

original

DRB Case No. 97-312
DRC Project No.
Date Submitted 12/16/97
PP 12/16/97
PP EXPIRES 12/31/98

Figure 12

INFRASTRUCTURE LIST

Δ 9/4/98
Δ 9/1/98

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
UNITS 1, 2 & 3
PARKLAND VIEW SUBDIVISION
REPLAT OF PARKWAY PARCEL C
SITE PLAN / PLAT

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.

Size	Type Improvement	Location	From	To
UNIT - 1				
ROADWAY IMPROVEMENTS ON-SITE (Unit 1)				
36' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON WEST SIDE (4') *	Parkland View Dr.	Tessa Drive	Gavin Road
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Parkland View Loop Road	Parkland View Dr.	Parkland View Dr.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Glynview Ct.	Cul-de-sac Terminus	Parkland View Dr.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Wynview Ct.	Cul-de-sac Terminus	Parkland View Dr.
6' Wide	PCC SIDEWALK* (adjacent to park site)	Parkland View Dr. (East side only)	Tessa Drive	Glynview Ct.
6' Wide	PCC SIDEWALK* (adjacent to APS site)	Parkland View Dr. (East side only)	Glynview Ct.	Gavin Road

Δ 9/4/98

*SIDEWALKS TO BE DEFERRED

DEFERRED ROADWAY IMPROVEMENTS OFF-SITE (Unit 1) - Roadway to be deferred and financially guaranteed (May not construct at this time)

25' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE, EXTRUDED CONCRETE CURB ON WEST SIDE & SIDEWALK ON EAST SIDE (6')	Ladera Blvd.	Tessa Dr.	Rear Property Line of Lots 61/33
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STREET LIGHTS AS REQUIRED PER THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL

WATER LINE IMPROVEMENTS ON-SITE (Unit 1)

8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Parkland View Dr.	Tessa Dr.	Gavin Rd.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Glynview Ct.	Cul-de-sac Terminus	Parkland View Dr.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Wynview Ct.	Cul-de-sac Terminus	Parkland View Dr.

*Size	Type Improvement	Location	From	To
<u>WATER LINE IMPROVEMENTS OFF-SITE (Unit 1)</u>				
12" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Public Utility Easement	Ladera Blvd.	Parkland View Dr.
<u>SANITARY SEWER IMPROVEMENTS ON-SITE (Unit 1)</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Parkland View Drive	Parkland View Loop (~Tessa Dr.)	Gavin Rd.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Glynview Ct.	Cul-de-sac Terminus	Parkland View Dr.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Wynview Ct.	Cul-de-sac Terminus	Parkland View Dr.
<u>SANITARY SEWER IMPROVEMENTS OFF-SITE (Unit 1)</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Public Utility Easement in Gavin Rd.	Parkland View Drive	Existing 12" line in the easement at end of Amy Ave. constructed w/Parkway Unit 8


GRADING AND DRAINAGE CERTIFICATION OF IS REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES.

UNIT - 2

ROADWAY IMPROVEMENTS ON-SITE (Unit 2)

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Cedarcroft Rd.	Faircroft St.	Parkland View Dr.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Springcroft Rd.	Faircroft St.	Parkland View Dr.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON EACH SIDE (4') *	Faircroft Rd.	Springcroft St.	Cedarcroft Rd.
22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON LOT FRONTAGE (4') *	Across Lot 68 Frontage	Stub Terminus	Faircroft Rd
22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON LOT FRONTAGE (4') * PCC SIDEWALK *SIDEWALKS TO BE DEFERRED	Across Lot 50 and Lot 60 Frontage Parkland View Dr.	Stub Terminus	Faircroft Rd. GLENVIEW CT. GAVIN RD.

G'SW

Handwritten notes:
 PARKLAND VIEW DR. GLENVIEW CT. GAVIN RD. 
 (EAST SIDE ONLY)

DEFERRED ROADWAY IMPROVEMENTS OFF-SITE (Unit 2) - Roadway to be deferred and financially guaranteed (May not construct at this time)

25' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE, EXTRUDED CONCRETE CURB ON WEST SIDE & SIDEWALK ON EAST SIDE (6')	Ladera Blvd.	Rear Property Line of Lots 61/33	Southwest corner of Parkland View Subdivision (North edge of Public Utility Easement - Gavin Rd)
25' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE, EXTRUDED CONCRETE CURB ON WEST SIDE & SIDEWALK ON EAST SIDE (6')	Ladera Blvd.	Southern Property Line Tract A Parkland View Subdivision (~500 LF)	Southwest corner of Parkland View Subdivision (North edge of Public Utility Easement - Gavin Rd)

Handwritten notes:
 DEFERRED ROADWAY IMPROVEMENTS OFF-SITE (UNIT 3) - Roadway to be deferred 

STREET LIGHTS AS REQUIRED PER THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL

Size	Type Improvement	Location	From	To
WATER LINE IMPROVEMENTS ON-SITE (Unit 2)				
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Cedarcroft Rd.	Faircroft St.	Parkland View Dr.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Springcroft Rd.	Faircroft St.	Parkland View Dr.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Faircroft Rd.	Springcroft St.	Cedarcroft Rd.

SANITARY SEWER IMPROVEMENTS ON-SITE (Unit 2)				
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Cedarcroft Rd.	Faircroft St.	Parkland View Dr.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Springcroft Rd.	Faircroft St.	Parkland View Dr.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Faircroft Rd.	Springcroft St.	Cedarcroft Rd.

SANITARY SEWER IMPROVEMENTS OFF-SITE (Unit 2)				
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	Public Utility Easement	Ladera Blvd.	Parkland View Dr.

Prepared by: Kevin Patton 12/16/97
 Print Name: Kevin Patton, P.E.
 Firm: Bohannan Huston

9-01-98
 8-04-98
 12-16-97
 Traffic Date
 Development Review Board Member Approval
 9-1-98 8-4-98
 12-16-97
 Utilities Development Date
 8-4-98 kmp 9/11/98
 Edward A. Stang 12/16/97
 Design and Development, CIP Date
 12-16-97
 City Engineer/AMA/CA Date
 DRB Chair Date
 8-4-98
 9-1-98
 9-1-98
 9/11/98

1 AMENDMENT 8/4/98
 RELOCATE INFRASTRUCTURE
 FROM PHASE 1 TO PHASE 2

2 AMENDMENT 9/1/98
 CREATE UNIT 3 and ASSOC. ITEMS