

D.R.B. Case No. DRB-95-41  
 D.R.C. Project No. N/A  
 Date Submitted 3/10/95  
 Prel. Plat Approved \_\_\_\_\_  
 Pre. Plat Expires \_\_\_\_\_  
 BCPWD \_\_\_\_\_  
 SPUC \_\_\_\_\_  
 SPUSI \_\_\_\_\_  
 REVISED 6/12/95  
 REVISED 7-15-97  
 REVISED 10-14-97  
 A 12051500 6/9/98

**EXHIBIT "A"**  
**to Subdivision Improvements Agreement**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING**  
**for Tuscany Subdivision, Unit 1, 2, & 3**

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary those items will be included in the listing and related financial guarantee if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

**PUBLIC INFRASTRUCTURE - UNIT 1**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
<b>PAVING</b> 25' F-F**	1/2 Arterial Pavement with Std C&G (Southside) (and Grade only Northside) <i>REMOVE EXISTING PAVEMENT</i>	McMahon Blvd.	Bandelier Dr.	<i>E.R. LOT 1-A</i> 350' ± East of Redbud St.
25' F-F**	1/2 Arterial Pavement overlay/Replace	McMahon Blvd.	<i>E.R. LOT 1A</i> 350' ± East of Redbud St.	Golf Course Rd.
6'	Sidewalk (South side only) <i>PROVIDE LEFT RT. TURN LANES AT GOLFCOURSE INTERSECTION IMPROVEMENTS PER TIS COURSE RD</i>	McMahon Blvd.	Bandelier Dr.	<i>E.R. LOT 1-A</i> 350' ± East of Redbud St.
48' F-F	Residential Pavement with Std. C&G and 4' sidewalk (South side only) and asphalt curb (north side) <i>SOUTH</i>	Bandelier Dr.	<i>LOT 5, BLK 6</i> NE'LY Corner Park Site	McMahon Blvd.
Varies 40'-48' F-F	Residential Pavement with Std. C&G and 4' sidewalk (South side only) and asphalt curb (north side) <i>SOUTH</i>	Bandelier Dr.	NW'ly Corner Park Site	<i>PASA DR.</i> NE'LY Corner Park site
40' F-F	Residential Pavement with Std. C&G and 4' sidewalk (South side only) and asphalt curb (north side) <i>SOUTH</i>	Bandelier Dr.	W'LY P.L. of Lot 16, Blk 1 <i>13</i>	<i>PASA DR.</i> NW'LY Corner Park Site
28' F-F	Residential Pavement with Std. C&G (both sides) (4' sidewalks deferred)	Tuscany Ct.	Bandelier Dr.	Cul-de-sac
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Napoli Pl.	Bandelier Dr.	Sicily Rd.
25' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Napoli Pl.	Sicily Rd.	Cul-de-sac
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Sicily Rd.	Napoli Pl.	Bandelier Dr.
25' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Milano St.	Palermo St.	Sicily Rd.

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**PUBLIC INFRASTRUCTURE - UNIT 1 (CONT.)**

<b>SIZE</b>	<b>TYPE IMPROVEMENT</b>	<b>LOCATION</b>	<b>FROM</b>	<b>TO</b>
<b><u>PAVING (CONT.)</u></b>				
25' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Palermo St.	Milano St.	Sicily Rd.
25' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Sicily Pl.	Sicily Rd.	Cul-de-sac
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Blk 5 Cul-de-sac (Lots 13/14)	Bandelier Dr.	Cul-de-sac
<i>PER DESIGN RESIDENTIAL ST. LTS PER DAM</i>				
<b><u>SANITARY SEWER</u></b>				
8"	Sanitary Sewer Line	Bandelier Dr.	McMahon Blvd. (Join EX. SAS)	NW'LY Corner Park Site
18"	Sanitary Sewer Line	Offsite Esmt	SE Corner Park Site	Existing SAS MH in ESMT on TR. 1A
18"	Sanitary Sewer Line	Park Site Esmt.	Bandelier Dr.	SE'LY Corner Park Site
18"	Sanitary Sewer Line	Bandelier Dr.	Sicily Rd.	NW'LY Corner Park Site
8"	Sanitary Sewer Line	Blk 5, Cul-de-sac	Bandelier Dr.	Cul-de-sac
8"	Sanitary Sewer Line	Tuscany Ct.	Bandelier Dr.	Cul-de-sac
18"	Sanitary Sewer Line	Sicily Rd.	Napoli Pl.	Bandelier Dr.
18"	Sanitary Sewer Line	Napoli Pl.	Sicily Rd.	Cul-de-sac
18"	Sanitary Sewer Line	Offsite Esmt.	SW Corner Lot 1, Blk 1	Cul-de-sac (Napoli Pl.)
8"	Sanitary Sewer Line	Napoli Pl.	Bandelier Dr.	Sicily Rd.
8"	Sanitary Sewer Line	Milano St.	Palermo St.	Sicily Rd.
8"	Sanitary Sewer Line	Palermo St.	Milano St.	Sicily Rd.
8"	Sanitary Sewer Line	Sicily Pl.	Sicily Rd.	Cul-de-sac
8"	Sanitary Sewer Line	Bandelier Dr.	Westerly P.L. of Lot 22, Blk 3	Sicily Rd.

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**PUBLIC INFRASTRUCTURE - UNIT 1 (CONT.)**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
<b><u>WATER</u></b>				
12"	Waterline	Bandelier Dr.	West P.L. of Lot 16, Blk 1	McMahon Blvd.
6"	Waterline	Tuscany Ct.	Bandelier Dr.	Cul-de-sac
8"	Waterline	Napoli Pl.	Bandelier Dr.	Sicity Rd.
6"	Waterline	Napoli Pl.	Sicity Rd.	Cul-de-sac
8"	Waterline	Sicity Rd.	Napoli Pl.	Bandelier Dr.
6"	Waterline	Milano St.	Palermo St.	Sicity Rd.
6"	Waterline	Palermo St.	Milano St.	Sicity Rd.
6"	Waterline	Sicity Pl.	Sicity Rd.	Cul-de-sac
6"	Waterline	Blk 5 Cul-de-sac	Bandelier Dr.	Cul-de-sac
<b><u>STORM DRAIN</u></b>				
54"	Storm Drain with Appurtenances	Low Pt.Easement to Right-of-Way Cabacillas Arroyo	Bandelier Dr.	Cabacillas Arroyo (GCS# 2)
36"	Storm Drain with Appurtenances	Bandelier Dr.	Tuscany Ct.	Easement at Low pt.
24"	Storm Drain with Appurtenances	Bandelier Dr.	Low Pt. Easement	NE'LY Corner Park Site
36"	Storm Drain with Appurtenances	Bandelier Dr.	Sicity Rd.	Tuscany Ct.
24"	Storm Drain with Appurtenances	Bandelier Dr.	Napoli Pl.	Sicity Rd.
24"	Storm Drain with Appurtenances	Sicity Pl. and Easement	Cul-de-sac	Calabacillas Arroyo (GCS# 2)

*OUTFALL STRUCTURES TO AMAFCA STDS.*

**DRAINAGE/MISCELLANEOUS**

Per Design	Rough Grading of Unit 1 <i>(INCLUDES TRAIL PER PARK SERVICES)</i>
<del>Per Design</del>	<del>Residential Street Lights Per DPM</del>
Per Design	Erosion Control Measures
Per Design	Retaining Walls

**PUBLIC INFRASTRUCTURE - UNIT 1 (TO BE DEFERRED)**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalk (both sides)	Tuscany Ct.	Bndelier Dr.	Cul-de-sac
4'	Sidewalk (both sides)	Napoli Pl.	Bandelier Dr.	Cul-de-sac

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**PUBLIC INFRASTRUCTURE - UNIT 1 (TO BE DEFERRED) (CONT)**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalk (both sides)	Sicily Rd.	Napoli Pl.	Bandelier Dr.
4'	Sidewalk (both sides)	Milano St.	Palermo St.	Sicily Rd.
4'	Sidewalk (both sides)	Palermo St.	Milano St.	Sicily Rd.
4'	Sidewalk (both sides)	Sicily Pl.	Sicily Rd.	Cul-de-sac
4'	Sidewalk (both sides)	Blk 5 Cul-de-sac	Bandelier Dr.	Cul-de-sac

\* Additional 1' is required if standard curb and gutter is needed for drainage.  
 \*\* With appropriate transitions and left turn sections.

**PUBLIC INFRASTRUCTURE - UNIT 2**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
<b><u>PAVING</u></b>				
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' Sidewalks deferred)	Pisa Dr.	Trevi Pl.	Bandelier Dr.
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' Sidewalks deferred)	Trevi Pl.	Pisa Dr.	Cul-de-sac
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' Sidewalks deferred)	Vecchio Dr.	Corsica Ave.	Bandelier Dr.
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' Sidewalks deferred)	Sorrento Dr.	Corsica Ave.	Bandelier Dr.
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' Sidewalks deferred)	Corsica Ave.	Sorrento Dr.	Vecchio Dr.
4'	Sidewalk (north side)	Bandelier Dr.	E'LY P.L. Lot 38, Blk 8	McMahon Blvd.

~~8" HT. Standard C&G (north side) Bandelier Dr. E'LY P.L. Lot 38, Blk 8 McMahon Blvd.~~  
*PER DESIGN RESIDENTIAL ST. LTS PER DPM*

**SANITARY SEWER**

8"	Sanitary Sewer Line	Pisa Dr.	Trevi Pl.	Bandelier Dr.
8"	Sanitary Sewer Line	Trevi Pl.	Pisa Dr.	Cul-de-sac
8"	Sanitary Sewer Line	Corsica Ave. and Vecchio Dr.	W'LY P.L. of Lot 25, Blk 8	Bandelier Dr.
8"	Sanitary Sewer Line	Corsica Ave. and Sorrento Dr.	E'ly P.L. of Lot 26, Blk 8	Bandelier Dr.

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**PUBLIC INFRASTRUCTURE - UNIT 2 (CONT)**

<b><u>WATER</u></b>				
6"	Waterline	Pisa Dr.	Trevi Pl.	Bandelier Dr.
6"	Waterline	Trevi Pl	Pisa Dr.	Cul-de-sac
6"	Waterline	Sorrento Dr.	Corsica Ave.	Bandelier Dr.
6"	Waterline	Vecchio Dr.	Corsica Ave.	Bandelier Dr.
6"	Waterline	Corsica Ave.	Sorrento Dr.	Vecchio Dr.

**STORM DRAIN**

18"	Storm Drain with appurtenances <i>or Channel</i>	Easement Lot 5, Blk 8	N'LY P.L. Lot 5, Blk 8	Trevi Pl.
18"	Storm Drain with appurtenances <i>or Channel</i>	Easement Lot 25, Blk 8	N'LY P.L. Lot 25, Blk 8	Corsica Ave.

**DRAINAGE/MISCELLANEOUS**


Per Design	Rough Grading of Unit 2
<del>Per Design</del>	<del>Residential Street Lights Per DPM</del>
Per Design	Erosion Control Measures
Per Design	Retaining Walls

**PUBLIC INFRASTRUCTURE - UNIT 2 (TO BE DEFERRED)**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalk (both sides)	Pisa Dr.	Trevi Pl	Bandelier Dr.
4'	Sidewalk (both sides)	Trevi Pl.	Pisa Dr.	Cul-de-sac
4'	Sidewalk (both sides)	Vecchio Dr.	Corsica Ave.	Bandelier Dr.
4'	Sidewalk (both sides)	Sorrento Dr.	Corsica Ave.	Bandelier Dr.
4'	Sidewalk (both sides)	Corsica Ave.	Sorrento Dr.	Vecchio Dr.

\* Additional 1' is required if standard curb and gutter is needed for drainage.

**PUBLIC INFRASTRUCTURE - UNIT 3**

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
<b>PAVING</b>				
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Porto Fino Dr.	Palazzo Rd.	Bandelier Dr.
27' F-F*	Residential Pavement with Mnt. C&G* (both sides) (4' sidewalks deferred)	Palazzo Rd.	Tuscany Dr.	Porto Fino Dr.
32' F-F	Residential Pavement with Std. C&G (both sides) (4' sidewalks deferred)	Tuscany Dr.	NW'LY Corner Lot 1, Blk 10 <i>TRACT "A" M&amp;S</i>	Bandelier Dr.
32' F-F	Residential pavement with Std. C&G (both sides) <del>(4' sidewalk east side only deferred)</del> 	Tuscany Dr. (Off-site Easement)	NE NW'LY Corner Lot 55, Blk 8 <i>101 TUSCANY RIDGE M&amp;S</i>	NW'LY Corner Lot 1, Blk 10 <i>TRACT "A"</i>
4'	Sidewalk (North side)	Bandelier Dr.	W'LY P.L. of Lot 8, Blk 10	E'LY P.L. Lot 39, Blk 8
<del>8" HT.</del>	<del>Standard C&amp;G (north side)</del>	<del>Bandelier Dr.</del>	<del>W'LY P.L. of Lot 8, Blk 10</del>	<del>E'LY P.L. Lot 39, Blk 8</del>

**SANITARY SEWER**

8"	Sanitary Sewer Line	Tuscany Dr.	<i>123' NORTH OF</i> NW Corner Lot 1, Blk 10 <i>N.W. CORNER LOT 56 BLOCK 8</i>	Bandelier Dr.
8"	Sanitary Sewer Line	Palazzo Rd & Porto Fino Dr.	E'LY P.L. of Lot 52, Blk 8 <i>55</i>	Bandelier Dr.

**WATER**

8"	Waterline	Tuscany Dr.	NE NW Corner Lot 1, Blk 10 <i>LOT 101, BLK 1 TUSCANY RIDGE M&amp;S</i>	Bandelier Dr.
6"	Waterline	Palazzo Rd. & Porto Fino Dr.	Tuscany Dr.	Bandelier Dr.

**STORM DRAIN**

36"	Storm Drain with Appurtenances	Tuscany Dr.	NE NW Corner Lot 55, Blk 8 <i>101 TUSCANY RIDGE M&amp;S</i>	Bandelier Dr.
<del>24"</del>	<del>Storm Drain with Appurtenances</del> <i>or Channel M&amp;S</i>	<del>Esmt Lot 53, Blk 8</del>	<del>N'LY P.L. of Lot 53 Blk 8</del>	<del>Palazzo Rd.</del>

**DRAINAGE/MISCELLANEOUS**

- Per Design Rough Grading of Unit 3
- Per Design Residential Street Lights Per DPM

 *REMOVED SIDEWALK EAST SIDE*



