

ORIGINAL

12/8/99 *me*

EXHIBIT A (REVISED 11/30/99)
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
ELDORADO PARK SUBDIVISION

DRB Case No.: 99-210 / S-99-91
DRC Project No.: _____
Prelim. Plat Approved: 9-22-99
Prelim Plat Expires: 9-22-00
Site Plan Approved: _____
Date Submitted: _____

This Infrastructure List SUPERCEDES Inf. List. signed 9-22-99

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and Agent/Owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

<u>SIZE</u>	<u>PAVING IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
36' f-f	Coll. Pvmnt, std. C & G & 4' Sdwk, Both sides	Demi Road	98th Street	Hartman Dr.
27' f-f	Res. Pvmnt, roll C & G & *4' Sdwk, Both sides	Hartman Drive	Demi Road	Tristani Road
27' f-f	Res. Pvmnt, roll C & G & *4' Sdwk, Both sides	Tristani Road	Hartman Dr	Dean Drive
28' f-f	Res. Pvmnt, std. C & G & *4' Sdwk, Both sides	Dean Drive	Tristani Rd.	S. line Lot 29
27' f-f	Res. Pvmnt, roll C & G & *4' Sdwk, Both sides	Rowen Rd.	Dean Drive	W. line Lot 33
27' f-f	Res. Pvmnt, std. C & G & *4' Sdwk, Both sides	Rowen Rd	Dean Drive	E. line Lot 27
N/A D	Res. Street lights per dpm, Temp turn lane			

- Sidewalk Deferral

<u>SIZE</u>	<u>WATER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
6 inch	**	Demi Rd.	98th Street	Hartman Dr.
6 inch	**	Tristani Road	Hartman Dr.	Dean Dr.
6 inch	**	Hartman Dr.	Demi Road	Tristani Rd
6 inch	**	Dean Dr.	Tristani Rd.	Unit I S. Limit
6 inch	**	Rowen Rd	Unit I W. Limits	94th Street
8 inch	**	94th Street	Rowen Road	Tower Road
8 inch(#1)	**	94th Street	Rowen Road	Eucariz Road

** Water includes distribution main with lot service, hydrants, and appurtenances.

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<u>SIZE</u>	<u>SANITARY SEWER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>8 inch</u>	<u>***</u>	<u>Hartman Dr.</u>	<u>Demi Rd</u>	<u>Tristani Road</u>
<u>8 inch</u>	<u>***</u>	<u>Tristani Road</u>	<u>Hartman Dr.</u>	<u>Dean Dr.</u>
<u>8 inch</u>	<u>***</u>	<u>Dean Dr.</u>	<u>Tristani Rd</u>	<u>Unit I S. Limit</u>
<u>8 inch</u>	<u>***</u>	<u>Rowen Rd.</u>	<u>Unit I W.Limit</u>	<u>94 Street</u>
<u>8 inch</u>	<u>***</u>	<u>94th Street</u>	<u>Rowen Rd.</u>	<u>Tower Road</u>
<u>8 inch (#1)</u>	<u>***</u>	<u>94th Street</u>	<u>Rowen Road</u>	<u>Eucariz Road</u>

#1 These items are to be deferred until construction of Unit 2, Eldorado Park Subdivision.

STORM SEWER IMPROVEMENT
Temp. Retention Pond w/ emergency spillway,
agreement & covenant for public drainage easement

LOCATION
Drainage Easement and Temporary Ponding Easement
within, Tracts 27A, Tower West and Tracts 23, 24 25 and 26,
Unit 2, Town of Atrisco Grant

<u>SIZE</u>	<u>STORM SEWER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>SAD Storm</u> <u>Sewer 42" - 54"</u>	<u>RCP, including MH and Inlets</u>	<u>94th Street</u>	<u>Rowen Rd</u>	<u>Tower Road</u>
<u>21" - 42"</u>	<u>RCP, including MH and Inlets and appurtenances</u>	<u>Rowen Road</u>	<u>Dean Drive</u>	<u>94th Street</u>
<u>48 inch</u>	<u>CMP Temp Pipe</u>	<u>Ten West</u>	<u>94th Street</u>	<u>Retention Pond</u>
<u>SAD Storm Drain (#1)</u> <u>36"</u>	<u>RCP, including Manholes</u>	<u>94th Street</u>	<u>Rowan Road</u>	<u>Eucariz Road</u>

*** Sewer includes trunkline with lot service, manholes, and appurtenances.

SAD Storm Drain (#1) Item deferred until construction of Unit 2.

SAD Storm Sewer The storm sewer within 94th Street is an integral part of Special Assessment District 222 which is being built by the Developer as part of the subdivision. The Developer will provide a regular Procedure "B" Agreement for the Special Assessment District Storm Drain Improvements to be built in 94th Street. When the Storm Drain Improvements in 94th Street are constructed, the Developer will receive a reduction of the Special Assessment District Storm Drainage Assessment upon written authorization from the Special Assessment District Engineer.

Grading and Drainage Plan Certification for each Unit shall be obtained prior to release of financial guarantees.

SPECIAL ASSESSMENT DISTRICT 222 PORTION OF INFRASTRUCTURE LIST

98th Street Portion Only (items marked #2)

The Special Assessment District 222 infrastructure in 98th Street will have a Procedure "B" Modified Agreement. The cost of the 98th Street improvements for the Procedure "B" Modified Agreement will be determined by the Project Engineer's Estimate as approved by the DRC Chairman. Construction under the Procedure "B" Modified Agreement shall be deferred pending City Council approval of Resolution 5, but in no event shall construction be deferred more than 2 years unless extended by Development Review Board approval. If the Special Assessment District passes Resolution 5 then the Procedure "B" Modified Agreement will be converted to cash in the amount of the assessment levied against the property and a cashier's check will be remitted by Developer to the Special Assessment District account and the Procedure "B" Modified Agreement and related financial guarantee released. If the Special Assessment District Resolution 5 is not passed then the Developer shall construct the required improvements in 98th Street pursuant to the Procedure "B" Modified Agreement.

<u>SIZE</u>	<u>PAVING IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
29' F-F (#2)	Arterial paving	N. bound 98 th Street	N. line of Unit 1	S line Unit 1
(#2)	Standard Curb & Gutter (east side)	In 98 th Street	N. line of Unit 1	S line Unit 1
6' (#2)	Sidewalks (east side)	In 98 th Street	N. line of Unit 1	S line Unit 1
(#2)	Median Curb asphalt concrete (west side)	N. bound 98 th Street	N. line of Unit 1	S line Unit 1
(#2)	Median Opening & Holding Lane	98 th Street	@ Demi Road	

<u>SIZE</u>	<u>WATER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
(#2)	Fire Hydrant	In 98 th Street		

<u>SIZE</u>	<u>SANITARY SEWER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
(#2)	NO SEWER REQUIRED			

<u>SIZE</u>	<u>STORM SEWER IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
54 inch(#2)	RCP	In 98 th Street	N. line of Unit 1	S line Unit 1

SPECIAL ASSESSMENT DISTRICT 222 STORM DRAINAGE SYSTEM

Assessments based on Area (item marked #3)

The developer is guaranteeing its proportional SAD 222 Storm Drainage Assessment by placing a separate Procedure "B" Modified Agreement for the remote offsite improvements including the pond right-of-way and major storm sewer trunk lines. The assessment is calculated based on proportionate acreage of the entire drainage basin. The amount of the financial guarantee for the Storm Drainage System Assessment for the Procedure "B" Modified Agreement will be provided by the Special Assessment District Engineer. The form of Financial Guarantee shall be a Irrevocable Letter of Credit in the form that allows the City to call on the Irrevocable Letter of Credit in the event Resolution 5 is passed. If the Special Assessment District Passes Resolution 5 then the Procedure "B" Modified Agreement will be converted to cash in the amount of the assessment levied against the property and a cashier's check will be remitted by Developer to the Special Assessment District account and this Procedure "B" Modified Agreement and related financial guarantee

released. If the Special Assessment District 222 Resolution 5 is not passed then the Procedure "B" Modified Agreement and related financial guaranty will be released.

ORIGINAL
STORM DRAINAGE SYSTEM IMPROVEMENTS
(#3) 8.0734 ACRES being all of Unit I. The value of the assessment will be determined by the Special Assessment District Engineer and submitted to the DRC Chairman prior to final plat approval.

Agent/Owner Name: Frank E. White Ten West LLC
Tower West Limited Partnership
Firm: Southwest Surveying Co. Inc.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12-08-99 Transportation Dev. Date
Roger [Signature] 12/8/99 Utility Dev. Date
Edward A. [Signature] 12-8-99 Parks & Recreation Date
Bradley L. Bingham 12/8/99 City Engineer Date
[Signature] 12/8/99 AMAFCA Date
[Signature] 12/8/99 DRB Chair Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT.	AGENT/OWNER
1				
2				

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