

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SOMBRA DEL OESTE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 12-B-1-B AND 12-B-1-A, EL RANCHO GRANDE UNIT 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		12' WIDE	MEDIAN OPENING WITH 100' LEFT TURN LANE AND 84' TRANSITION	GIBSON BLVD.	VALLEY COTTONWOOD DR.	184' WEST	/	/	/
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	GIBSON BLVD.	VALLEY COTTONWOOD DR.	WEST PROPERTY LINE	/	/	/
		28' F-F	PAVING, CURB AND GUTTER, 5' SIDEWALKS ON BOTH SIDES*	VALLEY COTTONWOOD DR.	GIBSON BLVD.	GOLDEN RAIN TREE AVE.	/	/	/
		26' F-F	PAVING, CURB AND GUTTER, 5' SIDEWALKS ON BOTH SIDES*	GOLDEN RAIN TREE AVE	SMOKETREE DR.	EAST PROPERTY LINE	/	/	/
		26' F-F	PAVING, CURB AND GUTTER, 5' SIDEWALKS ON BOTH SIDES*	MOUNTAIN ASH AVE.	SMOKETREE DR.	VALLEY COTTONWOOD DR.	/	/	/
		26' F-F	PAVING, CURB AND GUTTER, 5' SIDEWALKS ON BOTH SIDES*	SMOKETREE DR.	GIBSON BLVD.	10' SOUTH OF NORTH PROPERTY LINE	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	GIBSON BLVD.	SMOKETREE DR.	WEST PROPERTY LINE	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	SMOKETREE DR.	GIBSON BLVD.	10' SOUTH OF NORTH PROPERTY LINE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	VALLEY COTTONWOOD DR.	GIBSON BLVD.	GOLDEN RAINTREE AVE.	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	MOUNTAIN ASH AVE.	SMOKETREE DR.	VALLEY COTTONWOOD DR.	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	GOLDEN RAINTREE AVE.	SMOKETREE DR.	EAST PROPERTY LINE	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	VALLEY COTTONWOOD DR.	GIBSON BLVD.	GOLDEN RAINTREE AVE.	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	MOUNTAIN ASH AVE.	SMOKETREE DR.	VALLEY COTTONWOOD DR.	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	GOLDEN RAINTREE AVE.	SMOKETREE DR.	EAST PROPERTY LINE	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	SMOKETREE DR.	MOUNTAIN ASH AVE.	10' SOUTH OF NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN W/ MANHOLES AND STORM INLETS	VALLEY COTTONWOOD DR.	50' SOUTH OF SMOKETREE AVE.	35' SOUTH OF GOLDEN RAINTREE AVE.	/	/	/
		1,704 CF	DETENTION POND A	TRACT 1			/	/	/
		2,408 CF	DETENTION POND B	TRACT 4			/	/	/
		3,157 CF	DETENTION POND C	TRACT 3			/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		1,250 CF	RETENTION POND D	TRACT B			/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Sidewalks to be constructed or deferred in accordance with the Sidewalk Exhibit.
* All Sidewalks to be deferred along frontage of lots.
- 2 Pond Stabilization to follow Section 1013 for the Ponds in Tracts 1, 3, 4, and B.
- 3 All infrastructure noted in the Availability Statement must be constructed prior to any service being sold.

AGENT / OWNER

DAVID B. THOMPSON, P.E.

NAME (print)


THOMPSON ENGR. CONS., INC.

FIRM

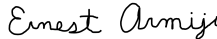
 1/31/2024

SIGNATURE - date

DEVELOPMENT FACILITATION TEAM APPROVALS

 01/31/24

PLANNING - date

 01/31/24

TRANSPORTATION DEVELOPMENT - date

 01/31/24

UTILITY DEVELOPMENT - date


 01/31/24

CITY ENGINEER - date

 01/31/24

PARKS & RECREATION - date

AMAFCA - date

 01/31/24

Jeff Palmer Jan 31, 2024 11:57 MST

CODE ENFORCEMENT - date

 01/31/24

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER









PR-2019-002042_SD-2024-00006_IL_Approved _1-31-24

Final Audit Report

2024-01-31


Created:	2024-01-31
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIOMMC38slsS7ejaSSfW16bb4pCu53qjo

"PR-2019-002042_SD-2024-00006_IL_Approved_1-31-24" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
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 Agreement completed.

2024-01-31 - 7:17:55 PM GMT