

original

96-150

L.B. Case No. 94-54
~~2-18-97~~ D.R.C. Project No. 4-16-96
~~6-11-96~~ Date Submitted 4-16-96
 Prelim. Plat Approved 4-16-96
 Prelim. Plat Expires 4-16-98 *Ked*

Figure 12

③ SEE SHEETS
 1 OF 3 +
 2 OF 3
 6/9/98

J.D.H. S-96-23
 4/7/99

EXHIBIT "A"

To Subdivision Improvements Agreement
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
 for CEDAR RIDGE ESTATES, UNITS ~~X~~ & 3 + 4

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed 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 the 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.

I. UNIT 2

SIZE	IMPROVEMENT	LOCATION	FROM	TO
6"	Waterline	Zinnia Pl	West Cul de Sac	Quailbrush Dr
6"	Waterline	Honeylocust Ct	Honeylocust Ave	End
6"	Waterline	Honeylocust Ave	Quailbrush Dr	Unit 1
6"	Waterline	Silkwood Ave	Quailbrush Dr	Unit 1
6"	Waterline	Quailbrush Dr	Poppy Ave	Silkwood Ave
8"	Sanitary Sewer	Zinnia Pl	West Cul de Sac	Quailbrush Dr
8"	Sanitary Sewer	Honeylocust Ct	Honeylocust Ave	End
8"	Sanitary Sewer	Honeylocust Ave	Quailbrush Dr	Unit 1
8"	Sanitary Sewer	Silkwood Ave	Quailbrush Dr	Unit 1
8"	Sanitary Sewer	Quailbrush Dr	Zinnia Pl	Silkwood Ave

SEE ATTACHED
 ③

SIZE	IMPROVEMENT	LOCATION	FROM	TO
28'FF	Street*	Zinnia Pl	West Cul de Sac	Quailbrush Dr
28'FF	Street*	Honeylocust Ct	Honeylocust Ave	End
28'FF	Street*	Honeylocust Ave	Quailbrush Dr	Unit 1 E. PL LOT 7, BLK 'D'
28'FF	Street*	Silkwood Ave	Quailbrush Dr	Unit 1 E. PL LOT 8, BLK 'D'
28'FF	Street*	Quailbrush Dr	Silkwood Ave	Poppy Ave
4'	Sidewalk	Los Volcanes Rd	West PL Unit 2	Unit 1 LOT 8, BLK 'F'
INTERIM RETENTION POND, TR S-2, ATRISCO BUSINESS PARK, UNIT 2, W/ EASEMENT + COVENANT DL.				
Concrete Channel Public R/W Zinnia Pl West PL Unit 2 DL DL				
Interim Retention Pond Lot 1, Block 3, Tract N, Atrisco Business Park w/ lot system COVENANTS DL DL				
Interim Retention Pond at Block I, Unit 2				
Interim Retention Pond at I-40/Unser Blvd				
INTERIM RETENTION POND, TR 'A', BLOCK 'F', CEDAR RIDGE ESTATES, UNIT 2, W/ AGREEMENT + COVENANT DL.				
Interim Retention Pond at Lot 1A-1, Tract N, Atrisco Business Park w/ lot system DL.				


Interim Detention Pond expansion on Lot 1-C, Tr S-2, ABP to provide storage for Units 2 & 3

* All streets to include curb & gutter and 4' sidewalk both sides and residential street pavement
 AND PRIVATE DRAINAGE CHANNELS BY
 Certification of Grading to include private retaining walls (required for release of financial guarantee).

"Conditional Letter of Map Revision" (CLOMR) is required for Final Plat approval for Unit 2.

"Letter of Map Revision" (LOMR) is required for release of Financial Guarantees for the storm drainage improvements for Unit 2 only.

Residential street lighting per DPM

SEE ATTACHED 

II. UNIT 3

SIZE	IMPROVEMENT	LOCATION	FROM	TO
6"	Waterline	Photinia Pl	West Cul de Sac	East Cul de Sac
6"	Waterline	Poppy Pl	West Cul de Sac	Quailbrush Dr
8"	Waterline	Poppy Ave	Quailbrush Dr	Cedar Ridge St
8"	Waterline	Cedar Ridge St	Poppy Ave	Unit 1

SIZE	IMPROVEMENT	LOCATION	FROM	TO
8"	Waterline	Quailbrush Dr	Fortuna Rd	Poppy Ave
8"	Sanitary Sewer	Photinia Pl	West Cul de Sac	East Cul de Sac
8"	Sanitary Sewer	Poppy Pl	West Cul de Sac	Quailbrush Dr
8"	Sanitary Sewer	Poppy Ave	Quailbrush Dr	Cedar Ridge St
8"	Sanitary Sewer	Cedar Ridge St	Poppy Ave	Unit 1
8"	Sanitary Sewer	Quailbrush Dr	Poppy Ave	Photinia Pl
28'FF	Street*	Photinia Pl	West Cul de Sac	East Cul de Sac
28'FF	Street*	Poppy Pl	West Cul de Sac	Quailbrush Dr
28'FF	Street*	Poppy Ave	Quailbrush Dr	Cedar Ridge St
28'FF	Street*	Cedar Ridge St	Poppy Ave	Unit 1
28'FF-50'FF	Street*	Quailbrush Dr	Poppy Ave	Photinia Pl
50'FF	Street w/median*	Quailbrush Dr	Photinia Pl	Fortuna Rd
Half Width	Street**	Fortuna Rd	East PL Unit 3	West PL Unit 3
10'	Concrete Channel	Public R/W	Photinia Pl	Fortuna Rd


* All streets to include curb & gutter and 4' sidewalk both sides and residential street pavement

** Includes curb & gutter, 4' sidewalk, and 24' residential pavement, south side only

Certification of Grading to include private retaining walls (required for release of financial guarantee).

Residential street lighting per DPM

SEE ATTACHED
SHEETS
1 + 2 1/3
(OF 4)



D.R.B. Case No. 96-150
D.R.C. Project No. _____
Date Submitted 5-19-98
Prelim. Plat Approved _____
Prelim. Plat Expires _____

Figure 12

EXHIBIT "A"
To Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
for Cedar Ridge Units 3 & 4

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed 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 the 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.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
UNIT 3				
8"	Waterline	Photinia Pl.	Quailbrush Dr.	Rosebud Dr.
6"	Waterline	Poppy Pl.	West Cul de Sac	Quailbrush Dr.
8"	Waterline	Rosebud Dr.	Photinia Pl.	Unit 1 (Lot 28, Blk 3)
8"	Waterline	Quailbrush Dr.	Fortuna Rd.	Photinia Pl.
6"	Waterline	Quailbrush Dr.	Photinia Pl.	S. Side Lot 20, Blk 1
8"	Sanitary Sewer	Photinia Pl.	Lot 2, Blk 2	Rosebud Dr.
8"	Sanitary Sewer	Poppy Pl.	West Cul de Sac	Quailbrush Dr.
8"	Sanitary Sewer	Honeylocust Ct.	S. Cul de Sac	Photinia Pl.
8"	Sanitary Sewer	Rosebud Dr.	Photinia Pl.	Unit 1 (Lot 28, Blk 3)
8"	Sanitary Sewer	Quailbrush Dr.	Poppy Pl.	Fortuna Rd.
28'FF	Street*	Photinia Pl.	Quailbrush Dr.	Rosebud Dr.
28'FF	Street*	Poppy Pl.	West Cul de Sac	Quailbrush Dr.
28'FF	Street*	Honeylocust Ct.	S. Cul de Sac	Photinia Pl.
28'FF	Street*	Rosebud Dr.	Photinia Pl.	Unit 1 (Lot 28 Block 3)

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<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
28'FF-50'FF	Street*	Quailbrush Dr.	Poppy Pl.	Photinia Pl.
50'FF	Street w/median*	Quailbrush Dr.	Photinia Pl.	Fortuna Rd.
20' Face to Edge 1/2 Width	Street** *Collector Pmnt. & Sidewalk & C&G**	Fortuna Rd.	East PL Unit 3	Quailbrush Dr.
18"-36"	Storm Sewer and 4 Inlets at intersection of Quailbrush Dr. and Fortuna Rd.			
30'	Temp. Asphalt Rundown			

REFERENCE

* All streets to include curb & gutter and 4' sidewalk both sides and residential street pavement.
 ** Includes curb & gutter, 4' sidewalk and 24' residential pavement, south side only. *(20' Collector & 4' Min. Temp Pavement)*

Certification of Grading to include private retaining walls (required for release of financial guarantee).

Residential street lighting per DPM.

UNIT 4

6"	Waterline	Photinia Pl.	West Cul de Sac	Quailbrush Dr.
8"	Sanitary Sewer	Photinia Pl.	West Cul de Sac	Quailbrush Dr.
28'FF	Street*	Photinia Pl.	West Cul de Sac	Quailbrush Dr.
1/2 Width	Street**	Fortuna Rd.	West PL Unit 4	Quailbrush Dr.

III. FUTURE REGIONAL STORM DRAINAGE IMPROVEMENTS

UNIT 4 (Continued) Downstream Drainage Facilities to be Constructed
 The following storm drainage improvements will be required to reclaim land encumbered by interim drainage ponds to be located on Block I, Unit 3, Cedar Ridge Estates, and Lot 1A-1, Tract 1, Atrisco Business Park and Lot 1-C, Tract S-2, Atrisco Business Park:

SIZE	IMPROVEMENT	LOCATION	FROM	TO
66"	Storm Drain#	Fortuna Rd.	Landmark St.	West Mesa Diversion
36"	Storm Drain#	Los Volcanes Rd.	West Mesa Diversion	Existing road sag located approx. 950' west

Engineers Certification of Private Grading Required for Release of SIA
 #Includes drop inlets and connector pipe at pertinent locations
"LOMR" Required for Release of SIA

Prepared By: _____

Print Name: Dennis A. Lorenz, PE

Firm: Brasher & Lorenz, Inc.

 Development Review Board Member Approval

ked 6/9/98
ked 2-18-97
ked 6-11-96
 _____ *7-16-96*
 Planning Director

6.9.98
JMS 2-18-97
RWK 6-11-96
 _____ *4-16-96*
 Utility Development

ES 6-9-98
ES 2-18-97
ES 6-11-96
 _____ *4-16-96*
 Parks & General Services

9/6 2/18/97
 _____ *7-16-96*
 City Engineer/AMAFCA
7/6 6/9/98

RD 6-09-98
jal 6-11-97
 _____ *7-16-96*
 Transportation Development
MR 2-18-97