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Figure 12

EXHIBIT "A"

To Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
for LA CUENTISTA 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 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	IMPROVEMENT	LOCATION	FROM	TO
<u>PAVING*</u>				
Phase I				
REPAIR AND RESURFACE				
**	Pavement	Canoncito Atrisco	Petroglyph Park Entrance	Kimmick
24'	E/E Paving (Temp.)	Unser(Kimmick)	Atrisco	Urraca
"	F/E "	(Collector) Unser - c/g n.side only	Uracca	Holly Berry
"	" "	(Residential)Uracca - c/g e.side only	Squaw	Unser
"	" "	" Squaw - c/g s.side only	Urraca	Canoncito
28'	F/F "	" Canoncito - c/g both sides	Unser	Squaw
"	" "	" Holly Berry - " "	Squaw	Unser
"	" "	" Squaw - c/g both sides	Canoncito	Holly Berry

Paved private courts:

24' wide residential paving, Edge to Edge, with concrete cutoff wall each side

Carissa	Uracca	Cul-de-sac
Foxglove	Canoncito	Cul-de-sac
Chicory	Canoncito	Cul-de-sac
Arnica	Squaw	Cul-de-sac
Goldenseal	Squaw	Cul-de-sac
Bayberry	Squaw	Cul-de-sac
Palmetto	Uracca	Cul-de-sac
Angelica	Uracca	Cul-de-sac
Aloe	Canoncito	Cul-de-sac
Bluebonnet	Holly Berry	Cul-de-sac
Plumbush	Holly Berry	Cul-de-sac
Betony	Canoncito	Cul-de-sac
Cinnamon	Holly Berry	Cul-de-sac

Black
Cayenne
Woodbine

Canoncito
Canoncito
Uracca

Cul-de-sac
Cul-de-sac
Cul-de-sac

Phase II

28'F/F Paving(Residential) Squaw - c/g both sides Holly Berry 250' E. of Quince
24'F/E Paving(Residential) Squaw - c/g s.side 150' E. of Savory 300' E. of Unser
36' " " (Collector) Unser - c/g both sides Holly Berry Squaw

Paved private courts:

24' wide residential paving, Edge to Edge, with concrete cutoff wall each side

Hops	Unser	Cul-de-sac
Red Clover	Unser	Cul-de-sac
Comfrey	Squaw	Cul-de-sac
Corn silk	Squaw	Cul-de-sac
Ivywood	Unser	Cul-de-sac
Smoketree	Unser	Cul-de-sac
Licorice	Squaw	Cul-de-sac
Buckthorn	Squaw	Cul-de-sac
Lavender	Unser	Cul-de-sac
Maidenhair	Unser	Cul-de-sac
Marivilla	Unser	Cul-de-sac
Savory	Squaw	Cul-de-sac
Willowleaf	Unser	Cul-de-sac

Phase III

24'F/EPaving(Residential) Squaw - c/g s.side only (300' EAST OF) Unser
28'F/F " " Hosta - c/g both sides Squaw
" " " " Raintree - c/g both sides Hosta Raintree
Squaw

Paved private courts:

24' wide residential paving, Edge to Edge, with concrete cutoff wall each side

Ginseng	Raintree	Cul-de-sac
Penstemon	Hosta	Cul-de-sac
Yarrow	Raintree	Cul-de-sac
Penny Royal	Hosta	Cul-de-sac
Strawberry	Hosta	Cul-de-sac
Coriander	Hosta	Cul-de-sac
Nettle	Hosta	Cul-de-sac
Privet	Raintree	Cul-de-sac
Basil	Hosta	Cul-de-sac
Kola	Hosta	Cul-de-sac
Thyme	Raintree	Cul-de-sac
Meadowsweet	Raintree	Cul-de-sac
Raspberry	Hosta	Cul-de-sac
Peppermint	Raintree	Cul-de-sac
Firethorn	Raintree	Cul-de-sac
Redroot	Raintree	Cul-de-sac
Wildcherry	Hosta	Cul-de-sac

Phase IV

24'F/EPaving(Residential)	Azucena - c/g n.side only	Squaw	Frambuesa
" " " " "	Frambuesa-c/g e.side only	Azucena	Currant
28F/F " " "	Frambuesa-c/g both sides	Currant	Valiente
" " " " "	Valiente - c/g both sides	Frambuesa	Jimson
" " " " "	Jimson - c/g both sides	Quince	Culdesac
" " " " "	Quince - c/g both sides	Jimson	Squaw
2 - 25' Arterial pavement sections with 6' s/w each side, median c/g each side,			std. c/g each side:
	Unser (new alignment)	Frambuesa	Avenida Jaimito

Paved private courts:

24' wide residential paving, Edge to Edge, with concrete cutoff wall each side:

Lupin	Jimson	Cul-de-sac
Ficus	Azucena	Cul-de-sac
Wisteria	Valiente	Cul-de-sac
Dusty Miller	Valiente	Cul-de-sac
Coralberry	Valiente	Cul-de-sac
Blue Flax	Squaw	Cul-de-sac
Geranium	Valiente	Cul-de-sac
Daisy	Valiente	Cul-de-sac
Currant	Frambuesa	Cul-de-sac
Grayfeather	Valiente	Cul-de-sac
Spicebush	Valiente	Cul-de-sac
Pomegranite	Frambuesa	Cul-de-sac
Coyotebush	Jimson	Cul-de-sac
Marguerite	Quince	Cul-de-sac
Dandelion	Azucena	Cul-de-sac
Bergemont	Jimson	Cul-de-sac
Mallow	Quince	Cul-de-asc

WATER

Phase I

Pump Station at Volcano Cliffs Reservoir per approved design analysis report

20"	Waterline	Unser(Kimmick)	Atrisco	Urraca
16"	"	Unser	Uracca	Canoncito
14"	"	Canoncito	Unser	Squaw
14"	"	Squaw	Canoncito	Holly Berry
12"	"	Unser	Canoncito	Holly Berry
10"	"	Uracca	Squaw	Unser
10"	"	Squaw	Urraca	Canoncito
8"	"	Holly Berry	Squaw	Unser

4" waterlines in courts:

Carissa	Uracca	Cul-de-sac
Foxglove	Canoncito	Cul-de-sac
Chicory	Canoncito	Cul-de-sac
Arnica	Squaw	Cul-de-sac
Goldenseal	Squaw	Cul-de-sac
Bayberry	Squaw	Cul-de-sac
Palmetto	Uracca	Cul-de-sac
Angelica	Uracca	Cul-de-sac
Aloe	Canoncito	Cul-de-sac
Bluebonnet	Holly Berry	Cul-de-sac

Plumbush	Holly Berry	Cul-de-sac
Betony	Canoncito	Cul-de-sac
Cinnamon	Holly Berry	Cul-de-sac
Burdock	Canoncito	Cul-de-sac
Cayenne	Canoncito	Cul-de-sac
Woodbine	Uracca	Cul-de-sac

Pump station annual operations and maintenance expenses of \$12,600 per year, per City agreement dated July 23, 1997

Phase II

14" Waterline	Squaw	Holly Berry	Quince
12" "	Squaw	Quince	Unser
12" "	Unser	Holly Berry	150' N. of Marivilla
10" "	Unser	150' N. of Marivilla	Squaw
4" waterlines in courts:	Hops	Unser	Cul-de-sac
	Red Clover	Unser	Cul-de-sac
	Comfrey	Squaw	Cul-de-sac
	Corn silk	Squaw	Cul-de-sac
	Ivywood	Unser	Cul-de-sac
	Smoketree	Unser	Cul-de-sac
	Licorice	Squaw	Cul-de-sac
	Buckthorn	Squaw	Cul-de-sac
	Lavender	Unser	Cul-de-sac
	Maidenhair	Unser	Cul-de-sac
	Marivilla	Unser	Cul-de-sac
	Savory	Squaw	Cul-de-sac
	Willowleaf	Unser	Cul-de-sac

Phase III

12" Waterline	Squaw	Unser	Raintree
12" Waterline	Squaw	Raintree	Raintree
8" "	Raintree	Squaw	Squaw
10" "	Private Open Space	100' N. of Penny Royal	150' N. of Marivilla
4" waterlines in courts:	Ginseng	Raintree	Cul-de-sac
	Penstemon	Hosta	Cul-de-sac
	Yarrow	Raintree	Cul-de-sac
	Penny Royal	Hosta	Cul-de-sac
	Strawberry	Hosta	Cul-de-sac
	Coriander	Hosta	Cul-de-sac
	Nettle	Hosta	Cul-de-sac
	Privet	Raintree	Cul-de-sac
	Basil	Hosta	Cul-de-sac
	Kola	Hosta	Cul-de-sac
	Thyme	Raintree	Cul-de-sac
	Meadowsweet	Raintree	Cul-de-sac
	Raspberry	Hosta	Cul-de-sac
	Peppermint	Raintree	Cul-de-sac

Firethorn
Redroot
Wildcherry

Raintree
Raintree
Hosta

Cul-de-sac
Cul-de-sac
Cul-de-sac

Phase IV

10"	Waterline	Azucena	Squaw	Frambuesa
10"	"	Frambuesa	Azucena	Valiente
10"	"	Valiente	Frambuesa	Jimson
14"	"	Jimson	Quince	Culdesac
14"	"	Quince	Jimson	Squaw
4" waterlines in courts:		Lupin	Jimson	Cul-de-sac
		Ficus	Azucena	Cul-de-sac
		Wisteria	Valiente	Cul-de-sac
		Dusty Miller	Valiente	Cul-de-sac
		Coralberry	Valiente	Cul-de-sac
		Blue Flax	Squaw	Cul-de-sac
		Geranium	Valiente	Cul-de-sac
		Daisy	Valiente	Cul-de-sac
		Currant	Frambuesa	Cul-de-sac
		Grayfeather	Valiente	Cul-de-sac
		Spicebush	Valiente	Cul-de-sac
		Pomegranite	Frambuesa	Cul-de-sac
		Coyotebush	Jimson	Cul-de-sac
		Marguerite	Quince	Cul-de-sac
		Dandelion	Azucena	Cul-de-sac
		Bergemont	Jimson	Cul-de-sac
		Mallow	Quince	Cul-de-sac

SANITARY SEWER

Phase I

***Vacuum station per approved design analysis report

8"	Sewerline(gravity)	Calle Nortena	Raintree	Fairmont
6"	" (low psi or vac)	Raintree	Firethorn	Hosta
"	" "	Hosta	Raintree	Kola
"	" "	Private open space	150' N. of Marivilla	Kola
"	" "	Unser	150' N. of Marivilla	Holly Berry
"	" "	Holly Berry	Unser	Canoncito
"	" "	Stubout Private open space	Open Space sewerline	Subdiv. s. bdy.
4"	" "	Squaw	Uracca	Canoncito
"	" "	Canoncito	Aloe	Squaw
3"	" "	Uracca	Angelica	Palmetto

3" Low pressure or vacuum sewerlines in courts:

Carissa	Uracca	Cul-de-sac
Foxglove	Canoncito	Cul-de-sac
Chicory	Canoncito	Cul-de-sac
Arnica	Squaw	Cul-de-sac
Goldenseal	Squaw	Cul-de-sac

Bayberry	Squaw	Cul-de-sac
Palmetto	Uracca	Cul-de-sac
Angelica	Uracca	Cul-de-sac
Aloe	Canoncito	Cul-de-sac
Bluebonnet	Holly Berry	Cul-de-sac
Plumbush	Holly Berry	Cul-de-sac
Betony	Canoncito	Cul-de-sac
Cinnamon	Holly Berry	Cul-de-sac
Burdock	Canoncito	Cul-de-sac
Cayenne	Canoncito	Cul-de-sac
Woodbine	Uracca	Cul-de-sac

Deferred item: Water rights fee to offset use of a constructed wetlands in the subdivision - \$ 75,000
 per CITY AGREEMENT DATED JULY 23, 1997

Phase II

6" Sewer (low psi or vac)	Squaw	Unser	Quince
" " "	Unser	Squaw	150' N. of Marivilla
3" Low pressure or vacuum sewerlines in courts:			
	Hops	Unser	Cul-de-sac
	Red Clover	Unser	Cul-de-sac
	Comfrey	Squaw	Cul-de-sac
	Corn silk	Squaw	Cul-de-sac
	Ivywood	Unser	Cul-de-sac
	Smoketree	Unser	Cul-de-sac
	Licorice	Squaw	Cul-de-sac
	Buckthorn	Squaw	Cul-de-sac
	Lavender	Unser	Cul-de-sac
	Maidenhair	Unser	Cul-de-sac
	Marivilla	Unser	Cul-de-sac
	Savory	Squaw	Cul-de-sac
	Willowleaf	Unser	Cul-de-sac

Phase III

~~8" SEWER (GRAVITY)~~

6" Sewer (low psi or vac)	Raintree	Squaw	Firethorn
4" " "	Hosta	Nettle	Kola
3" " "	Hosta	Strawberry	Nettle
3" Low pressure or vacuum sewerlines in courts:			
	Ginseng	Raintree	Cul-de-sac
	Penstemon	Hosta	Cul-de-sac
	Yarrow	Raintree	Cul-de-sac
	Penny Royal	Hosta	Cul-de-sac
	Strawberry	Hosta	Cul-de-sac
	Coriander	Hosta	Cul-de-sac
	Nettle	Hosta	Cul-de-sac
	Privet	Raintree	Cul-de-sac
	Basil	Hosta	Cul-de-sac
	Kola	Hosta	Cul-de-sac
	Thyme	Raintree	Cul-de-sac
	Meadowsweet	Raintree	Cul-de-sac
	Raspberry	Hosta	Cul-de-sac

Peppermint
Firethorn
Redroot
Wildcherry

Raintree
Raintree
Raintree
Hosta

Cul-de-sac
Cul-de-sac
Cul-de-sac
Cul-de-sac

Phase IV

6" Sewer (low psi or vac)	Quince	Jimson	Squaw
4" "	Azucena	Squaw	Frambuesa
" "	Frambuesa	Pomegranite	Azucena
" "	Valiente	Wisteria	Jimson
" "	Jimson	Quince	Coyotebush
3" "	Frambuesa	Pomegranite	Currant
3" Low pressure or vacuum sewerlines in courts:	Lupin	Jimson	Cul-de-sac
	Ficus	Azucena	Cul-de-sac
	Wisteria	Valiente	Cul-de-sac
	Dusty Miller	Valiente	Cul-de-sac
	Coralberry	Valiente	Cul-de-sac
	Blue Flax	Squaw	Cul-de-sac
	Geranium	Valiente	Cul-de-sac
	Daisy	Valiente	Cul-de-sac
	Currant	Frambuesa	Cul-de-sac
	Grayfeather	Valiente	Cul-de-sac
	Spicebush	Valiente	Cul-de-sac
	Pomegranite	Frambuesa	Cul-de-sac
	Coyotebush	Jimson	Cul-de-sac
	Marguerite	Quince	Cul-de-sac
	Dandelion	Azucena	Cul-de-sac
	Bergemont	Jimson	Cul-de-sac
	Mallow	Quince	Cul-de-sac

DRAINAGE

Phase I

1.28 ac-ft	Interim Pond "A" located on Tract "C" (1)		
10' wide	Concrete lined channel (2)	Urraca St	Interim Pond "A"
10' wide	Concrete lined channel (2)	Intermin Pond "A"	Canoncito Dr.
72"	RCP Crossing structure (3)	Canoncito Dr.	
10' wide	Concrete lined channel (2)	Canoncito Dr	Pond "No.1"
10' wide	Concrete lined channel (2)	Unser Blvd	Pond "No.1"
3.02 ac-ft	Detention Pond "No. 1" located within private open space (1)		
20.09 ac-ft	Interim Pond "E" located on Tract "B" (1)		

NA	Interim trainer dike along Squaw Rd.	Azucena Rd	Interim Pond "E"
48"-54"	RCP Storm drain Unser Blvd.	Pond "No.1"	Interim Pond "E"
NA	Storm drain collection system at Unser Blvd (130 lf 18", 4 DI's, and MH's)		
NA	Storm drain collection system at Holly Berry Dr (80 lf 18", 40 lf 24", 4 DI's, and MH's)		
NA	Retaining walls per approved grading and drainage plan		
NA	As-built drawings and certification of the private (common area) grading and drainage improvements as a condition of Subdivision Improvements Agreement and Financial Guaranty release		

Phase II

1.18 ac-ft	Interim Pond "B" located within private open space (1)		
0.43 ac-ft	Interim Pond "C" located within private open space (1)		
10' wide	Concrete lined channel (2)	Interim Pond "B"	Valiente Rd
36"	RCP Crossing structure (3)	Valiente Rd	
10' wide	Concrete lined channel (2)	Valiente Rd	Pond "No. 2"
0.59 ac-ft	Detention Pond "No. 2" located within private open space (1)		
48"	RCP Storm drain	private open space	Pond "No.2" Squaw Rd.
NA	Storm drain collection system at Squaw Rd. (60 lf 24", 80 lf 18", 6 DI's, and MH's)		
10' wide	Concrete lined channel (2)	Squaw Rd	Pond "No. 3"
10' wide	Concrete lined channel (2)	Squaw Rd Storm Drain	Pond "No. 3"
1.08 ac-ft	Detention Pond "No. 3 located within private open space (1)		
36"	RCP Storm drain	private open space	Pond "No.3" Unser Blvd
0.79 ac-ft	Interim Pond "D" located within Tract "D" (1)		
18"-54"	RCP Storm drain collection system at Unser Blvd		
10' wide	Concrete lined channel (2)	Unser Blvd	Pond "No. 4"
9.50 ac-ft	Detention Pond "No. 4 located within public open space (1)		
10' wide	Concrete lined channel (2)	Pond "No. 4"	Pond "No. 5"
10' wide	Concrete lined channel (2)	Raintree Dr	Pond "No. 5"

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7.43 ac-ft Detention Pond "No. 5 located within public open space (1)

48" RCP Storm drain public open space Pond "No.5" Calle Nortena

NA 8 Double 'C' drop inlets to be constructed at existing storm drain system on Calle Nortena at Golf Course Rd.

3' Floodwall Avenida Jaimito E. Prop. Line of subdiv. 350' west

NA Retaining walls per approved grading and drainage plan.

NA As-built drawings and certification of the private (common area) grading and drainage improvements as a condition of Subdivision Improvements Agreement and Financial Guaranty release

Storm Drain Improvements - Notes:

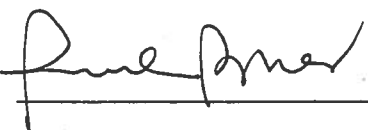
- (1) All ponds include outlet structure and emergency spillway per DRC
- (2) All concrete lined channels are 10 foot bottom width, 2:1 side slopes and reinforced per DRC
- (3) All crossing structures per DRC
- (4) All storm drains itemized to include manholes, inlets and appurtenances.

*Street improvement to include standard curb & gutter, residential street pavement except as noted. Pedestrian pathways 4' in width, meandering within public pedestrian easements located as shown on attached Exhibit A-1, are deferred pursuant to SV-98-6. Pedestrian pathways are of asphalt construction located outside the right-of-way within easement, and maintained by homeowners' association. Abbreviations: F/F refers to distance from Face of curb to Face of curb; F/E refers to distance from face of curb to edge of paving; E/E refers to distance from edge of paving to edge of paving; c/g refers to standard curb and gutter, except as designated as median curb and gutter. Designations of Temporary, Collector, and Residential refer to the structural pavement section to be used. Street improvements also include residential street lights per DPM for each phase.

~~** ATRISCO - REPAIR AND RESURFACE EXISTING PAVEMENT INCLUDING STRIPING AND REPAIR EXISTING SHOULDERS.~~

~~ATRISCO pavement~~ ^{REPAIR AND RESURFACE} to include sawcutting and removal of deteriorated edges of existing pavement, replacement of removed edges with 4" thickness arterial pavement section, plus 2" overlay of remaining existing asphalt pavement, ~~ATRISCO~~ ^{REPAIR AND RESURFACE} striping. Atrisco ^{REPAIR AND RESURFACE} shall be constructed in compliance with US Department of the Interior Manual 516 DM 6, Appendix 7, Paragraph C.(9).

***Vacuum system or low pressure grinder pump system to be determined based on approved design analysis report

Prepared By: 

Print Name: Paul Brasher, PE
Firm: Brasher & Lorenz, Inc.

Development Review Board Member Approval

DRB 97-78/V-97-116/SV-98-6

Kym L. Davis 2/3/98
Development Review Board Chair

Roger A. Green 2/3/98
Utility Development

Edward A. Stang 2/3/98
Design & Development, CIP

Paul J. Higin 2/3/98
City Engineer/AMA/FCA

[Signature] 2-03-98
Transportation Development

PEDESTRIAN PATHWAYS

EXHIBIT A-1

OF FIGURE 12, INFRASTRUCTURE LISTING FOR

LA CUENTISTA SUBDIVISION

DRB-97-78; V-97-116; SV-98-6

FEBRUARY 3, 1998

