City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	☐ Extension of Infrastructure List or IIA *(Form S3)*
☐ Site Plan Administrative DFT *(Forms SP & P2)*	**PRE-APPLICATIONS**
☐ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	☐ Sketch Plat Review and Comment *(Form S3)*
☒ Infrastructure List or Amendment to Infrastructure List (*Form S3*)	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	**APPEAL**
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	☐ Decision of Site Plan Administrative DFT *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Amended Infrastructure List to reflect phasing breakdown.

APPLICATION INFORMATION

Applicant/Owner: LaTerra Development, LLC		Phone: 310-552-0065 x 320
Address: 1880 Century Park East, Suite 1017		Email: jonathanb@laterradev.com
City: Los Angeles	State: CA	Zip: 90067
Professional/Agent (if any): Josh Lutz		Phone: 505-923-3306
Address: 7500 Jefferson St		Email: jlutz@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Engineer	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tracts 4 & 5	Block: 000	Unit:
Subdivision/Addition: Bedrock Mulifamily	MRGCD Map No.:	UPC Code: 100906403546422301
Zone Atlas Page(s): C-08-Z and C-09-Z	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 37.077

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 Woodmont Av	Between: Pase Del Norte	and: Woodmont Avenue

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-007063

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	**Date:** 2-15-24
Printed Name: Josh Lutz	☐ Applicant or ☒ Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

☑ **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

X____ 1) DFT Application form completed, signed, and dated

X____ 2) Form S3 with all the submittal items checked/marked

X____ 3) Zone Atlas map with the entire site clearly outlined and labeled

X____ 4) Letter of authorization from the property owner if application is submitted by an agent

X____ 5) Proposed Amended Infrastructure List

X____ 6) Original Infrastructure List

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form S3 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Letter of authorization from the property owner if application is submitted by an agent

____ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form S3 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Letter of authorization from the property owner if application is submitted by an agent

____ 5) Letter describing, explaining, and justifying the deferral or extension

____ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form S3 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Letter of authorization from the property owner if application is submitted by an agent

____ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

____ 6) Preliminary Plat or Site Plan

____ 7) Copy of DRB approved Infrastructure List

____ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

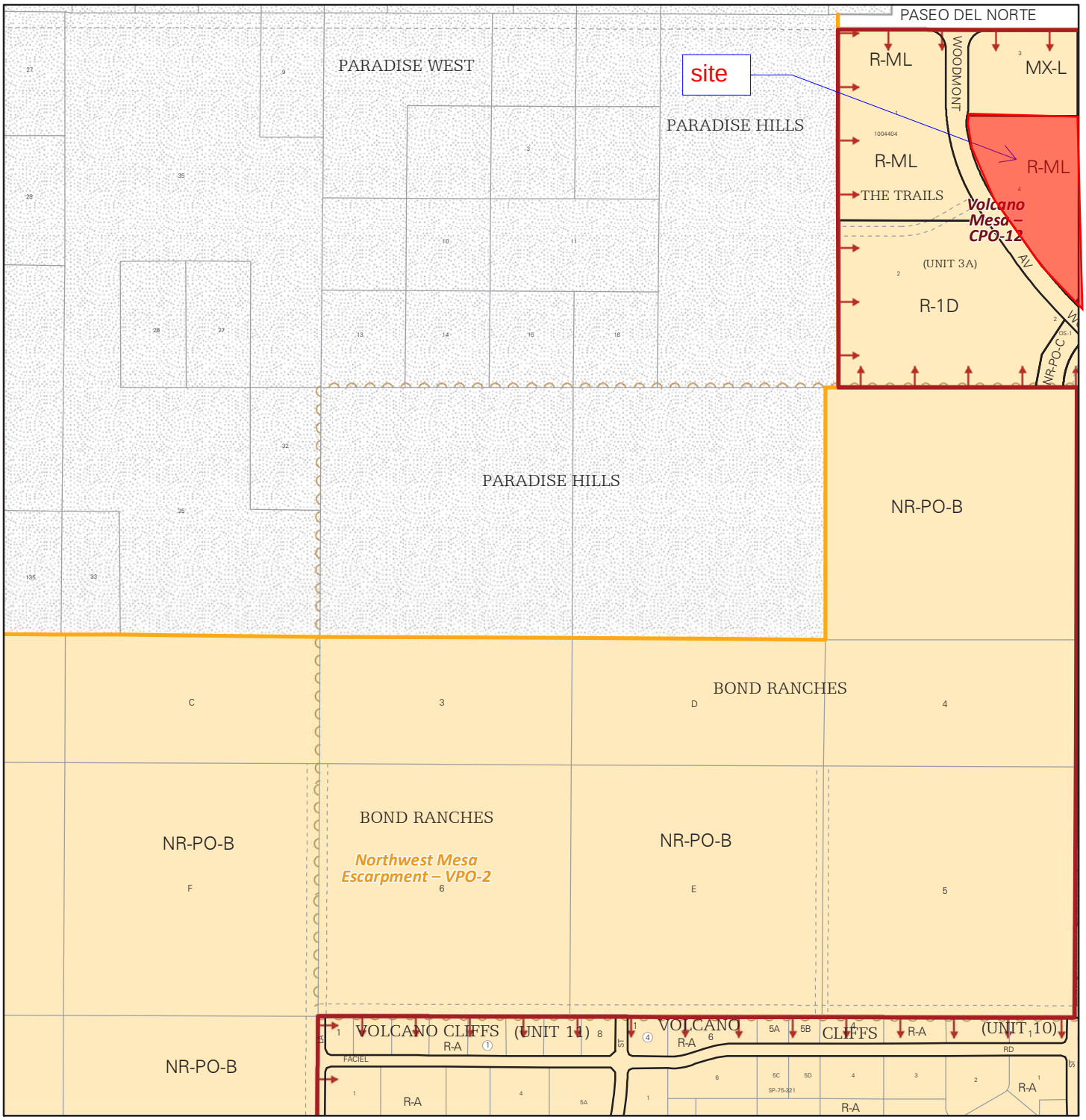
____ 2) Form S3 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Letter describing, explaining, and justifying the request

____ 5) Scale drawing of the proposed subdivision plat or Site Plan

____ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



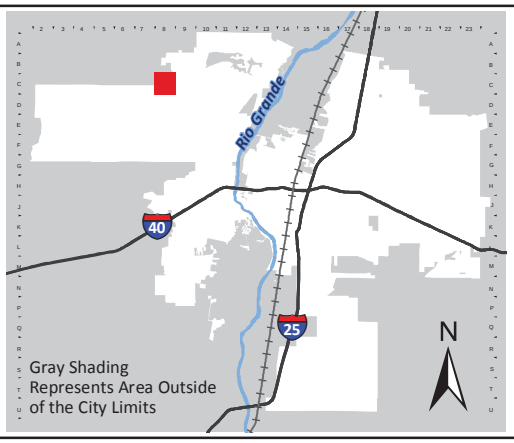
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

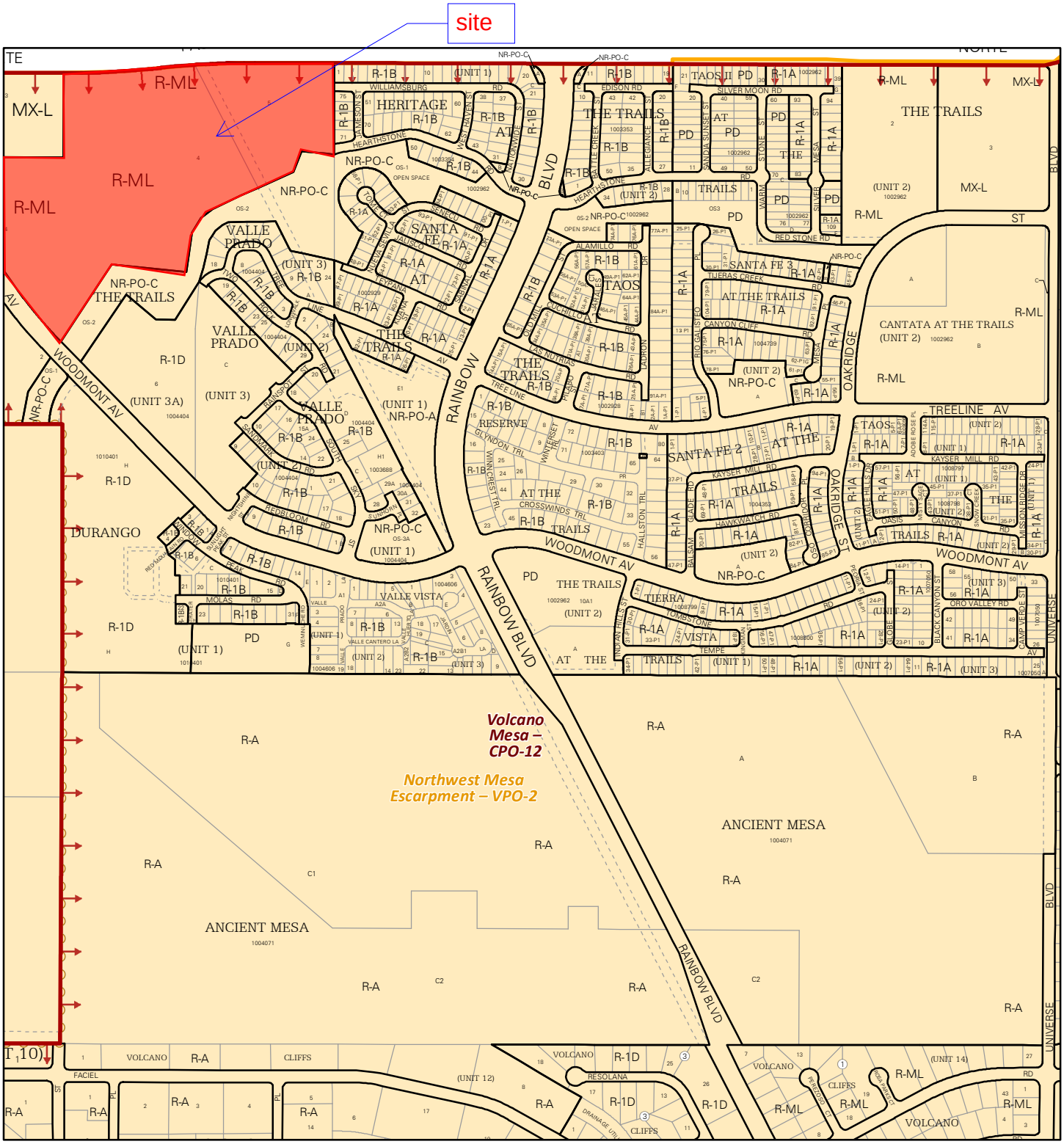


Zone Atlas Page:

C-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
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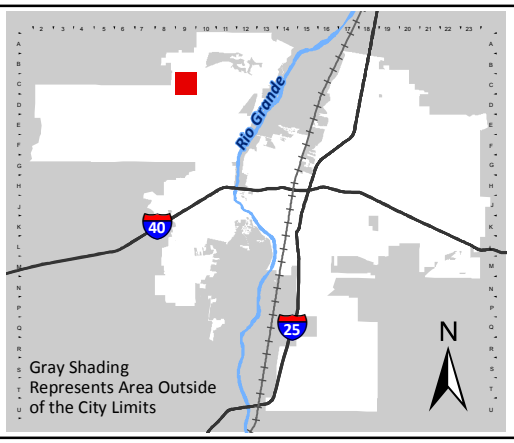

Zone Atlas Page:

C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

Bedrock ABQ Investors, LLC

1880 Century Park East, Suite 1017

Los Angeles, CA 90067

December 6, 2023

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization

To Whom it May Concern:

Bedrock ABQ Investors, LLC hereby authorizes Consensus Planning, Inc. and Bohannan Huston, Inc. to act as our agent relating to all applications, submittals, hearings, and other representation associated with the application for a minor plat and associated vacations to the Development Hearing Officer. This authorization covers the properties located at 4350 La Jolla Village Dr, just south of Paseo Del Norte, and east of Woodmont Avenue. The subject property is made up of two parcels legally described as the following:

- *Tract 4 Bulk Land Plat of the Trails Unit 3A (Being a Replat of Tracts 1 THRU 8, OS-1 & OS-2 The Trails Unit 3 & Tract 12 of The Trails Unit 2) containing 29.3345 Acres*
- *Tract 5 Bulk Land Plat of the Trails Unit 3A (Being a Replat of Tracts 1 THRU 8, OS-1 & OS-2 The Trails Unit 3 & Tract 12 of The Trails Unit 2) containing 7.7343 Acres*

Do not hesitate to contact me if you have any questions regarding this authorization.

I am the legal owner of both properties.

Sincerely,

Charles Tourtellotte

Authorized Signatory for Bedrock ABQ Investors, LLC

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

BEDROCK
TRACT 4-5, THE TRAILS

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.

PHASE 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC WATERLINE IMPROVEMENTS* **							
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PASEO DEL NORTE BLVD	WOODMONT AVENUE	APPROX. 70 LF WEST OF WOODMONT WL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC SANITARY SEWER IMPROVEMENTS* **							
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVENUE	PASEO DEL NORTE BLVD	GIRONA AVENUE	/	/	/
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PASEO DEL NORTE BLVD	WOODMONT AVENUE	MH	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC ROADWAY IMPROVEMENTS* **							
		88' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER	WOODMONT AVENUE	PASEO DEL NORTE BLVD	APPROX. 400 LF SOUTH OF PASEO DEL NORTE BLVD	/	/	/
		10-12' WIDE	LEFT TURN LANE WEST TO SOUTHBOUND	PASEO DEL NORTE BLVD	WOODMONT AVENUE	250' LANE PLUS TRANSITION	/	/	/
		10-12' WIDE	LEFT TURN LANE EAST TO NORTHBOUND	PASEO DEL NORTE BLVD	WOODMONT AVENUE	250' LANE PLUS TRANSITION	/	/	/
		12' WIDE	RESTRIPE SOUTHBOUND THROUGH LANE	VENTANA RANCH WEST PARKWAY	PASEO DEL NORTE BLVD	START OF TURN LANE	/	/	/
		*STREET LIGHT	INTERSECTION OF WOODMONT AND PASEO DEL NORTE				/	/	/
		*SOLAR STREET LIGHT					/	/	/
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/
		***FINANCIALLY GUARANTIED WITH THE PRESERVE AT WOODMONT, CPN 740589							

PHASE 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC ROADWAY IMPROVEMENTS*							
		30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	WOODMONT AVENUE	APPROX. 400 LF SOUTH OF PASEO DEL NORTE BLVD	GIRONA AVENUE	/	/	/
							/	/	/

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

***FINANCIALLY GUARANTIED WITH THE PRESERVE AT WOODMONT, CPN 740589

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC STORM DRAIN IMPROVEMENTS*							
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	POND A	TRACT 4	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	SD STUB IN POND A	LOWPOINT IN WOODMONT AVENUE	/	/	/

AGENT/OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS			
Josh Lutz, P.E.				
PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON INC.				
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	CODE ENFORCEMENT	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

Project No. _____

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

BEDROCK
TRACT 4-5, THE TRAILS

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PHASE 1

PHASE 1 PUBLIC WATERLINE IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 1	WOODMONT AVENUE	STREET 2	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 2	STREET 11	STREET 4	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 4	STREET 2	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 5	STREET 4	STREET 6	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 6	SW CORNER OF BUILDING 22	SW CORNER OF BUILDING 24	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 7	SE CORNER OF BUILDING 33	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 8	STREET 7	STREET 4	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 9	STREET 7	STREET 3	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 11	NW CORNERR OF LOT 65	EAST EDGE OF STREET 11	/	/	/

PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 2	AMENITY BUILDING	STREET 4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 4	STREET 2	STREET 9	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 6	SW CORNER OF BUILDING 22	STREET 8	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 7	EAST EDGE OF STREET 11	STREET 6	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 8	STREET 6	STREET 4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 9	ALLEY 12	STREET 3	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 11	ALLEY 21	EAST EDGE OF STREET 11	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 1 PUBLIC STORM DRAIN IMPROVMENTS							
		18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 11	ALLEY 21	POND A6-1	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND A6-1 OUTFALL	POND A6-1	POND A6-2	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND A6-2 OUTFALL	POND A6-2	STREET 7	/	/	/
		24-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 7	POND A6-2 CONNECTION	STREET 6	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 6	STREET 7	STREET 8	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 8	STREET 6	STREET 4	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 4	STREET 8	STREET 9	/	/	/
		30-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 9	STREET 4	POND D1	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND D1 OUTFALL	POND D1	PASEO DEL NORTE BLVD CONNECTION	/	/	/
			POND A6-1 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/
			POND A6-2 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/
			POND D1 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		DEFERRED PUBLIC IMPROVEMENTS - PROCEDURE "C" MODIFIED							
		33' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE MULTI-USE TRAIL AND LANDSCAPE ON THE SOUTH SIDE	PASEO DEL NORTE BLVD	APPROX. 600 LF EAST OF WOODMONT	EAST BOUNDARY OF TRACT 5	/	/	/
		*PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 1 PUBLIC ROADWAY IMPROVEMENTS							
		30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE MULTI-USE TRAIL EAST SIDE	WOODMONT AVENUE	APPROX. 400 LF SOUTH OF PASEO DEL BLVD	STREET 1	/	/	/

PHASE 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 2 PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 3	STREET 5	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 11	STREET 10	NW CORNER OF LOT 65	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 12	SW CORNER OF LOT 84	STREET 11	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CONNECTION TO VALLE PRADO	STREET 12	VALLE PRADO	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 2 PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 3	STREET 5	BUILDING 15	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 3	BUILDING 16	STREET 9	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 5	STREET 3	STREET 4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 11	STREET 10	ALLEY 21	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 2 PUBLIC STORM DRAIN IMPROVMENTS							
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 11	STREET 10	ALLEY 21	/	/	/

PHASE 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 3 PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 2	STREET 4	STREET 3	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 3	STREET 2	STREET 5	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 10	ALLEY 28	STREET 13	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 12	STREET 10	SW CORNER OF LOT 84	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 13	WOODMONT AVE	STREET 10	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 3 PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 3	STREET 2	STREET 5	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 10	STREET 11	ALLEY 25	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 3 PUBLIC STORM DRAIN IMPROVMENTS							
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BETWEEN POND A AND STREET 10	TRACT 4 PROPERTY LINE	STREET 10	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 3 PUBLIC TRAIL IMPROVEMENTS							
		10' WIDE	ASPHALT TRAIL	OS-2	WOODMONT AVENUE	EAST BOUNDARY OF TRACT 5	/	/	/
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PHASE 3 PUBLIC ROADWAY IMPROVEMENTS							
		30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE MULTI-USE TRAIL EAST SIDE	WOODMONT AVENUE	STREET 1	NORTH BOUNDARY OF VALLE PRADO UNIT 5	/	/	/
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/

*** Construction protection fencing to protect the Linear Park (OS-2) per the Sensitive Lands Preservation Sheet and Recreation and Planning.

**** Revegetation of areas disturbed by construction of trail or utilities within the Linear Park (OS-2) as determined in a post-construction inspection by Parks

AGENT/OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS			
Josh Lutz, P.E. PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	CODE ENFORCEMENT	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

BEDROCK
TRACT 4-5, THE TRAILS

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 1	WOODMONT AVENUE	STREET 2	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT OS-2	STREET 12	WEST BOUNDARY OF VALLE PRADO SUBDIVISION UNIT 5	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 2	STREET 1	STREET 3	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 3	STREET 2	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 4	STREET 2	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 5	STREET 3	STREET 6	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 6	BUILDING 22	BUILDING 23	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 7	BUILDING 35	STREET 9	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 8	STREET 7	STREET 4	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 9	STREET 7	STREET 3	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 10	ALLEY 28	STREET 13	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 11	STREET 10	EAST EDGE OF STREET 11	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 12	STREET 10	STREET 11	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 13	WOODMONT AVENUE	STREET 10	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STREET 14	STREET 1	STREET 11	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAST EDGE OF STREET 11	STREET 11	BUILDING 35	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 2	AMENITY BUILDING	STREET 4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 3	STREET 2	BUILDING 15	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 3	BUILDING 16	WILLIAMSBURG RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 4	STREET 2	STREET 9	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 6	BUILDING 22	STREET 8	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 7	EAST EDGE OF STREET 11	STREET 6	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 8	STREET 6	STREET 4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 9	ALLEY 12	STREET 3	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 10	STREET 11	ALLEY 25	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS, CONT.							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STREET 11	STREET 10	EAST EDGE OF STREET 11	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVMENTS							
		18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 11	WEST BOUNDARY OF TRACT 4	POND A6-1	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND A6-1 OUTFALL	POND A6-1	POND A6-2	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND A6-2 OUTFALL	POND A6-2	STREET 7	/	/	/
		18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 7	POND A6-2 CONNECTION	STREET 6	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 6	STREET 7	STREET 8	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 8	STREET 6	STREET 4	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 4	STREET 8	STREET 9	/	/	/
		30-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STREET 9	STREET 4	POND D1	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	POND D1 OUTFALL	POND D1	PASEO DEL NORTE BLVD CONNECTION	/	/	/
			POND A6-1 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED WITH NATIVE SEED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/
			POND A6-2 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED WITH NATIVE SEED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/
			POND D1 w/ PUBLIC DRAINAGE EASEMENT AND COVENANT *SIDE SLOPES AND BOTTOM OF POND SHALL BE STABALIZED WITH NATIVE SEED PER CITY STANDARD SPECIFICATION 1013 MUST SATISFY FINAL STABILIZATION CRITERIA (CGP 2.2.14.B)				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE MULTI-USE TRAIL EAST SIDE	WOODMONT AVENUE	APPROX. 400 LF SOUTH OF PASEO DEL BLVD	NORTH BOUNDARY OF VALLE PRADO UNIT 5	/	/	/
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC TRAIL IMPROVEMENTS							
		10' WIDE	ASPHALT TRAIL	OS-2	WOODMONT AVENUE	EAST BOUNDARY OF TRACT 5	/	/	/
							/	/	/

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		DEFERRED PUBLIC IMPROVEMENTS - PROCEDURE "C" MODIFIED							
		33' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE MULTI-USE TRAIL SOUTH SIDE	PASEO DEL NORTE BLVD	APPROX. 600 LF EAST OF WOODMONT	EAST BOUNDARY OF TRACT 5	/	/	/
							/	/	/

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

Josh Lutz, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT FACILITATION TEAM APPROVALS

DRB CHAIR	DATE	PARKS & RECREATION	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
CODE ENFORCEMENT	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

BEDROCK
TRACT 4-5, THE TRAILS

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC WATERLINE IMPROVEMENTS* **							
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PASEO DEL NORTE BLVD	WOODMONT AVENUE	APPROX. 70 LF WEST OF WOODMONT WL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC SANITARY SEWER IMPROVEMENTS* **							
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVENUE	PASEO DEL NORTE BLVD	GIRONA AVENUE	/	/	/
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PASEO DEL NORTE BLVD	WOODMONT AVENUE	MH	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		THE PRESERVE AT WOODMONT - PUBLIC STORM DRAIN IMPROVEMENTS* **							
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	POND A	TRACT 4	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	SD STUB IN POND A	LOWPOINT IN WOODMONT AVENUE	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE PRESERVE AT WOODMONT - PUBLIC ROADWAY IMPROVEMENTS* **							
88' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER	WOODMONT AVENUE	PASEO DEL NORTE BLVD	APPROX. 400 LF SOUTH OF PASEO DEL NORTE BLVD	/	/	/
30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	WOODMONT AVENUE	APPROX. 400 LF SOUTH OF PASEO DEL NORTE BLVD	GIRONA AVENUE	/	/	/
10-12' WIDE	LEFT TURN LANE WEST TO SOUTHBOUND	PASEO DEL NORTE BLVD	WOODMONT AVENUE	250' LANE PLUS TRANSITION	/	/	/
10-12' WIDE	LEFT TURN LANE EAST TO NORTHBOUND	PASEO DEL NORTE BLVD	WOODMONT AVENUE	250' LANE PLUS TRANSITION	/	/	/
12' WIDE	RESTRIPE SOUTHBOUND THROUGH LANE	VENTANA RANCH WEST PARKWAY	PASEO DEL NORTE BLVD	START OF TURN LANE	/	/	/
*STREET LIGHT	INTERSECTION OF WOODMONT AND PASEO DEL NORTE				/	/	/
	*SOLAR STREET LIGHT				/	/	/
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				/	/	/
	***FINANCIALLY GUARANTIED WITH THE PRESERVE AT WOODMONT, CPN 740589						

AGENT/OWNER

Josh Lutz, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

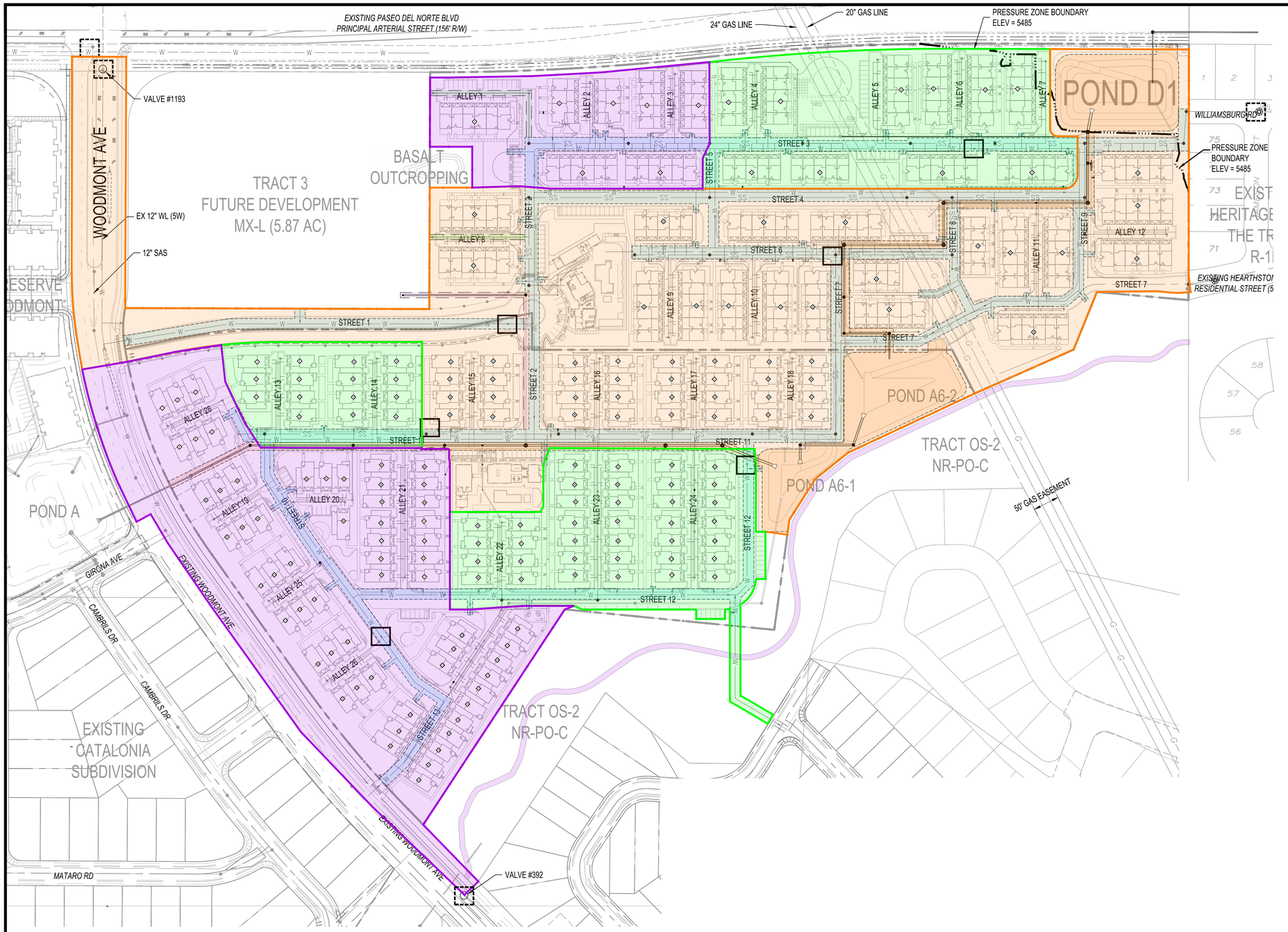
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT FACILITATION TEAM APPROVALS

DRB CHAIR	DATE	PARKS & RECREATION	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
CODE ENFORCEMENT	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER



LEGEND

SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
SD	PROPOSED STORM DRAIN LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED REDUCER
	INSTALL TRACER WIRE STATION
	EXISTING TRACER WIRE TEST STATION

PHASE 1

PHASE 2

PHASE 3

CALL NM ONE-CALL SYSTEM
SEVEN (7) DAYS PRIOR TO
ANY EXCAVATION

N

100 50 0 100

1"=100'

BHI JOB NO. 20220473

CONSULTANTS

Bohannan Huston
www.bhinc.com
800.877.5332

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
N.M STATE PLANE COORDINATES
(CENTRAL ZONE)
N=1487364.063 E=1491190.819
GROUND TO GRID = 0.999675005
DELTA ALPHA = -00°17'12.26"

SEAL

NO.	DATE	DESCRIPTION	BY

CONTRACTOR:

AS-BUILT INFORMATION — DATE:
WORK STAKED BY: — DATE:
INSPECTOR'S ACCEPTANCE BY: — DATE:
FIELD VERIFICATION BY: — DATE:
DRAWINGS CORRECTED BY: — DATE:

DESIGNED BY: JL
DRAWN BY: RV
CHECKED BY: JL
DATE 2/9/23

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

BEDROCK
OVERALL PHASING PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

ZONE MAP NO. C-09-Z

CITY PROJECT NO. 740579

SHEET NO. 16A OF 40

Thu, 1-Feb-2024 - 9:44:am, Plotted by: RVILLALOBOS
P:\20220473\CDP\Plans\General\DRC\Overall Utility Phasing.dwg