

FIGURE 12

Date Submitted: 05/9/2018

Date Site Plan Approved:

Date Preliminary Plat Approved: 5.9.13

Date Preliminary Plat Expires. 5.24.19

DRB Project No.: 1004428

DRB Application No.:

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

Ceja Vista Units 1, 2A, 2B, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

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.

Note: Unit 1 shall develop before Unit 2A & 2B. Unit 2A & 2B shall develop before Unit 3.
OR THE INFRASTRUCTURE LIST WILL NEED TO BE MODIFIED DLH 5-9-18

[illegible]

Size	Type of Improvement	Location	From	To
	Offsite Paving (UNIT 1)			
	New signal mastarms for reconfiguration of 98th Street & Dennis Chavez of the signalized intersection NB & SB directions; new signal timing plan (7)			
	Offsite (NMDOT) (UNIT 1)			
	EB Left Turn Lane	Dennis Chavez	at 98th Street	
	Lengthen to 400' plus 150' taper			
	EB Redirection Lane plus taper			
	WB Left Turn Lane	Dennis Chavez	at 98th Street	
	Lengthen to 400' plus 150' taper			
	EB Right Turn Lane	Dennis Chavez	at 98th Street	
	Lengthen to 400' plus 150' taper			
	Include Bike Lane			
	WB Bike Lane	Dennis Chavez	at 98th Street	
	at Right Turn Lane			
12'	3" AC Trail (9)	Dennis Chavez	West P.L.	98th Street
30"	Storm Drain	S. Dennis Chavez	at 98th Street	
	Inlets/Sidewalk culverts	@ D.Chavez & 98th St.		
	Concrete channel (8)	S. Dennis Chavez	West P.L.	98th Street

[illegible]

Paving (Unit 1)

TIA (5)

114' FF Art Pvmf.
C & G
6' Sidewalk (Both Sides)

40' FF Res. Pvmf
C & G
6' Sidewalk (North Side Only)

32' FF Res. Pavement
C&G
6' Sidewalk (North Side Only)

70' Temp. hammerhead turnaround
70' Temp. hammerhead turnaround

26' FF Pvmf (Private)
C & G
6' Sidewalk

Water (Unit 1)

12" Waterline (2 WR)

8" Reuse Water Line

8" Waterline (2 WR)

12" Waterline (2 WR)

PRV Station

8" Waterline (2 WR)

12" Waterline (2WR)

Storm Drain (Unit 1)

18"-42" Storm Drain (6)

18"-42" Storm Drain (6)

18"-24" Storm Drain (6)

Temp Channel

4.405AF Temporary Retention Pond 1
With A+C & Drainage Easement

98th St.

Dennis Chavez Blvd

Ceja Vista Road

Ceja Vista Rd.

98th St.

RR-3-B-1
Driveway Entrance

Ceja Vista Road.

RR-3-B-1
Driveway Entrance

RR-3-B-1
West P.L.

Tract RR-3-B-1

Tract RR-3-A-2

Private Access Easement

East P.L. RR-3-A-2

West P.L. RR-3-A-2

98th St.

Exist 12"WL (2WR)
(@ Dennis Chavez)

South PL
(Ceja Vista Rd.)

98th St.

South PL

Ceja Vista Rd.

98th St.

(Ceja Vista Rd.)
30' east of RR-3-A-2
prop.line
30' east of RR-3-A-2
prop.line

20' Public WL Easmt

Tr RR-3-A-1 west
prop.line

West of RR-3-A-1

D.Chavez ROW

Exist. 12"WL 98th St

Tract RR-3-A-2

Ceja Vista Road

30' east of RR3-A-2

South to RR-4
Westland South

98th St.

98th St South ROW
98th St.

Ceja Vista Rd.
East PL RR-3-A-2

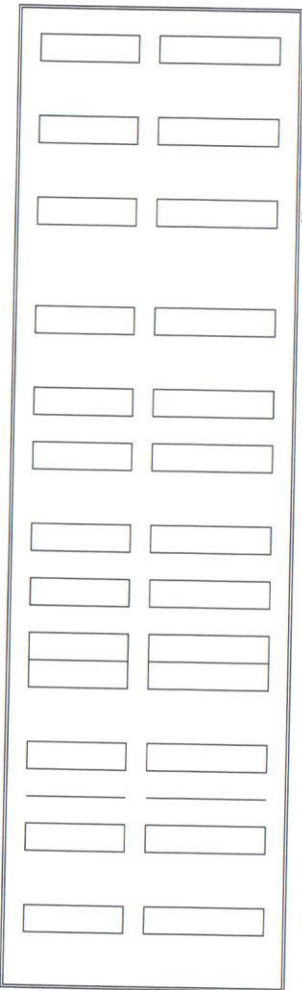
Ceja Vista Rd.

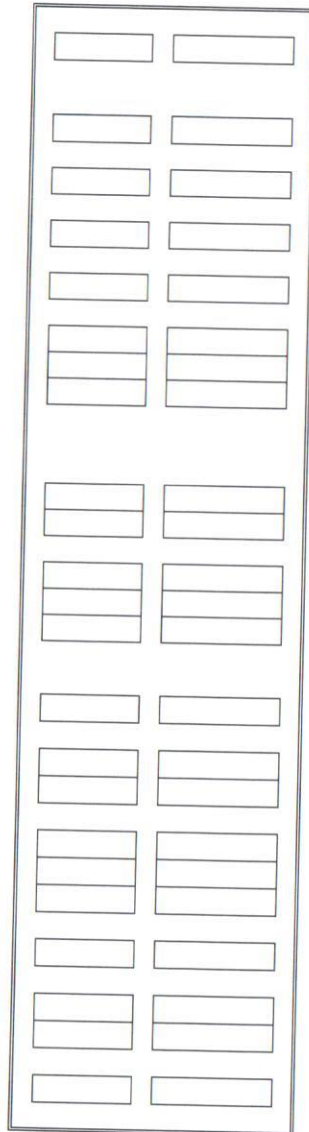
East PL RR-3-A-2

West PL RR-3-A-1
Offsite Ret.Pond 1

20' Drainage Easement
Drainage Easement
(Future 98th St.)

Ceja Vista Road

	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	
Sanitary Sewer (Unit 1)					
	8"	SAS	98th Street	Exist 15" SAS in D.Chavez ROW	South ROW line near Ceja Vista Rd.
Paving (Unit 2A)					
		TIA (5)			
	70'	Temp Turnaround	Tr. RR-3-C-1 Driveway Entrance		
	40' FF	Res Pvmnt C&G (Both Sides)	Ceja Vista Rd.	98th Street	Unit 2A/2B Bndry Tr.RR-3-C-1 East PL
	6'	Sidewalk (both sides)			
	12'	3" AC Trail (NMDOT)(9) Concrete channel (NMDOT) (8)	S. Dennis Chavez S. Dennis Chavez	98th Street 98th Street	East P.L. of RR-3-C-1 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)

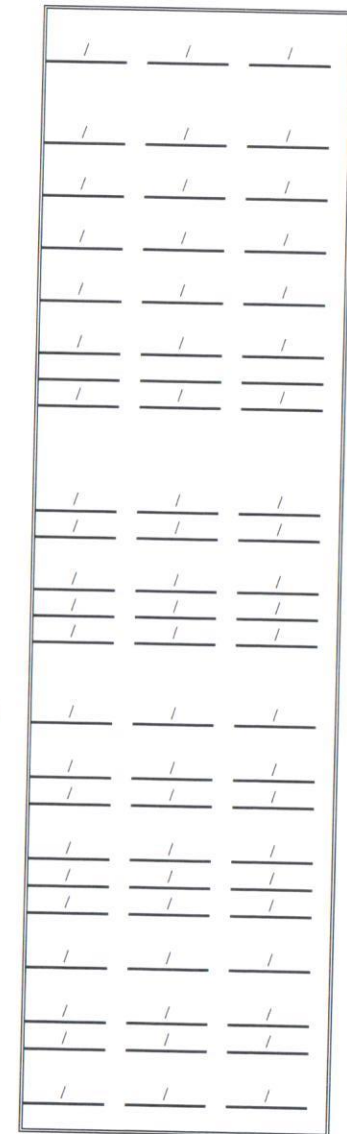
Off-Site Paving (NMDOT)

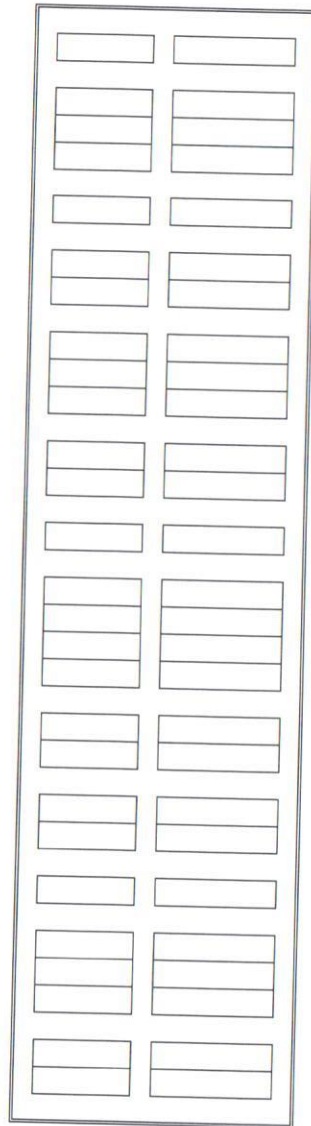
TIA (5)

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	at Unser Blvd.	
12' 3" AC Trail (NMDOT) (9)	S. Dennis Chavez	East Propline RR-3-C-1	Unser Blvd.

Paving (Unit 2B)

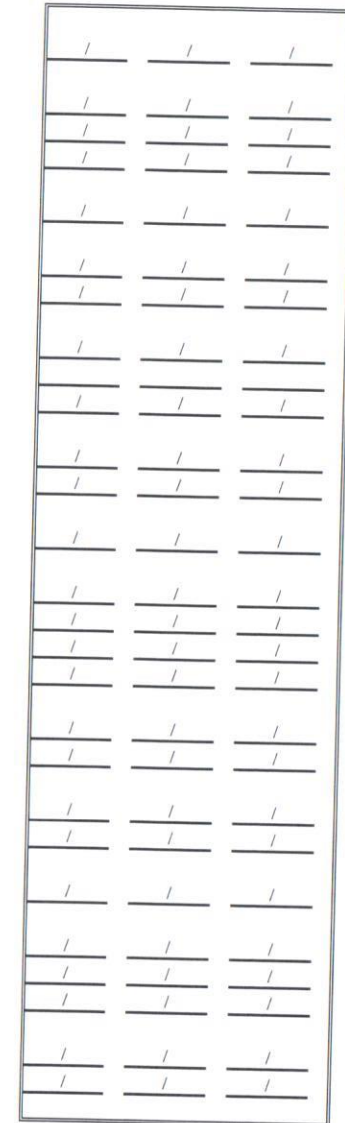
30' FF Art. Pvmt C & G (West Side Only), Median Curb	W. Half of Unser Blvd.	South PL	Dennis Chavez Blvd
6' Sidewalk (West Side Only)			
28' FF Res. Pvmt C & G (Both Sides)	Pita Verde Rd.	Berberis St.	Potrero Dr.
4' (*) Sidewalk (Both Sides)			
4' Sidewalk (North side)	Tract J		
4' Sidewalk (North side)	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.
	Ceja Vista Rd.	Pita Verde Rd.
Cuscula St.	S. Property Line	Ceja Vista Rd.
RR-4 Westland South	Cuscula St.	Unser Blvd.
County Property	(South PL)	
Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.
Berberis St.	96' diameter culdesac	Pita Verde Rd.
	@ Tract H	
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)
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)

[illegible]

Tract L
Tract K
Tract J
Tract H
Tract H

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

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

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.
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

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.
Potero 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)

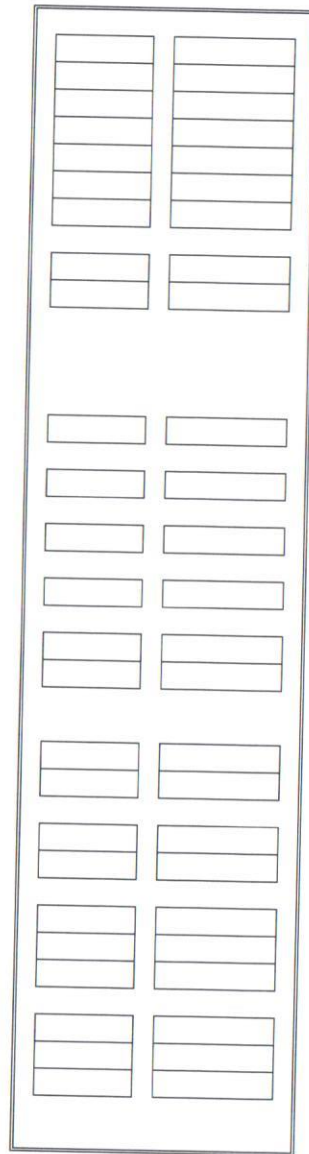
65 ft. south
Unser Blvd.
Pita Verde Rd.
Tract J
Paraje St.
Pita Verde Rd.
Paraje St.
Paraje St.
Pita Verde Rd.
Paraje St.
Potrero Dr.
Tract L
Unser Blvd.
12" WL Unser Blvd.
Potrero Dr.
Potrero Dr.
Paraje St.
Pita Verde Rd.
Campanula Rd.
South Property Line
Pita Verde Rd.
12" WL (1W)

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

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

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.

[illegible]

**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.
Cuscula St.
Potrero Dr.
Pita Verde Rd.
Tract M
Tract M
Unser Blvd.

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

Tract M

E. Half of Unser Blvd. Dennis Chavez

S. Dennis Chavez R/W

Pita Verde Rd.

Campanula Rd.

Ceja Vista Rd.

Corylus Dr.

Lunaria Dr.

Meade Rd.

Dennis Chavez

Unser Blvd.

Corylus Dr.

Corylus Dr.

Corylus Dr.

Ceja Vista Rd.

Meade Rd.

South PL

Potrero Dr.
Pita Verde Rd.
Pita Verde Rd.
Cuscula St.

S. Property Line

South PL

Unit 3 East P.L.

Lunaria Dr.

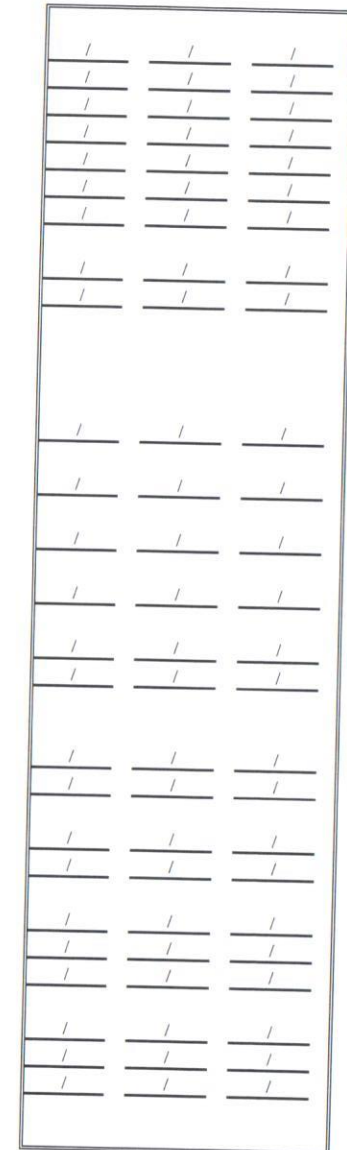
Lunaria Dr.

Lunaria Dr.

Pita Verde Rd.

Pita Verde Rd.

East PL



	6" Sidewalk (Both Sides)	Meade Rd.-(County)	East Property Line	240' east of Propline (Grace Vigil Road)	/	/	/
32' EE	Res. Pvmt (28' Drive Lane)			D.Chavez frontage rd.	/	/	/
28' EE	Res. Pvmt (~825 LF)	Grace Vigil Rd.-(County) (240 ft east of PL)	Meade Rd.		/	/	/
10'	Asphalt Trail	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
10'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
	Water (Unit 3)						
12"	Waterline (1W)	Unser Blvd	South PL	Exist. 12" WL (1W)	/	/	/
8"	Reuse Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
8"	Waterline (1W)	Pita Verde Rd	Corylus Dr.	Dennis Chavez Blvd	/	/	/
8"	Waterline (1W)	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	Waterline (1W)	Tract R	Unser Blvd	Lunaria Dr.	/	/	/
8"	Waterline (1W)	Meade Rd.	S. Property Line	Corylus Dr.	/	/	/
8"	Waterline (1W)	Corylus Dr.	Ceja Vista Rd.	East Property Line	/	/	/
8"	Waterline (1W)	Lunaria Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
6"	Waterline (1W)	Campanula Rd.	Corylus Dr.	Pita Verde Rd	/	/	/
8"	Waterline (1W)	Lunaria Dr.	Meade Rd.	Lunaria Dr.	/	/	/
	Sanitary Sewer (Unit 3)			Ceja Vista Rd.	/	/	/
10"	SAS	Tract S	Pita Verde Rd.	Dennis Chavez R/W (Exist. 15" SAS)	/	/	/
8"	SAS	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	SAS	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	SAS	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
8"	SAS	Unser Blvd.	Tract R	South P.Line	/	/	/
8"	SAS	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
8"	SAS	Meade Rd.	Lunaria Dr.	S. Property Line	/	/	/
	Storm Drain (Unit 3)						
2.7 AF	Onsite Pond	Tract S			/	/	/
24" - 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
18" - 48"	Storm Drain	Tract S	Tract S	Dennis Chavez	/	/	/
24" - 30"	Storm Drain	Dennis Chavez	Tract S Pond + ROW	Inlet Hubbel Channel	/	/	/
24"	Storm Drain	Meade Rd.	S. Property Line	Lunaria Dr.	/	/	/
	Conc Channel (NMDOT) (8)	Dennis Chavez	Unser Blvd.	Inlet ROW	/	/	/
(0.169AF)	First Flush Pond With Agreement & Covenant (7,380 CF)				/	/	/

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
							/	/	/
							/	/	/
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)	DRB CHAIR - date 5.9.18	PARKS & GENERAL RECREATION - date 5/9/18
Mark Goodwin & Associates, PA FIRM	TRANSPORTATION DEVELOPMENT - date 5/9/18	AMAFCA - date
SIGNATURE - date 5-9-18	UTILITY DEVELOPMENT - date 5/9/18	CODE ENFORCEMENT - date 5/9/18
	CITY ENGINEER - date 5/9/18	- date
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER