



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002411
Application No. SD-2020-00102

- TO:
- Planning Department/Chair
 - Hydrology
 - Transportation Development
 - Albuquerque/ Bernalillo Co. WUA
 - Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: November 4, 2020 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Infrastructure lists for Units 1-4
Preliminary plat - Proposed Easement Notes 3, 6 & 7 revised from public to private storm drain/drainage easement.

CONTACT NAME: Åsa Nilsson-Weber 10/30/20

TELEPHONE: 505-206-3774 EMAIL: asaw@iacivil.com

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2019-002411
DRB Application No.: SD-2020-00102

Aspire Subdivision, Unit 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A and B-1, Anderson Heights, Unit 4

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 Inspector	P.E.	City Cnst Engineer
		20' E-E	PAVING Base course	20' Temp. Emergency Access Easement	Arriba Ln. N. end	Amole Mesa Ave.	/	/	/
		52' F-F	Major local paving 20' ingress, 22' egress Curb & gutter both sides	Aspire Way	118th St.	Cerro Alto Way	/	/	/
		10'	Median with curb & gutter						
		6'	Sidewalk South side only						
		32' F-F	Residential paving (Normal local) Curb & gutter both sides	Cerro Alto Way	Aspire Way N. end of round-about	Caresso Loop	/	/	/
		5'	Sidewalk east side		Aspire Way S. end of round-about	Caresso Loop			
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Aspiration Ln.	Caresso Loop	Halfmoon Way	/	/	/
		5'	* Sidewalk both sides						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Caresso Loop	Aspiration Lane	Halfmoon Way E. end	/	/	/
		5'	* Sidewalk both sides (except per below)						
		5'	Sidewalk east side only	Caresso Loop	NW corner of Lot 66	SW corner of Lot 67			
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Halfmoon Way	Caresso Loop	Lot 27 N. end	/	/	/
		5'	* Sidewalk both sides (except per below) Sidewalk adjacent to Tr. I						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Arriba Lane	Aspiration Lane	Lot 18 N. end	/	/	/
		5'	Sidewalk both sides						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Sabino Loop	Caresso Loop	Lot 15 N. end	/	/	/
		5'	Sidewalk both sides						
		14 ea±	LED Street Lights **				/	/	/
		\$50,000	Cash contribution for offsite infrastructure per the approved Traffic Impact Study				/	/	/
			WATERLINE						
		10"	Waterline	Aspire Way	118th St. Exst 18" WL	Cerro Alto Way	/	/	/
		8"	Waterline	Cerro Alto Way	Aspiration Ln.	Aspire Way N. end of round-about	/	/	/
		8"	Waterline	Aspiration Ln.	Cerro Alto Way	Caresso Loop	/	/	/
		8"	Waterline	Caresso Loop	Aspiration Ln.	50' East of Halfmoon Way	/	/	/
		8"	Waterline	Halfmoon Way	Caresso Loop	N. end of Lot 27	/	/	/
		8"	Waterline	Sabino Loop	Caresso Loop	N. end of Lot 15	/	/	/
		8"	Waterline	25' WL & SAS Easement	Halfmoon Way	Colobel Ave. Exst 10" WL	/	/	/
		6"	Waterline	Aspiration Lane	Cerro Alto Way	Halfmoon Way	/	/	/
		6"	Waterline	Arriba Lane	Aspiration Lane	N. end of Lot 18	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
		6 ea.	Waterline stubs Remove & dispose and cap at main	Colobel Ave.	At Lots 104, 112, 119, 126 & 133 and at 25' WL/SAS Easement		/	/	/	
		1 ea.	Waterline stub Remove & dispose and cap at main	118th St.	At Aspire Way		/	/	/	
SANITARY SEWER										
		8"	Sanitary Sewer	Aspiration Lane	Caresso Loop	Halfmoon Way		/	/	/
		8"	Sanitary Sewer	Caresso Loop	Aspiration Lane	50' East of Halfmoon Way		/	/	/
		8"	Sanitary Sewer	Halfmoon Way	Caresso Loop	N. end of Lot 27		/	/	/
		8"	Sanitary Sewer	Sabino Loop	Aspiration Lane	N. end of Lot 15		/	/	/
		8"	Sanitary Sewer	25' SAS & WL Easement	Caresso Loop	Colobel Ave. Exst. 8" SAS		/	/	/
		6 ea.	Sanitary sewer stub Remove & dispose and cap at main	Colobel Ave.	At Lots 104, 111, 118, 126 & 133 and at 25' WL/SAS Easement		/	/	/	
STORM DRAIN										
		30"	Storm Drain	Aspiration Lane	Lots 43/44	Halfmoon Way		/	/	/
		24"-30"	Storm Drain	Caresso Loop	Lot 120/121	20' SD Easement		/	/	/
		30"	Storm Drain	20' SD Easement	Caresso Loop	Colobel Ave. Exst. 30" SD		/	/	/
		42"	Storm Drain	Halfmoon Way	Aspiration Lane	Caresso Loop		/	/	/
		42"	Storm Drain	Caresso Loop	E. of 20' SD Easement	East end of Un. 1		/	/	/

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.

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<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 deferred.
- 2 Water infrastructure includes valves, fittings, fire hydrants and appurtenances
- 3 Sanitary sewer infrastructure includes manholes and service connections
- 4 Storm drain includes manholes, inlets and connector pipes.
- 5 Grading and drainage certification required for release of IIA and financial guarantee
- 6 ** Street lights shall include light poles, foundations, transformers, pull boxes, conduits and wiring.
- 7 Actual number of street lights shall be determined at DRC based on final design.

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Asa Nilsson-Weber

NAME (print)

ISAACSON & ARFMAN, INC.

FIRM

Asa Nilsson-Weber

10/30/2020

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10/30/2020

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

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DRB Application No.: SD-2020-00102

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Aspire Subdivision, Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A and B-1, Anderson Heights, Unit 4

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 Inspector	P.E.	City Cnst Engineer
		12' ± F-E (36' F-F Ult.)	PAVING Major local paving Curb & gutter South side only Sidewalk South side only	Amole Mesa Ave.	118th St.	W. end of Memorial Park	/	/	/
		12' ± F-E (36' F-F Ult.)	Major local paving Curb & gutter South side only Sidewalk South side only	Amole Mesa Ave.	East end of Memorial Park	Exst paving 70'± E. of Un. 2 NE corner	/	/	/
		52' F-F	Major local paving 20' ingress, 22' egress Curb & gutter both sides Median with curb & gutter Sidewalk West side only	Feliz Way	Valedon Lane	Amole Mesa Ave.	/	/	/
		32' F-F	Residential paving (Normal local) Curb & gutter both sides * Sidewalk def. both sides except per below Sidewalk adjacent to Tr. K	Valedon Ln.	Savoya Lane	East End	/	/	/
		32' F-F	Residential paving (Normal local) Curb & gutter both sides Sidewalk both sides * Sidewalk def. both sides except per below Sidewalk adjacent to Tr. C, L & M	Savoya Lane	SW corner of Lot 60	Valedon Lane	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		32' F-F	Residential paving (Normal local) Curb & gutter both sides	Cerro Alto Way	South end	Hopewell Lane	/	/	/
		5'	Sidewalk both sides						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Savoya Lane	SW corner of Lot 60	Halfmoon Way	/	/	/
		5'	* Sidewalk def both sides except per below Sidewalk adjacent to Tr. C & L						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Halfmoon Way	South end	Valedon Lane	/	/	/
		5'	* Sidewalk def. both sides (except per below) Sidewalk adjacent to Tr. D, G, & H						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Sabino Loop	Hopewell Lane	South end	/	/	/
		5'	* Sidewalk def both sides except per below Sidewalk adjacent to Tr. B, C & O						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Hopewell Lane	Cerro Alto Way	Savoya Lane	/	/	/
		5'	Sidewalk North side						
		5'	* Sidewalk def South side						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Arriba Lane	South end	Savoya Lane	/	/	/
		5'	Sidewalk East side						
		5'	* Sidewalk def west sides except per below Sidewalk adjacent to Tr. C						
		46' F-F	Major local paving Curb & gutter both sides	Serafiina Way	Halfmoon Way	Hot Springs Lane	/	/	/
			2-20' F-F lanes						
			6' median with curb & gutter						
		5'	Sidewalk both sides						
		14 ea	Street lights **				/	/	/
			Offsite Infrastructure per the approved Traffic Impact Study				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	WATERLINE Waterline	Cerro Alto Way	Hopewell Lane	South end	/	/	/
		8"	Waterline	Hopewell lane	Cerro Alto Way	Savoya Lane	/	/	/
		8"	Waterline	Sabino Loop	Cerro Alto Way	South end	/	/	/
		8"	Waterline	Valedon Lane	Hopewell Lane	East end	/	/	/
		8"	Waterline	Feliz Way	Valedon Lane	Amole Mesa Exst. 12" WL	/	/	/
		8"	Waterline	Halfmoon Way	Valedon Lane	South end	/	/	/
		6"	Waterline	Sabino Loop	Cerro Alto Way	Hopewell Lane	/	/	/
		6"	Waterline	Arriba Lane	Savoya Lane	South end	/	/	/
		6"	Waterline	Serafina Way	Halfmoon Way	East end	/	/	/
		6"	Waterline	Savoya Lane	Hopewell Lane	Halfmoon Way	/	/	/
		8"	SANITARY SEWER Sanitary Sewer	Sabino Loop	Hopewell Lane	Lots 10/11	/	/	/
		8"	Sanitary Sewer	Sabino Loop	Lots 8/9	South end	/	/	/
		8"	Sanitary Sewer	Hopewell Lane	Cerro Alto Way	Savoya Lane	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	SANITARY SEWER Cont. Sanitary Sewer	Savoya Lane	Hopewell Lane	Halfmoon Way	/	/	/
		8"	Sanitary Sewer	Valedon Lane	Lots 31/32	Lot 47	/	/	/
		8"	Sanitary Sewer	Arriba Lane	Lot 92	Savoya Lane	/	/	/
		8"	Sanitary Sewer	Halfmoon Way	Valedon Lane	South end	/	/	/
							/	/	/
			STORM DRAIN						
		24"	Storm Drain	Hopewell Lane	Cerro Alto Way	Savoya Lane	/	/	/
		24"-30"	Storm Drain	Savoya Lane	Hopewell Lane	Arriba Lane	/	/	/
		30"	Storm Drain	Arriba Lane	Savoya Lane	South end	/	/	/
		1 ea	Inlet to capture drainage from Memorial Park	Tract M Public Drainage Easement			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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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 deferred.
- 2 Water infrastructure includes valves, fittings, fire hydrants and appurtenances
- 3 Sanitary sewer infrastructure includes manholes and service connections
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AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Asa Nilsson-Weber

NAME (print)

ISAACSON & ARFMAN, INC.

FIRM

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10/30/2020

SIGNATURE - date

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TRANSPORTATION DEVELOPMENT - date

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10/30/2020

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

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DRB Project No.: PR-2019-002411

DRB Application No.: SD-2020-00102

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Aspire Subdivision, Unit 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A and B-1, Anderson Heights, Unit 4

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		36' F-F	PAVING Major local paving Curb & gutter both sides	Colobel Ave.	Exst. Pavement E. of Duerson Trl.	East end; exst. paving at Morrissey St.	/	/	/
		6'	Sidewalk north side only						
		6'	Bike Lanes both sides						
		52' F-F	Major local paving 20' ingress, 22' egress Curb & gutter both sides	Crestone Way	Caresso Loop	Colobel Ave.	/	/	/
		10'	Median with curb & gutter						
		6'	Sidewalk East side only						
		46' F-F	Major local paving Curb & gutter both sides 2-20' F-F lanes 6' median with curb & gutter	Serafina Way	West End Un. 3	Hot Springs Lane	/	/	/
		5'	Sidewalk both sides						
		28' F-F	Residential paving (Normal local) Curb & gutter both sides	Caresso Loop incl. knuckle	West End Un. 3	Cantara Lane	/	/	/
		5'	* Sidewalk def. both sides except per below Sidewalk adjacent to Tr. E, F, G, I, J, K & Unit 1 Tr. P						
		28' F-F	Residential paving (Access local) Curb & gutter both sides	Serafina Way	Hot Springs Lane	Cantara Lane	/	/	/
		5'	* Sidewalk def. both sides except per below Sidewalk adjacent to Tr. C & D & Unit 4 Tr. G & H						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		28' F-F	Residential paving (Access local) Curb & gutter both sides	Hot Springs Lane	Caresso Loop	Curb returns N. of Serafina Way	/	/	/
		5'	Sidewalk East side						
		5'	* Sidewalk def West side except per below Sidewalk adjacent to Tr. E						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Tinaja Way	Hot Springs Lane	Cantara Lane	/	/	/
		5'	* Sidewalk def both sides except per below Sidewalk adjacent to Tr.C, D & F						
		28' F--F	Residential paving (Access local) Curb & gutter both sides	Cantara Lane	50'± North of Serafina Way	Cul-de-sac, S. end	/	/	/
		5'	* Sidewalk def. both sides (except per below) Sidewalk adjacent to Tr. D & H	Incl. cul-de-sac					
		5'	Sidewalk	Private access easement	Cantara Lane	Colobel Ave. Sidewalk	/	/	/
		11 ea	Street Lights **				/	/	/
			Offsite Infrastructure per the approved Traffic Impact Study				/	/	/
			WATERLINE						
		8"	Waterline	Caresso Loop	West end Unit 3	Cantara Lane	/	/	/
		8"	Waterline	Cantara Lane	North end Unit 3	S. end of cul-de-sac	/	/	/
		8"	Waterline	25' WL & SAS Esmt.	Cantara Lane	Colobel Ave. Exst. 10" WL	/	/	/
		6"	Waterline	Serafina Way	West end Unit 3	Cantara Lane	/	/	/
		6"	Waterline	Tinaja Way	Hot Springs Lane	Cantara Lane	/	/	/
		6"	Waterline	Hot Springs Lane	Caresso Loop	North end Unit 3	/	/	/
		4"	Waterline	Caresso Loop knuckle	Caresso Loop	S. end of knuckle	/	/	/
		2 ea	Waterline stubs Remove & dispose and cap at main	Colobel Ave.	Adjacent to Lots 5 & 112		/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
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		8"	SANITARY SEWER Sanitary Sewer	Caresso Loop	West end Unit 3	Cantara Lane	/	/	/
		8"	Sanitary Sewer	Tinaja Way	Lot 44	Cantara Lane	/	/	/
		8"	Sanitary Sewer	Hot Springs Lane	Caresso Loop	North end Unit 3	/	/	/
		8"	Sanitary Sewer	Serafina Way	Lots 80/81	Cantara Lane	/	/	/
		8"	Sanitary Sewer	Cantara Lane	North end of Unit 3	S. end of cul-de-sac	/	/	/
		8"	Sanitary Sewer	25' WL & SAS Esmt.	Cantara Lane S. end of cul-de-sac	Colobel Ave. Exst. 8" SAS stub	/	/	/
		8"	Sanitary Sewer	Caresso Loop knuckle	Caresso Loop	Caresso Loop knuckle S. end	/	/	/
		1 ea	Sanitary Sewer stub Remove & cap at main	Colobel Ave.	Adjacent to Lot 5		/	/	/
			STORM DRAIN						
		42"	Storm Drain	Caresso Loop	Lots 16/17	Crestone Way	/	/	/
		48"	Storm Drain	Crestone Way	Caresso Loop	Colobel Ave.	/	/	/
		54"	Storm Drain	Colobel Ave.	Crestone	Colobel Ave. Exst. SD manhole	/	/	/
		42"-48"	Storm Drain	Cantara Lane	N. end Unit 3	S. end of cul-de-sac	/	/	/
		48"	Storm Drain	20' SD Easement	Cantara Lane S. end of cul-de-sac	Colobel Ave. Exst. SD manhole	/	/	/
		2-ea	Inlets	Colobel Ave.	South of 20' SD easement		/	/	/

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- 5 Grading and drainage certification required for release of IIA and financial guarantee
- 6 ** Street lights shall include light poles, foundations, transformers, pull boxes, conduits and wiring.
- 7 Actual number of street lights shall be determined at DRC based on final design.

AGENT / OWNER

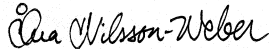
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Asa Nilsson-Weber

NAME (print)

ISAACSON & ARFMAN, INC.

FIRM



10/30/2020

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10/30/2020

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: PR-2019-002411

DRB Application No.: SD-2020-00102

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Aspire Subdivision, Unit 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A and B-1, Anderson Heights, Unit 4

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 Inspector	P.E.	City Cnst Engineer
		52' F-F	PAVING Major local paving 20' ingress, 22' egress Curb & gutter both sides	Cedro Way	Valedon Lane	Amole Mesa Ave.	/	/	/
		10'	Median with curb & gutter						
		6'	Sidewalk west side only						
		32' F-F	Residential paving (Normal local) Curb & gutter both sides	Valedon Lane	West End Un. 3	Cantara Lane	/	/	/
		5'	* Sidewalk def. both sides except per below						
		5'	Sidewalk adjacent to Tr. E						
		28' F-F	Residential paving (Normal local) Curb & gutter both sides	Jacona Way	Hot Springs Lane	Cantara Lane	/	/	/
		5'	* Sidewalk def. both sides except per below						
		5'	Sidewalk adjacent to Tr.D, F, G, & H						
		28' F-F	Residential paving (Access local) Curb & gutter both sides	Hot Springs Lane	South end of Un. 4	Valedon Lane	/	/	/
		5'	Sidewalk on east side						
		5'	* Sidewalk def. west sides except per below						
			Sidewalk adjacent to Tr. C						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		28' F-F	Residential paving (Access local) Curb & gutter both sides	Cantara Lane	South end of Un. 4	Valedon Lane	/	/	/
		5'	* Sidewalk def. both sides except per below						
		5'	Sidewalk adjacent to Tr. F & H						
		6'	Sidewalk	Amole Mesa Ave	NE corner of site	70± E. of NW corner of Un.4	/	/	/
		7 ea±	Street Lights **				/	/	/
			Offsite Infrastructure per the approved Traffic Impact Study				/	/	/
			WATERLINE						
		8"	Waterline	Cedro Way	Valedon Lane	Amole Mesa Ave.	/	/	/
		8"	Waterline	Valedon Lane	West End Un. 3	Cantara Lane	/	/	/
		8"	Waterline	Cantara Lane	South end of Un. 4	Valedon Lane	/	/	/
		6"	Waterline	Jacona Way	Hot Springs Lane	Cantara Lane	/	/	/
		6"	Waterline	Hot Springs Lane	South end of Un. 4	Valedon Lane	/	/	/
							/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			SANITARY SEWER				/	/	/
		8"	Sanitary Sewer	Valedon Lane	Lot 73	Cantara Lane	/	/	/
		8"	Sanitary Sewer	Cantara Lane	South end of Un. 4	Valedon Lane	/	/	/
		8"	Sanitary Sewer	Jacona Way	NW corner of Lot 36	Cantara Lane	/	/	/
		8"	Sanitary Sewer	Hot Springs Lane	Lot 44	South end of Un. 4	/	/	/
							/	/	/
							/	/	/
			STORM DRAIN						
		24"	Storm Drain	Valedon Lane	Lots 60/61	Cantara Lane	/	/	/
		24"-42"	Storm Drain	Cantara Lane	South end of Un. 4	Valedon Lane	/	/	/
		1-ea	Inlet	Amole Mesa Ave. South side	NE end of site; West of Messina Dr.		/	/	/
							/	/	/
							/	/	/
							/	/	/

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 Inspector	P.E.	City Cnst Engineer	
<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 deferred.
- 2 Water infrastructure includes valves, fittings, fire hydrants and appurtenances
- 3 Sanitary sewer infrastructure includes manholes and service connections
- 4 Storm drain includes manholes, inlets and connector pipes.
- 5 Grading and drainage certification required for release of IIA and financial guarantee
- 6 ** Street lights shall include light poles, foundations, transformers, pull boxes, conduits and wiring.
- 7 Actual number of street lights shall be determined at DRC based on final design.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Asa Nilsson-Weber

NAME (print)

ISAACSON & ARFMAN, INC.

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_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PRELIMINARY PLAT FOR ASPIRE SUBDIVISION
 BEING A REPLAT OF TRACTS A-1-A & B-1 ANDERSON HEIGHTS UNIT 4 WITH THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5, T. 9 N. R. 2 E. NMMP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

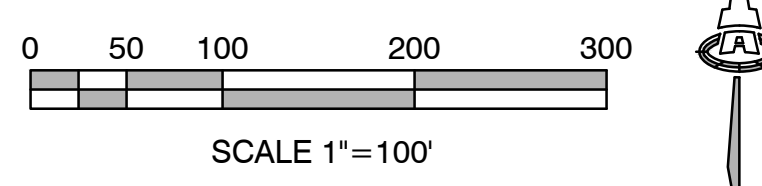
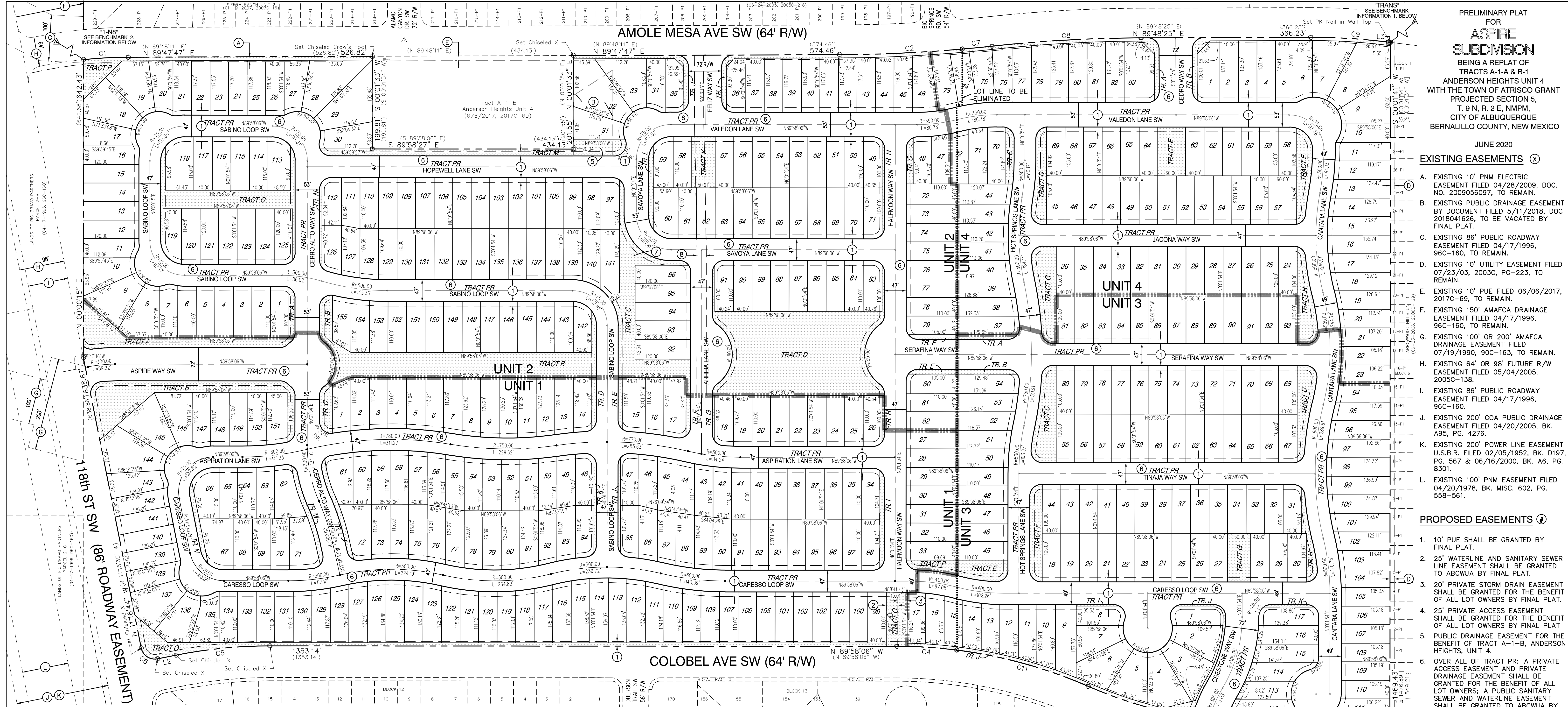
JUNE 2020

EXISTING EASEMENTS

- EXISTING 10' PNM ELECTRIC EASEMENT FILED 04/28/2009, DOC. NO. 2009056097, TO REMAIN.
- EXISTING PUBLIC DRAINAGE EASEMENT BY DOCUMENT FILED 5/11/2018, DOC 2018041626, TO BE VACATED BY FINAL PLAT.
- EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.
- EXISTING 10' UTILITY EASEMENT FILED 07/23/03, 2003C, PG-223, TO REMAIN.
- EXISTING 10' PUE FILED 06/06/2017, 2017C-69, TO REMAIN.
- EXISTING 150' AMAFCA DRAINAGE EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.
- EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT FILED 07/19/1990, 90C-163, TO REMAIN.
- EXISTING 64' OR 98' FUTURE R/W EASEMENT FILED 05/04/2005, 2005C-138.
- EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160.
- EXISTING 200' COA PUBLIC DRAINAGE EASEMENT FILED 04/20/2005, BK. A95, PG. 4276.
- EXISTING 200' POWER LINE EASEMENT U.S.B.R. FILED 02/05/1952, BK. D197, PG. 567 & 06/16/2000, BK. A6, PG. 8301.
- EXISTING 100' PNM EASEMENT FILED 04/20/1978, BK. MISC. 602, PG. 558-561.

PROPOSED EASEMENTS

- 10' PUE SHALL BE GRANTED BY FINAL PLAT.
 - 25' WATERLINE AND SANITARY SEWER LINE EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
 - 20' PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT.
 - 25' PRIVATE ACCESS EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT.
 - PUBLIC DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT A-1-B, ANDERSON HEIGHTS, UNIT 4.
 - OVER ALL OF TRACT PR: A PRIVATE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS; A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
 - PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS.
 - 20' TEMPORARY EMERGENCY ACCESS EASEMENT FOR UNIT 1 SHALL BE GRANTED.
- ALL PROPOSED EASEMENTS SHALL BE MAINTAINED BY THE HOA.*



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	97.16' (97.16')	966.00' (966.00')	5°45'46"	97.12'	S 86°54'54" W
C2	265.01' (265.01')	3155.42' (3155.42')	4°48'43"	264.93'	N 87°23'25" E
C3	12.48' (12.48')	3025.00' (3025.00')	0°14'11"	12.48'	S 88°27'37" W
C4	129.46' (129.46')	1034.00' (1034.00')	7°10'26"	129.38'	N 86°22'53" W
C5	203.77' (203.77')	1034.00' (1034.00')	11°17'29"	203.44'	N 84°23'10" E
C6	47.11' (47.12')	30.00' (30.00')	89°58'51"	42.42'	N 56°16'10" W
C7	64.32' (64.32')	3155.42' (3155.42')	1°10'05"	64.32'	N 84°24'01" E
C8	322.44' (322.44')	3087.42' (3087.42')	5°59'02"	322.29'	N 86°48'30" E
C9	167.59' (167.59')	1281.12' (1281.12')	7°29'43"	167.47'	N 86°26'44" W
C10	396.84' (396.84')	966.00' (966.00')	23°32'15"	394.06'	N 78°11'59" W
C11	295.31' (295.31')	1034.00' (1034.00')	16°21'48"	294.30'	N 74°36'46" W

Line #	Direction	Length (ft)
L1	S 07°11'17" W (S 07°12'25" W)	7.00' (7.00')
L2	S 78°44'25" W (S 78°44'25" W)	40.74' (40.72')
L3	S 82°41'52" E (S 82°41'53" E)	4.66' (4.34')
L4	S 00°01'54" W	34.00' (34.00')
L5	S 11°53'35" E	34.00' (34.00')

LEGAL DESCRIPTION

PARCEL 1: TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE CORRECTION PLAT OF TRACTS A-1-A & A-1-B, ANDERSON HEIGHTS UNIT 4, RECORDED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON JUNE 6, 2017, IN BOOK 2017-C, PAGE 69, AS DOCUMENT NO. 2017054333.

PARCEL 2: TRACT B-1, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE BULK LAND PLAT FOR ANDERSON HEIGHTS UNIT 4, FILED IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 2015, IN PLAT VOLUME 2015C, FOLIO 29 AS DOCUMENT NO. 2015023748.

PURPOSE OF PLAT

- TO SUBDIVIDE TRACTS A-1-A AND B-1 TO CREATE 506 LOTS AND 52 TRACTS IN FOUR UNITS AS SHOWN.
- TO CREATE EASEMENTS AS SHOWN.
- TO VACATE AN EASEMENT AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #14271".
- ALL STREET CENTERLINE POINTS SHOWN THIS WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #14271".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

SITE BENCHMARK

AGRS MONUMENT "1-N8"; ELEVATION=5307.250 (NAD83/NAVD88)

SITE DATA

- TOTAL LAND AREA = 82.914 ACRES.
- NUMBER OF EXISTING TRACTS IS 2.
- NUMBER OF PROPOSED TRACTS IS 52.
(TRACT PR, UNIT 1: 15 [TR. A-O], UNIT 2: 16 [TR. A-P], UNIT 3: 12 [TR. A-L], AND UNIT 4: 8 [TR. A-H])
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 506
(UNIT 1: 151, UNIT 2: 155, UNIT 3: 117, AND UNIT 4: 83)
- CURRENT ZONING: R-1A.
- THE SUBDIVISION WILL BE GATED AND ALL STREETS (TRACT PR) WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE HOA.
- ALL STREETS SHALL HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS (EXCEPT WHERE VARIANCES ARE APPROVED BY THE CITY OF ALBUQUERQUE).
- WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
- ALL OPEN SPACE/LANDSCAPING TRACTS AS LISTED IN NOTE C. SHALL BE DEEDED TO AND MAINTAINED BY THE HOA.
- MILEAGE OF PUBLIC STREETS CREATED: 0
- NO LOTS SHALL HAVE DIRECT ACCESS FROM COLOBEL AVE, AMOLE MESA AVE OR 118TH ST
- TYPICAL LOT SIZE: 110' x 40'=4,400 SF; MIN. LOT SIZE: 4,062 SF MAX. LOT SIZE: 10,079 SF
- SETBACKS SHALL ADHERE TO ZONING FOR R-1A--5' SIDEYARD; 10' SIDEYARD ADJACENT TO STREET EASEMENT; 15' BACKYARD; 20' FRONTYARD TO HOUSE; 20' FRONTYARD TO GARAGE.

DO 14-16-1-9(C) PROHIBITION ON RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"THE CITY MAY NOT APPROVE ANY SUBDIVISION APPLICATION FOR PROPERTY ON WHICH THERE ARE ANY DEED RESTRICTIONS, COVENANTS, OR BINDING AGREEMENTS PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE APPLICATION."

LEGEND

- N 90°00'00" E
- (N 90°00'00" E)
- [N 90°00'00" E]
- (N 90°00'00" E)
-
-

BENCHMARK INFORMATION

- AGRS MONUMENT AND BENCHMARK "TRANS" N=1470741.879* E=1495145.466* G=0.999683154 Az=0°11'27.70" CENTRAL ZONE ELEVATION=5307.25* (NAD83/NAVD88)
 - AGRS MONUMENT AND BENCHMARK "1-N8" N=1470741.879* E=1495145.466* G=0.999676466 Az=0°11'27.70" CENTRAL ZONE ELEVATION=5307.25* (NAD83/NAVD88)
- * US SURVEY FOOT

APPROVED FOR MONUMENTATION AND STREET NAMES

Sam M. P... P.S. 6/10/2020
 CITY SURVEYOR DATE

OWNERSHIP

Scott Schiabor
 SCOTT SCHIABOR, MANAGER DATE
 SUCCESS LAND HOLDINGS, LLC.

Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.iacivil.com

PR-2020-002411
 SHEET 1 OF 1