

DRB Case No. 96-532

DRC Project No.:

Date Submitted: 07-25-97 7-29-97

Prelim. Plat Approved: 7/29/97

Prelim. Plat Expires: 8/13/98

**FIGURE 12  
EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT  
DEVELOPMENT REVIEW BOARD  
REQUIRED INFRASTRUCTURE LISTING  
DRB 96-532  
TRACT F, ALBUQUERQUE SOUTH, UNIT ONE  
BEING REPLATTED AS  
DESERT FLOWER 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>UNIT ONE SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24"	Waterline	Arenal Road	Amole del Norte Diverston Channel	Unser Blvd.
25' 24" FF 12' STD	Waterline Art. Paving Decel. Lane Curb & Gutter (east)	Unser Blvd. " " "	Arenal Road Freshwater Road " "	So. Boundary, Unit 1 " 100' So. of Freshwater So. Boundary, Unit 1
TEMP. MED 10' 24" 8"	PCC Curb (east) Asph. Trail Storm Drain Waterline	" " " "	" " " "	" " " Kimela Drive (Exst. 10" WL)
30"	Storm Drain	"	"	Kimela Drive (Exst. 30" stub)
24' FE STD	Res. Paving Curb & Gutter (south)	Freshwater Road "	Unser Blvd. "	Desert Springs Drive "
10' 8" 4'	Asph. Trail Waterline *PCC Sidewalk	" " "	" " Native Flower Rd.	Native Flower Road " Desert Springs Drive
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Native Flower Dr. "	<del>Sagebrush</del> Road " SALT	April Flower Road " "
8' 6" 8" 4'	Waterline Sanitary Sewer *PCC Sidewalk	" " "	" " "	" " "

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24' FF	Res. Paving	Native Flower Dr.	Freshwater Drive	April Flower Road
4'	*PCC Sidewalk (east only)	"	"	"
8"	Waterline	"	"	"
8"	Sanitary Sewer	"	Lot 19/Block A	"
24' FF	Res. Paving	Saltbrush Road (Stub)	Unser Blvd.	Native Flower Drive
4'	*PCC Sidewalk (north only)	"	"	"
8"	Sanitary Sewer	"	Lot 1/Block J	"
4" 8"	Waterline	"	NATIVE FLOWER DR.	12" STUB(SO.) IN SUNRISE EST, UNIT 3
28' FF	Res. Paving	April Flower Road	Native Flower Drive	Desert Springs Drive
✓ MOUNT	Curb & Gutter (both sides)	"	"	"
" 8" 6" 7A 09-26-97	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF	Res. Paving	Purple Cone Road	Native Flower Drive	Desert Springs Drive
✓ MOUNT	Curb & Gutter (both sides)	"	"	"
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
32' FF	Res. Paving	Purple Fringe Rd.	Native Flower Drive	Desert Springs Drive
✓ MOUNT	Curb & Gutter (both sides)	"	"	Desertwood Drive
STD	Curb & Gutter (both sides)	"	Desertwood Drive	Desert Springs Drive
" 8" 6" 7A 09-26-97	Waterline	"	Native Flower Drive	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF	Res. Paving	Desertwood Drive	Lots 8/9/Block E	Purple Fringe Road
✓ MOUNT	Curb & Gutter (both sides)	"	"	"
6"	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
24' FE	Res. Paving	Desert Springs Dr.	Lots 1/30/Block N	Freshwater Road
✓ STD	Curb & Gutter (west)	"	"	"
" 8" 6" 7A 09-26-97	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	Exst. SAS 240' South of Purple Fringe Rd.	April Flower Road
* L 18" 54"	Storm Drain	<del>40' Onsite Storm Drain - Eastment</del>	<del>East Property Line Tracts B, D, F</del>	<del>Arroyo del Norte Diversion Channel</del>

**MISCELLANEOUS**

Street lighting per DPM.

Temporary storm water retention pond to be constructed through the work order process. As-built information will be included with the grading and drainage certification.

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.

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

~~\*\*To be deferred under separate Agreement and Financial Guarantee.~~ 7/29-97

Storm drain to include all manholes, catch basins, and connector pipe per DPM.

Prepared By: Fred C. Arfman  
Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.

07-29-97  
Date  
09-26-97

Development Review Board Member Approval

[Signature]  
Transportation Development Division

7-29-97  
Date

[Signature]  
Utility Development Division

7-29-97  
Date

[Signature]  
Parks Design & Development/CIP

7-29-97  
Date

[Signature]  
City Engineer/AMAFCA

7-29-97  
Date

[Signature]  
DRB Chair

7/29/97  
Date

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DRC Project No.:

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**FIGURE 12  
EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT  
DEVELOPMENT REVIEW BOARD  
REQUIRED INFRASTRUCTURE LISTING  
DRB 96-532  
TRACT F, ALBUQUERQUE SOUTH, UNIT ONE  
BEING REPLATTED AS**

**DESERT FLOWER 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>UNIT ONE SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24"	Waterline	Arenal Road	Amole del Norte Diverston Channel	Unser Blvd.
24"	Waterline	Unser Blvd.	Arenal Road	So. Boundary, Unit 1
25' 24" FF 12' STD 7A 07-29-97	Art. Paving	"	Freshwater Road	"
	Decel. Lane	"	"	100' So. of Freshwater
	Curb & Gutter (east)	"	"	So. Boundary, Unit 1
TEMP. MED	PCC Curb (east)	"	"	"
10'	Asph. Trail	"	"	"
24"	Storm Drain	"	"	"
8"	Waterline	"	"	Kimela Drive (Exst. 10" WL)
30"	Storm Drain	"	"	Kimela Drive (Exst. 30" stub)
24' FE STD	Res. Paving Curb & Gutter (south)	Freshwater Road	Unser Blvd.	Desert Springs Drive
10'	Asph. Trail	"	"	"
8"	Waterline	"	"	Native Flower Road
4'	*PCC Sidewalk	"	Native Flower Rd.	Desert Springs Drive
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Native Flower Dr.	SALT Sagebrush Road	April Flower Road
8"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24' FF	Res. Paving	Native Flower Dr.	Freshwater Drive	April Flower Road
4'	*PCC Sidewalk (east only)	"	"	"
8"	Waterline	"	"	"
8"	Sanitary Sewer	"	Lot 19/Block A	"
24' FF	Res. Paving	Saltbrush Road (Stub)	Unser Blvd.	Native Flower Drive
4'	*PCC Sidewalk (north only)	"	"	"
8"	Sanitary Sewer	"	Lot 1/Block J	"
4' 8"	Waterline	"	NATIVE FLOWER DR.	12" STUB(SO.) IN SUNRISE EST, UNIT 3
28' FF	Res. Paving	April Flower Road	Native Flower Drive	Desert Springs Drive
MOUNT	Curb & Gutter (both sides)	"	"	"
8"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF	Res. Paving	Purple Cone Road	Native Flower Drive	Desert Springs Drive
MOUNT	Curb & Gutter (both sides)	"	"	"
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
32' FF	Res. Paving	Purple Fringe Rd.	Native Flower Drive	Desert Springs Drive
MOUNT	Curb & Gutter (both sides)	"	"	Desertwood Drive
STD	Curb & Gutter (both sides)	"	Desertwood Drive	Desert Springs Drive
8"	Waterline	"	Native Flower Drive	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF	Res. Paving	Desertwood Drive	Lots 8/9/Block E	Purple Fringe Road
MOUNT	Curb & Gutter (both sides)	"	"	"
6"	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
24' FE	Res. Paving	Desert Springs Dr.	Lots 1/30/Block N	Freshwater Road
SPD	Curb & Gutter (west)	"	"	"
8"	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	Exst. SAS 240' South of Purple Fringe Rd.	April Flower Road

\* ~~48'-54" Storm Drain~~ ~~46' Onsite Storm Drain - Eastment~~ ~~East Property Line~~ ~~Tracts B, D, F~~ ~~Arroyo del Norte Diversion Channel~~

7A  
07-29-97



DRB Case No. 96-532  
 DRC Project No.: 573981  
 Date Submitted: 07-29-97  
 Prelim. Plat Approved: 07-29-97  
 Prelim. Plat Expires: 08-13-98  
 DATE REVISE 10-14-97

FIGURE 12  
 EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT  
 DEVELOPMENT REVIEW BOARD  
 REQUIRED INFRASTRUCTURE LISTING  
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 BEING REPLATTED AS

**DESERT FLOWER 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>UNIT ONE SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
30" <sup>(2)</sup>	***Waterline	Arenal Road	Amole del Norte Diversions Channel	Unser Blvd.
30" <sup>(2)</sup>	***Waterline	Unser Blvd.	Arenal Road	So. Boundary, Unit 1
25' FF <sup>(1)</sup>	Art. Paving	"	Freshwater Road	"
12'	Decel. Lane	"	"	100' So. of Freshwater
STD	Curb & Gutter (east)	"	"	So. Boundary, Unit 1
TEMP. MED <sup>(2)</sup>	Asph. Curb (east)	"	"	"
10'	Asph. Trail	"	"	"
24"	Storm Drain	"	"	"
8"	**Waterline	"	"	Kimela Drive (Exst. 10" WL)
30"	Storm Drain	"	"	Kimela Drive (Exst. 30" stub)
1-CLAVAL <sup>(2)</sup> 690-48	**Temporary PRV	Unser Blvd.		
24' FE STD	Res. Paving Curb & Gutter (south)	Freshwater Road	Unser Blvd.	Desert Springs Drive "
10'	Asph. Trail	"	"	Native Flower Road
8"	Waterline	"	"	"
4'	*PCC Sidewalk	"	Native Flower Road	Desert Springs Drive
8" (2)	Sanitary Sewer (offsite)	Tr. 'B', Desert Flower & Land of Mesa Enterprise	Intersection of Purple Fringe Road & Desert Springs Dr.	SAS MH West Side of Amole del Norte Division Channel

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Native Flower Dr.	Saltbrush Road	April Flower Road
6" <sup>(2)</sup>	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
24' FF 4'	Res. Paving *PCC Sidewalk (east only)	Native Flower Dr. "	Freshwater Drive "	April Flower Road "
8"	Waterline	"	"	"
8"	Sanitary Sewer	"	Lot 19/Block A	"
24' FF 4'	Res. Paving *PCC Sidewalk (north only)	Saltbrush Road (Stub)	Unser Blvd. "	Native Flower Drive "
8"	Sanitary Sewer	"	Lot 1/Block J	"
8"	Waterline	"	Unser Blvd.	"
<b>MOUNT</b>	<b>CURB &amp; GUTTER (BOTH SIDES)</b>	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	April Flower Road	Native Flower Drive	Desert Springs Drive
6" <sup>(2)</sup>	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Purple Cone Road	Native Flower Drive	Desert Springs Drive
6"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
32' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Purple Fringe Rd.	Native Flower Drive	Desert Springs Drive Desertwood Drive
STD	Curb & Gutter (both sides)	"	Desertwood Drive	Desert Springs Drive
6" <sup>(2)</sup>	Waterline	"	Native Flower Drive	"
8"	Sanitary Sewer	"	"	"
4'	*PCC Sidewalk	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Desertwood Drive	Lots 8/9/Block E	Purple Fringe Road
6"	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
24' FE STD	Res. Paving Curb & Gutter (west)	Desert Springs Dr.	Lots 1/30/Block N	Freshwater Road
6" <sup>(2)</sup>	Waterline	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	Exst. SAS 240' South of Purple Fringe Road	April Flower Road
6" <sup>(2)</sup>	**Waterline	"	April Flower Road	Desert Spring S/D

## MISCELLANEOUS

Street lighting per DPM.

Temporary <sup>2 PUBLIC</sup> storm water retention pond to be constructed through the work order process, ~~As built information will be included with the grading and drainage certification.~~  
~~TO INCLUDE PUBLIC EASEMENT AND AGREEMENT & COVENANT.~~

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.

Storm drain to include all manholes, catch basins, and connector pipe per DPM.

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

\*\* Interim water service shall be provided until the 30" diameter masterplan waterline in Unser Blvd. and Arenal Road is constructed and operationable. If the 30" waterline is available for service prior to the construction of the interim water connection(s), then the interim water service(s) will not 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.

- <sup>ORIGINAL</sup>  
(1) ~~Revisions made~~ on 07-29-97  
(2) Revisions made on 10-14-97



**MISCELLANEOUS**

**MISC. REVISED AS SHOWN**

Street lighting per DPM.

Temporary storm water retention pond to be constructed through the work order process. As-built information will be included with the grading and drainage certification.

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

**ON PREVIOUS PAGE.**

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

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

~~\*\*To be deferred under separate Agreement and Financial Guarantee.~~ 7/29-97

Storm drain to include all manholes, catch basins, and connector pipe per DPM.

Prepared By:

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

10-14-97  
07-29-97  
Date

**Development Review Board Member Approval**

*[Signature]*  
Transportation Development Division

*RP* 10-14-97  
7-29-97  
Date

*[Signature]*  
Utility Development Division

*RP* 10/14/97  
7-29-97  
Date

*[Signature]*  
Parks Design & Development/CIP

*RP* 10-14-97  
7-29-97  
Date

*[Signature]*  
City Engineer/AMAFCA

7/29/97

7-29-97  
Date

*[Signature]*  
DRB Chair

led 10-14-97

7/29/97  
Date