

D.R.B. Cas No. DRB-93-303

D.R.C. Project No.

Date Submitted ~~January 21, 1994~~ 11-18-97

Prel. Plat Approved

Prel. Plat Expires

EXHIBIT "A" Unit 5 SIA Package
to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING

for ParkWest Units 1 through 5 Revised 06-07-94

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

UNIT 1

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
<u>STREETS:</u> Per design 20' F-F in; 24' F-F out	Left turn lane Residential paving Mountable curb & gutter Sidewalk 4' both sides** (Mountable curb @ median)	98th Street at Parkwest Drive ParkWest Drive	98th Street	Meadowbrook Avenue
36' F-F	Residential paving Mountable curb & gutter Sidewalk 4' both sides	ParkWest Drive	Meadowbrook Avenue	Windward Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Meadowbrook Avenue	ParkWest Drive	SW corner Lot 1, Block 1 (U3)
24' F-F	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Stonehaven Drive	ParkWest Drive	Brookstone Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except dead-end stem**	Brookstone Drive	Fieldstone Avenue	Lot 13, Block 3
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except dead-end stems**	Fieldstone Avenue	Lot 40, Block 3	45' into Lot 31, Block 3
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except dead-end stem**	Stonecreek Avenue	Brookstone Drive	Lot 21, Block 3
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except dead-end stem**	Sunstone Drive	Stonecreek Avenue	Fieldstone Avenue
27' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Windward Drive	ParkWest Drive	NW corner Lot 9, Block 1 (Unit 3)
*	An additional 1' is required if standard curb & gutter is needed for drainage			
**	Construction to be deferred			
<u>WATER:</u> 12" 8"	Water PVC line Water PVC line	ParkWest Drive Meadowbrook Avenue	98th Street ParkWest Drive	Unit 5 SW corner Lot 1, Block 1 (Unit 3)

← south side only [Signature] 6/1/94

8"	Water PVC line	Windward Drive	Park' Dr	NW corner Lot 9, Block 1 (Unit 3)
8"	Water PVC line	Stonehaven Drive	Parkwest Drive	Brookstone Drive
6"	Water PVC line	Brookstone Drive	Fieldstone Avenue	Stonecreek Avenue
6"	Water PVC line	Fieldstone Avenue	Sunstone Drive	Brookstone Drive
6"	Water PVC line	Stonecreek Avenue	Brookstone Drive	Sunstone Drive
6"	Water PVC line	Sunstone Drive	Stonecreek Avenue	Fieldstone Avenue
4"	Water PVC line	Stubs	Lots 13, 21, 31, 40, Block 3	

SANITARY SEWER:

8"	SAS gravity line	ParkWest Drive	98th Street	Windward Drive
8"	SAS gravity line	Meadowbrook Avenue	ParkWest Drive	SW corner Lot 1, Block 1 (Unit 3)
8"	SAS gravity line	Stonehaven Drive	ParkWest Drive	Brookstone Drive
8"	SAS gravity line	Brookstone Drive	Fieldstone Avenue	Lot 13, Block 3
8"	SAS gravity line	Fieldstone Avenue	Lot 40, Block 3	Unser Blvd.
8"	SAS gravity line	Stonecreek Avenue	Brookstone Drive	Lot 21, Block 3
8"	SAS gravity line	Sunstone Drive	Stonecreek Avenue	Fieldstone Avenue
8"	SAS gravity line	Windward Drive	ParkWest Drive	NW corner Lot 9, Block 1 (Unit 3)

DRAINAGE:

Per design	Concrete lined channel with appurtenances, trainter dikes and transition improvements at west boundary (including appropriate easements), and concrete lined transition area improvements west of Unser Blvd.	AMAFCA R/W	Unser Boulevard	West boundary (SW corner Lot 17, Block 8, Unit 5)
Per design	Concrete lined channel in AMAFCA R/W and related work shall have a separate financial guarantee to the City of Albuquerque for issuance of separate work orders from the remainder of Unit 1 infrastructure.			
Per design	As-built survey and certification to FEMA as to adequacy of the complete floodplain improvements and obtaining the LOMR from FEMA.			
Per design	Storm drain with appurtenances	ParkWest Drive	Meadowbrook Avenue	98th Street
Per design	Surface rundown	Lot 31, Block 3	Fieldstone Avenue	Unser Blvd
Per design	Temporary desiltation pond	West boundary Unit 1	Windward Drive	Meadowbrook Avenue
Per design	Storm drain and/or surface rundown	ParkWest Drive	Windward Drive	Drainage channel

LOMR REQUIRED FOR RELEASE OF FINANCIAL GUARANTEE FOR THE CHANNEL.

MISCELLANEOUS:

Per DPM Residential street lights

UNIT 2

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
20' F-F in; 24' F-F out	Residential paving Mountable curb & gutter Sidewalk 4' south side** (Mountable curb @ median)	Lava Bluff Drive	Unser Boulevard	150' west of Unser Blvd.
32' F-F	Residential paving Mountable curb & gutter Sidewalk 4' south/east side**	Lava Bluff Drive	150' west of Unser Blvd	SW corner Lot 1, Block 20 (U4)
27' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Monument Drive	Lava Bluff Drive	SW corner Lot 1, Block 24 (U4)
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Lava Reach Avenue	Lava Bluff Drive	Monument Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Dark Mesa Avenue	Lava Bluff Drive	Monument Drive
27' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Basalt Avenue	Lava Bluff Drive	Monument Drive

- An additional 1' is required if standard curb & gutter is needed for drainage
- Construction to be deferred

<u>WATER:</u>				
12"	Water PVC line	Lava Bluff Drive	Unser Boulevard	SW corner Lot 1, Block 20 (U4)
6"	Water PVC line	Monument Drive	Lava Bluff Drive	SW corner Lot 1, Block 24 (U4)
6"	Water PVC line	Lava Reach Avenue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Dark Mesa Avenue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Basalt Avenue	Lava Bluff Drive	Monument Drive

<u>SANITARY SEWER:</u>				
8"	SAS gravity line	Monument Drive	Lava Bluff Drive	SW corner Lot 1, Block 24 (U4)
8"	SAS gravity line	Easement Lot 13, Bl 24	Monument Drive	Unser Boulevard
8"	SAS gravity line	Lava Reach Avenue	Monument Drive	NE corner Lot 12, Block 22
8"	SAS gravity line	Dark Mesa Avenue	Monument Drive	SE corner Lot 1, Block 22
8"	SAS gravity line	Basalt Avenue	SE corner Lot 1, Block 21	Monument Drive

<u>DRAINAGE:</u>				
Per design	Storm drain with appurtenances	Basalt Avenue	Drainage R/W between Lava Bluff Dr and Tract A	Monument Drive
Per design	Storm drain with appurtenances	Monument Drive	Basalt Avenue	Lot 13, Block 25-24
Per design	Storm drain with appurtenances	Lot 13, Block 24	Monument Drive	Unser Blvd
Per design	Storm drain with appurtenances	Lava Bluff Drive	200' E. of Unser Blvd	Unser Blvd
Per design	Detention/desiltation pond with appurtenances	Drainage right-of-way between Lava Bluff Drive and Tract A		
Per design	Temporary desiltation pond and diversion berm	South boundary Unit 2	Lava Bluff Drive	Monument Drive

<u>MISCELLANEOUS:</u>	
Per DPM	Residential street lights

UNIT 3

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
Per design	Left turn lane	98th Street at Windward Drive		
36" F-F	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Windward Drive	98th Street	Wedgewood Avenue
27' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Windward Drive	Wedgewood Avenue	NE corner Lot 1, Block 5 (U1), south side
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except dead-end stem**	Meadowbrook Avenue	SE corner Lot 44, Block 5	Lot 19, Block 5
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except island**	Wedgewood Avenue	Windward Drive	Lot 9, Block 7
22' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' around perimeter of street; not along perimeter of median island and dead-end stem**	Wedgewood Court	Wedgewood Avenue	Around median island
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides except cul-de-sac bulb**	Gardenbrook Place	Windward Drive	Cul-de-sac (35' radius)
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides except cul-de-sac bulb**	Millstream Place	Windward Drive	Cul-de-sac (35' radius)

TO SE corner Lot 56, Block 8, North side; TO →

John 6/11

- An additional 1' is required if standard curb & gutter is needed for drainage
- Construction to be deferred

SIDEWALK/WALKWAY per ARC Design

Park site east of Windward Drive Lot 56, Block 8

KUMAFK service road (south side of channel)

<u>WATER:</u>				
8"	Water PVC line	Windward Drive	98th Street	NE corner Lot 1, Block 5 (U1)
8"	Water PVC line	Meadowbrook Avenue	SE corner Lot 44, Block 5 (Unit 1)	Skybrook Drive Brookstead Dr
6"	Water PVC line	Meadowbrook Avenue	Skybrook Drive	Brookstead Drive
6"	Water PVC line	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
6"	Water PVC line	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
4"	Water PVC line	Stub	Brookstead Drive	Lot 19, Block 5
8"	Water PVC line	Wedgewood Avenue	Windward Drive	West boundary
6"	Water PVC line	Wedgewood Court	Wedgewood Avenue	Around median island
6"	Water PVC line	Gardenbrook Place	Windward Drive	Cul-de-sac
6"	Water PVC line	Millstream Place	Windward Drive	Cul-de-sac

<u>SANITARY SEWER:</u>				
8"	SAS gravity line	Windward Drive	98th Street	NE corner Lot 1, Block 5 (U1)
8"	SAS gravity line	Meadowbrook Avenue	SE corner Lot 44, Block 5 (Unit 1)	Lot 19, Block 5
8"	SAS gravity line	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
8"	SAS gravity line	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
8"	SAS gravity line	Wedgewood Avenue	Windward Drive	West boundary
8"	SAS gravity line	Wedgewood Court	Wedgewood Avenue	Around median island
8"	SAS gravity line	Gardenbrook Place	Windward Drive	Cul-de-sac
8"	SAS gravity line	Millstream Place	Windward Drive	Cul-de-sac
8"	SAS gravity line	Escarpment on Lava Bluff	Wedgewood	98TH
Per design	Storm drain w/appurtenances	West end of park	Windward Drive	Drainage channel
Per design	Flood wall at west boundary			

MISCELLANEOUS:
Per DPM Residential street lights

UNIT 4

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
32' F-F	Residential paving Mountable curb & gutter Sidewalk 4' east side**	Lava Bluff Drive	NW corner Lot 1, Block 19	SW corner Lot 1, Block 16
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Petroglyph Avenue	Lava Bluff Drive	Monument Drive
27' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides except bulb**	Monument Drive	Petroglyph Avenue	NW corner Lot 16, Bl 16 (U2)
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Cliffview Avenue	Lava Bluff Drive	Monument Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' both sides**	Escarpment Avenue	Lava Bluff Drive	Monument Drive

* An additional 1' is required if standard curb & gutter is needed for drainage
** Construction to be deferred

<u>WATER:</u>				
12"	Water PVC line	Lava Bluff Drive	NW corner Lot 1, Block 19 (Unit 2)	SW corner Lot 1, Block 16 (Unit 5)
6"	Water PVC line	Petroglyph Avenue	Monument Drive	Lava Bluff Drive
6"	Water PVC line	Cliffview Avenue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Escarpment Avenue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Monument Drive	Petroglyph Avenue	NW corner Lot 16, Bl 16 (U2)
<u>SANITARY SEWER:</u>				
8"	SAS gravity line	Lava Bluff Drive	SW corner Lot 1, Block 16 (Unit 5)	Petroglyph Avenue
8"	SAS gravity line	Petroglyph Avenue	Lava Bluff Drive	Monument Drive

8"	SAS gravity line	Monument Drive	Petro	SW corner Lot 1, Block 24 (U2)
8"	SAS gravity line	Easement Lot 9, Bl 16	Monument Drive	Unit 5
8"	SAS gravity line	Cliffview Avenue	Monument Drive	SW corner Lot 1, Block 19
8"	SAS gravity line	Escarpment Avenue	Monument Drive	NE corner Lot 12, Block 17

DRAINAGE:

Per design	Temporary desiltation pond	South boundary	Lava Bluff Drive	East boundary
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MISCELLANEOUS:

Per DPM	Residential street lights
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UNIT 5

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>STREETS:</u> Per design				
36' F-F	Crossing structure Residential paving Mountable curb & gutter Sidewalks 4' both sides	ParkWest Drive across drainage channel ParkWest Drive	Windward Drive	Lava Bluff Drive
32' F-F	Residential paving Mountable curb & gutter Sidewalk 4' east side except bulb**	Lava Bluff Drive	ParkWest Drive	NE corner Lot 20, Block 14
20' F-F	Residential paving Mountable curb & gutter	Lava Bluff Drive	Around island	
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' south side**	Lava Bluff Drive	ParkWest Drive	Westbrook Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalk 4' east side**	Westbrook Drive	Lava Bluff Drive	Cascade Park Avenue
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Cascade Park Avenue	Westbrook Drive	Oakbrook Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides except dead-end stem**	Oakbrook Drive	Cascade Park Avenue	Creekwood Avenue
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Creekwood Avenue	Lava Bluff Drive	Stonewood Drive
20' F-F	Residential paving Mountable curb & gutter	Creekwood Avenue bulb	Around island	
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Smokerise Avenue	ParkWest Drive	Stonewood Drive
25' F-F*	Residential paving Mountable curb & gutter Sidewalks 4' both sides**	Saddlebrook Avenue	ParkWest Drive	Stonewood Drive
22' F-F	Residential paving Standard curb & gutter Sidewalk 4' west side**	Stonewood Drive	Saddlebrook Avenue	Smokerise Avenue

* An additional 1' is required if standard curb and gutter is needed for drainage

** Construction to be deferred

WATER:

12"	Water PVC line	ParkWest Drive	Unit 1	Lava Bluff Drive
12"	Water PVC line	Lava Bluff Drive	ParkWest Drive	NE corner Lot 20, Block 14 (U4)
6"	Water PVC line	Lava Bluff Drive bulb	Around island	
8"	Water PVC line	Lava Bluff Drive	ParkWest Drive	Westbrook Drive
6"	Water PVC line	Westbrook Drive	Lava Bluff Drive	Cascade Park Avenue
6"	Water PVC line	Cascade Park Avenue	Westbrook Drive	Oakbrook Drive
6"	Water PVC line	Oakbrook Drive	Lot 9, Block 8	Creekwood Avenue
8"	Water PVC line	Creekwood Avenue	Lava Bluff Drive	ParkWest Drive
6"	Water PVC line	Creekwood Avenue	ParkWest Drive	Stonewood Drive
6"	Water PVC line	Creekwood Avenue bulb	Around island	
6"	Water PVC line	Saddlebrook Avenue	ParkWest Drive	Stonewood Drive
6"	Water PVC line	Smokerise Avenue	ParkWest Drive	Stonewood Drive
6"	Water PVC line	Stonewood Drive	Smokerise Avenue	Saddlebrook Avenue

50'

Visual Barrier

Stonewood Drive

Saddlebrook

Smokerise

SANITARY SEWER:

8"	SAS gravity line	ParkWest Drive	SW corner Lot 14, Block 14	Creekwood Avenue
8"	SAS gravity line	Lava Bluff Drive	NW corner Lot 20, Block 14	Westbrook Drive
8"	SAS gravity line	Westbrook Drive	Lava Bluff Drive	Cascade Park Avenue
8"	SAS gravity line	Cascade Park Avenue	Westbrook Drive	Oakbrook Drive
8"	SAS gravity line	Oakbrook Drive	Lot 9, Block 8	Creekwood Avenue
8"	SAS gravity line	Creekwood Avenue	NE corner Lot 9, Block 9	Stonewood Drive
8"	SAS gravity line	Saddlebrook Avenue	NE corner Lot 1, Block 11	Stonewood Drive
8"	SAS gravity line	Smokerise Avenue	ParkWest Drive	Stonewood Drive
8"	SAS gravity line	Stonewood Drive	Saddlebrook Avenue	Smokerise Avenue
8"	SAS gravity line	Easement	Smokerise Avenue	Unit 4

DRAINAGE:

Per design	Surface rundown	Drainage R/W east of Lot 12, Block 11	Saddlebrook Avenue	Drainage channel
Per design	Surface rundown	Westbrook Drive R/W and Lava Bluff Drive R/W	Cascade Park Avenue	Drainage R/W between Lava Bluff Drive and Tract A

MISCELLANEOUS:

Per DPM Residential street lights

11-07-95
7/18/97
W.A. null

NOTES:

1. Catch basins and other appurtenances included with RCP storm sewer
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required
3. Sanitary sewer to include manholes, service connections as required
4. Design engineer to provide a Grading and Drainage Certification (including private retaining walls as shown on grading plan) prior to requesting City of Albuquerque approval of constructed infrastructure items and/or release of final Financial Guarantee.
5. Internal 4' sidewalks deferred

Prepared By: *Ellery A. Biathrow, Jr.*
 Print Name: Ellery A. Biathrow, Jr., P.E.
 Firm: Sivage Thomas Homes, Inc.

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 Development Review Board Member Approvals
10/18/97 *DWH 6/7/94* *RWK 11-7-95* *RWK 6-7-94*
Robert W. Kane *4-12-94*
 Transportation Department *9-12-94* *DWH 11/7/95* Utility Development
Frank *6/7/94* *11/7/95* *11/18/97* *6/7/94* AMAFCA
 City Engineer/AMAFCA
Carmen Chavez *4-12-94* *11/7/95* *11/18/97* *6/7/94*
 Cultural/Recreational Services *11-7-95*
 PARKS & GENERAL SERVICES
 Planning/DRB Chairman *4-12-94* *11-7-95*