

## Summary of Planned Improvements

The Project area is presently vacant land with limited developed infrastructure. Development of the Project will require the design and construction of primary and secondary backbone transportation, drainage, water, and sanitary sewer systems. The systems proposed within this Application are consistent with infrastructure requirements identified in the "Westland North Master Plan". The primary transportation backbone includes, but not limited to, extending Arroyo Vista Boulevard, 118<sup>th</sup> Street, Ladera Drive, developing two new collector level north-south routes (Unnamed Road A and Unnamed Road B), and participating in the development of two interchanges along Interstate 40 (118<sup>th</sup> Street and new Paseo del Volcan).

The primary drainage backbone is divided into 3 drainage corridors: Interstate 40, Ladera Pond System, and Mirehaven Arroyo. These improvements are based on the West Interstate 40 Drainage Management Plan and the West Interstate 40 Drainage Management Plan Update. Improvements along Interstate 40 include, but not limited to, the PDV Surge Pond, PDV Diversion, West Amole Dam, Shamrock Channel, East Amole Diversion, and the Double Eagle II Channel. Improvements within the Ladera Pond System include, but not limited to, EA 11 Dam, EA 11 Diversion, Dam 0, Dam 0 to Dam 1 Conveyance, Upsize Dams 1 and 3, Dam 5 Arroyo Channel, Dam 5 Diversion, Arroyo Vista Box Culvert, and Stabilization of Arroyos' within the Atrisco Terrace. Improvements within the Mirehaven watershed include, but not limited to, Paseo Del Volcan (North) Dam, Paseo Del Volcan (North) Diversion, Mirehaven 'A2' Dam, Mirehaven C1 Storm Drain, Mirehaven C2 Storm Drain, Mirehaven 'C' Dam, Mirehaven 'B' Diversion, Pipe from 'C' Dam to 'B' Confluence' Pipe from Confluence to the Monuments Boundary; and the Mirehaven Channel.

The primary water backbone includes, but not limited to, pump station upgrades and new construction; 36" and 30" water transmission lines extending to the new Zone 7 West Reservoir; 20", 18", and 16" waterlines within Double Eagle II; 16" and 12" waterlines within Unnamed Road B; 12" and 10" waterlines within Unnamed Road A; 12" waterline within Ladera Drive; and 10" and 12" water lines with Arroyo Vista Boulevard.

The primary sanitary sewer backbone includes, but not limited to, 24" sanitary sewer extension from the project boundary to Gibson within the 98<sup>th</sup> Street right-of-way, 15" sanitary sewer mains within collector and above transportation routes.

Non-primary infrastructure includes, but not limited to, public infrastructure within tracts, parks, dry utilities, and land for public-enhanced services. The following schedule provides an estimate of the cost of public improvements.

## **Future Ownership and Operation of Public Infrastructure**

All applicable Public Infrastructure will be dedicated to the appropriate Governmental Agency by Westland DevCo, LP ("DevCo") or its designee and operated as provided in the Development Agreements and Supplemental District Development Agreements. Except as otherwise provided in the Development Agreements or Supplemental District Development Agreements, DevCo proposes the following general provisions to govern the ownership and operation of Public Infrastructure:

### **A. Roadway and Storm Drain Infrastructure and Public Parks/Trails**

DevCo or its designee shall dedicate to the County all real and personal property, as identified in the Summary of Planned Improvements incorporated in this Application, which the County deems reasonably necessary, free and clear of all liens, claims and encumbrances as a condition of the County's acceptance of the roadway and storm drain infrastructure and public parks/trails. Conveyance of the real and personal property shall be made by a "paper" conveyance.

Upon the issuance of a certificate of completion and acceptance the County shall accept, own, operate and maintain the Public Infrastructure and the Additional Improvements which are identified for dedication to the County.

### **B. Water and Sewer System Infrastructure**

DevCo or its designee shall dedicate to the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") all real and personal property, as identified in the Summary of Planned Improvements incorporated in this Application, which ABCWUA deems reasonably necessary free and clear of all liens, claims and encumbrances as a condition of ABCWUA's acceptance of the Water and Sewer System infrastructure. Conveyance of the real and personal property shall be made by a "paper" conveyance.

Upon the issuance of a certificate of completion and acceptance ABCWUA shall accept, own, operate and maintain the Public Infrastructure and the Additional Improvements which are identified for dedication to ABCWUA.

**Regional Drainage Infrastructure**

DevCo or its designee shall dedicate to the Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA") all real and personal property, as identified in the Summary of Planned Improvements incorporated in this Application, which the AMAFCA deems reasonably necessary free and clear of all liens, claims and encumbrances as a condition of AMAFCA's acceptance of the Regional Drainage Infrastructure. Conveyance of the real and personal property shall be made by a "paper" conveyance.

Upon the issuance of a certificate of completion and acceptance AMAFCA shall accept, own, operate and maintain the Public Infrastructure and the Additional Improvements which are identified for dedication to AMAFCA.

**C. Interstate 40 Interchange Infrastructure**

DevCo or its designee shall dedicate to the State of New Mexico Department of Transportation (NMDOT) all real and personal property which the NMDOT deems reasonably necessary free and clear of all liens, claims and encumbrances as a condition of the NMDOT's acceptance of the Interchange Infrastructure. Conveyance of the real and personal property shall be made by a "paper" conveyance.

Upon the issuance of a certificate of completion and acceptance the NMDOT shall accept, own, operate and maintain the Public Infrastructure and the Additional Improvements which are identified for dedication to the NMDOT.

E. Any other private improvements shall be owned, operated, and maintained by DevCo, its designee or the assigns of DevCo or its designees.





