

ORIGINAL

APPROVED P.C. 12-22-2000
EXPIRES 12-22-2000

ORB-97-229




EXHIBIT 'A'

To Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
For Eagle Point Subdivision-Preliminary Plat
(Lots 1-6 and 27-32, Block 6, Tract 2 Unit 3)

- AMENDED -

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 their 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 are normally the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project, and which are normally the Subdivider's responsibility, will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

OFFSITE PAVING:

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
	4' Sidewalk, Std. curb & gutter, South side only .	Wilshire	East curb return Louisiana	East Boundary
20' F to CL	Major local pavement section	Wilshire	East curb return Louisiana	East Boundary
4' CL to Edge	Temporary Pavement Section	Wilshire	150' East of C.L. Louisiana	East Boundary
Varies	Temporary Pavement Transition	Wilshire	C.L. Louisiana	150' East of Louisiana C.L.
4'	Sidewalk	Corona	East Curb Return Louisiana	East Boundary
20' F to CL,	Major Local Pavement section, std curb & gutter	Corona	East Curb Return Louisiana	East Boundary
4' CL to Edge	Temp Pavement Section	Corona	150' East of Louisiana C.L.	East Boundary
Varies	Temporary Pavement Transition	Corona	CL Louisiana	150' East of Louisiana CL
31' F to F	Art pavement section, ** 	Louisiana	CL Corona	CL Wilshire
6'	Sidewalk east side only** 	Louisiana	Corona	Wilshire
—	Std. Curb & Gutter East** Median curb & gutter West 	Louisiana	Corona	Wilshire

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ONSITE PAVING: (CONTINUED)

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
4'	Pedestrian gate (Private)	NE Stub St @ Wilshire		
22' F-F.	22' Res pavm't section (Private) median curb & gutter west, conc. cut off wall east	SE Stub St	Eagle Mesa Rd	S. PL Lot 8, Blk 1
6' F-F	Asphalt paved pedestrian Path, conc. cut off wall east, Garden wall west (Private)	SE Stub St	S. PL Lot 8, Blk.1	Corona
4'	Pedestrian gate (Private)	SE Stub Street @ Corona		

ONSITE WATER:

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
8"	Water line	Eagle Mesa	SW Stub St	SE Stub St
6"	Water line	Raven Ridge	SW Stub St	NW Stub St
4" Blk 1	Water line	NW Stub St	Raven Ridge	North PL Lot 33,
6"	Water line	Red Hawk Rd	NW Stub St	NE Stub St
4" Blk 1	Water line	NE Stub St	Red Hawk	North PL Lot 15,
6"	Water Line	Moon Eagle	NE Stub St	SE Stub St
8"	Water Line	SE Stub St	Eagle Mesa	Corona

ONSITE SANITARY SEWER:





8"	SAS Main	Eagle Mesa	SW Stub St	SE Stub St
8"	SAS Main	Raven Ridge	SW Stub St	NW Stub St
8"	SAS Main	Red Hawk Rd	NW Stub St	NE Stub St
8"	SAS Main	Moon Eagle	NE Stub St	North PL Lot 10, Blk 1
8"	SAS Main	SE Stub St	Eagle Mesa	Corona
8"	SAS Main	SW Stub St	Eagle Mesa	Corona

ONSITE STORM DRAINAGE:

30"	Storm Drain	SW Stub St	Corona	Eagle Mesa
24"	Storm Drain	Eagle Mesa	SW Stub St	Lot line 27/28 Blk 2

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OFFSITE PAVING: (continued)

<u>Size</u>	<u>Type Improvement</u>		<u>Location</u>	<u>From</u>	<u>To</u>
2'	Median Paving, ** Patterned concrete		Louisiana	34' North CL, Corona	160' North CL Wilshire
4'	Median Paving ** Patterned concrete		Louisiana	160' North C.L. Corona	160' South C.L Wilshire
2'	" " **		" "	160' South C.L. Wilshire	34' South C.L. Wilshire
12'	Left turn bay**		Louisiana	200' South C.L. Wilshire	C.L Wilshire

OFFSITE WATER AND SANITARY SEWER:

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
8"	Water Line & Appurtenances	Corona	East boundary	SE Stub St
8"	Sanitary Sewer Line	Corona	East Boundary	SE Stub St
8"	Water Line	Corona	10' West of Louisiana CL,	SW Stub St.
8"	Sanitary Sewer	Corona	C.L. Louisiana	SW Stub St

OFFSITE STORM DRAIN:

24"	Storm Drain	Wilshire	East Louisiana Curb Return	16' East Louisiana C.L.	
24"	Storm Drain***		Louisiana	10' South Wilshire C.L.	10' South Corona C.L.
30"	Storm Drain	Corona	SW Stub St	East Louisiana Curb Returns	
36"	Storm Drain	Corona	East Louisiana Curb Returns	16' East of Louisiana CL	
42"	Storm Drain **	Corona	16' East CL Louisiana	104' West Louisiana CL	
2'	Sidewalk Culvert	Wilshire	@ NW Stub St		
4ea@ 2'	Sidewalk Culverts	Corona	@ SW Stub St		

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ONSITE PAVING:

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
22' F - F In and out	Major local pavement entrance & exit Std curb & Gutter, median c & g, 4' sidewalk east & west, 4' median paving, patterned concrete	Eagle Point DR.	Corona	Eagle Mesa
28' F- F	Res. Pavement section, std curb & gutter & 4' Sidewalk both sides*	Eagle Mesa	SW Stub St	Eagle Point Dr
28' F- F	Res. Pavement section, Mountable curb & gutter & 4' Sidewalk both sides*	Eagle Mesa	Eagle Point Dr	SE Stub St
28' F- F	Res. Pavement section, Mountable curb & gutter & 4' Sidewalk both sides*	Moon Eagle Dr.	SE Stub St	NE Stub St
28' F- F	Res. Pavement section, Mountable curb & gutter & 4' Sidewalk both sides*	Red Hawk Rd	NE Stub St	W. PL Lot 25 Blk 1
28' F- F	Res. Pavement section, Std. curb & gutter & 4' Sidewalk both sides*	Red Hawk Rd Blk 1	W. PL Lot 25 Blk 1	NW Stub St
28' F- F	Res. Pavement section, Std. curb & gutter & 4' Sidewalk both sides*	Raven Ridge Dr	NW Stub St	SW Stub St
22' F-.F	Res. Pavm't (Public) Section, STD Curb & Gutter both sides	SW Stub St	Eagle Mesa	Corona
22' F- F.	Res. Pavm't(Private) Median curb & gutter east Concrete cut off wall west	NW Stub St	Raven Ridge Dr.	N. PL Lot 33 Blk 1
6'	2" Asphalt paved (Private) Pedestrian path	NW Stub St	N. PL Lot 33 Blk.1	Wilshire
4'	Pedestrian Gate(Private)	NW Stub St @ Wilshire		
22' F-F	Res pavement (Private) Section median curb & gutter west, conc. Cut off wall east	NE Stub St.	Red Hawk Rd	N. PL Lot 15, Blk 1
6' F-F	Asphalt paved pedestrian path (Private)	NE Stub St	N. PL Lot 15, Blk 1	Wilshire

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ONSITE STORM DRAINAGE: (CONTINUED)

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
24"	Storm Drain	Raven Ridge	SW Stub St	Lot line 37/38 Blk 1
1	Retention Pond, with Emergency spillway & Inlet per DRC approval	Lot 40 & 41 Blk 1	-----	---
2	Detention pond w/ Controlled inlet/outlet	Lot 41, Blk		

- 1 Retention pond required for interim condition . Pond volume based on 100-YR, 24 hr storm Pond details per DRC approved plans. *Requires Agreement & covenant with a public drainage easement.*
- 2 Retention pond will be converted to detention pond at time Corona SD is in service and available capacity determined such that required pond volume can be determined for given maximum out flow.

MISCELLANEOUS

*Interior sidewalks to be deferred

Construction to be deferred
** Louisiana paving improvements to be constructed by City, per Procedure "C" Agreement, where developer contributes, in cash, City Engineer's estimated cost of those improvements listed.

Construction to be deferred
*** Storm Drain is a component of an existing Procedure "C" Agreement, between the City and developer of Buena Vista Estates. The city received a cash contribution, equal to the City Engineer's estimated cost to construct this storm drain and paving improvements within this reach of Louisiana, in lieu of having the improvements constructed with the development of Buena Vista.

Street Lighting per DPM or approved Sector Development Plan.

Grading & Drainage Certification, per DPM, required prior to release of financial guarantees. Certification to include private perimeter and retaining walls required by approved Grading Plan.

Water service to each lot, fire hydrants, valves, and appurtenances per DPM to be included

Sanitary sewer service to each lot and SAS manholes to be included.

All storm drains to include catch basins, manholes, connector pipe, and other appurtenances per DPM and final DRC approved plans.

Prepared by: Robert B. Ryals
Robert B. Ryals, PE

12-22-99
Date

DEVELOPMENT REVIEW BOARD MEMBER APPROVAL

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R. De
Transportation Development Division

12-22-99
Date

DRB-97-229

Roger A. Green
Utility Development Division

12-22-99
Date

Edward G. Stang
Parks & General Services

12-22-99
Date

Frank J. Jaziri
City Engineer/AMAFCA

12-22-99
Date

Janet S.
DRB Chairman

12/22/99
Date

N ^o	DATE	PRC CHAIR	USER DEPT.	ACCNT / OWNER
1	10-25-05	<i>[Signature]</i>	<i>[Signature]</i>	R. Behman

▲ LOUISIANA BLVD IMPROVEMENTS WHICH HAVE BEEN DEFERRED ARE TO BE CONVERTED TO A MODIFIED PROCEDURE 'C'.

Original

2 11/24/98

DRB Case No. DRB-97-229
DRC Project No. _____
Prelim. Plat Approved 1-6-98
Prelim. Plat Expires 1-21-99
Site Plan Approved 1-6-98
Date Submitted 01/02/98 1-6-98

1 FALCON RIDGE PHASE II

9/29/98 ST. NAME /
SUB. CHANGE.

EXHIBIT 'A'
to Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
for ~~Angelwood Subdivision - Preliminary Plat~~
(Lots 1-6 & 27-32, Tract 2, Unit 3, Block 6, North Albuquerque Acres)

Following is a summary of PUBLIC/PRIVATE infrastructure require 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 are normally the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project, and which are normally the Subdivider's responsibility, will be included in the financial guarantec provided to the City, County, and/or AMAFCA.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
31'/F-F	Arterial Paving per City Standards, Std. C & G, Med. C & G, Sidewalk 6' (East Side) *** 2 M. Local	Louisiana Blvd.	South Property Line	North Property Line
24'/F-E	Residential Paving per City Standards Curb & Gutter Sidewalks 4' (South Side) M. Local	Wilshire Ave.	East Property Line	West Property Line
24'/F-E	Residential Paving per City Standards Curb & Gutter Sidewalks 4' (North Side) M. Local	Corona Ave.	East Property Line	West Property Line

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
26'/F-F	Residential Paving per City Standards Curb & Gutter Sidewalks 4' (Both Sides) *	SPARROW PLACE Aleem Place	East Cul-de-sac	West Cul-de-sac
26'/F-F	Residential Paving per City Standards Curb & Gutter Sidewalks 4' (Both Sides) *	TALON PLACE Faizel Place	East Cul-de-sac	West Cul-de-sac
28'/F-F	Residential Paving per City Standards Curb & Gutter Sidewalks 4' (Both Sides) *	FALCON RIDGE DRIVE Kassam Drive	Wilshire Ave.	Corona Ave.
N/A	Residential Street Lights per DPM			
6"	Water PVC Line	SPARROW PLACE Aleem Place	East Cul-de-sac	West Cul-de-sac
6"	Water PVC Line	TALON PLACE Faizel Place	East Cul-de-sac	West Cul-de-sac
8"	Water PVC Line	FALCON RIDGE DRIVE Kassam Drive	Wilshire Ave.	Corona Ave.
8"	Water PVC Line	Corona Ave.	East Property Line	Louisiana Blvd.
8"	SAS Gravity Line (Dry)	Corona Ave.	East Property Line	Louisiana Blvd.
8"	SAS Gravity Line	SPARROW PLACE Aleem Place	East Cul-de-sac	West Cul-de-sac
8"	SAS Gravity Line	TALON PLACE Faizel Place	East Cul-de-sac	West Cul-de-sac

Size	Type Improvement	Location	From	To
8"	SAS Gravity Line	Louisiana Blvd.	Aleem Place SPARROW PLACE	Wilshire Ave.
8"	SAS Gravity Line	Louisiana Blvd.	Faizel Place TALON PLACE	Corona Ave.
24"	RCP Storm Sewer	SPARROW PLACE Aleem Place		East Property Louisiana Line (Lots 5 Blvd. & 34)
24"	RCP Storm Sewer	TALON PLACE Faizel Place		East Property Louisiana Line (Lots 43 Blvd. & 72)

36" RCP Storm Sewer ** 2 Louisiana Blvd. Wilshire Ave Corona Ave.
 25' overflow drainage easements between Sparrow & Talon Place (west coldsacs) & Louisiana Blvd. (including diversion walls).
 Catch Basins and Connector Pipe included with storm sewer Retention ponds, retaining walls, & chain link fence on Lot 1-PI & Lot 76-PI (incl. agreements & covenants)
 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required Double Type 'A' inlet, manhole, & 55' of 21" storm drain at Wilshire Ave. & Louisiana Blvd. (final design to be determined at DRC).
 Sanitary Sewer to include manholes and service connections as required Single Type 'A' inlet, manhole, & 55' of 18" storm drain at Corona Ave. & Louisiana Blvd. (final design to be determined at DRC).
 Certified Grading & Drainage with private retaining walls & private drainage (Non-Work Order Item) Required for SIA/Financial Release

Modified Procedure 2

* Internal sidewalks deferred
 *** To be financially guaranteed (deferred).
 ** Is Required with DRB-97-2 (COA Project No. 570481) Financial guarantee not required, if financial guarantee was posted under DRB-97-2 (COA Proj. #570481)

Prepared by: James L. Hewitt, Jr., PE
 Print Name: James L. Hewitt, Jr., PE
 Firm: Hewitt Engineering & Environmental Consultants

Development Review Board Member Approvals

<p>RP 11-24-98 9-29-98 <u>[Signature]</u> Traffic Date</p>	<p>RP 11/24/98 <u>[Signature]</u> Utility Dev. Date</p>	<p>Edward A. Stang 1-6-98 <u>[Signature]</u> Parks & G.S. Date</p>
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RP 9/29/98
 RP 2/28/98

25 June 11-24-98

<u>Frank J. King</u>	<u>9/29/98</u>	<u>Frank J. King</u>	<u>9/29/98</u>	<u>RWP</u>	<u>11/24/98</u>
<u>1/6/98</u>	<u>1/6/98</u>	<u>1/6/98</u>	<u>1/6/98</u>	<u>1/6/98</u>	<u>1/6/98</u>
City Engineer	Date	AMA/CA	Date	DRE Chairman	Date
<u>Frank J. King</u>	<u>11/24/98</u>				
BCPWD DRE	Date	BCPWD DRAN	Date		