

DRB Case No. 96-435  
 DRC Project No.:  
 Date Submitted: 07-09-97  
~~Revised Date: 08-26-97~~  
 Prelim. Plat Approved: 08-26-97  
 Prelim. Plat Expires:  
 REVISED (10-14-97)

FIGURE 12  
 EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT ▲ (revised) 12-12-03  
 DEVELOPMENT REVIEW BOARD  
 REQUIRED INFRASTRUCTURE LISTING  
 DRB 96-435  
 TRACT B, ALBUQUERQUE SOUTH, UNIT ONE  
 BEING REPLATTED AS

**DESERT SPRINGS SUBDIVISION, UNIT ONE**

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 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>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' FF <sup>(1)</sup> STD	Art. Paving Curb & Gutter (south)	Arenal Road "	Unser Blvd. "	Desert Springs Drive "
MED	Curb & Gutter (south)	"	"	"
6' 30" <sup>(2)(4)</sup>	PCC Sdwk. (So.) ***Waterline	" "	" "	" East Side of Amole del Norte Diverston Channel
	▲ Signal Improvements	Intersection of Arenal/Unser	"	"
25' FF <sup>(1)</sup> STD	Art. Paving Curb & Gutter (each)	Unser Blvd. "	Arenal Road "	So. PL Lot 14/Blk. A "
MED	Temp Asphalt Curb & Gutter (each)	"	"	"
10' 30" <sup>(2)(4)</sup> 8" <sup>(3)</sup>	Asphalt Trail ***Waterline **Waterline	" " 20' Public Water Easement	" " Unser Blvd.	" " Silverberry Stub Street
6" <sup>(3)</sup> 8" <sup>(3)(4)</sup>	**Waterline **Waterline	Unser Blvd. "	Unser Blvd. Shadetree Drive Stub Street	Sapphire Street Kimela Drive
2-CLAVAL <sup>(3)</sup> 690-48	**Temporary PRV	Unser Blvd.		

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
36' FF STD	Res. Paving Curb & Gutter (both sides)	Desert Springs Dr. "	Arenal Road "	Silverberry Road "
24" & 30" <sup>(1)</sup>	Storm Drain	"	"	"
24' STD	Res. Paving Curb & Gutter (west side)	"	Silverberry Rd. "	So. PL Lot 22/Blk. C "
6" <sup>(2)</sup>	Waterline	"	" <sup>(3)</sup>	"
8"	Sanitary Sewer	"	Arenal Road	Desert Canyon Place
4'	PCC Sidewalk (west side)	"	"	Silverberry Road
4'	*PCC Sidewalk (west side)	"	Silverberry Road	So. PL Lot 22/Blk. C
32' FF STD	Res. Paving Curb & Gutter (both sides)	Silverberry Road "	Shadetree Drive "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Springs Ct. "	W. Terminus C-D-S "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
32' FF STD	Res. Paving Curb & Gutter (both sides)	Rainwater Road "	Shadetree Drive "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	Middle of Lot 1/Blk. C
4'	*PCC Sdwk.	"	"	Desert Springs Drive
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Canyon Pl. "	W. Terminus C-D-S "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Shadetree Drive "	So. PL Lot 14/Blk. A "	Silverberry Road "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
10" <sup>(1)</sup>	Asphalt Sdwk.	Ped. Right-of-Way (Lots 34-35)	Shadetree Drive	Unser Blvd.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' EE	Private Residential Paving (includes concrete edges)	Silverberry Road Stub Street	Silverberry Road	No. PL Lot 38/Blk. A
8"	Sanitary Sewer	"	"	"
8" <sup>(2)</sup>	Waterline	"	"	"
MC 10/14/97 12.5' EE (only ped access at this time)	Private Residential Paving (includes concrete edges)	Shadetree Drive Stub Street	Shadetree Drive	West PL Lot 14/Blk. A
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	"	"
8" <sup>(4)</sup>	Sanitary Sewer	Desert Springs Tract A & B	Rainwater Road	Arenal Road

### MISCELLANEOUS

Street lighting per DPM.

Grading & Drainage: Certification per DPM (prior to release of financial guarantees). To include private retaining walls as required on the approved Grading Plan.

All water to include fire hydrants, valves, and appurtenances per DPM.

All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans.

Temporary public retention pond (blanket drainage easement exist.) and standard agreement and covenant.

\* To be deferred under Sidewalk Deferral Agreement (both sides).

\*\* Interim water service provided until the 30" diameter masterplan line in Unser Blvd. and Arenal Road is constructed. If 30' line is available for service prior to the construction of the interim water connections then interim water services will not need to be constructed as a condition of subdivision acceptance.

\*\*\* This item is a State of New Mexico Grant funded masterplan waterline extension for Zone 1W. Construction shall be administrated through the City C.I.P. as Project No. 5775.91. This item or completion of interim water service is a requirement of subdivision acceptance and the masterplan waterline is not required to be financially guaranteed.

(1) Revisions made on 8/26/97

(2) ~~Revisions made on 9/26/97~~

(3) ~~Revisions made on 10/6/97~~

(4) Revisions made on 10/13/97 - 10/14/97 (ORIGINAL INFRASTR. LIST. DATED 8-26-97 RETYPED)

5 REVISION 12-12-03 Non-Work Order PROCEDURE 'B' CHANGED TO MODIFIED 'C' SIGNAL IMPROVEMENTS @ ARENAL/UNSER \$25,000 - Page 3 of 4

Prepared By:

Fred C. Arfman  
Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.

10-14-97  
08-26-97  
07-10-97  
Date

\*\*\*\*\*

Development Review Board Member Approval

[Signature]  
Transportation Development Division

10-14-97  
8-26-97  
Date

Robert W. Kane  
Utility Development Division

8-26-97 10/14/97  
Date

[Signature]  
Parks Design & Development/CIP

8-26-97 10-14-97  
Date

[Signature]  
City Engineer/AMA/PCA

8-26-97 10/14/97  
Date

[Signature]  
DRE Chair

10-14-97  
8-26-97  
Date

15

[Signature] 12-12-03  
USOR DEPT

[Signature]  
DRE CHAIR

[Signature]  
12-12-03  
RECOUNT

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 DEVELOPMENT REVIEW BOARD  
 REQUIRED INFRASTRUCTURE LISTING  
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<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' FF <sup>(1)</sup> STD	Art. Paving Curb & Gutter (south)	Arenal Road "	Unser Blvd. "	Desert Springs Drive "
MED	Curb & Gutter (south)	"	"	"
6' 30' <sup>(2)</sup>	*PCC Sdwk. (So.) Waterline	" "	" "	" East Side of Amole del Norte Diversion Channel
	Signal Improvements	Intersection of Arenal/Unser	"	"
25' FF <sup>(1)</sup> STD	Art. Paving Curb & Gutter (each)	Unser Blvd. "	Arenal Road "	So. PL Lot 14/Blk. A "
MED	Curb & Gutter (each)	"	"	"
10' 30' <sup>(2)</sup> 8' <sup>(3)</sup>	Asphalt Trail Waterline **Waterline	" " 20' Public Water Easement	" " Unser Blvd.	" " Silverberry Stub Street
6' <sup>(3)</sup> 6' <sup>(3)</sup>	**Waterline **Waterline	Unser Blvd. "	Unser Blvd. Shadetree Drive Stub Street	Sapphire Street Kimela Drive
2-Claval 690-48 <sup>(3)</sup>	**Temporary PRV	Unser Blvd.		

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
36' FF STD	Res. Paving Curb & Gutter (both sides)	Desert Springs Dr. "	Arenal Road "	Silverberry Road "
24" & 30" <sup>(1)</sup>	Storm Drain	"	"	"
24' STD	Res. Paving Curb & Gutter (west side)	"	Silverberry Rd. "	So. PL Lot 22/Blk. C "
6" <sup>(2)</sup>	Waterline	"	" <sup>(3)</sup>	"
8"	Sanitary Sewer	"	Arenal Road	Desert Canyon Place
4'	PCC Sidewalk (west side)	"	"	Silverberry Road
4'	*PCC Sidewalk (west side)	"	Silverberry Road	So. PL Lot 22/Blk. C
32' FF STD	Res. Paving Curb & Gutter (both sides)	Silverberry Road "	Shadetree Drive "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Springs Ct. "	W. Terminus C-D-S "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
32' FF STD	Res. Paving Curb & Gutter (both sides)	Rainwater Road "	Shadetree Drive "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	Middle of Lot 1/Blk. C
4'	*PCC Sdwk.	"	"	Desert Springs Drive
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Canyon Pl. "	W. Terminus C-D-S "	Desert Springs Drive "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Shadetree Drive "	So. PL Lot 14/Blk. A "	Silverberry Road "
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
10" <sup>(1)</sup>	Asphalt Sdwk.	Ped. Right-of-Way (Lots 34-35)	Shadetree Drive	Unser Blvd.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' EE	Private Residential Paving (includes concrete edges)	Silverberry Road Stub Street	Silverberry Road	No. PL Lot 38/Blk. A
8"	Sanitary Sewer	"	"	"
8" <sup>(2)</sup>	Waterline	"	"	"
12.5' EE	Private Residential Paving (includes concrete edges)	Shadetree Drive Stub Street	Shadetree Drive	West PL Lot 14/Blk. A
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	"	"

### **MISCELLANEOUS**

Street lighting per DPM.

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(1) Revisions made on 8/26/97

(2) Revisions made on 9/26/97

(3) Revisions made on 10/6/97

10-6-97

9-26-97

08-26-97

~~07-10-97~~  
Date

Prepared By:

Fred C. Arfman  
Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.

.....  
Development Review Board Member Approval

[Signature]  
Transportation Development Division

8-26-97  
Date

Robert W. Kane  
Utility Development Division

8-26-97  
Date

[Signature]  
Parks Design & Development / CH

8-26-97  
Date

[Signature]  
City Engineer / AA/ECA

8-26-97  
Date

[Signature]  
DRI Chair

8-26-97  
Date



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FIGURE 12  
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 DEVELOPMENT REVIEW BOARD  
 REQUIRED INFRASTRUCTURE LISTING  
 DRB 96-435  
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<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' 24" FF STD	Art. Paving Curb & Gutter (south)	Arenal Road "	Unser Blvd. "	Desert Springs Drive "
MED	Curb & Gutter (south)	"	"	"
6' 24"	*PCC Sdwk. (So.) Waterline	" "	" "	" East Side of Amole del Norte Diversion Channel
	Signal Improvements	Intersection of Arenal/Unser	"	"
25' 24" FF STD	Art. Paving Curb & Gutter (each)	Unser Blvd. "	Arenal Road "	So. PL Lot 14/Blk. A "
MED	Curb & Gutter (each)	"	"	"
10' 24" 8"	Asphalt Trail Waterline **Waterline	" " 20' Public Water Easement	" " Unser Blvd.	" " So. Boundary of Phase 1 Shadetree Dr./Stub Street
8" 8"	**Waterline **Waterline	Unser Blvd. "	Albuquerque South Shadetree Drive Stub Street	20' Waterline Esmnt. Kimela Drive

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
36' FF STD	Res. Paving Curb & Gutter (both sides)	Desert Springs Dr.	Arenal Road	Silverberry Road
7A 36' 24' 30"	Storm Drain	"	"	"
24' STD	Res. Paving Curb & Gutter (west side)	"	Silverberry Rd.	So. PL Lot 22/Blk. C
8"	Waterline	"	Arenal Road	"
8"	Sanitary Sewer	"	"	Desert Canyon Place
4'	PCC Sidewalk (west side)	"	"	Silverberry Road
4'	*PCC Sidewalk (west side)	"	Silverberry Road	So. PL Lot 22/Blk. C
32' FF STD	Res. Paving Curb & Gutter (both sides)	Silverberry Road	Shadetree Drive	Desert Springs Drive
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Springs Ct.	W. Terminus C-D-S	Desert Springs Drive
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
32' FF STD	Res. Paving Curb & Gutter (both sides)	Rainwater Road	Shadetree Drive	Desert Springs Drive
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	Middle of Lot 1/Blk. C
4'	*PCC Sdwk.	"	"	Desert Springs Drive
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Canyon Pl.	W. Terminus C-D-S	Desert Springs Drive
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Shadetree Drive	So. PL Lot 14/Blk. A	Silverberry Road
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sdwk.	"	"	"
8' 10' 7A	Asphalt Sdwk.	Ped. Right-of-Way (Lots 34-35)	Shadetree Drive	Unser Blvd.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' EE	Private Residential Paving (includes concrete edges)	Silverberry Road Stub Street	Silverberry Road	No. PL Lot 38/Blk. A
8"	Sanitary Sewer	"	"	"
6"	Waterline	"	"	"
12.5' EE	Private Residential Paving (includes concrete edges)	Shadetree Drive Stub Street	Shadetree Drive	West PL Lot 14/Blk. A
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	"	"

### MISCELLANEOUS

Street lighting per DPM.

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TEMPORARY PUBLIC RETENTION POND (BLANKET DRNG. BASEMENT EXIST.) AND STP. AGREEMENT & COVENANT.

Prepared By:

Fred C. Arfman  
Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.

08-26-97  
07-10-97  
Date



Development Review Board Member Approval

[Signature]  
Transportation Development Division

8-26-97  
Date

Robert W. Kane  
Utility Development Division

8-26-97  
Date

[Signature]  
Parks Design & Development / CP

8-26-97  
Date

[Signature]  
City Engineer / AMAECCA

8-26-97  
Date

[Signature]  
DRE Chair

8-26-97  
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<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
7A 25' 24" FF STD	Art. Paving Curb & Gutter (south)	Arenal Road	Unser Blvd.	Desert Springs Drive
MED	Curb & Gutter (south)	"	"	"
6' 24"	*PCC Sdwk. (So.) Waterline	"	"	"
	Signal Improvements	Intersection of Arenal/Unser	"	East Side of Amole del Norte Diversion Channel
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MED	Curb & Gutter (each)	"	"	"
10' 24"	Asphalt Trail Waterline	"	"	"
8"	**Waterline	20' Public Water Easement	Unser Blvd.	So. Boundary of Phase 1 Shadetree Dr./Stub Street
8"	**Waterline	Unser Blvd.	Albuquerque South Shadetree Drive	20' Waterline Esmnt. Kimela Drive
8"	**Waterline	"	Stub Street	

Superseded 10-14-97  
 City of Albuquerque

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
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28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desert Canyon Pl.	W. Terminus C-D-S	Desert Springs Drive
6"	Waterline	"	"	"
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28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Shadetree Drive	So. PL Lot 14/Blk. A	Silverberry Road
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4'	*PCC Sdwk.	"	"	"
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<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
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6"	Waterline	"	"	"
12.5' EE	Private Residential Paving (includes concrete edges)	Shadetree Drive Stub Street	Shadetree Drive	West PL Lot 14/Blk. A
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	"	"

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