

ORIGINAL

Project No. 1000493
 Application No. 00410-00000-01765
 Prelim. Plat Approved: 2/7/01
 Prelim. Plat Expires: 2/7/02
 Site Plan Approved: 2/7/01
 Date Submitted: 12/22/00
 Revised: 02/05/01
~~A 12/20/01 Revised GLD~~
 A 8-8-02

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB)
REQUIRED INFRASTRUCTURE LIST
 PROJECT NO. 1000493
 TRACT E-1, MARIAN ROCCO SUBDIVISION
 BEING REPLATTED AS

COTTONWOOD TRAILS - PLAT & SITE PLAN

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>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
10" A **	Waterline	Coors Trail NW & Open Space Easement	420 LF So. of SE Subdivision Corner	Bosque Meadows Rd NW
3 each	Parallel Parking Spaces	COORS TRAIL	S.E CORNER TR. B	Santo Lina Place
1 each	Lift Station & Force Main w/AGRM'T & COVER.	Open Space Tract A & TRACT B	Coors Trail NW	Corrales Main Canal
1 each	Drainage Pond (2.3 AF)	TRACT "A & B"	Southerly Portion	
8"	Waterline	Santo Lina Pl NW	Coors Trail NW	Salt Cedar Trail NW
8"	Sanitary Sewer	"	"	West Terminus @ Lot 1
A 28' F-F	Residential Paving	"	Lot 17	"
Std	Curb & Gutter (BOTH SIDES)	"	"	"
A 4' F-F	Gravel Sidewalk (one-side) BOTH SIDES	"	"	"
20' F-F 28'	PCC Drainage Rundown	"	South Terminus	Open Space Tract TRACT B
6"	Waterline	"	Salt Cedar Trail	West Lot 1
A 40' F-F	Residential Paving	"	Coors Trail	Lot 17
Std	Curb & Gutter (Both Sides)	"	"	"

6"	Waterline	River Willow Trail NW	Santo Lina Pl NW	Salt Cedar Trail NW
8"	Sanitary Sewer	"	"	"
28' F-F	Residential Paving	"	"	"
Std	Curb & Gutter (BOTH SIDES)	"	"	"
4' ***	Gravel Sidewalk (one side) (BOTH SIDES)	"	"	"
6"	Waterline	Salt Cedar Trail NW	River Willow Trail NW	Santo Lina Pl NW
8"	Sanitary Sewer	"	"	So. PL-Lot 39
28' F-F	Residential Paving	"	"	Santo Lina Pl NW
Std	Curb & Gutter (BOTH SIDES)	"	"	Eagle Ranch Rd NW
42' F-F	Residential Paving	"	Santo Lina Pl NW	Eagle Ranch Rd NW
8"	Waterline	"	"	"
4' ***	Gravel Sidewalk (one side) ONLY @ CTR.	"	"	"
850 lf 800	Containment Berm OR CONTAINMENT WALL PER AMAFCA APPROVAL (REQ'D)	Corrales Main Canal	Eagle Ranch Rd NW	850 lf So. of Corrales Main Canal

~~850 lf 800~~ TRAIL (10' WIDE)

 8" SANITARY SEWER 20' PUBLIC GAS CASSEMENT NO. R2 LOT 60 SO. R2 LOT 62

provide connections from subdivision to Corrales Main Canal
 MISCELLANEOUS Trail connection to be a "C modified" per agreement w/ Matt Schmauder
 #85000

Street lighting per DPM.

Roadways: all interior roads are private.

Grading: Certification per DPM (prior to release of financial guarantees). To include private retaining walls as required on the approved Grading Plan.

Drainage: All storm drainage improvements to include lift station, force main, canal connection and other appurtenances per DPM and final DRC approved plans. Storm drainage improvements and location are approximate and may vary based on final design calculations as approved by the City Hydrologist and/or AMAFCA prior to work order.

Utilities: All water to include fire hydrants, valves, and appurtenances per DPM.

* Sidewalk Waiver per EPC approved Site Development Plan Agreement.

*** sidewalks are deferred

Prepared By: Fred C. Arfman Date 02.07.01
 Fred C. Arfman, PE
 Isaacson & Arfman, P.A.

** Water line to be installed by City Open Space under separate agreement - Cottonwood Trails Sblu. cannot be accepted until line is installed - Cottonwood Trails To execute a procedure "C mod" for \$18,817.78 per letter dated Nov 14 2001. FA 11.21.01 11/20/01

Development Review Board Member Approvals

[Signature]
 Transportation Development Division

2-07-01
 Date

[Signature]
 Utility Development Division

2/7/01
 Date

[Signature]
 Parks & Recreation Department

2-07-01
 Date

[Signature]
 City Engineer

2/7/01
 Date

[Signature]
 AMAFCA

2/7/01
 Date

[Signature]
 DRB Chair

2/7/01
 Date

DATE the improvements need to be accept by City FEB 7, 2003

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT.	AGENT/OWNER
1	11/19/01	[Signature]	Roger Green	Fred C. Aufmann
2	11-21-01	[Signature]	[Signature]	Fred C. Aufmann
3	12/20/01	[Signature]	[Signature]	Governors Dept
4	2/5/02	[Signature]	[Signature]	Fred C. Aufmann
5	8-8-02	[Signature]	[Signature]	Fred C. Aufmann
6	9-11-02	[Signature]	KB for Mat Schmedel	Ed E. [Signature]

Trail Deferred - item to be filed with SIA procedure B Mod.
 Developer responsible for obtaining MRG-CD License Agreement in City's name & Constructing trail or having trail removed from Site plan & Infrastructure list thru EPC/DRB.

EXHIBIT A (CITY 1/30/01)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING FOR PLAT/SITE
DEVELOPMENT SIGN-OFF

COTTONWOOD TRAILS SUBD.
 (NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN)

DRB Case No.: 1000493
 DRC Project No.: _____
 Prelim. Plat Approved: 2-07-01
 Prelim. Plat Expires: 2-07-02
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<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>10"</u>	<u>WATERLINE</u>	<u>TR. C-1, ROBBERSON RANCH SUBD.</u>	<u>SE CORNER</u>	<u>E. TERMINUS</u>
_____	_____	_____	<u>TR. C, MARAN</u>	<u>BOSQUE MEADOWS</u>
_____	_____	_____	<u>ROCCO SUBD.</u>	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

~~ASSISTANT SUPERINTENDENT~~

By signing below, I MATTHEW F. SCHMADER ~~Assistant Superintendent~~ Director of OPEN SPACE DIVISION for the City of Albuquerque, recognize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within this department's budget. These improvements listed above will be constructed ~~within 6 months after written~~ * ~~notification from the City Engineer.~~ The estimated dollar amount for these improvements are \$54,437.79). A copy of the certified engineer's estimate must accompany this infrastructure list.

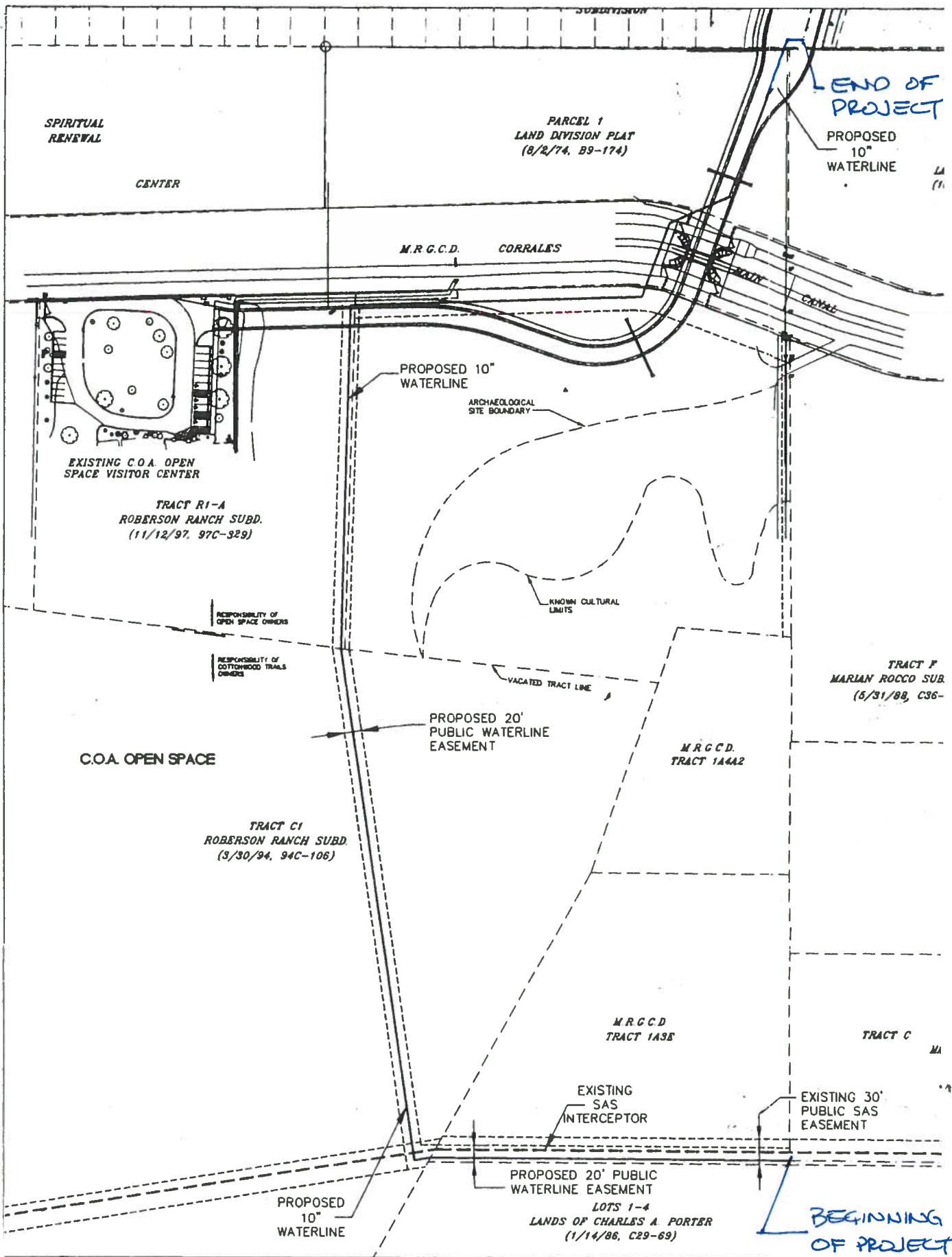
Signed By: [Signature]
 Print Name: MATTHEW F. SCHMADER
 Dept/Division: PARKS & REC- OPEN SPACE DIVISION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<u>[Signature]</u> Traffic Date	<u>Roger A Green</u> 11/19/01 Utility Dev. Date	<u>Adrienne E. Cardenas</u> 11/19/01 Parks & Rec. Date
<u>Bradley B. Byles</u> 11/19/01 City Engineer Date	<u>N/A</u> AMAFCA Date	<u>[Signature]</u> 11/20/01 DRB Chairman Date

cc: Lawrence Rael, CAO
 Arlene Portillo, PWD
 Pat Montoya, CIP
 Kevin Curran, Legal
 Becky Snapka, Budget
 DRC Project File _____
 674781

* BY NOVEMBER 21, 2002, THE CONSTRUCTION DEADLINE DATE



OFFSITE UTILITY CONNECTION

SCALE: 1"=100'



**COTTONWOOD TRAILS SUBDIVISION
OFFSITE WATERLINE COST ESTIMATE
11/05/01**

JOB NO 1147

ITEM NO	DESCRIPTION	UNITS	ESTIMATED QUANTITY	SUNDANCE ESTIMATED UNIT PRICE	SUNDANCE ESTIMATED AMOUNT	CITY ESTIMATED UNIT PRICE	CITY ESTIMATED AMOUNT
I. GARRETT GROUP, INC PORTION							
A. OFFSITE WATERLINE							
801.004	10" WL PIPE, w/o FIT	LF	1108	\$ 11.00	\$ 12,188.00	\$ 16.54	\$ 18,326.32
801.059	NON PRESS CONN, w/FIT, WL	EA	1	\$ 697.48	\$ 697.48	\$ 487.02	\$ 487.02
801.065	DI FIT, MJ, 4"-14", WL	LB	190	\$ 1.76	\$ 334.40	\$ 2.03	\$ 385.70
801.083	10" GATE VLV	EA	2	\$ 1,032.57	\$ 2,065.14	\$ 793.51	\$ 1,587.02
801.106	VLV BOX B	EA	2	\$ 317.64	\$ 635.28	\$ 237.61	\$ 475.22
801.151	MJ REST GLND, 10"-12"	EA	6	\$ 85.24	\$ 511.44	\$ 103.58	\$ 621.48
801.157	JNT REST HRNSS, 10"-12"	EA	10	\$ 143.91	\$ 1,439.10	\$ 163.72	\$ 1,637.20
Subtotal Offsite Water					\$ 17,870.84		\$ 23,519.96
B. FEES							
	ALS Survey	LS	1		\$ -		\$ -
	Geotechnical Report	LS	1		\$ -		\$ -
	I&A Design Fees	LS	1		\$ 2,400.00		\$ 2,400.00
	COA Work Order Engr Fees*	3.25%			\$ 580.80		\$ 764.40
	Geotechnical Testing	3%			\$ 536.13		\$ 705.60
	I&A Inspection	3%			\$ 506.10		\$ 787.02
	I&A Construction Management	3%			\$ 536.13		\$ -
	Construction Survey	3%			\$ 446.77		\$ 588.00
Subtotal Fees					\$ 6,085.95		\$ 2,845.92
C. MISCELLANEOUS ITEMS							
	Stanley Zuris Easement	50%		\$ 20,000.00	\$ 10,000.00	\$ 20,000.00	\$ 10,000.00
	Extra Ordinary Facilities Approval	50%		\$ 3,085.18	\$ 1,542.59	\$ 3,085.18	\$ 1,542.59
Subtotal Miscellaneous Items					\$ 11,542.59		\$ 11,542.59
D. NMGR		5.81%		\$ 22,325.99	\$ 1,897.70	\$ 25,601.48	\$ 1,488.00
TOTAL GARRETT GROUP INC. PORTION					\$ 35,747.00		\$ 38,996.55
II. CITY OF ALBUQUERQUE PORTION							
A. OFFSITE WATER LINE							
801.004	10" WL PIPE, w/o FIT	LF	1107	\$ 11.00	\$ 12,177.00	\$ 16.54	\$ 18,309.78
801.059	NON PRESS CONN, w/FIT, WL	EA	1	\$ 697.48	\$ 697.48	\$ 487.02	\$ 487.02
801.065	DI FIT, MJ, 4"-14", WL	LB	970	\$ 1.76	\$ 1,707.20	\$ 1.98	\$ 1,920.60
801.083	10" GATE VLV	EA	1	\$ 1,032.57	\$ 1,032.57	\$ 799.01	\$ 799.01
801.106	VLV BOX B	EA	1	\$ 317.64	\$ 317.64	\$ 237.61	\$ 237.61
801.151	MJ REST GLND, 10"-12"	EA	20	\$ 85.24	\$ 1,704.80	\$ 98.06	\$ 1,961.20
801.157	JNT REST HRNSS, 10"-12"	EA	9	\$ 143.91	\$ 1,295.19	\$ 175.29	\$ 1,577.61
701.050	18" STEEL ENCASING PIPE*	LF	38	\$ 150.00	\$ 5,625.00	\$ 150.00	\$ 5,625.00
Subtotal Water					\$ 24,550.80		\$ 30,917.83
B. FEES							
	ALS Survey	LS	1		\$ -		\$ -
	Geotechnical Report	LS	1		\$ -		\$ -
	I&A Design Fees	LS	1		\$ 4,800.00		\$ 4,800.00
	COA Work Order Engr Fees*	3.25%			\$ 708.10		\$ 764.40
	Geotechnical Testing	3%			\$ 706.71		\$ 705.60
	I&A Inspection	3%			\$ 706.71		\$ 787.02
	I&A Construction Management	3%	1		\$ 706.71		\$ -
	Construction Survey	3%			\$ 619.92		\$ 588.00
Subtotal Fees					\$ 8,422.14		\$ 2,845.92
C. MISCELLANEOUS ITEMS							
	Stanley Zuris Easement	50%		\$ 20,000.00	\$ 10,000.00	\$ 20,000.00	\$ 10,000.00
	Extra Ordinary Facilities Approval	50%		\$ 3,085.18	\$ 1,542.59	\$ 3,085.18	\$ 1,542.59
Subtotal Miscellaneous Items					\$ 11,542.59		\$ 11,542.59
D. NMGR		5.81%		\$ 32,180.92	\$ 1,870.52	\$ 32,990.35	\$ 1,918.00
TOTAL CITY OF ALBUQUERQUE PORTION					\$ 46,992.10		\$ 47,224.42
TOTAL OFFSITE WATER LINE COST					\$ 82,739.10		\$ 86,220.97