

INFRASTRUCTURE LIST

ORIGINAL

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

THE HIGHLANDS AT ANDERSON HILLS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 8-27-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002857
DRB Application No.: 03DRB 01200

Ⓐ 2-5-04

Ⓒ 3 7-26-05

Ⓓ 4 5-5-06

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
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ² West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	98 th St Intersection		/	/	/
		51' FF	Perm Res Pvmt, Std. C&G, and 4' Sidewalk ¹ South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		36' FF	Perm Res Pvmt, Std C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING CONT.						
		28' FF	Res Pvmnt, C&G ¹ , and 4' Sidewalk ² Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmnt, C&G ¹ , and 4' Sidewalk ² Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmnt, C&G ¹ , and 4' Sidewalk ² South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, C&G ¹ , and 4' Sidewalk ² Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ¹ , and 4' Sidewalk ² West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line	Offsite Easements	Parcel 1	Gibson Blvd, (Exist 30"WL)	/	/	/
		8" - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	/	/	/
		6"	Water line	Esm't, Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		8"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

Project# 1002857

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



101

(13)

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

Confidential

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

INFRASTRUCTURE LIST

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Highlands at Anderson Hills Unit 2 & 3
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Arrowood Ranch Development, Tracts 'A' and 'B'
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 UNIT 2									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmnt, Std C & G Pinned Median curb 6' Sidewalk (West Side Only)	98th Street	Rio Clara Ave	Rio Rojo Ave	/	/	/
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmnt, Std C & G (3) 6' Sidewalk (West Side Only)	98th Street	Rio Rojo Ave	Dennis Chavez Blvd	/	/	/
<input type="text"/>	<input type="text"/>	51' FF	Perm Pvmnt, Std C & G,w/median C&G 6' Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	40' FF	Perm Pvmnt, C & G 6' Sidewalk (Both Sides) Median	Rio Clara Ave Rio Clara Ave	Rio Maria Dr Rio Linda Dr	Rio San Diego Dr Rio Maria Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C & G 4' Sidewalk (Both Sides) (1)	Rio Maria Dr	Rio Clara Ave	Rio Camino Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C & G, icls. knuckle 4' Sidewalk (Both Sides) (1)	Rio Camino Ave	Rio Maria Dr	Rio Bonito Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C & G 4' Sidewalk (Both Sides) (1)	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave	/	/	/

ORIGINAL

Project name: Highlands At Anderson Hills, Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ct.	End of Culdesac	Rio Madre Ave	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr	Rio Clara Ave	End of Cul de Sac	/	/	/
		Per Design	Street Lights				/	/	/
WATER UNIT 2									
		6"	Waterline	Rio Maria Dr	Rio Clara Ave	Rio Camino Ave	/	/	/
		6"	Waterline	Rio Camino Ave	Rio Maria Dr	Rio Bonito Dr	/	/	/
		6"	Waterline	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave	/	/	/
		6"	Waterline	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr	/	/	/
		6"	Waterline	Rio Madre Ct	Lot 10/11, Block 7	Rio Madre Ave	/	/	/
		6"	Waterline	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave	/	/	/
		6"	Waterline	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
		6"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	End of Cul de Sac	/	/	/
		8"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	Rio Corto Ave	/	/	/
		12"	Waterline (3)	Rio Corto Ave	Rio San Diego Dr	40' Easemt (L6,B1)	/	/	/
		12"	Waterline (3)	40' Easement (L6,B1)	Rio Corto Ave	Off-Site Easemts	/	/	/
		12"-20"	Waterline (2)	Off-Site Easemts	40' Easemt (L6,B1)	Gibson Blvd Exist 30" WL	/	/	/
WATER UNIT 2 - OFFSITE									
		6"	Waterline	Rio Maria	Rio Clara Ave	Rio Corto Ave	/	/	/
		12"	Waterline (6)	98 th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Waterline	Thru Meadows Unit 5			/	/	/
		12"	Waterline	Thru Meadows Unit 4			/	/	/
		12"	Waterline (6)	Anderson Hill	Meadows Unit 4	Unser Blvd	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 10" WL stub Near Amole Fut Ch	/	/	/

ORIGINAL

Project name: Highlands At Anderson Hills. Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SAS UNIT 2									
		8"	SAS	25' Easement (L5,B8)	Rio Maria Dr SW	Rio Rojo Ave SW	/	/	/
		8"	SAS	Rio Maria Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
		8"	SAS	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
		8"	SAS	Rio Bonito Dr	Lot 20, Block 7	Rio Madre Ave	/	/	/
		8"	SAS	Rio Madre Ave	Rio Bonito Dr	Lot 1, Block 6	/	/	/
		8"	SAS	Rio Madre Ct	Rio Madre Ave	End of Cul de Sac	/	/	/
		8"	SAS	Rio Linda Dr	Rio Rojo Ave	Lot 16, Blk 5	/	/	/
		8"	SAS	Rio San Diego Dr	Lot 15, Block 5	Lot 9, Block 5	/	/	/
		8"	SAS	25' Easement (L9, B5)	Rio San Diego Dr	Rio Rojo Ave	/	/	/
		8"	SAS	Rio Clara Ave	Rio Maria Dr	Rio Plata Dr	/	/	/
		8"	SAS (3)	Rio Rojo Ave	25' Easemt Lot 9, B5	Rio Linda	/	/	/
		8"	SAS (3)	Rio Linda Ave	Rio Rojo Ave	Rio Canon	/	/	/
		8"	SAS (3)	Rio Canon Stub	Rio Canon	38' Easemt Lot 32	/	/	/
		8"	SAS (3)	38' Easemt Lot 32/33	Rio Canon Stub	Rio Fonda Ct	/	/	/
		8"	SAS (3)	38' Easemt Lot 34/35	Rio Fonda Ct	Rio Valle Stub	/	/	/
		8"	SAS (3)	Rio Valle Stub	38' Easemt Lot 34/35	Rio Valle	/	/	/
		8"	SAS (3)	Rio Valle	Rio Valle Stub	Rio Seco	/	/	/
		8"	SAS (3)	40' Easemt Lot 48,B9	Rio Valle	98th St	/	/	/
		8"	SAS (3)	98th Street	Rio Rojo Ave SW	Dennis Chavez Blvd (Exist SAS MH)	/	/	/
STORM DRAIN UNIT 2									
		18" - 36"	Storm Drain & Appurtenances	Rio Maria Dr	Lot 14, Block 6	Rio Camino Ave	/	/	/
		18" - 30"	Storm Drain & Appurtenances	Rio Bonito Dr	Rio Rojo Ave	Rio Camino Ave	/	/	/
		18" - 30"	Storm Drain & Appurtenances	Rio Camino Ave	Rio Bonito	Rio Maria Dr	/	/	/
		18" - 30"	Storm Drain & Appurtenances	25' Easement (L5,B8)	Rio Maria Dr	Rio Rojo Ave/98th	/	/	/
		18" - 36"	Storm Drain & Appurtenances	Rio Clara Ave	98th Street	Lot 18, Block 3	/	/	/
		48" - 60"	Storm Drain & Appurtenances	98th Street	Rio Clara	Rio Bravo Channel	/	/	/
PAVING UNIT 3									
		30' FF	Art Pvmnt, Std C & G Pinned Median Curb	98th Street	Rio Clara Ave	North Property Line	/	/	/
		6'	Sidewalk (West Side Only)						

Project name:

Highlands At Anderson Hills, Units 2 & 3

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Maria Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Plata Dr	Rio Clara Ave	Lot 22, Block 3	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Senda Dr	Rio Clara Ave	Lot 23, Block 3	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (South Side Only) (1)	Rio Senda Dr	Lot 23, Block 3	Lot 5, Block 4	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (South Side Only) (1)	Rio Plata Dr	Lot 22, Block 3	Lot 4, Block 4	/	/	/
		51' FF 6'	Perm Pvmnt, Std C & G (4) w/ Median C & G Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	98th Street	/	/	/
		40' FF 6'	Perm Pvmnt, C & G (4) Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Corto Ave	Rio San Diego Dr	Rio Maria Dr	/	/	/
		24' FF 4'	Res Pvmnt, C & G Sidewalk (North Side Only) (1)	Rio Corto Ave W. Stub	Rio San Diego Dr	End Stub	/	/	/
		24' FF 4'	Res Pvmnt, C & G Sidewalk (North Side Only) (1)	Rio Corto Ave E. Stub	Rio Maria Dr	End Stub	/	/	/
		Per Design	Street Lights				/	/	/
		Per Design	PAVING UNIT 3 - OFFSITE East Bound - 2nd Left Turn Lane	Rio Bravo / Isleta			/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
WATER UNIT 3									
		6"	Waterline	Rio Maria Drive	Rio Clara Ave	Rio Corto Ave	/	/	/
		6"	Waterline	Rio Plata Dr	Rio Clara Ave	Rio Senda Dr	/	/	/
		6"	Waterline	Rio Senda Dr	Rio Clara Ave	Rio Plata Dr	/	/	/
		6"	Waterline	Rio Linda Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
WATER UNIT 3 - OFFSITE									
		12"	Waterline (6)	98 th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Waterline	Thru Meadows Unit 5			/	/	/
		12"	Waterline	Thru Meadows Unit 4			/	/	/
		12"	Waterline (6)	Anderson Hill	Meadows Unit 4	Unser Blvd	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 10" WL stub Near Amole Fut Ch	/	/	/
		6"	Waterline (4)	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
		8"	Waterline (3)	Rio San Diego Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
		12"	Waterline	Rio Corto Ave	98th Street	Rio San Diego Dr	/	/	/
		12"	Waterline (3)	Rio Corto Ave	Rio San Diego Ave	40' Easmt (L6,B1)	/	/	/
		12"	Waterline (3)	40' Easmt (L6,B1)	Rio Corto Ave	Off-Site Easmts	/	/	/
		12"-20"	Waterline (2)	Off-Site Easmts	40' Easmt (L6,B1)	Gibson Blvd (30" WL)	/	/	/
SAS UNIT 3									
		8"	SAS	Rio Senda Dr	Lot 27, Block 3	Rio Plata Dr	/	/	/
		8"	SAS	Rio Plata Dr	Rio Senda Dr	Rio Clara Dr	/	/	/
		8"	SAS	Rio Clara Dr	Rio Plata Dr	Rio Maria Dr	/	/	/
		8"	SAS	Rio Maria Dr	Lot 28, B1	Rio Clata Ave	/	/	/
		8"	SAS (4)	Rio Maria Dr	Rio Clara Ave	Easmt Lot 5, B8	/	/	/
		8"	SAS (4)	Easmt Lot 5, B8	Rio Maria Dr	98th Street	/	/	/
		8"	SAS (3)	98th Street	Easmt Lot 5, B8	Dennis Chavez (Exist SAS MH)	/	/	/
		8"	SAS						
		8"	SAS	Rio Linda Dr	Lot 9, B2	Rio Corto Ave	/	/	/
		8"	SAS	Rio San Diego Dr	Lot 10, B2	Rio Corto Ave	/	/	/
		12"	SAS	40' Easmt (L6,B1)	North Prop. Line	Rio Corto Ave	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
12"	SAS	Rio Corto Ave	40' Easmt (L6, B1)	98th Street
12"	SAS	Parcels 1,2,3 Meadows	98th St	Unser Blvd
12"	SAS (5)	Tract I, Arrowood R, Dev	Unser Blvd	Barbara Vista Dr (Exist SAS MH)
STORM DRAIN UNIT 3				
36"	Storm Drain & Appurtenances	40' Easmt (L6, B1)	North Prop. Line	Rio Corto Ave
18"-36"	Storm Drain & Appurtenances	Rio Corto Ave	40'Easmt (L6, B1)	Rio Maria Dr
18"-36"	Storm Drain & Appurtenances	Rio Maria Dr	Rio Corto Ave	Rio Clara Ave
18"-36"	Storm Drain & Appurtenances (2)	Rio Clara Ave	Rio Maria Dr	98th Street
36"	Storm Drain & Appurtenances (3)	98th Street	Rio Clara Ave	Rio Rojo Ave
36"-60"	Storm Drain & Appurtenances (3)	98th Street	Rio Rojo Ave	Rio Bravo Channel

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

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679481 Rio Bravo Sector Plan/ Unser Blvd. (Under Construction)
- (3) These items built with project # 708181 Highlands Unit 1 (Under Construction)
- (4) These items built with project # 708182 Highlands Unit 2
- (5) These items built with project # 708184 Mesa Unit 1 (Under Construction)
- (6) These items built with project # 679582 Meadows, Unit 1
- (7) GRADING & DRAINAGE CERTIFICATION FOR EACH UNIT REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTY.

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Diane Hoelzer, PE
NAME
MARK GOODWIN & ASSOCIATES
FIRM
Diane Hoelzer 4/6/04
SIGNATURE date
MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

Stinson 4/7/04
DRB CHAIR - date
Jeff Sj 4-7-04
TRANSPORTATION DEVELOPMENT - date
Robert 4/7/04
UTILITY DEVELOPMENT - date
Brad J. Biken 4/7/04
CITY ENGINEER - date
PARKS & GENERAL SERVICES - date *4/7/04*
AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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 2nd 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 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. Faughc P.E.
Cabinet Secretary

Commission

Johnny Cope
Chairman
District 2

David Schultz
Vice Chairman
District 5

Gregory T. Ortiz
Secretary
District 6

Norman Aswed
Chairman
District 3

Jim Franken
Chairman
District 1

Sue Heltinger
Chairman
District 1

ORIGINAL



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

5. Rio Bravo and 2nd Street: (MESA UNIT 2)

Rio Bravo

Add an exclusive right turn lane on southbound (SB) 2nd Street onto Westbound ~~Boers~~. 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 ✓