

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 4/7/04  
Date Preliminary Plat Expires: 3/30/06  
DRB Project No.: 1002858  
DRB Application No.: 05 DRB - 00699

**ORIGINAL**

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

**Tracts G, H & I, 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</b>									
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	El Caballero Dr	Lot 38, B 1	Llano Vista	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) (1)	El Caballero Dr	Llano Vista	Lot 44, B1	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>OFF SITE PAVING</b>									
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
<b>WATER</b>									
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
<b>SAS</b>									
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>SAS</b>									
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
<b>STORM DRAIN</b>									
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1
- (3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction
- (4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.
- (5) **GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.**

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Diane Hoelzer, PE**  
NAME (print)

*D. Watson* 5/4/05  
DRB CHAIR - date

*Christina Sandoral* 5/4/05  
PARKS & GENERAL SERVICES - date

**MARK GOODWIN & ASSOCIATES**

FIRM  
*Diane Hoelzer* 4-26-05  
SIGNATURE - date

*[Signature]* 5-4-05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 5/4/05  
UTILITY DEVELOPMENT - date

*Bradley L. Bingham* 5/4/05  
CITY ENGINEER - date

AMAFCA - date

- date

- date

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**Mesa Unit 2 at Anderson Hills**  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tracts G, H & I, Arrowood Ranch Development**  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		<i>33' FF</i>	<i>Res Pvmt, C &amp; G 4' Sidewalk (Both Sides) (1)</i>	<i>El Caballero Dr.</i>	<i>Lot 39 Block 1</i>	<i>Llano Vista</i>			
		<i>34' FF</i>	<i>Res Pvmt, C &amp; G 4' Sidewalk (W. Side Only) (1)</i>	<i>El Caballero Dr.</i>	<i>Llano Vista</i>	<i>End of Subst.</i>			

Project name:

Mesa at Anderson Hills. Unit 2

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>OFF SITE PAVING</b>									
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
<b>WATER</b>									
		12"-14"	Waterline (4)	Unser Coridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
<b>SAS</b>									
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, Block 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, Block 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/

ORIGINAL

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>SAS</b>						
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			<b>STORM DRAIN</b>						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1
- (3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction
- (4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.
- (5) **GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.**

**AGENT / OWNER**

**Diane Hoelzer, PE**  
 NAME (print)  
**MARK GOODWIN & ASSOCIATES**  
 FIRM  
*Diane Hoelzer* 4/6/04  
 SIGNATURE - date

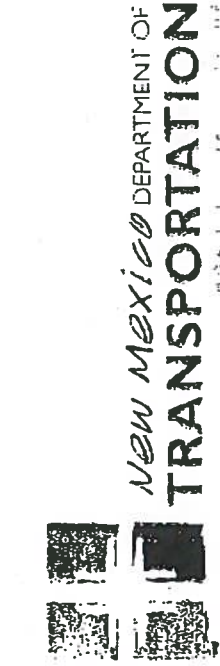
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 4/7/04  
 DRB CHAIR - date  
*[Signature]* 4-7-04  
 TRANSPORTATION DEVELOPMENT - date  
*[Signature]* 4/7/04  
 UTILITIES DEVELOPMENT - date  
*Brady S. Biker* 4/7/04  
 CITY ENGINEER - date  
*[Signature]* 4/7/04  
 PARKS & GENERAL SERVICES - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	4-1-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



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
- 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 200X 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 Ased  
Chairman  
District 7

Jim Franklin  
Chairman  
District 1

Sue Martinez  
Chairman  
District 1

EAST BUD. LEFT - HIGHLANDS  
UNIT 3

WEST BND THRU - HEADS  
UNIT 2



ORIGINAL

NM STATE DEPARTMENT OF  
TRANSPORTATION

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 ✓



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

FIGURE 12

Date Submitted: 05/5/2006

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 5/31/06  
Date Preliminary Plat Expires: 5/31/07

**ORIGINAL**

DRB Project No.: **1002858**

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

DRB Application No.: 06 DRB-00630

**Lot 28-A, Block 3, The Mesa at Anderson Hills Unit 2**

△ 11-03-10

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lot 28, Block 3, The Mesa at Anderson Hills Unit 2**

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.

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		△ 24' FF	PAVING						
		44' FF	Res Pvrmt, C & G	Anderson Hill Avenue	Lost Desert Drive	Mata Ortiz Drive	/	/	/
		△ 4' 8"	Sidewalk (South Side)						

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Diane Hoelzer, PE  
NAME (print)

*D. Matson* 5/31/06  
DRB CHAIR - date

*Christina Sandorval* 5/31/06  
PARKS & GENERAL SERVICES - date

**MARK GOODWIN & ASSOCIATES**

*Steph Soy* 5-31-06  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Diane Hoelzer* 5-31-06  
SIGNATURE - date

*William J. ...* 5/31/06  
UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

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

*Bradley J. Bingham* 5/31/06  
CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
△	11-03-10		76225	<i>Diane Hoelzer</i>

Current DRC  
Project Number

**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

EXHIBIT "A"

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

**THE MESA AT ANDERSON HILLS**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'  
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.: 1002858  
DRB Application No.: 03 DRB 01206  
Δ 2-5-04

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	UNIT 1			Private Inspector	City Inspector	City Cnst Engineer
				Location	From	To			
		Per Design	<b>PAVING</b> Art Pvmnt	Dennis Chavez	Unser Blvd.		/	/	/
		30' FF	Art Pvmnt, Std C&G, Median C&G, and <del>6' Sidewalk</del> East Side Only	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		24' FF	<b>Perm.</b> Res Pvmnt, Std. C&G, and <del>(2-1/2)</del> 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		32' FF	Res Pvmnt, C&G, and 4' Sidewalk <sup>(2)</sup> Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave.	/	/	/
		32' FF	<b>36' FF (Adjacent to Park)</b> Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		24' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> North Sides	Zydecko Ave.	Lost Desert Dr.	Lot 2, Blk 3	/	/	/
		32' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	El Caballero Dr.	Zydecko Ave.	lot 38, Blk 1	/	/	/
		36' FF	<b>36' FF (Adjacent to Park)</b> Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Side	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		36' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Old Caballero Ave.	El Caballero Dr.	Lot 11, Blk 4	/	/	/
		28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/

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UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		24' FF	Res Pvmnt, C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		10'	Asphalt Trail	Tract "A"	Unser Blvd	East Prop. Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
<b>WATER</b>									
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		4"	Water line	Zydecko Ave. Stub	Lost Desert Dr.	End stub road	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		6"	Water line	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/
		6"	Water line	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		4"	Water line	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
<b>SANITARY SEWER</b>									
		12"	Sanitary sewer	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero	/	/	/
		12"	Sanitary sewer <del>(USE)</del>	Parcel A Public Easmt	Old Caballero	Barbara Vista	/	/	/
		36"	Sanitary sewer <del>(USE)</del>	Barbara Vista Ave	Parcel A 25' Public Easmt	Exist SAS MH	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/

12" WL (By others)

Unser Blvd

Dennis Chavez

Gibson Exist W.L.

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UNIT 1

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"/>	8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Old Caballero Ave.	El Caballero Dr.	Parcel 'A'	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Vista Penasco Ave.	El Caballero Dr.	Parcel 'A'	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Mesa Springs Ave.	El Caballero Dr.	Parcel 'A'	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cottonwood Ave.	End of stub st.	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Parcel 'A'	Mesa Springs	Tract 'A'	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Parcel 'A'	Vista Penasco	Tract 'A'	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Sanitary sewer	Tract 'A'	Parcel 'A'	Dennis Chavez R/W Exist SAS MH	/	/	/	
<b>STORM SEWER</b>										
<input type="text"/>	<input type="text"/>	12'x6'	Concrete Box Culvert	Unser Blvd.	Dennis Chavez Blvd		/	/	/	
<input type="text"/>	<input type="text"/>	Per Design	Conc. Stem Wall (Freeboard)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/	
<input type="text"/>	<input type="text"/>	54"	Storm Sewer ( <del>42-48</del> )	Dennis Chavez Blvd. R/W	Parcel 'A' SE corner	460' east	/	/	/	
<input type="text"/>	<input type="text"/>	18" <del>24"</del> 60"	Storm Sewer ( <del>42-48</del> )	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/	
<input type="text"/>	<input type="text"/>	Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Parcel 'A'.					/	/	/
<input type="text"/>	<input type="text"/>	Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees. (to include Tract F)					/	/	/
<input type="text"/>	<input type="text"/>	per design	OFF-SITE PAVING							
<input type="text"/>	<input type="text"/>	per design	Arterial Paving	Dennis Chavez	I-25 East Ramp intersection		/	/	/	

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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 Per design Parks & Recreation letter of acceptance required for the park development for release of financial guarantees.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>Diane Hoelzer</u> NAME (print)</p> <p><u>MARK GOODMAN + ASSOC.</u> FIRM</p> <p><u>Maie Hoelzer 8-27-03</u> SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</p>	<p><u>Shuan Malone 8/27/03</u> DRB CHAIR - date</p> <p><u>R. D. [Signature] 8-27-03</u> TRANSPORTATION DEVELOPMENT - date</p> <p><u>Royce [Signature] 8/27/03</u> UTILITY DEVELOPMENT - date</p> <p><u>Brad D. Byham 8/27/03</u> CITY ENGINEER - date</p>	<p><u>Christina Sandoral 8/27/03</u> PARKS &amp; GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	2/5/04	<u>[Signature]</u>	Christina Sandoral	<u>Mike Cochran</u>

(County Requirements)  
 off site mitigation - See Sheet 5 of 5. These improvements are to be ~~off~~ financially guaranteed w/city, not to be released until a letter from the County is obtained concurring w/the release of the financial guarantees.

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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

431



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.

County Approved

Complete  
Apr 12/03  
Room 411  
Construct 1  
Complete  
10-14-03

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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: goodwinengrs@comcast.net

March 25, 2004

Mr. Wilfred Gallegos, PE  
Design Review Board, Transportation Development  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: **Anderson Hills Subdivision / Offsite Traffic Impact Mitigation (Projects 1002856, 1002857  
&1002859)**

Dear Mr. Gallegos:

*This letter is a recap of the agreements reached at a meeting in your office on March 19, 2004, concerning improvements associated with the referenced subdivision at the Unser Boulevard / Central Avenue intersection. Those in attendance were Tony Loyd, Terry Brown, and myself.*

*In summary, you asked for the subdivider to add a northbound thru lane, plus taper, to accommodate the anticipated future queing of 425' on Unser Boulevard south of its intersection with Central Avenue. The additional lane between Unser and Frederick would be temporary, consisting of a 4" AC pavement section over 12" of subgrade preparation, while the part south of Frederick would be a permanent section of 8" AC pavement over 12" of subgrade preparation. This fully covers the referenced project's obligation to mitigate affected city intersections. Negotiations continue with the county Public Works Division and state NMDOT representatives regarding other off-site mitigation.*

*If your understanding of the terms of this agreement are different than as described above please contact me, otherwise, I will assume you are in concurrence.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, P.E.  
Vice President

JMM/bg

cc: Robert Lupton, Cook Wilson

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