

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

HERITAGE AT THE TRAILS, UNIT 2
PROPOSED NAME OF PLAT

TRACT B, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: March 26, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 4/21/04
Date Preliminary Plat Expires: 4/21/05
DRB Project No.: 1003353
DRB Application No.: 04DRB-00452

① 6/24/04
② 9/3/04

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 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 Const Engineer
		28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
		28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
			Modified Procedure "C" ^{See note 9}	Paseo del Norte			/	/	/
		31' F-F (half of full width)	Arterial Paving ^{v/}	6' SW ¹ C & G (SOUTH SIDE)	East #		/	/	/
			Paseo del Norte	Rainbow Blvd			/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Edison Road	Tract A	Lot 19	/	/	/

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SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		Median	Curb and Gutter	Hearthstone Road	Rainbow Blvd	E. of Battlecreek Street	/	/	/
		Std.	Curb and Gutter (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (7) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Edison Road	Tract A	Lot 19	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		4'	PCC Sidewalk (1) (South Side Only) <i>Both sides</i>	Hearthstone Road	Lot 34	east property line	/	/	/
		6'	PCC Sidewalk (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	<i>Asphalt Trail</i> <i>UNIT 11</i>	<i>Tract 05-2</i>	<i>West R</i>	<i>East R</i>	/	/	/
		6"	Waterline	Edison Road	Battlecreek Street	Lot 19	/	/	/
		6"	Waterline	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		6"	Waterline	Allegiance Street	Edison Road	Hearthstone Road	/	/	/

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SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		8"	Waterline	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		8"	Waterline	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		20"	Waterline (7)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		8"	SAS	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		8"	SAS	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		8" - 12"	SAS (7)	Tracts D, F, & J	Ladron Drive (Taos at the Trails)	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (7)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (7)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		18"-48"	RCP Storm Drain	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		42"-48"	RCP Storm Drain	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		18"-48"	RCP Storm Drain	Hearthstone Road	Rainbow Blvd	Pond D	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. (Pond D) w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/

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SIA Sequence #	COA DRC Project #
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#250,000 drainage mitigation contribution by Proj B' mod

Private Inspector	City Inspector	City Const Engineer
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SIA Sequence #	COA DRC Project #		Private Inspector	City Inspector	City Const Engineer
		Temporary Storm Drain Pump Station & Force Main (0)	/	/	/
		Univore Blvd			
		Pond L			
		Las Ventanas Dam			
		Perimeter Walls (not to be financially guaranteed)	/	/	/
		Water meter for landscaping	/	/	/
		25% of sign @ 71300 DOL HOCTG / RAINBOW	/	/	/
			/	/	/
			/	/	/
			/	/	/
			/	/	/
			/	/	/
			/	/	/

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250

9. ¹ Includes removal and replacement of existing asphalt. To be deferred. Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.

10. by Modified Procedure 'C' (non-work order) is an option (concurrence from DMD required)
11. Trail to be built by a separate project.
12. Landscape Maintenance Agreement between City and the HOA is required for landscaping in the public right-of-way.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE <small>NAME (print)</small>	<i>Sherran Watson</i> 4/21/04 <small>DRB CHAIR - date</small>	<i>Christina Sandoval</i> 4/21/04 <small>PARKS & GENERAL SERVICES - date</small>	
Isaacson & Arfman, P.A. <small>FIRM</small>	<i>Jeffrey</i> 1-21-04 <small>TRANSPORTATION DEVELOPMENT - date</small>		<small>AMAFCA - date</small>
<i>Genevieve Donart</i> 4/20/04 <small>SIGNATURE - date</small>	<i>Roger A Green</i> 4/21/04 <small>UTILITY DEVELOPMENT - date</small>		<small>- date</small>
<small>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</small>	<i>Brad D. Biken</i> 4/21/04 <small>CITY ENGINEER - date</small>		<small>- date</small>

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>Sherran Watson</i>	<i>Brad Biken</i>	<i>Genevieve Donart</i>
2	9-3-04	<i>Sherran Watson</i>	<i>Jeffrey</i>	<i>Genevieve Donart</i>