

Paving (Unit 1)

TIA (5)

- 114' FF Art Pvmt. 98th St. Dennis Chavez Blvd Ceja Vista Road
C & G
- 6' Sidewalk (Both Sides)
- 40' FF Res. Pvmt Ceja Vista Rd. 98th St. RR-3-B-1
C & G Driveway Entrance
- 6' Sidewalk (North Side Only)
- 32' FF Res. Pavement Ceja Vista Road. RR-3-B-1 RR-3-B-1
C&G Driveway Entrance West P.L.
- 6' Sidewalk (North Side Only)
- 70' Temp. hammerhead turnaround Tract RR-3-B-1
- 70' Temp. hammerhead turnaround Tract RR-3-A-2
- 26' FF Pvmt (Private) Private Access Easement East P.L. RR-3-A-2 West P.L. RR-3-A-2
C & G
- 6' Sidewalk

Water (Unit 1)

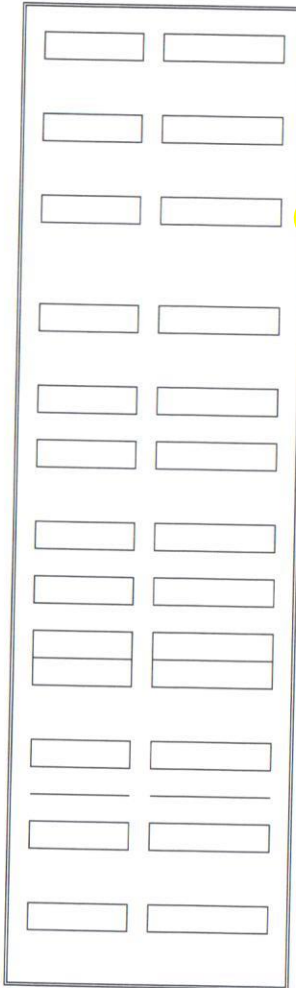
COMPLETE - SE 2/10/25

- 12" Waterline (2 WR) 98th St. Exist 12"WL (2WR) South PL
(@ Dennis Chavez) (Ceja Vista Rd.)
- 8" Reuse Water Line 98th St. Dennis Chavez South PL
(Ceja Vista Rd.)
- 8" Waterline (2 WR) Ceja Vista Rd. 98th St. 30' east of RR-3-A-2
prop.line
- 12" Waterline (2 WR) 20' Public WL Easmt Tr RR-3-A-1 west 30' east of RR-3-A-2
prop.line prop.line
- PRV Station West of RR-3-A-1
- 8" Waterline (2 WR) D.Chavez ROW Exist. 12"WL 98th St Tract RR-3-A-2
- 12" Waterline (2WR) Ceja Vista Road 30' east of RR3-A-2 South to RR-4
Westland South

Storm Drain (Unit 1)

COMPLETE - SE 2/10/25

- 18"- 42" Storm Drain (6) 98th St. 98th St South ROW Ceja Vista Rd.
- 18"-42" Storm Drain (6) Ceja Vista Rd. 98th St. East PL RR-3-A-2
- 18"-24" Storm Drain (6) 20' Drainage Easement East PL RR-3-A-2 West PL RR-3-A-1
- Temp Channel Drainage Easement Ceja Vista Road Offsite Ret.Pond 1
(Future 98th St.)
- 4.405AF Temporary Retention Pond 1
With A+C & Drainage Easement



12,197 CF Temporary Pond A
With Agreement & Covenant E. Boundary RR-3-A-1

21,257 CF Temporary Pond B
With Agreement & Covenant E. Boundary RR-3-A-2

25,177 CF Temporary Pond C
With Agreement & Covenant E. Boundary RR-3-B-1

COMPLETE - SE 2/10/25

Sanitary Sewer (Unit 1)

8" SAS 98th Street Exist 15" SAS South ROW line near
in D.Chavez ROW Ceja Vista Rd.

Paving (Unit 2A)

TIA (5)
70' Temp Turnaround Tr. RR-3-C-1
Driveway Entrance

40' FF Res Pvmnt Ceja Vista Rd. 98th Street Unit 2A/2B Bndry
C&G (Both Sides) Tr.RR-3-C-1 East PL
6' Sidewalk (both sides)

12' 3" AC Trail (NMDOT)(9) S. Dennis Chavez 98th Street East P.L. of RR-3-C-1
Concrete channel (NMDOT) (8) S. Dennis Chavez 98th Street East P.L. of RR-3-C-1

Water (Unit 2A)

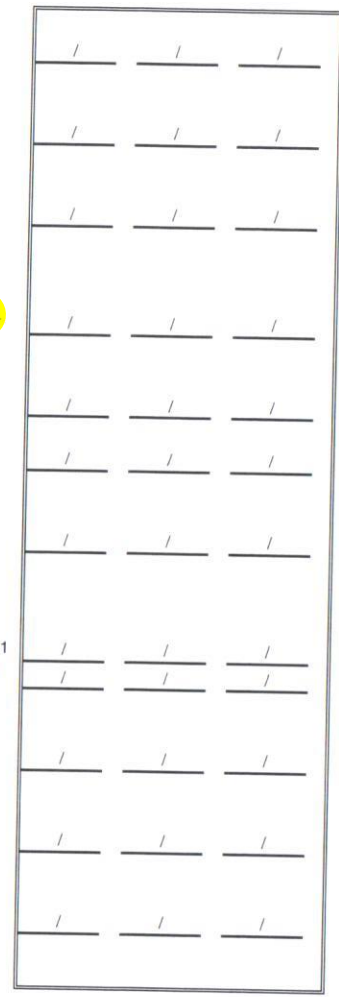
10" WL (2WR) Ceja Vista Rd. 98th Street Unit 2A/2B
Boundary

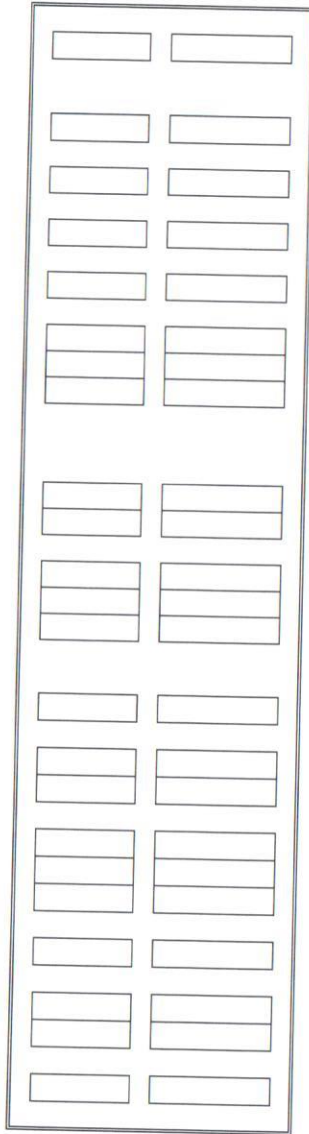
Sanitary Sewer (Unit 2A)

8" SAS (Private) Dennis Chavez Exist 15" SAS Stub to Tr. RR-3-C-1

Storm Drain (Unit 2A)

(0.231AF) First Flush Pond
With Agreement and Covenant





Paving (Unit 2B)

New signal mastarms for reconfiguration of Unser Blvd & Dennis Chavez of the signalized intersection
 NB & SB directions; new signal timing plan (7)

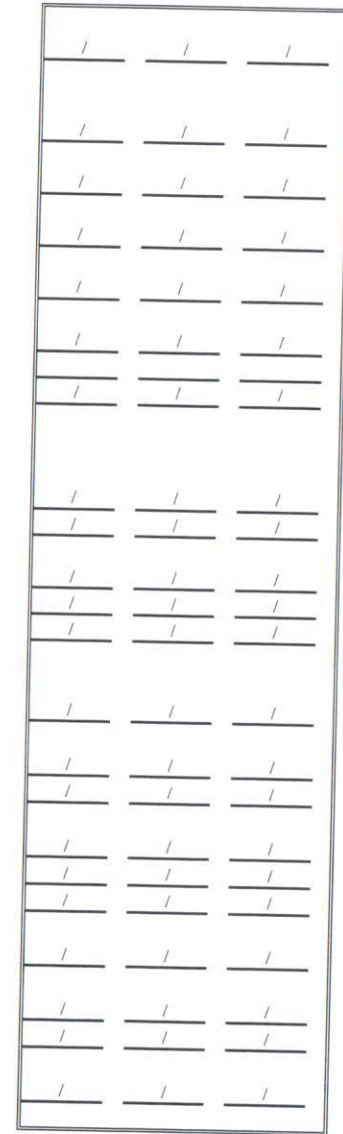
Off-Site Paving (NMDOT)

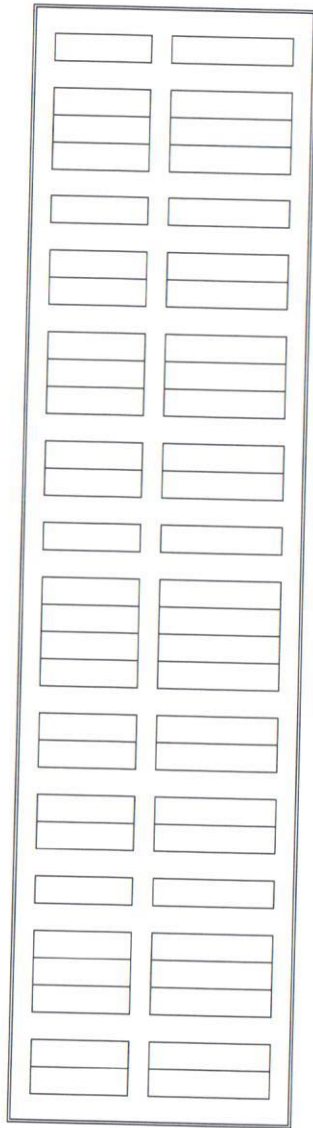
TIA (5)

EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez	at Unser Blvd.	
WB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez	at Unser Blvd.	
EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez	at Unser Blvd.	
WB Bike Lane (at Rt turn lane) Concrete channel (NMDOT) (8)	Dennis Chavez S. Dennis Chavez	at Unser Blvd. West PL of Unit 2B	Unser Blvd.
30" Storm Drain (NMDOT) Inlets or sidewalk culverts	S. Dennis Chavez	@ D.Chavez / Unser Blvd.	
12' 3" AC Trail (NMDOT) (9)	S. Dennis Chavez	East Propline RR-3-C-1	Unser Blvd.

Paving (Unit 2B)

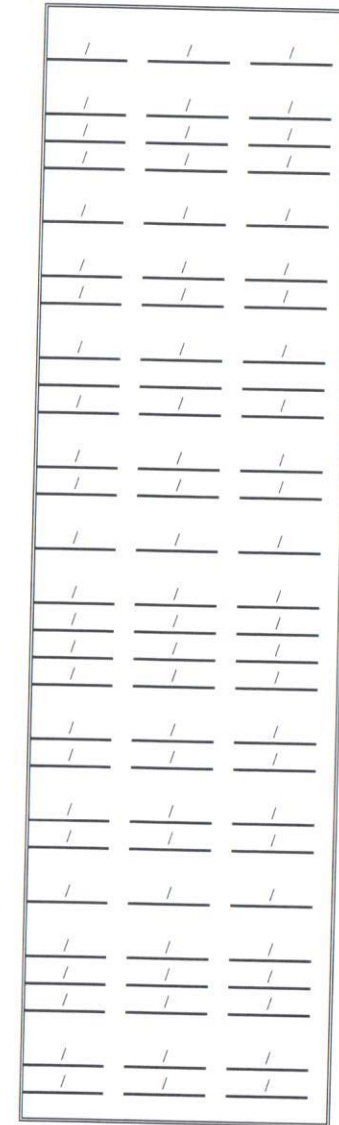
30' FF Art. Pvmt C & G (West Side Only), Median Curb	W. Half of Unser Blvd.	South PL	Dennis Chavez Blvd
6' Sidewalk (West Side Only)			
28' FF Res. Pvmt C & G (Both Sides)	Pita Verde Rd.	Berberis St.	Potrero Dr.
4' (*) Sidewalk (Both Sides)			
4' Sidewalk (North side)	Tract J		
4' Sidewalk (North side)	Tract K		
26' FF Res. Pvmt C & G (Both Sides)	Pita Verde Stub	Potrero Dr.	Tract L
4' (*) Sidewalk (North Side Only)			
28' FF Res. Pvmt C & G (Both Sides)	Campanula Rd.	Paraje St.	Potrero Dr.
4' (*) Sidewalk (Both Sides)			

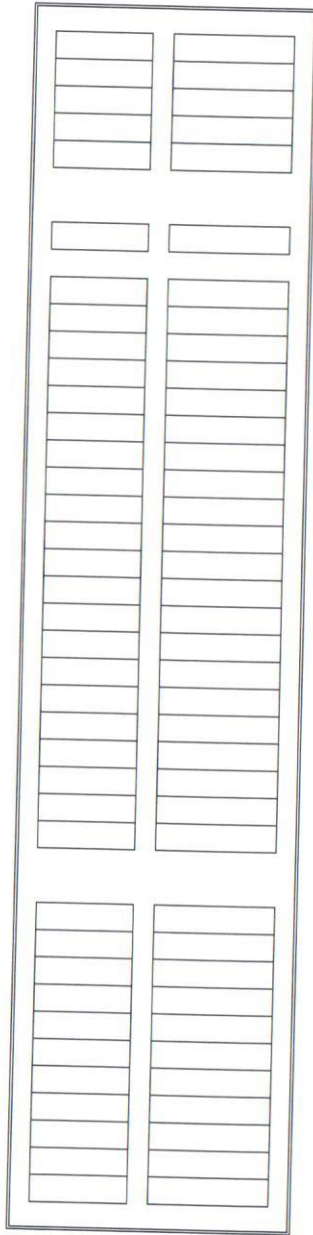




- 40' FF Res. Pvmt
C & G (Both Sides)
- 6' Sidewalk (Both Sides)
- 6' Sidewalk (N. Side)
- 6'(*) Sidewalk (S. Side)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4' (*) Sidewalk (Both Sides)
- 32' FF Res. Pvmt
C & G (Both Sides)
- 4' (*) Sidewalk (East Side)
- 4' Sidewalk (West Side)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4' Sidewalk (East side)
- 4' (*) Sidewalk (West Sides)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4'(*) Sidewalk (West side)
- 4 Sidewalk (East side)
- 4' Sidewalk (Both Sides)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4' Sidewalk (Both Sides)
- 38' FF Res. Pvmt
C & G (Both sides)
- 6' Sidewalk (Both Sides)
- 26' Temp. Emergency Access (Gravel)
(w/Temp. Paper Easment)
- 28' FF Res. Pvmt
C & G (Both sides)
- 4'(*) Sidewalk (East Side)
- 4' Sidewalk (West side)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4'(*) Sidewalk (Both sides)
- 4' Sidewalk

Ceja Vista Rd.	98th Street	Fumaria St.
Ceja Vista Rd.	Unit 2A/2B Boundary	Paraje St.
Ceja Vista Rd.	Paraje St.	Fumaria St.
Ceja Vista Rd.	Paraje St.	Fumaria St.
Ceja Vista Rd.	Fumaria St.	Potrero Dr.
Paraje St.	Ceja Vista Rd	Campanula Rd.
Paraje St.	Campanula Rd.	Pita Verde Rd.
Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.
	Ceja Vista Rd	Campanula Rd.
	Ceja Vista Rd.	Campanula Rd.
Cuscula St.	Campanula Rd.	Pita Verde Rd.
Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.
Cuscula St.	S. Property Line	Ceja Vista Rd.
RR-4 Westland South County Property	Cuscula St. (South PL)	Unser Blvd.
Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.
Berberis St.	96' diameter culdesac @ Tract H	Pita Verde Rd.
Tract H		





- 10' Asphalt Trail
- 10' Asphalt Trail
- 10' Asphalt Trail
- 10' Asphalt Trail
- 10' Asphalt Trail

Water (Unit 2B)

- 10" Waterline (2WR)
- 10" Waterline (2WR)
- 10" Waterline (2WR)
- 10" Waterline (2WR)
- 6" Waterline (2WR)
- 6" Waterline (2WR)
- 6" Waterline (2WR)
- 10" Waterline (2WR)
- 10" Waterline (2WR)
- 4" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 6" Waterline (1W)
- 8" Waterline (1W)
- 12" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 12" Waterline (1W)
- 8" Waterline (1W)
- PRV Station

Sanitary Sewer (Unit 2B)

- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS

- Tract L
- Tract K
- Tract J
- Tract H
- Tract H

- Unser Blvd.
- S. Dennis Chavez ROW
- Tract J
- Pita Verde Rd.
- Pita Verde Rd.
- Berberis St.
- Tract H
- Ceja Vista Rd.
- Paraje St.
- Pita Verde Rd.
- Pita Verde Rd. Stub
- Tract L
- Unser Blvd.
- Campanula Rd.
- Ceja Vista Rd.
- Ceja Vista Rd.
- Paraje St.
- Fumaria St.
- Cuscula St.
- Potrero Dr.
- Tract H

- Pita Verde Rd.
- Pita Verde Rd. Stub
- Tract L
- Unser Blvd.
- Campanula Rd.
- Ceja Vista Dr.
- Potrero Dr.
- Fumaria
- Paraje St
- Paraje St
- Berberis St.

- Pita Verde Rd.
- Pita Verde Rd.
- Pita Verde Rd.
- Paraje St
- Berberis St.

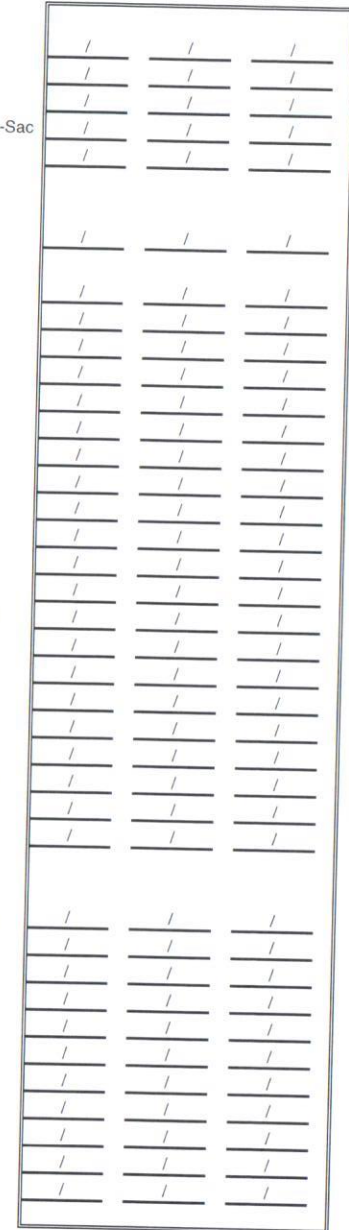
- S. Dennis Chavez (Ex. 12"WL) (2WR)
- Tract J
- S. Dennis Chavez ROW
- Paraje St.
- Berberis St.
- Tract H
- Berberis St.
- Unit 2A/2B Boundary
- Ceja Vista Rd.
- Lot 17, Blk 7
- Paraje St.
- Potrero Dr.
- Pita Verde Rd. Stub
- Tract L
- Paraje St.
- Cuscula
- Cuscula
- Ceja Vista Rd.
- Ceja Vista Rd.
- Ceja Vista Rd.
- Ceja Vista Rd.
- 10" WL (2WR)

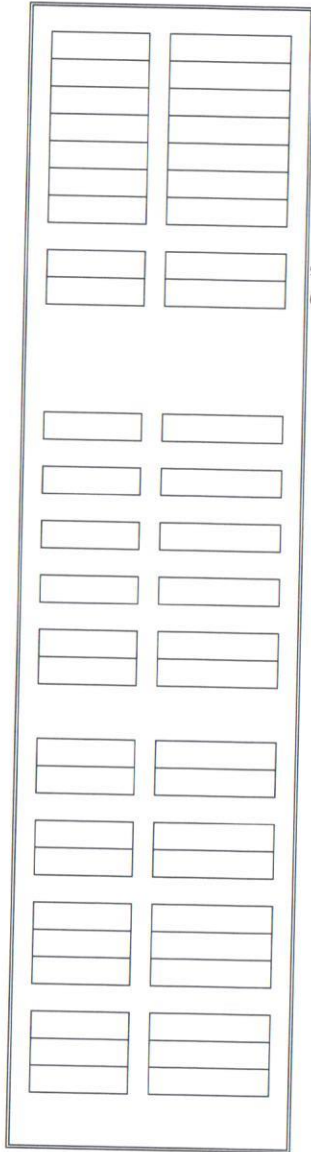
- Berberis St.
- Pita Verde
- Pita Verde Rd. Stub
- Tract L
- Paraje St.
- RR-3-C-1 Commercial
- Ceja Vista Rd.
- Lot 5 Blk 9
- Lot 1 Blk 7
- Lot 4 Blk 9
- Lot 7, Blk 7

- Unser Blvd.
- Dennis Chavez
- Dennis Chavez
- Berberis St. Cul-de-Sac
- Ceja Vista Rd.

- 65 ft. south
- Unser Blvd.
- Pita Verde Rd.
- Tract J
- Paraje St.
- Pita Verde Rd.
- Paraje St.
- Paraje St.
- Paraje St.
- Pita Verde Rd.
- Paraje St.
- Pita Verde Rd.
- Potrero Dr.
- Tract L
- Unser Blvd.
- 12" WL Unser Blvd.
- Potrero Dr.
- Potrero Dr.
- Paraje St.
- Pita Verde Rd.
- Campanula Rd.
- South Property Line
- Pita Verde Rd.
- 12" WL (1W)

- Pita Verde Rd. Stub
- Tract L
- Unser Blvd.
- Existing 15" SAS
- Potrero Dr.
- Potrero Dr.
- Pita Verde Rd.
- Campanula Rd.
- Pita Verde Rd.
- Campanula Rd.
- Pita Verde Rd.





Storm Drain (Unit 2B)

- 30" - 48" Storm Drain
- 24" - 30" Storm Drain
- 18" - 36" Storm Drain
- 18" - 24" Storm Drain
- 48" Storm Drain
- 54" Storm Drain
- 54" Storm Drain

9.0 Ac-Ft Temp Retention Pond w/ A & C
 (0.535 AF) First Flush Pond
 With Agreement & Covenant
 (7,380 CF)

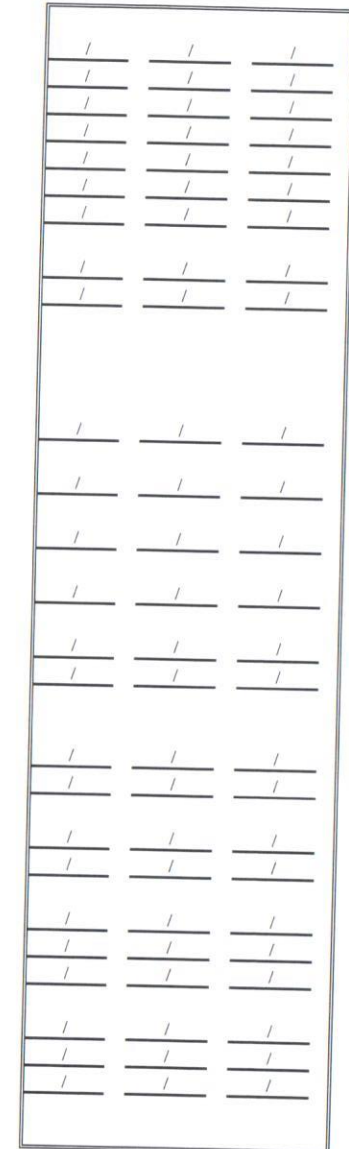
Paving (Unit 3)

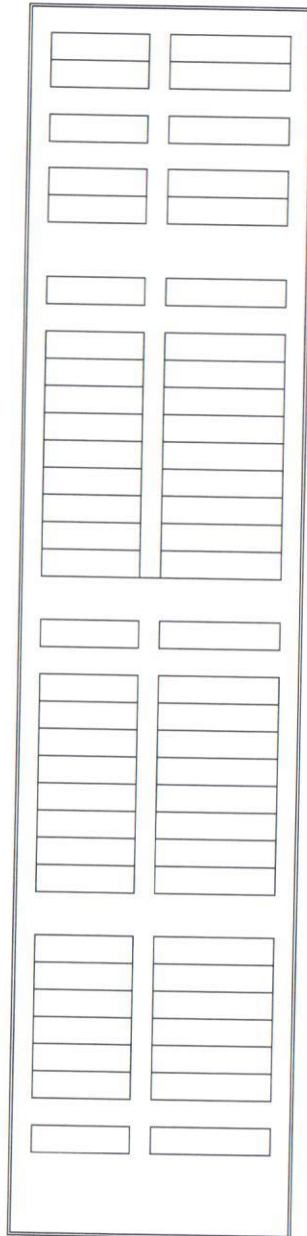
- 30' FF Art. Pvmt
C & G (East Side Only), Median Curb
- 10' Asphalt Trail (East side)
- 12' 3" AC Trail (NMDOT)(9)
- 26' FF Res. Pvmt
C & G (Both Sides)
- 4' (*) 4" Sidewalk (Both Sides)
- 26' FF Res. Pvmt
C & G (Both Sides)
- 4' (*) Sidewalk (Both Sides)
- 26' FF Res. Pvmt
C & G (Both Sides)
- 4' Sidewalk (East side)
- 4' (*) Sidewalk (West Side)
- 28' FF Res. Pvmt
C & G (Both Sides)
- 4' Sidewalk (West side)
- 4' (*) Sidewalk (East Side)
- 28' FF Res. Pvmt
C & G (Both Sides)
(with Type III Barricades)

Ceja Vista Rd. RR-3-C-1
 Cuscula St. Ceja Vista Rd.
 Potrero Dr. Ceja Vista Rd.
 Pita Verde Rd. Lot 7, Blk 12
 Tract M Potrero St.
 Tract M Unser Blvd.
 Unser Blvd. Tract M

Tract M

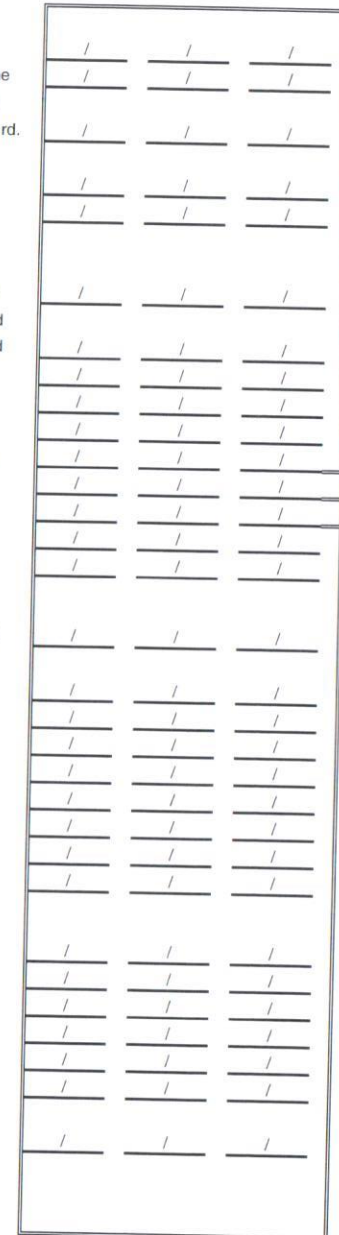
E. Half of Unser Blvd. Dennis Chavez South PL
 S. Dennis Chavez R/W Unser Blvd. Unit 3 East P.L.
 Pita Verde Rd. Corylus Dr. Lunaria Dr.
 Campanula Rd. Corylus Dr. Lunaria Dr.
 Ceja Vista Rd. Corylus Dr. Lunaria Dr.
 Corylus Dr. Ceja Vista Rd. Pita Verde Rd.
 Lunaria Dr. Meade Rd. Pita Verde Rd.
 Meade Rd. South PL East PL





- 6" Sidewalk (Both Sides)
- 32' EE Res. Pvmt (28' Drive Lane)
- 28' EE Res. Pvmt (~825 LF)
- 10' Asphalt Trail
- 10' Asphalt Trail
- Water (Unit 3)**
- 12" Waterline (1W)
- 8" Reuse Water Line
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- 8" Waterline (1W)
- Sanitary Sewer (Unit 3)**
- 10" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- 8" SAS
- Storm Drain (Unit 3)**
- 2.7 AF Onsite Pond
- 24" - 48" Storm Drain
- 18" - 48" Storm Drain
- 24" - 30" Storm Drain
- 24" Storm Drain
- Conc Channel (NMDOT) (8)
- (0.169AF) First Flush Pond
- With Agreement & Covenant
- (7,380 CF)

Meade Rd.-(County)	East Property Line	240' east of Propline (Grace Vigil Road)
Grace Vigil Rd.-(County) (240 ft east of PL)	Meade Rd.	D.Chavez frontage rd.
Tract R	Unser Blvd.	Corylus Dr.
Tract S	Pita Verde Rd.	Dennis Chavez
Unser Blvd	South PL	Exist. 12" WL (1W)
Unser Blvd	South PL	Dennis Chavez Blvd
Pita Verde Rd	Corylus Dr.	Dennis Chavez Blvd
Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.
Tract R	Unser Blvd	Lunaria Dr.
Meade Rd.	S. Property Line	Corylus Dr.
Corylus Dr.	Ceja Vista Rd.	East Property Line
Lunaria Dr.	Ceja Vista Rd.	Pita Verde Rd
Campanula Rd.	Corylus Dr.	Pita Verde Rd
Lunaria Dr.	Meade Rd.	Lunaria Dr.
Tract S	Pita Verde Rd.	Ceja Vista Rd.
Pita Verde Rd.	Corylus Dr.	Dennis Chavez R/W (Exist. 15" SAS)
Campanula Rd.	Corylus Dr.	Lunaria Dr.
Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.
Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.
Lunaria Dr.	Meade Rd.	Pita Verde Rd.
Unser Blvd.	Tract R	South P.Line
Tract R	Unser Blvd.	Corylus Dr.
Meade Rd.	Lunaria Dr.	S. Property Line
Tract S		
Lunaria Dr.	Meade Rd.	Pita Verde Rd.
Tract S	Tract S	Dennis Chavez
Dennis Chavez	Tract S Pond + ROW Inlet	Hubbel Channel
Meade Rd.	S. Property Line	Lunaria Dr.
Dennis Chavez	Unser Blvd.	Inlet ROW




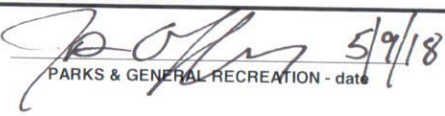

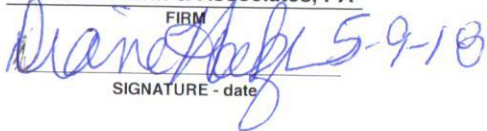


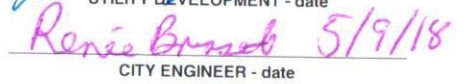
The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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.

- (*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.
- 1 Landscaping Maintenance Agreement for landscaping in the public right-of-way
- 2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
- 3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
- 4 Engineers certification of the grading plan required for release of SIA for each Unit.
- 5 Updated TIA. The next Tract: either RR-3-A-1 or RR-3-B-1 or RR-3-C-1 or Unit 2A, 2B, or 3 to develop shall require an updated TIA which may result in additional offsite improvements.
- 6 Storm Drain sizes may change in accordance with final HGL calculations, pending Hydrology approval
- 7 City of Albuquerque maintains signal at 98th Street and Unser Blvd. on Dennis Chavez through an agreement between City and NMDOT
- 8 Alternate channel lining material may be approved and designed at a later date
- 9 NMDOT Pavement Section shall give final recommendation and adjacent land owner to maintain.
- 10 All storm drain items include inlets and manhole as required in design.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Diane Hoelzer, PE NAME (print)	 5.9.18 DRB CHAIR - date	 5/9/18 PARKS & GENERAL RECREATION - date	
Mark Goodwin & Associates, PA FIRM	 5/9/18 TRANSPORTATION DEVELOPMENT - date		
 5-9-18 SIGNATURE - date	 5/9/18 UTILITY DEVELOPMENT - date	 5/9/18 CODE ENFORCEMENT - date	
	 5/9/18 CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER