

**EXHIBIT A**  
**TO SUBDIVISION IMPROVEMENT AGREEMENT**  
**DEVELOPMENT REVIEW BOARD**  
**REQUIRED INFRASTRUCTURE LISTING**

**Tract B-1 Netherwood Park Addition**  
**Midtown Business Park**  
**Phase I**

DRB Case No.: 96-538  
DRC Project No.:  
Prelim Plat Approved: ~~10/14/97~~ 11/4/97  
Site Plan Approved: ~~10/14/97~~ 11/4/97  
Date Submitted: 10/14/97  
11/4/97 cep

SITE PLAN & PLAT

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA 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 the subdivider's 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, County, and/or AMAFCA.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
*20' f-cl	Permanent Commercial AC Pavement	Cutler Ave	100' W of Washington	W. Property
*10' addtl.	Temporary AC Pavement	Cutler Ave	100' W of Washington	W. Property
Std.	Curb and Gutter	Cutler Ave	100' W of Washington	W. Property
4'	Sidewalk (south side)	Cutler Ave	100' W of Washington	W. Property
10-inch	Water Line	Cutler Ave	100' W of Washington	Morningside
Std. 4'	Sidewalk Culverts	Cutler Ave	NW Corner of each Lot	
36' f-f	Asphalt Pavement	Private Drive	Cutler	Cul-de-sac
10-inch	Water line	Private Drive	Cutler	Cul-de-sac
8-inch	Sewer	Private Drive	Cutler	Cul-de-sac
32' face-edge	Permanent Commercial AC pavement	Cutler	Washington	100' West
20'	Permanent Commercial AC Pavement	Cutler	Washington	100' West
4'	Sidewalk (south side)	Cutler	Washington	100' West
2'	Standard curb & gutter (south side)	Cutler	Washington	100' West
10-inch	Waterline	Cutler	Washington	100' West
Misc.	Traffic Signal Improvements (Cutler/Washington)			

**Miscellaneous** CATCH BASINS (TO BE DETERMINED AT DRC) AT THE INTERSECTION OF CUTLER AND CHANNEL W/LET.

- Street lighting per DPM
- Grading: Certification per DPM (prior to release of financial guarantees). To include private retaining and perimeter walls as required on the approved grading plan (~~not to be financially guaranteed~~).
- All sewer to include manholes, junctions, tees, etc. per DPM.
- All water to include fire hydrants, valves, and appurtenances per DPM.
- Developer to provide DRC approved plan set for Indian School and Carlisle, as recommended in TIS (reconstruct additional south bound left turn lane on Carlisle at Indian School Road).

\* Include Transitions.

PHASE II

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**Tract B-1 Netherwood Park Addition**  
**Midtown Business Park**  
**Phase II**

DRB Case No.: 96-538  
DRC Project No.:  
Prelim Plat Approved:  
Site Plan Approved:  
Date Submitted: 10/14/97

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n/a      \*\*Intersection improvements to provide dual NB RT lane, NB Thru/left lane, two SB lanes per TIS.

**Miscellaneous**

- Grading: Certification per DPM (prior to release of financial guarantees). To include private retaining and perimeter walls as required on the approved grading plan (~~not to be financially guaranteed~~).
- All sewer to include manholes, junctions, tees, etc. per DPM.
- All water to include fire hydrants, valves, and appurtenances per DPM.
- Offsite mitigation (\$15,000) toward signal at Menaul / Morningside intersection.

n/a      Restripe Morningside / Menaul intersection per TIS

\*\* Includes arterial paving, standard curb and gutter and sidewalks.

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**Tract B-1 Netherwood Park Addition**  
**Midtown Business Park**  
**Phase III**

DRB Case No.: 96-538  
 DRC Project No.:  
 Prelim Plat Approved:  
 Site Plan Approved:  
 Date Submitted: 10/14/97

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\*\* Intersection improvements Washington / Cutler to provide NB LT lane (300'); SB LT lane (250'); with signal modifications.

Signed By: *Mark Burak*  
 Print Name: Mark Burak, P.E.  
 Firm: Burak Consulting

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

<p><u><i>[Signature]</i></u> <sup>10/14/97</sup>          Traffic Date</p> <p><u><i>[Signature]</i></u> <sup>10/14/97</sup>          City Engineer Date</p> <p>_____          BCPWD DRE Date</p>	<p><sup>RAH 11/4/97</sup>  <u><i>[Signature]</i></u> <sup>10/14/97</sup>          Utility Dev. Date</p> <p><u><i>[Signature]</i></u> <sup>10/14/97</sup>          AMAFCA Date</p> <p>_____          BCPWD DRAN Date</p>	<p><sup>Dylan 11-4-97</sup>  <u><i>[Signature]</i></u> <sup>10/14/97</sup>          Parks &amp; G.S. Date</p> <p><u><i>[Signature]</i></u> <sup>10/14/97</sup>          DRE Chairman Date</p> <p>_____</p>
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