

*Original*

DRB Case No. 98-5

Project No.:

Date Submitted: 05-27-98

PREL. PLAT APPR: 06-23-98

EXHIBIT "D"

EXPIRES: 07-08-99

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (DRB)

REQUIRED INFRASTRUCTURE LISTING

△ 9.1.98

A PORTION OF TRACT B-2, DESERT FLOWER SUBDIVISION

△ 8/2/99

BEING REPLATTED AS

**DESERT FLOWER SUBDIVISION, UNIT THREE**

*PLAT*

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

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
25' FF STD	**Art. Paving **Curb & Gutter (Each)	Unser Blvd. "	North PL Lot 45(J) "	Spring Flower Road "
MED	**Temp. PCC Curb (Each)	"	"	"
10'	**Asph. Trail (2")	"	"	"
30"	***Waterline	"	"	South Section Line, Section 34
32' FF	Res. Paving (Modified)	Spring Flower Rd.	Unser Blvd.	East PL Lot 19(N)
STD	Curb & Gutter (both sides)	"	"	"
4'	*PCC Sidewalk (No.)	"	"	"
10"	Waterline	"	"	"
8"	SAS	"	Spring Flower Place	"
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Native Flower Pl. "	So. C-D-S Terminus "	Purple Rock Place "
4'	*PCC Sidewalk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
28' FF STD	Res. Paving Curb & Gutter (both sides)	Spring Flower Pl. "	Spring Flower Road "	Native Flower Place "
4'	*PCC Sidewalk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
28' FF STD	Res. Paving Curb & Gutter (both sides)	Purple Rock Place "	Spring Flower Road "	Rock Springs Road "
4'	*PCC Sidewalk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
28' FF MOUNT	Res. Paving Curb & Gutter (both sides)	Rock Springs Rd.	Purple Rock Place	Native Flower Place
4'	*PCC Sidewalk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
22' <del>20'</del> FF MOUNT	Res. Paving Curb & Gutter (both sides)	Rock Springs (Stub)	Native Flower Place	Unser Blvd.
4'	*PCC Sidewalk (North side)	"	"	"
8"	Waterline	"	"	"
8"	SAS	"	"	"
28' FF STD	Res. Paving Curb & Gutter	Desertwood Drive	Spring Flower Road	No. PL Unit Three TO EXIST SAS
4'	*PCC Sidewalk (both sides)	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
28' FF MOUNT	Res. Paving Curb & Gutter	Saltbrush Road	Desertwood Drive	West PL Lot 4(J)
4'	*PCC Sidewalk (both sides)	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	"	"

**MISCELLANEOUS**

Street lighting per DPM.

Temporary public storm water desiltation pond to be constructed through the work order process. Agreement and covenant is required for the pond for final plat approval.

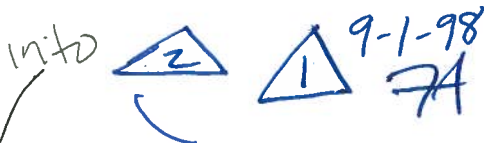
Grading & Drainage: Certification per DPM (prior to release of financial guarantees). To include private retaining walls as required on the approved Grading Plan.

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

- \* To be deferred under Sidewalk Deferral Agreement (both sides).
- \*\* To be financially guaranteed under a separate S.I.A.
- \*\*\* 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.~~ THIS PROJECT MUST BE ACCEPTED BY THE CITY PRIOR TO FINAL PLAT APPROVAL. NO FINANCIAL GUARANTEE REQUIRED

FA 06-23-98

MISCELLANEOUS (CONT')



*KAC*  
 9/1/98

The Developer shall enter a Procedure C-Modified Agreement, in an amount equal to the original land value plus 3% per year interest of that surplus portion of Unser Boulevard right-of-way (as shown on the exhibit below) and being a portion of the parcel acquired by the City of Albuquerque on November 4, 1993, by a Real Property Contract (Right-of-way Acquisition Doc. No. 93124781); to ensure that the City of Albuquerque property maybe utilized as a permanent storm water detention facility. This agreement shall be executed prior to final plat approval. City shall hold the computed dollar amount (\$39,900.00) in escrow for a period of two (2) years from the date of final plat approval, at which time developed shall be permitted to construct that the permanent portion of Unser Boulevard (shown below as being cross hatched) fronting the said surplus parcel, at which time the escrowed dollar amount shall be refunded with interest to the developer.

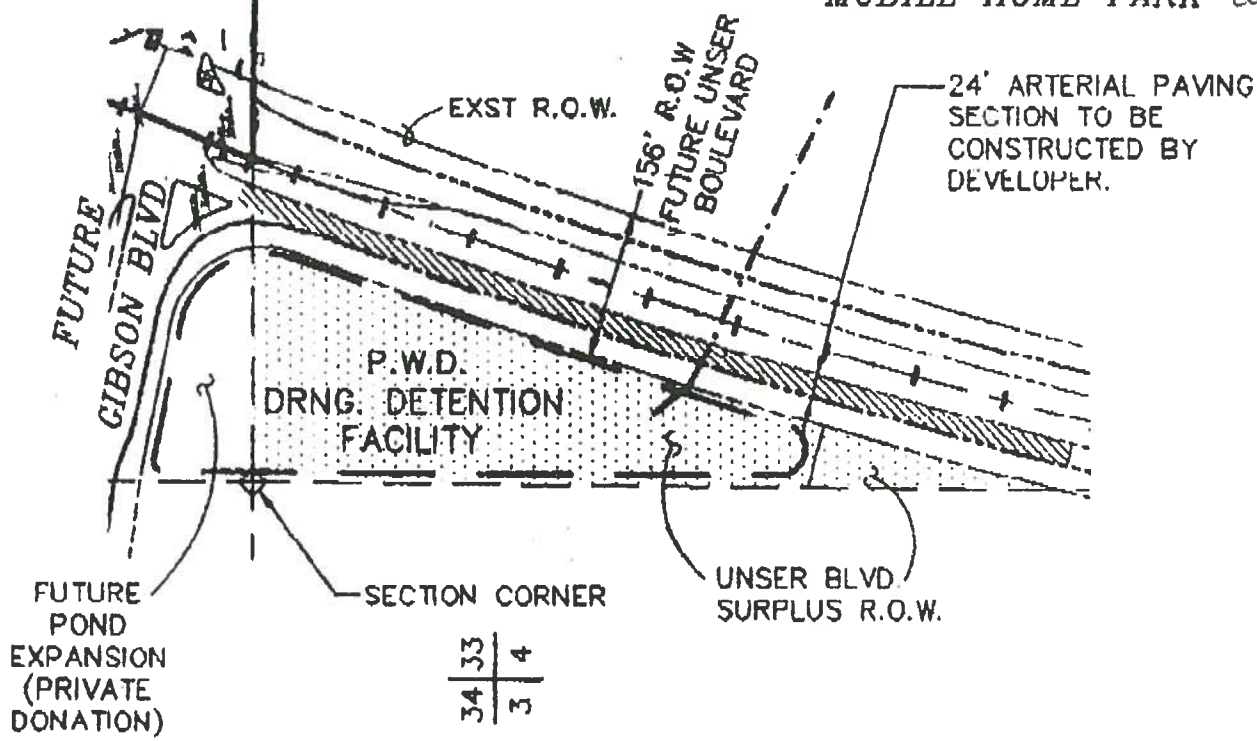
*upon completion and acceptance of Unser Blvd.*

*in the event developer has not constructed the permanent portion of Unser Blvd. within two (2) years from the date of final plat approval, developer shall forfeit developer's right to the refund*

**DESERT FLOWER SUBDIVISION UNIT THREE**



*to the refund VISTA DEL SOL of the same MOBILE HOME PARK amount.*



33	4
34	3

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

05.29.98  
Date

\*\*\*\*\*

Development Review Board Member Approvals

R. Dan <sup>RP 9-01-98</sup>  
Transportation Development Division

6-23-98  
Date

Roger A. Green <sup>RP 9/1/98</sup>  
Utility Development Division

6-23-98  
Date

Edward V. Flang  
Parks Design & Development/CIP

6-23-98 <sup>AMP 9/1/98</sup>  
Date

Fred Arfman <sup>RP 9/1/98</sup>  
City Engineer/AMAFCA

6-23-98  
Date

Kym L. Davis <sup>KLD</sup>  
DRB Chair

9-1-98  
6/23/98  
Date

1 addition of miscellaneous (page 3/4)  
9.1.98

2 revised to procedure "B" modified determined.

3 K. D. ... 8-02-99 / Billy J. ... 8/2/99  
USER Dept DATE DRB Chair DATE  
RP 8/2/99

ORIGINAL

DRB Case No.: 98-5  
DRC Project No.:  
Date Submitted: 09/25/98  
Prelim. Plat Approved: 10/20/98  
Prelim. Plat Expires: 10/20/99

EXHIBIT "D"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (DRB)  
REQUIRED INFRASTRUCTURE LIST  
A PORTION OF TRACT B-2, DESERT FLOWER SUBDIVISION  
BEING REPLATTED AS  
**DESERT FLOWER SUBDIVISION, UNIT FOUR**

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

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
4'	*PCC Sdwk (North)	Spring Flower Rd.	West Property Line Lot 20(N)	Desert Springs Dr.
10"	Waterline	"	"	"
32' FF	Res Paving	"	"	East Property Line Lot 8(Q)
STD	C & G (both sides)	"	"	"
4'	* PCC Sdwk	"	Desert Springs Dr.	"
6"	Waterline	"	"	"
8"	SAS	"	"	"
32' FF	Res Paving	Desert Springs Dr.	Spring Flower Rd.	Saltbrush Road
STD	C & G (both sides)	"	"	"
4'	*PCC Sidewalk	"	"	"
10"	Waterline	"	"	"
8"	SAS	"	"	"
6' FF	**Res Paving	"	Saltbrush Road	No. Property Line Lot 35/Blk N
STD	**C & G (West only)	"	"	"
4'	*PCC Sdwk (West)	"	"	"
4' FE	**Res Paving	Saltbrush Road	Desert Springs Dr.	Spring Canyon Dr.
STD	**C & G (South only)	"	"	"
4'	*PCC Sidewalk (South only)	"	"	"
28' FF	Res Paving	Purple Canyon Dr.	Spring Flower Rd.	Saltbrush Road
MTBL	C & G (both sides)	"	"	"
4'	* PCC Sdwk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 9/Blk O	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
28' FF	Res Paving	Cosmos Drive	Spring Flower Rd.	Saltbrush Road
MTBL	C & G (both sides)	"	"	"
4'	*PCC Sdwk	"	"	"
6"	Waterline	"	"	"
8"	SAS	"	Lot 8/Blk P	"

**MISCELLANEOUS**

Street lighting per DPM.

Temporary earthen rundown to the Amole del Norte Diversion Channel to be constructed through the work order process.

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)

\*\* Constructed under Work Order No. 9739.84

^  
may be

Prepared By: Melissa J. Combs  
Melissa J. Combs  
Isaacson & Arfman, P.A.

9-24-98  
Date

\*\*\*\*\*

**Development Review Board Member Approvals**

[Signature]  
Transportation Development Division

10-20-98  
Date

[Signature]  
Utility Development Division

10-20-98  
Date

[Signature]  
Parks Design & Development/CIP

10-20-98  
Date

[Signature]  
City Engineer/AMAFCA

10-20-98  
Date

PCT chv. [Signature]  
DRB Chair

10-20-98  
Date

Stylin

DRB Case No. 98-5

Project No.:

Date Submitted: ~~02-02-98~~ 02/3/98

PP APP'D

2/3/98

EXHIBIT "D"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (DRB)

REQUIRED INFRASTRUCTURE LISTING

PP EXP 2/18/99  
DI 4/23/98

A PORTION OF TRACT A, DESERT FLOWER SUBDIVISION

DI B1 ← BEING REPLATTED AS

DESERT FLOWER SUBDIVISION, UNIT TWO

DI (EXCLUDES TR. A)

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

SIZE	IMPROVEMENT	LOCATION	FROM	TO
24' FE	Res. Paving	Desert Springs Dr.	<del>Tr. A</del> 2 TR. A.	Saltbrush Road
8' EF	Res. Paving	"	Lots 1-30/Block N	Lots 1-30/Block N
STD	Curb & Gutter	"	Freshwater Road	Saltbrush Road
	(east)	"	"	"
4'	*PCC Sdwk. (east)	"	"	"
6"	Waterline	"	Lot 1/Block N	"
10"	Waterline	"	Saltbrush Road	Lot 31/Block N
28' FF	Res. Paving	Purple Cone Road	Desert Springs Drive	Spring Canyon Drive
STD	Curb & Gutter	Both Sides	"	"
4'	*PCC Sdwk.	" "	"	"
8"	Sanitary Sewer	"	"	"
6"	Waterline	"	"	"
28' FF	Res. Paving	Purple Fringe Rd.	Desert Springs Drive	Spring Canyon Drive
STD	Curb & Gutter	Both Sides	"	"
4'	*PCC Sdwk.	"	"	"
8"	Sanitary Sewer	"	"	"
6"	Waterline	"	"	"
24' FF	Res. Paving	Saltbrush Road	Desert Springs Drive	Spring Canyon Drive
STD	Curb & Gutter	"	"	"
	(north)	"	"	"
	Curb (south)	"	"	"
4'	*PCC Sdwk.	"	"	"
10"	Waterline	"	"	"
42" RCP	Storm Drain	"	Lot 14/Block I	"
28' FF	Res. Paving	April Flower	Lot 1/Block F	Spring Canyon Drive
MTBL	Curb & Gutter	Both Sides	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	Lot 1/Block G	"
6"	Waterline	"	"	"
	TEMP TURNAROUND	TEMP PAVING	"	END OF APRIL Flower

MJC

NRTra A

2 Block

DI

DI

MJC

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24' FF STD	Res. Paving Curb & Gutter	Spring Canyon Dr.	N.R. Lot 5/Block F	Saltbrush Road
4" TEMP EXTR AC	* SW WALK (WEST SIDE) (west) Curb (east)	"	"	"
8"	Sanitary Sewer	"	April Flower Place	"
8"	Waterline	"	Lot 5/Block F	"
36" RCP	Storm Drain	"	Purple Cone	Purple Fringe
42" RCP	Storm Drain	"	Purple Fringe	Lot 13/Block I TRACT A
48" RCP	Storm Drain	"	Lot 13/Block I N.R. Tract	Saltbrush Road
54" RCP	Offsite Storm Drain	Land of Mesa Enterprises	Saltbrush Terminus (east)	130' East of Saltbrush
60" RCP	Offsite Storm Drain	"	130' East of Saltbrush	Amole-del Norte Channel
30"	***Waterline	Unser Blvd.	So. Section Line (Sec. 34)	So. Boundary, Unit 1
25' FF STD	**Art. Paving **Curb & Gutter (east)	"	"	"
TEMP. MED	**Asph. Curb (east)	"	"	"
10'	**Asph. Trail	"	"	"
8"	*** OFFSITE SAS	SALTBRUSH RD	DESERT SPRINGS DR	Amole del Norte

(DI)

**MISCELLANEOUS**

Street lighting per DPM.

(DI)

Temporary <sup>public</sup> storm water retention ponds to be constructed through the work order process. As built information will be included with the grading and drainage certification.

AGREEMENT & COVENANT IS REQUIRED FOR THE POND FOR FINAL PLAT APPROVAL. <sup>And swales (DI)</sup>

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).
- \*\* To be financially guaranteed under a separate S.I.A.
- \*\*\* 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.

\*\*\* Previously Financially Guaranteed under Desert Flower Unit One.



Prepared By: Melissa J. Combs  
Melissa J. Combs  
Isaacson & Arfman, P.A.

6-23-98  
2-3-98  
~~2-2-98~~  
Date

\*\*\*\*\*

Development Review Board Member Approvals

[Signature] <sup>XP 6-23-98</sup>  
Transportation Development Division

2-03-98  
Date

[Signature] <sup>APR 6/23/98</sup>  
Utility Development Division

2-3-98  
Date

[Signature] <sup>APR 6-23-98</sup>  
Parks Design & Development/CIP

2-2-98  
Date

[Signature] <sup>APR 6/23/98</sup>  
City Engineer / AMAFCA

2-3-98  
Date

[Signature] <sup>6-23-98</sup>  
DRB Chair

2/3/98 <sup>6-23-98</sup>  
Date