

D.R.B. Case No.
 D.R.C. Project No.
 Date Submitted
 Prelim. Plat Approved
 Prelim. Plat Expires

95-517

~~0215106~~ 5-796

Original

Figure 12

EXHIBIT "A"

Division Improvements Agreement

CITY OF DENVER (D.R.B.) REQUIRED INFRASTRUCTURE LISTING

Bridgepoint Apartments Phase Two

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 TO BE CONSTRUCTED

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>PAVING</u>				
20' F-F	Residential Paving, Std C&G and 4' Sidewalk (west side)	82nd Street	Sunset Gardens	200 Feet North
4' F-F	Temporary Paving	82nd Street	Sunset Gardens	200 Feet North
4' Wide	Sidewalk (north side)	Sunset Gardens	82nd Street	86th Street
24' F-F	Collector Paving, Std C&G and 6' Sidewalk (east side)	86th Street	Sunset Gardens	360 Feet North
<u>DRAINAGE</u>				
Per Design	Trainer Dike and Temporary Diversion Structure	Sunset Gardens	86th Street	300 Feet East
Per Design	Drainage Detention Pond with Outfall* Drain and Emergency Overflow	Southeast Corner of Site	-----	-----
<u>WATER</u>				
Per Design	Fire Hydrants with Appurtenances	86th Street	Sunset Gardens	360 Feet North
8" **	Waterline with Appurtenances	Sunset Gardens	82nd Street	86th Street
<u>SEWER</u>				
8"	Sanitary Sewer Line	Sunset Gardens	82nd Street	86th Street

** This may be increased to a 10" (if the water sewer Availability Statement so indicates) at the DRC

MISCELLANEOUS

- Per Design Rough grading of Unit*
- Per Design Residential street lights per DPM*
- Per Design Erosion control measures*
- Per Design Retaining walls (private infrastructure)*

* These items are not required to be financially guaranteed

PUBLIC INFRASTRUCTURE TO BE FINANCIALLY GUARANTEED (By Separate Agreement)

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>PAVING</u>				
20' F-F	Residential Paving and Stnd C&G (north side)	Sunset Gardens	82nd Street	86th Street
4' F-F	Temporary Paving	Sunset Gardens	82nd Street	86th Street
<u>DRAINAGE</u>				
Per Design	Storm Drain and Appurtenances	Sunset Gardens	82nd Street	86th Street

NOTES

Engineer's Certification of grading, private retaining walls and private drainage improvements is required prior to release of financial guarantees.

Prepared By:

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Firm:

Crawford Development Services

Development Review Board Member Approvals:

Transportation Development:

Nehal Dhan

Date: 5-07-96

Utility Development:

Robert W. Kane

Date: 5-7-96

Parks & General Services:

Colin K. Fry

Date: 5-7-96

City Engineer:

Frank J. Ryan

Date: 5-7-96

DRB Chairman:

Kevin J. Torricelli

Date: 5-7-96