Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: April 24, 2015
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002739
DRB Application No.:_____

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

Anderson Heights Unit 4 And Site Development Plan
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcels 4 and 6, Anderson Heights Unit 9
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		26' FF	Perm Pvmt (Access)	Cirque Peak Way (2)	Eagle Peak Trail	Bord Peak Trail	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)				/	/	/
		26' FF	Perm Pvmt (Access)	Eagle Peak Trail (2)	Costilla Peak Way	Cirque Peak Way	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)				/	/	/
		4'	Sidewalk (east side)				/	/	/
		26' FF	Perm Pvmt (Access)	Costilla Peak Way (2)	Eagle Peak Trail	Bord Peak Trail	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)				/	/	/
		28' FF	Perm Pvmt (Access)	Bord Peak Trail	Cirque Peak Way	Costilla Peak Way	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)				/	/	/
		4'	Sidewalk (west side)	Tract G			/	/	/
		28' FF	Perm Pvmt (Normal Local)	Bord Peak Trail	Costilla Peak Way	Hawkins Peak Way	/	/	/
			C&G both sides						
		4'	Sidewalks (both sides)	Tract D, Tract H, Tract VV, Tract C			/	/	/
		26' FF	Perm Pvmt (Access)	Bord Peak Trail	Hawkins Peak Way	Banner Peak Way	/	/	/
			C&G both sides						
		4'	Sidewalks (both sides) (1)				/	/	/
		4'	Sidewalks	Tract R, Tract S			/	/	/

26' FF	Perm Pvmt (Access)	Diamond Peak Way	Bord Peak Trail	Deer Horn Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (north side) (1)				/	/	/
4'	Sidewalk (south side)				/	/	/
56 FF'	Perm Pvmt (Normal Local) (9)	Barrow Way	118th Street	Bord Peak Trail	/	/	/
12'	Median (Varies) & Turnaround				/	/	/
	C&G (both sides)						
6'	Sidewalk (both sides)				/	/	/
28' FF	Perm Pvmt (Access)	Hawkins Peak Way	Bord Peak Trail	Deer Horn Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (north side)				/	/	/
4'	Sidewalk (south side) (1)						
26' FF	Perm Pvmt (Access)	Hawkins Peak Way (2)	Adams Peak Trail	Bord Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides)	Tract C, Tract R			/	/	/
26' FF	Perm Pvmt (Access)	Adams Peak Trail (2)	Hawkins Peak Way	Banner Peak Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)						
26' FF	Perm Pvmt (Access)	Banner Peak Way (2)	Adams Peak Trail	Bord Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (south side) (1)						
4'	Sidewalk (north side)	Tract S			/	/	/
26'	Perm Pvmt (Normal Local)	Crag Peak Way (2)	Deer Horn Peak Trail	Emerald Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (Northside) (1)				/	/	/
4'	Sidewalk (both sides)	Tract M, Tract L			/	/	/
28'	Perm Pvmt (Access)	Crag Peak Way	Emerald Peak Trail	Tyler Peak Trail	/	/	/
	C & G (both sides)						
4'	Sidewalk (both sides)	Tract Z, Tract Y			/	/	/
26'	Perm Pvmt (Access)	Deer Horn Peak Trail (2)	Crag Peak Way	Basin Peak Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (west side)	Tract VV, Tract I			/	/	/
4'	Sidewalks (both sides) (1)						

26' FF	Perm Pvmt (Access)	Basin Peak Way (2)	Deer Horn Peak Trail	Alta Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalks (south sides) (1)				/	/	/
4'	Sidewalks (both sides)	Tract Q, Tract U			/	/	/
28' FF	Perm Pvmt (Access/Normal Local)	Emerald Peak Trail	Crag Peak Way	Hawkins Peak Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)				/	/	/
4'	Sidewalks (east side)	Lot 1-P1, Lot 24-P1, Block 8			/	/	/
28' FF	Perm Pvmt (Access)	Hawkins Peak Way	Deer Horn Peak Trail	Emerald Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides)	Tract N, Tract P			/	/	/
42' - 54'	Perm Pvmt (Major Local)	Emerald Peak Trail	Amole Mesa Ave.	Crag Peak Way	/	/	/
10'	Median & Turnaround						
	C&G (both sides)						
6'	Sidewalks (both sides)				/	/	/
26' FF	Perm Pvmt (Access)	Pine Town Way (2)	Tyler Peak Trail	Potshard Trail	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)				/	/	/
4'	Sidewalk (south side)	Tract BB			/	/	/
26' FF	Perm Pvmt (Access)	Tyler Peak Trail	Pine Town Way	Lions Head Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)				/	/	/
26' FF	Perm Pvmt (Access)	Alta Peak Trail (2)	Basin Peak Way	Pine Town Way	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)				/	/	/
4'	Sidewalk	Lot 12,13 Block 8, Lot 12, 13, Block 7 Lot 1 Block 13, Lot 1, 19, Block 12			/	/	/
28' FF	Lions Head Way (Access)	Lions Head Way	Emerald Peak Trail	Dundee Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)				/	/	/
4'	Sidewalk (both sides)	Tract X, W, V, LL Lot 1, 8 Block 9			/	/	/

26' FF	Perm Pvmt (Access)	Hawkins Peak Way	Emerald Peak Trail	Alta Peak Trail	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)						
26' FF	Perm Pvmt (Access)	Emerald Peak Trail	Hawkins Peak Way	Basin Peak Way	/	/	/
	C&G both sides						
4'	Sidewalks (west side) (1)				/	/	/
4'	Sidewalks (east side)				/	/	/
26' FF	Perm Pvmt (Normal Local)	Pine Town Way (2)	Potshard Trail	Dundee Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)						
54'	Perm Pvmt (Major Local)	Brighton Bay Trail	Amole Mesa Ave.	Pine Town Way	/	/	/
	C&G (both sides)						
10'	Median				/	/	/
6'	Sidewalks (both sides)				/	/	/
26' FF	Perm Pvmt (Access/Normal Local)	Potshard Trail	Lions Head Way	Pine Town Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides)				/	/	/
26'	Perm Pvmt (Access)	Blackburn Way	Alta Peak Trail	Dundee Trail	/	/	/
	C&G (both sides)						
4'	Sidewalks (both sides) (1)				/	/	/
31' FF	Perm Pvmt (Access)	Dundee Trail	Pine Town Way	Lions Head Way	/	/	/
	C&G (both sides)						
4'	Sidewalks (east side) (1)				/	/	/
4'	Sidewalks	Tract EE, Tract HH			/	/	/
28' FF	Perm Pvmt (Access/Normal Local)	Cobblehill Way	Ironwood Hill Trail	Elands Bay Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides)(1)				/	/	/
26' FF	Perm Pvmt (Access)	Cobblehill Way	Elands Bay Trail	Jacobs Bay Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)				/	/	/
26' FF	Perm Pvmt (Access)	Ironwood Hill Trail (2)	Orange Grove Way	Lions Head Way	/	/	/
	C&G (both sides)						
4'	Sidewalk (west side) (1)				/	/	/
4'	Sidewalk (east side)	Tract MM, Tract JJ			/	/	/
26' FF	Perm Pvmt (Access)	Orange Grove Way (2)	Ironwood Hill Trail	Jacobs Bay Trail	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)				/	/	/
4'	Sidewalk (eastside)	Tract OO			/	/	/

31' FF	Perm Pvmt (Access)	Jacobs Bay Trail	Cobblehill Way	End Culdesac	/	/	/
	C&G (both sides)						
4'	Sidewalk (both sides) (1)				/	/	/
4'	Sidewalk	Tract PP			/	/	/
42' FF	Perm Pvmt (Normal/Major Local)	Elands Bay Trail	Lions Head Way	Orange Grove Way	/	/	/
10'	Median						
	C&G (both sides)						
6'	Sidewalks (east side) (1)				/	/	/
6'	Sidewalks (west side)	Tract KK, Tract NN			/	/	/
54' FF	Perm Pvmt (Major Local)	Elands Bay Trail	Orange Grove Way	Colobel Ave.	/	/	/
10'	Median						
	C&G (both sides)						
6'	Sidewalks (east side) (1)				/	/	/
6'	Sidewalks (west side)	Tract A			/	/	/
	OFF-SITE PAVING						
36' FF	Perm Pvmt (Collector)	Amole Mesa Ave.	Lot 21-P1,Block 11	118th Street	/	/	/
6'	Sidewalk (south side)	Amole Mesa Ave.	118th Street	East Property Line Tract AA	/	/	/
48' FF	Perm Pvmt (Collector)	Colobel Avenue	Duerson Trail ExistPvmt	Lot 44, Block 19	/	/	/
	C&G (both sides)			Exist Pvmt at Morrissey			
6'	Sidewalk (north side)				/	/	/
	WATER						
8"	Waterline	Cirque Peak Way	Eagle Peak Trail	Bord Peak Trail	/	/	/
8"	Waterline	Eagle Peak Trail	Costilla Peak Way	Cirque Peak Way	/	/	/
8"	Waterline	Costilla Peak Way	Eagle Peak Trail	Bord Peak Trail	/	/	/
8"	Waterline	Bord Peak Trail	Cirque Peak Way	Banner Peak Way	/	/	/
8"	Waterline	Diamond Peak Way	Bord Peak Trail	Deer Horn Peak Trail	/	/	/
10"	Waterline	Barrow Way	118th Street Existing 18" WL	Bord Peak Trail	/	/	/
8"	Waterline	Hawkins Peak Way	Adams Peak Trail	Deer Horn Peak Trail	/	/	/
8"	Waterline	Adams Peak Trail	Hawkins Peak Way	Banner Peak Way	/	/	/
8"	Waterline	Banner Peak Way	Adams Peak Trail	Bord Peak Trail	/	/	/
8"	Waterline	Tract T	Banner Peak Way	Existing 10" WL	/	/	/
8"	Waterline	Crag Peak Way	Deer Horn Peak Trail	Tyler Peak Trail	/	/	/
8"	Waterline	Deer Horn Peak Trail	Crag Peak Way	Basin Peak Way	/	/	/

		8"	Sanitary Sewer	Tract T	Banner Peak Way	Ave.	/	/	/
		8"	Sanitary Sewer	Deer Horn Peak Trail	Crag Peak Way	Basin Peak Way	/	/	/
		8"	Sanitary Sewer	Basin Peak Way	Deer Horn Peak Trail	Alta Peak Trail	/	/	/
		8"	Sanitary Sewer	Tract U	Basin Peak Way	Ave.	/	/	/
		8"	Sanitary Sewer	Crag Peak Way	Deer Horn Peak Trail	Tyler Peak Trail	/	/	/
		8"	Sanitary Sewer	Emerald Peak Trail	Crag Peak Way	Lot 22, Block 5	/	/	/
		8"	Sanitary Sewer	Emerald Peak Trail	Lot 6, Block 6	Basin Peak Way	/	/	/
		8"	Sanitary Sewer	Hawkins Peak Way	Lot 24, Block 7	Alta Peak Trail	/	/	/
		8"	Sanitary Sewer	Tyler Peak Trail	Lot 8, Block 9	Pine Town Way	/	/	/
		8"	Sanitary Sewer	Pine Town Way	Tyler Peak Trail	Dundee Trail	/	/	/
		8"	Sanitary Sewer	Dundee Trail	Pine Town Way	Lions Head Way	/	/	/
		8"	Sanitary Sewer	Lions Head Way	Dundee Trail	Lot 14, Block 13	/	/	/
		8"	Sanitary Sewer	Elands Bay Trail	Lions Head Way	Cobblehill Way	/	/	/
		8"	Sanitary Sewer	Cobblehill Way	Lot 22, Block 16	Jacobs Bay Trail	/	/	/
		8"	Sanitary Sewer	Jacobs Bay Trail	Cobblehill Way	Easement/Tract RR	/	/	/
		8"	Sanitary Sewer	Easement/Tract RR	Jacobs Bay	Existing 8" SAS	/	/	/
		8"	Sanitary Sewer	Alta Peak Trail	Lot 18 Block 10	Pine Town Way	/	/	/
		8"	Sanitary Sewer	Lions Head Way	Lot 1 Block 8	Alta Peak Trail	/	/	/
		8"	Sanitary Sewer	Alta Peak Trail	Basin Peak Way	Lions Head Road	/	/	/
		8"	Sanitary Sewer	Blackburn Way	Lot 19, Block 12	Dundee Trail	/	/	/
		8"	Sanitary Sewer	Ironwood Hill Trail	Orange Grove Way	Lions Head Way	/	/	/
		8"	Sanitary Sewer	Orange Grove Way	Ironwood Hill Trail	Lot 4, Block 18	/	/	/
		8"	Sanitary Sewer	Elands Bay Trail	Existing 8" SAS	Orange Grove Way	/	/	/
		8"	Remove & Dispose SAS lateral (8)	Colobel Avenue			/	/	/

	8"	Waterline	Basin Peak Way	Deer Horn Peak Trail	Alta Peak Trail	/	/	/
	8"	Waterline	Emerald Peak Trail	Existing 12" WL	Basin Peak Way	/	/	/
	8"	Waterline	Pine Town Way	Tyler Peak Trail	Dundee Trail	/	/	/
	8"	Waterline	Tyler Peak Trail	Pine Town Way	Lions Head Way	/	/	/
	8"	Waterline	Alta Peak Trail	Lions Head Way	Pine Town Way	/	/	/
	8"	Waterline	Lions Head Way	Emerald Peak Trail	Dundee Trail	/	/	/
	8"	Waterline	Hawkins Peak Way	Emerald Peak Trail	Alta Peak Trail	/	/	/
	8"	Waterline	Alta Peak Trail	Basin Peak Way	Lions Head Way	/	/	/
	8"	Waterline	Tract U	10" WL	Basin Peak Way	/	/	/
	8"	Waterline	Brighton Bay Trail	Existing 12" WL	Pine Town Way	/	/	/
	8"	Waterline	Potshard Trail	Lions Head Way	Pine Town Way	/	/	/
	8"	Waterline	Blackburn Way	Alta Peak Trail	Dundee Trail	/	/	/
	8"	Waterline	Dundee Trail	Pine Town Way	Lions Head Way	/	/	/
	8"	Waterline	Cobblehill Way	Ironwood Hill Trail	Jacobs Bay Trail	/	/	/
	8"	Waterline	Ironwood Hill Trail	Orange Grove Way	Lions Head Way	/	/	/
	8"	Waterline	Orange Grove Way	Ironwood Hill Trail	Jacobs Bay Trail	/	/	/
	8"	Waterline	Elands Bay Trail	Lions Head Way	Cobblehill Way	/	/	/
	10"	Waterline	Jacobs Bay Trail	Cobble Hill Way	End Culdesac	/	/	/
	10"	Waterline	Tract RR	Jacobs Bay Trail	Exiting 10" WL	/	/	/
		SANITARY SEWER						
	8"	Sanitary Sewer	Cirque Peak Way	Eagle Peak Trail	Bord Peak Trail	/	/	/
	8"	Sanitary Sewer	Eagle Peak Trail	Costilla Peak Way	Cirque Peak Way	/	/	/
	8"	Sanitary Sewer	Costilla Peak Way	Eagle Peak Trail	Bord Peak Trail	/	/	/
	8"	Sanitary Sewer	Bord Peak Trail	Cirque Peak Way	Banner Peak Way	/	/	/
	8"	Sanitary Sewer	Diamond Peak Way	Bord Peak Trail	Deer Horn Peak Trail	/	/	/
	8"	Sanitary Sewer	Hawkins Peak Way	Bord Peak Trail	Deer Horn Peak Trail	/	/	/
	8"	Sanitary Sewer	Adams Peak Trail	Hawkins Peak Way	Banner Peak Way	/	/	/
	8"	Sanitary Sewer	Banner Peak Way	Adams Peak Trail	Bord Peak Trail	/	/	/

STORM DRAIN

18" - 24"	Storm Drain	Banner Peak Way	Tract T	Bord Peak Trail	/	/	/
24"	Storm Drain	Tract T	Banner Peak Way	Existing Storm Drain Colobel Ave.	/	/	/
18"	Storm Drain	Diamond Peak Way	Lot 40, Blk 3	Deer Horn Peak Trail	/	/	/
24"	Storm Drain	Colobel Avenue (*)	Tract T	Exist MH 1C	/	/	/
24"	Storm Drain	Deer Horn Peak Trail	Diamond Peak Way	Crag Peak Way	/	/	/
18"-24"	Storm Drain	Crag Peak Way	Deer Horn Peak Trail	Tyler Peak Trail	/	/	/
18" - 30"	Storm Drain	Tyler Peak Trail	Crag Peak Way	Pine Town Way	/	/	/
18" - 42"	Storm Drain	Pine Town Way	Tyler Peak Trail	Dundee Trail	/	/	/
18" - 30"	Storm Drain	Basin Peak Way	Lot 20 Block 7	Tract U	/	/	/
18" - 30"	Storm Drain	Alta Peak Trail	Lot 34 Block 1	Tract U	/	/	/
36"	Storm Drain	Tract U	Basin Peak Way	Colobel Avenue	/	/	/
36"	Storm Drain	Colobel Avenue (*)	Tract U (MH51)	(MH 54)	/	/	/
42"	Storm Drain	Colobel Avenue (*)	Entrance (MH 55)	Existing 72" SD MH 57	/	/	/
42" - 54"	Storm Drain	Dundee Trail	Pine Town Way	Lions Head Way	/	/	/
54"	Storm Drain	Tract LL	Lions Head Way	Cobblehill Way	/	/	/
18"	Storm Drain	Orange Grove Way	Lot 4, Block 18	Jacobs Bay Trail	/	/	/
54" - 72"	Storm Drain	Jacobs Bay Trail	Tract LL	End Jacobs Bay Trail	/	/	/
72"	Storm Drain	Easement/Tract RR	End Jacobs Bay Trail	MH 57	/	/	/

MISCELLANEOUS

Retaining Wall	East Boundary 1470 LF 8 FT Max			/	/	/
4" Sidewalk (Private Access)	Tract T	Banner Peak Way	Colobel Avenue	/	/	/
4" Sidewalk (Private Access)	Tract U	Basin Peak Way	Colobel Avenue	/	/	/

Colobel (*) To include remove and replace asphalts; remove unused existing storm pipe and stubs

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector P.E.	Construction Certification: City Cnst Engineer
							/ /	/ /
							/ /	/ /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

1 Sidewalks to be Deferred per Exhibit
2 Includes Knuckles
3 Street Lights Per DPM
4 Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances.
5 Sanitary Sewer includes manholes and service connection to property line
6 Storm Drain includes manholes & inlets
7 Grading & Drainage certification per DPM to include Structural Stability Analysis of existing East Retaining Wall or Approved Replacement for release of SIA & Financial Guaranty's. Financial
8 To be separately Financially Guaranteed - Guaranteed to be released upon completion of the terms of the Separate Memorial Park Agreement.

AGENT / OWNER

Diane Hoelzer, P.E.
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 12-20-16
SIGNATURE - date

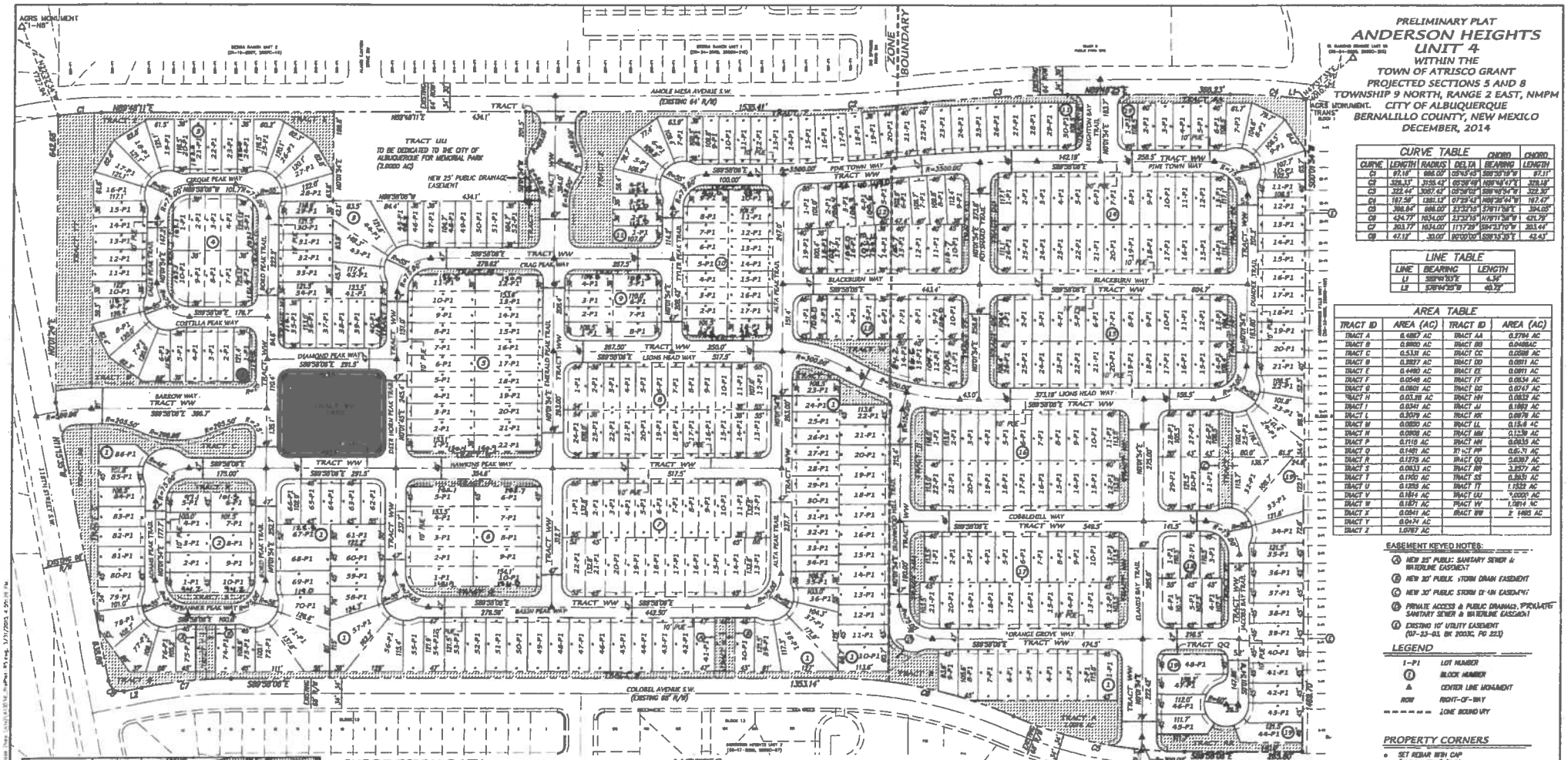
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date	PARKS & GENERAL SERVICES - date
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
UTILITY DEVELOPMENT - date	_____ - date
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



PRELIMINARY PLAT

ANDERSON HEIGHTS UNIT 4

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	97.18'	966.00'	05°45'45"	S89°58'19"W	97.31'
C2	328.33'	3155.42'	05°58'48"	N89°48'47"E	328.18'
C3	322.44'	3087.42'	05°58'02"	S89°48'54"W	322.30'
C4	167.58'	1951.13'	07°22'43"	N89°28'44"W	167.47'
C5	394.84'	886.00'	25°32'15"	S76°11'58"E	391.65'
C6	434.77'	1034.00'	23°32'15"	N76°11'58"W	431.79'
C7	303.77'	1034.00'	11°17'29"	S84°21'10"W	303.14'
C8	47.18'	30.00'	90°00'00"	S88°15'39"E	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'00"E	4.36'
L2	S89°44'25"W	40.73'

AREA TABLE			
TRACT ID	AREA (AC)	TRACT ID	AREA (AC)
TRACT A	0.4887 AC	TRACT AA	0.2794 AC
TRACT B	0.9900 AC	TRACT BB	0.0498AC
TRACT C	0.5311 AC	TRACT CC	0.0598 AC
TRACT D	0.3937 AC	TRACT DD	0.0811 AC
TRACT E	0.4480 AC	TRACT EE	0.0811 AC
TRACT F	0.0546 AC	TRACT FF	0.0634 AC
TRACT G	0.0801 AC	TRACT GG	0.0747 AC
TRACT H	0.03.28 AC	TRACT HH	0.0833 AC
TRACT I	0.0341 AC	TRACT II	0.1869 AC
TRACT L	0.3079 AC	TRACT KK	0.0978 AC
TRACT M	0.0880 AC	TRACT LL	0.1546 AC
TRACT N	0.0908 AC	TRACT MM	0.1239 AC
TRACT P	0.1118 AC	TRACT NN	0.0935 AC
TRACT Q	0.1481 AC	TRACT PP	0.0571 AC
TRACT R	0.1375 AC	TRACT QQ	2.0387 AC
TRACT S	0.0833 AC	TRACT RR	3.2577 AC
TRACT T	0.1160 AC	TRACT SS	0.3930 AC
TRACT U	0.1355 AC	TRACT TT	1.1522 AC
TRACT V	0.1814 AC	TRACT UU	2.0000 AC
TRACT W	0.1871 AC	TRACT VV	1.7814 AC
TRACT X	0.0841 AC	TRACT WW	2.1485 AC
TRACT Y	0.0474 AC		
TRACT Z	1.0767 AC		

EASEMENT KEYED NOTES:

- (A) NEW 25' PUBLIC SANITARY SEWER & WATERLINE EASEMENT
- (B) NEW 30' PUBLIC STORM DRAIN EASEMENT
- (C) NEW 30' PUBLIC STORM DRAIN EASEMENT
- (D) PRIVATE ACCESS & PUBLIC DRAINAGE, PRIVATE SANITARY SEWER & WATERLINE EASEMENT
- (E) EXISTING 10' UTILITY EASEMENT (07-23-03, BK 2003C, PG 223)

LEGEND

- 1-P1 LOT NUMBER
- (1) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- ZONE BOUNDARY

PROPERTY CORNERS

- ● SET REBAR WITH CAP "ALS LS 7719" (TYP)
- ○ FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)

100' 50' 0 100' 200'
SCALE: 1" = 100'

VICINITY MAP

ZONE MAP: N-8-Z

SUBDIVISION DATA

GROSS ACREAGE	84.9311 AC
ZONE ATLAS NO.	N-8-Z
NO. OF LOTS CREATED	474 LOTS
NO. OF TRACTS CREATED	44 TRACTS
AREA DEDICATED TO CITY OF ALBUQUERQUE	2.0000 AC
DATE OF SURVEY	MARCH, 2014

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 5 AND 8, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF PARCELS 4 AND 6, ANDERSON HEIGHTS UNIT 1, AND ANDERSON HEIGHTS UNIT 9, AND CONTAINING 87.4236 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. SUBDIVIDE PARCELS 4, 6A & 9, ANDERSON HEIGHTS INTO 474 RESIDENTIAL LOTS & 44 TRACTS AS SHOWN.
2. DEDICATE 2.0 ACRE TRACT TO THE CITY OF ALBUQUERQUE FOR FUTURE MEMORIAL PARK AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ⊙ SHALL BE A SET #4 REBAR WITH YELLOW PLASTIC CAP "N.M.P.S. 7719"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   N.M.P.S.7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT WW IS A PRIVATE ACCESS PUBLIC DRAINAGE EASEMENT AND PUBLIC WATERLINE & SANITARY SEWER EASEMENT. IT IS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4 AND WILL BE MAINTAINED BY THE H.O.A.
8. TRACT UU WILL BE DEEDED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF A MEMORIAL PARK.
9. TRACTS "A-TT" AND TRACT "VV" ARE PRIVATE COMMON AREAS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4. TRACTS WILL BE DEEDED TO THE H.O.A. AND WILL BE MAINTAINED BY THE H.O.A.
10. ALL FRONT YARDS ARE TO HAVE 9"X18"X3' WATER QUALITY FRENCH DRAINS AS SHOWN ON THE APPROVED GRADING PLAN. DRAINS ARE TO BE MAINTAINED BY THE HOME OWNER

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
H.O.A.= HOME OWNERS ASSOCIATION
C.O.A.= CITY OF ALBUQUERQUE
A.B.C.W.U.A.= ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

APPROVED

City Surveyor, City of Albuquerque, N.M.	4/7/15 Date
Owner: KB HOME Colorado Inc Matt Mandino, Division President	4/3/2015 Date

OWNERS

KB HOME COLORADO Inc
7601 PennsylVan Ave
Suite 300
CENTENNIAL, COLORADO 80111
(303) 323-1130

ENGINEERS

D. MARK DOGONIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACRS MONUMENT
"1-M8"
ELEVATION=5307.250
(NAD83/NAVD88)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, NEW MEXICO 87190
(505) 884-1990

P:\413085\413034 Anderson Heights, Unit 4\PLATS\PRELIMINARY PLATS\Revised Preliminary Plat Base (New Lots)\413034_PrePlat-R3.dwg, dragons, 3/10/15

CITY PROJECT No. 1002739
SHEET 1 OF 1