

**ORIGINAL**

DRB Case No 1000529  
DRC Project No.  
Prelim. Plat Approved: 08/23/00  
Prelim. Plat Expires: 08/23/01  
Date Submitted 7/28/00

Figure 12  
INFRASTRUCTURE LIST  
EXHIBIT "A "

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
VENTANA RANCH TRACT 28B-1

COUNTRY MEADOWS SUBDIVISION, UNIT II @ VENTANA RANCH

Construction Completion deadline date 8-23-02

RD 12-14-80

Following is a summary of Public/Private infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<b>ONSITE PAVING</b>				
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Ventana Hills Rd	Lot 1 (connection to Ex. Ventana Hills Rd.)	North of lot 29
28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Country Glen Ct	End of cul-de-sac	Ventana Hills Rd
28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Country Knoll Ct.	End of cul-de-sac	Country Sage Dr.
52' F-F	Residential Paving w/pcc c&g	Country Knoll Ct	Universe Blvd.	Country Sage Dr.
28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Deerbourne Rd.	Country Meadows Dr.	End of cul-de-sac
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Deerbourne Rd.	Country Meadows Dr.	West of lot 26 (connection to Tract 25A)
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk on Both Sides*	Country Meadows Dr	Deerbourne Rd.	South of lot 60 (connection to Tract 28A)
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Brushfield Rd.	West of lot 20 (Connection to Tract 25A)	Ventana Hills Rd.
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Country Sage Dr.	South of lot 48 (Connection to Tract 28A)	North of lot 46
* SIDEWALKS TO BE DEFERRED				
<b>ONSITE WATER</b>				
8" _____	Waterline W/Req'd Appurtenances	Ventana Hills Rd	Lot 1 (connection to Ex. Ventana Hills Rd.)	North of lot 29
6" _____	Waterline W/Req'd Appurtenances	Country Glen Ct	End of cul-de-sac	Ventana Hills Rd
8" _____	Waterline W/Req'd Appurtenances	Country Knoll Ct.	End of cul-de-sac	Country Sage Dr.
8" _____	Waterline W/Req'd Appurtenances	Deerbourne Rd.	West of lot 26 (connection to Tract 25A)	End of cul-de-sac
8" _____	Waterline W/Req'd Appurtenances,	Country Meadows Dr	Deerbourne Rd.	South of lot 60 (connection to Tract 28A)
6" 8" _____	Waterline W/Req'd Appurtenances	Brushfield Rd.	West of lot 20 (Connection to Tract 25A)	Ventana Hills Rd.
8" _____	Waterline W/Req'd Appurtenances	Country Sage Dr.	South of lot 48 (Connection to Tract 28A)	North of lot 46

**INFRASTRUCTURE LIST**  
**FOR COUNTRY MEADOWS SUBDIVISION, UNIT II @ VENTANA RANCH TRACT 28B-1**

DRB Case No 1000529  
 DRC Project No.  
 Date Submitted 7/28/00

**ONSITE WASTE-WATER**

8" Sewerline W/Req'd Appurtenances	West Side Ventana Hills Rd	Lot 1 (connection to Ex. Ventana Hills Rd.)	<del>Deerbourne Rd.</del> Country Glen Ct. 
8" Sewerline W/Req'd Appurtenances	East Side Ventana Hills Rd	Lot 1 (connection to Ex. Ventana Hills Rd.)	<del>North of lot 29</del>
8" Sewerline W/Req'd Appurtenances	Country Glen Ct	End of cul-de-sac	Ventana Hills Rd
8" Sewerline W/Req'd Appurtenances	Country Knoll Ct.	End of cul-de-sac	Country Sage Dr.
8" Sewerline W/Req'd Appurtenances	Deerbourne Rd.	West of lot 26 (connection to Tract 25A)	End of cul-de-sac
8" Sewerline W/Req'd Appurtenances,	Country Meadows Dr	Deerbourne Rd.	South of lot 60 (connection to Tract 28A)
8" Sewerline W/Req'd Appurtenances	Brushfield Rd.	West of lot 20 (Connection to Tract 25A)	Ventana Hills Rd.
8" Sewerline W/Req'd Appurtenances	Country Sage Dr.	South of lot 48 (Connection to Tract 28A)	Country Knoll

**\*ONSITE STORM DRAINAGE**

18"-24" RCP w/Req'd Appurtenances	Deerbourne Rd.	West of lot 27	Ventana Hills Rd.
18"-24" RCP w/Req'd Appurtenances	Brushfield Rd.	West of lot 20	Ventana Hills Rd.

\* GRADING AND DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF SIA AND FINANCIAL GUARANTEE  
*Residential Street Light per DPM*

Prepared by *Pamela L. Larranaga*  
 Print Name: Pamela L. Larranaga, P.E.  
 Firm: Bohannon Huston

\*\*\*\*\*  
 Development Review Board Member Approval

<u><i>R. Douch</i></u> 8-23-00 Transportation Dev. Date	<u><i>Roger Douch</i></u> 8/23/00 Utility Dev. Date
<u><i>Juan Calayan</i></u> 8-23-00 City Engineer/AMAFCA Date	<u><i>Juan S.</i></u> 8/23/00 DRB Chairman Date
<u><i>[Signature]</i></u> 8-22-00 New Mexico Utilities Date	<u><i>Adrienne E. Condelancia</i></u> 8-23-00 Parks & G.S. Recreation Date

DRC REVISIONS				
REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
△	12/13/00	<i>[Signature]</i>	See attached letter	<i>Pamela Larranaga</i>

November 13, 2000



Ms. Janet L. C.-Stephens  
DRB Chairman  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

BOHANNAN-HUSTON, INC.

Courtyard One

**Re: Country Meadows Unit II Revised Preliminary Plat – Ventana Ranch, Tract 28B-1**

7500 JEFFERSON NE

Dear Janet:

Albuquerque

This letter serves to explain the proposed changes to the approved preliminary plat for the above referenced project. Originally, we had anticipated the need for two sanitary sewer lines to run along either side of the existing 84" storm drain that runs through the center of Ventana Hills Road. Because of the unusually large storm drain, the two sanitary sewers and the waterline in this road, an extra 10 feet of right-of-way width was required for maintenance purposes outside the curb on the west side of the street. Further design of the site utilities has eliminated the need for the second sanitary sewer from the north edge of the development to Country Glen Court, thus allowing reduction of the right-of-way from 60 feet wide to 50 feet. The street width remains at the original 32 feet face-to-face.

NM 87109-4335

voice 505.823.1000

fax 505 821 0892

With the elimination of 10 feet of right-of-way along Ventana Hills Road, the lots can be reconfigured and an additional three lots can be gained for the development. One lot is gained along the north side of Brushfield Road, and two more are gained along the western portion of Deerbourne Road, one on each side of the street.

Due to these changes in infrastructure and number of lots, we are hereby submitting a revised preliminary plat to DRB. Please place this request on the agenda for the November 22, 2000 DRB hearing.

Changes to the sanitary sewer portion of the infrastructure list have been approved by Bob Gay, as shown by the signature below, and will be made at the table during the DRB hearing.

Please call if you have questions.

Sincerely,  
Bohannon Huston, Inc.

Pamela Larrañaga, P.E.  
Community Development  
and Planning Group

APPROVAL OF INFRASTRUCTURE CHANGES

BY

TITLE Superintendent

DATE 11-14-00

PLL/am  
Enclosure

cc: Kurt Browning, Sandia Properties  
Bob Gay, New Mexico Utilities, Inc.  
Kerry Davis, Bohannon Huston, Inc.

