Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
August 22, 2023
6:00 PM
City Hall

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

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871
Passcode: 026819

Board Members

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1 August 8, 2023 Planning and Zoning Board Meeting Minutes
2023-0808 PZB Minutes.docx

PUBLIC HEARINGS

2 **Withdrawn - Preliminary/Final Plat.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approximately 36.1597 acres zoned BP: Business Park District on the tract legally described as LD, Tract 2-A-1. Staff contact is Tim Dvorak, and staff requests this item be withdrawn as requested by the applicant.
Withdrawal Letter

3 **Variance.** The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.
Location and Zoning Map.pdf
Application Package.pdf
Building Permit Application.pdf

Reproduction of Notices.pdf
Notice Map.pdf
Legal Ad.pdf
Findings_of_Fact.docx

4 **Subdivision Variance.** The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter 155.27 Required Improvements, for the installation of street improvements, sidewalks, sewer mains, and street lighting. The request is for the proposed subdivision of Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
Justification Letter.pdf
Permit for Liquid Waste Disposal System .pdf
Plat.pdf
Reproduction of Notices.pdf
Findings_of_Fact_BMB.docx

5 **Preliminary/Final Plat**. The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a preliminary/final plat, which would create two E-1: Estate Residential zoned lots from the property legally described as Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
Plat.pdf
Reproduction of Notices.pdf

6 **Subdivision Variance.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 requiring a minimum 100' diameter turn-around at the end of a dead-end street. The proposed request is within the Los Diamantes Phase 2 Subdivision on the land legally described as LD2, Block 10, Tract 63A. Staff contact is Tim Dvorak and staff recommends approval with findings.
Location Map.pdf
Application
Justification Letter
Authorization
Summary Plat
Reproduction of Notices
Findings_of_Fact_BMB.docx

7 **Summary Plat.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50’ Public Access Easement on the subject tract, comprising approx. 0.1534 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Location Map
Application
Reproduction of Notices
Justification Letter
Authorization
Summary Plat

8 **Preliminary Plat Extension.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1F Phase I Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location.pdf
Application
Preliminary Plat
Drainage Study
Preliminary Plans
Reproduction of Notices
04-029 O-30.pdf
Public Comment_Bernhardsen, Theresa
Public Comment_Czelusniak, Gosia
Public Comment_Czelusniak,Slawek
Public Comment_Doak, Monna
Public Comment_Walsh, Matt

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
August 8, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0808 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

AUGUST 8, 2023
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich stated this meeting will convene under the virtual format prescribed by the Attorney General's Office guidance issued for public meetings subject to the Open Meetings Act. This includes virtual or telephonic access via Zoom by members of the public. Instructions on how to access this meeting were made available in advance on the official agenda, as well as on the city's website.

Chairman Radosevich called the meeting to order at 6:00 PM and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) July 25, 2023 Planning and Zoning Board Meeting Minutes

Kevin Kofchur moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
The motion carried by a vote of **3 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon
NO: (None)

PUBLIC HEARINGS

2) The applicant, Lamar Advertising Southwest, LLC., through their agent, Matt Yoder, requested approval of a conditional use permit for an off-premises advertising sign (digital billboard) at the location of 9999 NM Highway 528 NE, legally described as Unit 20 Industrial Park, Block A, Parcel A-1.

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

Agent, Matt Yoder agreed with findings and expressed his appreciation for staff's work.

Robert Gabaldon moved to approve Item #2. Seconded by Kevin Kofchur.
The motion carried by a vote of **3 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon
NO: (None)

3) The applicant, Angenica Lucero, requested approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a residential zoning designation, for a proposed retail cannabis establishment. The proposed cannabis establishment will be physically located at 2501 Southern Blvd SE STE 1, and is approximately 51 feet from property line to property line at the shortest distance possible from residentially zoned properties.

Staff member, Chris Benson presented the item, recommending denial and stood for questions.

Applicant, Erica Lucero spoke on the item and stood for questions.

Member of the public, Jerry Shalow spoke against the item.

Chairman Radosevich acknowledged Vice-Chair Richardson's entry into the meeting at 6:13 p.m.

Commissioner Kofchur's questions regarding alternative locations was answered by applicant, Erica Lucero.

Chairman Radosevich confirmed an email that was attached to the agenda packets and explained the ordinance establishing criteria for cannabis shops.

Robert Gabaldon moved to approve Item #3. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **4 AGAINST**.
YES: (None)
NO: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson

4) The applicants, Ron Falkner and Yaoying He, requested approval of a Variance to the maximum fence height allowance for a proposed fence to be located in the rear setback at the subject property legally described as U20, Blk 99, Lot 19; located at 6236 Obeah Ct NE.

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

Applicant, Ron Falkner provided a presentation and spoke extensively on the special circumstances surrounding his request.

Members of the public, Kevin Grannan and Tammy Newman spoke in support of the item.

There was considerable discussion and questions from Commissioner Gabaldon, Commissioner Kofchur and Chairman Radosevich, which were answered and clarified by the applicants, Ron Falkner and Yaoying He, and Development Services Director, Amy Rincon.

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

5) The applicant, City of Rio Rancho, requested approval of a Preliminary/Final Plat for the dedication of Lazo Road SE and the creation of two lots and one parcel, on the property legally described as Unit 16, Block 88, Lots 7 and 34.

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

Public Works Director/City Engineer, BJ Gottlieb spoke on the item and stood for questions.
Member of the public, Armando Martinez spoke on the item.

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

6) The applicant, Butterfly Holdings, LLC, through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Baltic Park subdivision creating eight R-1: Single Family Residential lots on the property legally described as Siesta Hills II, Lot Park.

Staff member, Michelle Costilla presented the item, recommending approval, and stood for questions.

Agent, Bryan Aragon stated he reviewed the conditions of approval and agreed with staff's recommendations and stood for questions.

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

7) The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars Inc., requested approval of a Final Plat for the Cedar Hills 4 subdivision creating four R-1: Single Family Residential zoned lots on the property legally described as Cedar Hills 4, Tract A-1.

Staff member, Michelle Costilla presented the item, recommending approval of the plat with findings and conditions, and stood for questions.

Agent, Bryan Aragon stated his agreement after reviewing the conditions of approval and stood for questions.

Kevin Kofchur moved to approve Item #7. Seconded by Scottie Richardson.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson
NO: (None)

8) The applicant, AMREP Southwest, Inc., through their agent Huitt-Zollars., Inc, requested approval of a Final Plat for the Siesta Hills II Subdivision, on the property legally described as Siesta Hills II, Block 4, Lot 21A.

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

Agent, Bryan Aragon stated he reviewed the conditions of approval and agreed with staff's recommendations and stood for questions.

Scottie Richardson moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson
NO: (None)

9) The applicant, David Torres, requested approval of an amendment to the Broadmoor Drive Specific Area Plan to update the Future Land Use Map.

Staff member, Chris Benson presented items # 9 and # 10 concurrently, recommending approval with findings and stood for questions.

Applicant, David Torres agreed with staff's recommendations and stood for questions.

Commissioner Gabaldon asked about the effects on land use within the area, which was answered by Development Services Director, Amy Rincon.

Kevin Kofchur moved to approve Item #9. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson
NO: (None)

10) The applicant, David Torres, requested approval a zone map amendment for the land legally described as Unit 13, Block 112, Lots 1, 4-7 to amend the zoning from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial District.

Staff member, Chris Benson had nothing further to add and stood for questions.

Kevin Kofchur moved to approve Item #10. Seconded by Scottie Richardson.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon expressed his appreciation to staff for their work.

Chairman Radosevich asked Director, Amy Rincon to clarify the scheduled joint work session with the Governing Body on August 15th. He explained his work on the Sign Code Update and encouraged fellow commissioners to attend the work session.

STAFF REPORTS

11) Planning and Zoning Monthly Building Activity Report – JULY 2023

12) Planning and Zoning Monthly Summary Plat Report – JULY 2023

ADJOURNMENT

Scottie Richardson moved to adjourn the meeting. Seconded by Robert Gabaldon.
Chairman Radosevich adjourned the meeting at 7:25 PM.

APPROVED THIS 22ND DAY OF AUGUST, 2023

_____
Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn - Preliminary/Final Plat. The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approximately 36.1597 acres zoned BP: Business Park District on the tract legally described as LD, Tract 2-A-1. Staff contact is Tim Dvorak, and staff requests this item be withdrawn as requested by the applicant.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required, as the request is being withdrawn as requested by the applicant.

ATTACHMENT: Withdrawal Letter

Timothy Dvorak

From: Kay Brashear <kay@goodwinengineers.com>
Sent: Thursday, August 17, 2023 2:27 PM
To: Timothy Dvorak
Cc: Tim Aldrich; Hiram Crook
Subject: LD Tract 2-A Summary Plat

Caution! This message was sent from outside your organization.

Hi Tim,

We just received word from the Client on the Tract 2-A Summary Plat, he is requesting that it be removed from the P&Z Agenda on 8/22. I think Tim Aldrich sent you the plans that corresponded with it.

Tim Aldrich will finish it out when the Client is ready to move forward, as our office is closing effective September 15th.

Please let us know if you have any questions or need anything further.

Best Regards,

Kay Brashear
Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00010

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.

BACKGROUND AND ANALYSIS:
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The subject property is zoned R-1: Single-Family Residential, consists of 0.51 acres, and is located south of the Rainbow Blvd NE (minor arterial road) and 9th Ave NE (residential road) intersection.

Per §154.60 (3): "Each dwelling unit shall have a roof meeting one of the following minimum criteria: (a) A pitched roof with a minimum slope of two and one-half inches in every 12 inches and no less than six-inch overhangs."

The requested variance is to allow for a roof pitch of 2.04 inches, resulting in a 0.46 inch deviation from the required 2.5 inches; as shown in the included building permit application (#23-6556). Additionally, the applicant has already procured and provided the foundation and septic permits.

REVIEW CRITERIA:

The applicant submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variances) reads in part 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 is the basis for the claim of hardship."

The applicant states within the included justification narrative: "The special circumstances of this roof pitch are that that’s how the manufacture company build's their houses. The year of the mobile home is 2023 and they don't make them with the pitch the city of Rio Rancho is requesting. This set back brings lots of problems do to I have been working on this project for over 6 years I have hired

a contractor to set a septic tank, and a concrete foundation that is made to the size of my mobile home. The result of the outcome that the pitch is denied would be that I have no start this project once again and tear down all work that has been done could take much more than 6 years due to my age and how all the prices of1abor and material keep going up.

I believe my request for this variance is very minimal do to I've seen other mobile homes in the area same street have less of a slope than my mobile home and does not affect the the living conditions. If I had the opportunity to purchase a different mobile home, I would but unfortunate my situation is tough."

Staff finds that the lot is not particularly narrow, shallow, or steep, however the manufactured home's inability to meet the pitch requirement does result in a practical difficulty or unnecessary hardship for the applicant. The submitted and proposed manufactured home is newly manufactured and complies with all other requirements. The requested variance does not have an adverse effect on the surrounding community and the requested variance is not for a significant deviation from the roof pitch requirements, as it is about an 18% variance from the 2.5/12 pitch required.

The applicant has procured the placement and septic permits; their proposed site plan meets setback requirements for their zoning designation; and the building permit (#23-6556) has been approved by City Engineering.

Staff recommends that the Planning and Zoning Board find that the building's inability to meet the pitch requirement is a legitimate hardship, and the request meets the criteria outlined in Section 150.06 of City Code for granting a variance.

NOTIFICATIONS: Neighboring property owners within 100 ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were notified by postcard. A notice sign was erected on the subject property on by the applicant, as required by ordinance, and a legal notice was published in the Rio Rancho Observer on August 7, 2023. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Engineering No adverse comments
CoRR Fire & Rescue No adverse comments
CoRR Parks, Recreation, and Community Services No comments
CoRR Police No comments provided
MRCG - MRMPO No comments provided
Rio Rancho Public Schools No comments provided
SSCAFCA No comments provided

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request to the minimum roof pitch requirement, subject to findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
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 minimum roof pitch requirement.
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 variance as set forth in R.O. 2003 Section 150.06.
2. A variance to R.O. 2003 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2.04 inches, as included in building permit #23-6556, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

If the Planning & Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

ALTERNATIVES:

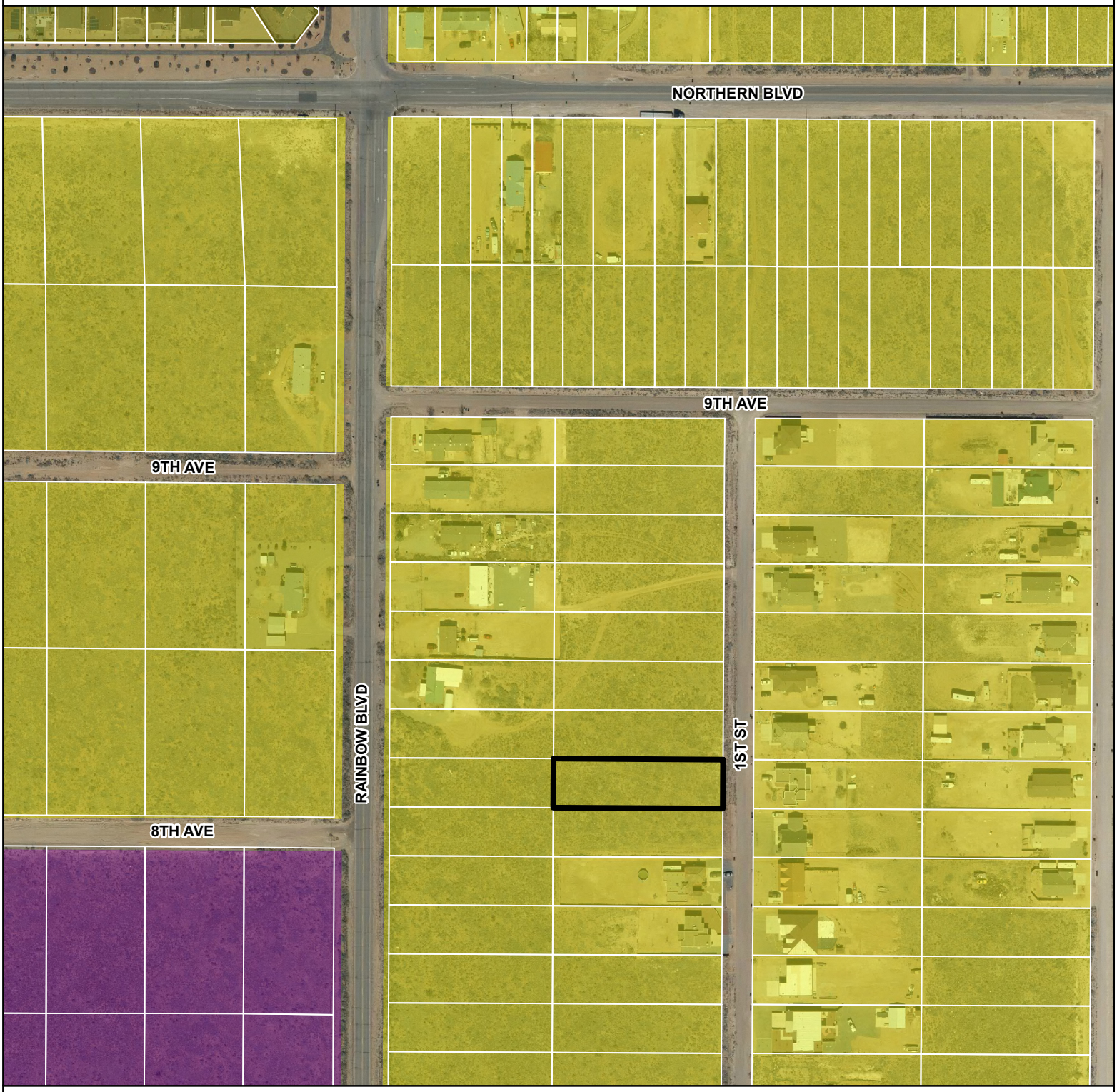
The Planning and Zoning Board may:
1. Approve the request;
2. Deny the request;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested variance, subject to findings and conditions.

ATTACHMENT: Location and Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Building Permit Application.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Findings_of_Fact.docx

721 1ST ST NE - VARIANCE



RioRancho City of Vision

0 75 150 300
Feet

N
W E
S

Subject Property

Zoning

- M-1
- R-1
- R-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.

GIS Moving Spatial Data Forward

Map Created by Liz Ruiz Carlos on 7/31/2023

Rio Rancho
City of Vision

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: Nancy Elizabeth Varela Moñu		Phone: 505 2670995
Address: 9000 Zuni Rd #W60		E-Mail: elizabethvarela36@yahoo.com
City: albuquerque	State: New Mexico	Zip: 87123
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

variance to roof pitch

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION) (NEW ADDRESS)

Subdivision/Unit: 11	Block(s): 1	Lot(s): 54
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 1/2

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: Nancy Elizabeth Varela	Applicant:	Agent:
Signature:		Date: 07/20/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Justification letter for variance:

Re: 721 1st ST NE

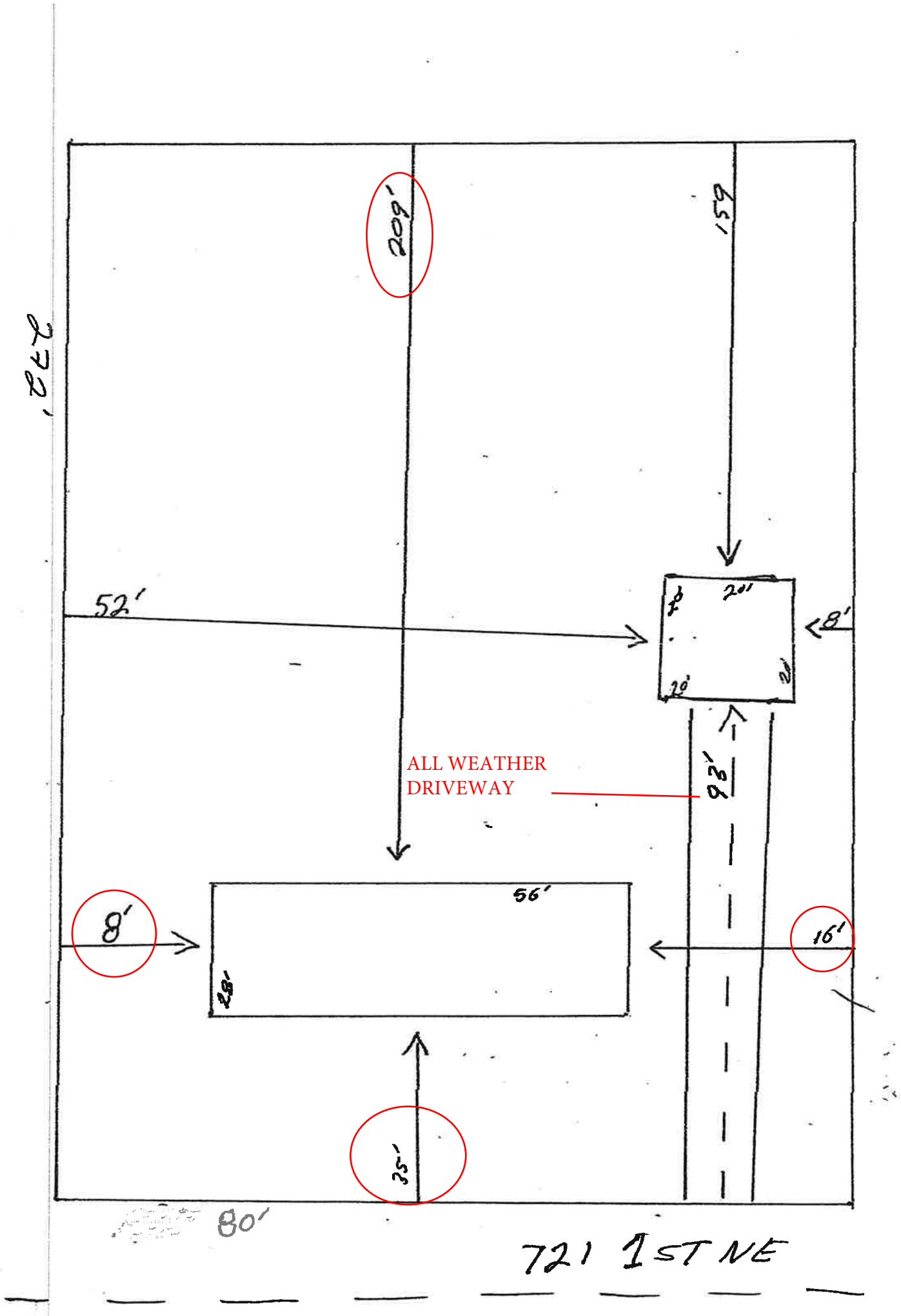
Rio Rancho, NM 87124

I Nancy Elizabeth Varela am requesting a variance to my roof pitch. The minimum roof pitch slope that is required is of two and one-half inches every 12 inches. The roof pitch slope of my manufactured home is two inches every 12 inches only half a inch of required.

The special circumstances of this roof pitch are that that's how the manufacture company build's their houses. The year of the mobile home is 2023 and they don't make them with the pitch the city of Rio Rancho is requesting. This set back brings lots of problems do to I have been working on this project for over 6 years I have hired a contractor to set a septic tank, and a concrete foundation that is made to the size of my mobile home. The result of *the outcome that the pitch is denied would be that I have no start this project once again and* tear down all work that has been done could take much more than 6 years due to my age and how all the prices of labor and material keep going up.

I believe my request for this variance is very minimal do to I've seen other mobile homes in the area same street have less of a slope than my mobile home and does not affect the the living conditions. If I had the opportunity to purchase a different mobile home, I would but unfortunate my situation is tough.

Sincerely,
Nancy Elizabeth Varela


209'
159'
232'
52'
20'
8'
20'
20'
ALL WEATHER
DRIVEWAY
92'
56'
8'
16'
28'
35'
80'
721 1ST NE

RioRancho
City of Vision

Residential Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994
permits@rrnm.gov

Permit # 23-6556
Model #

Fees (non-refundable)
Application fee is 65% of the Building Permit Fee

Property Information 1/2
Acreage of Property 1/2 HALF ACRE Height of Primary
Width of Front Yard Setback 80 FT 27~~8~~ FT SQ. FT of Primary ~~2,760 SQ~~ 1475 SQ

Physical address
Address 721 1ST NE
City RIO RANCHO NM State NM Zip 87124

Legal Description
Subdivision/Unit 11 Block 1 Lot 54
Track/Parcel 1-009-070-270-376 Zoning RESIDENTIAL LAND

Description of work to be conducted: PERMANENT FOUNDATION. BRAND NEW MOBILE HOME

Cost of Project: $ ~~320.000~~ ~~200,000~~ 150,000

SETBACKS
Gross Floor Area: 1,568 SQ Heated 1568 SQ Unheated
Front ~~56~~ 35 Rear ~~80~~ 209 Left ~~28~~ 8" Right ~~28~~ 16"
Garage # of Bays 20X20 Water # PUBLIC
No. of Stories 00 Septic # HOME OWNER
Height of Structure 10 FT Gallons (Pool only) NONE

Homeowner Information
Name (Print) Nancy Elizabeth Varela
Address 9000 Zuni Rd #W60
City Rio Rancho New State New Mexico Zip 87123
Phone 505 267 0995 Email elizabethvarela36@yahoo.com

Contractor Information
Name License #
Address
City State Zip
Phone: Fax: Email:

I, the undersigned, understand the above application procedure and agree to comply with conditions of same.

Name (printed) Nancy Elizabeth Varela Date 06-/22/2023
Signature

REVISED 06/19

New Mexico Regulation and Licensing Department

MANUFACTURED HOUSING DIVISION

5500 San Antonio Dr. NE ■ Albuquerque, NM 87109 ■ Ph (505) 222-9800 ■ Fax (505) 765-5670
Web: www.rld.state.nm.us/mhd

MHD INSTALLATION & FOUNDATION

NOTICE: Failure to request an inspection is a violation of the Manufactured Housing Act.
Permit must be affixed to the window closest to the front exterior door in a weather resistant container. The container shall be affixed to the exterior of the window for access to all licensee's and division inspection.

Record ID: SETF_2023299032
PERMIT ISSUED: 06/07/23
PERMIT EXPIRATION: 12/04/23

INSPECTOR NAME: Joseph Aragon
INSPECTOR PHONE: (505) 269-7019

OWNER

NANCY MUNUZ
(505) 267-0995

SITE ADDRESS

721 1st Street Northeast, Rio Rancho
New Mexico, 87124

CONTRACTOR

21 Camino de silvestre
Grants
NM
87020

License: I02102
Type: MHD-03
Expires: 11/04/23
Phone: (505) 290-1188

Work Type	License	Contractor
Plumbing	I02102	D & J MOBILE HOME TRANSPORT
Gas		
Blocking	I02102	D & J MOBILE HOME TRANSPORT
Skirting	I02102	D & J MOBILE HOME TRANSPORT
Hardwire		
Alternative	I02102	D & J MOBILE HOME TRANSPORT

DIRECTIONS TO INSPECTION SITE (REQUIRED)

Permit void 180 days after issuance.

To schedule an inspection please contact our call center at 505-222-9813 or 1-877-243-0979. You may also request an inspection by email to CID.Inspection@state.nm.us. If by email you must include Record ID, site address,contact name and phone number. The email submission is an easy, efficient method for requesting inspections. Upon receipt of emailed inspection request, a confirmation email will be sent to the requestor.

New Mexico Regulation and Licensing Department

MANUFACTURED HOUSING DIVISION

5500 San Antonio Dr. NE ■ Albuquerque, NM 87109 ■ Ph (505) 222-9800 ■ Fax (505) 765-5670
Web: www.rld.state.nm.us/mhd

MHD FOUNDATION PERMIT

NOTICE: Failure to request an inspection is a violation of the Manufactured Housing Act.
Permit must be affixed to the window closest to the front exterior door in a weather resistant container. The container shall be affixed to the exterior of the window for access to all licensee's and division inspection.

Record ID: PFOU_2023300812
PERMIT ISSUED: 06/21/23
PERMIT EXPIRATION: 12/18/23

INSPECTOR NAME: Joseph Aragon
INSPECTOR PHONE: (505) 269-7019

OWNER

MARIO ESTEBAN RAMIREZ MUNOZ
(505) 974-2583

SITE ADDRESS

721 1st Street Northeast, Rio Rancho
New Mexico, 87124

CONTRACTOR

205 19th Street Northwest
Rio Rancho
NM
87124

License: C356594
Type: MHD-GB98
Expires: 03/18/24
Phone: (505) 702-4054

Work Type	License	Contractor
Concrete	C356594	ENRIQUEZ CONCRETE

DIRECTIONS TO INSPECTION SITE (REQUIRED)

Permit void 180 days after issuance.

To schedule an inspection please contact our call center at 505-222-9813 or 1-877-243-0979. You may also request an inspection by email to CID.Inspection@state.nm.us. If by email you must include Record ID, site address,contact name and phone number. The email submission is an easy, efficient method for requesting inspections. Upon receipt of emailed inspection request, a confirmation email will be sent to the requestor.

New Mexico Environment Department
Environmental Health Bureau

On-site Liquid Waste System

Permit to Operate

Owner Name: Mario Esteban Ramirez

Installer Name: Homeowner

System Location: RRE Blk 1, Lot 54, Unit 11, Rio Rancho, NM 87124

System Type: Conventional - New

Permit Number: 018434

The New Mexico Environment Department may cancel this permit for failure to meet any of the following: failure to complete the system within one year, for providing inaccurate or incomplete information, or failure to notify NMED to schedule an inspection within a minimum of 2 working days prior to the inspection.

Date Issued: November 06, 2020

Authorizing Official
NMED

RioRancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT
Building Inspection Division
Zoning Division

Permit #_____ Date: June 20 | 2023

Contractor and/or Homeowner
Name & Address : Nancy Elizabeth Vaela M

Location Address: 721 1st St NE Rio Rancho New Mexio 87124

Legal Description
Unit: 11 Block 1 Lot 54

I, Nancy Elizabeth Vaela Munoz, am the owner of the property described above and hereby attest
(legibly printed name)
to compliance with both the all-weather driveway requirement and the landscaping requirement pursuant to the City of Rio Rancho Municipal Code, Title XV, Chapter 154 Land Usage.

- **Landscaping**
  - All single-family residential development shall conform with installation and maintenance of landscaping in the front yard and when an unscreened side yard abuts a street right-of way, that side yard as well, in accordance with Ordinance §154.05 and/or §154.15.15. Specifically, a minimum of two trees, each of a minimum 1 ½ inches in caliper,(deciduous trees) or 8-foot high conifers (evergreen trees) and three 5-gallon shrubs or, the equivalent thereof in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee. The installation of cool season turf grass in residential front yards is prohibited. Cool season turf grass is permitted in side and rear yards but shall not exceed 1,000 sq ft or 20% of the total lot area, whichever is less. Cool season turf grasses include but are not limited to the following species: *Poa pratensis* (Kentucky Bluegrass), *Festuca spp.* (Fescues), and *Lolium spp* (Ryegrasses). Plant aterials in front yards shall be limited to species that are not listed as high water use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011 are exempt from this regulation. After October 31, 2011, future homeowner association bylaws or new restrictive covenants shall not have requirements that conflict with the landscaping restrictions contained herein.

  - All requirements of this division shall be completed within a reasonable amount of time after occupation of the dwelling unit, not to exceed 120 days.

- **Driveway**
  - An all-weather driveway shall be constructed from the property line to the private garage or carport, or to any other area designated for off-street parking.

The above is acknowledged by _____
Signature of Contractor and/or Homeowner

City of Rio Rancho • 3200 Civic Center Circle NE • Suite 250 • Rio Rancho, NM 87144

City of Vision

UT-UTO-01.02 (E)

METER APPLICATION RESIDENTIAL

Instructions and Definitions

1. This application is for residential development only.
2. All services will be pending until a field inspection is completed. If a field inspection failed; the customer is required to pay the difference for the service. All services will be inspected by the City once installed.
3. Customer must make sure that the address is clearly marked on the lot, and viewable from the road.
4. The following definitions are used in this application:
   a. **Service Available:** The infrastructure has been completed and accepted. Distribution Main is a new water/wastewater main that must be extended. The water distribution/wastewater collection main is located in the street and may provide service, but there is no service line to the property. A copy of **Inspection Sheet** from the City Utility Inspector must be submitted prior to release of water/wastewater request. No approval for building permit will be allowed without a completed Meter Application from the Utility Division.
   b. **Well/Septic Permit Required:** City Water/Wastewater is not available now or in the near future. Applicant should pursue a Domestic Well (for water) or a Liquid Waste Disposal System (for sewer and approved by NMED). See the Water Programs Coordinator for a Domestic Well packet in Suite 200 of City Hall. A septic tank is allowed for wastewater, but Customer must provide a copy of septic permit attached to this Form from NMED.
   c. **Pro-Rata:** If a pro-rata is due for water and wastewater then it must be paid along with impact fees.

Applicant Information

Name: Nancy Elizabeth Varela Muñoz Phone: 505 2670995

E-mail: elizabethvarela36@yahoo.com Fax: -

Mailing Address: 9000 Zoni Rd St NE #W60 (Address) ABQ (City) New Mexico (State) 87123 (Zip)

Legal Description of Property

Subdivision:

Unit: 11 Block: 1 Lot: 54

Physical Address: 721 1st St (Address) 87124 (Zip)

Is the Road Paved? ☐ Yes ☒ No

Acknowledgement and Signature

I certify that the information in this application is truthful and correct to the best of my knowledge.

Applicant Signature: Nancy Elizabeth Varela M Date: 20/06/2023

Print name if signing electronically

FOR DEPARTMENT USE ONLY

Water/Wastewater Situation:

Water	Wastewater
☐ Service Line Available	☐ Service Line Available
☒ Service Line Not Available	☒ Service Line Not Available
☐ Distribution Service Main Available	☐ Distribution Service Main Available
☐ Distribution Service Main Not Available	☐ Distribution Service Main Not Available
☐ Domestic Well Permit Required	☐ Septic Permit Required

Pro-Rata payment due? ☐ Yes ☑ No

Payment Amount

Water $ _____

Sewer $ _____

Total $ _____

Approved By: _____ Date: _____

Utility Operations Division Representative

Rio Rancho
City of Vision

Date: JUNE 20, 2023

I Nancy Elizabeth Varela Muñoz certify that I understand a dwelling unit must have
(print name)
either an attached or detached private garage structurally affixed to a permanent foundation of sufficient size to, at a minimum, park automobiles and/or light trucks (§ 154.60 A(2) Residential Design Criteria). The number of parking spaces shall be in accordance with off-street parking requirements (§ 154.76 Off-Street Parking Requirements).
I acknowledge, understand and will comply with the garage meeting the minimum setback requirements of the zoning district. The garage shall have an external appearance and finish treatment similar to and consistent with the dwelling unit and shall be completed and issued a certificate of occupancy no later than twelve months after occupation of the dwelling unit.
My signature below confirms my understanding and compliance with this requirement.

X _____
Applicant Signature (MUST BE SIGNED BEFORE A NOTARY WITNESS)

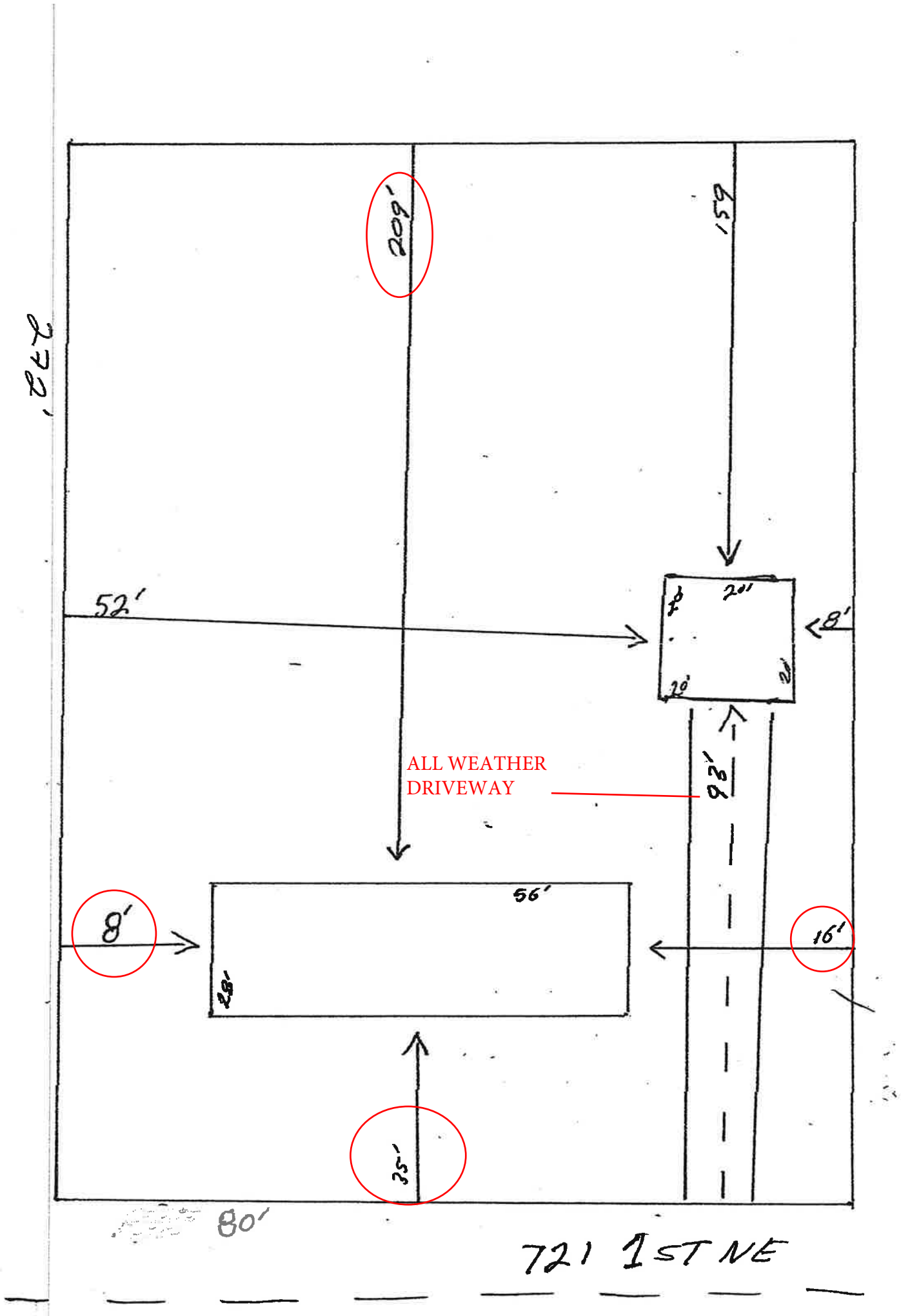
NOTARY

Sworn to before me this 15 of June, 2023.

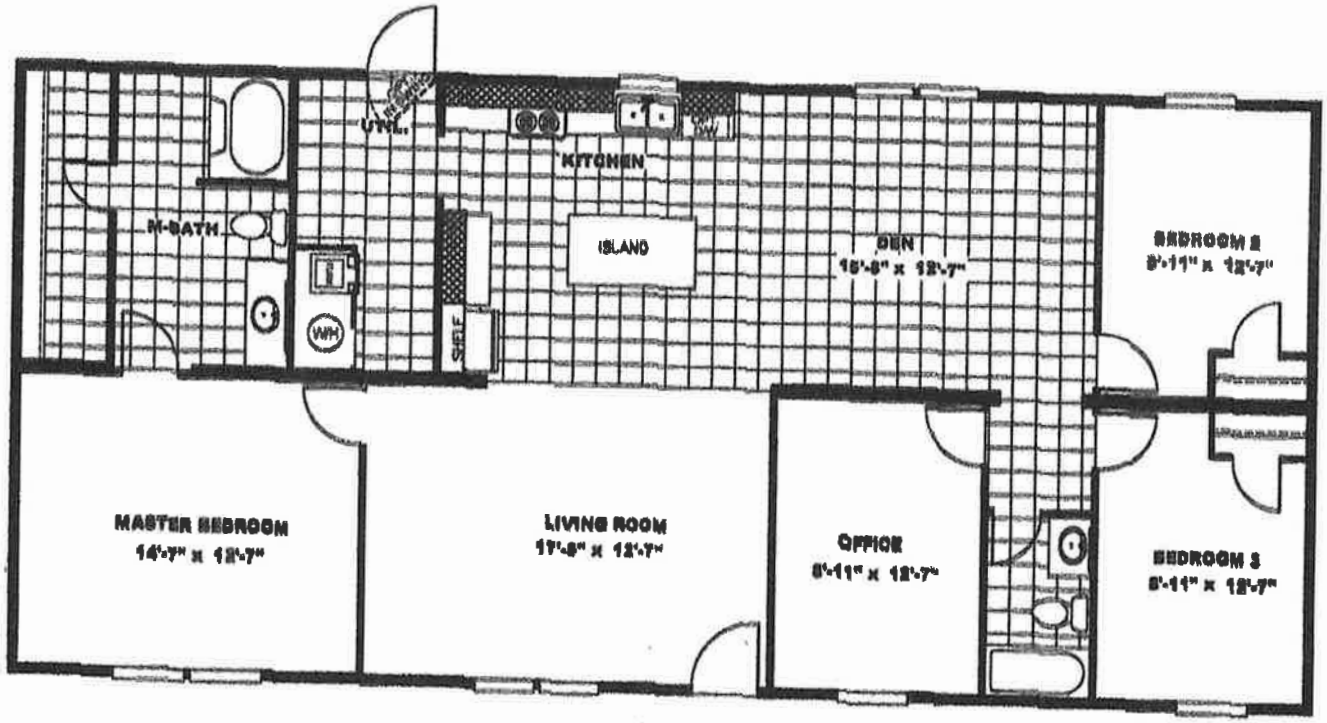
OFFICIAL SEAL
Guadalupe Marquez
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 3/15/2025

Notary witness signature

My Commission Expires: 3/15/2025


209'
159'
232'
52'
20'
8'
20'
20'
ALL WEATHER
DRIVEWAY
92'
56'
8'
16'
28'
35'
80'
721 1ST NE

Marvel

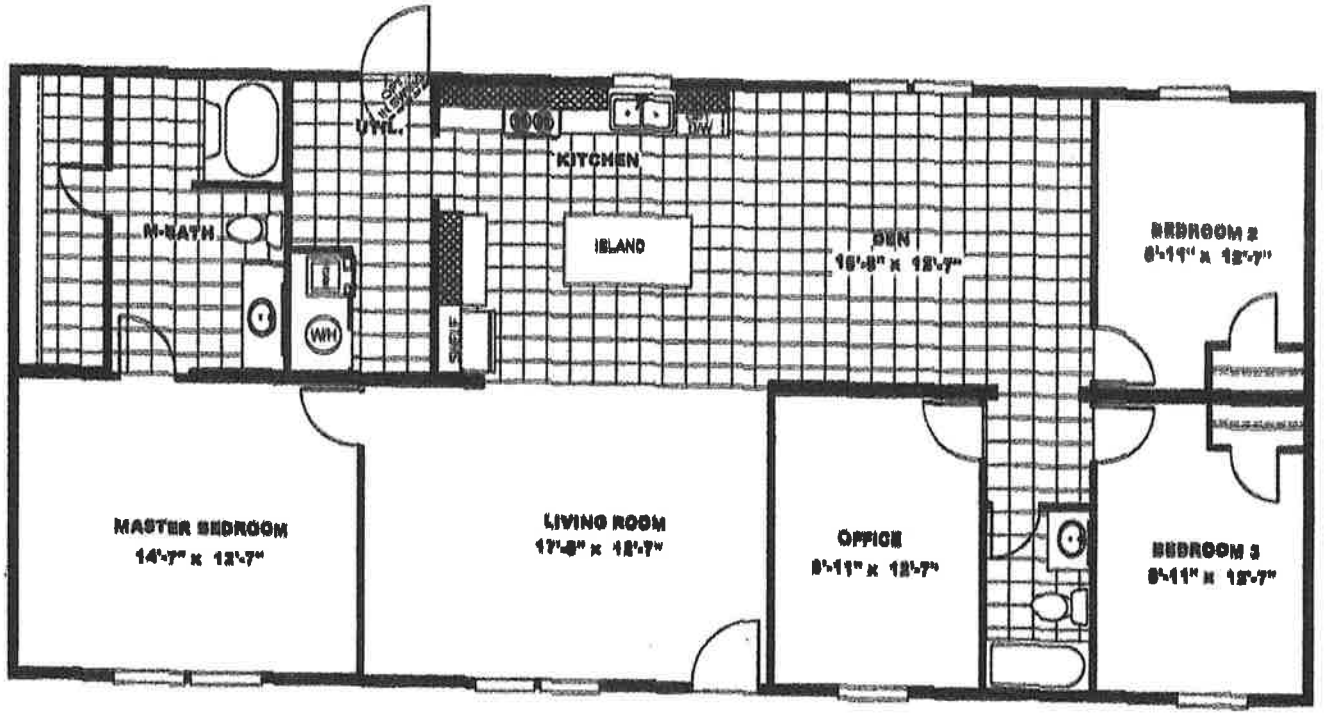


Model#: TRU28564A

28' x 56' Marvel

4/5/2

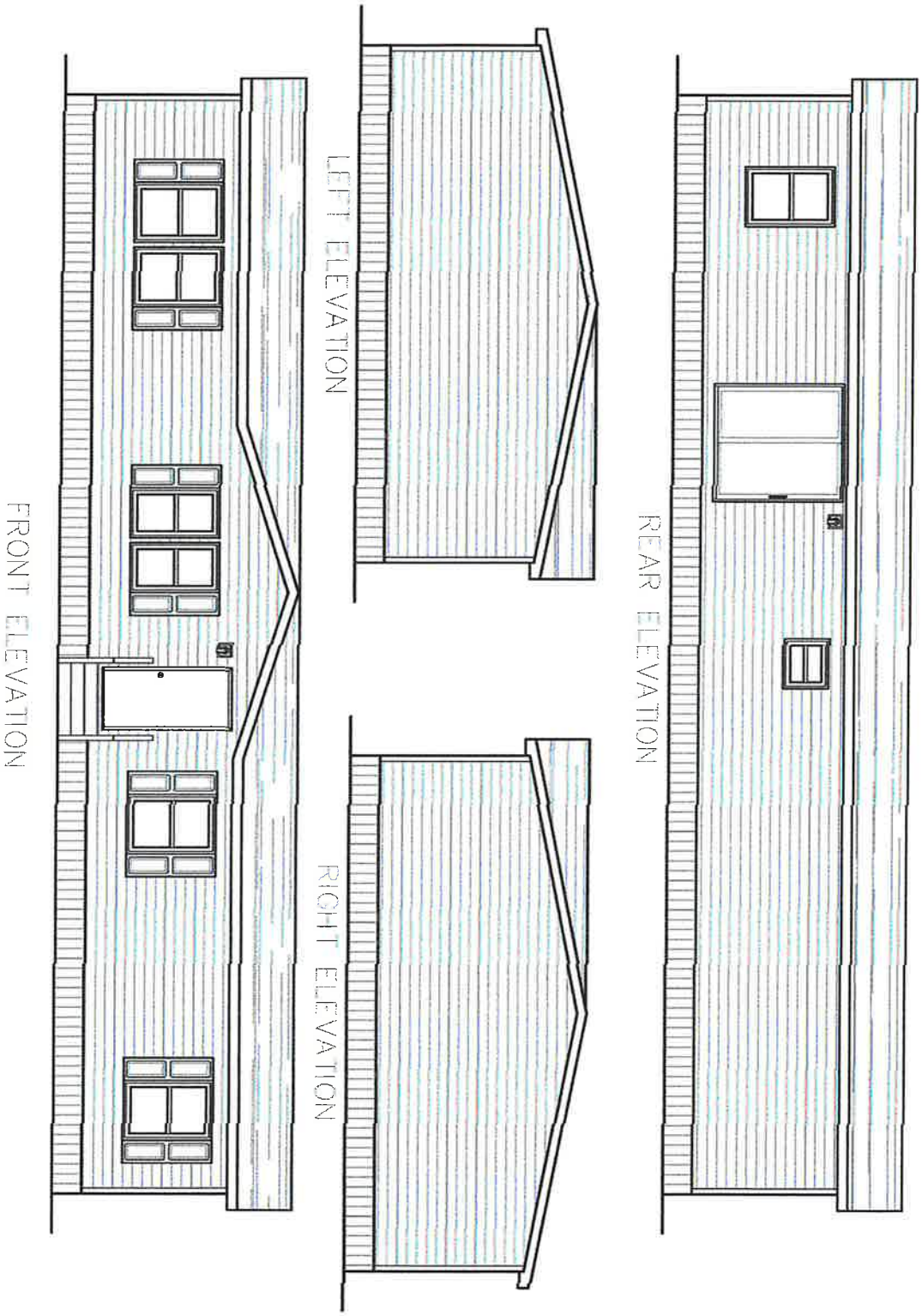
Marvel



Model#: TRU28564A

28' x 56' Marvel

4/9/20



SHEET NO.	EX-1.
SHEET NAME	ELEVATION
PLAN NO.	TRU-M004-58-4
SCALE	NTS
DATE PRINTED	8/31/2021
DATE DRAWN	5/10/16
DRAWN BY	JEREMY HUITING
MODEL NAME	Marvel
MODEL NO.	TRU28564A
BOX SIZE	28' x 56'
MODEL SQ. FT.	1,475

REVISION	DATE
Changed HBath door from 24" to 28"	3/4/21

Clayton Built

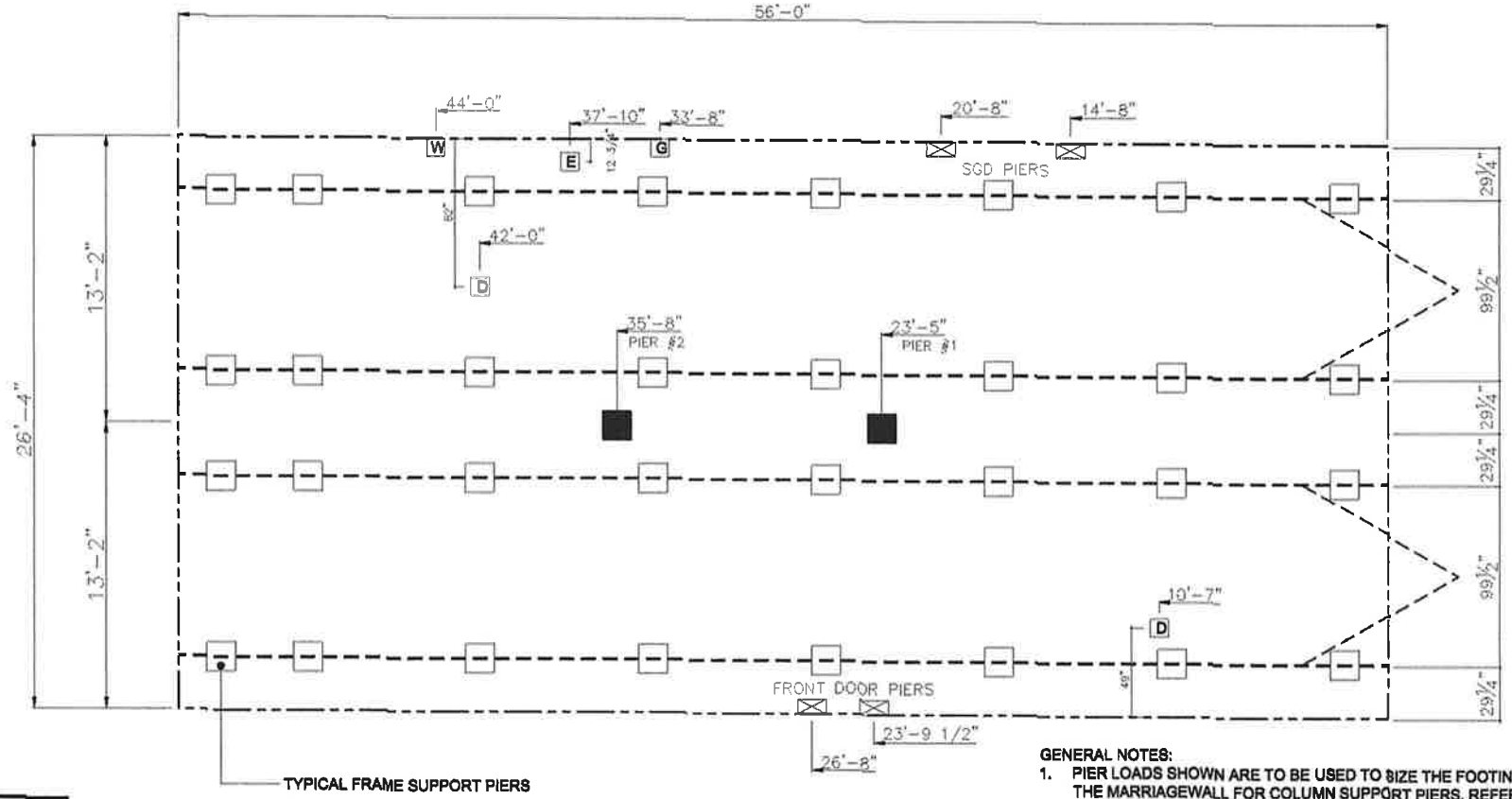
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20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 10' BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1025	1150	1275	1400	1650	1900

*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7 & 7a IN THE INSTALLATION MANUAL.

20 psf Roof Live Load			
Column Pier #	Distance from Hitch Feet	Distance from Hitch Inches	Pier Load (lbs)
1	23	5	2819
2	35	8	2819

30 psf Roof Live Load		
Column Pier #	Distance from Hitch	Pier Load (lbs)
1	23.417	4679
2	35.667	4679



PIER LEGEND

- ☐ = SUPPORT UNDER MATING OPENING
- ■ = SUPPORT AT MATING COLUMN
- ▨ = SUPPORT UNDER MATING WALL
- ■ = PIER PORCH/RECESSED ENTRY
- ☐ = PIER MAIN BEAM
- = PIER PERIMETER
- ● = TIE-DOWN SUPPORT (QTY PER TBL M, SEE DETAIL D-8 IN FOUND. PKG.)

SERVICE DROP LEGEND

- [E] = ELECTRICAL DROP
- [W] = WATER INLET
- [D] = DWV PLUMBING DROP
- [G] = GAS INLET

GENERAL NOTES:

1. PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
2. REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
3. FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
4. SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
5. THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

Clayton Built

REVISION: Changed HBath door from 24" to 28" 3/4/21
DATE

MODEL NAME: Marvel
MODEL NO.: TRU28564A
BOX SIZE: 28' x 56'
MODEL SQ. FT.: 1,475

DRAWN BY: JEREMY HUITING
DATE DRAWN: 5/10/16
DATE PRINTED: 8/31/2021
SCALE: NTS
PLAN NO.: TRU-M004-56-4
SHEET NAME: 99.5 PIER LAYOUT
SHEET NO.: SU-1.

File Path: C:\Active Projects\TRU-M004-56-4.dwg, Last Saved By: HuitingJ, Saved Date: 8/6/2021 2:31 PM

TOP CHORD:	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
BOTTOM CHORD:	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
KING POST (W4):	1 5/8" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
WEBS:	1" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
HEEL:	5 1/2" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
S1:	1 5/8" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER

NOTICE: Fontana Wood Products of Texas, Inc. shall not be responsible for any deviation from these design specifications or any failure to build or erect this truss in conformance with third party quality control specifications. This truss is to be used only for the bearing and loading conditions shown. Apply connectors to both faces of truss at each joint unless noted. All chords and webs are square cut at each joint unless noted. All vertical webs form right angles with the bottom chord unless dimensioned. Heel and ridge beam connections by others.

PFS Inc., Cottage Grove Wisconsin provides third party witnessing of truss testing as well as monitoring Fontana Wood Products Of Texas, Inc.'s plant in Hillsboro tx., for conformance to their quality assurance manual. The listed stamps of PFS Inc. appears on this document as verification of these services. (REVISED 06/30/17)

STATE OF TEXAS
ARTURO A. HERNANDEZ
88517
LICENSED
PROFESSIONAL ENGINEER

04/09/2020

PFS LISTED
Date: 4/8/20

EAGLE METAL PRODUCTS, LLC
F-9264

2.041534 | 12

ROOF PITCH DOES NOT CONFORM
PITCH MUST BE AT LEAST 2.5/12 AS
PER 154.60 RESIDENITIAL (3)(a) -
REVISIONS REQUIRED.

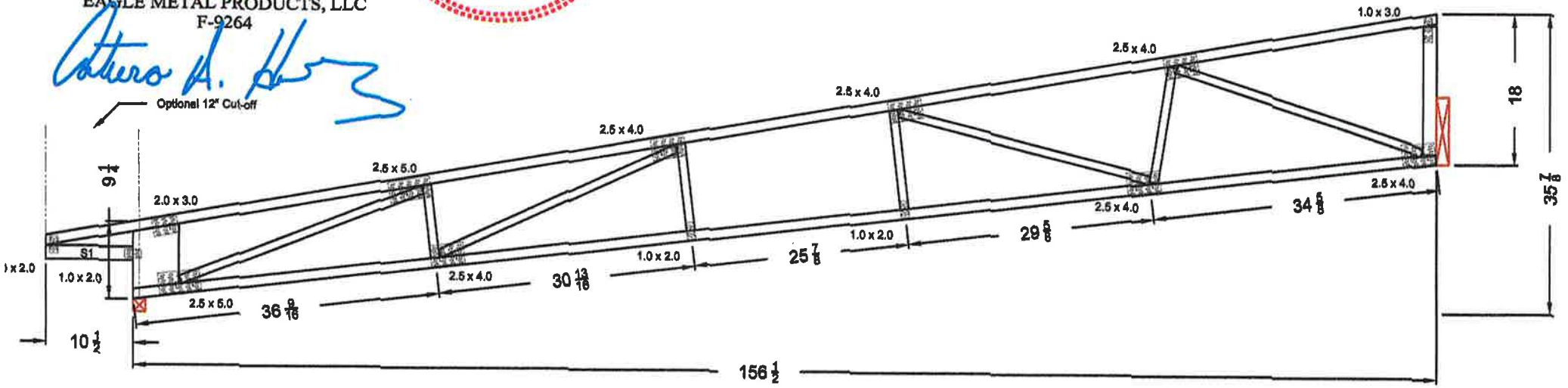


PLATE TYPE: EAGLE 20 GUAGE OR EQUIVELANT.

This truss meets HUD WIND ZONE I @ 24" ON CENTER SPACING
This truss meets HUD WIND ZONE II @ 24" ON CENTER SPACING
This truss meets HUD WIND ZONE III @ 16" ON CENTER SPACING

NOTE:
1. All dimensions are in inches unless otherwise noted.
2. Manufacturing tolerances: +/- 1/4" overall height, 1/4" length, +/- 1" vertical post placement.
3. OH may be mfg. up to the maximum shown and trimmed at any point in between.
4. All connector plates to be placed symmetrical about the joint (+/- 1/4") unless otherwise noted.
5. For 1x2 plates, provide to 4 teeth minimum into each member, per plate, per side.
6. Lumber moisture content not to exceed 19%.
7. Leaders to plates point to the long edge of the plate.
8. Rotation dimension is +/- 10 degrees per ANSI/TPI 1-2002 section 3.7.3

DRAWING NAME: C075		LOADINGS	LOADINGS	LOADINGS
NO:	CO:	24" OC	16" OC	12" OC
DRWG. DATE: 4-8-20 GG	TRUSS LENGTH: 156 1/2"			
REV. DATE: 4-7-2020 GG	TEST TYPE: ACTM	TCLL: 20.0	TCLL: 30.0	TCLL: 40.0
REV. DATE:	TESTED IAW/3280.402 TEST TYPE: PROOF LOAD 1.75	TCDL: 11.0	TCDL: 16.5	TCDL: 22.0
REV. DATE:		BCLL: 0.0	BCLL: 0.0	BCLL: 0.0
REV. DATE:	BEARING: 1 1/2" MINIMUM	BCDL: 5.0	BCDL: 7.5	BCDL: 10.0

Fontana Wood Products Of Texas
216 Pecos Street, Hillsboro, TX 76645
Phone: (254) 580-0100 Main Fax: (254) 580-0101
Plant 989

Copyright 2019 Fontana Wood Products of Texas Inc

TOP CHORD:	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
BOTTOM CHORD:	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
KING POST (W4):	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
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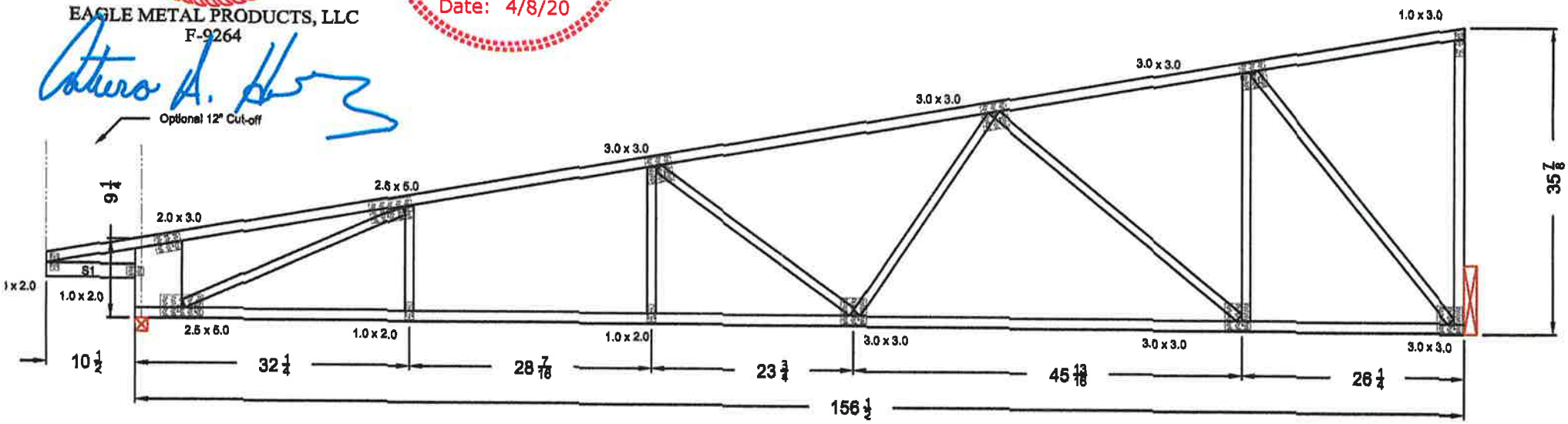
STATE OF TEXAS
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88517
LICENSED PROFESSIONAL ENGINEER

04/09/2020

PFS LISTED Date: 4/8/20

EAGLE METAL PRODUCTS, LLC
F-9264

12
2.041534



NOTE:
1. All dimensions are in inches unless otherwise noted.
2. Manufacturing tolerances: +/- 1/4" overall height, 1/4" length, +/- 1" vertical post placement.
3. OH may be mfg. up to the maximum shown and trimmed at any point in between.
4. All connector plates to be placed symmetrical about the joint (+/- 1/4") unless otherwise noted.
5. For 1x2 plates, provide to 4 teeth minimum into each member, per plate, per side.
6. Lumber moisture content not to exceed 19%.
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This truss meets HUD WIND ZONE II @ 24" ON CENTER SPACING
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PLATE TYPE: EAGLE 20 GUAGE OR EQUIVELANT.

DRAWING NAME: M075		LOADINGS	LOADINGS	LOADINGS
NO:	CO:	24" OC	16" OC	12" OC
DRWG. DATE: 4-5-2020 GG	TRUSS LENGTH: 156 1/2"			
REV. DATE: 4-6-2020 GG	TEST TYPE: ACTM	TCLL: 20.0	TCLL: 30.0	TCLL: 40.0
REV. DATE: 4-7-2020 GG	TESTED IAW/3280.402 TEST TYPE: PROOF LOAD 1.75	TCDL: 11.0	TCDL: 16.5	TCDL: 22.0
REV. DATE:		BCLL: 0.0	BCLL: 0.0	BCLL: 0.0
REV. DATE:	BEARING: 1 1/2" MINIMUM	BCDL: 5.0	BCDL: 7.5	BCDL: 10.0

Fontana Wood Products Of Texas
216 Pecos Street, Hillsboro, TX 76645
Phone: (254) 580-0100 Main Fax: (254) 580-0101
Plant 989

Copyright 2019 Fontana Wood Products of Texas Inc.

MANUFACTURER:

TRU HOMES

SIZE:

NOMINAL 28' x 56'

CERTIFICATION

THE MANUFACTURER OF THIS HOME WAS CONTACTED (A COPY OF THEIR INSTALLATION MANUAL IS ON FILE AT THE ENGINEERS OFFICE) PRIOR TO THE PREPARATION OF THESE PLANS, THESE PLANS MEET HUD GUIDELINES, AND THEY COMPLY WITH THE PERMANENT FOUNDATIONS GUIDE FOR MANUFACTURED HOUSING, DATED SEPTEMBER 1996.

REGULATORY COMPLIANCE:

THESE PERMANENT FOUNDATION PLANS COMPLY WITH 14.12.5.11 NMAC.

CONSUMER WARNING:

THESE CONSTRUCTION DRAWINGS ARE PLANS, NOT INSTRUCTIONS. A SUCCESSFUL OUTCOME DEPENDS ON USING A LICENSED CONTRACTOR WITH EXPERIENCE IN THIS INDUSTRY.



SPECIFICATIONS (v2.0):

1) CONCRETE STRENGTH SHALL BE 3000 PSI MINIMUM.
2) REBAR SHALL BE GRADE 40 MINIMUM.
3) ALL REBAR SHALL BE LAPPED 20".
4) REBAR SHALL BE FIRMLY SUPPORTED AND BRACED TO WITHSTAND THE FORCES ASSOCIATED WITH THE ACT OF PLACING THE CONCRETE. IT IS NOT ACCEPTABLE TO HAND PLACE (OR PULL UP INTO POSITION) THE REBAR WHILE THE CONCRETE IS IN A PLASTIC STATE.
5) ANCHOR BOLTS SHALL BE WET SET AND ARE NOT TIED TO THE REBAR.

PERIMETER BLOCKING NOTES:

THE DESIGN OF THE ENCLOSURE WALL IS SUFFICIENT TO PROPERLY SUPPORT PERIMETER BLOCKING LOADS IF THE WALL THICKNESS IS INCREASED TO 8 INCHES AT ALL REQUIRED PERIMETER BLOCKING LOCATIONS (SEE SETUP MANUAL).

FHA PERMANENT FOUNDATION COVER SHEET

MUNOZ RESIDENCE
721 1ST STREET, NE
RIO RANCHO, NM

PLANS 4 MH, LLC
Steve Crawford, P.E.
JOB #: MP306a42
PO Box 1115, Los Lunas, NM 87031

FOUNDATION DESIGN CRITERIA:

THE ENGINEERING DESIGN OF THIS FOUNDATION WAS PREPARED USING METHODOLOGIES FOUND IN THE CURRENTLY ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE.

ENCLOSURE WALL DESIGN CRITERIA:

THE ENCLOSURE WALL DESIGN COMPLIES WITH 14.12.5.12 NMAC.

FOUNDATION BEARING:

WEIGHT = 50,400 LBS
SOIL BEARING = 1500 PSF [2015 IRC TABLE R401.4.1]

FOUNDATION AREA:
4 EA @ 2 x 56 = 448 SF

FOUNDATION CAPACITY:
448 x 1500 = 672,000 LBS ✓OK

WIND LOADING:

3 SEC GUST SPEED = 115 MPH [2015 IRC FIG R301.2(4)A]
EXPOSURE B, HT < 15'

TRANSVERSE WIND LOADS

USING 2015 IRC FIG R301.2(7) & TABLE R301.2(2)
(LEEWARD SIDE "PULL" GOVERNS)
AREA ④
(48 x 11) x [13.0] = 6,864 LBS
AREA ⑤
(8 x 11) x [16.0] = 1,408 LBS
TOTAL LATERAL WIND LOADING = 8,272 LBS

FOUNDATION SLIDING

FOUNDATION SLIDING CAPACITY:
HOME DEAD LOAD = 50,400 LBS
FOUNDATION DL = 4 EA @ 2 x 0.5 x 56 @ 155 PCF = 34,720
SLIDING RESISTANCE:
(50,400 + 34,720) /4 = 21,280 LBS ✓OK

ANCHORAGE – LATERAL LOADS

1–1/4" STEEL STRAP TIES, 11'o.c., 2 CHASSIS BEAMS
STRAP TENSILE STRENGTH = 4750 LBS
ALLOWABLE LOAD PER TIE (35° ANGLE)
TENSION = 0.819 x 4750 = 3890 LBS
SHEAR = 0.574 x 4750 = 2727 LBS
HORIZONTAL SHEAR CAPACITY:
6 TIES x 2727 LBS = 16,362 LBS ✓OK



FHA PERMANENT FOUNDATION DESIGN	PLANS 4 MH, LLC
MUNOZ RESIDENCE 721 1ST STREET, NE RIO RANCHO, NM	Steve Crawford, P.E. JOB #: MP306a42 PO Box 1115, Los Lunas, NM 87031

UPLIFT WIND LOADS

USING 2015 IRC FIG R301.2(7) & TABLE R301.2(2)

LEFT HALF OF ROOF:

AREA ①
(48 x 6) x [11.0] = 3,168 LBS

AREA ②
(2 EA @ 48 x 4 + 2 EA @ 6 x 4)
x [20.0] = 8,640 LBS

AREA ③
(4 EA @ 4 x 4) x [33.0] = 2,112 LBS

LEFT HALF SUBTOTAL = 13,920 LBS

RIGHT HALF OF ROOF:

AREA ①
(48 x 6) x [11.0] = 3,168 LBS

AREA ②
(2 EA @ 48 x 4 + 2 EA @ 6 x 4)
x [20.0] = 8,640 LBS

AREA ③
(4 EA @ 4 x 4) x [33.0] = 2,112 LBS

RIGHT HALF SUBTOTAL = 13,920 LBS

TOTAL STRUCTURE UPLIFT = 27,840 LBS

ANCHORAGE–UPLIFT

WEIGHT = 50,400 LBS ✓OK



FHA PERMANENT FOUNDATION DESIGN

MUNOZ RESIDENCE
721 1ST STREET, NE
RIO RANCHO, NM

PLANS 4 MH, LLC
Steve Crawford, P.E.
JOB #: MP306a42
PO Box 1115, Los Lunas, NM 87031

DIMENSION NOTES:

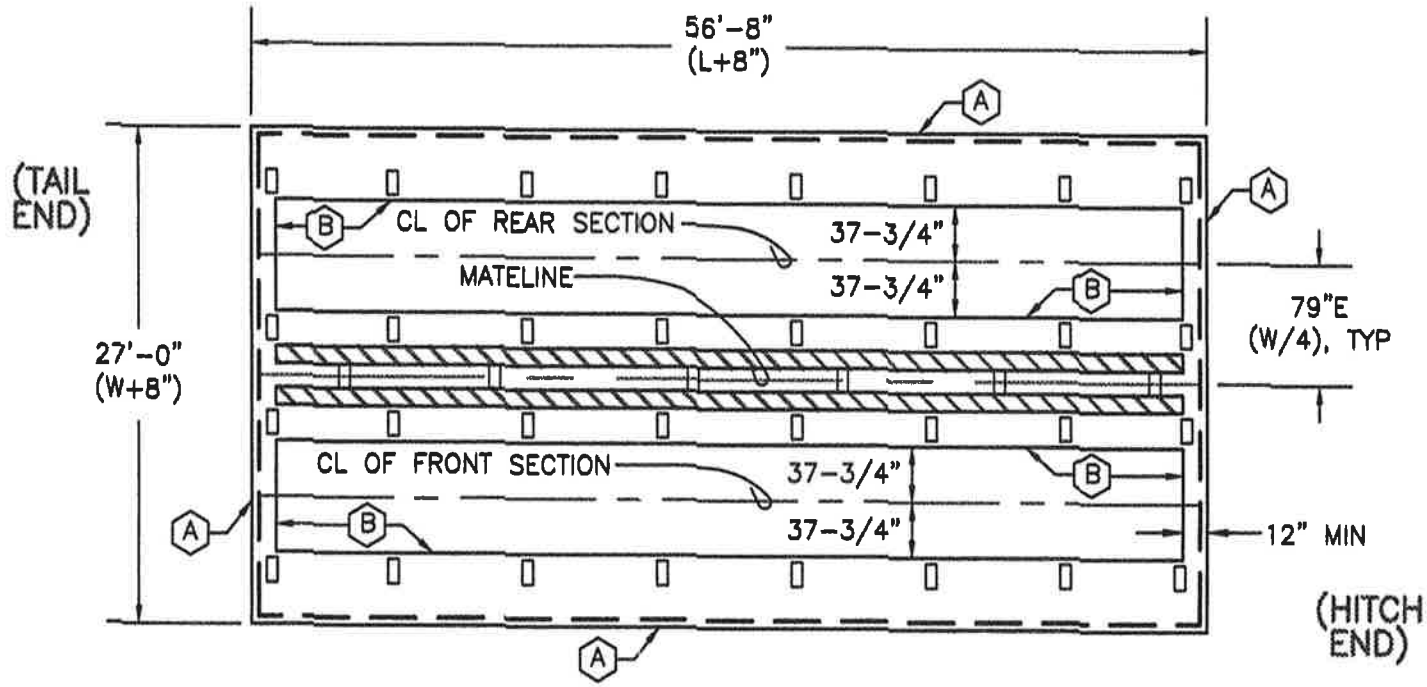
1) THE DIMENSIONS SHOWN ON THIS PAGE ARE BASED ON THE ACTUAL SIZE OF THE HOME AS PROVIDED TO US BY THE PERSON/ENTITY THAT ORDERED THE PLANS. WE WERE TOLD THAT THE HOME IS 26'-4" WIDE AND 56'-0" LONG WITH A FRAME BEAM GAGE (SPACING) OF 99-1/2".

2) THIS PLAN SHOWS HOW TO LOCATE THE OUTER AND INNER EDGES OF THE FOOTING BASED ON THE HOME BEING 26'-4" WIDE (W) AND 56'-0" LONG (L) WITH A FRAME BEAM GAGE OF 99-1/2". THEREFORE, THE CONTRACTOR SHOULD VERIFY THAT THE HOME WAS ACTUALLY BUILT TO THIS SIZE BEFORE LAYING OUT THE FOUNDATION.

KEYED NOTES:

(A) OUTER EDGE OF OF FOOTING

(B) INNER EDGE OF OF FOOTING





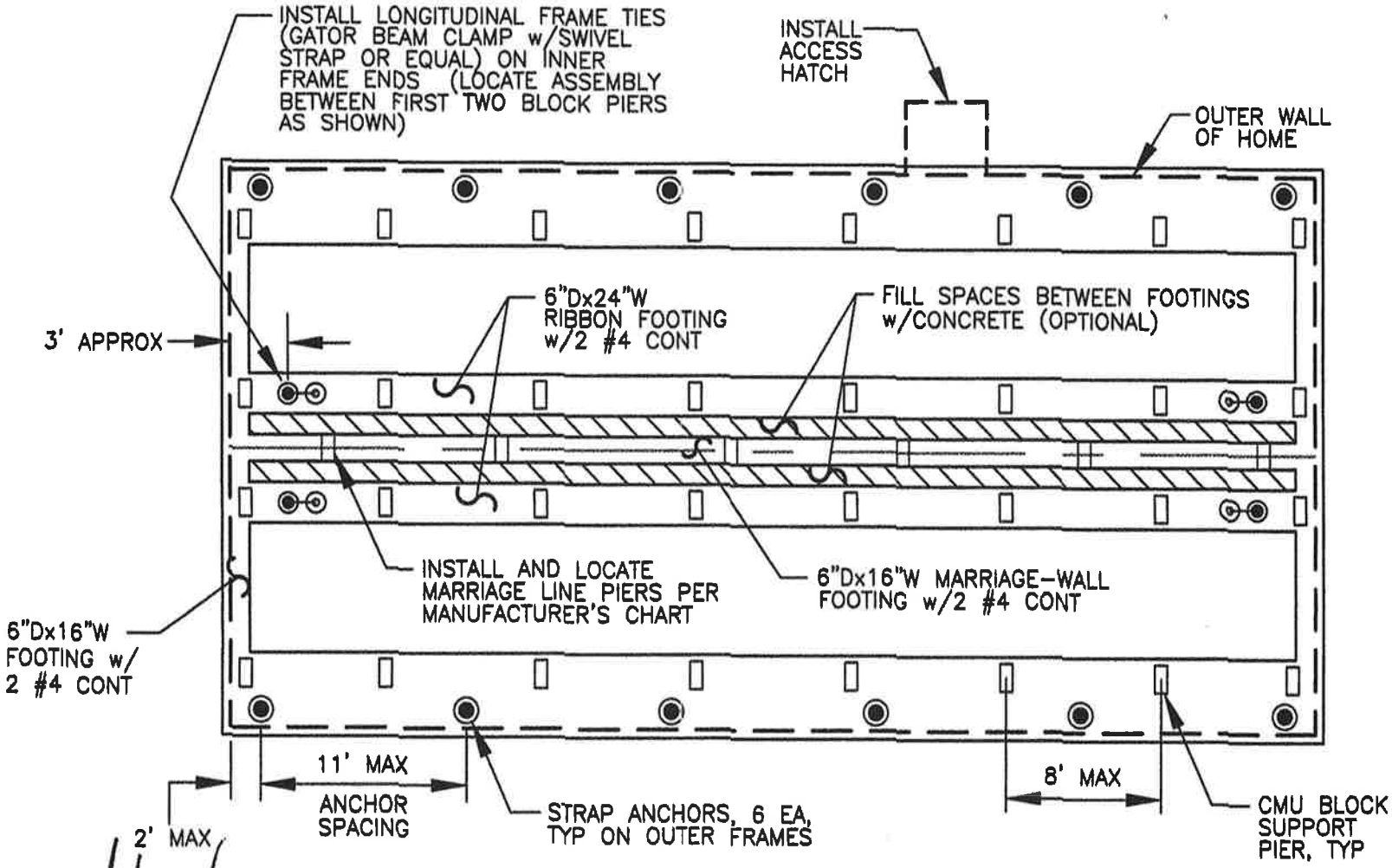
DIMENSION PLAN

NOTE: FACTORY BUILT SIZE IS NOMINAL (VARIES). IT IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR TO VERIFY THE FRAME SPACING AND OVERALL DIMENSIONS OF THE ACTUAL HOME PRIOR TO LAYING OUT THE FOUNDATION IN THE FIELD

FHA PERMANENT FOUNDATION LAYOUT

MUNOZ RESIDENCE
721 1ST STREET, NE
RIO RANCHO, NM

PLANS 4 MH, LLC
Steve Crawford, P.E.
JOB #: MP306a42
PO Box 1115, Los Lunas, NM 87031

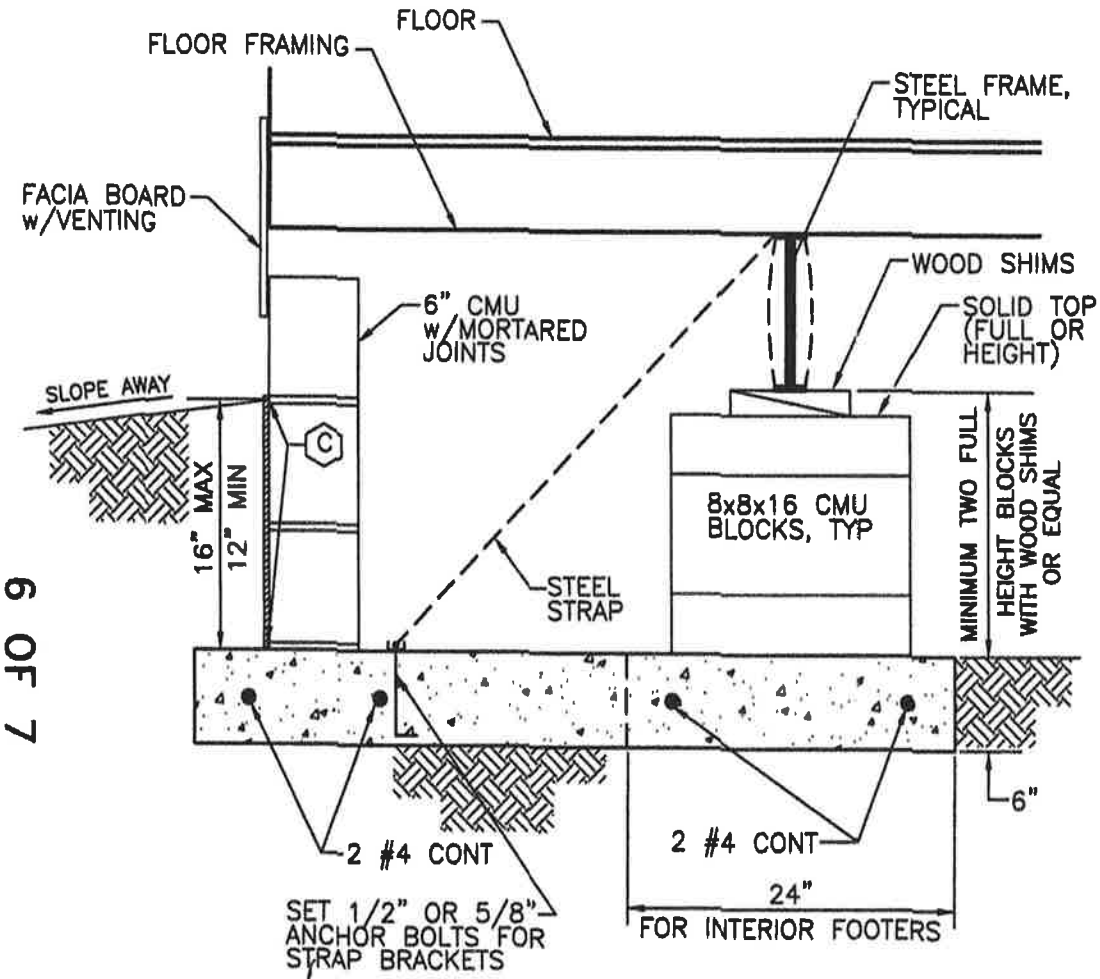


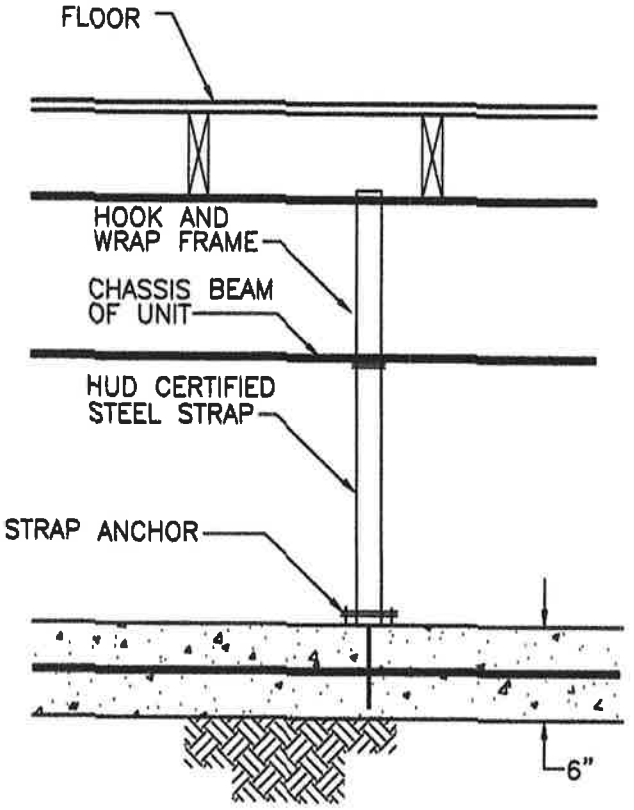
5 OF 7

LAYOUT PLAN

STEPHEN L. CRAWFORD NEW MEXICO 10274 REGISTERED PROFESSIONAL ENGINEER 06-19-23

FHA PERMANENT FOUNDATION LAYOUT	PLANS 4 MH, LLC
MUNOZ RESIDENCE 721 1ST STREET, NE RIO RANCHO, NM	Steve Crawford, P.E. JOB #: MP306a42 PO Box 1115, Los Lunas, NM 87031





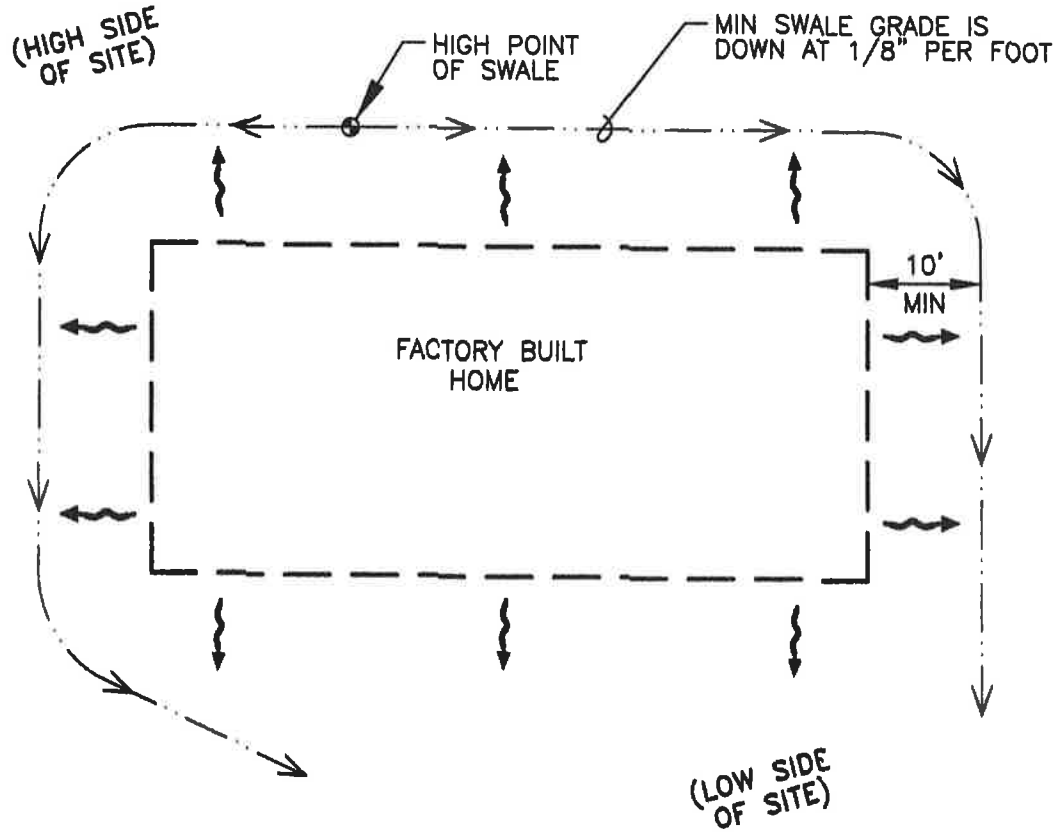
6 OF 7

STEVEN L. CRAWFORD
NEW MEXICO
10274
REGISTERED PROFESSIONAL ENGINEER
06-19-23

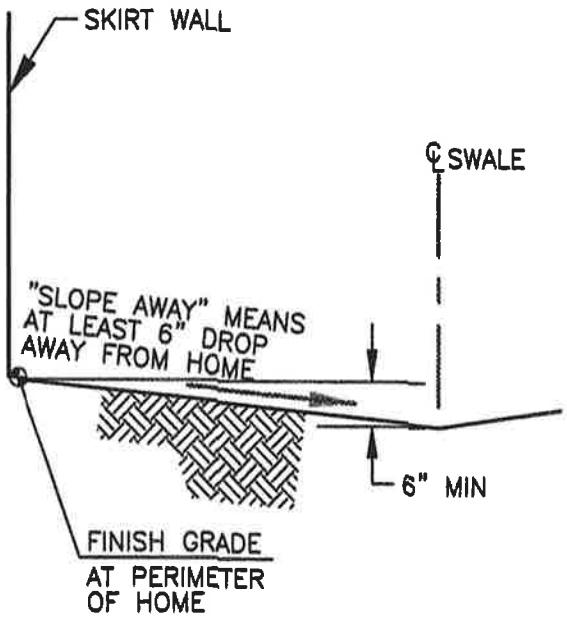
SKIRT WALL/TIE DETAIL

(C) DAMP PROOF BELOW GRADE PORTION OF WALL WITH HENRY BRAND SOLARFLEX ROOF COATING OR EQUAL – APPLY PER COATING MANUFACTURER'S REQUIREMENTS

FHA PERMANENT FOUNDATION DETAILS MUNOZ RESIDENCE 721 1ST STREET, NE RIO RANCHO, NM	PLANS 4 MH, LLC Steve Crawford, P.E. JOB #: MP306a42 PO Box 1115, Los Lunas, NM 87031



PLAN



SECTION



FOUNDATION GRADING

Note: *IT IS THE RESPONSIBILITY OF THE INSTALLER TO SET THE ELEVATION OF THE FOUNDATION SUCH THAT THE GRADING REQUIREMENTS SHOWN ON THIS PAGE CAN BE MET AFTER THE PERIMETER OF THE HOME HAS BEEN BACKFILLED AND/OR FINE GRADED*

FHA PERMANENT FOUNDATION GRADING	PLANS 4 MH, LLC
MUNOZ RESIDENCE 721 1ST STREET, NE RIO RANCHO, NM	Steve Crawford, P.E. JOB #: MP306a42 PO Box 1115, Los Lunas, NM 87031

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

July 31, 2023

RE: Variance,
Case No. 23-110-00010
721 1st St (U11, Blk 1, Lot 54)

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, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, August 22, 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 red 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 lruizcarlos@rrnm.gov or call me at 505-896-8785, 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,

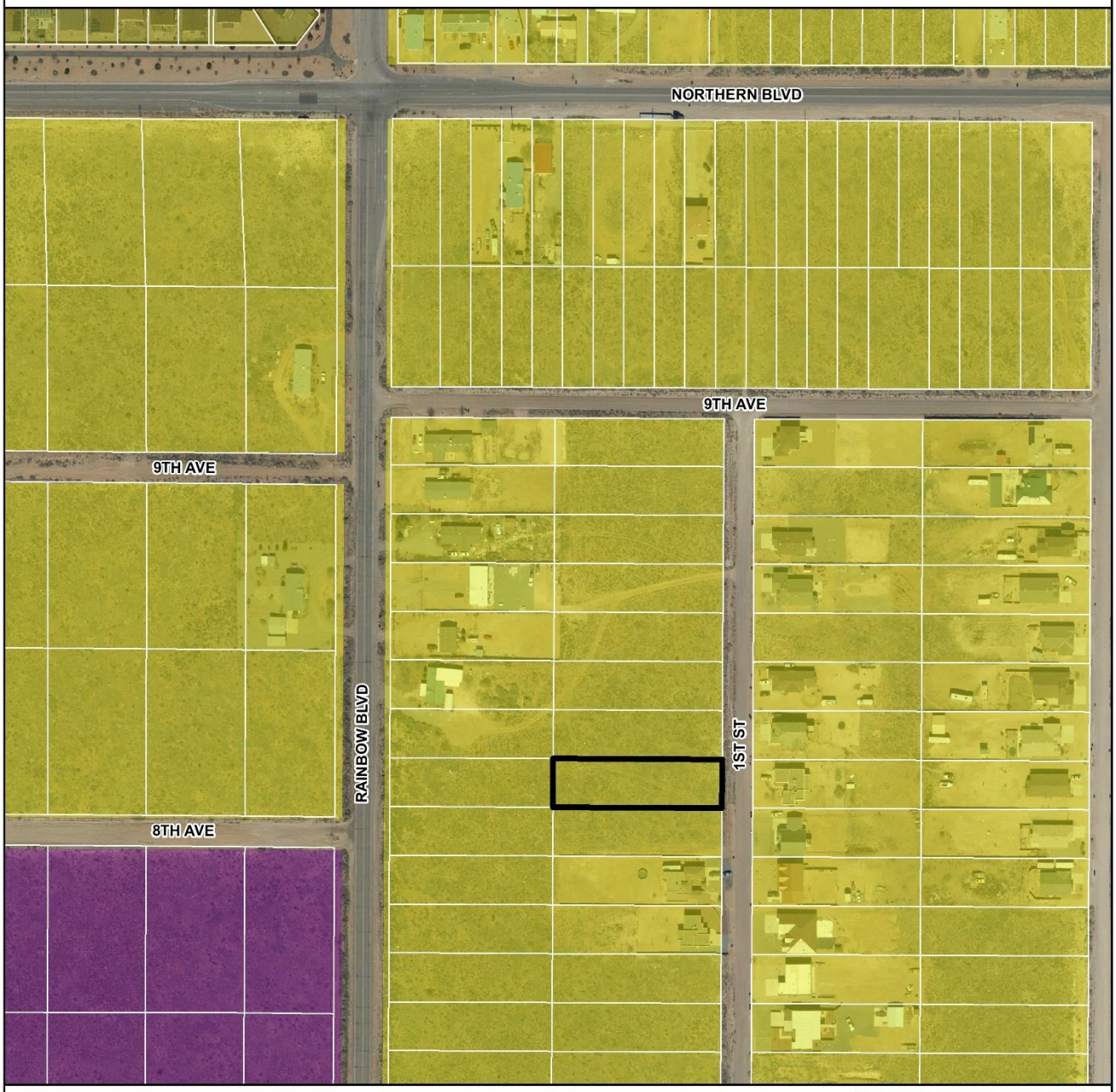
Liz Ruiz Carlos

Liz Ruiz Carlos
Municipal Planner I
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

721 1ST ST NE - VARIANCE



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 Liz Ruiz Carlos on 7/31/2023

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:	**August 22, 2023**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@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:	**August 22, 2023**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@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, Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot instead of the required 2.5 inches per foot. The PZB will hear the request on August 22, 2023.

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



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, Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot instead of the required 2.5 inches per foot. The PZB will hear the request on August 22, 2023.

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Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US





Notice Map:

- ● - 100ft f/subject property, certified letter
- ● - 300ft f/subject property, informational postcard



Notice Map:

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010

The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004

The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023

The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004

The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011

The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Preliminary/Final Plat
Case #23-210-00007

The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts G-1, G-2, G-3, & G-4, and providing for dedication of right--of-way as shown. The subject tracts comprise approx. 3.9865 acres.

Subdivision Variance
Case #23-280-00005

The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a subdivision variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

Preliminary, Final Plat
Case #23-210-00008

The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a Preliminary, Final Plat to split a lot at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

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: August 7, 2023

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-110-00010

REQUEST FOR VARIANCE TO THE MINIMUM ROOF PITCH REQUIREMENT OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2.04" FOR THE PROPERTY LOCATED AT 721 1ST ST NE (UNIT 11, BLOCK 1, LOT 54).

Applicant: Nancy Elizabeth Varela Munoz

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the minimum roof pitch requirement.
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 as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2.04 inches, as included in building permit #23-6556, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

THEREFORE, the application for a variance to the minimum roof pitch requirement for the property located at 721 1st St NE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-110-00010

REQUEST FOR VARIANCE TO THE MINIMUM ROOF PITCH REQUIREMENT OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2.04" FOR THE PROPERTY LOCATED AT 721 1ST ST NE (UNIT 11, BLOCK 1, LOT 54).

Applicant: Nancy Elizabeth Varela Munoz

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2022, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the minimum roof pitch requirement.
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 granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the minimum roof pitch requirement for the property located at 721 1st St NE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-280-00005

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter 155.27 Required Improvements, for the installation of street improvements, sidewalks, sewer mains, and street lighting. The request is for the proposed subdivision of Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter 155.27 Required Improvements, for the installation of street improvements, sidewalks, sewer mains, and street lighting. The request is for the proposed lot split of Unit 12, Block 75, Lot 64, without improvements. The preliminary/final plat for the split of Unit 12, Block 75, Lot 64 into two lots will be heard concurrently under case no. 23-210-00008. All attachments can be found under this case.

The subject property is addressed as 551 Hill Rd NE, and is located on the corner of Hill Rd NE and Kent Rd NE. The subject property is located just under half a mile north of Northern Blvd NE and 0.7 miles east of the City's western boundary (see attached location map). The subject property is zoned E-1: Estate Residential Under Ordinance No. 22, Enactment No. 95-020.

The applicant requests a subdivision variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.27, which states:
"(A) Authorization. Receipt of the signed copy of the preliminary plat is authorization for the subdivider to proceed with the minimum improvements required by these regulations. Prior to the construction of any improvements or to the submission of any bond, the subdivider shall furnish the Planning Board with all plans and data necessary for the construction of the improvements. These plans shall be examined by the Planning Board and will be approved if in accordance with the following requirements. Following the approval, construction can be started or the amount of bond determined.
...

(C) Installation of improvements. The subdivider may prepare and secure approval of the preliminary plat and then install improvements in the area covered by the preliminary plat. Improvements must be installed only in that part of the area for which a final plat will be submitted for approval and filing. The improvements to be installed shall include the following"
...

(2) Street improvements. All streets shall be graded and the roadway improved by paving under the supervision of the City Engineer and subject to his approval in accordance with the design standards provided herein.

(3) Sidewalks.
(a) Provision. Sidewalks shall be provided by the developer and shall be constructed under the supervision of the City Engineer and subject to his approval in accordance with the design standards of the city.
(b) Warrants. Sidewalks shall be required on both sides of arterial and collector streets when abutting land zoned R-3, C-1, C-2, M-1 or SU, and when abutting church and school grounds. Sidewalks shall be required on both sides of all local streets in a logical manner to facilitate pedestrian access.

(4) Water and sewer mains. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the central systems serving the city, where feasible and in conformity to Governing Body policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Improvement Division and in conformity to the standard specifications of the city construction of all water and sewer lines shall be under the supervision and approval of the City Engineer.
...

(6) Street lighting
(a) Street lighting shall be provided by the developer and shall be constructed under the supervision of the City Engineer and subject to his approval in accordance with the design standards provided herein."

REVIEW CRITERIA:
R.O. 2003 § 155.60 (A) addresses variances, stating “Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

In a justification letter provided by the applicant, it states:
"This area (including this lot) is zoned E-1, estate residential district. The adjacent lots to the west, south and across Kent Road are all one acre in size. The adjacent lots to the east vary in size from 2.13 to 4.71 acres in size. The 4.71 acre lot is irregular in shape and has a lot of topographic relief. The new Lots 64-A and 64-B are 2.0030 and 2.6273 acres, respectively, in size. So, the division of Lot 64 creates lots that are similar in size with the lots to the east and larger than the lots to the north and south and across Kent Road and are in character with these adjoining lots and would be simply an extension of existing lot sizes and configuration.

Kent Road NE is not paved and there are no existing sidewalks. None of the streets in this neighborhood area are paved nor have sidewalks and will probably remain that way for some years to come. Requiring to pave Kent Road and a portion of 10th Avenue NE with sidewalks would impose an undue hardship on Mr. Bass and Mrs. Weller-Bass and would be especially out of place if such were required just in front of Mr. Bass and Mrs. Weller-Bass property.

The nearest sewer line is more than 2000 feet away. Connection to public sewer would be completely impractical and would impose undue hardship. Mr. Bass and Mrs. Weller-Bass can satisfy NM Environmental Department standards for minimum lot size by installing special on-site

sewage treatment facilities at the time of development. See attached letter from NMED. Mr. Bass and Mrs. Weller-Bass request would not create a situation any different from the character of development that is occurring in this neighborhood."

Staff finds that the surrounding properties do not have improved streets and sidewalks, and a variance request to the sidewalk requirement is not unreasonable though there is not a specific hardship described. The applicant has provided a NMED liquid waste disposal system permit with the condition that it passes inspection. The subject lot is not in a master planned area and the splitting of the lot without access to City sewer would cause proliferation of the number of lots without appropriate City infrastructure, i.e. “expanding” antiquated platted lots.

Staff finds that there is not an unusual condition of this property that separates it from other properties that must comply with the subdivision ordinance, and the resulting lot configuration would not result in an improved design. The applicant has provided no justification for the subdivision that meets the requirements of R.O. 2003 § 155.60(A). The subject property is a buildable lot, therefore the applicant is not being denied the reasonable use of their land.

Policy A-2 of the City’s Comprehensive Plan (Chapter 3, Annexations, Antiquated Platting & Addressing) is to, “Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.” Creating an additional buildable lot in an area on a “substandard road” that lacks access to potable water and sanitary sewer is not in alignment with the Comprehensive Plan. Allowing for the subdivision of a lot that does not have access to the necessary infrastructure furthers the proliferation of substandard antiquated platted lots which diminishes the overall aesthetic of the City. The requirements of R.O. 2003 § 155.28(B)(2) read in part “…relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of these regulations or the desirable developments of the community in accordance with plans and policies of the Governing Body.”

Staff recommends the Planning and Zoning Board find that the subdivision variance request does not meet the criteria for a variance provided in R.O. 2003 § 155.60(A) as no unusual conditions exist, and a variance would not provide an improved design for the neighborhood and City.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on August 15, 2023 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 7, 2023. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No comments provided
Police Department	X	No comments provided
SSCAFCA	X	No comments provided
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No comments provided

IMPACT:

The Development Services Department recommends denial of the subdivision variance request subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The land which is proposed to be subdivided is a buildable lot and subdivision is not necessary for its development.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship beyond financial gain or loss that the applicant adequately meets the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved.

ALTERNATIVES:

The Planning and Zoning Board may:

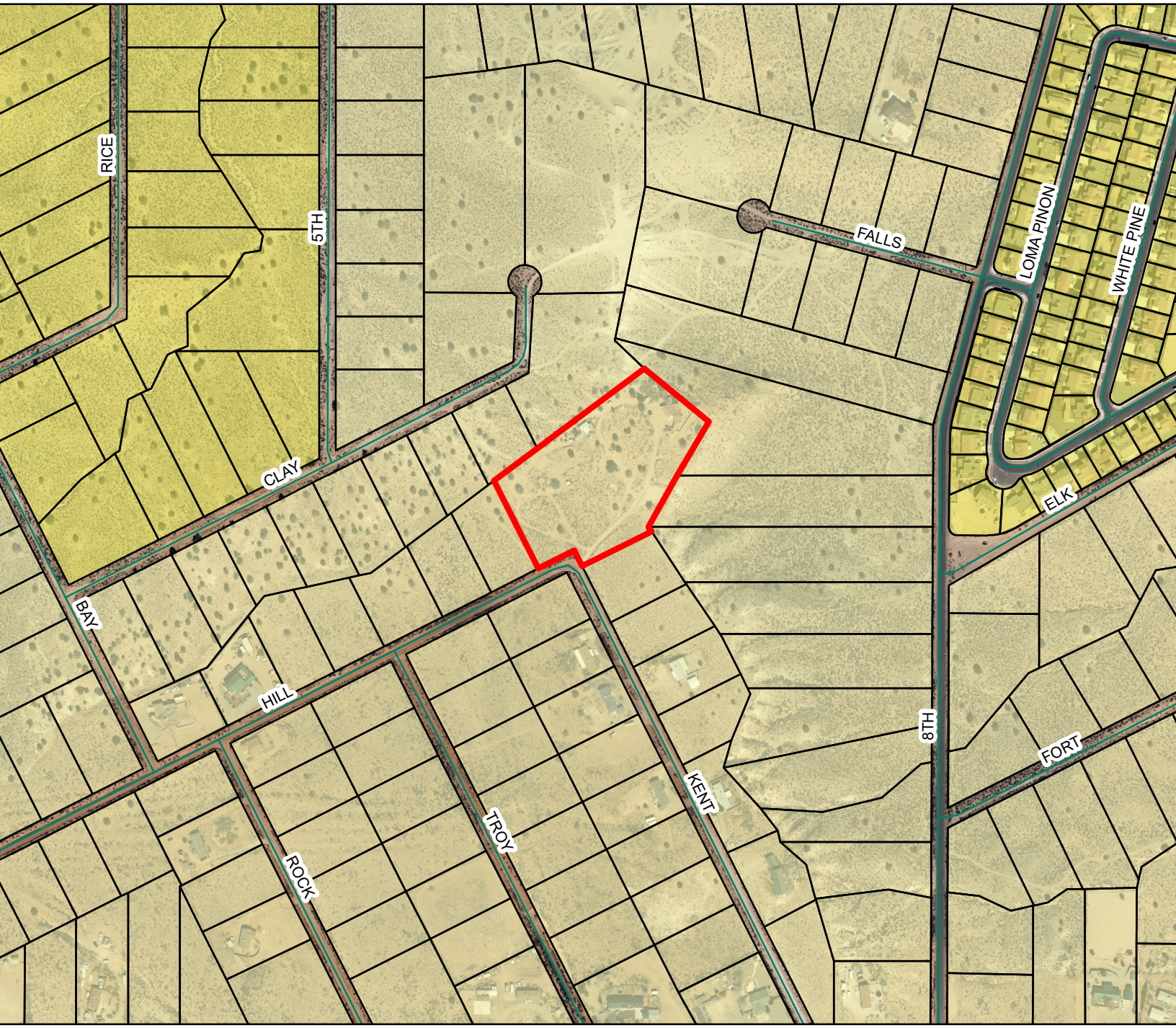
1. Approve the subdivision variance with findings.
2. Approve the subdivision variance with amendments to the findings.
3. Deny the subdivision variance.
4. Postpone action on the subdivision variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the requested subdivision variance.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Permit for Liquid Waste Disposal System .pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

UNIT 12, BLOCK 75, LOT 64



Subject Property

Zoning

E-1

R-1

GIS
Moving Spatial Data Forward

N
W
E
S

Rio Rancho
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.

0 370 740 1,480

Feet

Map created by: Michelle Costilla 8/4/2023

Rio Rancho
City of Vision

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

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/Street	☐ 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		X 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: ALLEN AND SONDRA WELLER-BASS		Phone: 505-328-3165
Address: 551 HILL ROAD NE		E-Mail: buddingrodtalks@msn.com
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest: OWNER	List Owners: ALLEN AND SONDRA WELLER-BASS	
Deed or Ownership Verification Provided: (Initials) ASM	Letter of Authorization Provided: (Initials) ASM	
Agent Name: COMMUNITY SCIENCES CORPORATION ANDREW MEDINA		Phone: 505-897-0000 EXT. 109
Address: PO BOX 1328		E-Mail: AMEDINA@COMMUNITYSCIENCES.COM
City: CORRALES	State: NM	ZIP Code: 87048

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

TO DIVIDE LOT 64 BLOCK 75 RIO RANCHO ESTATES UNIT 12 INTO LOTS 64-A AND 64-B BLOCK 75 RIO RANCHO ESTATES UNIT 12

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/ Unit :12	Block(s): 75	Lot(s): 64
Existing Zoning: E-1	Proposed Zoning: E-1	
No. of existing lots: 1	No. of proposed lots: 2	Total area of site (acres) 4.6303

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: ANDREW S. MEDINA	Applicant:	Agent: X
Signature:		Date: 4-7-2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
23-280-00005		
23-210-00008		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 7/26/23

Form revised January 26, 2017

Agent Authorization

April 6, 2023

To: City of Rio Rancho Development Services

I give Andrew Medina of Community Sciences Corporation to be the agent for Allan R. Bass and Sondra T. Weller-Bass for the Subdivision Variance of Lot 64 Block 75 Rio Rancho Estates Unit 12.

Allan R. Bass

Sondra T. Weller-Bass

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

June 30, 2023

Request for Subdivision Variance to paved road, sidewalks, water and sewer services.

Proposed Summary Plat, Lots 64-A and 64-B, Block 75, RRE 12

Community Sciences Corporation is acting as the agent for Mr. Allen Bass and Mrs. Sondra Weller-Bass, the owner of existing Lot 64, Block 75, RRE Unit 12.

Mr. Bass and Mrs. Weller-Bass wishes to divide Lot 64, 4.6303 acres, into two new Lots 64-A and 64-B. This area (including this lot) is zoned E-1, estate residential district. The adjacent lots to the west, south and across Kent Road are all one acre in size. The adjacent lots to the east vary in size from 2.13 to 4.71 acres in size. The 4.71 acre lot is irregular in shape and has a lot of topographic relief. The new Lots 64-A and 64-B are 2.0030 and 2.6273 acres, respectively, in size. **So, the division of Lot 64 creates lots that are similar in size with the lots to the east and larger than the lots to the north and south and across Kent Road and are in character with these adjoining lots and would be simply an extension of existing lot sizes and configuration.**

Kent Road NE is not paved and there are no existing sidewalks. None of the streets in this neighborhood area are paved nor have sidewalks and will probably remain that way for some years to come. **Requiring to pave Kent Road and a portion of 10th Avenue NE with sidewalks would impose an undue hardship on Mr. Bass and Mrs. Weller-Bass and would be especially out of place if such were required just in front of Mr. Bass and Mrs. Weller-Bass property.**

The nearest sewer line is more than 2000 feet away. **Connection to public sewer would be completely impractical and would impose undue hardship. Mr. Bass and Mrs. Weller-Bass can satisfy NM Environmental Department standards for minimum lot size by installing special on-site sewage treatment facilities at the time of development. See attached letter from NMED.**

Mr. Bass and Mrs. Weller-Bass request would not create a situation any different from the character of development that is occurring in this neighborhood.

Therefore we request a variance to the subdivision regulations that would allow this simple Summary Plat request.

Respectfully,

Andrew S Medina, NMPS

Post Office Box 1328
Corrales, New Mexico 87048

E 8-15-95 MMG

RECEIVED AUG 14 1995

Inspection needed

Construction Industries Division
STATE OF NEW MEXICO
Environment Department

PERMIT TO INSTALL OR MODIFY AN INDIVIDUAL LIQUID WASTE SYSTEM

NMED Permit Number: BE950540
CID Permit Number:

DIRECTIONS: All sections must be filled out completely. You must obtain NMED and CID/MHD approval prior to installing a system.

SYSTEM OWNER'S NAME - Last, First and Middle: BASS, ALLAN R	HOME PHONE: 891-2539	BUSINESS PHONE:
MAILING ADDRESS - Street/P.O. Box, City, State and Zip Code: P.O. BOX 15434 RIO RANCHO, NM 87174		
LOCATION OF SYSTEM - Street Address, and directions to site (attach map if needed): 551 HILL Rd. N.E. KENT & HILL Rd.		COUNTY: SANDOVAL
SUBDIVISION, Block and lot: RIO RANCHO ESTATES BLK 75 LOT 64	TOWNSHIP-RANGE-SECTION: 12N 3E	
INSTALLER'S NAME AND FIRM: [redacted] OWNER INSTALLATION		PHONE:
MAILING ADDRESS-Street/P.O. Box, City, State and Zip Code: ABOVE		

C.I.D. License Number and Certification — MM-1 ☐ MM-98 ☐ MS-1 ☐ MS-3 ☐ HOMEOWNER ☑

I. PERMIT APPLICATION

A. Application for: ☑ new system ☐ modification/replacement mobile home: ☐ yes ☑ no

B. System is: ☑ conventional ☐ alternative ☐ holding tank (vault) ☐ other _____

C. Includes: ☑ verification of plat date ☐ variance application ☐ plans with engineer seal ☐ other _____

II. WASTEWATER SOURCES AND DESIGN FLOWS IN GALLONS PER DAY (GPD)

A. Proposed liquid waste system use and design flow:

☑ single family: number of bedrooms 2
☐ multiple family: number of units _____ number bedrooms per unit _____
☐ other (type _____) flow sizing units _____
› GPD 300

B. Are there existing liquid waste sources on property and flows:

☐ single family: number of bedrooms _____
☐ multiple family: number of units _____ number bedrooms per unit _____
☐ other (type _____) flow sizing units _____
› GPD _____

C. Are there any other wastewater sources, not listed in A or B, on property:

_____ = GPD _____

D. Total Design Flow on Property (Total A + B + C =) GPD 300

III. SITE INFORMATION

A. Lot size 4.64 acres (nearest .01 acres) or _____ square feet. Date of record (plat date) 2-6-67

B. Is there room for a replacement system or additional leaching area? Number of square feet 400

8/15/95 OK per conversation w/ MR Bass 4:20 pm

C. Check all of the following which appear on the property:
☐ surface water ☐ rock outcrops ☐ irrigation ☑ over 15% slope ☑ caliche ☐ wells

D. Depth from the ground surface to:

Top of Seasonal High Water Table 12'
Bedrock, Caliche, or Tight Clay 2 to 8' as per Mr Bass 8/15/95 4:20
Gravel, Cobbles, or Highly Permeable Soils 12'

E. Soil type: (see instructions under III Site Information on back of page)

☐ coarse sand or gravel: give percolation rate _____ (min./in.)
☐ fine sand
☑ sandy loam or sandy clay
☐ clay with considerable sand or gravel
☐ clay with small amount of sand or gravel
☐ other: give percolation rate _____ (min./in.)

All changes noted with Black pen were made as per conversation with Allan Bass on 8/15/95 4:20

F. Water source for the lot? ☑ Off-site or ☑ On-site ☐ Public or ☐ Private ☑ Shared ☐ Other

IV. SYSTEM DESIGN

A. Treatment unit: ☑ septic tank ☐ other - specify

Size 1500 (capacity in gallons) Manufacturer Local Approved Mfg. Atlas ↳ Montana Tanks

B. Leaching area: ☑ trench ☐ bed ☐ seepage pit ☐ other (specify)

Trench or bed dimensions: 300 (square feet) = width 36" x [length 100 (ft.) + _____ (ft.) + _____ (ft.)]

Other (seepage pit, etc.) dimensions: _____ (square feet) = _____ (measurements)

C. Depth of gravel below drain pipe 1ft (in. or ft.). Distance from ground surface to bottom of leaching area 6ft (in. or ft.)

D. Site Plan: Follow instructions on top of page 3.

V. APPLICATION. The foregoing information is correct and true to the best of my knowledge. I understand that the issuing of the permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Uniform Plumbing Code and the New Mexico Liquid Waste Disposal Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulations or ordinances or other requirements of state or federal law.

☑ OWNER ☐ CONTRACTOR Allan R. Bass (Signature) 8-14-95 (Date)

VI. NMED PERMIT. A permit for construction of the liquid waste disposal system described herein is hereby:

☐ granted ☑ granted subject to conditions (cite regulations) ☐ denied (cite regulations)

NMED Signature 8/15/95 Date

☐ **Reasons for Denial or** ☑ **Conditions.** Failure to meet the conditions of this section invalidates the permit, and is subject to enforcement.

Inspection needed to verify installation of drainfield is below caliche layer. Call 48 hrs prior to installation for an appointment.

* Call for an installation inspection by NMED prior to system cover-up if this box is checked ☑. Phone No. 392-[illegible]83

Type of inspection done: ☐ pre-permit ☐ during installation/after installation

VII. CID PERMIT. There is a fee for a CID permit. A permit for construction of the liquid waste disposal system described herein is hereby:

☐ granted ☐ granted subject to conditions ☐ denied

CID/MHD Signature Date

Conditions. Failure to meet the conditions of this section invalidates the permit, and is subject to enforcement

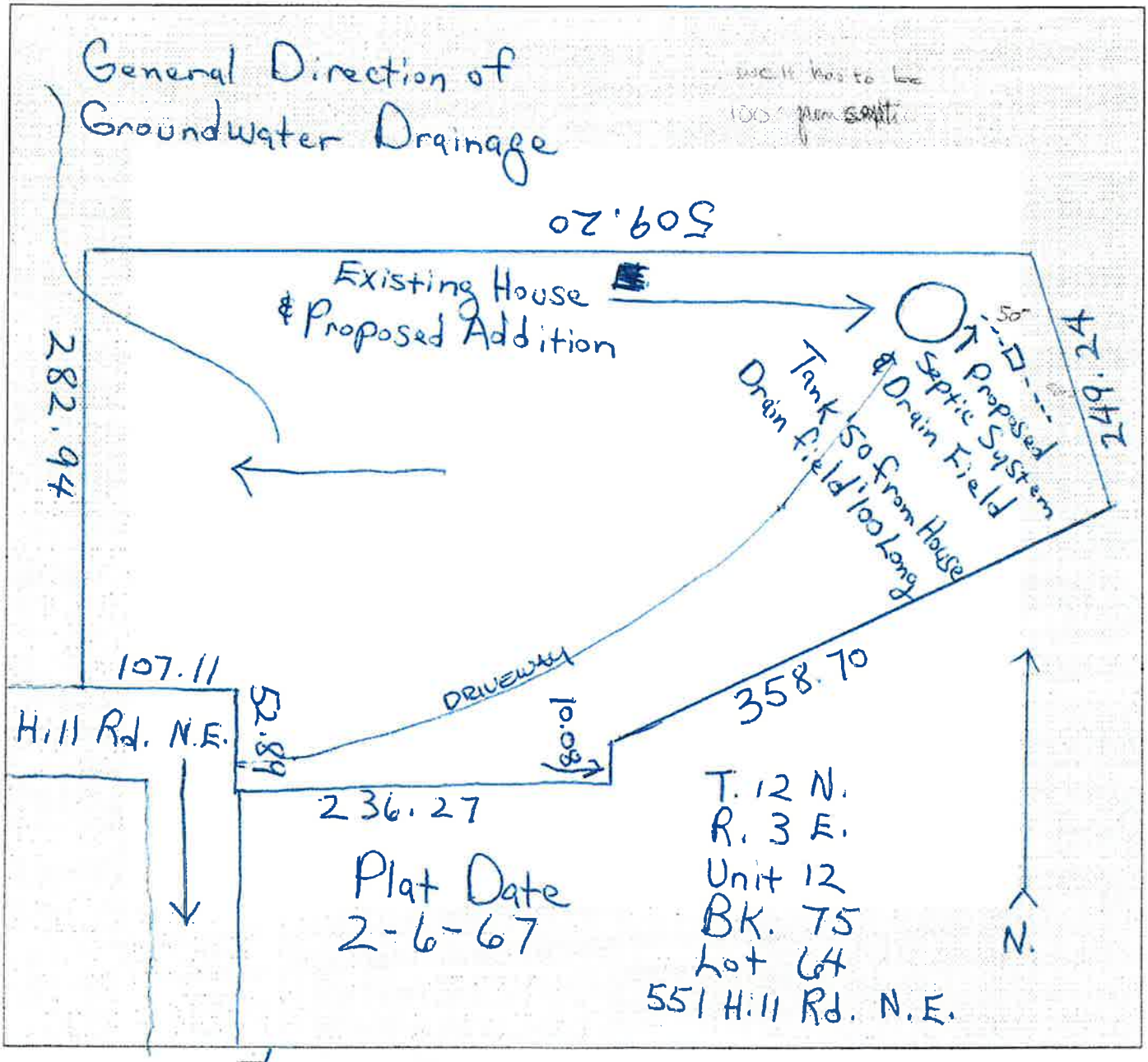
INSPECTION. The private sewage disposal system described herein ☐ meets ☐ does not meet the design and construction requirement of the Construction Industries Commission's New Mexico Uniform Plumbing Code.

CID/MHD Signature Title Date

Site Plan. (use this sheet or attached 8-1/2 by 11 sheet to application). Diagram the liquid waste system (bird's eye view). Show setback distances to any objects in Table 3 (back of form). Include the following landmarks within 200 feet of the systems.

a) proposed and existing buildings, driveways, water lines and wells;
b) direction of groundwater movement, any surface water, irrigated areas, arroyos, rock outcrops or steeply sloping areas;
c) property lines and dimensions of the parcel where the system is to be located.
d) location of other wastewater disposal systems on the property.

(Draw the system within the clear area and use the grey area to show features off the site)



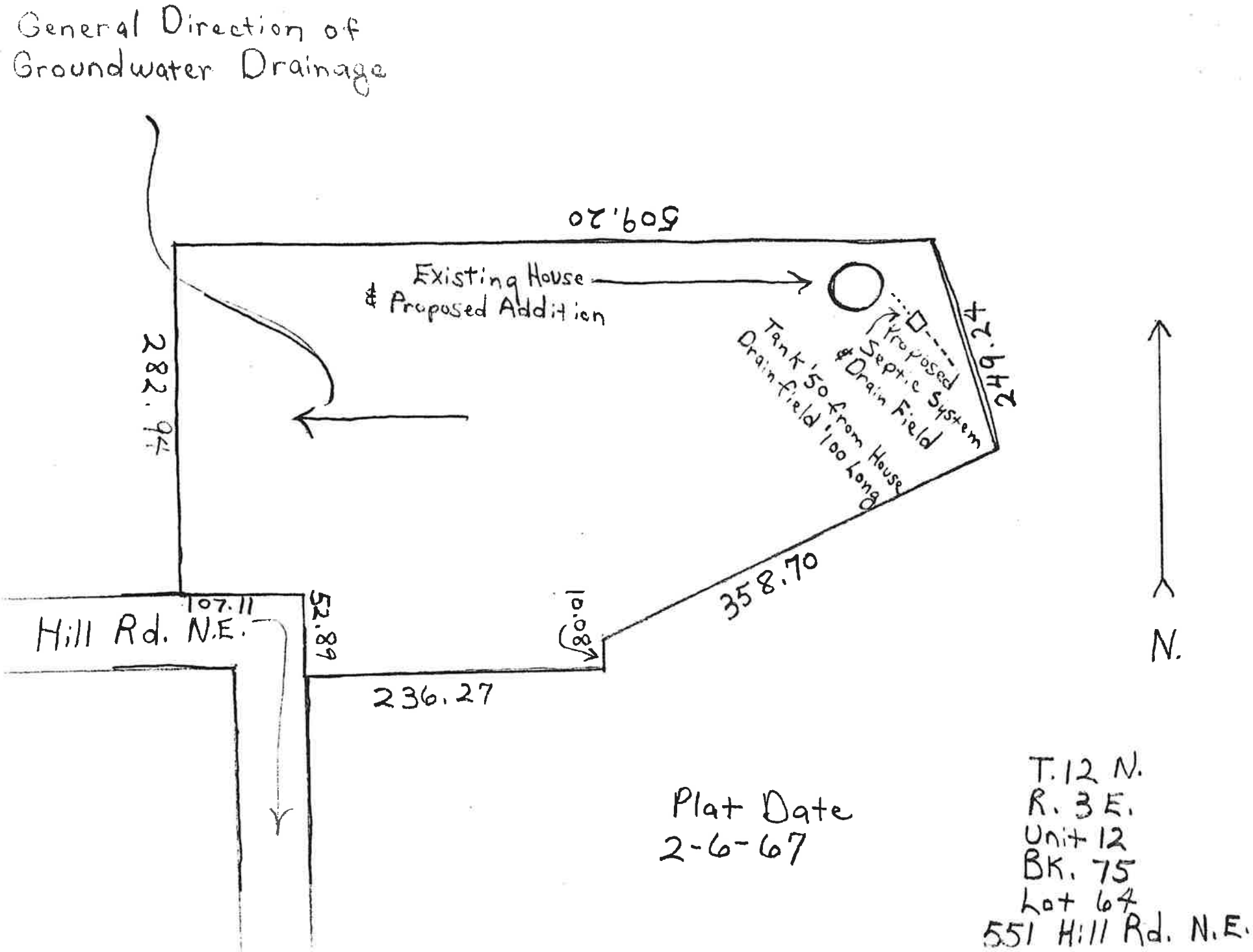
This is: a proposed plan ☑ as built plan ☐.

Note: Any changes made in design, after NMED has issued a permit, must be approved by NMED prior to installation.

Date and initial: INSTALLER _____ DATE _____ NMED _____ DATE _____

Comments: _____

NMED retain white copy, CID/MHD yellow, homeowner pink


General Direction of Groundwater Drainage
509.20
Existing House & Proposed Addition
Proposed Septic System & Drain Field
Tank 50 from House Drain field 100 long
249.42
282.94
107.11
52.89
10.08
358.70
236.27
Hill Rd. N.E.
N.
Plat Date 2-6-67
T. 12 N.
R. 3 E.
Unit 12
BK. 75
Lot 64
551 Hill Rd. N.E.

APPLICATION DATA SHEET

DESIGN DATA (calculated data from your floorplans)

1.	Building Location	=	Rio Rancho, Sandoval County
2.	Floor Area	=	1765 SF
3.	Flat Ceiling Area	=	2012 SF
4.	Cathedral Ceiling Area	=	NA
5.	Skylight Percentage	=	NA
6.	Gross Wall Area	=	1264 SQUARE FEET
7.	Window Area	=	191 SF
8.	Door Area	=	63 SF
9.	Concrete Slab Perimeter	=	156 FEET
10.	Roof Insulation R-value	=	34.39
11.	Window R-value	=	1.9
12.	Door R-value	=	5.0
13.	Wall Assembly R-value	=	15.13
14.	Perimeter Insulation R-value	=	6.0

Table A-1 Data (this data is taken from page A-1 of this packet)

1.	Heating Degree Days (Albuquerque 4332)	=	4332
2.	Roof/Ceiling R	=	29A
3.	Wall R	=	6.6
4.	Floor Slab Perimeter Insulation R	=	4.0
5.	Perimeter Slab Insulation Depth	=	24"

Please note: you may obtain a larger format of this sheet at our office.

Applications Worksheet

Builder Name: _____ Date: _____
Address: _____
Submitted by: _____ Phone: _____
Building Address: _____
Legal Descr. Lot: UNIT 12/BLOCK 75/TRACT 64 Section: _____ County: SANDOVAL
General Descr. _____
Local HDD 4332 Building Area: 1765 sf

Roof/Ceiling

Ceiling Type	Area, sf	R-value Installed	System R_o From Page A-5	AreaXT/R_o	Meets MEC
Flat Ceiling	2012	34.39	31.1	64.69	
Cathedral Ceiling	NA				
Totals, Total "Area" and "AreaXT/R_o" columns	2012			64.69	
Required R_o from Appendix A-1, Compare to "Sys. R_o" if "Sys. R_o" is greater than Required R_o, check "Meets MEC" column.	29.4 (REG. R)		Area R_o of Tot. "Area" = "A X 1/R"	31.1	YES
Skylight Percent, must be less than 1%	-0-				—

Openings

Opening Type	Area	R-value From Page A-5	Area X 1/R
Window Type 1 DOUBLE GLAZED	291	1.9	153.15
Window Type 2	NA		
Slider	NA		
Basement Window	NA		
Doors (INSULATED)	63	5.0	12.6
Open Area Total Sum the "Area" and "Area X 1/R" columns.	354		165.75
Glazing R_o Divide total "Area" by Total "A X 1/R"	2.14		

Exterior Walls

				Meets MEC
Gross Wall Area	1264	Percent Open Divide the Open Area Total by the Gross Wall Area.		
		Wall R-value Installed ADS	15.13	YES
Wall R_o Required From Appendix A, Prescriptive Requirements Tables, if "System R_o-value" is greater than "Wall R_o Required" Check "Meets MEC" column.	10.37	System R_o-value From Tables in Appendix A ADOBE not shown	15.13	YES

SEE ATTACHED SHEET FOR R-VALUES FOR COMPONENTS

Other Components

	Required From Tables in Appendix A		Installed Value	System R_o From Tables in Appendix A	Meets MEC
Floor R_o					
Slab Insulation R-value	R 4.4		R=~~10~~ 6	SAME	YES
Slab Insulation depth	24"		24"		YES
Crawlspace R_o	NA				
Basement R_o-value	NA				
Other R_o	NA				
Other R_o	NA				

COMPLIANCE CERTIFICATION

This Residence Meets the 1992 Model Energy Code

Builder/Designer _____ Company Name _____ Date _____

Building Official _____ Jurisdiction _____ Date _____

RESIDENCE FOR RANDY BASS

ENERGY CODE CALCULATIONS

DEGREE DAYS 4332
LATITUDE 35°N

Temperature	SUMMER	WINTER
INSIDE	78°	70° F
OUTSIDE	97°	17° F
DIFFERENCE	15°	53° F

COMPONENTS	R VALUE	AREA
ROOF	34.39	2012 SQ. FT. TOTAL ROOF GROSS AREA
WALL W/ ADOBE	14.05	703 SF
WALL W/ WOOD FRAME	18.81	207 SF
WINDOWS (DOUBLE GLAZED)	1.9	291 SF
DOORS (INSULATED)	5.0	63 SF
		1264 SQ. FT. TOTAL WALL GROSS AREA

NOTE:
SEE ATTACHED SHEET FOR CALCULATION OF R VALUES.

Residence for Randy Bass

Roof

Outside Air Film	0.25
Built-up Roofing	0.33
3/4" Recovery Board (Mineral Fiber)	1.32
6" Rigid Polystyrene Insulation	30.00
1½" Wood Deck	1.88
Inside Air Film	0.61
	R = 34.39

Wall with Adobe

Outside Air Film	0.17
1" Stucco	0.22
2" Polystyrene Insulation	10.00
Adobe 10"	2.78
Interior Plaster Finish	0.20
Inside Air Film	0.68
	R = 14.05

Wall with Wood Frame

	Cavity	Framing
Outside Air Film	0.17	0.17
1" Stucco	0.22	0.22
½" Sheathing	0.06	0.06
2x6 Stud (wood)	—	1.32
5½" Batt Insulation	19.00	—
½" Sheetrock	0.45	0.45
Inside Air Film	.68	0.68
	R = 20.58	R = 2.90

weighted average

$(.90)(20.58) + (.10)(2.90) =$ R = 18.81

Weighted Average of the Two Wall Components Above

$(.77)(14.05) + (.23)(18.81) =$ R = 15.13 ← Opaque Wall

(.77 = Adobe, 14.05 = Adobe R; .23 = Wood Frame, 18.81 = Wood Frame R)



Notes:

1. The Basis of Bearings is the West line of Lot 64 as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88. Record bearings and distances are shown in parenthesis ( ).
2. The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated March 18, 2008, Map No. 35043C1900D and 35043C1888D.
3. The original recorded Plat is partially illegible. Record information designated with (* or ?) is based on lot reconstruction and best guess.
4. Documents Used:
   a. Plat: Rio Rancho Estates Unit 12, recorded February 9, 1967, Volume RR1, Folio 56A;
   b. Quit Claim Deed: Rio Rancho Estates Unit 12, Block 70, Lot 31 & 32, recorded April 27, 1999, Document 1999-010608.

Purpose of Plat:

The purpose of this plat is to create 2 Lots from Lot 64, to create and to grant utility easements.

Free Consent:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and to grant utility easements to the City of Rio Rancho.

By: _____ _____
Allan R. Bass, Co-Owner — Date

By: _____ _____
Sondra T. Weller-Bass, Co-Owner — Date

Acknowledgement:

STATE OF NEW MEXICO }
ss
COUNTY OF _____ }

This instrument acknowledged before me this _____ day of _____, 2023 by: Allan R. Bass, Co-Owner Lot 64.

_____
Notary Public

My Commission Expires: _____

Acknowledgement:

STATE OF NEW MEXICO }
ss
COUNTY OF _____ }

This instrument acknowledged before me this _____ day of _____, 2023 by: Sondra T. Weller-Bass, Co-Owner Lot 64.

_____
Notary Public

My Commission Expires: _____

Jurisdictional Affidavit:

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, do hereby affirm that the property shown and described hereon does lie within the extra-territorial planning and platting jurisdiction of the City of Rio Rancho.

By: _____ _____
Andrew S. Medina, NMPS No. 12649 — 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** (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

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

E. **City of Rio Rancho Water Department** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public water services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/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) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen 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.

Legal Description:

Lot numbered Sixty-Four (64) in Block numbered Seventy-Five (75) of the plat of Rio Rancho Estates Unit 12, as the same is shown and designated on the plat thereof, and recorded in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1967, in Volume RR1, Folio 56A and being more particularly described by meets and bounds as follows:

BEGINNING at a corner of Lot 64 being a point on the Northeasterly right-of-way of Kent Road NE and from WHENCE USC&GS Brass Cap Academy 1969 bears S71°18'32"E. 37941.62 feet;

Running **THENCE**, along said right of way, N26°51'15"W, 52.82 feet (L3) to a common corner of Hill Road NE and Kent Road NE;

THENCE, departing Kent Road NE & continuing along the Northerly right of way of Hill Road NE, S63°19'21"W, 107.04 feet (L4) to a corner being a point on said right of way of Hill Road NE;

THENCE, departing said Northerly right of way of Hill Road NE, N26°41'33"W, 282.95 feet to the most Westerly corner;

THENCE, N54°44'35"E, 39.40 feet;

THENCE, N52°23'02"E, 118.20 feet,

THENCE, N52°34"12"E, 387.31 feet to the most Northerly corner;

THENCE, S51°25'41"E, 249.24 feet to the most Easterly corner;

THENCE, S29°24'27"W, 168.61 feet,

THENCE, S29°27'43"W, 183.19 feet;

THENCE, S31°17'17"W, 6.72 feet (L1);

THENCE: S35°42'29"E, 9.88 feet (L2)

THENCE, S63°13'33", 236.23 feet to the **Point of Beginning**.

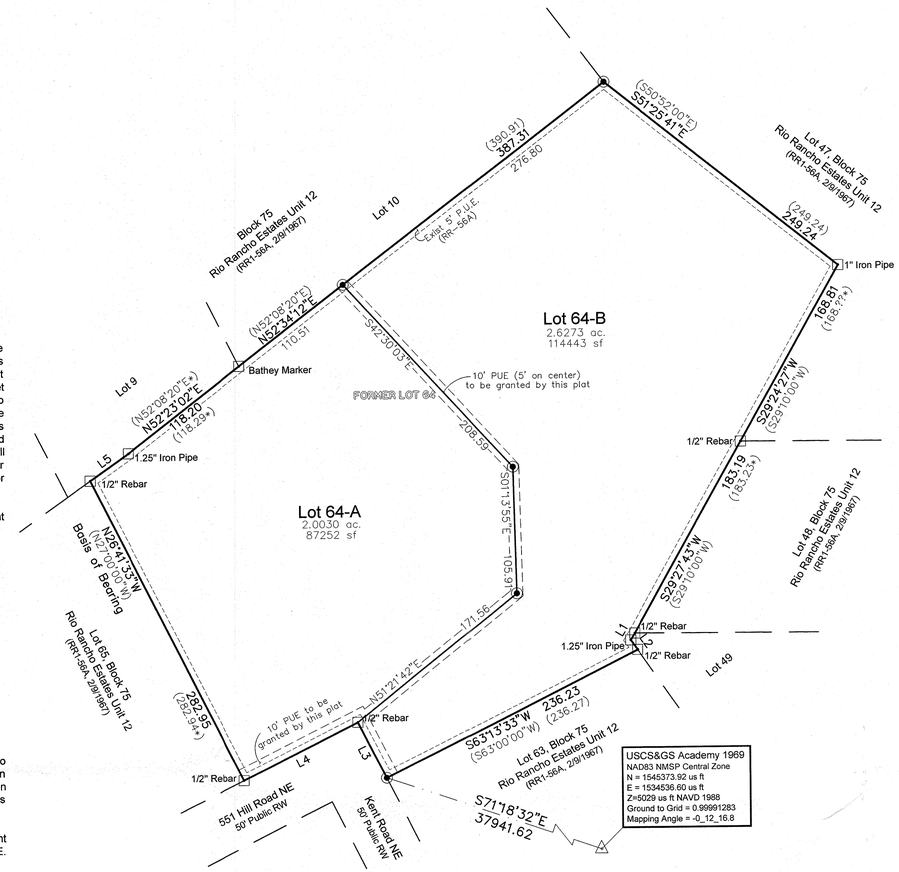
Said Lot contains 4.6303 acres more or less.

Surveyor's Certification:

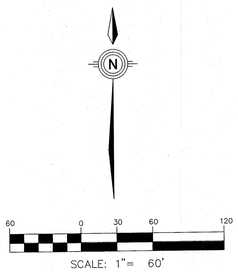
I, Andrew S. Medina, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

LICENSED PROFESSIONAL SURVEYOR — NEW MEXICO — 12649 — ANDREW S. MEDINA

BY: _____
Andrew S. Medina NMPS No. 12949 — date



NUM	DISTANCE	BEARING	
L1	6.72	S31°17'17"W	(6.??*) (S29°10'00"W)
L2	9.88	S35°42'29"E	(10.08*) (S35°04'30"E)
L3	52.82	N26°51'15"W	(52.??*) (N27°00'00"E)
L4	107.04	S63°19'21"W	(107.11) (S63°00'00"W)
L5	39.40	N54°44'35"E	(???.??*) (S54°27'40"W)



Monument Legend

- ⊞ Found Monument as noted.
- ◉ Set 5/8" Rebar w/Green Cap Stamped MEDINA LS 12649 or Pk-Nail w/Disk MEDINA LS 12649
- △ Control Station
- ○ Not set
- ★ See Note 3

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

This instrument was filed for record on this _____ day of _____2023, at _____ A/P M & Recorded in Volume _____, Folio _____ of Records of Sandoval County

_____,
County Clerk & Recorder.

SUMMARY PLAT

Lots 64-A & 64-B, Block 75
Rio Rancho Estates Unit 12

Being a replat of Lot 64, Block 75,
Rio Rancho Estates Unit 12
Situate Within
Town of Alameda Grant
City of Rio Rancho
Sandoval County, New Mexico
January 2023

Site Data

FEMA FIRM Map No	35043C1900D, 35043C1888D
Zoning	E-1
Proposed Land Use	E-1
No. of Existing Lots/Tracts	1
No. of Lots/Tracts Created	2
Total Area	4.6303 ac.

City of Rio Rancho Case Number: _____

Sandoval County Case Number: _____

Submittal Date: _____

Approvals

Utility:

_____ _____
Public Service Company of NM (PNM) — Date

_____ _____
New Mexico Gas Company — Date

_____ _____
Lumen Technologies — Date

_____ _____
Sparklight — Date

_____ _____
City of Rio Rancho Water Department — Date

City:

_____ _____
City of Rio Rancho Public Works Department — Date

Rio Rancho Development Services Department,

Approved this _____ Day of _____, 2023

_____ _____
Amy Rincon, Director — Date

City of Rio Rancho Clerk:

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico, do hereby certify that the plat shown hereon was approved administratively by the City of Rio Rancho Development Services Department Director on this _____ day of _____, 2023.

_____ _____
Rebecca A. Martinez — Date

County Approvals:

Sandoval County Treasurer:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 7-38-44.1.

_____ _____
Sandoval County Treasurer's Office — Date

Indexing Information:

UPC #: 1010071047192
Owner: Allan R. & Sondra T. Weller-Bass
Property: Lot 64, Block 75,
Rio Rancho Estates Unit 12
Town of Alameda Grant
551 Hill Street, Rio Rancho, New Mexico

Rio Rancho Estates Plat Book _____ Page _____

SUMMARY PLAT
Lots 64-A & 64-B, Block 75
Rio Rancho Estates Unit 12

DWG PATH: 1/27/2023 S:\IN2023 - Misc Clients\007 - Allen & Sondra Bass\L064 Replat.dwg

PIC:	Nino Jan 2023
DES:	JAK, NSV
SCALE:	1"=60'
DATE:	January 12, 2023
DRAWN: DKS	REVIS: SLN
JOB NO.:	N2023-007

Community Sciences Corporation
Land Surveying
(505) 897.0000

1 of 1

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

August 4, 2023

RE: Preliminary/Final Plat & Subdivision Variance, Case No. 23-210-00008, 23-280-00005
Unit 12, Block 75, Lot 64

Dear Property Owner:

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

The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp., request approval of a preliminary/final plat and a variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, August 22, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a red 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 contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, 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.

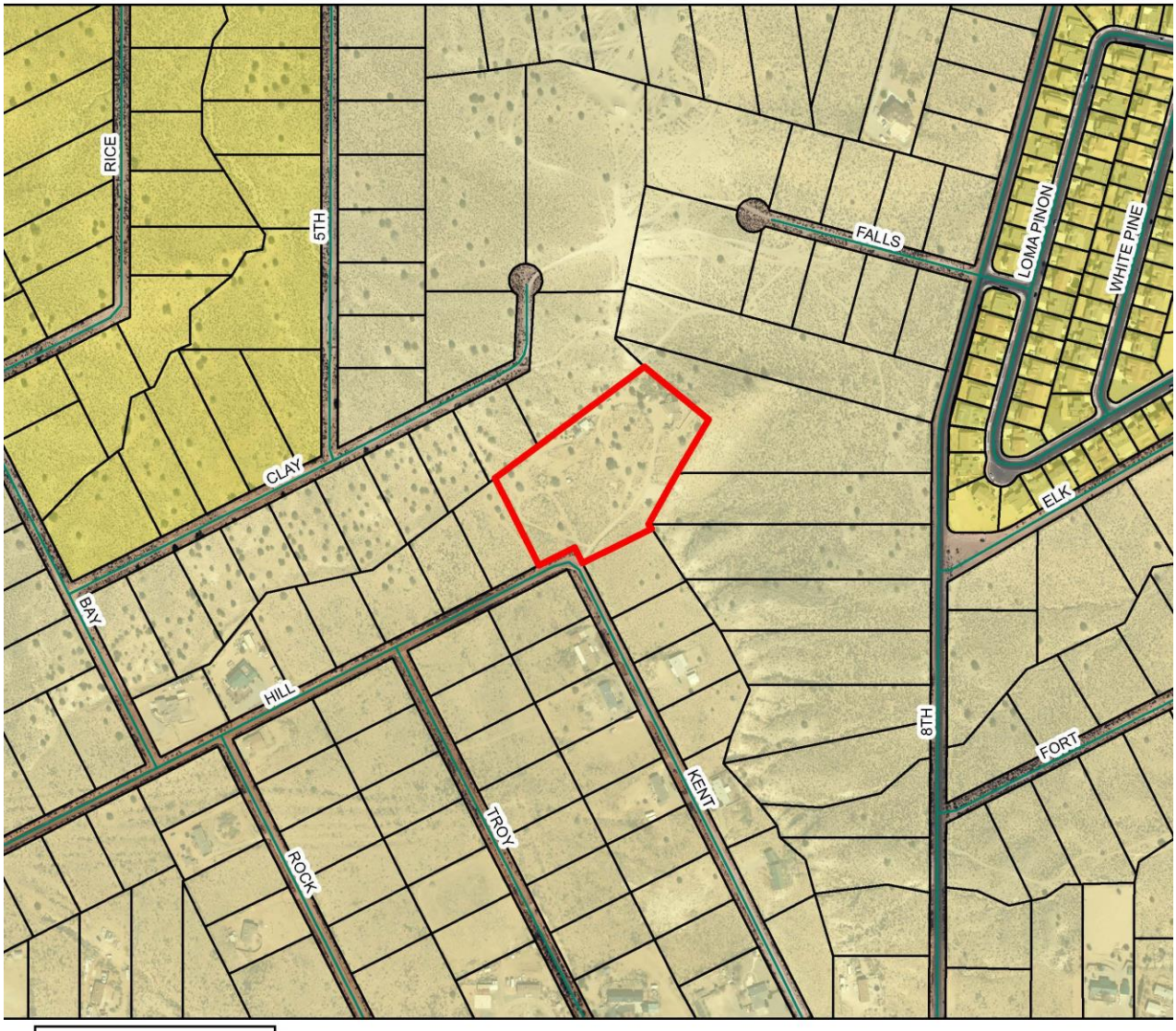
Respectfully,

Michelle Costilla
Municipal Planner I
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

UNIT 12, BLOCK 75, LOT 64



Subject Property
Zoning
E-1
R-1

GIS
Moving Spatial Data Forward

N
W
E
S

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.

0 370 740 1,480
Feet

Map created by: Michelle Costilla 8/4/2023

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) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**August 22, 2023**
Time:	6:00PM
Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@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

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Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**August 22, 2023**
Time:	6:00PM
Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@rrnm.gov

Preliminary/Final Plat & Subdivision Variance, Case No. 23-210-00008, 23-280-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp., request approval of a preliminary/final plat and a variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

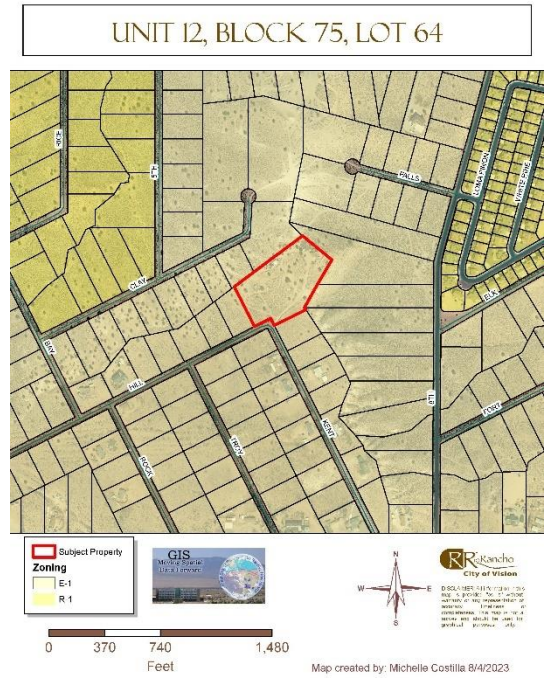
You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



Preliminary/Final Plat & Subdivision Variance, Case No. 23-210-00008, 23-280-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp., request approval of a preliminary/final plat and a variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001575869

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		$149.64	**Sales Rep**	wschult	
Tax Amount		$11.41	**Order Taker**	wschult	
Total Amount		$161.05			
Amount Paid		$0.00			
Amount Due		$161.05			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001575869-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 198 li		
Color			

Run Date
08/07/2023
08/07/2023
08/07/2023

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011
The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Subdivision Variance
Case #23-280-00005
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a subdivision variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 1 55.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It

is zoned E-1: Estate Residential and is approximately 4.88 acres.

Preliminary, Final Plat
Case #23-210-00008

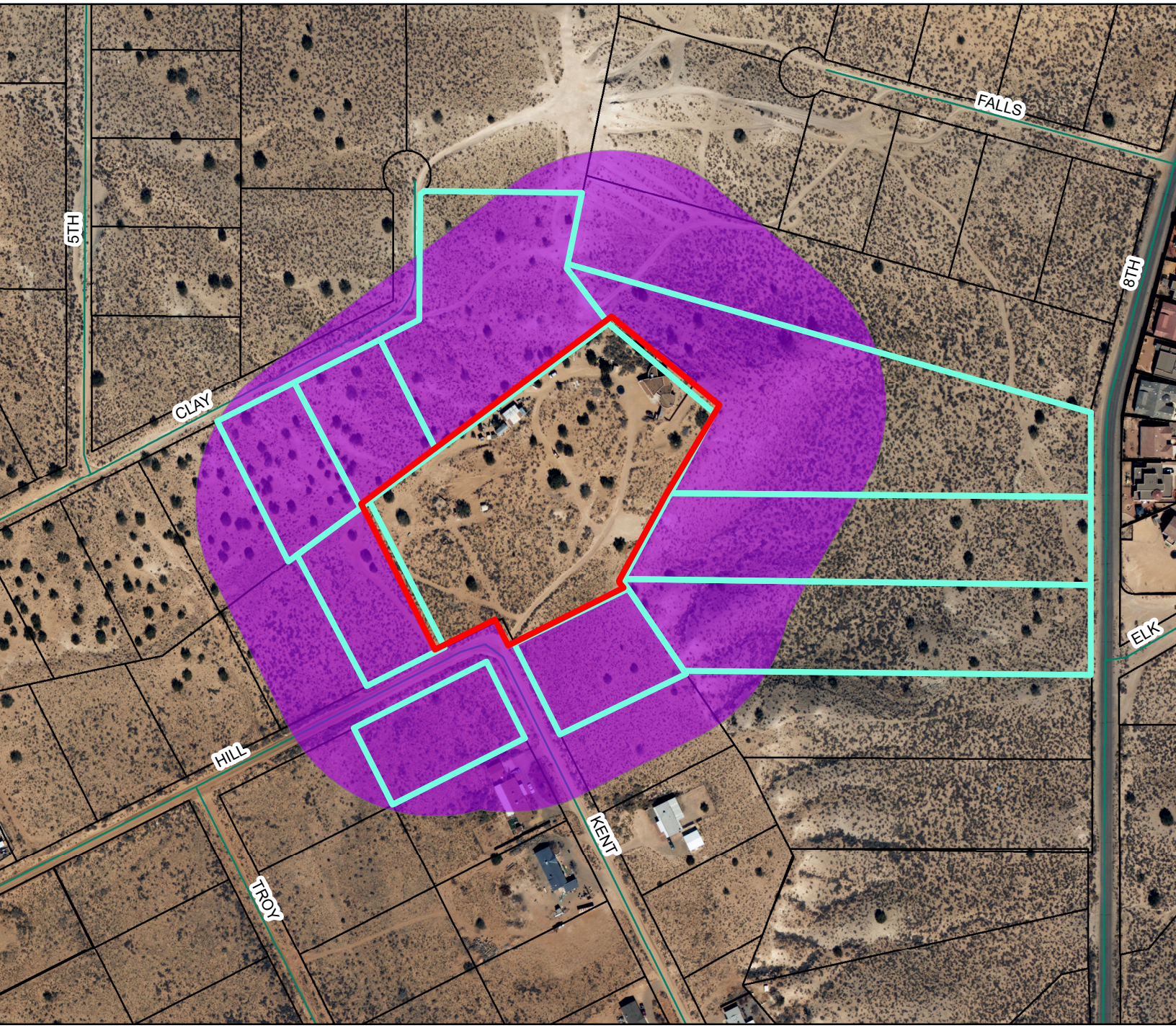
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a Preliminary, Final Plat to split a lot at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

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: August 7, 2023

UNIT 12, BLOCK 75, LOT 64



Subject Property
Abutting Properties
300 ft.

GIS
Moving Spatial Data Forward

N
W
E
S

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.

0 225 450 900
Feet

Map created by: Michelle Costilla 8/4/2023

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF STREET IMPROVEMENTS, SIDEWALKS, SEWER MAINS, AND STREET LIGHTING.

Applicant: Allen and Sondra Weller-Bass

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The land which is proposed to be subdivided is a buildable lot and subdivision is not necessary for its development.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF STREET IMPROVEMENTS, SIDEWALKS, SEWER MAINS, AND STREET LIGHTING.

Applicant: Allen and Sondra Weller-Bass

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

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1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL :

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00008

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a preliminary/final plat, which would create two E-1: Estate Residential zoned lots from the property legally described as Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a preliminary/final plat, which would create two E-1: Estate Residential zoned lots from the property legally described as Unit 12, Block 75, Lot 64.

The subject property is addressed as 551 Hill Rd NE, and is located on the corner of Hill Rd NE and Kent Rd NE. The subject property is located just under half a mile north of Northern Blvd NE and 0.7 miles east of the City's western boundary (see attached location map).The property is zoned E-1: Estate Residential per Ordinance No. 22, Enactment No. 95-020. It is not within any Specific Area Plans or Master Planned areas.

The subject property is not in a Special Assessment District, has no access to City sewer, and does not have paved roadways or sidewalks. There is a concurrent subdivision variance application for the subdivision requirements under case 23-280-00005.

A lot split to create two lots from one lot can typically be administratively approved. The administrative approval pursuant to Rio Rancho Code of Ordinances (R.O. 2003) §155.26, requires that the Development Services director “may approve a subdivision as a combined preliminary and final plat in any case where no public purpose would be served by separate steps”. New subdivisions (plats) require access to City water, sewer and paved road. This lot is not located on a paved road and does not have access to City sewer and therefore the split cannot be administratively approved. This existing lot is a developable and buildable lot.

GENERAL INFORMATION:
A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Lumen, Sparklight, PNM and New Mexico Gas Company.
B. Water and Wastewater Availability: The property owner has provided a NMED liquid waste disposal system permit with the condition that it passes inspection. The City cannot guarantee this approval and without this approval, development will not be guaranteed.
C. Drainage: Drainage plans will need to be submitted and approved before construction can take place.
D. Roads & Sidewalks: The applicant has submitted a variance request to not be required to put in

roads and sidewalks to serve these lots. The surrounding properties do not have sidewalks and are also on a dirt road.
E. Recreation Facilities/Open Space: No public park space and/or open space is being dedicated by this action.
F. Easements: There is an existing 5 foot public utility easement surrounding the property and there will be an additional 10 foot public utility easement at the center of the lot split (5 ft on each side of the shared property line) and along the fronts of both lots to be granted with the filing of the plat.
G. Public Site Dedications: None
H. Vacations: N/A
I. Variances: Case number 22-280-00005 requests a variance to the subdivision code (R.O. 2003 Chapter 155 Subdivisions) requirements:
Chapter 155.27 Required Improvements (C) Installation of improvements. The improvements to be installed shall be the following: (2) Street improvements. All streets shall be graded and the roadway improved by paving under the supervision of the City Engineer and subject to his approval in accordance with the design standards provided herein. (3) Sidewalks (b) Sidewalks shall be required on both sides of all local streets in a logical manner to facilitate pedestrian access and (4) Water and sewer mains. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the central systems serving the city, where feasible and in conformity to Governing Body policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Improvement Division and in conformity to the standard specifications of the city construction of all water and sewer lines shall be under the supervision and approval of the City Engineer.

Staff finds that the surrounding properties do not have improved streets and sidewalks, and a variance request to the sidewalk requirement is not unreasonable though there is not a specific hardship described. Staff cannot guarantee a septic permit and without this permit there cannot be a guarantee that the proposed lots will be buildable. The lots are proposed to be greater than the NMED standards for minimum lot size, and the applicant has provided a NMED liquid waste disposal system permit with the condition that it passes inspection. Staff has not received confirmation from the NMED for on-site sewage development.

CONFORMANCE WITH THE SUBDIVISION CHAPTER OF THE CITY:
The preliminary/final plat will need to be reviewed under the subdivision chapter of the City (Rio Rancho Code of Ordinances, Chapter 155). Staff finds that this may conform, but only with the variance approval.

CONFORMANCE WITH THE ZONING ORDINANCE:
The property is zoned E-1: Estate Residential which allows for lot minimums of 21,780 square feet, assuming there is a connection to City water and sewer. Staff finds that the proposed lots meet the E-1, minimum lot size requirements and may conform if appropriate septic permit is obtained.

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). Staff finds that the City’s Comprehensive Plan (Section 3.3) notes the problem with antiquated subdivision of lots, citing inadequacy of improvements being contrary to the proper development of the City. The subject lot is not in a master planned area and the splitting of the lot without access to City sewer would cause proliferation of the number of lots without appropriate City infrastructure, i.e. “expanding” antiquated platted lots. Does not conform.

NOTIFICATIONS:
Neighboring property owners abutting the subject property were notified of the Planning and Zoning

Board hearing by first class mail. A notice sign was erected on the subject property on August 15, 2023 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 7, 2023. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No comments provided
Police Department	X	No comments provided
SSCAFCA	X	No comments provided
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No comments provided

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the Preliminary/Final Plat based on the general findings identified below and the following specific findings:

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

SPECIFIC FINDINGS:
1. The subdivision of an antiquated subdivision lot is contrary to the R.O. 2003 Chapter 155 Subdivisions, in that the present lot is a buildable lot and that City sewer is not available to service the proposed two lots.
2. The subdivision of an antiquated lot not in compliance with R.O. 2003 Chapter 155 Subdivisions, is contrary to and not consistent with the City's Comprehensive Plan, including but not limited to, Section 3.3 and 5.6.3, Policy L-1.
3. The applicant has failed to adequately address and provide the necessary evidence to justify subdivision variances.

If the Planning and Zoning Board chooses to approve the preliminary/final plat, staff recommends such approval be with the following conditions and findings:

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The applicant has met the criteria for a subdivision variance.
2. The plat shall conform to E-1: Estate Residential District zoning requirements.
3. Prior to issuance of building permits, the New Mexico Environment Department shall approve of advanced septic systems for both created lots.
4. Grading and Drainage plan may be required with future development of each lot.
5. Prior to final approval by the Planning and Zoning Board Chair and recording, the plat shall be reviewed and approved by the Development Services Department Engineering and Planning

Divisions to ensure compliance with requirements to include, but not limited to Chapter 155 Subdivisions.
6. "Rio Rancho Development Services Department" signature block shall be removed from the plat and replaced with Planning and Zoning Board signature block.
7. Remove "approved administratively by the City of Rio Rancho Development Services Department Director" from City of Rio Rancho Clerk signature block. Replace with "approved by the Planning and Zoning Board".

ALTERNATIVES:

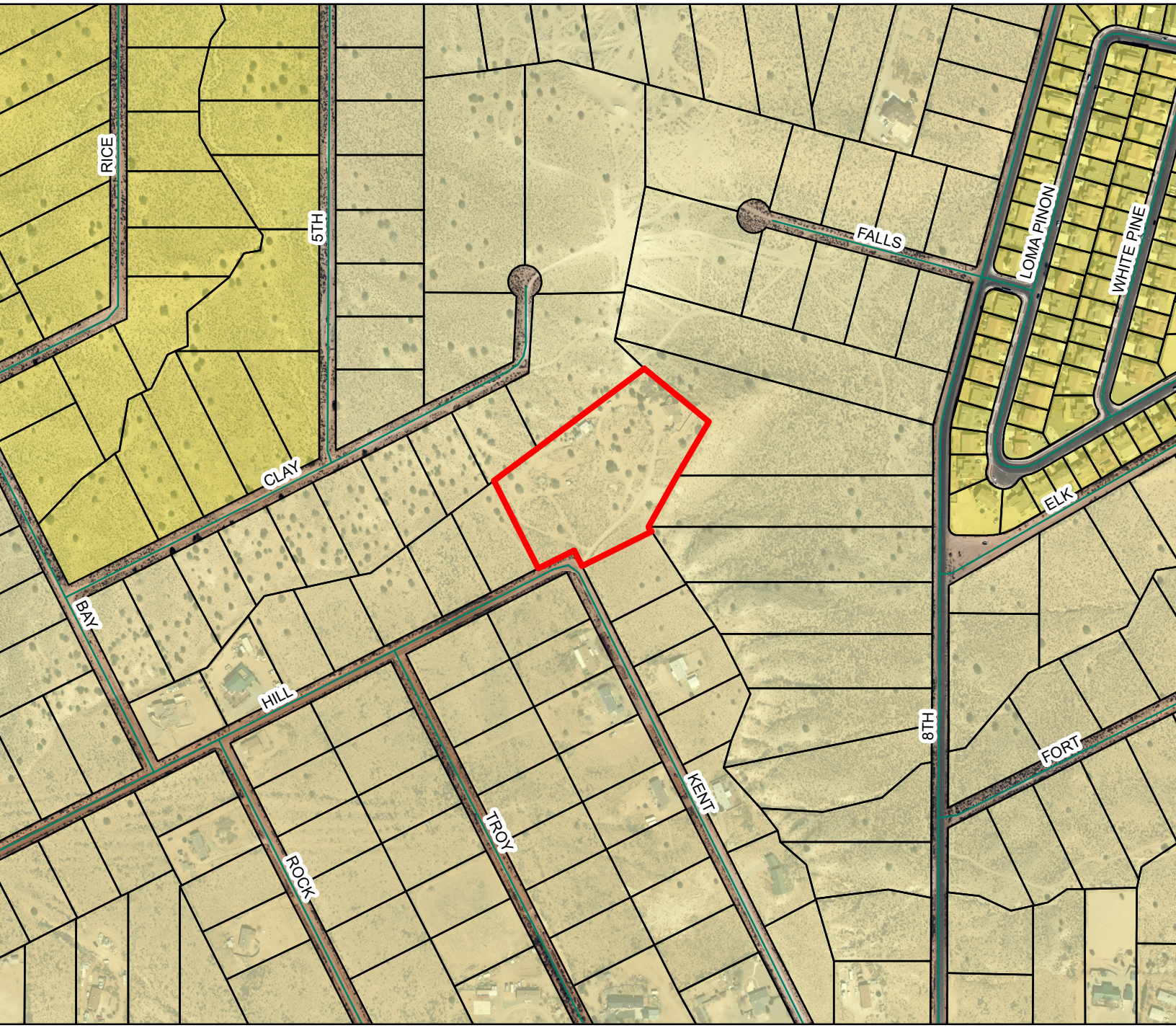
The Planning and Zoning Board may:
1. Approve the preliminary/final plat with staff findings.
2. Approve the preliminary/final plat with amendments to findings.
3. Deny the preliminary/final plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends denial with findings.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf

UNIT 12, BLOCK 75, LOT 64



Subject Property

Zoning

E-1

R-1

GIS
Moving Spatial Data Forward

N
W
E
S

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.

0 370 740 1,480

Feet

Map created by: Michelle Costilla 8/4/2023

Rio Rancho
City of Vision

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

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/Street	☐ 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		X 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: ALLEN AND SONDRA WELLER-BASS		Phone: 505-328-3165
Address: 551 HILL ROAD NE		E-Mail: buddingrodtalks@msn.com
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest: OWNER	List Owners: ALLEN AND SONDRA WELLER-BASS	
Deed or Ownership Verification Provided: (Initials) ASM	Letter of Authorization Provided: (Initials) ASM	
Agent Name: COMMUNITY SCIENCES CORPORATION ANDREW MEDINA		Phone: 505-897-0000 EXT. 109
Address: PO BOX 1328		E-Mail: AMEDINA@COMMUNITYSCIENCES.COM
City: CORRALES	State: NM	ZIP Code: 87048

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

TO DIVIDE LOT 64 BLOCK 75 RIO RANCHO ESTATES UNIT 12 INTO LOTS 64-A AND 64-B BLOCK 75 RIO RANCHO ESTATES UNIT 12

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/ Unit :12	Block(s): 75	Lot(s): 64
Existing Zoning: E-1	Proposed Zoning: E-1	
No. of existing lots: 1	No. of proposed lots: 2	Total area of site (acres) 4.6303

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: ANDREW S. MEDINA	Applicant:	Agent: X
Signature:		Date: 4-7-2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
23-280-00005		
23-210-00008		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 7/26/23

Form revised January 26, 2017

Agent Authorization

April 6, 2023

To: City of Rio Rancho Development Services

I give Andrew Medina of Community Sciences Corporation to be the agent for Allan R. Bass and Sondra T. Weller-Bass for the Subdivision Variance of Lot 64 Block 75 Rio Rancho Estates Unit 12.

Allan R. Bass

Sondra T. Weller-Bass



Notes:

1. The Basis of Bearings is the West line of Lot 64 as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88. Record bearings and distances are shown in parenthesis ( ).
2. The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated March 18, 2008, Map No. 35043C1900D and 35043C1888D.
3. The original recorded Plat is partially illegible. Record information designated with (* or ?) is based on lot reconstruction and best guess.
4. Documents Used:
   a. Plat: Rio Rancho Estates Unit 12, recorded February 9, 1967, Volume RR1, Folio 56A;
   b. Quit Claim Deed: Rio Rancho Estates Unit 12, Block 70, Lot 31 & 32, recorded April 27, 1999, Document 1999-010608.

Purpose of Plat:

The purpose of this plat is to create 2 Lots from Lot 64, to create and to grant utility easements.

Free Consent:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and to grant utility easements to the City of Rio Rancho.

By: _____ _____
Allan R. Bass, Co-Owner — Date

By: _____ _____
Sondra T. Weller-Bass, Co-Owner — Date

Acknowledgement:

STATE OF NEW MEXICO }
ss
COUNTY OF _____ }

This instrument acknowledged before me this _____ day of _____, 2023 by: Allan R. Bass, Co-Owner Lot 64.

_____
Notary Public

My Commission Expires: _____

Acknowledgement:

STATE OF NEW MEXICO }
ss
COUNTY OF _____ }

This instrument acknowledged before me this _____ day of _____, 2023 by: Sondra T. Weller-Bass, Co-Owner Lot 64.

_____
Notary Public

My Commission Expires: _____

Jurisdictional Affidavit:

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, do hereby affirm that the property shown and described hereon does lie within the extra-territorial planning and platting jurisdiction of the City of Rio Rancho.

By: _____ _____
Andrew S. Medina, NMPS No. 12649 — 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** (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

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

E. **City of Rio Rancho Water Department** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public water services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/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) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen 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.

Legal Description:

Lot numbered Sixty-Four (64) in Block numbered Seventy-Five (75) of the plat of Rio Rancho Estates Unit 12, as the same is shown and designated on the plat thereof, and recorded in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1967, in Volume RR1, Folio 56A and being more particularly described by meets and bounds as follows:

BEGINNING at a corner of Lot 64 being a point on the Northeasterly right-of-way of Kent Road NE and from WHENCE USC&GS Brass Cap Academy 1969 bears S71°18'32"E. 37941.62 feet;

Running **THENCE**, along said right of way, N26°51'15"W, 52.82 feet (L3) to a common corner of Hill Road NE and Kent Road NE;

THENCE, departing Kent Road NE & continuing along the Northerly right of way of Hill Road NE, S63°19'21"W, 107.04 feet (L4) to a corner being a point on said right of way of Hill Road NE;

THENCE, departing said Northerly right of way of Hill Road NE, N26°41'33"W, 282.95 feet to the most Westerly corner;

THENCE, N54°44'35"E, 39.40 feet;

THENCE, N52°23'02"E, 118.20 feet,

THENCE, N52°34"12"E, 387.31 feet to the most Northerly corner;

THENCE, S51°25'41"E, 249.24 feet to the most Easterly corner;

THENCE, S29°24'27"W, 168.61 feet,

THENCE, S29°27'43"W, 183.19 feet;

THENCE, S31°17'17"W, 6.72 feet (L1);

THENCE: S35°42'29"E, 9.88 feet (L2)

THENCE, S63°13'33", 236.23 feet to the **Point of Beginning**.

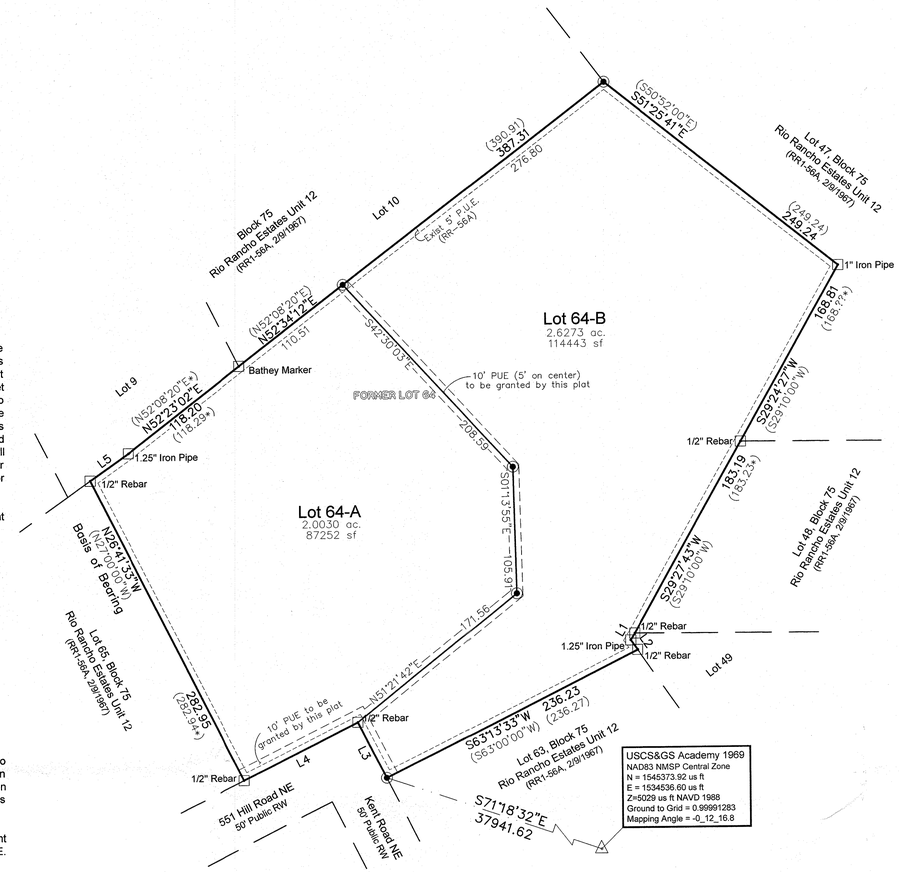
Said Lot contains 4.6303 acres more or less.

Surveyor's Certification:

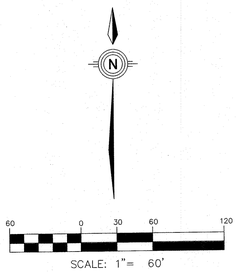
I, Andrew S. Medina, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

LICENSED PROFESSIONAL SURVEYOR — NEW MEXICO — 12649 — ANDREW S. MEDINA

BY: _____
Andrew S. Medina NMPS No. 12949 — date



NUM	DISTANCE	BEARING	
L1	6.72	S31°17'17"W	(6.??*) (S29°10'00"W)
L2	9.88	S35°42'29"E	(10.08*) (S35°04'30"E)
L3	52.82	N26°51'15"W	(52.??*) (N27°00'00"E)
L4	107.04	S63°19'21"W	(107.11) (S63°00'00"W)
L5	39.40	N54°44'35"E	(???.??*) (S54°27'40"W)



Monument Legend

- ⊞ Found Monument as noted.
- ◉ Set 5/8" Rebar w/Green Cap Stamped MEDINA LS 12649 or Pk-Nail w/Disk MEDINA LS 12649
- △ Control Station
- ○ Not set
- ★ See Note 3

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

This instrument was filed for record on this _____ day of _____2023, at _____ A/P M & Recorded in Volume _____, Folio _____ of Records of Sandoval County

_____,
County Clerk & Recorder.

SUMMARY PLAT

Lots 64-A & 64-B, Block 75
Rio Rancho Estates Unit 12

Being a replat of Lot 64, Block 75,
Rio Rancho Estates Unit 12
Situate Within
Town of Alameda Grant
City of Rio Rancho
Sandoval County, New Mexico
January 2023

Site Data

FEMA FIRM Map No	35043C1900D, 35043C1888D
Zoning	E-1
Proposed Land Use	E-1
No. of Existing Lots/Tracts	1
No. of Lots/Tracts Created	2
Total Area	4.6303 ac.

City of Rio Rancho Case Number: _____

Sandoval County Case Number: _____

Submittal Date: _____

Approvals

Utility:

_____ _____
Public Service Company of NM (PNM) — Date

_____ _____
New Mexico Gas Company — Date

_____ _____
Lumen Technologies — Date

_____ _____
Sparklight — Date

_____ _____
City of Rio Rancho Water Department — Date

City:

_____ _____
City of Rio Rancho Public Works Department — Date

Rio Rancho Development Services Department,

Approved this _____ Day of _____, 2023

_____ _____
Amy Rincon, Director — Date

City of Rio Rancho Clerk:

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico, do hereby certify that the plat shown hereon was approved administratively by the City of Rio Rancho Development Services Department Director on this _____ day of _____, 2023.

_____ _____
Rebecca A. Martinez — Date

County Approvals:

Sandoval County Treasurer:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 7-38-44.1.

_____ _____
Sandoval County Treasurer's Office — Date

Indexing Information:

UPC #: 1010071047192
Owner: Allan R. & Sondra T. Weller-Bass
Property: Lot 64, Block 75,
Rio Rancho Estates Unit 12
Town of Alameda Grant
551 Hill Street, Rio Rancho, New Mexico

Rio Rancho Estates Plat Book _____ Page _____

SUMMARY PLAT
Lots 64-A & 64-B, Block 75
Rio Rancho Estates Unit 12

DWG PATH: 1/27/2023 S:\IN2023 - Misc Clients\007 - Allen & Sondra Bass\L064 Replat.dwg

PIC:	Nino Jan 2023
DES:	JAK, NSV
SCALE:	1"=60'
DATE:	January 12, 2023
DRAWN: DKS	REVIS: SLN
JOB NO.:	N2023-007

Community Sciences Corporation
Land Surveying
(505) 897.0000

1 of 1

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

August 4, 2023

RE: Preliminary/Final Plat & Subdivision Variance, Case No. 23-210-00008, 23-280-00005
Unit 12, Block 75, Lot 64

Dear Property Owner:

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

The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp., request approval of a preliminary/final plat and a variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, August 22, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a red 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 contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, 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.

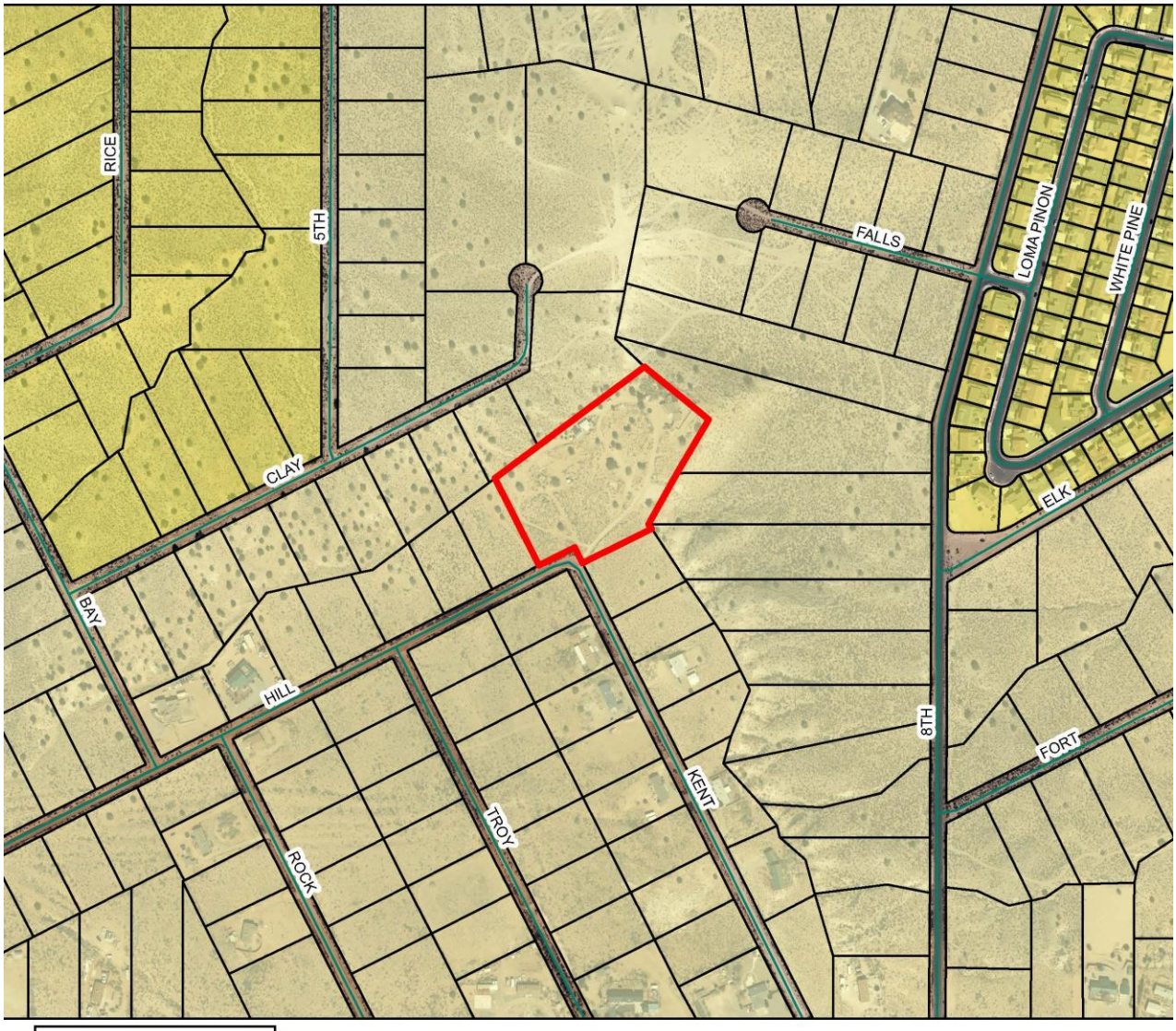
Respectfully,

Michelle Costilla
Municipal Planner I
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

UNIT 12, BLOCK 75, LOT 64



Subject Property
Zoning
E-1
R-1

GIS
Moving Spatial Data Forward

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W
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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.

0 370 740 1,480
Feet

Map created by: Michelle Costilla 8/4/2023

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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001575869

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		$149.64	**Sales Rep**	wschult	
Tax Amount		$11.41	**Order Taker**	wschult	
Total Amount		$161.05			
Amount Paid		$0.00			
Amount Due		$161.05			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001575869-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 198 li		
Color			

Run Date
08/07/2023
08/07/2023
08/07/2023

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011
The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Subdivision Variance
Case #23-280-00005
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a subdivision variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 1 55.27 Required Improvements, in order to split a lot. The property is located at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It

is zoned E-1: Estate Residential and is approximately 4.88 acres.

Preliminary, Final Plat
Case #23-210-00008

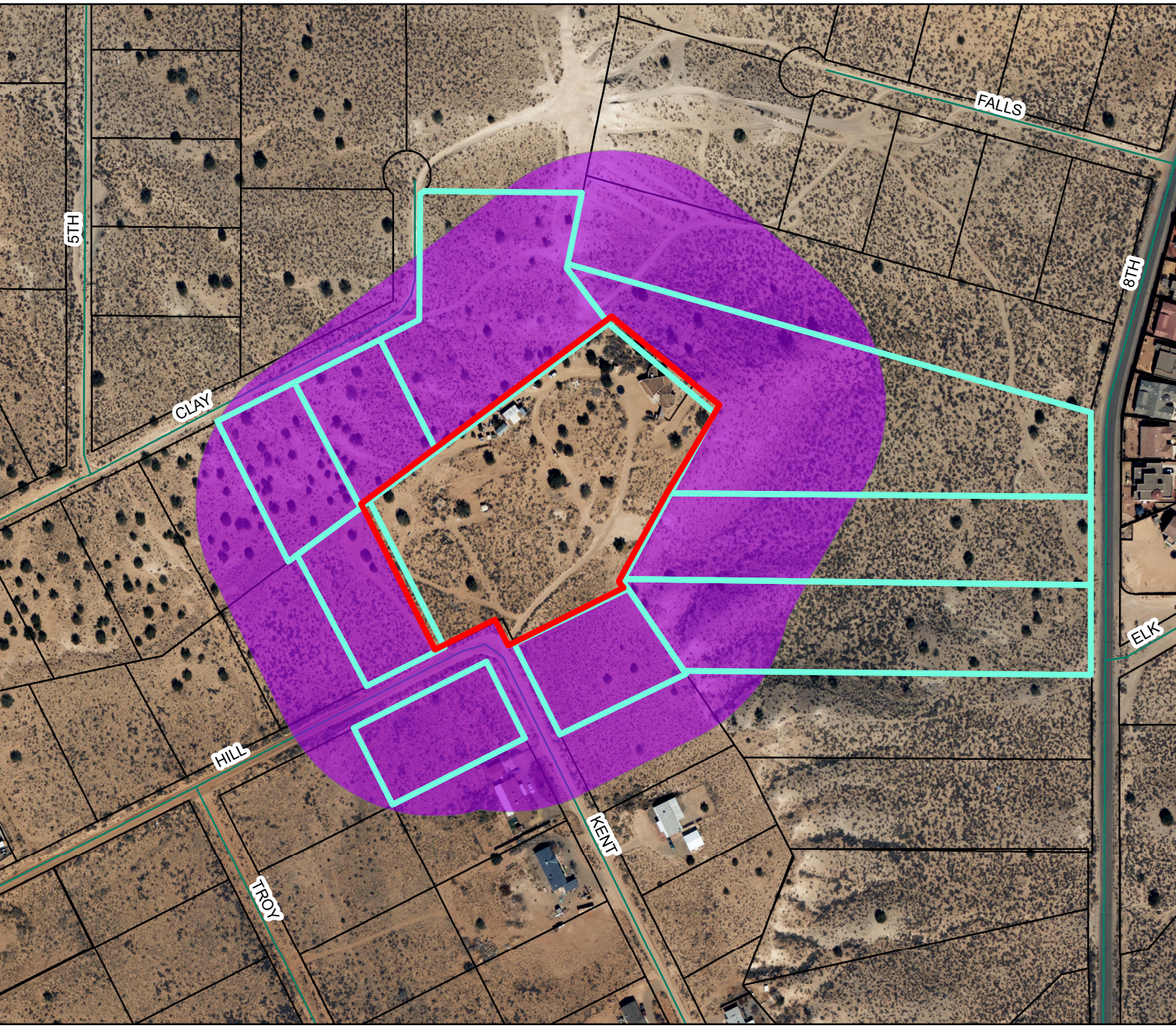
The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corp, is requesting approval of a Preliminary, Final Plat to split a lot at 551 Hill Rd NE, legally described as Unit 12, Block 75, Lot 64. It is zoned E-1: Estate Residential and is approximately 4.88 acres.

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: August 7, 2023

UNIT 12, BLOCK 75, LOT 64



Subject Property
Abutting Properties
300 ft.

GIS
Moving Spatial Data Forward

N
W
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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.

0 225 450 900
Feet

Map created by: Michelle Costilla 8/4/2023

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-280-00004

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 requiring a minimum 100' diameter turn-around at the end of a dead-end street. The proposed request is within the Los Diamantes Phase 2 Subdivision on the land legally described as LD2, Block 10, Tract 63A. Staff contact is Tim Dvorak and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, LD Development, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to the Rio Rancho Code of Ordinances Chapter 155.41(M) requiring a turn-around at the end of a dead-end street, on the property legally described as LD2, Block 10 Tract 63A.

A final plat application for Los Diamantes, Phase II under case 22-220-00015 was approved by the Planning and Zoning Board on December 13, 2022. This case is being heard concurrently with Summary Plat case 23-200-00023, which replats Tract 63A of LD2, Block 10 into Lot 63 and provides for vacation of a 50' public access easement on the subject tract. The subject tract consists of approximately 0.1534 acres and is zoned R-3: Mixed Residential District per Ordinance No. 33, Enactment No. 23-03, approved by the Governing Body on January 26, 2023.

The subject tract is located off of Turmalina Drive SE, a residential road. The subject tract is within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

The applicant requests a Subdivision Variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.41 which states, "Dead end streets (cul-de-sacs), designed to be so permanently, shall not be longer than 500 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet." The applicant is requesting a variance to this requirement, as the vacation of the 50' public access easement on Tract 63A results in the creation of a dead-end street for Iguana Rd SE, immediately west of the subject tract. As such, a Subdivision Variance is necessary to approve the creation of the subject dead end street for Iguana Rd SE as a result of the platting action under case #23-200-00023. The proposed dead end street would measure approximately 200' in length.

R.O. 2003 § 155.60 (A) addresses Subdivision Variances stating “(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a

variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

The re-platting of Tract 63A to Lot 63 provides for improved design continuity for the lots along Turmalina Dr SE and within the Los Diamantes, Phase II Subdivision. As a result of the platting action, Iguana Rd SE would only serve one R-1 zoned property (504 Iguana Rd SE), and that property may also be accessed via Viga Rd SE in the event of an emergency.

SURROUNDING LAND USE/ ZONING:
The subject tract is surrounded by R-3: Mixed Residential District to the north, east, and south with R-1: Single-Family Residential District to the west.

NOTIFICATIONS:
Notice of pending Subdivision Variance hearing was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. Informational postcards were sent to property owners between 100 ft. and 300 ft. from subject property 15 days in advance of the hearing. Information on the associated Summary Plat case (DSD Case #23-200-00023) was additionally provided in all mailed notices. A legal notice was published in the Albuquerque Journal on August 7, 2023. A notice sign was posted to the property as per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends approval of the Subdivision Variance request subject to the findings set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant’s request for a Subdivision Variance to the requirement for a 100' minimum outside diameter turn-around.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

Specific Findings of Fact for Approval:
1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.41(M) is approved.

If the Planning and Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

Specific Findings of Fact for Denial:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.41(M).

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the Subdivision Variance with findings.

2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone action on the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Subdivision Variance with findings.

ATTACHMENT: Location Map.pdf
ATTACHMENT: Application
ATTACHMENT: Justification Letter
ATTACHMENT: Authorization
ATTACHMENT: Summary Plat
ATTACHMENT: Reproduction of Notices
ATTACHMENT: Findings_of_Fact_BMB.docx

LOS DIAMANTES TRACT 63A
SUMMARY PLAT & SUBDIVISION VARIANCE
CREATION OF DEAD-END STREET (IGUANA R.D SE)



Rio Rancho City of Vision

0 37.5 75 150 225 300 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.

Map Created by Tim Dvorak on 8/3/2023

N W E S

Subject Tract
Roads

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: LD Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: ALBUQUERQUE	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC.	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Mark Goodwin & Associates, PA		Phone: 505-828-2200
Address: PO Box 90606		E-Mail: diane@goodwinengineers.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87114

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

Subdivision Summary Plat, Vacation and Variance Approval Tract 63, Block 10, Los Diamantes Phase 2

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Tract 63, Unit 2	Block(s):	Lot(s): 10
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1 Tract	No. of proposed lots: 1 Lot	Total area of site (acres) .1534 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: Diane Hoezler, PE	Applicant:	Agent: X
Signature: Diane Hoezler		Date: 07/15/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

July 13, 2023

Mr. Brian Babyak
Division Manager
Planning and Zoning
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: REQUEST FOR SUBDIVISION VARIANCE – SECTION 155.41 (M) – DEAD END STREETS (CUL-DE-SACS)

Dear Mr. Babyak,

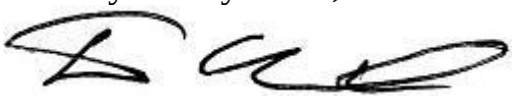
Aldrich land Surveying (ALS), agent for LD Development, LLC, a New Mexico limited liability company, has prepared an application for Summary Plat of Lot 63, Block 10, Los Diamantes Subdivision, Phase 2, being a Replat of Tract 63A and Vacation of a 50' Public Access Easement. All the required attachments are included with the submittal.

ALS, as agent for LD Development, LLC, is proposing the platting action for the following reasons:

1. Replat Tract 63A into a residential lot.
2. Vacate the existing 50' Public Access Easement.
3. Obtain a variance (Section 155.41 (M) to allow for this vacation.

There is only 1 lot on the remaining portion of Iguana Road SE. This lot, being Lot 1, Block 73, Rio Rancho Estates, Unit 10, has primary access from Isabel Road SE, via Viga Road SE. Viga Road SE serves as access for Lots 1 thru 6, Block 62, and a cul-de-sac has been provided at its northerly end , adjacent to Lot 6. Due to the existing access for the afore-mentioned lots and a cul-de-sac being provided we ask that our variance and vacation be approved.

Thank you very much,



Tim Aldrich PS
Aldrich Land Surveying

Los Diamantes Development, LLC
LD Development, LLC
4461 Irving Blvd NW
Albuquerque, NM 87114

March 13, 2019

Mr. David Serrano
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Los Diamantes Business Park and Subdivision

Dear Mr. Serrano:

Please be advised that Mark Goodwin & Associates, P.A., is hereby authorized to act on behalf of Los Diamantes Development, LLC and LD Development, LLC for the Los Diamantes Business Park and Subdivision.

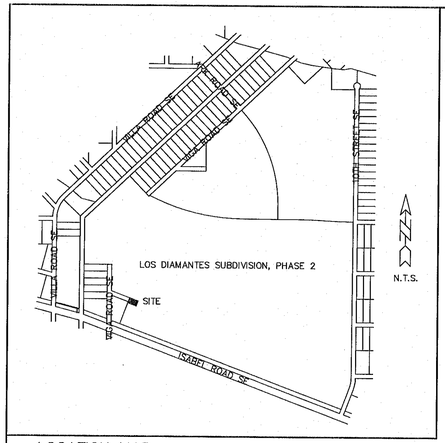
Please contact our office if you have any questions.

Sincerely,

Signature

Pierre Amestoy
Printed Name

Managing Member
Title



LOCATION MAP

PURPOSE OF PLAT

1. To create Lot 63, Block 10 as shown hereon.
2. To vacate easement as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 1
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 0.1534 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09-27-2019, VOLUME 3, FOLIO 4441)
   "TRACT A-1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02-06-2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION"
   (05-05-2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08-12-2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02-21-2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2-A-1, 3-A-1 & 3-A-2, LOS DIAMANTES SUBDIVISION, PHASE 1"
   (03-03-2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2023.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: R-1
7. 100 Year Flood Zone Designation: Zone X as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 2200145, Commitment Date: 02-08-2022
9. Address: 696 Turmalina Drive SE, Rio Rancho, NM 87124

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2023 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 63A, Los Diamantes Subdivision, Phase 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 21, 2023, in Volume 3, Folio 5018, and containing 0.1534 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.
Easements for electric transformers/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, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and SPARKLIGHT 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.

FREE CONSENT AND DEDICATION

The subdivision 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 creation of Lot 63, Block 10 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easement as shown hereon. 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. Sai owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the land subdivided hereon.

Owner(s): LD Development, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2023, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

SUMMARY PLAT FOR
LOT 63, BLOCK 10,
LOS DIAMANTES SUBDIVISION
PHASE 2
(BEING A REPLAT OF TRACT 63A, LOS DIAMANTES, PHASE 2)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2023

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2023.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2023.

_____
Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 07/11/2023
Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 07/11/2023
Date

Drawn By:	TA	Date:	07-11-2023
Checked By:	TA	Drawing Name:	1501OPH2B10L63
Job No.:	15-010	Sheet:	1 of 2

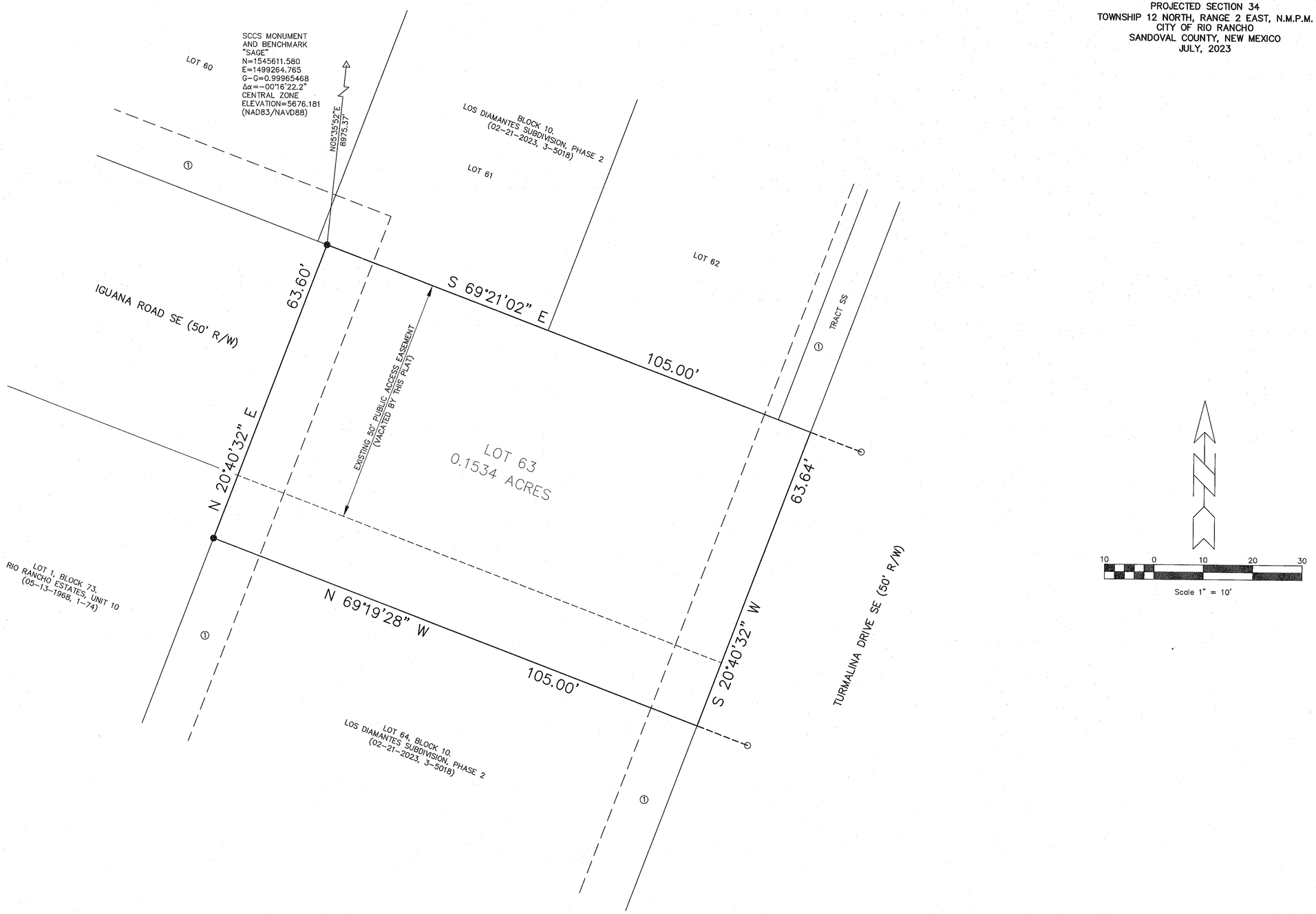
LDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

SUMMARY PLAT FOR
LOT 63, BLOCK 10, LOS DIAMANTES SUBDIVISION PHASE 2
(BEING A REPLAT OF TRACT 63A, LOS DIAMANTES, PHASE 2)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2023

EXISTING EASEMENT

① EXISTING 10' PUE
(02-21-2023, 3-5018)



PROPERTY CORNERS

● – FOUND MAG NAIL WITH WASHER "LS 7719" ON FACE WALL (LINE ONLY)

○ – FOUND CROSS SCRIBED IN GUTTER (11.0' WITNESS CORNER)

Drawn By:	TA	Date:	07-11-2023
Checked By:	TA	Drawing Name:	15010PH2B10L63
Job No.:	15-010	Sheet:	2 of 2

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

RE: Summary Plat #23-200-00023 Los Diamantes, Tract 63A **August 3, 2023**
Subdivision Variance #23-280-00004 (Dead-End Street Stub)

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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 22, 2023** 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.

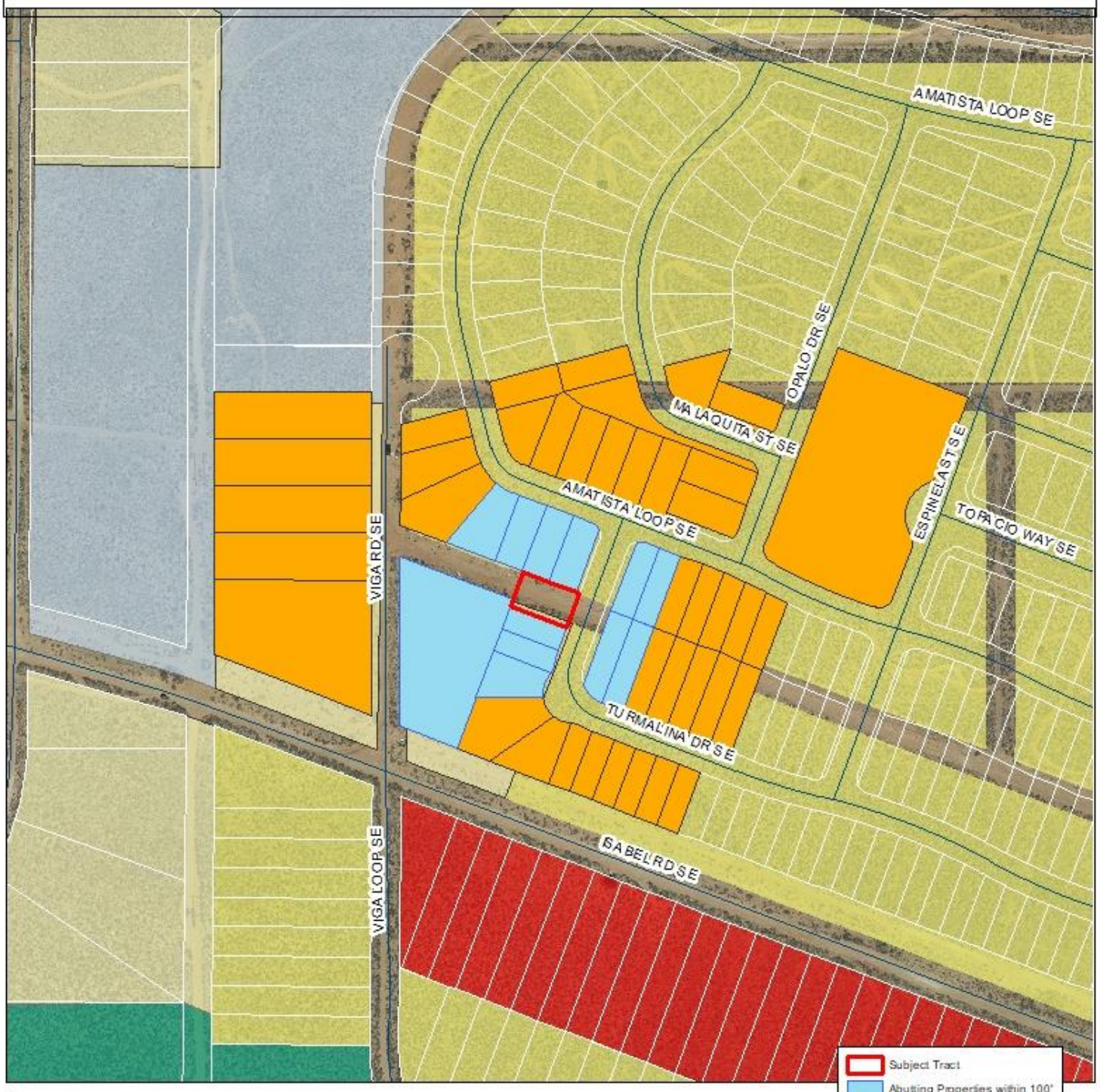
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOS DIAMANTES TRACT 63A
SUMMARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 70 140 280 420 560
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.

Map Created by Tim Dvorak on 8/3/2023

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:	**August 22, 2023**
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:	**August 22, 2023**
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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

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



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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001575869

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		$163.24	**Sales Rep**	wschult	
Tax Amount		$12.45	**Order Taker**	wschult	
Total Amount		$175.69			
Amount Paid		$0.00			
Amount Due		$175.69			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001575869-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 217 li		
Color			

Run Date
08/07/2023
08/07/2023
08/07/2023

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011
The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Preliminary/Final Plat
Case #23-210-00007
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts G-1, G-2, G-3, & G-4, and providing for dedication of right--of-way as shown. The subject tracts comprise approx. 3.9865 acres.

Subdivision Variance
Case #23-280-00005

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-280-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M), FOR THE ACCEPTANCE OF A DEAD-END STREET CREATED BY THE VACATION OF A 50' PUBLIC ACCESS EASEMENT ON THE PROPERTY LEGALLY DESCRIBED AS LD2, BLOCK 10, TRACT 63A.

Applicant: LD Development, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.41(M).

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-280-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M) REQUIRED IMPROVEMENTS, FOR THE ACCEPTANCE OF A DEAD-END STREET CREATED BY THE VACATION OF A 50' PUBLIC ACCESS EASEMENT ON THE PROPERTY LEGALLY DESCRIBED AS LD2, BLOCK 10, TRACT 63A.

Applicant: LD Development, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of August, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL :

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.41(M) is approved.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 22, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-200-00023

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Summary Plat. The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement on the subject tract, comprising approx. 0.1534 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, LD Development, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement on the subject tract. The subject tract comprises approx. 0.1534 acres and is zoned R-3: Mixed Residential District per Ordinance No. 33, Enactment No. 23-03, approved by the Governing Body on January 26, 2023.

The subject tract is located on Turmalina Drive SE, a residential road. The subject tract is within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

A final plat application for Los Diamantes, Phase II under case 22-220-00015 was approved by the Planning and Zoning Board on December 13, 2022. This case is being heard concurrently with Subdivision Variance case #23-280-00004, which requests to establish a dead end street on Iguana Rd SE with the vacation of the 50' public access easement on Tract 63A.

I. GENERAL INFORMATION
A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.
B. Water and Wastewater Availability: Not applicable to the subject request.
C. Drainage: Drainage shall be per the Los Diamantes Master Drainage Plan and will be further defined with subsequent platting actions. All drainage requirements must be approved by the City Engineering Department.
D. Roads & Sidewalks: This Summary Plat vacates the 50' Public Access Easement on Tract 63A, which creates the dead end street of Iguana Rd SE. The Applicant is requesting a Subdivision Variance to R.O. 2003 § 155.41(M) for approval of the dead end street.
E. Recreation Facilities/Open Space: Not applicable to the subject request.
F. Easements: This Summary Plat vacates the existing 50' Public Access Easement located on Tract 63A.

G. Public Site Dedications: There are no public site dedications for this plat.
H. Vacations: This Summary Plat vacates the existing 50' Public Access Easement located on Tract 63A.
I. Variances: This Summary Plat is being heard concurrently with Subdivision Variance request #23-280-00004, which requests approval of the dead end street created from the vacation of the 50' Public Access Easement on Tract 63A.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS
There is a concurrent Subdivision Variance (DSD #23-280-00004) being heard with this proposed Summary Plat. Pending approval of the requested Subdivision Variance for the proposed dead end street of Iguana Rd SE, the Plat is in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria may be met, pending approval of Subdivision Variance Case #23-280-00004.

III. CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lot will comply with all dimensional standards of the R-3: Single-Family Residential District as laid out in R.O. 2003 § 154.50 and 154.51.

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

IV. 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 meets all Policy L-1 requirements and is compliant with the Los Diamantes 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, and MRMPO reviewed this plat and application. MRMPO, City Engineering, Fire and Rescue, and City PRCS have no adverse comments. The plat and application were also sent to Police and Rio Rancho Public Schools, but staff did not receive comments. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING:
The surrounding land is zoned R-1: Single-Family Residential to the west, with R-3: Mixed-Residential to the north, south, and east.

NOTIFICATIONS: Notice of pending Subdivision Variance hearing was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. Informational postcards were sent to property owners between 100 ft. and 300 ft. from subject property 15 days in advance of the hearing. Information on the associated Subdivision Variance case (DSD Case #23-280-00004) was additionally provided in all mailed notices. A legal notice was published in the Albuquerque Journal on August 7, 2023. A notice sign was posted to the property as per Ordinance. All legal notification requirements for this project have been met.

IMPACT:
Staff recommends the Planning and Zoning Board approve the final plat subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board has the authority to approve the applicant's request for summary plat.
2. The applicant has the authority to make an application to request summary plat approval.
3. Due process was provided to the applicant and abutting property owners.

Specific Findings of Fact and Conditions of Approval:

1. The summary plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions with the approval of Subdivision Variance case #23-280-04.
2. The summary plat conforms to the R-3: Single-Family Residential zoning district requirements.
3. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
4. Plat will be Book 34, Pages 36-37.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Summary Plat with findings and conditions.

ATTACHMENT: Location Map
ATTACHMENT: Application
ATTACHMENT: Reproduction of Notices
ATTACHMENT: Justification Letter
ATTACHMENT: Authorization
ATTACHMENT: Summary Plat

LOS DIAMANTES TRACT 63A
SUMMARY PLAT & SUBDIVISION VARIANCE
CREATION OF DEAD-END STREET (IGUANA RD SE)



RioRancho
City of Vision

0 37.5 75 150 225 300
Feet

Subject Tract
Roads

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 8/3/2023

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: LD Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: ALBUQUERQUE	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC.	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Mark Goodwin & Associates, PA		Phone: 505-828-2200
Address: PO Box 90606		E-Mail: diane@goodwinengineers.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87114

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

Subdivision Summary Plat, Vacation and Variance Approval Tract 63, Block 10, Los Diamantes Phase 2

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Tract 63, Unit 2	Block(s):	Lot(s): 10
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1 Tract	No. of proposed lots: 1 Lot	Total area of site (acres) .1534 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: Diane Hoezler, PE	Applicant:	Agent: X
Signature: Diane Hoezler		Date: 07/15/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **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

RE: Summary Plat #23-200-00023 Los Diamantes, Tract 63A **August 3, 2023**
Subdivision Variance #23-280-00004 (Dead-End Street Stub)

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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 22, 2023** 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.

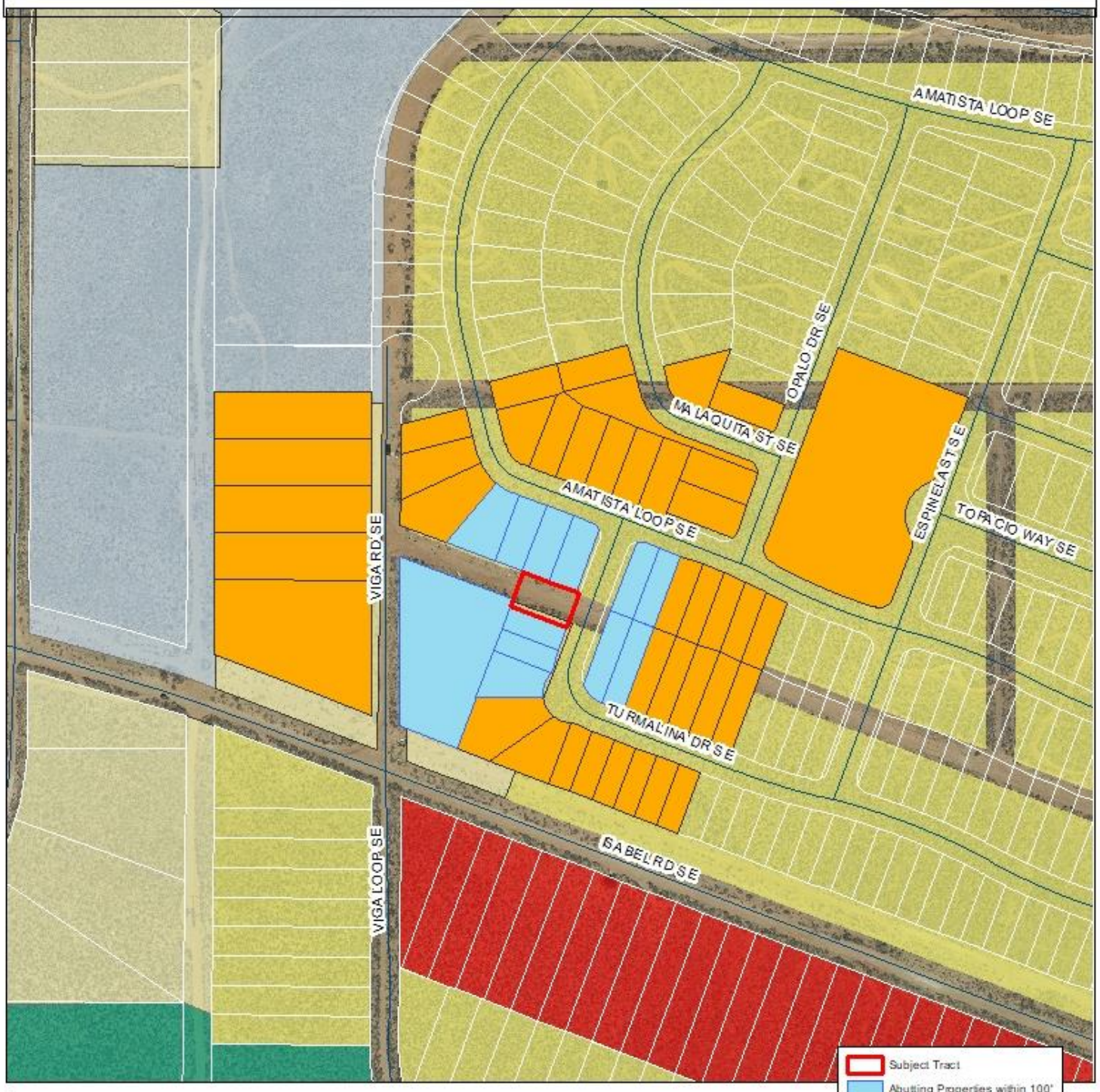
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOS DIAMANTES TRACT 63A
SUMMARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 70 140 280 420 560
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.

Map Created by Tim Dvorak on 8/3/2023

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:	**August 22, 2023**
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

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Location:	Virtual (Zoom)/City Hall
Date:	**August 22, 2023**
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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

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



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, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a summary plat for LD2, Block 10, Tract 63A (approx. 0.1534 acres), which will replat the subject Tract 63A into residential Lot 63 and provide for vacation of the existing 50' Public Access Easement. An accompanying subdivision variance (#23-280-00004) has been included to address the dead-end street stub created by the Summary Plat, per R.O. 2003 §155.41(M).

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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001575869

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		$163.24	**Sales Rep**	wschult	
Tax Amount		$12.45	**Order Taker**	wschult	
Total Amount		$175.69			
Amount Paid		$0.00			
Amount Due		$175.69			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001575869-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 217 li		
Color			

Run Date
08/07/2023
08/07/2023
08/07/2023

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011
The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Preliminary/Final Plat
Case #23-210-00007
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts G-1, G-2, G-3, & G-4, and providing for dedication of right--of-way as shown. The subject tracts comprise approx. 3.9865 acres.

Subdivision Variance
Case #23-280-00005

July 13, 2023

Mr. Brian Babyak
Division Manager
Planning and Zoning
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: REQUEST FOR SUBDIVISION VARIANCE – SECTION 155.41 (M) – DEAD END STREETS (CUL-DE-SACS)

Dear Mr. Babyak,

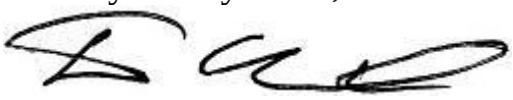
Aldrich land Surveying (ALS), agent for LD Development, LLC, a New Mexico limited liability company, has prepared an application for Summary Plat of Lot 63, Block 10, Los Diamantes Subdivision, Phase 2, being a Replat of Tract 63A and Vacation of a 50' Public Access Easement. All the required attachments are included with the submittal.

ALS, as agent for LD Development, LLC, is proposing the platting action for the following reasons:

1. Replat Tract 63A into a residential lot.
2. Vacate the existing 50' Public Access Easement.
3. Obtain a variance (Section 155.41 (M) to allow for this vacation.

There is only 1 lot on the remaining portion of Iguana Road SE. This lot, being Lot 1, Block 73, Rio Rancho Estates, Unit 10, has primary access from Isabel Road SE, via Viga Road SE. Viga Road SE serves as access for Lots 1 thru 6, Block 62, and a cul-de-sac has been provided at its northerly end , adjacent to Lot 6. Due to the existing access for the afore-mentioned lots and a cul-de-sac being provided we ask that our variance and vacation be approved.

Thank you very much,



Tim Aldrich PS
Aldrich Land Surveying

Los Diamantes Development, LLC
LD Development, LLC
4461 Irving Blvd NW
Albuquerque, NM 87114

March 13, 2019

Mr. David Serrano
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Los Diamantes Business Park and Subdivision

Dear Mr. Serrano:

Please be advised that Mark Goodwin & Associates, P.A., is hereby authorized to act on behalf of Los Diamantes Development, LLC and LD Development, LLC for the Los Diamantes Business Park and Subdivision.

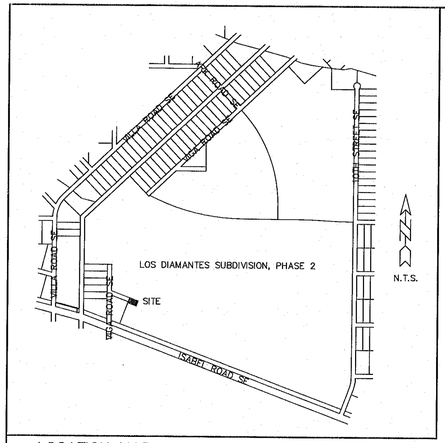
Please contact our office if you have any questions.

Sincerely,

Signature

Pierre Amestoy
Printed Name

Managing Member
Title



LOCATION MAP

PURPOSE OF PLAT

1. To create Lot 63, Block 10 as shown hereon.
2. To vacate easement as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 1
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 0.1534 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09-27-2019, VOLUME 3, FOLIO 4441)
   "TRACT A-1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02-06-2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION"
   (05-05-2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08-12-2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02-21-2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2-A-1, 3-A-1 & 3-A-2, LOS DIAMANTES SUBDIVISION, PHASE 1"
   (03-03-2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2023.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: R-1
7. 100 Year Flood Zone Designation: Zone X as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 2200145, Commitment Date: 02-08-2022
9. Address: 696 Turmalina Drive SE, Rio Rancho, NM 87124

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2023 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 63A, Los Diamantes Subdivision, Phase 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 21, 2023, in Volume 3, Folio 5018, and containing 0.1534 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.
Easements for electric transformers/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, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and SPARKLIGHT 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.

FREE CONSENT AND DEDICATION

The subdivision 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 creation of Lot 63, Block 10 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easement as shown hereon. 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. Sai owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the land subdivided hereon.

Owner(s): LD Development, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2023, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

SUMMARY PLAT FOR
LOT 63, BLOCK 10,
LOS DIAMANTES SUBDIVISION
PHASE 2
(BEING A REPLAT OF TRACT 63A, LOS DIAMANTES, PHASE 2)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2023

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2023.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2023.

_____
Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 07/11/2023
Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 07/11/2023
Date

Drawn By:	TA	Date:	07-11-2023
Checked By:	TA	Drawing Name:	1501OPH2B10L63
Job No.:	15-010	Sheet:	1 of 2

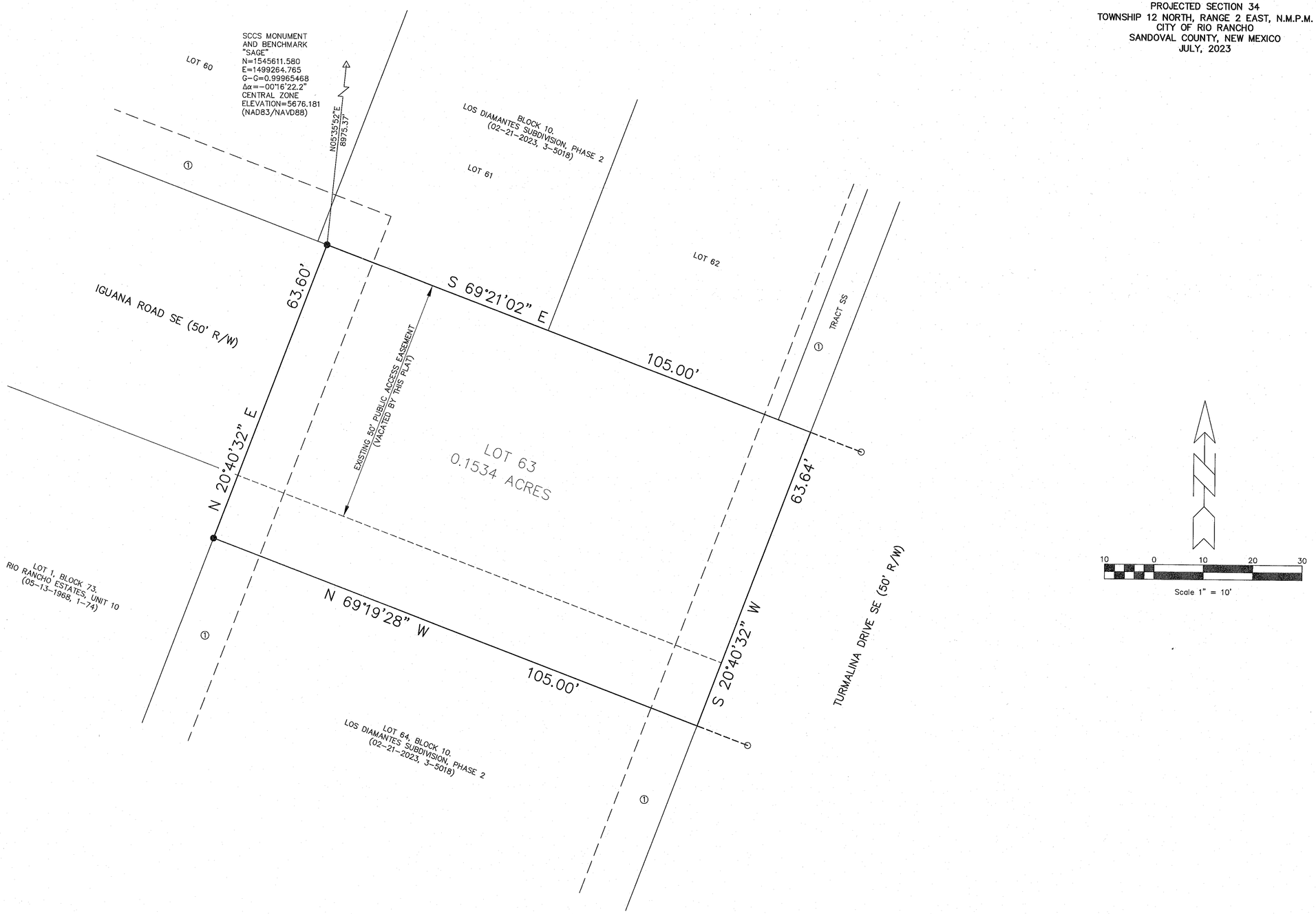
LDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

SUMMARY PLAT FOR
LOT 63, BLOCK 10, LOS DIAMANTES SUBDIVISION PHASE 2
(BEING A REPLAT OF TRACT 63A, LOS DIAMANTES, PHASE 2)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2023

EXISTING EASEMENT

① EXISTING 10' PUE
(02-21-2023, 3-5018)



PROPERTY CORNERS

● – FOUND MAG NAIL WITH WASHER "LS 7719" ON FACE WALL (LINE ONLY)

○ – FOUND CROSS SCRIBED IN GUTTER (11.0' WITNESS CORNER)

Drawn By:	TA	Date:	07-11-2023
Checked By:	TA	Drawing Name:	15010PH2B10L63
Job No.:	15-010	Sheet:	2 of 2

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00011

AGENDA DATE:
August 22, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1F Phase I Preliminary Plat. 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 preliminary plat extension for the Lomas Encantadas 1F Phase 1 Preliminary Plat. The preliminary plat for Lomas Encantadas 1F Phase 1 was approved on July 27, 2021, with subsequent preliminary plat amendments being approved by the Planning and Zoning Board on February 22, 2022 and July 26, 2022 respectively. A Preliminary Plat Extension for the plat was approved by the Planning and Zoning Board on September 13, 2022.

Lomas Encantadas 1F, Phase 1 is comprised of 39 lots and 4 tracts zoned R-1: Single-Family Residential District, with approximately 8.66 lot acres and 0.73 tract acres. 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.

The City Subdivision Ordinance R.O. 2003 Chapter 155.22 (F) Longevity states: “Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

The preliminary plat for Lomas Encantadas 1F, Phase 1 was approved with conditions by the Planning and Zoning Board on July 27, 2021 under Case No. 21-210-00011. Staff recommends the Planning and Zoning Board find it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to finished subdivision construction, which is anticipated to be finished by December 2023.

One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for the Lomas Encantadas 1F Phase 1 Preliminary Plat. The proposed Preliminary Plat remains the same as the previously approved configuration by the Planning and

Zoning Board on September 13, 2022.

NOTIFICATIONS. Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the August 7, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property per Ordinance. Notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the preliminary plat extension 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 preliminary plat extension.
2. The applicant has the authority to apply for a preliminary plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF 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 Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the approval of the Lomas Encantadas 1F Phase 1 Preliminary Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the July 27, 2021 Preliminary Plat Approval shall apply to this extension, with those conditions being:
   a. In accordance with R.O. 2003 § 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.
   b. 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.
   c. A Subdivision Improvement Agreement (SIA) and Bond/Performance Guarantee are required if the infrastructure is not complete and accepted prior to recording.
   d. Impact Fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of the original approval, July 27, 2021. A specific accounting of Impact Fees triggered by this project, and in accordance with the Development Agreement, shall be submitted prior to submitting the final plat.
   e. Address DSD Engineering and Planning comments to ensure compliance with requirements that include but are not limited to: A. Ensure traffic memo is accurate for subject preliminary plat.
6. The preliminary plat extension is effective until August 22, 2024.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the preliminary plat extension with staff recommendations and conditions.

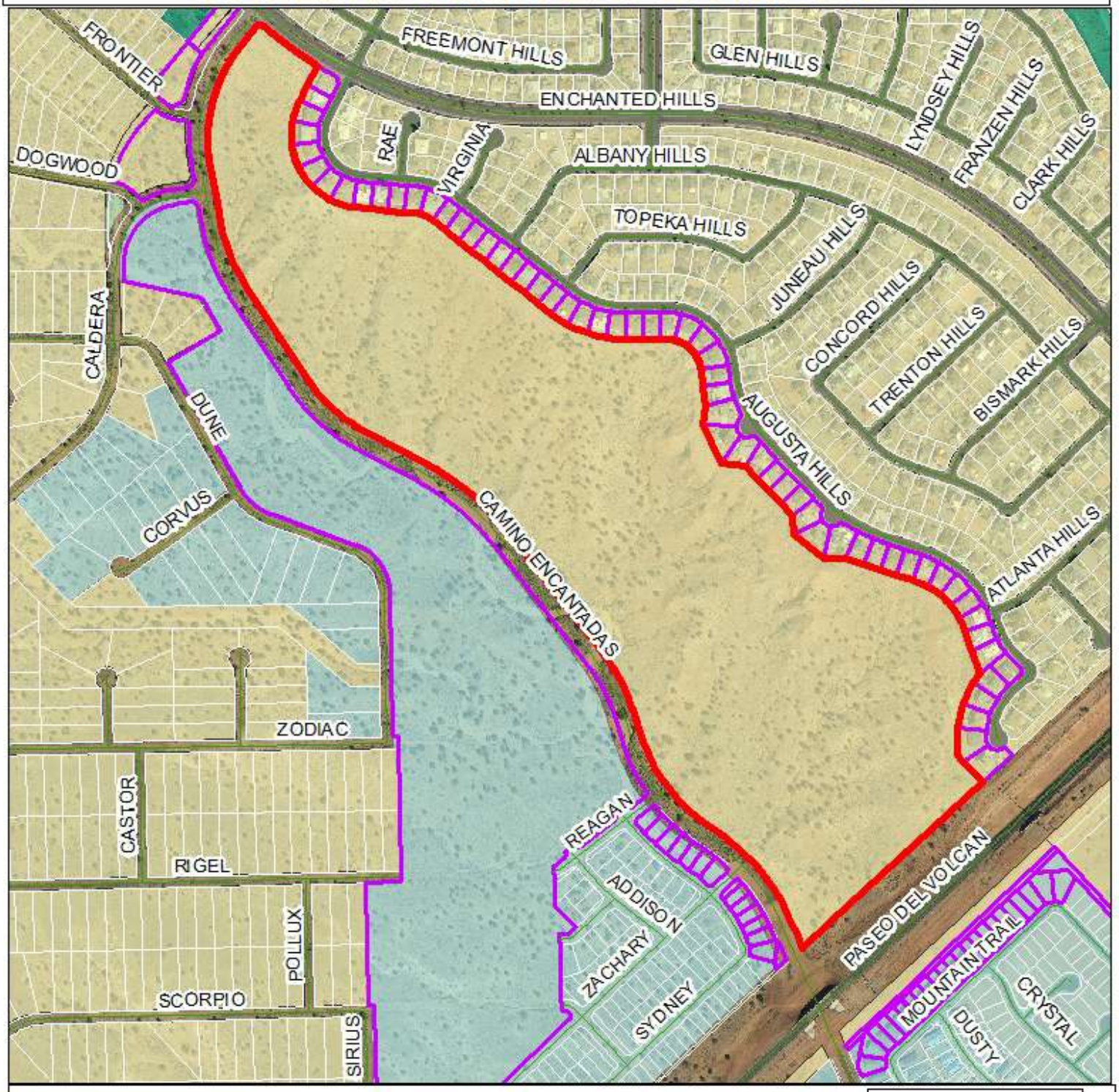
2. Approve the preliminary plat extension with amendments to recommendations and/or conditions.
3. Deny the preliminary plat extension.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application
ATTACHMENT: Preliminary Plat
ATTACHMENT: Drainage Study
ATTACHMENT: Preliminary Plans
ATTACHMENT: Reproduction of Notices
ATTACHMENT: 04-029 O-30.pdf
ATTACHMENT: Public Comment_Bernhardsen, Theresa
ATTACHMENT: Public Comment_Czelusniak, Gosia
ATTACHMENT: Public Comment_Czelusniak,Slawek
ATTACHMENT: Public Comment_Doak, Monna
ATTACHMENT: Public Comment_Walsh, Matt

LOMAS ENCANTADAS 1F
PHASE 1
PRELIMINARY PLAT EXTENSION



Rio Rancho
City of Vision

0 195 390 780 1,170 1,560
Feet

Roads
Subject Property
Noticed Abutting Properties

Zoning
OS
R-1
R-4
SU

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 8/3/2023

Rio Rancho
City of Vision

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

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/Street	☐ 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
		Preliminary Plat Extension	☐ 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 LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: BryanA@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: OWNER	List Owners: Lomas Encantadas Development Company LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) BA	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Preliminary Plat Extension for Lomas Encantadas 1F.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 13; Unit 1F	Lot(s):
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 39	Total area of site (acres) 12.4

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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Arag		Date: 8/1/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

LOMAS ENCANTADAS DEVELOPMENT COMPANY
409 NM Hwy 528
Rio Rancho, NM 87124

August 1, 2023

Mr. Brian Babyak
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Mr. Babyak,

Please accept this letter as a request for an extension on the Lomas Encantadas 1F Preliminary Plat. The original preliminary plat was approved at the July 27, 2021 Planning and Zoning board meeting. Since that time the preliminary plat has been amended 2 times, with the most recent being at the July 26, 2022 Planning and Zoning Board meeting. And a Preliminary Plat extension was approved at the September 13, 2022 Planning and Zoning Board meeting. This project is currently under construction and it is anticipated that it will be complete in December 2023.

The extension is necessary to keep the preliminary plat active within the City system.

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

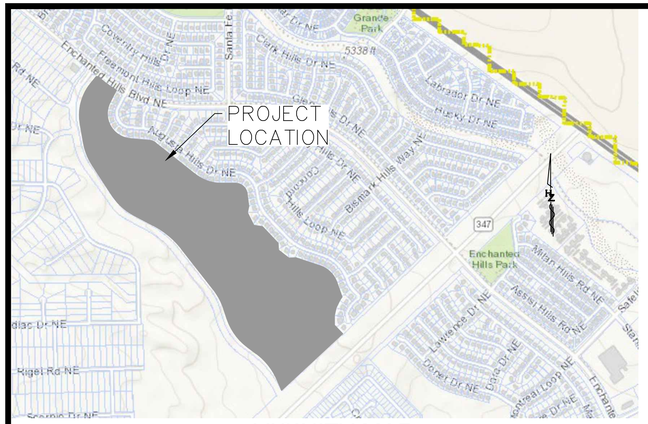
Sincerely,

Bryan Aragon, PE
Land Development Coordinator

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
A SUBDIVISION OF TRACT 13
LOMAS ENCANTADAS
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

JUNE 2022



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide public utility easement along Camino Encantadas Right–of–Way and Enchanted Hills Boulevard Right–of–Way within this Subdivision (Unit 1–F), as shown on Vacation and Replat of Lomas Encantadas, is being vacated by this plat. Said easement to remain inside new Tract 13–A as shown hereon and being vacated within the subdivision boundaries.

There is a twenty (20) foot wide public drainage easement (all of Tract 'D'), a twenty (20) foot wide public water line easement, a private road right–of–way / public utility easement (all of Tract 'E'), a temporary private drainage easement, and a fifty (50) foot radius temporary public access easement, all being granted by this plat.

All of Tracts 'A', 'B' and 'C' are reserved as private landscaping / water quality easements as shown hereon.

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 Zachary Road NE from Block 2, Lots 1, 5 and 9. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 3, Lots 4 and 5.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 25115, or nail with shiner stamped LS25115 (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

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

D.E. – Public Drainage Easement

SURVEYOR'S CERTIFICATE

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, 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.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

JURISDICTIONAL AFFIDAVIT

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

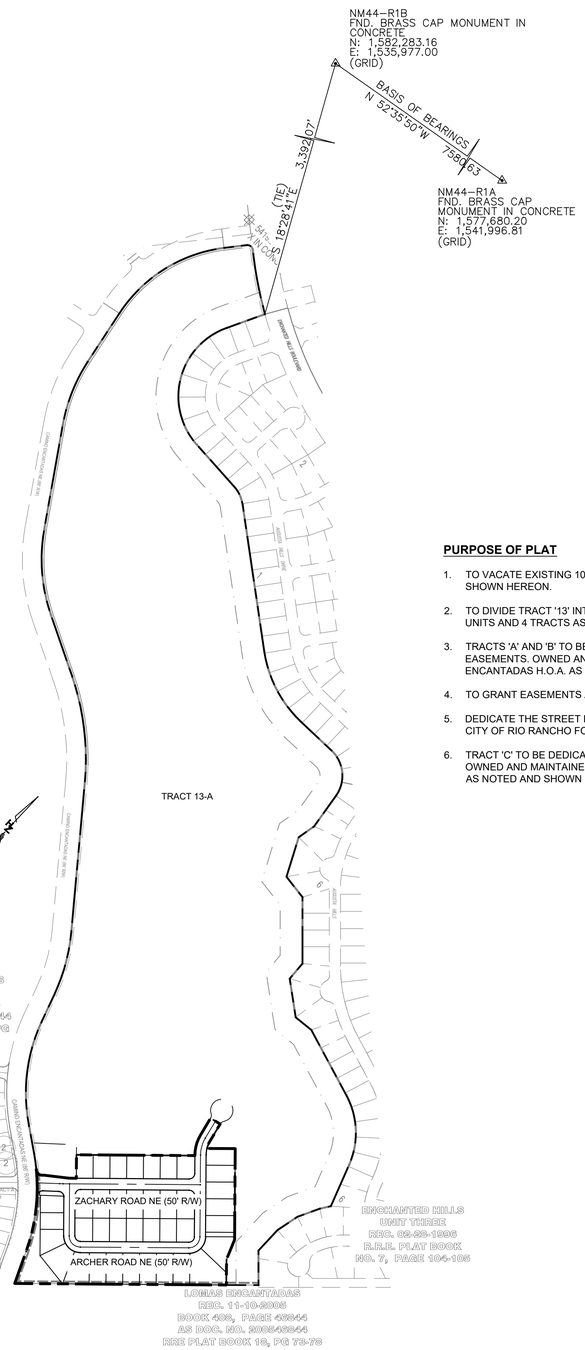
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT1-F		PLAT ACRES	102.2642
NO. OF LOTS:	39	LOT ACRES:	8.6564
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	4	TRACT ACRES:	91.1438
NO. OF EXIST. TRACTS:	1		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.4051

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 2.4639



PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13' INTO 39 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 4 TRACTS AS SHOWN HEREON.
3. TRACTS 'A' AND 'B' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS. OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
4. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
5. DEDICATE THE STREET RIGHTS-OF-WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
6. TRACT 'C' TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.

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.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13' INTO 39 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 4 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', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' THRU 'B' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS,TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS (H.O.A.). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO TRACT 'C' TO BE ENCUMBERED BY A PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS (H.O.A.), AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF A TEMPORARY PRIVATE DRAINAGE EASEMENT, AND A 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) AS SHOWN HEREON (TEMPORARY ACCESS EASEMENT TO BE VACATED WITH FUTURE PHASING). 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

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 of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

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 for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight 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 the 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 the 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/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear 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) 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.

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

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13, Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, as Document Number 200546844, RRE Plat Book 18, Pg. 73-78, 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 102.2642 acres, (39) Lots, (4) Tracts.

SUBDIVIDER:

AMREP SOUTHWEST INC.
409 NM-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
SCOTT EDDINGS, 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

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Approved this _____ day of _____ 20____.

Dave Gatterman, Executive Engineer

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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PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
A SUBDIVISION OF TRACT 13
LOMAS ENCANTADAS
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

JUNE 2022

N

0 50' 100'

SCALE: 1" = 50'

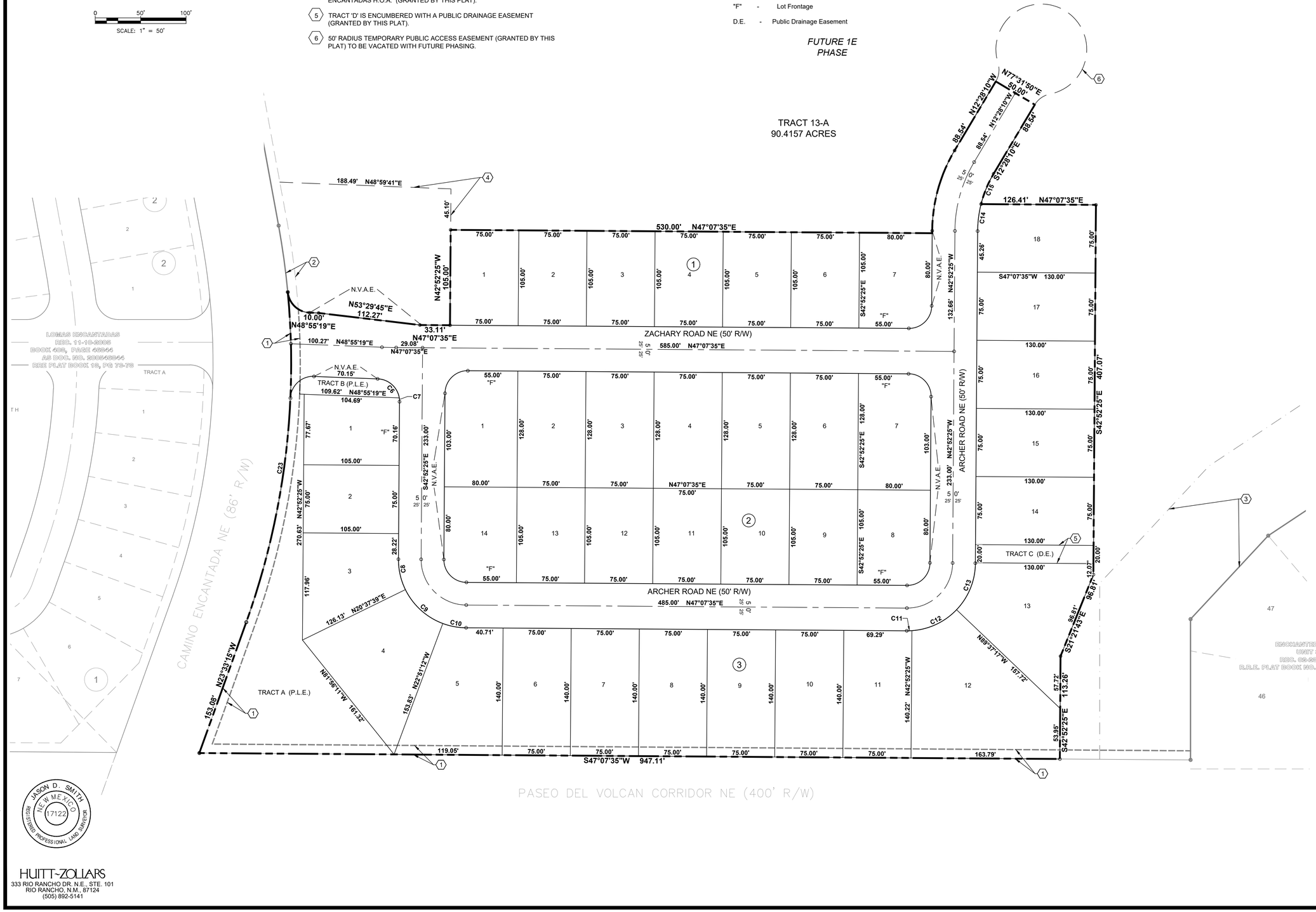
EASEMENTS

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6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) TO BE VACATED WITH FUTURE PHASING.

ABBREVIATIONS

P.L.W.Q. - Private Landscaping / Water Quality Easement
P.L.E - Private Landscaping 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
D.E. - Public Drainage Easement

FUTURE 1E PHASE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	34.24	25.00	78.46	S88° 09' 12"W	31.62
C7	4.25	25.00	9.74	N47° 44' 40"W	4.25
C8	34.69	75.00	26.50	S56° 07' 23"E	34.38
C9	56.92	75.00	43.48	N88° 53' 13"E	55.56
C10	26.21	75.00	20.02	N57° 08' 11"E	26.07
C11	5.71	75.00	4.36	N44° 56' 40"E	5.71
C12	55.48	75.00	42.38	N21° 34' 14"E	54.22
C13	56.62	75.00	43.25	N21° 14' 51"W	55.28
C14	30.03	125.00	13.76	S35° 59' 30"E	29.96
C15	36.30	125.00	16.64	S20° 47' 22"E	36.18
C23	369.28	843.00	25.10	N36° 06' 13"W	366.33

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

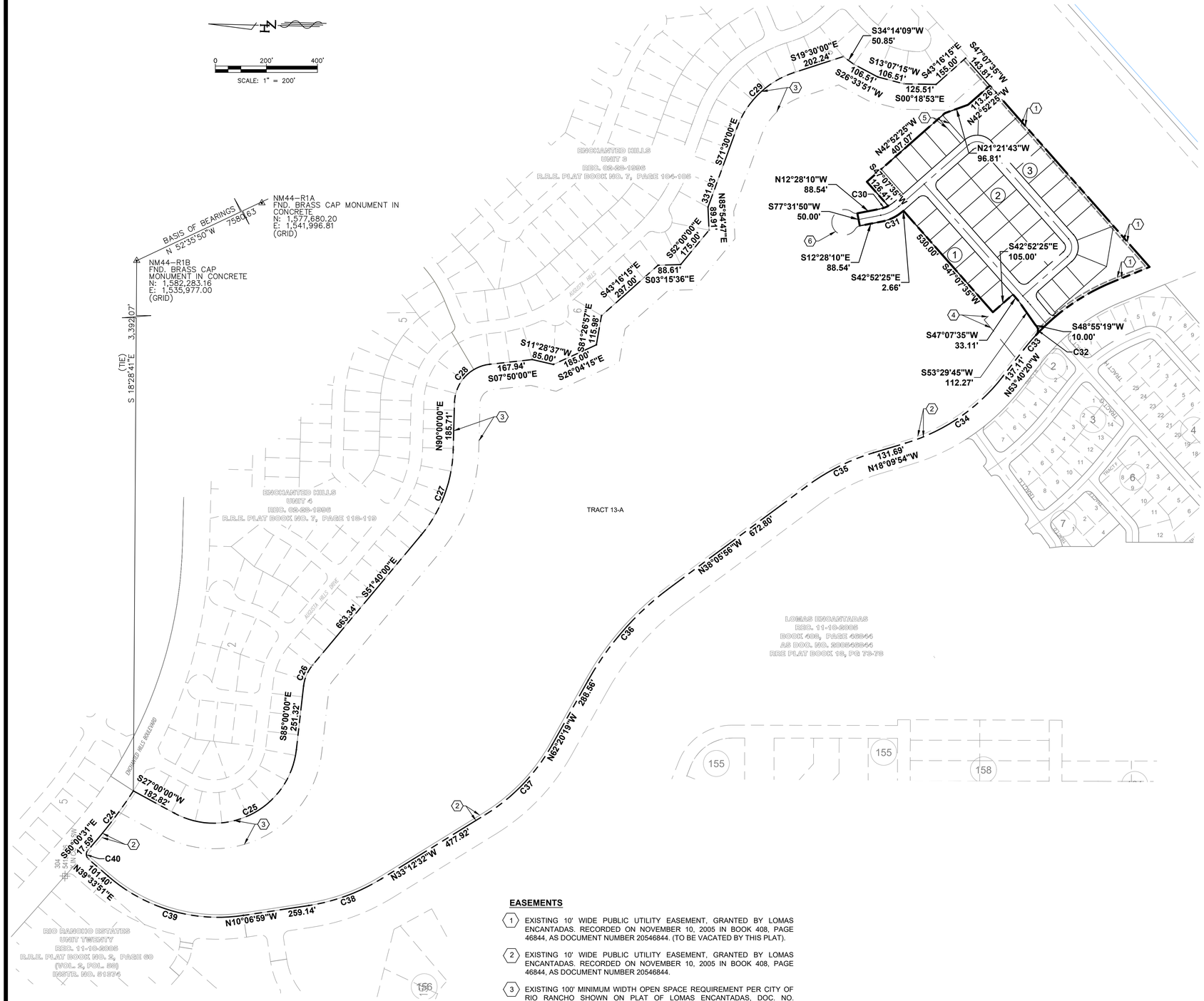
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Book Page

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

JUNE 2022



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	275.04	1853.00	8.50	S54° 15' 35"E	274.79
C25	635.30	325.00	112.00	S29° 00' 00"E	538.87
C26	90.18	155.00	33.33	S68° 20' 00"E	88.91
C27	364.63	544.96	38.34	S70° 50' 00"E	357.87
C28	222.28	155.00	82.17	S48° 55' 00"E	203.72
C29	322.19	355.00	52.00	S45° 30' 00"E	311.24
C30	36.30	125.00	16.64	N20° 47' 22"W	36.18
C31	92.86	175.00	30.40	S27° 40' 18"E	91.78
C32	35.96	25.00	82.43	N89° 51' 56"W	32.94
C33	73.85	843.00	5.02	N51° 09' 45"W	73.83
C34	469.13	757.00	35.51	N35° 55' 07"W	461.66
C35	293.29	843.00	19.93	N28° 07' 55"W	291.81
C36	483.56	1143.00	24.24	N50° 13' 07"W	479.96
C37	384.87	757.00	29.13	N47° 46' 26"W	380.73
C38	305.10	757.00	23.09	N21° 39' 46"W	303.04
C39	569.68	657.00	49.68	N14° 43' 26"E	552.00
C40	39.46	25.00	90.43	N84° 46' 40"E	35.49

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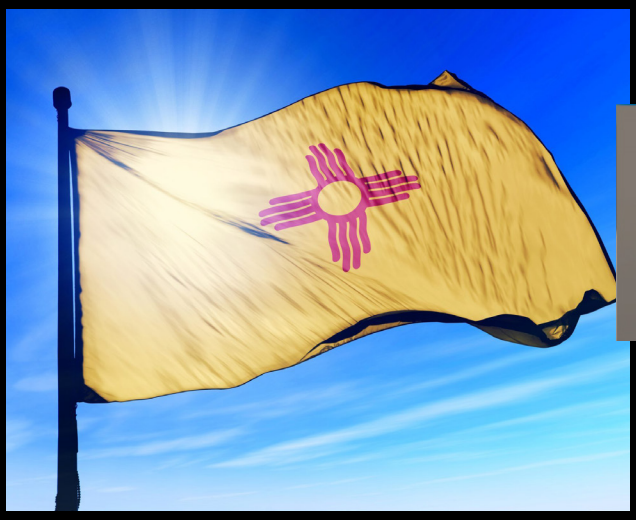
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DRAINAGE STUDY FOR LOMAS ENCANTADAS UNITS 1F, 1E PHASE 1 & 2

PREPARED FOR:

Rio Rancho
City of Vision







Project Location:

Drainage Study for Lomas Encantadas
Unit 1F, 1E Phase 1 and 2
Rio Rancho, New Mexico

June 2022



PREPARED BY:

HUITT-ZOLLARS

333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
505.892.5141; FAX 505.892.3259
WWW.HUITT-ZOLLARS.COM

DRAINAGE STUDY

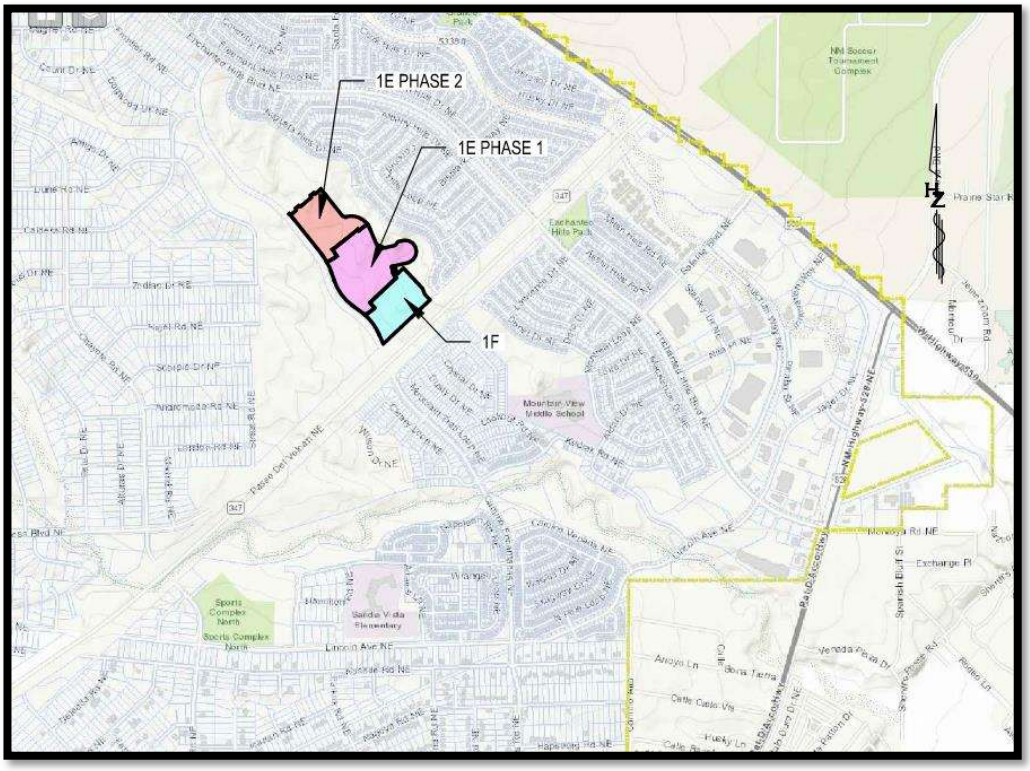
Lomas Encantadas 1F, 1E Phase 1 and 2
Storm Drain Improvements

Rio Rancho Estates Unit 20
Rio Rancho, New Mexico

For

AMREP SOUTHWEST, INC.
409 NM-528 NE
RIO RANCHO, NM 87124

June 2022



Prepared By:

HUITT-ZOLLARS, Inc.
333 RIO RANCHO DRIVE NE, SUITE 101, RIO RANCHO, NEW MEXICO
(505) 892-5141

DRAINAGE STUDY

Lomas Encantadas 1F, 1E Phase 1 and 2
Storm Drain Improvements

Approvals

City of
Rio Rancho

_____ _____
Engineering Development Division Manager *Date*

SSCAFCA

_____ _____
Executive Engineer *Date*

I, Donald M. Duneman, being first duly sworn, upon my oath state that I am a registered professional engineer, qualified in civil engineering, and that the accompanying report was prepared by me or under my supervision and is true and correct to the best of my knowledge and belief.

_____ _____
Registered Professional Engineer *Date*

DRAINAGE STUDY
FOR
Lomas Encantadas 1F, 1E Phase 1 and 2

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•	Jurisdictions of Public Agencies……...……...	2
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DRAINAGE STUDY
FOR
Lomas Encantadas 1F, 1E Phase 1 and 2

PURPOSE

This drainage report addresses the storm water runoff and proposed infrastructure needed to convey the runoff from Lomas Encantadas Units 1F, 1E Phase 1 and 1E Phase 2. This report will also demonstrate that the development of this project complies with the City of Rio Rancho ordinances and SSCAFCA policies.

PROJECT LOCATION

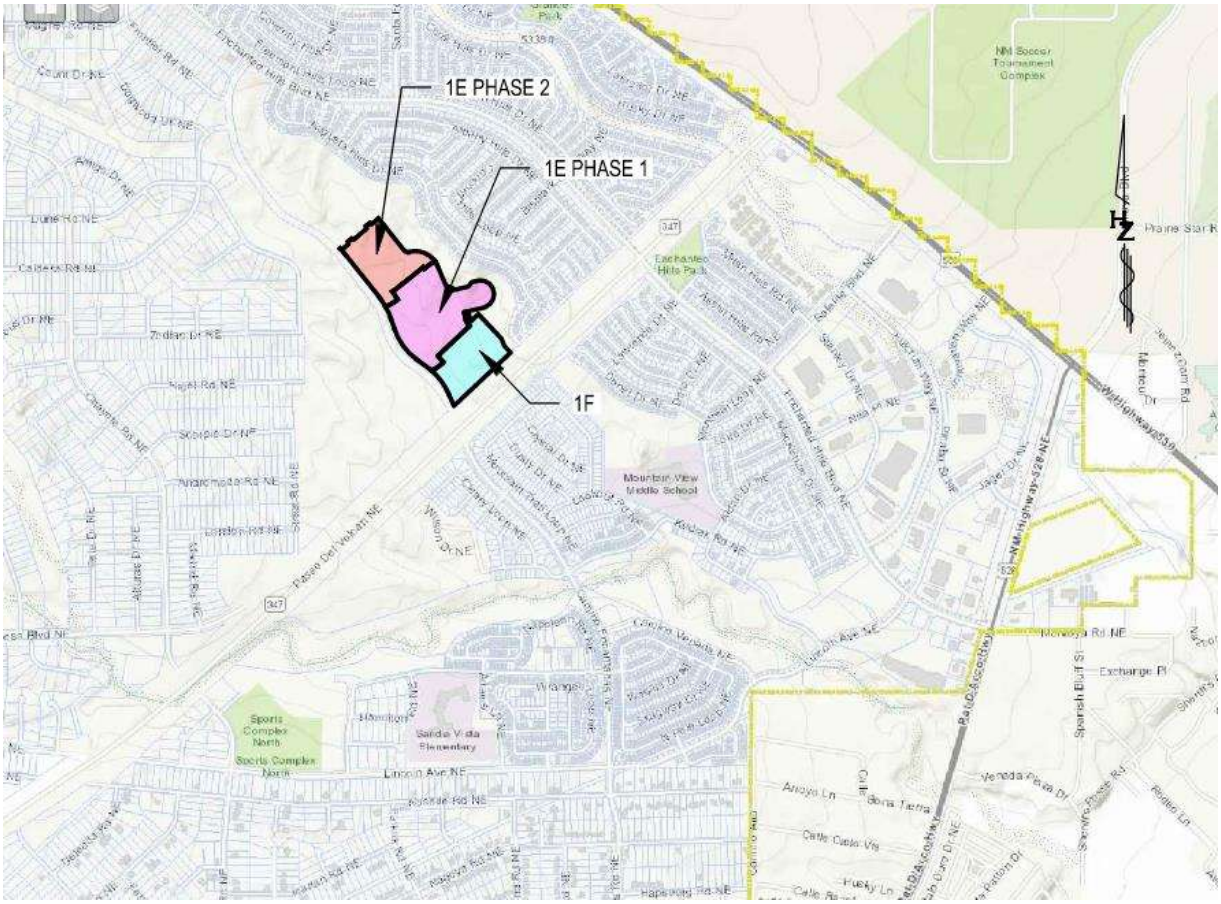


Exhibit 1 – Vicinity Map

ZONING AND PERMIT STATUS

The zoning for Units 1F, 1E Phase 1 and 1E Phase 2 located on Tract 13 is R-1 within the Lomas Encantadas Subdivision. This report is an attachment to the Lomas Encantadas 1F and 1E Phase 1 and 2 preliminary plat submittal.

RELATED REPORTS

The general guidelines followed by this drainage study will be taken from the approved "Lomas Encantadas Drainage Management Plan Amendment" dated May, 2021 (LEDMP). The "Drainage Study for Lomas Encantadas Unit 1F and Unit 1G" dated December, 2021; the "Drainage Study for Lomas Encantadas Unit 1D Phase 1 and 2" dated May, 2022; and the "Drainage Study for Lomas Encantadas Unit 1G Phase 2 and 3" dated May, 2022 are also referenced.

FLOOD HAZARD ZONES

Per FEMA's Flood Insurance Rate Map (FIRM) 35043C1925D, effective on March 18, 2008, the project site is not within a 100-year floodplain. See **Appendix A** for the Flood Insurance Rate Map.

JURISDICTIONS OF PUBLIC AGENCIES

Local
This project is located entirely within the City of Rio Rancho (CoRR) Municipal Limits and is therefore within their jurisdiction and must comply with the City's development requirements.
Regional
This project is located within the jurisdiction of the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) and is therefore subject to their review.

METHODOLOGY

This drainage study is based on the procedures outlined in the City of Rio Rancho's Development Process Manual, Revised December 2009. This drainage study also follows established guidelines from the LEDMP.

PRECIPITATION

The 100-yr 24-hr design storm was used for this analysis. For these storms, the AHYMO Computer Program requires the 1, 6 and 24-hour precipitation values. These values were obtained from the NOAA Atlas Point Precipitation-Frequency Data Server and are shown on **Table 1**.

Table 1
Precipitation Values

Return Period (yrs)	24 hr Rainfall (in)	6 hr Rainfall (in)	1 hr Rainfall (in)
100	2.75	2.32	1.82

LAND TREATMENTS

The land treatments used in the AHYMO Computer model are as described by the City of Rio Rancho Development Process Manual, and are summarized in **Table 2**.

Table 2
Land Treatment Classifications

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Unpaved parking, roads and trail. Most vacant lots. Gravel or rock on plastic (desert landscaping)
D	Impervious areas, pavement and roofs.

Since this project site is a Single Family Residential Subdivision, the corresponding Percent of Treatment D is determined by the equation: 7*((N*N) + (5*N)) ^0.5 where, N=units/acre. The remaining was split between Treatment B and C. Therefore, the Land Treatments for 1E Basin 1E-1 are as follows: **%A = 0, %B = 28.3, %C = 28.4 and %D = 43.3**. The Land Treatments for 1E Basin 1E-2 are as follows: **%A = 0, %B= 25.8%, %C = 25.9% and %D = 48.3%**. The Land Treatments for 1F are as follows: **%A = 0, %B= 31.0%, %C = 31.0% and %D = 38.0%**

STORM DRAIN HYDRAULICS

Storm Drains were modeled using Haestad Method's "StormCad" software (see Appendix D). Headlosses were calculated using the standard method with headloss coefficients through manholes and junctions.

PRE-DEVELOPMENT CONDITIONS

Unit 1F is located at the northerly corner of the intersection of Camino Encantadas and Paseo Del Volcan. 1E Phase 1 is located just north of Unit 1F. 1E Phase 2 is located north of 1E Phase 1. The east side of Units 1F and 1E is bound by Open Space. Both Units are bounded on the west side by Camino Encantadas. 1E Phase 2 is bounded to the north by the remainder of Tract 13. Unit 1G Phase 1 and adjacent Camino Encantadas (Lomas Encantadas 4A Offsites) are currently under construction. Storm drain trunk lines are being installed within Camino Encantadas which will serve as an outfall for Unit 1F. Camino Encantadas will be extended to the northern extent of the

Unit 1D Phase 2 project concurrently with Units 1D Phase 2 and 1E Phase 2 construction (Lomas Encantadas 4B Offsites).

ULTIMATE DEVELOPED CONDITIONS

Developed flows from Basin 1E-1 and 1E-2 will drain from the individual lots to the streets and conveyed west and south to storm drain inlets connected to the east Camino Encantadas storm drain system via Analysis point AP JE-13 and AP JE-15, respectively. Developed flows from Basin 1F will drain west and captured by storm drain inlets draining to Pond 1F before draining to the east Camino Encantadas storm drain.

The developed conditions hydrologic analysis was updated based on the Unit 1F and 1E design and current master plan layout to check for compliance with the established allowable discharge rates to the Camino Encantadas Storm Drain East. The developed conditions discharge rate calculated to be 283.5 cfs for this analysis, which is negligibly more than the allowable discharge rate of 279.0 cfs established in the LEDMP for Storm Drain Segment 3 East at AP JE-20. A storm drain system along Parker Road will be installed in Unit 1E Phase 2 in order to convey Unit 1A developed conditions runoff from the north of Unit 1E. See **Appendix B** for Developed Conditions AHYMO Summary, Input and Output files. See **Exhibit 2** for the Developed Conditions Basin Map. Storm CAD pipe sizing for 1F, 1E Phase 1 and 1E Phase 2 can be found in **Appendix D**. Refer to **Sheet D1** in **Appendix D** for the onsite drainage plan and subbasin summary.

Storm water quality ponds for Units 1F and 1E Phase 1 and 2 areas will be constructed to remove sediment and reduce the peak flow reaching the Camino Encantadas storm drain system. The volume of the storm water quality pond is calculated using the following equation: V = 0.46”*(Basin Area)*(%D), based on the DPM Chapter II.2.2, Section 10, Part D, Table 2. The total area of land treatment D for Basin 1F is 4.27 acres, requiring a storm water quality volume of 0.16 acre-feet, which is accounted for in Pond 1F. The total area of land treatment D for Basin 1E-1 is 11.71 acres, requiring a storm water quality volume of 0.45 acre-feet, which is accounted for in Pond 1E-1. The total area of land treatment D for Basin 1E-2 is 1.00 acres, requiring a storm water quality volume of 0.04 acre-feet, which is accounted for in Pond 1E-2. The overall storm water quality volume required for both phases of Unit 1E is 0.49 acre-feet. **Table 3** summarizes the storm water quality pond volume provided. Pond rating curve calculations can be viewed in **Appendix D**.

Table 3
Storm Water Quality Pond Volume

Pond Location	Required Volume (AC-FT)	Actual Volume (AC-FT)
Pond 1F	0.16	0.36
Pond 1E-1	0.45	0.50
Pond 1E-2	0.04	0.10

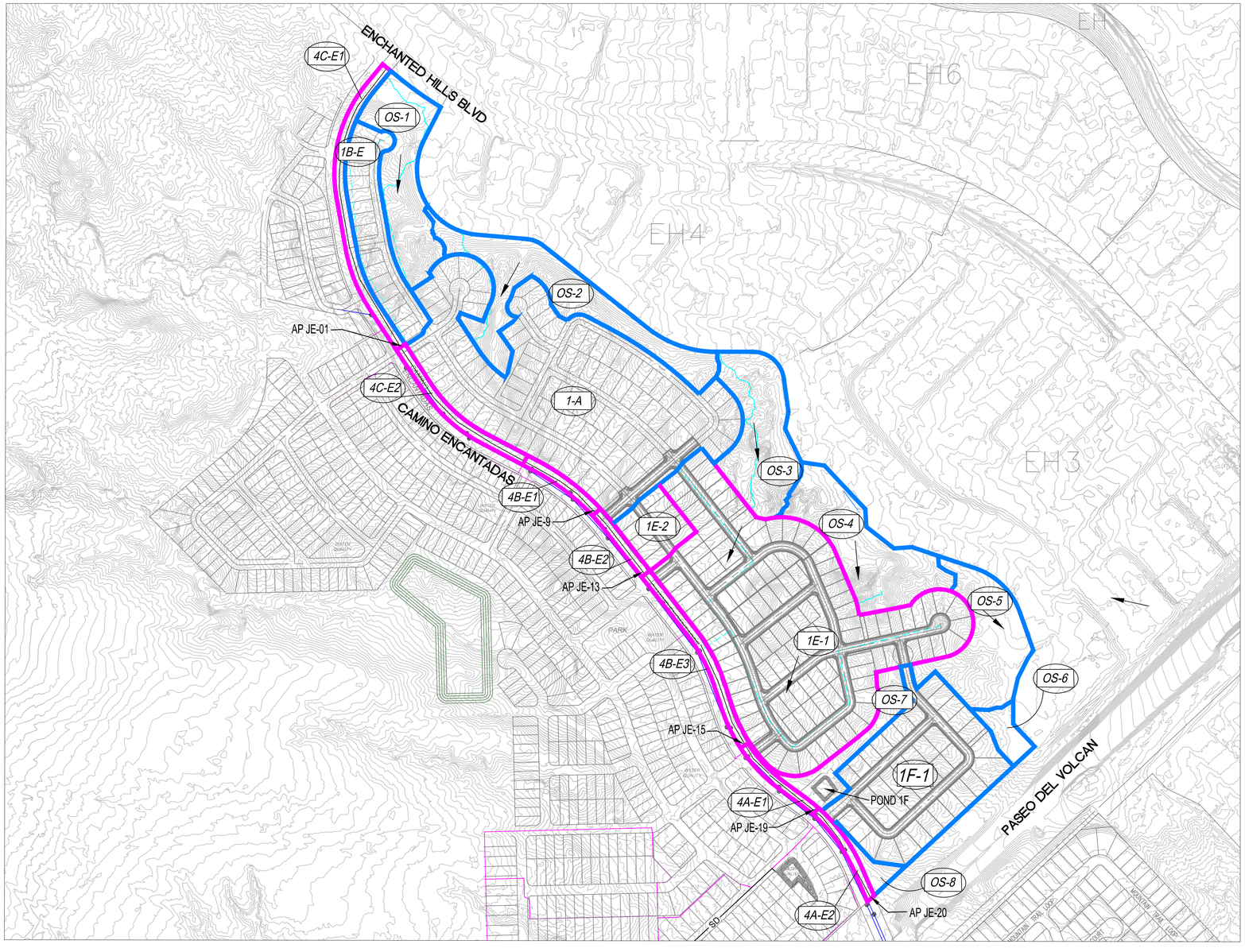
Street Flow capacity calculations can be found with the inlet calculations and are located in **Appendix C.** Pond rating curves were developed using design contours for volume and can be found in **Appendix D.** The rating curve was input into AHYMO using the ROUTE RESERVOIR command. See **Appendix B** for AHYMO results. The Pond Summary Table is found in **Appendix D,** and shows the design flow being contained. See **Exhibit 3** – Interim Conditions Basin Map for the interim conditions basin summary.

INTERIM CONDITIONS

Undeveloped flows from the north and west will be accommodated in the interim conditions. Unit 1E Phase 2 includes a portion of Basin 1A from the LEDMP, which drains along Parker Road to Camino Encantadas. Offsite basin OS-1A from the north of Unit 1E will be diverted to the beehive inlets located at the north end of the Camino Encantadas Unit 4B Project, until development of Unit 1A and 1C. Offsite basin OS-2 from the east will drain to a beehive inlet at the north end of Olivia Drive before being routed to the Camino Encantadas east storm drain. Runoff from offsite basin OS-3 will surface drain through a drainage easement onto Annelisa Drive and conveyed to downstream inlets. Runoff from offsite basin OS-4 will surface drain through a drainage easement onto Ava Road and conveyed to downstream inlets. Runoff from offsite basin OS-5 will drain through a 24" storm drain culvert crossing Archer Road into offsite basin OS-7 which drains directly to Pond 1F. Runoff from offsite basin OS-6 will surface drain through a drainage easement onto Archer Road and conveyed to downstream inlets. Runoff from offsite basin OS-8 will surface drain directly onto Camino Encantadas and conveyed to downstream inlets.

CONCLUSION

Developed flows from Unit 1F, 1E Phase 1 and 1E Phase 2 will drain into the Camino Encantadas storm drain via AP JE-13, JE-15 and JE-19, respectively. The sum of flows discharging to AP JE-13 from the Basin 1E-2 storm drain system is 6.1 CFS in both the developed and interim conditions. The sum of flows discharging to AP JE-15 from the Basin 1E-1 storm drain system is 129.8 CFS in the developed conditions and interim conditions. The sum of flows discharging to AP JE-19 from the Basin 1F storm drain system is 35.7 CFS in the developed conditions and interim conditions. The sum of total flows discharging to Camino Encantadas Storm Drain Segment 3 East of 237.9 CFS in the interim conditions and 283.5 CFS in developed conditions, which is negligibly higher than the permissible discharge of 279.0 CFS.



LOMAS ENCANTADAS 1F, 1E PH1 & PH2 BASIN SUMMARY- DEVELOPED CONDITIONS

BASIN	ANALYSIS POINT	AREA (AC)	AREA (SQ MI)	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q EAST SD (CFS)
OS-1	JE-01	5.25	0.008206	7.57		
1B-E	JE-01	4.39	0.006864	14.80		
4C-E1	JE-01	1.86	0.002902	8.02		
TOTAL	JE-01	11.50	0.017971	30.39		30.39
OS-2	JE-09	7.01	0.010956	10.11		
1-A	JE-09	24.27	0.037915	82.39		
4C-E2	JE-09	1.04	0.001631	4.51		
4B-E1	JE-09	0.54	0.000841	2.33		
TOTAL	JE-09	32.86	0.051344	99.34		129.73
1E-2	JE-13	2.07	0.003227	7.24		
4B-E2	JE-13	0.48	0.000747	2.08		
TOTAL	JE-13	2.54	0.003974	9.32		139.05
OS-3	JE-13	5.33	0.008326	7.68		
OS-4	JE-15	5.80	0.009068	8.37		
1E-1	JE-15	27.04	0.042256	92.18		
4B-E3	JE-15	1.20	0.001876	5.19		
TOTAL	JE-15	39.38	0.061526	113.42		252.47
OS-5	JE-19	5.10	0.007964	7.35		
OS-6	JE-19	0.98	0.001525	1.41		
OS-7	JE-19	2.23	0.003491	3.22		
1F-1	JE-19	11.23	0.017542	37.17	35.68	
4A-E1	JE-19	0.48	0.000750	2.08		
TOTAL	JE-19	20.01	0.03	51.23	37.09	283.49
OS-8	JE-20	0.62	0.000968	0.90		
4A-E2	JE-20	0.51	0.000803	2.23		
TOTAL	JE-20	1.13	0.001771	3.13		286.62
TOTAL SD FLOW IN DEVELOPED CONDITIONS						286.62

LEGEND

- BASIN BOUNDARY: ONSITE DEVELOPED
- BASIN BOUNDARY: OFFSITE DEVELOPED (R-1 LOTS)
- DRAINAGE FLOW ARROW
- 100 DRAINAGE BASIN NUMBER
- JE-XX STORM DRAIN NODE ID

HZ

0 300' 600'

SCALE: 1" = 300'

TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Rio Rancho City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By: HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For: AMREP SOUTHWEST INC.

DEVELOPED CONDITIONS LE BASIN MAP

LOMAS ENCANTADAS 1F & 1E PHASE 1 & 2 SUBDIVISION RIO RANCHO, NEW MEXICO

PROJECT NO.	R307760.01
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: EX.2

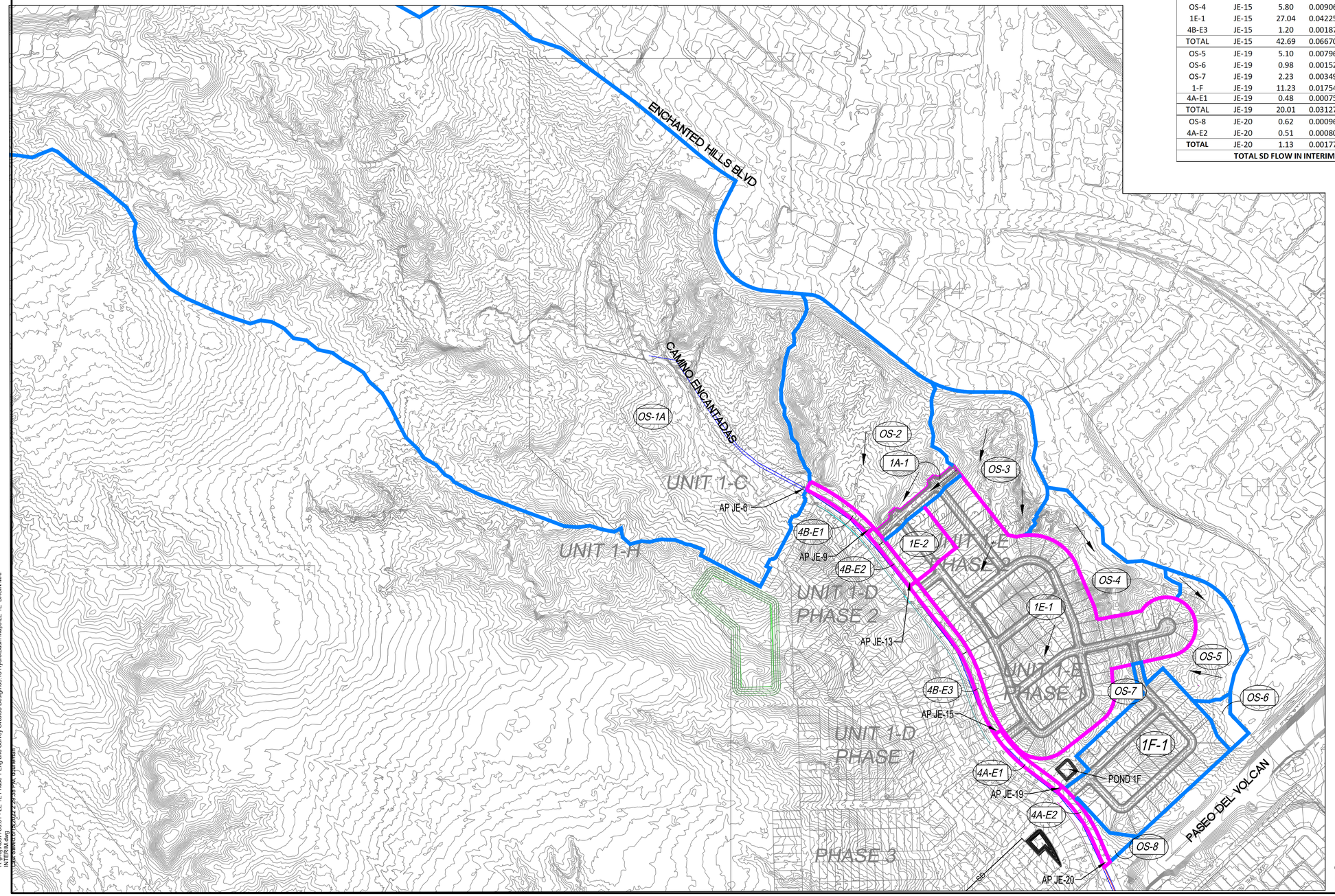
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LEGEND

- BASIN BOUNDARY: ONSITE DEVELOPED
- BASIN BOUNDARY: OFFSITE DEVELOPED (R-1 LOTS)
- DRAINAGE FLOW ARROW
- 100 DRAINAGE BASIN NUMBER
- JE-XX STORM DRAIN NODE ID

LOMAS ENCANTADAS 1F, 1E PH1 & PH2 BASIN SUMMARY- INTERIM CONDITIONS

BASIN	ANALYSIS POINT	AREA (AC)	AREA (SQ MI)	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q EAST SD
OS-1A	JE-06	268.39	0.419364	101.20		
TOTAL	JE-06	268.39	0.419364	101.20		101.20
OS-2	JE-09	18.20	0.028434	11.78		
1A-1	JE-09	1.04	0.001623	4.49		
4B-E1	JE-09	0.54	0.000841	2.33		
TOTAL	JE-09	19.77	0.030897	18.60	15.29	116.03
1E-2	JE-13	2.07	0.003227	7.24		
4B-E2	JE-13	0.48	0.000747	2.08		
TOTAL	JE-13	2.54	0.003974	9.32		120.13
OS-3	JE-15	8.64	0.013503	12.45		
OS-4	JE-15	5.80	0.009068	8.37		
1E-1	JE-15	27.04	0.042256	92.18		
4B-E3	JE-15	1.20	0.001876	5.19		
TOTAL	JE-15	42.69	0.066704	118.19		201.63
OS-5	JE-19	5.10	0.007964	7.35		
OS-6	JE-19	0.98	0.001525	1.41		
OS-7	JE-19	2.23	0.003491	3.22		
1-F	JE-19	11.23	0.017542	37.17	35.68	
4A-E1	JE-19	0.48	0.000750	3.60		
TOTAL	JE-19	20.01	0.031271	52.75	37.09	237.92
OS-8	JE-20	0.62	0.000968	0.90		
4A-E2	JE-20	0.51	0.000803	2.23		
TOTAL	JE-20	1.13	0.001771	3.13		240.71
TOTAL SD FLOW IN INTERIM CONDITIONS						240.71



Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Rio Rancho City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

INTERIM CONDITIONS
LE BASIN MAP

LOMAS ENCANTADAS 1F & 1E PHASE 1 & 2 SUBDIVISION
RIO RANCHO, NEW MEXICO

PROJECT NO.	R307760.01
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: EX.3

Plotted: 6/15/2022 3:05:21 PM, By:Duneman, Donnie
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APPENDIX A

National Flood Hazard Layer FIRMette

FEMA

106°36'14"W 35°20'6"N



106°35'37"W 35°19'37"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/19/2021 at 11:54 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B

NOAA Atlas 14, Volume 1, Version 5
Location name: Rio Rancho, New Mexico, USA*
Latitude: 35.3302°, Longitude: -106.5986°
Elevation: 5268.87 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.176** (0.151-0.203)	**0.227** (0.196-0.262)	**0.305** (0.263-0.353)	**0.364** (0.313-0.420)	**0.446** (0.382-0.516)	**0.510** (0.433-0.590)	**0.577** (0.487-0.667)	**0.648** (0.544-0.748)	**0.744** (0.618-0.860)	**0.820** (0.676-0.948)
10-min	**0.268** (0.231-0.309)	**0.346** (0.299-0.399)	**0.465** (0.400-0.538)	**0.554** (0.476-0.640)	**0.680** (0.581-0.786)	**0.776** (0.660-0.898)	**0.879** (0.742-1.01)	**0.986** (0.828-1.14)	**1.13** (0.940-1.31)	**1.25** (1.03-1.44)
15-min	**0.332** (0.286-0.383)	**0.429** (0.371-0.495)	**0.576** (0.497-0.666)	**0.687** (0.590-0.793)	**0.842** (0.721-0.974)	**0.962** (0.819-1.11)	**1.09** (0.919-1.26)	**1.22** (1.03-1.41)	**1.40** (1.17-1.62)	**1.55** (1.27-1.79)
30-min	**0.447** (0.385-0.516)	**0.578** (0.499-0.667)	**0.775** (0.669-0.898)	**0.925** (0.795-1.07)	**1.13** (0.971-1.31)	**1.30** (1.10-1.50)	**1.47** (1.24-1.69)	**1.65** (1.38-1.90)	**1.89** (1.57-2.18)	**2.08** (1.72-2.41)
60-min	**0.553** (0.477-0.639)	**0.715** (0.618-0.825)	**0.960** (0.828-1.11)	**1.14** (0.984-1.32)	**1.40** (1.20-1.62)	**1.60** (1.36-1.86)	**1.82** (1.53-2.10)	**2.04** (1.71-2.35)	**2.34** (1.94-2.70)	**2.58** (2.13-2.98)
2-hr	**0.633** (0.543-0.749)	**0.813** (0.694-0.965)	**1.07** (0.916-1.27)	**1.29** (1.09-1.51)	**1.57** (1.33-1.85)	**1.81** (1.52-2.13)	**2.06** (1.71-2.41)	**2.32** (1.91-2.71)	**2.68** (2.19-3.14)	**2.97** (2.40-3.49)
3-hr	**0.683** (0.590-0.803)	**0.868** (0.749-1.02)	**1.14** (0.978-1.33)	**1.35** (1.15-1.58)	**1.64** (1.40-1.92)	**1.88** (1.59-2.20)	**2.13** (1.79-2.49)	**2.40** (2.00-2.80)	**2.78** (2.28-3.23)	**3.08** (2.51-3.59)
6-hr	**0.792** (0.691-0.922)	**0.998** (0.872-1.17)	**1.29** (1.12-1.50)	**1.51** (1.31-1.75)	**1.82** (1.57-2.11)	**2.06** (1.77-2.38)	**2.32** (1.98-2.68)	**2.58** (2.19-2.98)	**2.95** (2.47-3.41)	**3.24** (2.70-3.75)
12-hr	**0.886** (0.785-1.01)	**1.12** (0.989-1.27)	**1.42** (1.25-1.61)	**1.65** (1.45-1.87)	**1.96** (1.72-2.22)	**2.21** (1.93-2.49)	**2.46** (2.13-2.78)	**2.72** (2.35-3.08)	**3.08** (2.62-3.48)	**3.36** (2.84-3.81)
24-hr	**1.02** (0.916-1.15)	**1.28** (1.15-1.44)	**1.60** (1.44-1.80)	**1.86** (1.67-2.08)	**2.21** (1.97-2.47)	**2.47** (2.20-2.77)	**2.75** (2.44-3.07)	**3.03** (2.67-3.39)	**3.41** (2.98-3.81)	**3.71** (3.22-4.14)
2-day	**1.10** (0.986-1.23)	**1.38** (1.24-1.54)	**1.73** (1.55-1.93)	**2.00** (1.79-2.23)	**2.37** (2.12-2.64)	**2.65** (2.36-2.95)	**2.94** (2.62-3.28)	**3.24** (2.87-3.62)	**3.64** (3.20-4.07)	**3.95** (3.45-4.42)
3-day	**1.19** (1.09-1.31)	**1.49** (1.36-1.63)	**1.84** (1.68-2.02)	**2.12** (1.93-2.32)	**2.49** (2.26-2.73)	**2.77** (2.52-3.04)	**3.07** (2.77-3.36)	**3.36** (3.02-3.68)	**3.75** (3.36-4.11)	**4.04** (3.60-4.44)
4-day	**1.29** (1.19-1.39)	**1.59** (1.47-1.73)	**1.95** (1.81-2.11)	**2.24** (2.07-2.41)	**2.62** (2.41-2.82)	**2.90** (2.67-3.13)	**3.19** (2.93-3.43)	**3.47** (3.18-3.74)	**3.85** (3.51-4.15)	**4.13** (3.76-4.46)
7-day	**1.47** (1.37-1.59)	**1.83** (1.69-1.97)	**2.22** (2.07-2.39)	**2.52** (2.35-2.71)	**2.92** (2.72-3.13)	**3.22** (2.99-3.45)	**3.51** (3.26-3.77)	**3.79** (3.52-4.06)	**4.15** (3.84-4.46)	**4.41** (4.08-4.74)
10-day	**1.63** (1.51-1.75)	**2.01** (1.87-2.16)	**2.46** (2.29-2.64)	**2.81** (2.62-3.01)	**3.27** (3.04-3.49)	**3.62** (3.35-3.86)	**3.96** (3.66-4.21)	**4.30** (3.96-4.58)	**4.73** (4.35-5.04)	**5.05** (4.63-5.39)
20-day	**2.04** (1.89-2.19)	**2.52** (2.35-2.72)	**3.06** (2.85-3.29)	**3.46** (3.22-3.71)	**3.97** (3.70-4.25)	**4.34** (4.03-4.64)	**4.69** (4.36-5.01)	**5.03** (4.66-5.37)	**5.44** (5.03-5.81)	**5.72** (5.29-6.12)
30-day	**2.44** (2.27-2.62)	**3.03** (2.81-3.25)	**3.64** (3.38-3.89)	**4.09** (3.79-4.36)	**4.64** (4.31-4.95)	**5.04** (4.68-5.36)	**5.41** (5.02-5.75)	**5.75** (5.33-6.12)	**6.16** (5.70-6.55)	**6.44** (5.95-6.85)
45-day	**2.96** (2.75-3.17)	**3.65** (3.40-3.91)	**4.35** (4.05-4.64)	**4.84** (4.51-5.15)	**5.43** (5.06-5.77)	**5.82** (5.43-6.18)	**6.17** (5.76-6.54)	**6.47** (6.04-6.85)	**6.80** (6.37-7.18)	**6.99** (6.56-7.37)
60-day	**3.40** (3.17-3.64)	**4.20** (3.92-4.50)	**4.99** (4.67-5.34)	**5.55** (5.19-5.93)	**6.24** (5.83-6.65)	**6.69** (6.26-7.12)	**7.10** (6.65-7.56)	**7.46** (7.00-7.94)	**7.86** (7.38-8.36)	**8.09** (7.62-8.60)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

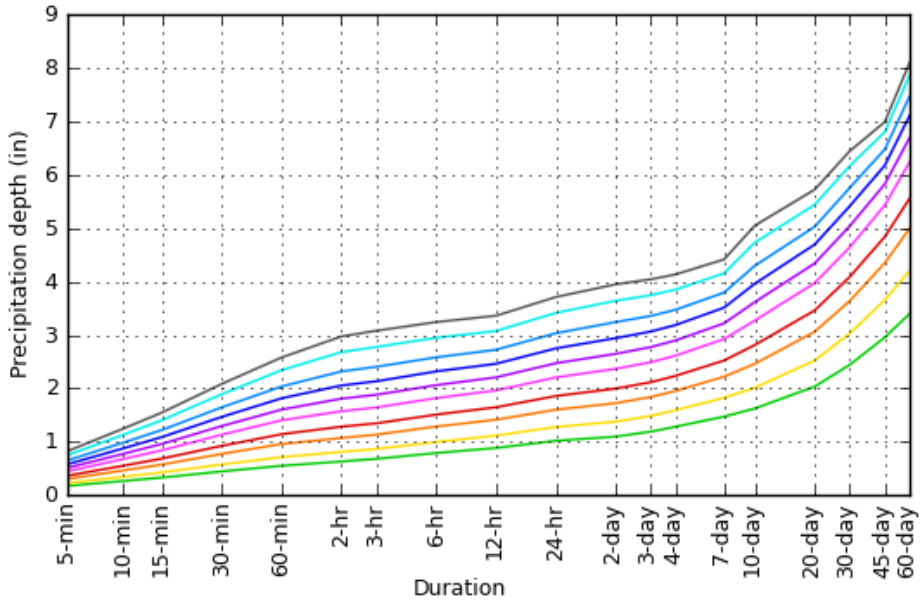
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

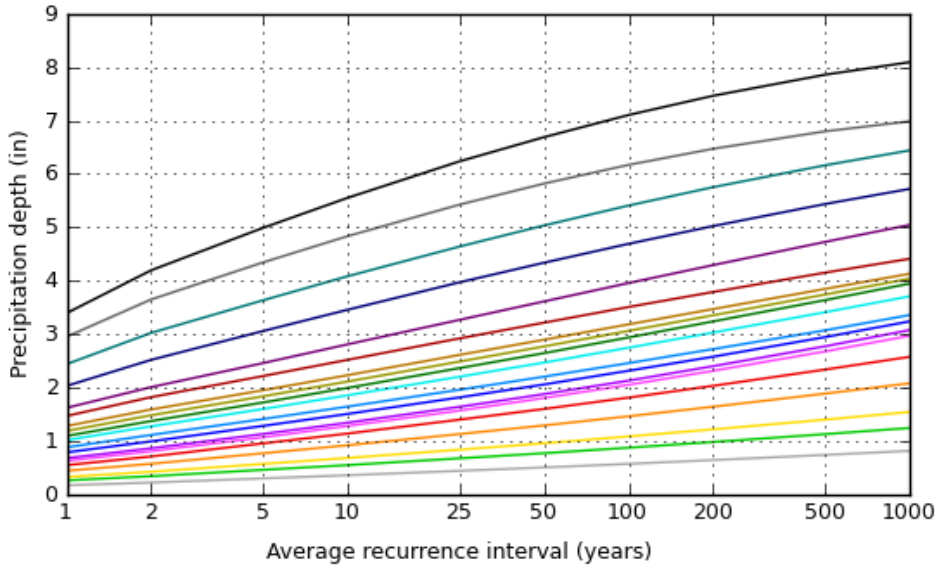
Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 35.3302°, Longitude: -106.5986°



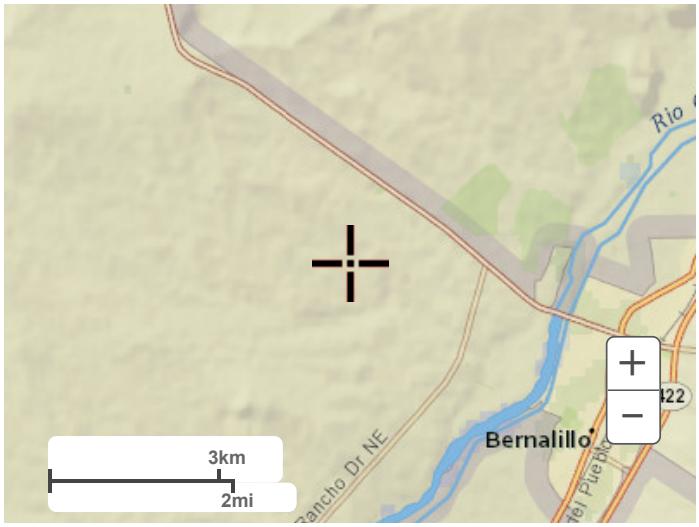


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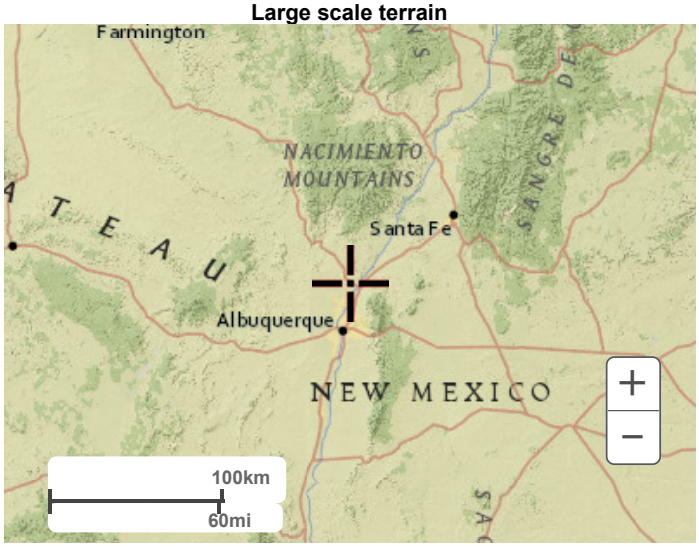
Back to Top

Maps & aerials

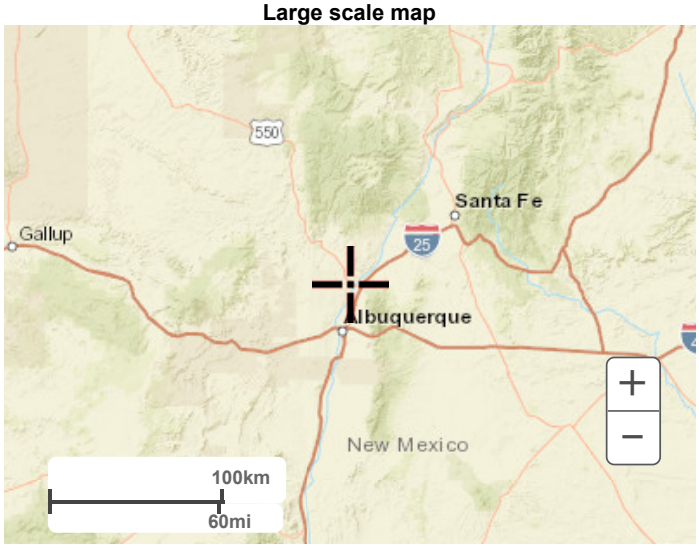
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

INTERIM CONDITIONS AHYMO SUMMARY FILE

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COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION

PAGE = 1

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*S INTERIM CONDITIONS
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*S
SEDIMENT BULK PK BF = 1.06

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*S**************************************************************************
*S**************************************************************************
*S--------------------------------------------------------------------
*S--------------------------------------------------------------------
*S--------------------------------------------------------------------
*S BASIN OS-1A (OFFSITE BASIN MODELED AS EXISTING CONDITION)
*S DRAINS TO MALIA RD JE-6
COMPUTE NM HYD          JE-6   -     2       0.41940       202.40      11.098      0.49614    1.700    0.754 PER IMP=   0.00
*S-------------------------------------------------------------------------
*S DIVIDE OS-1A INTO WEST AND EAST
DIVIDE HYD             OS.1A    2    4       0.20970       101.20       5.549      0.49614    1.700    0.754
                       OS.1A  and    6       0.20970       101.20       5.549      0.49614    1.700    0.754
*S-------------------------------------------------------------------------
*S BASIN OS-2  ( FLOW ENTRING CAMINO ENCANTADAS )
COMPUTE NM HYD          OS.2   -     8       0.02843        11.78       0.752      0.49614    1.700    0.647 PER IMP=   0.00
*S-------------------------------------------------------------------------
*S BASIN 1A-1
```



```
COMPUTE NM HYD          1A.1   -    14       0.00162         4.49       0.216      2.49282    1.500    4.323 PER IMP=  90.00
*S-------------------------------------------------------------------------
*S BASIN 4B-E1 (CAMINO ENCATADAS EAST)
COMPUTE NM HYD         4B-E1   -    10       0.00084         2.33       0.112      2.49282    1.500    4.336 PER IMP=  90.00
*S-------------------------------------------------------------------------
ADD HYD             OS2.4BE1  8&10   1       0.02927        12.82       0.864      0.55349    1.700    0.684
*S-------------------------------------------------------------------------
*S ADD 1A-1 TO OS-2 AND 4B-E1
ADD HYD                4CE1 14& 1   3       0.03089        15.29       1.080      0.65537    1.600    0.774
*S-------------------------------------------------------------------------
*S ADD OS-1A(HALF) TO OS-2/1A-1/4B-E1 FOR JE-9
ADD HYD                JE-9  6& 3   7       0.24059       116.03       6.629      0.51658    1.700    0.754
*S-------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD          1E.2   -    16       0.00323         7.24       0.299      1.73860    1.500    3.507 PER IMP=  48.30
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD         4B-E2   -    18       0.00075         2.08       0.099      2.49282    1.500    4.342 PER IMP=  90.00
*S-------------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD                4CE2 16&18  13       0.00397         9.32       0.399      1.88022    1.500    3.664
*S-------------------------------------------------------------------------
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD                JE13  7&13  15       0.24457       120.13       7.027      0.53874    1.700    0.767
*S-------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD          OS.3   -    14       0.01350        12.45       0.357      0.49614    1.500    1.441 PER IMP=   0.00
*S-------------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD          OS.4   -    20       0.00907         8.37       0.240      0.49614    1.500    1.441 PER IMP=   0.00
*S-------------------------------------------------------------------------
*S BASIN 1E-1
```

```
COMPUTE NM HYD          1E.1   -    22       0.04226        92.18       3.720      1.65039    1.500    3.408 PER IMP=  43.30
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD         4B-E3   -    24       0.00188         5.19       0.249      2.49282    1.500    4.321 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD               OS3.4 14&20  17       0.02257        20.82       0.597      0.49613    1.500    1.441
ADD HYD            OS3.4.1E 17&22  17       0.06483       112.99       4.317      1.24856    1.500    2.723
ADD HYD         OS3.4.1E.4B 17&24  17       0.06670       118.18       4.566      1.28355    1.500    2.768
*S--------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD                JE15 17&15  21       0.31127       201.63      11.593      0.69835    1.550    1.012
*S--------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD          OS.5   -    26       0.00796         7.35       0.211      0.49614    1.500    1.442 PER IMP=   0.00
*S--------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD          OS.6   -    56       0.00153         1.41       0.040      0.49614    1.500    1.447 PER IMP=   0.00
*S--------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD          OS.7   -    57       0.00349         3.22       0.092      0.49614    1.500    1.443 PER IMP=   0.00
*S--------------------------------------------------------------------
*S BASIN 1F
COMPUTE NM HYD            1F   -    28       0.01754        37.17       1.456      1.55672    1.500    3.311 PER IMP=  38.00
*S--------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD                POND 26&56  23       0.00949         8.76       0.251      0.49613    1.500    1.442
ADD HYD                POND 23&57  23       0.01298        11.98       0.343      0.49613    1.500    1.443
ADD HYD                POND 23&28  23       0.03052        49.16       1.800      1.10564    1.500    2.517
*S--------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
ROUTE RESERVOIR      POND.1F   23   26       0.03052        35.68       1.800      1.10564    1.600    1.827 AC-FT=    0.356
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD         4A-E1   -    24       0.00075         2.08       0.100      2.49282    1.500    4.342 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD                1F.4A 26&24  25       0.03127        37.09       1.899      1.13889    1.600    1.853
*S--------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
```



```
ADD HYD                JE-19 25&21  26       0.34254       237.92      13.493      0.73857    1.550    1.085
*S--------------------------------------------------------------------
*S BASIN OS-8
COMPUTE NM HYD          OS.6   -    58       0.00097         0.90       0.026      0.49614    1.500    1.451 PER IMP=   0.00
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E2
COMPUTE NM HYD         4A-E2   -    34       0.00080         2.23       0.107      2.49282    1.500    4.339 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
ADD HYD                JE-19 58&34  21       0.00177         3.13       0.132      1.40130    1.500    2.760
ADD HYD                JE-19 26&21  40       0.34431       240.71      13.625      0.74197    1.550    1.092
*S--------------------------------------------------------------------
```

FINISH
(s0p10h4099T&l6D

INTERIM CONDITIONS AHYMO INPUT FILE

```
START                TIME=0.0 CODE 0 LINES -6
LOCATION            RIO RANCHO

*S      LE 1E Ph1 & Ph2  APRIL 2022 HZI NO. R307760.01
*S      INTERIM CONDITIONS
*S--------------------------------------------------------------------------------
*S ADJUSTED RAINFALL FOR VENADA ARROYO BASIN
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 3.0
*S                    RAIN SIX= 5.0 RAIN DAY=7.5 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - GENERAL STORM RAINFALL    ------------------------------------------------
*SRAINFALL            TYPE=-4 RAIN QUAR=0.0 RAIN ONE= 6.0
*S                    RAIN SIX= 12.5 RAIN DAY=21.0 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - LOCAL STORM RAINFALL    -------------------------------------------------
*SRAINFALL            TYPE=-3 RAIN QUAR=0.0 RAIN ONE= 7.2
*S                    RAIN SIX= 10.9 RAIN DAY=15.1 DT=0.05
*S--------------------------------------------------------------------------------
*S 100 - YEAR RAINFALL    ----------------------------------------------------------
RAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
                    RAIN SIX= 2.32 RAIN DAY=2.75 DT=0.05
*S--------------------------------------------------------------------------------
*S 50 - YEAR RAINFALL    ------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.60
*S                    RAIN SIX= 2.06 RAIN DAY=2.47 DT=0.05
*S--------------------------------------------------------------------------------
*S 25 - YEAR RAINFALL    ------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.4
*S                   RAIN SIX= 2.0 RAIN DAY=2.3 DT=0.05
*S--------------------------------------------------------------------------------
*S 10 - YEAR RAINFALL    ------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.2
*S                   RAIN SIX= 1.5 RAIN DAY=1.8 DT=0.05
*S--------------------------------------------------------------------------------
*S 5 - YEAR RAINFALL    -------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.1
*S                    RAIN SIX= 1.3 RAIN DAY=1.6 DT=0.05
*S--------------------------------------------------------------------------------
*S 2 - YEAR RAINFALL    --------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 0.8
*S                   RAIN SIX= 1.0 RAIN DAY=1.2 DT=0.05
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S BULKING FACTOR OF 6% FOR INTERIM CONDITIONS
*S
SEDIMENT BULK   CODE=1  BULK FACTOR = 1.06
*S
*S*******************************************************************************
*S********** LOMAS ENCANTADAS 1E TO WEST STORM DRAIN WITHIN CAMINO ENCANTADAS DEVELOPED
CONDITIONS************
*S*******************************************************************************
*S*******************************************************************************
*S--------------------------------------------------------------------------
*S------------------------------------------------------------------------
*S----------------------------------------------------------------------
*S BASIN OS-1A (OFFSITE BASIN MODELED AS EXISTING CONDITION)
```

```
*S DRAINS TO MALIA RD JE-6
COMPUTE LT TP   LCODE=1   NK=1   ISLOPE=0
                LENGTH=8779 FT SLOPE=0.036    K=2.0
                KN=0.033  CENTROID RATIO=0.50
COMPUTE NM HYD  ID=02   HYD NO=JE-6   DA=0.4194 SQ MI
                PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0
                RAIN=-1
PRINT HYD       ID=02      CODE=10
*S-------------------------------------------------------------------------
*S DIVIDE OS-1A INTO WEST AND EAST
DIVIDE HYD            ID=02    PER = -50      IDi=04 HYD NO=OS.1A WEST
                                              IDi=06 HYD NO=OS.1A EAST
PRINT HYD             ID=06   CODE=10
*S-------------------------------------------------------------------------

*S BASIN OS-2  ( FLOW ENTRING CAMINO ENCANTADAS )
COMPUTE NM HYD  ID=08   HYD NO= OS.2   DA=0.02843 SQ MI
                PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.0
                RAIN=-1
PRINT HYD       ID=08      CODE=10
*S-----------------------------------------------------------------------------------
*S BASIN 1A-1
COMPUTE NM HYD  ID=14   HYD NO= 1A.1   DA=0.001623 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=14      CODE=10
*S-----------------------------------------------------------------------------------
*S BASIN 4B-E1 (CAMINO ENCATADAS EAST)
COMPUTE NM HYD  ID=10  HYD NO=4B-E1   DA=0.000841 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=10      CODE=10
*S-----------------------------------------------------------------------------------
*ADD BASIN OS-2 AND 4B-E1
ADD HYD              ID=01   HYD NO=OS2.4BE1     IDi=08    IDii=10
PRINT HYD            ID=01   CODE=10
*S-----------------------------------------------------------------------------------
*S ADD 1A-1 TO OS-2 AND 4B-E1
ADD HYD              ID=03  HYD NO = 4CE1   IDi=14 IDii= 01
PRINT HYD            ID=03  CODE=10
*S-----------------------------------------------------------------------------------------------
*S ADD OS-1A(HALF) TO OS-2/1A-1/4B-E1 FOR JE-9
ADD HYD              ID=07    HYD NO=JE-9      IDi=06   IDii=03
PRINT HYD            ID=07    CODE=10
*S-----------------------------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD  ID=16 HYD NO=1E.2   DA=0.003227 SQ MI
                PER A=0.0 PER B=25.8 PER C=25.9 PER D=48.3 TP=0.1333
                RAIN=-1
PRINT HYD       ID=16   CODE=10
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD  ID=18   HYD NO= 4B-E2   DA=0.000747 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=18      CODE=10
*S-----------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD              ID=13 HYD= 4CE2  IDi=16 IDii=18
PRINT HYD            ID=13 CODE = 10
*S-----------------------------------------------------------------------
```

```
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD              ID=15  HYD = JE13     IDi= 07 IDii= 13
print hyd            ID=15   CODE =10
*S--------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD  ID=14   HYD NO=OS.3  DA=0.01350 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=14      CODE=10
*S--------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD  ID=20 HYD NO=OS.4   DA=0.009068 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=20   CODE=10
*S-----------------------------------------------------------------------
*S BASIN 1E-1
COMPUTE LT TP   LCODE=1   NK=1   ISLOPE=0
                LENGTH=1902  FT  SLOPE=0.029   K=3
                KN= 0.021   CENTROID RATIO=0.50
COMPUTE NM HYD  ID=22 HYD NO=1E.1   DA=0.04226 SQ MI
                PER A=0.0 PER B=28.3 PER C=28.4 PER D=43.3 TP=0.0
                RAIN=-1
PRINT HYD       ID=22  CODE=10
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD  ID=24   HYD NO=4B-E3   DA=0.001876 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=24      CODE=10
*S--------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD              ID=17 HYD=OS3.4        IDi=14 IDii=20
ADD HYD              ID=17 HYD=OS3.4.1E     IDi=17 IDii=22
ADD HYD              ID=17 HYD=OS3.4.1E.4B  IDi=17 IDii=24
PRINT HYD            ID=17 CODE = 10
*S-----------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD              ID=21 HYD = JE15   IDi= 17 IDii=15
PRINT HYD            ID=21  CODE = 10
*S-----------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD  ID=26 HYD NO=OS.5   DA=0.007964 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=26   CODE=10
*S-----------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD  ID=56 HYD NO=OS.6   DA=0.001525 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=56   CODE=10
*S-----------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD  ID=57 HYD NO=OS.7   DA=0.003491 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=57   CODE=10
*S-----------------------------------------------------------------------
*S BASIN 1F
COMPUTE NM HYD  ID=28 HYD NO=1F   DA=0.01754 SQ MI
```

```
               PER A=0.0 PER B=31.0 PER C=31.0 PER D=38.0 TP=0.0
               RAIN=-1
PRINT HYD      ID=28  CODE=10
*S-------------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD             ID=23      HYD NO= POND     IDi=26   IDii=56
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=57
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=28
PRINT HYD           ID=23      CODE=10
*S-------------------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
ROUTE RESERVOIR     ID=26   HYD NO=POND.1F    INFLOW=23    CODE=10
                               OUTFLOW   STORAGE   ELEV
                                0.0        0        5255
                                2.2        0.05      5256
                                12.8       0.12     5257
                                22.1       0.21     5258
                                32.9       0.31     5259
                                40.2       0.43     5260
                                89.3       0.57     5261
                                191.9      0.73     5262
                                285.5      1.71     5263
PRINT HYD           ID=26     CODE=10
*S-------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD  ID=24   HYD NO=4A-E1   DA=0.000750 SQ MI
               PER A=0 PER B=0 PER C=10 PER D=90 TP=0
               RAIN=-1
PRINT HYD      ID=24      CODE=10
*S-------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD             ID=25     HYD NO=1F.4A     IDi= 26 IDii= 24
PRINT HYD           ID=25     CODE=10
*S-------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
ADD HYD             ID=26     HYD NO=JE-19     IDi=25 IDii=21
PRINT HYD           ID=26     CODE=10
*S-------------------------------------------------------------------------
*S BASIN OS-8
COMPUTE NM HYD  ID=58 HYD NO=OS.6   DA=0.000968 SQ MI
               PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
               RAIN=-1
PRINT HYD      ID=58   CODE=10
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E2
COMPUTE NM HYD  ID=34   HYD NO=4A-E2   DA=0.000803 SQ MI
               PER A=0 PER B=0 PER C=10 PER D=90 TP=0
               RAIN=-1
PRINT HYD      ID=34      CODE=10
*S-------------------------------------------------------------------------------
*S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
ADD HYD             ID=21     HYD NO=JE-19     IDi=58 IDii=34
ADD HYD             ID=40     HYD NO=JE-19     IDi=26 IDii=21
PRINT HYD           ID=40     CODE=10
*S-------------------------------------------------------------------------
FINISH
```

INTERIM CONDITIONS AHYMO OUTPUT FILE

(s16.67h8.5v0T&l8D

```
        AHYMO PROGRAM (AHYMO-S4)                    - Version: S4.02a - Rel: 02a
             RUN DATE (MON/DAY/YR) = 06/13/2022
             START TIME (HR:MIN:SEC) = 15:03:40     USER NO.= AHYMO-S4TempUser05901704
             INPUT FILE = C:\Users\Public\AHYMOdata\LE 1E AHYMO INPUT INTERIM.txt

    START                TIME=0.0 CODE 0 LINES -6
    LOCATION            RIO RANCHO

         City of Rio Rancho soil infiltration values (LAND FACTORS) used for computations.
         Land Treatment     Initial Abstr.(in)    Unif. Infilt.(in/hour)
               A            0.65                  1.67
               B            0.50                  1.25
               C            0.35                  0.83
               D            0.10                  0.04

    *S                  LE 1E Ph1 & Ph2  APRIL 2022 HZI NO. R307760.01
    *S                  INTERIM CONDITIONS
    *S-------------------------------------------------------------------------
    *S ADJUSTED RAINFALL FOR VENADA ARROYO BASIN
    *S-------------------------------------------------------------------------
    *S-------------------------------------------------------------------------
    *S-------------------------------------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 3.0
    *S                    RAIN SIX= 5.0 RAIN DAY=7.5 DT=0.05
    *S-------------------------------------------------------------------------
    *S PMP - GENERAL STORM RAINFALL    ----------------------------------------
    *SRAINFALL            TYPE=-4 RAIN QUAR=0.0 RAIN ONE= 6.0
    *S                    RAIN SIX= 12.5 RAIN DAY=21.0 DT=0.05
    *S-------------------------------------------------------------------------
    *S PMP - LOCAL STORM RAINFALL    ----------------------------------------
    *SRAINFALL            TYPE=-3 RAIN QUAR=0.0 RAIN ONE= 7.2
    *S                    RAIN SIX= 10.9 RAIN DAY=15.1 DT=0.05
    *S-------------------------------------------------------------------------
    *S 100 - YEAR RAINFALL    ----------------------------------------------
    RAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
                        RAIN SIX= 2.32 RAIN DAY=2.75 DT=0.05

                   COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                   DT =   0.050000 HOURS       END TIME =    24.000002 HOURS
    *S-------------------------------------------------------------------------
    *S 50 - YEAR RAINFALL    ----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.60
    *S                    RAIN SIX= 2.06 RAIN DAY=2.47 DT=0.05
    *S-------------------------------------------------------------------------
    *S 25 - YEAR RAINFALL    ----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.4
    *S                   RAIN SIX= 2.0 RAIN DAY=2.3 DT=0.05
    *S-------------------------------------------------------------------------
    *S 10 - YEAR RAINFALL    ----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.2
    *S                   RAIN SIX= 1.5 RAIN DAY=1.8 DT=0.05
    *S-------------------------------------------------------------------------
    *S 5 - YEAR RAINFALL    ----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.1
    *S                    RAIN SIX= 1.3 RAIN DAY=1.6 DT=0.05
    *S-------------------------------------------------------------------------
    *S 2 - YEAR RAINFALL    ----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 0.8
    *S                   RAIN SIX= 1.0 RAIN DAY=1.2 DT=0.05
    *S-------------------------------------------------------------------------
    *S-------------------------------------------------------------------------
    *S-------------------------------------------------------------------------
    *S-------------------------------------------------------------------------
    *S BULKING FACTOR OF 6% FOR INTERIM CONDITIONS
    *S
    SEDIMENT BULK       CODE=1  BULK FACTOR = 1.06
    *S
    *S************************************************************************
    *S********** LOMAS ENCANTADAS 1E TO WEST STORM DRAIN WITHIN CAMINO ENCANTADAS DE
    *S************************************************************************
    *S************************************************************************
    *S---------------------------------------------------------------------
    *S---------------------------------------------------------------------
```

```
*S--------------------------------------------------------------------
*S BASIN OS-1A (OFFSITE BASIN MODELED AS EXISTING CONDITION)
*S DRAINS TO MALIA RD JE-6
COMPUTE LT TP       LCODE=1   NK=1   ISLOPE=0
                    LENGTH=8779 FT SLOPE=0.036    K=2.0
                    KN=0.033  CENTROID RATIO=0.50

     Tc AND Tp COMPUTED BY UPLAND/LAG TIME PROCEDURE

     SCS UPLAND METHOD FACTORS
          NOTE: Upland factor input values have been adjusted to meet Upland/Lag Time requirements.
                               LENGTH (FT)      SLOPE (FT/FT)       COMPOSITE K
     SHEET FLOW PORTION             0.0          0.000000            0.0000
     SHALLOW FLOW PORTION        2000.0          0.036000            2.0000
     CHANNEL FLOW PORTION        6779.0          0.036000            3.0000
     TOTAL BASIN                 8779.0          0.036000            2.6932


     LAG EQUATION FACTORS:     Kn=  0.0330     TOTAL BASIN LENGTH (FT)=      8779.0
     TOTAL BASIN SLOPE (FT/FT)=   0.036000     CENTROUD LENGTH (FT)=         4389.5


     TIME OF CONCENTRATION (HRS)=  0.4808     TIME TO PEAK (HRS)=  0.3205     LAG TIME (HRS)=  0.3606

COMPUTE NM HYD      ID=02   HYD NO=JE-6   DA=0.4194 SQ MI
                    PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.3205

     K =  0.325526HR    TP =  0.320504HR    K/TP RATIO =  1.015669     SHAPE CONSTANT, N =  3.475322
     UNIT PEAK =   416.82    CFS   UNIT VOLUME =    1.000       B =   318.53      P60 = 1.8200
     AREA =     0.419400 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=02      CODE=10

                                      HYDROGRAPH FROM AREA JE-6

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         2.500      22.7         5.000       1.6         7.500       0.1        10.000       0.0
     0.500       0.0         3.000      12.3         5.500       1.0         8.000       0.1        10.500       0.0
     1.000       0.0         3.500       7.4         6.000       0.6         8.500       0.0
     1.500      98.4         4.000       4.4         6.500       0.3         9.000       0.0
     2.000     104.9         4.500       2.6         7.000       0.2         9.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =      11.0975 ACRE-FEET
    PEAK DISCHARGE RATE =     202.40 CFS  AT   1.700 HOURS   BASIN AREA =  0.4194 SQ. MI.



*S--------------------------------------------------------------------------
*S DIVIDE OS-1A INTO WEST AND EAST
DIVIDE HYD          ID=02    PER = -50      IDi=04 HYD NO=OS.1A WEST
                                            IDi=06 HYD NO=OS.1A EAST
PRINT HYD           ID=06   CODE=10

                                      HYDROGRAPH FROM AREA OS.1A

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         2.500      11.3         5.000       0.8         7.500       0.1        10.000       0.0
     0.500       0.0         3.000       6.1         5.500       0.5         8.000       0.0        10.500       0.0
     1.000       0.0         3.500       3.7         6.000       0.3         8.500       0.0
     1.500      49.2         4.000       2.2         6.500       0.2         9.000       0.0
     2.000      52.4         4.500       1.3         7.000       0.1         9.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       5.5488 ACRE-FEET
    PEAK DISCHARGE RATE =     101.20 CFS  AT   1.700 HOURS   BASIN AREA =  0.2097 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-2  ( FLOW ENTRING CAMINO ENCANTADAS )
```

```
COMPUTE NM HYD      ID=08   HYD NO= OS.2   DA=0.02843 SQ MI
                    PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.3205
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.396589HR    TP =  0.320504HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   24.115    CFS   UNIT VOLUME =   0.9993       B =   271.86      P60 = 1.8200
     AREA =     0.028430 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=08      CODE=10

                                      HYDROGRAPH FROM AREA OS.2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         2.000       7.0         4.000       0.4         6.000       0.1         8.000       0.0
     0.500       0.0         2.500       2.0         4.500       0.3         6.500       0.0         8.500       0.0
     1.000       0.0         3.000       0.9         5.000       0.2         7.000       0.0         9.000       0.0
     1.500       6.7         3.500       0.6         5.500       0.1         7.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.7523 ACRE-FEET
    PEAK DISCHARGE RATE =      11.78 CFS  AT   1.700 HOURS   BASIN AREA =  0.0284 SQ. MI.



*S--------------------------------------------------------------------------------
*S BASIN 1A-1
COMPUTE NM HYD      ID=14   HYD NO= 1A.1   DA=0.001623 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   5.7669    CFS   UNIT VOLUME =   0.9971       B =   526.28      P60 = 1.8200
     AREA =     0.001461 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.47461    CFS   UNIT VOLUME =   0.9752       B =   389.81      P60 = 1.8200
     AREA =     0.000162 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=14      CODE=10

                                      HYDROGRAPH FROM AREA 1A.1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.2         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       4.5         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       1.1         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.2         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.1         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.1         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     2.49282 INCHES     =       0.2158 ACRE-FEET
    PEAK DISCHARGE RATE =       4.49 CFS  AT   1.500 HOURS   BASIN AREA =  0.0016 SQ. MI.



*S--------------------------------------------------------------------------------
*S BASIN 4B-E1 (CAMINO ENCATADAS EAST)
COMPUTE NM HYD      ID=10  HYD NO=4B-E1   DA=0.000841 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
```

```
                RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.9883    CFS   UNIT VOLUME =   0.9959       B =   526.28      P60 = 1.8200
     AREA =     0.000757 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.24593    CFS   UNIT VOLUME =   0.9517       B =   389.81      P60 = 1.8200
     AREA =     0.000084 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=10      CODE=10

                                    HYDROGRAPH FROM AREA 4B-E1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.1         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       2.3         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       0.6         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.0         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     2.49282 INCHES     =       0.1118 ACRE-FEET
    PEAK DISCHARGE RATE =       2.33 CFS  AT   1.500 HOURS   BASIN AREA =  0.0008 SQ. MI.



*S--------------------------------------------------------------------------------
*ADD BASIN OS-2 AND 4B-E1
ADD HYD             ID=01   HYD NO=OS2.4BE1     IDi=08    IDii=10
PRINT HYD           ID=01   CODE=10

                                    HYDROGRAPH FROM AREA OS2.4BE1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.1        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.1         6.000       0.1        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       9.0         6.500       0.1        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       7.6         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       2.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.9         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.6         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.4         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.3         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     0.55349 INCHES     =       0.8641 ACRE-FEET
    PEAK DISCHARGE RATE =      12.82 CFS  AT   1.700 HOURS   BASIN AREA =  0.0293 SQ. MI.



*S--------------------------------------------------------------------------------
*S ADD 1A-1 TO OS-2 AND 4B-E1
ADD HYD             ID=03  HYD NO = 4CE1   IDi=14 IDii= 01
PRINT HYD           ID=03  CODE=10

                                    HYDROGRAPH FROM AREA 4CE1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.2        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.3         6.000       0.1        11.000       0.0        16.000       0.0        21.000       0.0
     1.500      13.5         6.500       0.1        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       8.7         7.000       0.1        12.000       0.0        17.000       0.0        22.000       0.0
```

2.500	2.2	7.500	0.1	12.500	0.0	17.500	0.0	22.500	0.0
3.000	1.0	8.000	0.1	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.7	8.500	0.1	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.5	9.000	0.1	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.3	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 0.65537 INCHES = 1.0798 ACRE-FEET
PEAK DISCHARGE RATE = 15.29 CFS AT 1.600 HOURS BASIN AREA = 0.0309 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S ADD OS-1A(HALF) TO OS-2/1A-1/4B-E1 FOR JE-9
ADD HYD              ID=07    HYD NO=JE-9      IDi=06   IDii=03
PRINT HYD            ID=07    CODE=10
```

HYDROGRAPH FROM AREA JE-9

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	1.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.7	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.3	6.000	0.4	11.000	0.0	16.000	0.0	21.000	0.0
1.500	62.7	6.500	0.3	11.500	0.0	16.500	0.0	21.500	0.0
2.000	61.1	7.000	0.2	12.000	0.0	17.000	0.0	22.000	0.0
2.500	13.6	7.500	0.1	12.500	0.0	17.500	0.0	22.500	0.0
3.000	7.2	8.000	0.1	13.000	0.0	18.000	0.0	23.000	0.0
3.500	4.4	8.500	0.1	13.500	0.0	18.500	0.0	23.500	0.0
4.000	2.7	9.000	0.1	14.000	0.0	19.000	0.0	24.000	0.0
4.500	1.6	9.500	0.1	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 0.51658 INCHES = 6.6286 ACRE-FEET
PEAK DISCHARGE RATE = 116.03 CFS AT 1.700 HOURS BASIN AREA = 0.2406 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD       ID=16 HYD NO=1E.2   DA=0.003227 SQ MI
                     PER A=0.0 PER B=25.8 PER C=25.9 PER D=48.3 TP=0.1333
                     RAIN=-1
```

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 6.1536 CFS UNIT VOLUME = 0.9975 B = 526.28 P60 = 1.8200
AREA = 0.001559 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.118562HR TP = 0.133300HR K/TP RATIO = 0.889434 SHAPE CONSTANT, N = 3.987586
UNIT PEAK = 4.4349 CFS UNIT VOLUME = 0.9983 B = 354.35 P60 = 1.8200
AREA = 0.001668 SQ MI IA = 0.42485 INCHES INF = 1.03959 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

```
PRINT HYD            ID=16   CODE=10
```

HYDROGRAPH FROM AREA 1E.2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.2	6.000	0.1	11.000	0.0	16.000	0.0	21.000	0.0
1.500	7.2	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	1.4	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.2	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.1	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 1.73860 INCHES = 0.2992 ACRE-FEET
PEAK DISCHARGE RATE = 7.24 CFS AT 1.500 HOURS BASIN AREA = 0.0032 SQ. MI.

```
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD      ID=18   HYD NO= 4B-E2   DA=0.000747 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.6543    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
     AREA =     0.000672 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.21844    CFS   UNIT VOLUME =   0.9432       B =   389.81      P60 = 1.8200
     AREA =     0.000075 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=18      CODE=10

                                    HYDROGRAPH FROM AREA 4B-E2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.1         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       2.1         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       0.5         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.0         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     2.49282 INCHES     =       0.0993 ACRE-FEET
    PEAK DISCHARGE RATE =       2.08 CFS  AT   1.500 HOURS   BASIN AREA =  0.0007 SQ. MI.



*S--------------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD             ID=13 HYD= 4CE2  IDi=16 IDii=18
PRINT HYD           ID=13 CODE = 10

                                    HYDROGRAPH FROM AREA 4CE2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.1        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.1        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.3         6.000       0.1        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       9.3         6.500       0.1        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       1.8         7.000       0.1        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.3         7.500       0.1        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.1         8.000       0.1        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.1         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.1         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.1         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     1.88022 INCHES     =       0.3985 ACRE-FEET
    PEAK DISCHARGE RATE =       9.32 CFS  AT   1.500 HOURS   BASIN AREA =  0.0040 SQ. MI.



*S--------------------------------------------------------------------------
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD             ID=15  HYD = JE13     IDi= 07 IDii= 13
print hyd           ID=15   CODE =10

                                    HYDROGRAPH FROM AREA JE13

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
```

```
     0.000       0.0          5.000       1.1         10.000       0.1         15.000       0.1         20.000       0.1
     0.500       0.0          5.500       0.7         10.500       0.1         15.500       0.1         20.500       0.1
     1.000       0.5          6.000       0.5         11.000       0.1         16.000       0.1         21.000       0.1
     1.500      72.0          6.500       0.3         11.500       0.1         16.500       0.1         21.500       0.1
     2.000      62.9          7.000       0.2         12.000       0.1         17.000       0.1         22.000       0.1
     2.500      13.9          7.500       0.2         12.500       0.1         17.500       0.1         22.500       0.1
     3.000       7.3          8.000       0.2         13.000       0.1         18.000       0.1         23.000       0.1
     3.500       4.4          8.500       0.1         13.500       0.1         18.500       0.1         23.500       0.1
     4.000       2.7          9.000       0.1         14.000       0.1         19.000       0.1         24.000       0.1
     4.500       1.7          9.500       0.1         14.500       0.1         19.500       0.1

    RUNOFF VOLUME =     0.53874 INCHES     =       7.0271 ACRE-FEET
    PEAK DISCHARGE RATE =     120.13 CFS  AT   1.700 HOURS   BASIN AREA =  0.2446 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD      ID=14   HYD NO=OS.3  DA=0.01350 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   27.533    CFS   UNIT VOLUME =   0.9978       B =   271.86      P60 = 1.8200
     AREA =     0.013500 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=14      CODE=10

                                      HYDROGRAPH FROM AREA OS.3

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       1.2         3.000       0.2         4.000       0.0
     0.500       0.0         1.500      12.5         2.500       0.4         3.500       0.1         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.3572 ACRE-FEET
    PEAK DISCHARGE RATE =      12.45 CFS  AT   1.500 HOURS   BASIN AREA =  0.0135 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD      ID=20 HYD NO=OS.4   DA=0.009068 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   18.494    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.009068 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=20   CODE=10

                                      HYDROGRAPH FROM AREA OS.4

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.8         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       8.4         2.500       0.3         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2399 ACRE-FEET
    PEAK DISCHARGE RATE =       8.37 CFS  AT   1.500 HOURS   BASIN AREA =  0.0091 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN 1E-1
COMPUTE LT TP       LCODE=1   NK=1   ISLOPE=0
                          LENGTH=1902  FT  SLOPE=0.029   K=3
                KN= 0.021   CENTROID RATIO=0.50
```

```
     Tc AND Tp COMPUTED BY UPLAND/LAG TIME PROCEDURE

     SCS UPLAND METHOD FACTORS
                                LENGTH (FT)      SLOPE (FT/FT)       COMPOSITE K
     SHEET FLOW PORTION              0.0          0.000000            0.0000
     SHALLOW FLOW PORTION            0.0          0.000000            0.0000
     CHANNEL FLOW PORTION         1902.0          0.029000            3.0000
     TOTAL BASIN                  1902.0          0.029000            3.0000


     TIME OF CONCENTRATION (HRS)=  0.1034     TIME TO PEAK (HRS)=  0.0689     LAG TIME (HRS)=  0.0776



     TIME TO PEAK COMPUTED TO BE LESS THAN 0.133333 HOUR MINIMUM VALUE.
     REVISED VALUES: TIME OF CONCENTRATION (HRS)=  0.2000     TIME TO PEAK (HRS)=  0.1333     LAG TIME (HRS)=  0.1500

COMPUTE NM HYD      ID=22 HYD NO=1E.1   DA=0.04226 SQ MI
                    PER A=0.0 PER B=28.3 PER C=28.4 PER D=43.3 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333

     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   72.226    CFS   UNIT VOLUME =   0.9989       B =   526.28      P60 = 1.8200
     AREA =     0.018299 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118593HR    TP =  0.133333HR    K/TP RATIO =  0.889451     SHAPE CONSTANT, N =  3.987504
     UNIT PEAK =   63.679    CFS   UNIT VOLUME =    1.001       B =   354.34      P60 = 1.8200
     AREA =     0.023961 SQ MI    IA =   0.42487 INCHES    INF =   1.03963 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=22  CODE=10

                                        HYDROGRAPH FROM AREA 1E.1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.500       0.6        11.000       0.3        16.500       0.3        22.000       0.2
     0.500       0.0         6.000       0.6        11.500       0.3        17.000       0.3        22.500       0.2
     1.000       2.2         6.500       0.5        12.000       0.3        17.500       0.3        23.000       0.2
     1.500      92.2         7.000       0.4        12.500       0.3        18.000       0.3        23.500       0.2
     2.000      16.5         7.500       0.4        13.000       0.3        18.500       0.3        24.000       0.2
     2.500       2.8         8.000       0.4        13.500       0.3        19.000       0.2        24.500       0.0
     3.000       1.1         8.500       0.4        14.000       0.3        19.500       0.2        25.000       0.0
     3.500       0.7         9.000       0.4        14.500       0.3        20.000       0.2
     4.000       0.6         9.500       0.4        15.000       0.3        20.500       0.2
     4.500       0.5        10.000       0.4        15.500       0.3        21.000       0.2
     5.000       0.6        10.500       0.4        16.000       0.3        21.500       0.2

    RUNOFF VOLUME =     1.65039 INCHES     =       3.7197 ACRE-FEET
    PEAK DISCHARGE RATE =      92.18 CFS  AT   1.500 HOURS   BASIN AREA =  0.0423 SQ. MI.



*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD      ID=24   HYD NO=4B-E3   DA=0.001876 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   6.6659    CFS   UNIT VOLUME =   0.9975       B =   526.28      P60 = 1.8200
     AREA =     0.001688 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.54860    CFS   UNIT VOLUME =   0.9790       B =   389.81      P60 = 1.8200
     AREA =     0.000188 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.
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```
PRINT HYD           ID=24      CODE=10
```

HYDROGRAPH FROM AREA 4B-E3

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.1	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.2	6.000	0.1	11.000	0.0	16.000	0.0	21.000	0.0
1.500	5.2	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	1.2	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.2	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.1	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.1	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.1	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.2494 ACRE-FEET
PEAK DISCHARGE RATE = 5.19 CFS AT 1.500 HOURS BASIN AREA = 0.0019 SQ. MI.

```
*S--------------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD             ID=17 HYD=OS3.4        IDi=14 IDii=20
ADD HYD             ID=17 HYD=OS3.4.1E     IDi=17 IDii=22
ADD HYD             ID=17 HYD=OS3.4.1E.4B  IDi=17 IDii=24
PRINT HYD           ID=17 CODE = 10
```

HYDROGRAPH FROM AREA OS3.4.1E.4B

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.6	11.000	0.4	16.500	0.3	22.000	0.2
0.500	0.0	6.000	0.7	11.500	0.4	17.000	0.3	22.500	0.2
1.000	2.4	6.500	0.5	12.000	0.4	17.500	0.3	23.000	0.2
1.500	118.2	7.000	0.5	12.500	0.4	18.000	0.3	23.500	0.2
2.000	19.7	7.500	0.5	13.000	0.3	18.500	0.3	24.000	0.2
2.500	3.6	8.000	0.4	13.500	0.3	19.000	0.3	24.500	0.0
3.000	1.4	8.500	0.4	14.000	0.3	19.500	0.3	25.000	0.0
3.500	0.8	9.000	0.4	14.500	0.3	20.000	0.3		
4.000	0.7	9.500	0.4	15.000	0.3	20.500	0.3		
4.500	0.6	10.000	0.4	15.500	0.3	21.000	0.3		
5.000	0.6	10.500	0.4	16.000	0.3	21.500	0.2		

RUNOFF VOLUME = 1.28355 INCHES = 4.5663 ACRE-FEET
PEAK DISCHARGE RATE = 118.18 CFS AT 1.500 HOURS BASIN AREA = 0.0667 SQ. MI.

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*S--------------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD             ID=21 HYD = JE15   IDi= 17 IDii=15
PRINT HYD           ID=21  CODE = 10
```

HYDROGRAPH FROM AREA JE15

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	1.4	11.000	0.5	16.500	0.4	22.000	0.3
0.500	0.0	6.000	1.2	11.500	0.4	17.000	0.4	22.500	0.3
1.000	2.9	6.500	0.8	12.000	0.4	17.500	0.3	23.000	0.3
1.500	190.2	7.000	0.7	12.500	0.4	18.000	0.3	23.500	0.3
2.000	82.6	7.500	0.6	13.000	0.4	18.500	0.3	24.000	0.3
2.500	17.5	8.000	0.6	13.500	0.4	19.000	0.3	24.500	0.0
3.000	8.7	8.500	0.6	14.000	0.4	19.500	0.3	25.000	0.0
3.500	5.3	9.000	0.5	14.500	0.4	20.000	0.3		
4.000	3.4	9.500	0.5	15.000	0.4	20.500	0.3		
4.500	2.3	10.000	0.5	15.500	0.4	21.000	0.3		
5.000	1.7	10.500	0.5	16.000	0.4	21.500	0.3		

RUNOFF VOLUME = 0.69835 INCHES = 11.5934 ACRE-FEET
PEAK DISCHARGE RATE = 201.63 CFS AT 1.550 HOURS BASIN AREA = 0.3113 SQ. MI.

```
*S--------------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD      ID=26 HYD NO=OS.5   DA=0.007964 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   16.242    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.007964 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=26   CODE=10

                                      HYDROGRAPH FROM AREA OS.5

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.7         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       7.3         2.500       0.2         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2107 ACRE-FEET
    PEAK DISCHARGE RATE =       7.35 CFS  AT   1.500 HOURS   BASIN AREA =  0.0080 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD      ID=56 HYD NO=OS.6   DA=0.001525 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   3.1102    CFS   UNIT VOLUME =   0.9936       B =   271.86      P60 = 1.8200
     AREA =     0.001525 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=56   CODE=10

                                      HYDROGRAPH FROM AREA OS.6

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.1         3.000       0.0
     0.500       0.0         1.500       1.4         2.500       0.0         3.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.0404 ACRE-FEET
    PEAK DISCHARGE RATE =       1.41 CFS  AT   1.500 HOURS   BASIN AREA =  0.0015 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD      ID=57 HYD NO=OS.7   DA=0.003491 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   7.1198    CFS   UNIT VOLUME =   0.9964       B =   271.86      P60 = 1.8200
     AREA =     0.003491 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=57   CODE=10

                                      HYDROGRAPH FROM AREA OS.7

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.3         3.000       0.0         4.000       0.0
     0.500       0.0         1.500       3.2         2.500       0.1         3.500       0.0
```

```
    RUNOFF VOLUME =     0.49614 INCHES     =       0.0924 ACRE-FEET
    PEAK DISCHARGE RATE =       3.22 CFS  AT   1.500 HOURS   BASIN AREA =  0.0035 SQ. MI.


*S--------------------------------------------------------------------------
*S BASIN 1F
COMPUTE NM HYD      ID=28 HYD NO=1F   DA=0.01754 SQ MI
                    PER A=0.0 PER B=31.0 PER C=31.0 PER D=38.0 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   26.308    CFS   UNIT VOLUME =   0.9987       B =   526.28      P60 = 1.8200
     AREA =     0.006665 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118617HR    TP =  0.133333HR    K/TP RATIO =  0.889627     SHAPE CONSTANT, N =  3.986662
     UNIT PEAK =   28.896    CFS   UNIT VOLUME =    1.001       B =   354.28      P60 = 1.8200
     AREA =     0.010875 SQ MI    IA =   0.42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=28  CODE=10

                                    HYDROGRAPH FROM AREA 1F

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.1        15.000       0.1        20.000       0.1
     0.500       0.0         5.500       0.2        10.500       0.1        15.500       0.1        20.500       0.1
     1.000       0.8         6.000       0.2        11.000       0.1        16.000       0.1        21.000       0.1
     1.500      37.2         6.500       0.2        11.500       0.1        16.500       0.1        21.500       0.1
     2.000       6.3         7.000       0.2        12.000       0.1        17.000       0.1        22.000       0.1
     2.500       1.1         7.500       0.2        12.500       0.1        17.500       0.1        22.500       0.1
     3.000       0.4         8.000       0.1        13.000       0.1        18.000       0.1        23.000       0.1
     3.500       0.3         8.500       0.1        13.500       0.1        18.500       0.1        23.500       0.1
     4.000       0.2         9.000       0.1        14.000       0.1        19.000       0.1        24.000       0.1
     4.500       0.2         9.500       0.1        14.500       0.1        19.500       0.1        24.500       0.0

    RUNOFF VOLUME =     1.55672 INCHES     =       1.4562 ACRE-FEET
    PEAK DISCHARGE RATE =      37.17 CFS  AT   1.500 HOURS   BASIN AREA =  0.0175 SQ. MI.


*S--------------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD             ID=23      HYD NO= POND     IDi=26   IDii=56
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=57
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=28
PRINT HYD           ID=23      CODE=10

                                    HYDROGRAPH FROM AREA POND

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.1        15.000       0.1        20.000       0.1
     0.500       0.0         5.500       0.2        10.500       0.1        15.500       0.1        20.500       0.1
     1.000       0.8         6.000       0.2        11.000       0.1        16.000       0.1        21.000       0.1
     1.500      49.2         6.500       0.2        11.500       0.1        16.500       0.1        21.500       0.1
     2.000       7.5         7.000       0.2        12.000       0.1        17.000       0.1        22.000       0.1
     2.500       1.5         7.500       0.2        12.500       0.1        17.500       0.1        22.500       0.1
     3.000       0.6         8.000       0.1        13.000       0.1        18.000       0.1        23.000       0.1
     3.500       0.3         8.500       0.1        13.500       0.1        18.500       0.1        23.500       0.1
     4.000       0.2         9.000       0.1        14.000       0.1        19.000       0.1        24.000       0.1
     4.500       0.2         9.500       0.1        14.500       0.1        19.500       0.1        24.500       0.0

    RUNOFF VOLUME =     1.10564 INCHES     =       1.7997 ACRE-FEET
    PEAK DISCHARGE RATE =      49.16 CFS  AT   1.500 HOURS   BASIN AREA =  0.0305 SQ. MI.
```

```
*S--------------------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
ROUTE RESERVOIR      ID=26   HYD NO=POND.1F    INFLOW=23    CODE=10
                                OUTFLOW   STORAGE   ELEV
                                   0.0        0        5255
                                   2.2        0.05      5256
                                  12.8        0.12     5257
                                  22.1        0.21     5258
                                  32.9        0.31     5259
                                  40.2        0.43     5260
                                  89.3        0.57     5261
                                 191.9        0.73     5262
                                 285.5        1.71     5263

  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *

    TIME      INFLOW    ELEV      VOLUME    OUTFLOW
    (HRS)     (CFS)     (FEET)    (AC-FT)   (CFS)

     0.00       0.00   5255.00      0.000      0.00
     0.50       0.00   5255.00      0.000      0.00
     1.00       0.78   5255.14      0.007      0.31
     1.50      49.16   5258.63      0.273     28.94
     2.00       7.46   5256.86      0.110     11.32
     2.50       1.48   5255.94      0.047      2.07
     3.00       0.56   5255.46      0.023      1.00
     3.50       0.31   5255.22      0.011      0.48
     4.00       0.23   5255.13      0.006      0.28
     4.50       0.20   5255.10      0.005      0.22
     5.00       0.20   5255.09      0.005      0.20
     5.50       0.21   5255.09      0.005      0.21
     6.00       0.22   5255.10      0.005      0.22
     6.50       0.17   5255.08      0.004      0.18
     7.00       0.16   5255.08      0.004      0.17
     7.50       0.15   5255.07      0.004      0.16
     8.00       0.15   5255.07      0.003      0.15
     8.50       0.14   5255.07      0.003      0.15
     9.00       0.14   5255.06      0.003      0.14
     9.50       0.14   5255.06      0.003      0.14
    10.00       0.13   5255.06      0.003      0.13
    10.50       0.13   5255.06      0.003      0.13
    11.00       0.13   5255.06      0.003      0.13
    11.50       0.12   5255.06      0.003      0.12
    12.00       0.12   5255.05      0.003      0.12
    12.50       0.12   5255.05      0.003      0.12
    13.00       0.11   5255.05      0.003      0.11
    13.50       0.11   5255.05      0.003      0.11
    14.00       0.11   5255.05      0.002      0.11
    14.50       0.11   5255.05      0.002      0.11
    15.00       0.10   5255.05      0.002      0.10
    15.50       0.10   5255.05      0.002      0.10
    16.00       0.10   5255.05      0.002      0.10
    16.50       0.10   5255.04      0.002      0.10
    17.00       0.10   5255.04      0.002      0.10
    17.50       0.09   5255.04      0.002      0.10
    18.00       0.09   5255.04      0.002      0.09
    18.50       0.09   5255.04      0.002      0.09
    19.00       0.09   5255.04      0.002      0.09
    19.50       0.09   5255.04      0.002      0.09
    20.00       0.09   5255.04      0.002      0.09
    20.50       0.09   5255.04      0.002      0.09
    21.00       0.08   5255.04      0.002      0.08
    21.50       0.08   5255.04      0.002      0.08
    22.00       0.08   5255.04      0.002      0.08
    22.50       0.08   5255.04      0.002      0.08
    23.00       0.08   5255.04      0.002      0.08
    23.50       0.08   5255.04      0.002      0.08
    24.00       0.08   5255.03      0.002      0.08
    24.50       0.00   5255.01      0.001      0.03
    25.00       0.00   5255.00      0.000      0.00
 PEAK DISCHARGE =       35.684 CFS - PEAK OCCURS AT HOUR    1.60
 MAXIMUM WATER SURFACE ELEVATION =     5259.381
 MAXIMUM STORAGE =        0.3558 AC-FT      INCREMENTAL TIME=    0.050000HRS
```

```
PRINT HYD            ID=26     CODE=10
```

HYDROGRAPH FROM AREA POND.1F

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.2	11.000	0.1	16.500	0.1	22.000	0.1
0.500	0.0	6.000	0.2	11.500	0.1	17.000	0.1	22.500	0.1
1.000	0.3	6.500	0.2	12.000	0.1	17.500	0.1	23.000	0.1
1.500	28.9	7.000	0.2	12.500	0.1	18.000	0.1	23.500	0.1
2.000	11.3	7.500	0.2	13.000	0.1	18.500	0.1	24.000	0.1
2.500	2.1	8.000	0.2	13.500	0.1	19.000	0.1	24.500	0.0
3.000	1.0	8.500	0.1	14.000	0.1	19.500	0.1	25.000	0.0
3.500	0.5	9.000	0.1	14.500	0.1	20.000	0.1		
4.000	0.3	9.500	0.1	15.000	0.1	20.500	0.1		
4.500	0.2	10.000	0.1	15.500	0.1	21.000	0.1		
5.000	0.2	10.500	0.1	16.000	0.1	21.500	0.1		

```
    RUNOFF VOLUME =     1.10564 INCHES     =       1.7997 ACRE-FEET
    PEAK DISCHARGE RATE =      35.68 CFS  AT   1.600 HOURS   BASIN AREA =  0.0305 SQ. MI.


*S--------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD      ID=24   HYD NO=4A-E1   DA=0.000750 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.6643    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
     AREA =     0.000675 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105329HR    TP =  0.133333HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.21927    CFS   UNIT VOLUME =   0.9431       B =   389.81      P60 = 1.8200
     AREA =     0.000075 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD            ID=24      CODE=10
```

HYDROGRAPH FROM AREA 4A-E1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.500	2.1	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	0.5	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.1	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.0	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

```
    RUNOFF VOLUME =     2.49282 INCHES     =       0.0997 ACRE-FEET
    PEAK DISCHARGE RATE =       2.08 CFS  AT   1.500 HOURS   BASIN AREA =  0.0008 SQ. MI.


*S--------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD              ID=25     HYD NO=1F.4A     IDi= 26 IDii= 24
PRINT HYD            ID=25     CODE=10
```

HYDROGRAPH FROM AREA 1F.4A

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.2	11.000	0.1	16.500	0.1	22.000	0.1
0.500	0.0	6.000	0.2	11.500	0.1	17.000	0.1	22.500	0.1
1.000	0.4	6.500	0.2	12.000	0.1	17.500	0.1	23.000	0.1
1.500	31.0	7.000	0.2	12.500	0.1	18.000	0.1	23.500	0.1
2.000	11.8	7.500	0.2	13.000	0.1	18.500	0.1	24.000	0.1
2.500	2.1	8.000	0.2	13.500	0.1	19.000	0.1	24.500	0.0
3.000	1.0	8.500	0.2	14.000	0.1	19.500	0.1	25.000	0.0
3.500	0.5	9.000	0.2	14.500	0.1	20.000	0.1		
4.000	0.3	9.500	0.2	15.000	0.1	20.500	0.1		
4.500	0.2	10.000	0.1	15.500	0.1	21.000	0.1		
5.000	0.2	10.500	0.1	16.000	0.1	21.500	0.1		

RUNOFF VOLUME = 1.13889 INCHES = 1.8994 ACRE-FEET
PEAK DISCHARGE RATE = 37.09 CFS AT 1.600 HOURS BASIN AREA = 0.0313 SQ. MI.

```
*S--------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
ADD HYD              ID=26     HYD NO=JE-19     IDi=25 IDii=21
PRINT HYD            ID=26     CODE=10
```

HYDROGRAPH FROM AREA JE-19

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	1.6	11.000	0.6	16.500	0.5	22.000	0.4
0.500	0.0	6.000	1.4	11.500	0.6	17.000	0.5	22.500	0.4
1.000	3.3	6.500	1.0	12.000	0.6	17.500	0.4	23.000	0.4
1.500	221.2	7.000	0.9	12.500	0.6	18.000	0.4	23.500	0.4
2.000	94.5	7.500	0.8	13.000	0.5	18.500	0.4	24.000	0.4
2.500	19.6	8.000	0.8	13.500	0.5	19.000	0.4	24.500	0.0
3.000	9.7	8.500	0.7	14.000	0.5	19.500	0.4	25.000	0.0
3.500	5.8	9.000	0.7	14.500	0.5	20.000	0.4		
4.000	3.7	9.500	0.7	15.000	0.5	20.500	0.4		
4.500	2.6	10.000	0.6	15.500	0.5	21.000	0.4		
5.000	1.9	10.500	0.6	16.000	0.5	21.500	0.4		

RUNOFF VOLUME = 0.73857 INCHES = 13.4927 ACRE-FEET
PEAK DISCHARGE RATE = 237.92 CFS AT 1.550 HOURS BASIN AREA = 0.3425 SQ. MI.

```
*S--------------------------------------------------------------------------
*S BASIN OS-8
COMPUTE NM HYD       ID=58 HYD NO=OS.6   DA=0.000968 SQ MI
                     PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                     RAIN=-1
```

K = 0.164944HR TP = 0.133300HR K/TP RATIO = 1.237391 SHAPE CONSTANT, N = 2.879607
UNIT PEAK = 1.9742 CFS UNIT VOLUME = 0.9913 B = 271.86 P60 = 1.8200
AREA = 0.000968 SQ MI IA = 0.65000 INCHES INF = 1.67000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

```
PRINT HYD            ID=58   CODE=10
```

HYDROGRAPH FROM AREA OS.6

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	1.000	0.0	2.000	0.1	3.000	0.0		
0.500	0.0	1.500	0.9	2.500	0.0				

RUNOFF VOLUME = 0.49614 INCHES = 0.0256 ACRE-FEET
PEAK DISCHARGE RATE = 0.90 CFS AT 1.500 HOURS BASIN AREA = 0.0010 SQ. MI.

```
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E2
COMPUTE NM HYD       ID=34   HYD NO=4A-E2   DA=0.000803 SQ MI
                     PER A=0 PER B=0 PER C=10 PER D=90 TP=0
                     RAIN=-1
```

```
      TIME TO PEAK (hrs)=  0.1333
      *****Warning*****This Tp value was used for a previously computed hydrograph.
                       A new Tp value should be computed.


      K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
      UNIT PEAK =   2.8526    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
      AREA =     0.000723 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


      K =  0.105329HR    TP =  0.133333HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
      UNIT PEAK =  0.23476    CFS   UNIT VOLUME =   0.9517       B =   389.81      P60 = 1.8200
      AREA =     0.000080 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

     BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=34      CODE=10

                                    HYDROGRAPH FROM AREA 4A-E2

      TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
       HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
      0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
      0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
      1.000       0.1         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
      1.500       2.2         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
      2.000       0.5         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
      2.500       0.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
      3.000       0.0         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
      3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
      4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
      4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

     RUNOFF VOLUME =     2.49282 INCHES     =       0.1068 ACRE-FEET
     PEAK DISCHARGE RATE =       2.23 CFS  AT   1.500 HOURS   BASIN AREA =  0.0008 SQ. MI.



*S--------------------------------------------------------------------------------
*S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
ADD HYD             ID=21     HYD NO=JE-19     IDi=58 IDii=34
ADD HYD             ID=40     HYD NO=JE-19     IDi=26 IDii=21
PRINT HYD           ID=40     CODE=10

                                    HYDROGRAPH FROM AREA JE-19

      TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
       HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
      0.000       0.0         5.500       1.6        11.000       0.6        16.500       0.5        22.000       0.4
      0.500       0.0         6.000       1.4        11.500       0.6        17.000       0.5        22.500       0.4
      1.000       3.4         6.500       1.1        12.000       0.6        17.500       0.5        23.000       0.4
      1.500     224.4         7.000       0.9        12.500       0.6        18.000       0.5        23.500       0.4
      2.000      95.1         7.500       0.8        13.000       0.6        18.500       0.4        24.000       0.4
      2.500      19.7         8.000       0.8        13.500       0.5        19.000       0.4        24.500       0.0
      3.000       9.8         8.500       0.7        14.000       0.5        19.500       0.4        25.000       0.0
      3.500       5.8         9.000       0.7        14.500       0.5        20.000       0.4
      4.000       3.7         9.500       0.7        15.000       0.5        20.500       0.4
      4.500       2.6        10.000       0.7        15.500       0.5        21.000       0.4
      5.000       1.9        10.500       0.6        16.000       0.5        21.500       0.4

     RUNOFF VOLUME =     0.74197 INCHES     =      13.6251 ACRE-FEET
     PEAK DISCHARGE RATE =     240.71 CFS  AT   1.550 HOURS   BASIN AREA =  0.3443 SQ. MI.



*S--------------------------------------------------------------------------------
FINISH

     NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 15:03:40
(s0p10h4099T&l6D
```

DEVELOPED CONDITIONS AHYMO SUMMARY FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.02a, Rel: 02a RUN DATE (MON/DAY/YR) =06/10/2022

INPUT FILE = C:\Users\Public\AHYMOdata\LE 1E AHYMO INPUT DEV.txt USER NO.= AHYMO-S4TempUser05901704

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION

```
START                                                                                                    TIME=      0.00
LOCATION                      RIO RANCHO
*S                  LE 1E Ph1 & Ph2  APRIL 2022 HZI NO. R307760.01
*S                  DEVELOPED CONDITIONS
*S--------------------------------------------------------------------------------
*S ADJUSTED RAINFALL FOR VENADA ARROYO BASIN
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 3.0
*S                    RAIN SIX= 5.0 RAIN DAY=7.5 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - GENERAL STORM RAINFALL    ----------------------------------------------
*SRAINFALL            TYPE=-4 RAIN QUAR=0.0 RAIN ONE= 6.0
*S                    RAIN SIX= 12.5 RAIN DAY=21.0 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - LOCAL STORM RAINFALL    -----------------------------------------------
*SRAINFALL            TYPE=-3 RAIN QUAR=0.0 RAIN ONE= 7.2
*S                    RAIN SIX= 10.9 RAIN DAY=15.1 DT=0.05
*S--------------------------------------------------------------------------------
*S 100 - YEAR RAINFALL    ----------------------------------------------------
RAINFALL  TYPE= 2 NOAA 2                                                                                 RAIN24=   2.750
*S--------------------------------------------------------------------------------
*S 50 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.60
*S                    RAIN SIX= 2.06 RAIN DAY=2.47 DT=0.05
*S--------------------------------------------------------------------------------
*S 25 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.4
*S                   RAIN SIX= 2.0 RAIN DAY=2.3 DT=0.05
*S--------------------------------------------------------------------------------
*S 10 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.2
*S                   RAIN SIX= 1.5 RAIN DAY=1.8 DT=0.05
*S--------------------------------------------------------------------------------
*S 5 - YEAR RAINFALL    ------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.1
*S                    RAIN SIX= 1.3 RAIN DAY=1.6 DT=0.05
*S--------------------------------------------------------------------------------
*S 2 - YEAR RAINFALL    -------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 0.8
*S                   RAIN SIX= 1.0 RAIN DAY=1.2 DT=0.05
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S BULKING FACTOR OF 6% FOR DEVELOPED CONDITIONS
*S
SEDIMENT BULK                                                                                            PK BF =    1.06
```

```
*S
*S**************************************************************************
*S********** LOMAS ENCANTADAS 1D TO WEST STORM DRAIN WITHIN CAMINO ENCANTADAS DE
*S**************************************************************************
*S**************************************************************************
*S--------------------------------------------------------------------
*S--------------------------------------------------------------------
*S--------------------------------------------------------------------
*S BASIN OS-1 (FLOW ENTERING UNIT 1-B EAST)
COMPUTE NM HYD          OS.1   -     2       0.00821         7.57       0.217      0.49614    1.500    1.442 PER IMP=   0.00
*S BASIN 1B-EAST
COMPUTE NM HYD       1B.EAST   -     4       0.00686        14.80       0.589      1.60964    1.500    3.369 PER IMP=  41.00
*S-------------------------------------------------------------------------
*S ADD BASIN OS-1 FLOW TO BASIN 1B-EAST
ADD HYD           1BEAST.OS1  2& 4   1       0.01507        22.37       0.806      1.00329    1.500    2.320
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E1
COMPUTE NM HYD         4C-E1   -     6       0.00290         8.02       0.386      2.49282    1.500    4.315 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E TO 4C-E1 (JE-1)
```



```
ADD HYD                 JE1  1& 6   3       0.01797        30.39       1.192      1.24379    1.500    2.642
*S-------------------------------------------------------------------------
*S BASIN OS-2  ( FLOW ENTRING 1-A )
COMPUTE NM HYD          OS.2   -     8       0.01096        10.11       0.290      0.49614    1.500    1.441 PER IMP=   0.00
*S--------------------------------------------------------------------
COMPUTE NM HYD           1A    -    10       0.03792        82.39       3.312      1.63787    1.500    3.395 PER IMP=  42.60
*S-------------------------------------------------------------------
*S ADD BASIN OS-2 FLOW TO BASIN 1-A
ADD HYD              1A.OS2  8&10   5       0.04888        92.50       3.602      1.38186    1.500    2.957
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E2
COMPUTE NM HYD         4C-E2   -    12       0.00163         4.51       0.217      2.49282    1.500    4.323 PER IMP=  90.00
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E1
COMPUTE NM HYD         4B-E1   -    13       0.00084         2.33       0.112      2.49282    1.500    4.336 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD OS-2/1-A/4C-E2/4B-E1
ADD HYD            OS2.1A.4C  5&12   7       0.05051        97.01       3.819      1.41773    1.500    3.001
ADD HYD         OS2.1A.4C.4B  7&13   7       0.05135        99.35       3.931      1.43533    1.500    3.023
*S-------------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E/1-A/OS-2/4C-E1/4C-E2 =Q AT EAST JE-9
ADD HYD                 JE9  3& 7   9       0.06932       129.73       5.123      1.38567    1.500    2.924
*S-------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD          1E.2   -    16       0.00323         7.24       0.299      1.73860    1.500    3.507 PER IMP=  48.30
*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD         4B-E2   -    18       0.00075         2.08       0.099      2.49282    1.500    4.342 PER IMP=  90.00
*S--------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD                4CE2 16&18  13       0.00397         9.32       0.399      1.88022    1.500    3.664
*S--------------------------------------------------------------------
```

```
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD                 JE13  9&13  15       0.07330       139.05       5.522      1.41249    1.500    2.964
*S--------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD          OS.3   -    14       0.00833         7.68       0.220      0.49614    1.500    1.442 PER IMP=   0.00
*S--------------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD          OS.4   -    20       0.00907         8.37       0.240      0.49614    1.500    1.441 PER IMP=   0.00
*S--------------------------------------------------------------------------
*S BASIN 1E-1
COMPUTE NM HYD          1E.1   -    22       0.04226        92.18       3.720      1.65039    1.500    3.408 PER IMP=  43.30
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD         4B-E3   -    24       0.00188         5.19       0.249      2.49282    1.500    4.321 PER IMP=  90.00
*S--------------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD                 OS3.4 14&20  17       0.01739        16.05       0.460      0.49613    1.500    1.441
ADD HYD              OS3.4.1E 17&22  17       0.05965       108.23       4.180      1.31383    1.500    2.835
ADD HYD           OS3.4.1E.4B 17&24  17       0.06153       113.41       4.429      1.34977    1.500    2.880
*S--------------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD                 JE15 17&15  21       0.13483       252.47       9.951      1.38386    1.500    2.926
*S--------------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD          OS.5   -    26       0.00796         7.35       0.211      0.49614    1.500    1.442 PER IMP=   0.00
*S--------------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD          OS.6   -    56       0.00153         1.41       0.040      0.49614    1.500    1.447 PER IMP=   0.00
*S--------------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD          OS.7   -    57       0.00349         3.22       0.092      0.49614    1.500    1.443 PER IMP=   0.00
*S--------------------------------------------------------------------------
*S BASIN 1F
COMPUTE NM HYD            1F   -    28       0.01754        37.17       1.456      1.55672    1.500    3.311 PER IMP=  38.00
*S--------------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD                 POND 26&56  23       0.00949         8.76       0.251      0.49613    1.500    1.442
ADD HYD                 POND 23&57  23       0.01298        11.98       0.343      0.49613    1.500    1.443
ADD HYD                 POND 23&28  23       0.03052        49.16       1.800      1.10564    1.500    2.517
*S--------------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
```



```
ROUTE RESERVOIR      POND.1F   23   26       0.03052        35.68       1.800      1.10564    1.600    1.827 AC-FT=    0.356
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD         4A-E1   -    24       0.00075         2.08       0.100      2.49282    1.500    4.342 PER IMP=  90.00
*S--------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD                 1F.4A 26&24  25       0.03127        37.09       1.899      1.13889    1.600    1.853
*S--------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
ADD HYD                 JE-19 25&21  26       0.16610       283.49      11.850      1.33774    1.500    2.667
*S--------------------------------------------------------------------------
```

```
   *S BASIN OS-8
   COMPUTE NM HYD          OS.6   -    58       0.00097         0.90       0.026      0.49614    1.500    1.451 PER IMP=   0.00
   *S--------------------------------------------------------------------------
   *S CAMINO ENCANTADAS EAST HALF 4A-E2
   COMPUTE NM HYD         4A-E2   -    34       0.00080         2.23       0.107      2.49282    1.500    4.339 PER IMP=  90.00
   *S-----------------------------------------------------------------------------
   *S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
   ADD HYD                JE-19 58&34  21       0.00177         3.13       0.132      1.40130    1.500    2.760
   ADD HYD                JE-19 26&21  40       0.16787       286.62      11.983      1.33841    1.500    2.668
   *S--------------------------------------------------------------------------
   FINISH
(s0p10h4099T&l6D
```

DEVELOPED CONDITIONS AHYMO INPUT FILE

```
START               TIME=0.0 CODE 0 LINES -6
LOCATION            RIO RANCHO

*S      LE 1E Ph1 & Ph2  APRIL 2022 HZI NO. R307760.01
*S      DEVELOPED CONDITIONS
*S--------------------------------------------------------------------------------
*S ADJUSTED RAINFALL FOR VENADA ARROYO BASIN
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 3.0
*S                    RAIN SIX= 5.0 RAIN DAY=7.5 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - GENERAL STORM RAINFALL    ----------------------------------------------
*SRAINFALL            TYPE=-4 RAIN QUAR=0.0 RAIN ONE= 6.0
*S                    RAIN SIX= 12.5 RAIN DAY=21.0 DT=0.05
*S--------------------------------------------------------------------------------
*S PMP - LOCAL STORM RAINFALL    -----------------------------------------------
*SRAINFALL            TYPE=-3 RAIN QUAR=0.0 RAIN ONE= 7.2
*S                    RAIN SIX= 10.9 RAIN DAY=15.1 DT=0.05
*S--------------------------------------------------------------------------------
*S 100 - YEAR RAINFALL    ---------------------------------------------------------
RAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
                    RAIN SIX= 2.32 RAIN DAY=2.75 DT=0.05
*S--------------------------------------------------------------------------------
*S 50 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.60
*S                    RAIN SIX= 2.06 RAIN DAY=2.47 DT=0.05
*S--------------------------------------------------------------------------------
*S 25 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.4
*S                   RAIN SIX= 2.0 RAIN DAY=2.3 DT=0.05
*S--------------------------------------------------------------------------------
*S 10 - YEAR RAINFALL    -----------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.2
*S                   RAIN SIX= 1.5 RAIN DAY=1.8 DT=0.05
*S--------------------------------------------------------------------------------
*S 5 - YEAR RAINFALL    -------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.1
*S                    RAIN SIX= 1.3 RAIN DAY=1.6 DT=0.05
*S--------------------------------------------------------------------------------
*S 2 - YEAR RAINFALL    -------------------------------------------------------
*SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 0.8
*S                   RAIN SIX= 1.0 RAIN DAY=1.2 DT=0.05
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S--------------------------------------------------------------------------------
*S BULKING FACTOR OF 6% FOR DEVELOPED CONDITIONS
*S
SEDIMENT BULK   CODE=1  BULK FACTOR = 1.06
*S
*S*****************************************************************************
*S********** LOMAS ENCANTADAS 1D TO WEST STORM DRAIN WITHIN CAMINO ENCANTADAS DEVELOPED
CONDITIONS************
*S*****************************************************************************
*S*****************************************************************************
*S--------------------------------------------------------------------------
*S------------------------------------------------------------------------
*S----------------------------------------------------------------------
*S BASIN OS-1 (FLOW ENTERING UNIT 1-B EAST)
```

```
COMPUTE NM HYD  ID=02   HYD NO= OS.1   DA=0.008206 SQ MI
                PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=02      CODE=10

*-------------------------------------------------------------------------------
*S BASIN 1B-EAST
COMPUTE NM HYD  ID=04   HYD NO= 1B.EAST   DA=0.006864 SQ MI
                PER A=0 PER B=29.5 PER C=29.5 PER D=41.0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=04      CODE=10
*S-------------------------------------------------------------------------
*S ADD BASIN OS-1 FLOW TO BASIN 1B-EAST
ADD HYD              ID=01 HYD=1BEAST.OS1 IDi=02     IDii=04
PRINT HYD            ID=01 CODE=10
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E1
COMPUTE NM HYD  ID=06   HYD NO= 4C-E1   DA=0.002902 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=06     CODE=10
*S-------------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E TO 4C-E1 (JE-1)
ADD HYD               ID=03 HYD NO=JE1   IDi=01    IDii=06
PRINT HYD             ID=03 CODE=10
*S-------------------------------------------------------------------------------
*S BASIN OS-2  ( FLOW ENTRING 1-A )
COMPUTE NM HYD  ID=08   HYD NO= OS.2   DA=0.01096 SQ MI
                PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=08      CODE=10
*S-------------------------------------------------------------------------
 *S BASIN 1A
COMPUTE LT TP   LCODE=1   NK=1   ISLOPE=0
                LENGTH=1911 FT  SLOPE=0.032    K=3
                KN=0.021  CENTROID RATIO=0.50
COMPUTE NM HYD  ID=10  HYD NO= 1A  DA=0.03792 SQ MI
                PER A=0 PER B=28.7 PER C=28.7 PER D=42.6 TP=0.0
                RAIN=-1
PRINT HYD       ID=10     CODE=10
*S-------------------------------------------------------------------------
*S ADD BASIN OS-2 FLOW TO BASIN 1-A
ADD HYD              ID=05 HYD=1A.OS2 IDi=08 IDii=10
PRINT HYD            ID=05 CODE=10
*S-------------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E2
COMPUTE NM HYD  ID=12   HYD NO=4C-E2   DA=0.001631 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=12      CODE=10
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E1
COMPUTE NM HYD  ID=13   HYD NO= 4B-E1   DA=0.000841 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=13      CODE=10
*S-------------------------------------------------------------------------
*S ADD OS-2/1-A/4C-E2/4B-E1
ADD HYD              ID=07 HYD=OS2.1A.4C  IDi=05 IDii=12
ADD HYD              ID=07 HYD=OS2.1A.4C.4B  IDi=07 IDii=13
PRINT HYD            ID=07 CODE=10
```

```
*S--------------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E/1-A/OS-2/4C-E1/4C-E2 =Q AT EAST JE-9
ADD HYD              ID = 09 HYD = JE9      IDi= 03 IDii= 07
PRINT HYD            ID = 09 CODE=10
*S--------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD  ID=16 HYD NO=1E.2   DA=0.003227 SQ MI
                PER A=0.0 PER B=25.8 PER C=25.9 PER D=48.3 TP=0.1333
                RAIN=-1
PRINT HYD       ID=16   CODE=10
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD  ID=18   HYD NO= 4B-E2   DA=0.000747 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=18      CODE=10
*S--------------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD              ID=13 HYD= 4CE2  IDi=16 IDii=18
PRINT HYD            ID=13 CODE = 10
*S--------------------------------------------------------------------------
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD              ID=15  HYD = JE13     IDi= 09 IDii= 13
print hyd            ID=15   CODE =10
*S--------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD  ID=14   HYD NO=OS.3  DA=0.008326 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=14      CODE=10
*S--------------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD  ID=20 HYD NO=OS.4   DA=0.009068 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=20   CODE=10
*S--------------------------------------------------------------------------
*S BASIN 1E-1
COMPUTE LT TP   LCODE=1   NK=1   ISLOPE=0
                LENGTH=1902  FT  SLOPE=0.029   K=3
                KN= 0.021   CENTROID RATIO=0.50
COMPUTE NM HYD  ID=22 HYD NO=1E.1   DA=0.04226 SQ MI
                PER A=0.0 PER B=28.3 PER C=28.4 PER D=43.3 TP=0.0
                RAIN=-1
PRINT HYD       ID=22  CODE=10
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD  ID=24   HYD NO=4B-E3   DA=0.001876 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                RAIN=-1
PRINT HYD       ID=24      CODE=10
*S--------------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD              ID=17 HYD=OS3.4        IDi=14 IDii=20
ADD HYD              ID=17 HYD=OS3.4.1E     IDi=17 IDii=22
ADD HYD              ID=17 HYD=OS3.4.1E.4B  IDi=17 IDii=24
PRINT HYD            ID=17 CODE = 10
*S--------------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD              ID=21 HYD = JE15   IDi= 17 IDii=15
PRINT HYD            ID=21  CODE = 10
```

```
*S--------------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD  ID=26 HYD NO=OS.5   DA=0.007964 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=26   CODE=10
*S--------------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD  ID=56 HYD NO=OS.6   DA=0.001525 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=56   CODE=10
*S--------------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD  ID=57 HYD NO=OS.7   DA=0.003491 SQ MI
                PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                RAIN=-1
PRINT HYD       ID=57   CODE=10
*S--------------------------------------------------------------------------
*S BASIN 1F
COMPUTE NM HYD  ID=28 HYD NO=1F   DA=0.01754 SQ MI
                PER A=0.0 PER B=31.0 PER C=31.0 PER D=38.0 TP=0.0
                RAIN=-1
PRINT HYD       ID=28  CODE=10
*S--------------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD             ID=23      HYD NO= POND     IDi=26   IDii=56
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=57
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=28
PRINT HYD           ID=23      CODE=10
*S-----------------------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
ROUTE RESERVOIR     ID=26   HYD NO=POND.1F    INFLOW=23    CODE=10
                               OUTFLOW   STORAGE   ELEV
                                0.0        0        5255
                                2.2        0.05      5256
                                12.8       0.12     5257
                                22.1       0.21     5258
                                32.9       0.31     5259
                                40.2       0.43     5260
                                89.3       0.57     5261
                                191.9      0.73     5262
                                285.5      1.71     5263
PRINT HYD           ID=26     CODE=10
*S--------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD  ID=24   HYD NO=4A-E1   DA=0.000750 SQ MI
                PER A=0 PER B=0 PER C=10 PER D=90 TP=0
                RAIN=-1
PRINT HYD       ID=24      CODE=10
*S--------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD             ID=25     HYD NO=1F.4A     IDi= 26 IDii= 24
PRINT HYD           ID=25     CODE=10
*S--------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
ADD HYD             ID=26     HYD NO=JE-19     IDi=25 IDii=21
PRINT HYD           ID=26     CODE=10
*S--------------------------------------------------------------------------
*S BASIN OS-8
COMPUTE NM HYD  ID=58 HYD NO=OS.6   DA=0.000968 SQ MI
```

```
               PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
               RAIN=-1
PRINT HYD      ID=58   CODE=10
*S-------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E2
COMPUTE NM HYD  ID=34   HYD NO=4A-E2   DA=0.000803 SQ MI
               PER A=0 PER B=0 PER C=10 PER D=90 TP=0
               RAIN=-1
PRINT HYD      ID=34      CODE=10
*S-------------------------------------------------------------------------
*S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
ADD HYD             ID=21     HYD NO=JE-19     IDi=58 IDii=34
ADD HYD             ID=40     HYD NO=JE-19     IDi=26 IDii=21
PRINT HYD           ID=40     CODE=10
*S-------------------------------------------------------------------------
FINISH
```

DEVELOPED CONDITIONS AHYMO OUTPUT FILE

(s16.67h8.5v0T&l8D

```
        AHYMO PROGRAM (AHYMO-S4)                    - Version: S4.02a - Rel: 02a
             RUN DATE (MON/DAY/YR) = 06/10/2022
             START TIME (HR:MIN:SEC) = 17:15:55     USER NO.= AHYMO-S4TempUser05901704
             INPUT FILE = C:\Users\Public\AHYMOdata\LE 1E AHYMO INPUT DEV.txt

    START                TIME=0.0 CODE 0 LINES -6
    LOCATION            RIO RANCHO

         City of Rio Rancho soil infiltration values (LAND FACTORS) used for computations.
         Land Treatment     Initial Abstr.(in)    Unif. Infilt.(in/hour)
               A            0.65                  1.67
               B            0.50                  1.25
               C            0.35                  0.83
               D            0.10                  0.04

    *S                  LE 1E Ph1 & Ph2  APRIL 2022 HZI NO. R307760.01
    *S                  DEVELOPED CONDITIONS
    *S--------------------------------------------------------------------------
    *S ADJUSTED RAINFALL FOR VENADA ARROYO BASIN
    *S--------------------------------------------------------------------------
    *S--------------------------------------------------------------------------
    *S--------------------------------------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 3.0
    *S                    RAIN SIX= 5.0 RAIN DAY=7.5 DT=0.05
    *S--------------------------------------------------------------------------
    *S PMP - GENERAL STORM RAINFALL    ----------------------------------------
    *SRAINFALL            TYPE=-4 RAIN QUAR=0.0 RAIN ONE= 6.0
    *S                    RAIN SIX= 12.5 RAIN DAY=21.0 DT=0.05
    *S--------------------------------------------------------------------------
    *S PMP - LOCAL STORM RAINFALL    -----------------------------------------
    *SRAINFALL            TYPE=-3 RAIN QUAR=0.0 RAIN ONE= 7.2
    *S                    RAIN SIX= 10.9 RAIN DAY=15.1 DT=0.05
    *S--------------------------------------------------------------------------
    *S 100 - YEAR RAINFALL    ------------------------------------------------
    RAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
                        RAIN SIX= 2.32 RAIN DAY=2.75 DT=0.05

                   COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                   DT =   0.050000 HOURS       END TIME =    24.000002 HOURS
    *S--------------------------------------------------------------------------
    *S 50 - YEAR RAINFALL    -----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.60
    *S                    RAIN SIX= 2.06 RAIN DAY=2.47 DT=0.05
    *S--------------------------------------------------------------------------
    *S 25 - YEAR RAINFALL    -----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.4
    *S                   RAIN SIX= 2.0 RAIN DAY=2.3 DT=0.05
    *S--------------------------------------------------------------------------
    *S 10 - YEAR RAINFALL    -----------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.2
    *S                   RAIN SIX= 1.5 RAIN DAY=1.8 DT=0.05
    *S--------------------------------------------------------------------------
    *S 5 - YEAR RAINFALL    ------------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.1
    *S                    RAIN SIX= 1.3 RAIN DAY=1.6 DT=0.05
    *S--------------------------------------------------------------------------
    *S 2 - YEAR RAINFALL    -------------------------------------------------
    *SRAINFALL            TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 0.8
    *S                   RAIN SIX= 1.0 RAIN DAY=1.2 DT=0.05
    *S--------------------------------------------------------------------------
    *S--------------------------------------------------------------------------
    *S--------------------------------------------------------------------------
    *S--------------------------------------------------------------------------
    *S BULKING FACTOR OF 6% FOR DEVELOPED CONDITIONS
    *S
    SEDIMENT BULK       CODE=1  BULK FACTOR = 1.06
    *S
    *S*************************************************************************
    *S********** LOMAS ENCANTADAS 1D TO WEST STORM DRAIN WITHIN CAMINO ENCANTADAS DE
    *S*************************************************************************
    *S*************************************************************************
    *S-----------------------------------------------------------------
    *S-----------------------------------------------------------------
```

```
*S--------------------------------------------------------------------
*S BASIN OS-1 (FLOW ENTERING UNIT 1-B EAST)
COMPUTE NM HYD      ID=02   HYD NO= OS.1   DA=0.008206 SQ MI
                    PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   16.736    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.008206 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=02      CODE=10

                                      HYDROGRAPH FROM AREA OS.1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.7         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       7.6         2.500       0.3         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2171 ACRE-FEET
    PEAK DISCHARGE RATE =       7.57 CFS  AT   1.500 HOURS   BASIN AREA =  0.0082 SQ. MI.




*---------------------------------------------------------------------------
*S BASIN 1B-EAST
COMPUTE NM HYD      ID=04   HYD NO= 1B.EAST   DA=0.006864 SQ MI
                    PER A=0 PER B=29.5 PER C=29.5 PER D=41.0 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   11.111    CFS   UNIT VOLUME =   0.9981       B =   526.28      P60 = 1.8200
     AREA =     0.002814 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118587HR    TP =  0.133300HR    K/TP RATIO =  0.889627     SHAPE CONSTANT, N =  3.986662
     UNIT PEAK =   10.763    CFS   UNIT VOLUME =    1.000       B =   354.28      P60 = 1.8200
     AREA =     0.004050 SQ MI    IA =   0.42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=04      CODE=10

                                      HYDROGRAPH FROM AREA 1B.EAST

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.1        10.000       0.1        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.1        10.500       0.1        15.500       0.0        20.500       0.0
     1.000       0.3         6.000       0.1        11.000       0.1        16.000       0.0        21.000       0.0
     1.500      14.8         6.500       0.1        11.500       0.1        16.500       0.0        21.500       0.0
     2.000       2.6         7.000       0.1        12.000       0.1        17.000       0.0        22.000       0.0
     2.500       0.4         7.500       0.1        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.2         8.000       0.1        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.1         8.500       0.1        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.1         9.000       0.1        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.1         9.500       0.1        14.500       0.0        19.500       0.0        24.500       0.0

    RUNOFF VOLUME =     1.60964 INCHES     =       0.5893 ACRE-FEET
    PEAK DISCHARGE RATE =      14.80 CFS  AT   1.500 HOURS   BASIN AREA =  0.0069 SQ. MI.



*S--------------------------------------------------------------------------
*S ADD BASIN OS-1 FLOW TO BASIN 1B-EAST
ADD HYD             ID=01 HYD=1BEAST.OS1 IDi=02     IDii=04
PRINT HYD           ID=01 CODE=10

                                      HYDROGRAPH FROM AREA 1BEAST.OS1
```

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.1	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.1	10.500	0.1	15.500	0.0	20.500	0.0
1.000	0.3	6.000	0.1	11.000	0.1	16.000	0.0	21.000	0.0
1.500	22.4	6.500	0.1	11.500	0.1	16.500	0.0	21.500	0.0
2.000	3.3	7.000	0.1	12.000	0.1	17.000	0.0	22.000	0.0
2.500	0.7	7.500	0.1	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.3	8.000	0.1	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.1	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.1	9.000	0.1	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.1	9.500	0.1	14.500	0.0	19.500	0.0	24.500	0.0

RUNOFF VOLUME = 1.00329 INCHES = 0.8064 ACRE-FEET
PEAK DISCHARGE RATE = 22.37 CFS AT 1.500 HOURS BASIN AREA = 0.0151 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E1
COMPUTE NM HYD      ID=06   HYD NO= 4C-E1   DA=0.002902 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1
```

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 10.312 CFS UNIT VOLUME = 0.9981 B = 526.28 P60 = 1.8200
AREA = 0.002612 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.105303HR TP = 0.133300HR K/TP RATIO = 0.789968 SHAPE CONSTANT, N = 4.541772
UNIT PEAK = 0.84863 CFS UNIT VOLUME = 0.9876 B = 389.81 P60 = 1.8200
AREA = 0.000290 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

```
PRINT HYD           ID=06     CODE=10
```

HYDROGRAPH FROM AREA 4C-E1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.1	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.1	10.500	0.1	15.500	0.0	20.500	0.0
1.000	0.3	6.000	0.1	11.000	0.0	16.000	0.0	21.000	0.0
1.500	8.0	6.500	0.1	11.500	0.0	16.500	0.0	21.500	0.0
2.000	1.9	7.000	0.1	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.3	7.500	0.1	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.1	8.000	0.1	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.1	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.1	9.000	0.1	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.1	9.500	0.1	14.500	0.0	19.500	0.0	24.500	0.0

RUNOFF VOLUME = 2.49282 INCHES = 0.3858 ACRE-FEET
PEAK DISCHARGE RATE = 8.02 CFS AT 1.500 HOURS BASIN AREA = 0.0029 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E TO 4C-E1 (JE-1)
ADD HYD             ID=03 HYD NO=JE1   IDi=01    IDii=06
PRINT HYD           ID=03 CODE=10
```

HYDROGRAPH FROM AREA JE1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.2	10.000	0.1	15.000	0.1	20.000	0.1
0.500	0.0	5.500	0.2	10.500	0.1	15.500	0.1	20.500	0.1
1.000	0.6	6.000	0.2	11.000	0.1	16.000	0.1	21.000	0.1
1.500	30.4	6.500	0.1	11.500	0.1	16.500	0.1	21.500	0.1
2.000	5.2	7.000	0.1	12.000	0.1	17.000	0.1	22.000	0.1
2.500	1.0	7.500	0.1	12.500	0.1	17.500	0.1	22.500	0.1
3.000	0.4	8.000	0.1	13.000	0.1	18.000	0.1	23.000	0.1
3.500	0.2	8.500	0.1	13.500	0.1	18.500	0.1	23.500	0.1

```
     4.000       0.2          9.000       0.1         14.000       0.1         19.000       0.1         24.000       0.1
     4.500       0.2          9.500       0.1         14.500       0.1         19.500       0.1         24.500       0.0

    RUNOFF VOLUME =     1.24379 INCHES     =       1.1922 ACRE-FEET
    PEAK DISCHARGE RATE =      30.39 CFS  AT   1.500 HOURS   BASIN AREA =  0.0180 SQ. MI.



*S--------------------------------------------------------------------------------
*S BASIN OS-2  ( FLOW ENTRING 1-A )
COMPUTE NM HYD      ID=08   HYD NO= OS.2   DA=0.01096 SQ MI
                    PER A=100.0 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   22.353    CFS   UNIT VOLUME =   0.9977       B =   271.86      P60 = 1.8200
     AREA =     0.010960 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=08      CODE=10

                                      HYDROGRAPH FROM AREA OS.2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.9         3.000       0.1         4.000       0.0
     0.500       0.0         1.500      10.1         2.500       0.3         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2900 ACRE-FEET
    PEAK DISCHARGE RATE =      10.11 CFS  AT   1.500 HOURS   BASIN AREA =  0.0110 SQ. MI.



*S--------------------------------------------------------------------------
 *S BASIN 1A
COMPUTE LT TP       LCODE=1   NK=1   ISLOPE=0
                          LENGTH=1911 FT  SLOPE=0.032    K=3
                    KN=0.021  CENTROID RATIO=0.50

     Tc AND Tp COMPUTED BY UPLAND/LAG TIME PROCEDURE

     SCS UPLAND METHOD FACTORS
                               LENGTH (FT)      SLOPE (FT/FT)       COMPOSITE K
     SHEET FLOW PORTION             0.0          0.000000            0.0000
     SHALLOW FLOW PORTION           0.0          0.000000            0.0000
     CHANNEL FLOW PORTION        1911.0          0.032000            3.0000
     TOTAL BASIN                 1911.0          0.032000            3.0000


     TIME OF CONCENTRATION (HRS)=  0.0989     TIME TO PEAK (HRS)=  0.0659     LAG TIME (HRS)=  0.0742



     TIME TO PEAK COMPUTED TO BE LESS THAN 0.133333 HOUR MINIMUM VALUE.
     REVISED VALUES: TIME OF CONCENTRATION (HRS)=  0.2000     TIME TO PEAK (HRS)=  0.1333     LAG TIME (HRS)=  0.1500

COMPUTE NM HYD      ID=10  HYD NO= 1A  DA=0.03792 SQ MI
                    PER A=0 PER B=28.7 PER C=28.7 PER D=42.6 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333

     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   63.761    CFS   UNIT VOLUME =   0.9989       B =   526.28      P60 = 1.8200
     AREA =     0.016154 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118617HR    TP =  0.133333HR    K/TP RATIO =  0.889627     SHAPE CONSTANT, N =  3.986662
     UNIT PEAK =   57.836    CFS   UNIT VOLUME =    1.001       B =   354.28      P60 = 1.8200
     AREA =     0.021766 SQ MI    IA =   0.42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.
```

```
PRINT HYD           ID=10     CODE=10
```

HYDROGRAPH FROM AREA 1A

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.5	10.000	0.3	15.000	0.3	20.000	0.2
0.500	0.0	5.500	0.5	10.500	0.3	15.500	0.2	20.500	0.2
1.000	1.9	6.000	0.5	11.000	0.3	16.000	0.2	21.000	0.2
1.500	82.4	6.500	0.4	11.500	0.3	16.500	0.2	21.500	0.2
2.000	14.7	7.000	0.4	12.000	0.3	17.000	0.2	22.000	0.2
2.500	2.5	7.500	0.4	12.500	0.3	17.500	0.2	22.500	0.2
3.000	1.0	8.000	0.4	13.000	0.3	18.000	0.2	23.000	0.2
3.500	0.6	8.500	0.3	13.500	0.3	18.500	0.2	23.500	0.2
4.000	0.5	9.000	0.3	14.000	0.3	19.000	0.2	24.000	0.2
4.500	0.5	9.500	0.3	14.500	0.3	19.500	0.2	24.500	0.0

```
    RUNOFF VOLUME =     1.63787 INCHES     =       3.3124 ACRE-FEET
    PEAK DISCHARGE RATE =      82.39 CFS  AT   1.500 HOURS   BASIN AREA =  0.0379 SQ. MI.



*S--------------------------------------------------------------------
*S ADD BASIN OS-2 FLOW TO BASIN 1-A
ADD HYD             ID=05 HYD=1A.OS2 IDi=08 IDii=10
PRINT HYD           ID=05 CODE=10
```

HYDROGRAPH FROM AREA 1A.OS2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.5	10.000	0.3	15.000	0.3	20.000	0.2
0.500	0.0	5.500	0.5	10.500	0.3	15.500	0.2	20.500	0.2
1.000	1.9	6.000	0.5	11.000	0.3	16.000	0.2	21.000	0.2
1.500	92.5	6.500	0.4	11.500	0.3	16.500	0.2	21.500	0.2
2.000	15.6	7.000	0.4	12.000	0.3	17.000	0.2	22.000	0.2
2.500	2.8	7.500	0.4	12.500	0.3	17.500	0.2	22.500	0.2
3.000	1.1	8.000	0.4	13.000	0.3	18.000	0.2	23.000	0.2
3.500	0.7	8.500	0.3	13.500	0.3	18.500	0.2	23.500	0.2
4.000	0.5	9.000	0.3	14.000	0.3	19.000	0.2	24.000	0.2
4.500	0.5	9.500	0.3	14.500	0.3	19.500	0.2	24.500	0.0

```
    RUNOFF VOLUME =     1.38186 INCHES     =       3.6024 ACRE-FEET
    PEAK DISCHARGE RATE =      92.50 CFS  AT   1.500 HOURS   BASIN AREA =  0.0489 SQ. MI.



*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4C-E2
COMPUTE NM HYD      ID=12   HYD NO=4C-E2   DA=0.001631 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   5.7953    CFS   UNIT VOLUME =   0.9971       B =   526.28      P60 = 1.8200
     AREA =     0.001468 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.47695    CFS   UNIT VOLUME =   0.9752       B =   389.81      P60 = 1.8200
     AREA =     0.000163 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=12      CODE=10
```

HYDROGRAPH FROM AREA 4C-E2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.2	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.500	4.5	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0

2.000	1.1	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.2	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.1	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.2168 ACRE-FEET
PEAK DISCHARGE RATE = 4.51 CFS AT 1.500 HOURS BASIN AREA = 0.0016 SQ. MI.

```
*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E1
COMPUTE NM HYD      ID=13   HYD NO= 4B-E1   DA=0.000841 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1
```

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 2.9883 CFS UNIT VOLUME = 0.9959 B = 526.28 P60 = 1.8200
AREA = 0.000757 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.105303HR TP = 0.133300HR K/TP RATIO = 0.789968 SHAPE CONSTANT, N = 4.541772
UNIT PEAK = 0.24593 CFS UNIT VOLUME = 0.9517 B = 389.81 P60 = 1.8200
AREA = 0.000084 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

```
PRINT HYD           ID=13      CODE=10
```

HYDROGRAPH FROM AREA 4B-E1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.500	2.3	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	0.6	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.1	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.0	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.1118 ACRE-FEET
PEAK DISCHARGE RATE = 2.33 CFS AT 1.500 HOURS BASIN AREA = 0.0008 SQ. MI.

```
*S--------------------------------------------------------------------------
*S ADD OS-2/1-A/4C-E2/4B-E1
ADD HYD             ID=07 HYD=OS2.1A.4C  IDi=05 IDii=12
ADD HYD             ID=07 HYD=OS2.1A.4C.4B  IDi=07 IDii=13
PRINT HYD           ID=07 CODE=10
```

HYDROGRAPH FROM AREA OS2.1A.4C.4B

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.6	10.000	0.4	15.000	0.3	20.000	0.2
0.500	0.0	5.500	0.6	10.500	0.4	15.500	0.3	20.500	0.2
1.000	2.2	6.000	0.6	11.000	0.3	16.000	0.3	21.000	0.2
1.500	99.3	6.500	0.5	11.500	0.3	16.500	0.3	21.500	0.2
2.000	17.3	7.000	0.4	12.000	0.3	17.000	0.3	22.000	0.2
2.500	3.0	7.500	0.4	12.500	0.3	17.500	0.3	22.500	0.2
3.000	1.2	8.000	0.4	13.000	0.3	18.000	0.3	23.000	0.2
3.500	0.7	8.500	0.4	13.500	0.3	18.500	0.3	23.500	0.2
4.000	0.6	9.000	0.4	14.000	0.3	19.000	0.2	24.000	0.2
4.500	0.6	9.500	0.4	14.500	0.3	19.500	0.2	24.500	0.0

RUNOFF VOLUME = 1.43533 INCHES = 3.9310 ACRE-FEET
PEAK DISCHARGE RATE = 99.35 CFS AT 1.500 HOURS BASIN AREA = 0.0514 SQ. MI.

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*S--------------------------------------------------------------------------
*S ADD BASIN OS-1/1B-E/1-A/OS-2/4C-E1/4C-E2 =Q AT EAST JE-9
ADD HYD              ID = 09 HYD = JE9      IDi= 03 IDii= 07
PRINT HYD            ID = 09 CODE=10

                                    HYDROGRAPH FROM AREA JE9

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.7        10.000       0.5        15.000       0.4        20.000       0.3
     0.500       0.0         5.500       0.7        10.500       0.5        15.500       0.4        20.500       0.3
     1.000       2.8         6.000       0.8        11.000       0.4        16.000       0.4        21.000       0.3
     1.500     129.7         6.500       0.6        11.500       0.4        16.500       0.3        21.500       0.3
     2.000      22.5         7.000       0.6        12.000       0.4        17.000       0.3        22.000       0.3
     2.500       4.0         7.500       0.5        12.500       0.4        17.500       0.3        22.500       0.3
     3.000       1.6         8.000       0.5        13.000       0.4        18.000       0.3        23.000       0.3
     3.500       1.0         8.500       0.5        13.500       0.4        18.500       0.3        23.500       0.3
     4.000       0.8         9.000       0.5        14.000       0.4        19.000       0.3        24.000       0.3
     4.500       0.7         9.500       0.5        14.500       0.4        19.500       0.3        24.500       0.0

    RUNOFF VOLUME =     1.38567 INCHES     =       5.1232 ACRE-FEET
    PEAK DISCHARGE RATE =     129.73 CFS  AT   1.500 HOURS   BASIN AREA =  0.0693 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN 1E-2
COMPUTE NM HYD       ID=16 HYD NO=1E.2   DA=0.003227 SQ MI
                     PER A=0.0 PER B=25.8 PER C=25.9 PER D=48.3 TP=0.1333
                     RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   6.1536    CFS   UNIT VOLUME =   0.9975       B =   526.28      P60 = 1.8200
     AREA =     0.001559 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118562HR    TP =  0.133300HR    K/TP RATIO =  0.889434     SHAPE CONSTANT, N =  3.987586
     UNIT PEAK =   4.4349    CFS   UNIT VOLUME =   0.9983       B =   354.35      P60 = 1.8200
     AREA =     0.001668 SQ MI    IA =   0.42485 INCHES    INF =   1.03959 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD            ID=16   CODE=10

                                    HYDROGRAPH FROM AREA 1E.2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.2         6.000       0.1        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       7.2         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       1.4         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.2         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.1         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.1         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     1.73860 INCHES     =       0.2992 ACRE-FEET
    PEAK DISCHARGE RATE =       7.24 CFS  AT   1.500 HOURS   BASIN AREA =  0.0032 SQ. MI.



*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E2
COMPUTE NM HYD       ID=18   HYD NO= 4B-E2   DA=0.000747 SQ MI
                     PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                     RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
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     UNIT PEAK =   2.6543    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
     AREA =     0.000672 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.21844    CFS   UNIT VOLUME =   0.9432       B =   389.81      P60 = 1.8200
     AREA =     0.000075 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=18      CODE=10

                                    HYDROGRAPH FROM AREA 4B-E2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.1         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       2.1         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       0.5         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.0         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     2.49282 INCHES     =       0.0993 ACRE-FEET
    PEAK DISCHARGE RATE =       2.08 CFS  AT   1.500 HOURS   BASIN AREA =  0.0007 SQ. MI.



*S--------------------------------------------------------------------
*S ADD 1E-2/4B-E2
ADD HYD             ID=13 HYD= 4CE2  IDi=16 IDii=18
PRINT HYD           ID=13 CODE = 10

                                    HYDROGRAPH FROM AREA 4CE2

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.1        10.000       0.0        15.000       0.0        20.000       0.0
     0.500       0.0         5.500       0.1        10.500       0.0        15.500       0.0        20.500       0.0
     1.000       0.3         6.000       0.1        11.000       0.0        16.000       0.0        21.000       0.0
     1.500       9.3         6.500       0.1        11.500       0.0        16.500       0.0        21.500       0.0
     2.000       1.8         7.000       0.1        12.000       0.0        17.000       0.0        22.000       0.0
     2.500       0.3         7.500       0.1        12.500       0.0        17.500       0.0        22.500       0.0
     3.000       0.1         8.000       0.1        13.000       0.0        18.000       0.0        23.000       0.0
     3.500       0.1         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     4.000       0.1         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.500       0.1         9.500       0.0        14.500       0.0        19.500       0.0

    RUNOFF VOLUME =     1.88022 INCHES     =       0.3985 ACRE-FEET
    PEAK DISCHARGE RATE =       9.32 CFS  AT   1.500 HOURS   BASIN AREA =  0.0040 SQ. MI.



*S--------------------------------------------------------------------
*SADD  1E-2/4B-E2/JE-9  (JE=13)
ADD HYD             ID=15  HYD = JE13     IDi= 09 IDii= 13
print hyd           ID=15   CODE =10

                                    HYDROGRAPH FROM AREA JE13

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.8        10.000       0.5        15.000       0.4        20.000       0.3
     0.500       0.0         5.500       0.8        10.500       0.5        15.500       0.4        20.500       0.3
     1.000       3.1         6.000       0.9        11.000       0.5        16.000       0.4        21.000       0.3
     1.500     139.1         6.500       0.7        11.500       0.5        16.500       0.4        21.500       0.3
     2.000      24.3         7.000       0.6        12.000       0.5        17.000       0.4        22.000       0.3
     2.500       4.3         7.500       0.6        12.500       0.5        17.500       0.4        22.500       0.3
     3.000       1.7         8.000       0.6        13.000       0.4        18.000       0.4        23.000       0.3
     3.500       1.0         8.500       0.6        13.500       0.4        18.500       0.4        23.500       0.3
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     4.000       0.8          9.000       0.5         14.000       0.4         19.000       0.3         24.000       0.3
     4.500       0.8          9.500       0.5         14.500       0.4         19.500       0.3         24.500       0.0

    RUNOFF VOLUME =     1.41249 INCHES     =       5.5217 ACRE-FEET
    PEAK DISCHARGE RATE =     139.05 CFS  AT   1.500 HOURS   BASIN AREA =  0.0733 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-3
COMPUTE NM HYD      ID=14   HYD NO=OS.3  DA=0.008326 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   16.981    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.008326 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=14      CODE=10

                                      HYDROGRAPH FROM AREA OS.3

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.7         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       7.7         2.500       0.3         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2203 ACRE-FEET
    PEAK DISCHARGE RATE =       7.68 CFS  AT   1.500 HOURS   BASIN AREA =  0.0083 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-4
COMPUTE NM HYD      ID=20 HYD NO=OS.4   DA=0.009068 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   18.494    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.009068 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=20   CODE=10

                                      HYDROGRAPH FROM AREA OS.4

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.8         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       8.4         2.500       0.3         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2399 ACRE-FEET
    PEAK DISCHARGE RATE =       8.37 CFS  AT   1.500 HOURS   BASIN AREA =  0.0091 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN 1E-1
COMPUTE LT TP       LCODE=1   NK=1   ISLOPE=0
                          LENGTH=1902  FT  SLOPE=0.029   K=3
                KN= 0.021   CENTROID RATIO=0.50

     Tc AND Tp COMPUTED BY UPLAND/LAG TIME PROCEDURE

     SCS UPLAND METHOD FACTORS
                               LENGTH (FT)      SLOPE (FT/FT)       COMPOSITE K
     SHEET FLOW PORTION             0.0          0.000000            0.0000
     SHALLOW FLOW PORTION           0.0          0.000000            0.0000
     CHANNEL FLOW PORTION        1902.0          0.029000            3.0000
     TOTAL BASIN                 1902.0          0.029000            3.0000
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     TIME OF CONCENTRATION (HRS)=  0.1034     TIME TO PEAK (HRS)=  0.0689     LAG TIME (HRS)=  0.0776


     TIME TO PEAK COMPUTED TO BE LESS THAN 0.133333 HOUR MINIMUM VALUE.
     REVISED VALUES: TIME OF CONCENTRATION (HRS)=  0.2000     TIME TO PEAK (HRS)=  0.1333     LAG TIME (HRS)=  0.1500

COMPUTE NM HYD      ID=22 HYD NO=1E.1   DA=0.04226 SQ MI
                    PER A=0.0 PER B=28.3 PER C=28.4 PER D=43.3 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333

     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   72.226    CFS   UNIT VOLUME =   0.9989       B =   526.28      P60 = 1.8200
     AREA =     0.018299 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118593HR    TP =  0.133333HR    K/TP RATIO =  0.889451     SHAPE CONSTANT, N =  3.987504
     UNIT PEAK =   63.679    CFS   UNIT VOLUME =    1.001       B =   354.34      P60 = 1.8200
     AREA =     0.023961 SQ MI    IA =   0.42487 INCHES    INF =   1.03963 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=22  CODE=10

                                      HYDROGRAPH FROM AREA 1E.1

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.500       0.6        11.000       0.3        16.500       0.3        22.000       0.2
     0.500       0.0         6.000       0.6        11.500       0.3        17.000       0.3        22.500       0.2
     1.000       2.2         6.500       0.5        12.000       0.3        17.500       0.3        23.000       0.2
     1.500      92.2         7.000       0.4        12.500       0.3        18.000       0.3        23.500       0.2
     2.000      16.5         7.500       0.4        13.000       0.3        18.500       0.3        24.000       0.2
     2.500       2.8         8.000       0.4        13.500       0.3        19.000       0.2        24.500       0.0
     3.000       1.1         8.500       0.4        14.000       0.3        19.500       0.2        25.000       0.0
     3.500       0.7         9.000       0.4        14.500       0.3        20.000       0.2
     4.000       0.6         9.500       0.4        15.000       0.3        20.500       0.2
     4.500       0.5        10.000       0.4        15.500       0.3        21.000       0.2
     5.000       0.6        10.500       0.4        16.000       0.3        21.500       0.2

    RUNOFF VOLUME =     1.65039 INCHES     =       3.7197 ACRE-FEET
    PEAK DISCHARGE RATE =      92.18 CFS  AT   1.500 HOURS   BASIN AREA =  0.0423 SQ. MI.



*S--------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4B-E3
COMPUTE NM HYD      ID=24   HYD NO=4B-E3   DA=0.001876 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0.1333
                    RAIN=-1

     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   6.6659    CFS   UNIT VOLUME =   0.9975       B =   526.28      P60 = 1.8200
     AREA =     0.001688 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105303HR    TP =  0.133300HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.54860    CFS   UNIT VOLUME =   0.9790       B =   389.81      P60 = 1.8200
     AREA =     0.000188 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=24      CODE=10

                                      HYDROGRAPH FROM AREA 4B-E3

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.1        10.000       0.0        15.000       0.0        20.000       0.0
```

0.500	0.0	5.500	0.1	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.2	6.000	0.1	11.000	0.0	16.000	0.0	21.000	0.0
1.500	5.2	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	1.2	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.2	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.1	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.1	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.1	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.1	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.2494 ACRE-FEET
PEAK DISCHARGE RATE = 5.19 CFS AT 1.500 HOURS BASIN AREA = 0.0019 SQ. MI.

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*S--------------------------------------------------------------------
*S ADD OS-3/OS-4/1E-1/4B-E3
ADD HYD             ID=17 HYD=OS3.4        IDi=14 IDii=20
ADD HYD             ID=17 HYD=OS3.4.1E     IDi=17 IDii=22
ADD HYD             ID=17 HYD=OS3.4.1E.4B  IDi=17 IDii=24
PRINT HYD           ID=17 CODE = 10
```

HYDROGRAPH FROM AREA OS3.4.1E.4B

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.6	11.000	0.4	16.500	0.3	22.000	0.2
0.500	0.0	6.000	0.7	11.500	0.4	17.000	0.3	22.500	0.2
1.000	2.4	6.500	0.5	12.000	0.4	17.500	0.3	23.000	0.2
1.500	113.4	7.000	0.5	12.500	0.4	18.000	0.3	23.500	0.2
2.000	19.3	7.500	0.5	13.000	0.3	18.500	0.3	24.000	0.2
2.500	3.5	8.000	0.4	13.500	0.3	19.000	0.3	24.500	0.0
3.000	1.4	8.500	0.4	14.000	0.3	19.500	0.3	25.000	0.0
3.500	0.8	9.000	0.4	14.500	0.3	20.000	0.3		
4.000	0.7	9.500	0.4	15.000	0.3	20.500	0.3		
4.500	0.6	10.000	0.4	15.500	0.3	21.000	0.3		
5.000	0.6	10.500	0.4	16.000	0.3	21.500	0.2		

RUNOFF VOLUME = 1.34977 INCHES = 4.4294 ACRE-FEET
PEAK DISCHARGE RATE = 113.41 CFS AT 1.500 HOURS BASIN AREA = 0.0615 SQ. MI.

```
*S--------------------------------------------------------------------------
*S ADD BASIN OS-3/OS-4/1E-1/4B-E3 TO JE 13 ( JE-15)
ADD HYD             ID=21 HYD = JE15   IDi= 17 IDii=15
PRINT HYD           ID=21  CODE = 10
```

HYDROGRAPH FROM AREA JE15

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	1.4	11.000	0.9	16.500	0.7	22.000	0.5
0.500	0.0	6.000	1.5	11.500	0.8	17.000	0.7	22.500	0.6
1.000	5.4	6.500	1.2	12.000	0.8	17.500	0.6	23.000	0.5
1.500	252.5	7.000	1.1	12.500	0.8	18.000	0.6	23.500	0.5
2.000	43.6	7.500	1.1	13.000	0.8	18.500	0.6	24.000	0.5
2.500	7.8	8.000	1.0	13.500	0.8	19.000	0.6	24.500	0.0
3.000	3.1	8.500	1.0	14.000	0.8	19.500	0.6	25.000	0.0
3.500	1.9	9.000	1.0	14.500	0.7	20.000	0.6		
4.000	1.5	9.500	0.9	15.000	0.7	20.500	0.6		
4.500	1.4	10.000	0.9	15.500	0.7	21.000	0.6		
5.000	1.4	10.500	0.9	16.000	0.7	21.500	0.6		

RUNOFF VOLUME = 1.38386 INCHES = 9.9511 ACRE-FEET
PEAK DISCHARGE RATE = 252.47 CFS AT 1.500 HOURS BASIN AREA = 0.1348 SQ. MI.

```
*S--------------------------------------------------------------------------
*S BASIN OS-5
COMPUTE NM HYD      ID=26 HYD NO=OS.5   DA=0.007964 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1
```

K = 0.164944HR TP = 0.133300HR K/TP RATIO = 1.237391 SHAPE CONSTANT, N = 2.879607

```
     UNIT PEAK =   16.242    CFS   UNIT VOLUME =   0.9975       B =   271.86      P60 = 1.8200
     AREA =     0.007964 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=26   CODE=10

                                        HYDROGRAPH FROM AREA OS.5

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.7         3.000       0.1         4.000       0.0
     0.500       0.0         1.500       7.3         2.500       0.2         3.500       0.0         4.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.2107 ACRE-FEET
    PEAK DISCHARGE RATE =       7.35 CFS  AT   1.500 HOURS   BASIN AREA =  0.0080 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-6
COMPUTE NM HYD      ID=56 HYD NO=OS.6   DA=0.001525 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   3.1102    CFS   UNIT VOLUME =   0.9936       B =   271.86      P60 = 1.8200
     AREA =     0.001525 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=56   CODE=10

                                        HYDROGRAPH FROM AREA OS.6

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.1         3.000       0.0
     0.500       0.0         1.500       1.4         2.500       0.0         3.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.0404 ACRE-FEET
    PEAK DISCHARGE RATE =       1.41 CFS  AT   1.500 HOURS   BASIN AREA =  0.0015 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-7
COMPUTE NM HYD      ID=57 HYD NO=OS.7   DA=0.003491 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   7.1198    CFS   UNIT VOLUME =   0.9964       B =   271.86      P60 = 1.8200
     AREA =     0.003491 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=57   CODE=10

                                        HYDROGRAPH FROM AREA OS.7

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         1.000       0.0         2.000       0.3         3.000       0.0         4.000       0.0
     0.500       0.0         1.500       3.2         2.500       0.1         3.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.0924 ACRE-FEET
    PEAK DISCHARGE RATE =       3.22 CFS  AT   1.500 HOURS   BASIN AREA =  0.0035 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN 1F
```

```
COMPUTE NM HYD      ID=28 HYD NO=1F   DA=0.01754 SQ MI
                    PER A=0.0 PER B=31.0 PER C=31.0 PER D=38.0 TP=0.0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   26.308    CFS   UNIT VOLUME =   0.9987       B =   526.28      P60 = 1.8200
     AREA =     0.006665 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.118617HR    TP =  0.133333HR    K/TP RATIO =  0.889627     SHAPE CONSTANT, N =  3.986662
     UNIT PEAK =   28.896    CFS   UNIT VOLUME =    1.001       B =   354.28      P60 = 1.8200
     AREA =     0.010875 SQ MI    IA =   0.42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=28  CODE=10

                                    HYDROGRAPH FROM AREA 1F

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.1        15.000       0.1        20.000       0.1
     0.500       0.0         5.500       0.2        10.500       0.1        15.500       0.1        20.500       0.1
     1.000       0.8         6.000       0.2        11.000       0.1        16.000       0.1        21.000       0.1
     1.500      37.2         6.500       0.2        11.500       0.1        16.500       0.1        21.500       0.1
     2.000       6.3         7.000       0.2        12.000       0.1        17.000       0.1        22.000       0.1
     2.500       1.1         7.500       0.2        12.500       0.1        17.500       0.1        22.500       0.1
     3.000       0.4         8.000       0.1        13.000       0.1        18.000       0.1        23.000       0.1
     3.500       0.3         8.500       0.1        13.500       0.1        18.500       0.1        23.500       0.1
     4.000       0.2         9.000       0.1        14.000       0.1        19.000       0.1        24.000       0.1
     4.500       0.2         9.500       0.1        14.500       0.1        19.500       0.1        24.500       0.0

    RUNOFF VOLUME =     1.55672 INCHES     =       1.4562 ACRE-FEET
    PEAK DISCHARGE RATE =      37.17 CFS  AT   1.500 HOURS   BASIN AREA =  0.0175 SQ. MI.



*S--------------------------------------------------------------------------------
*S ADD OS-5/OS-6/OS-7/1F1
ADD HYD             ID=23      HYD NO= POND     IDi=26   IDii=56
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=57
ADD HYD             ID=23      HYD NO= POND     IDi=23   IDii=28
PRINT HYD           ID=23      CODE=10

                                    HYDROGRAPH FROM AREA POND

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.2        10.000       0.1        15.000       0.1        20.000       0.1
     0.500       0.0         5.500       0.2        10.500       0.1        15.500       0.1        20.500       0.1
     1.000       0.8         6.000       0.2        11.000       0.1        16.000       0.1        21.000       0.1
     1.500      49.2         6.500       0.2        11.500       0.1        16.500       0.1        21.500       0.1
     2.000       7.5         7.000       0.2        12.000       0.1        17.000       0.1        22.000       0.1
     2.500       1.5         7.500       0.2        12.500       0.1        17.500       0.1        22.500       0.1
     3.000       0.6         8.000       0.1        13.000       0.1        18.000       0.1        23.000       0.1
     3.500       0.3         8.500       0.1        13.500       0.1        18.500       0.1        23.500       0.1
     4.000       0.2         9.000       0.1        14.000       0.1        19.000       0.1        24.000       0.1
     4.500       0.2         9.500       0.1        14.500       0.1        19.500       0.1        24.500       0.0

    RUNOFF VOLUME =     1.10564 INCHES     =       1.7997 ACRE-FEET
    PEAK DISCHARGE RATE =      49.16 CFS  AT   1.500 HOURS   BASIN AREA =  0.0305 SQ. MI.



*S--------------------------------------------------------------------------------
*S ROUTE BASIN 1-F1/OS-5 THROUGH POND 1F
ROUTE RESERVOIR     ID=26   HYD NO=POND.1F    INFLOW=23    CODE=10
                              OUTFLOW   STORAGE   ELEV
                                 0.0        0        5255
                                 2.2        0.05      5256
```

12.8	0.12	5257
22.1	0.21	5258
32.9	0.31	5259
40.2	0.43	5260
89.3	0.57	5261
191.9	0.73	5262
285.5	1.71	5263

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	5255.00	0.000	0.00
0.50	0.00	5255.00	0.000	0.00
1.00	0.78	5255.14	0.007	0.31
1.50	49.16	5258.63	0.273	28.94
2.00	7.46	5256.86	0.110	11.32
2.50	1.48	5255.94	0.047	2.07
3.00	0.56	5255.46	0.023	1.00
3.50	0.31	5255.22	0.011	0.48
4.00	0.23	5255.13	0.006	0.28
4.50	0.20	5255.10	0.005	0.22
5.00	0.20	5255.09	0.005	0.20
5.50	0.21	5255.09	0.005	0.21
6.00	0.22	5255.10	0.005	0.22
6.50	0.17	5255.08	0.004	0.18
7.00	0.16	5255.08	0.004	0.17
7.50	0.15	5255.07	0.004	0.16
8.00	0.15	5255.07	0.003	0.15
8.50	0.14	5255.07	0.003	0.15
9.00	0.14	5255.06	0.003	0.14
9.50	0.14	5255.06	0.003	0.14
10.00	0.13	5255.06	0.003	0.13
10.50	0.13	5255.06	0.003	0.13
11.00	0.13	5255.06	0.003	0.13
11.50	0.12	5255.06	0.003	0.12
12.00	0.12	5255.05	0.003	0.12
12.50	0.12	5255.05	0.003	0.12
13.00	0.11	5255.05	0.003	0.11
13.50	0.11	5255.05	0.003	0.11
14.00	0.11	5255.05	0.002	0.11
14.50	0.11	5255.05	0.002	0.11
15.00	0.10	5255.05	0.002	0.10
15.50	0.10	5255.05	0.002	0.10
16.00	0.10	5255.05	0.002	0.10
16.50	0.10	5255.04	0.002	0.10
17.00	0.10	5255.04	0.002	0.10
17.50	0.09	5255.04	0.002	0.10
18.00	0.09	5255.04	0.002	0.09
18.50	0.09	5255.04	0.002	0.09
19.00	0.09	5255.04	0.002	0.09
19.50	0.09	5255.04	0.002	0.09
20.00	0.09	5255.04	0.002	0.09
20.50	0.09	5255.04	0.002	0.09
21.00	0.08	5255.04	0.002	0.08
21.50	0.08	5255.04	0.002	0.08
22.00	0.08	5255.04	0.002	0.08
22.50	0.08	5255.04	0.002	0.08
23.00	0.08	5255.04	0.002	0.08
23.50	0.08	5255.04	0.002	0.08
24.00	0.08	5255.03	0.002	0.08
24.50	0.00	5255.01	0.001	0.03
25.00	0.00	5255.00	0.000	0.00

PEAK DISCHARGE = 35.684 CFS - PEAK OCCURS AT HOUR 1.60
MAXIMUM WATER SURFACE ELEVATION = 5259.381
MAXIMUM STORAGE = 0.3558 AC-FT INCREMENTAL TIME= 0.050000HRS

PRINT HYD ID=26 CODE=10

HYDROGRAPH FROM AREA POND.1F

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.2	11.000	0.1	16.500	0.1	22.000	0.1
0.500	0.0	6.000	0.2	11.500	0.1	17.000	0.1	22.500	0.1

1.000	0.3	6.500	0.2	12.000	0.1	17.500	0.1	23.000	0.1
1.500	28.9	7.000	0.2	12.500	0.1	18.000	0.1	23.500	0.1
2.000	11.3	7.500	0.2	13.000	0.1	18.500	0.1	24.000	0.1
2.500	2.1	8.000	0.2	13.500	0.1	19.000	0.1	24.500	0.0
3.000	1.0	8.500	0.1	14.000	0.1	19.500	0.1	25.000	0.0
3.500	0.5	9.000	0.1	14.500	0.1	20.000	0.1		
4.000	0.3	9.500	0.1	15.000	0.1	20.500	0.1		
4.500	0.2	10.000	0.1	15.500	0.1	21.000	0.1		
5.000	0.2	10.500	0.1	16.000	0.1	21.500	0.1		

RUNOFF VOLUME = 1.10564 INCHES = 1.7997 ACRE-FEET
PEAK DISCHARGE RATE = 35.68 CFS AT 1.600 HOURS BASIN AREA = 0.0305 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E1
COMPUTE NM HYD      ID=24   HYD NO=4A-E1   DA=0.000750 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.6643    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
     AREA =     0.000675 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000


     K =  0.105329HR    TP =  0.133333HR    K/TP RATIO =  0.789968     SHAPE CONSTANT, N =  4.541772
     UNIT PEAK =  0.21927    CFS   UNIT VOLUME =   0.9431       B =   389.81      P60 = 1.8200
     AREA =     0.000075 SQ MI    IA =   0.35000 INCHES    INF =   0.83000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=24      CODE=10
```

HYDROGRAPH FROM AREA 4A-E1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.500	2.1	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	0.5	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.1	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.0	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.0997 ACRE-FEET
PEAK DISCHARGE RATE = 2.08 CFS AT 1.500 HOURS BASIN AREA = 0.0008 SQ. MI.

```
*S--------------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW TO 4A-E1
ADD HYD             ID=25     HYD NO=1F.4A     IDi= 26 IDii= 24
PRINT HYD           ID=25     CODE=10
```

HYDROGRAPH FROM AREA 1F.4A

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	0.2	11.000	0.1	16.500	0.1	22.000	0.1
0.500	0.0	6.000	0.2	11.500	0.1	17.000	0.1	22.500	0.1
1.000	0.4	6.500	0.2	12.000	0.1	17.500	0.1	23.000	0.1
1.500	31.0	7.000	0.2	12.500	0.1	18.000	0.1	23.500	0.1
2.000	11.8	7.500	0.2	13.000	0.1	18.500	0.1	24.000	0.1
2.500	2.1	8.000	0.2	13.500	0.1	19.000	0.1	24.500	0.0
3.000	1.0	8.500	0.2	14.000	0.1	19.500	0.1	25.000	0.0

```
     3.500       0.5          9.000       0.2         14.500       0.1         20.000       0.1
     4.000       0.3          9.500       0.2         15.000       0.1         20.500       0.1
     4.500       0.2         10.000       0.1         15.500       0.1         21.000       0.1
     5.000       0.2         10.500       0.1         16.000       0.1         21.500       0.1

    RUNOFF VOLUME =     1.13889 INCHES     =       1.8994 ACRE-FEET
    PEAK DISCHARGE RATE =      37.09 CFS  AT   1.600 HOURS   BASIN AREA =  0.0313 SQ. MI.



*S--------------------------------------------------------------------------
*S ADD POND 1F OUTFLOW/4A-E1 TO JE-15 FOR JE-19
ADD HYD              ID=26     HYD NO=JE-19     IDi=25 IDii=21
PRINT HYD            ID=26     CODE=10

                                      HYDROGRAPH FROM AREA JE-19

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0          5.500       1.7         11.000       1.0         16.500       0.8         22.000       0.6
     0.500       0.0          6.000       1.8         11.500       1.0         17.000       0.8         22.500       0.6
     1.000       5.8          6.500       1.4         12.000       1.0         17.500       0.7         23.000       0.6
     1.500     283.5          7.000       1.3         12.500       0.9         18.000       0.7         23.500       0.6
     2.000      55.4          7.500       1.2         13.000       0.9         18.500       0.7         24.000       0.6
     2.500       9.9          8.000       1.2         13.500       0.9         19.000       0.7         24.500       0.0
     3.000       4.1          8.500       1.2         14.000       0.9         19.500       0.7         25.000       0.0
     3.500       2.4          9.000       1.1         14.500       0.9         20.000       0.7
     4.000       1.8          9.500       1.1         15.000       0.8         20.500       0.7
     4.500       1.6         10.000       1.1         15.500       0.8         21.000       0.7
     5.000       1.6         10.500       1.0         16.000       0.8         21.500       0.7

    RUNOFF VOLUME =     1.33774 INCHES     =      11.8504 ACRE-FEET
    PEAK DISCHARGE RATE =     283.49 CFS  AT   1.500 HOURS   BASIN AREA =  0.1661 SQ. MI.



*S--------------------------------------------------------------------------
*S BASIN OS-8
COMPUTE NM HYD      ID=58 HYD NO=OS.6   DA=0.000968 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0 TP=0.1333
                    RAIN=-1

     K =  0.164944HR    TP =  0.133300HR    K/TP RATIO =  1.237391     SHAPE CONSTANT, N =  2.879607
     UNIT PEAK =   1.9742    CFS   UNIT VOLUME =   0.9913       B =   271.86      P60 = 1.8200
     AREA =     0.000968 SQ MI    IA =   0.65000 INCHES    INF =   1.67000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000

    BULKING FACTOR APPLIED TO HYDROGRAPH.  FACTOR =  1.06000 AT PEAK FLOW.

PRINT HYD           ID=58   CODE=10

                                      HYDROGRAPH FROM AREA OS.6

     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0          1.000       0.0         2.000       0.1         3.000       0.0
     0.500       0.0          1.500       0.9         2.500       0.0

    RUNOFF VOLUME =     0.49614 INCHES     =       0.0256 ACRE-FEET
    PEAK DISCHARGE RATE =       0.90 CFS  AT   1.500 HOURS   BASIN AREA =  0.0010 SQ. MI.



*S--------------------------------------------------------------------------
*S CAMINO ENCANTADAS EAST HALF 4A-E2
COMPUTE NM HYD      ID=34   HYD NO=4A-E2   DA=0.000803 SQ MI
                    PER A=0 PER B=0 PER C=10 PER D=90 TP=0
                    RAIN=-1
     TIME TO PEAK (hrs)=  0.1333
     *****Warning*****This Tp value was used for a previously computed hydrograph.
                      A new Tp value should be computed.


     K =  0.072666HR    TP =  0.133333HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.8526    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 1.8200
     AREA =     0.000723 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
```

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.105329HR TP = 0.133333HR K/TP RATIO = 0.789968 SHAPE CONSTANT, N = 4.541772
UNIT PEAK = 0.23476 CFS UNIT VOLUME = 0.9517 B = 389.81 P60 = 1.8200
AREA = 0.000080 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

PRINT HYD ID=34 CODE=10

HYDROGRAPH FROM AREA 4A-E2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.500	2.2	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
2.000	0.5	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.500	0.1	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0
3.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0	23.000	0.0
3.500	0.0	8.500	0.0	13.500	0.0	18.500	0.0	23.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0	24.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0		

RUNOFF VOLUME = 2.49282 INCHES = 0.1068 ACRE-FEET
PEAK DISCHARGE RATE = 2.23 CFS AT 1.500 HOURS BASIN AREA = 0.0008 SQ. MI.

*S--
*S ADD 4A-E2/OS-8 TO JE-19 FOR JE-20
ADD HYD ID=21 HYD NO=JE-19 IDi=58 IDii=34
ADD HYD ID=40 HYD NO=JE-19 IDi=26 IDii=21
PRINT HYD ID=40 CODE=10

HYDROGRAPH FROM AREA JE-19

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.500	1.7	11.000	1.0	16.500	0.8	22.000	0.6
0.500	0.0	6.000	1.8	11.500	1.0	17.000	0.8	22.500	0.6
1.000	5.9	6.500	1.4	12.000	1.0	17.500	0.8	23.000	0.6
1.500	286.6	7.000	1.3	12.500	1.0	18.000	0.7	23.500	0.6
2.000	56.0	7.500	1.2	13.000	0.9	18.500	0.7	24.000	0.6
2.500	10.0	8.000	1.2	13.500	0.9	19.000	0.7	24.500	0.0
3.000	4.1	8.500	1.2	14.000	0.9	19.500	0.7	25.000	0.0
3.500	2.4	9.000	1.1	14.500	0.9	20.000	0.7		
4.000	1.8	9.500	1.1	15.000	0.8	20.500	0.7		
4.500	1.7	10.000	1.1	15.500	0.8	21.000	0.7		
5.000	1.6	10.500	1.0	16.000	0.8	21.500	0.7		

RUNOFF VOLUME = 1.33841 INCHES = 11.9828 ACRE-FEET
PEAK DISCHARGE RATE = 286.62 CFS AT 1.500 HOURS BASIN AREA = 0.1679 SQ. MI.

*S--
FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 17:15:55
(s0p10h4099T&l6D

APPENDIX C

Lomas Encantadas Unit 1F, 1E Phase 1 and 2
Street Flow and Inlet Calculations Analysis

Description	Analysis Point	Basin	Basin Q (cfs)	Total Q (with Bypass)	Street Capacity (cfs) (Depth = .5')	Road Slope	Flow Depth (ft)	Velocity (ft/s)	Inlet Type	Q Inlet (cfs)	Q INTERCEPTED (cfs)	Q Bypass (cfs)	Notes
OLIVIA DRIVE	1	1E-2	7.3		68.5	2.1%	0.50	6.4	2-Single A Inlets On Grade	7.3	6.1	1.1	BYPASS TO AP 5A/B
ANNELISA DRIVE	2	1E-1A/OS-3	24.7		79.1	2.8%	0.50	7.4					DRAINS TO AP3
GEORGE DRIVE	3	1E-1B	8.9	33.7	103.5	4.8%	0.50	9.7					DRAINS TO AP 5A/B
PRESTON ROAD	4	1E-1C	9.4	9.4	105.7	5.0%	0.50	9.9					DRAINS TO AP 5A/B
OLIVIA DRIVE	5A/B	1E-1D	14.3	58.5	95.7	4.1%	0.50	8.9	2-Single A Inlets On Grade	58.5	23.7	34.8	BYPASS TO AP 5C/D
OLIVIA DRIVE	5C/D	1E-1D	0.0	34.8	95.7	4.1%	0.50	8.9	2-Single A Inlets On Grade	34.8	17.4	17.5	BYPASS TO AP 7
AVA ROAD	6A/B	1E-1E/OS4	29.7	29.7	108.8	5.3%	0.50	10.1	2-Single A Inlets On Grade	29.7	15.7	14.0	BYPASS TO AP 7
OLIVIA DRIVE	7	1E-1F	4.2	35.6	33.4	0.5%	0.50	3.1					DRAINS TO AP 8A/B
GEORGE DRIVE	8A/B	1E-1G	21.8	57.4	33.4	0.5%	0.50	3.1	2-Single A Inlets in Sump	57.4	57.4	0.0	DRAINS TO CAMINO SD
ZACHARY ROAD	9A/B	1F-1	15.5	15.5	109.8	5.4%	0.50	10.2	2-Single A Inlets On Grade	15.5	10.5	5.0	BYPASS TO AP 10C/D
ARCHER ROAD	10A/B	1F-2	21.7	21.7	47.3	1.0%	0.50	4.4	2-Single A Inlets On Grade	21.7	13.0	8.7	BYPASS TO AP 10C/D
ARCHER ROAD	10C/D	1F-1/1F-2	0.0	13.7	47.3	1.0%	0.50	4.4	2-Single A Inlets On Grade	13.7	9.7	4.0	BYPASS TO CAMINO ENCANTADAS

Assumptions

1. Street Flow Depths and Velocities calculated by FlowMaster V8i (refer to Appendix C for Street Flow Reports)
2. Grate Capacities taken from City of Rio Rancho Plates 22.3
3. Triple C and Quadruple C Grate Capacities were extrapolated from the Double C Capacities.
4. All Grate Capacities do not account for curb opening inflow. Therefore, inlet inflows shown are conservative and provide a safety factor for items such as inlet clogging

STREET FLOW ANALYSIS

Worksheet for AP1 OLIVIA DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.021 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	68.47 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	8.3 in
Critical Slope	0.005 ft/ft
Velocity	6.38 ft/s
Velocity Head	0.63 ft
Specific Energy	1.13 ft
Froude Number	1.850
Flow Type	Supercritical

Worksheet for AP1 OLIVIA DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	8.3 in
Channel Slope	0.021 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP2 ANNELISA DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.028 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	79.07 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	8.9 in
Critical Slope	0.005 ft/ft
Velocity	7.37 ft/s
Velocity Head	0.84 ft
Specific Energy	1.34 ft
Froude Number	2.136
Flow Type	Supercritical

Worksheet for AP2 ANNELISA DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	8.9 in
Channel Slope	0.028 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP3 GEORGE DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.048 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	103.52 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	10.4 in
Critical Slope	0.005 ft/ft
Velocity	9.65 ft/s
Velocity Head	1.45 ft
Specific Energy	1.95 ft
Froude Number	2.796
Flow Type	Supercritical

Worksheet for AP3 GEORGE DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	10.4 in
Channel Slope	0.048 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP4 PRESTON RD

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.050 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	105.66 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	10.5 in
Critical Slope	0.005 ft/ft
Velocity	9.85 ft/s
Velocity Head	1.51 ft
Specific Energy	2.01 ft
Froude Number	2.854
Flow Type	Supercritical

Worksheet for AP4 PRESTON RD

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	10.5 in
Channel Slope	0.050 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP5 OLIVIA DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.041 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	95.68 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	9.9 in
Critical Slope	0.005 ft/ft
Velocity	8.92 ft/s
Velocity Head	1.24 ft
Specific Energy	1.74 ft
Froude Number	2.584
Flow Type	Supercritical

Worksheet for AP5 OLIVIA DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	9.9 in
Channel Slope	0.041 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP6 AVA RD

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.053 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	108.78 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	10.7 in
Critical Slope	0.005 ft/ft
Velocity	10.14 ft/s
Velocity Head	1.60 ft
Specific Energy	2.10 ft
Froude Number	2.938
Flow Type	Supercritical

Worksheet for AP6 AVA RD

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	10.7 in
Channel Slope	0.053 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP7 OLIVIA DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.005 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	33.41 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	5.7 in
Critical Slope	0.006 ft/ft
Velocity	3.11 ft/s
Velocity Head	0.15 ft
Specific Energy	0.65 ft
Froude Number	0.903
Flow Type	Subcritical

Worksheet for AP7 OLIVIA DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	5.7 in
Channel Slope	0.005 ft/ft
Critical Slope	0.006 ft/ft

Worksheet for AP8 GEORGE DR

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.005 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	33.41 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	5.7 in
Critical Slope	0.006 ft/ft
Velocity	3.11 ft/s
Velocity Head	0.15 ft
Specific Energy	0.65 ft
Froude Number	0.903
Flow Type	Subcritical

Worksheet for AP8 GEORGE DR

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	5.7 in
Channel Slope	0.005 ft/ft
Critical Slope	0.006 ft/ft

Worksheet for AP9 ZACHARY RD

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.054 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	109.80 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	10.7 in
Critical Slope	0.005 ft/ft
Velocity	10.23 ft/s
Velocity Head	1.63 ft
Specific Energy	2.13 ft
Froude Number	2.966
Flow Type	Supercritical

Worksheet for AP9 ZACHARY RD

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	10.7 in
Channel Slope	0.054 ft/ft
Critical Slope	0.005 ft/ft

Worksheet for AP10 ARCHER RD

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Channel Slope	0.010 ft/ft
Normal Depth	6.0 in

Section Definitions

Station (ft)	Elevation (ft)
0+00	0.50
0+00	0.00
0+15	0.26
0+29	0.00
0+29	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.50)	(0+00, 0.00)	0.017
(0+00, 0.00)	(0+29, 0.50)	0.017

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Discharge	47.25 cfs
Roughness Coefficient	0.017
Elevation Range	0.0 to 0.5 ft
Flow Area	10.7 ft²
Wetted Perimeter	30.0 ft
Hydraulic Radius	4.3 in
Top Width	29.00 ft
Normal Depth	6.0 in
Critical Depth	6.8 in
Critical Slope	0.006 ft/ft
Velocity	4.40 ft/s
Velocity Head	0.30 ft
Specific Energy	0.80 ft
Froude Number	1.276
Flow Type	Supercritical

Worksheet for AP10 ARCHER RD

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	6.8 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

INLET CALCULATIONS

Worksheet for 1A-B Olivia Dr Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	3.63 cfs
Slope	0.021 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	84.28 %
Intercepted Flow	3.06 cfs
Bypass Flow	0.57 cfs
Spread	9.4 ft
Depth	3.4 in
Flow Area	1.0 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	3.63 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.078
Grate Flow Ratio	0.577
Equivalent Cross Slope	0.109 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.265
Total Interception Length	14.1 ft

Worksheet for 5A-B Olivia Dr Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	29.25 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	40.46 %
Intercepted Flow	11.83 cfs
Bypass Flow	17.42 cfs
Spread	19.6 ft
Depth	5.9 in
Flow Area	4.0 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	7.40 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.023
Grate Flow Ratio	0.293
Equivalent Cross Slope	0.067 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.067
Total Interception Length	55.7 ft

Worksheet for 5C-D Olivia Dr Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	17.42 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	49.80 %
Intercepted Flow	8.68 cfs
Bypass Flow	8.74 cfs
Spread	15.9 ft
Depth	5.0 in
Flow Area	2.7 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	6.57 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.028
Grate Flow Ratio	0.360
Equivalent Cross Slope	0.077 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.091
Total Interception Length	41.1 ft

Worksheet for 6A-B Ava Rd Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	14.85 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	53.02 %
Intercepted Flow	7.87 cfs
Bypass Flow	6.98 cfs
Spread	14.9 ft
Depth	4.8 in
Flow Area	2.3 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	6.34 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.030
Grate Flow Ratio	0.383
Equivalent Cross Slope	0.080 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.100
Total Interception Length	37.4 ft

Worksheet for 8A-B George Dr Double Type C Inlet In Sag

Project Description	
Solve For	Spread

Input Data	
Discharge	26.63 cfs
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	6.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft
Opening Height	0.5 ft
Curb Throat Type	Horizontal
Throat Incline Angle	90.00 degrees

Options	
Calculation Option	Use Both

Results	
Spread	38.4 ft
Depth	10.4 in
Gutter Depression	1.2 in
Total Depression	4.0 in
Open Grate Area	8.1 ft²
Active Grate Weir Length	9.0 ft

Worksheet for 9A-B Zachary Rd Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	7.76 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	67.49 %
Intercepted Flow	5.24 cfs
Bypass Flow	2.52 cfs
Spread	11.3 ft
Depth	3.9 in
Flow Area	1.4 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	5.52 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.038
Grate Flow Ratio	0.492
Equivalent Cross Slope	0.096 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.147
Total Interception Length	25.5 ft

Worksheet for 10A-B Archer Rd Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	10.83 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	59.80 %
Intercepted Flow	6.48 cfs
Bypass Flow	4.35 cfs
Spread	13.1 ft
Depth	4.3 in
Flow Area	1.8 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	5.92 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.034
Grate Flow Ratio	0.433
Equivalent Cross Slope	0.088 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.121
Total Interception Length	31.1 ft

Worksheet for 10C-D Zachary Rd Single Type A On Grade

Project Description	
Solve For	Efficiency

Input Data	
Discharge	6.87 cfs
Slope	0.041 ft/ft
Gutter Width	2.50 ft
Gutter Cross Slope	0.060 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.017
Local Depression	2.8 in
Local Depression Width	2.5 in
Grate Width	2.00 ft
Grate Length	3.0 ft
Grate Type	P-50 mm (P-1 -7/8")
Clogging	25.0 %
Curb Opening Length	6.0 ft

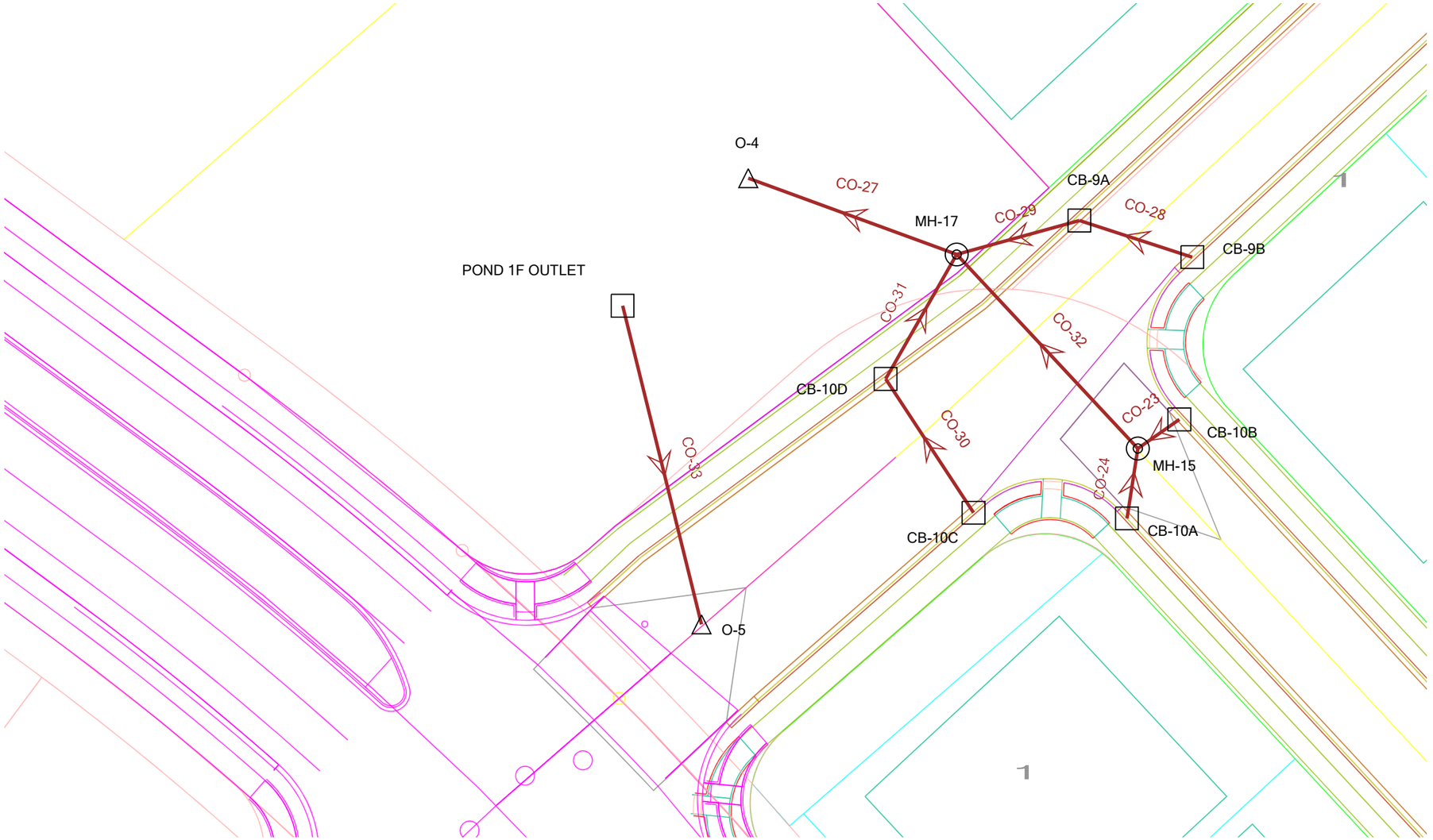
Options	
Calculation Option	Use Both
Grate Flow Option	Exclude None

Results	
Efficiency	70.40 %
Intercepted Flow	4.84 cfs
Bypass Flow	2.03 cfs
Spread	10.7 ft
Depth	3.8 in
Flow Area	1.3 ft²
Gutter Depression	1.2 in
Total Depression	4.0 in
Velocity	5.38 ft/s
Splash Over Velocity	8.64 ft/s
Frontal Flow Factor	1.000
Side Flow Factor	0.040
Grate Flow Ratio	0.516
Equivalent Cross Slope	0.100 ft/ft
Active Grate Length	2.3 ft
Length Factor	0.158
Total Interception Length	23.7 ft

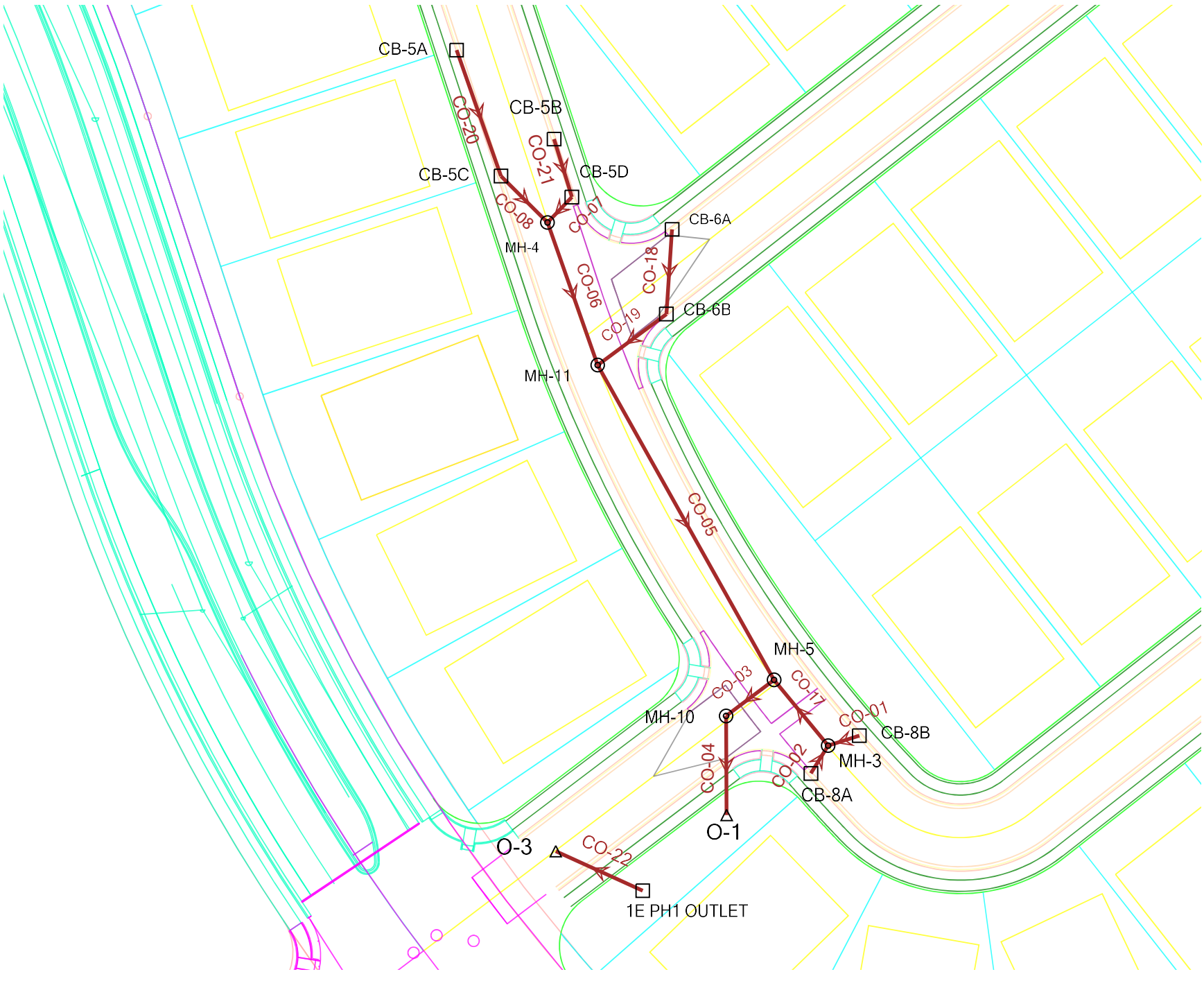
APPENDIX D

STORMCAD OUTPUT

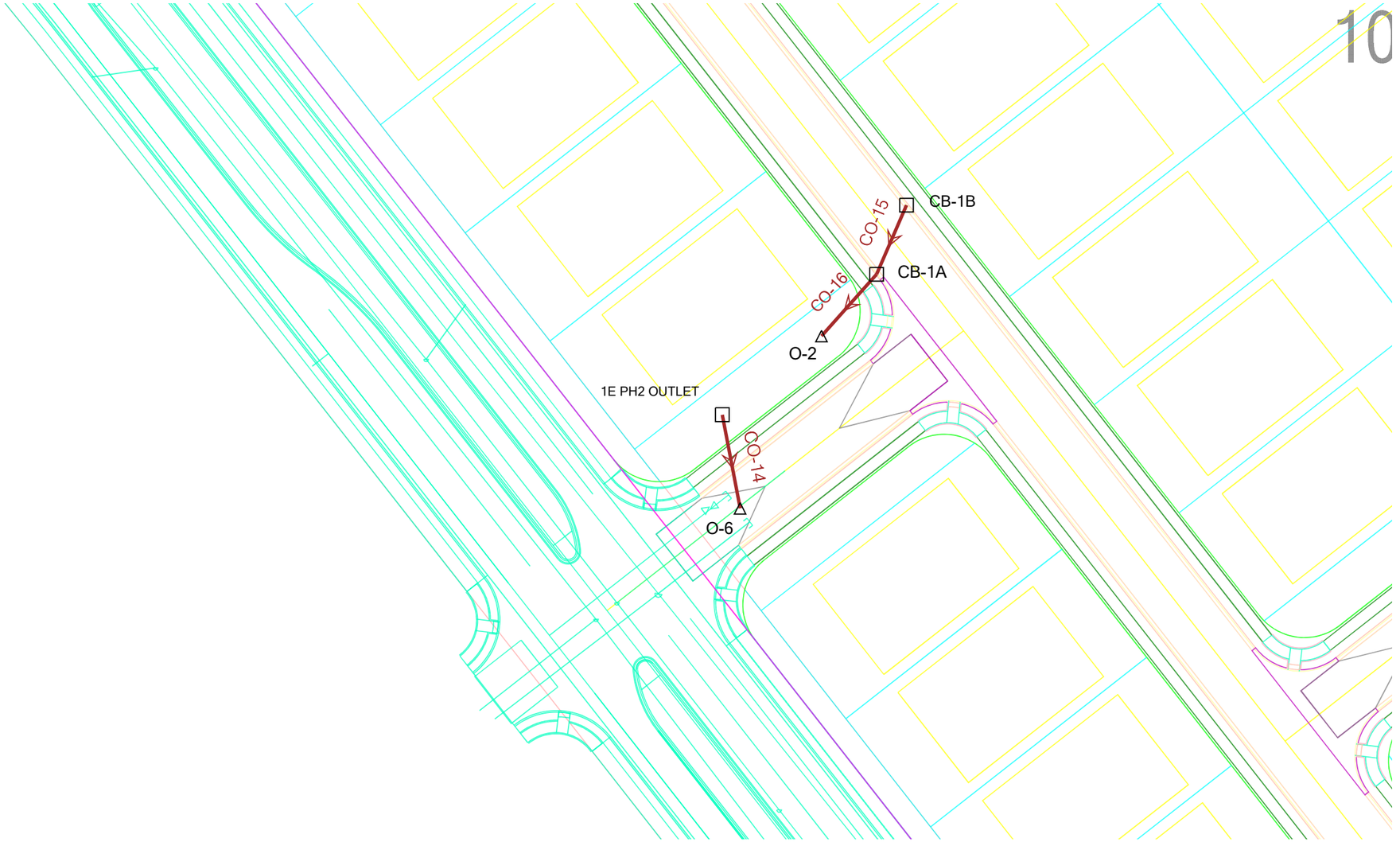
Scenario: Base



Scenario: Base



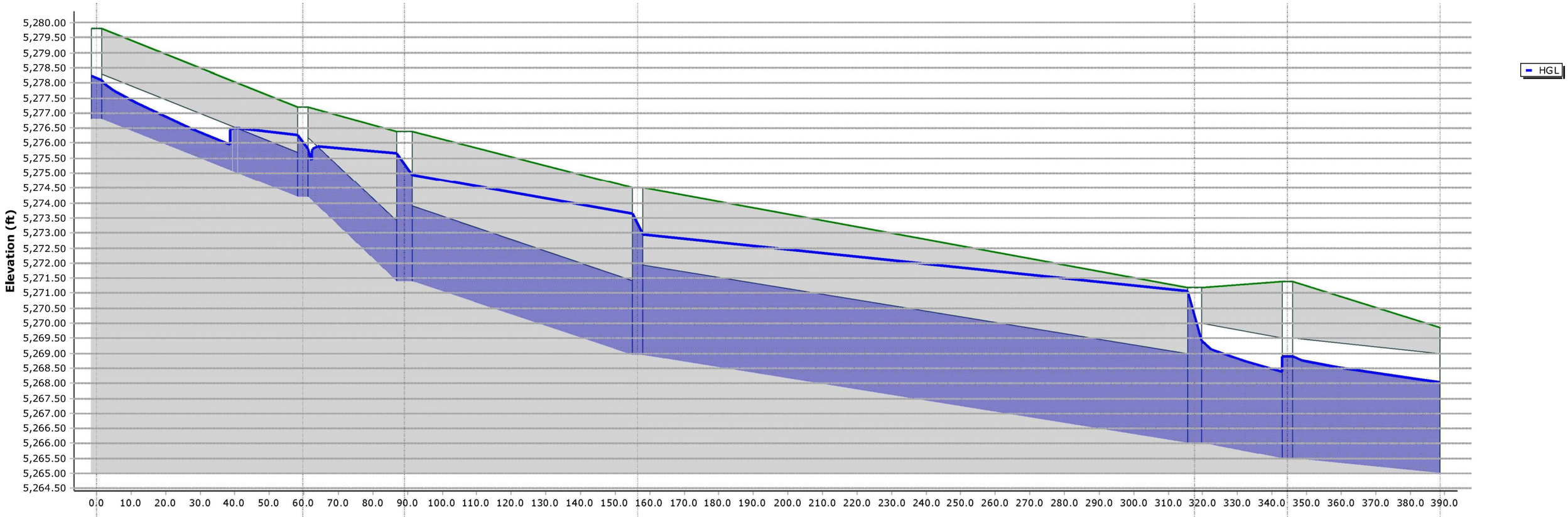
Scenario: Base



Conduit FlexTable: Combined Pipe/Node Report

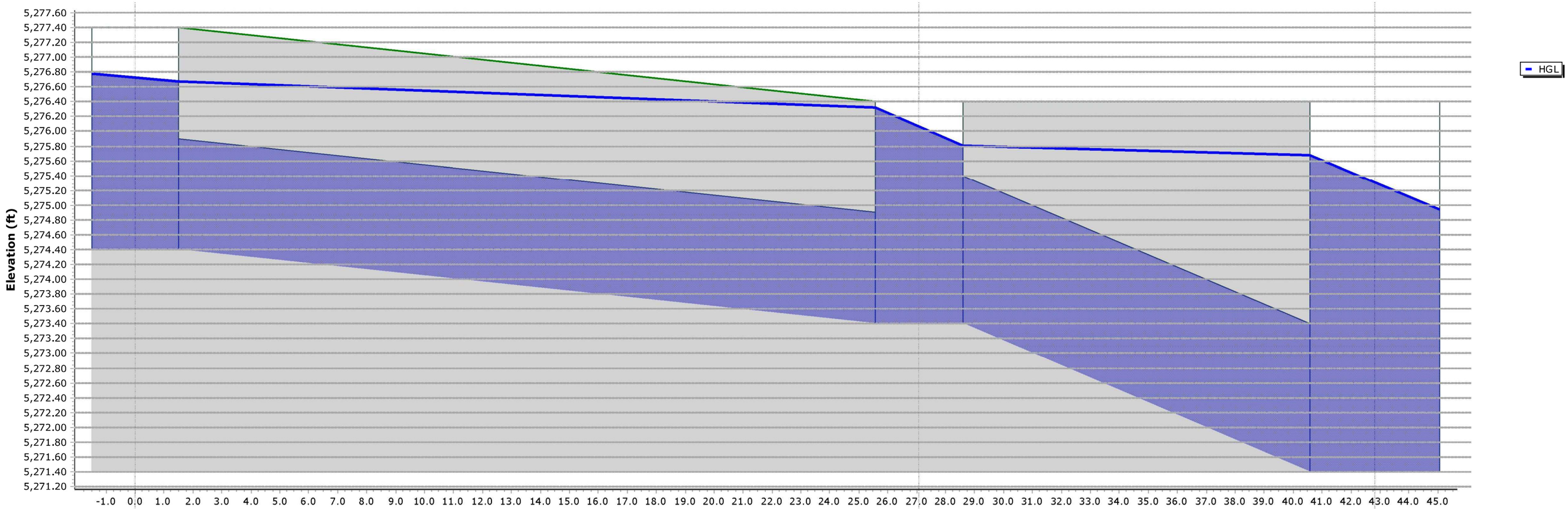
Label	Start Node	Stop Node	Diameter (in)	Length (Unified) (ft)	Flow (cfs)	Velocity (ft/s)	Slope (Calculated) (ft/ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
CO-01	CB-8B	MH-3	30.0	14.6	28.70	5.85	0.034	5,267.70	5,267.20	5,271.70	5,271.70	5,271.77	5,271.70
CO-02	CB-8A	MH-3	30.0	14.6	28.70	5.85	0.034	5,267.70	5,267.20	5,271.70	5,271.70	5,271.77	5,271.70
CO-07	CB-5D	MH-4	24.0	15.7	20.51	6.53	0.127	5,273.40	5,271.40	5,276.40	5,276.40	5,275.80	5,275.68
CO-08	CB-5C	MH-4	24.0	29.4	20.51	19.32	0.095	5,274.20	5,271.40	5,277.20	5,276.40	5,275.82	5,275.68
CO-14	1E PH2 OUTLET	O-6	18.0	41.6	6.12	6.62	0.012	5,295.50	5,295.00	5,300.60	5,296.50	5,296.46	5,296.50
CO-15	CB-1B	CB-1A	18.0	32.9	3.06	6.00	0.015	5,296.50	5,296.00	5,299.50	5,299.40	5,297.17	5,297.05
CO-16	CB-1A	O-2	18.0	36.2	6.12	6.98	0.014	5,296.00	5,295.50	5,299.40	5,300.60	5,296.96	5,296.26
CO-17	MH-3	MH-5	36.0	38.0	79.40	11.23	0.032	5,267.20	5,266.00	5,271.70	5,271.20	5,271.60	5,271.06
CO-03	MH-5	MH-10	48.0	26.8	129.76	16.69	0.019	5,266.00	5,265.50	5,271.20	5,271.40	5,269.41	5,268.39
CO-04	MH-10	O-1	48.0	44.2	129.76	13.64	0.011	5,265.50	5,265.00	5,271.40	5,269.85	5,268.91	5,268.05
CO-06	MH-4	MH-11	30.0	67.5	56.62	11.53	0.037	5,271.40	5,268.93	5,276.40	5,274.50	5,274.94	5,273.65
CO-05	MH-11	MH-5	36.0	161.2	72.36	10.24	0.018	5,268.93	5,266.00	5,274.50	5,271.20	5,272.96	5,271.06
CO-18	CB-6A	CB-6B	18.0	37.9	7.87	10.71	0.037	5,274.60	5,273.20	5,277.60	5,276.20	5,275.69	5,274.91
CO-19	CB-6B	MH-11	24.0	38.2	15.74	19.01	0.112	5,273.20	5,268.93	5,276.20	5,274.50	5,274.63	5,273.65
CO-20	CB-5A	CB-5C	18.0	59.6	11.83	12.65	0.044	5,276.80	5,274.20	5,279.80	5,277.20	5,278.11	5,276.26
CO-21	CB-5B	CB-5D	18.0	27.1	11.83	6.69	0.037	5,274.40	5,273.40	5,277.40	5,276.40	5,276.67	5,276.33
CO-22	1E PH1 OUTLET	O-3	30.0	42.6	114.20	36.30	0.162	5,265.00	5,258.09	5,273.00	5,269.70	5,267.49	5,260.59
CO-23	CB-10B	MH-15	18.0	13.4	6.48	3.67	0.075	5,261.00	5,260.00	5,265.00	5,265.00	5,262.77	5,262.72
CO-24	CB-10A	MH-15	18.0	18.7	6.48	3.67	0.053	5,261.00	5,260.00	5,265.10	5,265.00	5,262.79	5,262.72
CO-27	MH-17	O-4	24.0	58.6	33.12	19.35	0.068	5,259.00	5,255.00	5,266.30	5,266.00	5,260.90	5,256.20
CO-28	CB-9B	CB-9A	18.0	31.3	5.24	7.99	0.022	5,264.60	5,263.90	5,267.60	5,266.90	5,265.48	5,265.32
CO-29	CB-9A	MH-17	18.0	33.6	10.48	19.09	0.146	5,263.90	5,259.00	5,266.90	5,266.30	5,265.14	5,261.44
CO-30	CB-10C	CB-10D	18.0	42.3	4.84	6.19	0.012	5,262.00	5,261.50	5,266.40	5,266.40	5,262.85	5,262.88
CO-31	CB-10D	MH-17	18.0	37.9	9.68	14.01	0.066	5,261.50	5,259.00	5,266.40	5,266.30	5,262.70	5,261.44
CO-32	MH-15	MH-17	18.0	70.1	12.96	7.33	0.014	5,260.00	5,259.00	5,265.00	5,266.30	5,262.51	5,261.44
CO-33	POND 1F OUTLET	O-5	24.0	86.7	35.68	15.46	0.037	5,255.00	5,251.79	5,265.00	5,265.00	5,256.93	5,253.79

CB-5A to O-1 - Base



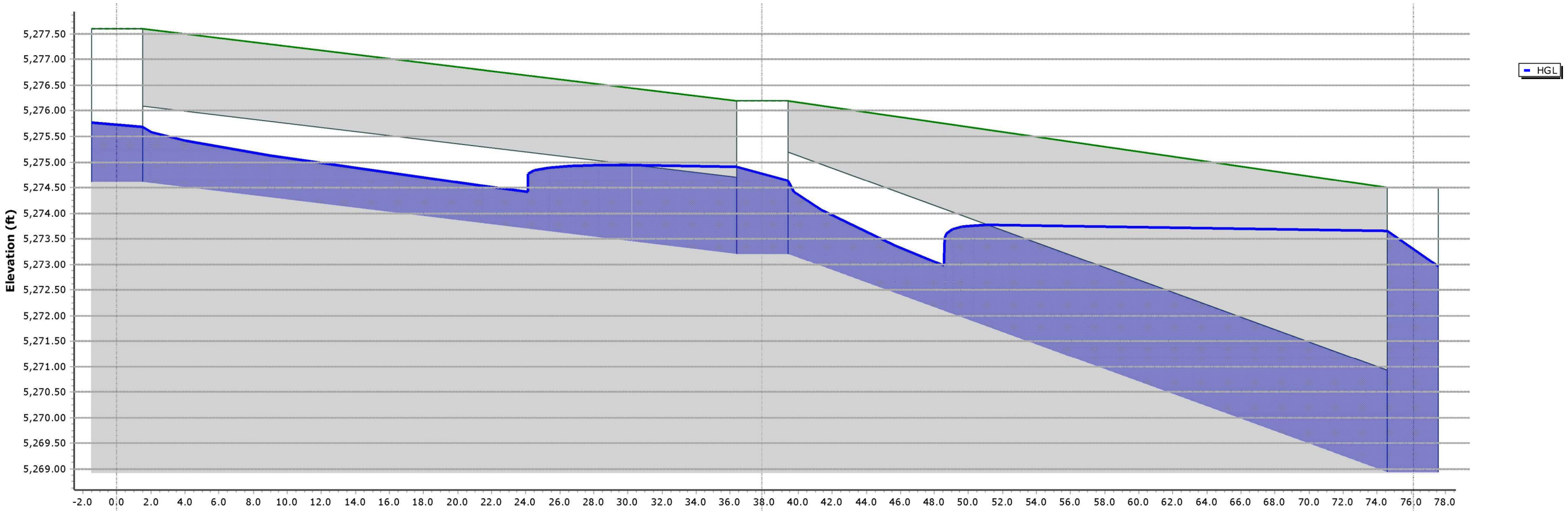
ID\Label	90 \ CO-20	55 \ CO-08	81 \ CO-06	82 \ CO-05		78 \ CO-03	79 \ CO-04
Link Length (ft)	59.6	29.4	67.5	161.2		26.8	44.2
Rise (in)\Material	18.0 \	24.0 \	30.0 \	36.0 \		48.0 \	48.0 \
Flow (cfs)	11.83	20.51	56.62	72.36		129.76	129.76
Slope (ft/ft)	0.044	0.095	0.037	0.018		0.019	0.011
ID\Label	88 \ CB-5A	73 \ CB-5C	38 \ MH-4	80 \ MH-11	35 \ MH-5	77 \ MH-10	48 \ O-1
Ground (ft)	5279.80	5277.20	5276.40	5274.50	5271.20	5271.40	5269.85
Invert (ft)	5276.80	5274.20	5271.40	5268.93	5266.00	5265.50	5265.00
Station (ft)	0.0	59.6	89.0	156.5	317.6	344.4	388.6

CB-5B to MH-4 - Base



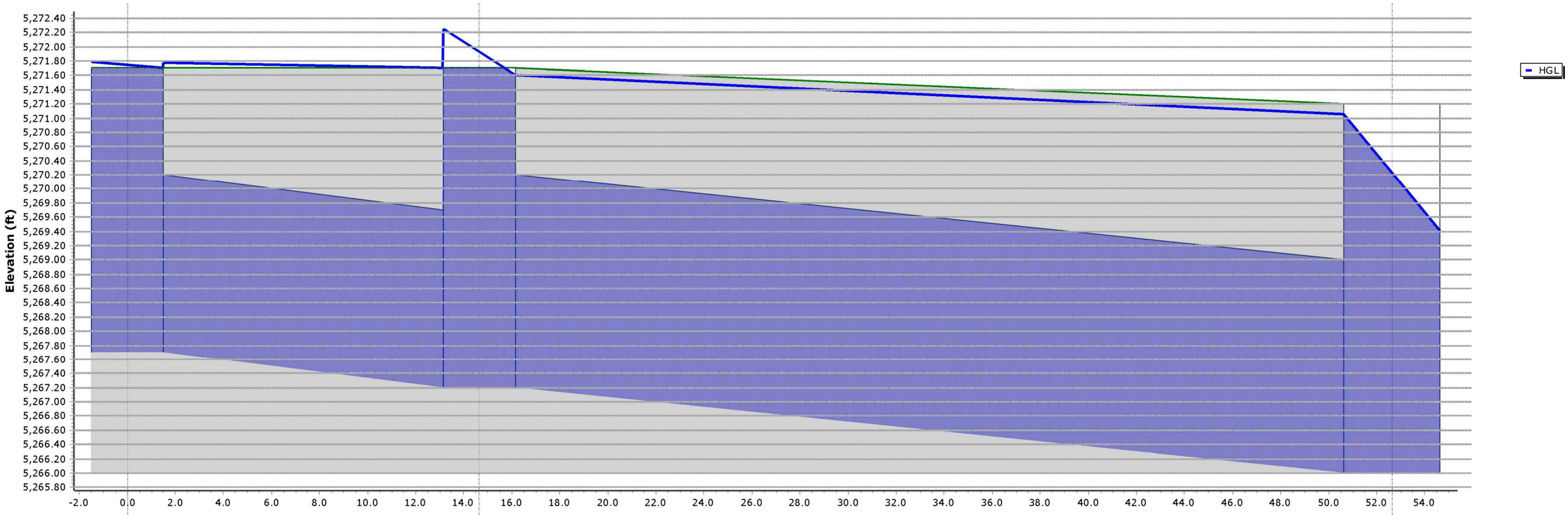
ID\Label	91 \ CO-21	54 \ CO-07	
Link Length (ft)	27.1	15.7	
Rise (in)\Material	18.0 \	24.0 \	
Flow (cfs)	11.83	20.51	
Slope (ft/ft)	0.037	0.127	
ID\Label	89 \ CB-5B	72 \ CB-5D	38 \ MH-4
Ground (ft)	5277.40	5276.40	5276.40
Invert (ft)	5274.40	5273.40	5271.40
Station (ft)	0.0	27.1	42.8

CB-6A to MH-11 - Base



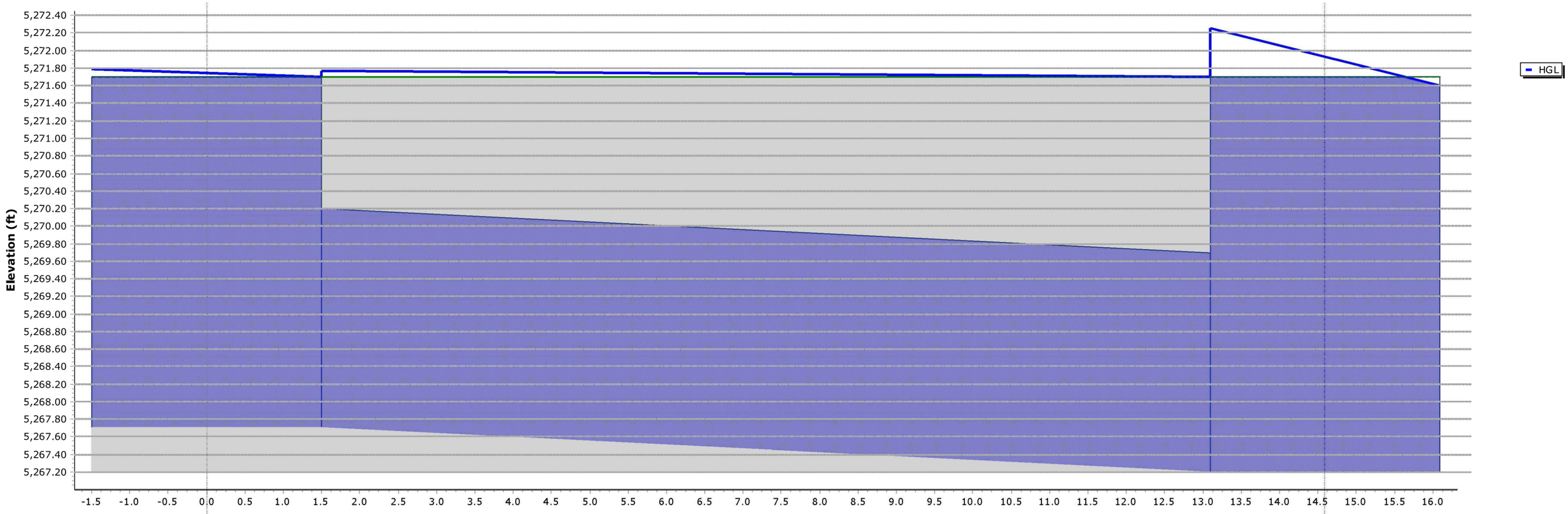
ID\Label	86 \ CO-18	87 \ CO-19	
Link Length (ft)	37.9	38.2	
Rise (in)\Material	18.0 \	24.0 \	
Flow (cfs)	7.87	15.74	
Slope (ft/ft)	0.037	0.112	
ID\Label	84 \ CB-6A	85 \ CB-6B	80 \ MH-11
Ground (ft)	5277.60	5276.20	5274.50
Invert (ft)	5274.60	5273.20	5268.93
Station (ft)	0.0	37.9	76.1

CB-8B to MH-5 - Base



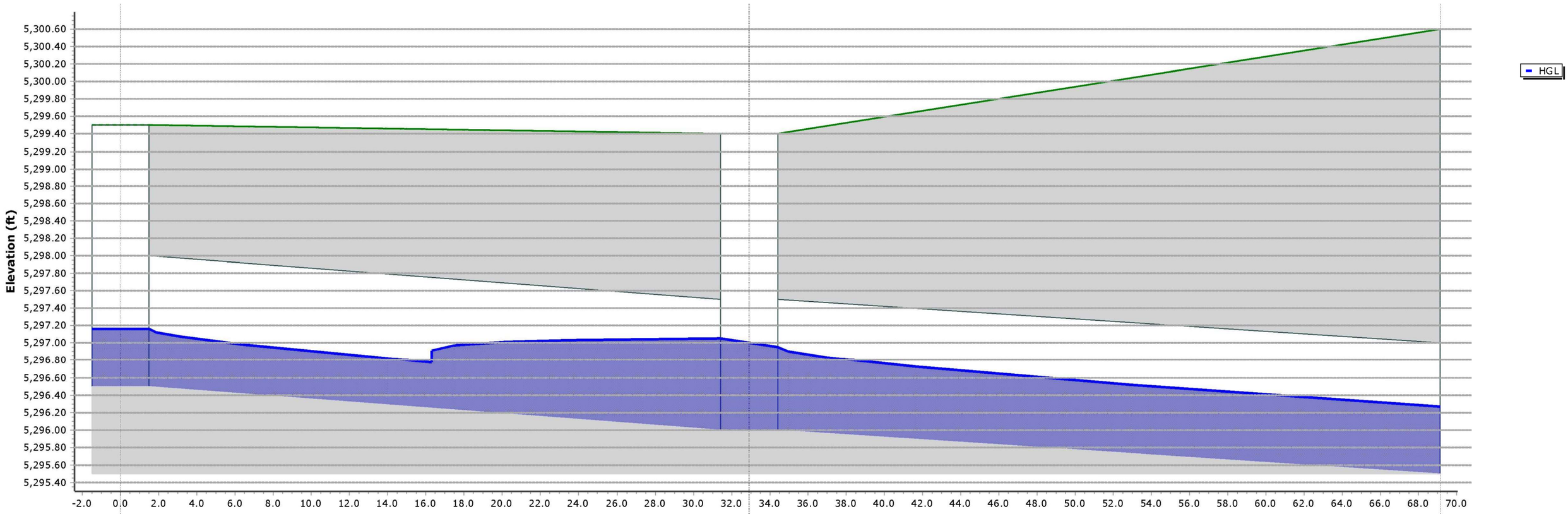
ID\Label	39 \ CO-01	76 \ CO-17	
Link Length (ft)	14.6	38.0	
Rise (in)\Material	30.0 \	36.0 \	
Flow (cfs)	28.70	79.40	
Slope (ft/ft)	0.034	0.032	
ID\Label	75 \ CB-8B	33 \ MH-3	35 \ MH-5
Ground (ft)	5271.70	5271.70	5271.20
Invert (ft)	5267.70	5267.20	5266.00
Station (ft)	0.0	14.6	52.6

CB-8A to MH-3 - Base



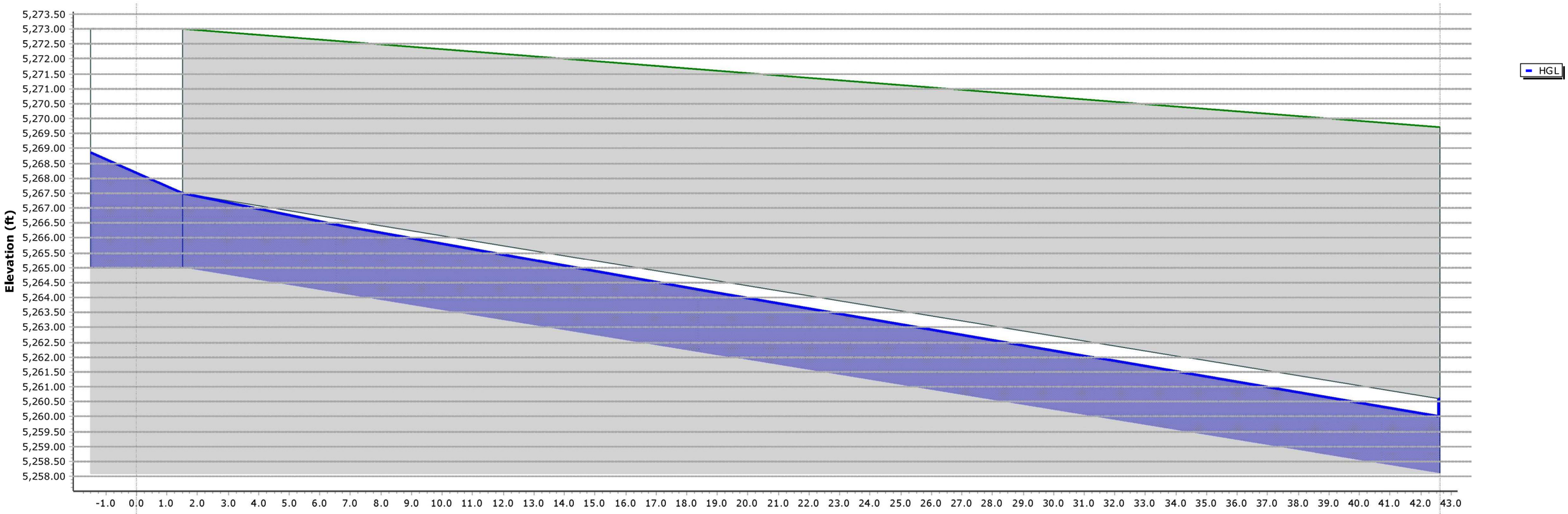
ID\Label		46 \ CO-02	
Link Length (ft)		14.6	
Rise (in)\Material		30.0 \	
Flow (cfs)		28.70	
Slope (ft/ft)		0.034	
ID\Label	74 \ CB-8A		33 \ MH-3
Ground (ft)	5271.70		5271.70
Invert (ft)	5267.70		5267.20
Station (ft)	0.0		14.6

CB-1B to O-2 - Base



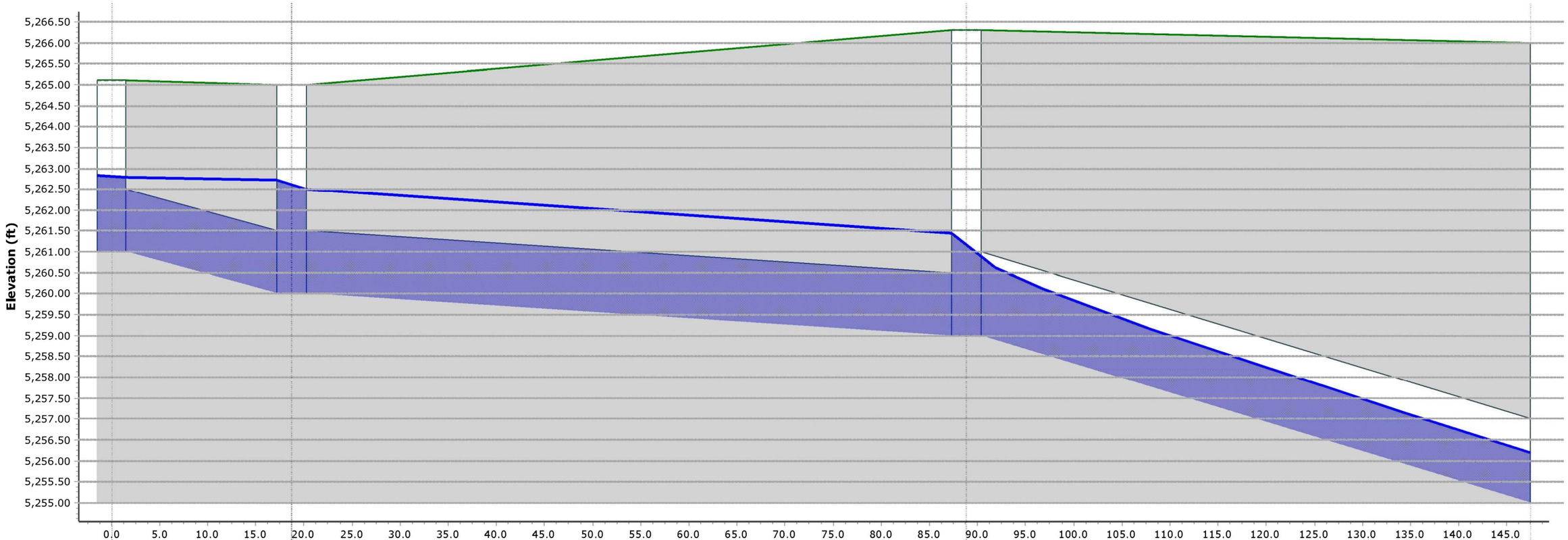
ID\Label	70 \ CO-15	71 \ CO-16	
Link Length (ft)	32.9	36.2	
Rise (in)\Material	18.0 \	18.0 \	
Flow (cfs)	3.06	6.12	
Slope (ft/ft)	0.015	0.014	
ID\Label	65 \ CB-1B	64 \ CB-1A	66 \ O-2
Ground (ft)	5299.50	5299.40	5300.60
Invert (ft)	5296.50	5296.00	5295.50
Station (ft)	0.0	32.9	69.1

1E PH1 OUTLET to O-3 - Base



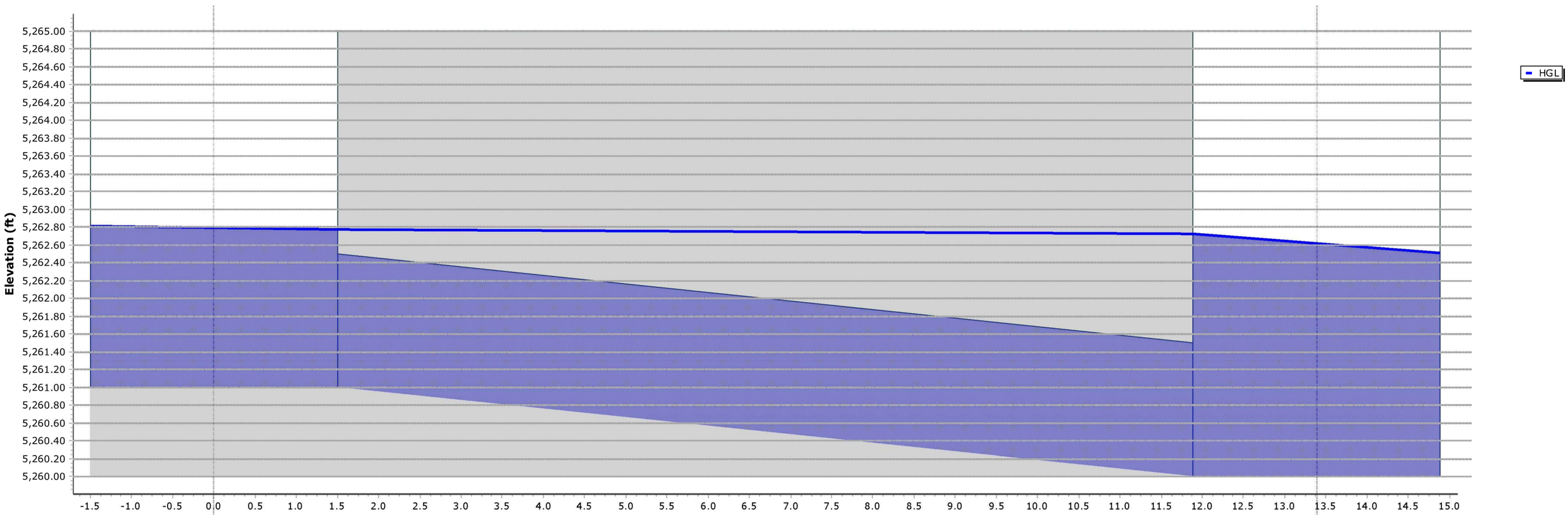
ID\Label		94 \ CO-22
Link Length (ft)		42.6
Rise (in)\Material		30.0 \
Flow (cfs)		114.20
Slope (ft/ft)		0.162
ID\Label	92 \ 1E PH1 OUTLET	93 \ O-3
Ground (ft)	5273.00	5269.70
Invert (ft)	5265.00	5258.09
Station (ft)	0.0	42.6

CB-10A to O-4 - Base



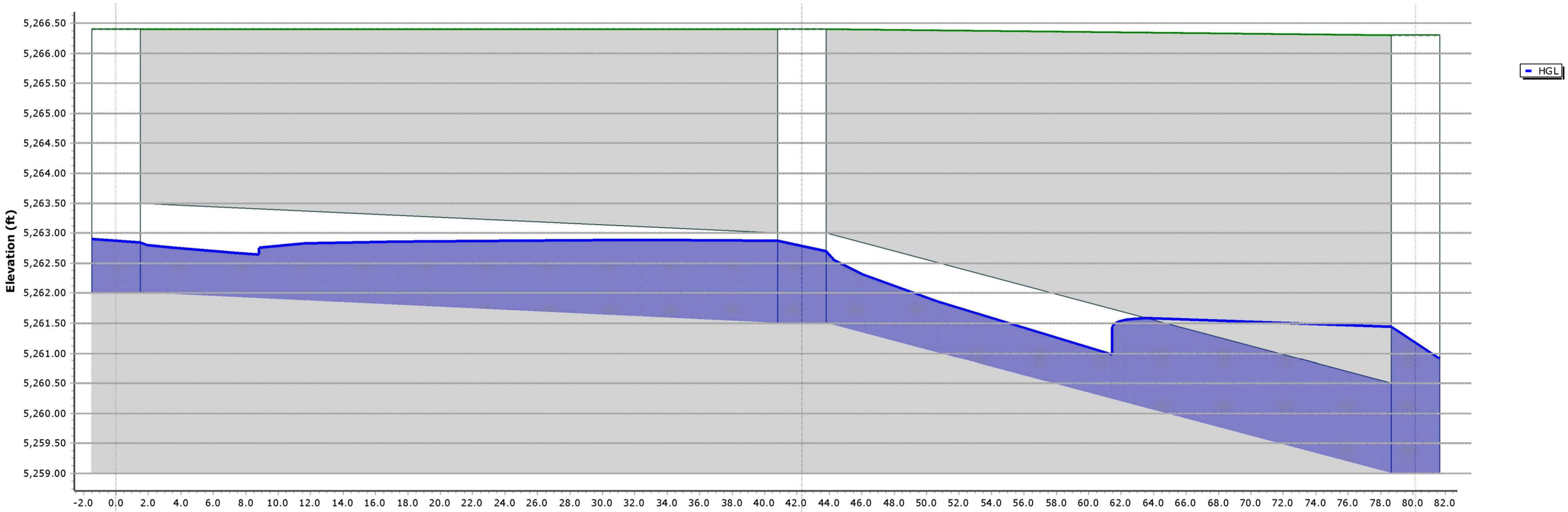
ID\Label	108 \ CO-24	116 \ CO-32	111 \ CO-27	
Link Length (ft)	18.7	70.1	58.6	
Rise (in)\Material	18.0 \	18.0 \	24.0 \	
Flow (cfs)	6.48	12.96	33.12	
Slope (ft/ft)	0.053	0.014	0.068	
ID\Label	96 \ CB-10A	103 \ MH-15	105 \ MH-17	106 \ O-4
Ground (ft)	5265.10	5265.00	5266.30	5266.00
Invert (ft)	5261.00	5260.00	5259.00	5255.00
Station (ft)	0.0	18.7	88.8	147.4

CB-10B to MH-15 - Base



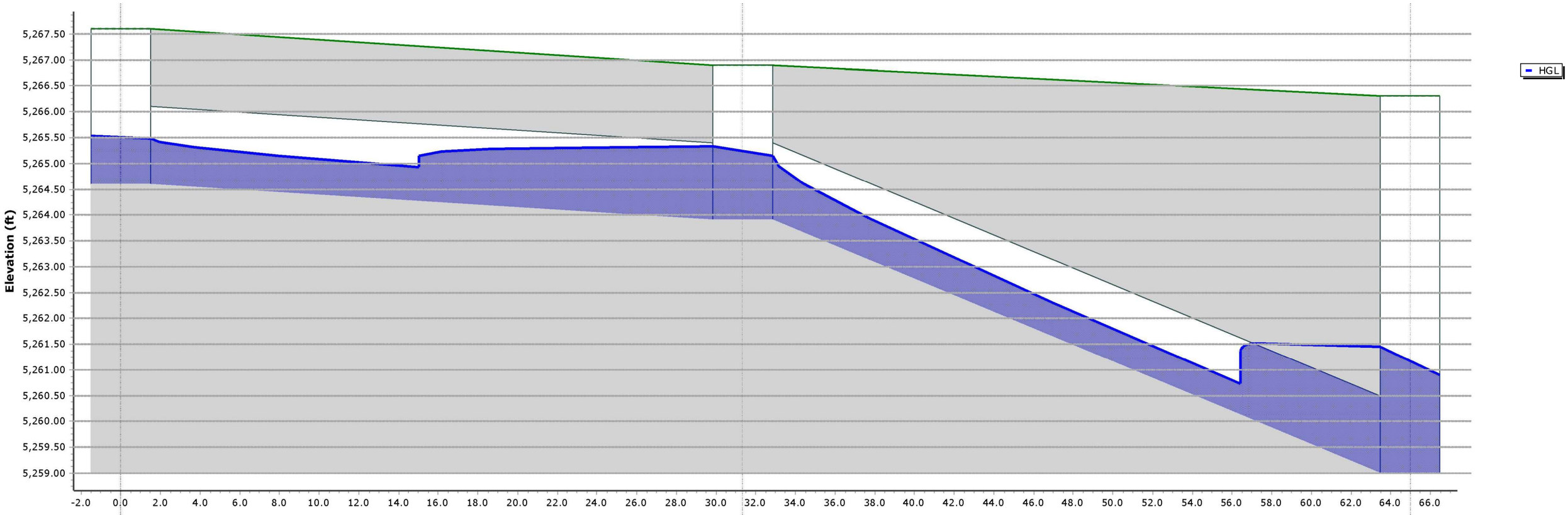
ID\Label		107 \ CO-23	
Link Length (ft)		13.4	
Rise (in)\Material		18.0 \	
Flow (cfs)		6.48	
Slope (ft/ft)		0.075	
ID\Label	95 \ CB-10B		103 \ MH-15
Ground (ft)	5265.00		5265.00
Invert (ft)	5261.00		5260.00
Station (ft)	0.0		13.4

CB-10C to MH-17 - Base



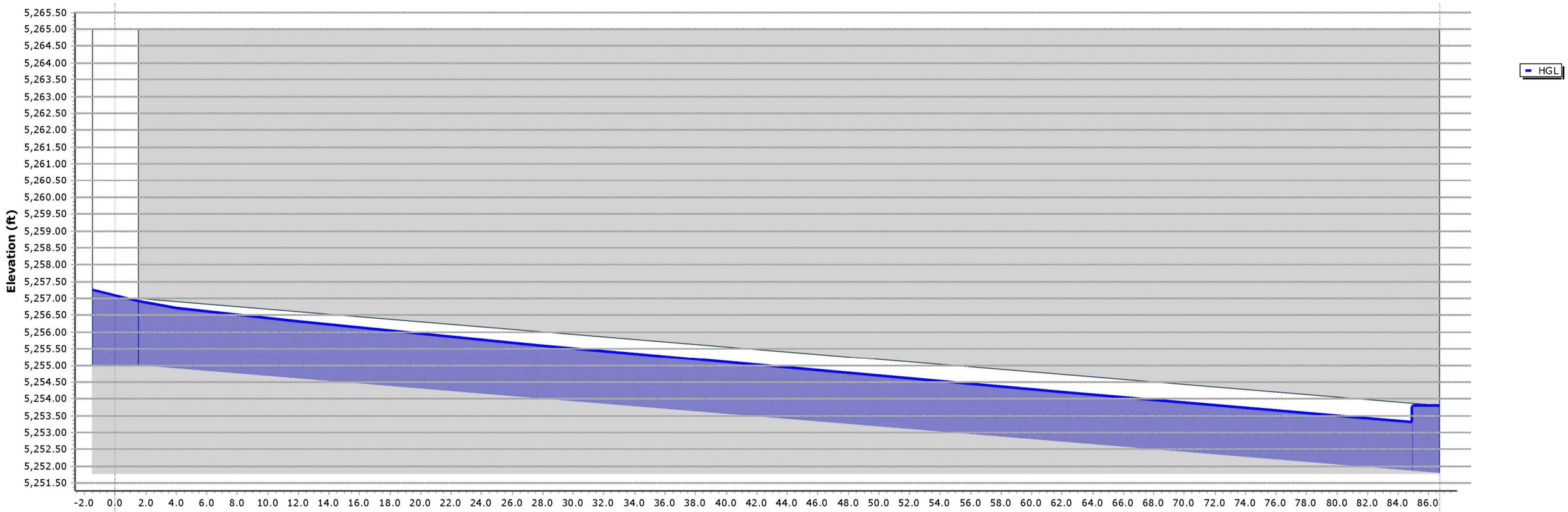
ID\Label	114 \ CO-30	115 \ CO-31	
Link Length (ft)	42.3	37.9	
Rise (in)\Material	18.0 \	18.0 \	
Flow (cfs)	4.84	9.68	
Slope (ft/ft)	0.012	0.066	
ID\Label	99 \ CB-10C	100 \ CB-10D	105 \ MH-17
Ground (ft)	5266.40	5266.40	5266.30
Invert (ft)	5262.00	5261.50	5259.00
Station (ft)	0.0	42.3	80.2

CB-9B to MH-17 - Base



ID\Label	112 \ CO-28	113 \ CO-29	
Link Length (ft)	31.3	33.6	
Rise (in)\Material	18.0 \	18.0 \	
Flow (cfs)	5.24	10.48	
Slope (ft/ft)	0.022	0.146	
ID\Label	97 \ CB-9B	98 \ CB-9A	105 \ MH-17
Ground (ft)	5267.60	5266.90	5266.30
Invert (ft)	5264.60	5263.90	5259.00
Station (ft)	0.0	31.3	65.0

POND 1F OUTLET to O-5 - Base



ID\Label		123 \ CO-33
Link Length (ft)		86.7
Rise (in)\Material		24.0 \
Flow (cfs)		35.68
Slope (ft/ft)		0.037
ID\Label	121 \ POND 1F OUTLET	122 \ O-5
Ground (ft)	5265.00	5265.00
Invert (ft)	5255.00	5251.79
Station (ft)	0.0	86.7

DETENTION POND DETAILS

Lomas Encantadas 1F Phase 1 Standpipe for Pond

STANDPIPE DIA (in)	HOLES/ ROW	WATER DEPTH	HEAD					Q (cfs)					Q_{TOTAL} (cfs)
			ROW 1	ROW 2	ROW 3	WEIR	ORIFICE	ROW 1	ROW 2	ROW 3	WEIR	ORIFICE	
72	8.00	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
SPACE ABOVE TOP ORIFICE TO WEIR (in)	**ROW 1 SIZE**	1.0	0.08	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	0.00	**2.18**
	6.00	2.0	1.08	0.42	0.00	0.00	0.00	7.87	4.88	0.00	0.00	0.00	**12.75**
	ROW 2 SIZE	3.0	2.08	1.42	0.08	0.00	0.00	10.92	9.00	2.18	0.00	0.00	**22.10**
24	6.00	4.0	3.08	2.42	1.08	0.00	0.00	13.28	11.76	7.87	0.00	0.00	**32.91**
ROW 1 INV ABOVE GROUND (IN)	**ROW 3 SIZE**	5.0	4.08	3.42	2.08	0.00	0.00	15.28	13.98	10.92	0.00	0.00	**40.18**
	6.00	6.0	5.08	4.42	3.08	0.83	0.83	17.05	15.90	13.28	43.02	124.28	**89.25**
8	**HOLE SPACE**	7.0	6.08	5.42	4.08	1.83	1.83	18.65	17.60	15.28	140.37	184.33	**191.91**
PIPE HEIGHT (ft) (ABOVE GROUND)	10.00	8.0	7.08	6.42	5.08	2.83	2.83	20.13	19.16	17.05	269.69	229.16	**285.50**
	# OF ROWS	9.0	8.08	7.42	6.08	3.83	3.83	21.50	20.60	18.65	424.41	266.55	**327.30**
5.00	3.00	10.0	9.08	8.42	7.08	4.83	4.83	22.79	21.94	20.13	600.89	299.30	**364.17**

TOTAL FLOW TO 1-6' DIA. STANDPIPE IS 61.3 CFS. DEPTH OF WEIR FLOW IS 5.43 FT.

LE 1F SWQ Pond
Proposed Pond Rating Curve
June 2021

Elevation	Area		Volume	Cumulative Volume	Outlet Q (30" RCP)
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)	(cfs)
5255	2032	0.047	0	0	0.0
5256	2651	0.061	0.054	0.05	2.2
5257	3327	0.076	0.069	0.12	12.8
5258	4060	0.093	0.085	0.21	22.1
5259	4851	0.111	0.102	0.31	32.9
5260	5699	0.131	0.121	0.43	71.0
5261	6605	0.152	0.141	0.57	167.9
5262	7569	0.174	0.163	0.73	273.9
5263	8589	0.197	-2.070	1.71	317.0

LE 1F SWQ Pond Summary		
Description	Unit	Results
Total Drainage Area	SQ MI	0.0305
Inflow Time to Peak	Hrs	1.5
Inflow Peak Discharge	CFS	49.16
Inflow Runoff Volume	AC-FT	1.8
Outflow Time to Peak	Hrs	1.60
Outflow Peak Discharge	CFS	35.68
Maximum Storage Volume	AC-FT	0.36
Outflow Runoff Volume	AC-FT	1.8
Total Reservoir Storage Time	Hrs	8.5
Reservoir Invert Elevation	FT	5255
Top of Embankment Elevation	FT	5262
Maximum Water Surface Elevation	FT	5259.38
Maximum Water Depth	FT	4.38

CULVERT CALCULATIONS

Culvert Calculator Report
AP O4 CULVERT CROSSING

Solve For: Headwater Elevation

Culvert Summary					
Allowable HW Elevation	5,300.00 ft	Headwater Depth/Height	0.76		
Computed Headwater Eleva	5,298.52 ft	Discharge	7.35	cfs	
Inlet Control HW Elev.	5,298.38 ft	Tailwater Elevation	0.00	ft	
Outlet Control HW Elev.	5,298.52 ft	Control Type	Entrance Control		

Grades					
Upstream Invert	5,297.00 ft	Downstream Invert	5,296.00	ft	
Length	80.00 ft	Constructed Slope	0.012500	ft/ft	

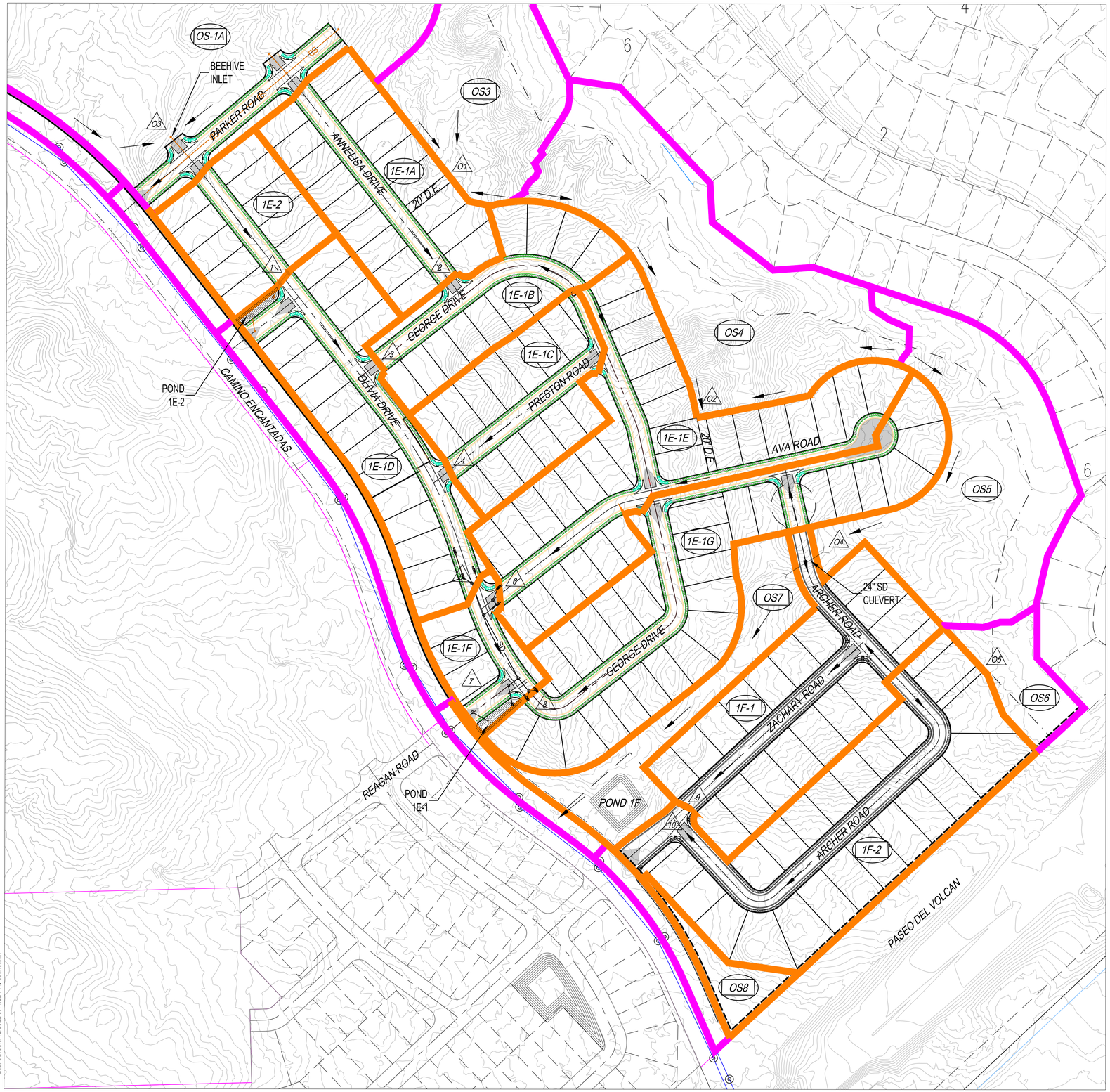
Hydraulic Profile					
Profile	S2	Depth, Downstream	0.74	ft	
Slope Type	Steep	Normal Depth	0.74	ft	
Flow Regime	Supercritical	Critical Depth	0.96	ft	
Velocity Downstream	6.98 ft/s	Critical Slope	0.004801	ft/ft	

Section					
Section Shape	Circular	Mannings Coefficient	0.013		
Section Material	Concrete	Span	2.00	ft	
Section Size	24 inch	Rise	2.00	ft	
Number Sections	1				

Outlet Control Properties					
Outlet Control HW Elev.	5,298.52 ft	Upstream Velocity Head	0.37	ft	
Ke	0.50	Entrance Loss	0.19	ft	

Inlet Control Properties					
Inlet Control HW Elev.	5,298.38 ft	Flow Control	Unsubmerged		
Inlet Type	Square edge w/headwall	Area Full	3.1	ft²	
K	0.00980	HDS 5 Chart	1		
M	2.00000	HDS 5 Scale	1		
C	0.03980	Equation Form	1		
Y	0.67000				

APPENDIX E



BASIN BOUNDARY: OFFSITE DEVELOPED

BASIN BOUNDARY: ONSITE DEVELOPED

DRAINAGE FLOW ARROW

OS4 DRAINAGE BASIN NUMBER

JW-16 STORM DRAIN NODE ID

RUNOFF TABLE

BASIN ID	AREA (AC)	AREA (SQ MI)	YIELD (CFS/ACRE)	Q (CFS)
1E-1A	3.60	0.0056	3.41	12.29
1E-1B	2.61	0.0041	3.41	8.91
1E-1C	2.77	0.0043	3.41	9.44
1E-1D	4.18	0.0065	3.41	14.27
1E-1E	6.26	0.0098	3.41	21.33
1E-1F	1.22	0.0019	3.41	4.16
1E-1G	6.40	0.0100	3.41	21.82
1E-2	2.07	0.0032	3.51	7.25
1F-1	4.69	0.0073	3.31	15.51
1F-2	6.54	0.0102	3.31	21.65
OS-1A	134.20	0.2097	0.75	101.20
OS-2	18.20	0.0284	0.65	11.78
OS-3	8.64	0.0135	1.44	12.45
OS-4	5.80	0.0091	1.44	8.37
OS-5	5.10	0.0080	1.44	7.35
OS-6	0.98	0.0015	1.44	1.41
OS-7	2.23	0.0035	1.44	3.22

BASIN ID	ANALYSIS POINT	FLOW (CFS)
1E-2	1	7.25
OS-3	O1	12.45
1E-1A	2	24.74
1E-1B	3	33.65
1E-1C	4	9.44
1E-1D	5	57.36
OS-4	O2	8.37
1E-1E	6	29.70
1E-1F	7	91.22
1E-1G	8	21.82
1F-1	9	15.51
1F-2	10	37.16
OS-1A	O3	101.20
OS5	O4	7.35
OS6	O5	1.41

0 100' 200'

SCALE: 1" = 100'

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Rio Rancho City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

ONSITE CONDITIONS LE BASIN MAP

LOMAS ENCANTADAS 1F & 1E PHASE 1 & 2 SUBDIVISION RIO RANCHO, NEW MEXICO

PROJECT NO.	R307760.01
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: D1

Plotted: 6/15/2022 6:49:47 PM, By:Duneman, Donnie
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Xref Dependencies Detached or Not Found: duneman



Our *commitment* is to understand the needs of our clients and to meet those needs by delivering professional services with the highest level of ***quality & integrity.***

HUITT-ZOLLARS

LOMAS ENCANTADAS 1F SUBDIVISION

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

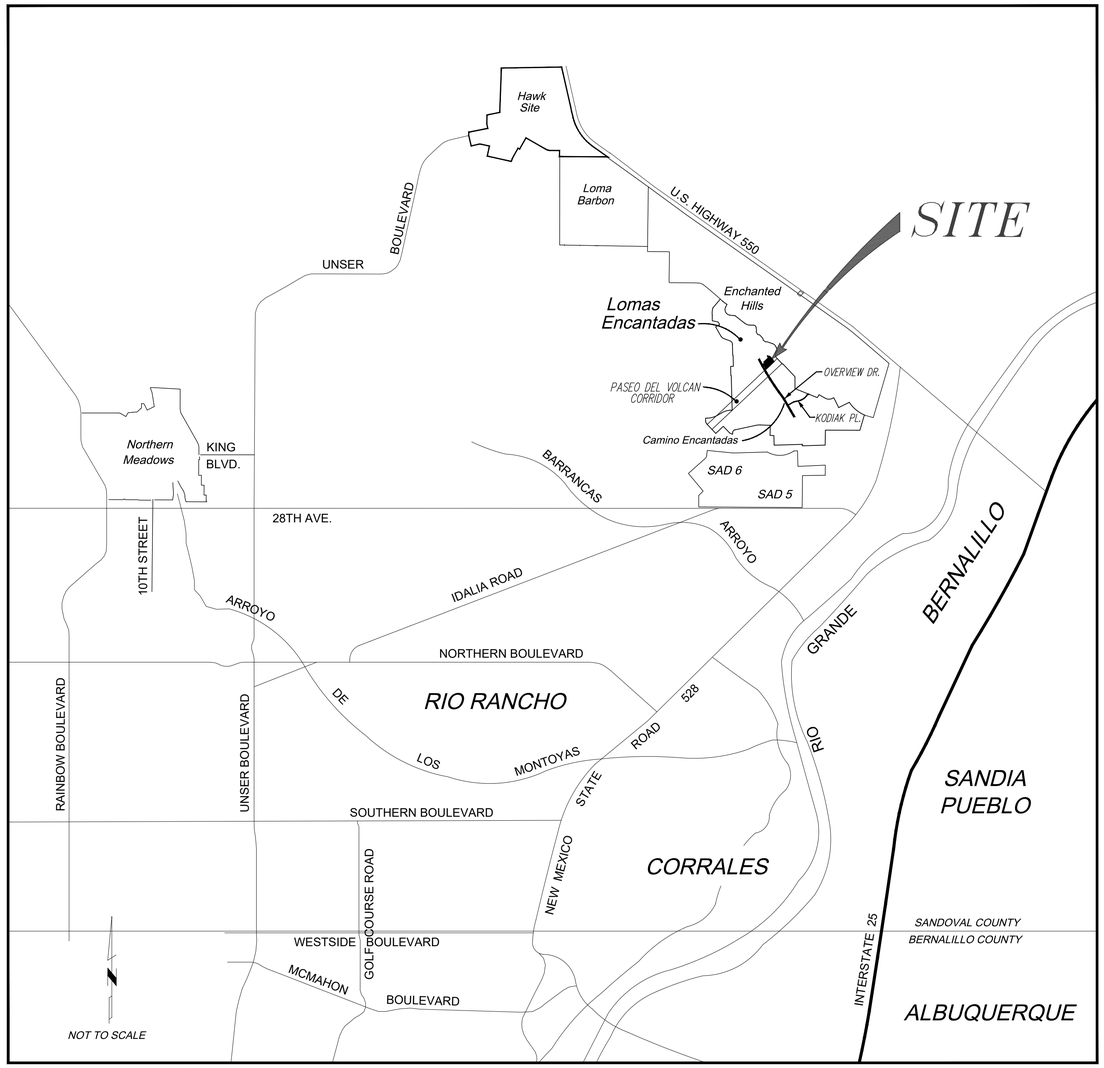
INFRASTRUCTURE IMPROVEMENT PLANS

JUNE 2022

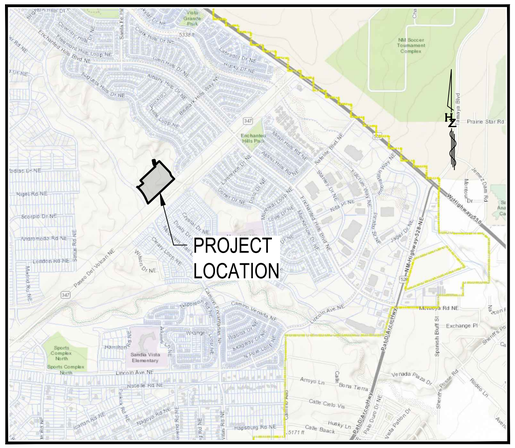
APPROVALS

DEVELOPER _____ _____
AMREP SOUTHWEST, INC. DATE

CITY OF RIO RANCHO _____ _____
DEVELOPMENT SERVICES ENGINEERING DIVISION DATE



LOCATION MAP



LOCATION MAP

ZONE ATLAS SHEET NO. 132 & 133

NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
P1	COVER SHEET
P2	GENERAL NOTES
P3	LEGEND & ABBREVIATIONS
PP1	PRELIMINARY PLAT
PP2	PRELIMINARY PLAT
PP3	PRELIMINARY PLAT
ECP	EROSION CONTROL PLAN
G1	OVERALL GRADING PLAN
G2	WALL DETAILS
G4	GRADING DETAILS
G5	GRADING DETAILS
R1	OVERALL ROADWAY PLAN
R2	TYPICAL XSECT
R3	PAVING DETAILS
R4	PAVING DETAILS
R5	SIGN DETAILS
U1	OVERALL UTILITY PLAN
U2	UTILITY DETAILS
U3	UTILITY DETAILS
U4	UTILITY DETAILS
U5	UTILITY DETAILS
U6	UTILITY DETAILS

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

COVER SHEET

LOMAS ENCANTADAS 1F SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: P1

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

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GENERAL NOTES

1. All construction shall be performed in accordance with 1) the project construction plans, 2) the project specifications, 3) the current edition of the City of Rio Rancho standard details, 4) the current edition of the NMDOT Standard Specifications for Highway and Bridge Construction, and 5) the New Mexico Standard Specifications for Public Works Construction and details, as prepared by the New Mexico Chapter, American Public Works Association and addendum. In the case of conflicting specifications, the City of Rio Rancho will determine which specification governs.

2. 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.

3. 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.

4. A Right-of-Way Use Permit and Traffic Control Plan (TCP) are required for all work performed within the public Right-of-Way. Provisions contained within Chapter 96 of the City of Rio Rancho Municipal Code shall govern. All construction signing, barricading, and channelization devices shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). 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.

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. Unless otherwise noted, all roadway stationing is along the centerline of the roadway right-of-way.

11. Unless otherwise noted, stationing of channels and/or pipes in drainage easements is along the centerline of the channel/pipe.

12. 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 are incidental to the Contract.

13. 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.

14. 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.

15. At the preconstruction meeting, the Contractor shall submit a detailed construction schedule to the City's Project Manager. The schedule will be updated on a monthly basis and submitted with the monthly invoice.

16. 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.

17. The Contractor shall contact NM 811 at 1-800-321-2537 for utility spots in accordance with applicable state law.

18. The Contractor shall confine their work to within the construction limits and/or public right-of-way 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.

19. 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.

20. The Contractor shall park equipment and vehicles so as not to interfere with normal activities of residents, other Contractors, or Emergency Services.

21. The Contractor will provide construction staking utilizing 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.

22. 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 are incidental to the Contract.

23. No work shall be performed in a floodplain without written authorization from the City's Floodplain Manager.

24. 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.

25. Vibration monitoring will be at the Contractor's discretion and incidental to the Contract.

SOILS

1. Unless otherwise specified subgrade soils and structural fill materials shall be compacted to the following percentages of the ASTM D-1557 maximum density.

MATERIALS	PERCENT (%) COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUB BASE FOR SLAB SUPPORT	95
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROAD	95
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90
ROAD SUB GRADE	95
SIDEWALK SUB GRADE	95
CURB AND GUTTER SUBGRADE	95

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 to match the original conditions (i.e. type, spacing) at the location prior to construction, or 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. Refer to standard drawing PS-02.

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, and filling out the Notice of Termination (NOT) application. 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 included in and are incidental to the SWPPP bid amount.

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 are incidental to the Contract.

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 incidental to construction and no measurement or payment shall be made therefore.

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 items designated for removal, construction waste, construction equipment waste products (oil, gas, tires, etc.) garbage, grubbing, excess cut material, vegetative debris, etc. shall be appropriately disposed of offsite at no additional cost to the City. 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.

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. which 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 incidental to the Contract.

13. 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 addition of the New Mexico State Highway and Transportation Department Storm Water Management Guidelines for Construction and Industrial Activities Manual.

14. 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.

15. No work may begin in a an arroyo or other drainage way until authorization has been provided by the U.S. Army Corp. of Engineers and 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:

   a) The water line route will be cleared and grubbed and then graded to plan elevation

   b) The water line will be staked when outside an area with curb and gutter.

10. The City of Rio Rancho Utilities Operations Division 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 incidental to the Contract.

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.

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:

   a) The sewer line route will be cleared and grubbed and then graded to plan elevation

   b) The sewer line will be staked when outside an area with curb and gutter

5. All forcemain 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 Operations Division 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. 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 incidental to the Contract.

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 incidental to the Contract.

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. 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 incidental to the Contract.

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 street striping altered or destroyed during construction shall be replaced by the Contractor to 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 feet 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. The gutter running slope (flow line) shall not exceed 2% measured along the bottom of the curb ramp.

8. Curb ramps shall be located to provide the most direct route of travel across the traffic lanes.

9. Two directional (in line with the crosswalks) curb ramps per corner are used in order to provide short and direct crossings for the user.

10. Sign posts, utility poles, fire hydrants, traffic signals standards, light poles, pull boxes, meters, valves, etc., shall not be located in the curb ramp including side flares and landings.

11. In order to better accommodate conditions in the field, the contractor shall obtain final approval of curb ramp locations from the project manager and the city manager and the city traffic engineer. When necessitated by existing physical conditions. Alternate curb ramps must be submitted to the project manager for approval by the city traffic engineer.

12. Landings shall be a minimum of 48" x 48". Slopes shall not exceed 2% (50:1) in all directions.

13. Detectable warnings are required at all street intersections, signalized driveways, commercial driveways 30' wide or greater, and marked mid-block crosswalks.

14. Concrete Procedural note: Before scheduling delivery of concrete, contractor shall meet with City Inspector/PM to ensure the concrete formwork is constructed to dimensions and grades shown on plans and meets PROWAG, 2011 Technical Design Criteria. Calibrate 24" electronic digital level with Contractor's electronic digital level prior to verifying measurements. Verify measurements meet requirements or require correction of all discrepancies before scheduling of concrete to ensure the finished concrete will meet PROWAG. When all measurements meet requirements then the inspector shall permit concrete pour. Repeat the procedure after concrete pour to ensure the curb ramp meets PROWAG compliance. Final acceptance of a curb ramp does not occur until the final inspection of the project. This procedure shall be considered incidental to the installation of the ADA curb ramps.

15. The contractor shall submit a proposed work plan for pedestrian improvements to the project engineer for review and approval prior to initiating this work. This plan shall include the method proposed to maintain pedestrian access to businesses, schools, hospitals, buildings, etc. throughout the pedestrian improvements construction in particular. The contractor, at minimum, shall maintain a 48" clear path for pedestrians so as to meet ADA accessibility requirements. All temporary pedestrian facilities implemented during construction shall comply with ADA standards.

16. Sidewalk and curb ramp cross slope is recommended to be constructed for a cross slope of 1.5% typical, but shall not exceed 2.0% cross slope on the pedestrian access route.

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Plotted: 6/15/2022 4:25:32 PM, By:Ricketts, Mark
H:\proj\R307761.01 - LE 1F Engineering\10 CADD & BIM\10.1 AutoCAD\SHEET SET\R307761.01-LE-1F_C-GN.dwg
Last Saved:6/7/2022 9:15:10 AM, dhuerta

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

RRioRancho City of Vision

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

GENERAL NOTES

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: P2

ABBREVIATIONS

AP	ANALYSIS POINT
@	AT
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BK	BOOK
BLDG	BUILDING
BM	BENCH MARK
BOP	BEGINNING OF PROJECT
BVC	BEGIN VERTICAL CURVE
BW	BASE OF WALL
CATV	CABLE TV LINE
CB	CATCH BASIN
CF	CURB FACE
CG	CURB AND GUTTER
CIP	CAST IRON PIPE
CL	CHAIN LINK
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COA	CITY OF ALBUQUERQUE
CONC	CONCRETE
CORR	CITY OF RIO RANCHO
CY	CUBIC YARDS
DE, DUE	DRAINAGE UTILITY EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
Δ	DELTA
E	ELECTRIC
EA	EACH
EB	ELECTRIC BOX
EC	END CURVE
ECR	END CURB RETURN
EL, ELEV	ELEVATION
EMH	EXISTING MANHOLE
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX, EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTIC
FOC	FACE OF CURB
FP	FINISHED PAD
G	GAS
GM	GAS METER
GV	GATE VALVE
HC	HEADER CURB (TOP)
HORIZ	HORIZONTAL
INT	INTERSECTION
INV	INVERT
INV EL	INVERT ELEVATION
LF	LINEAR FEET
LP	LIGHT POLE
LT	LEFT
MH	MANHOLE
NG	NATURAL GROUND
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG	PAGE
PGL	PROFILE GRADE LINE PER TYPICAL SECTION
PI	POINT OF INTERSECTION
P̄L̄	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R, RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
RT	RIGHT
R/W, ROW	RIGHT-OF-WAY
S	SLOPE
SAS	SANITARY SEWER LINE
SD	STORM DRAIN
SF	SQUARE FEET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
T	TANGENT
TA	TOP OF ASPHALT
TAC	TOP OF ASPHALT CURB
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TEL	TELEPHONE LINE, RISER OR BOX
TP	TOP OF PIPE
T/RR	TOP OF RIP RAP
TRANS	TRANSVERSE
TV	CABLE TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W, WL	WATERLINE
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

GENERAL

RIGHT OF WAY LINE

CENTERLINE

ACCESS CONTROL & EX. R/W LINE
(Commonly referred to as R/W)

② BLOCK NUMBER

2 LOT NUMBER

LOT LINE

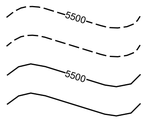
A / 2 DETAIL/SHEET REFERENCE

A / 2 SECTION/SHEET REFERENCE

MATCH LINE
STA. 23+00.00
SEE SHEET R3

MATCH LINE/SHEET REFERENCE

GRADING & DRAINAGE



EXISTING (INDEX) CONTOUR

EXISTING (INTERMEDIATE) CONTOUR

FINISHED (INDEX) CONTOUR

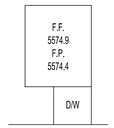
FINISHED (INTERMEDIATE) CONTOUR

FLOW DIRECTION ARROW

CONCRETE CURB & GUTTER

TOP OF 4:1 SLOPE
(UNLESS NOTED OTHERWISE)

TOE OF SLOPE



BUILDING PAD AND
ELEVATION INFORMATION

LIMITS OF ACCEPTABLE
DRIVEWAY LOCATION

63.7 FINISHED (SPOT) ELEVATION

TBC
19.2 TOP, BACK OF CURB
(SPOT) ELEVATION

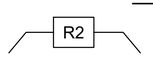


STREET INTERSECTION
CLEAR SIGHT TRIANGLE

GRADING LIMIT

WATERBLOCK (HIGH POINT)

ROADS



INDICATES ROAD SHEET NUMBER

ASPHALT TRAIL

CONCRETE SIDEWALK

DEFERRED CONCRETE SIDEWALK TO
BE CONSTRUCTED BY CONTRACTOR

MEDIAN CONCRETE PATTERN

LANDSCAPE ROCK

LANDSCAPE BY OTHERS

CONCRETE CURB & GUTTER

EXISTING CURB AND GUTTER

② CONSTRUCTION NOTE(S)

NEW SIGN

EX. SIGN TO REMAIN

NEW FENCE

EX. FENCE

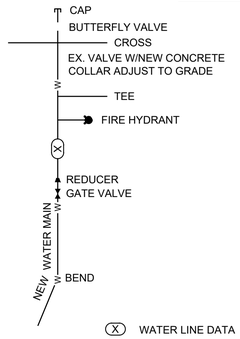
NEW STREET LIGHT (LUMINAIRE)

EXISTING STREET LIGHT (LUMINAIRE)

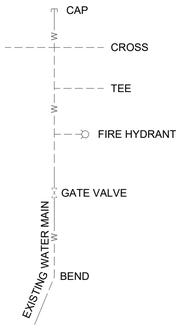
NORMAL CROWN

NOT NORMAL CROWN

WATER



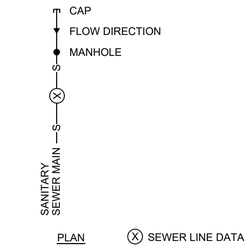
PLAN



PLAN

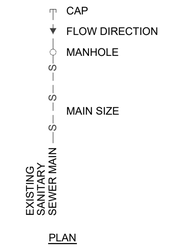
Ⓧ WATER LINE DATA
Ⓧ WATER CURVE DATA

SANITARY SEWER

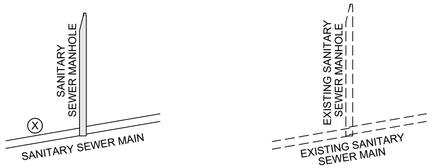


PLAN

Ⓧ SEWER LINE DATA



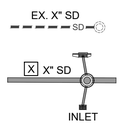
PLAN



PROFILE

PROFILE

STORM DRAIN

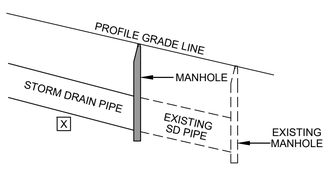


EXISTING STORM DRAIN INLET,
PIPE, AND MANHOLE

NEW STORM DRAIN INLET,
PIPE, AND MANHOLE

Ⓧ STORM DRAIN DATA

PLAN



PROFILE

UTILITY COMPANIES

CABLE ONE
(CABLE TELEVISION & INTERNET)
7501 NITA PLACE NE
RIO RANCHO, NM 87144
CONTACT: TONY LOVATO
PHONE: (505) 896-5083
EMAIL: anthony.lovato@cableone.biz

CITY OF RIO RANCHO
(WATER SERVICES & WATER LINES)
3200 CIVIC CENTER CIRCLE NE
RIO RANCHO, NM 87144
(505) 891-5019

CENTURY LINK
(TELEPHONE SERVICES)
4301 BOGAN AVENUE NE
ALBUQUERQUE, NM 87109
CONTACT: BEVERLY YOUNG
PHONE: (505) 767-7439
EMAIL: Beverly.Young@CenturyLink.com

NEW MEXICO GAS COMPANY
(GAS SERVICES & GAS LINES)
7120 WYOMING BLVD NE, SUITE 20
ALBUQUERQUE, NM 87109
CONTACT: JEFF ESTVANKO
PHONE: (505) 798-3373
EMAIL: JEstvanko@tecoenergy.com

PNM ELECTRIC
(ELECTRICAL SERVICES & ELECTRIC LINES)
2401 AZTEC ROAD NE
ALBUQUERQUE, NM 87107
CONTACT: DAN ARAGON
PHONE: (505) 241-4437
EMAIL: Daniel.Aragon@pnm.com

TRAFFIC NOTES

1. THE CONTRACTOR SHALL RESTRICT LANE CLOSURES TO BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM.
2. THE CONTRACTOR SHALL ACCOMPLISH AS MUCH WORK AS POSSIBLE PRIOR TO STARTING CONSTRUCTION OPERATIONS THAT WILL AFFECT TRAFFIC . THE CONTRACTOR SHALL PROVIDE A LISTING OF SUCH WORK TO THE CITY PROJECT MANAGER AND ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC AND CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
4. ANY TRAFFIC CLOSURES TO BUSINESSES OR RESIDENCES REQUIRE 48-HOUR NOTICE.

EXISTING UTILITIES

CABLE	EXISTING CABLE
CATV	EXISTING CABLE TV
E	EXISTING ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISITNG OVERHEAD ELECTRIC
G	EXISTING GAS LINE
S	EXISTING SEWER LINE
SS	EXISTING SANITARY SEWER LINE
SAS	EXISTING SAS LINE
SD	EXISTING STORM DRAIN LINE
T	EXISTING TELEPHONE LINE
TEL	EXISTING TELEPHONE LINE
TELE	EXISTING TELECOMM LINE
W	EXISTING WATER LINE
HW	EXISTING HOT WATER SUPPLY LINE
IR	EXISTING IRRIGATION WATER LINE
FM	EXISTING FORCE MAIN
REUSE	EXISTING REUSE WATER LINE

PROPOSED UTILITIES

CABLE	PROPOSED CABLE
CATV	PROPOSED CABLE TV
E	PROPOSED ELECTRIC
UGE	PROPOSED UNDERGROUND ELECTRIC
OHE	PROPOSED OVERHEAD ELECTRIC
G	PROPOSED GAS LINE
S	PROPOSED SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
SAS	PROPOSED SAS LINE
	PROPOSED STORM DRAIN LINE
T	PROPOSED TELEPHONE LINE
TEL	PROPOSED TELEPHONE LINE
TELE	PROPOSED TELECOMM LINE
W	PROPOSED WATER LINE
HW	PROPOSED HOT WATER SUPPLY LINE
IR	PROPOSED IRRIGATION WATER LINE
FM	PROPOSED FORCE MAIN
REUSE	PROPOSED REUSE WATER LINE

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Rio Rancho City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
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4			
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REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

LEGEND & ABBREVIATIONS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

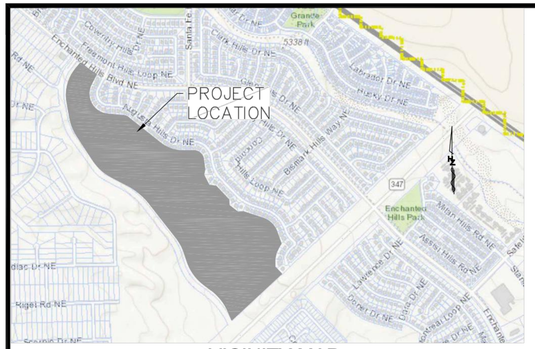
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PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
A SUBDIVISION OF TRACT 13
LOMAS ENCANTADAS
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

JUNE 2022



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide public utility easement along Camino Encantadas Right–of–Way and Enchanted Hills Boulevard Right–of–Way within this Subdivision (Unit 1–F), as shown on Vacation and Replat of Lomas Encantadas, is being vacated by this plat. Said easement to remain inside new Tract 13–A as shown hereon and being vacated within the subdivision boundaries.

There is a twenty (20) foot wide public drainage easement (all of Tract 'D'), a twenty (20) foot wide public water line easement, a private road right–of–way / public utility easement (all of Tract 'E'), a temporary private drainage easement, and a fifty (50) foot radius temporary public access easement, all being granted by this plat.

All of Tracts 'A', 'B' and 'C' are reserved as private landscaping / water quality easements as shown hereon.

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 Zachary Road NE from Block 2, Lots 1, 5 and 9. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 3, Lots 4 and 5.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 25115, or nail with shiner stamped LS25115 (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
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
D.E. – Public Drainage Easement

SURVEYOR'S CERTIFICATE

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, 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.

Jason D. Smith, NMPS No. 17122 Date

JURISDICTIONAL AFFIDAVIT

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

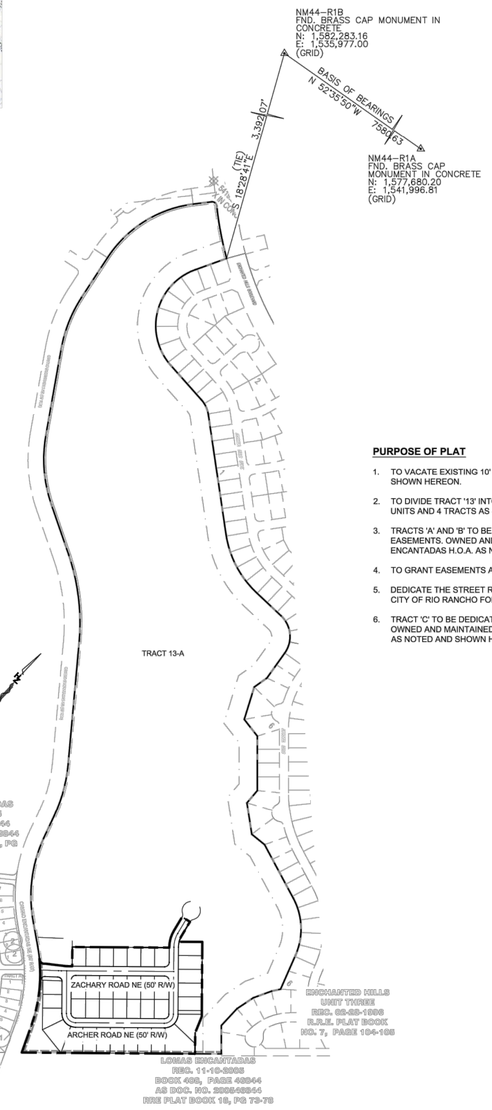
Jason D. Smith, NMPS No. 17122 Date

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT1-F		PLAT ACRES	102.2642
NO. OF LOTS:	39	LOT ACRES:	8.6564
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	4	TRACT ACRES:	91.1438
NO. OF EXIST. TRACTS:	1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.4051
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			2.4639



PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13' INTO 39 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 4 TRACTS AS SHOWN HEREON.
3. TRACTS 'A' AND 'B' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS. OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
4. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
5. DEDICATE THE STREET RIGHTS-OF-WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
6. TRACT 'C' TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.

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.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13' INTO 39 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 4 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', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' THRU 'B' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS,TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS (H.O.A.). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO TRACT 'C' TO BE ENCUMBERED BY A PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS (H.O.A.), AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF A TEMPORARY PRIVATE DRAINAGE EASEMENT, AND A 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) AS SHOWN HEREON (TEMPORARY ACCESS EASEMENT TO BE VACATED WITH FUTURE PHASING). 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

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 of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

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 for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight 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 the 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 the 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/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear 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) 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.

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

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

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Approved this _____ day of _____ 20____.

Dave Gatterman, Executive Engineer

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

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13, Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, as Document Number 200546844, RRE Plat Book 18, Pg. 73-78, 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 102.2642 acres, (39) Lots, (4) Tracts.

SUBDIVIDER:

AMREP SOUTHWEST INC.
409 NM-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
SCOTT EDDINGS, PHONE NO. (505) 892-5141

Book Page

NO.	DESCRIPTION	DATE	BY
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2			
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5			
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REVISIONS (OR CHANGE NOTICES)

RRioRancho City of Vision

Designed By: HUITT-ZOLLARS Huitt-Zollars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-5141

Designed For: AMREP SOUTHWEST INC.

PRELIMINARY PLAT

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: PP1

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PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
A SUBDIVISION OF TRACT 13 LOMAS ENCANTADAS
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

JUNE 2022

N

0 50' 100'

SCALE: 1" = 50'

EASEMENTS

1. 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).
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. PRIVATE DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY LOMAS ENCANTADAS H.O.A. (GRANTED BY THIS PLAT).
5. TRACT 'D' IS ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) TO BE VACATED WITH FUTURE PHASING.

ABBREVIATIONS

P.L.W.Q.	-	Private Landscaping / Water Quality Easement
P.L.E	-	Private Landscaping 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
D.E.	-	Public Drainage Easement

FUTURE 1E PHASE

TRACT 13-A
90.4157 ACRES

ZACHARY ROAD NE (50' R/W)

ARCHER ROAD NE (50' R/W)

CAMINO ENCANTADA NE (86' R/W)

PASEO DEL VOLCAN CORRIDOR NE (400' R/W)

TRACT A (P.L.E.)

TRACT B (P.L.E.)

TRACT C (D.E.)

LOMAS ENCANTADAS
REC. 11-10-2005
BOOK 408, PAGE 46844
AS DOC. NO. 200546844
FKA PLAT BOOK 18, PG 72-75

MESA ENCANTADA HILLS
UNIT 2
REC. 02-05-1999
R.R.E. PLAT BOOK NO. 7, PAGE 104-105

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	34.24	25.00	78.46	S88° 09' 12"W	31.62
C7	4.25	25.00	9.74	N47° 44' 40"W	4.25
C8	34.69	75.00	26.50	S56° 07' 23"E	34.38
C9	56.92	75.00	43.48	N88° 53' 13"E	55.56
C10	26.21	75.00	20.02	N57° 08' 11"E	26.07
C11	5.71	75.00	4.36	N44° 56' 40"E	5.71
C12	55.48	75.00	42.38	N21° 34' 14"E	54.22
C13	56.62	75.00	43.25	N21° 14' 51"W	55.28
C14	30.03	125.00	13.76	S35° 59' 30"E	29.96
C15	36.30	125.00	16.64	S20° 47' 22"E	36.18
C23	369.28	843.00	25.10	N36° 06' 13"W	366.33

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

PRELIMINARY PLAT

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: PP2

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Book Page

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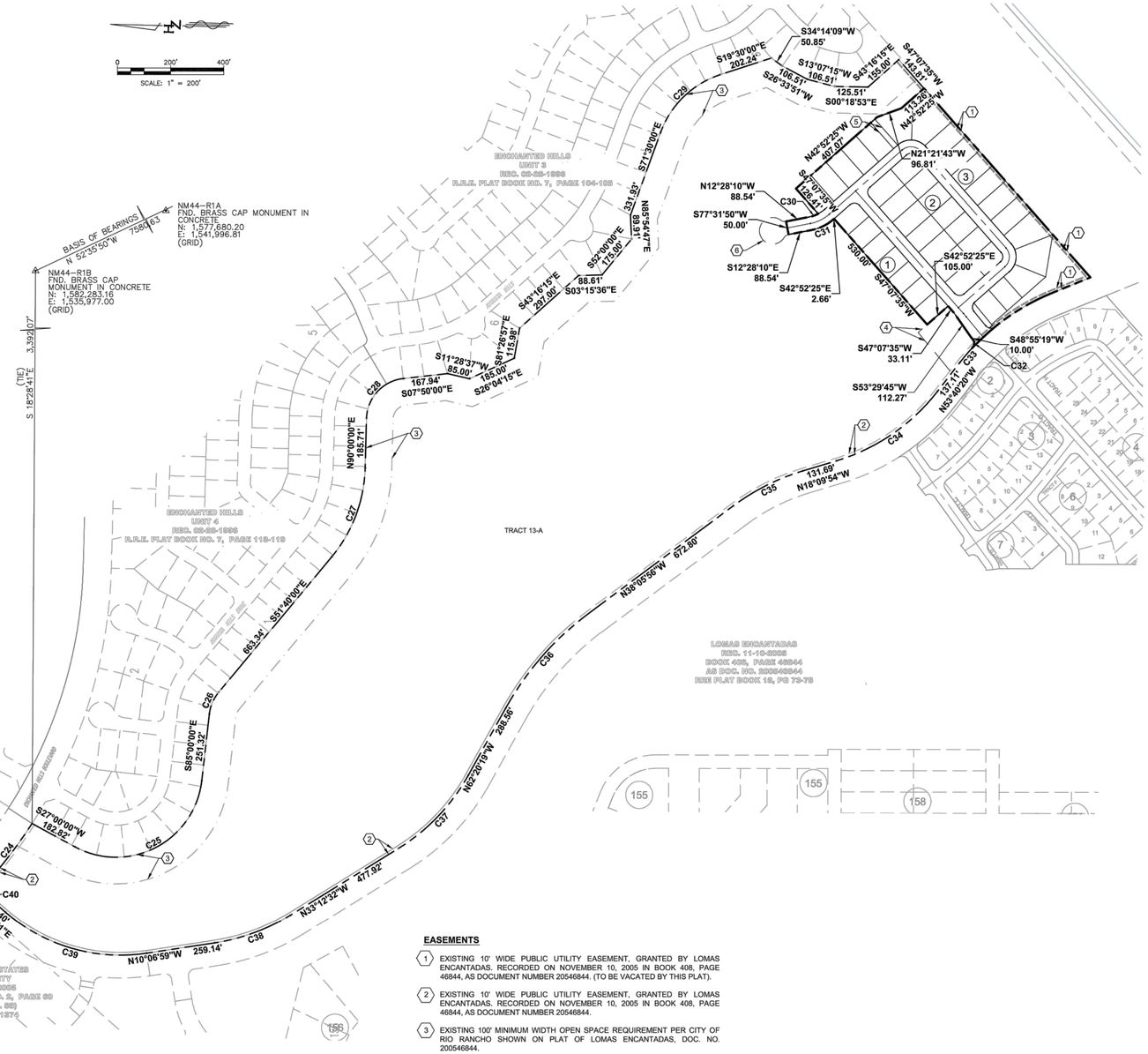
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PRELIMINARY PLAT
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A SUBDIVISION OF TRACT 13
LOMAS ENCANTADAS

WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

JUNE 2022



EASEMENTS

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6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) TO BE VACATED WITH FUTURE PHASING.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	275.04	1853.00	8.50	S54° 15' 35"E	274.79
C25	635.30	325.00	112.00	S29° 00' 00"E	538.87
C26	90.18	155.00	33.33	S68° 20' 00"E	88.91
C27	364.63	544.96	38.34	S70° 50' 00"E	357.87
C28	222.28	155.00	82.17	S48° 55' 00"E	203.72
C29	322.19	355.00	52.00	S45° 30' 00"E	311.24
C30	36.30	125.00	16.64	N20° 47' 22"W	36.18
C31	92.86	175.00	30.40	S27° 40' 18"E	91.78
C32	35.96	25.00	82.43	N89° 51' 56"W	32.94
C33	73.85	843.00	5.02	N51° 09' 45"W	73.83
C34	469.13	757.00	35.51	N35° 55' 07"W	461.66
C35	293.29	843.00	19.93	N28° 07' 55"W	291.81
C36	483.56	1143.00	24.24	N50° 13' 07"W	479.96
C37	384.87	757.00	29.13	N47° 46' 26"W	380.73
C38	305.10	757.00	23.09	N21° 39' 46"W	303.04
C39	569.68	657.00	49.68	N14° 43' 26"E	552.00
C40	39.46	25.00	90.43	N84° 46' 40"E	35.49

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
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Rio Rancho
City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

PRELIMINARY PLAT

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

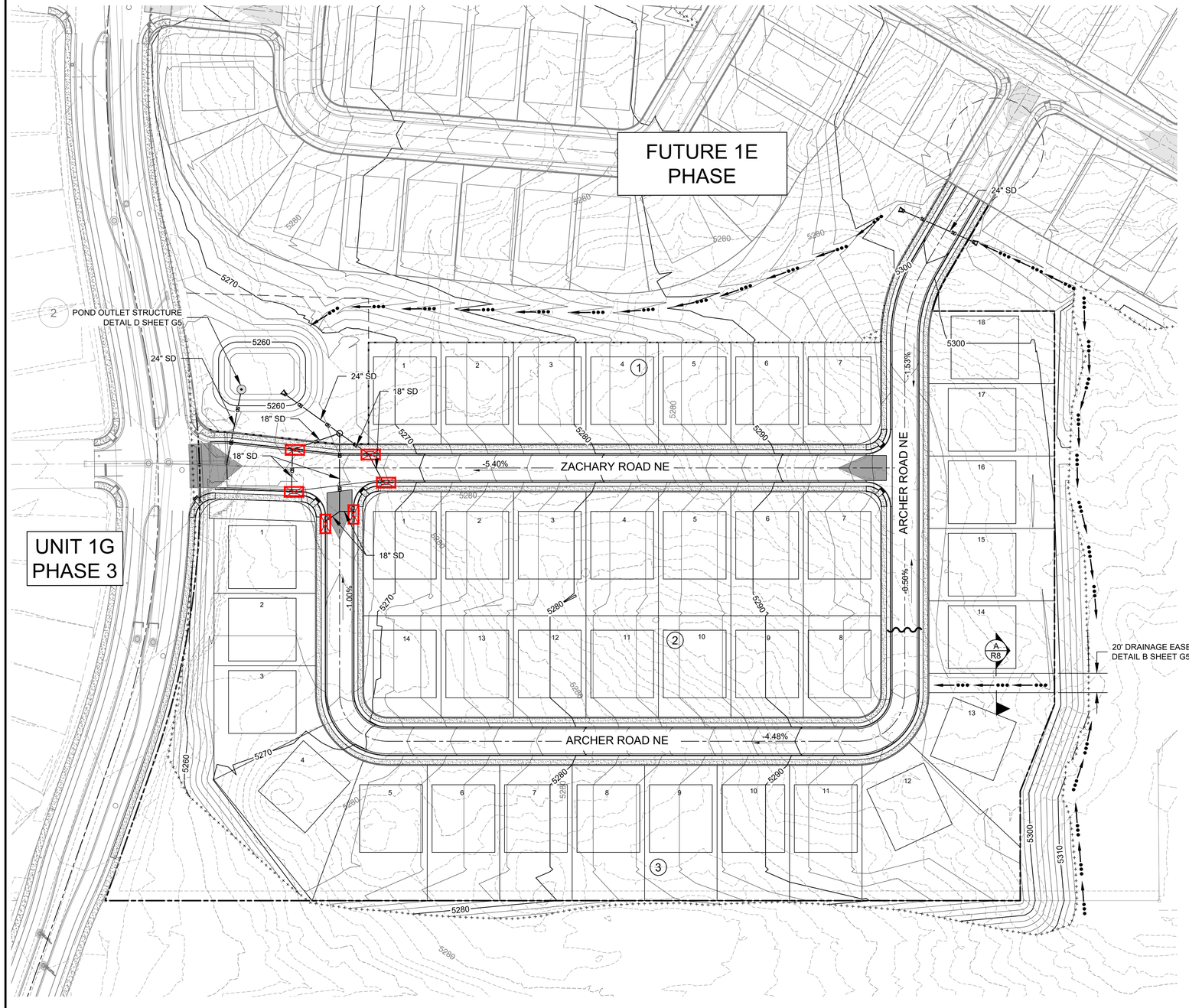
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: PP3

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990



GENERAL NOTES

1. SEE SWPPP (BY OTHERS) FOR STABILIZATION MEASURES.
2. SEE PLAT FOR LOT DIMENSIONS.
3. SEE DETAIL G8 FOR TYPICAL LOT GRADING.
4. SEE SHEETS G5-G7 FOR DIAGRAM & DETAILS OF WALLS RETAINING MORE THAN 24", AND PERIMETER WALLS.
5. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
6. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
7. CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

LEGEND

- 5050 — EXISTING (INDEX) CONTOUR
- 5051 — EXISTING (INTERMED.) CONTOUR
- 5040 — PROPOSED (INDEX) CONTOUR
- 5041 — PROPOSED (INTERMED.) CONTOUR
- GRADING LIMITS
- STABILIZED SLOPE (SOIL TACKIFIER)
- 6" - 8" ROCK
- 2" - 4" ROCK
- INLET PROTECTION
- GRAVEL MULCH
- WATERBLOCK (HIGH POINT)
- SILTFENCE
- SWALE

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

Rio Rancho City of Vision

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
(Mail: P.O. Box 250, New Mexico 87174)
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

EROSION CONTROL PLAN

LOMAS ENCANTADAS 1F SUBDIVISION RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: ECP

N

0 60' 120'

SCALE: 1" = 60'

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

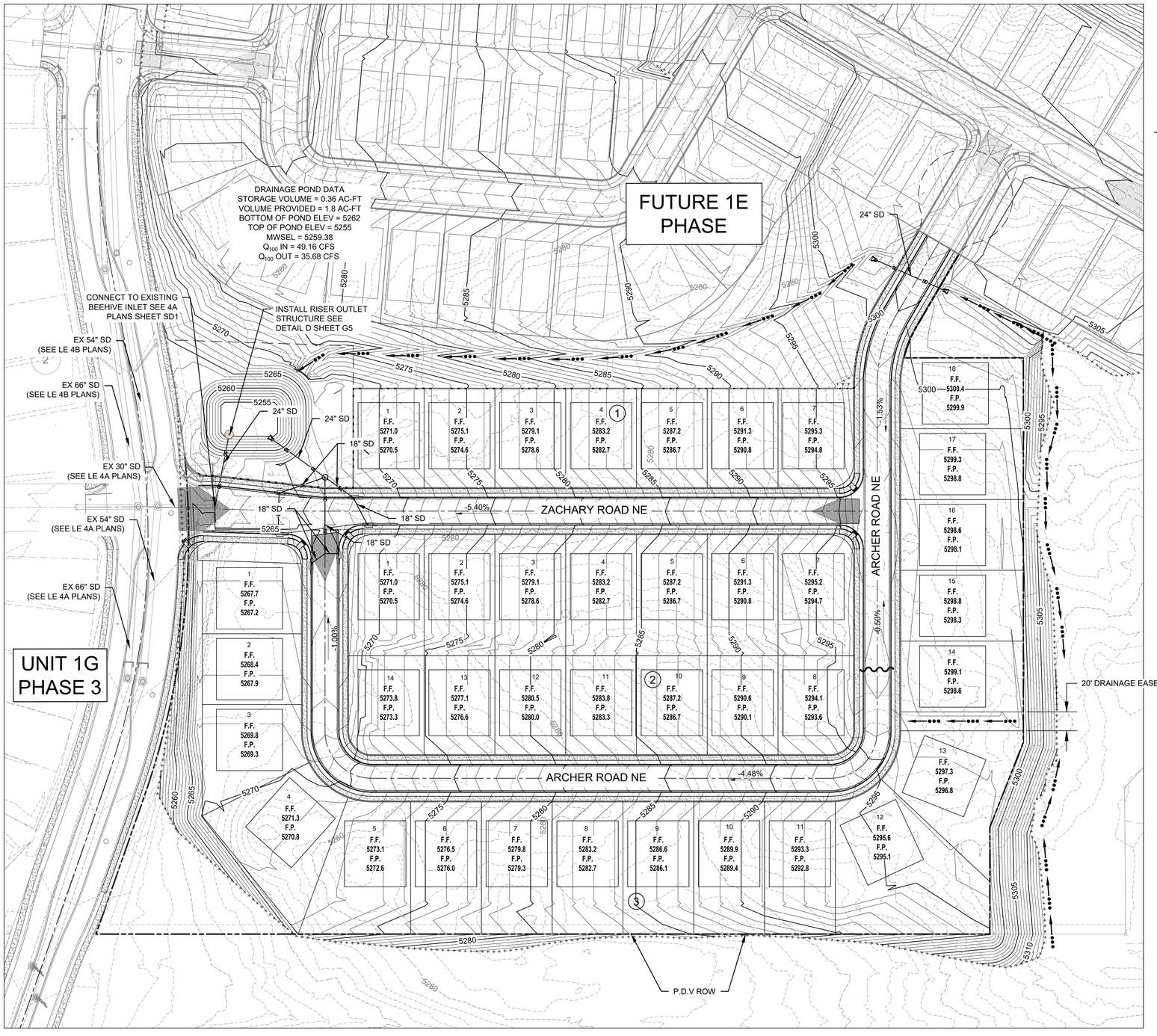
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GENERAL NOTES

1. ALL DISTURBED COMMERCIAL LOTS AND NON-RESIDENTIAL LOTS AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER N.M.A.P.W.A. SPECIFICATION 1011 & 1012.
2. SEE PLAT FOR LOT DIMENSIONS.
3. SEE DETAIL X FOR TYPICAL LOT GRADING.
4. SEE SHEETS XX FOR DIAGRAM & DETAILS OF WALLS RETAINING MORE THAN 18", AND PERIMETER WALLS.
5. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
6. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
7. CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

LEGEND

- EXIST. (INDEX) CONTOUR
- EXIST. (INTERMEDIATE) CONTOUR
- PROP. (INDEX) CONTOUR
- PROP. (INTERMEDIATE) CONTOUR
- WATER BLOCK
- NEW CURB & GUTTER
- GRADING LIMITS
- STABILIZED SLOPE (SOIL TACKIFIER)
- 6" - 8" ROCK
- 2" - 4" ROCK
- GRAVEL MULCH
- WATERBLOCK (HIGH POINT)
- SWALE



Designed By:
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Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
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5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

OVERALL GRADING PLAN

LOMAS ENCANTADAS 1F SUBDIVISION RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT-ZOLLARS, INC.
Consulting Engineers

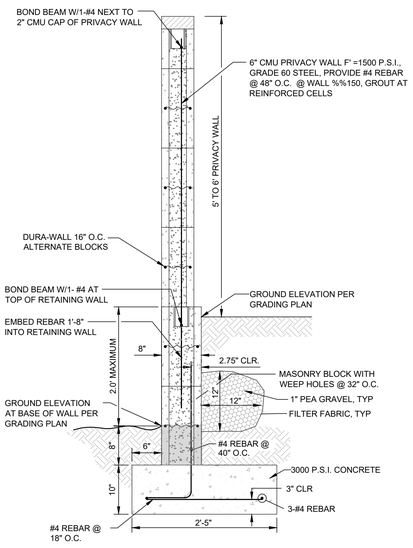
PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

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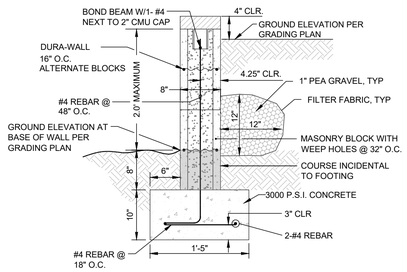
SCALE: 1" = 60'

TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

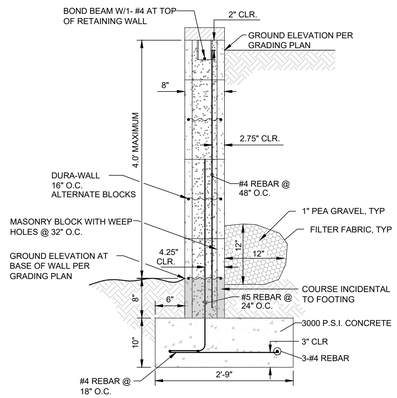
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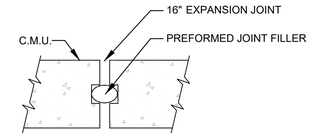
RETAINING WALL W/PRIVACY WALL (1 - 3 COURSES)



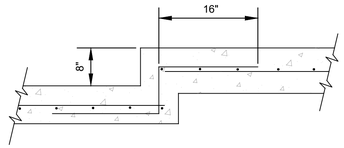
WALL TYPE A
RETAINING WALL (1 - 3 COURSES)



WALL TYPE B
RETAINING WALL (4 - 6 COURSES)



EXPANSION JOINT DETAIL
N.T.S.



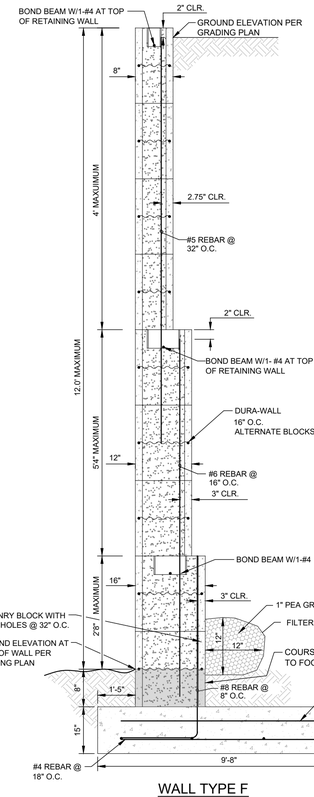
FOOTING STEP DETAIL
N.T.S.

MASONRY WALL CONSTRUCTION NOTES:

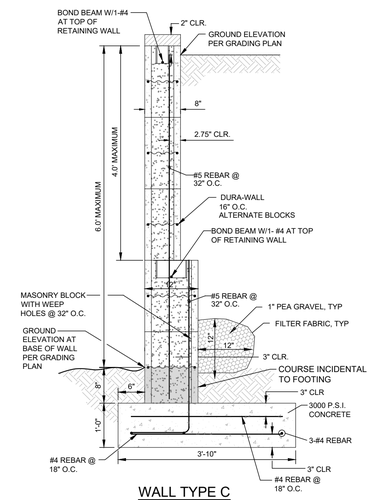
1. RETAINING WALLS ARE REQUIRED WHENEVER THE DIFFERENCE IN SURFACE ELEVATIONS EXCEED 1.50 FEET (2 EXPOSED CMU COURSES)
2. ALL MASONRY UNITS SHALL BE TYPE 1, GRADE N WITH A COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA). F'M=1500 PSI
3. MORTAR SHALL BE TYPE S.
4. GROUT - F' =2000 PSI
5. CELLS CONTAINING REBAR SHALL BE GROUTED SOLID FROM THE BOTTOM TO THE TOP OF THE WALL IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.
6. PROVIDE PILASTERS AT 12' O.C. MAXIMUM, OR IF NO PILASTERS ARE USED, PROVIDE EXPANSION JOINTS AT 20' O.C.
7. THE BACK OF WALLS BELOW GRADE SHALL BE WATERPROOFED PRIOR TO BACKFILLING.
8. ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID.
9. LAP ALL REBAR 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
10. ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE CORNER BARS OF THE SAME SIZE AND A LAP OF 48 BAR DIAMETERS OR 24" MINIMUM. VERTICAL STEEL SHALL CONTINUE THROUGH BOND BEAMS.
11. PROVIDE STANDARD TRUSS TYPE JOINT REINFORCING AT 16" O.C. (ALTERNATE COURSES). USE PREFABRICATED CORNERS AND TEES AT ALL WALL CORNERS AND INTERSECTIONS RESPECTIVELY.
12. MIN. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI.
13. WEEPHOLES MAY BE PROVIDED BY ELIMINATING THE MORTAR BETWEEN EVERY OTHER JOINT OF THE SECOND COURSE OF BLOCK.
14. SUBGRADE UNDER FOOTING SHALL BE COMPACTED TO 95% ASTM D-1557, AND ALL BACKFILL SHALL BE COMPACTED TO 90% ASTM D-1557 IN NON-PAVED AREAS, AND 95% ASTM D-1557 IN PAVED AREAS.
15. REINFORCING STEEL SHALL COMFORM TO ASTM A-615, GRADE 60.
16. ALL RETAINING WALLS REPRESENTED ON THIS SHEET HAVE BEEN DESIGNED TO ACCEPT A 5' TO 6' PRIVACY WALL.
17. THE TOP COURSE OF RETAINING WALL SHOULD BE A 2" THICK SOLID MASONRY CAP UNLESS A PRIVACY WALL IS TO BE CONSTRUCTED ON TOP.
18. PROVIDE ANTI-GRAFFITI SURFACE COATING ON THE CMU WALL WHEN FACING THE PUBLIC AREAS AND RIGHT-OF-WAY LOCATIONS.

GENERAL NOTE:

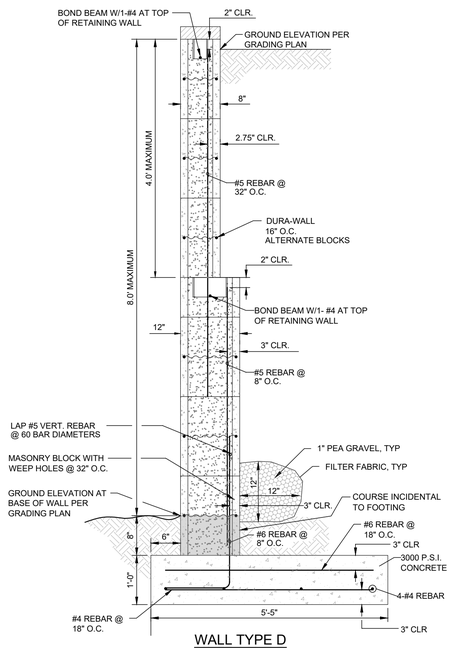
1. WHERE C.M.U. PRIVACY WALLS OR RETAINING WALLS ARE INSTALLED, WEEP HOLES SHALL BE PROVIDED IN THE PORTION OF THE WALL BELOW GRADE, TO RELIEVE POTENTIAL HYDROSTATIC PRESSURE, BY ELIMINATING THE MORTAR FROM ALTERNATING VERTICAL JOINTS IN EVERY OTHER COURSE OF BLOCK BELOW GRADE. NO TURNED BLOCKS WILL BE ALLOWED.
2. ADDITIONAL COURSE MAY BE BURIED AS A RESULT OF FIELD CONDITIONS.
3. PAY ITEM IS FOR EXPOSED BLOCKS ONLY.



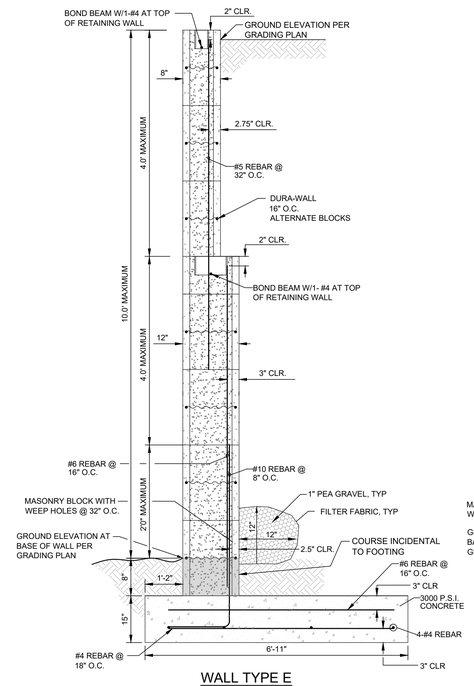
WALL TYPE F
RETAINING WALL (15 - 17 COURSES)



WALL TYPE C
RETAINING WALL (7 -9 COURSES)



WALL TYPE D
RETAINING WALL (10 - 12 COURSES)



WALL TYPE E
RETAINING WALL (13 - 14 COURSES)

WALL DETAILS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
REFER TO WALL PERMIT (BY OTHERS) FOR APPROVED DETAILS.

Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

NO.	DESCRIPTION	DATE	BY
7			
6			
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REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

WALL DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

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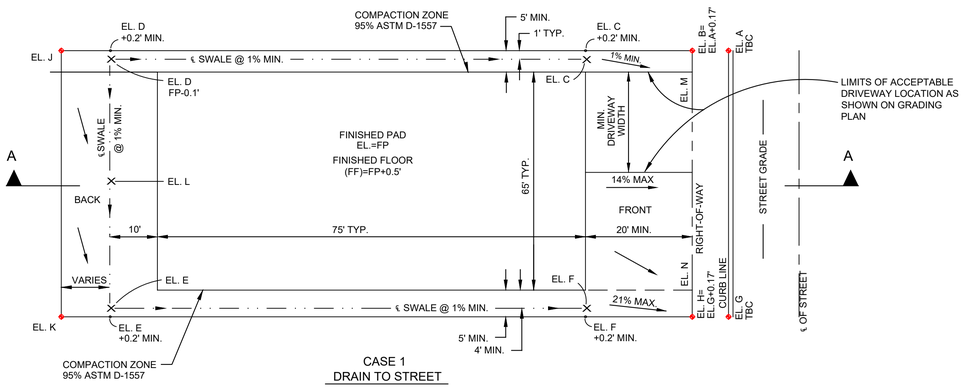
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

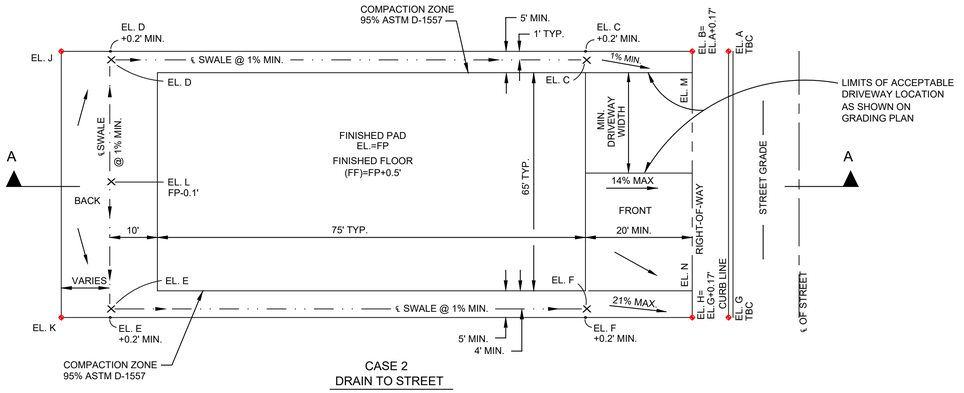
PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: G2

Plotted: 6/15/2022 4:27:53 PM, By:Ricketts, Mark
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CASE 1
DRAIN TO STREET

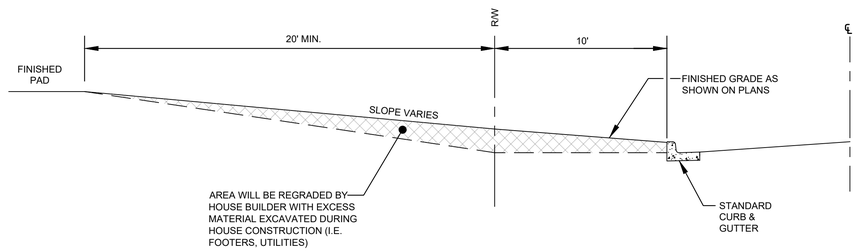


CASE 2
DRAIN TO STREET

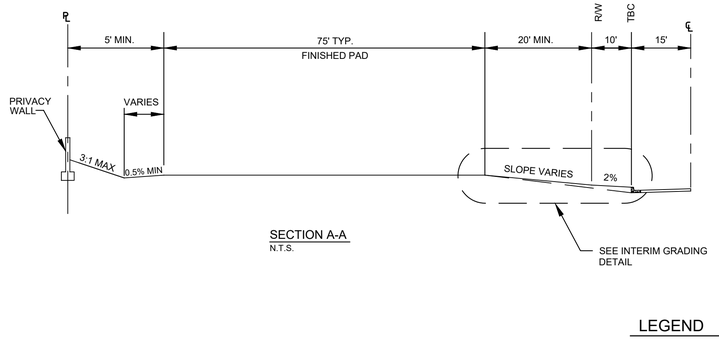
PLAN VIEW
N.T.S.

TYPICAL LOT GRADING
N.T.S.
A

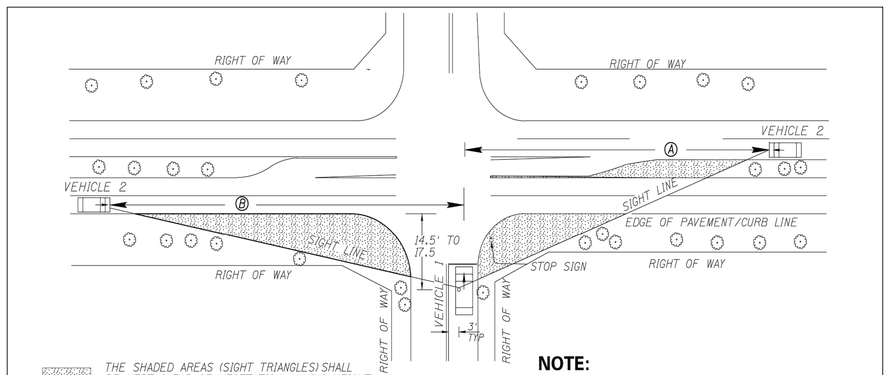
NOTE: THIS IS THE GRADING CONCEPT FOR THIS DEVELOPMENT. FOR SPECIFIC INFORMATION PLEASE SEE THE CONSTRUCTION PLANS.



INTERIM GRADING DETAIL
N.T.S.



SECTION A-A
N.T.S.



DESIGN/85th PERCENTILE SPEED	SIGHT DISTANCE FOR PASSENGER VEHICLE TO TURN LEFT OR RIGHT				
	Ⓐ				Ⓑ
CROSSING DISTANCE	1-LANE	2-LANE	3-LANE/2-LANE & MEDIAN	3-LANE & MEDIAN	1-LANE
25 MPH	280'	295'	315'	335'	240'
30 MPH	335'	355'	375'	400'	290'
35 MPH	390'	415'	440'	465'	335'
40 MPH	445'	475'	500'	530'	385'
45 MPH	500'	530'	565'	600'	430'
50 MPH	555'	590'	625'	665'	480'
55 MPH	610'	650'	690'	730'	530'
60 MPH	665'	710'	750'	795'	575'
65 MPH	720'	765'	815'	860'	625'

NOTE:

1 TO ESTABLISH THE "LINE OF SIGHT", VEHICLE 1 SHOULD BE POSITIONED SO THAT THE DRIVERS EYE IS 14.5 TO 17.5 FEET BACK FROM THE EDGE OF PAVEMENT/FACE OF CURB, AND 3'6" ABOVE THE PAVEMENT. DRIVER IS ASSUMED TO BE 3' RIGHT OF CENTER LINE IN LANE.

2 APPROACH VEHICLE (VEHICLE 2) IS POSITIONED IN THE CENTER OF ITS LANE, AND ASSUMED TO BE 4'4" ABOVE THE PAVEMENT.

3 DRAWING DEPICTS TYPICAL PASSENGER CAR SITUATION WITHOUT GRADES. FOR OTHER DESIGN CRITERIA SEE CHAPTER 6 SECTION 6.1, INTERSECTION SIGHT DISTANCE.

Ⓐ SIGHT DISTANCE TO RIGHT FOR VEHICLE 1

Ⓑ SIGHT DISTANCE TO LEFT FOR VEHICLE 1

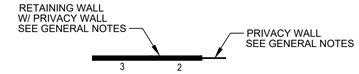
NOT TO SCALE

INTERSECTION CLEAR SIGHT TRIANGLE DETAIL
N.T.S.
B

NOTES

1. ALL PROPOSED IMPROVEMENTS WITHIN THE CLEAR SIGHT TRIANGLE SHALL PROVIDE AN UNOBSTRUCTED VISION AT STREET INTERSECTIONS BETWEEN 2.5 FT AND 7 FT ABOVE THE FLOW LINE.
2. IF A PRIVACY WALL IS TO BE CONSTRUCTED AROUND RIGHT- OF-WAY RETURN, THE WALL SHALL BE CONSTRUCTED ALONG THE CLEAR SIGHT TRIANGLE IF RETURN IS LOCATED WITHIN CLEAR SIGHT TRIANGLE.
3. SIGHT TRIANGLE DISTANCES SHOULD BE MEASURED ALONG CENTERLINE OF ROAD CONSTRUCTION, TYPICALLY CENTERLINE OF RIGHT-OF-WAY.
4. STOPPING SIGHT DISTANCES ARE BASED ON DESIGN CRITERIA FROM THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL.
5. SIGHT TRIANGLES ARE INDICATED BASED ON DIMENSIONS PROVIDED IN DETAIL OR MODIFIED AS INDICATED ON THE PLANS.

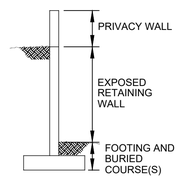
LEGEND



WALL LEGEND

1 - 3 COURSES	0 TO 2 FT RETAINING HEIGHT TO BE CONSTRUCTED BY HOME BUILDER, EXCEPT FOR PERIMETER WALLS (TYPE A)
4 - 6 COURSES	2.1 TO 4.0 FT RETAINING HEIGHT (TYPE B)
7 - 9 COURSES	4.1 TO 6.0 FT RETAINING HEIGHT (TYPE C)
10 - 12 COURSES	6.1 TO 8.0 FT RETAINING HEIGHT (TYPE D)
13 - 14 COURSES	8.1 TO 10.0 FT RETAINING HEIGHT (TYPE E)
15 - 17 COURSES	10.1 TO 12.0 FT RETAINING HEIGHT (TYPE F)

CMU BLOCK WALL



WALL SECTION

GENERAL NOTES

1. THE WALL TYPES ON THIS PLAN INDICATE THE TYPE OF RETAINING WALL TO BE CONSTRUCTED, DETAILED ON SHEET G6, TO MATCH SURFACE ELEVATIONS ON THE GRADING PLAN. A MINIMUM OF ONE ADDITIONAL COURSE (8" HIGH) IS REQUIRED, BURIED BELOW THE LOWER SURFACE DESIGN ELEVATION. WHEN THE LOWER SLOPE IS SEVERE AND/OR THE FOOTER IS WIDE, AN ADDITIONAL BURIED COURSE MAY BE REQUIRED.
2. RETAINING WALLS ARE SPECIFIED WHENEVER THE DIFFERENTIAL IN SURFACE ELEVATIONS EXCEED 2.0 FEET. ELEVATION DIFFERENCES OF LESS THAN 2.0 FT. SHALL BE INCLUDED IN THE COST OF THE PRIVACY WALL CONSTRUCTION UNLESS WALL IS PART OF PERIMETER WALL.
3. PAY QUANTITIES INCLUDE THE COST OF EXCAVATION, GRADING, COMPACTION, FOOTERS, AND ALL COURSES (INCLUDING BURIED COURSES) OF CMU WALL WITH REINFORCING, GROUT, BOND BEAMS, PILASTERS, WATERPROOFING AND BACKFILL ALL PER SPECIFICATIONS.
4. FINAL TYPE AND HEIGHTS OF CMU PERIMETER WALL(S) WILL BE PROVIDED BY THE OWNER AT TIME OF BID PROPOSAL. INTERIOR PRIVACY WALLS WILL BE CONSTRUCTED BY HOME BUILDER.
5. ALL PRIVACY AND RETAINING WALLS CONSTRUCTED AT INTERSECTIONS SHALL CONFORM TO THE CITY OF RIO RANCHO "CLEAR SIGHT TRIANGLE" CRITERIA. SEE DETAIL B, THIS SHEET.
6. BETWEEN PRIVATE PROPERTIES WALLS SHALL BE CONSTRUCTED WITH THE MIDDLE OF THE BLOCK ON THE PROPERTY LINE. ADJACENT TO PUBLIC RIGHT-OF-WAYS THE FACE OF THE WALL SHALL BE CONSTRUCTED ON THE RIGHT-OF-WAY LINE. NO PORTION OF THE BLOCK SHALL BE WITHIN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL APPLY ANTI-GRAFFITI COATINGS TO ALL PERIMETER WALLS. CONTRACTOR SHALL USE PROSOCO DEFACER ERASER OR APPROVED EQUIVALENT.
8. ALL INTERIOR SIDE YARD WALLS SHALL TERMINATE AT THE 10' PUE ALONG THE LOT FRONTAGES.
9. BUILDING PERMITS FOR RETAINING WALLS 3' HIGH OR HIGHER ARE REQUIRED FROM THE CITY OF RIO RANCHO BUILDING DEPARTMENT.
10. SEE PLAT FOR ALL BEARINGS, DISTANCES, AND CURVES DURING CONSTRUCTION OF WALLS.

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Rio Rancho City of Vision

NO.	DESCRIPTION	DATE	BY
1	REVISIONS (OR CHANGE NOTICES)		

Designed By: HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For: AMREP SOUTHWEST INC.

GRADING DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
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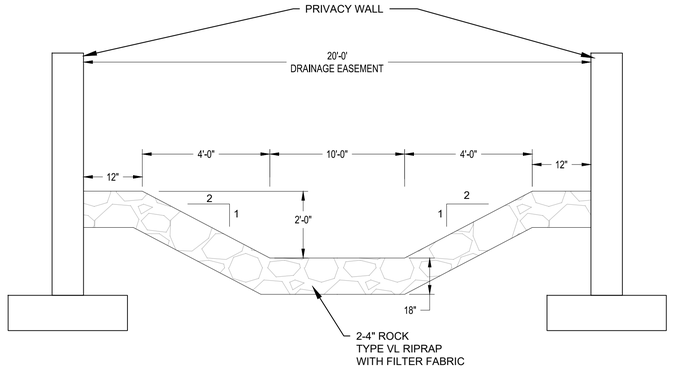
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: G3

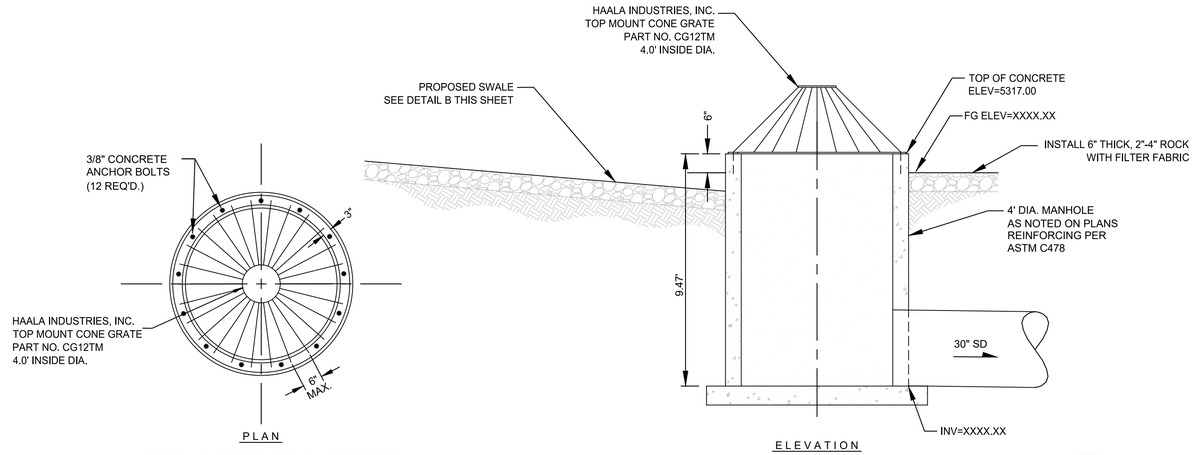
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RUNDOWN DETAIL

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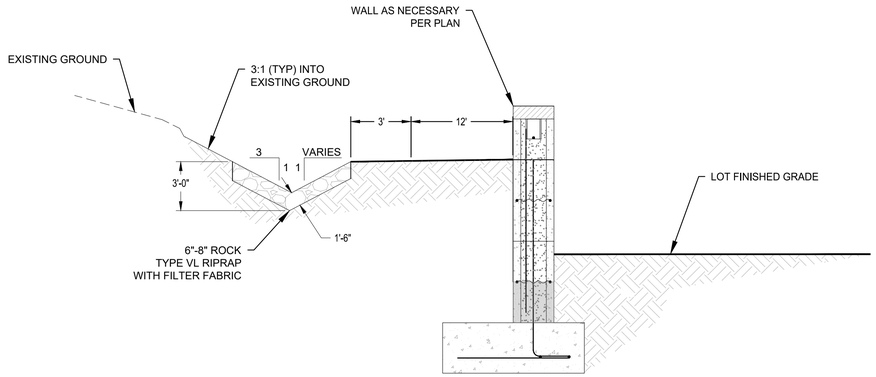
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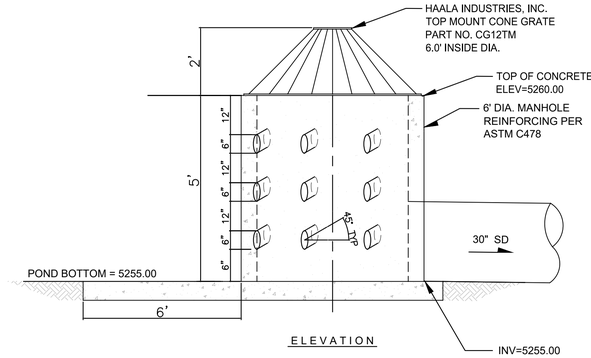
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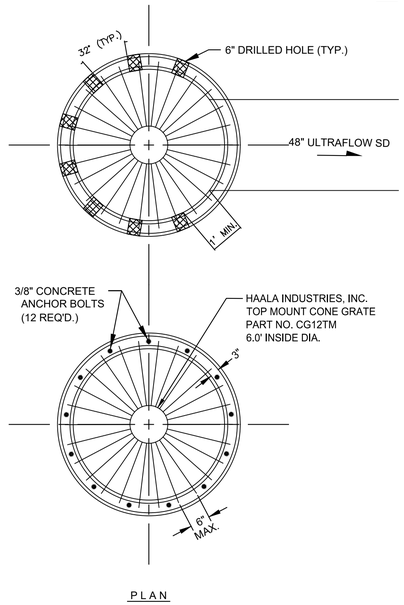


SWALE DETAIL

N.T.S.

B





OUTLET STRUCTURE DETAIL

N.T.S.

D

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NO.	DESCRIPTION	DATE	BY
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2			
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7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

GRADING DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: G5

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS
BEFORE YOU DIG CALL
811 OR 260-1990

FUTURE 1E PHASE

UNIT 1G PHASE 3

ZACHARY ROAD NE

ARCHER ROAD NE

CAMINO ENCANTADA NE

CAMINO ENCANTADAS 86' ROW

EX STREET LIGHT

EX STREET LIGHT

TRACT A

TRACT F

PASEO DEL VOLCAN CORRIDOR NE

SCALE: 1" = 50'

0 50' 100'

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NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
(Mail: PO Box 15250) Rio Rancho, New Mexico 87174
Phone (505) 892-2141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

OVERALL ROADWAY PLAN

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

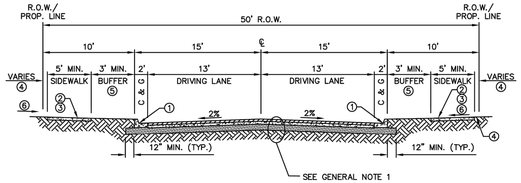
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: R1

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990



TYPICAL STREET SECTION – RESIDENTIAL STREET

NO ON-STREET PARKING PERMITTED. MASTER PLAN APPROVAL REQUIRED FOR ON-STREET PARKING ALLOWANCE

GENERAL NOTES:

1. PAVEMENT SECTION IN ACCORDANCE WITH STANDARD DRAWING OR APPROVED PAVEMENT DESIGN PER STANDARD DWG. NO. PS-01.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES A PERMIT AND APPROVAL BY THE CITY.

KEYED NOTES:

① STANDARD 6" CURB & GUTTER. SEE DWG. CG-01

② 4" THICK CONCRETE SIDEWALK. SEE DWG. DW-01

③ FOR RESIDENTIAL DRIVEWAYS, SEE DWG. DW-01

④ WHERE ROW/PROP. WALL EXISTS OR IS PLANNED, SIDEWALK SHALL BE SETBACK A MINIMUM OF 1' FROM THE FACE OF WALL. AN APPROVED WEED FREE SURFACE SHALL BE PROVIDED WITHIN THE 1' SETBACK AREA. ACCEPTABLE WEED FREE SURFACES INCLUDE:

- a. 4" THICK CONCRETE (WIDENED SIDEWALK)
- b. GROUTED CONC., BRICK, OR STONE PAVERS (TYPE TO BE APPROVED BY THE CITY)
- c. 4" THICK COMPACTED CRUSHER FINES WITH WEED BARRIER FABRIC. COMPACTED WITH HAND ROLLER.

⑤ BUFFER. SEE DWG. BF-01

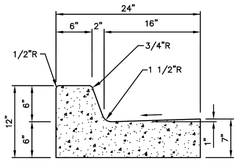
⑥ 1.5% TYP., 2.0% MAX SLOPE

DATE MODIFIED: JAN 03, 2022

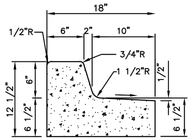
City of Rio Rancho
Department of Public Works

TYPICAL STREET SECTION
RESIDENTIAL STREET

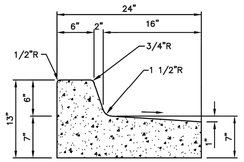
DWG. NO. TS-01 SEPT 23, 2008



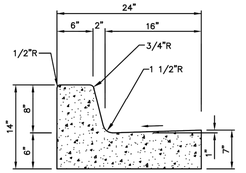
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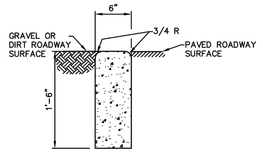
MEDIAN CURB AND GUTTER



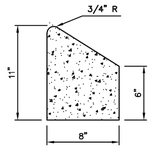
SPILL CURB AND GUTTER



8" CURB AND GUTTER
FOR COLLECTOR AND ARTERIAL STREETS ONLY. SEE NOTE 7.



CUTOFF WALL
USE FOR TRANSITION TO UNPAVED ROAD, SEE NOTE 7.



ROUND-ABOUT CURB

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. 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.
4. CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICES DEPARTMENT'S APPROVALS.
5. FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - 1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS UNLESS DIRECTLY ABUTTING THE SIDEWALK THEN 15' INTERVALS ARE REQUIRED.
6. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
7. 8" CURB AND GUTTER AND CUTOFF WALL IS NOT FOR USE IN NEW RESIDENTIAL DEVELOPMENT. USE MUST BE PREAPPROVED BY THE CITY.
8. ASPHALT PLACEMENT SHALL BE EVEN WITH THE LIP OF GUTTER, BUT IN NO CASE SHALL IT EXCEED 1/4". ASPHALT PLACED LOWER THAN LIP OF GUTTER SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.

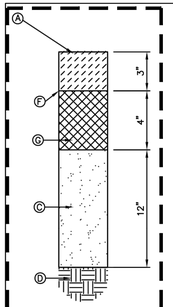
DATE MODIFIED: JAN 03, 2022

City of Rio Rancho
Department of Public Works

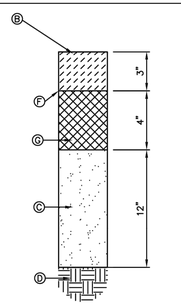
CURB AND GUTTER

DWG. NO. CG-01 OCT 2, 2008

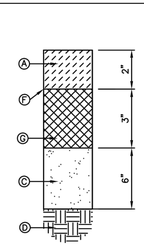
RESIDENTIAL STREET
N.T.S.
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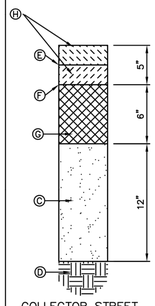
OPTION 1
RESIDENTIAL STREET
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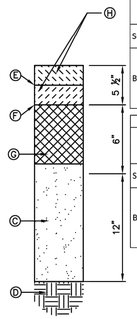
OPTION 2
RESIDENTIAL STREET
NTS



PEDESTRIAN TRAIL
OR PARKING LOT
NTS



COLLECTOR STREET
NTS



ARTERIAL STREET
NTS

KEYED NOTES:

Ⓐ ASPHALT CONCRETE TYPE SP-IV, PLACED IN LIFTS AS SHOWN

Ⓑ ASPHALT CONCRETE TYPE SP-III, PLACED IN LIFTS AS SHOWN.

Ⓒ SUBGRADE PREPARATION, 95% MIN. COMPACTION PER ASTM D 1557.

Ⓓ COMPACTED FILL OR UNDISTURBED EARTH, 90% MIN. COMPACTION PER ASTM D 1557.

Ⓔ TACK COAT, AS REQUIRED BY THE ENGINEER.

Ⓕ PRIME COAT, AS REQUIRED BY THE ENGINEER, OR BASE COURSE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE.

Ⓖ AGGREGATE BASE COURSE.

Ⓗ ASPHALT MATERIAL AND PG BINDER TO BE IN ACCORDANCE WITH TABLE 1A OR 1B. CONSTRUCTION PLANS WILL SPECIFY. ASPHALT LIFT THICKNESS SHALL COMPLY WITH THE STANDARDS SET HERETO.

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. IN LIEU OF USING THE MINIMUM PAVEMENT DESIGN PROVIDED ON PS-01, A PROJECT/SITE SPECIFIC PAVEMENT DESIGN, INCLUDING BASE COURSE, MAY BE SUBMITTED FOR APPROVAL BY THE CITY. DESIGN MUST CONFORM TO THE AASHTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES PROCEDURE, 1993 (OR CURRENT EDITION IF APPLICABLE), USING A MINIMUM OF 10 ESALs. NOMOGRAPHS SHALL NOT BE USED.
4. AN ASPHALT CERT. LETTER SHALL BE PROVIDED TO THE CITY BEFORE ANY PAVING BEGINS. THIS CERT. MUST REFERENCE AN APPROVED/CURRENT MIX DESIGN FROM THE NMDOT. PLEASE STATE CLEARLY THE SML MIX DESIGN NUMBER & NMDOT LAB NUMBER.
5. THE ASPHALT BINDER SHALL BE PG 64-22 IN COMPLIANCE WITH APPENDIX A OF THE 2008 NMDOT PAVEMENT DESIGN DIRECTIVE. IT MAY BE ADJUSTED BASED ON TABLE 1A OR 1B AND THE 20-YEAR DESIGN ESALS IN ACCORDANCE WITH TABLE A-7 BELOW.

Table 1A: New Construction or Complete Reconstruction

HMA Layer	Material	20-Year Traffic ESALs			
		< 10 Million		≥ 10 Million	
		< 5.5" New HMA	≥ 5.5" New HMA	< 8" New HMA	≥ 8" New HMA
Surface Layer	HMA	SP-III or SP-IV	SP-IV at 3" thick	SP-II or SP-III	SP-III at 5" thick
	PG Binder	PG 64-22 Adjusted for ESALs and Traffic Speed			
Bottom Layer	HMA	Same SP Material as Surface	SP-III for remainder of thickness	Same SP Material as Surface	SP-III for remainder of thickness
	PG Binder	Same as Surface	64-22; No Adjustment	Same as Surface	64-22; No Adjustment

Table 1B: Rehabilitation or Overlay Construction

HMA Layer	Material	20-Year Traffic ESALs			
		< 10 Million		≥ 10 Million	
		< 5.5" New HMA	≥ 5.5" New HMA	< 8" New HMA	≥ 8" New HMA
Surface Layer	HMA	SP-III or SP-IV	SP-IV at 3" thick	SP-II or SP-III	SP-III at 5" thick
	PG Binder	PG 64-22 Adjusted for ESALs and Traffic Speed			
Bottom Layer	HMA	Same SP Material as Surface	SP-III for remainder of thickness	Same SP Material as Surface	SP-III for remainder of thickness
	PG Binder	Same PG Binder as Surface			

HMA Type	Lift Thickness (Inches)	
	Minimum	Maximum
SP-II	3	3.5
SP-III	2.5	3.5
SP-IV	1.5	3

Table A-7: PG Base Grade Modification

20-Year Design ESALs (Millions)	Adjustments to PG Base Grade Binder[1] Traffic Loading Rate		
	Standing[2]	Slow[3]	Standard[4]
< 0.3	1	-	-
0.3 to < 3	2	1	-
3 to < 10	2	1	1
> 10	2	1	1

1. Increase the high end temperature grade by the number of grade(s) indicated (one grade is equivalent to 6°C)
2. Average traffic speed is less than 15 mph.
3. The average traffic speed ranges from 15 mph to less than 45 mph.
4. The average traffic speed is 45 mph or greater.

DATE MODIFIED: NOV 06, 2017

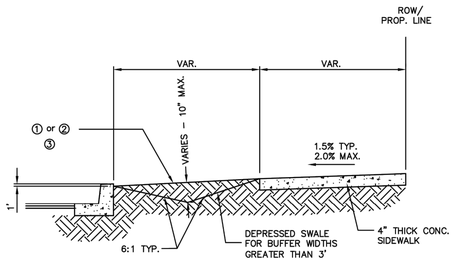
City of Rio Rancho
Department of Public Works

PAVEMENT SECTIONS

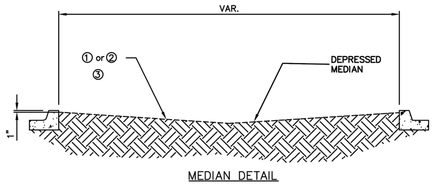
DWG. NO. PS-01 MAY 22, 2008

RESIDENTAL (OPTION 1)
N.T.S.
C

CURB AND GUTTER
N.T.S.
B



BUFFER DETAIL



MEDIAN DETAIL

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.

KEYED NOTES:

① STABILIZED W/ HAND ROLLER COMPACTED CRUSHER FINES, 4" DEPTH, WITH WEED BARRIER FABRIC. PLASTIC WEED BARRIER IS NOT ACCEPTABLE. MAX. CROSS / RUNNING SLOPE AT 3%

② LANDSCAPING SHALL BE IN ACCORDANCE THE CITY OF RIO RANCHO'S DEVELOPMENT PROCESS MANUAL, CHAPTER II.3 SECTION B AND BE APPROVED BEFORE PLACEMENT BY THE CITY.

③ FOR ROADS HAVING A CENTERLINE SLOPE OF 3% OR GREATER, THE BUFFER SHALL BE STAMPED CONCRETE OR AS APPROVED BY THE CITY.

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho
Department of Public Works

BUFFER, MEDIAN & RIGHT-OF-WAY SLOPES DETAIL

DWG. NO. BF-01 OCT 17, 2008

BUFFER, MEDIAN & ROW SLOPES
N.T.S.
D

Rio Rancho
City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
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4			
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6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

TYPICAL XSECT

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

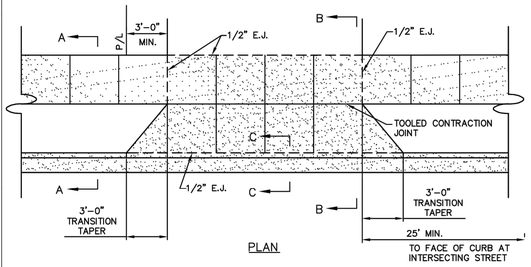
HUITT-ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
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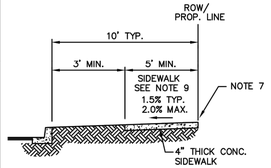
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Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

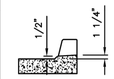
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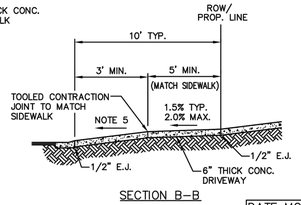
PLAN



SECTION A–A



SECTION C–C



SECTION B–B

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. 14% MAX. SLOPE FOR RESIDENTIAL DRIVEWAYS.
6. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - –TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - –1/2" PRE–MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
7. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. NO. TS–01 FOR SETBACK REQUIREMENTS.
8. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH.
9. 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
10. CONTRACTOR SHALL SET FORMS AT 1.5%.
11. 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.
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.

City of Rio Rancho
Department of Public Works

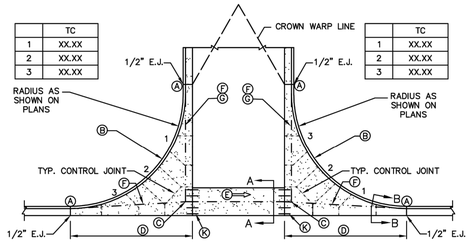
SIDEWALK AND DRIVEWAY TRANSITION (RESIDENTIAL)

DWG. NO. DW-01 OCT 2, 2008

DATE MODIFIED: JAN 03, 2022

SIDEWALK & DRIVEWAY TRANSITION A

N.T.S.



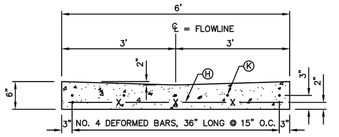
PLAN

KEYED NOTES

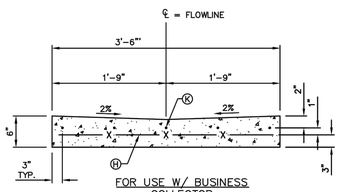
- (A) END OF CURB RETURN.
- (B) CONSTRUCT CURB RAMP WHERE SHOWN ON PLANS. ADJUST CURB HEIGHT TO MATCH RAMP CONFIGURATION.
- (C) INTERSECTION OF FLOWLINES.
- (D) VALLEY GUTTER FILLET AREAS AND CURB SHALL BE CONSTRUCTED MONOLITHICALLY.
- (E) DIRECTION OF FLOW.
- (F) FLOWLINE.
- (G) PROJECTED GUTTER FLOWLINE.
- (H) 6x6–6/6 WELDED WIRE FABRIC SHALL BE REINFORCEMENT FOR VALLEY GUTTER AND FILLET AREAS.
- (K) NO. 4 DEFORMED BARS CENTERED BETWEEN VALLEY GUTTER AND FILLET, 36" LONG @ 15" ON CENTER.

GENERAL NOTES

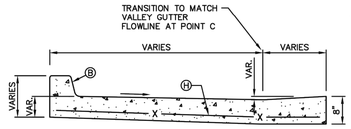
1. ALL WORK IN PUBLIC RIGHT–OF–WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
2. SEE PLANS FOR FINISH GRADE ELEVATIONS (TOP OF CURB) FOR END OF CURB RETURNS, AT QUARTERPOINTS ALONG CURB RETURN (IN THE CLOCKWISE DIRECTION) AND FLOWLINE ELEVATIONS AT THE INTERSECTIONS OF PROJECTED FLOWLINES.
3. VALLEY GUTTER CONSTRUCTION SHALL PROVIDE A SMOOTH AND WELL DEFINED FLOW PATH ACROSS THE INTERSECTION. ABRUPT CHANGES IN GRADE OR CROSS SECTION WILL NOT BE PERMITTED.
4. VALLEY GUTTER, INCLUDING FILLET AREAS, SHALL BE REINFORCED WITH 6X6–W2.9xW2.9 WELDED WIRE FABRIC. SEE NOTE H.
5. FOR NEW CONSTRUCTION, THE VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF A NEW VALLEY GUTTER ON EXISTING STREETS, PAVEMENT REMOVALS AS SHOWN ON PLANS SHALL BE COMPLETED.
7. 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.
8. 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.



SECTION A–A



FOR USE W/ BUSINESS COLLECTOR



SECTION B–B

City of Rio Rancho
Department of Public Works

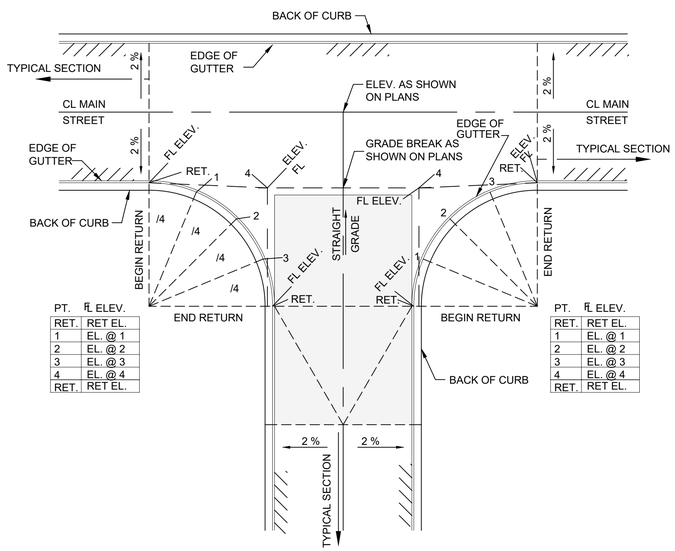
VALLEY GUTTER AT INTERSECTION

DWG. NO. VG-01 OCT 2, 2008

DATE MODIFIED: JAN 03, 2022

VALLEY GUTTER AT INTERSECTION B

N.T.S.



PT.	FL ELEV.
RET.	RET EL.
1	EL. @ 1
2	EL. @ 2
3	EL. @ 3
4	EL. @ 4
RET.	RET EL.

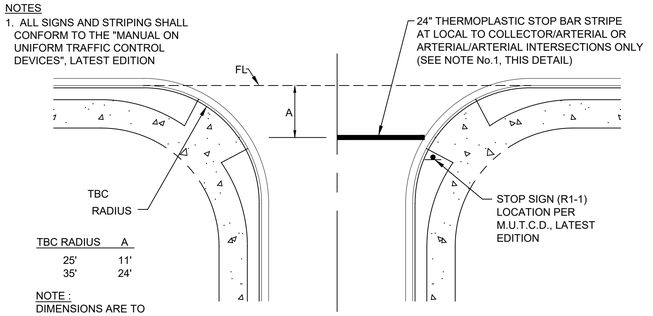
PT.	FL ELEV.
RET.	RET EL.
1	EL. @ 1
2	EL. @ 2
3	EL. @ 3
4	EL. @ 4
RET.	RET EL.

TYPICAL INTERSECTION DETAIL C

N.T.S.

NOTES

1. ALL SIGNS AND STRIPING SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION



TBC RADIUS	A
25'	11'
35'	24'

NOTE :
DIMENSIONS ARE TO CL OF STRIPE

STOP BAR AND STOP SIGN LOCATON DETAIL D

N.T.S.

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

PAVING DETAILS

LOMAS ENCANTADAS 1F SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

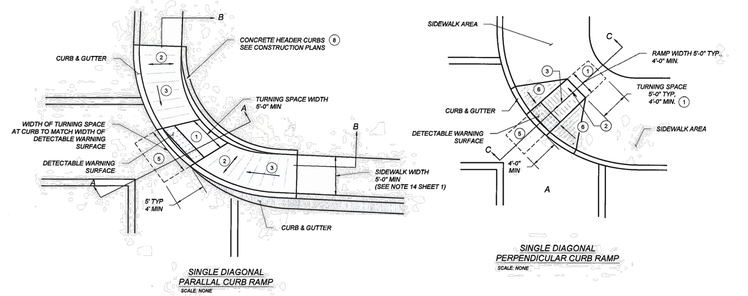
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: R3

Plotted: 6/15/2022 4:29:35 PM, By:Ricketts, Mark
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SINGLE DIAGONAL PARALLEL CURB RAMP
SCALE: NONE

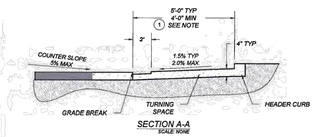
SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE

KEYED NOTES

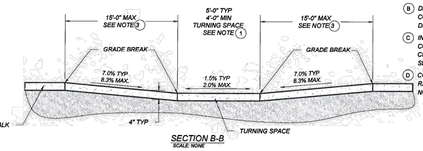
1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED 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:

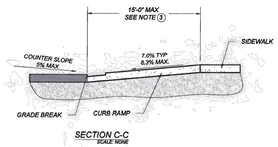
A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT 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 609004 AND NO SEPARATE PAYMENT WILL BE MADE.



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

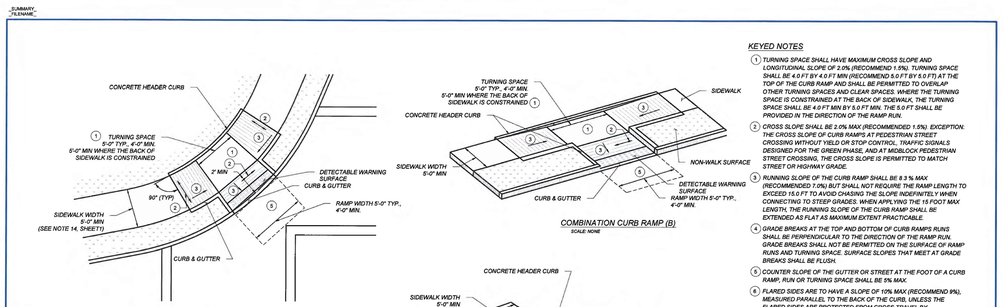
DIAGONAL
CURB RAMPS

APPROVED: Michael Smelker 1-13-15
SECRETARY ENGINEER DATE

608-001-4 608- 4 of 12

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DRAWING SCALE = NOT TO SCALE



COMBINATION CURB RAMP (A)
DIAGONAL
SCALE: NONE

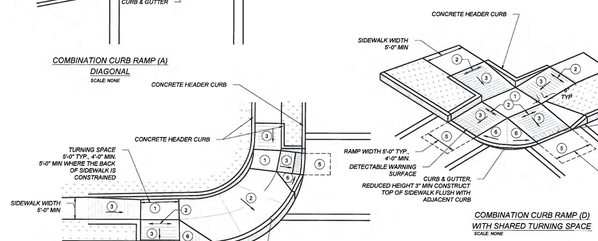
COMBINATION CURB RAMP (B)
SCALE: NONE

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 608-001-9/12 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 609004 AND NO SEPARATE PAYMENT WILL BE MADE.



COMBINATION CURB RAMP (D)
WITH SHARED TURNING SPACE
SCALE: NONE

COMBINATION CURB RAMP (C)
SCALE: NONE



NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

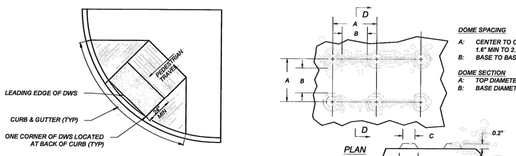
COMBINATION
CURB RAMPS

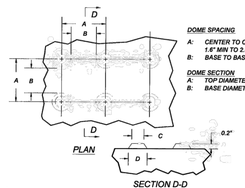
APPROVED: Michael Smelker 1-13-15
SECRETARY ENGINEER DATE

608-001-5 608- 5 of 12

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DRAWING SCALE = NOT TO SCALE

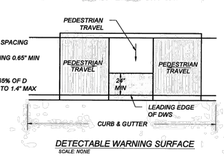




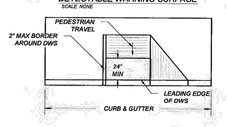
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX



DETECTABLE WARNING SURFACE
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

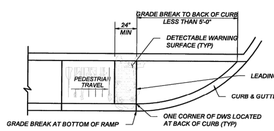
LOCATION:

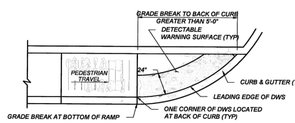
1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

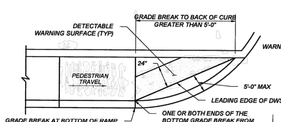
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.



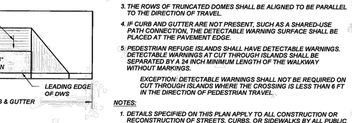




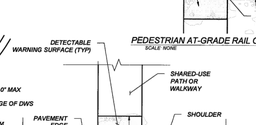
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



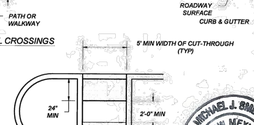
PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE



SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

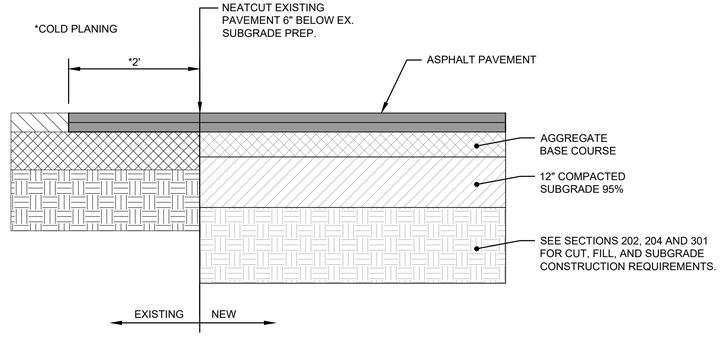
DETECTABLE WARNING
SURFACE

APPROVED: Michael Smelker 1-13-15
SECRETARY ENGINEER DATE

608-001-8 608- 8 of 12

file path:

DRAWING SCALE = NOT TO SCALE



EXIST. / NEW ASPHALT PAVEMENT JOINT C
Scale: NTS

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Rio Rancho
City of Vision

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REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

PAVING DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
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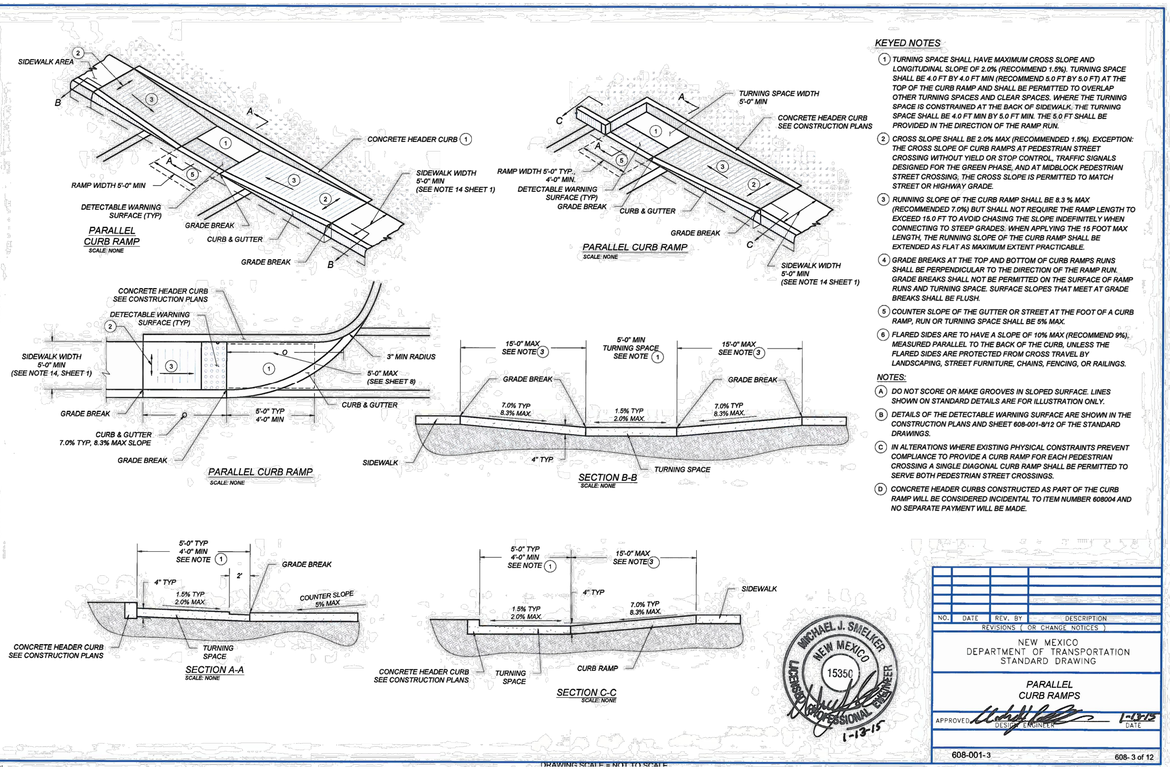
Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: R4

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Last Saved:6/15/2022 10:50:10 AM, mricketts



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 608-001-8r12 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 (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

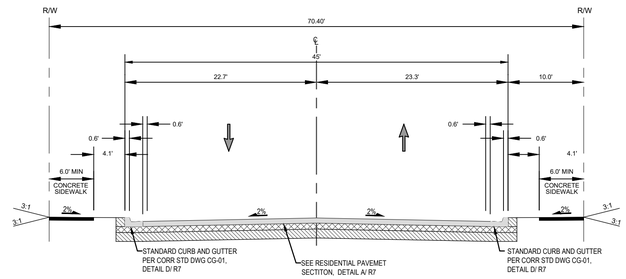
PARALLEL CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-3 — 608- 3 of 12

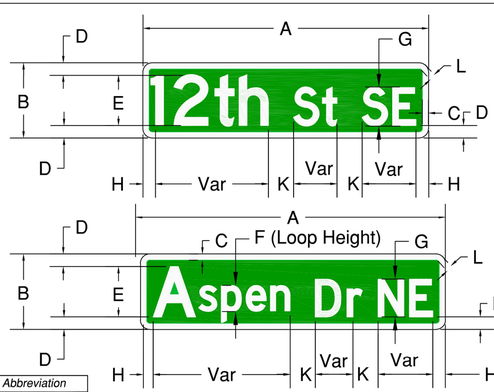
MICHAEL J. SMELKER — NEW MEXICO — 15350 — LICENSED PROFESSIONAL ENGINEER — 1-13-15

DRAWING SCALE = NOT TO SCALE



GANNETT TYPICAL TURNAROUND SECTION (E)

SCALE: 1"=10"



No Hanging Characters - Typical Letter Height and Spacing

A	B	C	D	E	F	G**	H***	K***	L
VAR	6	.5	1	4D	3D	3D	3	2	.75
VAR	9	.5	1.5	6D	4D	4.5D	4.5	2.5	1.5

**See Standard Note 6.
***See Standard Note 7.

Hanging Characters - Typical Letter Height and Spacing

A	B	C	D	E	F	G**	H***	K***	L
VAR	6	.5	1	4D	2.7D	3D	3	2	.75
VAR	9	.5	1.5	6D	4.2D	4.5D	4.5	2.5	1.5

*See Standard Note 2.
**See Standard Note 6.
***See Standard Note 7.

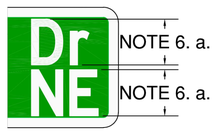
Word Message	*Abbreviation*
Avenue	Ave
Circle	Cir
Court	Ct
Drive	Dr
Expressway	Expwy
Freeway	Fwy
Highway	Hwy
Parkway	Pkwy
Place	Pl
Road	Rd
Street	St
Terrace	Ter
Trail	Tr
Turnpike	Tpk
Loop	Loop
Lane	Lane
Meadows	Mdws***
Mountain	Mtn
South East	SE
South West	SW
North East	NE
North West	NW
Way	Way

***use only when blank size will otherwise exceeds 36"

Standard Notes

1. The sign lettering for streets and highways shall be composed of a combination of lower case letters with initial upper case letters.
2. When hanging characters exist such as "j" or "g", lower case letters shall be center justified to the adjacent capital characters based on the center of their loop height.
3. Only standard abbreviations shall be used. The words "Loop" and "Lane" shall not be abbreviated
4. Street name signs shall be a minimum of 18" in length and are not to exceed 42" in length.
5. Signs shall use standard letter types C and D as shown in the "Standard Highway Signs and Markings" book. Letter type D shall be used as space permits.
6. For signs that would otherwise exceed 24" length the following shall be applied as needed to accommodate longer street names.
   a. Reducing and stacking street and postal quad abbreviations
      2.3" letter height for 6" signs and,
      3.5" letter height for 9" signs
7. For signs that would otherwise exceed 36" length the following shall be applied as needed in the order shown below to accommodate longer street names.
   a. Use of letter type C
   b. Reducing letter spacing to 50%
   c. Reduce dimension H to 1" minimum for 6" signs and 1.5" minimum for 9" signs.
   d. Reduce dimension K to 1" minimum for 6" signs and 1.5" minimum for 9" signs.
   e. Reduce letter spacing to 10%

Letter Height and Applications for Street Name Signs			
Capital Letter Size	Plate Blank Height	Mounting Type	Roadway Clarification
4 in	6 in	Post	Residential
6 in	9 in	Post	Collector or Arterial



DATE MODIFIED: AUGUST 29, 2019

City of Rio Rancho
Department of Public Works

STREET SIGN DETAIL

DWG. NO. TCSS-03 — JULY 28, 2021

Plotted: 6/15/2022 4:26:51 PM, By:Ricketts, Mark
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Rio Rancho City of Vision

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REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

SIGN DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

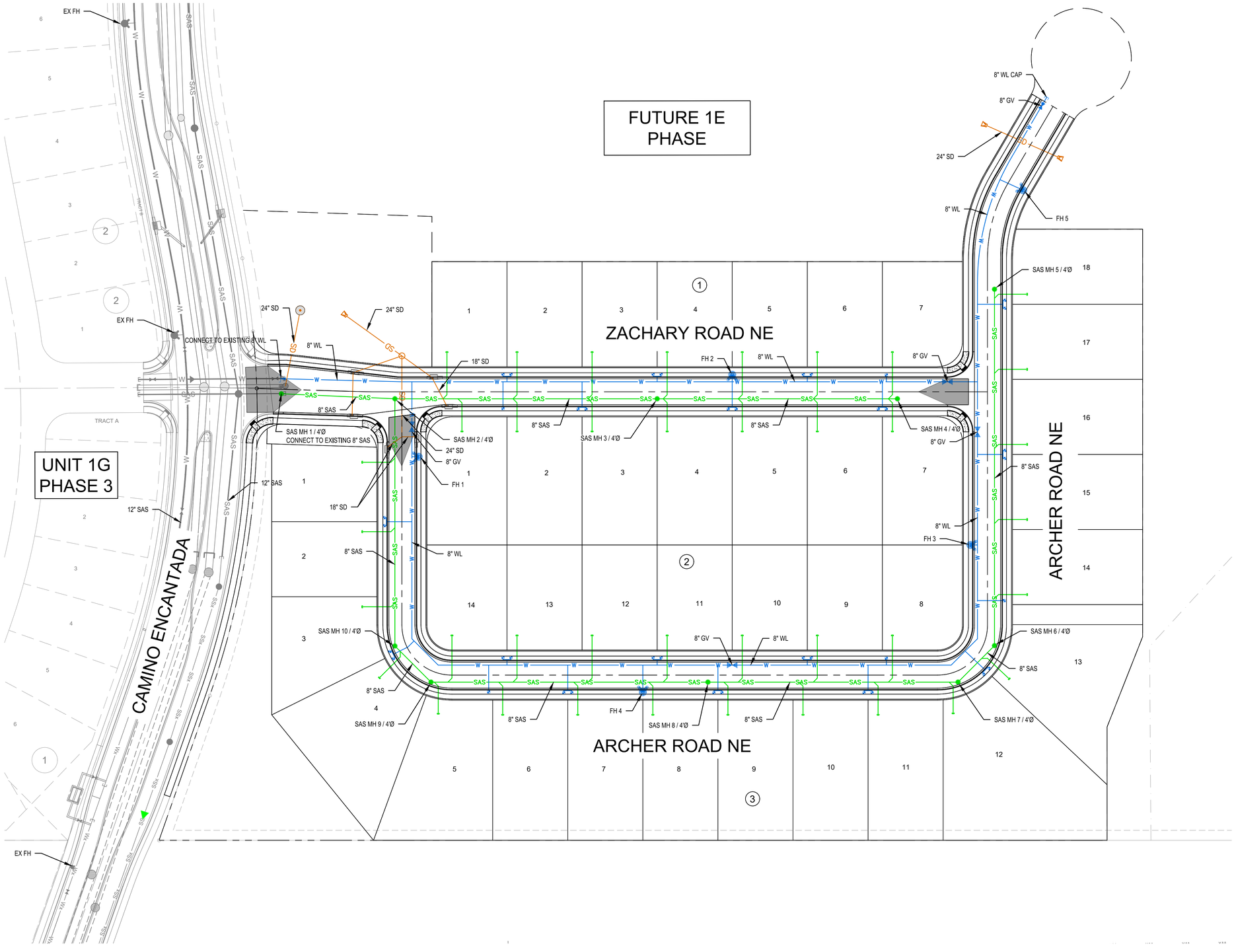
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Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: R5



0 50' 100'

SCALE: 1" = 50'

GENERAL NOTES

1. SD/SAS MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
2. SD/SAS DROP MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-10 & S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
3. FIRE HYDRANT ASSEMBLIES SHALL BE FULLY RESTRAINED PER CORR STD DWG W-15.
4. GATE VALVES SHALL BE FULLY RESTRAINED PER CORR STD DWG W-05.
5. FITTINGS SHALL BE FULLY RESTRAINED MARKER BALL PER CORR STD DWG GU-01.

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REVISIONS (OR CHANGE NOTICES)

Rio Rancho City of Vision

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

OVERALL UTILITY PLAN

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
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Date: JUNE 2022

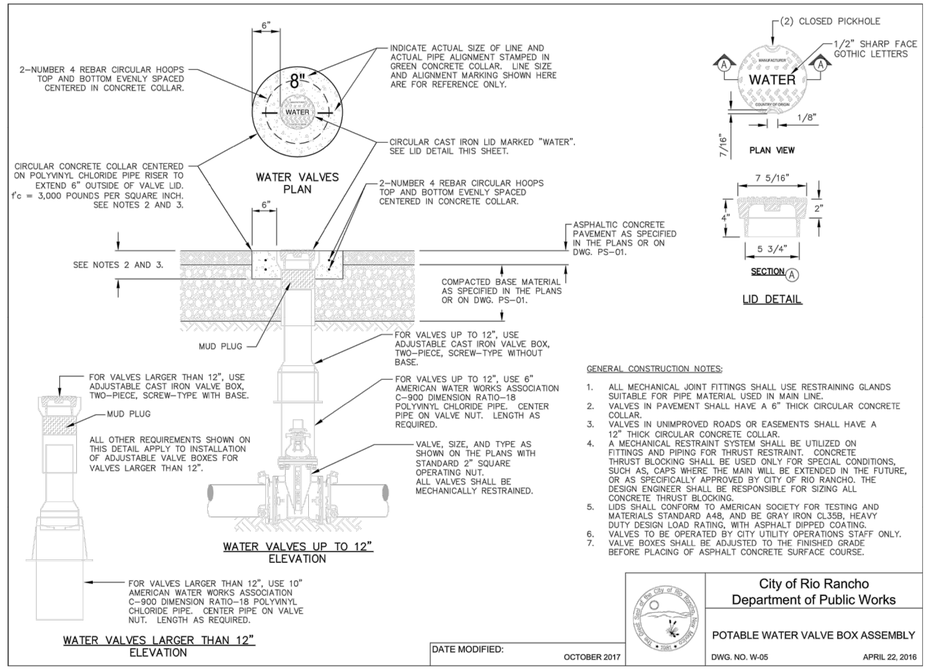
HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
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SHEET: U1

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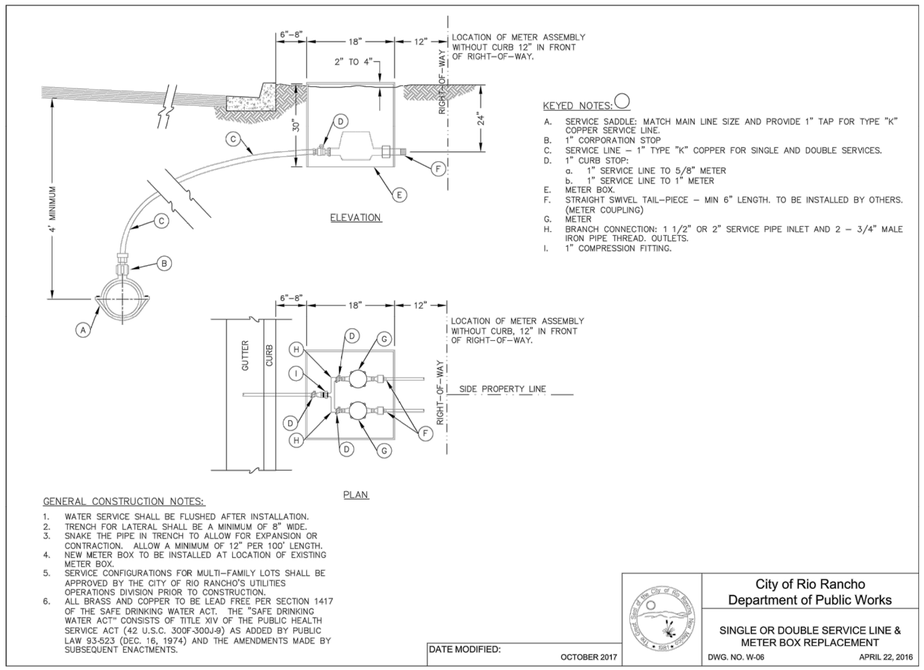
GENERAL CONSTRUCTION NOTES:

1. ALL MECHANICAL JOINT FITTINGS SHALL USE RESTRAINING GLANDS SUITABLE FOR PIPE MATERIAL USED IN MAIN LINE.
2. VALVES IN PAVEMENT SHALL HAVE A 6" THICK CIRCULAR CONCRETE COLLAR.
3. VALVES IN UNIMPROVED ROADS OR EASEMENTS SHALL HAVE A 12" THICK CIRCULAR CONCRETE COLLAR.
4. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS, SUCH AS, CAPS WHERE THE MAIN WILL BE EXTENDED IN THE FUTURE, OR AS SPECIFICALLY APPROVED BY CITY OF RIO RANCHO. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SIZING ALL CONCRETE THRUST BLOCKING.
5. LIDS SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD A48, AND BE GRAY IRON CL35B, HEAVY DUTY DESIGN LOAD RATING, WITH ASPHALT DIPPED COATING.
6. VALVES TO BE OPERATED BY CITY UTILITY OPERATIONS STAFF ONLY.
7. VALVE BOXES SHALL BE ADJUSTED TO THE FINISHED GRADE BEFORE PLACING OF ASPHALT CONCRETE SURFACE COURSE.

City of Rio Rancho
Department of Public Works

POTABLE WATER VALVE BOX ASSEMBLY

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-05 | APRIL 22, 2016



GENERAL CONSTRUCTION NOTES:

1. WATER SERVICE SHALL BE FLUSHED AFTER INSTALLATION.
2. TRENCH FOR LATERAL SHALL BE A MINIMUM OF 8" WIDE.
3. SNAKE THE PIPE IN TRENCH TO ALLOW FOR EXPANSION OR CONTRACTION. ALLOW A MINIMUM OF 12" PER 100' LENGTH.
4. NEW METER BOX TO BE INSTALLED AT LOCATION OF EXISTING METER BOX.
5. SERVICE CONFIGURATIONS FOR MULTI–FAMILY LOTS SHALL BE APPROVED BY THE CITY OF RIO RANCHO'S UTILITIES OPERATIONS DIVISION PRIOR TO CONSTRUCTION.
6. ALL BRASS AND COPPER TO BE LEAD FREE PER SECTION 1417 OF THE SAFE DRINKING WATER ACT. THE "SAFE DRINKING WATER ACT" CONSISTS OF TITLE XIV OF THE PUBLIC HEALTH SERVICE ACT (42 U.S.C. 300F-300J-9) AS ADDED BY PUBLIC LAW 93-523 (DEC. 16, 1974) AND THE AMENDMENTS MADE BY SUBSEQUENT ENACTMENTS.

City of Rio Rancho
Department of Public Works

SINGLE OR DOUBLE SERVICE LINE & METER BOX REPLACEMENT

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-06 | APRIL 22, 2016

WATER VALVE BOX ASSEMBLY (A)

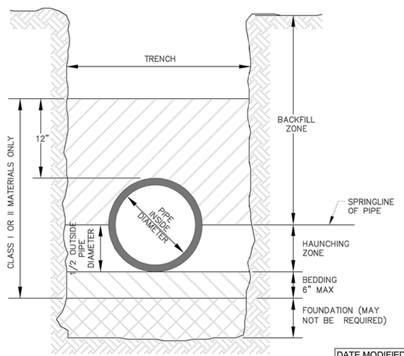
N.T.S.

METER BOX REPLACEMENT DETAIL (B)

N.T.S.

EMBEDMENT SOILS CLASSIFICTIONS		
SOILS CLASS	SOIL TYPE	DESCRIPTION
CLASS I SOILS*		MANUFACTURED ANGULAR, GRANULAR MATERIAL, 1/4 TO 1 1/2 INCHES (6 TO 40 MM) SIZE, INCLUDING MATERIALS HAVING A REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE OR ROCK, BROKEN CORAL, CRUSHED SLAG, CINDERS, OR CRUSHED SHELLS, COMPLYING TO THE REQUIREMENTS OF CLASS II SOILS.
CLASS II SOILS**	GW	WELL–GRADED GRAVELS AND GRAVEL–SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	GP	POORLY GRADED GRAVELS AND GRAVEL–SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS** 50%	SW	WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SP	POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.

* SOILS ARE AS DEFINED IN ASTM D2487, EXCEPT FOR CLASS I SOILS WHICH ARE DEFINED IN ASTM D2321.
** IN ACCORDANCE WITH ASTM D2487, LESS THAN 5% PASSES NO. 200 SIEVE.
FROM TABLE 701.3.A. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION



GENERAL CONSTRUCTION NOTES:

1. BEDDING MATERIALS SHALL BE CLASSED AS DEFINED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D2321. REFER TO TABLE 701.3.A OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED FOR SOIL CLASSIFICATION DESCRIPTIONS.
2. COMPACTION TESTING SHALL BE TAKEN AT SPRINGLINE OF PIPE.
3. COMPACTION TESTING SHALL BE TAKEN AT INITIAL BACKFILL ZONE.
4. FOR PAVED AREAS, COMPACTION SHALL BE 95% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.
5. FOR UNPAVED AREAS, COMPACTION SHALL BE 90% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.

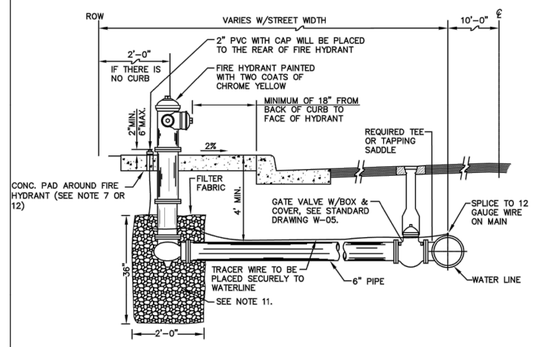
City of Rio Rancho
Department of Public Works

PIPE BEDDING

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-07 | APRIL 22, 2016

PIPE BEDDING DETAIL (C)

N.T.S.



GENERAL CONSTRUCTION NOTES:

1. GATE VALVE WITH BOX, COVER, AND CIRCULAR COLLARS SHALL BE INSTALLED ON NEW AND EXISTING WATER MAINS.
2. FIRE HYDRANTS SHALL HAVE 5 1/4" VALVE OPENING, BE DRY BARREL/ DRY TOP, TRAFFIC MODEL, WITH ONE 4 1/2" PUMPER NOZZLE, TWO 2 1/2" HOSE NOZZLES, NS THREAD, PENTAGON OPERATING NUT (1 1/2" POINT TO FLAT) WITH 1" SIDES, WHICH SHALL OPEN LEFT (COUNTER–CLOCKWISE), WITH MECHANICAL JOINT CONNECTION TO 6" DUCTILE IRON OUTSIDE DIAMETER PIPE WITH 4' MIN. COVER.
3. ALL FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF CHROME YELLOW.
4. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AMERICAN WATER WORKS ASSOCIATION STANDARD C502.
5. WRAP ALL AREAS WITH 10MIL PLASTIC BEFORE INSTALLATION OF CONCRETE THRUST BLOCKS.
6. A FIRE HYDRANT ASSEMBLY MUST BE LOCATED 10 FEET FROM THE END OF ANY DEAD END WATERLINE.
7. IN PAVED OR UNPAVED RIGHT–OF–WAY WITHOUT SIDEWALK, POUR A 3'X4.5'X6" CONCRETE COLLAR CENTERED ON FIRE HYDRANT. CONCRETE SHALL HAVE AN f'c = 3,000 psi.
8. FIRE HYDRANT COLLARS SHALL BE INSTALLED AT 2" TO 6" ABOVE FINISHED OR EXISTING ROAD GRADE ON ALL UNPAVED ROADS.
9. FIRE PROTECTION FIRE HYDRANT'S ON PRIVATE PROPERTY TO FOLLOW STANDARD DRAWING CITY OF RIO RANCHO.
10. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (SUCH AS, CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) OR AS SPECIFICALLY APPROVED BY CITY OF RIO RANCHO. DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SIZING ALL CONCRETE THRUST BLOCKING AND RESTRAINT LENGTHS.
11. 3/4" CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK WEEP HOLES. WRAP GRAVEL IN FILTER FABRIC.
12. IN PAVED RIGHT–OF–WAY WITH SIDEWALK, THE CONCRETE PAD AROUND THE FIRE HYDRANT SHALL HAVE THE FOLLOWING DIMENSIONS: 3' WIDE X 6" THICK X THE BUFFER LENGTH. CONCRETE SHALL HAVE AN f'c = 3,000 psi.

City of Rio Rancho
Department of Public Works

FIRE HYDRANT ASSEMBLY

DATE MODIFIED: MARCH 2019 | DWG. NO. W-15 | APRIL 22, 2016

FIRE HYDRANT ASSEMBLY DETAIL (D)

N.T.S.

NO.	DESCRIPTION	DATE	BY
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REVISIONS (OR CHANGE NOTICES)

RIO RANCHO City of Vision

Designed By: HUITT-ZOLLARS, Inc. Huitt-Zollars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-5141 Fax (505) 892-3259

Designed For: AMREP SOUTHWEST INC.

UTILITY DETAILS

LOMAS ENCANTADAS 1F SUBDIVISION RIO RANCHO, NEW MEXICO

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC. Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
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DPW CHK:	

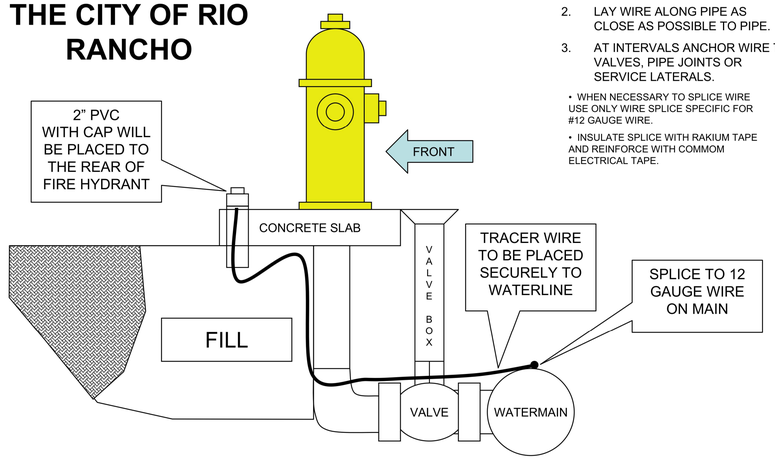
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Last Saved:6/13/2022 4:03:31 PM, mricketts

TRACER WIRE INSTALLATION

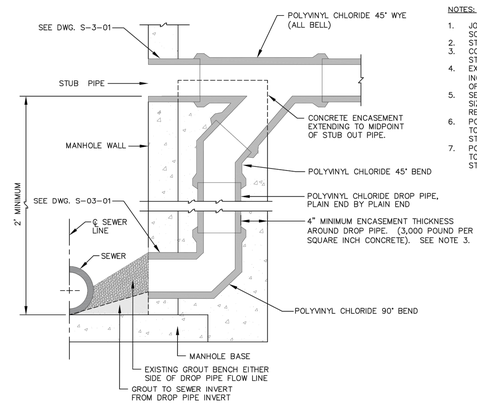
THE CITY OF RIO RANCHO



1. USING A #12 INSULATED SOLID COPPER WIRE, ANCHOR WIRE TO STATIONARY OBJECT (I.E.) VALVE BOLT.
2. LAY WIRE ALONG PIPE AS CLOSE AS POSSIBLE TO PIPE.
3. AT INTERVALS ANCHOR WIRE TO VALVES, PIPE JOINTS OR SERVICE LATERALS.

- WHEN NECESSARY TO SPLICE WIRE USE ONLY WIRE SPLICE SPECIFIC FOR #12 GAUGE WIRE.
- INSULATE SPLICE WITH RAKIUM TAPE AND REINFORCE WITH COMMOM ELECTRICAL TAPE.

TRACER WIRE INSTALLATION DETAIL
N.T.S. A



NOTES:

1. JOINTS COMPLETELY ENCASED IN CONCRETE MAY BE SOLVENT WELD POLYVINYL CHLORIDE SLIP ON JOINTS.
2. STUB PIPE AND DROP PIPE TO BE SAME SIZE.
3. CONCRETE ENCASEMENT TO EXTEND TO MIDPOINT OF STUB PIPE.
4. EXTERNAL DROP IS REQUIRED WHEN INVERT OF THE INCOMING PIPE IS 24" OR GREATER ABOVE THE INVERT OF THE MANHOLE.
5. SEE CONSTRUCTION DRAWINGS FOR POLYVINYL CHLORIDE PIPE SIZE, STANDARD DIMENSION RATIO, AND PIPE STIFFNESS REQUIREMENTS.
6. POLYVINYL CHLORIDE PIPE 4" THROUGH 15" SHALL CONFORM TO THE AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D3034.
7. POLYVINYL CHLORIDE PIPE 18" AND LARGER SHALL CONFORM TO THE AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD F679.

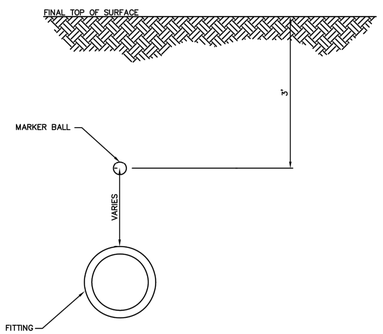
City of Rio Rancho
Department of Public Works

DROP MANHOLE CONNECTION

DATE MODIFIED: APRIL 2016

DWG. NO. S-10 APRIL 22, 2016

DROP MANHOLE CONNECTION DETAIL
N.T.S. B



GENERAL NOTES:

1. MARKER BALL PLACEMENT LOCATIONS SHALL BE DENOTED BY THE ENGINEER OF RECORD ON THE PLANS. THESE LOCATIONS SHALL BE AS SPECIFIED WITHIN THE CITY OF RIO RANCHO'S DEVELOPMENT PROCESS MANUAL, CHAPTER II.7. THE CONTRACTOR SHALL ENSURE THAT ALL MARKER BALLS ARE PLACED IN ACCORDANCE WITH THE PLANS AND/OR AS DIRECTED BY THE CITY'S PROJECT MANAGER.
2. IN ADDITION, PROGRAMMABLE MARKER BALLS SHALL BE USED IN AREAS WHERE MULTIPLE WATER LINES AND/OR FORCE MAINS ARE PRESENT OR AS DIRECTED BY THE CITY. PROGRAMMING SHALL BE COMPLETED BY THE CITY. NON-PROGRAMMABLE MARKER BALLS MAY BE USED AS DIRECTED BY THE CITY.
3. MARKER BALLS WILL BE PURCHASED AND INSTALLED BY THE CONTRACTOR/DEVELOPER.
4. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A SCHEDULE WITH APPLICABLE MARKER BALL INFORMATION TO THE CITY.
5. THE MARKER BALL IDENTIFICATION NUMBER TAGS SHALL BE INCLUDED WITHIN THE RECORD DRAWINGS.

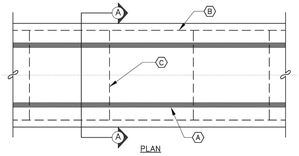
City of Rio Rancho
Department of Public Works

MARKER BALL DETAIL

DATE MODIFIED: AUG 18, 2019

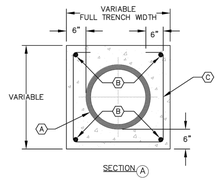
DWG. NO. GU-01 NOV 2, 2012

MARKER BALL DETAIL
N.T.S. C



PLAN

CONCRETE ENCASEMENT



SECTION A

GENERAL NOTES:

1. WHERE A WATER LINE PASSES BENEATH, OR LESS THAN 18" ABOVE AN EXISTING SANITARY SEWER LINE OR RECYCLED WATER LINE, THE WATER LINE SHALL BE ENCASED IN CONCRETE, 6" THICK MEASURED FROM THE OUTSIDE WALL OF THE PIPE, AS DETAILED, FOR AT LEAST 10' ON EACH SIDE OF THE WATER LINE, OR THE SANITARY SEWER LINE OR RECYCLED WATER LINE SHALL BE AMERICAN WATER WORKS ASSOCIATION C-900 OR C-905 POLYVNYL CHLORIDE PIPE WITH PRESSURE-TYPE JOINTS FOR AT LEAST 10' ON EACH SIDE OF THE WATER LINE. THIS SHALL ALSO APPLY WHERE A PARALLEL WATER LINE IS LESS THAN 10' HORIZONTALLY AND LESS THAN 18" ABOVE THE SANITARY SEWER LINE OR RECYCLED WATER LINE.

KEYNOTES:

(A) SANITARY SEWER LINE AS SHOWN ON PLANS

(B) 4--NUMBER 4 BARS, CONTINUOUS WITH MINIMUM 3" CLEARANCE TO OUTSIDE EDGE OF CONCRETE.

(C) STIRRUPS WITH NUMBER 4 BARS, AT 36" ON CENTER WITH MINIMUM 3" CLEARANCE TO OUTSIDE EDGE OF CONCRETE.

City of Rio Rancho
Department of Public Works

PIPE ENCASEMENT

DATE MODIFIED: APRIL 2016

DWG. NO. S-05 APRIL 22, 2016

PIPE ENCASEMENT
N.T.S. D

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

RIO RANCHO City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
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7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

UTILITY DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

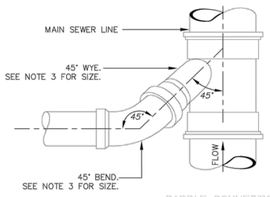
Date: JUNE 2022

HUITT-ZOLLARS, INC.
Consulting Engineers

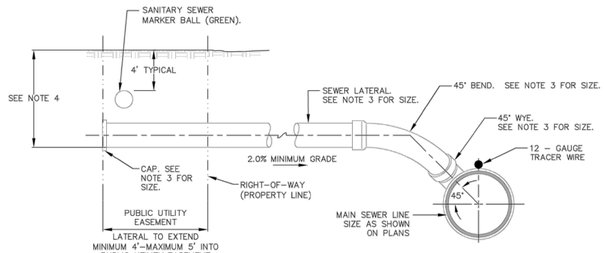
PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

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SADDLE CONNECTION PLAN



NOTES:

1. CONSTRUCT SEWER LATERAL AT THE STATION OR LOCATION BY DIMENSION AS SHOWN ON PLANS.
2. ALL SEWER LATERALS SHALL BE STAMPED WITH AN "S" IN THE GUTTER PAN AND TOP OF CURB DIRECTLY OVER THE LATERAL WHILE CONCRETE IS GREEN.
3. MULTI–FAMILY SERVICES:

NUMBER OF UNITS PER SERVICE	SERVICE SIZE
1 TO 2 DWELLING UNITS	4" SERVICE LINE
3 TO 4 DWELLING UNITS	6" SERVICE LINE
OVER 4 DWELLING UNITS	CONTACT CITY OF RIO RANCHO UTILITIES DEPARTMENT

4. SEWER LATERAL DEPTH AT THE PROPERTY LINE SHALL BE A MAXIMUM OF 7 FEET AND A MINIMUM OF 5 FEET UNLESS OTHERWISE SHOWN ON THE PLANS.
5. REFER TO SECTION 905 OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED, FOR ADDITIONAL REQUIREMENTS FOR SERVICE SADDLE, SERVICE RISER, AND SERVICE LINE LATERAL MATERIAL REQUIREMENTS TO RIGHT–OF–WAY.

City of Rio Rancho
Department of Public Works

TYPICAL NEW SEWER LATERAL CONNECTION

DATE MODIFIED: JUNE 2018 | DWG. NO. S-07 | APRIL 22, 2016

SEWER LATERAL CONNECTION DETAIL (A)

N.T.S.

FACTORY ASSEMBLED LOW PRESSURE TEST CONTROL PANEL SHALL INCLUDE:

1. LOW PRESSURE GAUGE FOR TEST AREA
2. HIGH PRESSURE GAUGE FOR PLUG INFLATION MONITORING
3. TEST AREA CONTROL VALVE (FILL/EXHAUST)
4. PLUG INFLATION VALVE (FILL/EXHAUST)
5. PLUG INFLATION REGULATOR
6. HOSE CONNECTION FOR TEST AREA (FRONT PLUG)
7. HOSE CONNECTION FOR FILLING FRONT PLUG
8. HOSE CONNECTION FOR RETURN (FRONT PLUG)

GENERAL NOTES:

1. ALL LINES ARE TO BE FLUSHED WITH BALL, SOLID PIG, OR FLUTED PIG WITH ROPE FROM MANHOLE TO MANHOLE, AS APPROVED BY CITY OF RIO RANCHO.
2. FOLLOWING INSTALLATION AND BACKFILLING OF SEWER LINES, A DEFLECTION TEXT USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF RIO RANCHO INSPECTOR.
3. ALL SEWER LINES SHALL BE INSPECTED BY TV VIDEO CAMERA PULLED THROUGH FROM MANHOLE TO MANHOLE AND ONE DIGITAL VIDEO FILE OF THE PROCEDURE SHALL BE PROVIDED TO CITY OF RIO RANCHO. DIGITAL VIDEO FILE FORMAT SHALL BE APPROVED BY THE CITY OF RIO RANCHO BEFORE CAMERAING TAKES PLACE.

TEST PROCEDURES

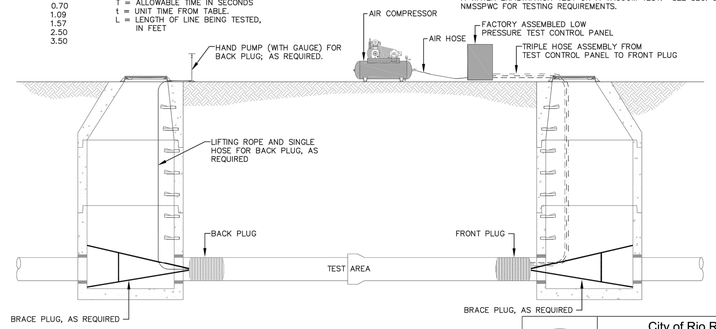
1. THE SECTION OF LINE TO BE TESTED SHALL BE PLUGGED AT EACH END AND AT ALL LATERALS, WYES, AND BRANCHES.
2. ONE PLUG SHALL HAVE INLET/OUTLET TAPS FOR THE CONNECTING HOSES.
3. SUPPLY AIR TO THE PIPE SECTION. MONITOR AIR PRESSURE SO THAT PRESSURE INSIDE THE PIPE DOES NOT EXCEED 5.0 POUNDS PER SQUARE INCH GAUGE.
4. WHEN PRESSURE REACHES 4.0 POUNDS PER SQUARE INCH GAUGE, THROTTLE AIR SUPPLY SO THAT INTERNAL AIR PRESSURE IS MAINTAINED BETWEEN 3.5 POUNDS PER SQUARE INCH GAUGE AND 4.0 POUNDS PER SQUARE INCH GAUGE FOR AT LEAST 10 MINUTES. THE 10 MINUTE DELAY ALLOWS AIR TEMPERATURE TO STABILIZE.
4. TURN OFF AIR SUPPLY AND ALLOW AIR PRESSURE TO DECREASE TO 2.5 POUNDS PER SQUARE INCH GAUGE. THE TIME REQUIRED FOR A LOSS OF 1.0 POUNDS PER SQUARE INCH GAUGE AT AN AVERAGE PRESSURE OF 3.0 POUNDS PER SQUARE INCH GAUGE SHALL BE USED TO COMPUTE THE RATE OF AIR LOSS.
5. IF THE TEST TIME IS LESS THAN THE ALLOWABLE TIME COMPUTED FROM THE ALLOWABLE UNIT TIME TABLE SHOWN, THE LINE SHALL BE REJECTED.
6. A HYDROSTATIC TEST APPROVED BY THE CITY OF RIO RANCHO MAY BE USED AS AN ALTERNATIVE TO THE AIR TEST.
7. BRACE FRONT AND BACK PLUG, AS REQUIRED, TO PREVENT PLUG BLOWOUT.
8. ALL SANITARY SEWER MANHOLES SHALL BE TESTED FOR LEAKAGE BY EITHER A WATER EXFILTRATION TEST OR A VACUUM TEST. SEE SEC. 920.5. OF NMSSPWC FOR TESTING REQUIREMENTS.

ALLOWABLE UNIT TIME TABLE

SIZE	t
4	0.17
6	0.39
8	0.70
10	1.09
12	1.57
15	2.50
18	3.50

T(ALLOWABLE TIME) = t x L

WHERE:
T = ALLOWABLE TIME IN SECONDS
t = UNIT TIME FROM TABLE.
L = LENGTH OF LINE BEING TESTED, IN FEET



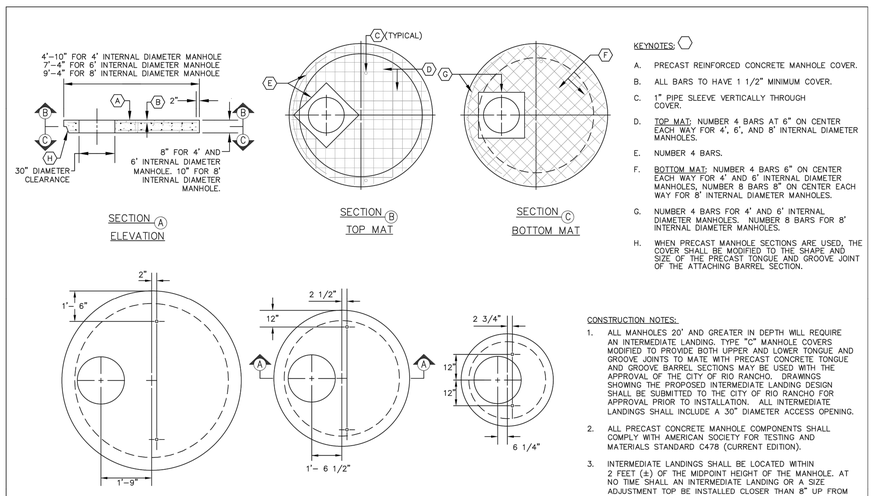
City of Rio Rancho
Department of Public Works

STANDARD AIR TEST FOR SEWER MAINS

DATE MODIFIED: APRIL 2016 | DWG. NO. S-09 | APRIL 22, 2016

AIR TEST FOR SEWER MAINS DETAIL (B)

N.T.S.



KEYNOTES:

A. PRECAST REINFORCED CONCRETE MANHOLE COVER.
B. ALL BARS TO HAVE 1 1/2" MINIMUM COVER.
C. 1" PIPE SLEEVE VERTICALLY THROUGH COVER.
D. TOP MAT: NUMBER 4 BARS AT 6" ON CENTER EACH WAY FOR 4', 6', AND 8' INTERNAL DIAMETER MANHOLES.
E. NUMBER 4 BARS.
F. BOTTOM MAT: NUMBER 4 BARS 6" ON CENTER EACH WAY FOR 4' AND 6' INTERNAL DIAMETER MANHOLES, NUMBER 8 BARS 8" ON CENTER EACH WAY FOR 8' INTERNAL DIAMETER MANHOLES.
G. NUMBER 4 BARS FOR 4' AND 6' INTERNAL DIAMETER MANHOLES. NUMBER 8 BARS FOR 8' INTERNAL DIAMETER MANHOLES.
H. WHEN PRECAST MANHOLE SECTIONS ARE USED, THE COVER SHALL BE MODIFIED TO THE SHAPE AND SIZE OF THE PRECAST TONGUE AND GROOVE JOINT OF THE ATTACHING BARREL SECTION.

CONSTRUCTION NOTES:

1. ALL MANHOLES 20' AND GREATER IN DEPTH WILL REQUIRE AN INTERMEDIATE LANDING. TYPE "C" MANHOLE COVERS MODIFIED TO PROVIDE BOTH UPPER AND LOWER TONGUE AND GROOVE JOINTS TO MATE WITH PRECAST CONCRETE TONGUE AND GROOVE BARREL SECTIONS MAY BE USED WITH THE APPROVAL OF THE CITY OF RIO RANCHO. DRAWINGS SHOWING THE PROPOSED INTERMEDIATE LANDING DESIGN SHALL BE SUBMITTED TO THE CITY OF RIO RANCHO FOR APPROVAL PRIOR TO INSTALLATION. ALL INTERMEDIATE LANDINGS SHALL INCLUDE A 30" DIAMETER ACCESS OPENING.
2. ALL PRECAST CONCRETE MANHOLE COMPONENTS SHALL COMPLY WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD C478 (CURRENT EDITION).
3. INTERMEDIATE LANDINGS SHALL BE LOCATED WITHIN 2 FEET (±) OF THE MIDPOINT HEIGHT OF THE MANHOLE. AT NO TIME SHALL AN INTERMEDIATE LANDING OR A SIZE ADJUSTMENT TOP BE INSTALLED CLOSER THAN 8" UP FROM THE INVERT OF THE MANHOLE.

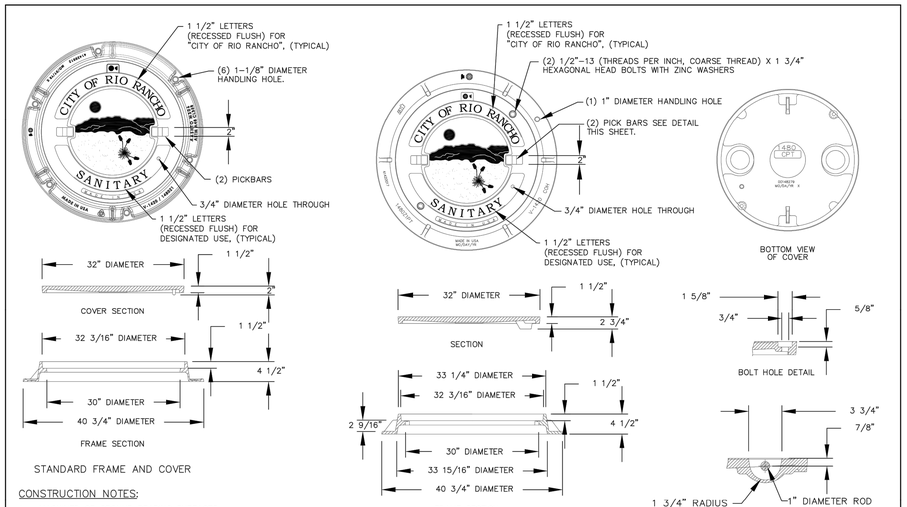
City of Rio Rancho
Department of Public Works

MANHOLE COVER

DATE MODIFIED: APRIL 2016 | DWG. NO. S-01 | APRIL 22, 2016

MANHOLE COVER DETAIL (C)

N.T.S.



CONSTRUCTION NOTES:

A. MACHINED OR GROUND BEARING SURFACES.
B. "SANITARY", "WATER", "RECYCLE", OR "STORM" CAST ON COVER TO DESIGNATE USE FOR SANITARY SEWER, POTABLE WATER, RECYCLED WATER, OR STORM DRAINAGE SYSTEMS, RESPECTIVELY.
C. LETTER SIZE FOR "CITY OF RIO RANCHO" AND DESIGNATED USE TO BE 1 1/2" IN HEIGHT, TYPICAL. FONT FOR BOTH SHALL BE BOOKMAN OLDSTYLE.
D. A VENT HOLE IS REQUIRED FOR STANDARD AND BOLTED COVERS.
E. MONOLITHIC CAST IRON OR STEEL ROD INSERTS MAY BE USED AT MANUFACTURER'S OPTION. IF INSERTS ARE PROVIDED, THEY MUST HAVE A 3/16" MINIMUM COVER AND 3/4" END EMBEDMENT IN THE CASTING.
F. ALL MATERIALS SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD A48 AND BE GRAY IRON CLASS 35B.

City of Rio Rancho
Department of Public Works

SEWER MANHOLE COVER

DATE MODIFIED: AUGUST 2016 | DWG. NO. S-02 | APRIL 22, 2016

SEWER MANHOLE COVER DETAIL (D)

N.T.S.

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
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REVISIONS (OR CHANGE NOTICES)

Designed By: HUITT-ZOLLARS, Inc. | Huitt-Zollars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-5141 Fax (505) 892-3259

Designed For: AMREP SOUTHWEST INC.

UTILITY DETAILS

LOMAS ENCANTADAS 1F SUBDIVISION
RIO RANCHO, NEW MEXICO

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Date: JUNE 2022

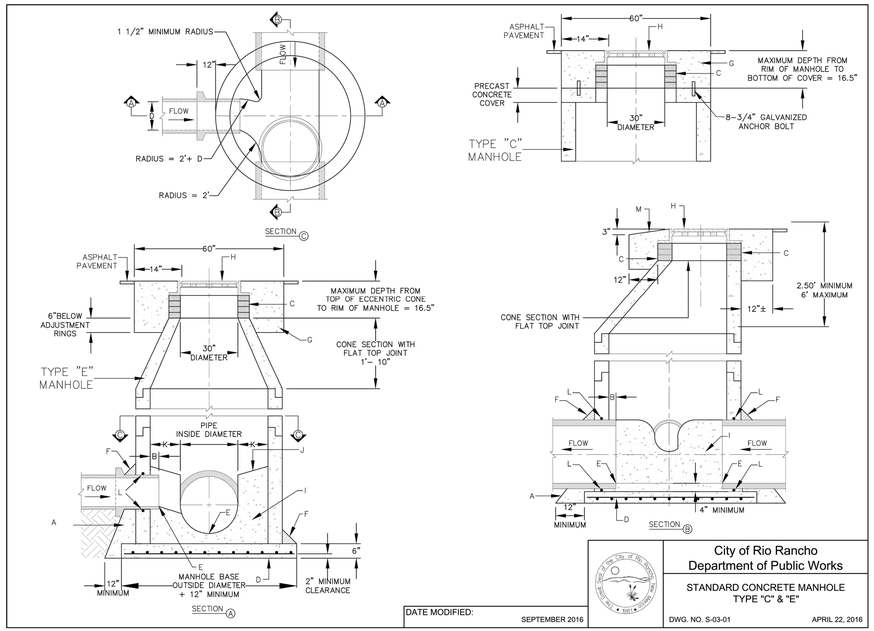
HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: U4

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DATE MODIFIED: SEPTEMBER 2016

City of Rio Rancho
Department of Public Works

STANDARD CONCRETE MANHOLE TYPE "C" & "E"

DWG. NO. S-03-01 APRIL 22, 2016

MANHOLE TYPE "C" & "E" DETAIL — A

N.T.S.

CONSTRUCTION NOTES:

A. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO THE BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRINGLINE.

B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAXIMUM, MEASURED AT SPRINGLINE OF PIPE.

C. ADJUSTMENT RINGS MAY BE USED TO PROVIDE A MAXIMUM 12" ADJUSTMENT.

D. BASE TO BE POURED IN PLACE USING NUMBER 4 BARS AT 6" ON CENTER EACH WAY FOR MANHOLE DEPTH OF 16' OR GREATER. NUMBER 4 BARS AT 12" ON CENTER EACH WAY FOR MANHOLE LESS THAN 16" DEEP.

E. INVERT ELEVATION OF STUB OR LATERAL AS SHOWN ON PLANS.

F. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

G. USE 18' ROUND COLLAR CONCRETE PAD IN ALL AREAS.

H. MANHOLE FRAME AND COVER, SEE DWG. S-02.

I. CONCRETE FILL SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 POUNDS PER SQUARE INCH AT 28 DAYS.

J. SLOPE 1" PER FOOT FROM PIPE CROWN.

K. SHELF SHALL HAVE MINIMUM WIDTH OF 9".

L. ALL WATERSTOP MATERIALS SHALL BE SUITABLE FOR THE TYPE OF PIPE USED.

M. IN UNPAVED AREAS, SET FRAME TO GRADE AND SLOPE TOP OF PAD.

GENERAL NOTES:

1. INSTALL NEOPRENE O-RING ON POLYVINYL CHLORIDE PIPE AND FILL ANNULAR SPACE WITH MORTAR TO PROVIDE A WATERTIGHT SEAL.
2. FOR PRESSURE TYPE MANHOLE COVER USE SAME AS SHOWN WITH EIGHT (8) 1/2" X 2" 316 STAINLESS STEEL HEXAGONAL HEAD BOLTS WITH A NEOPRENE GASKET. BOLT HOLES SHALL BE PREDRILLED IN COVER AND TAPPED IN FRAME. SEE DWG. S-02.
3. SANITARY SEWER SERVICES SHALL NOT BE ALLOWED IN MANHOLES.
4. IF THE SEWER MAIN AT A MANHOLE IS TO BE CONTINUED TO A FUTURE STREET, A 20' STUBOUT TO BE INSTALLED WITH CAP AND WITH 1% MINIMUM SLOPE.
5. IN UNIMPROVED AND UNPAVED ROADS, MANHOLE RIMS AND CONCRETE COLLARS ARE TO BE INSTALLED AT EXISTING ROAD GRADE.
6. IN NATURAL AREAS, ELEVATIONS OF MANHOLE RIMS AND CONCRETE SHALL BE INSTALLED 6" ABOVE NATURAL GROUND.
7. USE OF ADJUSTMENT RINGS ON MANHOLES IS LIMITED TO A MAXIMUM OF 12".
8. USE NON-SHRINK MORTAR INSIDE AND OUTSIDE OF MANHOLE JOINTS. USE NON-SHRINK GROUT FOR JOINTS, FILLETS, AND PIPE PENETRATIONS.
9. ALL MANHOLE BARREL JOINTS SHALL BE SEALED USING A PRODUCT SPECIFIED BY THE MANHOLE MANUFACTURER.
10. TYPE "E" MANHOLES SHALL NOT TO BE USED FOR DEPTHS LESS THAN 6', FOR DEPTHS LESS THAN 6' USE TYPE "C" MANHOLES. MEASURED FROM INVERT TO RIM.
11. MANHOLES GREATER THAN 18' IN DEPTH SHALL BE OF PRECAST CONCRETE SECTIONS ONLY.
12. DESIGN APPLIES TO 4' AND 6' INSIDE DIAMETER MANHOLES.
13. COMPACT ALL BACKFILL AROUND MANHOLES TO 95% AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1157.
14. POSITION MANHOLES OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
15. MANHOLES SHALL BE CAST-IN-PLACE OR PRECAST. BRICK MANHOLES ARE PROHIBITED.
16. STAMP MANHOLE COLLAR TO INDICATE DIRECTION OF FLOW WHILE CONCRETE IS GREEN.
17. STORM DRAIN MANHOLES SHALL HAVE STEPS.
18. AN INTERIOR COATING WITH A CITY APPROVED EPOXY RESIN-TYPE MATERIAL SHALL BE APPLIED TO MANHOLES ON MAINS 12" DIAMETER AND LARGER, FORCE MAIN MANHOLES, AND DROP MANHOLES. THE APPLICATION OF COATING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

DATE MODIFIED: JUNE 2018

City of Rio Rancho
Department of Public Works

STANDARD CONCRETE MANHOLE TYPE "C" & "E"

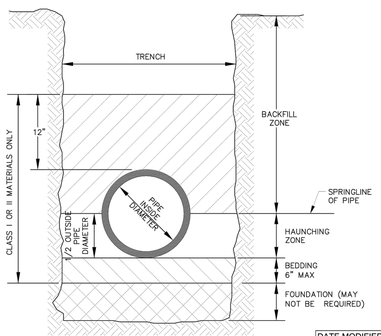
DWG. NO. S-03-02 APRIL 22, 2016

MANHOLE TYPE "C" & "E" DETAIL — B

N.T.S.

EMBEDMENT SOILS CLASSIFICTIONS		
SOILS CLASS	SOIL TYPE	DESCRIPTION
CLASS I SOILS*		MANUFACTURED ANGULAR, GRANULAR MATERIAL, 1/4 TO 1 1/2 INCHES (6 TO 40 MM) SIZE, INCLUDING MATERIALS HAVING A REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE OR ROCK, BROKEN CORAL, CRUSHED SLAG, CINDERS, OR CRUSHED SHELLS, COMPLYING TO THE REQUIREMENTS OF CLASS II SOILS.
CLASS II SOILS**	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	GP	POORLY GRADED GRAVELS AND GRAVEL-SAND MIXYURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SW	WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES.MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SP	POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.

* SOILS ARE AS DEFINED IN ASTM D2487, EXCEPT FOR CLASS I SOILS WHICH ARE DEFINED IN ASTM D2321.
** IN ACCORDANCE WITH ASTM D2487, LESS THAN 5% PASSES NO. 200 SIEVE.
FROM TABLE 701.3.A. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION



GENERAL CONSTRUCTION NOTES:

1. BEDDING MATERIALS SHALL BE CLASSED AS DEFINED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D2321. REFER TO TABLE 701.3.A OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED FOR SOIL CLASSIFICATION DESCRIPTIONS.
2. COMPACTION TESTING SHALL BE TAKEN AT SPRINGLINE OF PIPE.
3. COMPACTION TESTING SHALL BE TAKEN AT INITIAL BACKFILL ZONE.
4. FOR PAVED AREAS, COMPACTION SHALL BE 95% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.
5. FOR UNPAVED AREAS, COMPACTION SHALL BE 90% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.

DATE MODIFIED: APRIL 2016

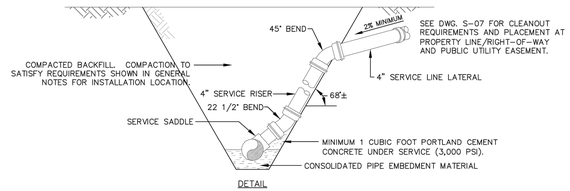
City of Rio Rancho
Department of Public Works

PIPE BEDDING

DWG. NO. S-04 APRIL 22, 2016

PIPE BEDDING DETAIL — C

N.T.S.



DETAIL

GENERAL NOTES:

1. REFER TO SECTION 905 OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED, FOR ADDITIONAL REQUIREMENTS FOR SERVICE SADDLE, SERVICE RISER, AND SERVICE LINE LATERAL MATERIAL REQUIREMENTS TO RIGHT-OF-WAY.
2. TRENCH EXCAVATIONS SHALL AT ALL TIMES CONFORM TO "STANDARDS – 29 CFR PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".

DATE MODIFIED: APRIL 2016

City of Rio Rancho
Department of Public Works

STANDARD SEWER SERVICE CONNECTION

DWG. NO. S-06 APRIL 22, 2016

SEWER SERVICE CONNECTION DETAIL — D

N.T.S.

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

UTILITY DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

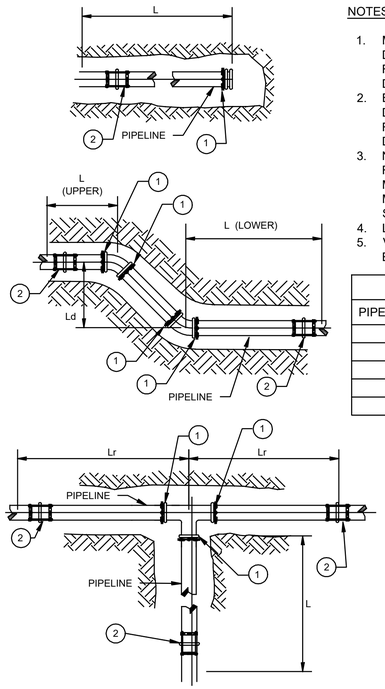
HUITT-ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: U5

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

Plotted: 6/15/2022 4:29:37 PM, By:Ricketts, Mark
H:\proj\R307761.01 - LE 1F Engineering\10 CADD & BIM\10.1 AutoCAD\SHEET SET\R307761.01-LE-1F_R.UTILITY DETAILS.dwg
Last Saved:6/13/2022 4:03:31 PM, mricketts



NOTES:

1. MECHANICAL JOINT RESTRAINT FOR PVC C900 OR DUCTILE IRON PIPE (EBAA IRON SERIES 2000 PV JOINT RESTRAINTS FOR AWWA C-900 PVC AND SERIES 1100 DUCTILE IRON PIPE, OR APPROVED EQUAL).
2. BELL JOINT RESTRAINT HARNESS FOR C900 PVC OR DUCTILE IRON PIPE (EBAA IRON SERIES 1600 JOINT RESTRAINT FOR AWWA C-900 PVC AND SERIES 1700 FOR DUCTILE IRON PIPE, OR APPROVED EQUAL).
3. NO CONCRETE THRUST BLOCKS UNLESS APPROVED OR REQUESTED BY THE ENGINEER OR CITY PROJECT MANAGER. MINIMUM RESTRAINT LENGTHS SHALL BE PER MANUFACTURER RECOMMENDATIONS AND PER SPECIFIC SITE CONDITIONS AND OPERATING PARAMETERS.
4. L = LENGTH IN WHICH ALL JOINTS SHALL BE RESTRAINED.
5. VALVES REQUIRE SAME RESTRAINT LENGTHS AS DEAD ENDS OF SIMILAR SIZE AND PIPE MATERIAL.

ASSUMPTIONS	
TEST PRESSURE	150 PSI
SOIL TYPE	ML
TRENCH TYPE	5
DEPTH OF COVER	48"
SAFETY FACTOR	2

RESTRAINT LENGTH (IN FEET)

PIPE DIAMETER	PIPE MATERIAL	DEAD END	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6"	PVC	75'	23'	10'	5'	3'
8	PVC	98	29'	12'	6'	3'
10"	PVC	118'	35'	15'	7'	4'
12"	PVC	139'	41'	17'	9'	4'
16"	PVC	180'	52'	22'	11'	6'

TYPICAL PIPE RESTRAINT LENGTHS
NTS

JOINT RESTRAINT TABLE
NTS

D

Plotted: 6/15/2022 4:29:38 PM, By:Ricketts, Mark
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Last Saved:6/13/2022 4:03:31 PM, mricketts

Rio Rancho
City of Vision

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
AMREP SOUTHWEST INC.

UTILITY DETAILS

LOMAS ENCANTADAS 1F
SUBDIVISION
RIO RANCHO, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.

Date: JUNE 2022

HUITT–ZOLLARS, INC.
Consulting Engineers

PROJECT NO.	R307761.01
DESIGNED BY:	DD
DRAWN BY:	DH
CHECKED BY:	DD
DATE:	JUNE 2022
DPW CHK:	

SHEET: U6

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

RE: Preliminary Plat Extension #21-210-00011 Lomas Encantadas 1F, Phase 1 Lomas Encantadas Tract 13. **August 3, 2023**

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, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas 1F, Phase 1. This preliminary plat proposal will create 39 single-family residential lots, zoned R-1: Single Family Residential. The property is legally described as LE, Tract 13. **Please note that this preliminary plat application is solely to extend the time for the Applicant to complete necessary infrastructure to pursue plat completion, and that there are no proposed changes to the plat. The Lomas Encantadas 1F, Phase 1 preliminary plat remains the same proposal as approved by the Planning and Zoning Board on July 26, 2022.**

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 22, 2023** 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.

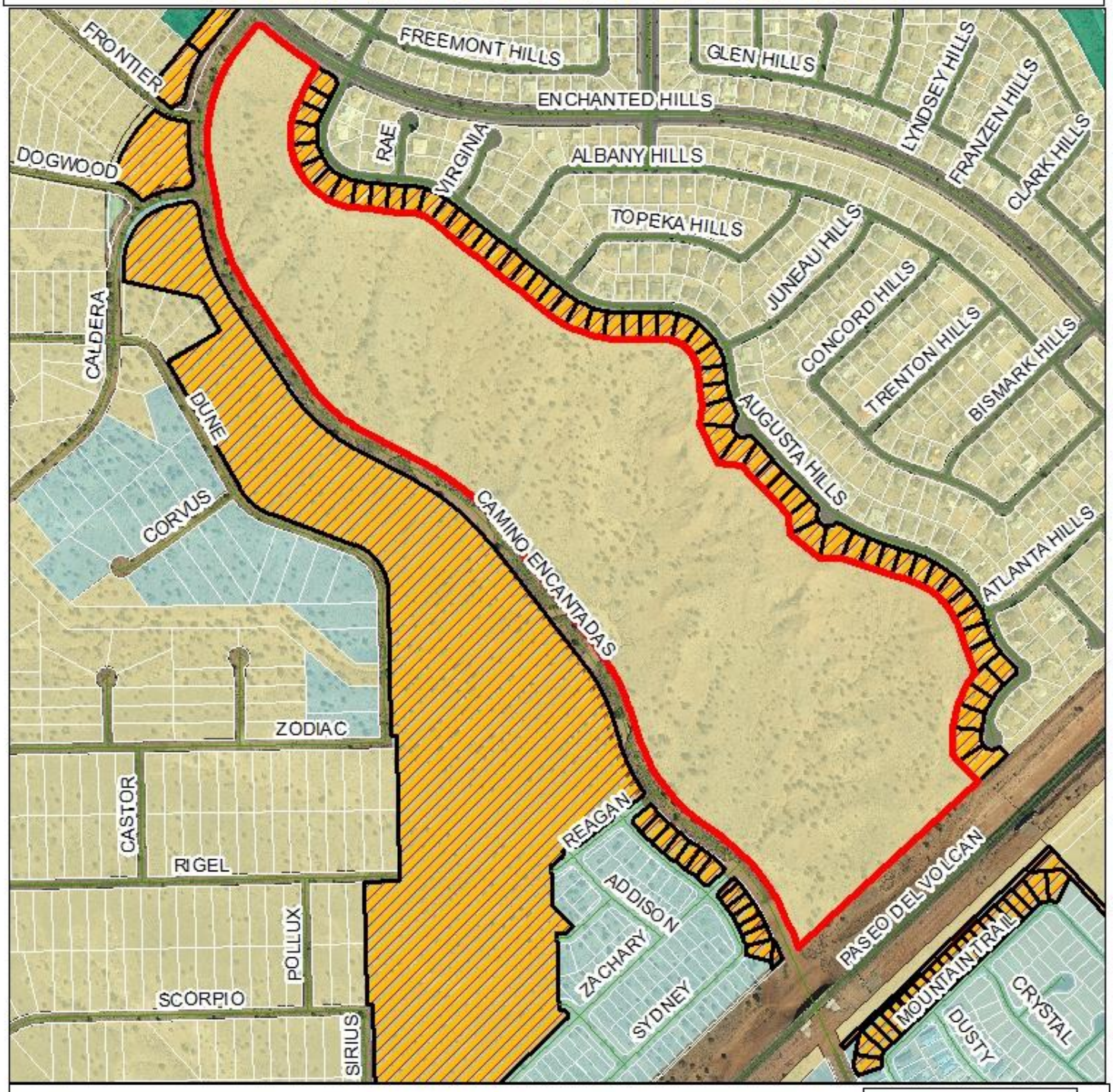
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOMAS ENCANTADAS 1F
PHASE 1
PRELIMINARY PLAT EXTENSION



Rio Rancho
City of Vision

0 195 390 780 1,170 1,560
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.

Map Created by Tim Dvorak on 8/3/2023

N
W E
S

Roads
Subject Property
Noticed Abutting Properties

Zoning
OS
R-1
R-4
SU

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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001575869

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		$163.24	**Sales Rep**	wschult	
Tax Amount		$12.45	**Order Taker**	wschult	
Total Amount		$175.69			
Amount Paid		$0.00			
Amount Due		$175.69			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001575869-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 217 li		
Color			

Run Date
08/07/2023
08/07/2023
08/07/2023

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 on Tuesday, August 22, 2023 at 6:00 pm:

Variance
Case #23-110-00010
The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .51 acres, and there is an active building permit application in progress.

Preliminary/Final Plat
Case #23-220-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approx. 36.1597 acres.

Summary Plat
Case #23-200-00023
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement, comprising approx. 0.1534 acres.

Subdivision Variance
Case #23-280-00004
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Subdivision Variance to the provisions of R.O 2003 § 1 55.41(M) to allow for the vacation of the existing 50' Public Access Easement located on LD2, Block 10, Tract 63A.

Preliminary Plat Extension
Case #21-210-00011
The applicant, Lomas Encantadas Development Company, LLC., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1F, Phase 1 Subdivision Preliminary Plat.

Preliminary/Final Plat
Case #23-210-00007
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA., requests approval of a Preliminary/Final Plat creating Los Diamantes Tracts G-1, G-2, G-3, & G-4, and providing for dedication of right--of-way as shown. The subject tracts comprise approx. 3.9865 acres.

Subdivision Variance
Case #23-280-00005

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 30 **ENACTMENT NO. 04-029**

AMENDING THE ZONE MAP.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

PURPOSE: TO AMEND THE CURRENT ZONING DESIGNATION OF PROPERTY KNOWN BY LEGAL DESCRIPTION AS ENCHANTED HILLS SOUTH, CONSISTING OF 810 ACRES (+-) FROM R-1/SINGLE-FAMILY DESIGNATION TO INCLUDE R-1/SINGLE-FAMILY, R-4/SINGLE-FAMILY, C-1/RETAIL COMMERCIAL, PARKS & RECREATION AND OPEN SPACE. THE PROPERTY IS BOUNDED, GENERALLY, ON THE WEST BY CHAYOTE ROAD AND CALDERA ROAD, ON THE EAST BY NMSR 528, AND ON THE SOUTH BY LINCOLN ROAD NE.

SECTION 1. REQUIREMENTS:

A. Land Use:
   1. Zoning designations are as per the table attached hereto as Exhibit "A".
   2. All permissive and conditional uses within the respective zoning designations are allowed as designated in the City Zoning Ordinance. Conditional uses require a Conditional Use Permit.
   3. Development shall occur as per the approved Master Plan, applicable zoning district requirements and, an approved Development Agreement.

SECTION 2. SEVERABILITY CLAUSE: If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 11th DAY OF AUGUST, 2004.

Jim Owen, Mayor

8/13/04
Date

ATTEST:

Cheryll A. Johns, Acting City Clerk
[SEAL]

ENCHANTED HILLS SOUTH - ZONING DESIGNATIONS			
PROPERTY DESCRIPTION	**CURRENT DESIGNATION**	**NEW ZONING DESIGNATION**	**APPROX. ACREAGE**
Parcel 2B	R-1	R-4/Single Family	29.3
Parcel 2C-1	R-1	PR/Parks & Recreation	39.4
Parcel 2C-2	R-1	R-4/Single Family	1.0
Parcel 2D	R-1	R-4/Single Family	22.1
Parcel 3A	R-1	R-4/Single Family	49.9
Parcel 3B	R-1	C-1	10.0
Parcel 3C	R-1	C-1	3.6
Parcel 3D	R-1	C-1	2.2
Parcel 3E	R-1	C-1	1.2
Parcel 4A	R-1	R-4/Single Family	37.6
Parcel 4B	R-1	R-4/Single Family	21.2
Parcel 4C	R-1	Park	1.0
Parcel 5A	R-1	R-6	8.1
Parcel 5B	R-1	R-4/Single Family	5.0
Parcel 5C	R-1	C-1	6.6
Parcel 6A	R-1	R-6	7.3
Parcel 6B	R-1	C-1	15.1
Parcel 6C	R-1	C-1	2.8
Park - 3	R-1	PR/Parks & Recreation	2.8
Park - 2	R-1	PR/Parks & Recreation	8.9
Park - 1	R-1	PR/Parks & Recreation	6.4
OS	R-1	Open Space	166.0
The following properties will be included in the Master Plan, but shall remain R-1			
Parcel 1A	R-1		35.5
Parcel 1B	R-1		8.0
Parcel 1C	R-1		14.7
Parcel 1D	R-1		10.9
Parcel 1E	R-1		26.2
Parcel 1F	R-1		12.1
Parcel 1G	R-1		61.9
Parcel 2A	R-1		41.6
Parcel 5D	R-1		24.5
Parcel 5E	R-1		54.5
City Well Site	R-1		5.3
PDV	R-1		45.7
		TOTAL	**809.9**

Timothy Dvorak

From: Theresa Bernhardsen <tbernhardsen@gmail.com>
Sent: Monday, August 14, 2023 4:13 PM
To: Timothy Dvorak
Subject: Preliminary Plat Extension #21-210-000011 Lomas Encantadas 1F, Phase 1 Tract 13

Caution! This message was sent from outside your organization.

Hello,

We received this notice, and although it says the preliminary plat extension is solely to extend the time for the applicant to complete necessary infrastructure to pursue plat completion, and there are no proposed changes to the plat, the map that was included does not reflect the open space that has been part of the original plat. Can you clarify the situation on the open space, that is shown in green on the original map?



Thank you,
Theresa Bernhardsen

6768 Augusta Hills Dr NE
Rio Rancho, NM 87144

Timothy Dvorak

From: Czelusniak, Gosia <gczelusniak@luc.edu>
Sent: Monday, August 14, 2023 4:00 PM
To: Timothy Dvorak
Subject: Preliminary Plat Extension #21-210-00011Lomas Encantadas 1F, Phase 1 Lomas Encantadas Tract 13

Importance: High

Caution! This message was sent from outside your organization.

You don't often get email from gczelusniak@luc.edu. Learn why this is important

Hello Mr. Dvorak,

I'm writing regarding the mailing we received about the Preliminary Plat Extension #21-210-00011Lomas Encantadas 1F, Phase 1 Lomas Encantadas Tract 13.

We, residents of the properties that abut to the land development in question, ask for more information why it's considered by the City of Rio Rancho to change the OS (Open Space and Recreation) part of the zoning to R-1?

We assume the City of Rio Rancho cares about its residents and their properties.

The residents of the subject properties made their purchases based on the plat that includes the OS zone. It should be evident to the City of Rio Rancho that OS zones are essential for the residents, and they are included in the zoning plans for a reason.

The considered zone change from OS to R-1 violates the current property owner's rights who purchased their homes relying on the existing City of Rio Rancho plat zones. It impacts the quality of their lives and the value of their properties, not to mention the beauty and healthiness of the City of Rio Rancho neighborhoods and communities.

Please advise if anything else is needed to officially notify and ask the City of Rio Rancho to decline the application for the zone change from OS to R-1 on behalf of the current residential property owners.

Best,
Gosia Czelusniak

Timothy Dvorak

From: slawek@czelusniak.com
Sent: Friday, August 18, 2023 7:50 AM
To: Timothy Dvorak
Cc: slawek@czelusniak.com
Subject: Open Space Zone for Lomas Encantadas, Proposed Preliminary Plot Extension #21-210-00011

Caution! This message was sent from outside your organization.

You don't often get email from slawek@czelusniak.com. Learn why this is important

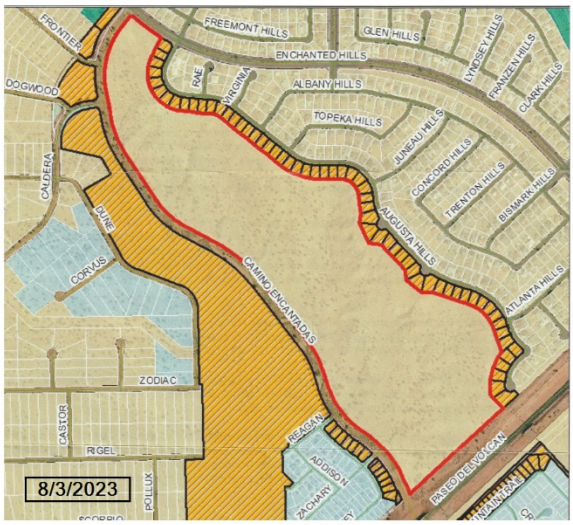
The Planning and Zoning Board,

On August 3, 2023, a notice with map Pic 1 was sent to Enchanted Hills residents regarding Proposed Preliminary Plot Extension #21-210-00011.
This map only shows Residential Zone R1. Removing the Open Space zone (OS) triggered many questions. We don't understand the reason for doing this.

Map Pic 2 shows the OS zone previously used in your notifications. We, the community, oppose changing the map and removing the OS zone.
We have over 200 signatures from people who are against it (https://www.change.org/AugustaHills). We request you use the most current version of maps in your communication, including the OS zone.

In addition, maps 3, 4, and 5, published before, show different OS boundaries. What is the latest map that shows the agreed OS zone?

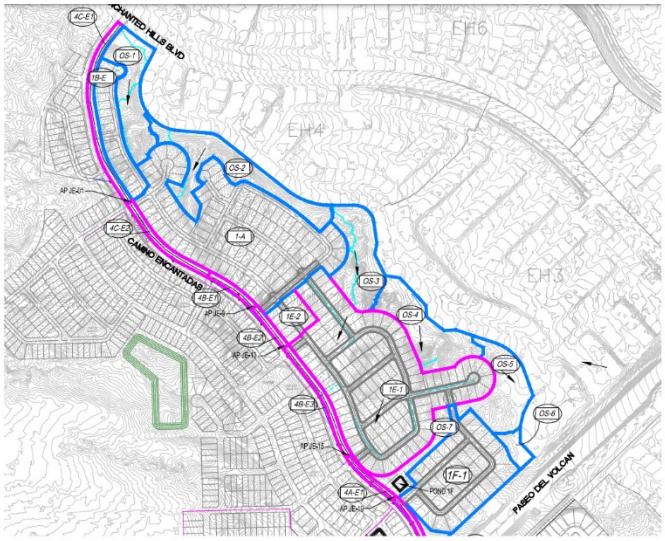
Please include my email as a public comment for the hearing on 8/22/2023.



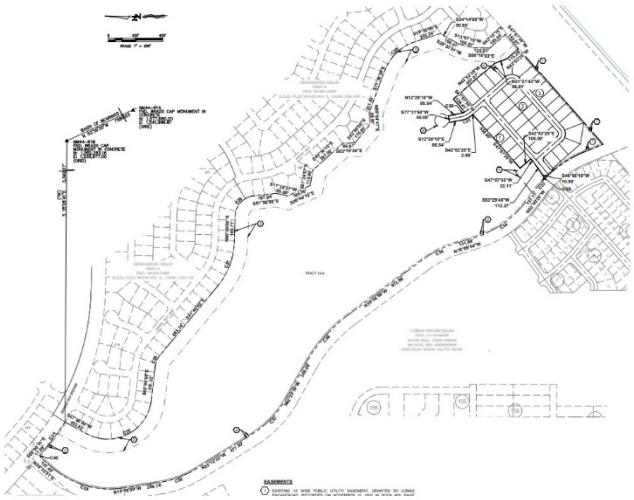
Pic 1



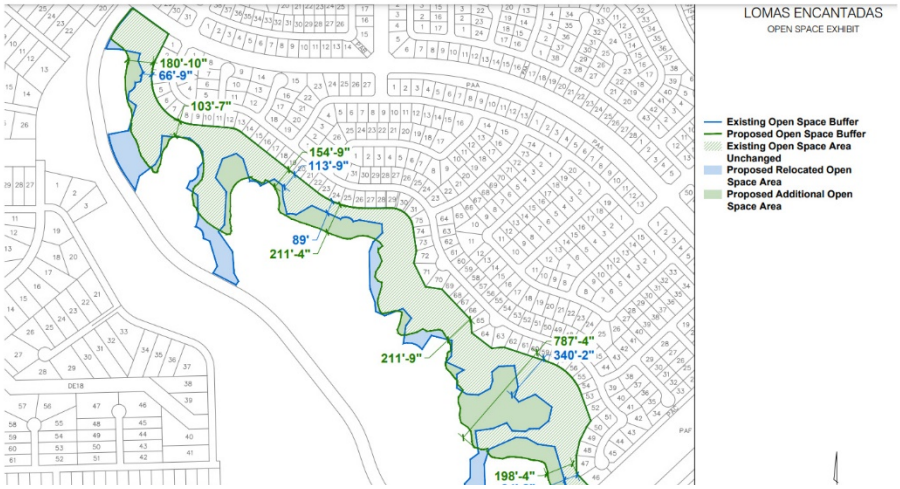
Pic 2



Pic 3



Pic 4



Thank you,

Slawomir Czelusniak
6716 Augusta Hills Rd NE
Rio Rancho, NM 87144
slawek@czelusniak.com

Timothy Dvorak

From: mdoak12@aol.com
Sent: Thursday, August 17, 2023 4:47 PM
To: Timothy Dvorak
Subject: Preliminary Plat Extension #21-210-00011 Lomas Encantadas 1F, Phase 1 Tract 13

Caution! This message was sent from outside your organization.

Good afternoon Mr. Dvorak,

There was a huge error made in the letter sent to me and my neighbors. The map enclosed does not show the green space to the south of Augusta Hills Dr. NE. And even though the letter says in bold type that there are no proposed changes to the plat, a picture is worth a thousand words and people are up in arms. We have no trust in the AMRep company and are constantly on the lookout for them pulling another quick one. You probably already have heard from some of them. I had a petition left on my front door.

I will be sending a letter for the P&Z meeting separately, but wanted you to know this was headed your way.

Sincerely,

Monna Doak
6848 Augusta Hills Dr. NE
Rio Rancho, NM 87144
505-771-1675

Timothy Dvorak

From: Matt Walsh <warpos2@gmail.com>
Sent: Monday, August 14, 2023 8:24 PM
To: Timothy Dvorak
Subject: 22 Aug Meeting Re: Lomas Encantadas Changes

Caution! This message was sent from outside your organization.

You don't often get email from warpos2@gmail.com. Learn why this is important

Viewing the maps attached to the original 2004 and 2019 versions of the platting I see significantly more green space than on the new map. At the meeting I think we need a full description of the proposed changes in green space. Noting the original documents said: POLICY CON-12: Develop and protect a public open space network. and POLICY L-1: 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.

At present I cannot see these principles are present in the proposed revision of the Lomas Encantadas Plan.

--

Matthew Walsh, MD
Rio Rancho, NM