

DRB Case No. 97-44  
 DRC Project Nos. 5316.95 & 5316.96  
 Date Submitted 4/22/97

Figure 12  
INFRASTRUCTURE LIST

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

**NORTHPOINTE SUBDIVISION AT VENTANA RANCH  
 REPLAT OF TRACT 19A  
 SUBDIVISION**

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 Improvement	Location	From	To
<b><u>ROADWAY IMPROVEMENTS ONSITE</u></b>				
62'-54' F-F	RESIDENTIAL PAVING W/ PCC STD CURB & GUTTER & SIDEWALK ON EACH SIDE (4'), MEDIAN CURB & GUTTER	NORTHPOINTE DR.	VENTANA VILLAGE RD.	WESTON PL.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK BOTH SIDES* (4')	NORTHPOINTE DR.	WESTON PL.	EASTON PL.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK BOTH SIDES* (4')	EASTON PL.	NORTHPOINTE DR.	STOUGHTON PL.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK BOTH SIDES* (4')	STOUGHTON PL.	EASTON PL.	WESTON PL.
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK BOTH SIDES* (4')	WESTON PL.	STOUGHTON PL.	NORTHPOINTE DR.
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK BOTH SIDES* (4') 10' TRAIL CONNECTION TO RAINBOW	WESTON PL.	W. CUL-DE SAC TERMINUS	NORTHPOINTE DR.
22' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER & SIDEWALK EAST SIDE* (4')	STOUGHTON PL.	NORTH TERMINUS	WESTON PL.
22' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER & SIDEWALK EAST SIDE* (4') & 10' TRAIL CONNECTION TO VENTANA RANCH ROAD.	STOUGHTON PL.	SOUTH TERMINUS	EASTON PL.
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON BOTH SIDES* (4')	ACTON CT.	W. CUL-DE SAC TERMINUS	NORTHPOINTE DR.

Size	Type Improvement	Location	From	To
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & SIDEWALK ON BOTH SIDES* (4'), 10' TRAIL CONNECTION TO RAINBOW	EASTON PL.	NORTHPOINTE DR.	W. CUL-DE-SAC TERMINUS
10' WIDE	TRAIL CONNECTION (MAINTAINED BY VENTANA RANCH COMMUNITY ASSOC.)	PUBLIC UTILITY & TRAIL EASEMENT	STOUGHTON PL.	VENTANA RANCH RD.
* SIDEWALKS TO BE DEFERRED				
<b><u>ROADWAY IMPROVEMENTS OFFSITE</u></b>				
36'-66' F-F	** COLLECTOR PAVING W/ PCC CURB & GUTTER ON BOTH SIDES, MEDIAN CURB & GUTTER, 10' WIDE ASPHALT TRAIL ON WEST SIDE. (MAINTAINED BY VENTANA RANCH COMMUNITY ASSOC.)	VENTANA RANCH RD.	NORTH OF PIEDRAS MARCADAS CHANNEL	VENTANA VILLAGE RD.
36'-66' F-F	** LOCAL RESIDENTIAL PAVING W/PCC CURB & GUTTER, MEDIAN CURB & GUTTER, 10' WIDE ASPHALT TRAIL ON SOUTH SIDE (MAINTAINED BY VENTANA RANCH COMMUNITY ASSOC.)	VENTANA VILLAGE RD.	VENTANA RANCH RD.	RAINBOW BLVD.
25' F-F	** ARTERIAL PAVING W/ PCC CURB & GUTTER, MEDIAN CURB & GUTTER, 10' WIDE ASPHALT TRAIL ON EAST SIDE	RAINBOW BLVD.	NORTH OF PIEDRAS MARCADAS CHANNEL	VENTANA VILLAGE RD.
25' F-F	*** APPROX. 375LF ARTERIAL PAVING, 10' TRAIL ON EAST SIDE, STD CURB & GUTTER MEDIAN CURB & GUTTER TRAIL FULL LENGTH OF TR 6	RAINBOW BLVD.	100' NORTH OF VENTANA RANCH RD.	NORTH BRANCH PIEDRAS MARCADAS CHANNEL
36' F-F	*** APPROX. 135LF COLLECTOR PAVING W/ PCC CURB & GUTTER, 10' TRAIL ON WEST SIDE	VENTANA RANCH RD.	NORTH OF TRACT 7A ENTRANCE	NORTH BRANCH PIEDRAS MARCADAS CHANNEL
25' F-F	*** EAST BRIDGE STRUCTURE OVER NORTH BRANCH PIEDRAS MARCADAS CHANNEL	RAINBOW BLVD.	NORTH OF TRACT 6	SOUTH OF TRACT 19A
36' F-F	*** BRIDGE STRUCTURE OVER NORTH BRANCH PIEDRAS MARCADAS CHANNEL	VENTANA RANCH RD.	NORTH OF TRACT 6	SOUTH OF TRACT 19A

*May 2001*  
 \*\* TO BE BONDED BY SANDIA PROPERTIES UNDER SEPARATE SIA PROJECT NO 5316.95 FOR TRACT 19A

*May 2001*  
 \*\*\* ~~ALREADY~~ BONDED BY SANDIA PROPERTIES UNDER SEPARATE SIA PROJECT NO. 5316.95, AND NO. 5386.91 AS REFLECTED ON THE TRACT 6 INFRASTRUCTURE LIST.

STREET LIGHTS AS REQUIRED PER THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL

#### **WATER LINE IMPROVEMENTS**

8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	NORTHPOINTE DR.	EASTON PL.	WESTON PL.
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Size	Type Improvement	Location	From	To
8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	WESTON PL.	W. CUL-DE-SAC TERMINUS	STOUGHTON PL.
8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	STOUGHTON PL.	WESTON PL.	UTILITY ROW
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	STOUGHTON PL.	N.E. STUBOUT	WESTON PL.
8 DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	EASTON PL.	STOUGHTON PL.	NORTHPOINTE DR.
8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	EASTON PL.	NORTHPOINTE DR.	WESTERN TIE-IN AT RAINBOW BLVD.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	ACTON CT.	W. CUL-DE-SAC TERMINUS	NORTHPOINTE DR.
6" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	STOUGHTON PL.	S.E. STUBOUT	UTILITY ROW
8" DIA	WATER LINE W/ NEC. VALVES FH'S, MJ'S & BLOCKING	UTILITY EASEMENT	STOUGHTON PL.	EASTERN TIE-IN AT VENTANA RANCH RD.

#### SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	WESTON PL.	W. CUL-DE-SAC TERMINUS	NORTHPOINTE DR.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	WESTON PL.	E. OF NORTHPOINTE DR.	STOUGHTON PL.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	STOUGHTON PL.	N.E. STUBOUT	S.E. STUBOUT
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	UTILITY EASEMENT	STOUGHTON PL.	EASTERN TIE-IN AT VENTANA RANCH RD.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	EASTON PL.	STOUGHTON PL.	E. OF NORTHPOINTE DR.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	EASTON PL.	NORTHPOINTE DR.	WESTERN TIE-IN AT RAINBOW DR.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	NORTHPOINTE DR.	EASTON PL.	WESTON PL.
8" DIA	SANITARY SEWER W/ NEC. MH'S AND SERVICES	ACTON CT.	W. CUL-DE-SAC TERMINUS	NORTHPOINTE DR.

EXACT LOCATION OF SAS CONNECTION TO BE DETERMINED IN DESIGN.

#### STORM DRAINAGE IMPROVEMENTS ON-SITE

42" MAX DIA	STORM DRAIN CONVEYANCE SYSTEM ****	STOUGHTON PL. / UTIL ROW	INT. OF STOUGHTON PL. & EASTON PL.	VENTANA RANCH RD.
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\*\*\*\* CONVEYANCE SYSTEM WILL CONSIST OF, OR BE EQUIVALENT TO, MULTIPLE INLETS AND 42" MAX PIPE SIZE WHICH WILL CONNECT TO STORM DRAIN IMPROVEMENTS WITHIN VENTANA RANCH RD. CONVEYANCE SYSTEM WILL BE IN ACCORDANCE WITH DRAINAGE SUBMITTAL AND APPROVAL.

Size	Type Improvement	Location	From	To
<b>STORM DRAINAGE IMPROVMENTS OFF-SITE</b>				
54" MAX DIA	STORM DRAIN CONVEYANCE SYSTEM *****	VENTANA RANCH	VENTANA VILLAGE RD.	NORTH BRANCH PIEDRAS MARCADAS CHANNEL
10' BOTTOM	***** CONCRETE LINED CHANNEL AND TRAIL CONNECTION TO RAINBOW	NORTH BRANCH OF PIEDRAS MARCADAS CHANNEL	RAINBOW BLVD.	VENTANA RANCH RD.

\*\*\*\*\* CONVEYANCE SYSTEM WILL CONSIST OF, OR BE EQUIVALENT TO, 42 " RCP IN VENTANA RANCH RD CONNECTING TO 54 " RCP THAT IS ALSO CONNECTED TO 18 " AND 24 " RCP FROM STREET INLETS. CONVEYANCE SYSTEM WILL BE IN ACCORDANCE WITH DRAINAGE SUBMITTAL AND APPROVAL. TO BE BONDED BY SANDIA PROPERTIES UNDER SEPARATE SIA PROJECT NO. 5316.95.

\*\*\*\*\* ALREADY BONDED BY SANDIA PROPERTIES TO AMAFCA

GRADING AND DRAINAGE CERTIFICATION OF IS REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES. *SIA*

Prepared by: *Keith Donnelly*  
 Print Name: Keith Donnelly, E.I.  
 Firm: Bohannon-Huston, Inc.

Development Review Board Member Approval

<i>[Signature]</i> Traffic Date: 5-06-97	<i>[Signature]</i> Water Date: 5-6-97	<i>[Signature]</i> Design and Development, CIP Date: 5-6-97
<i>[Signature]</i> City Engineer AMAFCA Date: 5-6-97	<i>[Signature]</i> DRB Chair Date: 5-6-97	<i>[Signature]</i> NMD, Inc. Date: 5-21-97