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~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

July 28, 2016

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

Re: Desert Sands Subdivision Preliminary Plat, DRB# 1005224

Dear Mr. Cloud:

Attached please find a revised Infrastructure List, Preliminary Plat, Grading Plan, and Sidewalk Exhibit incorporating revisions to address the comments received at DRB on Feb 17, 2016. The comments have been addressed as described below in red.

TRANSPORTATION DEVELOPMENT Comments 7/20/16

Preliminary Plat, Infrastructure List, and Sidewalk Exhibit

- 2 Cross sections have been added showing dimensions to the Curbs and Sidewalks on 98th St, Colobel Ave, and Morrissey St.
- 3 A sidewalk has been added to Kraft Court on the south side of the hammer head on page 6 of the Infrastructure list and on the Sidewalk Exhibit.
- 4 The area of Right of Way dedication will be shown on the Final Plat(s).
- 5 The City review of the TIS will hopefully be completed soon.
- 6 See comment 2 above.
- 7 The pavement width of the Tierra Dorado Stub north of Artemsia St has been changed on page 2 of the Infrastructure List.
- 8 The Right of way width label for Artemsia Ave. west of Pauza Dr. has been changed from 47' to 49' on the Preliminary plat.
- 9 See comment 7 above.
- 10 The unit boundary has been replaced with lot and block numbers on page 5 of the Infrastructure list.
- 11 The roadway widths have been corrected on two of the typical sections on the Curb and Sidewalk Exhibit.
- 12 The location of the last item on page 5 of the Infrastructure List has been changed from Artemsia Ave. to Rio Maul Dr.
- 13 The first note on the last page of the Infrastructure List has been modified to add reference to approved sidewalk exhibit.

UTILITY DEVELOPMENT SECTION Comments 7/20/2016

- 1) *Preliminary Plat, Infrastructure List, Grading Plan, Utility Plan*
 - a) *Pro rata is duly noted.*
 - b) *Service Requirements*
 - i) *The Grading Plan has been revised to lower the elevation of the lots on the west side of the project so that none of the pad elevations are above the 2WR elevation of 5140 (NAVD 27/29).*
 - ii) *A 20' ABCWUA Easement has been added to the north end of Tierra Dorado Dr.*
 - iii) *The existing easement at the PRV has been set aside as a separate HOA Tract.*
 - iv) *The Existing Easement south of Secate Blanco has been set aside as a separate HOA Tract.*
 - v) *Infrastructure List:*
 - (1) *The utility plan and page 3 of the Infrastructure list has been updated showing a 12" water line in 98th St.*
 - (2) *Unit 1 Waterline*
 - (a) *The north end of the relocation of the 12" water line is at the onsite intersection of Artemsia Ave and Pauza Dr.*
 - (b) *Waterline sizes west of 98th St have been changed to 8" on the utility plan and page 3 of the Infrastructure list.*
 - (3) *Foot note (7) has been added to page 3 and page 7 of the infrastructure list to indicate the deferred construction and separate financial Guarantee of the 12" waterline in 98th St. between Colobel Ave and Sacate Blanco Ave.*

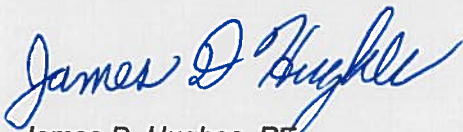
PLANNING DEPARTMENT Comments 7/20/2016

Additional pedestrian connections have been added to sheets 1,2,and 4 of the Grading and Drainage Plan and to pages 3 and 6 of the Infrastructure list. Pedestrian easements have been added on the Preliminary Plat.

The length of Andrews Ave in Unit 1 was shortened by moving the phase line one lot east so that now the stub street is only about 150' long.

The Utility Layout has been submitted to Solid Waste and the Fire Marshal.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA



James D. Hughes, PE
Senior Engineer

XC:
Carol Dumont, COA - Parks and Recreation
Abiel Carrillo, COA - Hydrology
Racquel Michel, COA - Transportation
Kris Cadena, ABCWUA
Jim Osborn, LGI Homes - New Mexico, LLC