

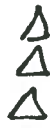
ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.: _____
Prelim. Plat Approved: 3/7/01
Prelim. Plat Expires: 3/7/02
Site Plan Approved: N/A

Date Submitted: 3/7/2001



A 12-7-01
12-10-02

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 the project acceptance and close out by the City.

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
UNIT 4A				
<u>PAVING</u>				
24' FE	Major Local Paving Std C & G (E 1/2 section) 4' Sidewalk (east side only)	Mustang Ridge Dr	Gibson Blvd	S. Boundary of Unit 4A
26' FF	Residential Pvmt Roll Curb 4' Sidewalk (both sides) ⁽²⁾	Bay Mare Ave <i>(Includes 24' F-F Stub Street)</i>	Mustang Ridge Dr	North Wind Dr
26' FF	Residential Pvmt Roll Curb 4' Sidewalk (both sides) ⁽²⁾	Winter Sage Rd	Mustang Ridge Dr	North Wind Dr
26' FF	Residential Pvmt Std C & G 4' Sidewalk (both sides) ⁽²⁾	Fence Post Rd	Mustang Ridge Dr	North Wind Dr
26' FF	Residential Pvmt Roll Curb 4' Sidewalk (both sides) ⁽²⁾	Spotted Pony Ave	Mustang Ridge Dr	North Wind Dr
28' FF	Residential Pvmt Roll Curb 4' Sidewalk (both sides) ⁽²⁾	Black Stallion Rd	Mustang Ridge Dr	North Wind Dr

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.: _____
Prelim. Plat Approved: _____
Prelim. Plat Expires: _____
Site Plan Approved: _____

Date Submitted: 3/7/2001

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
25' 31' FF	Arterial Pvmt Std C & G (S side) 6' Sidewalk (S Side) Extruded Conc. Curb (median)	Gibson Blvd	Mustang Ridge Dr	Unser Blvd.
25' 31' FF	Arterial Pvmt Std C & G (W side) 6' Sidewalk (W Side) Extruded Conc. Curb (median) May be Deferred to Unit 4B	Unser Blvd ⁽⁴⁾	Gibson Blvd.	S. Boundary of Unit 4A
26' FF	Residential Pvmt Roll Curb ⁽³⁾ 4' Sidewalk ⁽²⁾ (Both sides)	North Wind Dr	Bay Mare Ave *includes 24' F-F Stub Streets	Black Stallion Rd
4'	Sidewalk ⁽²⁾ (east side)	Lot 9, Block 13	Bay Mare Ave. stub	Gibson Blvd.
4'	Sidewalk ⁽²⁾ (east side)	Lot 34, Block 13	North Wind Dr. stub	Lot 35, Block 13

* Street lights as per COA DPM.

WATER

8"	Waterline	Bay Mare stub street	North Wind Dr	Exist 16" WL, E. Boundary
6"	Waterline	Mustang Ridge Drive	Bay Mare Ave	S. Boundary, Unit 4A
6"	Waterline	Bay Mare Ave	Mustang Ridge Dr	North Wind Dr
6"	Waterline	Winter Sage Rd	Mustang Ridge Dr	North Wind Dr
6"	Waterline	Fence Post Rd	Mustang Ridge Dr	North Wind Dr
6"	Waterline	Spotted Pony Ave	Mustang Ridge Dr	North Wind Dr
6"	Waterline	Black Stallion Rd	Mustang Ridge Dr	North Wind Dr
6"	Waterline	North Wind Dr	Bay Mare Ave	Black Stallion Rd
12"	Well Line	Remove and Replace in Gibson		

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.: _____
Prelim. Plat Approved: _____
Prelim. Plat Expires: _____
Site Plan Approved: _____

Date Submitted: 3/7/2001

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>SANITARY SEWER</u>				
8"	Sanitary Sewer	Bay Mare Ave	Mustang Ridge Dr	North Wind Dr
8"	Sanitary Sewer	Winter Sage Rd	Mustang Ridge Dr	North Wind Dr
8"	Sanitary Sewer	Fence Post Rd	Mustang Ridge Dr	North Wind Dr
8"	Sanitary Sewer	Spotted Pony Ave	Mustang Ridge Dr	North Wind Dr
8"	Sanitary Sewer	Black Stallion Rd	Mustang Ridge Dr	North Wind Dr
8"	Sanitary Sewer	North Wind Dr & Summer Sage Dr	Bay Mare Ave	Trotter Rd
8"	Sanitary Sewer	Trotter Rd stub street	Summer Sage Dr	Unser Blvd
8"	Sanitary Sewer	Unser Blvd	Trotter Rd stub street	Blake Rd
8"	Sanitary Sewer	Blake Rd	Unser Blvd	exist manhole
<u>STORM DRAINAGE</u>				
24"	Storm Sewer	Unser Blvd.	Gibson Blvd.	Existing 42" Outlet Pipe From Unser/Gibson Pond
18"-24"	Storm Sewer	Fence Post Rd	Mustang Ridge Dr	North Wind Dr
24"-48"	Storm Sewer w/ conc apron @ outlet	25' Public Drain Esmt	North Wind Dr	public pond Gibson/Unser
12' ac/ft	Public Pond	SW corner of Unser & Gibson		

Engineer's Certification of Private Grading and Drainage. Not to be financially guaranteed.

42" Storm Drain Removal Limits to be determined at DRC.

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.:
Prelim. Plat Approved:
Prelim. Plat Expires:
Site Plan Approved:

Date Submitted: 3/7/2001

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
UNIT 4B				
PAVING				
24' FE ●	Major Local Paving (Std C & G, E 1/2 Section) 4' Sidewalk (east side only)	Mustang Ridge Dr	N. Boundary, Unit 4B	Blake Rd
28' FF	Residential Pvmnt Roll C & G ⁽³⁾ 4' Sidewalk (both sides) ⁽²⁾	Stony Creek Ave	Mustang Ridge Dr	Summer Sage Dr
28' FF	Residential Pvmnt Roll C & G ⁽³⁾ 4' Sidewalk (both sides) ⁽²⁾	Spring Sage Ave	Mustang Ridge Dr	Summer Sage Dr
28' FF	Residential Pvmnt Roll C & G ⁽³⁾ 4' Sidewalk (both sides) ⁽²⁾	Trotter Rd	Mustang Ridge Dr	Summer Sage Dr
		<i>* includes 25' F-F Stub Street, 4' sidewalk (south side)</i>		
26' FF	Residential Pvmnt Roll C & G ⁽³⁾ 4' Sidewalk (both sides) ⁽²⁾	Summer Sage	Stony Creek Ave	Trotter Rd
		<i>* includes 24' F-F Stub Street, 4' sidewalk (East side)</i>		
24' FE	Collector Pvmnt Std C & G (N Side) 4' Sidewalk (N Side)	Blake Rd	Mustang Ridge Dr	Unser Blvd
25 31 FF	Arterial Pvmnt (W side) 6' Sidewalk (W side) Std C & G & Extr Conc Median Curb	Unser Blvd	<i>Gibson Blvd</i> N Boundary, Unit 4B	Blake Rd
4'	Sidewalk	Pedestrian Esmt Lot 35, Block 13	Summer Sage Dr. Stub	Lot 34, Block 13
4'	Sidewalk	Pedestrian Esmt Lot 48, Block 13	Trotter Rd. stub	Unser Blvd.

* Street lights as per COA DPM.

~~25' FF Arter~~

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.:
Prelim. Plat Approved:
Prelim. Plat Expires:
Site Plan Approved:

Date Submitted: 3/7/2001

2-19-03 DATE
Roger Khan USER DPT
Blake DRC
Mull Agency

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
WATER				
6"	Waterline	Mustang Ridge Dr	N Boundary, Unit 4B	Trotter Rd
8"	Waterline	Mustang Ridge Dr	Trotter Rd	Blake Rd
6"	Waterline	Stony Creek Ave	Mustang Ridge Dr	Summer Sage Dr
6"	Waterline	Spring Sage Ave	Mustang Ridge Dr	Summer Sage Dr
8"	Waterline	Trotter Rd	Mustang Ridge Dr	Summer Sage Dr
12"	Waterline	Barbados/Stampede	Gibson	Bay Mare Easement
6"	Waterline	Bay Mare Easement	Barbados	Mustang Ridge
6"	Waterline	Summer Sage Dr	Black Stallion Rd	Trotter Rd
SANITARY SEWER				
8"	Sanitary Sewer	Stony Creek Ave	Mustang Ridge Dr	Summer Sage Dr
8"	Sanitary Sewer	Spring Sage Ave	Mustang Ridge Dr	Summer Sage Dr
8"	Sanitary Sewer	Trotter Rd	Mustang Ridge Dr	Summer Sage Dr
STORM DRAINAGE				
18"-48"	Storm Sewer	Trotter Rd stub street	Summer Sage Dr	Unser Blvd
18"-48"	Storm Sewer	Unser Blvd	Trotter Rd stub street	Amole Channel
5 ac/ft	temporary retention pond	southwest corner of Unser and Blake with Easement, Agreement and Covenant.		Temp. retention pond S of Blake

Bo. 14 with 5A
DRC 1001918

Engineer's Certification of Private Grading and Drainage. Not to be financially guaranteed.

ORIGINAL

**EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)**

El Rancho Grande I, Units 4A & 4B
(NAME and UNIT OF SUBDIVISION)

Project No.: 1000883
D.R.B. Project No.: _____
Prelim. Plat Approved: _____
Prelim. Plat Expires: _____
Site Plan Approved: _____

Date Submitted: 3/7/2001

~~(1) Mustang Ridge Drive will have 32' FF flaring to 40' FF within 150' of Gibson Blvd and will have a 10' asphalt trail on one side only (west side) and will have "No Parking" signs.~~

(2) Deferred

(3) Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.

(4) Unser construction adjacent to the public pond (ie...about 1000' south of Gibson) is in lieu of consideration for traffic signals at the intersection of Unser/Gibson and Unser/Blake for both this project and for El Rancho Grande Units 1, 2 and 3, DRB #1000181 and in lieu of the \$39,900 paid for the pond at the intersection of Gibson and Unser, to be refunded from the City to the Developer.

to be released (\$114,900.00)

financially guaranteed

Stormdrain to include manholes, inlets, riprap and outfall.

Water infrastructure to include valves, fittings, valve boxes and fire hydrants.

Sanitary sewer to include manholes and service connections.

Street lights per DPM.

Signature: *James D. Hughes*
Agent/Owner Print Name: James D. Hughes, PE
Firm: Mark Goodwin & Associates, PA

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

TK Deane 3-07-01 *Roger A. Shear* 3/7/01 *Adrienne E. Cardenas* 3/7/01
Transportation Dev. Date Utility Dev. Date Parks & Recreation Date
_____ _____ *James D. Hughes* 3/7/01 *Janet* 3/7/01
Date Engineer/AMAFCA Date DRB Chairman Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
①	5-10-01	<i>Janet</i>	<i>Mark Goodwin & Associates</i>	<i>James D. Hughes</i>
②	5-16-01	<i>Janet</i>	<i>Mark Goodwin & Associates</i>	<i>James D. Hughes</i>
⚠	9-19-01	<i>Janet</i>	<i>Mark Goodwin & Associates</i>	<i>James D. Hughes</i>
⚠	12-7-01	<i>Janet</i>	<i>Brad L. Bish</i>	<i>James D. Hughes</i>
⚠	2-5-02	<i>Janet</i>	<i>Mark Goodwin & Associates</i>	<i>James D. Hughes</i>

① changed 31' FF to 25' FF on Gibson Blvd
12-10-02 *K. B. ...* *Brad L. Bish* *Beal* Page 6 of 6



*City of Albuquerque
Parks and Recreation Department
Park Planning & Design*

September 12, 2002

Bo Johnson
Curb, Inc.
6301 Indian School Road N.E.
Albuquerque, NM 87109

Dear Bo,

Theresa Baca and I have reviewed your request to eliminate the requirement of a pedestrian access to Unser (located just north of Blake Rd) from the El Rancho Grande 1 Unit 4B Subdivision. We feel that the access is not appropriate due to the steep grades. We concur with your request to eliminate this connection.

If you have any questions please feel free to contact me at 768-5328.

Sincerely,

Christina Sandoval
Parks and Recreation Department

cc: Theresa Baca, Associate Trails Coordinator, Parks and Recreation
File