

*Original*

D.R.B. Case No. 98-136  
D.R.C. Project No.  
Date Submitted: 7-14-98 \*  
~~7-14-98~~ 9-29-98

**EXHIBIT "A"**  
**To Subdivision Improvements Agreement**

Subdivision Improvements Agreement for:

EXPIRES 7-29-99  
Preliminary Plat Approval 7-14-98  
Site Development Plan Approval 7-14-98

DEVELOPMENT REVIEW BOARD (D.R.B.)  
REQUIRED INFRASTRUCTURE LISTING  
for TIMARRON WEST UNIT 1

*(BOTH SUB/B.P.)* SITE PLAN / PLAT

Following is a summary of Public Infrastructure required to be constructed or financially guaranteed to be constructed for the Timarron West Unit 1 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 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.

**UNIT 1**

**PUBLIC INFRASTRUCTURE - STREET IMPROVEMENTS**

| <b>SIZE</b>   | <b>TYPE IMPROVEMENT</b>   | <b>LOCATION</b>          | <b>FROM</b>    | <b>TO</b>                    |
|---|---|--------------------------|----------------|------------------------------|
| 27' or 28' FF <sup>1</sup>                            | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk east side (deferred)                  | Swallow Drive            | Teal Road      | Red Robin Road               |
| 27' or 28' FF <sup>1</sup>                            | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk east side (deferred)                  | Pheasant Run Drive       | Teal Road      | Red Robin Road               |
| 27' or 28' FF <sup>1</sup>                            | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk east side (deferred)                  | Peacock Drive            | Teal Road      | Red Robin Road               |
| 27' or 28' FF <sup>1</sup>                            | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk south side (deferred)                 | Teal Road                | Timarron Drive | Peacock Drive                |
| 27' or 28' FF <sup>1</sup>                            | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk north side (deferred)                 | Red Robin Road           | Swallow Drive  | Peacock Drive                |
| 22' FF in<br>22' FF out                               | COA Collector Street<br>Paving w/ Std C&G, 10'FF<br>Mdn C&G, 4' sidewalk east side            | Timarron Drive           | DeVargas Road  | Teal Road                    |
| <i>24' FF</i><br><i>Transition from 32' to 36' FF</i> | COA Residential Street<br>Paving w/ C&G, 4'<br>sidewalk <del>one side</del> <i>both sides</i> | 102 <sup>nd</sup> Street | Red Robin Road | Existing Pavement (north)    |
| <i>25' FF</i><br><i>Stub Street</i>                   | COA Residential Street<br>paving w/mountable C&G,<br>no sidewalk                              | Teal Road                | Peacock Drive  | 10' drainage R/W             |
| <i>25' FF</i><br><i>Stub Street</i>                   | COA Residential Street<br>paving w/mountable C&G,<br>no sidewalk                              | Red Robin Road           | Swallow Drive  | West Boundary<br><br>Lot 137 |

|        |   |               |                                 |                                 |
|--------|---|---------------|---------------------------------|---------------------------------|
| 24' FF | COA Arterial Street Paving w/ Std C&G one side, 8' meandering AC pathway north side w/ tapers and transitions | DeVargas Road | East Project Boundary<br>Unit 1 | West Project Boundary<br>Unit 1 |
| N/A    | Residential street lights   | Per DPM       |                                 |                                 |

**Footnotes:**

- 27' FF with mountable C&G or 28' FF with Std C&G will be determined by drainage considerations at final design (both sides).

**PUBLIC INFRASTRUCTURE – DRAINAGE IMPROVEMENTS**

| SIZE                  | TYPE IMPROVEMENT   | LOCATION                             | FROM  | TO   |
|-----------------------|--|--------------------------------------|---|--|
| <del>54"</del><br>60" | RCP Storm Drain <sup>2</sup>   | Detention Basin                      | Snow Vista Channel                                  | Basin Control Structure                        |
| <del>60"</del>        | <del>RCP Storm Drain<sup>2</sup></del>   | <del>Detention Basin</del>           | <del>Basin Control Structure</del>                  | Peacock Drive                                  |
| <del>42"</del><br>48" | RCP Storm Drain <sup>2</sup>   | Open Space Corridor                  | <del>Peacock Drive</del><br>Basin Control Structure | <del>Swallow Drive</del><br>Chykar             |
| <del>42"</del><br>36" | RCP Storm Drain <sup>2</sup>   | HOA Park                             | <del>Swallow Drive</del><br>Chykar                  | West Project Boundary                          |
| 18" <sup>1</sup>      | RCP Storm Drain <sup>2</sup>   | Peacock Drive                        | Lot 7 <sup>3</sup>                                  | Lot 4 <sup>3</sup>                             |
| 24" <sup>1</sup>      | RCP Storm Drain <sup>2</sup>   | Peacock Drive                        | Lot 4 <sup>3</sup>                                  | Open Space Corridor<br>Basin Control Structure |
| <del>30"</del><br>42" | RCP Storm Drain <sup>2</sup>   | Peacock Drive                        | <del>Open Space Corridor</del><br>Timaragon Pond    | Lot 1 <sup>3</sup> 23                          |
| 24" <sup>1</sup>      | RCP Storm Drain <sup>2</sup>   | Teal Road                            | Lot 1 <sup>3</sup>                                  | Lot 100 <sup>3</sup>                           |
| 18" <sup>1</sup>      | RCP Storm Drain <sup>2</sup>   | Teal Road                            | Lot 100 <sup>3</sup>                                | Lot 98 <sup>3</sup>                            |
| NA                    | Detention Basin with Control Structure and Fencing w/out fall and connection to AMAFCA Channel | East Property Boundary               | Lot 3 <sup>3</sup>                                  | Lot 4 <sup>3</sup>                             |
| <del>NA</del><br>36"  | COA R.C. Easement (20') Channel <del>to</del> RCP S.D.   | East Property Boundary               | Lot 2 Sugar Vista Channel                           | DeVargas Road                                  |
| NA                    | Temporary Desilting Basin and Diversion Swales   | West of West Unit 2 Project Boundary | North PL  | DeVargas Road                                  |

**Footnotes:**

- Storm Drain sizes are approximate and may increase or decrease based on final design calculations as approved by the City Hydrologist and/or AMAFCA prior to work order.
- Storm Drain improvements shall include drop inlets, manholes, laterals, and other appurtenances as required.
- The limits of this storm drain are approximate and may change based on final design calculations as approved by the City Hydrologist and/or AMAFCA prior to work order.
- A letter of Map Revision (LOMR) must be obtained from FEMA prior to release of financial guarantees for Unit 1.

**PUBLIC INFRASTRUCTURE – SANITARY SEWER IMPROVEMENTS**

| SIZE | TYPE IMPROVEMENT | LOCATION           | FROM <sup>1</sup>     | TO <sup>1</sup>      |
|------|------------------|--------------------|-----------------------|----------------------|
| 8"   | Sanitary Sewer   | Red Robin Road     | West Project Boundary | Peacock Drive        |
| 8"   | Sanitary Sewer   | Teal Road          | West Project Boundary | Peacock Drive        |
| 8"   | Sanitary Sewer   | Swallow Drive      | Lot 65                | Teal Road            |
| 8"   | Sanitary Sewer   | Pheasant Run Drive | Lot 37                | Teal Road            |
| 24"  | RCP Storm Drain  | Crane Dr           | HOA Tract             | Cerrillos/Colette w/ |

|                 |                |                |                |                            |
|-----------------|----------------|----------------|----------------|----------------------------|
| 8"              | Sanitary Sewer | Peacock Drive  | Red Robin Road | DeVargas Road              |
| 8" <sup>2</sup> | Sanitary Sewer | DeVargas Drive | Lot 103        | Connection to existing SAS |

**Footnote:**

1. Infrastructure limits are approximate and may be adjusted as necessary to optimize service to all lots.
2. SAS may be increased to 10" if analysis requires for capacity. Existing sewer in DeVargas shall be connected to new alignment and existing sewer will be abandoned in place.

**PUBLIC INFRASTRUCTURE – WATER SYSTEM IMPROVEMENTS**

| <b>SIZE</b>     | <b>TYPE IMPROVEMENT</b>                    | <b>LOCATION</b>    | <b>FROM</b>           | <b>TO</b>      |
|-----------------|--|--------------------|-----------------------|----------------|
| 8"              | Water Main <sup>1</sup>                    | Red Robin Road     | West Project Boundary | Peacock Drive  |
| 8" <sup>2</sup> | Water Main <sup>1</sup>                    | Teal Road          | West Project Boundary | Peacock Drive  |
| 6"              | Water Main <sup>1</sup>                    | Swallow Drive      | Teal Road             | Red Robin Road |
| 6"              | Water Main <sup>1</sup>                    | Pheasant Run Drive | Teal Road             | Red Robin Road |
| 10"             | Water Main Remove and Replace <sup>1</sup> | Peacock Drive      | Lot 10                | Lot 21         |

**Footnotes:**

1. Improvements include valves, hydrants, fittings, taps, and services as required to provide service to each lot.
2. The stubbed segment of Teal Road will require a 4" main.

**INFRASTRUCTURE LISTING FOR  
TIMARRON WEST UNIT 1**

**Notes:**

1. Developer's engineer to certify grading and drainage, private retaining walls and private drainage improvements prior to release of financial guarantees per the D.P.M. This certification is required with each unit.

Prepared By: Billy O. McCarty

Print Name: Billy O. McCarty

Firm: Community Sciences Corporation

**Development Review Board Member Approvals:**

|                           |   |  |
|---------------------------|---|--|
| Traffic:                  | <u>[Signature]</u> <u>RD 9-29-98</u>    | Date: <u>7-14-98</u>                       |
| Water/ Liquid Waste:      | <u>Robert W. Kane</u> <u>RD 9/29/98</u> | Date: <u>7-14-98</u>                       |
| Design & Development CIP: | <u>[Signature]</u>                      | Date: <u>7-14-98</u> <u>KMP 29 Sept 98</u> |
| City Engineer:            | <u>[Signature]</u> <u>7/29/98</u>       | Date: <u>7-14-98</u>                       |
| DRB Chair:                | <u>[Signature]</u> <u>led</u>           | Date: <u>7-14-98</u> <u>9/29/98</u>        |
| AMAFCA:                   | <u>[Signature]</u> <u>9/29/98</u>       | Date: <u>7/14/98</u>                       |

*Original*

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TIMARRON WEST UNIT 2 SUBDIVISION  
 (PLAT / SITE PLAN)

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 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/Qty                         | Type Improvement   | Location                    | From          | To            |
|----------------------------------|--|-----------------------------|---------------|---------------|
| <b><u>CENTERLINE ROADWAY</u></b> |  |                             |               |               |
| 27' F-F                          | RES PVG, C&G & 4' SW* (NORTH SIDE ONLY)  | RED ROBIN RD                | WEST BOUNDARY | CHUKAR DR     |
| 27' F-F                          | RES PVG, C&G & 4' SW* (EAST SIDE ONLY)   | CHUKAR DR                   | RED ROBIN RD  | TEAL RD       |
| 25' F-F                          | RES PVG, C&G (BOTH SIDES)  | RED ROBIN RD<br>STUB STREET | CHUKAR DR     | EAST TERMINUS |
| 25' F-F                          | RES PVG, C&G (BOTH SIDES)  | TEAL RD<br>STUB STREET      | CRANE DR      | WEST TERMINUS |
| 27' F-F                          | RES PVG, C&G & 4' SW* (EAST SIDE ONLY)   | CRANE DR                    | RED ROBIN RD  | TEAL RD       |
| 27' F-F                          | RES PVG, C&G & 4' SW* (EAST SIDE ONLY)   | FINCH DR                    | RED ROBIN RD  | TEAL RD       |
| 24.5' F-EXISTING                 | ART PVG, C&G (North) & 8' SW (NORTH SIDE ONLY)<br><b>MEANDERING AC PATHWAY</b> | DE VARGAS RD                | TIMARRON DR   | CERRILLOS RD  |
| 27' F-F                          | RES PVG, C&G & 4' SW* (SOUTH SIDE ONLY)  | TEAL RD                     | CRANE DR      | TIMARRON DR   |

*RB*  
3/29/99

*RB*  
3/29/99

**C&G Both Sides UNLESS OTHERWISE NOTED**  
 27' F-F with mountable curb maybe substituted with 28' F-F STD CURB.

| Size/Qty                                  | Type Improvement                      | Location  | From        | To          |
|---|---------------------------------------|-----------|-------------|-------------|
| <b><u>CENTERLINE ROADWAY (Cont'd)</u></b> |                                       |           |             |             |
| 6' WIDE<br>PCC                            | TEXTURED PEDESTRIAN<br>PATH/CROSSWALK | CHUKAR DR | HOA TRACT K | HOA TRACT B |
| 6' WIDE<br>PCC                            | TEXTURED PEDESTRIAN<br>PATH/CROSSWALK | FINCH DR  | HOA TRACT J | HOA TRACT K |
| 6' WIDE<br>PCC                            | TEXTURED PEDESTRIAN<br>PATH/CROSSWALK | CRANE DR  | HOA TRACT I | HOA TRACT J |

\* Sidewalks to be Deferred

~~\*\* Improvements to be Bonded~~

*ES 3/29/99*

Street Lights as Required per City DPM

**WATERLINE IMPROVEMENTS**

|        |   |              |                                 |  |
|--------|---|--------------|---------------------------------|--|
| 8" DIA | WATERLINE W/NEC<br>VALVES, FH'S, MJ'S<br>& RJ'S | RED ROBIN RD | WEST<br>TERMINUS                | EAST STUB<br>TERMINUS<br>(CONNECTION<br>TO UNIT I) |
| 6" DIA | WATERLINE W/NEC<br>VALVES, FH'S, MJ'S<br>& RJ'S | CHUKAR DR    | RED ROBIN<br>RD                 | TEAL RD  |
| 6" DIA | WATERLINE W/NEC<br>VALVES, FH'S, MJ'S<br>& RJ'S | FINCH DR     | RED ROBIN<br>RD                 | TEAL RD  |
| 8" DIA | WATERLINE W/NEC<br>VALVES, FH'S, MJ'S<br>& RJ'S | CRANE DR     | RED ROBIN<br>RD                 | TEAL RD  |
| 8" DIA | WATERLINE W/NEC<br>VALVES, FH'S, MJ'S<br>& RJ'S | TEAL RD      | WEST TERMINUS<br>(STUB @ CRANE) | TIMARRON DR  |

*ES 3/29/99*  
\* 24" DIA

*WATERLINE W/NEC  
VLV'S, FH'S, MJ'S & RJ'S*

*FINCH DR.*

*EX. OPEN SPACE  
TRAIL*

*DE VAREAS  
ROAD*

**SANITARY SEWER IMPROVEMENTS**

|        |  |              |                  |  |
|--------|--|--------------|------------------|--|
| 8" DIA | SANITARY SEWER<br>W/NEC MH'S<br>& SVCS | RED ROBIN RD | WEST<br>TERMINUS | EAST STUB<br>TERMINUS<br>(CONNECTION<br>TO UNIT I) |
| 8" DIA | SANITARY SEWER<br>W/NEC MH'S & SVCS    | CRANE DR     | RED ROBIN RD     | TEAL RD  |

*ES 3/29/99*

\* INCLUDES REM. & DISPOSAL OF EX 16" WATERLINE AND CONNECTION PER CITY UTILITIES DEVELOPMENT ENGINEER.

| <i>Size/Qty</i>                                    | <i>Type Improvement</i>                | <i>Location</i> | <i>From</i>                     | <i>To</i>   |
|--|--|-----------------|---------------------------------|-------------|
| <b><u>SANITARY SEWER IMPROVEMENTS (cont'd)</u></b> |  |                 |                                 |             |
| 8" DIA   | SANITARY SEWER<br>W/NEC MH'S<br>& SVCS | FINCH DR        | RED ROBIN RD                    | TEAL RD     |
| 8" DIA   | SANITARY SEWER<br>W/NEC MH'S<br>& SVCS | CHUKAR DR       | RED ROBIN RD                    | TEAL RD     |
| 8" DIA   | SANITARY SEWER<br>W/NEC MH'S<br>& SVCS | TEAL RD         | WEST TERMINUS<br>(STUB @ CRANE) | TIMARRON DR |

**DRAINAGE IMPROVEMENTS**

|             |  |  |                                     |  |
|-------------|--|--|-------------------------------------|--|
| 18"-36" RCP | STORM DRAIN                                      | DE VARGAS RD                             | CERRILLOS RD                        | LOT 122  |
| 18"-36" RCP | STORM DRAIN                                      | EASEMENT<br>LOT 122                      | DE VARGAS RD                        | TEAL RD/<br>CRANE DR   |
| 18"-36" RCP | STORM DRAIN                                      | CRANE DR                                 | TEAL RD                             | HOA TRACT I  |
|             | DESILTING/DETENTION<br>POND & INLET<br>STRUCTURE | TRACT 2, LANDS<br>OF GREVEY/<br>LIBERMAN | AT WEST<br>TERMINUS,<br>HOA TRACT I | N/A  |
|             | TEMPORARY<br>DIVERSION SWALE                     | TRACT 2, LANDS<br>OF GREVEY/<br>LIBERMAN | DE VARGAS RD                        | TRACT 4, UNIT 4<br>SUN TERRACE<br>SUBDIVISION,<br>SOUTH BOUNDARY |
| 42" RCP     | STORM DRAIN                                      | HOA TRACT I                              | WEST TERMINUS<br>(DESILTING POND)   | CRANE DR   |
| 42" RCP     | STORM DRAIN                                      | HOA TRACT J                              | CRANE DR                            | FINCH DR   |
| 48" RCP     | STORM DRAIN                                      | HOA TRACT K                              | FINCH DR                            | CHUKAR DR  |
| 18"-24" RCP | STORM DRAIN                                      | CHUKAR DR                                | HOA TRACT K                         | LOT 131/132  |

3/29/00  
 Storm Drain sizes ARE APPROXIMATE AND MAY INCREASE OR DECREASE  
 DEPENDING ON FINAL DESIGN, AS APPROVED BY CITY HYDROLOGIST.  
Storm Drain Includes Manholes & Catch Basins.

Grading and Drainage Certification is Required Prior to Release of Financial Guarantees.

Prepared by: [Signature] 2-24-99 [Signature] 3-29-99  
Print Name: RICK BELTRAMO, P.E. Date  
Firm: Bohannon Huston, Inc.

\*\*\*\*\*

Development Review Board Member Approval

[Signature] 3-30-99  
Transportation Development Date

[Signature] 3/30/99  
Utility Development Date

[Signature] 3-30-99  
Planning Section, CIP. Date

[Signature] 3-30-99  
City Engineer/AMAFCA Date

[Signature] 3/30/99  
DRB Chair Date  
Development Services