

original

D.R.B. Case No. 97-246
D.R.C. Project No.....
Date Submitted ~~6/20/97~~ 8/5/97
Prel. Plat Approved.. ~~6-5-97~~

BCPWD.....
SPUC.....
SPUSI.....
REVISED.....10/21/97
Rev. 12/9/97
Rev 1/27/98
Rev 9/9/98

EXHIBIT "A"

to Subdivision Improvements Agreement



**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING
for TUSCANY WEST SUBDIVISION, UNITS 3 & 4**

Following is a summary of Public Infrastructure required to be constructed or financially guaranteed to be constructed for the ~~Michaela Estates~~ development. This summary is not necessarily a complete listing. During the design process, if the City or County 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 or County.

UNIT 3

PUBLIC INFRASTRUCTURE

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
40' FF	20' Pavement* with STD C&G and 4' sidewalk (north side only) *Pavement shall match existing design on south side	Bandelier Drive	Westerly Pl. of Tuscany Unit 1	Hemlock Ave.
26'-36' varies FF	26'-36' Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Salome Dr.	Marta Rd.	Bandelier Dr.
26' FF* 25'	Residential Pavement with mnt. C&G (both sides) 4' sidewalk deferred	Salome Dr.	Thais St.	Marta Rd.
26' FF 25'	Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Thais St.	Marta Rd.	Salome Dr.
26' FF 25'	Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Marta Rd.	Thais St.	Salome Dr.
PER PLAN	RESIDENTIAL STREET LIGHTING PER DPM			

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SANITARY SEWER - PUBLIC INFRASTRUCTURE UNIT 3

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
8"	Sanitary Sewer Line	Bandelier Dr.	Don Giovanni Pl.	Salome Dr.
8"	Sanitary Sewer Line	Salome Dr.	Bandelier Dr.	Thais St.
8"	Sanitary Sewer Line	Thais St.	Lot 14, Block 1	Easterly P/L, Lot 10, Block1
8"	Sanitary Sewer Line	Marta Rd.	Salome Dr.	Thais St.
8"	Sanitary Sewer Line	Thais St.	Westerly P/L, Lot 15, Block 1	Lot 22, Block 1

WATER - PUBLIC INFRASTRUCTURE UNIT 3

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
8"	Water Line	Salome Dr.	Bandelier Dr.	Thais St.
6"	Water Line	Marta Rd.	Salome Dr.	Thais St.
6"	Water Line	Thais St.	Bandelier Dr.	Salome Dr.

STORM SEWER - PUBLIC INFRASTRUCTURE UNIT 3

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
18"	Storm Drain and Appurtenances	Bandelier Dr.	Catch Basins	Manhole at end of existing 36" stub
18"	Storm Drain and Appurtenances	Salome Dr.	Catch Basins	Manhole at end of existing 36" stub

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PUBLIC INFRASTRUCTURE UNIT 3 (To Be Deferred)				
SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalk Both Sides	Salome Dr.	Bandelier Dr.	Thais St.
4'	Sidewalk Both Sides	Thais St.	Marta Rd.	Salome Dr.
4'	Sidewalk Both Sides	Marta Rd.	Thais St.	Salome Dr.

*Additional 1' is required if standard curb & gutter is needed for drainage.

OFFSITE MITIGATION FEES
 Traffic Impact Fee Mitigation

$$\begin{aligned}
 & \cancel{37} \times \$400.00 \text{ Per Lot} = \cancel{\$14,800} \\
 & 34 \times \$400 = \$13,600
 \end{aligned}$$

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UNIT 4

PUBLIC INFRASTRUCTURE

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
40' FF	20' Pavement* with STD C&G and 4' sidewalk (north side only) *Pavement shall match existing design on south side	Bandelier Drive	Hemlock Ave.	Westerly P/L Lot 19, Block
varies 40'-64' FF	20'-32' Pavement* with STD C&G (both sides) 4' sidewalk (north side only)	Bandelier Drive	Westerly P/L Lot 18, Block 6	Westerly P/L Lot 15, Block 6
64' FF	32' Pavement* with STD C&G 4' sidewalk (north side only)	Bandelier Drive	Westerly P/L Lot 14, Block 6	Unser Blvd.
28' - 36' varies FF	28' - 36' Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Figaro Dr.	Bandelier Drive	Capriccio Rd.
28' FF	28' Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Figaro Dr.	Capriccio Rd.	Rigoletto Dr.
28' FF	28' Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Hemlock Ave.	Rigoletto Dr.	Easterly P/L Lot 18, Block 3
28' FF 21'	28' Residential Pavement with MNT. C&G (both sides) 4' sidewalk deferred	Capriccio Rd.	Lot 12, Block 6	Hemlock Ave. Figaro Dr.
28' FF 21'	28' Residential Pavement with MNT. C&G (both sides) 4' sidewalk deferred	Arabella Dr.	Capriccio Rd.	Countess Rd.
28' FF	28' Residential Pavement with STD C&G (both sides) 4' sidewalk deferred	Rio Del Sole Dr.	Hemlock Ave.	Sole Grade Rd.

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26' FF* <i>25'</i>	<i>25'</i>	26' Residential Pavement with MNT C&G (both sides) 4' sidewalk deferred	Countess Rd.	Lot 28, Block 5	Maritca Dr. <i>Rigoletto Dr</i>
26' FF* <i>26'</i>	<i>STD.</i>	26' Residential Pavement with MNT C&G (both sides) 4' sidewalk deferred	Maritca Dr. <i>Countess/ Maritica</i>	Countess Rd. <i>Rigoletto Dr.</i>	Hemlock Ave.
26' FF* <i>25'</i>	<i>25'</i>	26' Residential Pavement with MNT C&G (both sides) 4' sidewalk deferred	Rigoletto Dr.	Countess Rd.	Hemlock Ave./ Figaro Dr.
PER PLAN		RESIDENTIAL STREET LIGHTING PER DPM			
8'	ASPHALT	Pedestrian Trail	Countess	Lot 28, Block 5	Unser Blvd

IMPROVEMENTS TO BE FINANCIALLY GUARANTEED SEPARATELY

PER CITY DESIGN <i>38 1/2' FF</i>	Easterly 1/2 Arterial Pavement per City Design with C&G, <i>10'</i> 8" Recreational Trail (East side only) and Storm Drain Improvements as necessary.	Unser Blvd.	Bandelier Dr.	Northerly P/L Tuscany West Unit 4
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SANITARY SEWER - PUBLIC INFRASTRUCTURE UNIT 4

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
8"	Sanitary Sewer Line	Hemlock Ave./ Figaro Dr.	Easterly P/L, Lot 18, Block 3	Bandelier Dr.
8"	Sanitary Sewer Line	Capriccio Rd.	Easterly P/L, Lot 12, Block 6	Hemlock Ave.
8"	Sanitary Sewer Line	Arabella Dr.	Capriccio Rd.	Countess Rd.
8"	Sanitary Sewer Line	Countess Rd.	Easterly P/L, Lot 28, Block 5	Maritca Dr.
8"	Sanitary Sewer Line	Maritca Dr.	Countess Rd.	Hemlock Ave.
8"	Sanitary Sewer Line	Rio Del Sole Dr.	Hemlock Ave.	Sole Grande Rd.
8"	Sanitary Sewer Line	Rigoletto Dr.	Countess Rd.	Hemlock Ave.

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WATER - PUBLIC INFRASTRUCTURE UNIT 4

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
8"	Water Line	Hemlock Ave./ Figaro Dr.	Easterly P/L, Lot 18, Block 3	Bandelier Dr.
8"	Water Line	Rio Del Sole Dr.	Hemlock Ave.	Sole Grande Rd.
8"	Water Line	Capriccio Rd.	Easterly P/L, Lot 12, Block 6	Hemlock Ave.
6"	Water Line	Arabella Dr.	Capriccio Rd.	Countess Rd.
8"	Water Line	Countess Rd.	Easterly P/L, Lot 28, Block 5	Maritca Dr.
8"	Water Line	Maritca Dr.	Countess Rd.	Hemlock Ave.
6"	Water Line	Rigoletto Dr.	Countess Rd.	Hemlock Ave.

REVISED 1-27-98

STORM SEWER - PUBLIC INFRASTRUCTURE UNIT 4

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
30" 30"	Storm Drain and Appurtenances	Figaro Dr.	Bandelier Dr.	Capriccio Rd.
30"	Storm Drain and Appurtenances	Figaro Dr.	Capriccio Rd.	Rigoletto Dr. Lot 28, Blk 2
30"	Storm Drain and Appurtenances	Hemlock Ave.	Rigoletto Dr.	Maritca Dr.

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PUBLIC INFRASTRUCTURE UNIT 4 (To Be Deferred)

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalk Both Sides	Hemlock Ave. / Figaro Dr.	Easterly P/L, Lot 18, Block 3	Bandelier Dr.
4'	Sidewalk Both Sides	Capriccio Rd.	Easterly P/L, Lot 12, Block 6	Hemlock Ave.
4'	Sidewalk Both Sides	Arabella Dr.	Capriccio Rd.	Countess Rd.
4'	Sidewalk Both Sides	Countess Rd.	Easterly P/L, Lot 28, Block 5	Maritca Dr.
4'	Sidewalk Both Sides	Maritca Dr.	Countess Rd.	Hemlock Ave.
4'	Sidewalk Both Sides	Rigoletto Dr.	Countess Rd.	Hemlock Ave.
4'	Sidewalk Both Sides	Rio Del Sole Dr.	Hemlock Ave.	Sole Grande Rd.
4'	Sidewalk West Side Only	Rio Del Sole Dr.	Sole Grande Rd.	Northerly P/L Lot 1, Block 5

* Additional 1' is required if standard curb & gutter is needed for drainage.

OFFSITE MITIGATION FEES
~~Traffic Impact Fee Mitigation~~

102 x \$400 = \$40,800
~~105 x~~ \$400.00 Per Lot = \$42,000

