Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
January 23, 2024
6:00 PM
City Hall

Board Members

Scottie Richardson, District 1, Vice-Chair	VACANT, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

Join by Computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.
Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1 January 9, 2024 Planning and Zoning Board Meeting Minutes
2024-0109_PZB_Minutes_BMB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff.

2 **Conditional Use Permit.** The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location Map.pdf
Application.pdf
Revised & Updated Site Plan Submittal
Landscape Plan.pdf
Lighting Plan.pdf
Fire Plan.pdf
Old Site Plan_W/Wall Details.pdf
Notice Letter
Noticed Properties Map
Previous Engineering Comments
Previous Fire & Rescue Comments
Previous SSCAFCA Comments
Updated Comments_fromRevisedSitePlan.pdf
Legal Ad Proof.pdf
Public Comment 1 - Roadrunner Storage Properties.pdf
Public Comment 2 - David Torres
Public Comment 3 - Brett Locke
Public Comment 4 - Jerry Martin
Findings of Fact.pdf

3 **Preliminary Plat.** The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, is requesting approval of a preliminary plat for the Vista Grande Phase 2 subdivision to create 45 residential lots and 4 HOA tracts on approximately 10.4818 acres. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location Map
Application
Preliminary Plat
Reproduction of Notice Letter
Noticed Properties Map
Legal Ad Proof.pdf
SSCAFCA Review Comments
CoRR Parks, Recreation, and Community Services - Comments.pdf
Notice Sign
Engineering Review Comments

4 **Final Plat.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1E Phase 1 Subdivision creating 74 residential lots and 13 tracts zoned R-1: Single Family Residential District on the property legally described as LE, Tract 13. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Final Plat
Lomas Encantadas 1E Lot Summary Table
Final Plat Checklist
Staff Comments

6 **Variance.** The applicant, PNM Resources, through their agent, Dashiell Corp., requests approval of a variance allow for a 14' tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2-E. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location
Application
Letter of Authorization
Justification of Variance
Wall Plans
154.77 Fence & Wall Regulations.pdf
Recorded Plat - PNM Switchyard.pdf
Reviewer Comments
Reproduction of Notices
100' Notification Buffer Map
300' Notification Buffer Map
Findings_of_Fact_LQR_Fence_Height_bmb.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM
Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
January 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
January 9, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0109_PZB_Minutes_BMB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JANUARY 9, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Scottie Richardson, District 1, Vice-Chair	Amy Rincon, Development Services Director
Kevin Kofchur, District 2	Brian Babyak, Planning & Zoning Manager
Robert Gabaldon, District 4	Tim Dvorak, Planner II
Sal Tortorici, At-Large (*Virtual*)	Liz Ruiz Carlos, Planner II
MEMBERS ABSENT:	Michelle Costilla, Planner II
Fred Radosevich, District 3, Chair	Chris Benson, Planner II
VACANT, District 5	Sean LaBarbera, Planner I
Lisa Hardisty, District 6	Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Richardson called the meeting to order at 6:00 PM and moved informational items to the start of the meeting while awaiting quorum.

STAFF REPORTS

1) Planning and Zoning Monthly Summary Plat Report – DECEMBER 2023

2) Planning and Zoning Monthly Building Activity Report – DECEMBER 2023

Development Services Director, Amy Rincon highlighted the historical numbers of Single-Family Residential Applications for 2023 and an update on the recent adoption of the Boards, Commissions, Committees & Advisory Bodies Rules of Procedure. She reminded the commissioners the Statement of Economic Interest is due by January 31st.

Planning and Zoning Manager, Brian Babyak introduced the new planner, Sean LaBarbera.

Vice-Chair Richardson called for a recess so staff could reach out to Commissioner Tortorici.
Commissioner Tortorici logged in virtually at 6:09 p.m.

CONSENT CALENDAR

3) December 12, 2023 Planning and Zoning Board Meeting Minutes

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Kevin Kofchur.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Sal Tortorici
NO: (None)

PUBLIC HEARINGS

4) The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requested approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision.

Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions, and stood for questions.

Agent, Josh Lutz stood for questions, after being administered the oath virtually.

Robert Gabaldon moved to approve Item #4. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Sal Tortorici
NO: (None)

5) The applicant, Albert Sanchez, requested approval of a Preliminary/Final Plat to adjust the building envelope for 6003 Rooster Point Rd NE, legally described as RLEM2, Blk A, Lot 44.

Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions, and stood for questions.

Applicant, Albert Sanchez presented on the item and stood for questions. He clarified Commissioner Gabaldon's questions regarding the adjacent lot.

Robert Gabaldon moved to approve Item #5. Seconded by Kevin Kofchur.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

6) The Applicant, Lomas Encantadas Development Co., through their agent, Huitt- Zollars, Inc., requested approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phase 1 Subdivision.

Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions, and stood for questions.

Agent, Donald Duneman agreed with the findings and conditions, and stood for questions.

Staff member, Tim Dvorak answered Commissioner Gabaldon's query regarding a correction.

Kevin Kofchur moved to approve Item #6. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Robert Gabaldon.
Vice-Chair Richardson adjourned the meeting at 6:25 PM.

APPROVED THIS 23RD DAY OF JANUARY, 2024.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-120-00005

AGENDA DATE:
January 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3, zoned C-1: Retail Commercial District. The subject property has a street address of 3508 Northern Blvd NE, and is located between Moccasin Dr NE to the west and Loma Colorado Blvd NE to the east.

The applicant states in their justification letter that they are seeking approval of this conditional use permit for an RV Storage Facility, "...due to the high demand for RV storage due to the increase of homes being built in the area, especially those being completed by production builders who create HOA's with covenants limiting RV's from being parked on the property."

The applicant continues in the justification letter to outline that this RV Storage Facility proposes to have 92 parking spots with the following amenities:

- Gated Entry
- Fence (specifications included in attachment)
- Retaining Wall
- 24-hr Access (utilizing a wireless device)
- Landscaping (details shown on attachment)

The applicant explains in the justification letter, "There are many stipulations in the area limited to the storage of RV's on personal property and this would alleviate the constraint of individuals obtaining personal RV's. Furthermore, it would alleviate the strain on the City on enforcing zoning codes and HOA rules regarding RV's." The applicant finishes the justification letter referencing a personal storage facility being built on a nearby lot, and how that would contribute to the use of this project.

The property is zoned C-1: Retail Commercial District under Ordinance No. 16, Enactment No. 06-15. As per R.O. 2003 § 154.24 C-1: Retail Commercial District, RV Storage is not an outright permissive use, however, per R.O. 2003 § 154.24 (C) *Conditional uses (requiring use permit and site plan)* (5) Self-storage facilities are permissive.

This item was heard at the December 12, 2023 Planning and Zoning Board Meeting, with staff recommending denial with findings. The Planning and Zoning Board voted to postpone the item to the January 23, 2024 Planning and Zoning Board Meeting to allow the applicant additional time to address staff's concerns which contributed to the recommendation of denial. The applicant has provided a revised site plan (attached), which adequately addresses previous staff concerns.

R.O. 2003 § 150.04 states:
(A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

Staff finds that the project will have minimal impact on adjacent neighborhoods. The surrounding area has been zoned C-2: Wholesale Commercial in recent years with M-1: Industrial and Business Park District located to the north, and a City water treatment facility to the south. The proposed use would be similar to adjacent zoning and developed uses.

Staff also finds that the applicant has addressed staff concerns expressed in the report for the December 12 Planning and Zoning Board Meeting. These prior concerns were viewed as detrimental to the public welfare, safety, health and morals of the surrounding area. Previous staff comments and concerns included the need for adequate access to the development and turning radii internally for Fire and Rescue. All other outstanding review comments from City of Rio Rancho Fire and Rescue and Development Services Engineering will have to be addressed at the time of building permit and future development of the area.

(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

Staff recommends the Planning and Zoning Board find that the applicant has followed the necessary steps for submitting an application and that the proposed use would comply with the policies and goals of the Comprehensive Plan on infill.

Reviewer Comments:

Reviewing Agency	Comments
City of Rio Rancho Engineering	See attached comments.
City of Rio Rancho Fire & Rescue	See attached comments.
City of Rio Rancho Parks, Recreation and Community Services	No comments received
SSCAFCA	See attached comments.
City of Rio Rancho Police	No comments received
Rio Rancho Public Schools	No comments received
MRCOG - MRMPO	No comments received

SURROUNDING LAND USE AND ZONING:
Properties to the north are zoned M-1: Industrial and Business Park. Properties to the east are zoned C-1: Retail Commercial District and C-2: Wholesale and Warehousing District. Properties to the south are zoned SU: Special Use for public utilities. Properties to the west are zoned R-6: Multi-Family Residential, C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District.

NOTIFICATIONS:

Notice of the conditional use permit application was sent via certified mail to the property owners within 100 ft of the subject property. A legal ad was published in the Albuquerque Journal on November 27, 2023. A notice sign was posted on the subject property on week prior to the hearing, on December 5, 2023.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the conditional use permit request for RV Storage, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 § 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 § 150.04 (A).
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of work for thirty (30) days or more. Failure to meet the requirements for construction shall cause this conditional use permit to expire.
4. All reviewer comments must be addressed.
5. A 28' turning radius will be required for entry access.
6. 2 hydrants shall be required with a minimum of 1,000 gpm flow.
7. Turning radii inside development shall be a minimum of 28'.
8. Engineering data is required to substantiate weight bearing capacity and all-weather driving capabilities.
9. Civil Drawings will be submitted and reviewed when applicant submits for commercial building permit.
10. Access to Northern Blvd NE may be removed when future development is completed to the east and will be converted to shared access at Lumberman Dr. This should be considered with current construction plan.
11. A Trip Generation Report is required and an additional traffic study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol. II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required.
12. A Grading and Drainage Plan/Report and an Erosion Control Plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm Water Drainage and Water Quality Discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol. II Chapter 11.2. and City Ordinance Chapter 153 Erosion Control; Storm Drainage and Storm Water Quality. The BMP'S and structural treatment control BMP'S must include an evaluation by the applicant of the GI/LID practices and determination and inclusion of the BMP'S that will be implemented.
13. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way permit and a traffic control plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

If the Planning and Zoning board finds the conditional use permit is not justified, a denial may be based on the following findings:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 § 150.04.
2. The revisions to the site plan are not substantial enough for approval.

ALTERNATIVES:

The Planning and Zoning Board may:

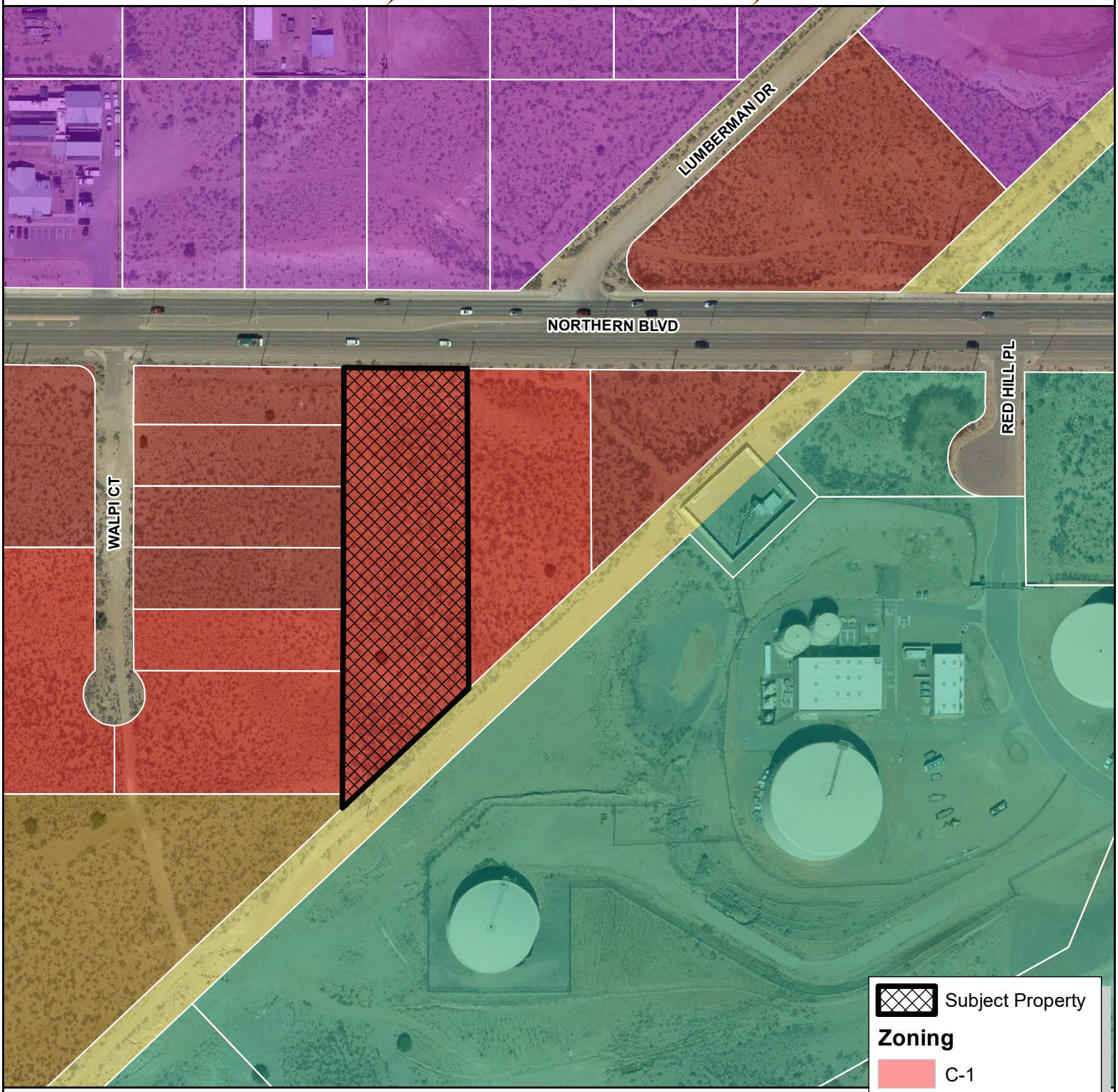
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested conditional use permit subject to findings and conditions.

ATTACHMENT: Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Revised & Updated Site Plan Submittal
ATTACHMENT: Landscape Plan.pdf
ATTACHMENT: Lighting Plan.pdf
ATTACHMENT: Fire Plan.pdf
ATTACHMENT: Old Site Plan_W/Wall Details.pdf
ATTACHMENT: Notice Letter
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Previous Engineering Comments
ATTACHMENT: Previous Fire & Rescue Comments
ATTACHMENT: Previous SSCAFCA Comments
ATTACHMENT: Updated Comments_fromRevisedSitePlan.pdf
ATTACHMENT: Legal Ad Proof.pdf
ATTACHMENT: Public Comment 1 - Roadrunner Storage Properties.pdf
ATTACHMENT: Public Comment 2 - David Torres
ATTACHMENT: Public Comment 3 - Brett Locke
ATTACHMENT: Public Comment 4 - Jerry Martin
ATTACHMENT: Findings of Fact.pdf

3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3



RioRancho
City of Vision

0 150 300 600
Feet

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W E
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GIS
Moving Spatial Data Forward

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 10/27/2023

City of Rio Rancho
Development Services
3200 Civic Center Cir, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Permit

Instructions

Fee $67.00

Submit a copy of the completed application to Development Services. Fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings shall accompany each application. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated (see example on back).

Dimensions of the property lines and any architectural restrictions - such as building height, building/rooms walls, etc. - should be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure, and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent must be included as well.

City of Rio Rancho
Development Services
3200 Civic Center Cir, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Application

Applicant

Fee $67.00

Name (Print): Northern RV LLC
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone: 505-220-1525 **Alt phone:**
Email: trb607ca@hotmail.com

Agent

Name: Timothy Borror
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone (W): 505-220-1525 **Phone (Other):**
Email: trb607ca@hotmail.com

Property Owner

Name: Northern RV LLC
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone (W): 505-220-1525 **Phone (Other):**
Email: trb607ca@hotmail.com

Legal Description

Subdivision/Unit: 13 **Block:** 112 **Lot:** 3
Tract/Parcel: 10 **Zoning:** Commercial

Location of Property

Address: 3508 Northern Blvd NE
City: Rio Rancho **State:** NM **Zip:** 87124

Reason for Request (use additional sheets if necessary)

Requesting use of the property as a RV storage facility

Applicant Signature

10/26/23
Date

For Office Use Only

Received by: Christopher Benson **Date:** 10/27/2023

Application No: 23-120-00005 **Receipt No:** _____

Scheduled Planning and Zoning Meeting Date: 12/12/2023

Action taken by Planning and Zoning Committee: ☐ **Approved** ☐ **Disapproved** ☐ **Other**

_____

_____

_____

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Sierra Hacienda Builder C/O Tim Borrow
PO Box 52126
Albuquerque, New Mexico
505.220.1525

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
505.259.4617

STRUCTURAL ENGINEER: NA

MECHANICAL PLUMBING ENGINEER: NA

ELECTRICAL ENGINEER: Electrical Consultants Inc. C/O Greg Dudley
974 Nazcon Road
Bernalillo New Mexico 87004
505.359.9230

CIVIL ENGINEER: Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque New Mexico 87193
505.271.2199

2 PROJECT SUMMARY

Vehicle Storage Yard on 1.8263 Acre vacant lot with fence and gate. -NO BUILDING

3 PROJECT INFORMATION

PROJECT ADDRESS

Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES

2009 International Building Code
2009 Uniform Plumbing Code
2009 Uniform Mechanical Code
2014 National Electrical Code
2009 International Energy Conservation Code

ZONING

C-1

PARKING REQUIREMENTS per 14-16-5-5

NA - Existing Building

MINIMUM LANDSCAPE per 14-16-5-6

10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
2,351 sq.ft. provided in front 5,621 sq.ft. in rear

4 BUILDING DATA

IBC CHAPTER 3: USE AND OCCUPANCY (section 305)

NO BUILDING

IBC CHAPTER 4: SPECIAL DETAILED REQUIREMENTS

NO BUILDING

IBC CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

NO BUILDING.

PROJECT AREA Table 503

NO BUILDING

IBC CHAPTER 6: TYPES OF CONSTRUCTION

NO BUILDING

IBC CHAPTER 7: FIRE AND SMOKE PROTECTION

NO BUILDING

IBC CHAPTER 8: INTERIOR FINISHES

NO BUILDING

IBC CHAPTER 9: FIRE PROTECTION

NO BUILDING

IBC CHAPTER 10: MEANS OF EGRESS

NO BUILDING

IBC CHAPTER 29: PLUMBING SYSTEMS

PLUMBING FIXTURE CALCULATIONS per table 2902.1

NO BUILDING

5 INDEX TO DRAWINGS

general
G 081 INDEX, PROJECT INFO

architectural
A 081 SITE PLAN

structural
S 101 STRUCTURAL DETAILS

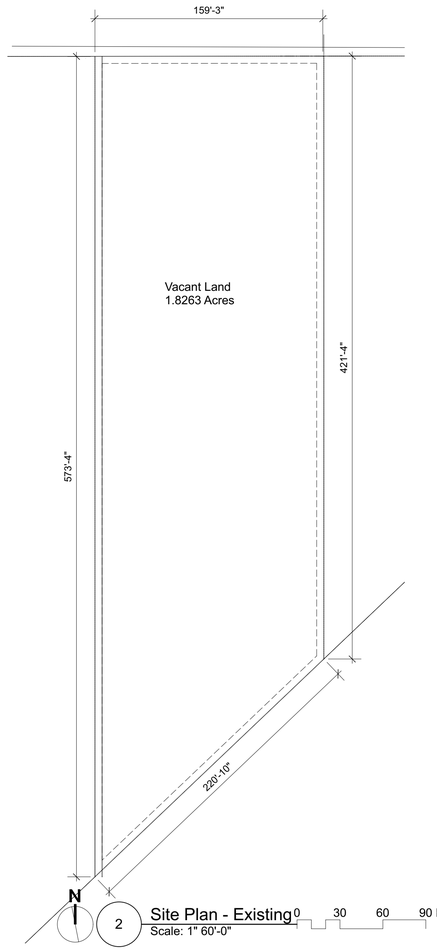
fire
FIRE 1 FIRE-1

mechanical / plumbing

electrical
E 101 ELECTRICAL PLAN
ELECTRICAL LIGHTING PLAN
ELECTRICAL POWER PLAN
PANEL SCHEDULES

plat
PLAT PLAT

civil
G&D GRADING AND DRAINAGE
U-101 SITE UTILITYS

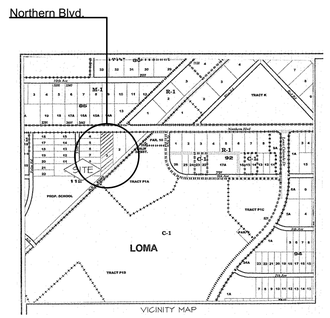


2 Site Plan - Existing
Scale: 1" 60'-0"
0 30 60 90 FT

6 GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
2. A. THESE GENERAL NOTES, PLANS AND SPECIFICATIONS
3. B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
4. CONTRACT DOCUMENTS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN APPLICABLE CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS AND SPECIFICATIONS. WHERE CONFLICTS OCCUR, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER.
5. UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OR DESIGN ELEMENTS, SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OR FIELD ORDER, AS APPLICABLE.
6. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE DO NOT SCALE DRAWINGS.
7. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS NOTED OTHERWISE OR SHOWN ON THE DRAWINGS.
8. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHERE IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, THE CONTRACTOR SHALL PROMPTLY REPORT IT TO THE OWNER FOR PROPER CLARIFICATION OR ADJUSTMENT.
9. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS THE CONSTRUCTION OF SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED ON THE DRAWINGS AND SPECIFICATIONS. IF THERE IS ANY DOUBT CONCERNING THE SIMILARITY OF THE CONDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND REQUEST CLARIFICATION.
10. THE CONTRACTOR SHALL VERIFY R.O. SIZES FOR ALL WINDOWS AND DOORS.
11. ALL EXTERIOR DIMENSIONS LISTED AS "TO FIN." ARE TO FINISHED FACES AND GRID LINES. ALL INTERIOR DIMENSIONS ARE TO GRIDLINES AND FACE OF STUDS UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS BETWEEN OPENINGS IN WALLS OR SLABS AND STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR PLUMBING REQUIREMENTS. IN THE EVENT THAT A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. SLEEVES OF REQUIRED DIMENSIONS SHALL BE LOCATED AND PROVIDED BY THE TRADE REQUIRING SUCH SLEEVES AND SHALL BE PROVIDED FOR ALL PENETRATIONS THROUGH CONCRETE AND MASONRY CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING AND/OR ADDITIONAL SUPPORTING STRUCTURE AS REQUIRED FOR ITEMS CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS WHETHER THE BLOCKING, BACKING, AND/OR ADDITIONAL SUPPORTING STRUCTURE IS SPECIFICALLY SHOWN IN THE DRAWINGS OR NOT. ALL BLOCKING AND BACKING MATERIALS SHALL BE NEW.
14. DO NOT SCALE DRAWINGS

7 VICINITY MAP



TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
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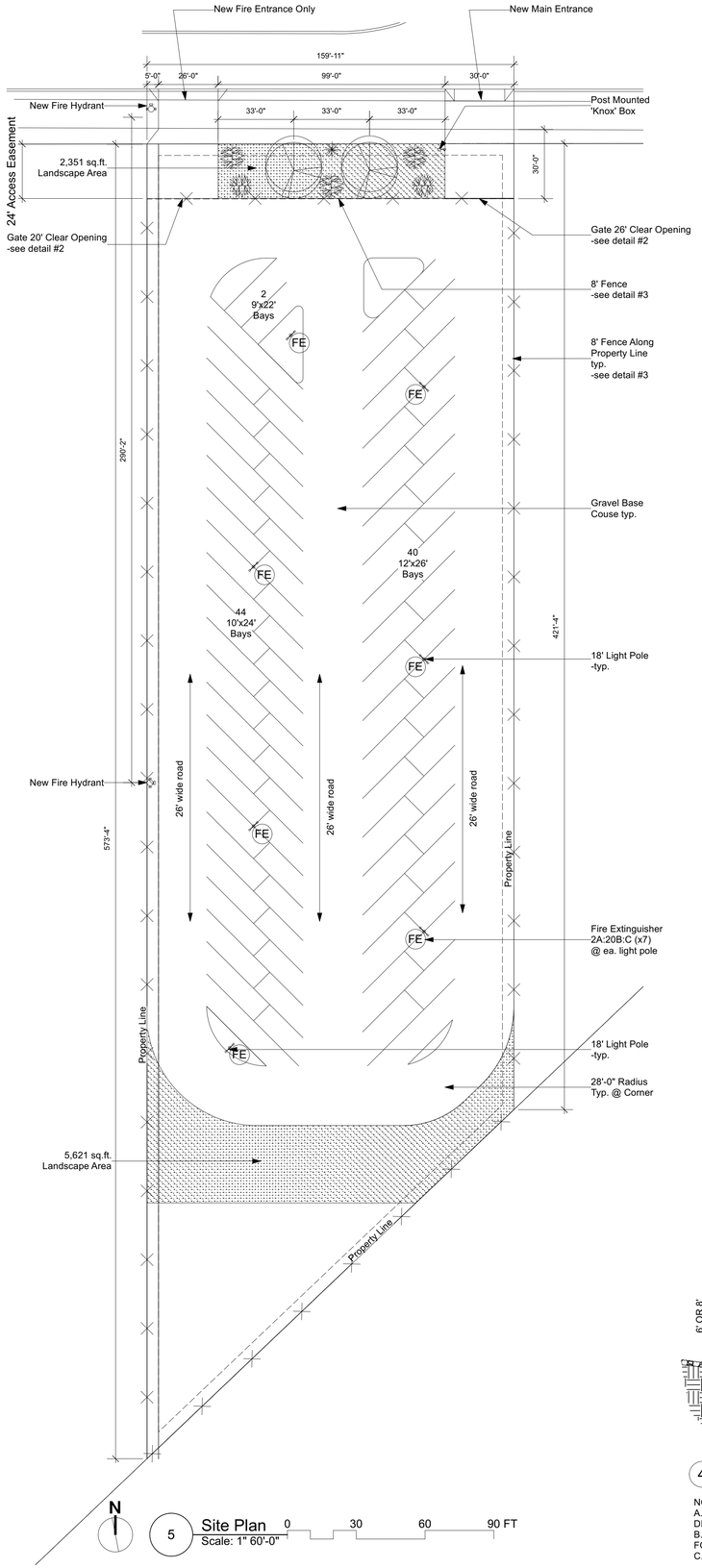
RV Storage Yard
Northern Blvd.
Albuquerque, New Mexico 87124

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
December 18, 2023

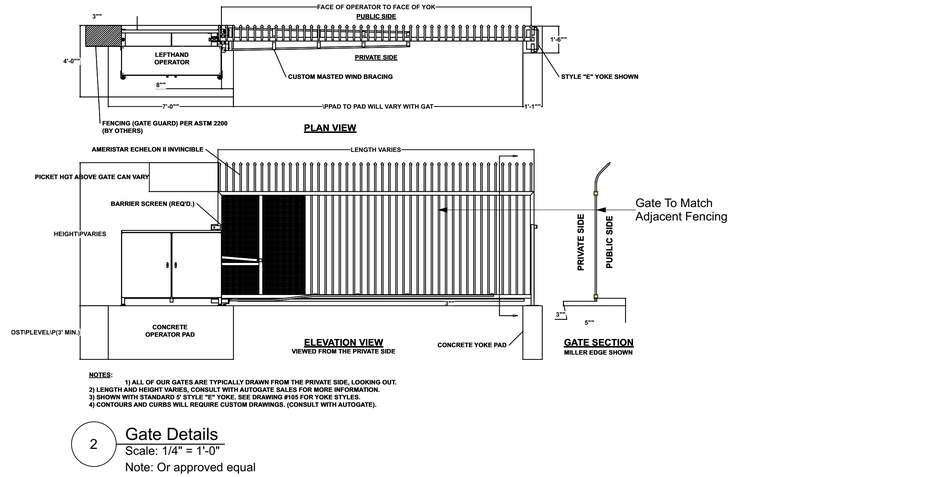
Date: **December 18, 2023**

Sheet: Site Plan / Details

G-081

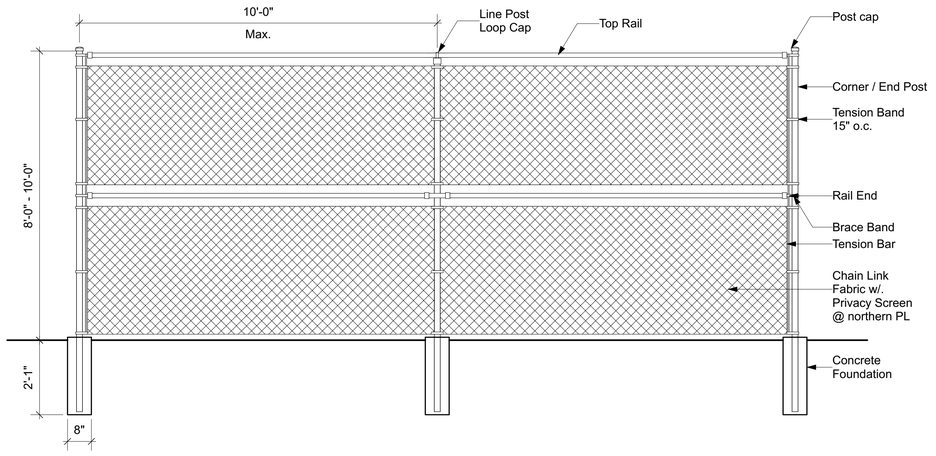


5 Site Plan
Scale: 1" 60'-0"

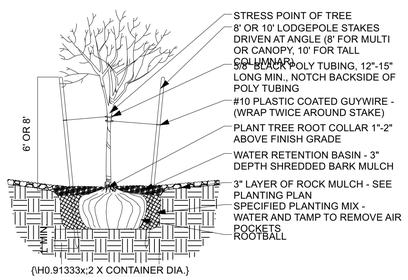


NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE, LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

2 Gate Details
Scale: 1/4" = 1'-0"
Note: Or approved equal

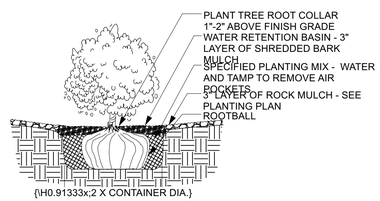


3 Fence Details
Scale: 1/2" = 1'-0"
Note: Or approved equal



4 Tree Planting
Scale: NTS

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



5 Shurb Planting
Scale: NTS

NOTES:
A.THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B.THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

Plant Material

KEYED LANDSCAPE NOTES:

1. PLANTING TO INCLUDE DROUGHT - TOLERANT NATIVE SHRUBS AND NATIVE GRASSES TO TRANSITION TO UNDEVELOPED OPEN SPACE AS APPLICABLE.

GENERAL LANDSCAPE NOTES:

1. PROVIDE AND INSTALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVER WITHIN THE PLANTING AREAS SHOWN ON THE PLAN. REPRESENTATIVE PLANTS AND SIZES ARE SHOWN ON THE ATTACHED PLANTING LIST.

2. ALL PLANTING BEDS ARE TO RECEIVE 3" TO 4" DEPTH OF BUILDOLOGY (OR APPROVED EQUAL) 1" CRUSHED GRAVEL OVER FILTER FABRIC THROUGHOUT THE LIMITS OF THE PLANTING AREAS.

GENERAL IRRIGATION NOTES:

ALL PLANTINGS WILL BE IRRIGATED BY MEANS OF AN UNDERGROUND PVC IRRIGATION SYSTEM UTILIZING FIXED PRECIPITATION RATE BUBBLER HEADS. BUBBLERS HEADS WILL BE SERVER BY LATERAL LINES CONTROLLED BY SEVERAL STRATEGICALLY PLACED REMOTE CONTROL VALVES. REMOTE CONTROL VALVES WILL BE SERVED BY A MASTER IRRIGATION LINE CONTROLLED BY A MASTER VALVE INSTALLED IN CLOSE PROXIMITY TO A REDUCED PRESSURE TYPE BACKFLOW PREVENTER POSITIONED WITHIN A HOT BOX NEAR PROPOSED CITY OF CITY OF ALBUQUERQUE IRRIGATION WATER METER. AN ELECTRIC CONTROLLER WILL BE WALL MOUNTED AT A SECURE LOCATION TO OPERATE THE VALVES.

1. PROVIDE AND INSTALL A BUBBLER BASED, PVC IRRIGATION SYSTEM THROUGHOUT PLANTING AREAS.
2. PROVIDE AND INSTALL IRRIGATION BUBBLERS AT THE BASE OF ALL PLANTS IN ACCORDANCE WITH THE SCHEDULE SHOWN ON THE PLANTING PLAN.
3. PROVIDE AND INSTALL CLASS 200 PVC LATERAL IRRIGATION LINES BETWEEN REMOTE CONTROL VALVES AND BUBBLERS.
4. PROVIDE AND INSTALL A 1-1/2" SIZED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITHIN A HOT BOX (FOR FREEZE PROTECTION)
5. PROVIDE AND INSTALL A 1-1/2" SIZED MASTER VALVE IN A SUBGRADE VALVE BOX IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE FOR CONTROLLING WATER TO THE PROPOSED MASTER LINES.
6. PROVIDE AND INSTALL APPROPRIATELY SIZED REMOTE CONTROL VALVES WITHIN SUBGRADE VALVE BOXES AT LOCATIONS TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
7. PROVIDE AND INSTALL AN ELECTRIC CONTROLLER IN A WALL MOUNTED BOX FOR OPERATIONAL CONTROL OF VALVES.
8 PROVIDE AND INSTALL REMOTE CONTROL WIRE IN BETWEEN THE IRRIGATION CONTROLLER AND THE VALVES.
9. PROVIDE AND INSTALL IRRIGATION SLEEVES AT LOCATIONS AS NEEDED FOR IRRIGATION LINES BENEATH PAVING.

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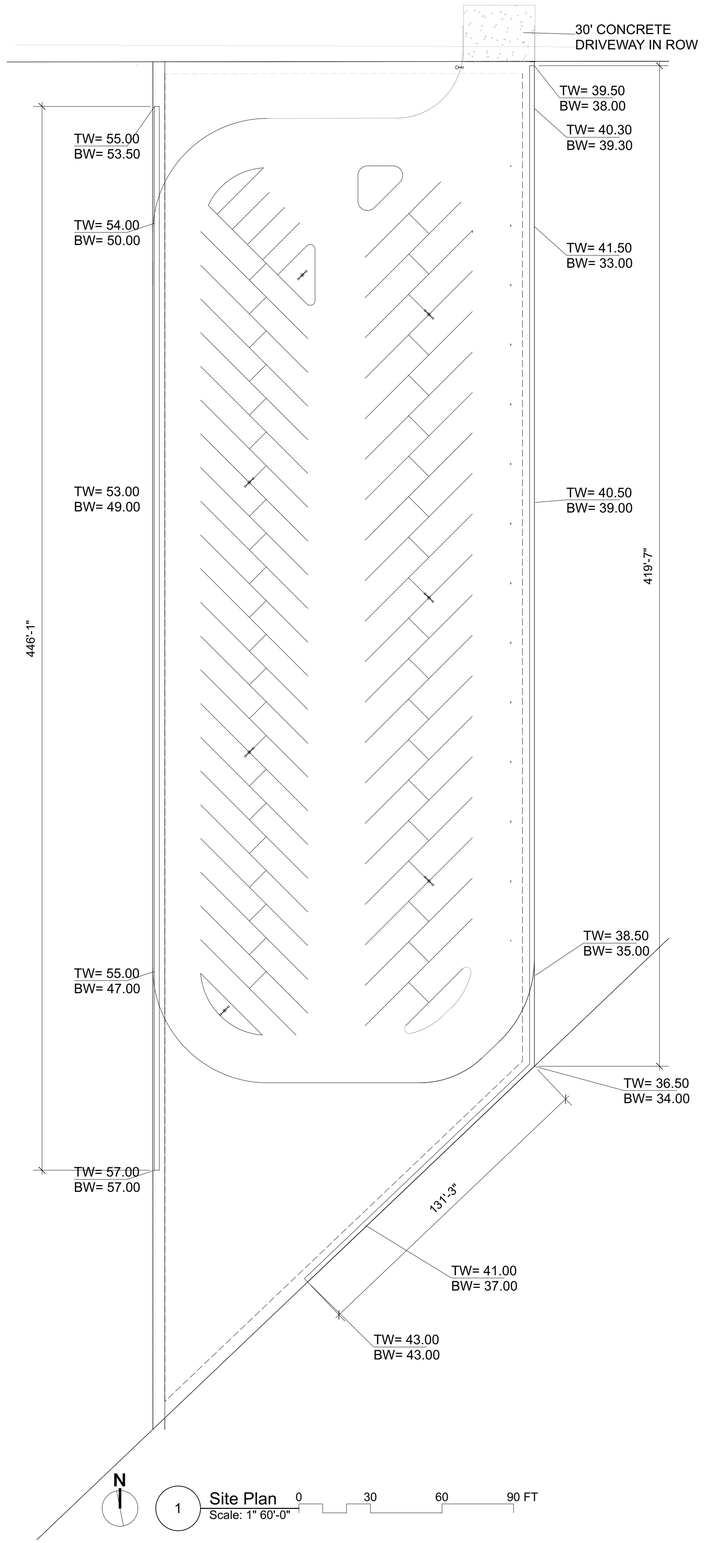
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
December 18, 2023

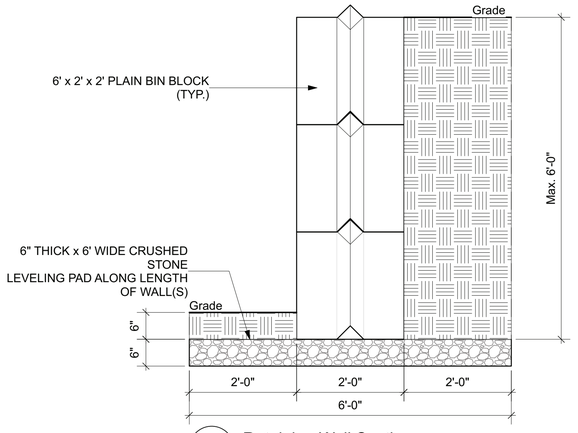
Date: **December 18, 2023**

Sheet: Site Plan / Details

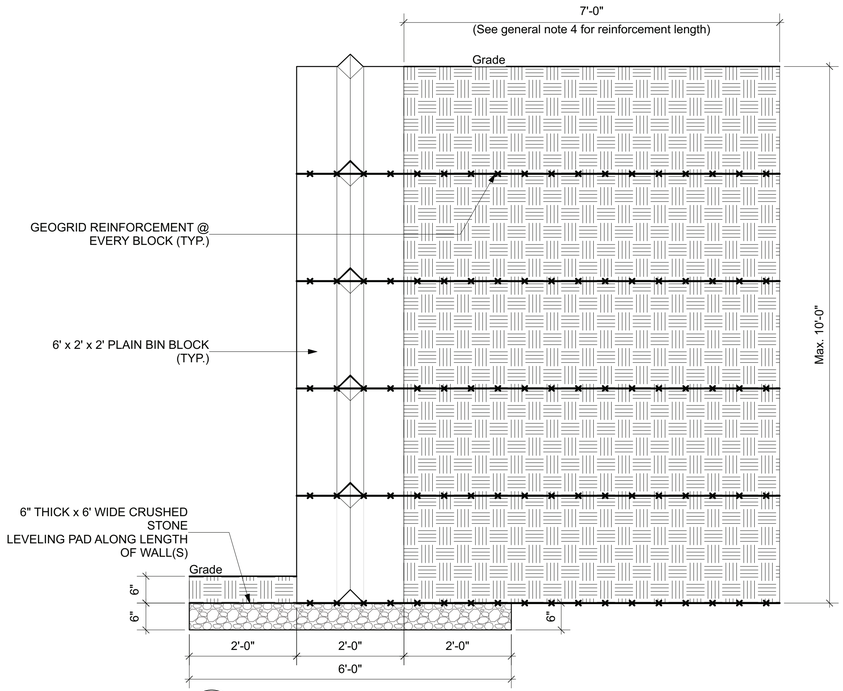
A-081



1 Site Plan
Scale: 1" 60'-0"



2 Retaining Wall Section
Scale: 3/4" = 1'-0"



3 Retaining Wall Section Greater than 6'-0"
Scale: 3/4" = 1'-0"

RETAINING WALL GENERAL NOTES:

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF CRUSHED STONE WITH THE DIMENSIONS SHOWN IN DETAILS 2 AND 3 BELOW FOR THE ENTIRE LENGTH OF THE WALL.

2. THE BACKFILL BETWEEN GEOGRID REINFORCEMENT FOR WALLS TALLER THAN 6 FEET TALL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S REQUIREMENTS.

3. GEOGRID SHALL BE BIAXIAL AND HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 2000 POUNDS PER FOOT.

4. WALLS TALLER THAN 6 FEET, OR CONSIST OF MORE THAN THREE (3) BLOCKS STACKED ON TOP OF EACH OTHER, SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT BETWEEN EACH BLOCK. A LAYER OF REINFORCEMENT SHALL BE PLACED UNDERNEATH THE FIRST BLOCK. REINFORCEMENT SHALL BE PLACED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES TO ENSURE PROPOER PLACEMENT AND ORIENTATION. THE LENGTH OF THE GEOGRID REINFORCEMENT SHALL NOT BE LESS THAN 0.7*H, WHERE "H" IS THE HEIGHT OF THE WALL, ROUNDED UP TO THE NEAREST FOOT.

5. GEOGRID SHALL OVERLAP A MINIMUM OF 6 INCHES.

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RV Storage Yard

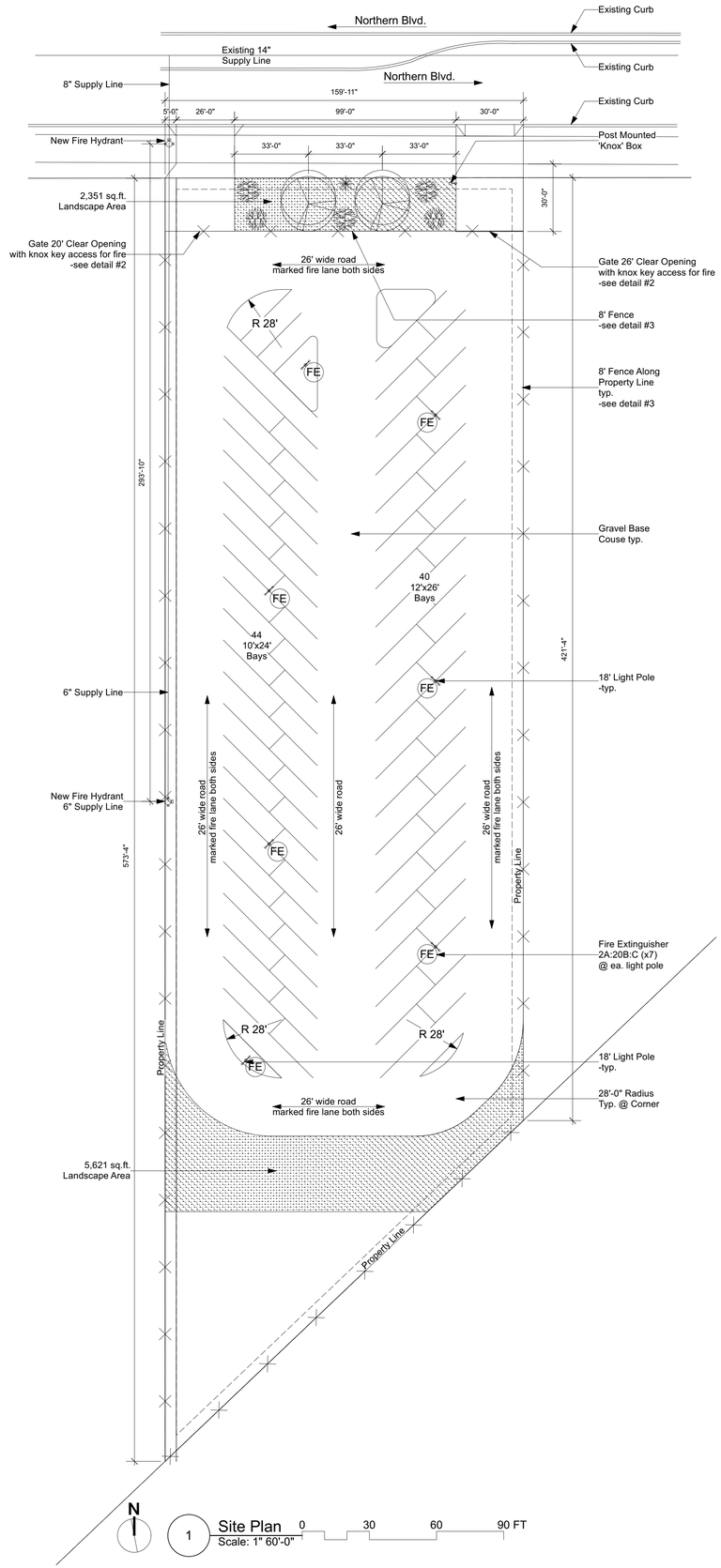
Northern Blvd.
Albuquerque, New Mexico 87124

NEW MEXICO
25972
07/26/2023
REGISTERED PROFESSIONAL ENGINEER

Date: **July 26, 2023**

Sheet: Retaining Wall Details

S-101



Sprinkler System:
1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Gravel Road Specification for 75,000 pound capacity.

26-foot-wide road section for the fire lane shall have a total of 8 inches of basecourse constructed with 2-4" lifts compacted to 95% relative density over 12-inches of sub-base compacted to 95% relative density.

Fire Flow Requirements

Building
Construction Type None- No Building **1,000 GPM**

Square Footage = 0

2 Hydrants required max 500 feet

Kox Box - Provided for gate entrance
PIV - Not required
FDC - Not required

SECTION 906: PORTABLE FIRE EXTINGUISHERS

7 Required every 75' 2A:20B:C installed per NFPA 10

GATE NOTES:

Main entry gate 26' sliding
Secondary entry gate 20' swing
Operable by one person
Key to gates supplied in Knox box at main entry
Electric Gate operators UL 325 and ASTM F2200

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Tim Borrow
Albuquerque, New Mexico -

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
(505) 259-4617

2 PROJECT SUMMARY

Vehicle Storage Yard

3 PROJECT INFORMATION

PROJECT ADDRESS

Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code
2021 International Fire Code

4 BUILDING DATA

OCCUPANCY GROUP

NO CONSTRUCTION

AREA

Site 1.83 acres (79,714 sq.ft.)

ZONING

C-1

Setbacks- 10 ft. Front
0 Interior
0 ft. rear
Height- na

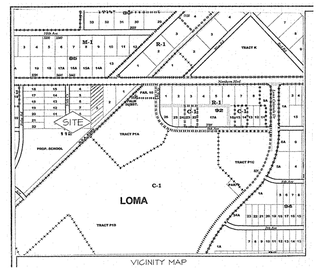
LANDSCAPE REQUIREMENTS

10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
2,351 sq.ft. provided in front 5,621 sq.ft. in rear

PARKING REQUIREMENTS

Parking: No Parking required (no building)



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STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
January 11, 2024

Date: **January 11, 2024**

Sheet: Fire-1

FIRE-1

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.

2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.

3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.

4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).

5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.

7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.

9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.

12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.

13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.

14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.

16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.

17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.

18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.

19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.

20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.

22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.

23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL IN THE BID ITEM 621000 MOBILIZATION.

SOILS

1. THE DESIGN R VALUE FOR THIS PROJECT IS ___.

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.

7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.

9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.

14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.

2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.

3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.

4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.

5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.

6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.

8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.

14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.

6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.

10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.

14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.

15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.

2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.

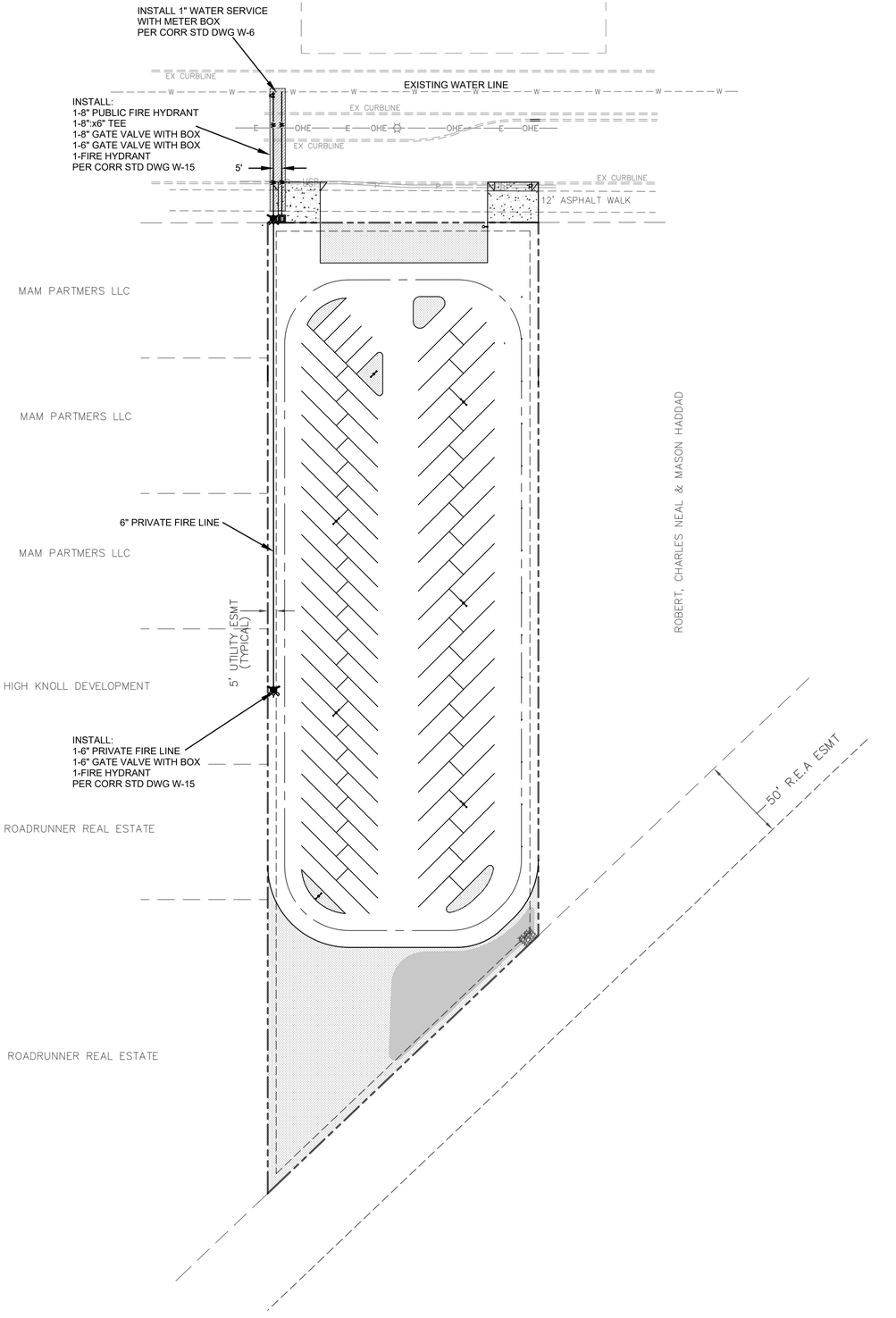
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

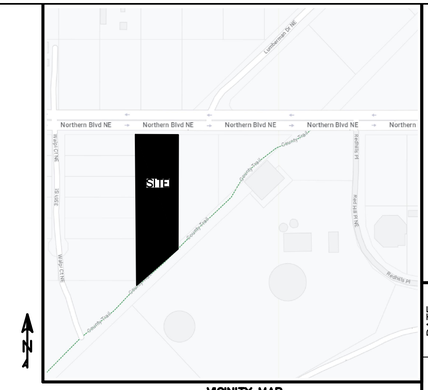
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.

5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.

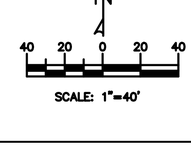
6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.

7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED





VICINITY MAP



SCALE: 1"=40'

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NO.	REVISION	BY	DATE

PROJECT:
DATE:
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY: DEM
CHECKED BY:
APPROVED BY:
FILE:

NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER
12-28-23

RV STORAGE
3508 NORTHERN BLVD
CITY OF RIO RANCHO, NEW MEXICO

WATER PLAN

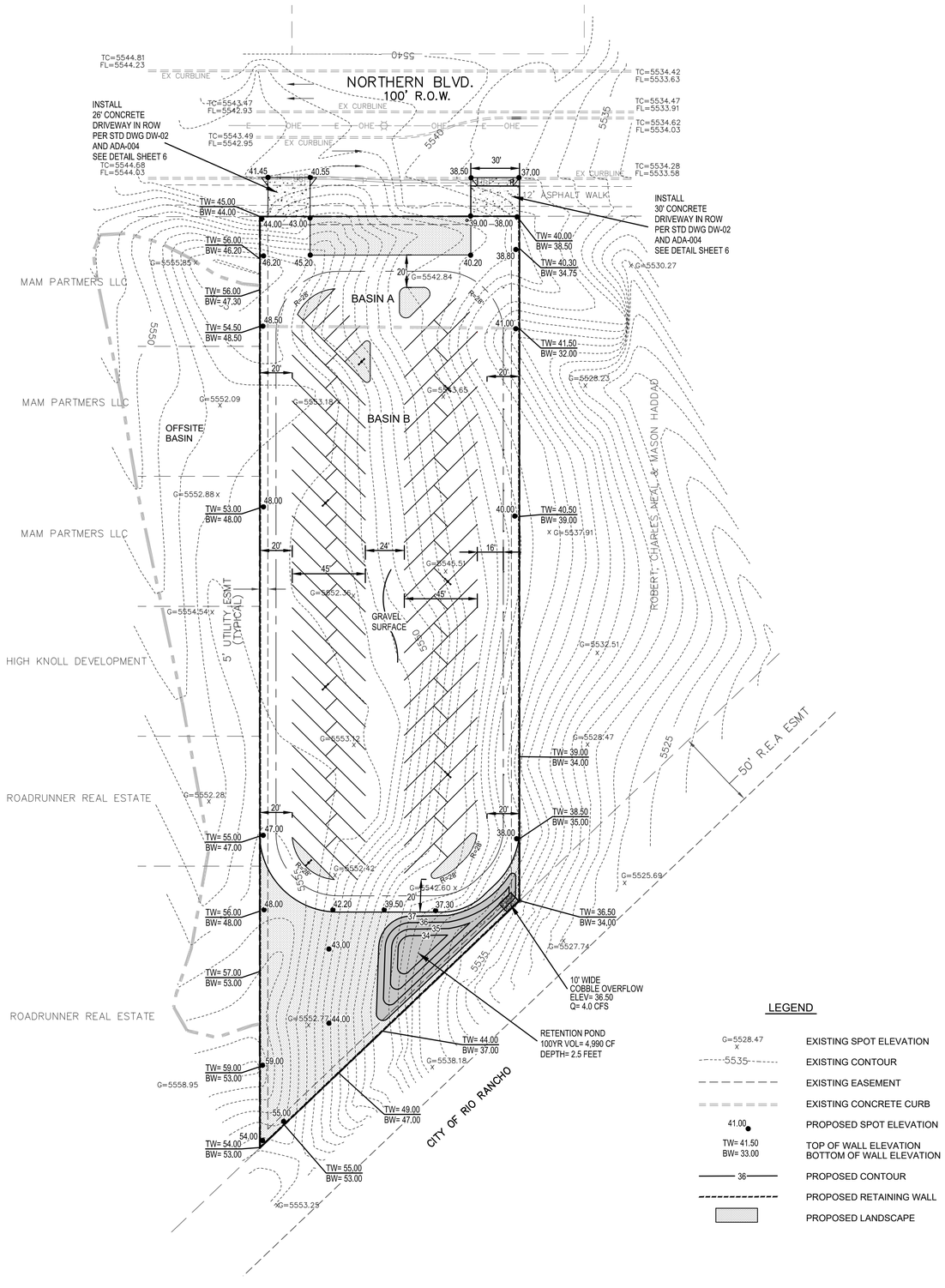
CITY/COUNTY REVIEW

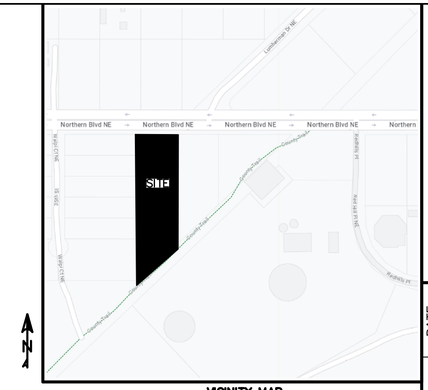
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

4 OF 6





VICINITY MAP

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 3, BLOCK 112, UNIT 13, RRE

SITE AREA: 1.83 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED MARCH 18, 2008 (PANEL NO. 35043C1893D) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED AT 3508 NORTHERN BLVD. NE JUST WEST OF LOMA COLORADO BLVD. THE PROPERTY DRAINS WEST TO EAST AND NORTH TO SOUTH. THERE IS A SMALL OFFSITE BASIN WEST OF THE PROPERTY THAT DRAINS ONTO THE PROPERTY. THE SITE IS CURRENTLY 100 PERCENT LAND TREATMENT A.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER II.2 OF THE CITY OF RIO RANCHO DEVELOPMENT MANUAL ENTITLED DRAINAGE, FLOOD CONTROL AND EROSION CONTROL. THE 100-YEAR, 6-HOUR STORM IS 2.37 INCHES. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. THE PEAK RUNOFF FOR BOTH BASINS ARE CALCULATED USING THE RATIONAL FORMULA, Q=CIA. UNDER EXISTING CONDITIONS THE LOT IS 100% LAND TREATMENT A, WHICH HAS A RUNOFF COEFFICIENT OF 0.27 ACCORDING TO TABLE D-2. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THE SITE IS DIVIDED IN TWO BASINS, BASIN A AND BASIN B. THE PEAK RUNOFF FROM BASIN A DURING EXISTING CONDITIONS IS 0.30 CFS AND THE PEAK VOLUME IS 711 CUBIC-FEET. THE PEAK RUNOFF FROM BASIN B DURING EXISTING CONDITIONS IS 1.88 CFS AND THE PEAK VOLUME IS 4,491 CUBIC-FEET. THE OFFSITE BASIN HAS A PEAK FLOW OF 0.97 CFS AND PEAK VOLUME OF 2,331 CUBIC-FEET.

DEVELOPED DRAINAGE CONDITIONS:

THE SITE WILL BE DEVELOPED AS A GRAVEL RV STORAGE FACILITY. THE PROPERTY HAS BEEN DIVIDED INTO TWO DRAINAGE BASINS. BASIN A INCLUDES THE NORTHERN PORTION OF THE PROPERTY. RUNOFF FROM BASIN A WILL DRAIN TO NORTHERN THROUGH THE DRIVEWAY. THE PEAK RUNOFF FOR BASIN A IS CALCULATED USING THE RATIONAL FORMULA, Q=CIA. BASIN A WILL HAVE 37% LANDSCAPING (LAND TREATMENT B) AND 63% GRAVEL PARKING (LAND TREATMENT C). THE RUNOFF COEFFICIENTS FOR EACH OF THE LAND TREATMENTS DURING A 100-YEAR STORM FROM TABLE D-2 ARE: 0.43 FOR LAND TREATMENT B AND 0.61 FOR LAND TREATMENT C. USING THE PERCENTAGE OF LAND TREATMENTS AND THE RUNOFF COEFFICIENTS FOR EACH LAND TREATMENT THE COMPOSITE RUNOFF COEFFICIENT FOR BASIN A IS 0.54. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THEREFORE, THE PEAK RUNOFF FROM BASIN A USING THE RATIONAL FORMULA IS 0.59 CFS. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. USING A MODIFIED VERSION OF THE RATIONAL FORMULA (D-3), THE TOTAL VOLUME OF RUNOFF FOR BASIN A IS 1,316 CUBIC-FEET.

BASIN B INCLUDES THE MAJORITY OF THE PROPERTY TOWARD THE SOUTH. RUNOFF FROM BASIN B WILL DRAIN TO A RETENTION POND AT THE SOUTHEAST CORNER OF THE PROPERTY. THE INCREASE IN RUNOFF VOLUME WILL BE RETAINED IN THE POND. A COBBLE-LINED OVERFLOW WILL BE CONSTRUCTED ON THE SOUTHEAST AREA OF THE POND SO THAT THE PREDEVELOPMENT RUNOFF RATE CAN DRAIN IN ITS HISTORIC PATH. THE PEAK RUNOFF FOR BASIN B IS CALCULATED USING THE RATIONAL FORMULA, Q=CIA. BASIN B WILL HAVE 20.4% LANDSCAPING (LAND TREATMENT B) AND 79.6% GRAVEL PARKING (LAND TREATMENT C). THE RUNOFF COEFFICIENTS FOR EACH OF THE LAND TREATMENTS DURING A 100-YEAR STORM FROM TABLE D-2 ARE: 0.43 FOR LAND TREATMENT B AND 0.61 FOR LAND TREATMENT C. USING THE PERCENTAGE OF LAND TREATMENTS AND THE RUNOFF COEFFICIENTS FOR EACH LAND TREATMENT THE COMPOSITE RUNOFF COEFFICIENT FOR BASIN A IS 0.57. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THEREFORE, THE PEAK RUNOFF FROM BASIN B USING THE RATIONAL FORMULA IS 3.96 CFS. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. USING A MODIFIED VERSION OF THE RATIONAL FORMULA (D-3), THE TOTAL VOLUME OF RUNOFF FOR BASIN A IS 9,481 CUBIC-FEET. THEREFORE, THE RETENTION POND WILL BE SIZED TO HOLD THE ADDITIONAL RUNOFF, WHICH IS 4,990 CUBIC-FEET. THE DEPTH OF THE RETENTION POND WILL BE 2.5 FEET. THE POND WILL INCLUDE A 10-FOOT-WIDE, COBBLE-LINED OVERFLOW WILL BE INSTALLED AT THE SOUTHEAST PART OF THE RETENTION POND.

STORM WATER QUALITY PONDING IS NOT REQUIRED SINCE THE SITE WILL NOT HAVE ANY IMPERVIOUS AREA (LAND TREATMENT TYPE D) WHEN DEVELOPED.

DEVELOPED CONDITIONS

BASIN	AREA (AC)	C	I	Q=CIA (CFS)	V=C(P/12)A (CF)
A	0.25	0.54	4.4	0.59	1,316
B	1.58	0.57	4.4	3.96	9,481
OFFSITE	0.82	0.27	4.4	0.97	2,331

N

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SCALE: 1"=40'

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NO.	REVISION	BY	DATE

PROJECT: RV STORAGE
DATE: 3508 NORTHERN BLVD
HORIZ. SCALE: CITY OF RIO RANCHO, NEW MEXICO
VERT. SCALE:

DRAWN BY: DEM
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APPROVED BY:
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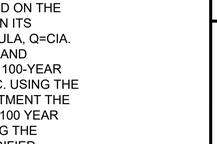

GRADING AND DRAINAGE PLAN

CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

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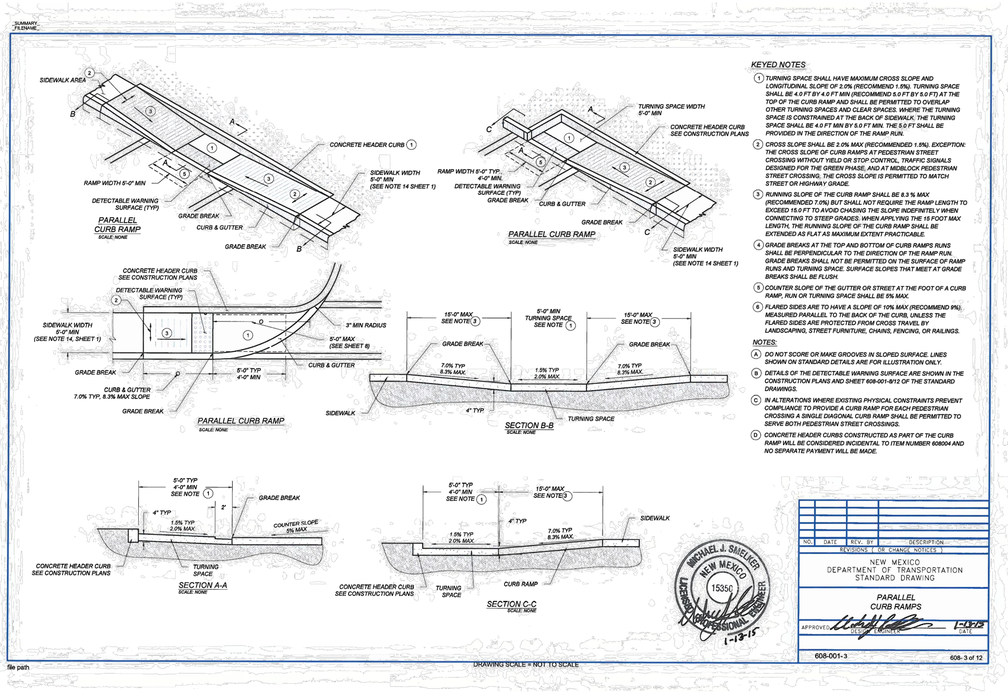


KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB. UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

- A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
- B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
- C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
- D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS / DR CHANGE NOTICES			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL CURB RAMPS

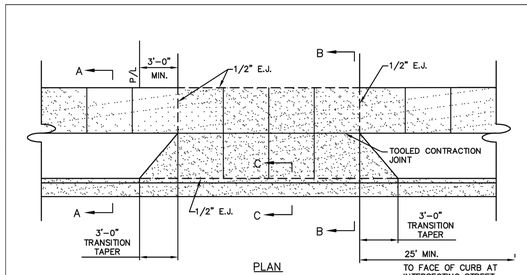
APPROVED: DEPUTY SECRETARY — DATE: 1-13-15

608-001-3 — 608-3 of 12

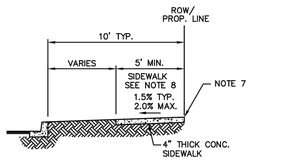
MICHAEL J. SMELSER — NEW MEXICO — 15356 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

file path

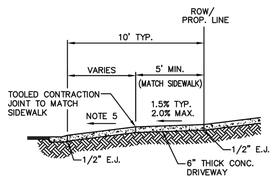
DRAWING SCALE = NOT TO SCALE



PLAN



SECTION A–A



SECTION B–B

SECTION C–C

GENERAL NOTES:

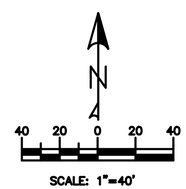
1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT-OF-WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT-OF-WAY.
5. EXISTING AND NEW RESIDENTIAL DRIVEWAYS, 14% MAX; EXISTING COMMERCIAL DRIVEWAYS, 14% MAX; AND FOR NEW COMMERCIAL DEVELOPMENTS TURNOUTS ARE REQUIRED.
6. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, CONCRETE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICES DEPARTMENT'S APPROVALS.
7. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - –TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - –1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
8. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. TS-01 FOR SETBACK REQUIREMENTS.
9. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH
10. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY IS:
    - 5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
    - 6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
11. CONTRACTOR SHALL SET FORMS AT 1.5%
12. SUBGRADE SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, SUBGRADE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICES DEPARTMENT'S APPROVALS.

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (COLLECTOR)

DWG. NO. DW-02 — OCT 2, 2008



Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

NO.	REVISION	BY	DATE

PROJECT: — DRAWN BY: DEM
DATE: — CHECKED BY:
HORIZ. SCALE: — APPROVED BY:
VERT. SCALE: — FILE:

NEW MEXICO — 9677 — REGISTERED PROFESSIONAL ENGINEER — 12-28-23

RV STORAGE
3508 NORTHERN BLVD
CITY OF RIO RANCHO, NEW MEXICO

DETAILS

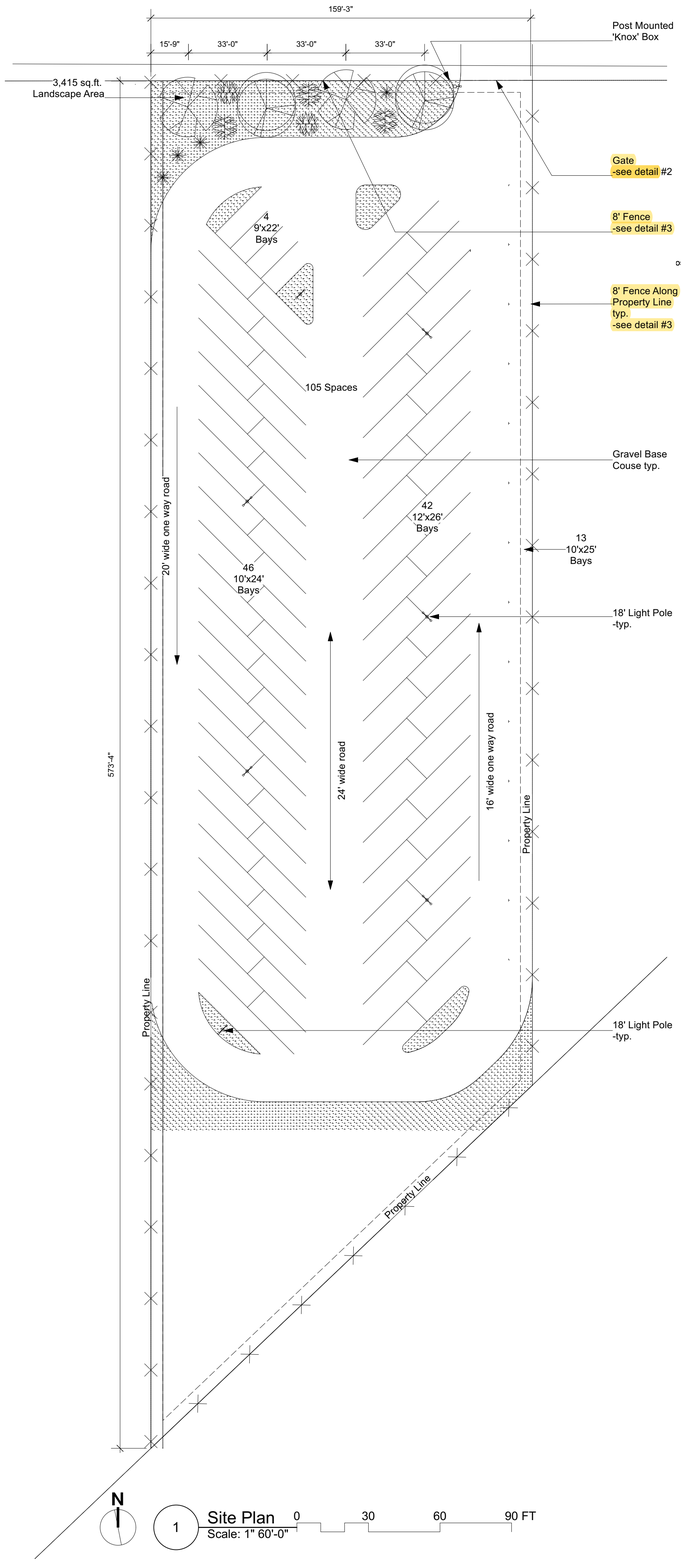
CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

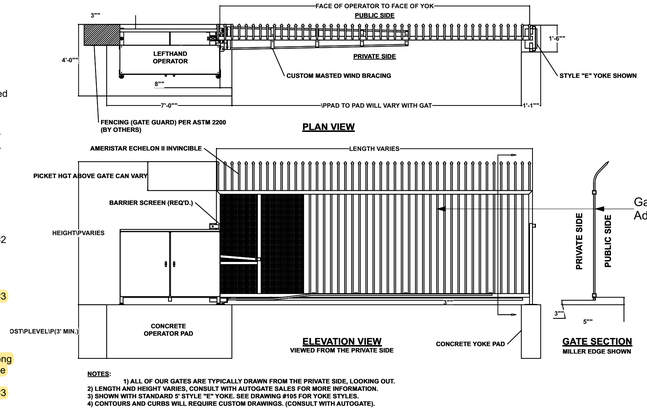
SHEET No.

6 OF 6



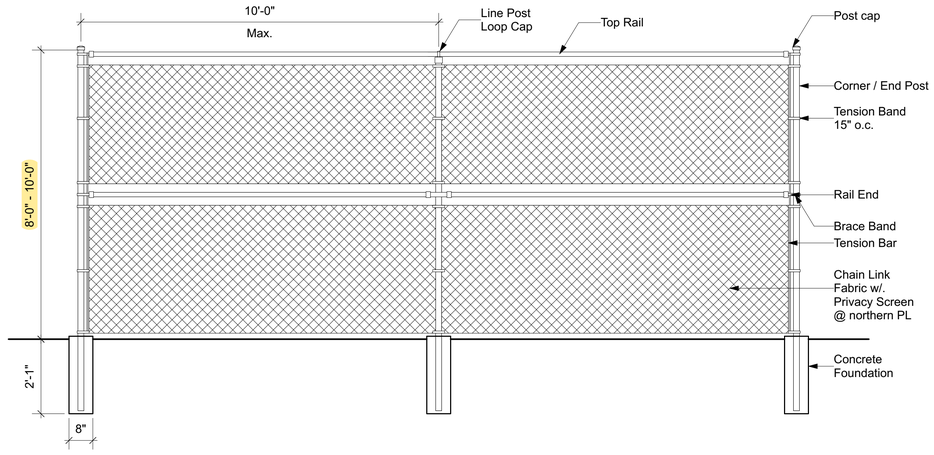
1 Site Plan
Scale: 1" 60'-0"

0 30 60 90 FT



NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE, LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

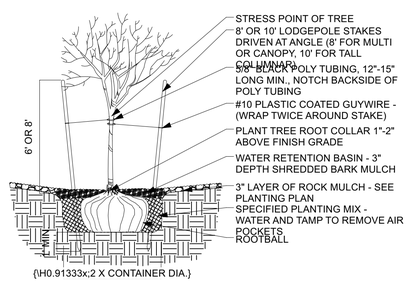
2 Gate Details
Scale: 1/4" = 1'-0"
Note: Or approved equal



3 Fence Details
Scale: 1/2" = 1'-0"
Note: Or approved equal

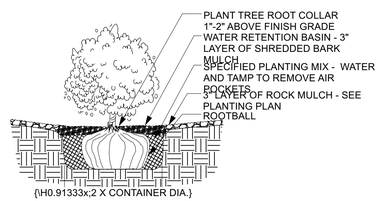
Plant Material

- Street Tree (2) New Mexico Olive - *Forestiera Neomexicana*
- Street Tree (2) Desert Willow - *Chilopsis Linearis*
- Apache Plume - *Fallugia Paradoxa*
- Upright Rosemary - Rosmarinus officinalis
- Silky Threadgrass - *Nassella syn stipa tenuissima*



4 Tree Planting
Scale: NTS

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



5 Shurb Planting
Scale: NTS

NOTES:
A.THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B.THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

KEYED LANDSCAPE NOTES:

1. PLANTING TO INCLUDE DROUGHT - TOLERANT NATIVE SHRUBS AND NATIVE GRASSES TO TRANSITION TO UNDEVELOPED OPEN SPACE AS APPLICABLE.

GENERAL LANDSCAPE NOTES:

1. PROVIDE AND INSTALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVER WITHIN THE PLANTING AREAS SHOWN ON THE PLAN. REPRESENTATIVE PLANTS AND SIZES ARE SHOWN ON THE ATTACHED PLANTING LIST.

2. ALL PLANTING BEDS ARE TO RECEIVE 3" TO 4" DEPTH OF BUILDOLOGY (OR APPROVED EQUAL) 1" CRUSHED GRAVEL OVER FILTER FABRIC THROUGHOUT THE LIMITS OF THE PLANTING AREAS.

GENERAL IRRIGATION NOTES:

ALL PLANTINGS WILL BE IRRIGATED BY MEANS OF AN UNDERGROUND PVC IRRIGATION SYSTEM UTILIZING FIXED PRECIPITATION RATE BUBBLER HEADS. BUBBLERS HEADS WILL BE SERVER BY LATERAL LINES CONTROLLED BY SEVERAL STRATEGICALLY PLACED REMOTE CONTROL VALVES. REMOTE CONTROL VALVES WILL BE SERVED BY A MASTER IRRIGATION LINE CONTROLLED BY A MASTER VALVE INSTALLED IN CLOSE PROXIMITY TO A REDUCED PRESSURE TYPE BACKFLOW PREVENTER POSITIONED WITHIN A HOT BOX NEAR PROPOSED CITY OF CITY OF ALBUQUERQUE IRRIGATION WATER METER. AN ELECTRIC CONTROLLER WILL BE WALL MOUNTED AT A SECURE LOCATION TO OPERATE THE VALVES.

1. PROVIDE AND INSTALL A BUBBLER BASED, PVC IRRIGATION SYSTEM THROUGHOUT PLANTING AREAS.
2. PROVIDE AND INSTALL IRRIGATION BUBBLERS AT THE BASE OF ALL PLANTS IN ACCORDANCE WITH THE SCHEDULE SHOWN ON THE PLANTING PLAN.
3. PROVIDE AND INSTALL CLASS 200 PVC LATERAL IRRIGATION LINES BETWEEN REMOTE CONTROL VALVES AND BUBBLERS.
4. PROVIDE AND INSTALL A 1-1/2" SIZED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITHIN A HOT BOX (FOR FREEZE PROTECTION)
5. PROVIDE AND INSTALL A 1-1/2" SIZED MASTER VALVE IN A SUBGRADE VALVE BOX IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE FOR CONTROLLING WATER TO THE PROPOSED MASTER LINES.
6. PROVIDE AND INSTALL APPROPRIATELY SIZED REMOTE CONTROL VALVES WITHIN SUBGRADE VALVE BOXES AT LOCATIONS TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
7. PROVIDE AND INSTALL AN ELECTRIC CONTROLLER IN A WALL MOUNTED BOX FOR OPERATIONAL CONTROL OF VALVES.
8 PROVIDE AND INSTALL REMOTE CONTROL WIRE IN BETWEEN THE IRRIGATION CONTROLLER AND THE VALVES.
9. PROVIDE AND INSTALL IRRIGATION SLEEVES AT LOCATIONS AS NEEDED FOR IRRIGATION LINES BENEATH PAVING.

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C 505.259.4617
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www.tearchitect.com

RV Storage Yard

Northern Blvd.
Albuquerque, New Mexico 87124

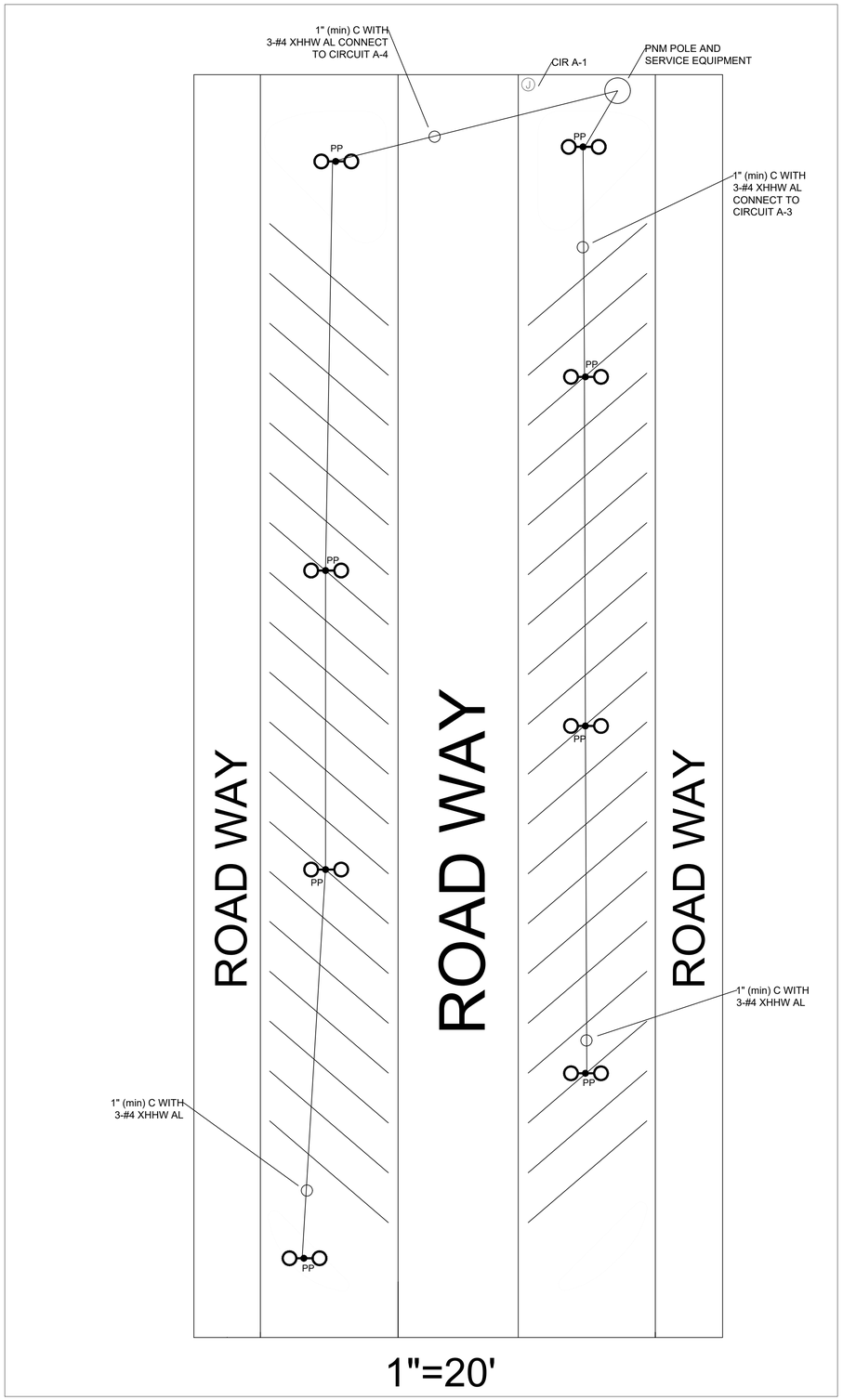
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT

August 18, 2023

Date: **August 18, 2023**

Sheet: Site Plan / Details

A-081



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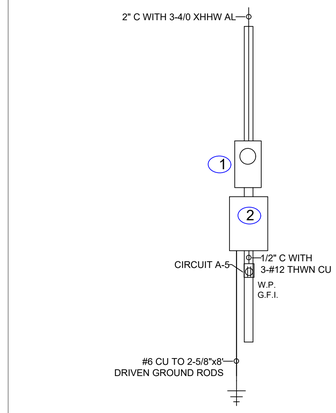


ONE LINE DIAGRAM

	PANEL A	120/240		200A	MCB	NEMA 3R	1 PHASE		
BKR	DESCRIPTION	VA	WIRE #	CKT#	CKT#	WIRE #	VA	DESCRIPTION	BKR
1P 20	GATE	1176	12 CU	1	2	12 CU	360	IRRIGATION CNT	1P 20
1P 20	POLE LGTS 1	1200	4 AL	3	4	4 AL	1200	POLE LGTS 2	1P 20
1P 20	SERVICE RECPT	180	12 CU	5	6			SPACE	
	SPACE			7	8			SPACE	
	SPACE			9	10			SPACE	
	SPACE			11	12			SPACE	
	SPACE			13	14			SPACE	
	SPACE			15	16			SPACE	
	SPACE			17	18			SPACE	
	SPACE			19	20			SPACE	
	SPACE			21	22			SPACE	
	SPACE			23	24			SPACE	
	SPACE			25	26			SPACE	
	SPACE			27	28			SPACE	
	SPACE			29	30			SPACE	
	SPACE			31	32			SPACE	
	SPACE			33	34			SPACE	
	SPACE			35	36			SPACE	
	SPACE			37	38			SPACE	
	SPACE			39	40			SPACE	
	SPACE			41	42			SPACE	
	TOTAL VA	2556					1560	4116	
	NOMINAL VOLTAGE	240						TOTAL VA	
	TOTAL AMP			17.15					

PANEL SCHEDULE

LIGHTING SCHEDULE					
DESIG.	TYPE	VOLTS	LAMPS	WATTS	MODEL
PP	POLE MOUNTED LIGHTING	120	L.E.D.	150	LSI OR EQUAL
P	18 FOOT SQUARE POLE BRONZE				LSI OR EQUAL

VOLTAGE DROP FOR #4 ALUMINUM

LENGTH	320	640	
LOAD	10	6400	
RESIST	0.508	3251.2	
VOLTS LOST			3.2512
NOMINAL VOLTAGE		120	
%VD			0.02709333

COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone 2 (Neighborhood business district)

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	79714 ft2	0.04	Yes	3189
			Total Tradable Watts (a) =	3189
			Total Allowed Watts =	3189
			Total Allowed Supplemental Watts (b) =	400

(a)Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b)A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (79714 ft2): Tradable Wattage				
LED 1: PP: 18' POLE LIGHT: Other:	2	8	150	1200
			Total Tradable Proposed Watts =	1200

Exterior Lighting PASSES: Design 67% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

GREG DUDLEY — Name - Title
Signature
07/10/2023 — Date

Project Title: Report date:07/10/23
Data filename:C:\Users\elect\OneDrive\Desktop\TREV RV PARK\SCHEDULES\COMCHECK.cck Page 1 of 5

Available Fault Current Calculation

Utility Fault Current 10,000 amperes
kVA = ____
E = 240
trans. FLA = 0
DATE OF CALCULATION 07/10/2023

I = kVA x 1000 = trans. FLA / E

Isca = trans. FLA x 100 x PF / transformer Z = ____
PF = ____
Z = ____
Isca = ampere short-circuit current RMS symmetrical. Isca = 0 amperes

Point to Point Method — Single Phase 240/120

Length (distance) FEET (ASC) — L = 50 — Aluminum in Metal Raceway
'f' factor = 2 x L x I / N x C x E L-N — Isca = 10,000
conductors per phase — N = 1
Phase conductor constant — C = 10,741 **Phase Conductor** 4/0
Volt Line to Line — E L - L = **240** Volt
f = 0.388
Neutral conductor constant — C = 10,741 **Neutral Conductor** 4/0
Volt Line to Neutral — E L - N = **120** Volt
f = 1.164

Multiplier M = 1 / 1 + f
Line to Line — M = 0.721
Line to Neutral — M = 0.462

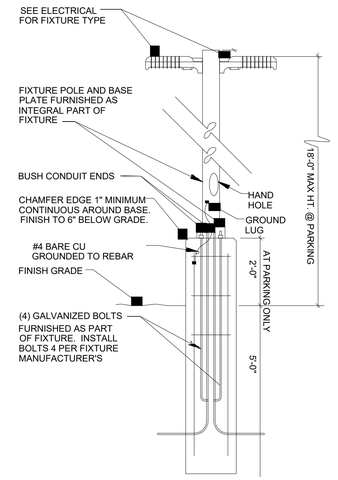
Fault Current at Service Equipment

Isca x M = fault current at terminals of main disconnect L- L = **7,205 amperes**
Isca x M = fault current at terminals of main disconnect L- N = **6,932 amperes**

APPROVED WIRING METHODS	
DESIG.	METHOD TYPE
CONCEALED	M/C, EMT,
EXPOSED DRY	EMT,PVC PER NMEC ART. 352
EXPOSED WET	EMT, IMC, RMC, LFMC, LFNC
UNDER GROUND	SCHED 40 PVC, SCHED 80 PVC, RMC
TRANSFORMER / MOTORS	FMC, LFNC,LFMC
PATIENT CARE AREAS	RMC,IMC,H.C.F.C.
AGRICULTURAL FACILITIES	PER N.E.C. ART. 547
COMMERCIAL GARAGES	PER N.E.C. ART. 511
NOTES	RMC USED UNDERGROUND MUST BE WRAPPED WITH APPROVED METHOD

KEYED NOTES

1. SINGLE PHASE 200A METER SOCKET WITH LEVER BY-PASS PER PNM MS-2-5.0.
2. 200A M.C.B. NEMA 3/R PANEL A.



GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND THE REQUIREMENTS OF THE 2017 EDITION OF THE N.M.E.C. 14.10.4.5.
2. ALL ELECTRICAL EQUIPMENT AND WIRING METHODS WITHIN THE PERMITTED AREA TO BE BROUGHT TO CURRENT CODE REQUIREMENTS.
3. ALL ABANDONED ELECTRICAL EQUIPMENT IS TO BE REMOVED.
4. ALL EMERGENCY AND EXIT LIGHTING IS TO BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF THE SWITCH.
5. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN ELECTRICAL PERMITS AND ANY SPECIAL A.H.J. PERMISSIONS THAT MAY BE REQUIRED.

ELECTRICAL CONSULTANTS
505-359-9230
electricalconsultants2@gmail.com

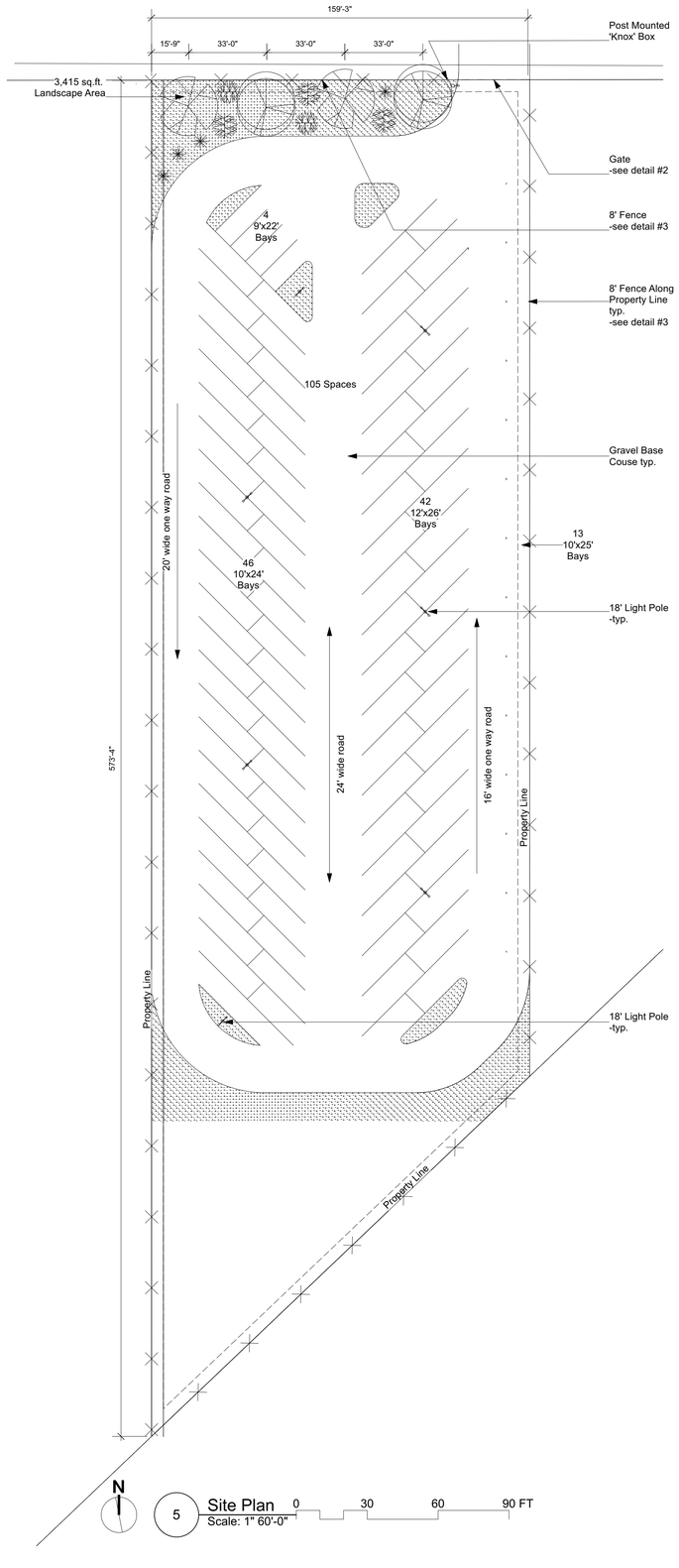
VEHICLE STORAGE LOT
3508 NORTHERN BLVD RIO RANCHO N.M.

ELECTRICAL SITE AND POWER RISER

E 1.0

07/10/2023 DATE

C.L. CHECKED BY



Sprinkler System:
1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Contractor to provide engineer data for approval.

Fire Flow Requirements

Building
Construction Type None- No Building

Square Footage = 0

1 Hydrants required none

Kox Box - Provided for gate entrance
PIV - Not required
FDC - Not required

SECTION 906: PORTABLE FIRE EXTINGUISHERS

None required

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Tim Borrow
Albuquerque, New Mexico -

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
(505) 259-4617

2 PROJECT SUMMARY

Vehicle Storage Yard

3 PROJECT INFORMATION

PROJECT ADDRESS

Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

4 BUILDING DATA

OCCUPANCY GROUP

NO CONSTRUCTION

AREA

Site 1.83 acres (79,714 sq.ft.)

ZONING

C-1

Setbacks- 10 ft. Front
0 Interior
0 ft. rear
Height- na

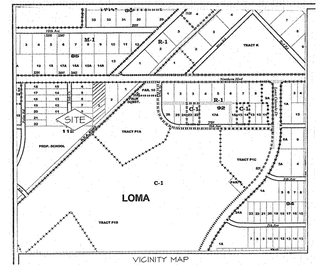
LANDSCAPE REQUIREMENTS

10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
3,415 sq.ft. provided in front 4,557 sq.ft. in islands and rear

PARKING REQUIREMENTS

Parking: No Parking required (no building)



PROPERTY IS CURRENTLY ZONEED C-1: RETAIL COMMERCIAL DISTRICT AS PER ORDINANCE NO. 16 ENACTMENT NO. 06-15 - AS PER RIO RANCHO MUNICIPAL CODE CHAPTER 154.21 C-1: RETAIL COMMERCIAL DISTRICT (B) *Permissive uses.* - RV STORAGE IS NOT A PERMISSIVE USE FOR THIS LAND AND WILL REQUIRE A CONDITIONAL USE PERMIT - PLEASE CONTACT CHRIS BENSON (cbenson@rrnm.gov) (505-896-8342) for further details - DRC MEETING IS HIGHLY RECOMMENDED BEFORE PLANNING AND ZONING BOARD HEARING TO DISCUSS REQUIREMENTS FROM ENGINEERING AND FIRE&RESCUE.

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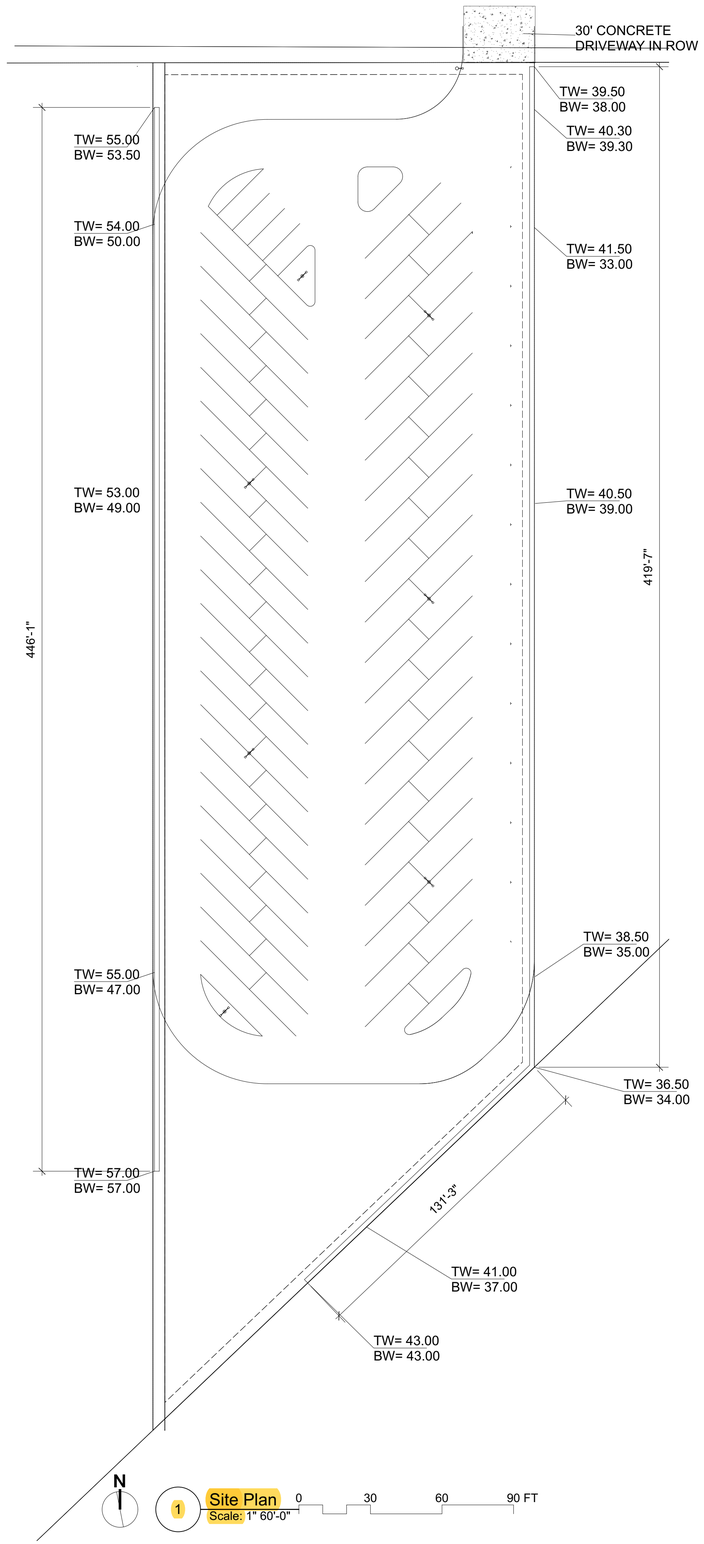
RV Storage Yard
Northern Blvd.
Albuquerque, New Mexico 87124

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
August 18, 2023

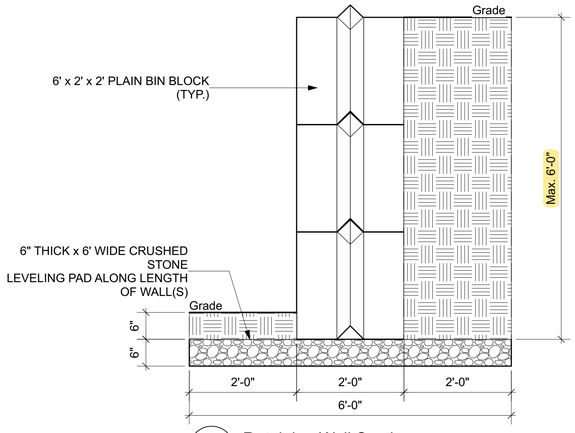
Date: **August 18, 2023**

Sheet: Fire-1

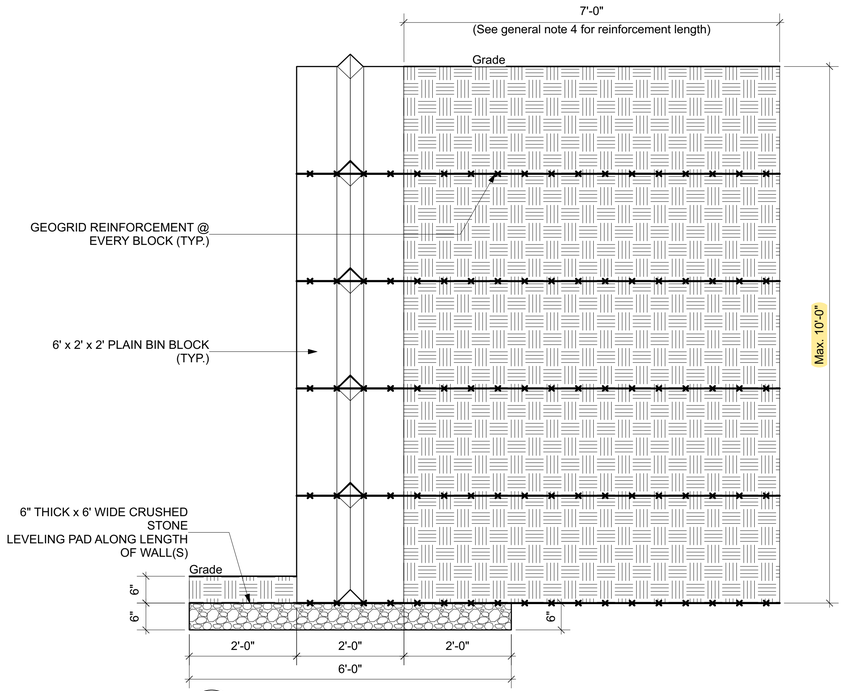
FIRE-1



1 Site Plan
Scale: 1" 60'-0"



2 Retaining Wall Section
Scale: 3/4" = 1'-0"



3 Retaining Wall Section Greater than 6'-0"
Scale: 3/4" = 1'-0"

RETAINING WALL GENERAL NOTES:

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF CRUSHED STONE WITH THE DIMENSIONS SHOWN IN DETAILS 2 AND 3 BELOW FOR THE ENTIRE LENGTH OF THE WALL.

2. THE BACKFILL BETWEEN GEOGRID REINFORCEMENT FOR WALLS TALLER THAN 6 FEET TALL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S REQUIREMENTS.

3. GEOGRID SHALL BE BIAXIAL AND HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 2000 POUNDS PER FOOT.

4. WALLS TALLER THAN 6 FEET, OR CONSIST OF MORE THAN THREE (3) BLOCKS STACKED ON TOP OF EACH OTHER, SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT BETWEEN EACH BLOCK. A LAYER OF REINFORCEMENT SHALL BE PLACED UNDERNEATH THE FIRST BLOCK. REINFORCEMENT SHALL BE PLACED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES TO ENSURE PROPOER PLACEMENT AND ORIENTATION. THE LENGTH OF THE GEOGRID REINFORCEMENT SHALL NOT BE LESS THAN 0.7*H, WHERE "H" IS THE HEIGHT OF THE WALL, ROUNDED UP TO THE NEAREST FOOT.

5. GEOGRID SHALL OVERLAP A MINIMUM OF 6 INCHES.

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@tearchitect.com
www.tearchitect.com

RV Storage Yard

Northern Blvd.
Albuquerque, New Mexico 87124

Date: **August 18, 2023**

Sheet: Retaining Wall Details

S-101

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 6, 2023

RE: Conditional Use Permit,
Case No. 23-120-00005
Rio Rancho Estates Unit 13, Block 112, Lot 3

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage facility at 3508 Northern Blvd NE. The subject property is legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3 and is currently zoned C-1: Retail Commercial under Ordinance No. 63 Enactment No. 07-75. The subject property is located within the Broadmoor Drive Specific Area Plan and is approximately 1.83 acres in size.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, December 12, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

On the back of this letter is a location map of the project, with the subject property identified with the black outline.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at cbenson@rrnm.gov or call me at 505-896-8342, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

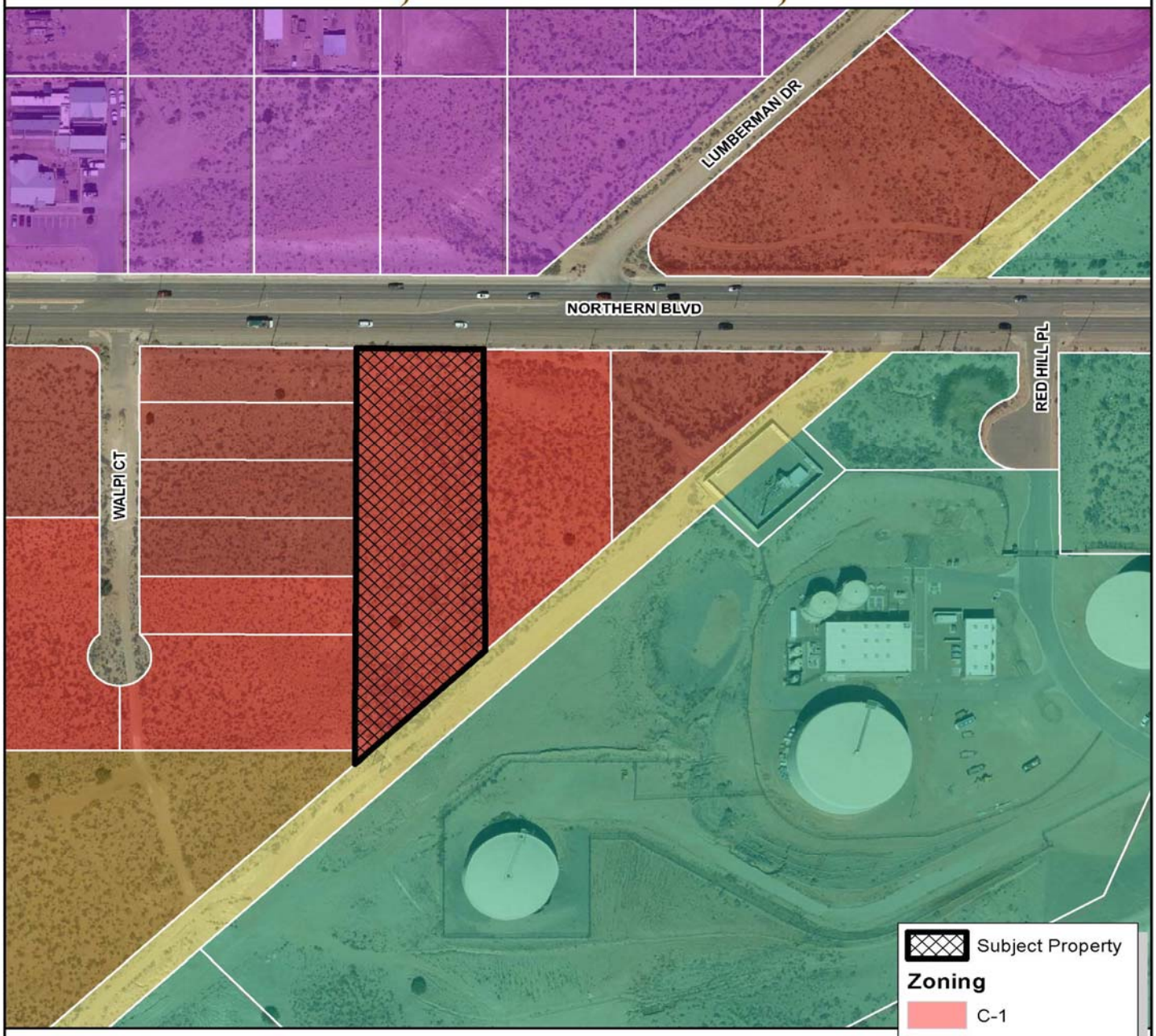
Christopher Benson

Chris Benson
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

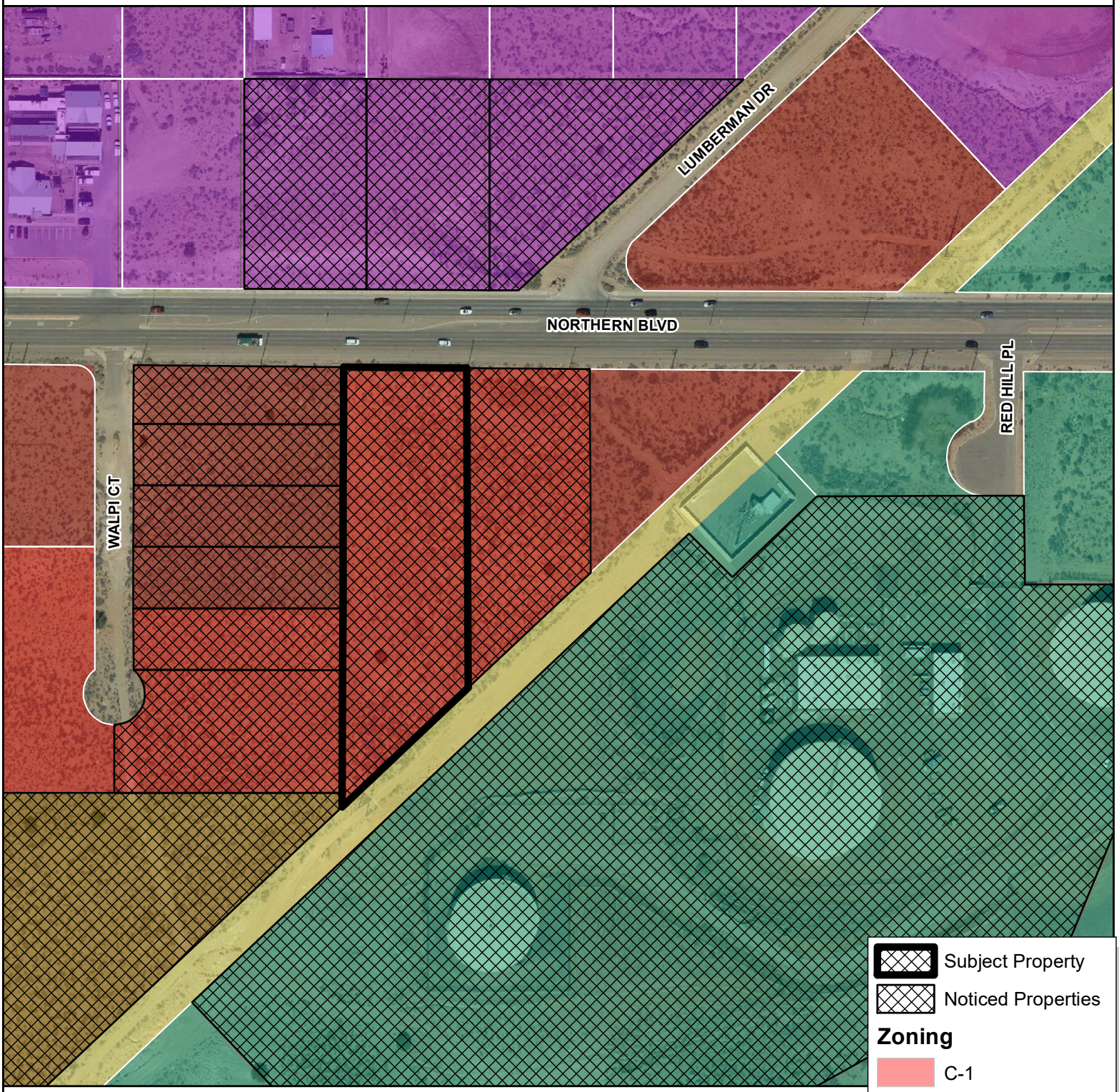
3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 10/27/2023

CONDITIONAL USE PERMIT 23-120-00005
NOTICED PROPERTIES



RioRancho City of Vision

0 150 300 600
Feet

N
W E
S

GIS Moving Spatial Data Forward

Map Created by Chris Benson on 10/31/2023

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Jordan Yutzy
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier, Connie Peterson
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Conditional Use Permit: DSD #23-120-00005 (RV Storage at 3508 Northern Blvd NE)

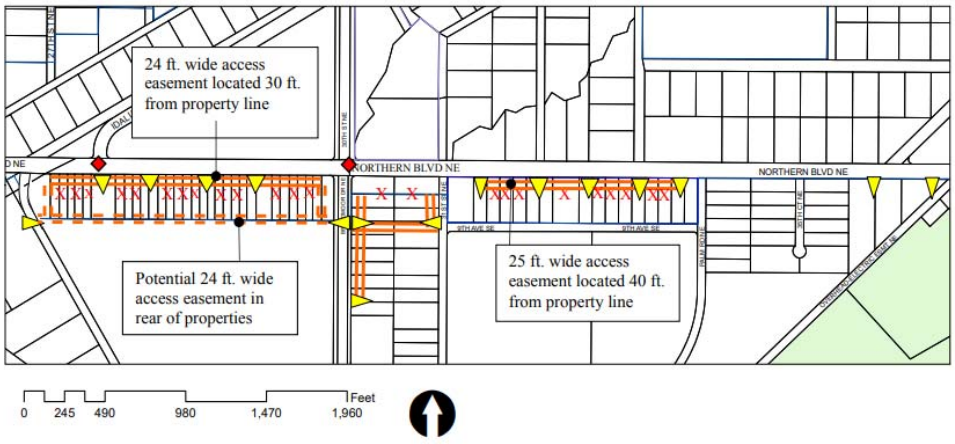
The applicant Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility located at 3508 Northern Blvd NE. The subject property is legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3 and is currently zoned C-1: Retail Commercial under Ordinance No. 16 Enactment No. 06-15. The subject property is located within the Broadmoor Drive Specific Area Plan and is approximately 1.83 acres in size.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 13, 2023**. If redline comments are made on the plan, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Broadmoor Dr Specific Area Plan:

1. A 24 ft. wide east-west easement is proposed along the front or rear of properties on Northern Blvd. The access easement will be required at the front of the properties, unless the property owners within each block coordinate placing the access easement at the back of the lot, and must provide a 24 ft. wide connecting easement where adjoining properties have access on opposite sides of the lot. Alternate location of the access easement may be authorized, provided the goal of the access management plan for coordinated access is met
2. Northern Blvd. is an urban principal arterial (UPA) with partial access allowed no closer than 325 feet and full access at 1,320 feet.
3. The gate will need to be brought into the property and adequate space shall be provided for queuing to prevent overspill into Northern.
4. Review map for access points off of Southern. Yellow Arrows indicate access points



Peter Prukop 11/8/2023

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

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- International Fire Code 2021 shall be followed and listed on Fire 1 Plan.
- 2 Access roads required.
- Gate design shall follow Appendix D103.5 of the 2021 IFC
- Commercial property requires a fire hydrant every 300’
    - Need one at the front of property and one on the property.
    - Minimum road width for a road with a fire hydrant is 26’.
- Portable Fire Extinguishers shall be required.
- Turning radius shall be 28’ per IFC Appendix D.
    - All 3 roads shall meet this turning radius requirement for fire apparatus access.
- Fire extinguishers shall be provided.
    - Maximum travel distance shall be 75’ to an extinguisher.
    - Per NFPA 1194 size of fire extinguishers shall be 2A:20B:C.
    - Shall be installed per NFPA 10
- More requirements may be necessary.

Gerard Bauer 11/14/23

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
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FROM: Development Services Department, Planning & Zoning Division

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This item has been reviewed and is hereby:
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(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA Comments:
Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) and City ordinance Chapter 153.

Sara Rassa
Digitally signed by Sara Rassa
Contact Info: srassa@sscafca.com
Reviewer

11/7/2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
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See attached checklist and fire 1 plan for guidance in requirements for revision.

Gerard Bauer
Reviewer

1/3/2024
Date

Fire Chief
James DeFillippo
1526 Stephanie Rd SE
Rio Rancho, NM 87124

Fire Marshal
James Wenzel
1526 Stephanie Rd SE
Rio Rancho, NM 87124

Rio Rancho Fire Rescue
FIRE 1 SITE PLAN CHECKLIST

Project Information		**Revised 04/26/2023**
Project Name	Address and/Legal Description	Building Permit Number
RV Storage Yard	Northern Blvd.	23-120-00005

	Pass	Fail	N/A	Requirement	Code Ref.
1	■	■	■	**Fire 1 Plans** shall have all information on 1 page and labeled as **Fire 1. Note: The fire 1 plans shall be submitted prior to building plan and submittal. The approved set needs to be inserted with the fire 2 page along with the building plan set.**	**AHJ/FMO**
2	■	■	■	**Fire Flow Requirements:** The construction type and the total square footage shall be indicated under the code criteria. Construction Type: Square Footage: Fire Flow: 1,000gpm	**IFC Appendix B**
3	■	■	■	**Number of Hydrants Required and Spacing:** Our office will provide these numbers for you, or you can reference The Numbers off **Table C102.1**	**IFC Appendix C**
4	■	■	■	**Existing Fire hydrants**: Existing fire hydrants may be considered for a new project if their use doesn't restrict fire department access or restrict traffic to busy or arterial streets.	**AHJ/FMO**
5	■	■	■	**Existing or proposed fire hydrants:** All fire hydrants shall be shown on the plan shall be labeled as existing or proposed.	**AHJ/FMO**
6	■	■	■	**Fire Hydrant supply line location and dimensions:** Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants, they serve.	**IFC 507.1**
7	■	■	■	**Public water main location and dimensions:** The public water mains shall be on the plans. The public water main diameters supplying the required existing and proposed fire hydrants shall be indicated.	**IFC 507.1**
8	■	■	■	**Apparatus Access around buildings:** Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls.	**IFC 503.1.1**
9	■	■	■	**Buildings Exceeding Three Stories or 30 feet in Height:** Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	**IFC D104.1**
10	■	■	■	**Buildings exceeding 62,000 SQFT**: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads.	**IFC D104.2**
11	■	■	■	**Multiple Family Residential Projects with more than 100 units:** Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	**IFC D106.1**
12	■	■	■	**One- or two-Family Dwelling Residential Developments:** Developments of one- or two-family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	**IFC D107.1**
13	■	■	■	**Remoteness:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, Measured in a straight line between accesses.	**IFC D104.3**
14	■	■	■	**Aerial Apparatus Road Width and Proximity**: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located Within a minimum 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.	**IFC D105.2, D105.3**

Fire Chief
James DeFillippo
1526 Stephanie Rd SE
Rio Rancho, NM 87124

Fire Marshal
James Wenzel
1526 Stephanie Rd SE
Rio Rancho, NM 87124

Rio Rancho Fire Rescue

15	☐	☐	☐	**Fire Apparatus Road Dimensions**: Fire apparatus roads shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	**IFC 503.2.1**
16	☐	☐	☐	**Access road width with a Hydrant:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	**IFC D103.1**
17	☐	☐	☐	**Fire Lanes:** Fire apparatus access roads 20 ft. to 26 ft. shall have a fire lane marked on both sides of the road. Roads 26 ft. to 32 ft. wide shall be marked fire lane on one side. Refer to fire ord. 503.3.1 for fire lane curb marking requirements.	**IFC D103.6.1 D103.6.2**
18	☐	☐	☐	**Turning Radius:** The minimum turning radius shall be 28 feet as determined by the fire code official. The 28ft. radius will be measured from the inside radius.	**IFC 103.3**
19	☐	☐	☐	**Dead End:** Apparatus access roads which exceed 150 feet require an approved turnaround area for the fire apparatus. Refer to Appendix D for approved turnarounds.	**IFC 503.2.5**
20	☐	☐	☐	**Access and Loading:** An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	**IFC D102.1**
21	☐	☐	☐	**Engineering data:** Engineering data shall be submitted to substantiate weight bearing capacity and all-weather driving capabilities for fire apparatus access roads.	**AHJ/FMO**
22	☐	☐	☐	**Grade:** Fire apparatus access roads shall not exceed 10 percent in grade	**IFC D103.2**
23	☐	☐	☐	**Security Gates:** Security gates that extend across fire apparatus access roads or impede fire apparatus access shall have an approved means of operation to allow fire department access.	**IFC 503.6**
24	☐	☐	☐	**Fire Separation**: In order for occupancies to be considered separated they shall meet the International Building Code 2015 section 508.4. The separation shall be constructed as fire barriers in accordance with IBC section 707. Fire separation shall be indicated on the plan. The level (hour rating) of the separation shall also be indicated.	**IBC 508.4 508.4.4.1 707.3.9 707.3.10**
25	☐	☐	☐	**Sprinkler Systems:** New and existing sprinkler systems shall be indicated on the Plans. It shall be indicated as "sprinklered or nonsprinklered" under the code criteria.	**IFC 901.2**
26	☐	☐	☐	**Sprinkler Fire Department Connection (FDC):** The FDC shall be located within 100 feet of a hydrant. The inlet shall be between 18in. and 48in. above grade.	**IFC 507.5.1.1**
27	☐	☐	☐	**Sprinkler FDC Obstructions:** The FDC shall be unobstructed from any permanent object for a minimum distance of A 3ft. radius around the connection and 6.5 feet in height.	**IFC 912.4.2**
28	☐	☐	☐	**The Post or Wall Indicator Valve (PIV or WIV)** shall be located on the Plans and installed as per NFPA 13	**IFC 903.3**
29	☐	☐	☐	**Class 1 Standpipe:** Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire dept. vehicle access.	**IFC 905.3**
30	☐	☐	☐	**Standpipe FDC:** The standpipe FDC shall be located within 100 feet of a hydrant.	**NFPA 14.6.4.5.4**
31	☐	☐	☐	**Premise ID:** Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	**IFC 505.1**
32	☐	☐	☐	**Multiple buildings with a single address:** Each building shall display its specific alphabetical or numerical designation and be clearly distinguishable from the fire apparatus road.	**IFC 505.1**
33	☐	☐	☐	**Key Box:** A key box (Knox Box) is required if access to the building is necessary for life safety or firefighting purposes. All key boxes shall be mounted between 4 and 6 feet above grade. The key boxes shall be illuminated so as to be immediately visible to fire personnel upon approach. One key box shall be located at the main entrance	**IFC 506.1**

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Sierra Hacienda Builder C/O Tim Borrow
PO Box 52126
Albuquerque, New Mexico
505.220.1525

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
505.259.4617

STRUCTURAL ENGINEER: NA

MECHANICAL PLUMBING ENGINEER: NA

ELECTRICAL ENGINEER: Electrical Consultants Inc. C/O Greg Dudley
974 Nazcon Road
Bernalillo New Mexico 87004
505.359.9230

CIVIL ENGINEER: Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque New Mexico 87193
505.271.2199

2 PROJECT SUMMARY

Vehicle Storage Yard on 1.8263 Acre vacant lot with fence and gate. -NO BUILDING

3 PROJECT INFORMATION

PROJECT ADDRESS

Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES

2009 International Building Code
2009 Uniform Plumbing Code
2009 Uniform Mechanical Code
2014 National Electrical Code
2009 International Energy Conservation Code

ZONING

C-1

PARKING REQUIREMENTS per 14-16-5-5

NA - Existing Building

MINIMUM LANDSCAPE per 14-16-5-6

10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
2,351 sq.ft. provided in front 5,621 sq.ft. in rear

4 BUILDING DATA

IBC CHAPTER 3: USE AND OCCUPANCY (section 305)

NO BUILDING

IBC CHAPTER 4: SPECIAL DETAILED REQUIREMENTS

NO BUILDING

IBC CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

NO BUILDING.

PROJECT AREA Table 503

NO BUILDING

IBC CHAPTER 6: TYPES OF CONSTRUCTION

NO BUILDING

IBC CHAPTER 7: FIRE AND SMOKE PROTECTION

NO BUILDING

IBC CHAPTER 8: INTERIOR FINISHES

NO BUILDING

IBC CHAPTER 9: FIRE PROTECTION

NO BUILDING

IBC CHAPTER 10: MEANS OF EGRESS

NO BUILDING

IBC CHAPTER 29: PLUMBING SYSTEMS

PLUMBING FIXTURE CALCULATIONS per table 2902.1

NO BUILDING

5 INDEX TO DRAWINGS

general
G 081 INDEX, PROJECT INFO

architectural
A 081 SITE PLAN

structural
S 101 STRUCTURAL DETAILS

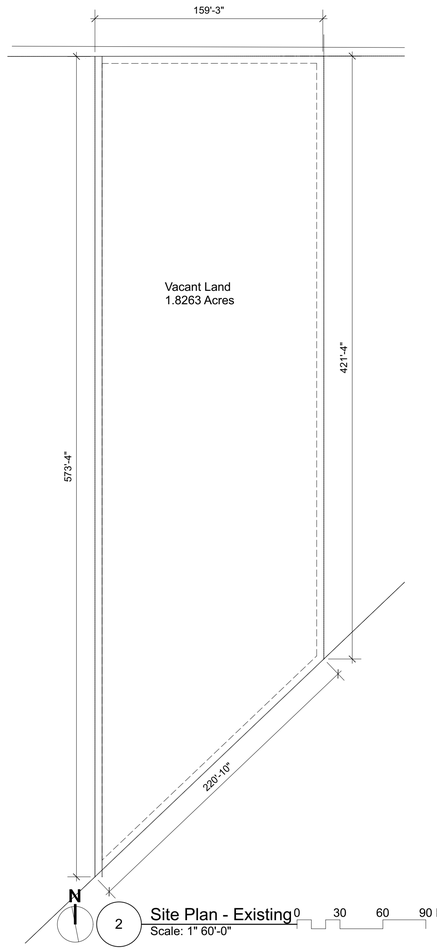
fire
FIRE 1 FIRE-1

mechanical / plumbing

electrical
E 101 ELECTRICAL PLAN
ELECTRICAL LIGHTING PLAN
ELECTRICAL POWER PLAN
PANEL SCHEDULES

plat
PLAT PLAT

civil
G&D GRADING AND DRAINAGE
U-101 SITE UTILITYS

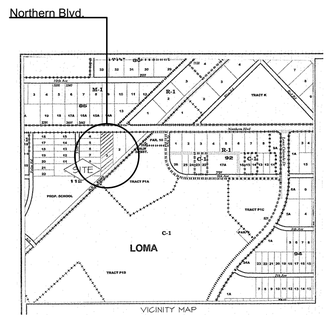


2 Site Plan - Existing
Scale: 1" 60'-0"
0 30 60 90 FT

6 GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
2. A. THESE GENERAL NOTES, PLANS AND SPECIFICATIONS
3. B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
4. CONTRACT DOCUMENTS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN APPLICABLE CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS AND SPECIFICATIONS. WHERE CONFLICTS OCCUR, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER.
5. UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OR DESIGN ELEMENTS, SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OR FIELD ORDER, AS APPLICABLE.
6. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE DO NOT SCALE DRAWINGS.
7. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS NOTED OTHERWISE OR SHOWN ON THE DRAWINGS.
8. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHERE IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, THE CONTRACTOR SHALL PROMPTLY REPORT IT TO THE OWNER FOR PROPER CLARIFICATION OR ADJUSTMENT.
9. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS THE CONSTRUCTION OF SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED ON THE DRAWINGS AND SPECIFICATIONS. IF THERE IS ANY DOUBT CONCERNING THE SIMILARITY OF THE CONDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND REQUEST CLARIFICATION.
10. THE CONTRACTOR SHALL VERIFY R.O. SIZES FOR ALL WINDOWS AND DOORS.
11. ALL EXTERIOR DIMENSIONS LISTED AS "TO FIN." ARE TO FINISHED FACES AND GRID LINES. ALL INTERIOR DIMENSIONS ARE TO GRIDLINES AND FACE OF STUDS UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS BETWEEN OPENINGS IN WALLS OR SLABS AND STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR PLUMBING REQUIREMENTS. IN THE EVENT THAT A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. SLEEVES OF REQUIRED DIMENSIONS SHALL BE LOCATED AND PROVIDED BY THE TRADE REQUIRING SUCH SLEEVES AND SHALL BE PROVIDED FOR ALL PENETRATIONS THROUGH CONCRETE AND MASONRY CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING AND/OR ADDITIONAL SUPPORTING STRUCTURE AS REQUIRED FOR ITEMS CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS WHETHER THE BLOCKING, BACKING, AND/OR ADDITIONAL SUPPORTING STRUCTURE IS SPECIFICALLY SHOWN IN THE DRAWINGS OR NOT. ALL BLOCKING AND BACKING MATERIALS SHALL BE NEW.
14. DO NOT SCALE DRAWINGS

7 VICINITY MAP



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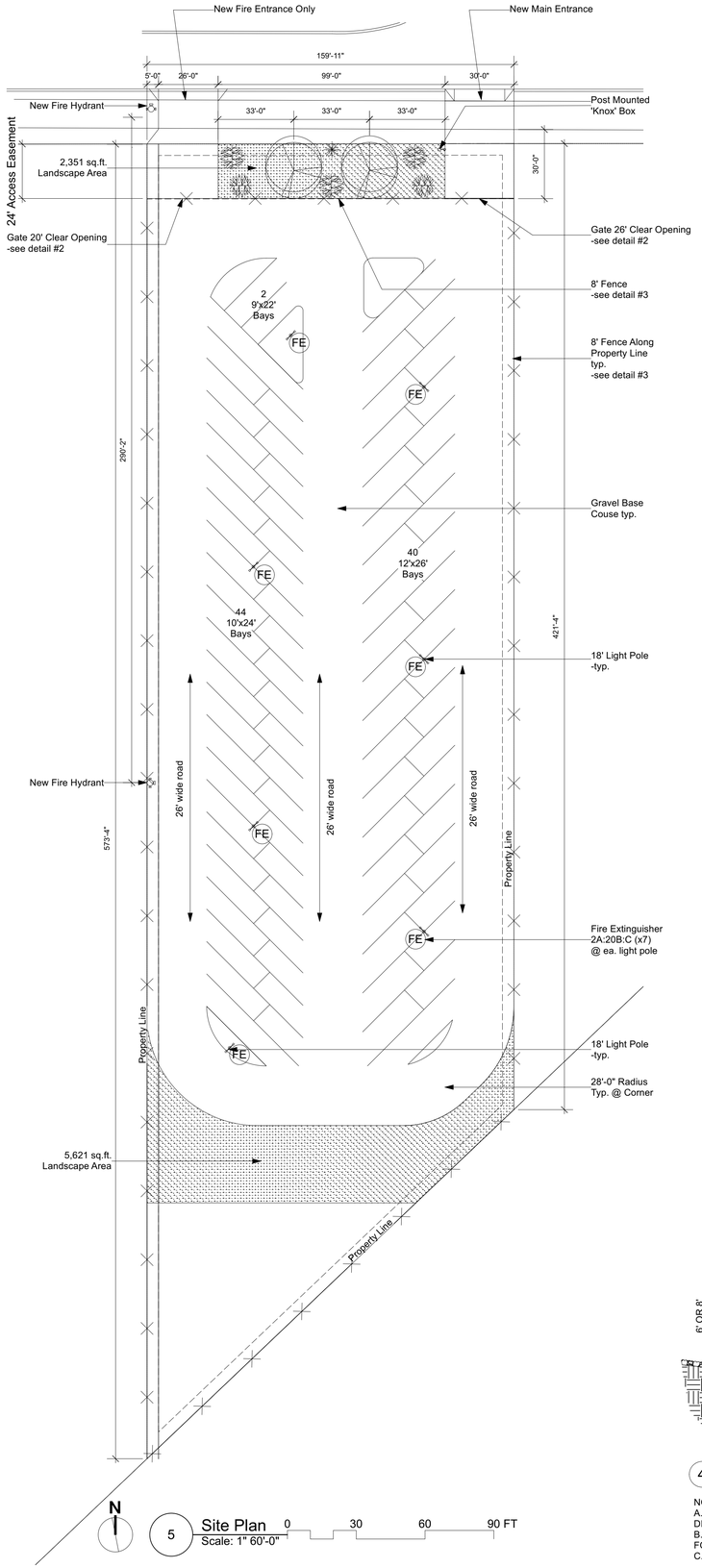
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
December 18, 2023

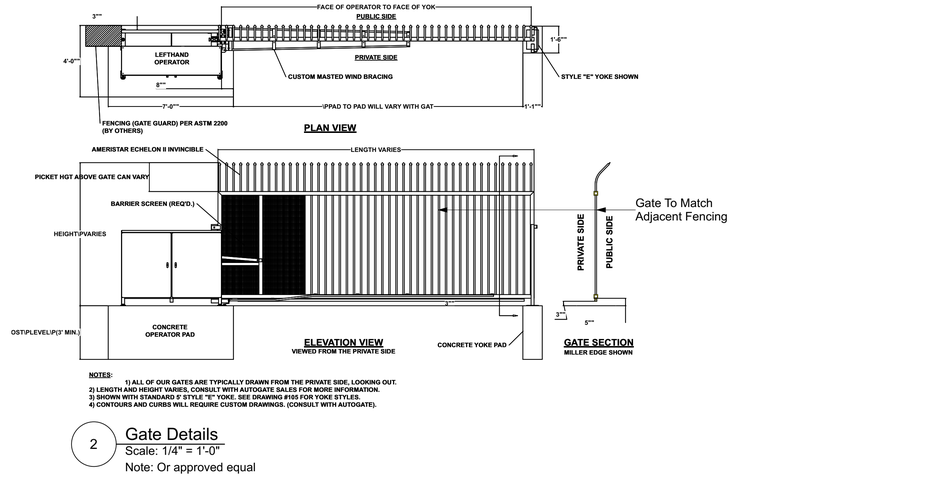
Date: **December 18, 2023**

Sheet: Site Plan / Details

G-081

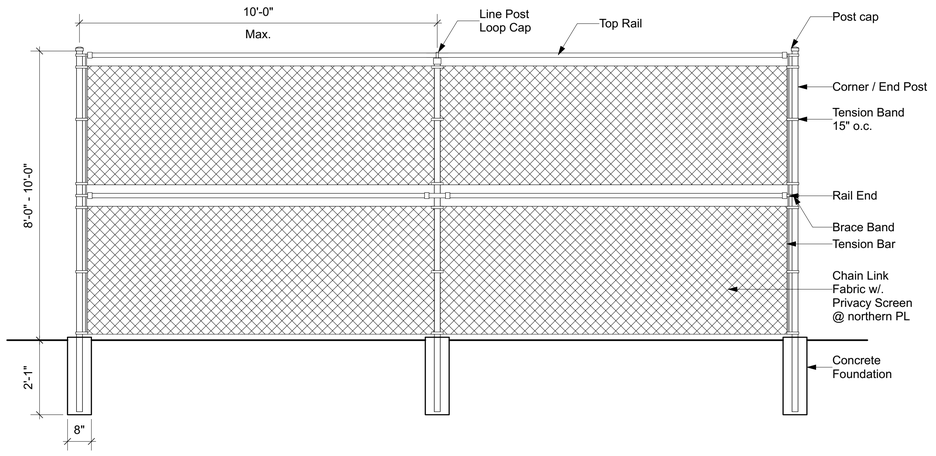


5 Site Plan
Scale: 1" 60'-0"

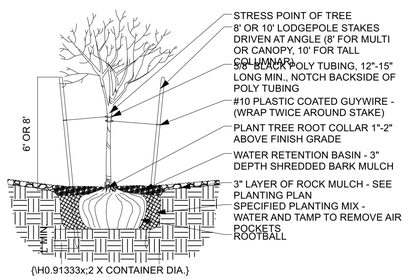


NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE, LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

2 Gate Details
Scale: 1/4" = 1'-0"
Note: Or approved equal

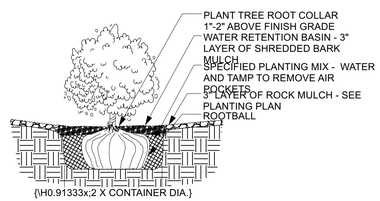


3 Fence Details
Scale: 1/2" = 1'-0"
Note: Or approved equal



4 Tree Planting
Scale: NTS

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



5 Shurb Planting
Scale: NTS

NOTES:
A.THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B.THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

Plant Material

KEYED LANDSCAPE NOTES:

1. PLANTING TO INCLUDE DROUGHT - TOLERANT NATIVE SHRUBS AND NATIVE GRASSES TO TRANSITION TO UNDEVELOPED OPEN SPACE AS APPLICABLE.

GENERAL LANDSCAPE NOTES:

1. PROVIDE AND INSTALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVER WITHIN THE PLANTING AREAS SHOWN ON THE PLAN. REPRESENTATIVE PLANTS AND SIZES ARE SHOWN ON THE ATTACHED PLANTING LIST.

2. ALL PLANTING BEDS ARE TO RECEIVE 3" TO 4" DEPTH OF BUILDOLOGY (OR APPROVED EQUAL) 1" CRUSHED GRAVEL OVER FILTER FABRIC THROUGHOUT THE LIMITS OF THE PLANTING AREAS.

GENERAL IRRIGATION NOTES:

ALL PLANTINGS WILL BE IRRIGATED BY MEANS OF AN UNDERGROUND PVC IRRIGATION SYSTEM UTILIZING FIXED PRECIPITATION RATE BUBBLER HEADS. BUBBLERS HEADS WILL BE SERVER BY LATERAL LINES CONTROLLED BY SEVERAL STRATEGICALLY PLACED REMOTE CONTROL VALVES. REMOTE CONTROL VALVES WILL BE SERVED BY A MASTER IRRIGATION LINE CONTROLLED BY A MASTER VALVE INSTALLED IN CLOSE PROXIMITY TO A REDUCED PRESSURE TYPE BACKFLOW PREVENTER POSITIONED WITHIN A HOT BOX NEAR PROPOSED CITY OF CITY OF ALBUQUERQUE IRRIGATION WATER METER. AN ELECTRIC CONTROLLER WILL BE WALL MOUNTED AT A SECURE LOCATION TO OPERATE THE VALVES.

1. PROVIDE AND INSTALL A BUBBLER BASED, PVC IRRIGATION SYSTEM THROUGHOUT PLANTING AREAS.
2. PROVIDE AND INSTALL IRRIGATION BUBBLERS AT THE BASE OF ALL PLANTS IN ACCORDANCE WITH THE SCHEDULE SHOWN ON THE PLANTING PLAN.
3. PROVIDE AND INSTALL CLASS 200 PVC LATERAL IRRIGATION LINES BETWEEN REMOTE CONTROL VALVES AND BUBBLERS.
4. PROVIDE AND INSTALL A 1-1/2" SIZED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITHIN A HOT BOX (FOR FREEZE PROTECTION)
5. PROVIDE AND INSTALL A 1-1/2" SIZED MASTER VALVE IN A SUBGRADE VALVE BOX IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE FOR CONTROLLING WATER TO THE PROPOSED MASTER LINES.
6. PROVIDE AND INSTALL APPROPRIATELY SIZED REMOTE CONTROL VALVES WITHIN SUBGRADE VALVE BOXES AT LOCATIONS TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
7. PROVIDE AND INSTALL AN ELECTRIC CONTROLLER IN A WALL MOUNTED BOX FOR OPERATIONAL CONTROL OF VALVES.
8 PROVIDE AND INSTALL REMOTE CONTROL WIRE IN BETWEEN THE IRRIGATION CONTROLLER AND THE VALVES.
9. PROVIDE AND INSTALL IRRIGATION SLEEVES AT LOCATIONS AS NEEDED FOR IRRIGATION LINES BENEATH PAVING.

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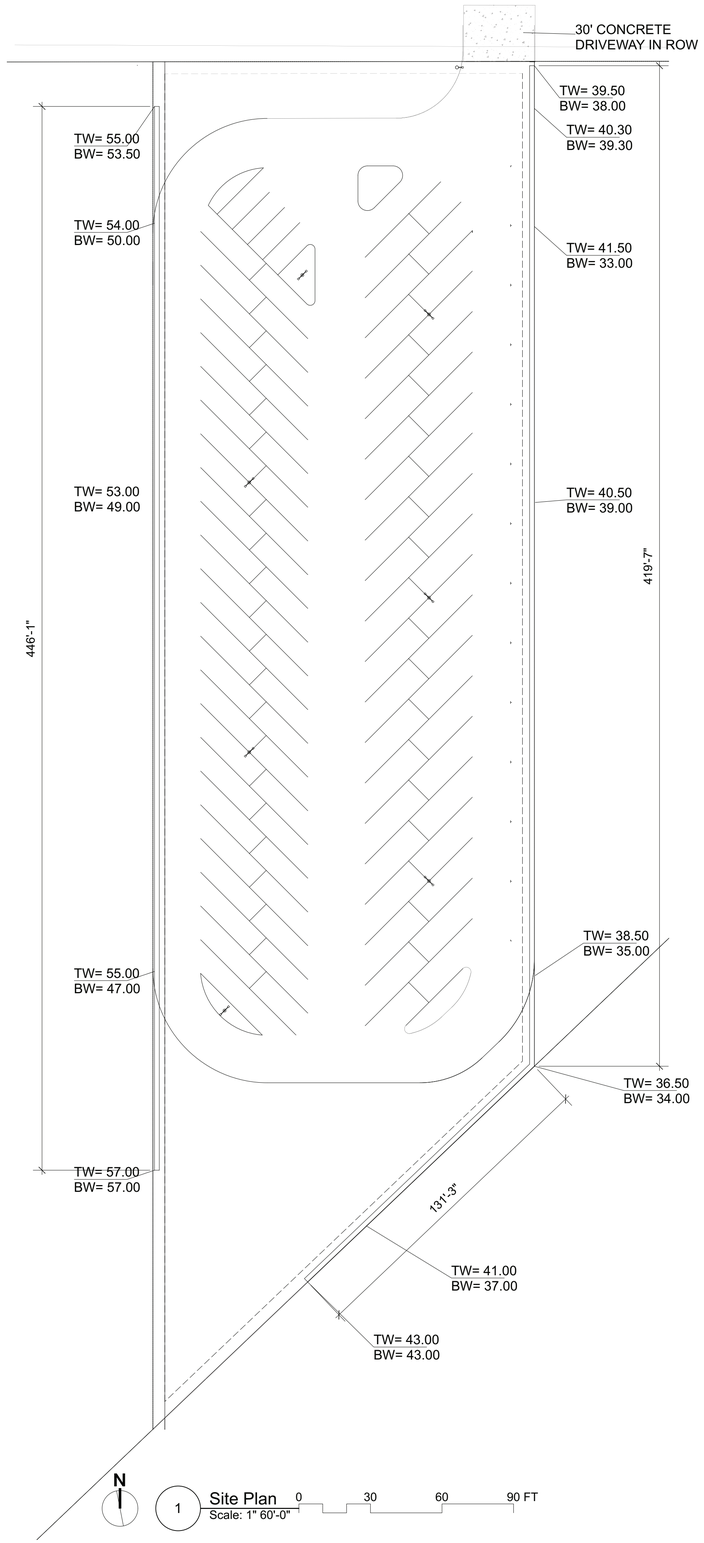
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
December 18, 2023

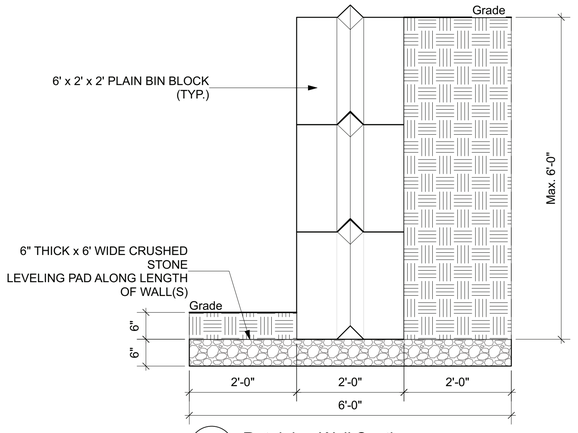
Date: **December 18, 2023**

Sheet: Site Plan / Details

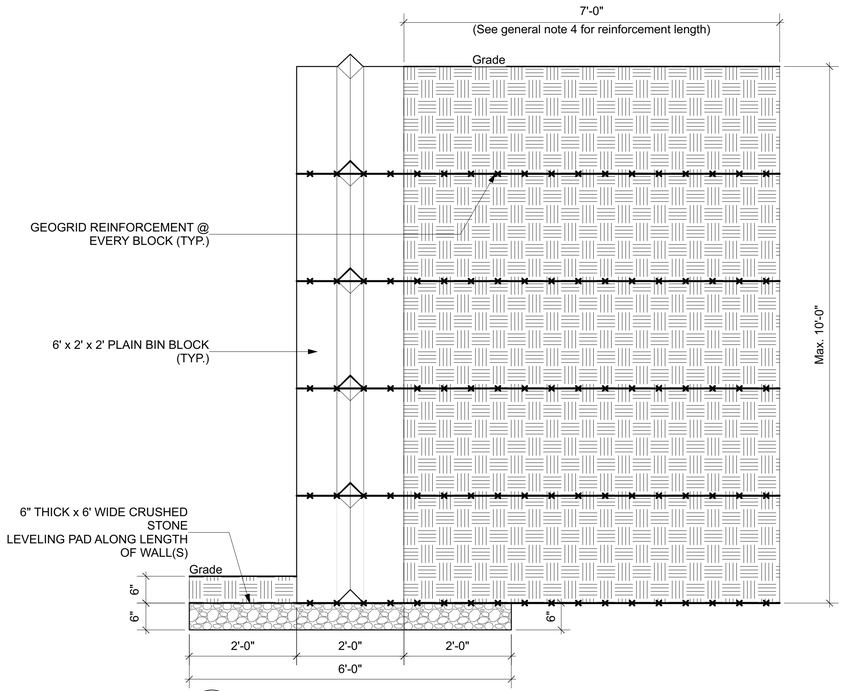
A-081



1 Site Plan
Scale: 1" 60'-0"



2 Retaining Wall Section
Scale: 3/4" = 1'-0"



3 Retaining Wall Section Greater than 6'-0"
Scale: 3/4" = 1'-0"

RETAINING WALL GENERAL NOTES:

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF CRUSHED STONE WITH THE DIMENSIONS SHOWN IN DETAILS 2 AND 3 BELOW FOR THE ENTIRE LENGTH OF THE WALL.

2. THE BACKFILL BETWEEN GEOGRID REINFORCEMENT FOR WALLS TALLER THAN 6 FEET TALL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S REQUIREMENTS.

3. GEOGRID SHALL BE BIAXIAL AND HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 2000 POUNDS PER FOOT.

4. WALLS TALLER THAN 6 FEET, OR CONSIST OF MORE THAN THREE (3) BLOCKS STACKED ON TOP OF EACH OTHER, SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT BETWEEN EACH BLOCK. A LAYER OF REINFORCEMENT SHALL BE PLACED UNDERNEATH THE FIRST BLOCK. REINFORCEMENT SHALL BE PLACED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES TO ENSURE PROPOER PLACEMENT AND ORIENTATION. THE LENGTH OF THE GEOGRID REINFORCEMENT SHALL NOT BE LESS THAN 0.7*H, WHERE "H" IS THE HEIGHT OF THE WALL, ROUNDED UP TO THE NEAREST FOOT.

5. GEOGRID SHALL OVERLAP A MINIMUM OF 6 INCHES.

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RV Storage Yard

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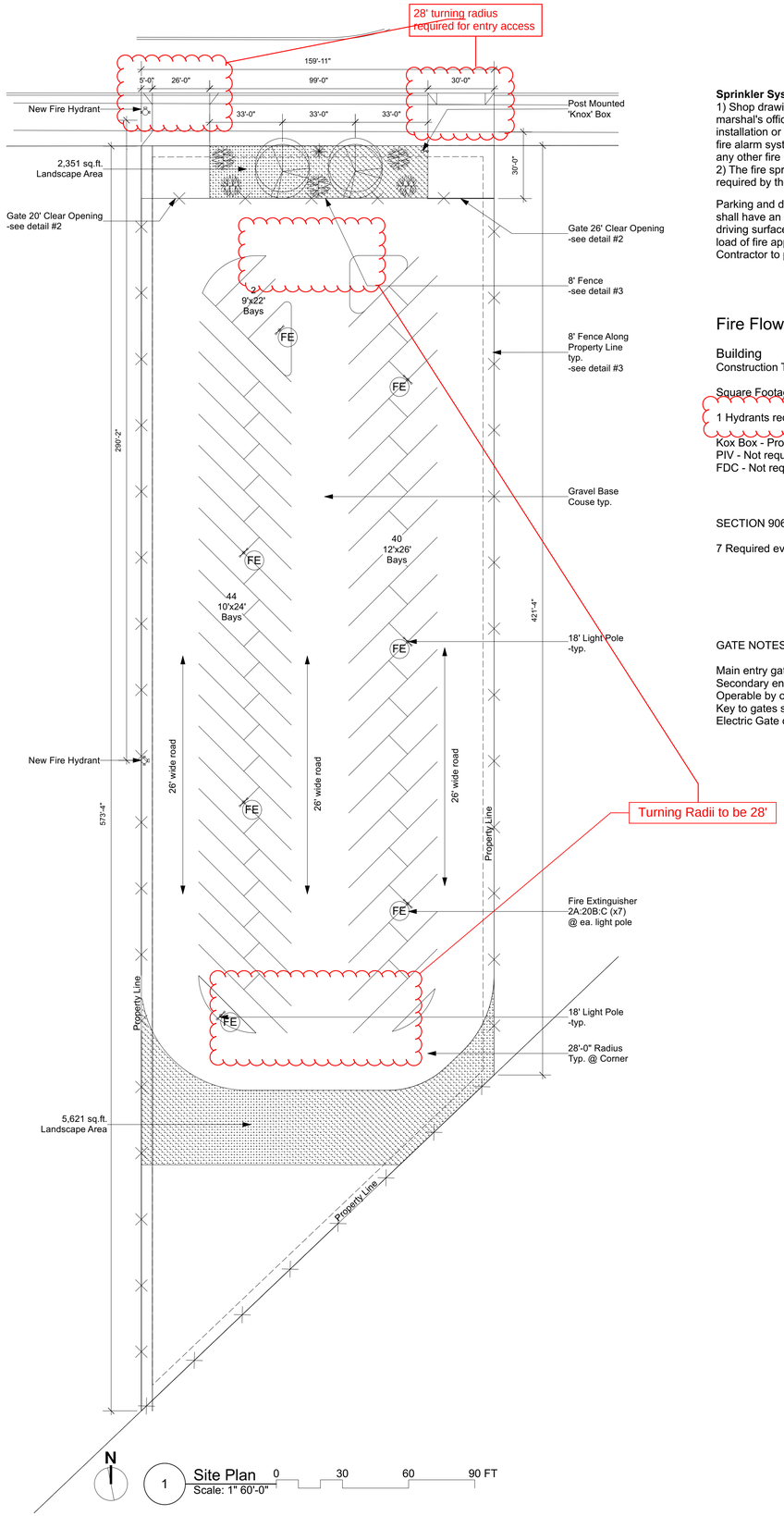
NEW MEXICO
25972
07/26/2023
REGISTERED PROFESSIONAL ENGINEER

Date: **July 26, 2023**

Sheet: Retaining Wall Details

S-101



Sprinkler System:
1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Contractor to provide engineer data for approval.

Fire Flow Requirements

Building
Construction Type None- No Building

Square Footage = 0

1 Hydrants required none

2 hydrants shall be required with minimum 1,000gpm (both shown on plan)

Kox Box - Provided for gate entrance
PIV - Not required
FDC - Not required

SECTION 906: PORTABLE FIRE EXTINGUISHERS

7 Required every 75' 2A:20B:C installed per NFPA 10

GATE NOTES:

Main entry gate 26' sliding
Secondary entry gate 20' swing
Operable by one person
Key to gates supplied in Knox box at main entry
Electric Gate operators UL 325 and ASTM F2200

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Tim Borrow
Albuquerque, New Mexico -

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
(505) 259-4617

2 PROJECT SUMMARY

Vehicle Storage Yard

3 PROJECT INFORMATION

PROJECT ADDRESS

Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code
2021 International Fire Code

4 BUILDING DATA

OCCUPANCY GROUP

NO CONSTRUCTION

AREA

Site 1.83 acres (79,714 sq.ft.)

ZONING

C-1

Setbacks- 10 ft. Front
0 Interior
0 ft. rear
Height- na

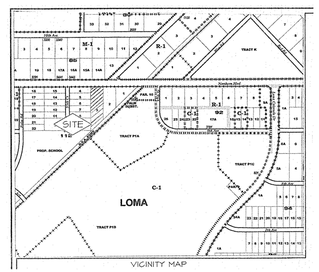
LANDSCAPE REQUIREMENTS

10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
2,351 sq.ft. provided in front 5,621 sq.ft. in rear

PARKING REQUIREMENTS

Parking: No Parking required (no building)



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STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
December 18, 2023

Date: **December 18, 2023**

Sheet: Fire-1

FIRE-1

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.

2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.

3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.

4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).

5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.

7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.

9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.

12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.

13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.

14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.

16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.

17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.

18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.

19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.

20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.

22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.

23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL IN THE BID ITEM 621000 MOBILIZATION.

SOILS

1. THE DESIGN R VALUE FOR THIS PROJECT IS ___.

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.

7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.

9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.

14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.

2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.

3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.

4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.

5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.

6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.

8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.

14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.

6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.

10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.

14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.

15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.

2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.

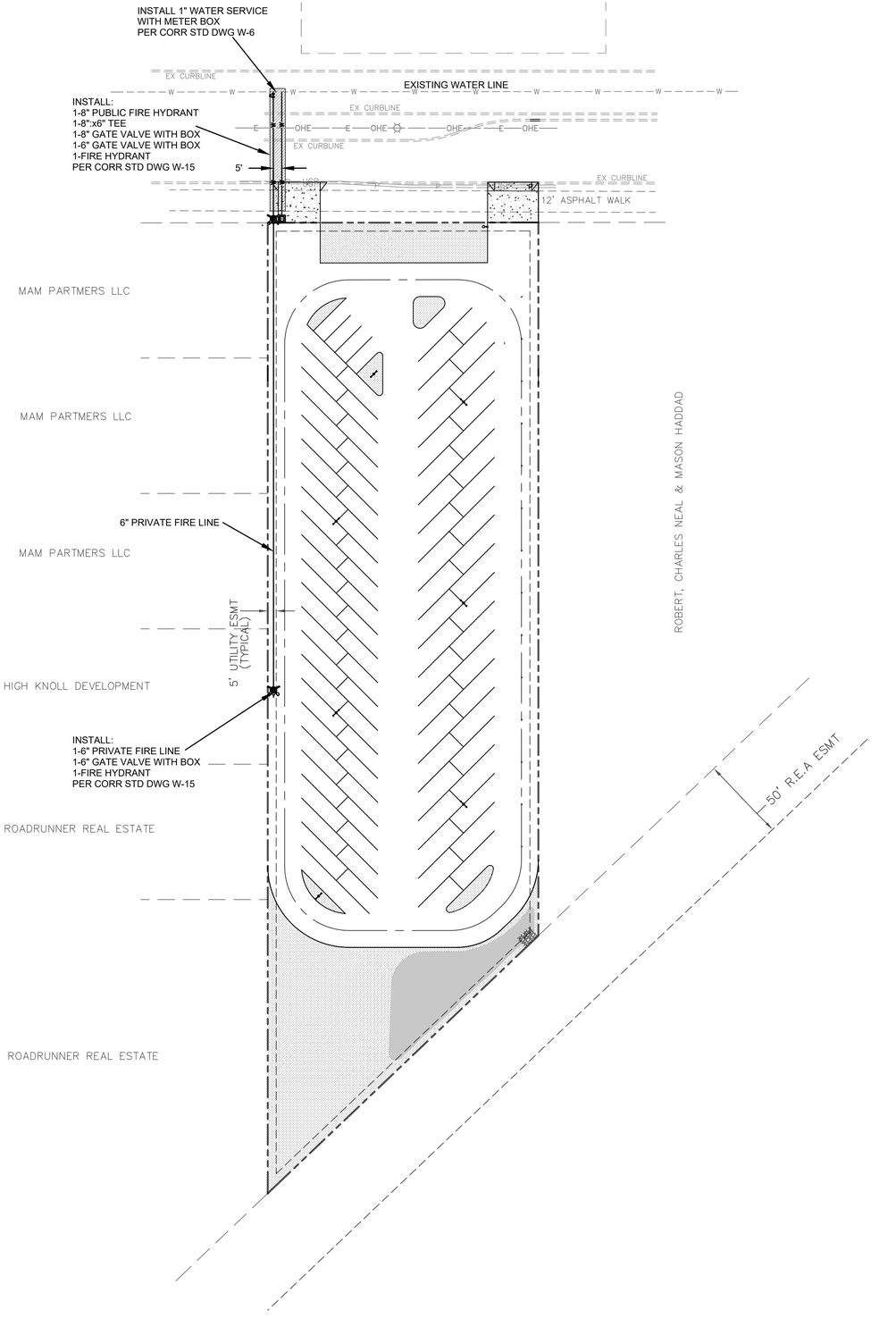
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

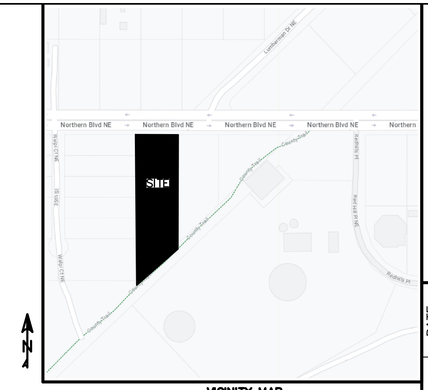
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.

5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.

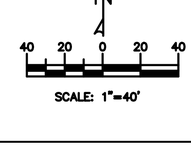
6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.

7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED





VICINITY MAP



SCALE: 1"=40'

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NO.	REVISION	BY	DATE

PROJECT:
DATE:
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY: DEM
CHECKED BY:
APPROVED BY:
FILE:

NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER
12-28-23

RV STORAGE
3508 NORTHERN BLVD
CITY OF RIO RANCHO, NEW MEXICO

WATER PLAN

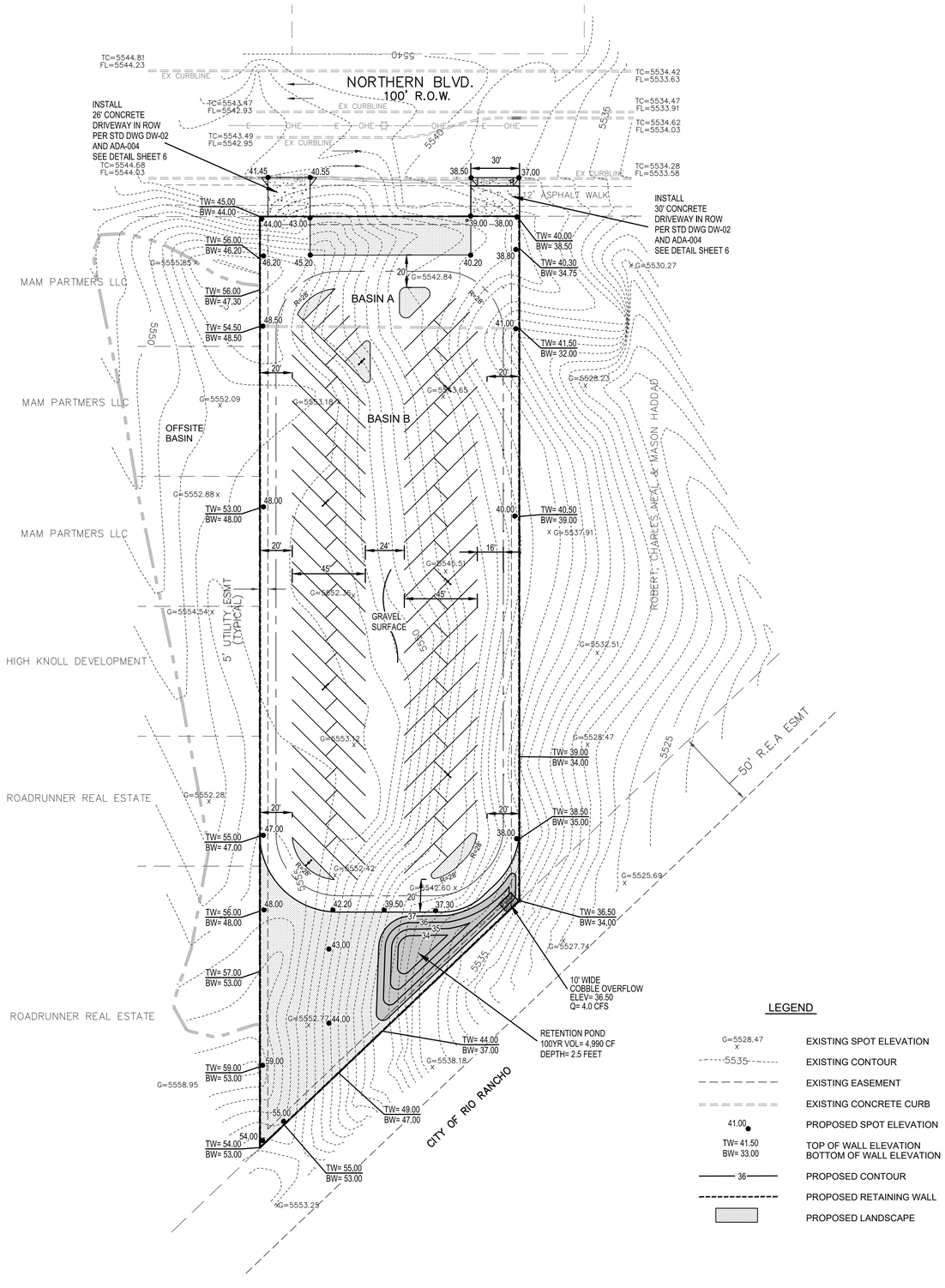
CITY/COUNTY REVIEW

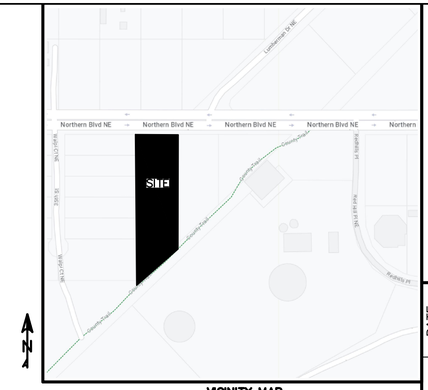
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

4 OF 6





VICINITY MAP

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 3, BLOCK 112, UNIT 13, RRE

SITE AREA: 1.83 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED MARCH 18, 2008 (PANEL NO. 35043C1893D) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED AT 3508 NORTHERN BLVD. NE JUST WEST OF LOMA COLORADO BLVD. THE PROPERTY DRAINS WEST TO EAST AND NORTH TO SOUTH. THERE IS A SMALL OFFSITE BASIN WEST OF THE PROPERTY THAT DRAINS ONTO THE PROPERTY. THE SITE IS CURRENTLY 100 PERCENT LAND TREATMENT A.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER II.2 OF THE CITY OF RIO RANCHO DEVELOPMENT MANUAL ENTITLED DRAINAGE, FLOOD CONTROL AND EROSION CONTROL. THE 100-YEAR, 6-HOUR STORM IS 2.37 INCHES. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. THE PEAK RUNOFF FOR BOTH BASINS ARE CALCULATED USING THE RATIONAL FORMULA, Q=CIA. UNDER EXISTING CONDITIONS THE LOT IS 100% LAND TREATMENT A, WHICH HAS A RUNOFF COEFFICIENT OF 0.27 ACCORDING TO TABLE D-2. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THE SITE IS DIVIDED IN TWO BASINS, BASIN A AND BASIN B. THE PEAK RUNOFF FROM BASIN A DURING EXISTING CONDITIONS IS 0.30 CFS AND THE PEAK VOLUME IS 711 CUBIC-FEET. THE PEAK RUNOFF FROM BASIN B DURING EXISTING CONDITIONS IS 1.88 CFS AND THE PEAK VOLUME IS 4,491 CUBIC-FEET. THE OFFSITE BASIN HAS A PEAK FLOW OF 0.97 CFS AND PEAK VOLUME OF 2,331 CUBIC-FEET.

DEVELOPED DRAINAGE CONDITIONS:

THE SITE WILL BE DEVELOPED AS A GRAVEL RV STORAGE FACILITY. THE PROPERTY HAS BEEN DIVIDED INTO TWO DRAINAGE BASINS. BASIN A INCLUDES THE NORTHERN PORTION OF THE PROPERTY. RUNOFF FROM BASIN A WILL DRAIN TO NORTHERN THROUGH THE DRIVEWAY. THE PEAK RUNOFF FOR BASIN A IS CALCULATED USING THE RATIONAL FORMULA, Q=CIA. BASIN A WILL HAVE 37% LANDSCAPING (LAND TREATMENT B) AND 63% GRAVEL PARKING (LAND TREATMENT C). THE RUNOFF COEFFICIENTS FOR EACH OF THE LAND TREATMENTS DURING A 100-YEAR STORM FROM TABLE D-2 ARE: 0.43 FOR LAND TREATMENT B AND 0.61 FOR LAND TREATMENT C. USING THE PERCENTAGE OF LAND TREATMENTS AND THE RUNOFF COEFFICIENTS FOR EACH LAND TREATMENT THE COMPOSITE RUNOFF COEFFICIENT FOR BASIN A IS 0.54. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THEREFORE, THE PEAK RUNOFF FROM BASIN A USING THE RATIONAL FORMULA IS 0.59 CFS. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. USING A MODIFIED VERSION OF THE RATIONAL FORMULA (D-3), THE TOTAL VOLUME OF RUNOFF FOR BASIN A IS 1,316 CUBIC-FEET.

BASIN B INCLUDES THE MAJORITY OF THE PROPERTY TOWARD THE SOUTH. RUNOFF FROM BASIN B WILL DRAIN TO A RETENTION POND AT THE SOUTHEAST CORNER OF THE PROPERTY. THE INCREASE IN RUNOFF VOLUME WILL BE RETAINED IN THE POND. A COBBLE-LINED OVERFLOW WILL BE CONSTRUCTED ON THE SOUTHEAST AREA OF THE POND SO THAT THE PREDEVELOPMENT RUNOFF RATE CAN DRAIN IN ITS HISTORIC PATH. THE PEAK RUNOFF FOR BASIN B IS CALCULATED USING THE RATIONAL FORMULA, Q=CIA. BASIN B WILL HAVE 20.4% LANDSCAPING (LAND TREATMENT B) AND 79.6% GRAVEL PARKING (LAND TREATMENT C). THE RUNOFF COEFFICIENTS FOR EACH OF THE LAND TREATMENTS DURING A 100-YEAR STORM FROM TABLE D-2 ARE: 0.43 FOR LAND TREATMENT B AND 0.61 FOR LAND TREATMENT C. USING THE PERCENTAGE OF LAND TREATMENTS AND THE RUNOFF COEFFICIENTS FOR EACH LAND TREATMENT THE COMPOSITE RUNOFF COEFFICIENT FOR BASIN A IS 0.57. THE RAINFALL INTENSITY (I) FOR THE 100 YEAR STORM IS 4.4 ACCORDING TO TABLE D-5. THEREFORE, THE PEAK RUNOFF FROM BASIN B USING THE RATIONAL FORMULA IS 3.96 CFS. THE 100-YEAR, 24-HOUR STORM IS 2.90 INCHES. USING A MODIFIED VERSION OF THE RATIONAL FORMULA (D-3), THE TOTAL VOLUME OF RUNOFF FOR BASIN A IS 9,481 CUBIC-FEET. THEREFORE, THE RETENTION POND WILL BE SIZED TO HOLD THE ADDITIONAL RUNOFF, WHICH IS 4,990 CUBIC-FEET. THE DEPTH OF THE RETENTION POND WILL BE 2.5 FEET. THE POND WILL INCLUDE A 10-FOOT-WIDE, COBBLE-LINED OVERFLOW WILL BE INSTALLED AT THE SOUTHEAST PART OF THE RETENTION POND.

STORM WATER QUALITY PONDING IS NOT REQUIRED SINCE THE SITE WILL NOT HAVE ANY IMPERVIOUS AREA (LAND TREATMENT TYPE D) WHEN DEVELOPED.

DEVELOPED CONDITIONS

BASIN	AREA (AC)	C	I	Q=CIA (CFS)	V=C(P/12)A (CF)
A	0.25	0.54	4.4	0.59	1,316
B	1.58	0.57	4.4	3.96	9,481
OFFSITE	0.82	0.27	4.4	0.97	2,331

N

40 20 0 20 40

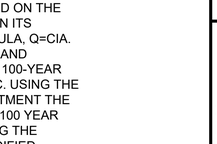
SCALE: 1"=40'

Thompson Engineering Consultants, Inc.
tcccm@yahoo.com
PHONE: (505) 271-2199
FAX: (505) 830-9246
P.O. BOX 65760
ALBUQUERQUE, NM 87193

NO.	REVISION	BY	DATE

PROJECT: RV STORAGE
DATE: 3508 NORTHERN BLVD
HORIZ. SCALE: CITY OF RIO RANCHO, NEW MEXICO
VERT. SCALE:

DRAWN BY: DEM
CHECKED BY:
APPROVED BY:
FILE:



GRADING AND DRAINAGE PLAN

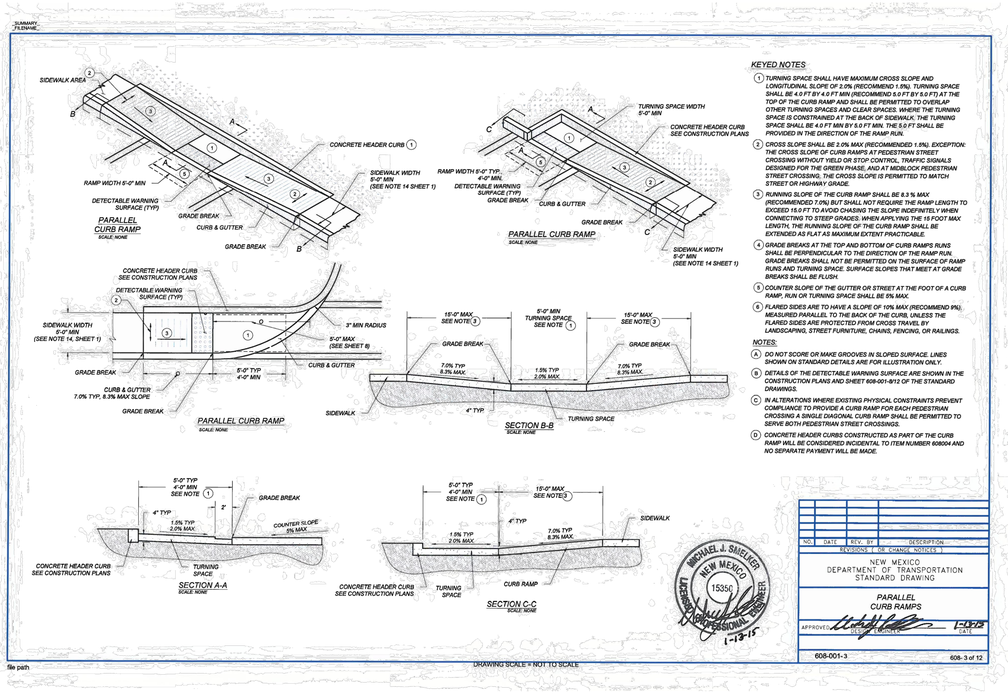
CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

5 OF 6



KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB. UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

- A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
- B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
- C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
- D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS / DR CHANGE NOTICES			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL CURB RAMPS

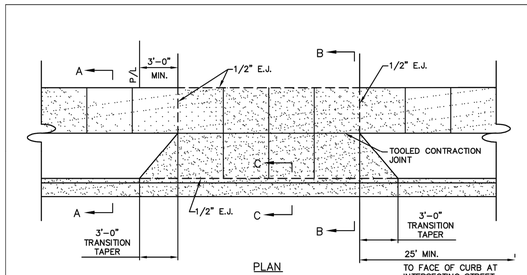
APPROVED: DEPUTY SECRETARY — DATE: 1-13-15

608-001-3 — 608-3 of 12

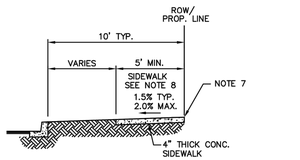
MICHAEL J. SMELSER — NEW MEXICO — 15356 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

file path

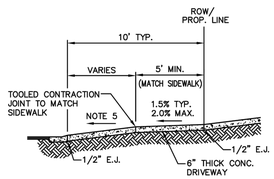
DRAWING SCALE = NOT TO SCALE



PLAN



SECTION A–A



SECTION B–B

SECTION C–C

GENERAL NOTES:

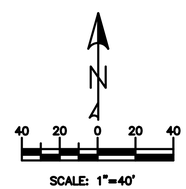
1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT-OF-WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT-OF-WAY.
5. EXISTING AND NEW RESIDENTIAL DRIVEWAYS, 14% MAX; EXISTING COMMERCIAL DRIVEWAYS, 14% MAX; AND FOR NEW COMMERCIAL DEVELOPMENTS TURNOUTS ARE REQUIRED.
6. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, CONCRETE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICES DEPARTMENT'S APPROVALS.
7. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - –TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - –1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
8. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. TS-01 FOR SETBACK REQUIREMENTS.
9. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH
10. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY IS:
    - 5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
    - 6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
11. CONTRACTOR SHALL SET FORMS AT 1.5%
12. SUBGRADE SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, SUBGRADE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICES DEPARTMENT'S APPROVALS.

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (COLLECTOR)

DWG. NO. DW-02 — OCT 2, 2008



Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

NO.	REVISION	BY	DATE

PROJECT: — DRAWN BY: DEM
DATE: — CHECKED BY:
HORIZ. SCALE: — APPROVED BY:
VERT. SCALE: — FILE:

NEW MEXICO — 9677 — REGISTERED PROFESSIONAL ENGINEER — 12-28-23

RV STORAGE
3508 NORTHERN BLVD
CITY OF RIO RANCHO, NEW MEXICO

DETAILS

CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

6 OF 6

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Jordan Yutzy
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier, Connie Peterson
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Conditional Use Permit: DSD #23-120-00005 (RV Storage at 3508 Northern Blvd NE)

The applicant Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility located at 3508 Northern Blvd NE. The subject property is legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3 and is currently zoned C-1: Retail Commercial under Ordinance No. 16 Enactment No. 06-15. The subject property is located within the Broadmoor Drive Specific Area Plan and is approximately 1.83 acres in size.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 13, 2023**. If redline comments are made on the plan, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Civil drawings will be submitted and reviewed when applicant submits for commercial building permit.

Access to Northern may be removed when future development is completed to the East and will be converted to shared access at the lumberman DR. This should be considered with current construction plan.

Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required

A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.

Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

Peter Prukop 1/10/2024

Reviewer Date

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001582231

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Brian Babyak	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail	domartinez@rrnm.gov	**PO Number**	240051		
Ad Cost	$101.36	**Sales Rep**	dmontoya		
Tax Amount	$7.73	**Order Taker**	dmontoya		
Total Amount	$109.09				
Amount Paid	$0.00				
Amount Due	$109.09				
Affidavits	0				

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https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001582231-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
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Run Date
11/27/2023
11/27/2023
11/27/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 12, 2023:

Conditional Use Permit
Request #23-120-00005
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility at 3508 Northern Blvd NE. The subject property is zoned C-1: Retail Commercial and is approximately 1.83 acres in size.

Preliminary Plat
Case #23-210-00012
The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, and 2-A-1-E; and for dedication of public street right-of-way. The subject property is legally described as Los Diamantes, Tract 2-A-1.

Preliminary Plat
Case #23-210-00009
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, consisting of 123 residential lots zoned R-2: Single-Family Residential District.

Variance
Request #23-100-00014
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 27, 2023

Roadrunner Storage
900 Moccasin Dr NE
Rio Rancho, NM 87124
505-900-4963

December 7, 2023

Planning & Zoning Board
c/o Chris Benson

Dear Board Members,

We received your letter regarding the proposed new construction of Northern RV, LLC storage facility within 100 feet of our property. Roadrunner Storage is currently being constructed at 900 Moccasin Dr NE and extends east, abutting the property line of Northern RV's property. Our plans, approved by Rio Rancho Planning and Zoning Board, include phase 1 which is construction of storage buildings and phase 2 that will be RV storage on the east side of the property.

We, along with four other storage facilities in that area, offer RV storage. Northern RV will be the 6th property to offer RV storage within a 3 mile radius. While we are confident that competition from another facility will not impede our success and our plans for RV storage will not change, we do want to be certain that the board is aware of the presence of RV storage in that area prior to authorizing another facility to be built.

Sincerely,

Angela Gregory
General Manager

505-900-4963
angie@roadrunnernm.com

To

Amy Rincon
Director – Development Services
City of Rio Rancho

Dear Ms Rincon -

I am writing in regards to Case No 23-120-000005 going before the planning and zoning board on Tuesday December 12, 2023. As a neighboring property owner, and concerned citizen, I would like to express my trepidation about the proposed RV storage facility. I have a number of concerns, including:

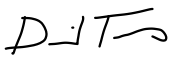
1. The number and density of storage facilities in the area. This provides a large imbalance of uses in the area and will be a detriment to the long term character and viability of the area. This will affect the stability of the land use in the area.

2. This goes against the City's comprehensive plan and goals, since there does not promote a mix of uses. Specifically - *Transportation Goal TR-1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality, and creates opportunities to build Rio Rancho's economy.*

3. Finally – The use of this use is not aesthetically pleasing. To have this type of development on a major arterial roadway will degrade the look and feel of the community. Which goes against another goal in the citys comprehensive plan, specifically - *"Land Use Objective: Develop Plan land use categories which allow for choice of a variety of zoning districts, and which mitigate impacts on surrounding uses through design standards."*

If you have any questions, please feel free to contact me.

Sincerely,



David Torres
Owner
Red Roan Enterprises, LLC

12/8/23

Amy Rincon
Director of Planning and Zoning
City of Rio Rancho
Arincon@rrnm.gov

Subject: Case No 23-120-000005

Ms Rincon,

Regarding Case No 23-120-000005, find my formal opposition to the special use request for the land to be used as an RV Storage Facility.

The issue I'm concerned about is the impact of a new access to Northern from the subject development During development of our property on Northern between Moccasin Dr and Walpi (35th St) the City required a Trip Generation and Access Assessment study to be done. The study, done by Lee Engineering and accepted by the city (partial text below as Exhibit 1) concluded that 450' spacing is required between "partial access" points, and 1,320' is required between "Full access" points. Per Exhibit 2 below the distance from Walpi Ct, which provides access to my property, and the Subject development, is only 300' +/- . Even if a new access was pushed as far east as possible on the subject development, it would still not meet the spacing criteria.

With the specified use of RV Storage, this is especially concerning since RV storage implies large truck/trailer combination vehicles turning into the site.

The two lots to the east of the subject development will also have to have access, and there's not near enough spacing between to get even close to 450'.

Without proper access this will be a hazard to all neighboring properties, especially considering that this is past the apex of the hill. This will be a blind summit and will be especially a hazard with slow moving and large vehicles entering and exiting the roadway. Therefore, it is not in keeping with the safety of the community and provides a significant hazard.

Sincerely

Brett Locke
Owner/Manager
Northern Industrial Investments LLC
505-504-4774

Exhibit 1 – Partial Excerpt from Traffic Study

Northern Blvd Driveway Analysis

The access spacing requirements for Northern Blvd were analyzed using criteria outlined in the State Access Management Manual (SAMM) to determine if the available space between Moccasin Dr and Walpi Ct will allow for an access point to the proposed development. Currently, there is a median present along Northern Blvd; however, the site was analyzed for full access and partial access to Northern Blvd. The NMDOT's *State Access Management Manual (SAMM)* Table 18.C-1 *Access Spacing Standards for Intersections and Driveways* states the following:

- For Urban Principal Arterials (UPA) with a posted speed limit of 45 mph to 50 mph, the required driveway spacing for partial access is 450 feet.
- For Urban Principal Arterials (UPA)with a posted speed limit of 45 mph to 50 mph, the required driveway spacing for full access is 1,320 feet.

The available and required spacing between the existing driveway is shown in the table below.

Table 3: Driveway Spacing – Northern Blvd

Location	Access Category	Speed	Driveway Spacing Required		
			Available	Full Access	Partial Acccess
Northern Blvd between Moccasin Dr and Walpi Ct	Urban Principal Arterial - UPA	45 MPH to 50 MPH	~590'	1,320'	450'

Figure 1 shows the approximate distance available on Northern Blvd along the frontage of the property.

As shown in Figure 1, the distance available on Northern Blvd between the Moccasin Dr and Walpi Ct is approximately 590 feet. This distance does not meet the criteria to provide an access point along Northern Blvd.

Figure 1. Northern Blvd Available Frontage Spacing

Moccasin Dr and Walpi Ct Driveway Analysis

The access spacing requirements and driveway throat width requirements for Moccasin Dr and Walpi Ct were analyzed to determine if the available space along the frontage of the development, on each street, will allow for access points to the proposed development.

Moccasin Dr and Walpi Ct are classified as Local streets on the Mid Region Council of Government's (MRCOG) and NMDOT's Functional Classification System. This classification is not referenced in Table 18.C-1 (mentioned above); therefore, the potential driveways are required only to meet the greater of throat distance or existing intersection storage.

The NMDOT's *State Access Management Manual (SAMM)* Table 18.I-1 *Driveway Throat Width Criteria (feet)* states the following:

Table 4: Driveway Throat Width Criteria

Design Vehicle	Driveway Cut	Two-Way Acess	One-Way Acess
Passenger Car/Pickup	16-30 ft.	20-30 ft.	16-24 ft.
Single Unit Truck	30-40 ft.	25-35 ft.	16-24 ft.
WB-50 Truck	40-50 ft.	30-40 ft.	20-30 ft.

Exhibit 2

3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3
300' +/-
LUMBERMAN DR
NORTHERN BLVD
RED HILL PL
WALPI CT

JAWAA Properties LLC

828 Acapulco Rd

Rio Rancho , NM 87144

JERRY MARTIN-505- 991-3167 Martinjawaa@aol.com

12-21-23

Re; Case Number 23-120-00005- Zone Change Request

Case Number 23-120-00005- Zone Change Request

Planning Department,

We have purchased land, and are in the process of purchasing more land under the assumption that across the street from our property would remain C-1 with no Conditional Use Permits issued. We would have not purchased the land had we known a Conditional Use Permit for RV Storage would be allowed directly across the street.

We are currently opposed to any Conditional Use Permit in this Northern / Broadmoor corridor .

Regards,

Jerry Martin

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-120-00005

REQUEST FOR CONDITIONAL USE PERMIT FOR AN RV STORAGE FACILITY FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 112, LOT 3.

Applicant: Timothy Borror

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of January, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an RV Storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

THEREFORE, the application for a conditional use permit for an RV Storage Facility for the property legally described as Unit 13, Block 112, Lots 3, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on January 23, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-120-00005

REQUEST FOR CONDITIONAL USE PERMIT FOR AN RV STORAGE FACILITY FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 112, LOT 3 .

Applicant: Timothy Borror

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of January, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an RV Storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 150.04 (A).

CONDITIONS OF APPROVAL:

1. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of work for thirty (30) days or more. Failure to meet the requirements for construction shall cause this conditional use permit to expire.
2. All reviewer comments must be addressed.
3. A 28' turning radius will be required for entry access.
4. 2 hydrants shall be required with a minimum of 1,000 gpm flow.
5. Turning radii inside development shall be a minimum of 28'.
6. Engineering data is required to substantiate weight bearing capacity and all-weather driving capabilities.
7. Civil Drawings will be submitted and reviewed when applicant submits for commercial building permit.
8. Access to Northern Blvd NE may be removed when future development is completed to the east and will be converted to shared access at Lumberman Dr. This should be considered with current construction plan.
9. A Trip Generation Report is required and an additional traffic study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol. II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required.
10. A Grading and Drainage Plan/Report and an Erosion Control Plan are required with future development, and must conform to any currently approved master drainage for this area. Storm Water Drainage and Water Quality Discharge

will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol. II Chapter II.2. and City Ordinance Chapter 153 Erosion Control; Storm Drainage and Storm Water Quality. The BMP's and structural treatment control BMP's must include an evaluation by the applicant of the GI/LID practices and determination and inclusion of the BMP's that will be implemented.

11. Engineering drawings are required for development of public and private infrastructure. Work performed in the Right-of-Way will require a City of Rio Rancho, Right-of-Way permit and traffic control plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

THEREFORE, the application for a conditional use permit for an RV Storage Facility for the property legally described as Unit 13, Block 112, Lot 3, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on January 23, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00014

AGENDA DATE:
January 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, is requesting approval of a preliminary plat for the Vista Grande Phase 2 subdivision to create 45 residential lots and 4 HOA tracts on approximately 10.4818 acres. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, is requesting approval of a Preliminary Plat for Vista Grande Phase 2 subdivision to create 45 residential lots and 4 HOA tracts, zoned R-5: Single-Family Residential. The property is legally described as Rio Rancho Estates Unit 12, Block 88, Lots 9-13 and comprises approximately 10.4818 acres.

The subject property is zoned R-5: Single-Family Residential per Ordinance No. 15, Enactment No. 18-15, adopted June 13, 2018. The subject properties are located within the Northern-Unser Specific Area Plan, which identifies this area's land use as Medium-Density Residential (density: 4.01-10.99 DU/AC).

The property is located in west-central Rio Rancho near the intersection of Acorn Loop NE and Fig Loop NE. The subject property is approximately one half of a mile west of the intersection of Unser Blvd NE (principal arterial) and Northern Blvd NE (minor arterial).

GENERAL INFORMATION:

A. Layout: Vista Grande Phase 2 subdivision will contain 45 residential lots and 4 HOA tracts.
B. Acreage: 10.4818 acres
C. Access: The subdivision will be accessed from two points on Fig Loop NE.
D. Zoning: R-5: Single-Family Residential District, by Ordinance No. 15, Enactment No. 18-15, adopted June 13, 2018.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One/Sparklight, CenturyLink, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO).
F. Water and Wastewater Availability: A Water and Waste Water Availability letter for Vista Grande Phase 2 has been received.
G. Drainage: Per the provided Grading and Drainage Plan the flow from both the onsite and offsite basins will be directed through a series of inlets and storm drains to a pond located on the Phase 1 development site to the northwest.
H. Roads & Sidewalks: The subdivision will have three internal roads (Maggie Court NE, Mountain Main Drive NE, and Vista Grande Loop NE), and all internal streets (50 feet of ROW) will be

dedicated to the City of Rio Rancho.
I. Recreation Facilities/Open Space: No parks, recreation, or open space will be dedicated as part of this project.
J. Easements: There is a ten (10) feet wide Public Utility Easement (PUE) within all lots adjacent to road right-of-way and a five (5) foot PUE along side and rear property lines.
K. Public Site Dedications: None.
L. Vacations: This platting action will vacate the lot lines and easements of the existing lots.
M. Variances: None

CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots comply with the dimensional standards of the R-5: Single-Family Residential zoning district including lot area and lot width as established by R.O. 2003 § 154.50 Zoning Table/Residential. The proposed preliminary plat contains lots which would measure approximately 4,791 sf to 14,810 sf, in compliance with the 2,500 sf minimum lot area of the R-5: Single-Family Residential zoning district (see attached plat). Additionally, the proposed lots also comply with the minimum allowable lot width of 35' as per R.O. 2003 § 154.50 Zoning Table/Residential for R-4 Zoning Designations. Criteria is satisfied.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

The Preliminary Plat has been reviewed and found to be in conformance with the subdivision chapter of the City of Rio Rancho Code of Ordinances, Chapter 155. Finding: Criteria is satisfied.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, a policy is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan", (5.6.3, Policy L-1). Finding: This application would be an action in meeting the policy of encouraging development, however this is not in a master planned area, but rather in a specific area plan, the Northern-Unser Specific Area Plan. This development will help improve drainage in the area and provide greater variety in lot sizes for homes in the area. Criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

The departments of Fire and Rescue, Engineering, Parks, Recreation and Community Services, and Planning and Zoning have reviewed this application and related infrastructure plans. Finding: Criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Comments
CoRR Engineering	No adverse comments - see attachment.
CoRR Fire & Rescue	
CoRR Parks, Recreation and Community Services	As provided in the comments provided previously with phase 1, Park and Trail Impact Fees will still be paid for each residence at the time of building permit. No other recommendations for or against approval.
CoRR Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRCOG - MRMPO	No comments received.

SSCAFCA	SSCAFCA has no comments.

NOTIFICATIONS:
First class mail was provided to the subdivider and abutting property owners 15 days prior to the hearing and mailed January 5, 2024. A sign was erected on the site and displayed January 16, 2024. A legal notice was posted in the Albuquerque Journal on January 8, 2024. All notification requirements for this item have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Vista Grande Phase 2 Preliminary Plat subject to the following findings and conditions:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the preliminary plat.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat conforms to the requirements of the R-5: Single-Family Residential Zoning District.

CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24 (A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
3. Impact Fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
4. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the preliminary plat with staff recommendations.
2. Approve the preliminary plat with amendments to recommendations.
3. Deny the preliminary plat;
4. Postpone the preliminary plat for further review.

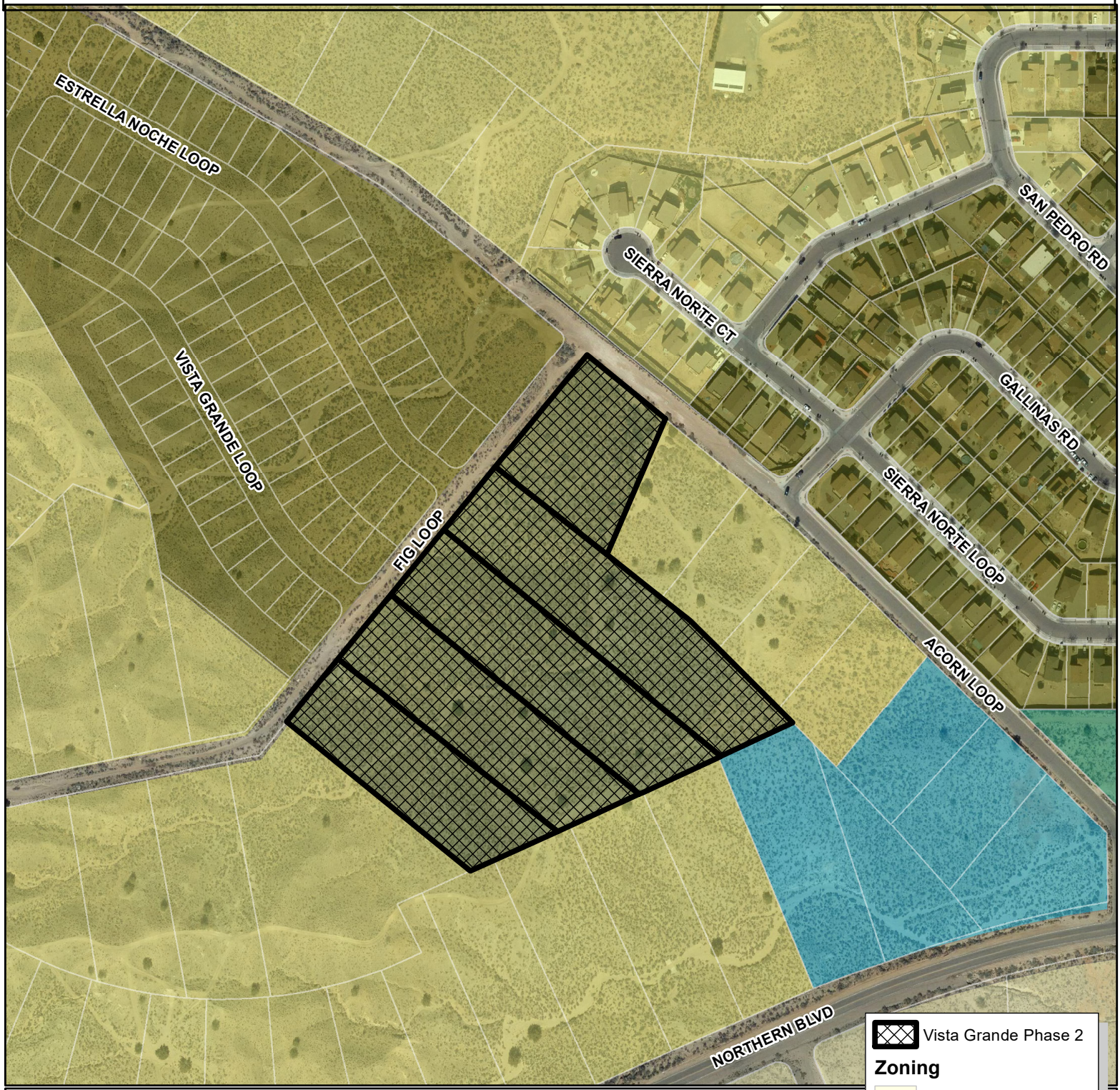
DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Location Map

ATTACHMENT: Application
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reproduction of Notice Letter
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Legal Ad Proof.pdf
ATTACHMENT: SSCAFCA Review Comments
ATTACHMENT: CoRR Parks, Recreation, and Community Services - Comments.pdf
ATTACHMENT: Notice Sign
ATTACHMENT: Engineering Review Comments

VISTA GRANDE PHASE 2
NOTICED PROPERTIES



RioRancho City of Vision

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

GIS Moving Spatial Data Forward

Map Created by Chris Benson on 12/18/2023

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Hoech Real Estate Corporation		Phone:
Address:		E-Mail:
City: Albuquerque	State: NM	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: RESPEC, Sheldon Greer		Phone: (505) 264-0472
Address: 7770 Jefferson Street NE, Suite 200		E-Mail: sheldon.greer@respec.com
City: Albuquerque	State: NM	ZIP Code: 87109

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat to create 45 residential lots and 4 tracts from 5 existing lots. See attached for further information.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Vista Grande Subdivision - Phase 2	Block(s):88, Unit 12	Lot(s):9 thru 13
Existing Zoning: R4	Proposed Zoning:	
No. of existing lots: 5	No. of proposed lots:45	Total area of site (acres) 10.4818

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Sheldon Greer, PE	Applicant:	Agent: RESPEC
Signature:		Date: December 14, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Application

Applicant

Name (Print): Hoech Real Estate Corporation / Donald Hoech
Address:
City: Albuquerque **State:** NM **Zip:** 87122
Phone: **Fax:**

Agent

Name (Print): RESPEC / Sheldon Greer, PE
Job Site Address:
City: Albuquerque **State:** NM **Zip:** 87109
Phone: 505-264-0472 **Fax:**

Legal Description of Property

Existing

Subdivision/Unit: Vista Grande - Unit 12 **Block:** 88 **Lot:** 9 thru 13
Tract/Parcel: **Zoning:** R-4

Proposed

Subdivision/Unit: Vista Grande Phase 2 **Block:** **Lot:** 45 new Lots
Tract/Parcel: 4 New Tracts **Zoning:** R-4
Atlas Grid Location:
Subdivider: DR Horton

I have reviewed the application for Preliminary Plat and it is complete.

(Print) Name: Sheldon Greer, PE
☐ **Applicant** ☒ **Agent**
Signature: **Date:** 12/14/2023

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A "Yes" indicated the information is complete; a "N/A" indicates that the information is not applicable, and "No" indicates that the information is not complete. **Please not that both "N/A" and "No" responses shall be clarified with a written explanation by the applicant or agent.**

Fees

Less than one (1) acre	$ 133.00 + $13.00 per lot
One (1) to 4.99 acres	$ 266.00 + $13.00 per lot
Five (5) to 9.99 acres	$ 531.00 + $13.00 per lot
Ten (10) to 49.99 acres	$1,063.00 + $13.00 per lot
Fifty (50) to 100 acres	$1,328.00 + $13.00 per lot
Over 100 acres	$1,328.00 for the first 100 acres + $ 266.00 per additional 100 acres, or portion thereof, plus $ 13.00 per lot.

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Plat Information – *15 paper copies folded to 8.5"x11"*

Yes	No	N/A	
☒	☐	☐	Proposed subdivision name.
☒	☐	☐	Present legal description.
☒	☐	☐	Location map showing the site as displayed in current Rio Rancho City Atlas.
☒	☐	☐	Names of the subdivider/agent and principle persons preparing the preliminary plat.
☒	☐	☐	Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50').
☒	☐	☐	Book(s) and page(s) of any previous plat(s), including those for adjacent property.
☒	☐	☐	Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set.
☒	☐	☐	Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown.
☒	☐	☐	Dimensions in feet and hundredths of feet.
☒	☐	☐	Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities).
☒	☐	☐	Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width.
☒	☐	☐	Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof.
☒	☐	☐	Numbers to identify each lot and block within and abutting the platted area.
☒	☐	☐	Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area.
☒	☐	☐	Purposes of lots proposed to be dedicated or reserved for public uses.
☒	☐	☐	Total area of the proposed plat to the nearest one-thousandth (1/1000) acre.
☒	☐	☐	Lot lines, easement lines, and public right-of-way are to be shown as hatched areas.

Subdivision Date Sheet – *8 copies*

Yes	No	N/A	
☒	☐	☐	Character and location of development in each direction from site.
☒	☐	☐	Zoning both on, and adjacent to, the site.
☐	☐	☒	Sites and approximate areas for any multi-family dwellings or non-residential uses.
☒	☐	☐	Proposed ground elevation changes to specified design standards shall be summarized
☒	☐	☐	Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction.
☒	☐	☐	Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided.
☐	☐	☒	Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property.
☐	☐	☒	Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized.

Proposed Construction Plans – *8 copies*

☒	☐	☐	Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer.
☒	☐	☐	Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc)
☒	☐	☐	Storm drainage facilities on and adjacent to the site.
☒	☐	☐	Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall.
☒	☐	☐	Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition).
☒	☐	☐	Miscellaneous – any other proposed infrastructure not covered above.

Grading Plan – *8 copies; usually part of construction plan submittal*

Yes	No	N/A	
☒	☐	☐	Existing topography
			Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart.
			Slopes between 1% and 5% - Contour lines at intervals of not more than 2'.
			Slopes over 5% - Contour lines at intervals of not more than 5'
			Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey.
			Topography data shall extend at least 25' beyond the perimeter of the plat.
			Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope.
☒	☐	☐	Proposed grading
			Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes.
☒	☐	☐	Erosion control provisions
			Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project.
☒	☐	☐	Location and elevation of project benchmark.
☒	☐	☐	North arrow and scale.
☒	☐	☐	Professional Engineer's Stamp, signed, and dated.

Preliminary Drainage Report – *4 copies*

☒	☐	☐	A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following: Hydrology and hydraulics
			Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.)
			Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SSCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary Compliance with approved DMP and DIP, if applicable.

Traffic Impact Analysis – *5 copies*

☒	☐	☐	Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure).

Soils Analysis – *4 copies*

☒	☐	☐	Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction.

Special Problem Analysis – *if applicable, 8 copies*

Yes	No	N/A	
☐	☐	☒	Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

Letter of Water and Sewer Availability – *8 copies*

☒	☐	☐	Letter of Availability that documents either: 1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or 2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

Proposed Financial Guarantee – *8 copies*

☐	☐	☒	Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

Proposed Subdivision Infrastructure – *5 copies*

☐	☐	☒	A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, "from" and "to" points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, "from" and "to" points); and other improvements proposed in the City right-of-way.
☐	☐	☒	A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

Estimated Costs for Subdivision Infrastructure List – *8 copies*

☒	☐	☐	A list of costs for the subdivision and infrastructure.

Proposed Development Agreement – *8 copies*

☐	☐	☒	Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

I have reviewed the checklist for Preliminary Plat and it is complete.

(Print) Name: SHELDON GREER, PE

☐ **Applicant** ☒ **Agent**

Signature: _____ **Date:** 14 DEC 2023

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

- ☐ 15 paper copies of the plat (folded to 8.5" x 11")
- Preliminary Construction Plans including
  - ☒ Fire Hydrant Placement Plan
  - ☒ Streets/Sidewalks/Streetlight Plans
  - ☒ Proposed Utility Plans
  - N/A ☐ Streetscape/Landscape Plan
  - N/A ☐ Traffic Control Plan
  - ☒ Preliminary Grading Plan
  - ☒ Offsite improvements
- ☒ Preliminary Plat Checklist and Written Explanation
- N/A ☐ Approval letter from NMDOT if access is requested to a State Highway
- Proposed Financial Guarantee
  - N/A ☐ Proposed Infrastructure List
  - ☒ Related Cost Estimate
  - N/A ☐ Impact Fee Credit Spreadsheet
- ☒ Application
- ☒ Letter of Water/Wastewater Availability
- ☒ Soils Analysis
- ☒ Subdivision Data Sheet
- N/A ☐ Special Problems Analysis
- N/A ☐ SSCAFCA approval (if required)
- ☒ Preliminary Drainage Report
- N/A ☐ Proposed Development Agreement
- ☒ Traffic Impact Analysis / Trip Generation

STATE OF NEW MEXICO
NOTARY PUBLIC
HADLEY K WINGATE
Commission Number 1135464
My Commission Expires Sept. 09, 2025

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Hadley K Wingate — **Signature of Agent Submitting Subdivision**

12.14.2023 — **Date Review Completed**

Hadley K Wingate — **Notary Signature**

12.14.2023 — **Date Notarized**

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it ☐ Complete ☐ Incomplete

Signature of Planner Conducting Review

Date Review Completed

05-210000-----

Subdivision Number

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 2 (being a replat of lots 9 thru 13 in block 88, unit twelve, Rio Rancho Estates

Please find this letter as Authorization for the action of the Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 2 (being a replat of lots 9 thru 13 in block 88, unit twelve, Rio Rancho Estates).

These actions will be represented by the following entities:

RESPEC Company, LLC and their designated representatives Sheldon Greer PE, Hugh Floyd PE or other designated members of RESPEC Company, LLC.

Feel free to contact me if you have any questions or concerns.

Hoech Real Estate Corporation

Respectfully,

By: Donald G Hoech

Donald Hoech
President

December 14, 2023

Cedric Smith
Project Manager
Development Services / Engineering
City of Rio Rancho

RE: Vista Grande Phase 2 – Water Sewer Availability Statement

RESPEC, agent for Hoech Real Estate Corporation, owner of the above reference property, has requested the Water Sewer Availability Statement from Steve Gallegos and the City of Rio Rancho utility department. It is our understanding that it is forthcoming, but we have not received it yet.

We will forward this availability statement once it is received.

Please do not hesitate to contact me with any questions or concerns regarding this matter.

Sincerely,

Sheldon Greer P.E.
RESPEC, Community Design Solutions
505-264-0472

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661

December 14, 2023

Cedric Smith
Project Manager
Development Services / Engineering
City of Rio Rancho

RE: Vista Grande Phase 2 – Schedule of Lot Development

RESPEC, agent for Hoech Real Estate Corporation, owner of the above reference property, has estimated the Schedule of Lot Development to be as follows:

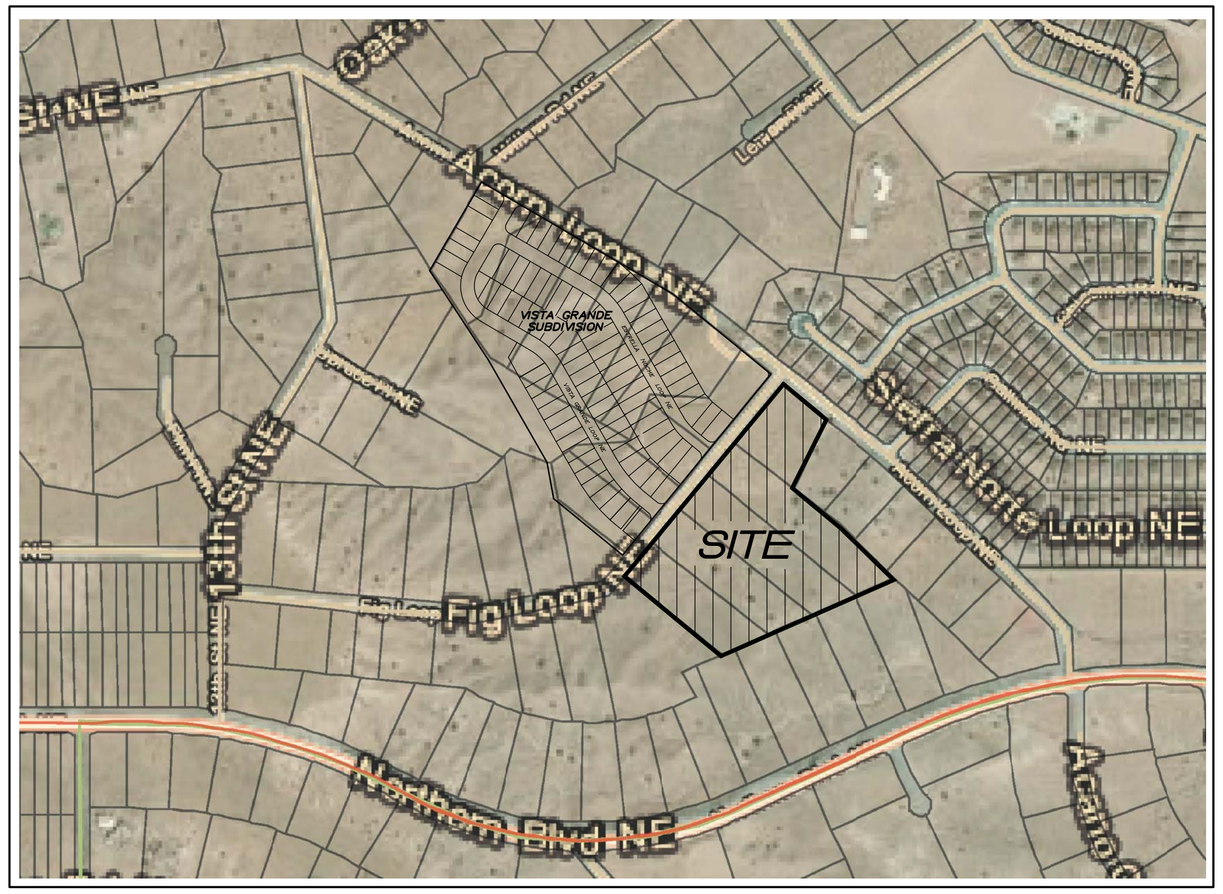
Begin Construction	February 15th, 2024
Site Grading Completion	April 15th, 2024
Infrastructure Completion	October 15th, 2024

Please do not hesitate to contact me with any questions or concerns regarding this matter.

Sincerely,

Sheldon Greer P.E.
RESPEC, Community Design Solutions
505-264-0472

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD 83).
2. Distances are ground.
3. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
4. All corners are that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

SUBDIVISION DATA

1.	Number of existing Lots	5
2.	Number of new Lots created	45
3.	Number of new Tracts created	4
4.	Total Plat acreage	10.4818 Ac.
5.	Total Dedicated Public Street R/W	2.0741 Ac.

PURPOSE OF PLAT:

The purpose of this plat is to:

a. Eliminate the existing interior lot lines and Vacate existing easements as shown hereon.

b. Create the new residential lots as shown hereon.

c. Dedicate the new public street right of ways as shown hereon to the City of Rio Rancho.

d. Grant new Public Drainage and Utility Easements as shown hereon.

e. Tracts 1, 2, 3 and 4 shall be conveyed by separate instrument (Warranty Deed) to the Vista Grande Unit 2 Homeowners Association (to be formed) after recordation of the Final Plat. Said Tracts shall be owned in fee simple by the HOA.

A blanket Public Drainage Easement over said Tracts 1, 2, 3 and 4 will be granted by Final Plat. Said easements shall be maintained by the Vista Grande Homeowners Association.

TREASURERS CERTIFICATION

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Sandoval County Treasurer

LEGAL DESCRIPTION

Lots numbered Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), in Block numbered Eighty Nine (89), Unit Twelve (12), Rio Rancho Estates, as the same are shown and designated on the Plat thereof, entitled "SE PORTION OF UNIT 12, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Sandoval County, New Mexico on February 9, 1967, in Rio Rancho Estates Plat Book 1, Page 57A.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF VISTA GRANDE SUBDIVISION UNIT 2 (BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES), SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Rio Rancho in fee simple. Said owner(s) and/or proprietor(s) do hereby dedicate Tracts 1, 2 and 3 to the Vista Grande Unit 2 Homeowners Association. Said owner(s) and/or proprietor(s) do hereby grant to the public forever, the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

HOECH REAL ESTATE CORPORATION

_____
By: Donald G. Hoech, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF _____SS

This instrument was acknowledged before me on this _____ day of_____, 20____, by Donald G. Hoech, President, Real Estate Corporation

_____
Notary Public

_____
My commission expires

COUNTY CLERKS CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL SS

This instrument was filed for record on _____, 20___, at _____, _____M., recorded in Volume _____ of records of said County, folio _____.

(Rio Rancho Estates Plat Book Number _____, page _____)

Ann Brady–Romero, Sandoval County Clerk and Recorder

By:_____

Deputy

UTILITY APPROVALS

_____
QWest Corporation d/b/a CenturyLink QC Date

_____
Public Service Company of New Mexico Date

_____
New Mexico Gas Company Date

_____
Sparklight Date

_____
City of Rio Rancho Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

E. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities across the easement (but not parallel within) reasonably necessary to provide storm, sanitary sewer and water services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PRELIMINARY PLAT OF

VISTA GRANDE SUBDIVISION UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER , 2023

CASE NUMBER _____

APPROVALS

RIO RANCHO PLANNING AND ZONING BOARD

Approved this _____day of _____, 2023.

_____
Fred Radosevich, Chairman

CITY CLERK'S CERTIFICATION

I, Rebecca Martinez, City Clerk of Rio Rancho, Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board at their meeting on the _____day of _____, 2023.

_____
Rebecca Martinez, City Clerk

JURISDICTIONAL AFFIDAVIT

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

_____
Russ P. Hugg
NMPS No. 9750
December 11, 2023

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify, that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it shows all easements of record readily available to a land surveyor and made known to me by the owner, utility companies or other parties expressing an interest; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements of the City of Rio Rancho Subdivision Ordinance; and that it is true and correct to the best of my knowledge and belief.

_____
NMPS No. 9750
December 11, 2023

STATE OF NEW MEXICO
PROFESSIONAL SURVEYOR
No. 9750
RUSS P. HUGG

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505–897–3366

230019_SHTS 1–2. DWG

PRELIMINARY PLAT OF
VISTA GRANDE SUBDIVISION
UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

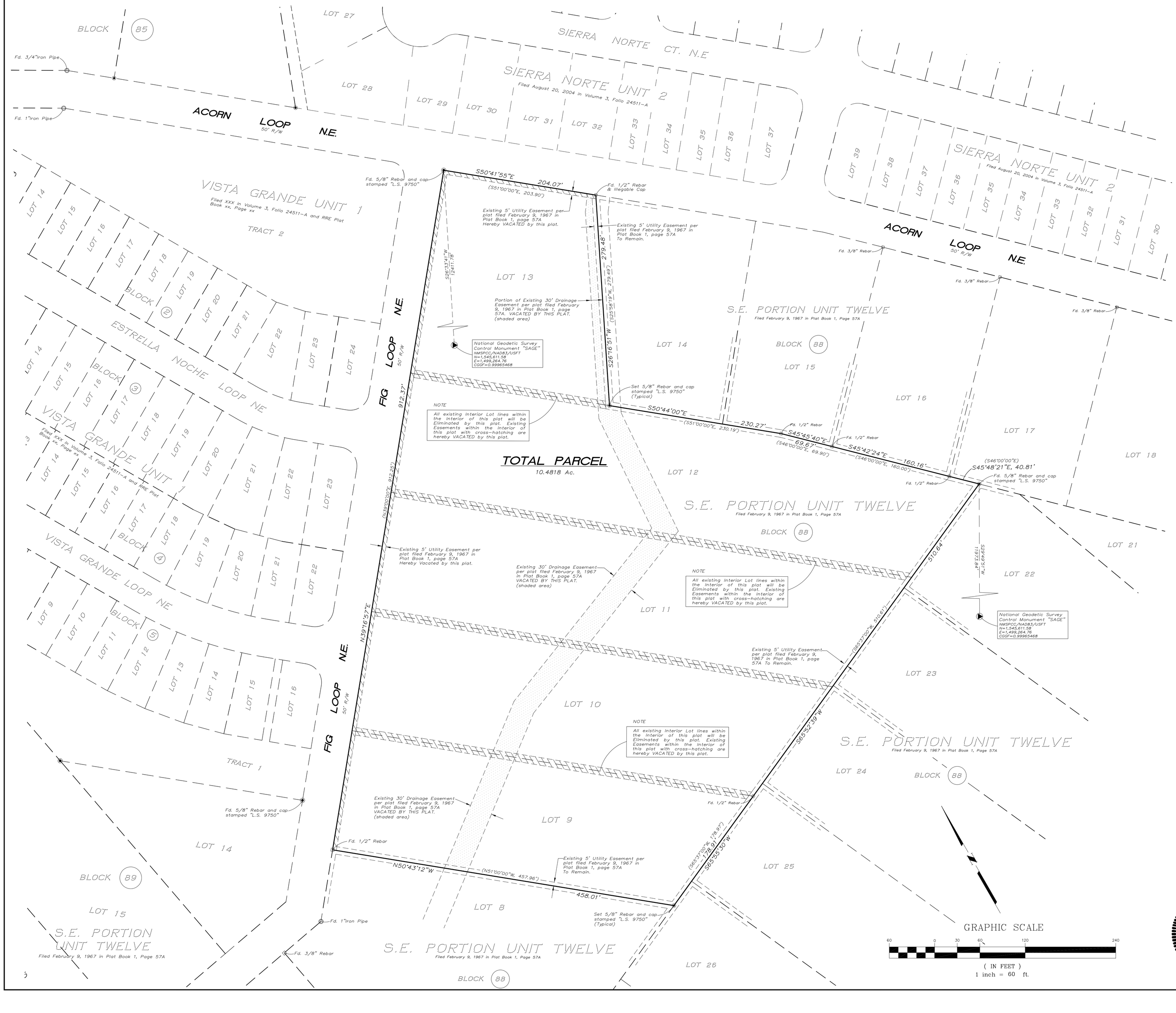
SITUATE WITHIN

TOWN OF ALAMEDA GRANT

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

DECEMBER , 2023



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 2 OF 4

SURVTEK, INC.

Consulting Surveyors

P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505-897-3366

BOOK ___ , PAGE ___

PRELIMINARY PLAT OF

VISTA GRANDE SUBDIVISION UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

DECEMBER , 2023

EASEMENT LEGEND

(A) = New 10' Public Utility Easement granted by this plat.

(B) = New 5' Public Utility Easement granted along all side and rear lot lines by this plat.

(C) = New 33'x 25' Public Water Easement to be granted by Document to the City of Rio Rancho.

(D) = New 26'x 22' PNM Electric Easement to be granted by Document.

(E) = All Vehicular Access/Egress shall be to the front of the Lot only. No access to Lots from Fig Loop nor Acorn Loop allowed. This restriction also applies to all corner sideyards throughout the subdivision.

(F) = Tracts 1, 2, 3 and 4 shall be conveyed by separate instrument (Warranty Deed) to the Vista Grande Unit 2 Homeowners Association (to be formed) after recordation of the Final Plat. Said Tracts shall be owned in fee simple by the HOA.

A blanket Public Drainage Easement over said Tracts 1, 2, 3 and 4 is granted by this Plat. Said easements shall be maintained by the Vista Grande Unit 2 Homeowners Association.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 3 OF 4

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505-897-3366

230019_SHT 3. DWG

BOOK ___ , PAGE ___

PRELIMINARY PLAT OF

VISTA GRANDE SUBDIVISION
UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

DECEMBER , 2023

LINE TABLE

LINE	LENGTH	BEARING
L1	34.30	S50°43'37"E
L2	57.08	S57°57'53"E
L3	25.00	S39°29'57"W
L4	56.34	S54°54'51"E
L5	8.57	S35°05'09"W
L6	60.38	S50°43'37"E
L7	60.07	S50°43'37"E
L8	45.01	S54°54'51"E
L9	45.01	S54°54'51"E
L10	9.29	S50°43'37"E
L11	57.08	S57°57'53"E
L12	6.34	S54°54'51"E
L13	9.30	S50°43'37"E
L14	57.08	S57°57'53"E
L15	13.41	S54°54'51"E
L16	17.18	S39°16'23"W
L17	15.01	S54°54'51"E
L18	15.01	S54°54'51"E
L19	29.94	S24°06'37"E
L20	17.24	S50°44'00"E
L21	27.86	S45°45'40"E
L22	41.81	S45°45'40"E
L23	3.36	S45°42'24"E
L24	55.16	S50°30'03"E
L25	41.75	S50°30'03"E
L26	45.00	S50°30'03"E
L27	45.00	S50°30'03"E
L28	45.00	S50°30'03"E
L29	45.00	S50°30'03"E
L30	45.00	S50°30'03"E
L31	1.56	S24°06'37"E
L32	35.68	S24°06'37"E
L33	70.00	S50°30'03"E
L34	45.00	S50°30'03"E
L35	45.00	S50°30'03"E
L36	45.00	S50°30'03"E
L37	45.00	S50°07'52"E
L38	91.05	S50°41'01"E
L39	1.86	S50°43'37"E
L40	45.00	S50°30'03"E
L41	25.87	S50°30'03"E
L42	33.00	N39°16'23"E
L43	2.00	S50°43'37"E
L44	13.36	N39°16'23"E
L45	12.64	N39°16'23"E
L46	27.14	N50°43'37"W
L47	30.74	S45°42'24"E
L48	16.78	N39°19'08"E
L49	48.26	N39°16'25"E
L50	20.02	N39°16'23"E
L51	20.02	S50°40'40"E
L52	6.00	S50°43'52"E
L53	48.26	N39°16'08"E
L54	34.19	S50°40'40"E
L55	45.00	S50°40'40"E
L56	45.00	S50°40'40"E
L57	45.00	S50°40'40"E
L58	51.20	S50°43'37"E
L59	6.00	S39°16'23"W
L60	4.38	S50°43'37"E
L61	6.02	S35°05'09"W
L62	54.02	S50°43'37"E
L63	18.79	S50°43'37"E
L64	6.00	N39°16'23"E
L65	26.21	S50°43'37"E
L66	22.07	S89°42'17"W
L67	47.36	S32°19'44"E
L68	25.54	S32°19'44"E
L69	20.74	S50°43'12"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	112.33'	75.00'	69.71'	102.12'	N07°49'14"W	85°48'45"
C2	31.58'	250.00'	15.81'	31.56'	S54°20'45"E	7°14'16"
C3	112.03'	75.00'	69.43'	101.90'	S07°42'27"E	85°35'11"
C4	36.54'	500.00'	18.28'	36.53'	N52°49'14"W	4°11'15"
C5	39.27'	25.00'	25.00'	35.36'	S05°43'20"E	90°00'34"
C6	39.27'	25.00'	25.00'	35.35'	S84°16'40"W	89°59'26"
C7	39.27'	25.00'	25.00'	35.36'	S05°43'20"E	90°00'34"
C8	28.42'	225.00'	14.23'	28.40'	S54°20'45"E	7°14'16"
C9	14.64'	275.00'	7.32'	14.64'	N56°26'22"W	3°03'02"
C10	39.27'	25.00'	25.00'	35.35'	S84°16'40"W	89°59'26"
C11	34.74'	275.00'	17.39'	34.72'	S54°20'45"E	7°14'16"
C12	74.89'	50.00'	46.47'	68.08'	N07°49'14"W	85°48'45"
C13	39.27'	25.00'	25.00'	35.36'	S09°54'51"E	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	S80°05'09"W	90°00'00"
C15	38.37'	525.00'	19.19'	38.36'	N52°49'14"W	4°11'15"
C16	34.71'	475.00'	17.37'	34.71'	N52°49'14"W	4°11'15"
C17	11.98'	225.00'	5.99'	11.98'	N56°26'22"W	3°03'02"
C18	13.31'	250.00'	6.66'	13.31'	N56°26'22"W	3°03'02"
C19	9.70'	25.00'	4.91'	9.64'	S50°23'37"W	22°13'21"
C20	39.27'	25.00'	25.00'	35.36'	N80°05'09"E	90°00'00"
C21	74.69'	50.00'	46.29'	67.94'	S07°42'27"E	85°35'11"
C22	30.82'	25.00'	17.71'	28.91'	N19°35'35"W	70°38'32"
C23	115.59'	100.00'	65.23'	109.26'	S17°23'11"E	66°13'44"
C24	29.57'	25.00'	16.79'	27.88'	N84°36'40"W	67°46'05"
C25	23.07'	27.00'	12.29'	22.38'	S24°30'04"E	48°57'41"
C26	6.43'	27.00'	3.23'	6.41'	S06°50'30"E	13°38'33"
C27	16.64'	27.00'	8.60'	16.38'	S31°19'21"E	35°19'08"
C28	30.77'	25.00'	17.68'	28.87'	N15°41'11"W	70°31'44"
C29	218.63'	50.00'	70.71'	81.65'	N74°45'49"E	250°31'44"
C30	14.19'	100.00'	7.11'	14.18'	N46°39'43"W	8°07'47"
C31	9.54'	50.00'	4.79'	9.53'	N45°02'00"W	10°56'06"
C32	35.34'	50.00'	18.44'	34.61'	N19°19'05"W	40°29'44"
C33	56.69'	50.00'	31.83'	53.70'	N33°24'35"E	64°57'36"
C34	117.06'	50.00'	118.19'	92.10'	S47°02'28"E	134°08'18"
C35	30.26'	525.00'	15.13'	30.25'	N53°15'48"W	3°18'07"
C36	8.11'	525.00'	4.06'	8.11'	N51°10'11"W	0°53'07"
C37	7.43'	15.00'	3.79'	7.36'	S64°55'29"E	28°23'43"
C38	4.25'	50.00'	2.13'	4.25'	N76°41'12"W	4°52'17"
C39	39.18'	50.00'	20.66'	38.18'	N51°48'15"W	44°53'37"
C40	78.35'	50.00'	49.81'	70.58'	N15°32'04"E	89°47'01"
C41	121.78'	50.00'	135.71'	93.83'	S49°47'57"E	139°32'55"
C42	11.47'	13.00'	6.14'	11.11'	N05°18'35"W	50°34'11"
C43	4.57'	13.00'	2.31'	4.54'	N40°39'39"W	20°07'56"
C44	19.81'	25.00'	10.46'	19.30'	N02°40'27"W	45°24'16"
C45	10.96'	25.00'	5.57'	10.87'	N37°56'19"W	25°07'27"
C46	33.72'	100.00'	17.02'	33.56'	S06°04'09"W	19°19'03"
C47	37.61'	100.00'	19.03'	37.39'	S14°21'54"E	21°33'05"
C48	35.27'	100.00'	17.82'	35.09'	S35°14'47"E	20°12'40"
C49	8.99'	100.00'	4.50'	8.98'	S47°55'35"E	5°08'56"
C50	16.04'	13.00'	9.22'	15.04'	N15°22'33"W	70°42'07"
C51	149.77'	100.00'	92.95'	136.16'	N07°49'14"W	85°48'45"
C52	49.09'	100.00'	25.05'	48.60'	N28°32'00"W	28°07'40"
C53	42.50'	100.00'	21.57'	42.18'	N02°17'42"W	24°20'56"
C54	43.89'	100.00'	22.36'	43.64'	N22°28'57"E	25°9'29"
C55	31.42'	20.00'	20.01'	28.29'	S84°17'31"W	90°01'08"
C56	22.01'	14.01'	14.01'	19.81'	S84°18'18"W	90°00'06"
C57	243.56'	50.00'	42.63'	64.88'	N60°25'35"E	279°05'50"

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 4 OF 4

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193
Phone: 505-897-3366

BOOK ___ , PAGE ___

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

January 3, 2024

RE: Preliminary Plat
Case No. 23-210-00014
Vista Grande Phase 2

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land use decision is required by the Planning and Zoning Board.

The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, requests approval of a preliminary plat creating Vista Grande Phase 2 Subdivision: 45 Single-Family Lots and 4 tracts on 10.4818 acres, zoned R-5: Single-Family Residential

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, January 23, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

On the back of this letter is a location map of the project, with the subject property identified with the black outline.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at cbenson@rrnm.gov or call me at 505-896-8342, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Chris Benson

Chris Benson
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

VISTA GRANDE PHASE 2
PRELIMINARY PLAT

City of Vision

0 400 800 1,600
Feet

Vista Grande Phase 2

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 12/18/2023

VISTA GRANDE PHASE 2
NOTICED PROPERTIES

RioRancho City of Vision

0 400 800 1,600
Feet

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

GIS Moving Spatial Data Forward

Map Created by Chris Benson on 12/18/2023

N W E S

Noticed Properties
Vista Grande Phase 2

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001584354

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah		**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail	sbitah@rrnm.gov		**PO Number**	240051	
Ad Cost		$72.80	**Sales Rep**	dmontoya	
Tax Amount		$5.55	**Order Taker**	lmaldonado	
Total Amount		$78.35			
Amount Paid		$0.00			
Amount Due		$78.35			
Affidavits	0				

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https://securepayment.link/abqjournal/

Pick Up # 0001583727

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001584354-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 84 li		
Color			

Run Date
01/08/2024
01/08/2024
01/08/2024

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 23, 2024:

Variance to Wall Height
Case #24-110-00001
The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14-foot tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is within the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11).

Preliminary Plat
Case #23-210-00014
The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, requests approval of a preliminary plat creating Vista Grande Phase 2 Subdivision.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning @rrnm.gov. Written comments will be inserted into the public record.

Journal: January 8, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: December 21, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat: DSD #23-210-00014 (Vista Grande Phase 2 Preliminary Plat)

The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, requests approval of a preliminary plat creating Vista Grande Phase 2 Subdivision: 45 Single-Family Lots and 4 tracts on 10.4818 acres, zoned R-5: Single-Family Residential.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, January 11, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA has no comments.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com — 12/29/2023

Reviewer — Date

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DATE: December 21, 2023

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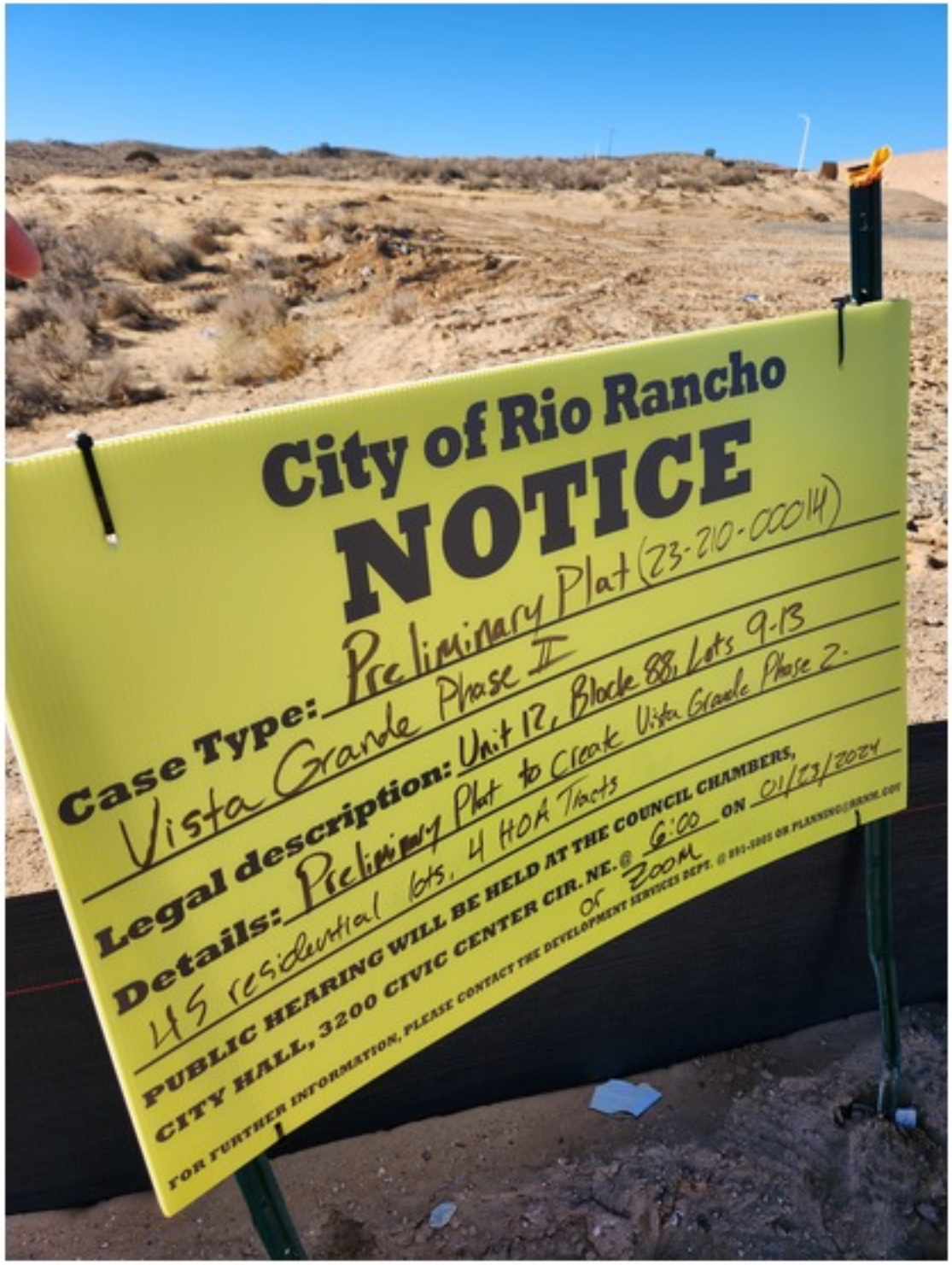
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

As provided in the comments provided previously with phase 1, Park and Trail Impact Fees will still be paid for each residence at the time of building permit. No other recommendations for or against approval

Dyane N. Sonier *12/28/2023*

Reviewer Date


City of Rio Rancho
NOTICE
Case Type: Preliminary Plat (23-210-00014)
Vista Grande Phase II
Legal description: Unit 12, Block 88, Lots 9-13
Details: Preliminary Plat to Create Vista Grande Phase 2.
45 residential lots, 4 HOA Tracts
PUBLIC HEARING WILL BE HELD AT THE COUNCIL CHAMBERS,
CITY HALL, 3200 CIVIC CENTER CIR. NE. @ 6:00 ON 01/23/2024
OR Zoom
FOR FURTHER INFORMATION, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPT. @ 891-5005 OR PLANNING@RRNM.GOV

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: December 21, 2023

TO:
- (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop
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- **(X) RECOMMENDED FOR APPROVAL**
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

- No adverse comments from DS – Engineering Dept.
- Water & Waste Water Availability Statement to be obtained prior to Civil Utility Plan review
- TIA and Drainage Reports to be Reviewed and/or Approved with Construction Document Submittal.

CEDRIC SMITH — Reviewer

01/07/2024 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-220-00020

AGENDA DATE:
January 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1E Phase 1 Subdivision creating 74 residential lots and 13 tracts zoned R-1: Single Family Residential District on the property legally described as LE, Tract 13. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1E Phase 1 Subdivision. The original Preliminary Plat for the Lomas Encantadas 1E Phases 1 and 2 Subdivision was approved by the Planning and Zoning Board on July 26, 2022. The Preliminary Plat was subsequently extended at the June 27, 2023 Planning and Zoning Board Meeting and a Preliminary Plat Amendment was approved by the Planning and Zoning Board on November 14, 2023, with a subsequent Preliminary Plat Amendment approved on January 9, 2024.

Lomas Encantadas 1E, Phase 1 is comprised of 74 lots and 13 tracts zoned R-1: Single-Family Residential District, with approximately 13.1944 lot acres and 3.0820 subdivision tract acres. The remaining acreage of the subdivision comprises approximately 4.0620 acres of new road and approximately 0.6763 road miles, both dedicated to the City of Rio Rancho. The plat also includes 9.6246 acres of Open Space as "Tract L" and reserves 60.4516 acres for future development to the north as Tract 13-A-1.

The subject property is located on the north side of Paseo del Volcan, a principal arterial, and east of Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the west and south, and R-1: Single-Family Residential to the east and north.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Lomas Encantadas 1E Phases 1 and 2 Subdivision on July 18, 2022.
C. Drainage: The proposed development will comply with the City of Rio Rancho development requirements. Included is the complete drainage study for Lomas Encantadas 1E Phases 1 & 2 and

1F Phase 1, dated June 2022.
D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: The immediate parks and recreation needs of this subdivision will be served by the park located at the southeast intersection of Camino Encantadas NE and Camino Venada NE. There is additionally a minimum 100' open space buffer which runs along the entirety of the east property line of Lomas Encantadas, Tract 13. The plat contains 9.6246 acres of Open Space designated in Tract L.
F. Easements: There will be 10' Public Utility Easements on the front of all lots, with 5' Public Utility Easements on all side and rear lot lines, except for corner lots where the easement width adjacent to the side street is only 5' wide; these lots are denoted with a letter "F" along lot frontage.
G. Public Site Dedications: This Final Plat grants approximately 0.6763 road miles to the City of Rio Rancho.
H. Vacations: This final plat vacates an existing 10' Public Utility Easement, granted by Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844. This easement runs along the west boundaries of the subdivision, denoted in Note 1 on Sheet 2 of 4 on the final plat.
I. Variances: None.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lots would comply with the dimensional standards of the R-1: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1609 acres (approximately 7,008 sf) to 0.4553 acres (approximately 19,832 sf) in compliance with the 7,000 sf minimum lot area of the R-1: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 60 ft, with a lot width range of approximately 60' from the 20' district setback to 78.33'.

Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN & LOMAS ENCANTADAS MASTER PLAN
In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

FINDING: This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho and is within a master planned area. The plat is in conformance with the Lomas Encantadas Master Plan. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks Recreation and Communication Services, Fire and Rescue, MRMPO, and SSCAFCA have reviewed this application and related infrastructure plans. Parks Recreation and Communication Services, MRMPO and SSCAFCA did not have any adverse comments. Fire and Rescue and DSD Planning and Engineering comments are attached. The plat and related infrastructure plans were also sent to Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities.
FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential to the north and east, and R-4: Single-Family Residential to the south and west.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Final Plat with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a final plat.
2. The applicant has the authority to apply for a final plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The final plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The final plat conforms to the R-1: Single-Family Residential zoning district requirements.
3. The final plat is consistent with the preliminary plat amendment as approved by the Planning and Zoning Board on January 9, 2024.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 34, Pages 84-87.
6. The Applicant shall address all staff comments, but not limited to:
a. Ensure drainage calculations and drawings match for Pond 1E-1 D. Include grading details for proposed ponds.
b. Show where drainage exiting Parker Road will flow.
c. Provide updated signal analysis for Lincoln Ave. and Camino Encantadas NE, Lincoln Ave and Paseo del Volcan, and applicable adjoining subdivisions.
d. Provide an overlay showing proposed roads and access that meets the State Access Management Manual (SAMM) for Camino Encantadas for surrounding and adjoining developments.

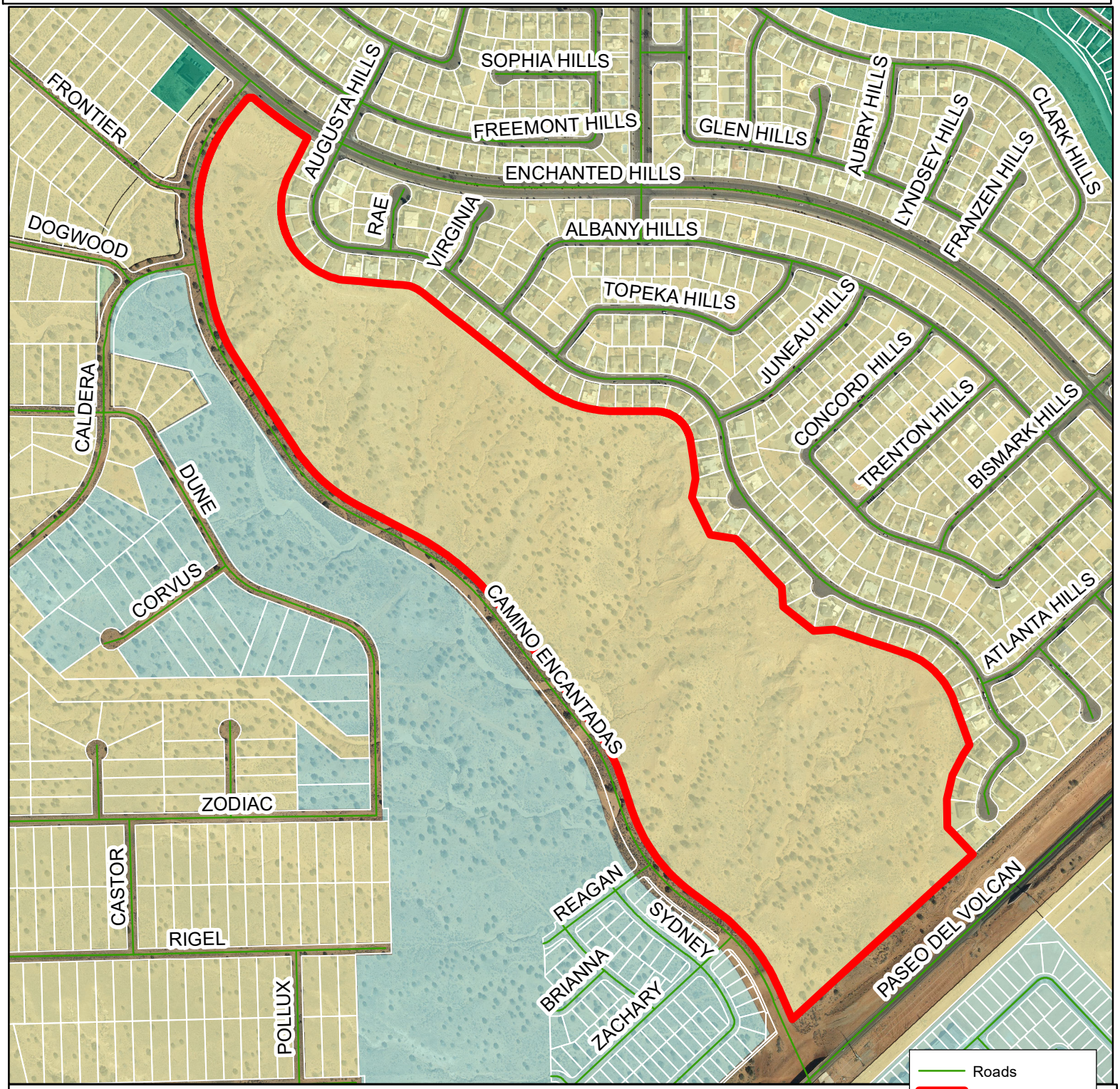
ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Final Plat

ATTACHMENT: Lomas Encantadas 1E Lot Summary Table
ATTACHMENT: Final Plat Checklist
ATTACHMENT: Staff Comments

LOMAS ENCANTADAS 1E
PHASES 1 & 2
PRELIMINARY PLAT AMENDMENT



Roads
Subject Property
Zoning
OS
R-1
R-4
SU

RioRancho
City of Vision

0 195 390 780 1,170 1,560
Feet

N
W E
S

GIS
Moving Spatial Data Forward

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 11/3/2023

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☒ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name:	LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address:	409 NM-528 NE		E-Mail: BryanA@aswinc.com
City:	RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	OWNER	List Owners:	LOMAS ENCANTADAS DEVELOPMENT COMPANY
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

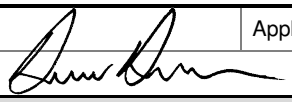
PRELIMINARY PLAT AMENDMENT AND FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1E PHASE 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 13	Lot(s):
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 74	Total area of site (acres) 25.5

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 10/31/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

LOMAS ENCANTADAS
Development Company
333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

June 14, 2021

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

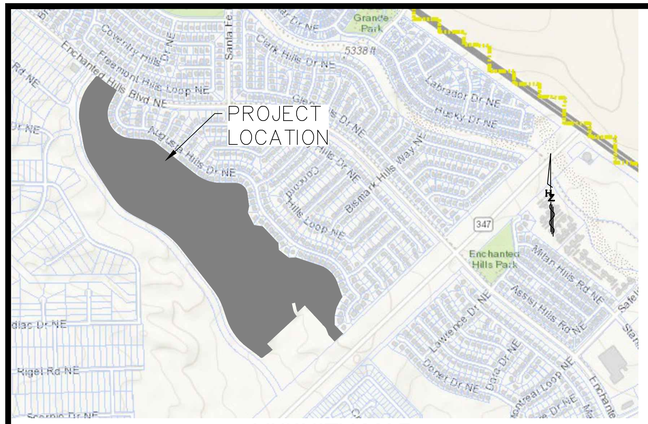
Lomas Encantadas Tract 13

Lomas Encantadas Unit 1F

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Lomas Encantadas Development Company, LLC



VICINITY MAP

NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide public utility easement along Camino Encantadas Right–of–Way within this Subdivision (Unit 1–E), as shown on Vacation and Replat of Lomas Encantadas, is to remain inside new Tract 13–a–1, Tract 'A' and Tract 'B' as shown hereon and being vacated within the new right–of–way.

There are two fourteen (14) foot wide public drainage easements (all of Tracts 'C' and 'I'), as shown hereon, being granted by this plat.

All of Tract 'A' to be dedicated Private Landscaping / Water Quality Easement, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon.

All of Tract 'L' to be reserved as open space, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon.

All of Tracts 'B', 'D' thru 'H', 'J' and 'K' to be dedicated as private landscaping easements, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon. Tract 'B' is to be encumbered by a Public Utility Easement.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all road rights–of–way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide (lot frontage hereon designated by letter "F"). There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Archer Road NE from Block 1, Lot 15 and Block 2, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Ava Road NE from Block 1, Lot 13 and Block 2, Lot 14. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Road NE from Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to George Loop NE from Block 5, Lot 7.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shiner stamped LS 7482 (unless otherwise indicated).

Basis of Bearings: the line between found brass cap monuments NM44–R1A and NM44–R1B being N. 52 35'48" w. on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.9996612633

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

P.L.W.Q. – Private Landscaping / Water Quality Easement

P.L.E. – Private Landscaping Easement

D.E. – Public Drainage Easement

N.V.A.E. – No Vehicle Access Easement

P.U.E. – Public Utility Easement

RAD – Radial bearing

AC – Acres

R/W – Right–of–Way

"F" – Lot Frontage

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

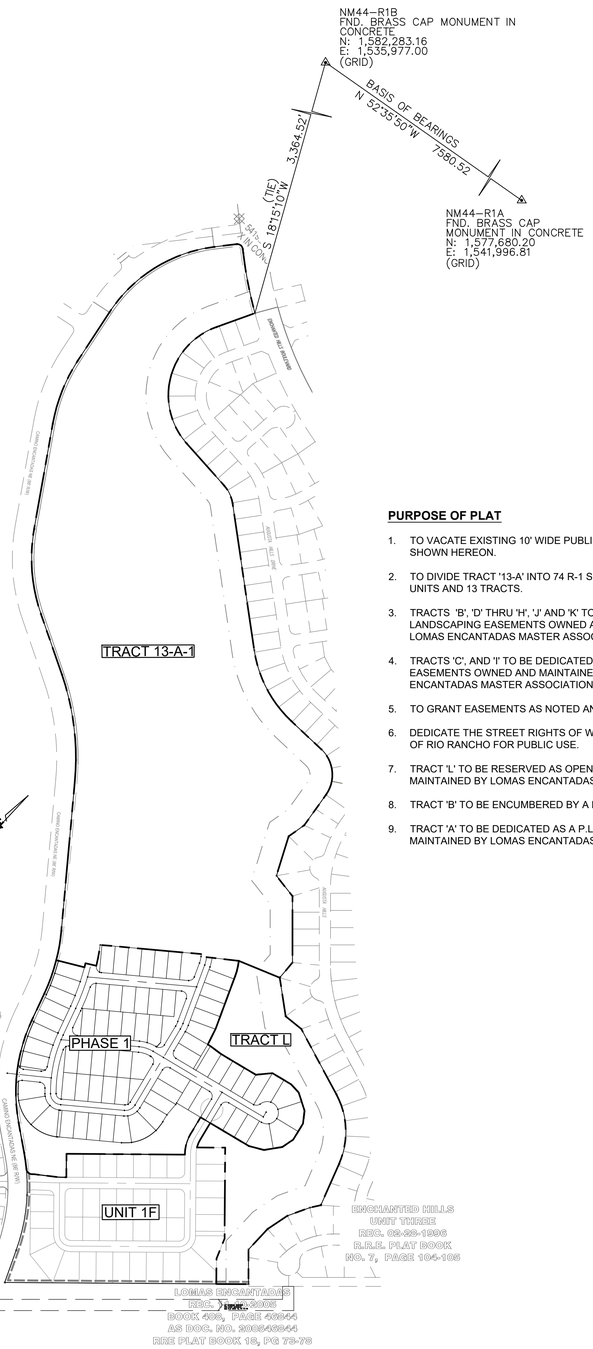
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-E PHASE 1		PLAT ACRES	90.4145
NO. OF LOTS:	74	LOT ACRES:	13.1944
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF EXIST. TRACTS:	1	TRACT ACRES:	73.1582
NO. OF TRACTS:	13	SUBDIVISION TRACT ACRES:	3.0820
		TOTAL SUBDIVISION ACRES:	20.3384
		TRACT 13-A-1 ACRES:	60.4516
		TRACT L ACRES:	9.6246

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.6763

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 4.0620



PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13-A' INTO 74 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 13 TRACTS.
3. TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
4. TRACTS 'C', AND 'I' TO BE DEDICATED AS PUBLIC DRAINAGE EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
5. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
6. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
7. TRACT 'L' TO BE RESERVED AS OPEN SPACE OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
8. TRACT 'B' TO BE ENCUMBERED BY A PUBLIC UTILITY EASEMENT.
9. TRACT 'A' TO BE DEDICATED AS A P.L.W.Q. OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC.

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13-A' INTO 74 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 13 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '13-A-1' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. TRACT 'B' IS HEREBY RESERVED TO BE ENCUMBERED BY A PUBLIC UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' AND 'I' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PUBLIC DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'L' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

Jarrod D. Likar, Vice President - Land Development

STATE OF New Mexico)
)SS
COUNTY OF Sandoval)

On this_____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President - Land Development of Lomas Encantadas Development Company, LLC., a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST D/B/A/CENTURYLINK QC DATE

SPARKLIGHT DATE

COMCAST DATE .

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-E, PHASE 1
A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXXX)
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

DECEMBER 2023

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13-A, Lomas Encantadas, recorded on XXXXXXXXXX XX, 20XX in Book XXX, Page XXXXX, as Document Number XXXXXXXXX, RRE Plat Book XX, Pg. XX-XX, being located within Sections 22, 23, and 26, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 90.4145 acres, (74) Lots, (13) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
409 NM HWY 528, NE
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Fred Radosevich, Chairman

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

Book Page

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FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-E, PHASE 1
A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,
AS DOCUMENT NUMBER XXXXXXXX)
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

DECEMBER 2023

EASEMENTS

1. EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, TO BE VACATED THIS PLAT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
5. TRACTS 'C' AND 'I' ARE ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT TO BE VACATED WITH THIS PLAT.
7. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (TO BE VACATED BY THIS PLAT).

ABBREVIATIONS

W.Q.D.E	-	Water Quality Drainage Easement
P.L.W.Q.	-	Private Landscaping / Water Quality Easement
P.L.E.	-	Private Landscaping Easement
D.E.	-	Public Drainage Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Lot Frontage

SCALE: 1" = 50'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Book Page

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FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-E, PHASE 1
A SUBDIVISION OF TRACT 13-A LOMAS ENCANTADAS

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,
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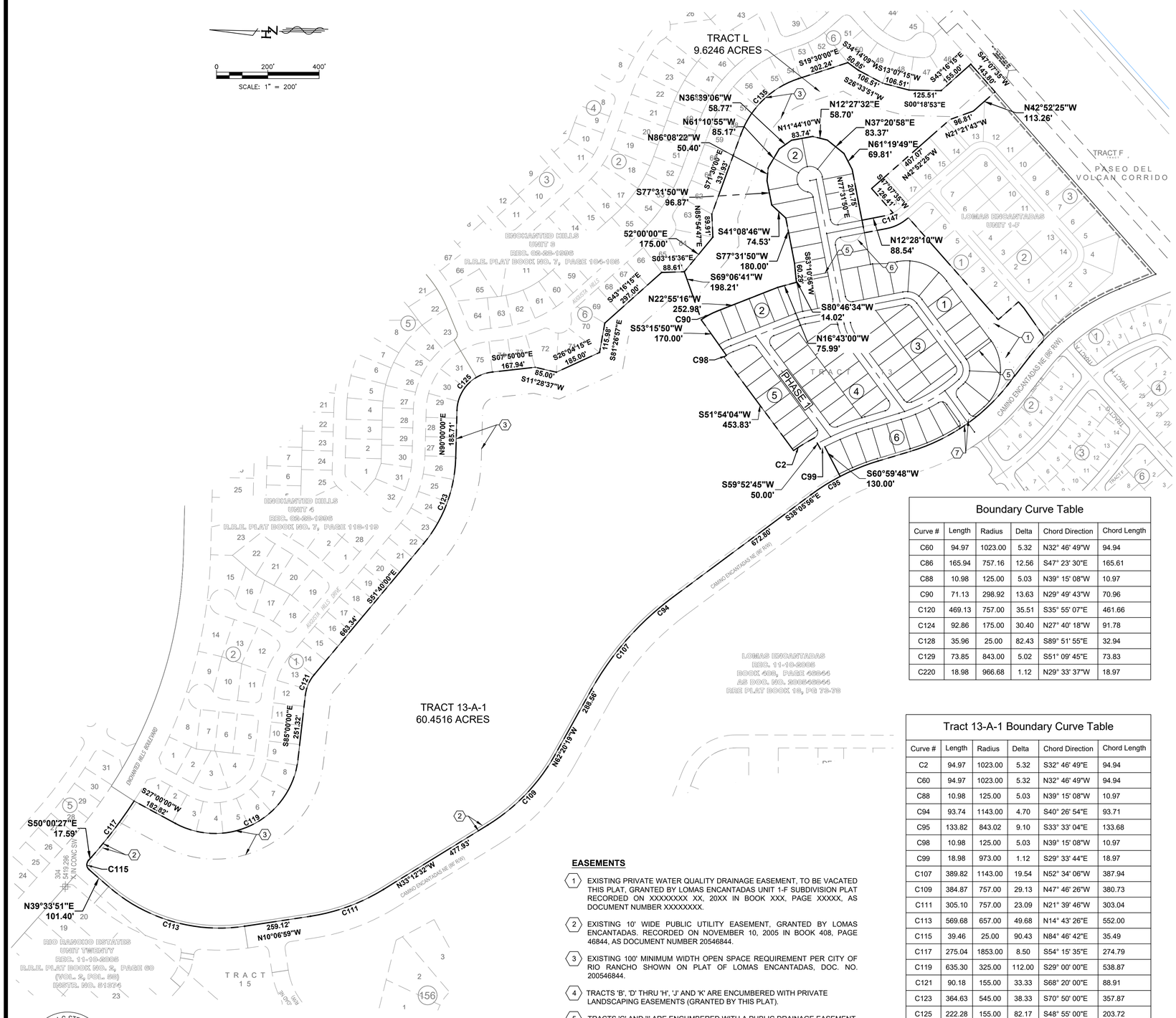
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

DECEMBER 2023



ROW / PROPERTY Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	23.52	25.00	53.90	S14° 09' 40"E	22.66
C16	37.35	25.00	85.60	N84° 23' 40"W	33.97
C17	47.37	75.00	36.19	S70° 30' 03"E	46.59
C18	47.37	75.00	36.19	N20° 32' 38"E	46.59
C19	39.27	25.00	90.00	S32° 31' 50"W	35.36
C20	39.27	25.00	90.00	N57° 28' 10"W	35.36
C21	39.27	25.00	90.00	S32° 31' 50"W	35.36
C22	35.36	50.00	40.52	N57° 16' 21"E	34.63
C23	30.56	25.00	70.05	N42° 01' 29"E	28.70
C24	39.27	25.00	90.00	S57° 28' 10"E	35.36
C25	30.43	175.00	9.96	N17° 56' 22"W	30.39
C26	42.20	175.00	13.82	N29° 49' 43"W	42.09
C42	51.07	973.00	3.01	N19° 40' 06"W	51.06
C43	41.67	627.00	3.81	S30° 53' 38"E	41.66
C44	18.21	25.00	41.74	N11° 55' 33"W	17.81
C45	23.52	25.00	53.90	S60° 13' 49"E	22.66
C46	18.54	25.00	42.48	S2° 49' 33"E	18.11
C47	200.12	577.00	19.87	S34° 00' 09"E	199.11
C48	36.54	25.00	83.73	S85° 48' 16"E	33.37
C49	14.04	25.00	32.19	N3° 37' 23"E	13.86
C50	39.27	25.00	90.00	N57° 28' 10"W	35.36
C51	55.91	125.00	25.63	S64° 42' 57"W	55.45
C52	33.36	25.00	76.45	S13° 40' 26"W	30.94
C53	102.05	1023.00	5.72	N21° 41' 45"W	102.01
C54	47.97	25.00	109.93	S73° 07' 55"E	40.94
C55	34.67	175.00	11.35	S57° 34' 36"W	34.61
C56	39.27	25.00	90.00	N32° 31' 50"E	35.36
C57	22.80	125.00	10.45	N17° 41' 43"W	22.77
C58	45.89	25.00	105.18	N75° 30' 36"W	39.71
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C61	34.50	25.00	79.07	S69° 39' 19"E	31.83
C62	32.65	25.00	74.82	N14° 29' 24"E	30.38
C63	30.14	125.00	13.82	N29° 49' 43"W	30.07
C88	10.98	125.00	5.03	N39° 15' 08"W	10.97
C89	71.13	298.92	13.63	N29° 49' 43"W	70.96
C90	71.13	298.92	13.63	N29° 49' 43"W	70.96
C101	1.49	175.00	0.49	N12° 42' 49"W	1.49
C102	40.98	25.00	93.92	N5° 50' 47"E	36.54
C104	40.98	25.00	93.92	S80° 14' 13"E	36.54
C105	37.35	25.00	85.60	N10° 00' 14"E	33.97
C106	217.26	747.00	16.66	N26° 29' 48"W	216.49
C108	161.36	853.00	10.84	N23° 35' 03"W	161.12
C112	203.04	973.00	11.96	N24° 08' 34"W	202.67
C114	114.07	1023.00	6.39	N21° 21' 33"W	114.01
C116	42.75	25.00	97.98	S79° 06' 35"E	37.73

ROW / PROPERTY Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C122	41.12	125.00	18.85	N32° 20' 41"W	40.93
C127	43.61	175.00	14.28	S70° 23' 29"W	43.50
C130	78.28	175.00	25.63	S64° 42' 57"W	77.63
C133	110.17	75.00	84.16	S86° 01' 07"E	100.53
C134	36.72	25.00	84.16	N86° 01' 07"W	33.51
C136	84.26	75.00	64.37	N19° 42' 57"E	79.90
C137	28.09	25.00	64.37	N19° 42' 57"E	26.63
C138	218.63	50.00	250.53	S47° 44' 02"E	81.65
C139	30.77	25.00	70.53	N42° 15' 58"E	28.87
C140	219.08	195.00	64.37	N19° 42' 57"E	207.74
C180	58.30	853.00	3.92	N27° 02' 44"W	58.28
C181	58.30	853.00	3.92	N23° 07' 47"W	58.28
C182	44.77	853.00	3.01	N19° 40' 06"W	44.76
C183	2.58	747.00	0.20	S18° 15' 50"E	2.58
C184	69.27	747.00	5.31	S21° 01' 11"E	69.25
C185	69.20	747.00	5.31	S26° 19' 49"E	69.17
C186	69.27	747.00	5.31	S31° 38' 47"E	69.25
C187	6.96	747.00	0.53	S34° 33' 42"E	6.96
C189	57.05	747.12	4.37	S41° 45' 03"E	57.03
C190	28.82	195.00	8.47	S48° 10' 22"E	28.80
C191	123.16	195.00	36.19	S70° 30' 03"E	121.12
C192	128.95	195.00	37.89	N72° 27' 40"E	126.61
C193	45.14	195.00	13.26	N45° 16' 09"E	45.04
C194	123.16	195.00	36.19	N20° 32' 38"E	121.12
C195	50.78	195.00	14.92	N5° 00' 34"W	50.63
C203	17.46	25.00	40.01	N72° 48' 42"E	17.11
C204	17.46	25.00	40.01	S32° 47' 52"W	17.11
C205	19.14	25.00	43.86	N30° 52' 33"E	18.67
C206	5.50	75.00	4.20	N54° 00' 11"E	5.50
C207	0.19	25.22	0.42	S51° 54' 04"W	0.19
C208	14.04	25.00	32.19	N35° 48' 31"E	13.86
C210	12.02	1023.00	0.67	N18° 30' 05"W	12.02
C211	8.25	25.00	18.91	N61° 21' 21"E	8.21
C212	11.09	75.00	8.47	S48° 10' 22"E	11.08
C213	46.21	75.00	35.30	N73° 45' 19"E	45.48
C214	17.36	75.00	13.26	N45° 16' 09"E	17.32
C215	19.53	75.00	14.92	N5° 00' 34"W	19.47
C216	42.86	50.00	49.11	N12° 27' 32"E	41.56
C217	42.86	50.00	49.11	N36° 39' 06"W	41.56
C218	46.59	50.00	53.38	N87° 53' 58"W	44.92
C219	50.97	50.00	58.41	S36° 12' 18"W	48.79
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97
C221	66.50	972.48	3.92	N27° 02' 46"W	66.48
C222	66.50	973.00	3.92	N23° 07' 47"W	66.48
C223	58.15	627.00	5.31	S21° 01' 11"E	58.12

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C86	165.94	757.16	12.56	S47° 23' 30"E	165.61
C88	10.98	125.00	5.03	N39° 15' 08"W	10.97
C90	71.13	298.92	13.63	N29° 49' 43"W	70.96
C120	469.13	757.00	35.51	S35° 55' 07"E	461.66
C124	92.86	175.00	30.40	N27° 40' 18"W	91.78
C128	35.96	25.00	82.43	S89° 51' 55"E	32.94
C129	73.85	843.00	5.02	S51° 09' 45"E	73.83
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97

Tract 13-A-1 Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	94.97	1023.00	5.32	S32° 46' 49"E	94.94
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C88	10.98	125.00	5.03	N39° 15' 08"W	10.97
C94	93.74	1143.00	4.70	S40° 26' 54"E	93.71
C95	133.82	843.02	9.10	S33° 33' 04"E	133.68
C98	10.98	125.00	5.03	N39° 15' 08"W	10.97
C99	18.98	973.00	1.12	S29° 33' 44"E	18.97
C107	389.82	1143.00	19.54	N52° 34' 06"W	387.94
C109	384.87	757.00	29.13	N47° 46' 26"W	380.73
C111	305.10	757.00	23.09	N21° 39' 46"W	303.04
C113	569.68	657.00	49.68	N14° 43' 26"E	552.00
C115	39.46	25.00	90.43	N84° 46' 42"E	35.49
C117	275.04	1853.00	8.50	S54° 15' 35"E	274.79
C119	635.30	325.00	112.00	S29° 00' 00"E	538.87
C121	90.18	155.00	33.33	S68° 20' 00"E	88.91
C123	364.63	545.00	38.33	S70° 50' 00"E	357.87
C125	222.28	155.00	82.17	S48° 55' 00"E	203.72
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97

Tract L Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C90	71.13	298.92	13.63	N29° 49' 43"W	70.96
C147	36.30	125.00	16.64	N20° 47' 22"W	36.18

CL Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	57.76	998.00	3.32	N28° 27' 46"W	57.75
C4	150.49	998.00	8.64	N22° 29' 05"W	150.35
C5	22.62	602.00	2.15	S19° 14' 29"E	22.62
C6	177.34	602.00	16.88	S28° 45' 25"E	176.70
C7	70.84	602.00	6.74	S40° 34' 01"E	70.80
C12	36.17	150.00	13.82	N29° 49' 43"W	36.08
C141	270.80	602.00	25.77	N31° 03' 05"W	268.52
C143	208.25	998.00	11.96	N24° 08' 34"W	207.88
C230	73.44	50.00	84.16	S86° 01' 07"E	67.02
C231	56.17	50.00	64.37	N19° 42' 57"E	53.27
C232	67.10	150.00	25.63	S64° 42' 57"W	66.54
C233	27.36	150.00	10.45	N17° 41' 43"W	27.32

EASEMENTS

1. EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, TO BE VACATED THIS PLAT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
5. TRACTS 'C' AND 'I' ARE ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT TO BE VACATED WITH THIS PLAT.
7. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (TO BE VACATED BY THIS PLAT).

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/18/2023 12:41:28 PM, ByRicketts, Mark
H:\proj\R30\7600.01 - LE 1E Phase 1 Eng and Survey Svcs\05 Design\05.11 Survey\PLAT\FINAL PLAT - LE - 1E - PH 1-2.dwg
Last Saved: 12/18/2023 12:09:22 PM, MRicketts

Book Page

Block 1	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60
14	60
15	64.5

Block 2	
Lot	Frontage
1	64.5
2	60
3	60
4	60
5	60
6	60
7	60.95
8	78.33
9	60
10	60
11	60
12	60
13	60
14	64.5
15	60
16	60
17	60
18	60
19	60
20	60
21	60
22	60
23	60
24	60
25	60
26	74.5
27	60
28	60
29	60
30	60
31	60
32	60
33	60
34	60

Block 3	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60

Block 4	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60

Block 5	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60

Block 6	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60
14	60
15	60
16	60
17	60
18	60

Block 7	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	63.94
7	65.13
8	65.13
9	65.13
10	65.13
11	61.66
12	60
13	60
14	60
15	60

Block 8	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60

Block 1		
Lot	Frontage	Area (SF)
1	64.91	8952
2	60	10232
3	60	10511
4	60	7200
5	60	7200
6	60	7200
7	60	7200
8	60	8311
9	60	10232
10	60	8451
11	60	7501
12	60	7802
13	67.3	8682
14	60	7200
15	64.49	7667

Block 2		
Lot	Frontage	Area (SF)
1	64.49	7667
2	60	7200
3	60	7200
4	60	10080
5	60	10568
6	60	10563
7	60.95	10093
8	81.57	8337
9	60	8525
10	60	7200
11	60	7200
12	60	7200
13	60	7379
14	64.49	7340
15	60	7009
16	60	7780
17	60	7200
18	60	7200
19	60	7200
20	60	7200
21	60	8359

Lot
1
2
3
4
5
6
7
8
9
8
9
10
11

Block 3	
Frontage	Area (SF)
60	7183
60	7200
60	7200
60	7200
60	7200
60.63	9679
60	7183
60	7200
60	7200
60	7200
60	7200
60	7200
60	7200

Block 4		
Lot	Frontage	Area (SF)
1	60	7022
2	60	7022
3	60	7022
4	60	7022
5	60	7022
6	60	7022
7	61.51	7954
8	60.18	7418
9	60	7379
8	60	7379
9	60	7379
10	60	7379
11	60	7379
12	60	7379

	Block 5
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	64.97

Area (SF)
7797
7802
7802
7802
7649
7501
9383

Block 6		
Lot	Frontage	Area (SF)
1	60	7610
2	60	7645
3	60	7645
4	60	7218
5	60	7200
6	63.94	7423
7	63.13	7488
8	65.13	7488

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – *1 copy*

Yes	No	
☒	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
☒	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – *7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes	No		
		A.	**IDENTIFICATION**
☒	☐		Subdivision name
☒	☐		Date of Plat
☒	☐		Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☒	☐		North Arrow
☒	☐		Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☒	☐		Reference To:
		(A)	Federal Section
		(B)	Projected Section
		(C)	Land Grant
		(D)	County and City Control Systems

Yes	No	
☒	☐	Disclosure Statement

B. MONUMENTS

☒	☐	Subdivision Control Monuments
		(A) Centerline Monumentation
		(B) Block Control with Surveyor's Registration Number
		(C) Type of Corners Found or Set
		(D) Bond
☒	☐	Permanent Survey Monuments
		(A) Type of Monuments
		(B) Monuments, Existing or Set
		(C) X and Y Coordinates (N.M.S.P.)
		(D) Reference Zone
		(E) Delta Alpha
		(F) Combined Ground to Grid Factor
		(G) Bond
☒	☐	Bench Marks
		(A) Location Found or Set
		(B) Bond

C. PERIMETER

☒	☐	Written Description, Metes & Bounds
☒	☐	Bearing in Degrees, Minutes & Seconds
☒	☐	Distances in Feet & Hundredths
☒	☐	Record Distances & Bearings

Yes	No	
☒	☐	Measured Distances & Bearings
☒	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☒	☐	Total Gross Acreage of Subdivision
☒	☐	Property Corners Found or Set
☒	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

☒	☐	Block Identification
☒	☐	Lot Identification
☒	☐	Bearing on Non-Radial Lines
☒	☐	Bearing on Non-Perpendicular Lines
☒	☐	Distances Lot Perimeter

E. ADJACENT LAND

☒	☐	The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
☒	☐	Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
☒	☐	Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

☒	☐	Name of Streets (Ensure No Duplication)
☒	☐	Right-of-Way Width Noted
☒	☐	Centerline Data, Tangent Distances & Bearings
☒	☐	Centerline Data, Curves, Radius, Central Angles, Arc
☒	☐	Mileage of Streets Created: Total, Full-Width, Half-Width
☐	☒	Street Vacation Application Number N/A

Yes	No	
☒	☐	Private Streets or Access Easements so Designated N/A
☒	☐	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility N/A

G. EASEMENTS

☒	☐	All Easements of Record or Apparent are Shown
☒	☐	Location by Distance & Bearing
☒	☐	Dimension
☒	☐	Purpose
☒	☐	Proposed Shown in Dashed Lines and Labeled
☒	☐	Existing Shown in Dashed Lines and Labeled with Recordation Data
☒	☐	Vacated Shown in Ghost Lines and Labeled
☒	☐	Apparent Shown and Labeled
☒	☐	Limitations

H. DRAINAGE RIGHT-OF-WAY

☒	☐	Location
☒	☐	Dimension

I. PUBLIC AREAS

☒	☐	Location
☒	☐	Dimension
☒	☐	Purpose

J. FREE CONSENT

☒	☐	Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes	No	
K.		**CERTIFICATIONS**
☒	☐	Jurisdictional Affidavit
☒	☐	Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
☒	☐	Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
☒	☐	Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
☒	☐	Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
☒	☐	Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
☒	☐	Certification of County Treasurer that all current and previous property taxes have been paid in full
☒	☐	Certification of County Clerk noting date, time and recording information
L.		**DEDICATION**
☒	☐	Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
☒	☐	Notary signature
M.		**ACKNOWLEDGMENT**
☒	☐	Acknowledged in the manner required for the acknowledgment of deeds
☒	☐	Notary signature
N.		**SURVEY**
☒	☐	Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes No

☒ ☐ Digital submittals are required and must contain a minimum of the following: Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane, Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

☒ ☐ Content

(A) A single drawing in model space showing only parcel lines, street center lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

☒ ☐ File format

(A) DXF files in ASCII format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

☒ ☐ File names

(A) <DSD Project#>.dxf used as a standard naming convention

☒ ☐ Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – *7 copies*

Yes	No	ON FILE
☒	☐	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – *3 copies*

Yes	No	ON FILE
☒	☐	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
☒	☐	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. N/A

Infrastructure List – *7 copies*

Yes	No	
☒	☐	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☒	☐	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

N/A

Development Agreement – *3 copies*

Yes	No	ON FILE
☒	☐	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – *3 copies*

Yes	No	ON FILE
☒	☐	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Donald Duneman, PE ☐ Applicant ☒ Agent

Signature: _____ Date: 10/31/23

For Office Use Only

I have reviewed the Final Plat Application and find it ☐ complete ☐ incomplete.

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

_____

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 1, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Jordan Yutzy, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat Amendment / Final Plat: DSD #23-220-00020 (Lomas Encantadas 1E, Phase 1 & 2)

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat amendment for Lomas Encantadas 1E, Phases 1 & 2. This preliminary plat amendment proposal will create 123 single-family residential lots, currently zoned as R-1: Single Family Residential. The property is legally described as LE, Tract 13. The plat comprises approximately 90.4145 acres. A preliminary plat amendment is needed prior to final plat, as slight adjustments have been made to Tract I, Tract J, Tract L (Removed), and Tract T (Renamed to Tract L).

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, November 15, 2023**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Where tracts were eliminated NVAE should be placed at sides of lots

Peter Prukop
Reviewer

11/22/2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 1, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Jordan Yutzy, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia
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This item has been reviewed and is hereby:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

RRFR Requirements: International Fire Code 2021 shall be followed.

1. **IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.**
    a. **Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.**
2. **Turning radius shall be 28' per IFC Appendix D**
3. **Confirm fire hydrants are in approved distances and locations**
4. **Hydrant distances shall 500' for residential.**
5. **No construction is to begin until fire hydrants are fully operational.**
6. **No crash gates shall be allowed.**
7. **Gated subdivision shall require Knox box at entries.**
8. **Further requirements may be necessary upon development.**

Gerard Bauer 11/14/23

Reviewer Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-00001

AGENDA DATE:
January 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, PNM Resources, through their agent, Dashiell Corp., requests approval of a variance allow for a 14' tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2-E. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The subject request by PNM Resources is for a variance to the fence/wall height outside of all property setbacks. The subject property is approximately 18.5913 acres and is encumbered by the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11), adopted June 9, 2022. The subject Overlay Zone allows for renewable energy systems, public utilities (substations, switching stations, generation), and incidental buildings and supporting facilities needed for the proper operation and maintenance of said renewable energy systems/utilities. The subject property was recently re-platted from the larger LQR, Tract 2A-1, with the subject property noted as a "Proposed PNM switchyard".

Per R.O. 2003 § 154.77 (D)(3), fences built outside the setback area within the buildable area of a lot, parcel, or tract may reach a maximum height of eight feet. The Applicant is proposing a 14' CMU block wall to surround the proposed switchyard. The proposed wall is outside of all district setbacks, being within the buildable area of the parcel; Setbacks from property lines will be approximately: 55 ft from the front property line, 240 ft from the rear property line, 58 ft from the left side property line, and 200' from the right side property line.

CONFORMANCE WITH THE CITY ZONING ORDINANCE: City of Rio Rancho Code of Ordinances (R.O. 2003) § 150.06 (B) requires that an applicant file a request for a variance through the City Planning and Zoning Board when a variance is sought. Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed variance request; Criteria is satisfied.

150.06 VARIANCE.

(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship.

In their justification letter, the Applicant states that PNM has two standard wall heights: 12' and 14'. The Applicant continues that the 14' wall is desired due to both the terrain outside of the wall and the height of the equipment to be housed inside the station. Due to the remoteness of the site, the Applicant states that the higher wall will further help discourage people from being able to get into this proposed high-voltage facility.

Staff recommends the Planning and Zoning Board find that the strict application of fence height setback standards presents a potential hazard/hardship to both the applicant and the public. As the proposed switchyard will house high-voltage equipment, it is imperative that the facility is adequately secured. As the proposed CMU wall is outside of all setback areas, Staff finds that the proposed wall is consistent with the usage of the property. Staff also finds that the material of the wall and the plans submitted to be conformance with City Zoning and Building Codes and Policies. Criteria is satisfied.

REVIEWER COMMENTS:

The Departments of Development Services (Planning, Building, and Engineering), Parks Recreation and Communication Services, Rio Rancho Fire and Rescue, MRMPO, and SSCAFCA have reviewed this application and related infrastructure plans. Parks Recreation and Communication Services, Rio Rancho Fire and Rescue, MRMPO, and City Planning and Engineering did not have any adverse comments. Development Services Building and SSCAFCA comments are attached. The plat and related infrastructure plans were also sent to Rio Rancho Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

NOTIFICATIONS:

Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via first-class postcard. A legal ad was run in the January 8, 2024 version of the Albuquerque Journal. A public notice sign was posted on the property as per Ordinance; Criteria is satisfied.

IMPACT:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to the fence/wall height requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the fence/wall height requirements.
4. Due process was provided to the applicant and adjacent property owners.

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a variance to the fence/wall height requirements as set forth in R.O. 2003 § 150.06.
2. The subject variance will not adversely affect the public or surrounding properties.
3. Approval of the subject variance request does not constitute permission to construct; a fence permit must be applied for in order to construct the proposed walls.
4. Applicant shall address all reviewer comments, including but not limited to:

a. Revise construction plans with current code cycles listed.
b. Address SSCAFCA retention pond comments.

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.

ALTERNATIVES:

The Planning and Zoning Board may:

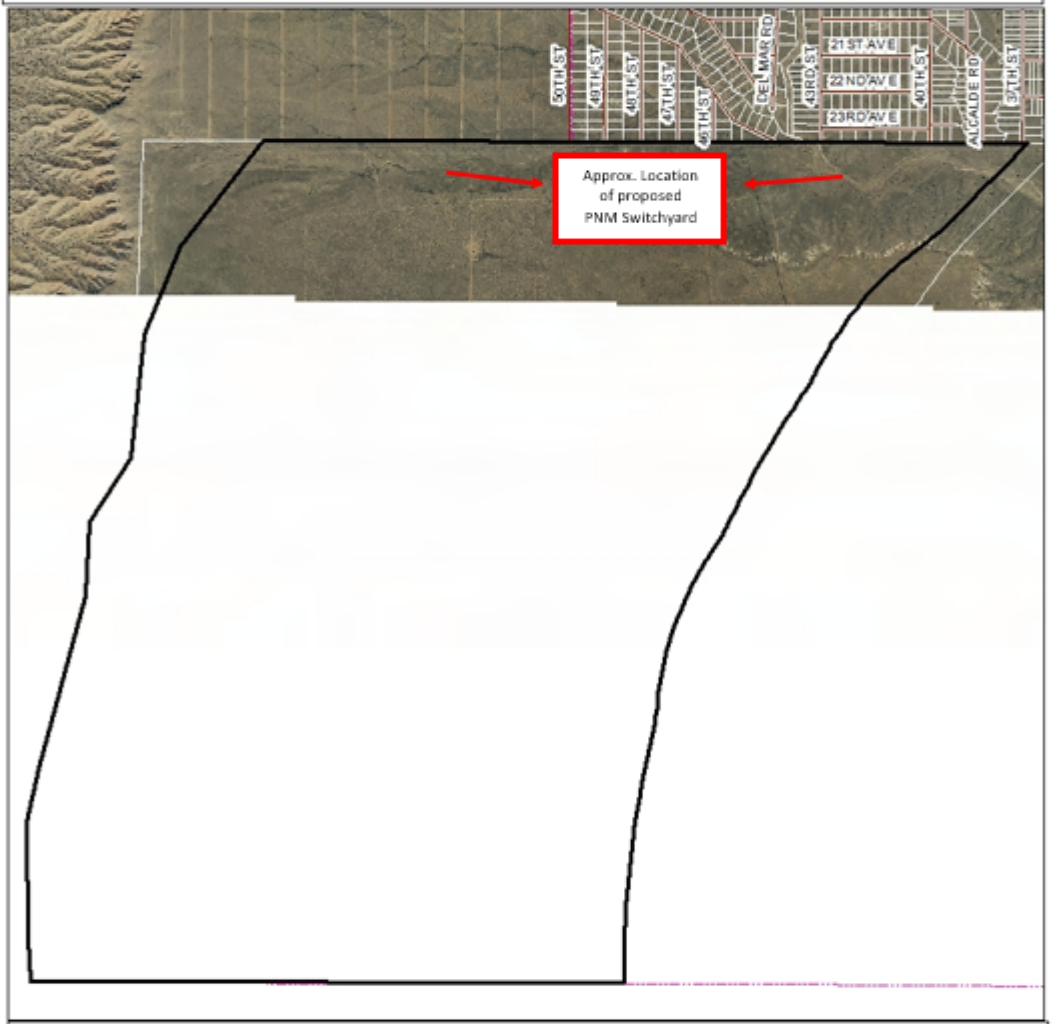
1. Approve the request;
2. Deny the request;
3. Modify the request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Letter of Authorization
ATTACHMENT: Justification of Variance
ATTACHMENT: Wall Plans
ATTACHMENT: 154.77 Fence & Wall Regulations.pdf
ATTACHMENT: Recorded Plat - PNM Switchyard.pdf
ATTACHMENT: Reviewer Comments
ATTACHMENT: Reproduction of Notices
ATTACHMENT: 100' Notification Buffer Map
ATTACHMENT: 300' Notification Buffer Map
ATTACHMENT: Findings_of_Fact_LQR_Fence_Height_bmb.docx

9951 PASEO DEL VOLCAN SW
LQR, TRACT 2A
VARIANCE FOR WALL HEIGHT



ReRancho City of Vision

0 650 1,300 2,600 3,900 5,200 Feet

Subject Tract

Roads

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 1/5/2024

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☒ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: PNM Resources		Phone: 888-342-5766
Address: 2401 Aztec Rd. NE		E-Mail: peter.siebert@pnm.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Dashiell Corp.		Phone: 713-558-6600
Address: 12301 Kurland Dr.		E-Mail: ed.self@dashiell.com
City: Houston	State: TX	ZIP Code: 77034

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Asking for a variance on the intended wall height. Per the fence and wall regulation, it allows for a 8' wall. I'm asking for a variance to allow for a 14' wall. We are proposing a 14' tall wall due to the terrain outside of the wall and the height of the critical, long lead equipment, inside of the station. We are attempting to obstruct, easy to achieve, line of site to station equipment to avoid possible ballistic damage. Because the site is remote, the higher wall will help discourage people from scaling the wall and getting in the proximity of the high voltage equipment.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Tract 2-E, located in protracted section 4, T11N, R1E, NMPM, being part of Tract 2-A of Land of Quail Ranch Bulk Land Subdivision Tracts 2-A, 2-B, 2-C, 2-D, and 1-A, Lands of Quail Ranch, Town of Alameda Grant, City of Rio Rancho, Bernalillo County, New Mexico recorded Book 2019C, Page 18

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: ED Self	Applicant:	Agent: ED Self (Dashiell Corp)
Signature: ED Self		Date: 12/29/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

From: Maestas, Chris
To: Self, Ed; Siebert, Peter; Manaise, Gary; Scott.medina@aecom.com
Cc: Cook, Chris; Guerra, Matthew; Hammersmith, Robert
Subject: RE: [External] Quail Ranch - Block Wall Submittals/RFIs
Date: Thursday, December 28, 2023 5:12:56 PM

[EXTERNAL]

Ed,

Please proceed to apply for the fence permit on behalf of PNM Resources.

Thank you.

Chris Maestas

From: Self, Ed <Ed.Self@dashiell.com>
Sent: Thursday, December 21, 2023 1:50 PM
To: Maestas, Chris <Chris.Maestas@pnm.com>; Siebert, Peter <Peter.Siebert@pnm.com>; Manaise, Gary <Gary.Manaise@pnm.com>; Scott.medina@aecom.com
Cc: Chris.Cook <Chris.Cook@Dashiell.com>; Guerra, Matthew <Matthew.Guerra@dashiell.com>; Hammersmith, Robert <Robert.Hammersmith@dashiell.com>
Subject: RE: [External] Quail Ranch - Block Wall Submittals/RFIs
Importance: High

PNM team,

Can you please respond to this email permitting Dashiell Corp. (AGENT) to apply for the fence permit on behalf of PNM Resources (APPLICANT)? This is required before Dashiell applies for the fence variance.

Thanks,
Ed Self | Project Manager
C: 832-689-5655

From: Maestas, Chris <Chris.Maestas@pnm.com>
Sent: Wednesday, December 20, 2023 1:18 PM
To: Self, Ed <Ed.Self@dashiell.com>; Siebert, Peter <Peter.Siebert@pnm.com>; Manaise, Gary <Gary.Manaise@pnm.com>; Scott.medina@aecom.com
Cc: Cook, Chris <Chris.Cook@Dashiell.com>; Guerra, Matthew <Matthew.Guerra@dashiell.com>; Hammersmith, Robert <Robert.Hammersmith@dashiell.com>
Subject: RE: [External] Quail Ranch - Block Wall Submittals/RFIs

[EXTERNAL]

Ed,

In response to the wall height. PNM has two standard wall heights, we have a 12' high and a 14' high wall. We want the 14' high wall due to the terrain outside of the wall and the height of the critical, long lead equipment, inside of the station. We are attempting to obstruct, easy to achieve, line of site to station equipment to avoid possible ballistic damage. Because the site is remote, the higher wall will help discourage people from scaling the wall and getting in the proximity of the high voltage equipment.

I believe we need to stick to the 14' high wall design on this station site.

Thank you.

Chris Maestas

From: Self, Ed <Ed.Self@dashiell.com>
Sent: Tuesday, December 19, 2023 3:08 PM
To: Siebert, Peter <Peter.Siebert@pnm.com>; Manaise, Gary <Gary.Manaise@pnm.com>; Maestas, Chris <Chris.Maestas@pnm.com>; Scott.medina@aecom.com
Cc: Chris.Cook <Chris.Cook@Dashiell.com>; Guerra, Matthew <Matthew.Guerra@dashiell.com>; Hammersmith, Robert <Robert.Hammersmith@dashiell.com>
Subject: [External] Quail Ranch - Block Wall Submittals/RFIs

****
****
Is this a phishing email? - Look again!
CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments
This email is from Ed.Self@dashiell.com - do you know them?
Look for discrepancies in email addresses. Does the displayed "**From**" email address match?
****
****

Chris / Scott,

Here are the open submittals/RFI that we need to be addressed.

1. Rebar shop drawing approval, email attached.
2. Block and Mortar Color Samples
3. Fence setbacks needed for permitting purposes.

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Ed Self | Project Manager
C: 832-689-5655

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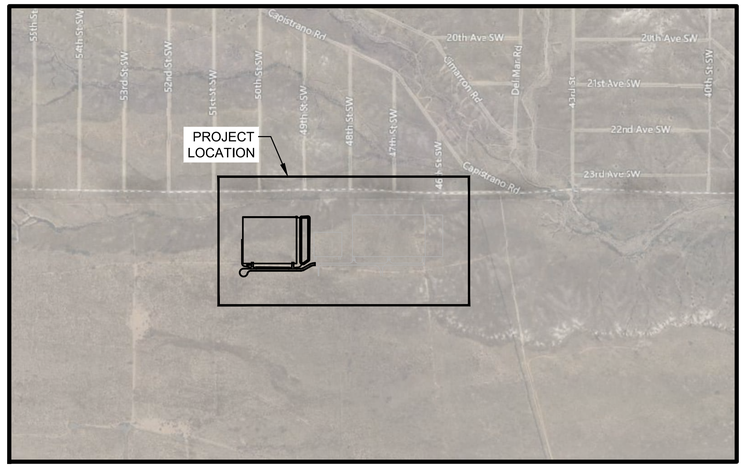
Ed Self | Project Manager
C: 832-689-5655

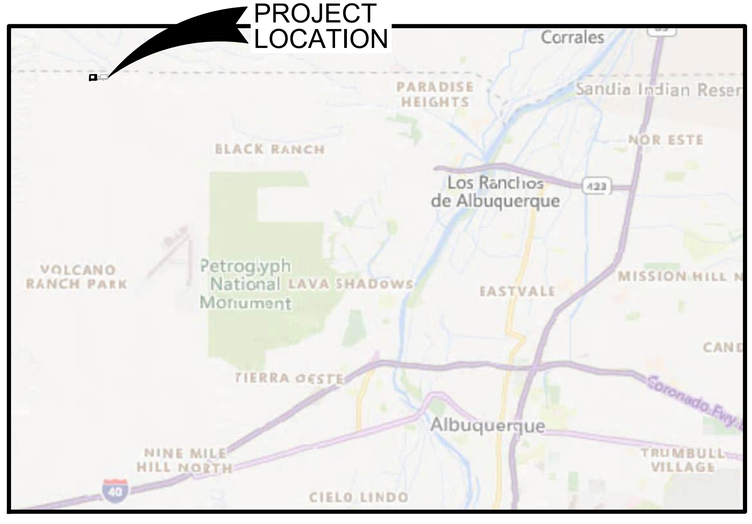
CONSTRUCTION DRAWINGS
FOR
QUAIL RANCH
SITE DEVELOPMENT

AUGUST 2023

INDEX OF SHEETS		
SHEET	NO.	NAME
GENERAL		
1	SBD-8302-S01	COVER AND INDEX OF SHEETS
2	SBD-8302-S02	ABBREVIATIONS AND SYMBOLS
3	SBD-8302-S03	GENERAL NOTES
4	SBD-8302-S04	SITE GENERAL ARRANGEMENT
CIVIL		
5	SBD-8302-S05	PROJECT SITE PLAN
6	SBD-8302-S06	SITE GRADING PLAN
7	SBD-8302-S07	SITE GRADING SECTIONS
8	SBD-8302-S08	ACCESS ROAD PLAN AND PROFILE
9	SBD-8302-S09	GRADING DETAILS
10	SBD-8302-S10	DRAINAGE PLAN
STRUCTURAL		
11	SBD-8302-S11	NORTH WALL PLAN AND PROFILE
12	SBD-8302-S12	SOUTH WALL PLAN AND PROFILE
13	SBD-8302-S13	WEST WALL PLAN AND PROFILE
14	SBD-8302-S14	EAST WALL PLAN AND PROFILE
15	SBD-8302-S15	CMU BLOCK WALL DETAILS
16	SBD-8302-S16	ARCHITECTURAL DETAILS 1
17	SBD-8302-S17	ARCHITECTURAL DETAILS 2
18	SBD-8302-S18	SLIDING GATE DETAILS



VICINITY MAP
SCALE: 1"=1000'



LOCATION MAP
1" = 2 MILES

CONTACT:

PETER SIEBERT (505) 241-2792
CHRIS MAESTAS (505) 401-0175

REVISION

NO.	DATE	BY

AECOM Imagine it. Delivered.
One Park Square, 6501 Americas Pkwy NE,
Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

ENGINEER'S STAMP

ALVIN S. MEDINA
NEW MEXICO
16454
08/23/2023
LICENSED PROFESSIONAL ENGINEER

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

COVER AND INDEX OF SHEETS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S01		1 OF 18
REV. NO.			

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Directory\Projects-USG\CLIENT\PNM\2-Quail Ranch\PID-CAD\PID-SHEETS\G-COVER-1.dwg USER: jesse.higgins
DATE: Aug 23, 2023 8:40am XREFS: Vicinity Map Location Map Site 2D Linework PNM Title block MAKES: SM Signature 8.jpg

ABBREVIATIONS

ABBREV	ABBREVIATION
ADD	ADDITIVE
ADD'L	ADDITIONAL
ALT	ALTERNATE/ALTERNATIVE
ALUM	ALUMINUM
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
AWS	AMERICAN WELDING SOCIETY
AB	ANCHOR BOLTS
APPROX	APPROXIMATE
ARCH	ARCHITECTURE/ARCHITECTURAL
ASPH	ASPHALT
BP	BASE PLATE/BEARING PLATE
BM	BEAM
BRG	BEARING
BM	BENCH MARK
BIT	BITUMINOUS, BITUMASTIC
BLK	BLOCK
B/	BOTTOM OF
BLDG	BUILDING
BU	BUILT-UP
BFV	BUTTERFLY VALVE
BTWN	BETWEEN
BOT	BOTTOM
CIP	CAST IN PLACE
CI	CAST-IRON
CS	CAST-STEEL
CTR	CENTER
CTRD	CENTERED
CL	CENTER LINE
C	CHANNEL
CLR	CLEAR/CLEARANCE
COL	COLUMN
CO	CLEAN-OUT
CONC	CONCRETE
CONT	CONTINUOUS
CB	CONCRETE BEAM
CC	CONCRETE COLUMN
CM	CONCRETE MASONRY
CMU	CONCRETE MASONRY UNIT
COORD	COORDINATE
CONT	CONTINUOUS
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONTROL JOINT
CSJ	CONSTRUCTION JOINT
CMP	CORRUGATED METAL PIPE
CF	CUBIC FEET (FOOT)
CY	CUBIC YARD
CV	CHECK VALVE
C & C	CLADDING & COMPONENTS
DAS	DOWEL ANCHOR STUD
DBA	DEFORMED BAR ANCHOR
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DI	DUCTILE IRON
DN	DOWN
DO	DISSOLVED OXYGEN
DWG	DRAWING
DIAG	DIAGONAL
DET	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
EE	EACH END
EF	EACH FACE
ES	EACH SIDE
EW	EACH WAY
ELEC	ELECTRIC/ELECTRICAL

EL, ELEV	ELEVATION, ELEVATOR
ENGR	ENGINEER
EQ SP	EQUAL SPACED
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FS	FAR SIDE
FT	FEET/FOOT
FDN	FOUNDATION
FIN	FINISH
FIN GR	FINISH GRADE
FF	FINISHED FLOOR
FL	FLANGE
FLR	FLOOR
FD	FLOOR DRAIN
FTG.	FOOTING
FP	FULL PENETRATION WELD
GA	GAGE/GAUGE
GALV	GALVANIZED
GV	GATE VALVE
GC	GENERAL CONTRACTOR
GEN	GENERAL
GS	GALVANIZED STEEL
GL	GRID LINE
HORIZ	HORIZONTAL
HAS	HEADED ANCHOR STUD
HT	HEIGHT
HSB	HIGH STRENGTH BOLT (A-325)
HWL	HIGH WATER LINE
HCL	HYDROCHLORIC ACID
I	MOMENT OF INERTIA
IN	INCH
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
IF	INSIDE FACE
JB	JUNCTION BOX
JT	JOINT
JST	JOIST
K	KIP (1000 POUNDS)
KWY	KEYWAY
LDG	LANDING
LGTH	LENGTH
LT WT	LIGHT WEIGHT
LF	LINEAR FEET
LG	LONG
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MID	MIDDLE
MFR	MANUFACTURE/MANUFACTURER
MB	MASONRY BEAM, MACHINE BOLT
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MET	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
M	MOTORIZED
NS	NEAR SIDE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
NG	NATURAL GAS

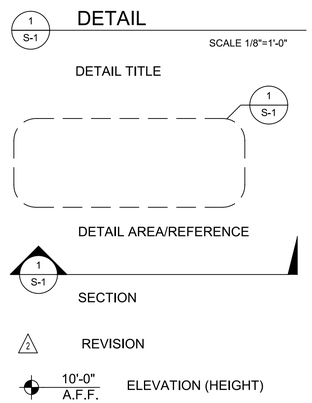
OC	ON CENTER
OPNG	OPENING
OF	OUTSIDE FACE
OD	OUTSIDE DIAMETER
ORP	OXIDATION REDUCTION POTENTIAL
PEN	PENETRATION
PCF	POUNDS PER CUBIC FEET
PAR	PARALLEL
PJF	PREMOLDED BITUMINOUS JOINT FILLER
PL	PLATE
PLY	PLYWOOD
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PC	PRECAST CONCRETE
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PV	PLUG VALVE
PS	PIPE SUPPORT
PW	PLANT WATER
P&VRV	PRESSURE & VACUUM RELIEF VALVE
PE	PLAIN END
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RS	RAW SLUDGE
RW	RETAINING WALL
R/W	RIGHT OF WAY
SCHED	SCHEDULE
SHLDR	SHOULDER (ROADWAY)
SPC	SPACE/SPACES
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SYM	SYMMETRICAL
STRUCT	STRUCTURAL
SPCG	SPACING
SIM	SIMILAR
STIFF	STIFFENER
SN	SUPERNATENT
TOC	TOP OF CONCRETE
TOF	TOP OF FLANGE
TOP	TOP OF PIPE
TEMP	TEMPERATURE
TENS	TENSION
THK	THICK
THD	THREAD/THREADED
TB	TIE BEAM
TOL	TOLERANCE
T&B	TOP AND BOTTOM
T/	TOP OF
TDS	TURN DOWN SLAB
TYP	TYPICAL
TS	TUBE STEEL/THICKENED SLAB
TG	TEMPERATURE GUAGE
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING / FOUNDATION
TOS	TOP OF SLAB
TOW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VOL	VOLUME
VPG	VACUUM & PRESSURE GUAGE COMBINATION
WF	WALL FOOTING
WP	WATERPROOF
WS	WELDED STUD
WWF	WELDED WIRE FABRIC
WH	WEEP HOLE

WT	WEIGHT, STRUCTURAL TEE SECTION
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORKING POINT
@	AT
#	POUNDS
+\-	PLUS OR MINUS
℄	CENTER LINE
ℙ	PROPERTY LINE, PLATE
Ø	DIAMETER
&	AND
Sp	SECTION MODULUS
Ip	MOMENT OF INERTIA

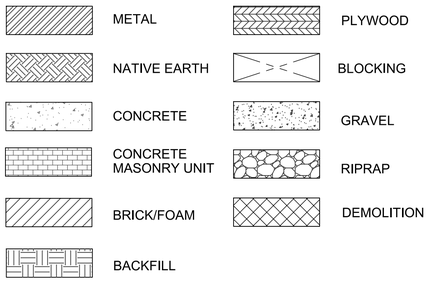
SITE LEGEND

PROPOSED	EXISTING	DESCRIPTION
NA	8" SAS	SANITARY SEWER
	8" SD	STORM SEWER
W	6" WL	WATER LINE
NA	XX	MANHOLE: XX=SS SANITARY SEWER SD STORM DRAIN CO CLEAN OUT
		WATER LINE / VALVE
NA	MUELLER 1960	FIRE HYDRANT, MODEL & YEAR (FOR EXISTING ONLY)
		DROP INLET
	NA	REDUCER
	NA	WYE
	NA	WATERLINE
	NA	AV/RV
		TEE
		CROSS
		BEND
NA		CAP OR PLUG
NA		POLE
NA		SIGN
		POLE W/ LIGHT
NA		LIGHT POLE
NA	UGT	UNDERGROUND TELEPHONE LINE
2" HP G	2" HP G	UNDERGROUND GAS LINE
NA	CATV UG	UNDERGROUND CATV LINE
	UGE	UNDERGROUND ELECTRIC
NA	OHE	OVERHEAD ELECTRIC
		RIGHT OF WAY LINE
NA		PRESSURE ZONE BOUNDARY
		GRAVEL/GRADED/UNPAVED ROAD
		PAVED ROAD/BIKE PATH
NA		CURB AND GUTTER AND SIDEWALK
NA		BUILDING
		CONCRETE SIDEWALK OR DRIVEWAY
NA	X X	WIRE FENCE
NA		CHAINLINK FENCE
NA		BLOCK WALL
NA	3'-6" S/W	3'-6" SIDEWALK
		ZONE MAP BOUNDARY
NA	WM	WATER METER

DRAWING LEGEND



MATERIALS LEGEND



NOTE: THIS IS A MASTER SYMBOLS AND ABBREVIATION DRAWING. NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED.

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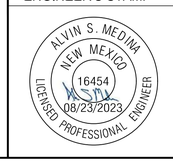
DATE: Aug 23, 2023 8:46am XREFS: PNM Title block1 IMAGES: SM Signature.jpg

REVISION

NO.	DATE	BY

AECOM Imagine it. Delivered.
One Park Square, 6501 Americas Pkwy NE, Suite 900 Albuquerque, New Mexico 87110
(505)-855-7500

ENGINEER'S STAMP



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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ABBREVIATIONS AND SYMBOLS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23
CKD: RH	OK:	SCALE: As Noted
APP:		
REV. NO.	SBD-8302-S02	2 OF 18

GENERAL NOTES

1. THE NOTES ON THIS SHEET AND THE STANDARD DETAILS ARE GENERAL AND APPLY TO THE ENTIRE PROJECT WHETHER SPECIFICALLY CALLED OUT OR NOT, EXCEPT WHERE THERE ARE SPECIFIC INDICATIONS TO THE CONTRARY ON SHEETS. IF THERE ARE QUESTIONS, THEY SHALL BE SUBMITTED TO THE ENGINEER AND ANSWERED IN WRITING PRIOR TO CONSTRUCTION.

2. THE STANDARD DETAILS DEPICT TYPICAL DETAILING TO BE USED ON THIS PROJECT. IF CONDITIONS ARE NOT EXPLICITLY SHOWN ON THE DRAWINGS THEY SHALL BE MADE SIMILAR TO THE STANDARD DETAILS. OBTAIN APPROVAL OF ENGINEER IN WRITING FOR SIMILAR CONDITIONS PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION AS REQUIRED TO COORDINATE NEW CONSTRUCTION. SUBMIT REQUIRED CHANGES FOR APPROVAL.

4. CONTRACTOR TO SUBMIT FOR APPROVAL ALL EQUIPMENT SIZES, OPERATING WEIGHTS, VIBRATION FORCES, SUPPORT LOCATIONS, ALONG WITH ANY OPENINGS, NOTCHES, AND RECESSES REQUIRED BY SUCH EQUIPMENT.

5. SHOP DRAWINGS SHALL BE FURNISHED FOR APPROVAL BEFORE ANY FABRICATION AND ERECTION IS STARTED. POORLY EXECUTED SHOP DRAWINGS SHALL BE REJECTED AND RESUBMITTED AT NO COST TO OWNER.

6. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AMENDMENT 1 TO UPDATE 9 OR MOST RECENT VERSION, REFERENCED TO HEREIN AS THE "STANDARD SPECIFICATIONS".

7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN DETERMINED BY INFORMATION PROVIDED BY OTHERS, AND SHALL BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM FAILURE TO LOCATE ANY AND ALL UTILITIES.

8. THE CONTRACTOR SHALL SUPPORT AND MAINTAIN OPERATIONAL ALL UTILITIES EXPOSED DURING TRENCHING AND OTHER CONSTRUCTION OPERATIONS. ALL CONSTRUCTION ACTIVITIES INVOLVING GAS, POWER, WATER, FIBER OPTIC, TRAFFIC SIGNAL EQUIPMENT, AND/OR OTHER UTILITY LINES SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY PRIOR TO ANY DISTURBANCE. NO UTILITY SERVICE SHALL BE DISRUPTED WITHOUT FIRST NOTIFYING ALL AFFECTED PARTIES 48 HOURS IN ADVANCE.

9. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING VALVE BOXES, MANHOLES, SEWER SERVICES, PAVEMENTS, PAVEMENT MARKINGS, SIGN AND SIGNAL EQUIPMENT, CURB & GUTTER, DRIVE PADS, RIP-RAP, DRAINAGE CULVERTS AND ASSOCIATED APPURTENANCES, WHEEL CHAIR RAMPS, AND SIDEWALKS DURING CONSTRUCTION, APART FROM THESE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER WATER AUTHORITY AND COUNTY STANDARDS AT CONTRACTOR'S EXPENSE.

10. ALL OPEN EXCAVATIONS SHALL BE BACKFILLED OR ADEQUATELY FENCED AT THE END OF EACH WORK DAY TO PREVENT PEDESTRIANS AND/OR VEHICLES FROM ENTERING THE EXCAVATIONS. ALL OPEN EXCAVATIONS SHALL BE BACKFILLED OVER WEEKENDS AND WHEN THE CONTRACTOR IS NOT WORKING THE FOLLOWING DAY.

11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENT AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS. COST OF DISPOSAL IS CONSIDERED INCIDENTAL TO WORK AND NO SEPARATE PAYMENT WILL BE MADE.

12. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

13. PRIOR TO CONSTRUCTION, EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE COST OF ALL POTHOLING INVESTIGATIONS IS CONSIDERED INCIDENTAL TO THE WORK AND NO SEPARATE PAYMENT WILL BE MADE.

14. REMOVAL OF TREES, SHRUBS AND VEGETATION ALONG PIPELINE ALIGNMENTS, WHERE NECESSARY TO INSTALL PIPELINES AND APPURTENANCES, IS CONSIDERED INCIDENTAL TO THE WORK AND NO SEPARATE PAYMENT WILL BE MADE.

15. PROTECT ALL LANDSCAPING, EXISTING WALLS, FENCES, STRUCTURES AND IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO WORK AREAS, UNLESS OTHERWISE INDICATED IN PLANS. REPLACE ALL DISTURBED OR DAMAGED IMPROVEMENTS IN KIND, AT NO COST TO THE OWNER AND AS DIRECTED BY THE ENGINEER.

16. REMOVAL AND REPLACEMENT OF FENCES IS CONSIDERED INCIDENTAL TO THE WORK AND NO SEPARATE PAYMENT WILL BE MADE.

17. MAINTAIN ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER. THESE DOCUMENTS SHALL BE ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THE DOCUMENTS SHALL BE AVAILABLE TO THE ENGINEER AT ALL TIMES. WITHIN 25 DAYS OF THE COMPLETION OF THE PROJECT, THE DOCUMENTS SHALL BE COLLATED IN ONE PACKAGE AND CERTIFIED BY THE CONTRACTOR AS A COMPLETE SET OF AS-BUILT RECORD DOCUMENTS AND DELIVERED TO THE ENGINEER. MONTHLY PAYMENTS WILL NOT BE PROCESSED WITHOUT APPROVED UP TO DATE REDLINE DRAWINGS.

18. CONTRACTOR SHALL VIDEO RECORD THE WORK AREA, INCLUDING ALL LANDSCAPING, ROCK AND GRAVEL, TREES, SHRUBS, BUILDINGS, TANK EXTERIOR, GAS ROOM EXTERIOR AND INTERIOR, INCLUDING ALL WALLS, APPURTENANCES, EQUIPMENT, PIPING AND TUBING, PIPE SUPPORT, RAILINGS, GRATINGS, ETC., STRUCTURES THAT FRONT ON WORK AREAS PRIOR TO BEGINNING CONSTRUCTION AND PROVIDE A COPY OF ALL DVD RECORDINGS TO THE OWNER AND TO THE ENGINEER.

19. PERFORM ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES IN ACCORDANCE WITH OSHA 29CFR1926.650 SUBPART A.

20. THE CONTRACTOR SHALL GRADE AND RESURFACE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SPECIFICATIONS TO A CONDITION EQUAL TO, OR BETTER THAN, THE PRE-CONSTRUCTION CONDITION.

21. THE ELEVATIONS OF EXISTING STRUCTURES SHOWN MAY VARY. CONTRACTOR TO FIELD VERIFY.

22. CONTRACTOR TO MAINTAIN PLANT ROADWAY ACCESS TO ALL FACILITIES FOR MAINTAINING PLANT OPERATIONS DURING CONSTRUCTION. IF THE WORK REQUIRES INTERRUPTION OF EXISTING ACCESS TO PLANT FACILITIES THE CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS (APPROVED BY THE OWNER) TO THESE FACILITIES. THE CONTRACTOR MUST SUBMIT A COORDINATION AND ASSISTANCE REQUEST (C&A) WITH THE PROPOSED ACTION OR INTERRUPTION OF PLANT OPERATIONS FOR APPROVAL BY PLANT OPERATIONS, A MINIMUM OF 5 WORKING DAYS IN ADVANCE OF THE WORK.

23. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

    UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR IN SPECIFIC DRAWINGS.

    COORDINATE DEMOLITION AND PIPING INSTALLATION WITH OWNERS OPERATIONS.

24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLETION OF GAS PIPELINE SYSTEM ISOLATION, PURGING, LOCK-OUT, AND TAG-OUT PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE SAFE REMOVAL AND INSTALLATION OF GAS PIPING THAT CARRIES COMBUSTIBLE GASES.

25. THE CONTRACTOR SHALL MAKE WRITTEN REQUESTS TO THE OWNER FOR SHUT OFF OF ANY SECTION OF THE GAS PIPING SYSTEM. THE PLANT OPERATIONS STAFF WILL OPERATE THE VALVES FOR SHUT DOWN AND START-UP OF THE EXISTING PIPELINES.

26. ONCE SHUT DOWN HAS BEEN ACHIEVED ON ANY SECTION OF THE SYSTEM, THE WORK OF THE CONTRACTOR SHALL PROCEED IN A CONTINUOUS, UNINTERRUPTED MANNER UNTIL THE WORK IS COMPLETE WITHIN THE SHUT-DOWN PERIOD.

27. ANY DEVIATIONS FROM CONTRACT DOCUMENTS, INCLUDING DRAWINGS AND/OR SPECIFICATIONS, MUST BE ACCEPTED BY THE ENGINEER IN WRITING PRIOR TO THE WORK BEING DONE. ANY DEVIATIONS PERFORMED WITHOUT THE ENGINEER'S ACCEPTANCE WILL NOT BE PAID FOR, AND MAY BE REQUIRED TO BE REDONE AT THE CONTRACTOR'S EXPENSE.

ENVIRONMENTAL PROTECTION AND EROSION, STORM WATER, AND SEDIMENT CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION, STORM WATER "SWPPP" AND SEDIMENTATION CONTROL, ENVIRONMENTAL PROTECTION MEASURES, AND PERMITTING.

2. ALL ENVIRONMENTAL PROTECTION AND SWPPP MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED UNTIL PROJECT COMPLETION.

3. ALL EXISTING DRAINAGE FEATURES SHALL BE PROTECTED.

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DATE: Aug 23, 2023 - 8:46am XREFS: PNM_Title block1 IMAGES: SM Signature.jpg

REVISION	NO.	DATE	BY

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ENGINEER'S STAMP

ALVIN S. MEDINA NEW MEXICO 16454 PROFESSIONAL ENGINEER 08/23/2023

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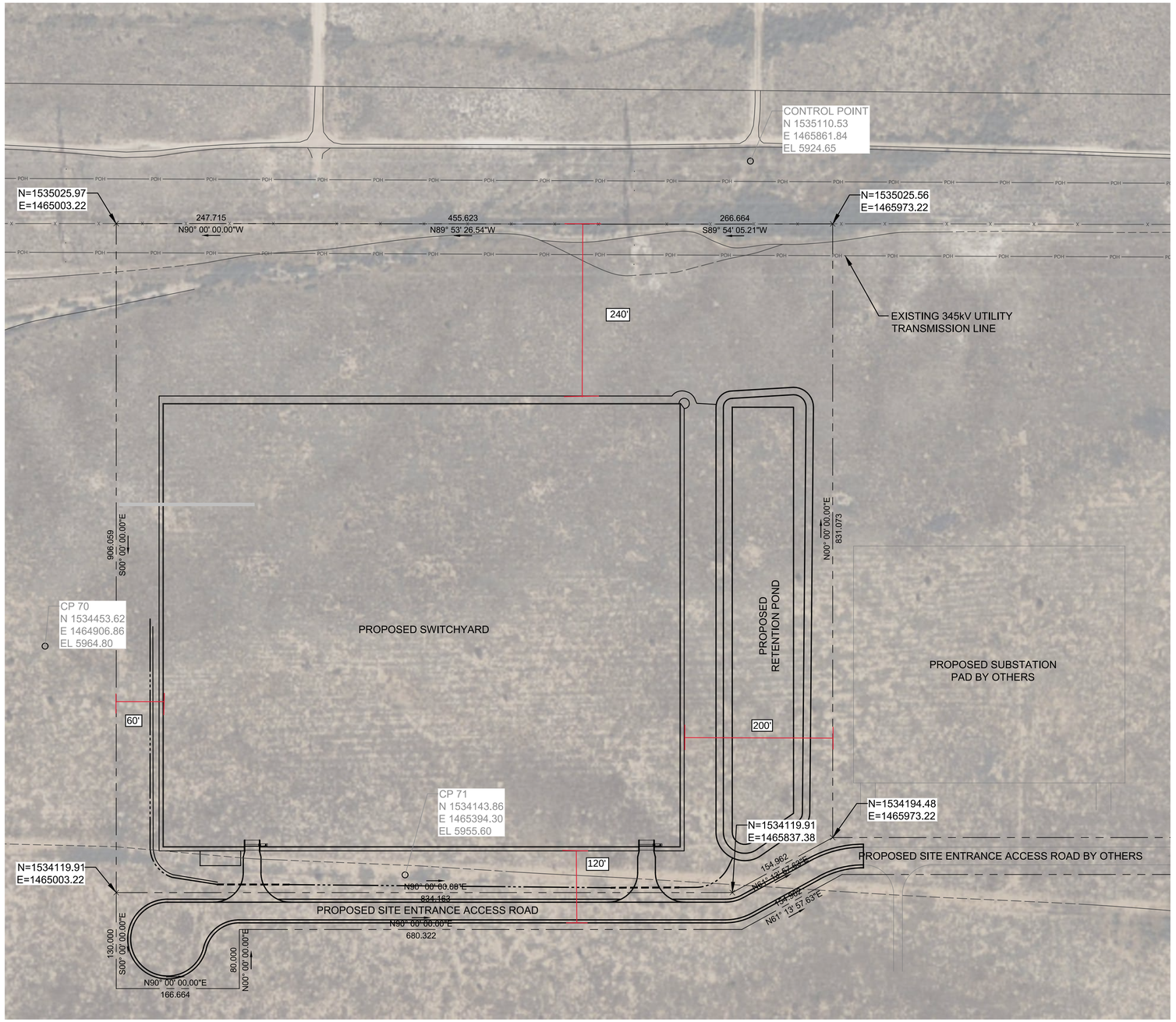
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

GENERAL NOTES
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S03	3 OF 18	
REV. NO.			



SITE GENERAL ARRANGEMENT

1"=80'

N

0 80' 160'

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Directory\Projects-USG\GUHF2892\Quail Ranch\910-CAD\30-SHEETS\C-OVERALL PLAN.dwg USER: jesse.higgins
DATE: Aug 23, 2023 - 8:46am XREFS: PNM_Title Block1 Site -20 Linework layout Original Topo Linework Site Aerial Property Boundary IMAGES: SM Signature.jpg

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NEW MEXICO
16454
08/23/2023
LICENSED PROFESSIONAL ENGINEER

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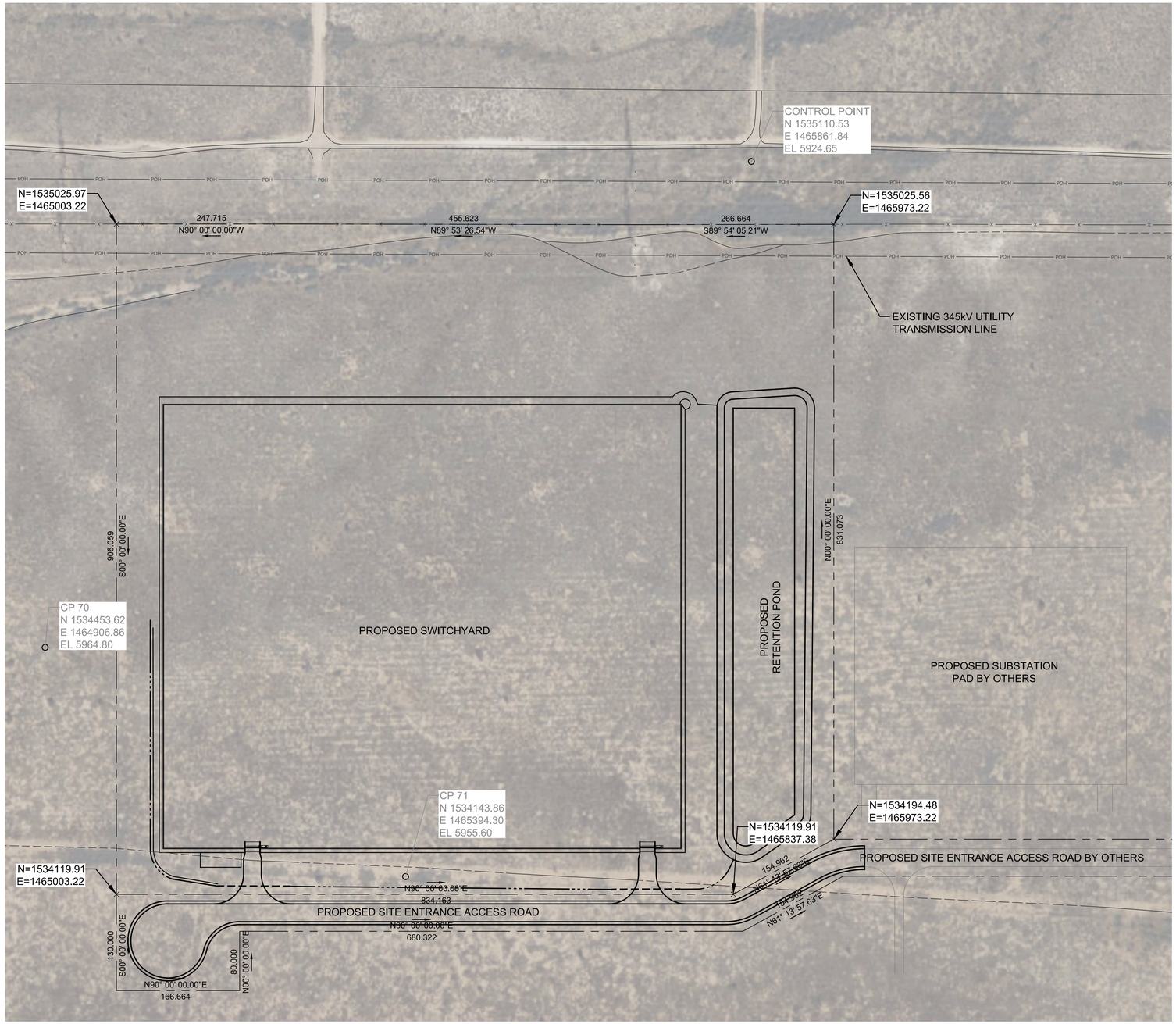
SITE GENERAL ARRANGEMENT
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S04	4 OF 18	
REV. NO.			



SITE GENERAL ARRANGEMENT

1"=80'

N

0 80' 160'

REVISION			
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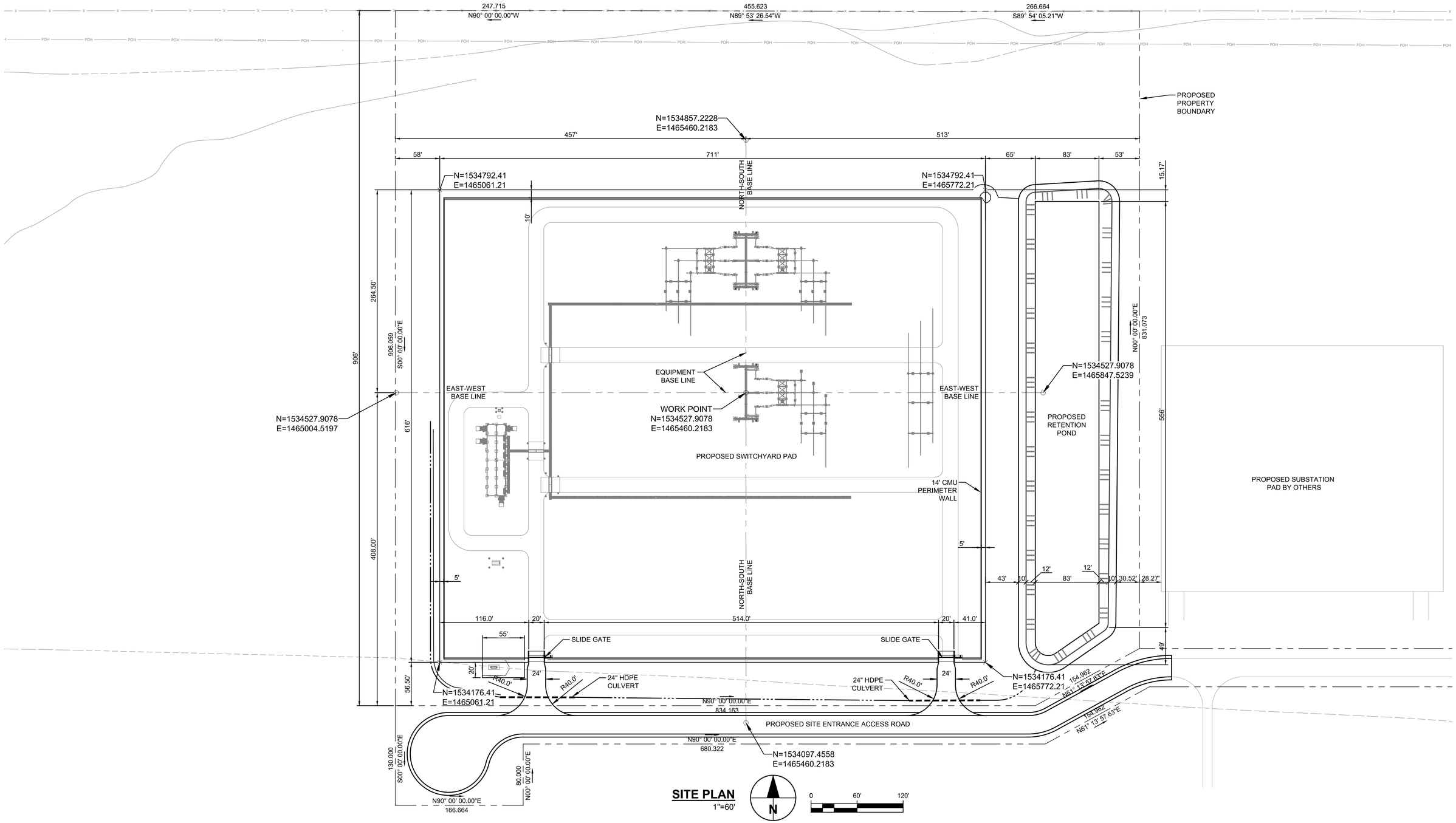
SITE GENERAL ARRANGEMENT
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S04	4 OF 18	
REV. NO.			

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Directory\Projects-USSLGU\HF2882\2\Quail Ranch\910-CAD\30-SHEETS\C-OVERALL PLAN.dwg USER: jesse.higgins
DATE: Aug 23, 2023 - 8:46am XREFS: PNM_Title Block1 Site -20 Linework layout Original Topo Linework Site Aerial Property Boundary IMAGES: SM Signature.jpg



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DATE: Aug 23, 2023 8:47am
XREFS: PNM Title block Site 2D Linework
USER: jesse.higbie
SBD8301 (1) Property Boundary Substation Layout Original Topo Linework
IMAGES: SM Signature.jpg

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PROJECT SITE PLAN
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S05	5 OF 18	
REV. NO.			

SITE GRADING QUANTITIES			
ITEM	AREA (SF)	THICKNESS (FT)	VOLUME (CY)
CLEAR AND GRUB	686700		
CUT			53004
FILL			53344
BASE COURSE	455214	0.5	8430
FILTER MATERIAL	75300	0.25	697
RIPRAP	75300	0.75	2092

GRADING LEGEND

- COMPACTED SUBGRADE
- RIPRAP
- PROPOSED GRADE SPOT ELEVATION × 5938.45
- PROPOSED GRADE CONTOUR ELEVATION —5940—
- GRADE 0.25%
- SLOPE 3.0H:1V
- CHANNEL

B SBD-8302-S09 | F SBD-8302-S09 | A SBD-8302-S07

711.00' | 65.00' | 83.00'

3.0H:1V | 5955.34 | 5955.46 | 5957.54 | -1.50% | 5945.56 | 5946.00 | 3.0H:1V | × 5944.00 | 5947.05 | -6.92% | 5940.00 | -1.99% | 5938.35

B SBD-8302-S09 | F SBD-8302-S09 | B SBD-8302-S07 | C SBD-8302-S09 | C SBD-8302-S09 | A SBD-8302-S09

10' | 616.00' | 0.08% | -0.30% | 5956 | 5954 | 5952 | 5950 | 5948 | 5946 | 5944 | 5942 | 5940 | 5965 | 5960 | 5950

PROPOSED SWITCHYARD PAD

14' CMU PERIMETER WALL SEE SHEETS SBD-8302-S11 THRU SBD-8302-S14

-0.25% | -0.30% | PROPOSED RETENTION POND | 2.7H:1V | 616'

3.0H:1V | 2' | 5' | 43' | 10' | 12' | 83' | 12' | 10' | 30.5'

116.0' | 20' | 514.0' | 20' | 41.0' | -10.15%

55.5' | 55.0' | SLIDE GATE | SLIDE GATE | 5940.00 | × 5944.00

5959.14 | 5958.30 | 5957.41 | 5957.08 | -1.54% | 5949.40 | 5949.07 | 5948.47 | × 5940.00 | × 5944.00

20' | 0.61% | 24' | -7.48% | 24' | 0.87% | 69.44' | R40.0' | R40.0' | -0.99% | R40.0' | 66'

E SBD-8302-S09 | E SBD-8302-S09

5957.00 | 5957.39 | 5953.51 | CLV-1 24" HDPE 97.0' | 5947.89 | 3.2H:1V | 5945.45 | CLV-2 24" HDPE 92.0' | 5946.40

PROPOSED SITE ENTRANCE ACCESS ROAD SEE SHEET SBD-8302-S08

SITE PLAN 1"=50'

N | 0 | 50' | 100'

DWG: C:\Users\jesse.higgins\OneDrive - AECOM Directory\Projects-USSLCLHFDBRY2\Quail Ranch\WHS-GAD\20-SHEETS\C-GRADING PLAN.dwg USER: jesse.higgins
DATE: Aug 21, 2023 8:47pm XREFS: Sht_ID_Linework Original Topo Linework Property Boundary PLM Title Block MxDES Sht_Signature.pg

REVISION		
NO.	DATE	BY

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ALVIN S. MEDINA NEW MEXICO 16454 08/23/2023 LICENSED PROFESSIONAL ENGINEER

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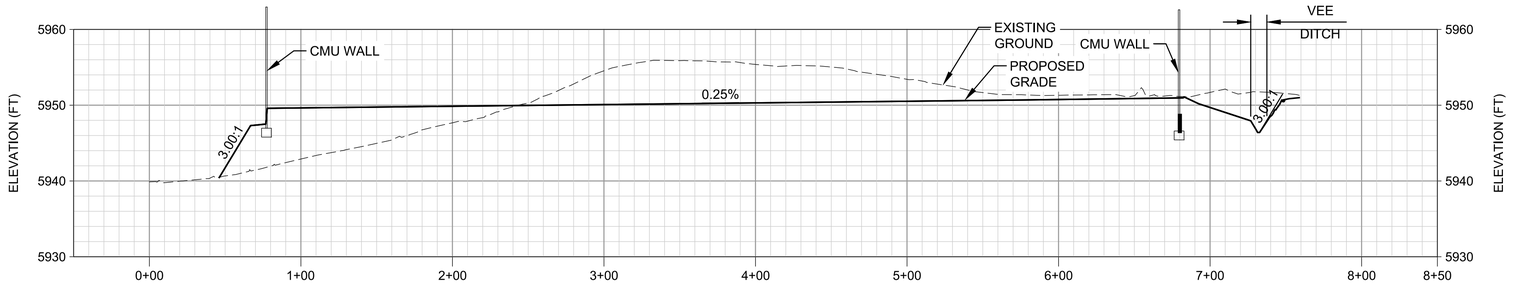
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

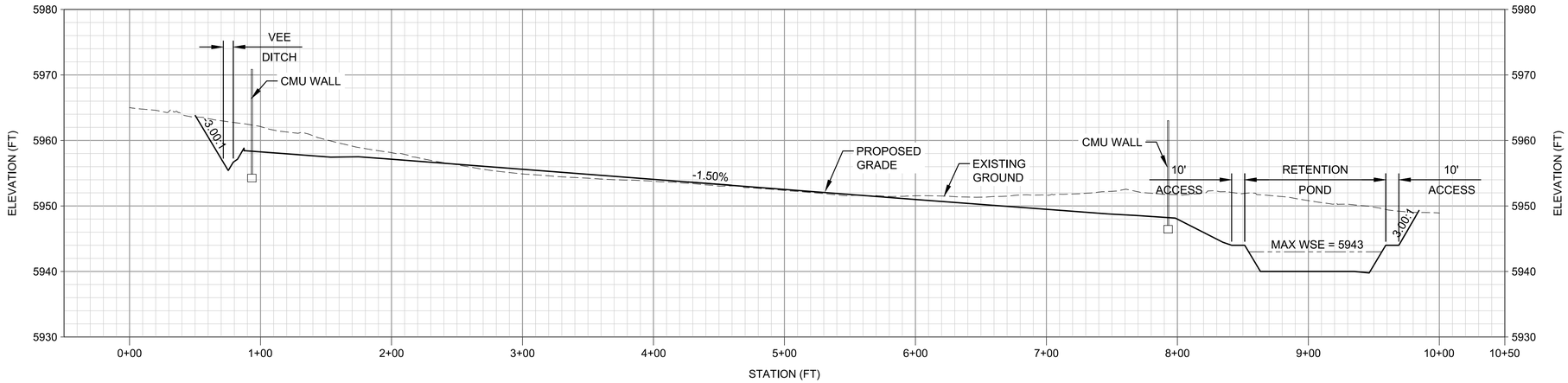
SITE GRADING PLAN
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S06	6 OF 18	
REV. NO.			



A | SECTION

SBD-8302-S06 Scale 1"=50' Horiz
1"=10' Vert



B | SECTION

SBD-8302-S06 Scale 1"=50' Horiz
1"=10' Vert

DWG: G:\Users\jesse.higgins\OneDrive - AECOM Directory\Projects-USSLCUHF0897\Quail Ranch\910-CAD\20-SHEETS\C-GRADING PLAN.dwg USER: jesse.higgins
DATE: July 24, 2023 - 8:47am XREFS: Site 2D Linework Original Topo Linework Property Boundary PNM Title block PLOTTED BY: Jesse Higgins

REVISION

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(505)-855-7500

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NEW MEXICO
16454
08/23/2023
LICENSED PROFESSIONAL ENGINEER

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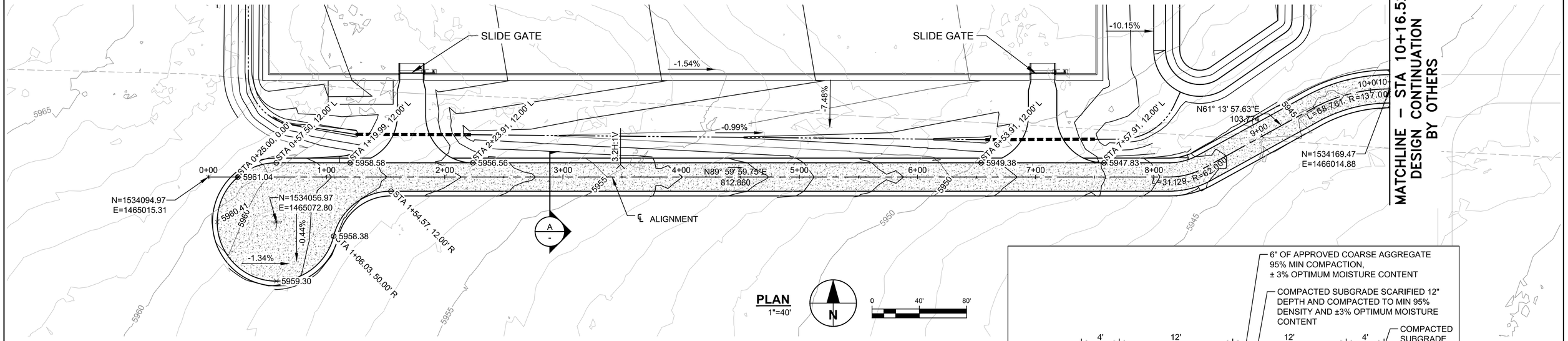
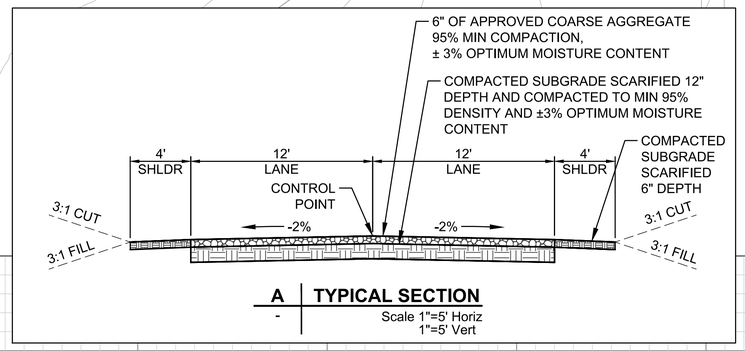
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

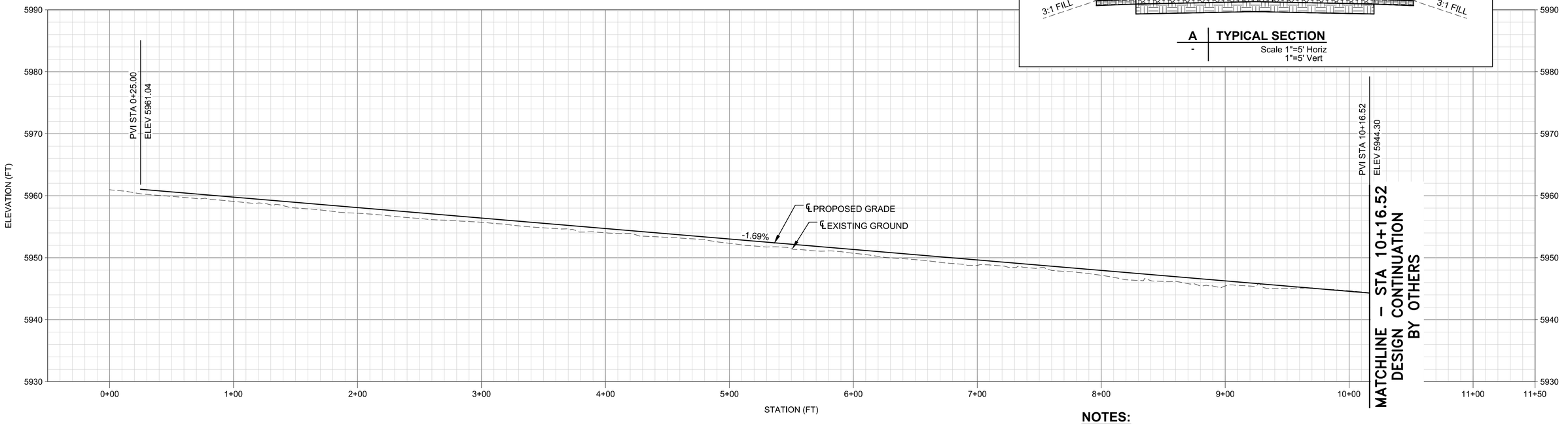
SITE GRADING SECTIONS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S07	7 OF 18	
REV. NO.			





A | **TYPICAL SECTION**
- | Scale 1"=5' Horiz
1"=5' Vert



PROFILE
1"=40' Horiz
1"=5' Vert

NOTES:

1. ROAD AGGREGATE SPECIFICATIONS TO BE APPROVED BY THE OWNER AND THE ENGINEER OF RECORD.
2. INSTALL ROAD AGGREGATE AT A ±3% OPTIMUM MOISTURE CONDITION AND COMPACT TO 95% AASHTO T 180, METHOD D.

NO.	DATE	BY	REVISION

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08/23/2023
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ACCESS ROAD PLAN AND PROFILE
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S08	8 OF 18	
REV. NO.			

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USER: jesse.higgins
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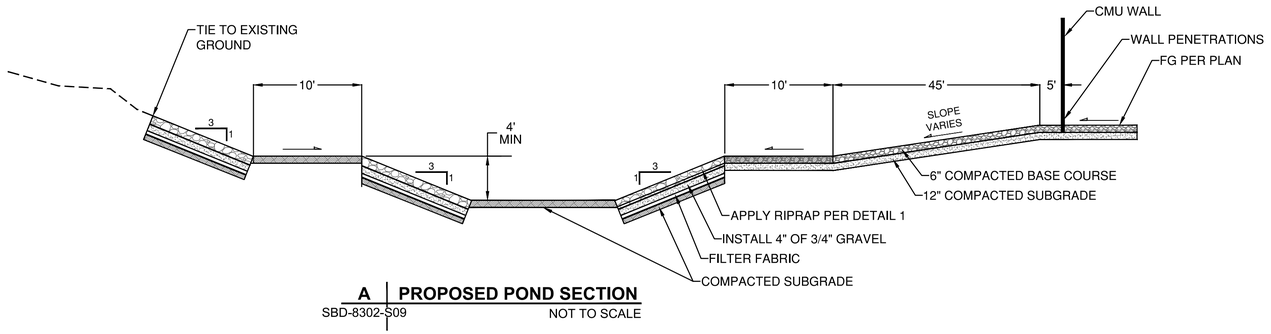

A | PROPOSED POND SECTION
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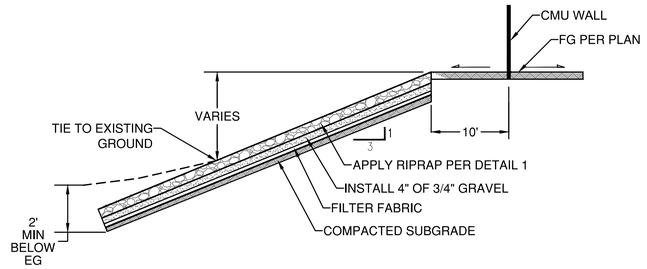

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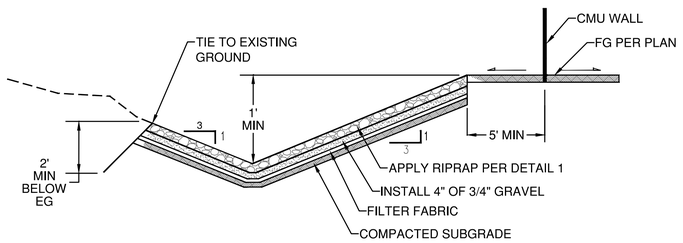

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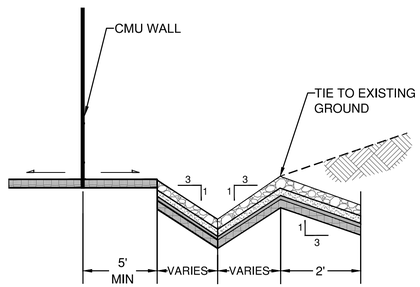

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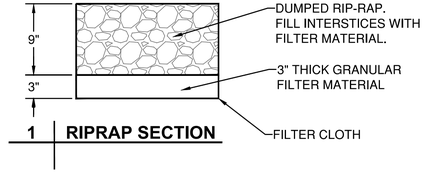


1 | RIPRAP SECTION

RIP-RAP:
RIP-RAP SHALL CONSIST OF ROCK MEETING THE FOLLOWING GRADATION.

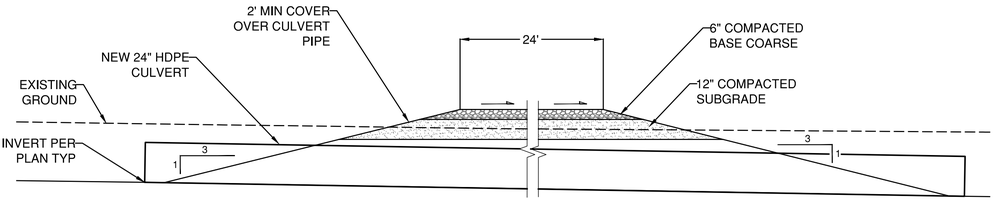
MAX DIMENSION	% SMALLER
6"	100
4"	50-70
2"	35-55

FILTER MATERIAL:
FILTER MATERIAL SHALL CONSIST OF ROCK MEETING THE FOLLOWING GRADATION.

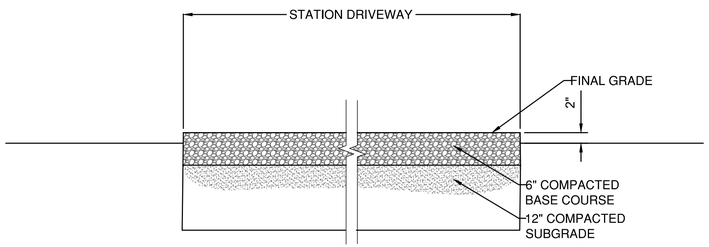
U.S. STANDARD SIEVE SIZE	PASSING BY WEIGHT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP-RAP RAMP PAVEMENT AS SHOWN HEREIN, AND SHALL ALSO BE SPREAD CONCURRENTLY WITH THE RIP-RAP, SUCH AS TO COMPLETELY FILL THE INTERSTICES BETWEEN THE STONES.

THE RAMP AND SIDESLOPE SUBGRADES SHALL BE PROCESSED TO A 12" MINIMUM DEPTH AND COMPACTED TO 95% MINIMUM RELATIVE DENSITY PER ASTM D 698. THE FILTER MATERIAL BASE SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLYING RIP-RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS.



E | PROPOSED DRIVEWAY SECTION
SBD-8302-S09 NOT TO SCALE



F | STATION DRIVEWAY SECTION
SBD-8302-S09 NOT TO SCALE

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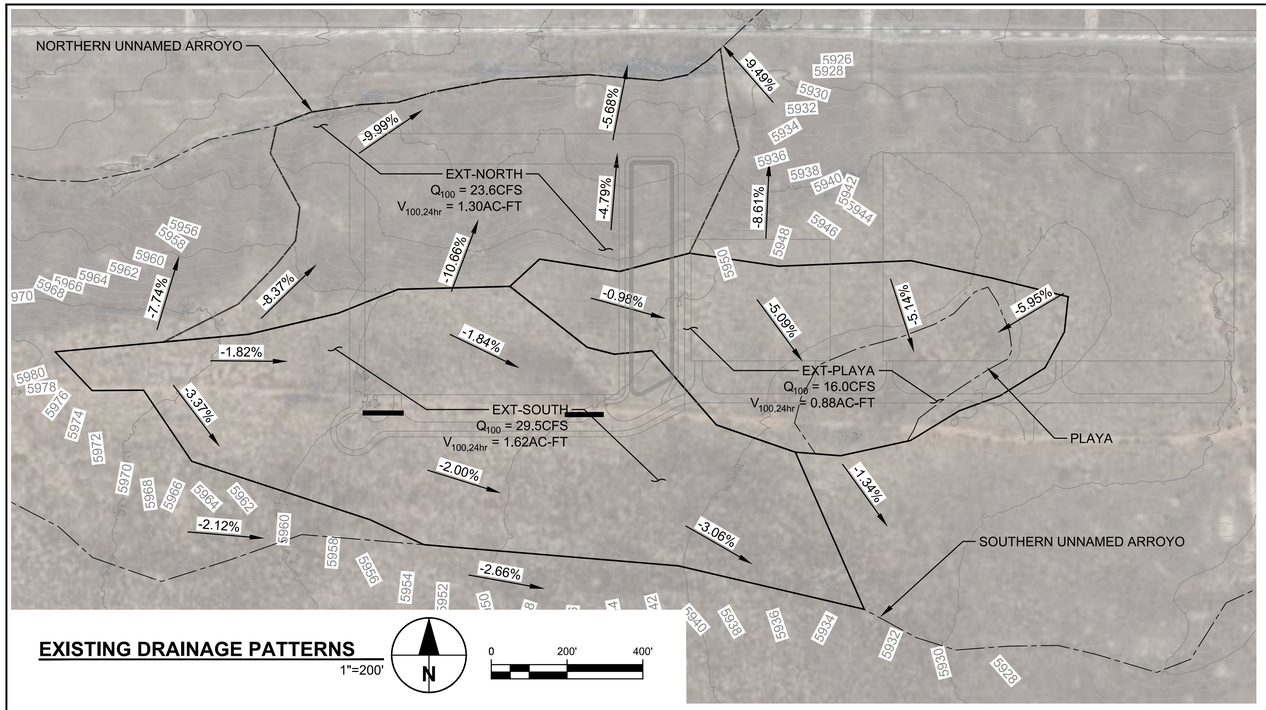
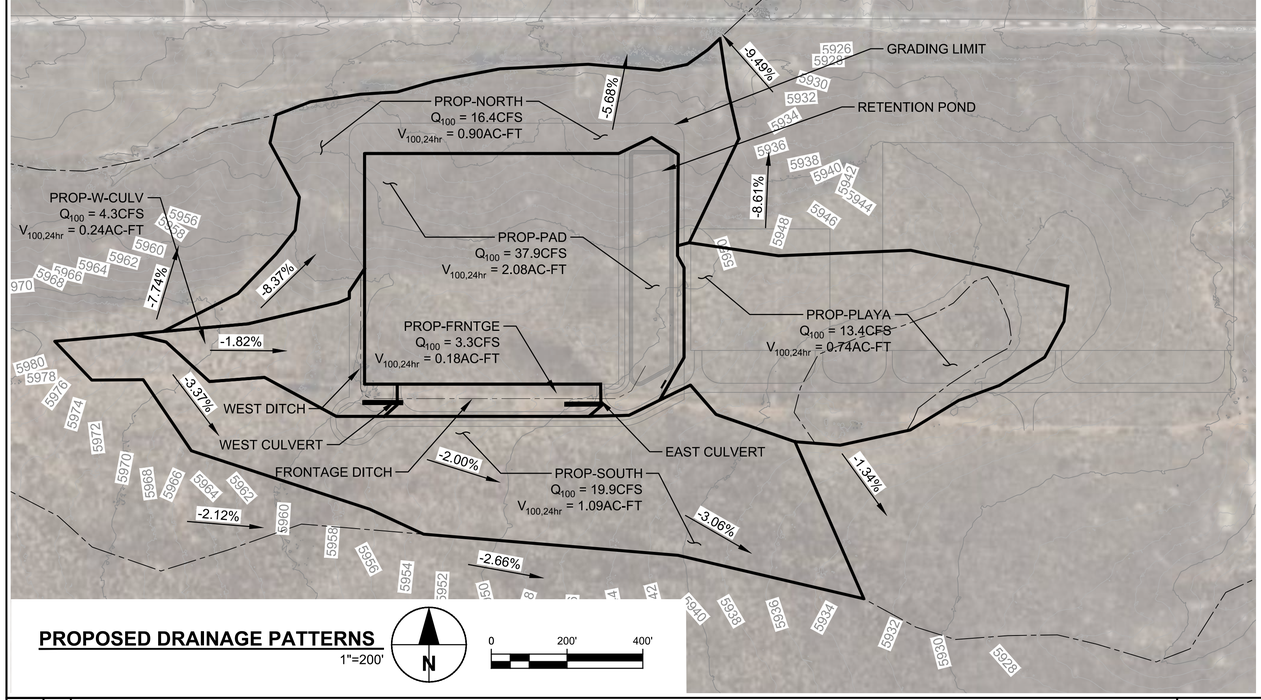
GRADING DETAILS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S09	9 OF 18	
REV. NO.			



EXISTING DRAINAGE PATTERNS
1"=200'

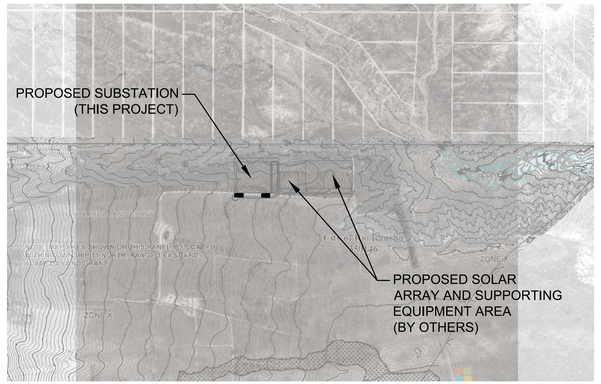


PROPOSED DRAINAGE PATTERNS
1"=200'

DRAINAGE NARRATIVE

PROJECT DESCRIPTION

PNM IS PROPOSING A NEW SUBSTATION TO SUPPORTING A PROPOSED SOLAR ARRAY AND EQUIPMENT IMMEDIATELY EAST OF THE SUBSTATION (BY OTHERS). THE SUBSTATION WILL CONSIST OF A GRADED AND COMPACTED PAD, ACCESS ROAD, DRAINAGE IMPROVEMENTS AND ELECTRICAL EQUIPMENT.



FLOOD PLAIN: THIS PROJECT IS NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM PANEL 35001C0080H, EFFECTIVE 08/16/2012.

EXISTING DRAINAGE PATTERNS

THE SURROUNDING PROJECT AREA IS UNDEVELOPED NATURAL DESERT ON GENTLE (0-10%) SLOPES; SOME MODERATE (10-20%) SLOPES ARE PRESENT IN THE NORTHERN PORTION OF THE PROJECT AREA.

THE NORTH PORTION OF THE SITE (BASIN EXT-NORTH) FLOWS NORTHWARD INTO AN UNNAMED ARROYO, ULTIMATELY DISCHARGING INTO QUAIL RANCH ARROYO.

THE SOUTH PORTION OF THE SITE (EXT-SOUTH) FLOWS SOUTHWARD INTO AN UNNAMED ARROYO, ULTIMATELY DISCHARGING INTO QUAIL RANCH ARROYO.

THE EASTERN PORTION OF THE SITE (EXT-PLAYA) FLOWS INTO A CLOSED PLAYA.

PROPOSED DRAINAGE PATTERNS

A PORTION OF THE PROJECT AREA (BASIN PROP-PAD) WILL BE LEVELED FOR THE CONSTRUCTION OF THE SUBSTATION PAD. THIS AREA WILL BE COMPACTED AND GRADED TO DRAIN INTO A NEW RETENTION POND, SIZED FOR THE 100YR, 24HR STORM.

A SMALL UPLAND AREA (BASIN PROP-W-CULV) AND THE FRONTAGE AREA OF THE SUBSTATION (PROP-FRNTGE) WILL BE DIRECTED INTO A DITCH AND DRAIN INTO THE NEW RETENTION POND. CROSSING CULVERTS WILL BE INCLUDED AT THE ACCESS DRIVES. THE CULVERTS AND DITCH ARE SIZED TO CONVEY THE 100YR FLOW.

THE REMNANT NORTH PORTION OF THE SITE (PROP-NORTH) WILL CONTINUE TO FLOW NORTHWARD INTO THE SAME UNNAMED ARROYO AS EXISTING. FLOW AND VOLUME ARE SLIGHTLY REDUCED FROM EXISTING.

THE REMNANT SOUTH PORTION OF THE SITE (PROP-SOUTH) WILL CONTINUE TO FLOW SOUTHWARD INTO THE SAME UNNAMED ARROYO AS EXISTING. FLOW AND VOLUME ARE SLIGHTLY REDUCED FROM EXISTING.

THE REMNANT EAST PORTION OF THE OF THE SITE (PROP-PLAYA) WILL CONTINUE TO DISCHARGE INTO THE CLOSED PLAYA. FLOW AND VOLUME ARE SLIGHTLY REDUCED. PLEASE NOTE THAT WORK BY OTHERS IS PROPOSED IN THE VICINITY OF THE PLAYA AND MAY MODIFY ITS ULTIMATE FLOW, VOLUME, AND DISCHARGE LOCATION.

HYDROLOGY

SITE HYDROLOGY WAS PREPARED USING THE RATIONAL METHOD, PER THE CITY OF RIO RANCHO DPM SECTION, 2-HYDROLOGY. LAND TREATMENTS WERE SELECTED BASED ON EXISTING UNDISTURBED DESERT (LAND TREATMENT A) AND SOME AREAS OF MODERATELY SLOPED DESERT (B). PROPOSED LAND TREATMENTS WERE SELECTED BASED ON THE ANTICIPATED WORK, WHICH CONSISTS OF GRADING AND COMPACTION AND CONSTRUCTION OF THE SUBSTATION PAD, SEVERAL GRAVEL ACCESS ROADS, DRAINAGE SWALES, AND A RETENTION POND. THESE AREAS WERE ASSUMED AS LAND TREATMENT C. NO IMPERVIOUS COVER IS PROPOSED WITH THIS PROJECT. A SEDIMENT BULKING FACTOR OF 18% WAS APPLIED TO ALL FLOWS AND VOLUMES.

	BASIN SIZE		LAND TREATMENT PERCENT BY TYPE				LAND TREATMENT BY AREA (ACRES)			
BASIN NAME	SF	ACRES	A	B	C	D	A	B	C	D
EXT-NORTH	615276	14.1	67%	33%	0%	0%	9.5	4.6	0	0
EXT-PLAYA	499475	11.4	100%	0%	0%	0%	11.4	0	0	0
EXT-SOUTH	918822	21.0	100%	0%	0%	0%	21.0	0	0	0
PROP-NORTH	363529	8.3	56%	21%	23%	0%	4.7	1.8	1.9	0
PROP-PAD	522919	12.0	0%	0%	100%	0%	0	0	12.0	0
PROP-W-CULV	106480	2.4	78%	0%	22%	0%	1.9	0	0.5	0
PROP-FRNTGE	45778	1.0	0%	0%	100%	0%	0	0	1.0	0
PROP-PLAYA	413232	9.5	99%	0%	1%	0%	9.4	0	0.1	0
PROP-SOUTH	581635	13.3	95%	0%	5%	0%	12.6	0	0.7	0

100-YR STORM	WEIGHTED C	6-HR VOL.		24-HR VOL.		Q_p		YIELD	
BASIN NAME	UNITLESS	AC-FT, CLEAR	AC-FT, BULKED	AC-FT, CLEAR	**AC-FT, BULKED**	CFS, CLEAR	**CFS, BULKED**	CFS/AC, CLEAR	CFS/AC, BULKED
EXT-NORTH	0.32	0.90	1.06	1.10	**1.30**	20.0	**23.6**	1.4	1.7
EXT-PLAYA	0.27	0.61	0.72	0.75	**0.88**	13.6	**16.0**	1.2	1.4
EXT-SOUTH	0.27	1.12	1.32	1.37	**1.62**	25.0	**29.5**	1.2	1.4
PROP-NORTH	0.38	0.63	0.74	0.77	**0.90**	13.9	**16.4**	1.7	2.0
PROP-PAD	0.61	1.44	1.70	1.77	**2.08**	32.2	**37.9**	2.7	3.2
PROP-W-CULV	0.34	0.17	0.20	0.20	**0.24**	3.7	**4.3**	1.5	1.8
PROP-FRNTGE	0.61	0.13	0.15	0.15	**0.18**	2.8	**3.3**	2.7	3.2
PROP-PLAYA	0.27	0.51	0.60	0.62	**0.74**	11.4	**13.4**	1.2	1.4
PROP-SOUTH	0.29	0.76	0.89	0.93	**1.09**	16.9	**19.9**	1.3	1.5

Bulking factor of 18% applied to all basins, per DPM section 2.E.6

HYDRAULICS

THE CULVERTS AND DITCHES FOR THIS PROJECT WERE SIZED USING BENTLEY CULVERTMASTER (CONNECT EDITION V10.03.00.03) AND BENTLEY FLOWMASTER (CONNECT EDITION V10.00.00.02). BECAUSE 2FT OF COVER IS RECOMMENDED OVER THE CULVERTS (24-IN HDPE), MAINTAINING SELF-CLEANING VELOCITIES IN THE DITCHES AND CULVERTS WAS THE DEFINING CRITERIA MORE SO THAN CAPACITY.

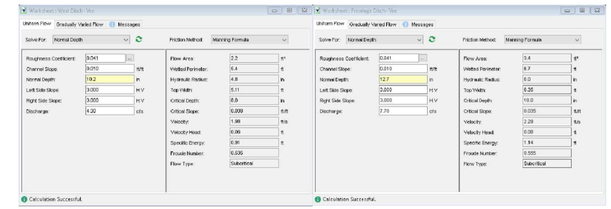
MINIMUM REQUIRED SLOPES WERE ESTABLISHED FOR THE DITCHES AND CULVERTS TO MAINTAIN CLEANING VELOCITIES, FLOW DEPTHS AND HEADWATER DEPTHS WERE ALSO DETERMINED FOR THE 100-YR FLOW.

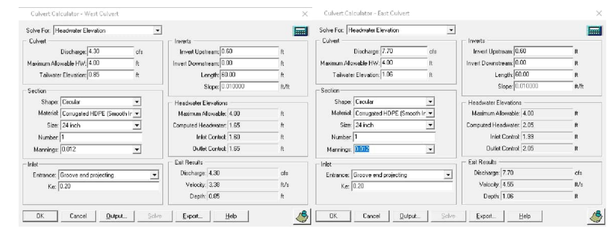
WEST DITCH RECOMMENDED SECTION:
WEST SIDE OF THE SUBSTATION, TO JUST UPSTREAM OF THE WEST CULVERT.
SHAPE: VEE-DITCH, 3:1 SIDE SLOPES
MINIMUM DEPTH: 2FT
MAXIMUM DEPTH (AT WEST CULVERT): 4FT
MATERIAL: D50=6IN RIPRAP
MINIMUM SLOPE=1.00%

FRONTAGE DITCH RECOMMENDED SECTION:
SOUTH SIDE OF THE SUBSTATION, FROM JUST DOWNSTREAM OF THE WEST CULVERT TO THE RETENTION POND.
SHAPE: VEE-DITCH, 3:1 SIDE SLOPES
MINIMUM DEPTH: 2FT
MAXIMUM DEPTH (AT WEST CULVERT): 4FT
MATERIAL: D50=6IN RIPRAP
MINIMUM SLOPE=1.00%

WEST CULVERT RECOMMENDED CROSSING:
PIPE: 24IN HDPE (SMOOTH INTERIOR)
MINIMUM COVER: 2FT
MINIMUM SLOPE: 1.00%

EAST CULVERT RECOMMENDED CROSSING:
PIPE: 24IN HDPE (SMOOTH INTERIOR)
MINIMUM COVER: 2FT
MINIMUM SLOPE: 1.00%





PONDING

ONSITE RETENTION PONDING IS PROPOSED TO CAPTURE DEVELOPED RUNOFF FROM THE SUBSTATION PAD (PROP-PAD), FRONTAGE AREA (PROP-FRNTG), AND SOME OFFSITE CONTRIBUTING FLOWS (PROP-W-CLVRT). INCORPORATION OF THE RETENTION POND WILL SLIGHTLY REDUCE OFFSITE FLOWS WHEN COMPARED TO THE EXISTING CONDITION.

RETENTION POND RECOMMENDED SITING:
THE SUBSTATION PAD IS STRAIGHT-GRADED WEST-TO-EAST TO PROMOTE SHEET FLOW ACROSS ITS SURFACE. THE POND SHOULD BE SITED ALONG THE EAST SIDE OF THE SUBSTATION TO CAPTURE SHEET FLOW ALONG THE ENTIRE EAST SIDE OF THE SUBSTATION. FLOWS FROM THE FRONTAGE ROAD DITCH WILL ALSO BE DIRECTED INTO THE SOUTHWEST CORNER OF THE POND.

RETENTION POND *100-yr, 24-hr volume (bulked)*
REQ'D VOLUME **2.51 AC-FT**
100YR WSE: 5938.8 **FT**

DESCRIPTION	POND DEPTH	ELEVATION	SURFACE AREA	NET VOLUME	CUMUL. VOLUME	**CUMUL. VOLUME**
	FT	FT	SQ-FT	CF	CF	**AC-FT**
BOTTOM OF POND:	0	5937	57340	0	0	**0.00**
	1	5938	61446	59393	59393	**1.36**
	2	5939	65609	63528	122921	**2.82**
TOP OF POND:	3	5940	69829	67719	190640	**4.38**

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DRAINAGE PLAN
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
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REV. NO.	SBD-8302-S10	10 OF 18	

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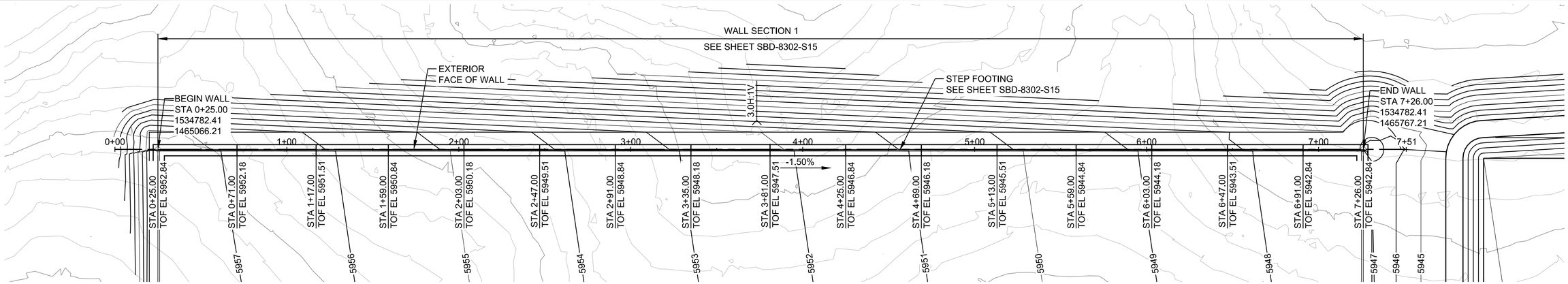
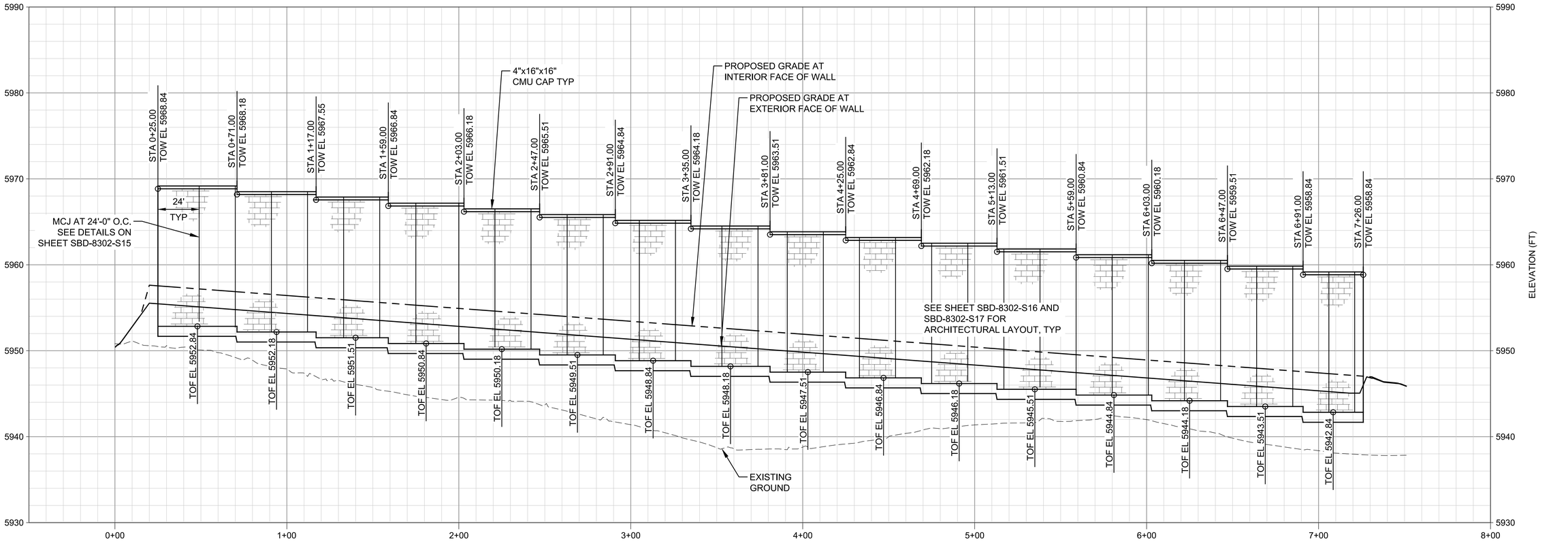


NORTH WALL PLAN

1"=30'

N

0 30' 60'



NORTH WALL PROFILE

1"=30' Horiz
1"=30' Vert

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DATE: Aug 21, 2023 8:07am XREFS: Site 2D Linework Original Topo Linework PNM Title Block MARKS: SM Signature.jpg

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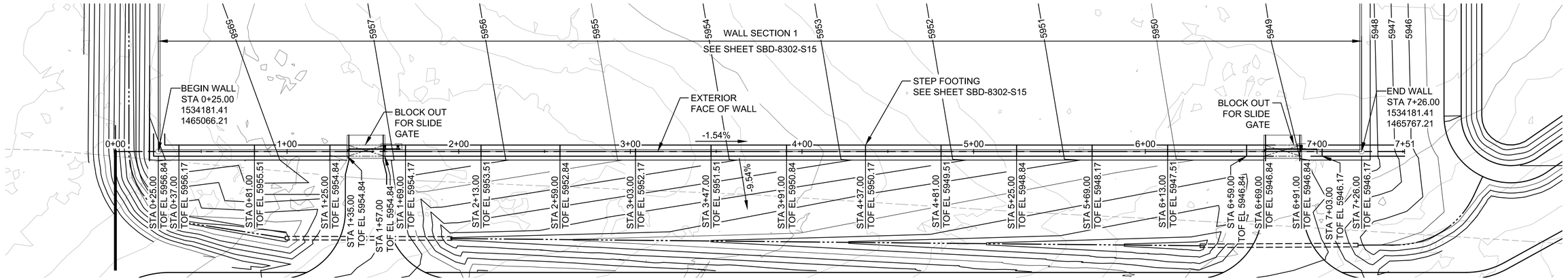
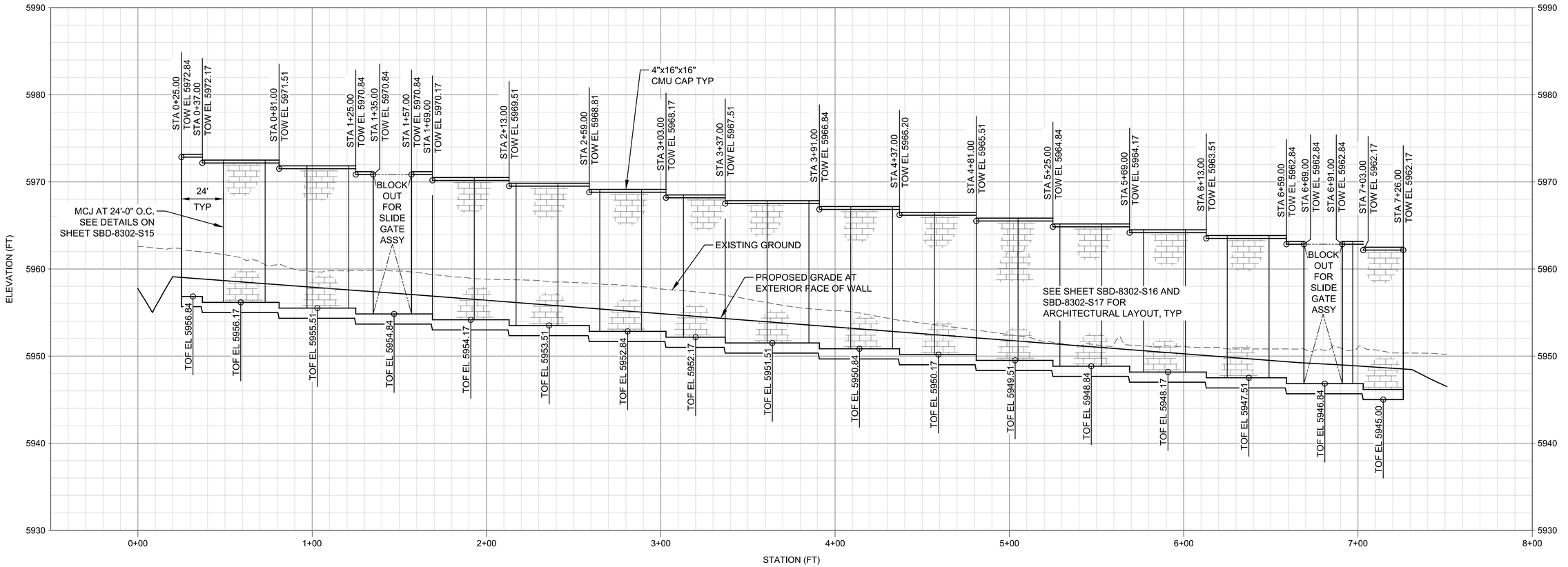


SOUTH WALL PLAN

1"=30'



SOUTH WALL PROFILE

1"=30' Horiz
1"=6' Vert

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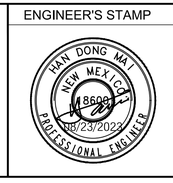

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SOUTH WALL PLAN AND PROFILE
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S12		12 OF 18
REV. NO.			

DWG: C:\Users\jesse.higgins\OneDrive - AECOM\Directory\Projects-US\SOLAR\FSRB\P7\Quail Ranch\V10-CAD\20-SHEETS\S-SOUTH WALL PnP.dwg USER: jesse.higgins
DATE: Aug 21, 2023 - 8:58am Site 2D Linework Original Topo Linework IMAGES: SM Signature.jpg
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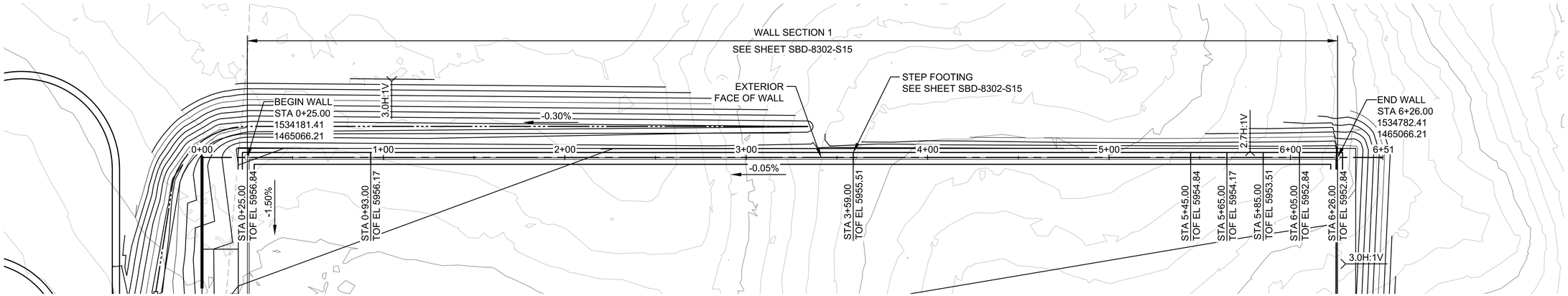
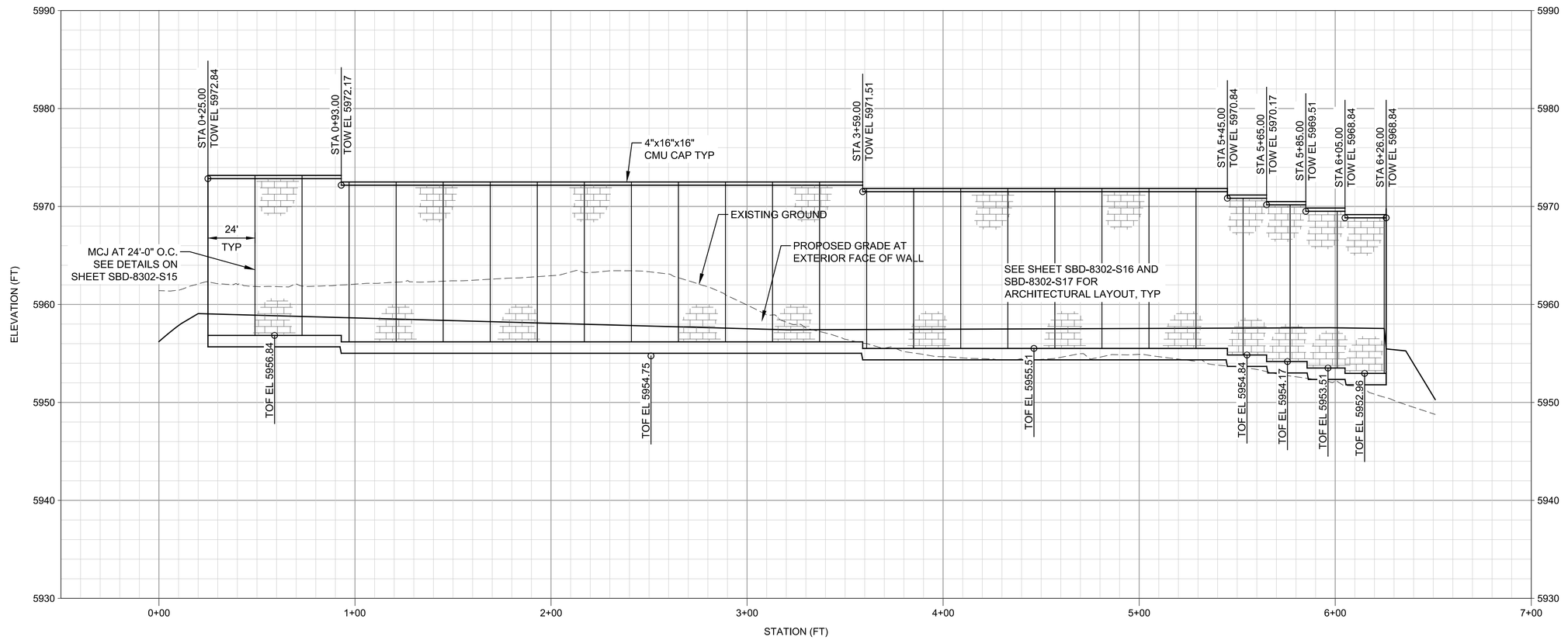


WEST WALL PLAN

1"=30'



WEST WALL PROFILE

1"=30' Horiz
1"=6' Vert

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DATE: Aug 23, 2023 - 8:58am XREFS: PNM Title block1 Site 20 Linework Original Topo Linework IMAGES: SM Signature.jpg

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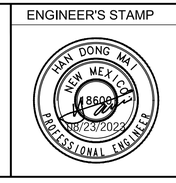

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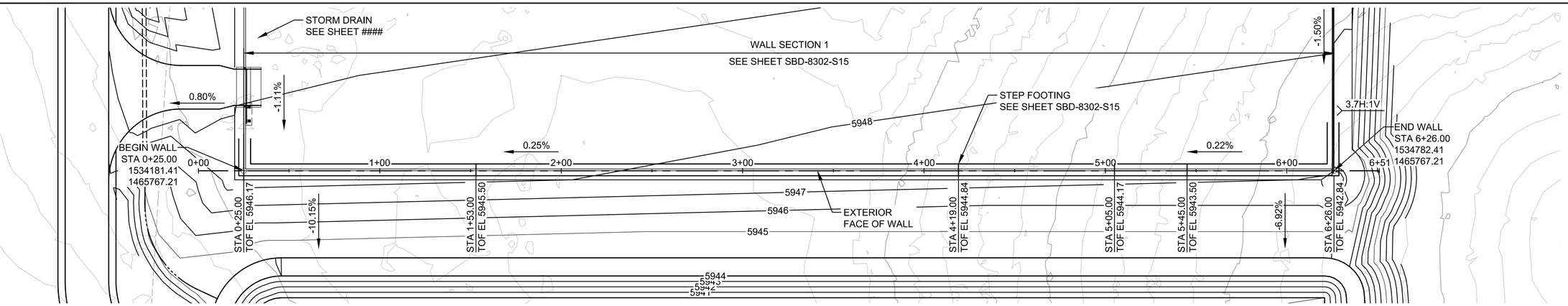
WEST WALL PLAN AND PROFILE
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

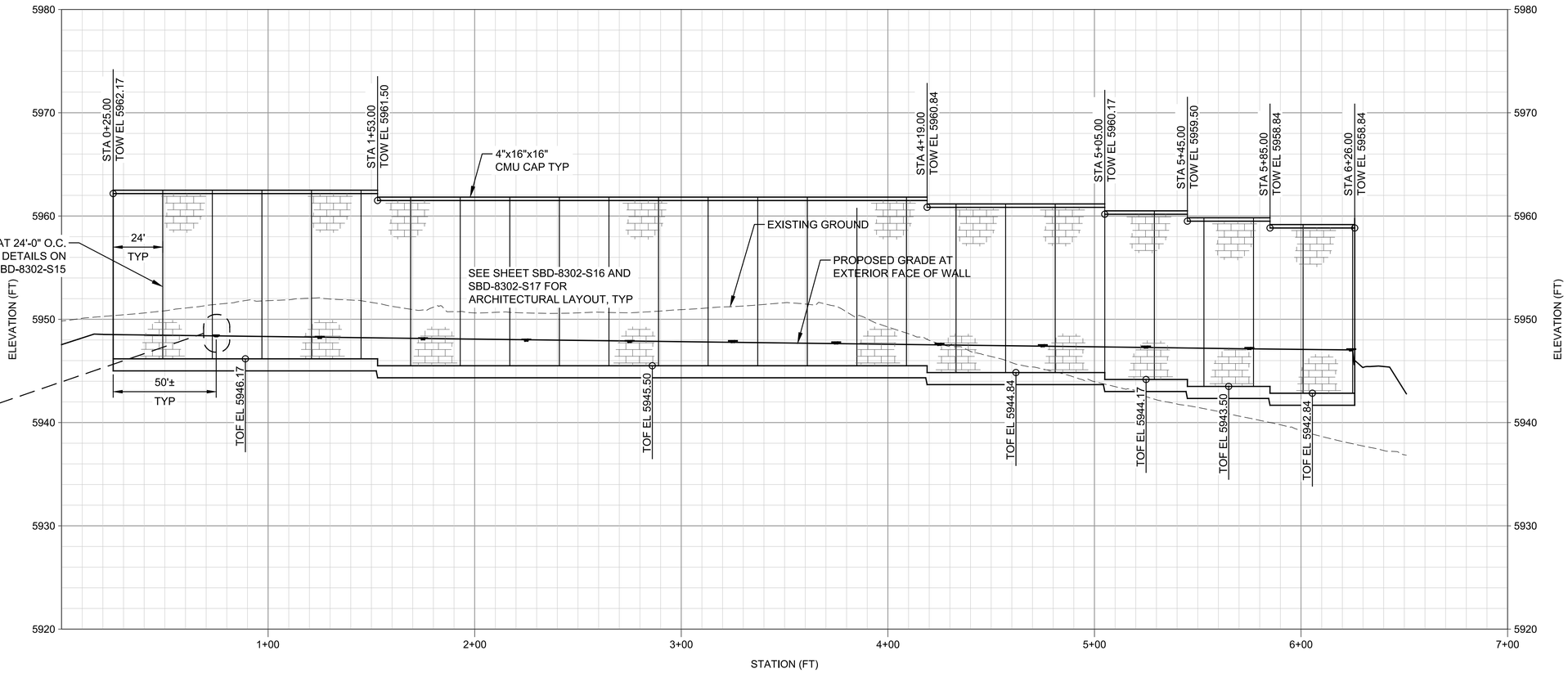
DR: JSH		DATE: 1/9/23
CKD: RH	OK:	SCALE: As Noted
APP:	SBD-8302-S13	13 OF 18
REV. NO.		



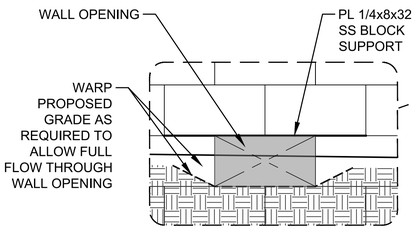
EAST WALL PLAN
1"=30'

N

0 30' 60'



EAST WALL PROFILE
1"=30' Horiz
1"=6' Vert



WALL OPENING DETAIL
12 PLACES

DWG: C:\Users\jesse.higgins\OneDrive - AECOM Directory\Projects--\DSLGI\HF0089\21\Quail Ranch\910--CAD\20--SHEETS\S-EAST WALL PnP.dwg USER: jesse.higgins
DATE: Aug 23, 2023 - 8:58am XREFS: PNM Title block IMAGES: SM Signature.jpg
Site 2D Linework Original Topo Linework

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08/23/2023
PROFESSIONAL ENGINEER

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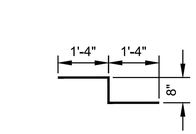
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

EAST WALL PLAN AND PROFILE
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

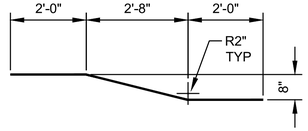
DR: JSH		DATE: 1/9/23
CKD: RH	OK:	SCALE: As Noted
APP:	SBD-8302-S14	14 OF 18
REV. NO.		

LAP AND BEND SCHEDULE CLASS "B" (U.N.O.)			
BAR SIZE	LAP BARS IN CONCRETE	LAP BARS IN MASONRY	INSIDE BEND DIA.
#4	18"	12"	3"
#5	24"	16"	3 3/4"
#6	28"	28"	4 1/2"

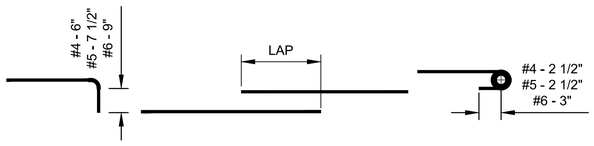
NOTES:
1. CLASS B LAP SPLICES USING DEFORMED BARD REINF. - TYP.
2. TABLE ASSUMES NON-EPOXY COATED REINFORCING BARS.



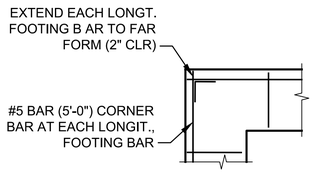
1/2" DIAMETER BENT BAR
SCALE: 1/2"-1'-0"



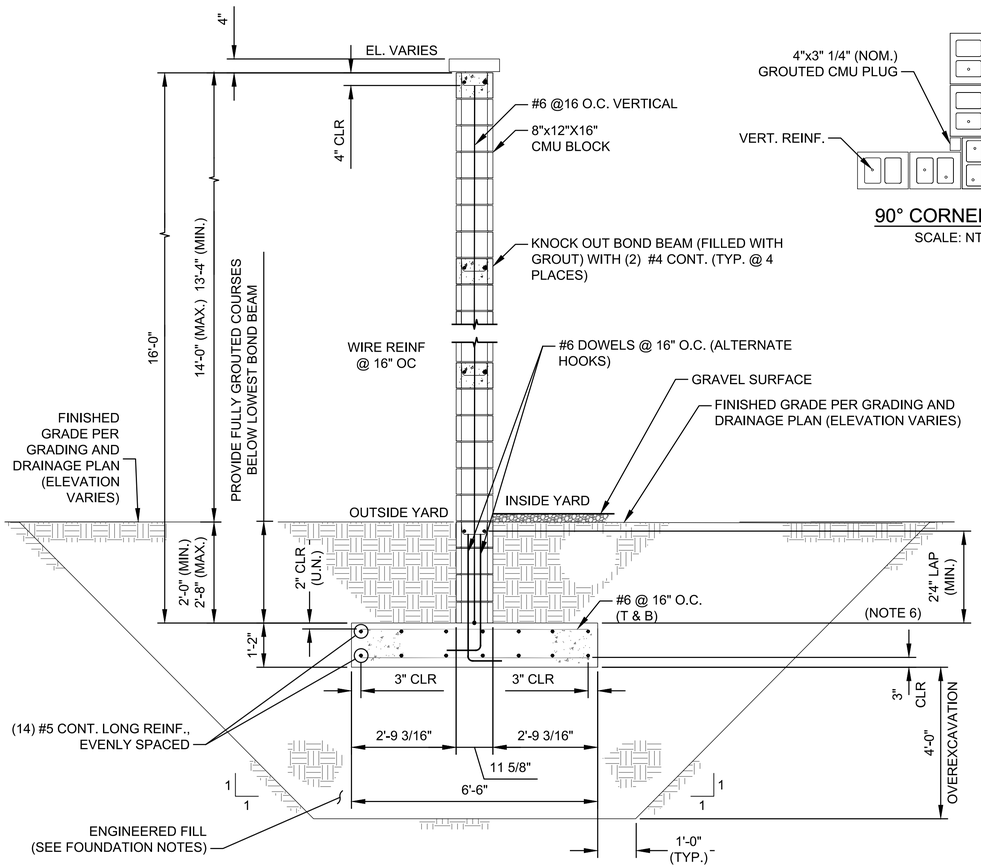
#5 STEP REBAR
SCALE: 1/2"-1'-0"



TYPICAL REINFORCING LAP/BEND SCHEDULE
SCALE: NTS

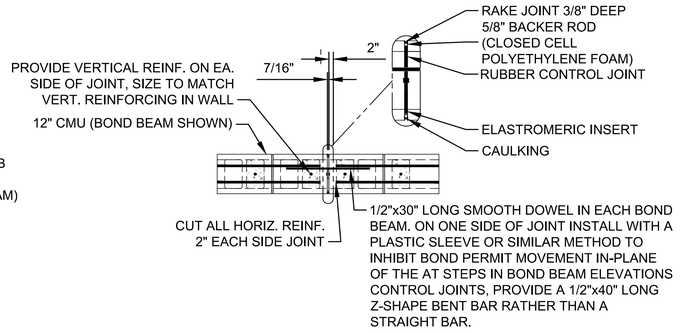


TYPICAL FOOTING CORNER REINFORCING
SCALE: NTS

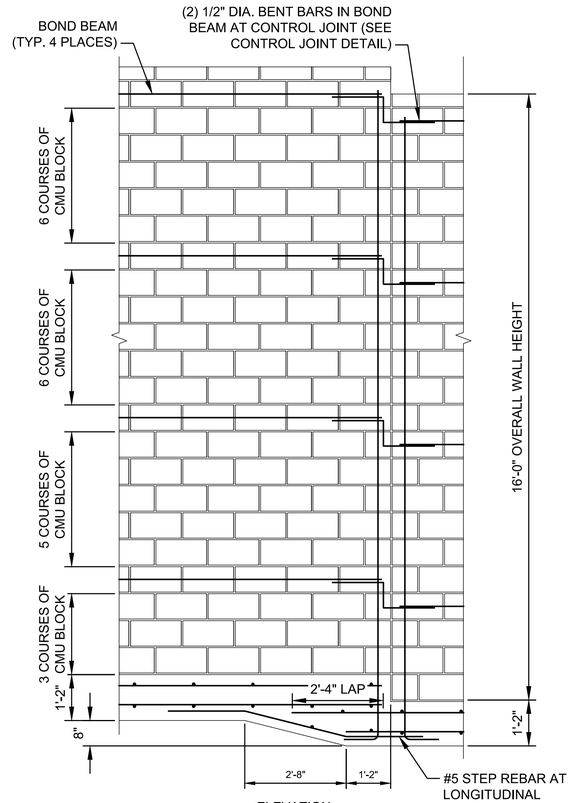


1 TYPICAL WALL SECTION
Scale: 1/2"=1'-0"

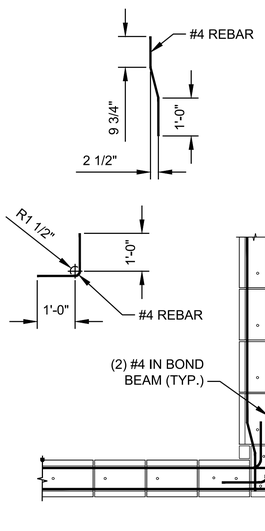
90° CORNER
SCALE: NTS



CONTROL JOINT DETAIL
SCALE: NTS



ELEVATION



90° BOND BEAM COURSE REINFORCEMENT
SCALE: 1/2"-1'-0"

STEP FOOTING AND WALL (WHERE REQUIRED)
SCALE: NTS

FOUNDATION NOTES:

1. CLEAN ON-SITE SOILS OR IMPORTED MATERIALS THAT CONFORM TO THE FOLLOWING TABLE SHALL BE USED AS ENGINEERED FILL MATERIAL.

2. IMPORTED EXISTING SITE SOILS USED AS FILL SHALL CONFORM TO THE FOLLOWING:

GRADUATION:	PERCENT FINES BY WEIGHT: (ASTM C136)
1 1/2"	100
NO.4 SIEVE	50-100
NO. 200 SIEVE	25-70
SPECIFICATIONS:	
MAX. EXPANSIVE POTENTIAL	1.0%

3. ON-SITE AND APPROVED IMPORTED SOIL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OF THE MODIFIED PROCTOR (ASTM D1557) AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM MOISTURE CONTENT. ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN HORIZONTAL LIFTS. FILL LIFTS SHALL NOT EXCEED 10" LOOSE THICKNESS.

4. ALL EXCAVATIONS TO HAVE BOTTOM 10" OF SUBGRADE SCARIFIED, MOISTURE CONDITIONED TO OPTIMUM, & COMPACTED TO OF MAXIMUM DRY DENSITY PER ASTM D1557.

5. SLOPE OF THE SIDES OF EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT FOR THE SITE. SIDE SLOPES SHALL NOT BE GREATER THAN 1:1.

6. ALONG THE WEST SIDE OF THE SUBSTATION THE TOP OF FOOTING SHALL NOT BE LOWER THAN SHOWN ON THE WALL PLAN AND PROFILE SHEETS IN ORDER TO PERMIT STORMWATER DRAIN PIPE TO PASS UNDER THE TOP OF THE FOOTING WITHOUT INTERFERENCE BETWEEN THE TWO ITEMS.

7. WALL FOOTING SHALL BE NARROWED LOCALLY AS REQUIRED AT CATCH BASINS FOR THE STORMWATER PIPE ALONG THE EAST AND WEST WALLS TO PERMIT CATCH BASIN INSTALLATION. COMPRESSIBLE JOINT FILLER SHALL BE USED TO ENSURE ISOLATION OF THE WALL FOOTING FROM CATCH BASIN WHERE GAP BETWEEN THE TWO ITEMS IS LESS THAN TWO INCHES.

DWG: C:\Users\jesse.higgins\OneDrive - AECOM Directory\Projects-USSS.DIR\60619\Quail Ranch\KHA-CAD\20-SHEETS\S-DETL-CMU-BLOCK-1.dwg USER: jesse.higgins
DATE: Aug 21, 2023 8:50am XREFS: PNM Title Block2 IMAGES: SM Signature.jpg

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

CMU BLOCK WALL DETAILS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:			
REV. NO.	SBD-8302-S15	15 OF 18	

ARCHITECTURAL DETAILS 1
SCALE: NONE

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PROFESSIONAL ENGINEER

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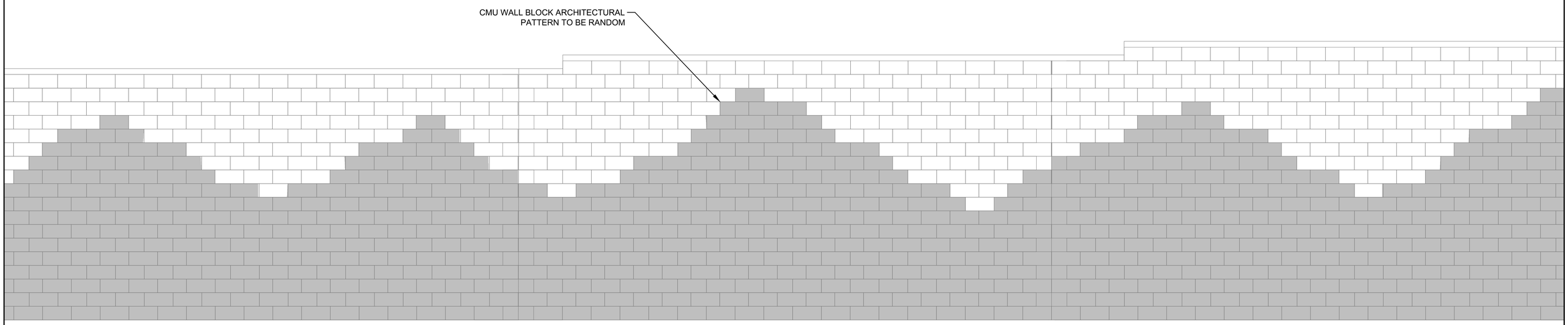
ARCHITECTURAL DETAILS 1
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S16		16 OF 18
REV. NO.			



CMU PATTERN DETAIL

SCALE: NONE

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DATE: Aug 21, 2023 6:45pm XREFS: PNM Title Block MASES: SM Signature.jpg

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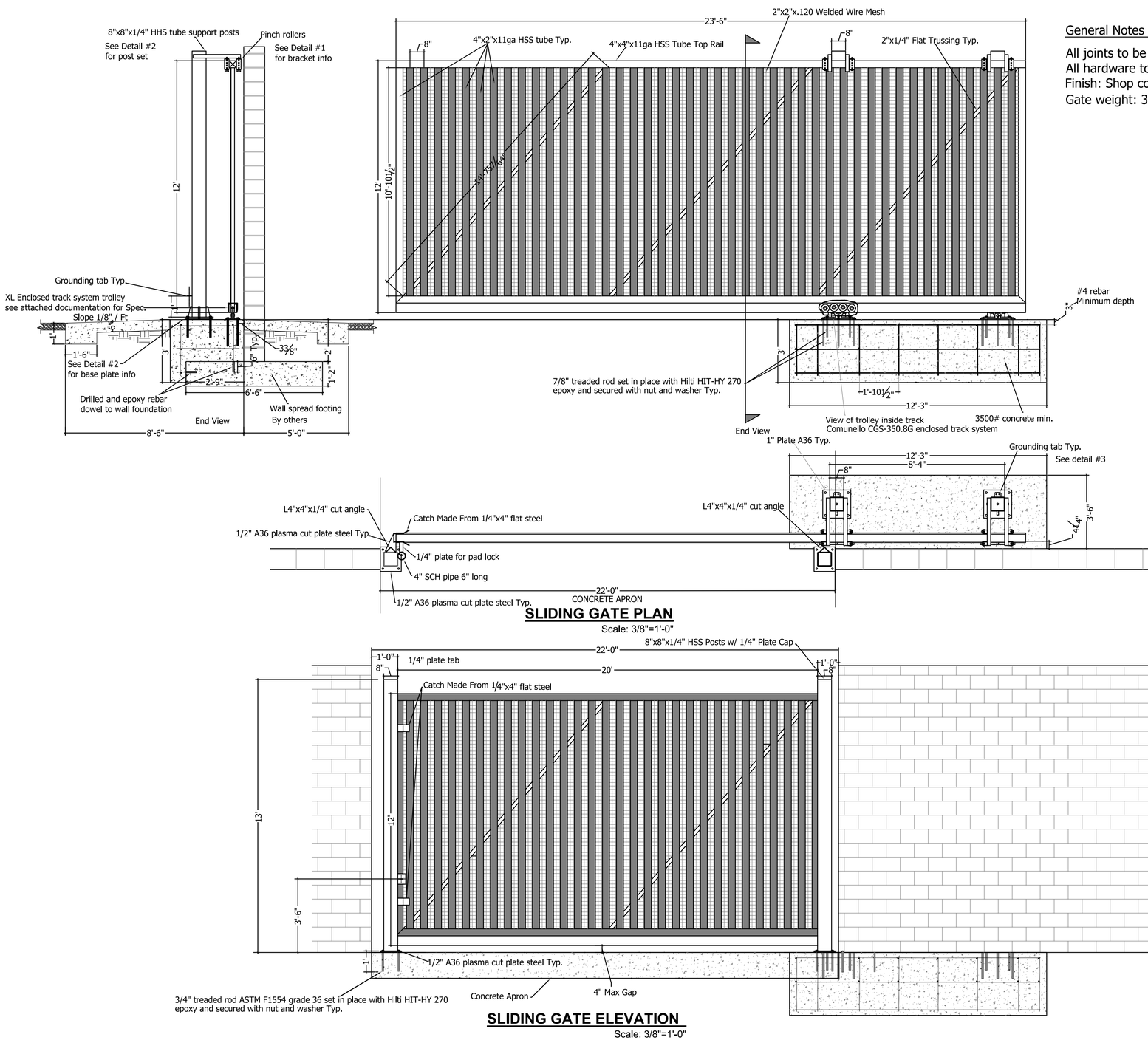
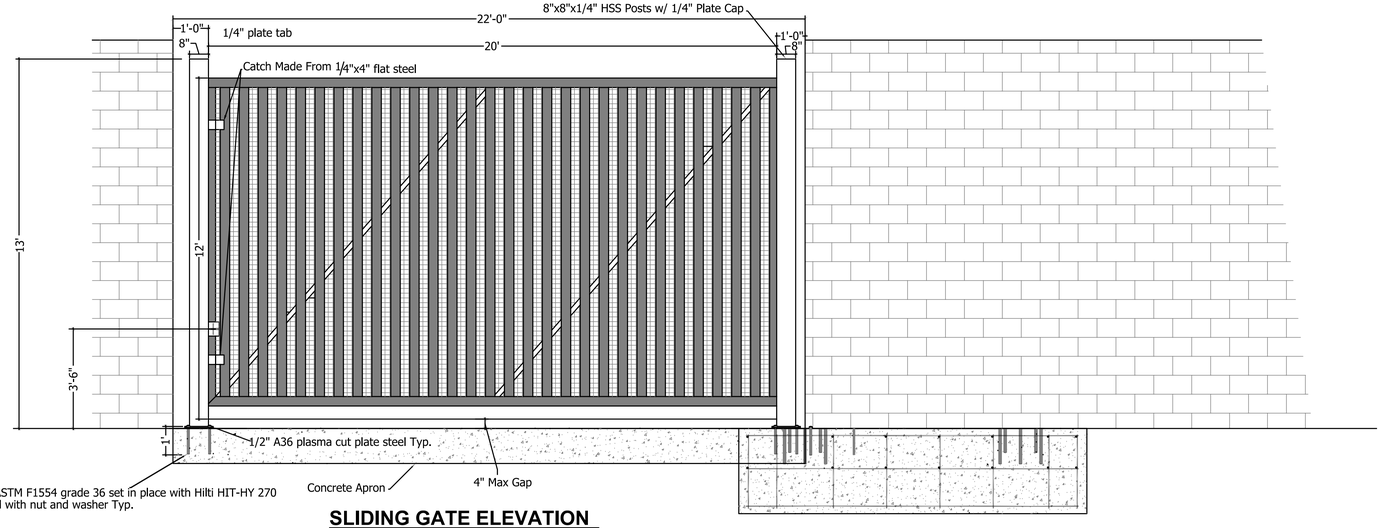
ARCHITECTURAL DETAILS 2
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: JSH		DATE: 1/9/23	
CKD: RH	OK:	SCALE: As Noted	
APP:	SBD-8302-S17	17 OF 18	
REV. NO.			



SLIDING GATE PLAN

Scale: 3/8"=1'-0"

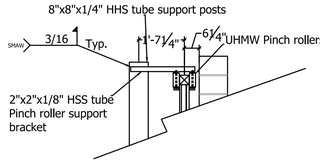


SLIDING GATE ELEVATION

Scale: 3/8"=1'-0"

General Notes

All joints to be fully welded
All hardware to be Galv. coated
Finish: Shop coat primer
Gate weight: 3300#



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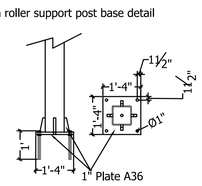

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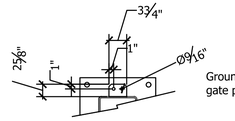

Grounding tabs to be welded to gate posts 1' above base plates

Detail #3

DWG: C:\Users\jesse.higgins1\OneDrive - AECOM (Directory\Projects-USSC\HFOBR\Quail Ranch\910-CAD\20-SHEETS\5-DETL-SLIDE_GATE-1.dwg USER: jesse.higgins
DATE: Aug 23, 2023 8:59am XREFS: PNM Title block IMAGES: SN_Signature.jpg

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SLIDING GATE DETAILS
GRADING AND DRAINAGE
345kV QUAIL RANCH SWITCHING STATION

DR: HDM		DATE: 1/9/23	
CKD: RBH	OK:	SCALE: As Noted	
APP:			
REV. NO.	SBD-8302-S18	18 OF 18	

154.77 FENCE/WALL REGULATIONS.

(A) For the purpose of administering and enforcing this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

(1) *Fence descriptions.*

FENCE/WALL TYPE	FENCE DESCRIPTION
COMMON FENCE	A fence that straddles a property line. For the purposes of this section, it is assumed that common fences are jointly owned in their entirety by each property owner and that initial construction and any modifications that require city approval beyond typical maintenance require the written permission of each property owner.
ELECTRICAL FENCE	A fence consisting of wires charged with electricity serving to confine domestic animals or livestock.
FENCE	A vertical structure taller than one foot, not more than 20 inches wide, which forms a barrier built for the purpose of protection, decoration, confinement, enhancement of privacy, and in some cases built for safety.
SWIMMING POOL FENCE	A fence that is six feet in height that serves to limit access for safety purposes.
RETAINING WALL	Any structure that is intended to retain more than 18 inches of soil or similar material.

(B) *Acceptable materials.* Construction materials for fences include common construction materials such as wood, masonry, adobe, chain link, wire mesh, or other materials approved by DSD. Barbed wire, concertina wire, or similar material is only appropriate in the E-1/Estate Residential District where it may be used to confine horses or in M-1 and C-2 Districts. Broken glass in/on fences is strictly prohibited.

(C) Fences may be placed anywhere within a lot, parcel, or tract of land within the city as specified herein. Fences may not be placed beyond property lines. Fences in the public right-of-way are strictly prohibited. Placement of a fence within an easement requires written permission of the grantee to which the easement is assigned.

(D) Maximum fence height varies with the location of the fence on the property.

(1) Fences allowed in the front setback area can reach a maximum height of four feet, except that fence height on corner lots must conform to the specifications under clear sight triangle, as defined in Section 154.03.

(2) Fences built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet.

(3) Fences built outside the setback area within the buildable area of a lot, parcel, or tract may reach a maximum height of eight feet.

(a) The maximum fence height on nonresidential property is eight feet where it abuts residential property, along the rear or side property line.

(E)(1) Fence height is measured from grade where the fence is located. It is considered a subterfuge of this chapter to pile or berm dirt or other materials and attempt to measure a fence from the top of the berm or from the top of a “pseudo” retaining wall. It is, however, allowed to fill in large areas of a lot, parcel or tract in order to achieve an overall or consistent grade, and then measure fence heights from that grade. A change in grade requires approval by DSD.

(2) Fences may be placed on top of retaining walls and height will be measured from the grade level of the retained material behind the retaining wall or, in other words, from the highest soil or similar material point.

(F) *Special fences.*

(1) *Swimming pool.* Fences are required around any swimming pool which is greater than three feet in depth or which exceeds 5,000 gallons. The pool must be enclosed on all sides by a fence or other barrier that provides an impediment of at least six feet thereby limiting access. In the event of a grade separation or the erection of an above ground swimming pool, the six-foot minimum height is measured from outside the fence, while the pool is on the inside. Gates on pool fences are required to be six feet in height with a self-closing latch at least four and one-half feet (54 inches) off the ground. In the case where a common fence cannot be used for a swimming pool fence, the swimming pool fence must be a minimum of four feet in height with a hard cover which complies with the International Building Code.

(2) *Corner lots.* Fences in the clear sight triangle as defined in Section 154.03 may not be greater than 30% solid when viewed along a line of sight which is parallel to the hypotenuse of the clear sight triangle.

(3) Residential fences that abut high intensity nonresidential or multi-family uses may be erected as follows: where a residential lot, parcel or tract abuts an arterial or collector street as defined in the comprehensive plan, or a multi-family or nonresidential zoned property, a fence may be a maximum of eight feet in height along the abutting side or rear property line, behind the front house line.

(4) *Buffer walls.* Fences that are required with multi-family or nonresidential development must be erected and continuously maintained so that a six-foot opaque fence exists along the property lines that abut the residentially zoned property.

(5) Electrical fencing may be placed only on the inside of a fence so that it is not accessible to adjacent property, and requires a conditional use permit.

(G) *Approval process.* All fences require a zoning plan review. If the fence is a part of a larger submittal, for example new home construction, the fencing plan review will occur at that time and is inclusive in the plan review fee. If the fence is an improvement to a developed site, a fencing plan review is required.

(1) Fencing plan review submittal should include the following:

(a) Application;

(b) Lot dimensions (sketch);

(c) Location of existing structures, including retaining walls;

(d) Location of proposed fence, proposed height, and construction materials (cross-section).

(H) *Exemptions.* This section does not apply to fences in existence before the effective date of the ordinance codified in this chapter, as amended, except when the fence is declared a nuisance or hazard as determined by DSD or the Traffic Safety Advisory Committee, such fence may be made to conform with the requirements of this chapter, or removed within 30 days of the closing or transfer or declaration of the fence as a nuisance or hazard.

(Ord. 18-20)

SUMMARY PLAT FOR TRACT 2-E, WITHIN TRACT 2A-1 LANDS OF QUAIL RANCH BULK LAND SUBDIVISION OF TRACTS 2-A, 2-B, 2-C, 2-D, AND 1-A (BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF QUAIL RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROTRACTED SECTIONS 1 THROUGH 5 AND 8 THROUGH 17 TOWNSHIP 11 NORTH, RANGE 1 EAST, NMPM CITY OF RIO RANCHO, BERNALILLO COUNTY, NEW MEXICO DECEMBER 2023

NOTES:

1. BASIS OF BEARING – Bearings shown hereon are based on the New Mexico State Plane Coordinate System, Central Zone, North American Datum of 1983 (2011),

   Ground to Grid Scale Factor = 0.999656249765
   Convergence Angle = -0°19'35.9" All bearings are grid bearings, distances are ground distances

   Field data for this project was obtained using Trimble dual frequency GPS receivers in RTK Mode with Trimble VRN base PRS993949257260 .

   The project was converted to ground at point 61, being a found 1" pipe having the True New Mexico State Plane US Survey Feet Coordinates N1535125.138, E1471245.139. All other points and coordinates are ground coordinates related to the base control point. All elevations are NAVD88.

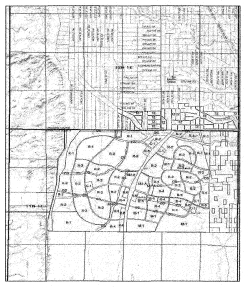
   All field work was completed by the field crews and supervised by Katherine C. Gallegos, NMPLS No. 22500 on May 22, 2023.

2. Number 5 rebar with orange plastic cap set at all four corners of the switchyard tract. Three control points were also set, as shown on the plat.

3. This is a single page of a multiple page document packet. No individual page can be interpreted alone and must be considered in the context of the entire document, including but not limited to descriptions, surveyor statements, and plats

4. Subdivision Data
   Number of Lots Replatted 2
   Number of Lots Created 1
   Miles of Road Created 0

5. Flood Zone X, FEMA Firmette 35001C0080H



AREA MAP
N.T.S.
ZONE ATLAS PAGE 17 & 28

DOC# 2023081375
12/20/2023 10:19 AM Page: 1 of 3
Fee: $25.00 RT $0.00 PT $10.00 Linda Stover, Bernalillo County

RESOURCES (Including but not limited to):
Access Easement Agreement Document 2022108457, recorded 12/21/2022

Bulk Subdivision Tracts 2-A, 2B, 2-C, 2-D, and 1-A Lands of Quail Ranch Document 2019016035, recorded 3/01/2019 Book 2019C Page 0018

PURPOSE OF PLAT

The purpose of this plat is to designate a tract of land, being Tract 2-E, located in protracted section 4, T11N, R1E, NMPM, Tract 2A-1 of Lands of Quail Ranch Subdivision, Town of Alameda Grant, City of Rio Rancho, Bernalillo County, New Mexico for a proposed switchyard.

LEGAL DESCRIPTION

Tract 2-E, located in protracted section 4, T11N, R1E, NMPM, being part of Tract 2A-1 of Lands of Quail Ranch Bulk Land Subdivision Tracts 2-A, 2-B, 2-C, 2-D, and 1-A, Lands of Quail Ranch, Town of Alameda Grant, City of Rio Rancho, Bernalillo County, New Mexico recorded Book 2019C, Page 18

SURVEYOR'S STATEMENT

I, Katherine Gallegos, New Mexico Professional Surveyor Number 22500, do hereby state that this sketch is based on a field survey made by me or under my direct supervision; that this survey meets the "Minimum Standards for Surveying in New Mexico", and that this illustration represents the location of the easement in relation to the property shown to the best of my professional knowledge, information, and belief, it correctly represents the facts found at the time of survey.

Transmission & Distribution Services, LLC
Katherine C. Gallegos, NMPLS No. 22500

Sworn and subscribed this 27th day of December, 2023

Notary Public

State of New Mexico - Notary Public
Jennifer Robyn Atkinson
Commission Number 1140498
My Commission Expires 06-13-2027

JURISDICTIONAL STATEMENT

I, KATHERINE GALLEGOS, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 22500, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISTDICTION OF THE CITY OF RIO RANCHO

Transmission & Distribution Services, LLC
Katherine C. Gallegos NMPLS No. 22500

CITY OF RIO RANCHO	DATE	12/28/2023
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE	12/12/2023
NM GAS COMPANY	DATE	12/11/2023
QWEST	DATE	12/8/23
CENTURY LINK	DATE	12/20/23

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
1003065265264 20101
Ranch Joint Venture

Bernalillo County Treasurer — 12/28/23 Date

TREASURER'S CERTIFICATE

INDEXING INFORMATION FOR COUNTY CLERK
OWNER – RANCH JOINT VENTURE, LLP

SECTION 4, TOWNSHIP 11 North, Range 1 East

SUBDIVISION: LANDS OF QUAIL RANCH
UPC:

PUBLIC APPROVALS

Approved on this 28th day of December 2023

Development Services Director
Amy Rincon

CITY CLERK'S CERTIFICATION

I, Rebecca Martinez, City Clerk of Rio Rancho, Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved administratively by the City of Rio Rancho Development Services Department on the 28th day of December 2023

City Clerk — Deputy City Clerk 12/28/23 Date
Rebecca A. Martinez

COUNTY FILING CERTIFICATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS
DOCUMENT NO. _____
ON THE _____ DAY OF _____ 20____, AT _____
O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____ PAGES _____,
OF THE RECORDS OF SAID COUNTY

COUNTY CLERK — DATE

DEDICATION

The plat hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to said survey of Tract 2-E.

OWNER: RANCH JOINT VENTURE, LLP
Authorized Agent "AA" — Signature
Title: MBR, LLC

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
Nov 13th 2023
BY: Charles Yeomans
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/22/2026

LINDA S. TOVREA
Notary Public - State of New Mexico
Commission # 1095344
My Comm. Expires Sep 20, 2026

DISCLAIMER
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCO) and Quest Corporation dba CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCO, and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

T&D SERVICES
Professional Engineers - Licensed Surveyors
9550 San Mateo Blvd NE, Suite G
Albuquerque, NM 87113

COORDINATE INFORMATION			
STATE PLANE ZONE	GRID/GROUND COORDINATES	GEOID	
NMSP CENTRAL	GROUND	G18	
HORIZONTAL DATUM	VERTICAL DATUM	GEODETIC ANGLE	
NAD83(2011)	NAVD88	-0°19'35.9"	
CONTROL USED	DISTANCE	BASE POINT	
	GROUND	Pt 61	
GROUND TO GRID SCALE FACTOR	BEARING		
0.999656249765	GRID		

PLSS INFORMATION			
LAND GRANT			
TOWN OF ALAMEDA GRANT			
SECTION	TOWNSHIP	RANGE	MERIDIAN
4	11N	1E	NMPM
CITY		COUNTY	STATE
RIO RANCHO		BERNALILLO	NM
SUBDIVISION			
LANDS OF QUAIL RANCH			

PNM RESOURCE'S TRACT 2-E QUAIL RANCH SWITCHYARD

12/27/23

RPF Plat Book 34 Page 92-94

SUMMARY PLAT FOR TRACT 2–E, WITHIN TRACT 2A–1 LANDS OF QUAIL RANCH BULK LAND SUBDIVISION OF TRACTS 2–A, 2–B, 2–C, 2–D, AND 1–A (BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF QUAIL RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROTRACTED SECTIONS 1 THROUGH 5 AND 8 THROUGH 17 TOWNSHIP 11 NORTH, RANGE 1 EAST, NMPM CITY OF RIO RANCHO, BERNALILLO COUNTY, NEW MEXICO DECEMBER 2023

PARCEL SURVEY
TRACT 2–E
WITHIN PROTRACTED SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST, NMPM
TRACT 2–A, BULK LAND SUBDIVISION, LANDS OF QUAIL RANCH
BERNALILLO COUNTY, NEW MEXICO

DOC# 2023081375
12/28/2023 10:19 AM Page: 2 of 3
PLAT R $25.00 B: 2022C P: 0115 Linda Stover, Bernalillo County

SURVEYOR'S DESCRIPTION OF: A certain tract of land, hereby designated as Tract "2–E", a switchyard site for PNM Resources, situated within protracted section 4, Township 11 North, Range 1 East, New Mexico Principal Meridian, Tract 2–A, Lands of Quail Ranch, Town of Alameda Grant, City of Rio Rancho, Bernalillo County, State of New Mexico, and being more particularly described as follows:

Beginning at the northeastern corner of said tract, located in protracted section 4, T11N, R1E, NMPM, being a set ⅝" rebar with orange plastic cap NMPLS 22500, having the Local NAD83(2011) US Survey Feet Coordinates of N1535074.46, E1465861.84, Latitude 35°13'04.1", Longitude −106°50'03.9", from which point the found 1" pipe marking the southeast corner of section 34, T12N, R1E, NMPM, having True New Mexico State Plane Central, NAD83(2011), US Survey Feet Coordinates of N1535125.14, E1471245.14, Latitude 35°13'04.9", Longitude −106°48'59.1", bears N89°27'38"E a distance of 5,383.54 feet,

Thence S00°00'02"W a distance of 874.60 feet to a corner of Tract "2–E", being a set ⅜" rebar with orange plastic cap NMPLS 22500, from which point the set control point 72, being a number 5 rebar with aluminum cap having Local NAD83(2011) US Survey Feet Coordinates of N1534612.38, E1465942.73, Latitude 35°12'59.5", Longitude −106°50'02.9", bears N12°39'39"W a distance of 420.38 feet,

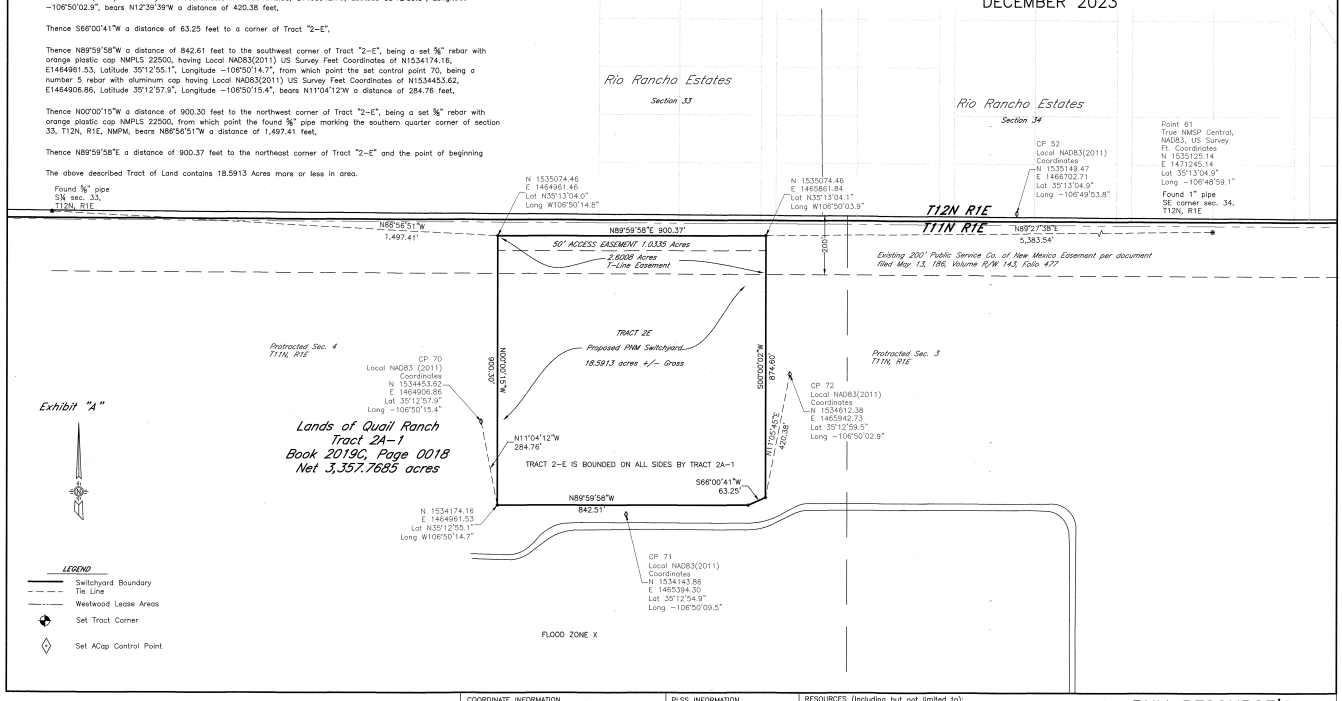
Thence S66°00'41"W a distance of 63.25 feet to a corner of Tract "2–E",

Thence N89°59'58"W a distance of 842.61 feet to the southwest corner of Tract "2–E", being a set ⅜" rebar with orange plastic cap NMPLS 22500, having Local NAD83(2011) US Survey Feet Coordinates of N1534174.16, E1464961.53, Latitude 35°12'55.1", Longitude −106°50'14.7", from which point the set control point 70, being a number 5 rebar with aluminum cap having Local NAD83(2011) US Survey Feet Coordinates of N1534453.62, E1464906.86, Latitude 35°12'57.9", Longitude −106°50'15.4", bears N11°04'12"W a distance of 284.76 feet,

Thence N00°00'15"W a distance of 900.30 feet to the northwest corner of Tract "2–E", being a set ⅝" rebar with orange plastic cap NMPLS 22500, from which point the found ⅝" pipe marking the southern quarter corner of section 33, T12N, R1E, NMPM, bears N86°56'51"W a distance of 1,497.41 feet,

Thence N89°59'58"E a distance of 900.37 feet to the northeast corner of Tract "2–E" and the point of beginning

The above described Tract of Land contains 18.5913 Acres more or less in area.



T&D SERVICES
Professional Engineers · Licensed Surveyors
9550 San Mateo Blvd NE, Suite G
Albuquerque, NM 87113

SCALE:
1 INCH = 200 FEET
200 0 200 400

COORDINATE INFORMATION			
STATE PLANE ZONE	GRID/GROUND COORDINATES	GEOID	
NMSP CENTRAL	GROUND	G18	
HORIZONTAL DATUM	VERTICAL DATUM	GEODETIC ANGLE	
NAD83(2011)	NAVD88	−0°19'35.9"	
CONTROL USED	DISTANCE	BASE POINT	
	GROUND	Pt 61	
GROUND TO GRID SCALE FACTOR	BEARING		
0.999656249765	GRID		

PLSS INFORMATION			
LAND GRANT			
TOWN OF ALAMEDA GRANT			
SECTION	TOWNSHIP	RANGE	MERIDIAN
4	11N	1E	NMPM
CITY		COUNTY	STATE
RIO RANCHO		BERNALILLO	NM
SUBDIVISION			
LANDS OF QUAIL RANCH			

RESOURCES (Including but not limited to):
Access Easement Agreement Document 2022108457, recorded 12/21/2022
Bulk Subdivision Tracts 2–A, 2B, 2–C, 2–D, and 1–A Lands of Quail Ranch
Document 2019016035, recorded 3/01/2019 Book 2019C Page 0018

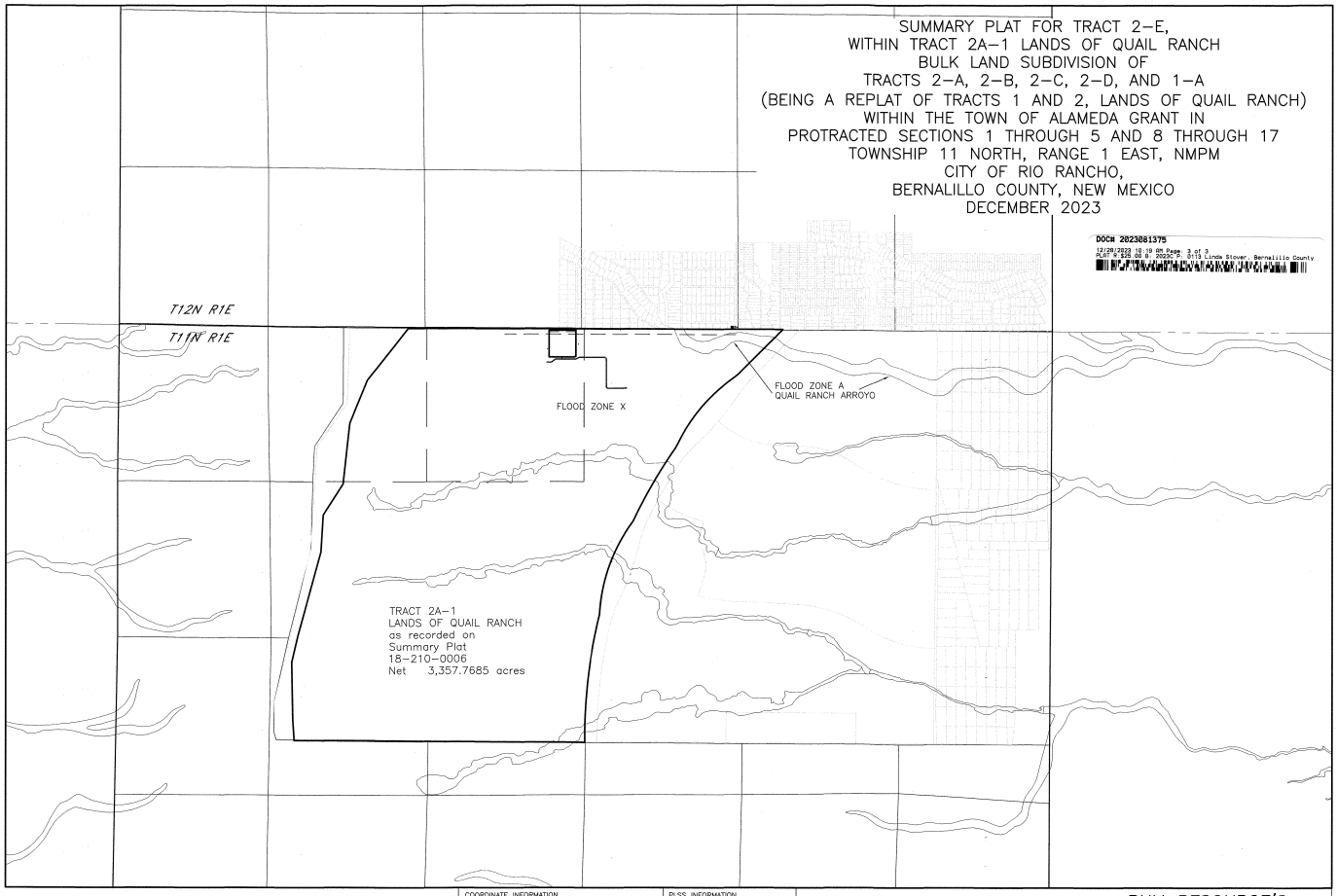
12/21/23

PNM RESOURCE'S
TRACT 2–E
QUAIL RANCH
SWITCHYARD

RRE Plot Book 34 Page 92–94

SUMMARY PLAT FOR TRACT 2–E,
WITHIN TRACT 2A–1 LANDS OF QUAIL RANCH
BULK LAND SUBDIVISION OF
TRACTS 2–A, 2–B, 2–C, 2–D, AND 1–A
(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF QUAIL RANCH)
WITHIN THE TOWN OF ALAMEDA GRANT IN
PROTRACTED SECTIONS 1 THROUGH 5 AND 8 THROUGH 17
TOWNSHIP 11 NORTH, RANGE 1 EAST, NMPM
CITY OF RIO RANCHO,
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2023

DOC# 2023061375
12/29/2023 10:19 AM Page 3 of 3
PLAT R:$25.00 B: 2023C P: 0113 Linda Stover, Bernalillo County



T&D SERVICES
Professional Engineers · Licensed Surveyors
9550 San Mateo Blvd NE, Suite G
Albuquerque, NM 87113

SCALE:
1 INCH = 2000 FEET
2000 0 2000 4000

COORDINATE INFORMATION			
STATE PLANE ZONE	GRID/GROUND COORDINATES		GEOID
NMSP CENTRAL	GROUND		G18
HORIZONTAL DATUM	VERTICAL DATUM	GEODETIC ANGLE	
NAD83(2011)	NAVD88	-0°19'35.9"	
CONTROL USED	DISTANCE	BASE POINT	
	GROUND	Pt 81	
GROUND TO GRID SCALE FACTOR	BEARING		
0.999656249765	GRID		

PLSS INFORMATION			
LAND GRANT			
TOWN OF ALAMEDA GRANT			
SECTION	TOWNSHIP	RANGE	MERIDIAN
4	11N	1E	NMPM
CITY		COUNTY	STATE
RIO RANCHO		BERNALILLO	NM
SUBDIVISION			
LANDS OF QUAIL RANCH			

12/12/23

RRE Plat Book 34 Page 92–94

PNM RESOURCE'S
TRACT 2–E
QUAIL RANCH
SWITCHYARD

RioRancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 3, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Bryan Twyeffort, Armando Cepeda
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Variance for Wall Height DSD #24-110-00001 (Lands of Quail Ranch, Tract 2A)

The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14' tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is encumbered by the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11), adopted June 9, 2022. LQR, Tract 2A is comprised of approximately 3376.3598 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 10, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
( ) RECOMMENDED FOR APPROVAL
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
( ) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Construction plans submitted will need to have the correct current code cycles listed.

Reviewer — Date 1/8/24

Bryan Twyeffort

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 3, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Bryan Twyeffort, Armando Cepeda
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Variance for Wall Height DSD #24-110-00001 (Lands of Quail Ranch, Tract 2A)

The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14' tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is encumbered by the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11), adopted June 9, 2022. LQR, Tract 2A is comprised of approximately 3376.3598 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 10, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA comments:

- How the retention pond captures storm water from behind the wall (basin Prop-PAD)?
- Please note that the retention pond's volume must be a minimum of double the volume of runoff.

_____ 1/5/2024
Reviewer Date

City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

January 5, 2024

RE: **Variance Request Case No. 24-110-00001 (9951 Paseo del Volcan SW; LQR, Tract 2A**

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14-foot tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is within the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11).

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, January 23, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

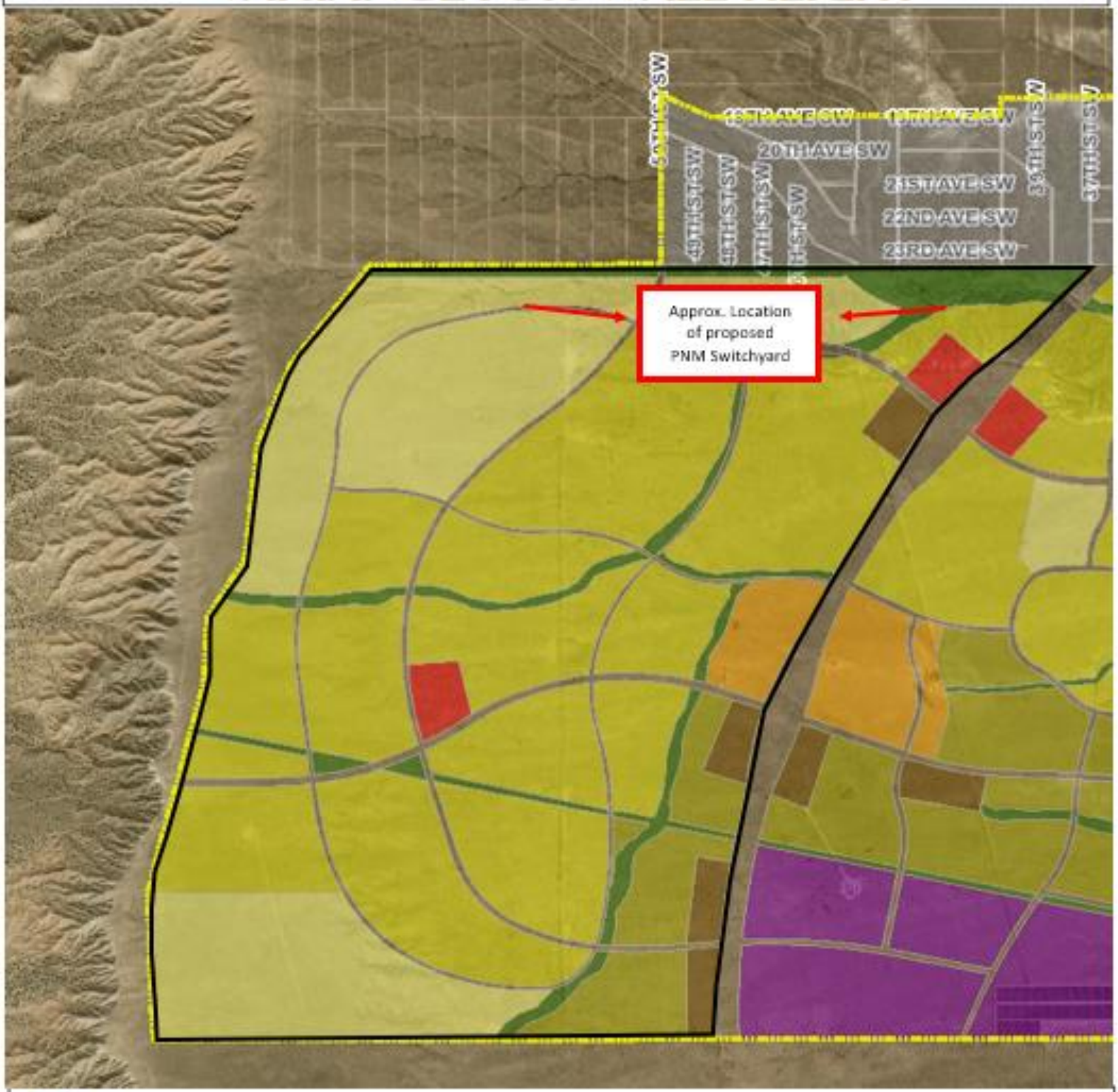
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

9951 PASEO DEL VOLCAN SW
LQR, TRACT 2A
VARIANCE FOR WALL HEIGHT



Rio Rancho City of Vision

0 650 1,300 2,600 3,900 5,200 Feet

Subject Tract

Roads

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 1/5/2024

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**January 23, 2024**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

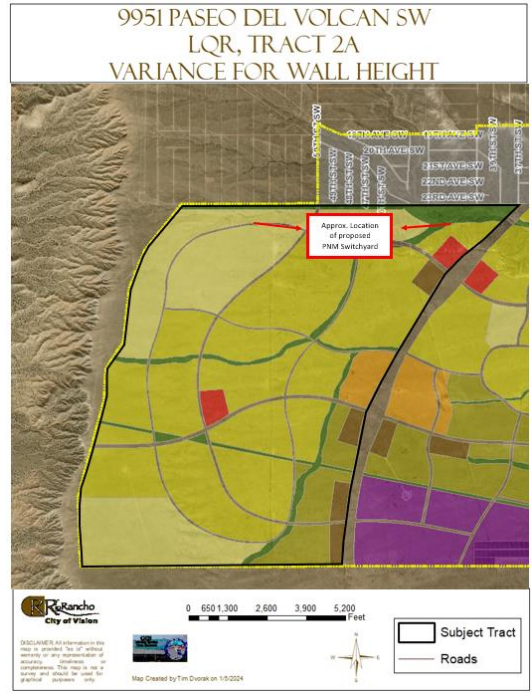
NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**January 23, 2024**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14-foot tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is within the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11). The PZB will hear the request on Jan. 23, 2024.*We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:*

https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 23, 2024:

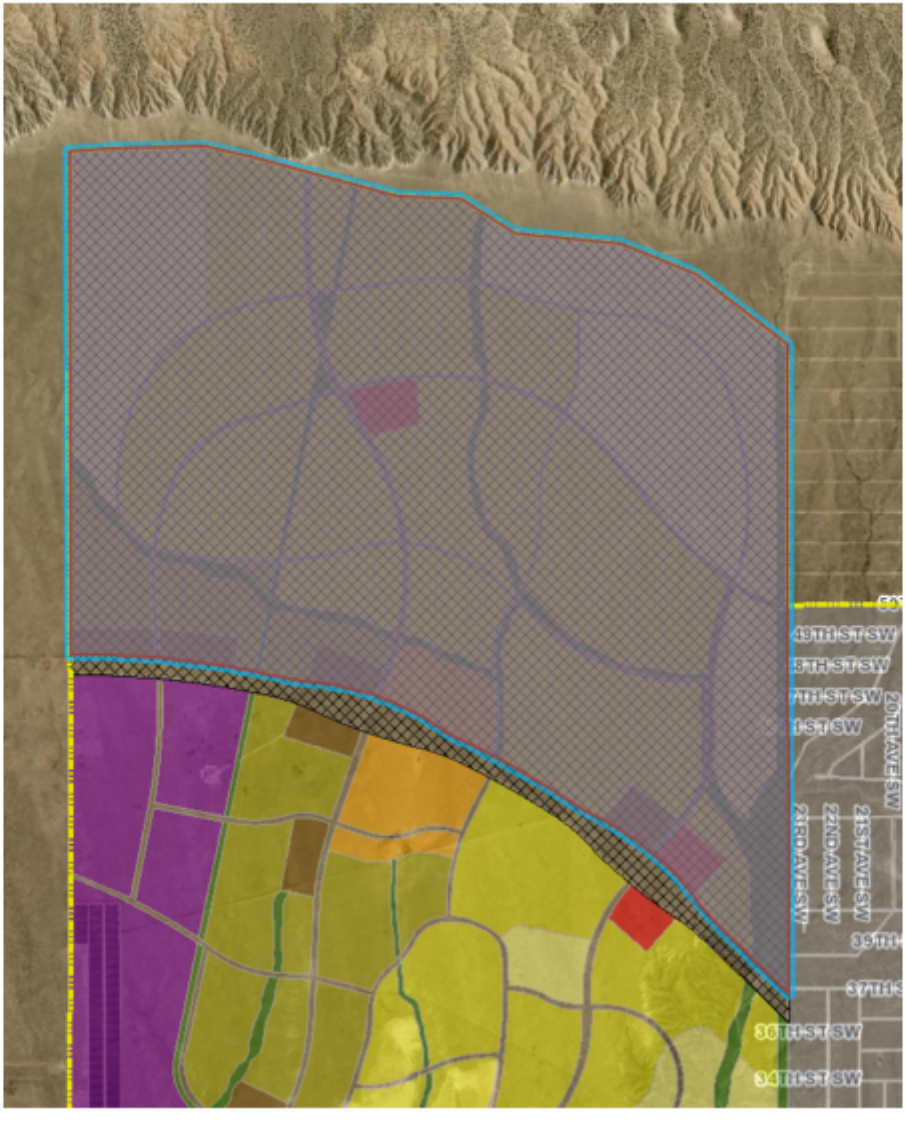
Variance to Wall Height
Case #24-110-00001
The applicant, PNM Resources., through their agent, Dashiell Corp., requests approval of a variance to allow for a 14-foot tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2A. The subject property is within the Lands of Quail Ranch Overlay Zone (Ord. 11, Enact. 22-11).

Preliminary Plat
Case #23-210-00014
The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, requests approval of a preliminary plat creating Vista Grande Phase 2 Subdivision.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 8, 2024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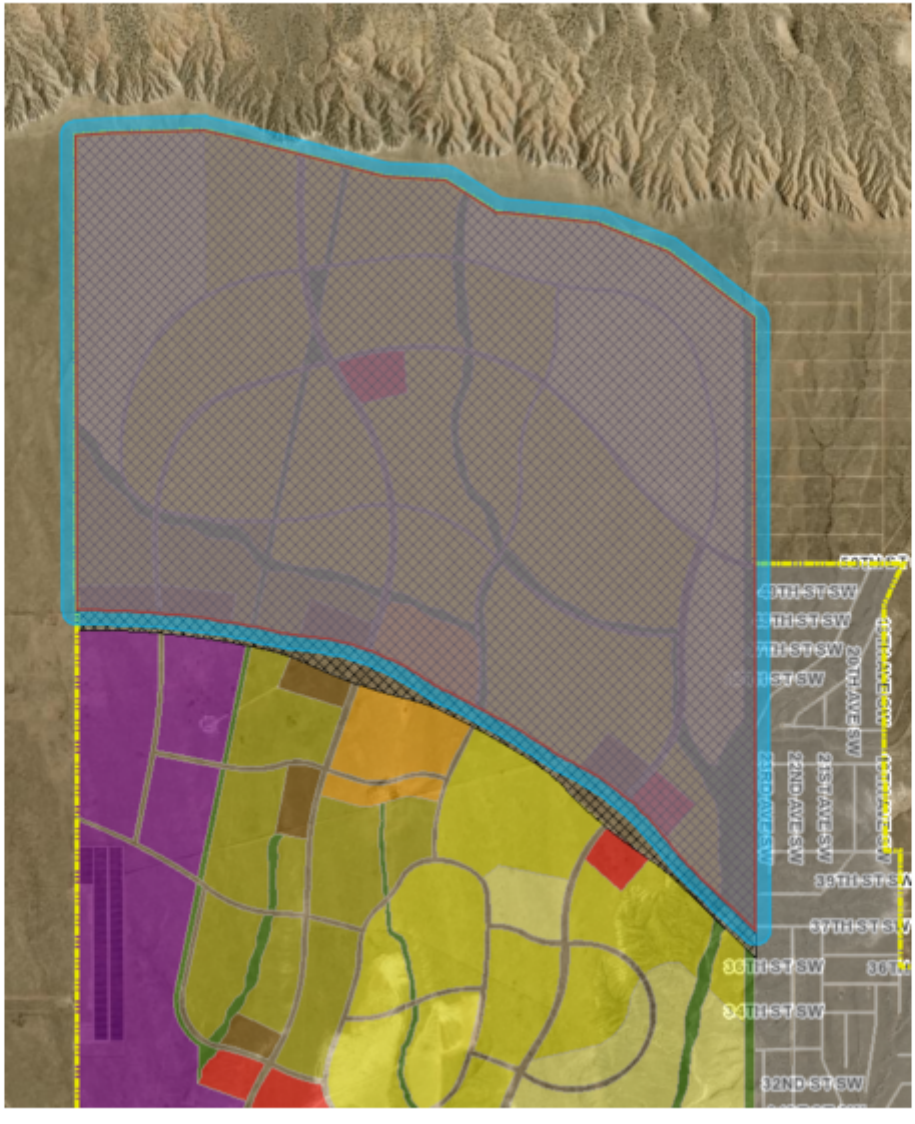
7TH ST SW
1 ST SW
20TH AVE SW
21ST AVE SW
22ND AVE SW
23RD AVE SW
36TH ST SW
34TH ST SW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34TH ST SW
32ND ST SW

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00001

REQUEST FOR VARIANCE TO ALLOW FOR A 14' HIGH CMU BLOCK PERIMETER WALL OUTSIDE OF ALL SETBACKS AT THE SUBJECT PROPERTY OF LANDS OF QUAIL RANCH, TRACT 2-E

Applicant: PNM Resources, through their agent, Dashiell Corp.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of January, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to the fence/wall height requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the fence/wall height requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance to the fence/wall height requirements as set forth in R.O. 2003 § 150.06.
2. The subject variance will not adversely affect the public or surrounding properties.
3. Approval of the subject variance request does not constitute permission to construct; a fence permit must be applied for in order to construct the proposed walls.
4. Applicant shall address all reviewer comments, including but not limited to:

a. Revise construction plans with current code cycles listed.
b. Address SSCAFCA retention pond comments.

THEREFORE, the application for a 14' high CMU block perimeter wall outside of all setbacks, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 23, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE

CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00001

REQUEST FOR VARIANCE TO ALLOW FOR A 14' HIGH CMU BLOCK PERIMETER WALL OUTSIDE OF ALL SETBACKS AT THE SUBJECT PROPERTY OF LANDS OF QUAIL RANCH, TRACT 2-E

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1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to the fence/wall height requirements.
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3. The applicant has the authority to make an application to request a variance to the fence/wall height requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 § 150.06.

THEREFORE, the application for a 14' high CMU block perimeter wall outside of all setbacks, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 23, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman