

original

DRB Case No 98-65  
DRC Project No.  
Date Submitted 5/5/99  
EXPIRES 5/5/00

Figure 12  
INFRASTRUCTURE LIST  
EXHIBIT "A "

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
VENTANA RANCH TRACT 22A  
TERRAZAS 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
<u>PAVING</u>				
	<i>22' ENTRANCE, 20' EXIT, 6' MEDIAN</i>			
54' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides* w/ Transition to typical 32' F-F Street	Terrazas Rd.	East of Lot 29	Las Ventanas Rd
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Terrazas Rd.	<del>West of Lot 62</del> <i>TERMINUS</i>	East of Lot 29
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Pintura St.	Terrazas Rd.	End of cul-de-sac
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Docena St.	Terrazas Rd.	End- of cul-de-sac
28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Rapallo Ct.	Terrazas Rd.	End of cul-de-sac
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Soneto Ct.	Terrazas Rd.	End of cul-de-sac
36' F-F	Major Local Paving W/ PCC C&G Both Sides, 10' Asphalt Trail on Southwest Side Only	Las Ventanas Rd.	End of Existing Pavement <i>@ SOUTH PROPERTY LINE</i>	Terrazas Rd.
36' F-F	**Major Local Paving W/ PCC C&G Both Sides, 10' Asphalt Trail on South Side Only	Las Ventanas Rd.**	Terrazas Rd.	Rainbow Blvd.
25' F-F	**Arterial Paving W/ PCC C&G and Median Curb, 10' Asphalt Trail on East Side Only	Rainbow Blvd.**	South Boundary	Las Ventanas Rd.

\* SIDEWALKS TO BE DEFERRED *EXCEPT ADJACENT TO PARK*  
\*\* TO BE FINANCIALLY GUARANTEED ONLY, CONSTRUCTION TO BE DEFERRED

INFRASTRUCTURE LIST  
FOR TERRAZAS SUBDIVISION AT VENTANA RANCH, TRACT 22A

SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO	DRB Case No. DRC Project No. Date Submitted
<b><u>WATER</u></b>					
8"	Waterline W/Req'd Appurtenances	Terrazas Rd.	Docena St.	Las Ventanas Rd	
6"	Waterline W/Req'd Appurtenances	Terrazas Rd.	Docena St.	Lot 62	
8"	Waterline W/ Req'd Appurtenances	Docena St.	Existing 20" Waterline Rainbow Blvd.	Terrazas Rd.	
6"	Waterline W/Req'd Appurtenances	Rapallo Ct.	Terrazas Rd.	End of cul-de-sac	
6"	Waterline W/Req'd Appurtenances	Soneto Ct.	Terrazas Rd.	End of cul-de-sac	
6"	Waterline W/ Req'd Appurtenances	Pintura St.	Terrazas Rd.	End of cul-de-sac	<b>LOOP TO 12" WATERLINE IN LAS VENTANAS RD.</b>
12"	Waterline W/Req'd Appurtenances	Las Ventanas Rd.	End of Existing Waterline	Rainbow Boulevard	
<b><u>WASTE-WATER</u></b>					
8"	Sewerline W/Req'd Appurtenances	Pintura St.	Terrazas Rd.	End of cul-de-sac	
8"	Sewerline W/Req'd Appurtenances	Docena St.	Terrazas Rd.	West Side of Rainbow Blvd.	
8"	Sewerline W/Req'd Appurtenances	Rapallo Ct.	Terrazas Rd.	End of cul-de-sac	
8"	Sewerline W/Req'd Appurtenances	Soneto Ct.	Terrazas Rd.	End of cul-de-sac	
8"	Sewerline W/ Req'd Appurtenances	Terrazas Rd.	Las Ventanas Rd	West Side of Rainbow Blvd.	
10"	*Sewerline W/ Req'd Appurtenances	Las Ventanas Rd.*	End of Existing Sewer	Rainbow Blvd.	
<b><u>DRAINAGE**</u></b>					
66"	RCP w/Req'd Appurtenances	Terrazas Rd.	Las Ventanas Rd	Docena Rd.	
36"	RCP w/Req'd Appurtenances	Terrazas Rd.	Docena Rd.	West Side of Rainbow Blvd	
18"	RCP w/Req'd Appurtenances	Soneto Ct.	66" Storm Drain in Terraza Rd	Low point in Soneto Ct.	
18"	RCP w/Req'd Appurtenances	Terrazas Rd.	36" Storm Drain in Terraza Rd	Low point in Terrazas Rd.	
18"-24"	RCP w/Req'd Appurtenances	Pintura St.	66" Storm Drain in Terrazas Rd.	Low point in Pintura St.	
48"	RCP w/Req'd Appurtenances	Docena St.	Storm Drain in Terrazas Rd.	West Side of Rainbow Blvd	
18"	RCP w/Req'd Appurtenances	Docena St.	48" Storm Drain in Docena St.	Low point in Docena St.	
72-84"	*RCP w/Req'd Appurtenances w/ Temporary Outlet Channel and Temporary Retention Pond Downstream	Las Ventanas Rd.*	East Side of Terrazas Rd.	Rainbow Blvd.	

\* FINANCIAL GUARANTY ONLY, CONSTRUCTION TO BE DEFERRED

\*\* GRADING AND DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF SIA AND FINANCIAL GUARANTEE

INFRASTRUCTURE LIST  
FOR TERRAZAS SUBDIVISION AT VENTANA RANCH, TRACT 22A

\* (prov. Tr 15 offsite)  
trunkline

DRB Case No 99-65  
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transferal  
on Tr 15  
offsite  
000297

SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<b>OFFSITE PAVING – Responsibility of Las Ventanas Ltd. Partnership</b>				
24' F-F (Min)	Major Local Paving W/ PCC STD. C&G S/E Side, 10' Asphalt Trail on South Side Only w/ transition to 66' Wide (25' Ingress, 36' Egress, & 4' Median) at Rainbow Blvd. Temp. Asphalt Curb on NW side.	Las Ventanas Rd.	Existing pavement at South Boundary of Lot 16	Rainbow Blvd.
25' F-F	Arterial Paving W/ PCC STD. C&G, on West Half of Rainbow Blvd. 10' Trail, West Side only w/ median curb on East side.	Rainbow Blvd.	South Boundary, Tract B	Las Ventanas Rd.
<b>OFFSITE WATER – Responsibility of Las Ventanas Ltd. Partnership</b>				
12" _____	Waterline W/Req'd Appurtenances	Las Ventanas Rd.	End of Existing Waterline @ South Boundary of Lot 16	Rainbow Boulevard
<b>OFFSITE WASTE-WATER – Responsibility of Las Ventanas Ltd. Partnership</b>				
8" - 12" _____	Sewerline W/Req'd Appurtenances	Las Ventanas Rd.	Rainbow Blvd.	Approx. 500' North of Conifer Ave.
<b>OFFSITE STORM DRAINAGE – Responsibility of Las Ventanas Ltd. Partnership</b>				
36" – 66"	RCP w/Req'd Appurtenances	Las Ventanas Rd.	Existing SD in Rainbow Blvd.	Approx. 1000' west of Northglenn Dr.
66-78"	RCP w/Req'd Appurtenances	Las Ventanas Rd.	Existing SD @ South Boundary	Approx. 100' north of Conifer Ave.

Modifications to Existing temporary retention pond in Tract X-1-A-1, to be determined at DRC.

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Prepared by *Kerry L. Davis* 5/5/99  
Print Name: Kerry L. Davis, P.E.  
Firm: Bohannon Huston

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Development Review Board Member Approval

<u><i>[Signature]</i></u> Traffic	<u>5-05-99</u> Date	<u><i>[Signature]</i></u> Utility Development	<u>5/5/99</u> Date
<u><i>[Signature]</i></u> City Engineer/AMAFCA	<u>5-5-99</u> Date	<u><i>[Signature]</i></u> DRB Chairman	<u>5/5/99</u> Date
<u><i>[Signature]</i></u> New Mexico Utilities	<u>4-23-99</u> Date	<u><i>[Signature]</i></u> Design and Development, CIP	<u>5.5.99</u> Date

Revision	Date	DRC CHAIR	USER DEPT	Agent /owner
1	6.12.00	Brad Bih	Calogre	Sciarsell