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D.R.B. Case No. 97-138
 D.R.C. Project No. _____
 Date Submitted 8-2-97 *9/9/97*
 Prelim. Plat Approved _____
 Prelim. Plat Expires 9/25/98

① REVISED 4.14.98
 ② REVISED 6/2/98
 ③ REVISED 10-27-99

Figure 12
 EXHIBIT "A"
 To Subdivision Improvements Agreement
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
 for Clifford West Business Park
 Unit 1 + 2 *Master Plan* ~~Plat~~ *9MM*

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 the 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.


Size	Type Improvement	Location	From	To
UNIT 1				
TRANSPORTATION				
40' FF	Pvmt.	Saul Bell Rd.	Unser Blvd.	Oliver Ross Rd.
6'	Sdwb (both sides) C & G (both sides)			
40' FF	Pvmt.	Oliver Ross Rd.	Bluewater Rd.	Unit 1 / X boundary
6'	Sdwb (both sides) C & G (Both sides)			
25'	Pvmt.	Bluewater Rd	Exist Pvmt.	W to Unit 1 / X boundary
6'	Sdwb (north side) C & G (n. side)	Bluewater	Exist. Pvmt	W to Unit 1 / X Bndry
6'	Sdwb north side			
WATER				
10" (2WR)	Waterline	Saul Bell Rd.	Unser Blvd	Oliver Ross Rd.
10" (2WR)	Waterline	Oliver Ross Rd.	Bluewater Rd.	Saul Bell Rd.
10" (2WR)	Waterline	Bluewater Rd	Exist 10" WL	West to Unit X P.L.
SANITARY SEWER				
8"	Sanitary Sewer	Saul Bell Rd.	Lot D-12	Oliver Ross Rd.
8"	Sanitary Sewer	Oliver Ross Rd.	Unit 1 / X boundary	Bluewater Rd.
10"	Sanitary Sewer	Bluewater Rd.	Exist 10" SAS	W to 1 / X boundary

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REVISED 4/14/98



Size	Type Improvement	Location	From	To
STORM DRAIN				
18"-36" SD	Storm Drain & Appurtenances	Bluewater Rd.	Unser Blvd.	Oliver Ross Rd. 
18"SD	Storm Drain & Appurtenances	Oliver Ross Rd.	Bluewater Rd.	Unit 1 /  boundary
18"SD	Storm Drain & Appurtenances	Saul Bell Rd.	Oliver Ross Rd.	Lot D-12

UNIT II

TRANSPORTATION (cont. sht 3)				
40' FF 6'	<i>9mm 1/2 Traffic Signal (#37K)</i> Pvmt. Sdwnk (both sides) C & G <i>both sides 9mm</i>	Oliver Ross Rd.	Lot B-4 <i>Bluewater & Unser 9mm *</i>	Los Volcanes Rd.
25' 6'	Pvmt. Sdwnk (south side) C & G <i>both side 9mm</i>	Los Volcanes Rd.	Unser Blvd.	West to Unit 3 P.L.
25'	Pvmt. C & G	32' Private Access Easement	Saul Bell Rd.	Lot 3, Blk. 1
25'	Pvmt. C & G	32' Private Access Easement	Saul Bell Rd.	Lot 3, Blk. 2
WATER (cont. sht 3)				
10" (2W)	Waterline	Oliver Ross Rd.	Saul Bell Rd.	Los Volcanes Rd.
12" (2W)	Waterline	Los Volcanes	Unser Blvd.	West to Unit 3 P.L.
12" (2W)	Waterline	Unser Blvd.	Exist 12" Waterline	Los Volcanes Rd.
SANITARY SEWER (cont. sht 3)				
12"	Sanitary Sewer	Los Volcanes Rd.	Exist Unser Blvd.	West to Unit 3 P.L.
8"	Sanitary Sewer	Oliver Ross Rd.	Unit 1 / 2 boundary	Los Volcanes Rd.
8" 9mm	<i>SAS Extensions Lot 3 & 4, Blk 1 Lots 2 & 3 2 of 4 Blk 2</i>		<i>From Unser in Public Esmts</i>	

SEE ATTACHED 

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Size	Type Improvement	Location	From	To
STORM DRAIN				
18"SD	Storm Drain & Appurtenances	Oliver Ross Rd.	Lot B-1	Unit 1 / 2 boundary
				
TRANSPORTATION				
25' 6'	Pvmt. Sdvwk (South side) C & G	Los Volcanes Rd.	Unit 2 / 3 boundary	West Unit 3 P.L.
<i>Both sides 7mm</i>				
25' 6'	Pvmt. Sdvwk (North side) C & G	Bluewater Rd.	Unit 2 / 3 boundary	West Unit 3 P.L.
ATTACHED 				
WATER				
12"(2W)	Waterline	Los Volcanes Rd.	Unit 2 / 3 boundary	West Unit 3 P.L.
20"(2W)	Waterline	20' Easement	Los Volcanes Rd.	Bluewater Rd.
20"(2W)	Waterline	Bluewater Rd.	20' Easement	West to Unit 3 P.L.
10"(2WR)	Waterline	Bluewater Rd.	Unit 1 / 3 boundary	West to 5140' Contour
<i>SEE</i>				
SANITARY SEWER				
12"	Sanitary Sewer	Los Volcanes Rd.	Unit 2 / 3 boundary	West to Unit 3 P.L.
10"	Sanitary Sewer	Bluewater Rd.	Unit 1 / 3 boundary	West to Unit 3 P.L.
8" 4mm	Waterline	Lots 2&4 , Blk 2 2&3	From Unser in Public Esmts	

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DLH 4-14-98

Figure 12
 EXHIBIT "A"
 To Subdivision Improvements Agreement
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
 for Clifford West Business Park
UNIT II AND III

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 the 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.

Size	Type Improvement	Location	From	To
UNIT II				
TRANSPORTATION				
25'	Pvmt. C&G (South side)	Los Volcanes Rd.	Unser Blvd.	West to Unit 2 P.L.
25' **	Pmvt.	Los Volcanes Rd.	Unit 2 / 3 boundary	West to Unit 2 P.L.
6' **	Sdwk (South side)			
**	C&G (South side)			
25' **	Pvmt.	Bluewater Rd.	Unit X/X boundary	West to Unit 2 P.L.
6' **	Sdwk (North side)			
**	C & G (North Side)			
27,260) 2/6 Traffic Signal Bluewater/Unser Blvd. 3				
12" (2W)	Waterline	Los Volcanes	Unser Blvd.	West to Unit 2 P.L.
20" (2W)	Waterline	20' Easement	Los Volcanes Rd.	Bluewater Rd.
12" (2W) **	Waterline	Los Volcanes Rd.	Unit 2 / 3 boundary	West to Exist. 12" WL A
8" 20" (2W) **	Waterline	Bluewater Rd.	20' Easement	West to Unit 2 P.L. E to 5140' Contour
10" (2WR) **	Waterline	Bluewater Rd.	Unit 1 / 2 boundary	West to 5140' Contour
SANITARY SEWER				
12"	Sanitary Sewer	Los Volcanes Rd.	Exist Unser Blvd.	West to Unit 2 P. L.
12" **	Sanitary Sewer	Los Volcanes Rd.	Unit 2 / 3 boundary	West to Unit 2 P.L.
10" **	Sanitary Sewer	Bluewater Rd.	Unit 1 / 2 boundary	West to Unit 2 P.L.

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<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
STORM DRAIN				
18"SD	Storm Drain Inlet & Appurtenances	Los Volcanes Rd. (South side)	@ Unser Blvd.	

UNIT III

TRANSPORTATION

25' [△] (E to E)	Pvmt. etc	32' Private Access Easement	Saul Bell Rd.	Lot 3, Blk. 1
25' [△] (E to E)	Pvmt. etc	32' Private Access Easement	Saul Bell Rd.	Lot 3, Blk. 2
40' FF [△]	Pvmt. C & G (both sides)	Oliver Ross Rd.	Lot 4, Blk 3	Los Volcanes Rd.
³ 1/6" ^{\$\$} (9740) Bluewater/Unser Blvd.	TRAFFIC SIGNAL			

8" (2W)	Waterline	Oliver Ross Rd.	Saul Bell Rd.	Los Volcanes Rd.
8"	Waterline Extensions	Lot 2 & 3, Blk 2	From Unser Blvd. In Public Esmts.	

SANITARY SEWER

8"	Sanitary Sewer	Oliver Ross Rd.	Unit 1 / 3 boundary	Lot 1, Blk 3
8"	Sanitary Extensions	Lot 3 & 4, Blk 1	From Unser Blvd. In Public Esmts.	
8"	Sanitary Extensions	Lot 3 & 4, Blk 2	From Unser Blvd. In Public Esmts.	
8"	Sanitary Extensions	Lot 2, Blk 1	From Unser Blvd. In Public Esmts.	
8"	Sanitary Extensions	Lot 1, Blk 2	From Unser Blvd. In Public Esmts.	

STORM DRAIN

18"SD	Storm Drain & Appurtenances	Oliver Ross Rd.	Lot 1, Blk 3	Unit 1 / ³ X boundary
18"SD	Storm Drain & Appurtenances	Lot 2/3, Blk 2	Extension from Unser Blvd. Inlet to P.L.	

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<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
18"SD	Storm Drain & Appurtenances	Lot 4, Blk 1	Extension from Unser Blvd. Inlet to P.L.	

**** Items to be deferred in Unit II.**

- Storm Drain infrastructure to include manholes, inlets, riprap and outfall.
- Water infrastructure to include valves, fittings, valve boxes, fire hydrants and service connections.
- Sanitary Sewer infrastructure to include manholes and service connections.

Prepared By: Diane Hoelzer
 Print Name: Diane Hoelzer, PE
 Firm: Mark Goodwin & Associates, PA

 Development Review Board Member Approvals

_____ Transportation Development	_____ Date	_____ Utility Development	_____ Date
_____ Planning Section, CIP	_____ Date	_____ City Engineer/AMAFCA	_____ Date
_____ DRB Chairperson	_____ Date	_____	_____

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SEE ABOVE

** Item to be deferred until warranted by traffic operations*

Stormdrain to include manholes, inlets, riprap and outfall.

Water infrastructure to include valves, fittings, valve boxes, fire hydrants and service connections.

Sanitary sewer to include manholes and service connections.

Prepared By: *Diane Hoelzer*
 Print Name: Diane Hoelzer, PE
 Firm: Mark Goodwin & Associates, PA

△ REVISED PHASING (UNITS)
 2 → 3 3 → 2.
 INSERT REVISED SHEETS
 4-6.
 △ 6-2-98 REVISION

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Development Review Board Member Approvals
6-2-98
Michael Dan 4-14-98 9-09-97
 Transportation Development Date
Edward H. Stang 4/14/98 9-9-97
 Planning Section/CIP Date
Kevin L. Torrey 4/14/98 9-9-97
 DRB Chairperson Date
V.A. 6-2-98

RAY 4/14/98 6/2/98
Roger A. Shea 9-9-97
 Utility Development Date
Paul J. Agui 4/14/98 9-9-97
 City Engineer/AMAFCA Date
JK 6/2/98

DS
6-2-98

DRC REVISIONS

③ NOTE: Signal to be Acquired w/ Individual Site Plans

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
③	10-27-99	<i>Kubick</i>	<i>R. D. ...</i>	<i>Jack J. Clifford</i>
②				