

ORIGINAL

DRB Case No. 98-185
DRC Project No.
Date Submitted: 2/17/99
Prelim. Plat Approved: 4-13-99
Prelim. Plat Expires: 4-13-2000


Δ 7-1-99 JK

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB)
REQUIRED INFRASTRUCTURE LIST
DRB 98-185
TRACTS A & B, DESERT SPRINGS SUBDIVISION &
TRACT C-1, DESERT SPRINGS SUBDIVISION UNIT TWO
BEING REPLATTED AS

DESERT SPRINGS SUBDIVISION, UNITS 3-5

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>
UNIT THREE				
28' F-F	Res. Paving	Blue Avena Ave.	April Flower Pl.	Desert Breeze Dr.
4'*	PCC Sidewalk**	"	"	"
MTBL	Curb & Gutter**	"	"	Moonlit Rose Dr.
STD	Curb & Gutter**	"	Moonlit Rose Dr.	Desert Breeze Dr.
6"	Waterline	"	April Flower Pl.	"
8"	SAS	"	Lot 1/Blk C	"
28' F-F	Res. Paving	Moonlit Rose Dr.	Blue Avena Ave.	Desert Canyon Pl.
4'*	PCC Sidewalk**	"	"	"
MTBL	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
28' F-F	Res. Paving	Desert Canyon Pl.	Desert Springs Dr.	Desert Breeze Dr.
4'*	PCC Sidewalk**	"	"	"
STD	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 42/Blk D	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
32' F-F	Res. Paving	Rainwater Rd.	Desert Springs Dr.	Desert Breeze Dr.
4'*	PCC Sidewalk**	"	"	"
STD	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 38/Blk D	"
32' F-F	Res. Paving	Desert Breeze Dr.	Blue Avena Ave.	North Property Line
25' 24' F-F	Res. Paving	"	"	Lot 18/Blk E
4'*	PCC Sidewalk**	"	Lot 1/Blk F "	Lot 1/Blk F
MTBL	Curb & Gutter**	"	Blue Avena Ave.	North Property Line
STD	Curb & Gutter**	"	"	Lot 18/Blk E
8"	Waterline	"	Lot 1/Blk F	Lot 1/Blk F
8"	SAS	"	"	North Property Line
4'+	PCC Sidewalk (east only)	"	"	Lot 18/Blk E
32' F-F	Res. Paving	Cool Springs Dr.	Rainwater Rd.	North Property Line
4'*	PCC Sidewalk**	"	"	Lot 1/Blk E
STD MNT.	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
T.B.D. @ DRC	Concrete Rundown	(15' R/W) East Terminus	Desert Breeze Dr.	Amole del Norte
36" DIA 30"	Storm Drain & Emergency Overflow	Rainwater Rd. East Terminus	"	Diversion Channel
		Blue Avena Ave.	"	"
4'* 12' 8' F-E	PCC Sidewalk (east only)	Desert Springs Dr.	Freshwater Rd.	Rainwater Rd.
STD	Res. Paving	Des	"	"
	Curb & Gutter (east only)	"	"	SILVERBERRY 
25' F-F	Art. Paving	Arenal Rd.	Desert Springs Dr.	Amole del Norte
STD	Curb & Gutter (south only)	"	"	Diversion Channel
EXT	Curb (south only)	"	"	"
ASPH PCC	PCC Sidewalk (south only)	"	"	"
6'	Catch Basins	"	"	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
UNIT FOUR				
28' F-F	Res. Paving	Rainmaker Rd.	Cool Springs Dr.	Desert Breeze Dr.
4'*	PCC Sidewalk**	"	"	"
3 STD MNT	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 34/Blk E	"
28' F-F	Res. Paving	Autumn Sky Rd.	Cool Springs Dr.	Desert Breeze Dr.
4'*	PCC Sidewalk**	"	"	"
3 STD MNT	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 33/Blk G	"
32' F-F	Res. Paving	Cool Springs Dr.	So. Property Line Lot 35/Blk E	North Property Line Lot 1/Blk H
4'*	PCC Sidewalk**	"	"	"
3 STD MNT	Curb & Gutter**	"	"	"
6"	Waterline	"	"	"
32' F-F	Res. Paving	Desert Breeze Dr.	So. Property Line Lot 19/Blk E	North Property Line Lot 17/Blk H
4'*	PCC Sidewalk**	"	"	"
STD	Curb & Gutter**	"	"	"
8"	Waterline	"	"	"
8"	SAS	"	"	"
T.B.D. @ DRC	Concrete Rundown	^{15' R/W} East Terminus Autumn Sky Rd.	Desert Breeze Dr.	Amole del Norte Diversion Channel
2 ^{12'} F-F	Res. Paving	Desert Springs Dr.	Rainwater Rd.	Silverberry Rd.
4'*	PCC Sidewalk (east only)	"	"	"
2 STD	Curb & Gutter (east only)	"	"	"

(Built under unit 3)

- Temporary Retention Pond with a COA Agreement & Covenant at the north end of Cool Springs Dr.
- Final Grading of the Arenal/Unser regional detention facility.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
UNIT FIVE				
28' F-F	Res. Paving	Autumn Breeze Rd	Cool Springs Dr.	Desert Breeze Dr.
4*	PCC Sidewalk **	"	"	"
3 STD MNT	Curb & Gutter **	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 33/Blk H	"
32' F-F	Res. Paving	Desert Morning Rd	Cool Springs Dr.	Desert Breeze Dr.
4*	PCC Sidewalk **	"	"	"
STD	Curb & Gutter **	"	LOT 28/29, BLK I	Lot 34/Blk F 3 7A
25 24' F-F	Res. Paving	"	Desert Breeze Dr.	Lot 34/Blk F
4*	PCC Sidewalk (north only)	"	"	"
25 24' F-F	Res. Paving	"	Cool Springs Dr.	Lot 20/Blk J
MTBL	Curb & Gutter **	"	"	"
4*	PCC Sidewalk (north only)	"	"	"
6"	Waterline	"	Lot 20/Blk J	Secret Valley Dr.
8"	Waterline	"	Secret Valley Dr.	Desert Breeze Dr.
8"	SAS	"	"	Lot 34/Blk F
8"	SAS	"	Cool Springs Dr.	Lot 20/Blk J
6"	Waterline	"	Desert Breeze Dr.	Lot 34/Blk F
3 STD MNT	CURB & GUT.	"	COOL SPRINGS DR.	LOT 28/29, BLK I
T.B.D. @	Concrete Rundown	"	East Terminus	Amole del Norte
DRC		(36' R/W)	Desert Morning Rd.	Diversion Channel
32' F-F	Res. Paving	Desert Breeze Dr.	So. Property Line	Desert Morning Rd.
4*	PCC Sidewalk **	"	Lot 18/Blk H	"
STD	Curb & Gutter **	"	"	"
8"	Waterline	"	"	"
8"	SAS	"	Lot 27/Block F	"
32' F-F	Res. Paving	Cool Springs Dr.	So. Property Line	Desert Morning Rd.
4*	PCC Sidewalk **	"	Lot 34/Blk H	"
3 STD MNT	Curb & Gutter **	"	"	"
6"	Waterline	"	"	"
40' F-F	Res. Paving	Secret Valley Dr.	Arenal Rd.	Desert Morning Rd.
STD	Curb & Gutter **	"	"	"
4'	PCC Sidewalk **	"	"	"
8"	Waterline	"	"	"

SIZE	IMPROVEMENT	LOCATION	FROM	TO
4'	PCC Sidewalk (east only)	Desert Springs Dr.	Silverberry Rd.	Arenal Rd.

MISCELLANEOUS

Street lighting per DPM.

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

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

A letter of Map Revision (LMR) is required prior to release of the SIA & financial guarantees for Units 4 & 5.

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

TEMP IMPROVEMENTS TO THE UNSER/ARENAL INTERSECTION MAY BE REQUIRED.

*To be deferred under Sidewalk Deferral Agreement.

++ Both Sides

Prepared By: *Fred C. Arfman* 02-19-99
 Fred C. Arfman, PE Date
 Isaacson & Arfman, P.A.

Development Review Board Member Approvals

[Signature] 4-13-99
 Transportation Development Division Date

Roger A. Green 4/13/99
 Utility Development Division Date

Edward A. Stang 4-13-99
 Parks Design & Development/CIP Date

Fred Arfman 4-13-99
 City Engineer/AMAFCA Date

Frank S. 4/13/99
 DRB Chair Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1	7-1-99	B. Goolsby	Susan Calogre	F. Alfano
2	10-08-99	K. P. [Signature]	K. P. [Signature]	F. Alfano
3	10.15.99	K. P. [Signature]	Susan Calogre	F. Alfano

original

DRB Case No. 98-185
Project No.:
Date Submitted: 05-27-98 7-14-98
Prel. Plat App'd.: 7-14-98
Prel. Plat Exp.: 7-29-99

EXHIBIT "D"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB)
REQUIRED INFRASTRUCTURE LISTING
A PORTION OF TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
BEING REPLATTED AS

DESERT SPRINGS SUBDIVISION, UNIT TWO

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

*7A
06-23-98*

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' FF STD MED	Art. Paving Curb & Gutter (Ea.) Temp. PCC Extruded	Unser Blvd. " "	North PL Lot 13 Shadetree Dr. (Stub) " "	Freshwater " "
10' 30"	Asph. Trail (2") **Waterline	" "	" "	" "
20' STD	Res. Paving (Modified) Curb & Gutter (North)	Freshwater " "	Unser Blvd. " "	Desert Springs " "
4'	PCC Sidewalk (No.)	"	"	"
24' FF STD	Res. Paving Curb & Gutter (West)	Desert Springs " "	Freshwater " "	North PL Lot 23(C) " "
4'	*PCC Sidewalk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Blue Avena	"
28' FF STD	Res. Paving Curb & Gutter (No. & So.)	Blue Avena " "	Shadetree Drive " "	Desert Springs " "
4'	*PCC Sidewalk (both sides)	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
10' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Shadetree (Stub) " "	20' East of Unser " "	Shadetree Drive " "
4'	*PCC Sidewalk (South)	"	Unser Blvd.	"
8"	SAS	"	50' East of Unser	"

*7A
06-23-98 12'*

MISCELLANEOUS

- Enlarge existing temporary public retention pond
- 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.

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

** 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.

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

05.28.98
 Date

Development Review Board Member Approvals

[Signature]
 Transportation Development Division

7-14-98
 Date

Robert W. Kane
 Utility Development Division

7-14-98
 Date

[Signature]
 Parks Design & Development CIP

7-14-98
 Date

[Signature]
 City Engineer, AMAFCA

7-14-98
 Date

[Signature]
 DRB Chair

7-14-98
 Date

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1				
2				