

**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 1

PROPOSED NAME OF PLAT

TRACT A, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: March 24, 2004  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 4/21/04  
Date Preliminary Plat Expires: 4/21/05  
DRB Project No.: 1003354  
DRB Application No.: 04DRB-00457

6/24/04  
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	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		28' F-F	Residential Paving	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		32' F-F	Residential Paving	Hearthstone Road	West Property Line	<del>Williamsburg Road</del> Nationwide Street	/	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/
		31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
			Modified Procedure "C"	<del>Paseo del Norte</del> Paseo del Norte			/	/	/
		31' F-F (half of full width)	Arterial Paving (11) 6' sw. of	Paseo del Norte	W. Prop. line	Rainbow Blvd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/



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SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	West Property Line	Rainbow Blvd.	/	/	/
		Median	Curb and Gutter	Hearthstone Road	E. of Nationwide Street	Rainbow Blvd.	/	/	/
		Std.	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	West Property Line	Nationwide Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Hearthstone Road	West PL - Lot 50	East PL - Lot 44	/	/	/
		10'	Asphalt Trail (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	Asphalt Trail (8)	Tract as-1	West PL	East PL	/	/	/
		8"	Waterline	Public Easement on Lot 2	Paseo Del Norte	Williamsburg Road	/	/	/
		6"	Waterline	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		6"	Waterline	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/

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*SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		8"	Waterline	Hearthstone Road	West Property Line	Rainbow Blvd.	/	/	/
		6"	Waterline	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		6"	Waterline	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		8"	SAS	Hearthstone Road	West Property Line	Lot 44	/	/	/
		8"	SAS	Jameson Street	Lot 70 - South End	Williamsburg Road	/	/	/
		8"	SAS	West Haven Street	Hearthstone Road	Williamsburg Road	/	/	/
		8"	SAS	Nationwide Street	Williamsburg Road	Lot 30	/	/	/
		8"	SAS	Lot 21 Easement	Williamsburg Road	Rainbow Blvd.	/	/	/
		8" - 12"	SAS (8)	Tracts B, D, F, & J	Lot 21 Easement	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		30"	RCP Storm Drain	Lot 2 Easement	Williamsburg Road	Paseo del Norte	/	/	/
		36" - 42"	RCP Storm Drain	Paseo Del Norte	Lot 2	Rainbow Blvd.	/	/	/
		24"	RCP Storm Drain	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/

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SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		30"	RCP Storm Drain	Lot 21 Easement	Williamsburg Road	Rainbow Blvd.	/	/	/
		30"	RCP Storm Drain	Williamsburg Road	West Property Line	Lot 21 Easement	/	/	/
		24"	RCP Storm Drain	Tract OS-1	Hearthstone Road	Santa Fe at the Trails	/	/	/
		24"	RCP Storm Drain	Rainbow Blvd (at Hearthstone Road)	West right-of-way line	East right-of-way line	/	/	/
		30"-48"	RCP Storm Drain	Rainbow Blvd (at Lot 21 Easement)	West right-of-way line	East right-of-way line	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/
		0.77 Ac-Ft	Temporary Retention Pond on property west of Heritage at the Trails, Unit 1. w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/
			<i>\$250,000 drainage mitigation contribution by Procedure B' modified</i>				/	/	/
			Temporary Storm Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	Las Ventanas Dam	/	/	/
			<i>Perimeter walls (not subject to financial guaranty)</i>				/	/	/
			<i>Landscaping water meter</i>				/	/	/
			<i>25% signatant @ POH/RAINBOW (P&amp;S=0)</i>				/	/	/
							/	/	/
							/	/	/
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							/	/	/

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. Not used
8. 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.~~
9. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 75 lots = \$42,375
10. ~~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.~~
11. ~~by Modified Procedure 'c' (non-work order) is an option (concurrence from DMD required)~~
12. Trail to be built by a separate project

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE <small>NAME (print)</small>	<i>Sharon Watson</i> 4/21/04 <small>DRB CHAIR - date</small>	<i>Christina Sandoval</i> 4/21/04 <small>PARKS &amp; GENERAL SERVICES - date</small>	
Isaacson & Arfman, P.A. <small>FIRM</small>	<i>Sharon Watson</i> 4-21-04 <small>TRANSPORTATION DEVELOPMENT - date</small>		<small>AMAFCA - date</small>
<i>Genevieve Donart</i> 4/21/04 <small>SIGNATURE - date</small>	<i>Roger Albee</i> 4/21/04 <small>UTILITY DEVELOPMENT - date</small>		<small>- date</small>
	<i>Brad L. Bijan</i> 4-21-04 <small>CITY ENGINEER - date</small>		<small>- date</small>

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>Sharon Watson</i>	<i>Brad Bijan</i>	<i>Genevieve Donart</i>
2	9/3/04	<i>Sharon Watson</i>	<i>Sharon Watson</i>	<i>Genevieve Donart</i>

13. Landscape Maintenance Agreement between City and the H.O.A. is required for landscaping in the public right-of-way.