



ORIGINAL NAC

DRB Case No. 98-260
DRC Project No. _____
Date Submitted 10/14/98

BLB  1/26/99

Figure 12
INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
WEST POINTE SUBDIVISION AT VENTANA RANCH
UNITS 1 and 2

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
UNIT 1 STREET				
60' F-F	Residential Pavement w/PCC C&G, 22' F-F in & out, 16' median 10' asphalt trail both sides	West Pointe Avenue	Las Ventanas Road	Cascada Road
54' F-F	Residential Pavement w/PCC C&G, 24' F-F in & out, 6' median 4' sidewalk, both sides	West Pointe Avenue	Cascada Road	Raleigh Drive
32' F-F (min)	Residential Pavement w/PCC C&G, 4' sidewalk both sides	West Pointe Avenue	Raleigh Drive	Lake Tahoe  Teton Road
SUBJECT TO DEC REVIEW AND APPROVAL				
54' F-F	Residential Pavement w/PCC C&G, 24' F-F in & out, 6' median 4' sidewalk both sides	Raleigh Drive	West Pointe Avenue	Breckenridge Road
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Breckenridge Road	Silverton Drive	Estes Park Ave. Unit 1/Unit 2 Boundary
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Vancouver Avenue	Silverton Drive	Breckenridge Road
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Silverton Drive	Breckenridge Road	Unit 1/Unit 2 Boundary
54' F-F	Residential Pavement w/PCC C&G, 24' F-F in & out, 6' median 4' sidewalk both sides	Cascada Road	West Pointe Avenue	Green River Place
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Cascada Road	Green River Place	Marin  Marine Drive

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
26' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Green River Place	Cascada Road	Cul-de-sac terminus
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Granby Court	Cascada Road	Cul-de-sac terminus
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Marine ^{Marin} Drive	Cascada Road	North boundary Tract 16
28' F-F	Residential Pavement w/PCC C&G, 4' sidewalk both sides	Showlow Street	Teton ^{Lake Tahoe} Road	Salida Road
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Salida Road	Wickenburg Street	Showlow Street
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Teton ^{Lake Tahoe} Road	West Pointe Avenue	Wickenburg Street
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Wickenburg Street	Teton ^{Lake Tahoe} Road	North boundary Tract 16
22' F-F	Residential Pavement w/PCC C&G, *4' sidewalk one side	Breckenridge Road	Silverton Drive	Stub Street terminus
22' ^{10/14} 22' F-F	Residential Pavement w/PCC C&G, *4' sidewalk one side (mountable curb)	Cascada Road	Marine ^{Marin} Drive	Stub Street terminus
24' ^{10/14} 22' F-F	Residential Pavement w/PCC C&G, *4' sidewalk one side (mountable curb)	Teton ^{Lake Tahoe} Road	Wickenburg Street	Stub Street terminus
**36' F-F	**Major Local Paving w/PCC C&G, 10 Asphalt Trail on East Side	Las Ventanas Road	End of Existing Paving at North Boundary of Tract 8, Constructed under City Project #5750.87	North Boundary Tract 16
**25' F-F	**Arterial Pavement w/PCC C&G and Median Curb, 10' Asphalt Trail on West Side	Rainbow Boulevard	Ventana Village	North Boundary Tract 16

* Sidewalk to be deferred.

** Items financially guaranteed by Sandia Properties, Inc.

Street lights as required by City of Albuquerque DPM.

ALL CURBS & Gutter Std., unless otherwise noted. 10/14/98

UNIT 1 STORM DRAINAGE

^{30"} 36" RCP	Storm Drain System & Catch Basins	Cascada Road	Marine ^{Marin} Drive	30' ROW for Pedestrian Access
^{30"} 36" RCP	Storm Drain System & Catch Basins	30' ROW for Pedestrian Access	Cascada Road	Wickenburg Street

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
30" 36" RCP	Storm Drain System & Catch Basins	Wickenburg Street	30' ROW for Pedestrian Access	Lake Tahoe ^Δ Teton Road
30" 36" RCP	Storm Drain System & Catch Basins	Lake Tahoe ^Δ Teton Road	Wickenburg Street	Rainbow Blvd.
24" 30" RCP	Storm Drain System & Catch Basins	30' ROW at Vancouver Ave.	Breckenridge Rd.	AMAFCA channel
**84" Dia	**RCP w/MH's Catch Basins & Appurtenances, w/ Connection to Existing Storm Sewer Stub and Headwall at the Piedras Marcadas Channel, to be Constructed under City Project #5386.92	Across Tracts 16 & 17a	Piedras Marcadas Channel at SE Corner of Tract 17a	Las Ventanas Road at North Boundary Tract 16
25 10/14 **42" Dia	**RCP w/MH's, Inlets & Appurtenances	Rainbow Boulevard	Ventana Village	Tract 16

** Items financially guaranteed by Sandia Properties, Inc.
 Grading and drainage certification is required prior to release of financial guarantees and SIA.
 Storm drain conveyance systems will be in accordance with approved Drainage Report.
 Storm drains include all manholes, catch basins, appurtenances, etc., as required.

UNIT 1 SANITARY SEWER

8" Dia	Sewerline incl MH's & Service Lines	Breckenridge Road	Las Ventanas Road	Estes Park Avenue
8" Dia	Sewerline incl MH's & Service Lines	Vancouver Avenue	Silverton Drive	Breckenridge Road
8" Dia	Sewerline incl MH's & Service Lines	Silverton Drive	Breckenridge Road	Unit 1/ Unit 2 boundary
8" Dia	Sewerline incl MH's & Service Lines	30' ROW at Vancouver Ave.	Breckenridge Rd.	AMAFCA ROW
8" Dia	Sewerline incl MH's & Service Lines	AMAFCA ROW	30' ROW at Vancouver Ave.	West Pointe Road
8" Dia	Sewerline incl MH's & Service Lines	Lake Tahoe ^Δ Teton Road	West Pointe Avenue	Rainbow Blvd. Lake Tahoe ^Δ
8" Dia	Sewerline incl MH's & Service Lines	Wickenburg Street	Subdivision Boundary	Teton Road
8" Dia	Sewerline incl MH's & Service Lines	Salida Road	Showlow Street	Wickenburg Street
8" Dia	Sewerline incl MH's & Service Lines	Showlow Street	30' Pedestrian Access ROW	Lake Tahoe ^Δ Teton Road

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
8" Dia	Sewerline incl MH's & Service Lines	Marin Marine Drive	Subdivision Boundary	Cascada Road
8" Dia	Sewerline incl MH's & Service Lines	Granby Court	Cul-de-sac terminus	Cascada Road
8" Dia	Sewerline incl MH's & Service Lines	Green River Place	Cul-de-sac terminus	Cascada Road
8" Dia	Sewerline incl MH's & Service Lines	Cascada Road	Green River Place	30' Pedestrian Access ROW
8" Dia	Sewerline incl MH's & Service Lines	30' Pedestrian Access ROW	Cascada Road	Wickenburg Street

Sewerlines include all appurtenances, manholes, service lines, etc., as required.

UNIT 1 WATER


8" Dia	Waterline incl FH's & water valves	West Pointe Avenue	Las Ventanas Road	Teton ^{Lake Tahoe} Road
8" Dia	Waterline incl FH's & water valves	Raleigh Road	West Pointe Avenue	Breckenridge Road
6" 8" Dia	Waterline incl FH's & water valves	Breckenridge Road	Silverton Drive	Estes Park Avenue
8" Dia	Waterline incl FH's & water valves	Vancouver Avenue	Silverton Drive	Breckenridge Road
8" Dia	Waterline incl FH's & water valves	Silverton Drive	Breckenridge Road	Unit 1 / Unit 2 boundary
8" Dia	Waterline incl FH's & water valves	Cascada Road	West Pointe Avenue	30' Pedestrian Access ROW
8" Dia	Waterline incl FH's & water valves	Green River Place	Cascada Road	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Granby Court	Cascada Road	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Marin Marine Drive	Cascada Road	North boundary Tract 16
8" Dia	Waterline incl FH's & water valves	Showlow Street	Teton ^{Lake Tahoe} Road	Salida Road
6" 8" Dia	Waterline incl FH's & water valves	Salida Road	Wickenburg Street	Showlow Street
8" Dia	Waterline incl FH's & water valves	Teton ^{Lake Tahoe} Road	West Pointe Avenue	Rainbow Blvd.

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM 	TO
8" Dia	Waterline incl FH's & water valves	Wickenburg Street	Teton Lake Tahoe Road	North boundary Tract 16
**12" Dia	**Waterline incl FH's & water valves	Las Ventanas Road	End of Existing Paving at North Boundary of Tract 8, Constructed under City Project #5750.87	North Boundary Tract 16
**20" Dia	**Waterline incl FH's & water valves	Rainbow Boulevard	End of Existing Waterline at the North Boundary of Tract 20	North Boundary Tract 16

** Items financially guaranteed by Sandia Properties, Inc.
 Waterlines include all appurtenances, hydrants, valves, fittings, etc., as required.

UNIT 2 STREET

28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Silverton Drive	Unit 1/Unit 2 Boundary	Estes Park Avenue
22' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides (mountain curb) 10/14 	Silverton Drive	Estes Park Avenue	Stub Steet Terminus
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Estes Park Ave	Silverton Drive	Breckenridge Road
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Winslow Place	Silverton Drive	Estes Park Avenue
26' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Winslow Place	Estes Park Avenue	Cul-de-sac terminus

* Sidewalk to be deferred.

** Items financially guaranteed by Sandia Properties, Inc.
 Street lights as required by City of Albuquerque DPM.

ALL CURB and gutter std. unless other wise noted. 10/14 

UNIT 2 STORM DRAINAGE

30" RCP	Storm Drain & Catch Basins	Winslow Place	Estes Park Avenue	AMAFCA channel
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Grading and drainage certification is required prior to release of financial guarantees and SIA.
 Storm drain conveyance systems will be in accordance with approved Drainage Report.
 Storm drains include all manholes, catch basins, appurtenances, etc., as required.

UNIT 2 SANITARY SEWER

8" Dia	Sewerline incl MH's & Service Lines	Silverton Drive	Unit 1/ Unit 2 boundary	Stub street terminus
8" Dia	Sewerline incl MH's & Service Lines	Winslow Place	Silverton Drive	Cul-de-sac terminus

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
8" Dia	Sewerline incl MH's & Service Lines	Estes Park Avenue	Breckenridge Road	Silverton Drive

Sewerlines include all appurtenances, manholes, service lines, etc., as required.

UNIT 2 WATER

8" Dia	Waterline incl FH's & water valves	Silverton Drive	Unit 1/ Unit 2 boundary	Stub street terminus
6" Dia	Waterline incl FH's & water valves	Winslow Place	Silverton Drive	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Estes Park Avenue	Silverton Drive	Breckenridge Road

Waterlines include all appurtenances, hydrants, valves, fittings, etc., as required.

Prepared by Bradley L. Bingham
 Print Name: Bradley Bingham, P.E.
 Firm: Bohannon Huston

<p><u>Ken B...</u> ^{RWD} ¹⁻²⁶⁻⁹⁹ 10-14-98 Traffic Date</p> <p><u>Tam Nguyen</u> ^{RWD} ¹⁻²⁶⁻⁹⁹ 10-14-98 City Engineer/AMAFCA Date</p> <p><u>[Signature]</u> 10-9-98 New Mexico Utilities Date</p>	<p>Development Review Board Member Approval</p> <p><u>Roger A Green</u> ^{RAG} ¹⁻²⁶⁻⁹⁹ 10-14-98 Utility Development Date</p> <p><u>Richard Owen</u> ^{RWD} ¹⁻²⁶⁻⁹⁹ 10-14-98 DRB Chairman Date</p> <p><u>[Signature]</u> ¹⁻²⁶⁻⁹⁹ 10-14-98 Design and Development, CIP Date</p>
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Submittal

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Figure 12
INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
THE VILLAGES AT VENTANA RANCH SUBDIVISION, VENTANA RANCH

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
Public Street Lights as per DPM Requirements				
<u>PHASE 1</u>				
<u>STREET</u>				
60' F-F	Residential Pavement w/PCC C&G, 22' F-F in & out, 16' median *4' sidewalk both sides	Portsmouth Street	Ventana Ranch Road	Queensbury Road
54' F-F	Residential Pavement w/PCC C&G, 24' F-F in & out, 6' median *4' sidewalk both sides	Hyde Park Drive	Portsmouth Street	Hampstead Road
28' F-F	Residential Pavement w/PCC C&G, 4' sidewalk both sides	Hampstead Road	Westminster Drive	Ph 1/Ph 2 Boundary
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Balmoral Avenue	Westminster Drive	Cul-de-sac terminus
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Westminster Drive	Hampstead Road	Ph 1/Ph 2 Boundary
54' F-F	Residential Pavement w/PCC C&G, 24' F-F in & out, 6' median *4' sidewalk both sides	Kings Cross Road	Portsmouth Street	Leicester Place
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Kings Cross Road	Leicester Place	Drury Drive
26' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Leicester Place	Kings Cross Road	Cul-de-sac terminus
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Chancery Court	Kings Cross Road	Cul-de-sac terminus

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Drury Drive	Kings Cross Road	Tract boundary
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Knightsbridge Street	Queensbury Road	Covent Garden Road
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Covent Garden Road	Dorchester Street	Knightsbridge Street
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Queensbury Road	Portsmith Street	Dorchester Street
32' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Dorchester Street	Queensbury Road	Tract boundary
32' F-F	Detour Pavement w/asphalt curb	Dorchester Street	Tract boundary	Rainbow Blvd.

*Sidewalks to be deferred and built by homeowner

PUBLIC DRAINAGE

18"-27" RCP	Storm Drain System incl. MH's & Drop Inlets	Kings Cross Road	Drury Drive	Tract A
30"-48" RCP	Storm Drain & Drop Inlet; size to be determined during future design	Tract A	Kings Cross Road	Dorchester Street
30"-48" RCP	Storm Drain & Drop Inlet; size to be determined during future design	Dorchester Street	Tract A	Queensbury Road
18"-27" RCP	Storm Drain System incl. MH's & Drop Inlets	Dorchester Street	Covent Garden Road	Queensbury Road
30"-48" RCP	Storm Drain & Drop Inlet; size to be determined during future design	Queensbury Road	Knightsbridge Street	Rainbow Blvd.

SANITARY SEWER

8" Dia	Sewerline incl MH's & Service Lines	Hampstead Road	Ventana Ranch Road	Ph 1/Ph 2 Boundary
8" Dia	Sewerline incl MH's & Service Lines	Balmoral Avenue	Westminster Drive	Cul-de-sac terminus
8" Dia	Sewerline incl MH's & Service Lines	Westminster Drive	Hampstead Road	Ph 1/Ph 2 Boundary
8" Dia	Sewerline incl MH's & Service Lines	Tract D	Cul-de-sac terminus	Queensbury Road
8" Dia	Sewerline incl MH's & Service Lines	Queensbury Road	Portsmith Street	Rainbow Blvd.

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
8" Dia	Sewerline incl MH's & Service Lines	Dorchester Street	Subdivision Boundary	Queensbury Road
8" Dia	Sewerline incl MH's & Service Lines	Covent Garden Road	Knightsbridge Street	Dorchester Street
8" Dia	Sewerline incl MH's & Service Lines	Knightsbridge Street	Tract A	Queensbury Road
8" Dia	Sewerline incl MH's & Service Lines	Drury Drive	Subdivision Boundary	Kings Cross Road
8" Dia	Sewerline incl MH's & Service Lines	Chancery Court	Cul-de-sac terminus	Kings Cross Road
8" Dia	Sewerline incl MH's & Service Lines	Leicester Place	Cul-de-sac terminus	Kings Cross Road
8" Dia	Sewerline incl MH's & Service Lines	Kings Cross Road	Leicester Place	Tract A
8" Dia	Sewerline incl MH's & Service Lines	Tract A	Kings Cross Road	Dorchester Street
<u>WATER</u>				
8" Dia	Waterline incl FH's & water valves	Portsmouth Street	Ventana Ranch Road	Queensbury Road
8" Dia	Waterline incl FH's & water valves	Hyde Park Road	Portsmouth Street	Hampstead Road
8" Dia	Waterline incl FH's & water valves	Hampstead Road	Westminster Drive	Ph 1/Ph 2 Boundary
8" Dia	Waterline incl FH's & water valves	Balmoral Avenue	Westminster Drive	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Westminster Drive	Hampstead Road	Ph 1/Ph 2 Boundary
8" Dia	Waterline incl FH's & water valves	Kings Cross Road	Portsmouth Street	Leicester Place
8" Dia	Waterline incl FH's & water valves	Kings Cross Road	Leicester Place	Drury Drive
8" Dia	Waterline incl FH's & water valves	Leicester Place	Kings Cross Road	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Chancery Court	Kings Cross Road	Cul-de-sac terminus
8" Dia	Waterline incl FH's & water valves	Drury Drive	Kings Cross Road	Tract boundary

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
8" Dia	Waterline incl FH's & water valves	Knightsbridge Street	Queensbury Road	Covent Garden Road
8" Dia	Waterline incl FH's & water valves	Covent Garden Road	Dorchester Street	Knightsbridge Street
8" Dia	Waterline incl FH's & water valves	Queensbury Road	Portsmouth Street	Dorchester Street
8" Dia	Waterline incl FH's & water valves	Dorchester Street	Queensbury Road	Tract boundary

PHASE 2**STREET**

28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Newbury Avenue	Ph 1/Ph 2 Boundary	Westminster Drive
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Embankment Place	Westminster Drive	Newbury Avenue
28' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue
26' F-F	Residential Pavement w/PCC C&G, *4' sidewalk both sides	Embankment Place	Newbury Avenue	Cul-de-sac terminus

PUBLIC DRAINAGE

18"-27" RCP	Storm Drain System incl. MHS & Drop Inlets	Embankment Place	Newbury Avenue	30' SAS & SD easement
30"-48" RCP	Storm Drain & Drop Inlet; size to be determined during future design	Embankment Place	Newbury Avenue	AMAFCA channel

SANITARY SEWER

8" Dia	Sewerline incl MH's & Service Lines	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue
8" Dia	Sewerline incl MH's & Service Lines	Newbury Avenue	Ph 1/Ph 2 Boundary	Westminster Drive
8" Dia	Sewerline incl MH's & Service Lines	Embankment Place	Westminster Drive	Newbury Avenue
8" Dia	Sewerline incl MH's & Service Lines	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
8" Dia	Sewerline incl MH's & Service Lines	Embankment Place	Newbury Avenue	Cul-de-sac terminus
<u>WATER</u>				
8" Dia	Waterline incl FH's & water valves	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue
8" Dia	Waterline incl FH's & water valves	Newbury Avenue	Ph 1/Ph 2 Boundary	Westminster Drive
8" Dia	Waterline incl FH's & water valves	Embankment Place	Westminster Drive	Newbury Avenue
8" Dia	Waterline incl FH's & water valves	Westminster Drive	Ph 1/Ph 2 Boundary	Newbury Avenue
8" Dia	Waterline incl FH's & water valves	Embankment Place	Newbury Avenue	Cul-de-sac terminus

Prepared by Bradley L. Bingham
 Print Name: Bradley Bingham, P.E.
 Firm: Bohannon Huston

 Development Review Board Member Approval

 Traffic Date

 Utility Development Date

 City Engineer/AMAFCA Date

 DRB Chairman Date

 New Mexico Utilities Date

 Design and Development, CIP Date