

Figure II, EXHIBIT "D"
to the Subdivision Improvements Agreement

D.R.B. Case No. 97-209
D.R.C. Project No.
Date Submitted 12/29/97 12/30/97
Submitted by AVID Engineering, Inc.
By: *[Signature]*

**DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
for ~~WILLOW WOOD NORTH SUBDIVISION~~
UNITS 1 THROUGH 9 *MIRABELLA*
SUBDIVISION**

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'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.

ITEM	LOCATION	FROM	TO
		<i>8-5-99</i>	
	<i>5-3-00</i>	<i>9-7-99</i>	
	<i>5-16-00</i>	<i>11-24-99</i>	
UNIT 1		<i>2-14-00</i>	
PAVING		<i>Glacier Bay Street</i>	
28' Residential paving, standard curb and gutter, 4' sidewalk (both sides)	Singing Arrow Road Ocala Street Medicine Bow Place Glacier Bay Street	Juan Tabo Blvd. Singing Arrow Road Ocala Street Medicine Bow Place	Ocala Street Medicine Bow Place End of Cul-De-Sac <i>Block 3, Lot 2-P2 and Unit 1-2 Boundary 3rd Line</i>
<i>34' Residential paving standard curb and 1 sidewalk both sides</i>	<i>Singing Arrow Road</i>	<i>Juan Tabo Blvd</i>	<i>Glacier Bay Street</i>
40' radius Temporary Turn-around	Glacier Bay Street, 100' North of	Singing Arrow Road	
12' Bicycle/Pedestrian Trail	west side, Juan Tabo Blvd.	Willow Wood North Unit 1/ Willow Wood North Unit 2 Boundary	Unit 1 Pond Boundary
Street Trees	west side, Juan Tabo Blvd.	Willow Wood North Unit 1/ Willow Wood North Unit 2 Boundary	Unit 1 Pond Boundary
Residential Street Lights			
* Sidewalk to be deferred			
UTILITIES			
6" Waterlines and 8" Sanitary Sewerlines	Singing Arrow Road Ocala Street Medicine Bow Street Glacier Bay Street	Juan Tabo Blvd. Singing Arrow Road Ocala Street Medicine Bow Place	Ocala Street Medicine Bow Place End of Cul-De-Sac Unit 1-2 Boundary
*10" Waterline	Singing Arrow Road Ocala Street Tract A	Juan Tabo Blvd. Singing Arrow Road Ocala St.	Ocala Street Tract A Ozark St.
*8" Waterline	Glacier Bay Street	Medicine Bow Place	Unit 1-2 Boundary
8" Sanitary Sewerline	Tract A Ozark Street Tony Sanchez Street	Ocala Street Tract A Ozark Street	Ozark Street Tony Sanchez Street Herman Roser Avenue

* Indicates 8" or 10" Waterline instead of 6" Waterline

ITEM	LOCATION	FROM	TO
STORM DRAIN Temporary 5' Wide Earthen Channels	Elizabeth Street Tract A Ozark St. Oceola Rd. Tract B Grand Mesa Rd. Sawtooth St. Tract C Buffalo River Rd. Tract D	Tract D West Property Line Tract A Ozark St. Oceola Rd. Tract B Grand Mesa Rd. Sawtooth St. Tract C Buffalo River Rd. Tract D	Drainage Pond ^{DBT} Ozark St. Oceola Rd. Tract B Grand Mesa Rd. Sawtooth St. Tract C Buffalo River Rd. Tract D Elizabeth St. Eubank Storm Drain ^{DBT} (by others in Elizabeth St.)
60" RCP Storm Drain	Elizabeth St.	Tract D	Eubank Storm Drain

Temporary Earthen Channels located within Public Drainage Easements and Future Street Right-Of-Way.
Retaining Walls throughout the Subdivision.
Grading and Drainage Certification is required prior to release of Financial Guarantees.

UNIT 2

PAVING

28' Residential paving, standard curb gutter, 4' sidewalk (both sides)	Glacier Bay Street Plumas Road Adirondack place Deer Lodge Road Grand Mesa Road	Unit 1-2 Boundary Glacier Bay Street Deer Lodge Road Adirondack place Glacier Bay Street	Deer Lodge Road ^{DBT} Unit 2-3 Boundary Adirondack Place Cul-De-Sac Unit 2-3 Boundary Unit 2-3 Boundary
40' Radius Temporary Turn-around	Glacier Bay Street at Unit 2-3 Boundary Deer Lodge Road at Unit 2-3 Boundary		
12' Bicycle/Pedestrian Trail Street Trees (west side only)	Juan Tabo Blvd.	Singing Arrow Rd.	1050' North at location where P/L departs ROW alignment
25' Arterial Pavement, standard curb and gutter, asphalt curb, 6' sidewalk (south side) (to be financially guaranteed and deferred until Unit 4)	Southern Blvd.	Juan Tabo Blvd.	Unit 2-3 Boundary
<p><i>Residential Street Lights per DPM</i> Off-site Mitigation Requirements - intersection improvements to include signalization of Juan Tabo/Southern intersection. Approximate total cost including all fees and design of \$110,000 (to be financially guaranteed and deferred until Unit 4). <i>* Sidewalks to be deferred</i></p>			
UTILITIES			
6" Waterlines and 8" Sanitary Sewer Lines	Glacier Bay Street Plumas Road Adirondack place Deer Lodge Road Grande Mesa Road	Unit 1-2 Boundary Singing Arrow Road Glacier Bay Place Deer Lodge Road Adirondack place Glacier Bay Street	Deer Lodge Rd Adirondack Place Cul-De-Sac Unit 2-3 Boundary Unit 2-3 Boundary
*8" Waterline	Glacier Bay Street Grand Mesa Road	Unit 1-2 Boundary Glacier Bay Street	Grande Mesa Road Unit 2-3 Boundary

* Indicates 8" Waterline instead of 6" Waterline at these locations

ITEM	LOCATION	FROM	TO
STORM DRAIN			
Temporary 5' Wide Earthen Channels	Grand Mesa Road Deer Lodge Rd. Sawtooth St.	West Property Line West Property Line Deer Lodge Rd.	Tract B Sawtooth St. Tract C

Temporary Earthen Channels located within Public Drainage Easements and Future Street Right-Of-Way. Retaining Walls throughout the Subdivision. Grading and Drainage Certification is required prior to release of Financial Guarantees.

UNIT 3

PAVING

28' Residential paving, standard curb and gutter, 4' sidewalk (both sides)	Manistee Street Grand Mesa Road Oconee Court Huron Court Deer Lodge Road Glacier Bay Street	Grande Mesa Road Unit 2-3 Boundary Manistee Street Manistee Street Unit 2-3 Boundary Unit 2-3 Boundary	Deer Lodge Road Unit 3-4 Boundary Cul-de-sac Cul-de-sac Unit 3-4 Boundary Deer Lodge Road
4' Sidewalk	Tract H	Deer Lodge Road	Southern Blvd.
25' Arterial Pavement, standard curb and gutter, asphalt curb, 6' sidewalk (south side) (to be financially guaranteed and deferred until Unit 4)	Southern Blvd.	Unit 2-3 Boundary	Unit 3-4 Boundary

*Residential Street Lights per DPM
sidewalk to be deferred

UTILITIES

6" Waterlines and 8" Sanitary Sewer Lines	Manistee Street Grand Mesa Road *Oconee Court *Huron Court Deer Lodge Road	Grande Mesa Road Unit 2-3 Boundary Manistee Street Manistee Street Unit 2-3 Boundary	Deer Lodge Road Unit 3-4 Boundary Cul-de-sac Cul-de-sac Unit 3-4 Boundary
*8" Waterline	Grand Mesa Road	Unit 2-3 Boundary	Unit 3-4 Boundary
8" Sanitary Sewer Line	ELIZABETH STREET Grand Mesa Road Tract B Oceola Road Ozark Street	MANZANO MESA PARK Unit 3-4 Boundary Grand Mesa Road Tract B Oceola Road	TRACT D Tract B Oceola Road Ozark Street Tract A

*NOTE = * 4" WATERLINE IN OCONEE COURT & HURON COURT FROM MANISTEE ST. TO CUL-DE-SAC*

*Indicates 8" Waterline at these locations instead of 6" waterline

STORM DRAIN

Retaining Walls throughout the Subdivision. Grading and Drainage Certification is required prior to release of Financial Guarantees.

UNIT 4

PAVING

28' Residential paving, standard curb and gutter, 4' sidewalk (both sides)	De Soto Street Grande Mesa Road Sawtooth Street Deer Lodge Road	Grande Mesa Road Sawtooth Street Grande Mesa Road Sawtooth Street	Deer Lodge Road Unit 3-4 Boundary Deer Lodge Road Unit 3-4 Boundary
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ITEM	LOCATION	FROM	TO
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32' to 28' 40' Residential Paving Standard Curbs (both sides) 4' sidewalk (both sides) 10' Bicycle/Pedestrian Trail	Coconino Road Pike Street Tract B	Pike Street Coconino Road Oceola Road	Sawtooth Street Southern Boulevard Grande Mesa Road
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25" Arterial Pavement, standard curb and gutter, asphalt curb, 6' sidewalk (south side)	Southern Blvd.	Unit 3-4 Boundary	
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△ 8 Pike Street
LOT LINE BETWEEN LOTS 35-PI & 36-PI OF BLOCK 12

Residential Street Lights per DPM
* Sidewalks to be deferred
UTILITIES

6" Waterlines and 8" Sanitary Sewer Lines	De Soto Street Grande Mesa Road Sawtooth Street Deer Lodge Road Coconino Road	Grande Mesa Road Sawtooth Street Grande Mesa Road Sawtooth Street Pike Street	Deer Lodge Road Unit 3-4 Boundary Deer Lodge Road Unit 3-4 Boundary Sawtooth Street
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△ SAS BUILT W/ UNIT 3
△ BUILT W/ UNIT 3 (SAS ONLY)

*8" Waterline	Coconino Road Pike Street	Pike Street Coconino Road	Sawtooth Street Southern Boulevard
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*Indicates 8" Waterline at these locations instead of 6" waterline

△ 8" SAS LINE STORM DRAIN	TRACT C	SAWTOOTH ST.	BUFFALO RIVER ROAD
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60" RCP Storm Drain	Tract D	Elizabeth Street	Humbolt Street
54" RCP Storm Drain	Buffalo River Rd.	Humbolt Street	Deschutes St. △ DEFER TO UNIT 7
48" RCP Storm Drain	Buffalo River Rd.	Deschutes St.	Tract C △ DEFER TO UNIT 7
48" RCP Storm Drain	Tract C	Buffalo River Rd.	Sawtooth Street
48" RCP Storm Drain	Sawtooth Street	Tract C	Grande Mesa Road
48" RCP Storm Drain	Grande Mesa Road	Sawtooth Street	Tract B
36" RCP Storm Drain	Tract B	Grande Mesa Road	Unit 4-5 Boundary

36" RCP Storm Drain	Sawtooth Street	Tract C	Deer Lodge Road
24" RCP Storm Drain	Deer Lodge Road	Sawtooth Street	Unit 3-4 Boundary
30" RCP Storm Drain	Grande Mesa Road	Sawtooth Street	Unit 3-4 Boundary

Retaining Walls throughout the Subdivision.
Grading and Drainage Certification is required prior to release of Financial Guarantees.

UNIT 5

PAVING

28' Residential paving, standard curb and gutter, 4' sidewalk (both sides)	Ozark Street Tony Sanchez Street Oceola Street	Oceola Street Ozark Street Ozark Street	Tony Sanchez Street Herman Roser Avenue Elizabeth Street
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40' Residential paving, standard curb & gutter, 6' sidewalk (north and east side only), Temp. Paving	Elizabeth Street	Tony Sanchez Street	Unit 5-6 Boundary to lot 167
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10' Bicycle/Pedestrian	Tract A	Ocala Street	Ozark Street
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Residential Street Lights per DPM
* sidewalks to be deferred

ITEM	LOCATION	FROM	TO
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UTILITIES

6" Waterlines and 8" Sanitary Sewer Lines	Oceola Street	Ozark Street	Elizabeth Street
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10" Waterlines and 8" Sanitary Sewer Line	Elizabeth Street	Tony Sanchez Street	Unit 5-6 Boundary
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STORM DRAIN

36" RCP Storm Drain	Tract B	Unit 4-5 Boundary	Ozark Street
36" RCP Storm Drain	Ozark Street	Tract B	Tract A
36" RCP Storm Drain	Tract A	Ozark Street	Unit 1-5 Boundary
30" RCP Storm Drain	Tract G-2 Easement	Eubank Storm Drain	Elizabeth Rd.
24" RCP Storm Drain 36"	Elizabeth St.	Tract G-2 LOT 107	Oceola Rd.

4 Retaining Walls throughout the Subdivision.
4 Grading and Drainage Certification is required prior to release of Financial Guarantees.
4 DEFER 36" RCP ON ELIZABETH ST. FROM LOT 107 TO TRACT G-2 TO UNIT 6

UNIT 6

PAVING

28' Residential paving, standard curb and gutter, 4' sidewalk (both sides)	Humbolt Street Kaibab Road Talladega Street Colville Road Buffalo River Road	Colville Road Colville Road Kaibab Road Elizabeth Street Talladega	Unit 6-9 Boundary Talladega Street LOT 90/91 BOUNDARY Unit 6-7 Boundary Kaibab Road (East End) Unit 6-7 Boundary
20' Residential paving, standard curb & gutter, 6' sidewalk (north and east side only), 4' Temp. Paving	Elizabeth Street	Unit 5-6 Boundary Lot 107	Unit 6-9 Boundary

5 10' Bicycle/Pedestrian Tract C ~~_____~~ Sawtooth Street ~~_____~~ Talladega Street ~~_____~~
 Fruit Residential Street Lights per DPM
 *Sidewalks to be deferred

UTILITIES

6" Waterlines and 8" Sanitary Sewerline	Humbolt Street Kaibab Road 5 Talladega Street Colville Road	5 Colville Road Colville Road UNIT 6-9 BOUNDARY Kaibab Road Elizabeth Street UNIT 6-9 BOUNDARY	Unit 6-9 Boundary Talladega Street UNIT 6-7 BOUNDARY Unit 6-7 Boundary Kaibab Road BUFFALO RIVER ROAD
5 8" SANITARY SEWERLINE 8" Sanitary Sewerline 6 and 10" Waterline *8" Waterline	Elizabeth Street Kaibab Road 5 Talladega Street Colville Road	Unit 5-6 Boundary Colville Road Kaibab Road Elizabeth Street	Unit 6-9 Boundary Talladega Street UNIT 6-7 5 BOUNDARY Unit 6-7 Boundary Humbolt Street/Kaibab Road

*Indicates 8" Waterline at these locations instead of 6" waterline

5 ~~6" Waterline Buffalo River Road Talladega Street Unit 6-7 Boundary~~

STORM DRAIN

Retaining Walls throughout the Subdivision.
 Grading and Drainage Certification is required prior to release of Financial Guarantees

ITEM LOCATION FROM TO

Internal sidewalks deferred

UNIT 7

PAVING

28' Residential paving, standard curb & gutter, 4' sidewalk (both sides)	Buffalo River Road Deschutes St. Lassen Court Talladega Street Coconino Road	Unit 6-7 Boundary Buffalo River Road Buffalo River Road Unit 6-7 Boundary Unit 4-7 Boundary	Talladega Street Unit 7-8 Boundary Cul-de-sac Coconino Road Pike Street
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5 10' BIKE/FED TRAIL
25' Arterial Pavement, standard curb and gutter, asphalt curb, 6' sidewalk (south side) (to be financially guaranteed and deferred until Unit 8)

Moved to Unit 4

8 TRACT C Southern Boulevard
*Residential Street Light per BPM
sidewalk to be deferred*

UTILITIES

6" Waterlines and 8" Sanitary Sewer Line	Buffalo River Road Deschutes St. Lassen Court Talladega Street Coconino Road	TALLADEGA STREET Unit 6-7 Boundary Buffalo River Road Buffalo River Road Unit 6-7 Boundary Unit 4-7 Boundary TALLADEGA STREET	Unit 7-9 Boundary Coconino Road Cul-de-sac Coconino Road Pike Street UNIT 7-8 BOUNDARY
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*8" Waterline	Talladega Street Coconino Road	Unit 6-7 Boundary Talladega Street UNIT 4-7 BOUNDARY	Coconino Road Pike Street UNIT 7-8 BOUNDARY
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*Indicates 8" Waterline at these locations instead of 6" waterline

6" Waterline	Deschutes St.	Coconino Road	Unit 7-8 Boundary
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8" Sanitary Sewer Line	Buffalo River Road Humbolt Street COCONINO ROAD	Unit 7-9 Boundary Buffalo River Road UNIT 7-8 BOUNDARY	Humbolt Street Unit 6-9 Boundary HUMBOLT STREET
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STORM DRAIN

66 42" RCP Storm Drain	BUFFALO RIVER Coconino Rd.	UNIT 4-7 BOUNDARY Elizabeth St. (Eubank SD)	UNIT 7-9 BOUNDARY Humbolt Street
30" RCP Storm Drain	Coconino Rd.	Humbolt	100 ft. east
36 30" RCP Storm Drain	Humbolt St. DESCHUTES ST.	Coconino Rd.	100 ft. north BUFFALO RIVER RD.

Retaining Walls throughout the Subdivision.
Grading and Drainage Certification is required prior to release of Financial Guarantees

UNIT 8

PAVING

28' Residential paving, *mountable or standard curb & gutter, 4' sidewalk (both sides)	Coconino Road Humbolt Street Deer Lodge Place Deschutes Street	Unit 7-8 Boundary Unit 8-9 Boundary Humbolt Street Unit 7-8 Boundary	Elizabeth Street Deer Lodge Place Cul-de-sac Deer Lodge Place
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20' Residential paving, standard curb & gutter, 6' sidewalk (north & east side only), 4' temp. paving	Elizabeth Street	Southern Boulevard	Unit 8-9 Boundary
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ITEM	LOCATION	FROM	TO
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25' Arterial Pavement, standard curb and gutter, asphalt curb, 6' sidewalk (south side)	Southern Boulevard	Lot line between Lots 35-P1 and 36-P1 of Block 12	Elizabeth Street
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*Residential Street Lights per DPM
Sidewalks to be deferred*


6" Waterlines and 8" Sanitary Sewerline	Coconino Road Humbolt Street Deer Lodge Place	Unit 7-8 Boundary Unit 8-9 Boundary Humbolt Street	Elizabeth Street Deer Lodge Place Cul-de-sac
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8" Sanitary Sewerline	Humbolt Street	Unit 8-9 Boundary	Buffalo River Road 
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8" Waterline	Coconino Road	Unit 7-8 Boundary	Humbolt Street
10" Waterline	Elizabeth Street	Southern Blvd.	Unit 8-9 Boundary 

STORM DRAIN

 36" RCP Storm Drain	Southern Boulevard	Elizabeth Street	 5646 Feet East
24" RCP Storm Drain	Southern Boulevard	End of 30" RCP Storm Drain	20 Feet East
18" RCP Storm Drain	Southern Boulevard	End of 24" RCP Storm Drain	20 Feet East

36" @ MH  61 FEET SOUTH EAST

Retaining Walls throughout the Subdivision.
Grading and Drainage Certification is required prior to release of Financial Guarantees.

UNIT 9

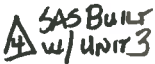
PAVING

28' Residential paving, *mountable or standard curb & gutter (both sides)	Humbolt Street Buffalo River Road Winema Court	Unit 6-9 Boundary Humbolt Street Buffalo River Road	Unit 8-9 Boundary Unit 7-9 Boundary Cul-de-sac
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4' sidewalk

20' Residential paving, standard curb & gutter, 6' sidewalk (north and east side only), 4' Temp. Paving	Elizabeth Street	Unit 8-9 Boundary	Unit 6-9 Boundary
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*Residential Street Lights per DPM
Sidewalks to be deferred*

6" Waterlines	Humbolt Street Buffalo River Road Winema Court	Unit 6-9 Boundary Humbolt Street Buffalo River Road	Unit 8-9 Boundary Unit 7-9 Boundary Cul-de-sac 
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 8" Sanitary Sewer Line	Winema Court	Buffalo River Road	Cul-de-sac
" "	ELIZABETH	LOT 17-18 (UNIT 9)	TRACT D (UNIT 9)
10" Waterlines	Elizabeth Street	Unit 8-9 Boundary	Unit 6-9 Boundary <i>existing sewer</i>

STORM DRAIN

Retaining Walls throughout the Subdivision.
Grading and Drainage Certification is required prior to release of Financial Guarantees.

ITEM

LOCATION

FROM

TO

NOTES:

- (1) Waterlines include valves, fittings and services.
- (2) Sanitary Sewerlines include manholes and services.
- (3) Storm drains include manholes, inlets, connector pipes and outlet structures.
- (4) Paving includes street lights and sidewalks.

△ (5) MOUNTABLE CURB TO BE USED IN ALL PHASES PER APPROVED DRC PLANS

Figure II, EXHIBIT "D"
 to the Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
 for ~~WILLOW WOOD NORTH SUBDIVISION~~
UNITS 1 THROUGH 9 MIRABELLA SUBDIVISION

D.R.B. Case No. 97-209
 S-97-
 D.R.C. Project No.

Approved on _____, by the Development Review Board

Kevin L. Mc... PWD 12/15/98 *BS - 11/24/99* *ked 8/25/98*
 Planning Department *RES 4/20/99* *ked 8/4/98*
 Date *12/30/97*

Roger A. Sheen *BUB 4/24/99* *RES 8/25/98* *RES 12/15/98* *12/30/97*
 Utility Development Division, City Engineer *RES 8/4/98* *RES 4/20/99*

Paul D... *RP 12-15-98* *RP 4-20-99* *RP 8-25-98* *RP 8-04-98*
 Transportation Development Division, Traffic Engineer *12-30-97*

John J. ... *KMP 8-25-98* *DS 4-20-99* *DS 11-24-99* *12-30-97*
 Design and Development, CIP *8-4-98* *DS 12-15-98* *11-24-99*

Frank J. ... *FJH 8/4/98* *FJH 12-15-98* *12-30-97*
 City Engineer/AMAFA *FJH 8/25/98*

Frank J. ... *11/24/99* *4/20/99*

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
5	8-5-99	<i>K. R. ...</i>	<i>RES</i>	<i>Marcella J. ...</i>
6	9-7-99	<i>Paul D...</i>	<i>Roger A. Sheen</i>	<i>Marcella J. ...</i>
<i>A</i>	<i>11-24-99</i>	<i>See Signature Block Above</i>		
<i>18</i>	<i>2-14-00</i>	<i>Kevin L. ...</i>	<i>Paul D...</i>	<i>Marcella V. ...</i>
<i>A</i>	<i>5-3-00</i>	<i>Kevin L. ...</i>	<i>Roger A. Sheen</i>	<i>Marcella V. ...</i>
<i>A</i>	<i>5-16-00</i>	<i>Kevin L. ...</i>	<i>Bradley B. Bingham</i>	<i>Marcella V. ...</i>