

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 04/7/2004  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 4/7/04  
 Date Preliminary Plat Expires: 4/7/05  
 DRB Project No.: 1002856  
 DRB Application No.: ~~04-00731~~  
04-00230

**ORIGINAL**

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INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Meadows at Anderson Hills, Units 2, 3B, 4 & 5 (Blossam Ridge Phase 2)**  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tracts C thru F, Arrowood Ranch Development**

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
<b>PAVING UNIT 2</b>									
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Daisy Summer Ave	Cricket Pl	Grassland Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Cricket Pl	Lot 1, Block 3	End of Cul de Sac	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Cattail Ct	Grassland Dr	Cattail Hammerhead	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) (1)	Cattail Hammerhead	Lot 23, Block 4	Lot 26, Block 4	/	/	/
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Grassland Dr	Rio Clara Ave	Lot 7, Block 5	/	/	/
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	West Meadow Dr	Lot 7, Block 1	Rio Clara Ave	/	/	/
<b>PAVING UNIT 2 - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	30' FF 6'	Art Pvmt, C & G (4) Sidewalk (East Side Only)	98th Street	Rio Clara Ave	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	51' FF 4'	Perm Pvmt, C & G (5) w/ median curb Sidewalk (Both Sides) (10)	Rio Clara Ave SW	98 th St	West Meadow Dr	/	/	/

Project name:

Meadows @ Anderson Hills. Units 2. 3B. 4 & 5

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40'FF 4'	Perm Pvmt, C & G (5) Sidewalk (Both Sides) (10)	Rio Clara Ave	West Meadow Dr	Grassland Dr	/	/	/
		Per Design	West Bound Thru Lane	Rio Bravo / Isleta			/	/	/
		Per Design	Street Lights				/	/	/
<b>WATER UNIT 2</b>									
		6"	Wateline	Cattail Ct	Grassland Dr	Cattail Hammerhead	/	/	/
		6"	Wateline	Cattail Hammerhead	Cattail Ct	Rio Clara Ave	/	/	/
		4"	Wateline	Cattail Hammerhead	Cattail Ct	Lot 23, Block 4	/	/	/
		6"	Wateline	Grassland Dr	Rio Clara Ave	Upper Meadow	/	/	/
		6"	Wateline	Daisy Summer Ave	Grassland Dr	Cricket PI	/	/	/
		6"	Wateline	Cricket PI	Upper Meadow	Rio Clara Ave	/	/	/
<b>WATER UNIT 2 - OFFSITE</b>									
		12"-20"	Wateline (2)	Offsite Easements	40' Easmt (L6,B1)	Gibson Blvd Ex 30"WL	/	/	/
		12"	Wateline (4)	40' Easemt (L6,B1)	Offsite Easements	Rio Corto Ave	/	/	/
		12"	Wateline (4)	Rio Corto Ave	40' Easmt (L6, B1)	Rio San Diego Dr	/	/	/
		12"	Wateline (5)	Rio Corto Ave	Rio San Diego Dr	98th Street	/	/	/
		12"	Wateline (5)	98th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Wateline (5)	West Meadow Dr	Upper Meadow Dr	Rio Clara Ave	/	/	/
		12"	Waterline	Upper Meadow Ave	West Meadow Dr	Grassland Dr	/	/	/
		12"	Waterline	Thru Meadows Unit 4	Unit 5	Anderson Hill			
		12"	Waterline (5)	Anderson Hill	Unit 4	Unser Boulevard			
		10"	Waterline	Unser Boulevard	Anderson Hill	Exist. 10" Stub N. Amole Future Ch.			
<b>SAS UNIT 2</b>									
		8"	SAS	Cattail Ct	Cattail Hammerhead	Grassland Dr	/	/	/
		8"	SAS	Grassland Dr	Lot 8, Block 5	Rio Clara Ave	/	/	/
		8"	SAS	Daisy Summer Ave	Cricket Dr	Grassland Dr	/	/	/
		8"	SAS	Cricket Dr	Lot 8, Block 2	End of Cul de Sac	/	/	/
		8"	SAS	West Meadow Dr	Lot 1, B1	Upper Meadow Ave	/	/	/
<b>SAS UNIT 2 - OFFSITE</b>									
		12"	SAS	Upper Meadow Ave	West Meadow Dr	38' Easmt L33/34, B 1	/	/	/
		12"	SAS (7)	Hidden Springs Ave	38' Easemt L33/34, B1	Sandy Spring Dr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12"	SAS (7)	Sandy Spring Dr	Hidden Springs Ave	Anderson Hill Ave	/	/	/
		12"	SAS (5)	Anderson Hill Ave	Sandy Spring Dr	Unser Blvd	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		12"	SAS (3)	Lost Desert Dr	Anderson Hill Ave	Old Caballero Ave	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Tract C	Mata Ortiz Dr	Barbara Vista Ave	/	/	/
		12"-36"	SAS (3)	Barbara Vista Ave SW	Tract C	Ex SAS MH	/	/	/
		8"	SAS (6)	Grassland Ln	Rio Clara Ave	Saffron Tr	/	/	/
		8"	SAS (6)	Saffron Tr	Grassland Dr	East Meadow Pl	/	/	/
		8"	SAS (6)	East Meadow Ln	Saffron Tr	E. Meadow Cul de Sac	/	/	/
		8"	SAS (5)	E. Meadow Cul de Sac	East Meadow Pl	40' Easement (Lot 55)	/	/	/
		8"	SAS (5)	40' Easement (Lot 55)	E. Meadow Cul de Sac	Unser Blvd	/	/	/
		8"	SAS (5)	Unser Blvd	40' Easment (Lot 55)	Dennis Chavez (Ex MH)	/	/	/
<b>STORM DRAIN, UNIT 2 -OFFSITE</b>									
		18"-42"	Storm Drain & Appurtenances(5)	Rio Clara Ave	Katydid Ln	Anderson Hill	/	/	/
		36"-48"	Storm Drain & Appurtenances(5)	Anderson Hill	Rio Clara Ave	Unser Boulevard	/	/	/
		18"-66"	Storm Drain & Appurtenances(5)	Unser Boulevard	Anderson Hill	Rio Bravo Channel	/	/	/
<b>PAVING Unit 3B (Private Streets)</b>									
<b>UNIT 3B WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND MEADOWS UNIT 4</b>									
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Crocus Trail SW	Lot 20, Block 16	Middle Meadow Ln SW	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Lower Meadow Tr SW	Lot 22, Block 17	Middle Meadow Ln SW	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Middle Meadow Ln SW	N. end of Cul de Sac	S. end of Cul de Sac	/	/	/
		26' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Meadow Flower Ln SW	Lot 12, Block 19	Lower Meadow Tr SW	/	/	/
		32' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Saffron Tr SW	Middle Meadow Ln SW	Lot 6, Block 19	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnet Engineer
<b>PAVING UNIT 3B (Private) - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmnt, C & G (6)	Saffron Tr SW	Lot 6, Block 19	Grassland Ln SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
<input type="text"/>	<input type="text"/>	51' FF	Res Pvmnt, C & G (6)	Grassland Ln SW	Saffron Tr SW	Rio Clara Ave SW	/	/	/
			w/ median curb						
		4'	Sidewalk (Both Sides) (1)						
<b>PAVING UNIT 3B (Public) - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmnt, C & G (4)	98th Street	Rio Clara Ave SW	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	51' FF	Perm Pvmnt, C & G, Median (5)	Rio Clara Ave SW	98th Street	West Meadow Dr	/	/	/
<input type="text"/>	<input type="text"/>	40' FF	Perm Pvmnt, C & G (5)	Rio Clara Ave SW	West Meadow Dr	Grassland Dr	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Street Lights				/	/	/
<b>WATER UNIT 3B</b>									
<b>UNIT 3B WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND MEADOWS UNIT 4</b>									
<input type="text"/>	<input type="text"/>	6"	Waterline	Lower Meadow Ave	Middle Meadow Pl	Lot 22, Blk 17 (P.L.)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Crocus Ave S	Middle Meadow Pl	Lot 20, Blk 16 (P.L.)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Meadow Flower Dr	Lower Meadow Ave	Lot 1, Blk 16 (P.L.)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Middle Meadow Pl	Lower Meadow Ave	Saffron Tr	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Saffron Tr	Middle Meadow Pl	Lot 6, Blk 19 (P.L.)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	25' Esmnt, Lot 22, Blk 13	Middle Meadow Pl	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	Middle Meadow Pl	Saffron Tr	Lot 4/5, Block 13	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	Middle Meadow Pl	Lower Meadow Ave	Lot 24/25, Block 13	/	/	/
<b>WATER UNIT 3B - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	12"-20"	Waterline (2)	Offsite Easements	40' Easmt (L6,B1)	Gibson Blvd Ex 30"WL	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (4)	40' Easemt (L6,B1)	Offsite Easements	Rio Corto Ave	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (4)	Rio Corto Ave	40' Easmt (L6, B1)	Rio San Diego Dr	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (5)	Rio Corto Ave	Rio San Diego Dr	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (5)	98th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (5)	West Meadow Dr	Upper Meadow Dr	Rio Clara Ave	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATER UNIT 3B - OFFSITE (Cont)</b>									
		12"	Waterline (5)	West Meadow Dr	Rio Clara Ave	Riverbend/Grassy Ct.	/	/	/
		12"	Waterline (5)	Grassy Ct.	Riverbend Ave	Lower Meadow Ave	/	/	/
		12"	Waterline (6)	Lower Meadow Tr.	Lot 22, Block 17	East Meadow Lane	/	/	/
		12"	Waterline (6)	East Meadow Lane	Lower Meadow Tr	Thalweg Tr	/	/	/
		12"	Waterline (6)	Thalweg Tr	East Meadow Tr	Katydid Ln	/	/	/
		12"	Waterline (6)	Katydid Ln	Thalweg Tr	Rio Clara Ave	/	/	/
		12"	Waterline (5)	Rio Clara Ave	Katydid Ln	Anderson Hill	/	/	/
		12"	Waterline (5)	Anderson Hill	Rio Clara Ave	Unser Boulevard	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 30" WL	/	/	/
						N. Amole Future Ch.			
		6"	Waterline (5)	Lower Meadow Ave	Grassy Ct.	Lower Meadow Stub	/	/	/
		6"	Waterline (5)	Lower Meadow Stub	Lower Meadow Ave	Lot 22, B13 West PL	/	/	/
<b>SAS UNIT 3B</b>									
<b>UNIT 3B WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND 4</b>									
		8"	SAS	Lower Meadow Ave	Middle Meadow PI	Lot 22, Blk 17 (P.L.)	/	/	/
		8"	SAS	Crocus Ave Sw	Lot 1, Blck 18	Lot 20, Blk 16 (P.L.)	/	/	/
		8"	SAS	Middle Meadow PI	Lot 4/5, Blk 13	Lot 24/25, Blk 13	/	/	/
		8"	SAS	Lot 22, Blk 13 Easement	Middle Meadow PI	West Property Line	/	/	/
<b>SAS UNIT 3B - OFFSITE</b>									
		8"	SAS (5)	Unser Blvd.	Dennis Ch Ex MH	40' Easmt Lot 55,B13	/	/	/
		8"	SAS (5)	40' Easmt Lot 55,B13	Unser Blvd	L. Meadow Culdesac	/	/	/
		8"	SAS (5)	Lower Meadow Culdesac	40' Easmt L55, B13	Lower Meadow Tr	/	/	/
		8"	SAS (5)	Lower Meadow Tr	L. Meadow culdesac	Lot 23, B 17	/	/	/
		8"	SAS (6)	East Meadow Ln	L. Meadow culdesac	Crocus Tr	/	/	/
		8"	SAS (6)	Crocus Tr	East Meadow Ln	Lot 21, B 16	/	/	/
<b>STORM DRAIN, UNIT 3B - OFF-SITE</b>									
		18"-42"	Storm Drain & Appurtenances (6)	Saffron Trail	East Meadow Lane	E. Meadow Cul de Sac	/	/	/
		42"	Storm Drain & Appurtenances (6)	E. Meadow Cul de Sac	East Meadow Lane	40' Easement, Lot 55	/	/	/
		60"	Storm Drain & Appurtenances (6)	40' Easement, Lot 55	E. Meadow Cul de Sac	Unser Boulevard	/	/	/
		60"-66"	Storm Drain & Appurtenances (6)	Unser Boulevard	40' Easement, Lot 55	Rio Bravo Channel	/	/	/

**INFRASTRUCTURE LIST**

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

**Blossom Ridge Unit 2 (aka Meadows Unit 3B)**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Parcel 5, The Meadows at Anderson Hills Bulk Land Plat**  
**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
<b>PAVING (Private Streets)</b>									
<b>Blossom Ridge Unit 2 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND MEADOWS UNIT 4</b>									
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Blue Meadow Tr	Lot 20, Block 16	Yellow Pine Ln	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Lower Meadow Tr	Lot 22, Block 17	Yellow Pine Ln	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Yellow Pine Ln	N. end of Cul de Sac	Lower Meadow Tr	/	/	/
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Yellow Pine Ln	Lower Meadow Tr	Lot 24, Blk 13	/	/	/
<input type="text"/>	<input type="text"/>	26' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Umber Leaf Ln	Lot 10, Block 19	Lower Meadow Tr	/	/	/
<b>PAVING UNIT 2 (Private) - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Violet Orchid Tr	Yellow Pine Ln	Lot 4, Block 19	/	/	/
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G (6) Sidewalk (Both Sides) (1)	Violet Orchid Tr	Lot 4, Block 19	Grassland Ln	/	/	/
<input type="text"/>	<input type="text"/>	51' FF 4'	Res Pvmt, C & G (6) w/ median curb Sidewalk (Both Sides) (1)	Grassland Ln	Violet Orchid Tr	Rio Clara Ave	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING UNIT 2 (Public) - OFFSITE</b>									
		30' FF	Art Pvmt, C & G (4)	98th Street	Rio Clara Ave	Dennis Chavez	/	/	/
		51' FF	Perm Pvmt, C & G, Median (5)	Rio Clara Ave	98th Street	West Meadow Dr	/	/	/
		40' FF	Perm Pvmt, C & G (5)	Rio Clara Ave	West Meadow Dr	Grassland Lane	/	/	/
		Per Design	Street Lights				/	/	/
<b>WATER UNIT 2</b>									
<b>Blossom Ridge Unit 2 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND MEADOWS UNIT 4</b>									
		6"	Waterline	Lower Meadow Tr	Yellow Pine Lane	Lot 22, Blk 17 (P.L.)	/	/	/
		6"	Waterline	Blue Meadow Tr	Yellow Pine Lane	Lot 20, Blk 16 (P.L.)	/	/	/
		6"	Waterline	Umber Leaf Lane	Lower Meadow Tr	Lot 1, Blk 16 (P.L.)	/	/	/
		6"	Waterline	Yellow Pine Lane	Lower Meadow Tr	Violet Orchid Tr	/	/	/
		6"	Waterline	Violet Orchid Tr	Yellow Pine Lane	Lot 4, Blk 19 (P.L.)	/	/	/
		6"	Waterline	25' Esmnt, Lot 22, Blk 13	Yellow Pine Lane	West Property Line	/	/	/
		4"	Waterline	Yellow Pine Lane	Violet Orchid Tr	Lot 4/5, Block 13	/	/	/
		4"	Waterline	Yellow Pine Lane	Lower Meadow Tr	Lot 24/25, Block 13	/	/	/
<b>WATER UNIT 2 - OFFSITE</b>									
		12"-20"	Waterline (2)	Offsite Easements	40' Easmt (L6,B1)	Gibson Blvd Ex 30"WL	/	/	/
		12"	Waterline (4)	40' Easmt (L6,B1)	Offsite Easements	Rio Corto Ave	/	/	/
		12"	Waterline (4)	Rio Corto Ave	40' Easmt (L6, B1)	Rio San Diego Dr	/	/	/
		12"	Waterline (5)	Rio Corto Ave	Rio San Diego Dr	98th Street	/	/	/
		12"	Waterline (5)	98th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Waterline (5)	West Meadow Dr	Upper Meadow Dr	Rio Clara Ave	/	/	/
		12"	Waterline (5)	West Meadow Dr	Rio Clara Ave	Riverbend/Grassy Ct.	/	/	/
		12"	Waterline (5)	Grassy Ct.	Riverbend Ave	Lower Meadow Ave	/	/	/
		12"	Waterline (6)	Lower Meadow Ave	Lot 22, Block 17	Crimson Rose Lane	/	/	/
		12"	Waterline (6)	Crimson Rose Lane	Lower Meadow Tr	Indigo Sky Tr	/	/	/
		12"	Waterline (6)	Indigo Sky Tr	Crimson Rose Tr	Pear Blossom Ln	/	/	/
		12"	Waterline (6)	Pear Blossom Ln	Indigo Sky Tr	Rio Clara Ave	/	/	/
		12"	Waterline (5)	Rio Clara Ave	Pear Blossom Ln	Anderson Hill	/	/	/
		12"	Waterline (5)	Anderson Hill	Rio Clara Ave	Unser Boulevard	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 10" WL N. Amole Future Ch.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATER UNIT 2 - OFFSITE (Cont)</b>									
		6"	Wateline (5)	Lower Meadow Ave	Grassy Ct.	Lower Meadow Stub	/	/	/
		6"	Wateline (5)	Lower Meadow Stub	Lower MeadowAve	Lot 22, B13 West PL	/	/	/
<b>SAS UNIT 2</b>									
<b>Blossom Ridge Unit 2 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1, 3A, AND 4</b>									
		8"	SAS	Lower Meadow Tr	Yellow Pine Tr	Lot 22, Blk 17 (P.L.)	/	/	/
		8"	SAS	Blue Meadow Tr	Lot 1, Blk 18	Lot 20, Blk 16 (P.L.)	/	/	/
		8"	SAS	Yellow Pine Lane	Lot 4/5, Blk 13	Lot 24/25, Blk 13	/	/	/
		8"	SAS	Lot 22, Blk 13 Easement	Yellow Pine Lane	West Property Line	/	/	/
<b>SAS UNIT 2 - OFFSITE</b>									
		8"	SAS (5)	Unser Blvd.	Dennis Ch Ex MH	40' Easmt Lot 55,B13	/	/	/
		8"	SAS (5)	40' Easmt Lot 55,B13	Unser Blvd	L. Meadow Culdesac	/	/	/
		8"	SAS (5)	Lower Meadow Culdesac	40' Easmt L55, B13	Lower Meadow Tr	/	/	/
		8"	SAS (5)	Lower Meadow Tr	L.Meadow culdesac	Lot 23, B 17	/	/	/
		8"	SAS (6)	Crimson Rose Lane	L.Meadow culdesac	Blue Meadow Tr	/	/	/
		8"	SAS (6)	Blue Meadow Tr	Crimson Rose Lane	Lot 21, B 16	/	/	/
<b>STORM DRAIN, UNIT 2 - OFF-SITE</b>									
		18"-42"	Storm Drain & Appurtenances (6)	Violet Orchid Tr	Crimson Rose Lane	L Meadow culdesac	/	/	/
		42"	Storm Drain & Appurtenances (6)	L Meadow Culdesac	Crimson Rose Lane	40' Easement, Lot 55	/	/	/
		60"	Storm Drain & Appurtenances (6)	40' Easement, Lot 55	L Meadow Culdesac	Unser Boulevard	/	/	/
		60"-66"	Storm Drain & Appurtenances (6)	Unser Boulevard	40' Easement, Lot 55	Rio Bravo Channel	/	/	/





SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Shady Spring Dr	Sandy Spring Dr	Hidden Spring Ave	/	/	/
		4"	Waterline	Sandy Spring Dr	Shady Spring Dr	Lot 13, Block 5	/	/	/
<b>WATER UNIT 4 - OFFSITE</b>									
		12"	Waterline (5)	Anderson Hill Ave	30' Easmt Lot 47, B1	Unser Blvd.	/	/	/
		10"	Waterline	Unser Blvd Corridor	Anderson Hill Ave	Exist. 10" WL Stub Near Future Amole Ch	/	/	/
<b>SAS UNIT 4</b>									
		12"	SAS	Hidden Spring Ave	38' Easemt L33/34, B1	Sandy Spring Dr	/	/	/
		12"	SAS	Sandy Spring Dr	Hidden Spring Ave	Lot 47, B1 30' Easemt	/	/	/
		12"	SAS	30' Easemt, Lo47, B1	Sandy Spring Dr	Anderson Hill Ave	/	/	/
		8"	SAS	Sandy Spring Dr	Lot 13, B5	Hidden Spring Ave	/	/	/
		8"	SAS	Shady Spring Dr	Sandy Spring Dr	Hidden Spring Ave	/	/	/
<b>SAS UNIT 4 - OFFSITE</b>									
		12"	SAS (5)	Anderson Hill Ave	30' Easmt, Lot 47, B1	Unser Blvd	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		12"	SAS (3)	Lost Desert Dr	Anderson Hill Ave	Old Caballero Ave	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Tract C	Mata Ortiz Dr	Barbara Vista Ave	/	/	/
		12"-36"	SAS (3)	Barbara Vista Ave SW	Tract C	Ex SAS MH	/	/	/
<b>STORM DRAIN UNIT 4</b>									
		36"	Storm Drain & Appurtenances	30' Easement, Lot 47	Sandy Spring Ave	Anderson Hill	/	/	/
		18"-30"	Storm Drain & Appurtenances	Sandy Spring Ave	30' Easement, Lot 47	Hidden Spring Ave	/	/	/
		18"-24"	Storm Drain & Appurtenances	Hidden Spring Ave	Sandy Spring Ave	West Prop Line Lot 34	/	/	/
<b>STORM DRAIN UNIT 4 - OFFSITES</b>									
		36"-48"	Storm Drain & Appurtenances (5)	Anderson Hill	30' Easement, Lot 47	Unser Boulevard	/	/	/
		48"-66"	Storm Drain & Appurtenances (5)	Unser Boulevard	Anderson Hill	Rio Bravo Channel	/	/	/

Project name: Meadows @ Anderson Hills. Units 2, 3B, 4 & 5

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING UNIT 5</b>									
<b>UNIT 5 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1 AND MEADOWS UNIT 2 ARE CONSTRUCTED</b>									
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (North Side Only) (1)	Upper Meadow Stub Rd	Grassland Dr	Lot 33, Block 1	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Cricket Pl	Upper Meadow Ave	Lot 10, Block 2	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Upper Meadow Ave	Grassland Dr	West Meadow Dr (Lot 6, Block 1)	/	/	/
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Grassland Dr	Lot 6, Block 5	Upper Meadow Ave	/	/	/
<b>PAVING UNIT 5 - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	30' FF 6'	Art Pvmt, C & G (4) Sidewalk (East Side Only)	98th Street	Rio Clara Ave	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G (8) Sidewalk (Both Sides) (1)	West Meadow Dr	Lot 9, Block 1	Rio Clara Ave	/	/	/
<input type="text"/>	<input type="text"/>	51' FF 4'	Perm Pvmt, C & G, w/median (5) Sidewalk (Both Sides)	Rio Clara Ave	West Meadow Dr	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	North Bound Thru Lane	Unser Blvd. / Central Av			/	/	/
<b>WATER UNIT 5</b>									
<b>UNIT 5 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1 AND MEADOWS UNIT 2 ARE CONSTRUCTED</b>									
<input type="text"/>	<input type="text"/>	6"	Waterline (8)	Cricket Pl	Upper Meadow Ave	Lot 10, Block 2	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline (8)	Grassland Dr	Upper Meadow Ave	Lot 6, Block 5	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (8)	West Meadow Dr	Upper Meadow Ave	Lot 6, Block 1	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (8)	Upper Meadow Ave	Easmt, Lot 33/34, B1	30' Easmt, Lot 9, B1	/	/	/
<b>WATER UNIT 5 - OFFSITE</b>									
<input type="text"/>	<input type="text"/>	12"	Waterline	Thru Meadows Unity	Upper Meadow Ave	Anderson Hill	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline (5)	Anderson Hill	Unit 4	Unser Boulevard	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Unser Corridor	Anderson Hill	Exist 30" WL N. Amole Future Chan	/	/	/

ORIGINAL

Project name: Meadows @ Anderson Hills. Units 2, 3B, 4 & 5

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<p><b>SAS Unit 5</b>            UNIT 5 WILL BE CONSTRUCTED AFTER MEADOWS UNIT 1 AND MEADOWS UNIT 2 ARE CONSTRUCTED            ALL REQUIRED SAS OFFSITES FOR UNIT 5 WILL BE BUILT WITH UNIT 2. ALL UNIT 2 CONSTRUCTION            WILL OCCUR PRIOR TO UNIT 5.</p>									
		8"	SAS (8)	West Meadow Dr	Lot 6, Block 1	Upper Meadow Ave	/	/	/
		12"	SAS (8)	Upper Meadow Ave	West Meadow Dr	38' Easmt L 33/34, B 1	/	/	/
		8"	SAS	Cricket Dr	Lot 10, Block 2	Upper Meadow Ave	/	/	/
		8"	SAS	Grassland Dr	Upper Meadow Ave	Lot 6, Block 5	/	/	/
<p><b>STORM DRAIN UNIT 5</b></p>									
		18"-24"	Storm Drain	Upper Meadow Ln	Grassland Dr	East Prop Line (lot 33)	/	/	/
<p><b>STORM DRAIN UNIT 5 - OFF SITE</b></p>									
		36"-48"	Storm Drain & Appurtenances (5)	Anderson Hill	30' Easement, Lot 47	Unser Boulevard	/	/	/
		48"-66"	Storm Drain & Appurtenances (5)	Unser Boulevard	Anderson Hill	Rio Bravo Channel	/	/	/
		36"	Storm Drain & Appurtenances	30' Easement, Lot 47	Sandy Spring Ave	Anderson Hill	/	/	/
		18"-30"	Storm Drain & Appurtenances	Sandy Spring Ave	30' Easement, Lot 47	Hidden Spring Ave	/	/	/
		18"-24"	Storm Drain & Appurtenances	Hidden Spring Ave	Sandy Spring Ave	West Prop Line Lot 34	/	/	/

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679581 Rio Bravo Sector Plan 2WR Waterline (under construction)
- (3) These items built with Project # 708184 (DRB 1002858) Mesa Unit 1 (under construction)
- (4) These items built with Project # 708181 (DRB 1002857) Highlands Unit 1 (under construction)
- (5) These items built with Project # 679582 (DRB 1002856) Meadows Unit 1
- (6) These items built with Project # 679584 (DRB 1002856) Meadows Unit 3A
- (7) These items built with Project # 679586 (DRB 1002856) Meadows Unit 4
- (8) These items built with Project # 679583 (DRB 1002856) Meadows Unit 2
- (9) **GRADING & DRAINAGE CERTIFICATION FOR EACH UNIT REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTY'S.**
- (10) 4' Sidewalk previously approved with Meadows, Units 1 & 3A Preliminary Plat

ORIGINAL

AGENT / OWNER

Diane Hoelzer, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM  
*Diane Hoelzer* 4/6/04  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*James Matson* 4/7/04  
DRB CHAIR - date

*[Signature]* 4/7/04  
PARKS & GENERAL SERVICES - date

*[Signature]* 4-7-04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 4/7/04  
UTILITY DEVELOPMENT - date

- date

*Brad J. Byrum* 4/7/04  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	5-27-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>

OFF SITE MITIGATION ON COUNTY / NM DEPARTMENT OF TRANSPORTATION FACILITIES (SEE ATTACHED)



NEW MEXICO DEPARTMENT OF  
**TRANSPORTATION**

*ORIGINAL*

District Three Office - Albuquerque

April 4, 2004

Mr. Terry O. Brown  
P. O. Box 92051  
Albuquerque, NM 87199-2051

Subject: Anderson Hills Phase II & III  
Dennis Chavez/Unser in Albuquerque, District Three

Dear Mr. Brown:

The NMDOT and Bernalillo County have concluded their review of the proposed Anderson Hills Phases II and III development. The proposed subdivision is located on the north side of Dennis Chavez Boulevard in the vicinity of the Unser Boulevard intersection. I offer the following comments:

1. Rio Bravo and Coors:

No improvements will be required at this intersection. Even though a SB right turn lane onto westbound Rio Bravo/Dennis Chavez Boulevard was discussed in the report, that improvement has been assigned as part of the mitigation for the Rio Bravo Squares access study.

2. Rio Bravo/Del Rio:

No improvements will be required at this intersection.

3. Rio Bravo/Isleta:

- a. Add a 2<sup>nd</sup> left turn lane on Eastbound Rio Bravo **EAST BND. LEFT-HIGHLANDS**  
**UNIT 3**
- b. Add a third Westbound (WB) Rio Bravo lane in advance and beyond the Isleta **WEST BND THRU - MEADOWS**  
**UNIT 2**  
Boulevard Intersection. The length of the WB lane in advance (east) of the intersection will be 750 Feet plus taper. The length of the WB lane beyond (west) of the intersection will be 1000 Feet plus taper.

The intersection improvements mentioned above will result in a significant improvement to the traffic operation at the intersection when compared to the 2008 no build intersection level of service.

4. Rio Bravo and Poco Loco:

This intersection is currently un-signalized. The intersection will remain un-signalized until there is significant development in the vicinity of the Intersection. The traffic study for Rio Bravo Commons concluded that a signalized intersection would be required at full build out of residential development and approximately 50% build out of commercial development as proposed. To date that has not happened. Given the information above, it is unreasonable to require dual lefts be added on Rio Bravo EB and WB at the intersection as was outlined in the report. The intersection improvements as outlined in your study will be required at such time when the signal at the intersection is warranted. Therefore, no additional improvements will be required at this intersection.

Bill Richardson  
Governor

Rhonda G. Faught P.E.  
Cabinet Secretary

Commission

Johnny Cope  
Chairman  
District 2

David Schultz  
Vice Chairman  
District 5

Gregory T. Ortiz  
Secretary  
District 6

Norman Assad  
Chairman  
District 7

Tom Franken  
Chairman  
District 1

Bud Hering  
Chairman  
District 1



NEW MEXICO DEPARTMENT OF  
TRANSPORTATION

ORIGINAL

5. Rio Bravo and 2<sup>nd</sup> Street: (MESA UNIT 2)

*Rio Bravo*

Add an exclusive right turn lane on southbound (SB) 2<sup>nd</sup> Street onto Westbound ~~Goors~~. A 350 Foot (plus taper) right turn lane will be required.

6. Rio Bravo and Prince:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 29.2 seconds in the NO Build to a LOS of "D" with a delay of 41 seconds.

7. Rio Bravo and Broadway:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 30.5 seconds in the No-Build to a LOS of "D" with a delay of 33 seconds.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.  
District Three Traffic Engineer

Concur:

Nathan Masek  
Bernalillo County

4/5/2004

cc: Julian Vigil  
Mir Amiri  
Nathan Masek  
Wilfred Gallegos  
File ✓

ORIGINAL

44  
101

Terry O. Braun, P.E.  
P. O. Box 92051  
Albuquerque, NM 87109-2051  
(505) 863-8807 - Voice  
(505) 942-3800 - FAX  
e-mail: tobe@swcp.com

Tuesday, August 19, 2003

**Nathan Masak**  
Bernalillo County Public Works Dept.  
2400 Broadway SE Bldg.  
Albuquerque, NM 87102

**Re: Anderson Hills Subdivision, Phase 1 (431 lots)**  
Dear Nathan:

Following is the proposed language for the transportation portion of the Infrastructure list for Anderson Hills Subdivision, Phase 1:

**B-6** • Rio Bravo Blvd. / Isleta Blvd. - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.

**B-6** • Rio Bravo Blvd. / I-25 East Ramp - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.

\* **BE AVILT + F.6 with Highlands UNIT 1 (708181)**  
Rio Bravo Blvd. / 98th St. - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.

**B-4** • Rio Bravo Blvd. / Unser Blvd. - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have questions or need additional information, please call if you have questions or need additional information.  
Sincerely Yours,

*Terry O. Braun*  
Terry O. Braun

Concurrence: \_\_\_\_\_  
Nathan Masak

PROJECTS\Anderson\_Hills\Masak\_Infrastructure\_List\_Phase\_1.dwg

PAGE 7 of 7



Mary Herrera Bern. Co. AGRE R 35.00 BX-A78 Pg-8876

2004079086  
6092577

Page: 13 of 14

06/07/2004 02:58P

20010101  
FOR  
FOR  
FOR

FOR  
FOR  
FOR

FOR  
FOR  
FOR

10-14-10

CFN 679580



# COOK WILSON COMMUNITY BUILDERS

## LETTER OF TRANSMITTAL

TO: Richard Dourte \_\_\_\_\_ DATE: August 31, 2010 \_\_\_\_\_

City Engineer – Development Svc. \_\_\_\_\_

City of Albuquerque \_\_\_\_\_ RE: I-25 / Rio Bravo Improvements \_\_\_\_\_

### ITEMS BEING TRANSMITTED

1	Financial Guaranty
1	Layout

- FOR YOUR USE       FOR YOUR RECORDS
- AS REQUESTED       FOR YOUR COMMENTS

### Notes:

SUBMITTED BY:

**Rex Wilson**

**Cook Wilson Community Builders**  
10800 Saltillo Street NW  
Albuquerque, NM 87114

**August 27, 2010**

**Richard Dourte**  
City Engineer – Development and Building Services Divisions  
**City of Albuquerque**  
P. O. Box 1293  
Albuquerque, NM 87103

**RE: FINANCIAL GUARANTY -I-25 / RIO BRAVO IMPROVEMENTS**

Dear Mr. Dourte:

Attached is a letter from Mark Goodwin and Associates concerning the financial guaranty by Cook Wilson for construction of improvements at the I-25 / Rio Bravo Interchange. Also attached is an aerial photograph showing the planned subdivisions included in the original traffic study that was used as a basis for the Anderson Hills off-site financial guaranties.

These subdivisions were, Anderson Hills, Anderson Hills South, Anderson Heights, Anderson Bluffs, the Grevey parcel, and Anderson Farms. All of the parcels were owned and controlled by Cook Wilson at that time.

As the market changed only Anderson Hills was built. Cook Wilson sold the rest of the properties to unrelated entities. Ultimately, the rest of these properties will be developed. At the time these properties are developed, these properties can and should be responsible for each properties portion of the required off-site infrastructure.

Currently, Anderson Hills is being held responsible for the off-site infrastructure required for all 7130 residential lots. This was never the intent of the original traffic study. This situation is not equitable.

As Mr. Goodwin's letter points out Anderson Hills should only be responsible for a portion of the actual cost of the improvements that were financially guaranteed. Anderson Hills represents only 1100 of 7130 planned residential lots.

Through no fault of its own, Cook Wilson was not allowed to construct the infrastructure over the past 7 years. \$56.77 per lot for the 1100 lots is the share of the actual projected construction cost that should be born by Anderson Hills. Anderson Hills should be required to and is willing to make a cash payment of \$62,477.52.

Cook Wilson would like to point out that Cook Wilson bore the cost of the land donation for the Atrisco Heritage High School, paid for the electric, phone, gas and cable off-site infrastructure necessary for the high school.

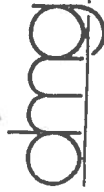
This settlement offer represents Anderson Hill's fair share of the total area off-site infrastructure. We appreciate your consideration in accepting this offer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rex Wilson', written over a horizontal line.

Rex Wilson

**Cook Wilson Community Developers**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 871199  
(505) 828-2200 FAX 797-9539

August 23, 2010

Mr. Rex Wilson  
Paul Allen Homes  
P.O. Box 9470  
Albuquerque, NM 87119

**Re: Anderson Hills**


Dear Mr. Wilson:

In 2003, off-site traffic commitments based in large part on all of your holdings at that time, were established against the Anderson Hills project. A summary of those holdings is attached for your reference. It was anticipated that you would ultimately develop 7130 residential lots in 7 projects. The construction cost for the off-site mitigation measures is anticipated to be \$404,773.50 at three locations including the I-25 and Rio Bravo Interchange. This amounts to be \$56.77 per lot for lands you controlled. Since you will only develop Anderson Hills and its' 1100 lots we believe your off-site traffic mitigation contribution should be \$62,447.52.

Please contact our office with any questions you may have.

Sincerely,

Mark Goodwin & Associates, PA

  
Mark Goodwin, PE  
President

DMG/la

**Dourte, Richard H.**

---

**From:** Mark Goodwin [Mark@goodwinengineers.com]  
**Sent:** Thursday, October 21, 2010 1:16 PM  
**To:** Dourte, Richard H.  
**Cc:** sherri@paulallenhomes.net  
**Subject:** RE: Anderson Hills

Richard - Rex wanted me to confirm that he will be executing a Modified Procedure "C" Agreement and providing a cashiers check to the city for \$ 115,196.52 - we all appreciate the time you and your staff have put into this process.

Thanks

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

-----Original Message-----

**From:** Dourte, Richard H. [mailto:RDourte@cabq.gov]  
**Sent:** Tuesday, October 19, 2010 2:19 PM  
**To:** John MacKenzie; sherri@paulallenhomes.net  
**Cc:** Mark Goodwin; Rael, Jane E.; Metro, Kristal D.; Hartmann, John M.; Loyd, Tony J.  
**Subject:** RE: Anderson Hills

John MacKenzie,

Thanks,

Sherri, please have Mr. Wilson come down with the modified "c" agreement for the improvements to the Rio Bravo/I-25 intersection. The infrastructure list will be adjusted so that mod. "c" agreement is the only outstanding item.

John Hartman, Where would you like these funds deposited??

Jane, please make a copy of this string of emails and place in the file.

Thanks to all...

Richard

-----Original Message-----  
**From:** John MacKenzie [mailto:John@goodwinengineers.com]  
**Sent:** Tuesday, October 19, 2010 1:52 PM  
**To:** Dourte, Richard H.  
**Cc:** Mark Goodwin  
**Subject:** Anderson Hills

Richard,

Mark asked me to respond to your latest e-mail below, since I had attended all the Anderson Hills TIS scoping meetings, including those at which final negotiations took place.

I can attest that yes, other subdivisions, such as Anderson Farms, were indeed included in the study when traffic mitigation was determined for Anderson Hills.

John MacKenzie, PE  
Mark Goodwin and Associates, PA  
Phone: 505-828-2200  
Fax: 505-797-9539

-----Original Message-----  
From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
Sent: Monday, October 18, 2010 2:52 PM  
To: Mark Goodwin  
Subject: RE: Anderson Hills

Mark,

Please verify that when you met with the County regarding off-site traffic mitigation for the Anderson Hills subdivision, other subdivisions such as Anderson Farms were included when determining that traffic mitigation. An email will suffice.

Thanks,

Richard

-----Original Message-----  
From: Mark Goodwin [mailto:Mark@goodwinengineers.com]  
Sent: Monday, October 18, 2010 2:26 PM  
To: Dourte, Richard H.  
Subject: RE: Anderson Hills

Richard - the excerpts are from the study dated 1/24/2003 as shown on the page footer - it is the only version we found in our archives so if you have a different version we would certainly like to get a copy - it's hard to imagine that with Anderson Hills South and Anderson Farms not considered and 98th and Unser in place that the intersections would fail to the extent they were predicted to because of the Anderson Hills project - as to the county, they continuously missed meetings and delayed action such that it was finally done by letter as shown on the infrastructure list - as a final note, we are 5 years past the implementation year and I suspect that if we re-analyze some of those same intersections, we will find significant differences from when the study was done in 2003.

Richard, do you want to meet with me and Rex one more time to try and come to a resolution of this - Rex is ready to contribute about \$ 115,000 to the I-25 project but wants resolution of the entire FG question - I'm at your convenience.

Thanks,

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

-----Original Message-----  
From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
Sent: Thursday, October 14, 2010 4:24 PM  
To: Mark Goodwin  
Cc: sherri@paulallenhomes.net  
Subject: RE: Anderson Hills

Mark,

Thanks for this information, but I do have a couple of questions...

What study was this excerpt taken from? It is not in the final version

of Anderson Hills Subdivision Update. Our latest version does not include Anderson Farms or Anderson Hills South as background traffic.

Do you have any minute notes from your meeting with the County/NMDOT on this issue??

Thanks,

Richard

-----Original Message-----

From: Mark Goodwin [mailto:Mark@goodwinengineers.com]

Sent: Thursday, October 14, 2010 10:35 AM

To: Dourte, Richard H.

Cc: sherri@paulallenhomes.net

Subject: Anderson Hills

Richard - sorry it's taking me so long to get back with you and Rex concerning his off-site, County street requirements - I have attached excerpts from the Anderson Hills TIS that show that significant trips were anticipated from properties owned by Cook/ Wilson that have never developed and have been subsequently sold by Cook/ Wilson to others - as a side bar, the property shown in the TIS as Anderson Farms, now owned by others, is tied up in litigation with no resolution in sight - I also suspect that with the connections of 98th and Unser to the north, the distributions onto the county street system have changed - in any case, I know that Rex is anxious to complete this process and has tentatively agreed to the cash -in - lieu proposal for the I-25/ Rio Bravo intersection, so if you feel a meeting is necessary to complete this matter, just let me know.

Richard, I know you and Krystal have put a lot of time into this and I do appreciate it, but after 6 years it's time to bring this one to a conclusion - thanks,

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

**Dourte, Richard H.**

---

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**Sent:** Thursday, October 21, 2010 1:16 PM  
**To:** Dourte, Richard H.  
**Cc:** sherri@paulallenhomes.net  
**Subject:** RE: Anderson Hills

Richard - Rex wanted me to confirm that he will be executing a Modified Procedure "C" Agreement and providing a cashiers check to the city for \$ 115,196.52 - we all appreciate the time you and your staff have put into this process.

Thanks

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

-----Original Message-----

**From:** Dourte, Richard H. [mailto:RDourte@cabq.gov]  
**Sent:** Tuesday, October 19, 2010 2:19 PM  
**To:** John MacKenzie; sherri@paulallenhomes.net  
**Cc:** Mark Goodwin; Rael, Jane E.; Metro, Kristal D.; Hartmann, John M.; Loyd, Tony J.  
**Subject:** RE: Anderson Hills

John MacKenzie,

Thanks,

Sherri, please have Mr. Wilson come down with the modified "c" agreement for the improvements to the Rio Bravo/I-25 intersection. The infrastructure list will be adjusted so that mod. "c" agreement is the only outstanding item.

John Hartman, Where would you like these funds deposited??

Jane, please make a copy of this string of emails and place in the file.

Thanks to all..

Richard

-----Original Message-----  
**From:** John MacKenzie [mailto:John@goodwinengineers.com]  
**Sent:** Tuesday, October 19, 2010 1:52 PM  
**To:** Dourte, Richard H.  
**Cc:** Mark Goodwin  
**Subject:** Anderson Hills

Richard,

Mark asked me to respond to your latest e-mail below, since I had attended all the Anderson Hills TIS scoping meetings, including those at which final negotiations took place.

I can attest that yes, other subdivisions, such as Anderson Farms, were indeed included in the study when traffic mitigation was determined for Anderson Hills.



of Anderson Hills Subdivision Update. Our latest version does not include Anderson Farms or Anderson Hills South as background traffic.

Do you have any minute notes from your meeting with the County/NMDOT on this issue??

Thanks,

Richard

-----Original Message-----

From: Mark Goodwin [mailto:Mark@goodwinengineers.com]  
Sent: Thursday, October 14, 2010 10:35 AM  
To: Dourte, Richard H.  
Cc: sherri@paulallenhomes.net  
Subject: Anderson Hills

Richard - sorry it's taking me so long to get back with you and Rex concerning his off-site, County street requirements - I have attached excerpts from the Anderson Hills TIS that show that significant trips were anticipated from properties owned by Cook/ Wilson that have never developed and have been subsequently sold by Cook/ Wilson to others - as a side bar, the property shown in the TIS as Anderson Farms, now owned by others, is tied up in litigation with no resolution in sight - I also suspect that with the connections of 98th and Unser to the north, the distributions onto the county street system have changed - in any case, I know that Rex is anxious to complete this process and has tentatively agreed to the cash -in - lieu proposal for the I-25/ Rio Bravo intersection, so if you feel a meeting is necessary to complete this matter, just let me know.

Richard, I know you and Krystal have put a lot of time into this and I do appreciate it, but after 6 years it's time to bring this one to a conclusion - thanks,

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**THE MEADOWS, UNITS 1 and 2 AT ANDERSON HILLS**

*ΔR-5-04*  
*BLOSSOM RIDGE*  
*UNIT 1 (FKA 3A)*  
*Supercedes*  
*Infrastr. List*  
*Signed 8-27-03*

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
 ARROWOOD RANCH DEVELOPMENT, TRACTS 'C' THRU 'F' AND ALL OF THE UNPLATED TRACTS 12 THRU 14 AND THE NORTH HALF OF 11 OF THE TOWN OF  
 ATRISCO GRANT AND THE LAND OF CORA FLORENCE TRACT 1  
 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
			<b>PAVING</b>	<b>UNIT 1</b>					
		Per Design	Art Pvmnt	Dennis Chavez	at Unser		/	/	/
		30' FF	Art Pvmnt, Std C&G, Median C&G, and 6' Sidewalk <sup>(2)</sup> East Side Only	98 <sup>th</sup> St.	Dennis Chavez Blvd	Rio Clara Ave.	/	/	/
		48' FF	Res Pvmnt, Std. C&G, and Median 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	98 <sup>th</sup> St.	West Meadow Dr.	/	/	/
		40' FF	Res Pvmnt, Std C&G 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	West Meadow Dr.	Grassland Dr	/	/	/
		40' FF	Res Pvmnt, Std C&G 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	Grassland Dr	Anderson Hill	/	/	/
		24' F-E	Res Pvmnt, C&G <sup>(1)</sup> 4' Sidewalk <sup>(2)</sup> South Side Only	Anderson Hill Ave.	Rio Clara Ave.	Unser Blvd.	/	/	/
		28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	West Meadow Dr.	Riverbend Ave.	Rio Clara Ave.	/	/	/
		51' FF	Res Pvmnt, C&G <sup>(1)</sup> , and Median 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave	98th Street	West Meadow Dr	/	/	/
		28'-51' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave	West Meadow Dr	Grasshopper	/	/	/
		28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave.	Grasshopper	Rivulet Dr.	/	/	/
		28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Lower Meadow Dr.	Grassy Ct	Rivulet Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' FF	<b>PAVING</b> Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> South Side Only	Lower Meadow Dr. Stub	Rivulet Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Rivulet Dr.	Lower Meadow Dr.	Riverbend Ave.	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Grassy Ct.	Lower Meadow Dr.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Grasshopper Dr.	Lower Meadow Dr.	Rio Clara Ave.	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Lazy Day Dr.	Riverbend Ave.	Rio Clara Ave.	/	/	/
		10'	Asphalt Trail	Tract A	98th Street	East Property Line	/	/	/
		Per Design	Residential Street Lights <b>WATER</b>				/	/	/
		12"-20"	Water line SEE NOTE 4	Offsite Easements	NW corner Tract B Arrowood Ranch Dev	Gibson Blvd.	/	/	/
		12"	Water line SEE NOTE 4	Tract B, Arrowood Ranch Development	NW corner Tract B Arrowood Ranch Dev	Public Esm't Parcel 1	/	/	/
		12"	Water line	30-50' P. Easmt Parcel 1	98 <sup>th</sup> St.	Rio Clara	/	/	/
		12"	Water line	West Meadow Dr.	Rio Clara	Riverbend	/	/	/
		12"	Water line	Grassy Court	Riverbend	Lower Meadow	/	/	/
		12"	Water line	Esm't Lot 12 Blk11	98 <sup>th</sup> St.	Grassy Court	/	/	/
		12"	Water line	98 <sup>th</sup> St.	Dennis Chavez Blvd	Esm't Lot 12 Blk11	/	/	/
		12"	Water line	Anderson Hill	Unser Blvd.	Rio Clara	/	/	/
		12"	Water line	Rio Clara	Anderson Hill	Katydid	/	/	/
		6"	Water line	Rio Clara Ave.	Grasshopper	Lazy Day Dr.	/	/	/
		6"	Water line	Riverbend Ave.	West Meadow Dr.	Rivulet Dr.	/	/	/
		6"	Water line	Lower Meadow Dr.	Grassy Court	Rivulet Dr	/	/	/
		6"	Water line	Lower Meadow Dr. Stub	Rivulet Dr	Parcel 3	/	/	/
		6"	Water line	Rivulet Dr.	Lower Meadow Dr.	Riverbend Ave.	/	/	/
		6"	Water line	Grasshopper Dr.	Lower Meadow Dr.	Rio Clara Ave.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Water line	Rio Clara	Grassland Intersectn		/	/	/
		6"	Water line	Lazy Day Dr.	Riverbend Ave.	Rio Clara Ave.	/	/	/
			<b>SANITARY SEWER</b>						
		12"	Sanitary sewer	Anderson Hill Ave.	Rio Clara Ave.	Unser Blvd.	/	/	/
		8"	Sanitary sewer	Unser Blvd	Dennis Chavez R/W Exist SAS MH	Lot <del>X</del> <sup>SS A</sup> B13 Easemt	/	/	/
		8"	Sanitary sewer	Lot 55, B13 Easemt	Unser Blvd	Lower Meadow Tr.	/	/	/
		8"	Sanitary sewer	Lower Meadow Tr.	Parcel 3 Easement	Esm't Lot 55 Blk13	/	/	/
		8"	Sanitary sewer	Parcel 3, 46' Public Esm't	Lower Meadow Tr.	Tract B	/	/	/
		8"	Sanitary sewer	Tract B	Parcel 3, 46' Public Esm't	Lower Meadow Ave Stub	/	/	/
		8"	SAS	Lower Meadow Stub	Tract B	Lower Meadow Ave	/	/	/
		8"	SAS	Lower Meadow Ave	Rivulet Drive	Grassy Court	/	/	/
		8"	Sanitary sewer	Grassy Ct.	Lower Meadow Ave	Riverbend Ave.	/	/	/
		8"	Sanitary sewer	West Meadow Dr.	Rio Clara Ave.	Riverbend Ave.	/	/	/
		8"	Sanitary sewer	Grasshopper Dr.	Lower Meadow Ave	Rio Clara Ave.	/	/	/
		8"	Sanitary sewer	Lazy Day Dr.	Riverbend Ave.	Rio Clara Ave.	/	/	/
		8"	Sanitary sewer	Riverbend Ave.	Lot 5 Blk 12	Rivulet Dr.	/	/	/
		8"	Sanitary sewer	Rivulet Dr.	Lower Meadow Dr.	Riverbend Ave.	/	/	/
		8"	Sanitary sewer	Rio Clara	at Grassland Intersctn		/	/	/
			<b>STORM SEWER</b>						
		12' x 7'	Concrete Box Culvert & Wingwalls	98 <sup>th</sup> St. @	Dennis Chavez Blvd		/	/	/
		48"	Storm Sewer	Anderson Hill Ave.	Rio Clara Ave.	Unser Blvd.	/	/	/
		18"-36"	Storm Sewer	Rio Clara Ave.	Anderson Hill Ave.	Lot 19, Block 14	/	/	/
		18"-60"	Storm Sewer	98 <sup>th</sup> St.	Dennis Chavez Blvd	Rio Rojo	/	/	/
		Per Design	Concrete Stem Wall (Freeboard)	Dennis Chavez Blvd			/	/	/
		Per Design	Engineer's Certification for Grading and Drainage Required for release of financial guarantees.				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18" - 36"	SD	Lower Meadow Stub	Rivulet Drive	Dennis Chavez	/	/	/
<del>UNIT 3A</del>									
<b>Paving (Private Streets)</b>									
		30' FF	Art Pvmt, Std C&G <sup>(1)</sup> , median C&G, and 6' Sidewalk West Side <b>10' TRAIL EAST SIDE</b>	Unser Blvd	Anderson Hill	Dennis Chavez	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	at Unser Blvd.		/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Thalweg Tr.	Meadow Flower Ln	East Meadow Lane	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Thalweg Tr.	Grassland Ln	Meadow Flower Ln	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Saffron Tr.	Grassland Lane Parcel 3	East Meadow Lane	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	East Meadow Lane	End Coidesac Lot 88	Parcel 3 Lower Meadow Tr	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Meadow Flower Dr.	Thalweg Tr.	Saffron Tr	/	/	/
		26' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Meadow Flower Ln	Saffron Tr	Parcel 3	/	/	/
		48' FF	Res Pvmt, C&G <sup>(1)</sup> , Median and 4' Sidewalk <sup>(2)</sup> Both Sides	Katydid Lane	Rio Clara Ave.	Thalweg Tr.	/	/	/
		48' FF	Res Pvmt, C&G <sup>(1)</sup> , Median and 4' Sidewalk <sup>(2)</sup> Both Sides	Grassland Lane	Rio Clara Ave.	Saffron Tr.	/	/	/
		10' <b>28' FF</b>	Asphalt Trail <b>RES PVMT, C+G</b> Per Design Residential Street Lights	Tract A <b>CROCUS Tr.</b>	West Property Line <b>East Meadow Lane</b>	Unser Boulevard <b>Lot 21</b>	/	/	/
<b>WATER</b>									
		12"	Water line	Katydid Lane	Rio Clara Ave.	Thalweg Tr.	/	/	/
		12"	Water line	Thalweg Tr.	Katydid Lane	East Meadow Ln	/	/	/
		12"	Water line	East Meadow Lane	Thalweg Tr.	40' Public Easmt Lot 55	/	/	/
		12"	Water line	40' Public Easmt Lot 55	East Meadow Lane	Unser Boulevard	/	/	/
		12"	Water line	Unser Blvd.	40' Public Easmt Lot 55	Dennis Chavez	/	/	/

see sheets 6-8 of 10

3

3

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer			
		6"	Water line	Saffron Tr.	East Meadow Lane	Parcel 3 Boundary	/	/	/			
		6"	Water line	Thalweg Tr.	Katydid Lane	Grassland Lane	/	/	/			
		6"	Water line	Grassland Lane	Rio Clara Ave	Saffron Trail	/	/	/			
		4"	Water line	East Meadow Lane	Thalweg Trail	End Culdesac	/	/	/			
		6"	Water line	Parcel 3 46' Public Easment	Lower Meadow Trail	Lower Meadow Stdb Lot 107, Block 11	/	/	/			
		6"	Water line	Crocus Tr.	East Meadow Ln	Parcel 3 Lot 21, Blk 6	/	/	/			
		6"	<b>WL</b> <b>SANITARY SEWER</b>	<b>Meadow Flower</b>	<b>Saffron</b>	<b>Parcel 3</b>	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>			
		8"	Sanitary sewer	Unser Boulevard	40' Public Easmt Lot 58	Dennis Chavez	/	/	/			
		8"	Sanitary Sewer	40' Public Easmt Lot 55	Unser Boulevard	East Meadow Lane	/	/	/			
		8"	Sanitary sewer	Thalweg Tr	Lot 1, Block 4	East Meadow Lane	/	/	/			
		8"	Sanitary sewer	East Meadow Lane	North Culdesac	40' Public Easmt Lot 55	/	/	/			
		8"	Sanitary sewer	Grassland Lane	Rio Clara Ave	Saffron Tr	/	/	/			
		8"	Sanitary sewer	Saffron Tr	Grassland Lane	East Meadow Ln	/	/	/			
		8"	Sanitary sewer	Crocus Tr	East Meadow Ln	Parcel 3 Lot 21, Blk 6	/	/	/			
		8"	<b>SAS</b> <b>STORM SEWER</b>	<b>Lower Meadow</b>	<b>Lot 55 Easmt</b>	<b>Lot 22 Bk 17</b>	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>			
		54"	Storm Sewer	40' Public Easmt Lot 55	Unser Boulevard	East Meadow Ln	/	/	/			
		18 - 36"	Storm Sewer	East Meadow Ln	Saffron Tr	40' Public Easmt Lot 55	/	/	/			
		18"- 60"	Storm Sewer	Unser Blvd	Rio Bravo Channel	Anderson Hill Ave	/	/	/			
			<b>OFF-SITE PAVING</b>									
		Per design	Arterial Pavement	Dennis Chavez	Isleta Blvd. Intersection		/	/	/			
		per design	Engineer's Certification for Grading and Drainage Required for release of financial guarantees.							/	/	/

SEE SHEET 6  
8  
5  
10  
3

Perimeter Well and Landscaping w/ Water Meter  
PAGE 5 OF 10

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 07/27/04  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 08/27/03  
Date Preliminary Plat Expires: 08/27/04  
DRB Project No.: 1002856  
DRB Application No.: \_\_\_\_\_

AMENDED INFRASTRUCTURE LIST

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

**Blossom Ridge, Unit 1 @ Anderson Hills (aka Meadows Unit 3A)**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
**ARROWOOD RANCH DEVELOPMENT, TRACTS 'C' THRU 'F' AND ALL OF THE UNPLATED TRACTS 12 THRU 14 AND THE NORTH HALF OF 11 OF THE TOWN OF ATRISCO GRANT AND THE LAND OF CORA FLORENCE TRACT 1**  
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
<b>PAVING (Private Streets)</b>									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmnt, Std C&G <sup>(1)</sup> , median C&G, and 6' Sidewalk West Side 10' Trail (East Side)	Unser Blvd	Anderson Hill	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Art Pvmnt	Dennis Chavez	at Unser Blvd.		/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Indigo Sky Trail	Umber Leaf Lane	Crimson Rose Lane	/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Indigo Sky Trail	Grassland Lane	Umber Leaf Lane	/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Violet Orchid Trail	Grassland Lane	Crimson Rose Lane.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Crimson Rose Lane	End of Cul de Sac Lot 88	Parcel 3 Lower Meadow Trail	/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Umber Leaf Lane	Indigo Sky Trail	Violet Orchid Trail	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Umber Leaf Lane.	Violet Orchid Trail	Parcel 3	/	/	/
<input type="text"/>	<input type="text"/>	48' FF	Res Pvmnt, C&G <sup>(1)</sup> Median, and 4' Sidewalk <sup>(2)</sup> Both Sides	Pear Blossom Lane	Rio Clara Avenue	Indigo Sky Trail	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	48' FF	Res Pvmnt, C & G <sup>(1)</sup> Median, and 4' Sidewalk <sup>(2)</sup> Both Sides	Grassland Lane	Rio Clara Avenue	Violet Orchid Trail	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Blue Meadow Trail	Crimson Rose Lane	Lot 21	/	/	/
<input type="text"/>	<input type="text"/>	10'	Asphalt Trail	Tract A	West Property Line	Unser Blvd	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Residential Street Lights				/	/	/
<b>WATER</b>									
<input type="text"/>	<input type="text"/>	12"	Water line	Pear Blossom Lane	Rio Clara Ave.	Indigo Sky Trail	/	/	/
<input type="text"/>	<input type="text"/>	12"	Water line	Indigo Sky Trail	Pear Blossom Lane	Crimson Rose Lane	/	/	/
<input type="text"/>	<input type="text"/>	12"	Water line	Crimson Rose Lane	Indigo Sky Trail	40' Public Easement Lot 55	/	/	/
<input type="text"/>	<input type="text"/>	12"	Water line	40' Public Easement Lot 55	Crimson Rose Lane	Unser Blvd.	/	/	/
<input type="text"/>	<input type="text"/>	12"	Water line	Unser Blvd.	40' Public Easement Lot 55	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Violet Orchid Trail	Crimson Rose Lane	Parcel 3	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Indigo Sky Trail	Pear Blossom Lane	Grassland Lane	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Grassland Lane	Rio Clara Avenue	Violet Orchid Trail	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Crimson Rose Lane	Indigo Sky Trail	End of Cul de Sac	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Parcel 3 46' Public Easement	Lower Meadow Trail	Lower Meadow Stub Lot 107, Block 11	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Blue Meadow Trail	Crimson Rose Lane	Violet Orchid Trail	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Umber Leaf Lane	Violet Orchid Trail	Parcel 3	/	/	/
<b>SANITARY SEWER</b>									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Unser Blvd	40' Public Esmt (Lot 55)	Dennis Chavez	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	40' Public Esmt (Lot 55)	Unser Blvd	Crimson Rose Lane	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Indigo Sky Trial	Lot 1, Block 4	Crimson Rose Lane	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Crimson Rose Lane	North Cul de Sac	40' Public Esmt (Lot 55)	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Grassland Lane	Rio Clara Avenue	Violet Orchid Trail	/	/	/



Project name: Blossom Ridge. Unit 1

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
8"	Sanitary Sewer	Violet Orchid Trail	Grassland Lane	Crimson Rose Lane
8"	Sanitary Sewer	Blue Meadow Trail	Crimson Rose Lane	Parcel 3 (Lot 21, Blk 6)
8"	Sanitary Sewer	Lower Meadow	Lot 55 Easement	Lot 22, Block 17
<b>STORM SEWER</b>				
54"	Storm Sewer	40' Public Esmt (Lot 55)	Unser Blvd	Crimson Rose Lane
18-36"	Storm Sewer	Crimson Rose Lane	Violet Orchid Trail	40' Public Esmt (Lot 55)
18-60"	Storm Sewer	Unser Blvd	Rio Bravo Channel	Anderson Hill Avenue
<b>OFF-SITE PAVING</b>				
Per design	Arterial Pavement	Dennis Chavez	Isleta Blvd Intersection	
Per Design	Engineer's Certification for Grading & Drainage required for Release of Financial Guarantees.			
	Perimeter Wall and Landscaping with Water Meter			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
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ORIGINAL

NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Sanitary Sewer Manholes should not be deeper than 20'.
- 4 These items may be financially guaranteed and built with The Mesa (DRB 1002858) and The Highlands (DRB 1002857)

Delete note 6

A 16

release of financial guarantees.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE

NAME (print)

Mark Goodwin & Assoc. PA

FIRM

*Diane Hoelzer 11/18/03*

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

*Sheran Watson 12/3/03* *Christina Sandoval 12/3/03*

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

*12-3-03*  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*12/3/03*  
UTILITY DEVELOPMENT - date

- date

*12-03-03*  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<i>1</i>	<i>2/5/04</i>	<i>[Signature]</i>	<i>Christina Sandoval</i>	<i>Bob Cochran</i>
<i>2</i>	<i>5/11/04</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>
<i>3</i>	<i>8/5/04</i>	<i>[Signature]</i>	<i>Christina Sandoval</i>	<i>Diane Hoelzer</i>
<i>4</i>	<i>1-03-06</i>	<i>[Signature]</i>	<i>Christina Sandoval</i>	<i>R. B. [Signature] D.R. Horton</i>

County Requirements:

Off-site mitigation - see sheet 7 of 7. These improvements are to be financially guaranteed with the City, not to be released until a letter from the County is obtained concurring with the release of the financial guarantee(s)

PAGE 9 OF 10 *3*

5. All perimeter walls and associated landscaping shall be maintained by the Home Owners Association

ORIGINAL

Terry O. Brown, P.E.

P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 - Voice  
(303) 942-3600 - FAX  
e-mail: tobe@swcp.com

AM

101

657

Tuesday, August 19, 2003

Nathan Masek  
Bernalillo County Public Works Dept.  
2400 Broadway SE Bldg.  
Albuquerque, NM 87102

**Re: Anderson Hills Subdivision, Phase 1 (431 lots)**

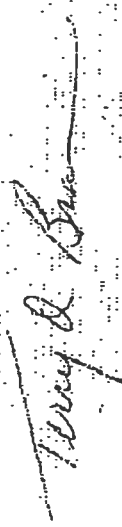
Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- \* **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- \* **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.
- \* **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
- \* **Rio Bravo Blvd. / Unser Blvd.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.  
Please call if you have questions or need additional information.

Sincerely Yours,



Terry O. Brown

Concurrence: \_\_\_\_\_  
Nathan Masek

**ORIGINAL**

INFRASTRUCTURE LIST

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

**THE MEADOWS, UNITS 1 and 3A, AT ANDERSON HILLS**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
ARROWOOD RANCH DEVELOPMENT, TRACTS 'C' THRU 'F' AND ALL OF THE UNPLATED TRACTS 12 THRU 14 AND THE NORTH HALF OF 11 OF THE TOWN OF  
ATRISCO GRANT AND THE LAND OF CORA FLORENCE TRACT 1  
 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
			<b>PAVING</b>						
		Per Design	Art Pvmt	Dennis Chavez	at Unser		/	/	/
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk <sup>(2)</sup> East Side Only	98 <sup>th</sup> St.	Dennis Chavez Blvd	Rio Clara Ave.	/	/	/
		48' FF	Res Pvmt, Std. C&G, and 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	98 <sup>th</sup> St.	West Meadow Dr.	/	/	/
		40' FF	Res Pvmt, Std C&G, and 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	West Meadow Dr.	Grassland Dr	/	/	/
		40' FF	Res Pvmt, Std C&G, and 4' Sidewalk <sup>(2)</sup> South Sides	Rio Clara Ave.	Grassland Dr	Anderson Hill	/	/	/
		24' F-E	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> South Side Only	Anderson Hill Ave.	Rio Clara Ave.	Unser Blvd.	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	West Meadow Dr.	Riverbend Ave.	Rio Clara Ave.	/	/	/
		51' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave	98th Street	West Meadow Dr	/	/	/
		28'-51' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave	West Meadow Dr	Grasshopper	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Riverbend Ave.	Grasshopper	Rivulet Dr.	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Lower Meadow Dr.	Grassy Ct	Rivulet Dr.	/	/	/





ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 3A	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	Art Pvmt, Std C&G <sup>(1)</sup> , median C&G, and 6' Sidewalk West Side	Unser Blvd	Anderson Hill	Dennis Chavez	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	at Unser Blvd.		/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Thalweg Ave.	Meadow Flower	Parcel 2	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Thalweg	Grassland	Meadow Flower	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Saffron Ave.	Middle Meadow Pl.	Parcel 2	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Crocus Ave.	Middle Meadow Pl.	Parcel 2	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Lower Meadow Ave.	Middle Meadow Pl.	Parcel 2	/	/	/
		28' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Middle Meadow Pl.	North Cul-de-sac	South Cul-de-sac	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Meadow Flower Dr.	Thalweg Ave.	Saffron	/	/	/
		26' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Meadow Flower Dr.	Saffron	Lower Meadow	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Katydid Dr.	Rio Clara Ave.	Thalweg Ave.	/	/	/
		32' FF	Res Pvmt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Grassland Dr.	Rio Clara Ave.	Saffron	/	/	/
		10'	Asphalt Trail WATER	Tract A	West P.L.	Unser			
		12"	Water line	Katydid Dr.	Rio Clara Ave.	Thalweg Ave.	/	/	/
		12"	Water line	Thalweg	Katydid	Public Esmt Parcel 2	/	/	/
		12"	Water line	46' Public Esmt Parcel 2	Thalweg	Lower Meadow Ave.	/	/	/
		12"	Water line	Esm't Lot37 Blk13	Lower Meadow	Unser Blvd.	/	/	/
		12"	Water line	Unser Blvd.	Esm't Lot37 Blk13	Dennis Chavez	/	/	/
		6"	Water line	Saffron Ave.	Middle Meadow Pl.	Public Esmt Parcel 2	/	/	/





ORIGINAL

NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Sanitary Sewer Manholes should not be deeper than 20'.
- 4 These items may be financially guaranteed and built with The Mesa (DRB 1002858) and The Highlands (DRB 1002857)

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**Diane Hoelzer**  
 NAME (print)  
**Mark Goodwin & Assoc. PA**  
 FIRM  
*Diane Hoelzer* 8-27-03  
 SIGNATURE - date  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: \_\_\_\_\_

*Sherron Watson* 8/27/03  
 DRB CHAIR - date  
*Christina Sandoval* 8/27/03  
 PARKS & GENERAL SERVICES - date  
*Roger Green* 8/27/03  
 TRANSPORTATION DEVELOPMENT - date  
 AMAFCA - date  
*Bradley Byle* 8/27/03  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVIS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE 6 OF 7

(County Requirements)  
 OFF-SITE Mitigation - see sheet 7 of 7. These improvements are to be financially guaranteed w/city, not to be released until a letter from the County is obtained concurring the release of the financial guarantee(s).

*ORIGINAL*

*101*  
*SW*  
*101*  
Terry O. Brown, P.E.

P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 - Voice  
(303) 942-3600 - FAX  
e-mail: tobe@swcp.com



Tuesday, August 19, 2003

**Nathan Masek**  
Bernalillo County Public Works Dept.  
2400 Broadway SE Bldg.  
Albuquerque, NM 87102

**Re: Anderson Hills Subdivision, Phase 1 (431 lots)**

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- \* **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- \* **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.
- \* **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
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*Copy Approved*

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: \_\_\_\_\_

Nathan Masek

**Dourte, Richard H.**

**To:** Rael, Jane E.  
**Subject:** FW: Anderson Hills

Jane,

Based on the email below, and the reconstruction of Isleta and Rio Bravo offsite traffic mitigation will be reevaluated with future development in Anderson Farms, etc.

Richard

-----Original Message-----  
From: John MacKenzie [mailto:John@goodwinengineers.com]  
Sent: Tuesday, October 19, 2010 1:52 PM  
To: Dourte, Richard H.  
Cc: Mark Goodwin  
Subject: Anderson Hills

Richard,

Mark asked me to respond to your latest e-mail below, since I had attended all the Anderson Hills TIS scoping meetings, including those at which final negotiations took place.

I can attest that yes, other subdivisions, such as Anderson Farms, were indeed included in the study when traffic mitigation was determined for Anderson Hills.

John MacKenzie, PE  
Mark Goodwin and Associates, PA  
Phone: 505-828-2200  
Fax: 505-797-9539

-----Original Message-----  
From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
Sent: Monday, October 18, 2010 2:52 PM  
To: Mark Goodwin  
Subject: RE: Anderson Hills

Mark,

Please verify that when you met with the County regarding off-site traffic mitigation for the Anderson Hills subdivision, other subdivisions such as Anderson Farms were included when determining that traffic mitigation. An email will suffice.

Thanks,

Richard

-----Original Message-----  
From: Mark Goodwin [mailto:Mark@goodwinengineers.com]  
Sent: Monday, October 18, 2010 2:26 PM  
To: Dourte, Richard H.  
Subject: RE: Anderson Hills

Richard - the excerpts are from the study dated 1/24/2003 as shown on the page footer - it is the only version we found in our archives so if you have a different version we would certainly like to get a copy - it's hard to imagine that with Anderson Hills South and Anderson Farms not considered and 98th and Unser in place that the intersections would fail to the extent they were predicted to because of the Anderson Hills

project - as to the county, they continuously missed meetings and delayed action such that it was finally done by letter as shown on the infrastructure list - as a final note, we are 5 years past the implementation year and I suspect that if we re-analyze some of those same intersections, we will find significant differences from when the study was done in 2003.

Richard, do you want to meet with me and Rex one more time to try and come to a resolution of this - Rex is ready to contribute about \$ 115,000 to the I-25 project but wants resolution of the entire FG question - I'm at your convenience.

Thanks,

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com

-----Original Message-----

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
Sent: Thursday, October 14, 2010 4:24 PM  
To: Mark Goodwin  
Cc: sherri@paulallenhomes.net  
Subject: RE: Anderson Hills

Mark,

Thanks for this information, but I do have a couple of questions...

What study was this excerpt taken from? It is not in the final version of Anderson Hills Subdivision Update. Our latest version does not include Anderson Farms or Anderson Hills South as background traffic.

Do you have any minute notes from your meeting with the County/NMDOT on this issue??

Thanks,

Richard

-----Original Message-----

From: Mark Goodwin [mailto:Mark@goodwinengineers.com]  
Sent: Thursday, October 14, 2010 10:35 AM  
To: Dourte, Richard H.  
Cc: sherri@paulallenhomes.net  
Subject: Anderson Hills

Richard - sorry it's taking me so long to get back with you and Rex concerning his off-site, County street requirements - I have attached excerpts from the Anderson Hills TIS that show that significant trips were anticipated from properties owned by Cook/ Wilson that have never developed and have been subsequently sold by Cook/ Wilson to others - as a side bar, the property shown in the TIS as Anderson Farms, now owned by others, is tied up in litigation with no resolution in sight - I also suspect that with the connections of 98th and Unser to the north, the distributions onto the county street system have changed - in any case, I know that Rex is anxious to complete this process and has tentatively agreed to the cash -in - lieu proposal for the I-25/ Rio Bravo intersection, so if you feel a meeting is necessary to complete this matter, just let me know.

Richard, I know you and Krystal have put a lot of time into this and I do appreciate it, but after 6 years it's time to bring this one to a conclusion - thanks,

Mark Goodwin, PE  
MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
mark@goodwinengineers.com