

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
(TRACTS 1A, 1B & 3, VENTANA RANCH WEST)

Date Submitted: 10/15/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/15/04
Date Preliminary Plat Expires: 10/18/05

DRB Project No. 1003594
04-01444

1 12-3-04
2 12-21-04
3 4-11-06

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 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
<u>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)</u>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA DEL ORO ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE	/	/	/
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CERRO LARGO PLACE	LOT 165	LATIR MESA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LATIR MESA ROAD	CERRO LARGO PLACE	CARSON MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126	/	/	/
			*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 14, 16, 71, 75, 99 AND 100 - 103 ONLY 4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164 STREET LIGHTS AS PER COA DPM				/	/	/

Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.			
NOTE:	THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)			
NOTE (AD):	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

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Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

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UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN)	RESIDENTIAL PAVING W/ PCC	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		24' F-F (OUT) W/ 8' MEDIAN	CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						
UNIT 2 - PUBLIC (NMUJ) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC (NMUJ) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VETANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
UNIT 2 - PUBLIC (NMUJ) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)									
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

Original

UNITS 1 & 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)

NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTURE DETAILS.
2003138316

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
KEVIN PATTON, P.E.		<i>J. Matson</i>	10/13/04	Christina Sandoval	10/13/04
PREPARED BY: PRINT NAME		DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.		<i>Will Soy</i>	10/13/04	AMAFCA	DATE
FIRM:		TRANSPORTATION DEVELOPMENT	DATE		
<i>Wintley</i>	9/16/04	<i>Rogert Green</i>	10/13/04	<i>[Signature]</i>	10-7-04
SIGNATURE		UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		<i>Bradley Biker</i>	10/13/04		DATE
		CITY ENGINEER	DATE		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12/3/04	<i>[Signature]</i>	<i>Bradley Biker</i>	<i>Yolanda Padilla</i>
2	12-21-04	<i>[Signature]</i>	<i>Will Soy</i>	<i>Yolanda Padilla</i>
3	4-11-06	<i>[Signature]</i>	<i>Will Soy</i>	<i>Yolanda Padilla</i>