

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.: 2020-003707
DRB Application No.: 2020-00046

**Sonata Trails Unit 4 Apartments
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts 1, 2, and 3, The Trails 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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	Paving 42' Edge - Face	Asphalt pavement, median, striping, curb & gutter	Universe Blvd	Northern boundary of Tract 3	370' south of Tree Line Ave	/	/	/
<input type="text"/>	<input type="text"/>	42' Edge - Face	Asphalt pavement, median, striping, curb & gutter, and 10' asphalt trail (east side only)	Universe Blvd	Southern boundary of Tract 2	530' north of Tree Line Ave	/	/	/
<input type="text"/>	<input type="text"/>		1/2 intersection (east side) of Universe Blvd and Tree Line Ave and ADA ramps	Universe Blvd and Tree Line Ave			/	/	/
<input type="text"/>	<input type="text"/>	72' F-F	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk (north side only)	Tree Line Ave	Universe Blvd	480' east of Universe Blvd	/	/	/
<input type="text"/>	<input type="text"/>	28' Face - Face	Asphalt pavement, striping, curb & gutter (north side only), 6' sidewalk (north side only), and transition with asphalt curb	Tree Line Ave	480' east of Universe Blvd	Chatsworth Dr	/	/	/
<input type="text"/>	<input type="text"/>		1/4 intersection (northwest corner) of Tree Line Ave and Chatsworth Dr and ADA ramp	Tree Line Ave and Chatsworth Dr			/	/	/
<input type="text"/>	<input type="text"/>	52'	Private entrance with valley gutter and ADA ramps	Tree Line Ave 500' east of Universe Blvd			/	/	/
<input type="text"/>	<input type="text"/>	28' Face - Face	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk on west side only	Chatsworth Dr	Tree Line Ave	Oak Ridge Dr	/	/	/
<input type="text"/>	<input type="text"/>		1/2 intersection (west half) of Oak Ridge Dr and Chatsworth Dr and ADA ramp	Chatsworth Dr and Oak Ridge Dr			/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			Northbound and southbound 75' left turn lanes plus transitions	Universe Blvd at Tree Line Ave intersection			/	/	/
			Northbound right turn lane extension for a total storage length of 240' plus transition	Universe Blvd at Paseo Del Norte intersection			/	/	/
		36'	Private entrance with valley gutter and ADA ramps	Chatsworth Dr 500' north of Tree Line Ave			/	/	/
		72' F-F	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk both sides	Oak Ridge Dr. 1000' north of Tree Line	Western boundary of Tract 1	Chatsworth Dr	/	/	/
			Storm Drain						
		48" RCP	80 LF storm drain lateral	Universe Blvd and Tree Line Ave intersection			/	/	/
		24" RCP	90 LF storm drain lateral with connection to existing manhole	Universe Blvd 260' south of Tree Line Ave			/	/	/
		24"-42" RCP	Double type A and double type C inlets with 1200 LF storm drain	Chatsworth Dr	Tree Line Ave	Oak Ridge Dr	/	/	/
		24-36" RCP	Double type C inlets with 340 LF storm drain	Oak Ridge Dr	Chatsworth Dr	300' west	/	/	/
		3.50'	Change existing orifice "OR1" diameter from 2.03' to 3.50'	Manhole in Universe Blvd and Tree Line Ave intersection			/	/	/
		3.70'	Install orifice "OR2" plate with 3.70' diameter	Manhole in Universe Blvd south of Tree Line Ave	Tree Line Ave	535' south of Tree Line Ave	/	/	/
		2.61'	Change existing orifice "OR_K" diameter from 2.72' to 2.61'	Manhole in Universe Blvd South of Woodmont Ave NW	Tree Line Ave	1405' south of Tree Line Ave	/	/	/
			Water						
		8"	1000 LF water main (PHASE 1)	Tree Line Ave	Universe Blvd	Chatsworth Dr	/	/	/
		10"	500 LF water main (PHASE 1)	Chatsworth Dr	Tree Line Ave	Private Entrance	/	/	/
		10"	500 LF water main (PHASE 2)	Chatsworth Dr	Private Entrance	Oak Ridge Dr	/	/	/

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"/>	8"	300 LF water main (PHASE 2)	Oak Ridge Dr	Western Boundary of Tract 1	Chatsworth Dr	/	/	/		
<input type="text"/>	<input type="text"/>	8"	1300 LF water main (PHASE 1)	Private property within 20' public waterline easement	Chatsworth Dr	Universe Blvd	/	/	/		
			Sewer								
<input type="text"/>	<input type="text"/>	8"	130 LF sewer main (PHASE 1)	Chatsworth Dr	Tree Line Ave	130 LF north of Treeline Ave	/	/	/		
<input type="text"/>	<input type="text"/>	8"	970 LF sewer main (PHASE 2)	Chatsworth Dr	130 LF north of Treeline Ave	Oak Ridge Dr	/	/	/		
<input type="text"/>	<input type="text"/>	8"	300 LF sewer main (PHASE 2)	Oak Ridge Dr	Western Boundary of Tract 1	Chatsworth Dr	/	/	/		
<input type="text"/>	<input type="text"/>	8"	300 LF sewer main (PHASE 1)	Tree Line Ave	Chatsworth Dr	300 LF west of Chatsworth Dr	/	/	/		
<input type="text"/>	<input type="text"/>	8"	160 LF sewer main (PHASE 1)	Tree Line Ave and Universe Blvd intersection					/	/	/
			Streetlighting								
<input type="text"/>	<input type="text"/>		LED streetlights, pull boxes, PNM connection, transformer, and wiring	As shown on Exhibit A					/	/	/
			Real Estate								
<input type="text"/>	<input type="text"/>	0.2355 ac	Acquire land east of Universe Blvd at Paseo Del Norte intersection for northbound right turn lane extension	Universe Blvd at Paseo Del Norte intersection					/	/	/
			Ponds								
<input type="text"/>	<input type="text"/>		Temporary Public Retention Pond A with maintenance access and slope stabilization	North of Oak Ridge Drive and northwest of Chatsworth Dr					/	/	/
<input type="text"/>	<input type="text"/>		Additional 1.5 acre-feet of capacity in Pond K	Pond K, east of Universe Blvd between Ave De Jaimito & Tree Line Ave					/	/	/
<input type="text"/>	<input type="text"/>		Agreement & Covenants (3)	Ponds A, J, and K					/	/	/
<input type="text"/>	<input type="text"/>								/	/	/
<input type="text"/>	<input type="text"/>								/	/	/

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.




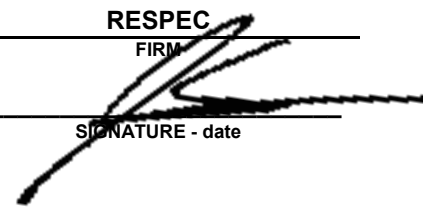

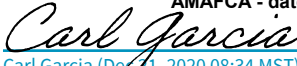
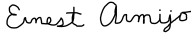
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Approval		
							Inspector	Private P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City Engineer Signature		
Date							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
2
3

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

Jeremy Shell NAME (print)	 Dec 22, 2020 DRB CHAIR - date	 Dec 21, 2020 PARKS & RECREATION - date
RESPEC FIRM	 Dec 18, 2020 TRANSPORTATION DEVELOPMENT - date	
 SIGNATURE - date	 Dec 22, 2020 UTILITY DEVELOPMENT - date	 Dec 21, 2020 AMAFCA - date CODE ENFORCEMENT - date
	 Dec 18, 2020 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER











PR-2020-003707_SI-2020-00247_Infrastructure _List_Approved_12-9-20


Final Audit Report


2020-12-22


Created:	2020-12-18
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGtXDyLSMp2Y6-t5zdB-IVsCZBvvinfyl


"PR-2020-003707_SI-2020-00247_Infrastructure_List_Approved _12-9-20" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2020-12-18 - 7:43:14 PM GMT- IP address: 174.56.105.21
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Signature Date: 2020-12-22 - 10:25:36 PM GMT - Time Source: server- IP address: 97.123.9.11

-  Agreement completed.
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