

**ORIGINAL**  
7/14

DRB Case No: 97-477  
 Project Number:  
 Date Submitted: 2-9-99  
 Prelim. Plat Approved: 2-9-99  
 Prelim. Plat Expires: 2-9-2000

Δ 6-16-99 smc

"EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENTS  
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
 FOR: **Riverside Plaza**

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.

**Public Improvements**

Size	Type Improvement	Location	From	To
48' F-F	Commercial Paving Curb & Gutter Sidewalks (West Side Only)	Winterhaven Road	North Property Line	Montano Plaza Drive
48' F-F	Commercial Paving Curb & Gutter Sidewalks (West Side Only)	Winterhaven Road	Montano Plaza Drive	Montano Road
60' F-F (Varies)	Commercial Paving Curb & Gutter Sidewalk (North Side Only)	Montano Plaza Drive	Coors Boulevard	Winterhaven Road
12'	Deceleration Lane and Transition	Coors/Stonebridge Entrance	385' North of South Property Line	Stonebridge Trail
12'	Deceleration Lane and Transition	Coors/Woodside Entrance	855' North of South Property Line	Woodside Trail
12'	Deceleration Lane and Transition	Coors/Riverside Plaza Entrance	1330' North of South Property Line	Riverside Plaza Lane
<del>X</del>	<del>Median Improvements "Left-In-Only" Turning Lane</del>	<del>Coors Boulevard</del>	<del>Montano Plaza Drive</del>	<del>Woodside Trail North PL</del>
<del>X</del>	<del>Median Improvements "Left-In-Only" Turning Lane</del>	<del>Coors Boulevard</del>	<del>Woodside Trail</del>	<del>North Property Line</del>
10"	Water PVC Line	Winterhaven Road	Montano Plaza Drive	North Property Line
10"	Water PVC Line	Waterline Easement	Winterhaven Road	Lower Corrales Main Canal
8"	Water PVC Line	Bontierra Trail	Winterhaven Road	Riverside Plaza Lane
8"	Water PVC Line	<del>East Parking Area</del>	<del>Bontierra Trail</del>	<del>200' North of Stonebridge Trail</del>
<del>8"</del>	<del>Water PVC Line</del>	<del>West Parking Area</del>	<del>Riverside Plaza Lane</del>	<del>Stonebridge Trail</del>
6"	Water PVC Line	Northwest Parking Area	100' South of North Property Line	Riverside Plaza Lane
<del>8"</del>	<del>Water PVC Line</del>	<del>Riverside Plaza Lane</del>	<del>130' North of South Property Line</del>	<del>Stonebridge Trail</del>
8"	Water PVC Line	<del>130' North of South Property Line</del>	Winterhaven Road	<del>Riverside Plaza Lane</del>
6"	Water PVC Line	<del>350' North of South Property Line</del>	Riverside Plaza Lane	<del>65' East of West Property Line</del>
<del>8"</del>	<del>Water PVC Line</del>	<del>200' North of Stonebridge Trail</del>	<del>East Parking Area</del>	<del>West Parking Area</del>

Size	Type Improvement	Location	From	To
<del>8"</del>	<del>Water PVC Line</del>	<del>Stonebridge Trail</del>	<del>Riverside Plaza Lane</del>	<del>West Parking Area</del>
<del>8"</del>	<del>Water PVC Line</del>	<del>Riverside Plaza Lane</del>	<del>Bontierra Trail</del>	<del>Coors Boulevard</del>
8"	SAS Gravity Line	Winterhaven Road	Montano Plaza Drive	Stonebridge Trail 250' North of South Property Line
8"	SAS Gravity Line	Montano Plaza Drive	48" Interceptor Line	Winterhaven Road
8"	SAS Gravity Line	Stonebridge Trail East Parking Area	Winter Haven Rd 450' South of Bontierra Trail	100' East of Coors 200' North of Stonebridge Trail
8"	SAS Gravity Line	Woodside Trail West Parking Area	Riverside Plaza Lane	120' East of Coors Stonebridge Trail
<del>8"</del>	<del>SAS Gravity Line</del>	<del>Northwest Parking Area</del>	<del>100' South of North Property Line</del>	<del>Riverside Plaza Lane</del>
8"	SAS Gravity Line	Riverside Plaza Lane	155' 130' North of South Property Line	300' East of Coors 350' North of South Property Line
<del>8"</del>	<del>SAS Gravity Line</del>	<del>130' North of South Property Line</del>	<del>Winterhaven Road</del>	<del>West Property Line</del>
<del>8"</del>	<del>SAS Gravity Line</del>	<del>350' North of South Property Line</del>	<del>Riverside Plaza Lane</del>	<del>West Property Line</del>
<del>8"</del>	<del>SAS Gravity Line</del>	<del>200' North of Stonebridge Trail</del>	<del>Winterhaven Road</del>	<del>West Parking Area</del>
24" 15"	RCP Storm Sewer	Riverside Plaza Lane	Coors Boulevard	Bontierra Trail
	Drainage Swale	West side of Coors Boulevard	North Property Line of Tract D Taylor Ranch	Existing Detention Pond
<del>\$92,963.92</del>	<del>Offsite Traffic Mitigation (cost per trip)</del>	<del>Montano and Coors</del>		
	<del>See Traffic Mitigation Table on Site Plan</del>			
	<del>For Subdivision</del>			
<del>\$31,359.87</del>	<del>Offsite Traffic Mitigation (Procedure "C")</del>	<del>La Orilla and Coors</del>		
<del>\$6,866.81</del>	<del>Offsite Traffic Mitigation (Procedure "C")</del>	<del>Dellyne and Coors</del>		
<del>\$1,687.96</del>	<del>Offsite Traffic Mitigation (Procedure "C")</del>	<del>Taylor Ranch Rd and Coors</del>		
	Intersection and Signal Improvements	Montano Plaza Drive and Coors		
	Catch basins and RCP included with Storm Sewer			
	Water infrastructure to include valves, fittings, valve boxes, fire hydrants as required			
	Sanitary Sewer to include, manholes, service connections, as required			
	Certified Grading and Drainage with private retaining walls and private drainage (non-work order item) required for SIA/Financial Guarantee release.			
	* Offsite Traffic Mitigation may be reduced once Coors Widening Project Improvements have been funded or constructed.			
	* Configuration per T10			

Prepared By: *R. Bohannon*

Print Name: Ronald R. Bohannon, P.E.

Firm: Tierra West LLC

Development Review Board Member Approvals

*R. Bohannon* 2-09-99  
Transportation Dev. Date

*Ronald R. Bohannon* 2-9-99  
Design & Development, CIP Date

*Frank J. ...* 2-9-99  
City Engineer/AMAFCA Date

*Robert ...* 2/9/99  
Utility Des. Date

*John ...* 2/9/99  
DRB Chairman Date

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
△	6-16-99	<i>[Signature]</i>	<i>[Signature]</i> 6/16/99	<i>[Signature]</i>