

**SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE**  
**(Procedure B) 2**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this <sup>6<sup>th</sup></sup>~~1<sup>st</sup>~~ day of December, 2016, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Development of New Mexico, Inc.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], **a Michigan Corporation**, whose address is **7601 Jefferson NE Suite 320** and whose telephone number is **505-238-2857**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital.** The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]

- Tracts 24-25 and 27, Volcano Cliffs Subdivision Unit 6, recorded June 18, 1970 Book D4, Page 81
- Tracts 9B-C, Volcano Cliffs Subdivision Unit 6, recorded March 16, 1979 Book C14, Page 146
- Tracts 10B-C, Volcano Cliffs Subdivision Unit 6, recorded March 16, 1979 Book C14, Page 145
- Tracts 26-A and 26-B, Volcano Cliffs Subdivision Unit 6, recorded January 23, 1979 Book D9, Page 60
- Tract 14, Volcano Cliffs Subdivision Unit 9, recorded August 12, 1970 Book D4, Page 83
- Tracts 1-2, Montecito Vistas, recorded September 2, 2016 Book 2016C, Page 110, Document 2016083884

in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico Inc., a Michigan Corporation** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Montecito Vistas** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

Doc# 2016115762

12/12/2016 03:20 PM Page: 1 of 17  
AGRE R:\$25.00 Linda Stover, Bernalillo County

COA# 763983

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **October 1, 2018**, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 763983.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays

the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Cartesian Surveys, Inc.** and construction surveying of the private Improvements shall be performed by **Cartesian Surveys, Inc.** If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Isaacson & Arfman P.A.** and inspection of the private Improvements shall be performed by **Isaacson & Arfman P.A.**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geo-Test, Inc.** and field testing of the private Improvements shall be performed by **Geo-Test, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque

Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Surety bond #864693S**  
Amount: \$ **642,771.39**  
Name of Financial Institution or Surety providing Guaranty:  
**Developers Surety & Indemnity Company**  
Date City first able to call Guaranty (Construction Completion Deadline):  
**October 1, 2018**  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_  
Additional information: \_\_\_\_\_

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will

promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater

infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and

supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

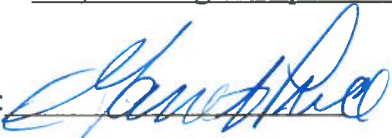
21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

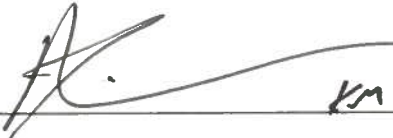
22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Development of New Mexico, Inc., a Michigan corporation

CITY OF ALBUQUERQUE

By [Signature]: 

By:  km

Name [Print]: Garret Price

Shahab Biazar, P.E., City Engineer

Title: VP Land

Dated: 12/6/16

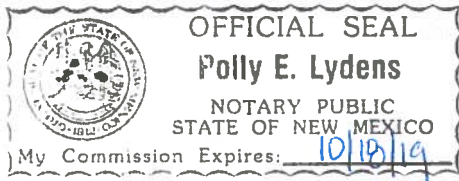
Dated: 11/2/16

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 2 day of Nov, 2016, by [name of person:] Garret Price [title or capacity, for instance, "President" or "Owner":] VP Land of [Subdivider:] Pulte Development of New Mexico, Inc., a Michigan corporation.

(SEAL)



Polly E Lydens  
Notary Public

My Commission Expires: 10/18/19

CITY'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 6<sup>th</sup> day of December, 2016, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)



Linda C Evans  
Notary Public

My Commission Expires: 10-17-20

[EXHIBIT A ATTACHED]  
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]



**POWER OF ATTORNEY**

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] ("**Owner**") **Pulte Homes of New Mexico, a Michigan Corporation**, of [address:] **7601 Jefferson NE Ste. 320** [City:] **Albuquerque**, [State:] **NM** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Subdivider:] **Pulte Development of New Mexico, a Michigan Corporation** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [Signature:]: *Garret Price*

Name [Print]: Garret Price

Title: VP Land

Dated: 1/27/16

The foregoing Power of Attorney was acknowledged before me on January 27, 2016 by [name of person:] Garret Price [title or capacity, for instance "President":] VP Land of [Owner:] Pulte Homes of New Mexico, a Michigan Corporation on behalf of the Owner.



*Polly E Lydens*  
Notary Public

My Commission Expires: 10/18/19



Current DRC Project No

ORIGINAL

Figure 1C  
INFRASTRUCTURE LIST

Date Submitted August 18, 2016  
Date Site Plan for Bids Permit Approved 8.24.16  
Date Site Plan for Sub Approved 8.24.17  
Date Preliminary Plat Approved  
Date Preliminary Plat Expires

DRB Project No  
1009506

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

MONTECITO VISTAS  
(REPLAT OF TRACTS 7-A, 9A-C, 10B-C, 24 25, 26A-B & 27 VOLCANO CLIFFS SUBDIVISION UNIT 6 AND TRACT 14 VOLCANO CLIFFS SUBDIVISION UNIT 9)

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 important items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include these items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that important or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. 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 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
763983		40' F.F	RESIDENTIAL MAJOR LOCAL PAVING W/ PCC CURB & GUTTER, PCC 6" WIDE SIDEWALK ON NORTH SIDE	VISTA VIEJA AVENUE	VIA MONTECITO STREET UNIT 1 WEST BOUNDARY	MONTECITO WEST UNIT 1 WEST BOUNDARY 610' EAST	/	/	/
		50' F.F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD	/	/	/
		30' F.F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	VISTA ROSQUEJO ROAD	VIA MONTECITO STREET	VISTA LUCES STREET	/	/	/
		29' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19	/	/	/
		29' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	VISTA DIBILLO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 36-36	VISTA LUCES STREET	/	/	/
		24' WIDE	3" ALL WEATHER TEMPORARY ROADWAY CONNECTION	47' ACCESS EASEMENT	NORTH END VISTA LUCES STREET	TRACT 4 WEST BOUNDARY	/	/	/
		8'	ACT FAIL	MAJOR CITY OPEN SPACE	PASEO DE RESA TRAIL	VISTA VIEJA AVENUE	/	/	/
763983		45'x45'	ALL WEATHER SURFACE PARKING LOT	TRACT 11B VOLCANO CLIFFS SUBDIVISION UNIT 6	PETABLO POAD	VISTA VIEJA AVENUE	/	/	/

\* SIDEWALKS TO BE BUILT/DETERPED IN ACCORDANCE W/ APPROVED SIDEWALK EXHIBIT

\*\* HO WALLS, TREES OR SHRUBS OVER 3 FEET TALL (MEASURED FROM GUTTER PAN) NOT ALLOWED IN THE 500' CLEAR SIGHT TRIANGLE AT THE INTERSECTION OF VISTA VIEJA AVENUE (GILA ROAD) AND VIA MONTECITO STREET

OPEN SPACE - UNIT 1	TRACT 2	TRACT 2	TRACT B UNIT 4	TRACT 2
763983		TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS	
		TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION		
763983		VEGETATION OF ANY DISTRIBUTED LAND PRIOR TO LAND TRANSFER TO CITY		

Size	Type of Improvement	Location	From	To
18"-24" DIA	<u>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 1</u> RCP W/ MH & INLETS	VISTA BOSQUEJO ROAD	LOTS 415 & 23/24	VISTA LUCES STREET
18" - 24" DIA	RCP W/ MH & INLETS	VISTA DIBUJO ROAD	LOTS 3 1/32 & 38/39	VISTA LUCES STREET
18" - 54" DIA	RCP W/ MH & INLETS	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	PETABLO ROAD UNIT 2
60" DIA	RCP	STORM DRAIN EASEMENT	VISTA LUCES STREET	OPEN CHANNEL OUTFALL TRACT 11B
10' WIDE	OPEN CHANNEL	DRAINAGE EASEMENT TRACT 11B	RETABLO ROAD	MIDDLE BRANCH OF THE BOCA NEGRA ARROYO

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

Size	Type of Improvement	Location	From	To
12" DIA	<u>PUBLIC WATERLINE IMPROVEMENTS - UNIT 1</u> WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA VIEJA AVENUE	VIA MONTECITO STREET	MONTECITO WEST UNIT 1 WEST BOUNDARY
12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD
12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA BOSQUEJO ROAD	UNIT 1 WEST BOUNDARY	VIA MONTECITO STREET
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA BOSQUEJO ROAD	VIA MONTECITO STREET	VISTA LUCES STREET
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA DIBUJO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 35/36	VISTA LUCES STREET

Size	Type of Improvement	Location	From	To
8" DIA	<u>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1</u> SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA VIEJA AVENUE	TRACT C, UNIT 1 BETWEEN LOTS 8 & 9	MONTECITO WEST UNIT 1 WEST BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TRACT C 25' SEWER/WATER EASEMENT	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA VIEJA AVENUE	UNIT 1 WEST BOUNDARY	VIA MONTECITO STREET
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA BOSQUEJO ROAD	VIA MONTECITO STREET UNIT 1 WEST BOUNDARY	VISTA LUCES STREET
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA DIBUJO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 35/36	VISTA LUCES STREET

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>MONTECITO VISTAS UNIT 2 PAVING - UNIT 2</b>									
763983		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	PIEDRA DIBUJO ROAD	WEST UNIT 2 BOUNDARY 90° WEST OF LOTS 1/18	VISTA LUCES STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>OPEN SPACE - UNIT 2</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	SOUTH PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
			REVEGETATION OF ANY DISTURBED LAND PRIOR TO LAND TRANSFER TO CITY	TRACT 2			/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 2</b>									
763983		18"-24" DIA	RCP W/ MH & INLETS	RETABLO ROAD	LOTS 12/13 & 22/23	VISTA LUCES STREET	/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									

**PUBLIC WATERLINE IMPROVEMENTS - UNIT 2**  
 8" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

9" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

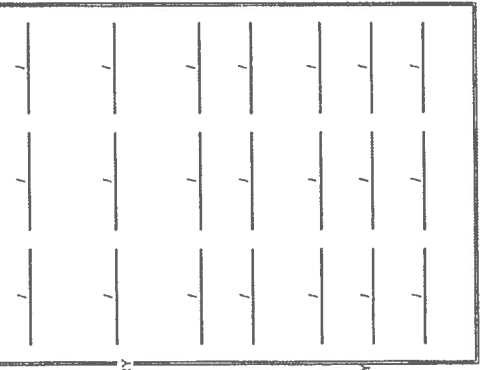
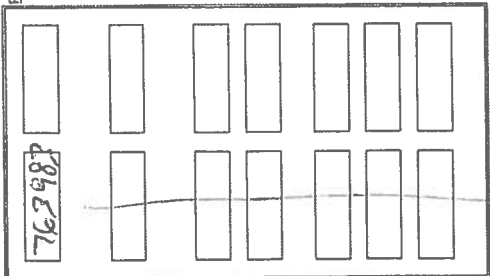
17" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

12" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

12" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

8" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS

8" DIA WATERLINE W/ NEC VALVES FHS, MJS & RJS



20' WATERLINE EASEMENT MONTECITO WEST UNIT 1, TRACT 6

RETABLO ROAD

RETABLO ROAD

TRACT B 20' WATER LINE EASEMENT

RETABLO ROAD

VISTA LUCES STREET

PIEDRA DIBUJO ROAD

MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY

QUIVARA DRIVE

SUBDIVISION EAST BOUNDARY

VISTA LUCES STREET

WEST UNIT 2 BOUNDARY LOT 13

RETABLO ROAD

WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 17/18

LARGO VISTA STREET MONTECITO WEST UNIT 1

MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY

QUIVARA DRIVE

SUBDIVISION EAST BOUNDARY

VISTA LUCES STREET

VISTA LUCES STREET

SOUTH UNIT 2 BOUNDARY TRACT F

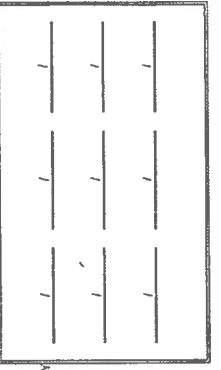
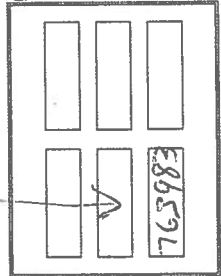
VISTA LUCES STREET

**PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2**

8" DIA SANITARY SEWER W/ NEC MHS & SERVICES

8" DIA SANITARY SEWER W/ NEC MHS & SERVICES

8" DIA SANITARY SEWER W/ NEC MHS & SERVICES



VISTA LUCES STREET

PIEDRA DIBUJO ROAD

RETABLO ROAD

SOUTH UNIT 2 BOUNDARY TRACT F

VISTA LUCES STREET

VISTA LUCES STREET

WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 17/18

WEST UNIT 2 BOUNDARY LOT 18

RETABLO ROAD

VISTA LUCES STREET

PIEDRA DIBUJO ROAD

RETABLO ROAD

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>MONTECITO VISTAS UNIT 3 PAVING - UNIT 3</b>									
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	VIA MONTECITO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>OPEN SPACE - UNIT 3</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	ENTIRE PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 3</b>									
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
<b>PUBLIC WATERLINE IMPROVEMENTS - UNIT 3</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	VIA MONTECITO STREET	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3</b>									
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA VIEJA AVENUE	UNIT 3 WEST BOUNDARY	UNIT 3 EAST BOUNDARY VIA MONTECITO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	UNIT 3 EAST BOUNDARY VIA MONTECITO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/

SIA Sequence # COA DRC Project #

**MONTECITO VISTAS UNIT 4 PAVING - UNIT 4**

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	PIEDRA ASPERO STREET	RETABLO ROAD	VISTA DIBUJO ROAD	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES**	PIEDRA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	RETABLO ROAD	UNIT 4 WEST BOUNDARY	EAST UNIT 4 BOUNDARY LOT 14	/	/	/

\* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/ APPROVED SIDEWALK EXHIBIT

**OPEN SPACE - UNIT 4**

6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	ENTIRE PERIMETER		/	/	/
6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/

**PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4**

					/	/	/
--	--	--	--	--	---	---	---

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

**PUBLIC WATERLINE IMPROVEMENTS - UNIT 4**

12" DIA	WATERLINE W/ NEC VALVES FHS, MJS & RJS	PIEDRA ASPERO STREET	RETABLO ROAD	VISTA DIBUJO ROAD	/	/	/
8" DIA	WATERLINE W/ NEC VALVES FHS, MJS & RJS	PIEDRA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
12" DIA	WATERLINE W/ NEC VALVES FHS, MJS & RJS	RETABLO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 14	/	/	/
12" DIA	WATERLINE W/ NEC VALVES FHS, MJS & RJS	RETABLO ROAD	WEST UNIT 4 BOUNDARY	PIEDRA ASPERO STREET	/	/	/

**PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4**

8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	PIEDRA ASPERO STREET	LOT 5	VISTA DIBUJO ROAD	/	/	/
8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	PIEDRA DIBUJO ROAD	LOT 22	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	RETABLO ROAD	WEST UNIT 4 BOUNDARY	EAST UNIT 4 BOUNDARY LOT 14	/	/	/



DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

---

AGENT/OWNER: SCOTT STEFFEN, PE      DATE: 8-24-16

PREPARED BY - PRINT NAME: Bohannon Huston, Inc      DATE: 8-24-16

FIRM: Bohannon Huston, Inc      DATE: 8-24-16

SIGNATURE: [Signature]      DATE: 8-24-16

DRB CHAIR: [Signature]      DATE: 8-24-16

TRANSPORTATION DEVELOPMENT: [Signature]      DATE: 08/24/16

ABC-WUA: [Signature]      DATE: 08/24/16

CITY ENGINEER: [Signature]      DATE: 08-24-16

PARKS & RECREATION SERVICES  
Carol S. Dupont 8-24-16

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER