Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
February 11, 2025
6:00 PM
City Hall

BOARD MEMBERS

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

MEETING INFORMATION

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

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

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. January 28, 2025 Planning and Zoning Board Meeting Minutes
2025-0128 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Building Activity Report - January 2025
2025 PZ MONTHLY COMPARISONS.pdf

3. Planning and Zoning Monthly Summary Plat Report - January 2025
Jan Summ Plat.pdf

PUBLIC HEARINGS

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

4. **Preliminary/Final Plat.** The applicant, City of Rio Rancho, requests approval of a Preliminary/Final Plat for the 15th St. SE Right of Way Reconfiguration project for the lots legally described as Unit 10, Block 22, Lots 17, 18, 19B, and 9A. The plat combines the four lots into two tracts and one lot, dedicates 15th St. SE, and relocates Public Utility Easements. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
15th Street Plat.pdf
Unit 10 SAP_Existing and Proposed Roadways.pdf
Engineering Comments.pdf
Reproduction of Notices.pdf

5. **Conditional Use Permit.** The applicant, Phil Lopez, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as High Range 4, Block 74, Tract A; physically located at 1523 Inca Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location and Zoning Map.pdf
P&Z Land Use Application.pdf
Justification Letter.pdf
Site Plan and Landscape Plan.pdf
Construction Plans.pdf
Reproduction of Notices.pdf
Reviewer Comments.pdf
Findings_of_Fact_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
January 28, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0128 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JANUARY 28, 2025
6:00 PM
Overflow Room, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) January 14, 2025 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, DR Horton, through their agent, Community Design Solutions, LLC, requested approval of a Final Plat for the Vista Grande Phase 2 subdivision to create 45 R-5: Single-Family Residential lots and 4 tracts on the property legally described as Unit 12, Block 88, Lots 9-13.

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

Applicant, Xavier Garcia commented on the item and stood for questions, after being administered the oath virtually.

Robert Gabaldon moved to approve Item #2. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

3) The applicant, Xavier Garcia of DR Horton, requested approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10’ on the side of a corner lot, on the subject

property of 4146 Silver Springs Road NE, legally described as Lomas Encantadas 1G Phase 3A, Block 2, Lot 12.

Staff member, Tamarah Martinez presented the item recommending denial with findings and conditions and stood for questions.

Applicant, Xavier Garcia presented on the item and stood for questions.

Applicant, Xavier Garcia answered questions from Commissioner Gabaldon regarding the number of available floor plans. He also confirmed Vice-Chair Richardson's request for clarification in regard to Commissioner Tortorici's comments on the multitude of plans and potential precedents.

Sal Tortorici moved to approve Item #3. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

4) The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requested approval of a variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as Arrowhead Ridge, Tract 8.

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

Agent, Maria Gonzales spoke on the item and stood for questions.

Member of the public, Jerry Schalow spoke in favor of the item.

Commissioner Tortorici commented on the of the item. Commissioner Kofchur's question regarding sign requirements for nighttime illumination was answered by Development Services Director Amy Rincon. Commissioner Hardisty commented on the existing electrical sign.

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

5) The applicant. Devon Amos, requested approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential to C-1: Retail Commercial.

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

Applicant, Devon Amos spoke on the item and stood for questions.

Commissioner Gabaldon's query regarding the proposed entrance was confirmed as Inca by applicant, Devon Amos. Commissioner Tortorici commented on the validity of that statement.

Sal Tortorici moved to approve Item #5. Seconded by Lisa Hardisty
The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 6:32 PM.

APPROVED THIS 11th DAY OF FEBRUARY 2025.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
February 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - January 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	$14,435,859												70	$14,435,859	978	$203,284,682
Additions/Residential	8	$723,307												8	$723,307	139	$4,780,524
Casita	2	$400,000												2	$400,000	0	$0
New Commercial	2	$10,010,000												2	$10,010,000	12	$45,655,635
New Office/Institution	0	$0												0	$0	4	$15,892,176
New Industrial	0	$0												0	$0	1	$55,000,000
Non-Residential Interior Tenant Improvement	4	$4,241,867												4	$4,241,867	23	$11,668,260
Office/Institution Addition	0	$0												0	$0	1	$35,000
Industrial Addition	0	$0												0	$0	0	$0
New Multi-Family	25	$2,773,015												25	$2,773,015	80	$59,886,454
Telecommunication Tower	0	$0												0	$0	12	$510,470
Demolition - Non-Residential	0	$0												0	$0	2	$12,000
Demolition - Residential	0	$0												0	$0	0	$0
Fence	14	$102,446												14	$102,446	124	$4,213,173
Garages	3	$282,816												3	$282,816	62	$2,023,027
Pool	6	$315,448												6	$315,448	78	$5,722,342
Reroofs/Windows/ Doors	71	$1,164,081												71	$1,164,081	689	$10,669,898
Retaining Wall	6	$61,700												6	$61,700	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	$80,523												20	$80,523	217	$815,850
Sheds	8	$124,254												8	$124,254	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	$123,699												36	$123,699	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	$0												15	$0	196	$0
Building Inspections	3,279	$0												3,279	$0	40,030	$0
Engineering Inspections	202	$0												202	$0	2,551	$0
R.O.W. Permits (Fees)	33	$48,644												33	$48,644	509	$300,630
TOTALS:	**3,804**	**34,887,659**												**3,804**	**$34,887,659**	**46,780**	**$471,224,900**

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
February 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - January 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Jan Summ Plat.pdf

SUMMARY PLAT ACTIVITY
January 2025

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	

SUMMARY PLAT ACTIVITY

January 2025

24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/24	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00049	11/5/2024	UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL	Under Review	
24-200-00052	12/9/2024	UNIT 11, BLOCK UU, LOTS 26-27, LOT COMBI	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	**1/2/2025**	**LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E**	**Under Review**	
25-200-00002	**1/24/2025**	**LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1**	**Under Review**	
25-200-00003	**1/28/2025**	**HIGH RESORT MARKET PLACE, BLOCK A, TRACT**	**Under Review**	
TOTAL TO DATE:		**58**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-0002

AGENDA DATE:
February 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, City of Rio Rancho, requests approval of a Preliminary/Final Plat for the 15th St. SE Right of Way Reconfiguration project for the lots legally described as Unit 10, Block 22, Lots 17, 18, 19B, and 9A. The plat combines the four lots into two tracts and one lot, dedicates 15th St. SE, and relocates Public Utility Easements. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for 15th St SE. The plat depicts the resulting configuration of right-of-way (ROW) obtained by deed, for the proposed 15th St SE reconfiguration project. The plat reflects the intended 50' wide future ROW (to be named 15th Street SE) that will connect the existing portion of 15th St SE north of Westside Blvd SE, to the existing portion of 15th St SE south of Westside Blvd SE.

15th St SE is currently classified as a minor collector and is proposed as a major collector MRCOG Long Range Roadway Map and the Unit 10 Specific Area Plan, adopted as amended July 25, 2018 (R. 50, Enact. No. 18-049). Map 7 in the Unit 10 Specific Area Plan shows the proposed re-alignment of 15th St SE and connection between 20th Ave SE (on the south end) and Vargas Rd SE (to the north of Westside Blvd SE). This request brings the alignment of 15th St SE south of Unser in line with the right-of-way alignment in the Unit 10 Specific Area Plan.

The subject property is currently legally described as Unit 10, Block 22, Lots 17, 18, 19B, and 9A. The subject properties are zoned R-1: Single-Family Residential (Lot 19B) and NC: Neighborhood-Commercial District (Lots 17, 18, and 9A). The subject property is also within the Unit 10 Specific Area Plan (Ordinance 26, Enactment 16-21) which identifies land uses for the subject property.

I. GENERAL INFORMATION
1. Layout: The proposed subdivision is dedicating ROW for 15th St SE and creating two tracts, and one lot.
2. Acreage: 3.614 acres.
3. Access: Access to the proposed lot and two tracts would be determined based on the site plan submitted and the spacing within the State Access Management Manual (SAMM).
4. Zoning: The subject properties are zoned R-1: Single-Family Residential and NC: Neighborhood-Commercial District. No split-zoning would result from this plat.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One, Centurylink, PNM and Gas Company of New Mexico.
6. Water and Wastewater Availability: The new lot and tracts may be serviced by City water and wastewater. The property owners will need to confirm availability upon development.
7. Drainage: Drainage and infrastructure plans will be reviewed upon development and installation

of improvements.
8. Roads & Sidewalks: There are 0.4574 acres of ROW being dedicated with this plat.
9. Recreation Facilities/Open Space: None
10. Easements: The plat is granting a 10ft PUE adjacent to the proposed right-of-way. Existing 10ft PUEs along Westside Blvd to remain. Existing 5' PUE along western and southern boundary of new Tract A to remain.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. The infrastructure and improvement plans shall be provided and approved pending plat approval.

III. CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lot and tracts would comply with the dimensional standards of the R-1: Single-Family Residential zoning district and NC: Neighborhood Commercial zoning district, as laid out in R.O. 2003 § 154.50 and 154.51. The proposed preliminary plat contains one lot which would measure approximately 0.4556 acres, in compliance with the .16 acre minimum lot area of the R-1: Single-Family Residential Zoning District. The two tracts measure approximately .6333 and 2.0700 acres, in compliance with the 0.25 acre minimum of the NC: Neighborhood Commercial Zoning District.

Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 154.50 and 154.51.

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN AND UNIT 10 SPECIFIC AREA PLAN:
In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy.

In Map 7 "Existing & Proposed Roadways" of the Unit 10 Specific Area Plan, 15th St SE is proposed for re-alignment, connecting 20th Ave SE through Westside Blvd SE to Vargas Rd SE. The request would be an action in meeting this proposed alignment of 15th St SE.

Staff recommends the Planning and Zoning Board find the plat is in conformance with the City Comprehensive Plan and Unit 10 Specific Area Plan.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The following departments reviewed the application:
DSD Planning and Zoning - Update title of plat to: "Preliminary/Final Plat of Tracts A and B, and Lot 19-B-1, Block 22, Rio Rancho Estates, Unit 10, a Replat of Unit 10, Block 22, Lots 17, 18, 19B, and 9A, Block 22, Rio Rancho Estates, Unit 10, City of Rio Rancho, Sandoval County, New Mexico"
DSD Engineering - Comments included as an attachment
Public Works - No adverse comments on plat
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - No adverse comments
MRCOG - No adverse comments
Parks, Recreation and Community Services - No adverse comments.

NOTIFICATIONS: Notice of a pending Preliminary/Final Plat application was sent via first class mail

to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on January 27, 2025. A notice sign was posted to the property on February 4, 2025. All legal notification requirements have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary/Final Plat subject to the following findings of fact and conditions of approval.

FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The Preliminary/Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary/Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary/Final Plat conforms to the requirements of the R-1: Single-Family Residential District under Section 154.08 (G).
4. The Preliminary/Final Plat conforms to the requirements of the NC: Neighborhood-Commercial District under 154.80 (G).
5. The Preliminary/Final Plat conforms to the Existing and Proposed Roadways in the Unit 10 Specific Area Plan.
5. A Water/Waste Water Availability statement from the Utility Division is required prior to future commercial site development.
6. All future development shall conform to all applicable city codes and ordinances.
7. All staff comments will be addressed prior to the recording of the plat.

ALTERNATIVES:

The Planning and Zoning Board may:

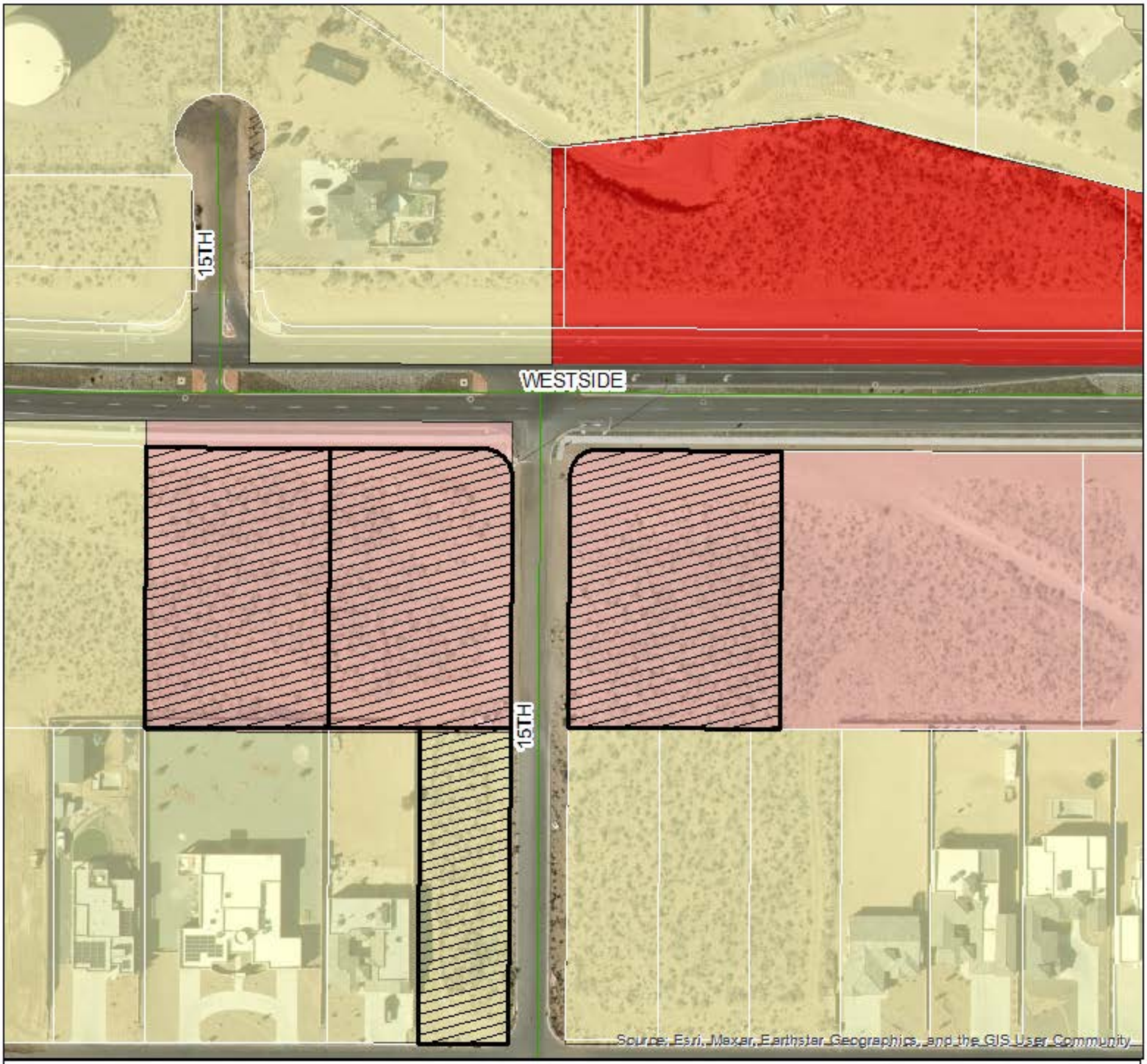
1. Approve the Preliminary/Final Plat with staff recommendations and conditions.
2. Approve the Preliminary/Final Plat with amendments to recommendations and/or conditions.
3. Deny the Preliminary/Final Plat.
4. Postpone the item and continue the public hearing for the Preliminary/Final Plat in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: 15th Street Plat.pdf
ATTACHMENT: Unit 10 SAP_Existing and Proposed Roadways.pdf
ATTACHMENT: Engineering Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf

1424, 1432, & 1500 WESTSIDE BLVD SE
AND 1439 20TH AVE SE
UNIT 10, BLOCK 22, LOTS 17A, 18A, & 19B
UNIT 10, BLOCK 27, LOT 9A
PRELIMINARY/FINAL PLAT



RioRancho
City of Vision

0 37.5 75 150 225 300
Feet

Subject Parcels
Roads
Zoning
C-1
NC
R-1

N
W E
S

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 1/23/2025

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:	City of Rio Rancho Public Works Department	Phone:	505-891-5043
Address:	3200 Civic Center Circle	E-Mail:	jmarrufo@rrnm.gov
City:	Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	Nina Villa or Robert Demeule, Huitt-Zollars, Inc.	Phone:	505-264-8249
Address:	333 Rio Rancho Drive NE, Suite 101	E-Mail:	nvilla@huitt-zollars.com
City:	Rio Rancho	State: NM	ZIP Code: 87124

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

Summary Plat for the Realignment of 15th Street

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Unit 10	Block(s):	22	Lot(s):	Tracts A & B
Existing Zoning:	Neighborhood Commercial	Proposed Zoning:	Neighborhood Commercial		
No. of existing lots:	4	No. of proposed lots:	2	Total area of site (acres)	3.6

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.

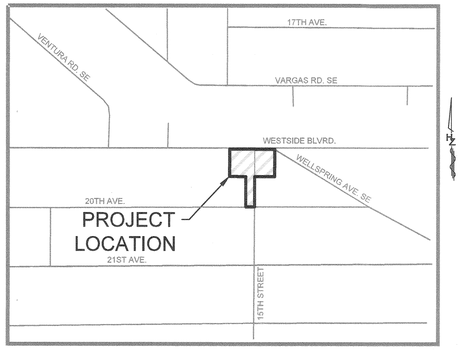
Print Name:	Nina Villa	Applicant:	Agent: X
Signature:	Nina Villa		Date: 1-10-25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide public utility easement along Westside Blvd. Right-of-Way within this Subdivision, is to remain inside new Tract 'A' and Tract 'B'.

Existing five (5) foot wide public utility easement and property line to be vacated by this plat, as shown hereon.

Existing five (5) foot wide public utility easement along western and southern boundary of new Tract 'A' to remain.

There is a ten (10) foot wide public utility easement along new road rights-of-way being granted hereon.

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

Basis of Bearings is the State Plane Coordinate System of 1983 (NAD83), New Mexico Central Zone (3002) Grid Bearings.

Distances and coordinates shown shown hereon are surface values.

Unit of Measure: U.S. Survey Foot

Bearings and distances shown in parenthesis are record values.

P.U.E. - Public Utility Easement

SURVEYOR'S CERTIFICATE

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

10/14/24
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR 10/14/24

JURISDICTIONAL AFFIDAVIT

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

10/14/24
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR 10/14/24

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Plotted: 10/14/2024 11:25:27 AM, By:Huerta, Dominic
H:\proj\R316369.01 - CORR Summary Plat Revisions for 15th St\05 Design\05.11 Survey\R31294001_15th Street - Summary Plat.dwg
Last Saved: 10/2/2024 9:46:32 AM, dhuerta

FREE CONSENT AND 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 SUBDIVIDE LOTS 17-A, 18-A & 9-A INTO 2 TRACTS, ALSO TO THE DEDICATION OF 50' WIDE RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF RIO RANCHO. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY GRANT A 50' WIDE TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON, TO BE VACATED UPON COMPLETION AND ACCEPTANCE BY THE CITY OF RIO RANCHO OF THE NEW 15TH ST. S.E. REALIGNMENT AS SHOWN HEREON. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY GRANT A TEMPORARY 50' WIDE WATER AND SEWER EASEMENT TO BE COMBINED WITH PUBLIC ACCESS 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. 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.

LOTS 17-A, 18-A AND 9-A

AB SOUTHWEST LLC

STATE OF ~~New Mexico~~ California)
~~Sandoval~~ Marin)SS
COUNTY OF)

On this 7th day of December, 2024 before me the undersigned Notary Public in and for said County and State, personally appeared John H Lewis, who being by me duly sworn, did say that they were the owners of Lots 17 and 18, and that they signed this instrument.

Notary Public

TIPU NEPALI
Notary Public - California
Marin County
Commission # 2446132
My Comm. Expires Jun 5, 2027

My Commission Expires 06/05/2027

FREE CONSENT AND 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 50' WIDE RIGHT-OF-WAY AND CONSTRUCTION MAINTENANCE EASEMENT AS SHOWN HEREON WITH A NEW 50' WIDE TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON, TO BE VACATED UPON COMPLETION AND ACCEPTANCE BY THE CITY OF RIO RANCHO OF THE NEW 15TH ST. S.E. REALIGNMENT 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. 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.

15th Street Right-of-Way

Greggory D. Hull, Mayor City of Rio Rancho, NM

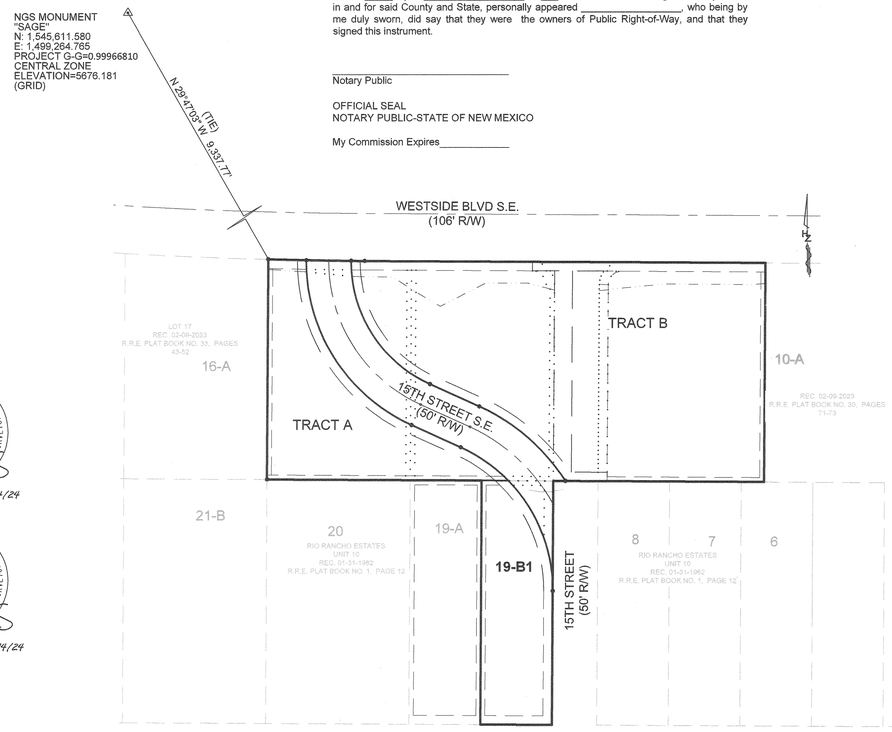
STATE OF New Mexico)
)SS
COUNTY OF Sandoval)

On this_____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared _____, who being by me duly sworn, did say that they were the owners of Public Right-of-Way, and that they signed this instrument.

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission Expires_____



SUBDIVISION DATA

SUBDIVISION: SUMMARY PLAT		PLAT ACRES	3.6164
NO. OF EX. LOTS:	4		
NO. OF EX. TRACTS:	0		
NO. OF EX. PARCELS:	0		
NO. OF NEW LOTS:	1	NEW LOT ACRES:	0.4556 AC
NO. OF NEW TRACTS:	2	NEW TRACT ACRES:	2.7034 AC
NO. OF NEW PARCELS:	0	NEW PARCEL ACRES:	0
ROAD MILES DEDICATED:	0.0682 mi		
ROAD ACRES DEDICATED:	0.4574		

PURPOSE OF PLAT

1. TO DEDICATE NEW 15TH ST. S.E. RIGHT OF WAY
2. TO GRANT NEW 10' PUBLIC UTILITY EASEMENTS AS SHOWN HEREON
3. TO VACATE LOT LINES AND PORTIONS OF EXISTING EASEMENTS INTERFERING WITH THE NEW RIGHT OF WAY
4. TO CREATE TWO NEW TRACTS THAT ARE THE RESULT OF THE VACATION OF EXISTING RIGHT OF WAY AND THE DEDICATION OF THE NEW RIGHT OF WAY.
5. TO GRANT A NEW TEMPORARY 20' WIDE WATER LINE EASEMENT.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

CITY OF RIO RANCHO DATE

10/29/2024
PNM ELECTRIC SERVICES DATE

10/29/2024
NM GAS COMPANY DATE

Kathleen Lopez 11/05/2024
QWEST D/B/A/CENTURYLINK QC DATE

11/5/2024
SPARKLIGHT DATE

Mike Mortus 10/31/2024
COMCAST DATE

SUMMARY PLAT OF TRACTS A AND B BLOCK 22 UNIT TEN, RIO RANCHO ESTATES

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 2

OCTOBER 2024

LEGAL DESCRIPTION:

Being all of Lots 17-A and 18-A in Block 22 of Rio Rancho Estates Plat Book No. 33 Pages 43-52, Lot 9-A in Block 27 of Rio Rancho Estates Plat Book No. 30 Pages 71-73, Lot 19-B Summary Plat of Lots 19-A and 19-B Rio Rancho Estates Unit 10 of Rio Rancho Estates Plat Book No. 28, Page 69, and that portion of 15TH ST. S.E. as shown on the Right-Of-Way Maps, Rio Rancho Estates Plat Book No. 33, Pages 43-52, located within The Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

Said Parcel contains 3.6164 acres of land.

SUBDIVIDER:

AB SOUTHWEST LLC
5 ROSS AVE
SAN ANSELMO, CA 94960-2810

AGENT/ENGINEER:

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

CITY CLERKS CERTIFICATE

I, Noel Davis, 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__.

Noel Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

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

Fred Radosevich, Chairman

TREASURER'S CERTIFICATE

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

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

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

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

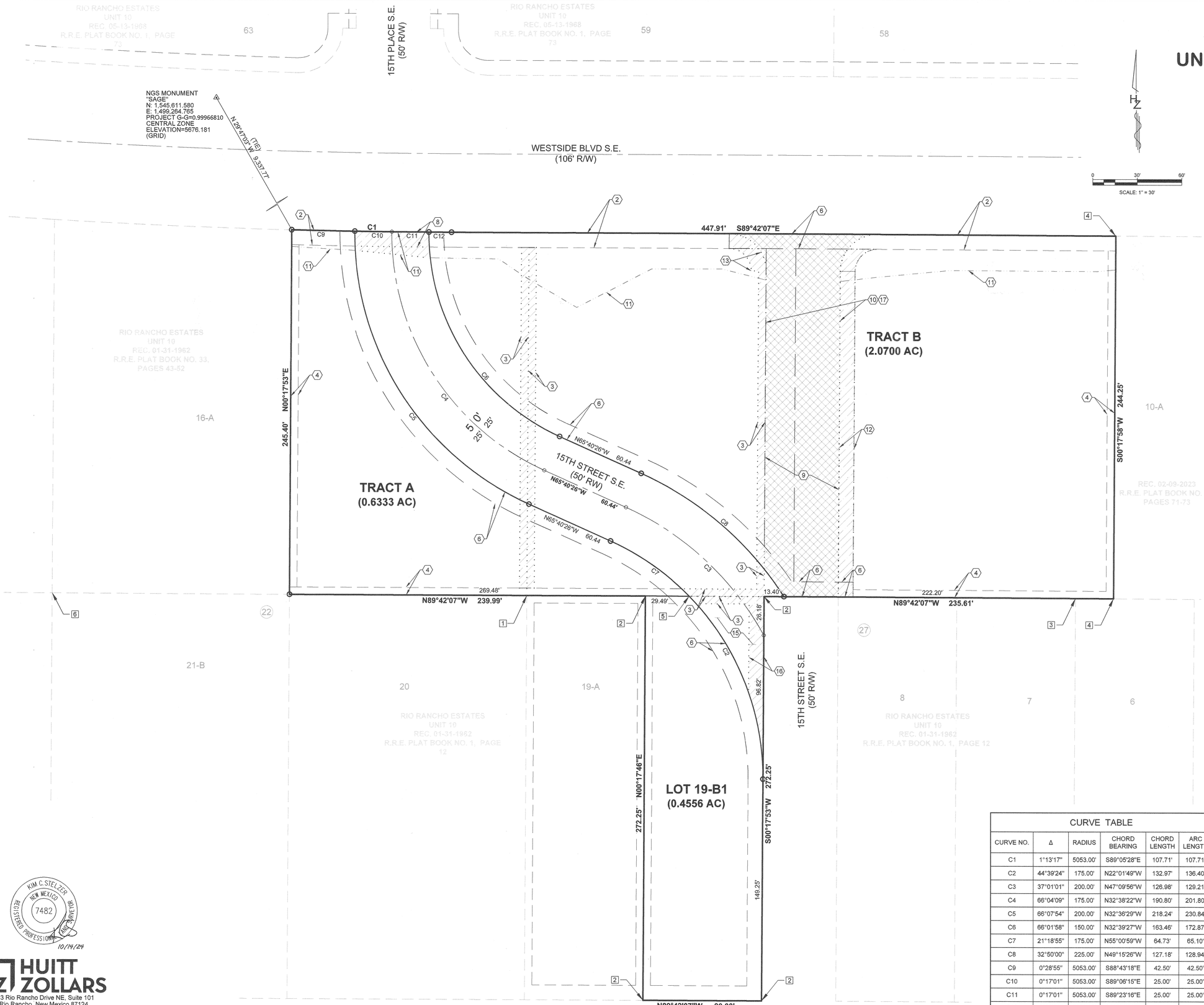
Book Page

SUMMARY PLAT
OF
TRACTS A AND B BLOCK 22
UNIT TEN, RIO RANCHO ESTATES

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 2

OCTOBER 2024



EASEMENTS

1. EXISTING CONSTRUCTION MAINTENANCE AND SLOPE EASEMENT PER BK. 423, PG 4212, D.R.S.C.N.M.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT PER RESULT OF SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY WIDENING PROJECT, BOOK 33, PG 43,TO REMAIN.
3. EXISTING 5' WIDE PUBLIC UTILITY EASEMENT AND LOT LINE PER RRE BK. 1, PG 12 DATED 01-31-1962 OF RIO RANCHO ESTATES UNIT 10, TO REMAIN AS A TEMPORARY 5' WIDE PUBLIC UTILITY EASEMENT UNTIL 15TH ST. S.E. IS CONSTRUCTED AND UTILITIES ARE RELOCATED TO NEW ALIGNMENT BY THIS PLAT.
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENT PER RRE BK. 30, PGS 71-73 RECORDED 02-09-2023, OF RIO RANCHO ESTATES UNIT 10, TO REMAIN.
5. NOT USED
6. 10' WIDE PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.
7. NOT USED
8. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT PER RESULT OF SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY WIDENING PROJECT, BOOK 33, PG 43, TO BE VACATED ACROSS 50' WIDE RIGHT-OF-WAY.
9. EXISTING 50' WIDE RIGHT-OF-WAY PER RRE BK. 1, PG 12 DATED 01-31-1962 OF RIO RANCHO ESTATES UNIT 10, TO BE VACATED BY THIS PLAT.
10. NEW TEMPORARY PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENTS RESERVED BY THIS PLAT AND TO BE VACATED UPON COMPLETION AND ACCEPTANCE BY THE CITY OF RIO RANCHO OF THE NEW 15TH ST. S.E. REALIGNMENT AND COMPLETION AND ACCEPTANCE BY THE UTILITY COMPANIES UPON RELOCATING THE UTILITIES TO THE NEW ALIGNMENT BY THIS PLAT.
11. EXISTING CONSTRUCTION MAINTENANCE AND SLOPE EASEMENT PER RESULT OF SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY WIDENING PROJECT, BOOK 33, PG 43, TO BE VACATED BY THIS PLAT.
12. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT PER RESULT OF SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY WIDENING PROJECT, BOOK 33, PG 43, TO REMAIN AS A TEMPORARY 10' WIDE PUBLIC UTILITY EASEMENT UNTIL 15TH ST. S.E. IS CONSTRUCTED AND UTILITIES ARE RELOCATED TO NEW ALIGNMENT BY THIS PLAT.
13. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT PER RESULT OF SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT-OF-WAY WIDENING PROJECT, BOOK 33, PG 43, TO REMAIN AS A TEMPORARY 10' WIDE PUBLIC UTILITY EASEMENT UNTIL 15TH ST. S.E. IS CONSTRUCTED AND UTILITIES ARE RELOCATED TO NEW ALIGNMENT BY THIS PLAT.
14. NOT USED
15. DEFAULT JUDGEMENT FOR CONDEMNATION MARCH 8, 2023 AS DOCUMENT NO. 2023004319
16. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT.
17. NEW TEMPORARY 50' WIDE WATER, SEWER AND PUBLIC UTILITY EASEMENT UNTIL UTILITIES ARE RELOCATED TO NEW ALIGNMENT TO BE RESERVED BY THIS PLAT.

ABBREVIATIONS

P.U.E. - Public Utility Easement

BOUNDARY EVIDENCE:

1. Found 5/8" Rebar
2. Found 5/8" Rebar w/ Cap 7923
3. Found 5/8" Rebar w/ Cap 10464
4. Found 5/8" Rebar w/ Cap 7719
5. Found 5/8" Rebar w/ Cap 25115
6. Found 5/8" Rebar w/ Cap 8686

LEGEND

- EASEMENT TO BE VACATED BY THIS PLAT
- RIGHT-OF-WAY TO BE VACATED BY THIS PLAT
- LOT LINE TO BE VACATED BY THIS PLAT
- SUBJECT PROPERTY LINE
- ROAD CENTERLINE
- SET 5/8 INCH REBAR WITH CAP STAMPED "PS 7482"

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°13'17"	5053.00'	S89°05'28"E	107.71'	107.71'
C2	44°39'24"	175.00'	N22°01'49"W	132.97'	136.40'
C3	37°01'01"	200.00'	N47°09'56"W	126.98'	129.21'
C4	66°04'09"	175.00'	N32°38'22"W	190.80'	201.80'
C5	66°07'54"	200.00'	N32°36'29"W	218.24'	230.84'
C6	66°01'58"	150.00'	N32°39'27"W	163.46'	172.87'
C7	21°18'55"	175.00'	N55°00'59"W	64.73'	65.10'
C8	32°50'00"	225.00'	N49°15'26"W	127.18'	128.94'
C9	0°28'55"	5053.00'	S88°43'18"E	42.50'	42.50'
C10	0°17'01"	5053.00'	S89°06'15"E	25.00'	25.00'
C11	0°17'01"	5053.00'	S89°23'16"E	25.00'	25.00'
C12	0°10'21"	5053.00'	S89°36'56"E	15.21'	15.21'

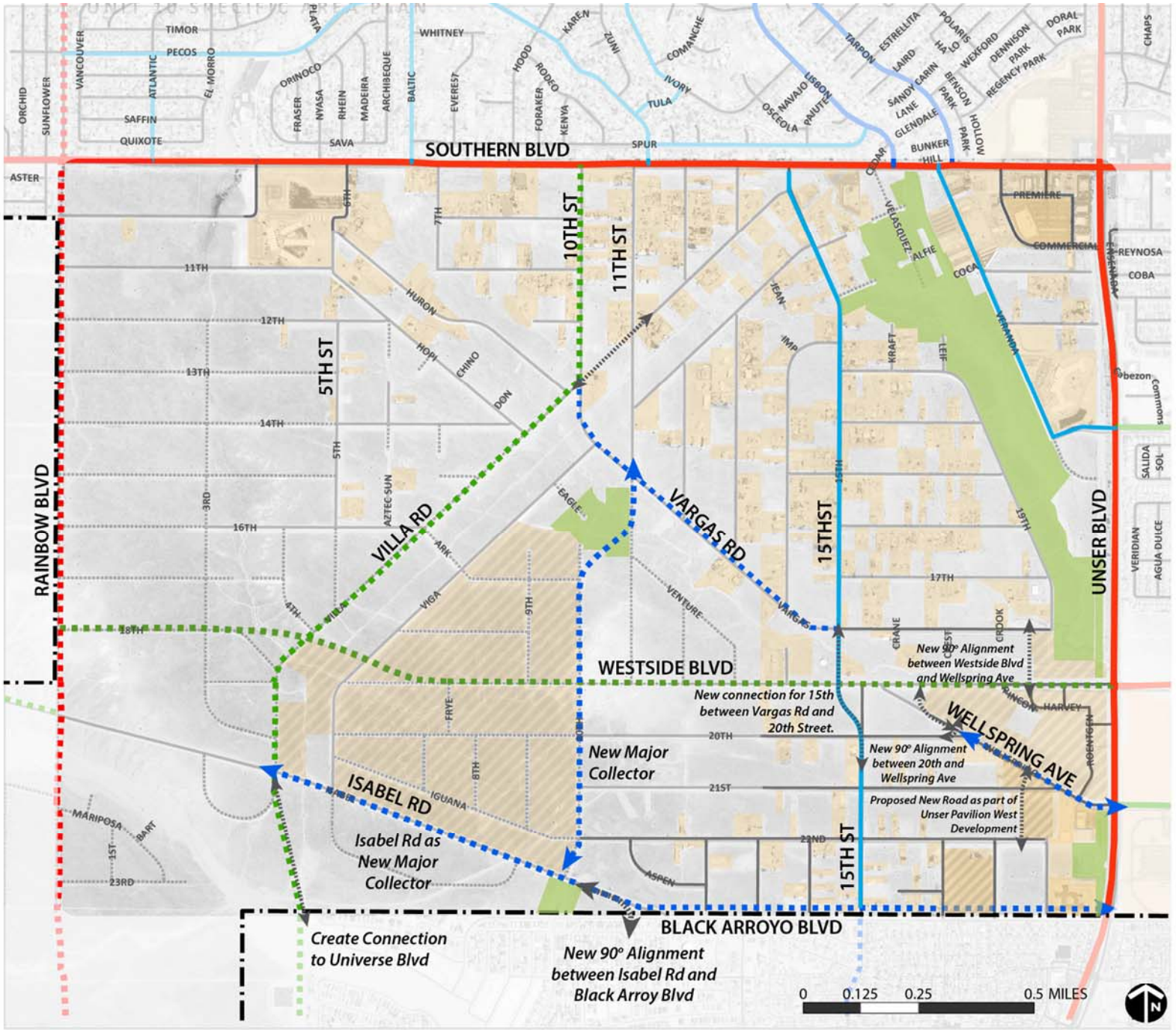
KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL SURVEYOR
10/14/24

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Book Page

Plotted: 10/14/2024 11:25:43 AM, By:Huerta, Dominic
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Last Saved: 10/2/2024 9:46:32 AM, dhuerta

MAP 7: EXISTING & PROPOSED ROADWAYS



UNIT 10 SPECIFIC AREA PLAN

EXISTING & PROPOSED ROADWAYS

LEGEND

- Existing/Proposed Regional Principal Arterial
- Existing/Proposed Minor Arterial
- Existing/Proposed Major Collector
- Existing/Proposed Minor Collector

LOCAL ROAD CONDITION

- Paved
- Unpaved
- Unpaved, unmaintained

PROPOSED CONNECTIONS

- Extended Connection

DEVELOPMENT

- Existing Single Family
- Existing Development
- Proposed Development
- SSCAFCA Facility

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 13, 2025

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

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

RE: Preliminary/Final Plat DSD #25-220-00002 (15th St ROW Reconfiguration)

This is a transmittal for a Preliminary/Final Plat for the 15th St. ROW Reconfiguration project. The plat depicts the resulting configuration of four lots, legally described as: U10, Block 22, Lots 17, 18, 19B, and 9A. The lots are physically addressed at 1424, 1432, and 1500 Westside Blvd SE; as well as 1439 20th Ave SE. The plat combines the four lots into 2 tracts, dedicates 15th St SE, and relocates PUE's.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 22, 2025**. If redline comments are made on the plat, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Temporary should not be used in plat action
Identify the lot line eliminated by the filing of this plat
Purpose of plat Note 5 is incorrect

Peter Prukop — Reviewer

1/29/25 — Date

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 01/24/2025

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**174270**
Description:	
Run Dates:	**01/27/2025 - 01/27/2025**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**222**
Lines:	**60**
Agate Lines:	**89**
Depth:	**6.32**
Blind Box:	

Total Ad Cost **$80.85**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	01/27/2025	01/27/2025	1	75.12

RRioRancho City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, February 11, 2025:

Preliminary/Final Plat
Case #25-220-00002
The applicant, City of Rio Rancho, requests approval of a Preliminary/Final Plat for the 15th St. ROW Reconfiguration project. The plat depicts the resulting configuration of four lots, legally described as: U10, Block 22, Lots 17, 18, 19B, and 9A. The plat combines the four lots into 2 tracts, dedicates 15th St SE, and relocates PUE's.

Conditional Use Permit
Case #25-120-00001
The applicant, Phil Lopez, requests approval of a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 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: January 27, 2025

The City of Rio Rancho

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

January 23, 2025

RE: Preliminary/Final Plat,
Case No. 25-220-00002
15th St ROW Reconfiguration (1424, 1432, and 1500 Westside Blvd SE; and 1439 20th Ave SE)

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, City of Rio Rancho, requests approval of a Preliminary/Final Plat for the 15th St. ROW Reconfiguration project. The plat depicts the resulting configuration of four lots, legally described as: U10, Block 22, Lots 17, 18, 19B, and 9A. The lots are physically addressed at 1424, 1432, and 1500 Westside Blvd SE; as well as 1439 20th Ave SE. The plat combines the four lots into 2 tracts, dedicates 15th St SE, and relocates PUE's.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, February 11, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

Please do not hesitate to contact me via e-mail me at 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,

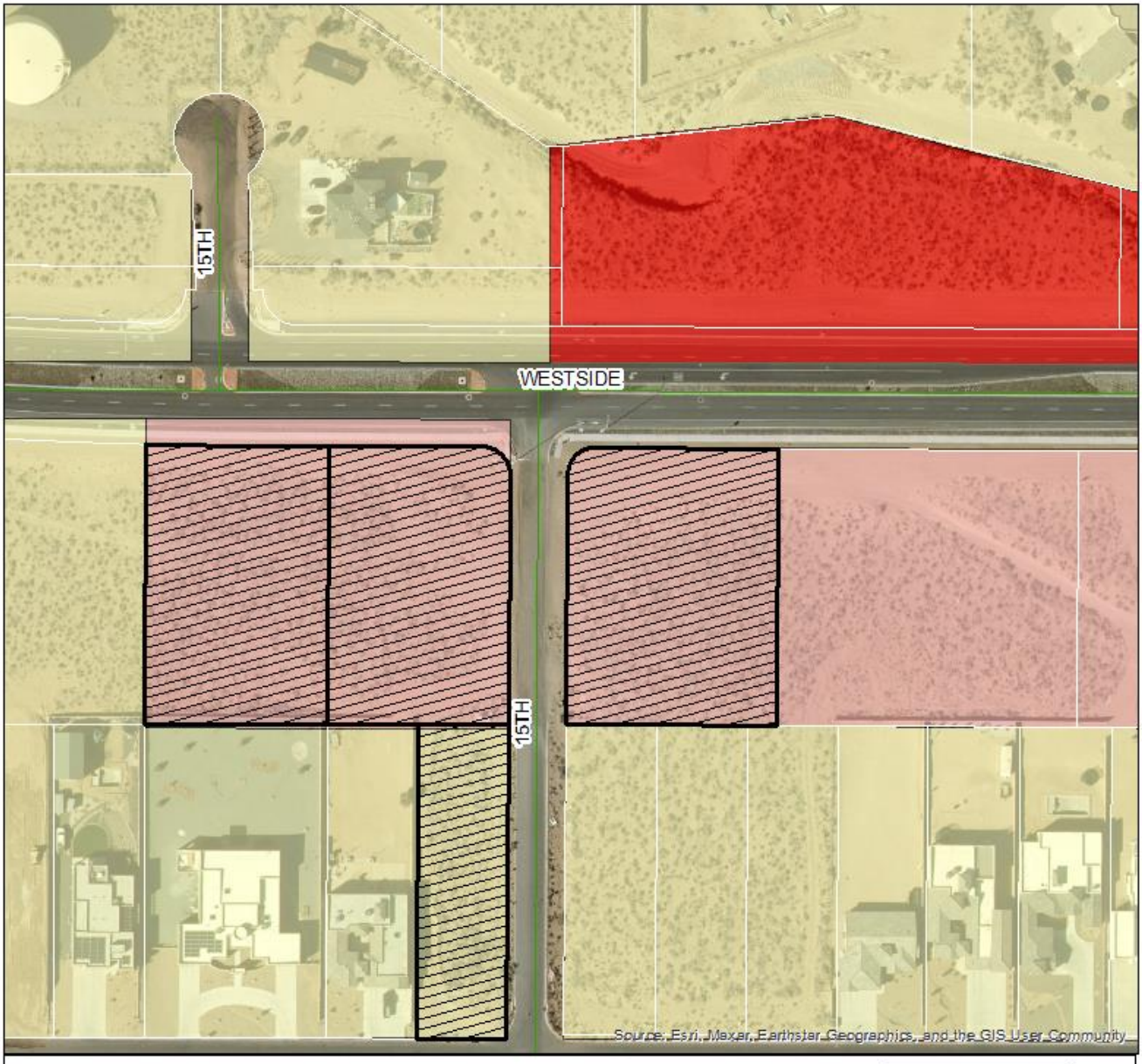
Liz Ruiz Carlos

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

1424, 1432, & 1500 WESTSIDE BLVD SE AND 1439 20TH AVE SE
UNIT 10, BLOCK 22, LOTS 17A, 18A, & 19B
UNIT 10, BLOCK 27, LOT 9A
PRELIMINARY/FINAL PLAT



0 37.5 75 150 225 300 Feet

Subject Parcels
Roads
Zoning
C-1
NC
R-1

N
W E
S

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 1/23/2025



Notice Map: • - First class mail to subdivider and abutting property owners

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-120-0001

AGENDA DATE:
February 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Phil Lopez, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as High Range 4, Block 74, Tract A; physically located at 1523 Inca Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Phil Lopez, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as High Range 4, Block 74, Tract A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial per Ordinance No. 22, Enactment No. 08-25 and Ordinance No. 44, Enactment No. 09-42. The property consists of 5.3255 acres.

The proposed storage facility would consist of a parking lot that would be accessed from two entrances off of Inca Rd NE. The facility would specialize in storage of RV's, boats, trailers, and features 270 total parking spaces. The applicant has also submitted a preliminary site plan that features landscaping.

Per Rio Rancho Municipal Code (R.O. 2003) 154.24(C), self-storage facilities are a Conditional Use in the C-1 zoning district requiring a Conditional Use Permit, and applicants shall provide a site plan which includes at minimum the following information: lot dimensions, location and dimensions of proposed structures/facilities, parking, proposed signage, landscaping and landscape buffers and, if applicable, information with regard to the nature of the operation as well as hours of operation, for review and approval by the Planning and Zoning Board. The applicant has submitted a site plan that includes the required site plan items as detailed above.

R.O. 2003 § 150.04 states: (A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.
(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant states in their justification letter that, "now in 2025, the demand is still very high with all the new HOA communities going on off Inca and Genevieve Rd. I am hoping to develop more RV storage to accommodate my current waiting list, but also the new clients that will be moving into the new communities adjacent to the property."

Staff recommends the Planning and Zoning Board find that the proposed use would not be

detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area, as the self storage use will be a compatible use with the surrounding neighborhoods and provide a service that may benefit the larger community. The proposed development will further serve the surrounding neighborhood's storage needs, as well as the storage needs of the larger community as a whole.

Staff recommends the Planning and Zoning Board find that the applicant has met the application requirements for submitting a conditional use permit. Conforms.

SURROUNDING LAND USE AND ZONING: The subject property is zoned C-1: Retail Commercial. The properties to the south are also zoned C-1: Retail Commercial; one of the properties is developed as a self-storage facility. The properties to the north and east are zoned R-4: Single-Family Residential and currently feature single-family homes. The properties to the west are also zoned R-4: Single-Family Residential but are currently vacant.
NOTIFICATIONS: Notice of the conditional use permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Rio Rancho Observer on January 27, 2025. A notice sign was posted on the property one week prior to the hearing.

REVIEWER COMMENTS: Reviewing Agency Comments
CoRR Engineering Comments - No adverse comments
CoRR Fire & Rescue Comments - "Fire shall require a Fire 1 plan for review."
CoRR Parks, Recreation, and Community Services Comments - "Spacing and placement of vegetation (and anticipated cover) appears appropriate, however there is no variation in the “tree/shrub” species of Desert Willow. It is assumed this is because the applicant has no intention of irrigating the proposed site vegetation. Having large swaths of single tree or plant species makes them susceptible to pests and blight, therefore additional tree species should be added to the plan to breakout the mono-culture of Desert Willow. Also all vegetation will need irrigation to get established therefore a means to irrigate the propose plantings should be provided. Finally, it is unclear if the existing property wall separating the residential lots from the proposed commercial development is adequate buffer. PRCS would recommend planting irrigated evergreen trees along with other vegetation to create such a buffer. Overall, PRCS defers to DSD for any requirements or approvals."
CoRR Police - No comments provided
MRCOG MRMPO - No adverse comments
Rio Rancho Public Schools - No comments provided
SSCAFCA - "Please note that the increased flow resulting from the improvement needs to be addressed and managed on-site."

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the conditional use permit request for a self-storage facility, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.

2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C) (2) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.
4. All reviewer comments shall be addressed prior to building permit approval.

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

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

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested Conditional Use Permit, with findings and conditions.

ATTACHMENT: Location and Zoning Map.pdf
ATTACHMENT: P&Z Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan and Landscape Plan.pdf
ATTACHMENT: Construction Plans.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

1523 INCA RD NE
CONDITIONAL USE PERMIT FOR SELF-STORAGE
HGHR 4, BLOCK 74, TRACT A



Rio Rancho
City of Vision

0 45 90 180 270 360
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 Liz Ruiz Carlos on 5/10/2024

N
W E
S

Subject Tract
Roads

Zoning

C-1
R-1
R-4
Unzoned

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: Phil Lopez		Phone: 505-699-4783
Address: 1436 Peppoli Loop SE		E-Mail: jaxrvlopez@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners: Phil Lopez	
Deed or Ownership Verification Provided: (Initials) PL		Letter of Authorization Provided: (Initials)
Agent Name: JAXson RV + Marine LLC #2		Phone: 505-699-4783
Address: 1436 Peppoli Loop SE		E-Mail: Jaxrvlopez@gmail.com
City: Rio Rancho	State: NM	ZIP Code: 87124

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

Conditional Use Permit

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 4	Block(s): 74	Lot(s): 1-28 29A-31A
Existing Zoning: C1	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots:	Total area of site (acres) 5.1

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: Phil Lopez	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Jaxson RV and Marine Storage II
Phillip Lopez
01/15/2025

Born and raised in Santa Fe, NM, I started working as a facilities Maintenance Director in 2006 at a hotel/casino. Later I switched positions to become a Chief Engineer for the fifth largest hotel in Santa Fe, while continuing to work my way up to the position of General Manager.

In March of 2017, I moved to Rio Rancho and into a community with HOA requirements that limited my ability to store an RV. This created a need for RV storage. As the search began for RV storage, I discovered that nothing was available, with most facilities having a waiting list. This prompted the idea to open an RV and marine storage facility. The demand was clear.

In 2019, Phase One of Jaxson RV and Marine storage was developed. Once complete, Phase One was at capacity within six months of opening. Three years later, Pase Two was completed and fully rented within three months of opening. To date, there has been an ongoing waiting list ranging from 80 to 100 potential tenants. The demand for storage continues to be a necessity in the area, as the business is based and centrally located within a five-mile radius of several HOA communities.

Now in 2025, the demand is still very high with all the new HOA communities going on off of Inca and Genevieve Rd. I am hoping to develop more RV storage to accommodate my current waiting list, but also the new clients that will be moving into the new communities adjacent to the property.

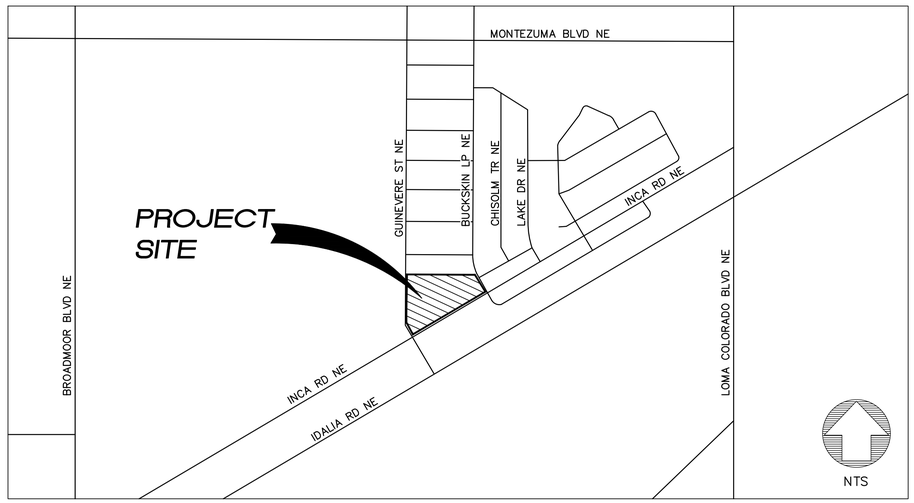
Phase One and Phase Two is also conveniently located to my personal residence, allowing for 24-hour security run by solar energy. I also manage and maintain all aspects of the business operations myself with the assistance of a full-time certified public accountant who handles the accounting, taxation, and other financial aspects of the business.

I believe that this would help the need for RV and Marine storage for all the new neighborhood development here in Rio Rancho, NM. The City of Vision.

Thank You,

Phil Lopez

CONSTRUCTION PLANS
FOR
JAXSON R.V. STORAGE No. 2
1603 INCA RD. NE
RIO RANCHO, NEW MEXICO



VICINITY MAP

INDEX OF DRAWINGS		
SHEET NO.		SHEET TITLE
C-1	1-18	COVER SHEET
C-2	2-18	GENERAL NOTES
C-3	3-18	ALTA SURVEY
C-4	4-18	CIVIL HORIZONTAL CONTROL
C-5	5-18	SITE PLAN
C-6	6-18	UTILITY PLAN
C-7	7-18	GRADING PLAN
C-8	8-18	GRADING DETAILS
C-9	9-18	DRAINAGE PLAN
C-10	10-18	RETAINING WALL PLAN & PROFILE
C-11	11-18	RETAINING WALL PLAN & PROFILE
C-12	12-18	RETAINING WALL PLAN & PROFILE
C-13	13-18	DETAILS
C-14	14-18	DETAILS
C-15	15-18	DETAILS
LP-001	16-18	LANDSCAPE PLAN
S-1	17-18	GENERAL STRUCTURAL NOTES
S-2	17-18	TYPICAL DETAILS

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- PROPERTY CORNER
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- SAS EXISTING SEWER LINE
- W W W EXISTING WATER LINE
- W W NEW WATER LINE
- X X NEW CHAIN LINK FENCE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SIGN
- EXISTING LIGHT POLE
- NEW FIRE HYDRANT
- NEW LIGHT POLE
- 26.29 FINISHED GRADE
- EXISTING CONCRETE
- EXISTING ASPHALT TRAIL
- LANDSCAPE
- NEW STAKCABLE CONCRETE BLOCK WALL
- NEW RETAINING WALL
- NEW PRIVACY WALL

E.X.	EXISTING
F.F.	FINISHED FLOOR
H.P.	HIGH POINT
F.G.	FINISH GRADE
E.G.	EXISTING GRADE
B.W.	BOTTOM OF WALL
T.W.	TOP OF WALL
T.B.C.	TOP BACK CURB
R.T.W.	RETAINING WALL

APPROVALS:

CITY OF RIO RANCHO — DATE
DEVELOPMENT SERVICES/ENGINEERING

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL

ROBERT J. FIERRO NEW MEXICO 20585 1-10-25 PROFESSIONAL ENGINEER

PROJECT NAME
JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE
COVER SHEET

SHEET NO:
C-1

P:_PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\01_GEN\24050-GEN.dwg 1/10/2025 1:16:59 PM

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.
2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.
3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.
4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).
5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.
7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.
8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.
9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.
12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.
13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.
14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.
16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.
18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.
19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.
20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.
22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.
23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL IN THE BID ITEM 621000 MOBILIZATION.

SOILS

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

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.
2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.
3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.
4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.
7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.
9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.
13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.
14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.
2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.
3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.
4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.
5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.
6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.
7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.
8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.
9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.
10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.
11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.
13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.
14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.
2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.
3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.
4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.
5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.
6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.
7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.
10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.
11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.
13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.
14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.
15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.
2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.
5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.
6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.
7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED

SCHEDULE B–2 ITEM NUMBERS

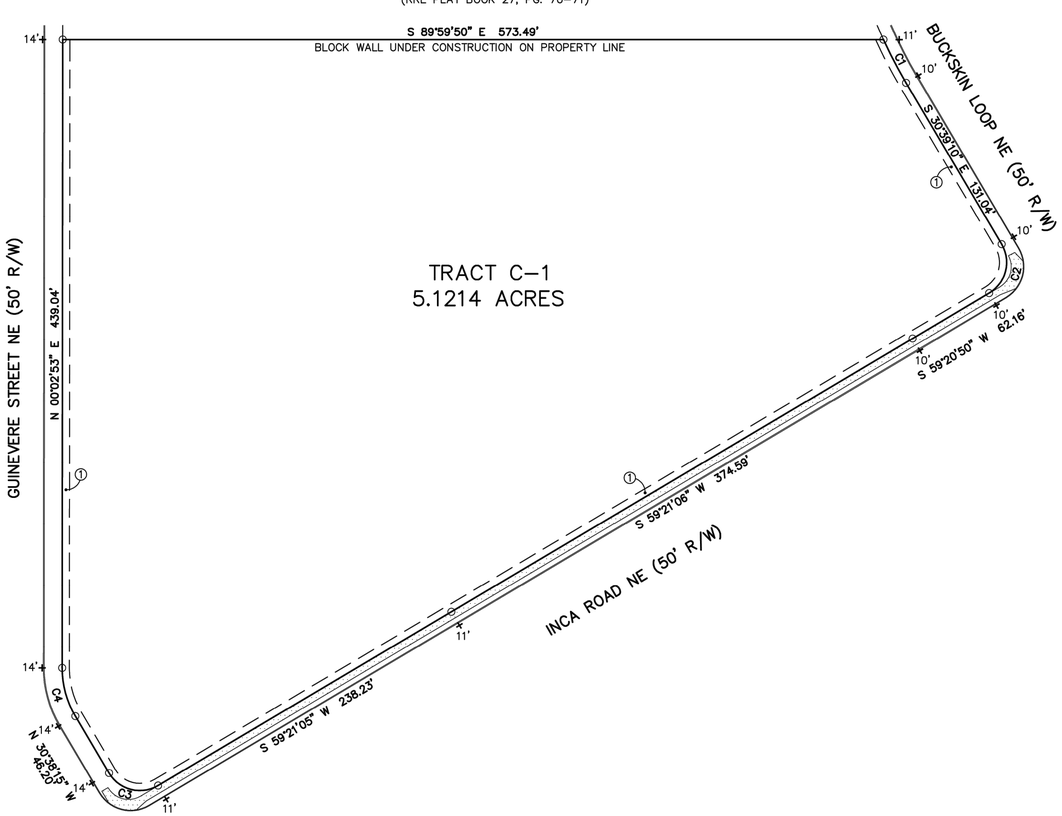
EASEMENTS, RESERVATIONS, CONDITIONS & RESTRICTIONS

9	AFFECTS – NOT SHOWN		Reservations contained in the Patent from the United States of America, recorded September 22, 1920 in Book DR 2, Page 396, re–recorded January 22, 1969 in Book Misc. 23, Page 83, records of Sandoval County, New Mexico.
10	AFFECTS – NOT SHOWN		Restrictive Covenants and Building Restrictions recorded December 5, 1961 in Book Misc. 12, Page 517; amended by Waiver of Covenants recorded September 30, 2003 in Book 406, Page 168124 as Document No. 200335573 and by Designation for Commercial or Other Uses and Waiver of Right to Approve Plans and Specification recorded September 19, 2016 in Book 419, Page 21585 as Document No. 2016021585, records of Sandoval County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
11	AFFECTS – NOT SHOWN		Reservations contained in the Warranty Deeds recorded August 6, 1970 in Book DR 31, Page 867 as Document No. 33694; recorded August 31, 1970 in Book DR 32, Page 202 as Document No. 34543; recorded August 17, 1973 in Book DR 46, Page 960 as Document No. 67533; recorded December 10, 1974 in Book DR 57, Page 916 as Document No. 86507 and recorded November 19, 1976 in Book DR 74, Page 12 as Document No. 18344, records of Sandoval County, New Mexico.
12	DOES NOT AFFECT		Easements and notes as shown, noted and provided for on the Plat recorded June 16, 2009 in Vol. 3, folio 3065, records of Sandoval County, New Mexico.
13	AFFECTS– NOT SHOWN		City of Rio Rancho Subdivision Improvement Agreement recorded June 16, 2009 in Book 412, Page 17008 as Document No. 2009017008; amended by Certificate of Substantial Completion recorded December 21, 2009 in Book 412, Page 36260 as Document No. 2009036260, records of Sandoval County, New Mexico.
14	AFFECTS – NOT SHOWN		Agreement for Replatting, Dedication of Road and Reimbursement of Costs, and License for Grading and Drainage by and between Curb, Inc., and Empire Capital, LLC, recorded May 7, 2013 in Book 416, Page 12428 as Document No. 2013012428; amended by First Amendment to Agreement for Replatting, Dedication of Road and Reimbursement of Costs, and License for Grading and Drainage recorded May 10, 2018 in Book 421, Page 10518 as Document No. 2018010518, records of Sandoval County, New Mexico.
15	AFFECTS – SHOWN	①	Easements and notes as shown, noted and provided for on the Bulk Land Plat recorded February 15, 2018 in Vol. 3, folio 4184, records of Sandoval County, New Mexico.
16	AFFECTS – NOT SHOWN		Temporary Construction and Slope Easement, and rights incident thereto, by and between Curb, Inc., a New Mexico corporation, and LGI Homes–New Mexico, LLC, a New Mexico limited liability company, recorded May 15, 2018 in Book 421, Page 10919 as Document No. 2018010919, records of Sandoval County, New Mexico.
17	AFFECTS – NOT SHOWN		Terms, provisions and conditions of the Real Estate Contract by and between Curb, Inc., a New Mexico corporation, as Owner(s), and Empire Capital, L.L.C., a New Mexico limited liability company, as Purchaser, dated _____ recorded _____ as Document No. _____, records of Sandoval County, New Mexico.
18	AFFECTS – NOT SHOWN		Any matter arising after the date hereof which could adversely affect the title of assureds hereunder by reason of non–delivery of proper deed conveying title to subject property to the assureds hereunder and the affect of non–delivery of such deed; and any condition contained in any Real Estate Contract and/or Assignment of any Real Estate Contract affecting the subject premises.
19	AFFECTS – NOT SHOWN		Pro rata charges for water, sewer, and/or standby charges and any possible assessments for paving, sidewalk, sewer and water extensions which are or might be a lien by law, but have not yet been filed for record in the office of the County Clerk of Sandoval County, New Mexico.

DESCRIPTION

Tract lettered "A" of HIGH RANGE UNIT 4, as the same is shown and designated on the Plat entitled "BULK LAND PLAT, HIGH RANGE UNIT 4, BEING LOTS 1–28, BLOCK 74 AND LOTS 29A–31A, BLOCK 74, UNIT THIRTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTION 7, T. 12 N., R. 3 E., N.M.P.M., CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on February 15, 2018, in Vol. 3, folio 4184, (Rio Rancho Estates Plat Book 27, Pages 70–71).

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.04'	325.00'	06°00'04"	S 27°39'08" E	34.02'
C2	39.27'	25.00'	90°00'00"	S 14°20'50" W	35.36'
C3	39.27'	25.00'	90°00'36"	N 75°38'32" W	35.36'
C4	35.35'	66.00'	30°41'07"	N 15°17'41" W	34.92'



LEGEND

CURB AND GUTTER
SIDEWALK
WALL

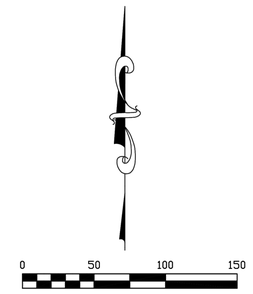
PROPERTY CORNERS

10'
+ SET CROSS IN GUTTER (WITNESS CORNER WITH DISTANCE TO CORNER)

"ALTA/NSPS LAND TITLE SURVEY FOR"

TRACT A
HIGH RANGE UNIT 4

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2019



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary is the following plat of record entitled:

   "HIGH RANGE UNIT 3", (06–16–2009, VOL. 3, PG. 3065)
   (RRE PLAT BOOK 22, PAGES 58–60)

   "HIGH RANGE UNIT 4", (02–15–2018, VOL. 3, PG. 4184)
   (RRE PLAT BOOK 27, PAGES 70–71)

   records of Sandoval County, New Mexico.
5. Date of Survey: January 29, 2019.
6. Title Report: Old Republic National Title Insurance Company
   Commitment No.: 1807076
   (Effective Date: December 7, 2018)
7. Address of Property: Inca Road NE, Rio Rancho, NM 87144
8. City of Rio Rancho, New Mexico Zone: C–1
9. Flood Zone Designation: ZONE X, as established by FEMA on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico dated March 18, 2008. (This property does not lie within the 100 Year Flood Plain)

CLIENT: High Range Curb, LLC, a New Mexico limited liability company
Curb, Inc. , a New Mexico corporation

TITLE CO.: Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on January 29, 2019.

Timothy Aldrich, NMPLS NO. 7719 — 03–13–2019 Date

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

03–13–2019 rev

Drawn By:	TA	Date:	03–12–2019
Checked By:	TA	Drawing Name:	18114ALT.dwg
Job No.:	18–114	Sheet:	1 of 1

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



POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	1559280.5954	1515988.4768	PROPERTY CORNER
2	1559277.6623	1516562.0181	PROPERTY CORNER
3	1559134.4255	1516643.8723	PROPERTY CORNER
4	1559100.2189	1516634.9444	PROPERTY CORNER
5	1558759.0060	1516052.5342	PROPERTY CORNER
6	1558767.9475	1516018.3236	PROPERTY CORNER
7	1558807.7842	1515995.0027	PROPERTY CORNER
8	1558841.5060	1515985.9616	PROPERTY CORNER
9	1558844.5539	1516001.9793	PARKING CORNER
10	1559240.5474	1516004.2477	PARKING CORNER
11	1559270.3294	1516040.4654	PARKING CORNER
12	1559042.4962	1516437.5375	PARKING CORNER
13	1558965.8685	1516360.1589	BACK OF CURB
14	1558951.1994	1516368.7533	BACK OF CURB
15	1558946.6722	1516391.6881	TIE @ BACK OF CURB
16	1558918.4046	1516343.3461	TIE @ BACK OF CURB
17	1558938.6422	1516351.5888	BACK OF CURB
18	1558938.2227	1516338.6890	PARKING CORNER
19	1558970.8355	1516319.5816	PARKING CORNER
20	1558955.2528	1516342.0397	BACK OF CURB
21	1558859.3628	1516204.0892	PARKING CORNER
22	1558892.1499	1516184.8797	PARKING CORNER
23	1558863.7550	1516185.8694	BACK OF CURB
24	1558848.8856	1516194.5812	BACK OF CURB
25	1558844.3584	1516217.5160	TIE @ BACK OF CURB
26	1558812.9485	1516164.0611	TIE @ BACK OF CURB
27	1558835.1687	1516171.3250	BACK OF CURB
28	1558850.1062	1516162.5733	BACK OF CURB
29	1558863.0393	1516131.2367	PARKING CORNER
30	1558822.4604	1516141.1034	PARKING CORNER
31	1558786.0634	1516078.9804	PARKING CORNER
32	1558950.1607	1516072.6284	PARKING CORNER
33	1558949.4243	1516216.6265	PARKING CORNER
34	1559050.1594	1516073.1398	PARKING CORNER
35	1559048.5638	1516385.1357	PARKING CORNER
36	1559150.1581	1516073.6512	PARKING CORNER
37	1559147.8261	1516529.6453	PARKING CORNER
40	1559277.5405	1516292.5055	WALL END
41	1559267.8133	1516532.4589	PARKING CORNER
42	1559110.3518	1516632.4796	WALL AP
43	1559007.9835	1516457.7580	WALL END
44	1559277.8464	1516526.0186	WALL END
45	1559239.4212	1516532.3137	WALL AP
46	1558765.3415	1516043.6118	WALL PC
47	1558772.4937	1516016.2416	WALL PT

1 SURVEY CONTROL DETAILS

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL

ROBERT J. FIERRO
NEW MEXICO
20585
1-10-26
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

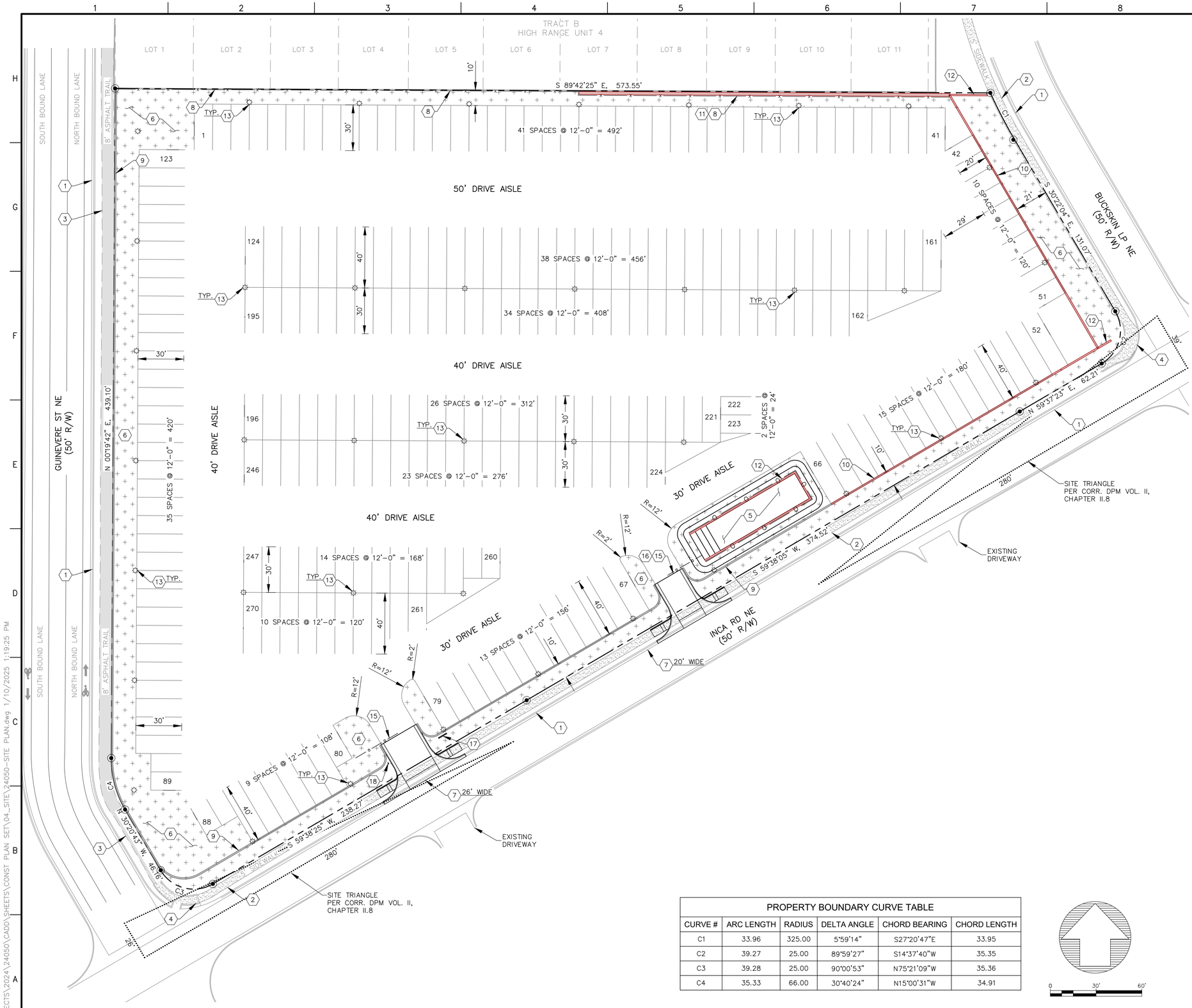
SHEET TITLE

CIVIL HORIZONTAL CONTROL PLAN

SHEET NO:

C-4

P:__PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\03_CIVIL CONTROL\24050-CIVIL CONTROL.dwg 1/10/2025 1:17:49 PM



SITE PLAN

GENERAL NOTES

A. THERE WILL BE NO IRRIGATION SYSTEM INSTALLED, OR BACKFLOW PREVENTION. OWNER WILL BE MANUALLY WATERING ALL LANDSCAPING AS PER ADJOINING SITE.
B. ANY WORK IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT.

KEYED NOTES

1 EXISTING CURB & GUTTER.
2 EXISTING CONCRETE SIDEWALK.
3 EXISTING ASPHALT SIDEWALK.
4 EXISTING ADA RAMP.
5 DRAINAGE POND AREA. REFER TO SHEET C-7.
6 LANDSCAPING AREA. REFER TO SHEET L-1.
7 NEW DRIVE PAD. REFER TO SHEET C-7 AND C-8.
8 NEW 6' HIGH CHAIN LINK PRIVACY FENCE.
9 NEW 6' HIGH C.M.U. PRIVACY WALL.
10 NEW C.M.U. RETAINING WALL W/6' HIGH C.M.U. PRIVACY WALL. REFER TO SHEETS C-7 AND S-1 TO S-2.
11 NEW STACKABLE CONCRETE BLOCK (2'H X 6'W X 2'D) WALL BY SEPARATE PERMIT. REFER TO SHEET C-7. DESIGN BY OTHER.S
12 NEW C.M.U. RETAINING WALL. REFER TO SHEET C-7.
13 NEW LED SOLAR DUSK-TO-DAWN LIGHTS WITH MOTION SENSOR BY SUPERIOR LIGHTING, FORT LAUDERDALE, FL 12' POLE LENGTH W/CONC. SEE DETAIL 1 & 2/C-14.
14 SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC TYP. 75' FEET APART PER FIRE DEPARTMENT REQUIREMENTS. MOUNT ON LIGHT POLE OR POST 4' HIGH.
15 NEW WROUGHT IRON SLIDING GATE.
16 "EXIT ONLY" SIGN.
17 SITE SIGNAGE WITH ADDRESS BY SEPARATE PERMIT.
18 NEW FIREMAN'S "KNOX BOX".

LEGAL DESCRIPTION

TRACT LETTERED "A" OF HIGH RANGE UNIT 4, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT, HIGH RANGE UNIT 4, BEING LOTS 1-28, BLOCK 74 AND LOTS 29A-31A, BLOCK 74, UNIT THIRTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTION 7, T. 12 N., R. 3 E., N.M.P.M., CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"

SITE DATA

SITE:	231,975 SQ.FT.
LANDSCAPE:	32,106 SQ.FT.
MILLING SURFACE:	199,769 SQ.FT.

UNITS

12' x 20' –	20	SPACES
12' x 25' –	2	SPACE
12' x 30' –	169	SPACES
12' x 40' –	79	SPACES
	270	TOTAL SPACES

PROPERTY BOUNDARY CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.96	325.00	5°59'14"	S27°20'47"E	33.95
C2	39.27	25.00	89°59'27"	S14°37'40"W	35.35
C3	39.28	25.00	90°00'53"	N75°21'09"W	35.36
C4	35.33	66.00	30°40'24"	N15°00'31"W	34.91

0 30' 60'

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PROFESSIONAL ENGINEER

PROJECT NAME
JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE
SITE PLAN

SHEET NO:
C-5

P:_PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\04_SITE\24050-SITE PLAN.dwg 1/10/2025 1:19:25 PM



PLANT SCHEDULE OVERALL									COVERAGE PER PLANT	TOTAL COVERAGE
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	M. HEIGHT	M. WIDTH	WATER USE	REBATE		
TREES									490	42630
	87	Chilopsis linearis / Desert Willow	15 gal		20'	25'	Low	55		
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	M. HEIGHT	M. WIDTH	REBATE		490	42630
SHRUBS									–	–
	62	Artemisia filifolia / Sand Sagebrush	5 gal	RW	4'	4'	25		12	744
	66	Chrysothamnus nauseosa / Chamisa	5 gal	RW	5'	5'	30		19	1254
	72	Dasylirion wheeleri / Texas Sotol	5 gal	Low+	5'	5'	30		19	1368
	59	Fallugia paradoxa / Apache Plume	5 gal	Low	4'	5'	35		19	1121
	7	Fouquieria splendens / Ocotillo	5 gal	RW	12'	8'	35		50	350
	70	Hesperaloe parviflora / Red Yucca	5 gal	RW	3'	3'	20		7	490
									126	5327

LANDSCAPE CALCULATIONS

ZONING: CITY OF RIO RANCHO	PD: PLANNED DEVELOPMENT		
APPLICABLE REGULATION(S)	IDO 154.38–154.42 MU–A LANDSCAPING		
TOTAL LOT AREA (ACRES)	5.33	GROUNDCOVER (% – REQ)	11.25
TOTAL LOT AREA (SF)	232087.680000	GROUNDCOVER (SF – REQ)	4003
BUILDING AREA (SF)	0	GROUNDCOVER (SF – PROV.)	5327
NET LOT AREA (SF)	232,088		
		PARKING LOT AREA (SF)	185700
REQUIRED LANDSCAPE (%)	10	REQ. PARKING LANDSCAPE 10% (SF)	18570
REQUIRED LANDSCAPE (SF)	23209	PROV. PARKING LANDSCAPE (SF)	21500
LANDSCAPE PROVIDED (SF)	35580	REQ. PARKING TREES (1/10 SPOTS)	27
		PROV. PARKING TREES	47
VEGETATIVE COVER (% – REQ)	75.0		
VEGETATIVE COVER (SF – REQ)	26685	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF – PROV.)	47957	COOL SEASON GRASS (% OF LANDSCAPE)	0.0
REQ. TREES – 1ST AND 2ND STORY UNITS	77	FRONTAGE LANDSCAPE REQUIRED	8895.000000
PROVIDED UNIT TREES	87	FRONTAGE LANDSCAPE PROVIDED	29500.0
–	0	REQUIRED STREET TREES	46.0
–	0	PROVIDED STREET TREES	49.0

Other Materials

SYMB.	QTY		TYPE
	29520	SF	Landscape Gravel A with Filter Fabric 1" Buildology Brown Gravel
	10060	SF	Oversize Landscape Gravel with Filter Fabric 2-4" Blue Sais Cobble
	680	SF	Landscape Curb Steel Edge

SCALE: 1/16" = 1' – 0"

GREEN SUMMIT LANDSCAPE MANAGEMENT

STATE OF NEW MEXICO
KRISTINA AINSWORTH
LANDSCAPE ARCHITECT

12-19-2024

JAXSON RV OVERALL

1603 INCA DR NE
RIO RANCHO, NM 87144

ISSUE DATE: 12/19/2024
FILE:
DRAWN BY: JFL
CHECKED BY: AGB

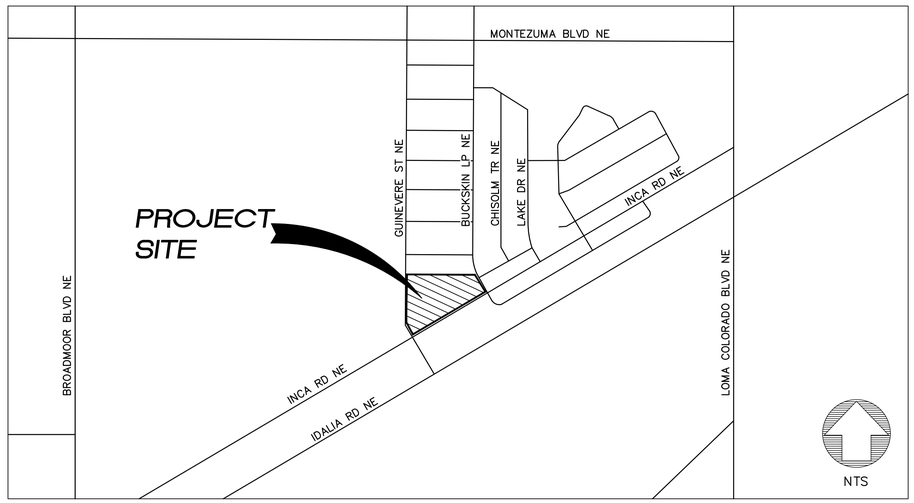
REVISION	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-001

DESIGNS\2024\24050\24050_SITE PLAN SET\04_SITE\24050_SITE PLAN FOR LANDSCAPING.dwg 12/19/2024 8:18:24 AM

CONSTRUCTION PLANS
FOR
JAXSON R.V. STORAGE No. 2
1603 INCA RD. NE
RIO RANCHO, NEW MEXICO



VICINITY MAP

INDEX OF DRAWINGS		
SHEET NO.		SHEET TITLE
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C-2	2-18	GENERAL NOTES
C-3	3-18	ALTA SURVEY
C-4	4-18	CIVIL HORIZONTAL CONTROL
C-5	5-18	SITE PLAN
C-6	6-18	UTILITY PLAN
C-7	7-18	GRADING PLAN
C-8	8-18	GRADING DETAILS
C-9	9-18	DRAINAGE PLAN
C-10	10-18	RETAINING WALL PLAN & PROFILE
C-11	11-18	RETAINING WALL PLAN & PROFILE
C-12	12-18	RETAINING WALL PLAN & PROFILE
C-13	13-18	DETAILS
C-14	14-18	DETAILS
C-15	15-18	DETAILS
LP-001	16-18	LANDSCAPE PLAN
S-1	17-18	GENERAL STRUCTURAL NOTES
S-2	17-18	TYPICAL DETAILS

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- PROPERTY CORNER
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- SAS EXISTING SEWER LINE
- W W W EXISTING WATER LINE
- W W NEW WATER LINE
- x x NEW CHAIN LINK FENCE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SIGN
- EXISTING LIGHT POLE
- NEW FIRE HYDRANT
- NEW LIGHT POLE
- 26.29 FINISHED GRADE
- EXISTING CONCRETE
- EXISTING ASPHALT TRAIL
- LANDSCAPE
- NEW STAKCABLE CONCRETE BLOCK WALL
- NEW RETAINING WALL
- NEW PRIVACY WALL

E.X.	EXISTING
F.F.	FINISHED FLOOR
H.P.	HIGH POINT
F.G.	FINISH GRADE
E.G.	EXISTING GRADE
B.W.	BOTTOM OF WALL
T.W.	TOP OF WALL
T.B.C.	TOP BACK CURB
R.T.W.	RETAINING WALL

APPROVALS:

CITY OF RIO RANCHO — DATE
DEVELOPMENT SERVICES/ENGINEERING

Fierro&Company
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3201 4TH STREET NW, SUITE C
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ENGINEER'S SEAL

ROBERT J. FIERRO
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20585
1-10-25
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PROJECT NAME
JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE
COVER SHEET

SHEET NO:
C-1

P:_PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\01_GEN\24050-GEN.dwg 1/10/2025 1:16:59 PM

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.
2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.
3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.
4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).
5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.
7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.
8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.
9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.
12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.
13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.
14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.
16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.
18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.
19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.
20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.
22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.
23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL IN THE BID ITEM 621000 MOBILIZATION.

SOILS

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

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.
2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.
3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.
4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.
7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.
9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.
13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.
14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.
2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.
3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.
4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.
5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.
6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.
7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.
8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.
9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.
10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.
11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.
13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.
14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.
2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.
3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.
4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.
5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.
6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.
7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.
10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.
11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.
13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.
14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.
15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.
2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.
5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.
6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.
7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED

SCHEDULE B–2 ITEM NUMBERS

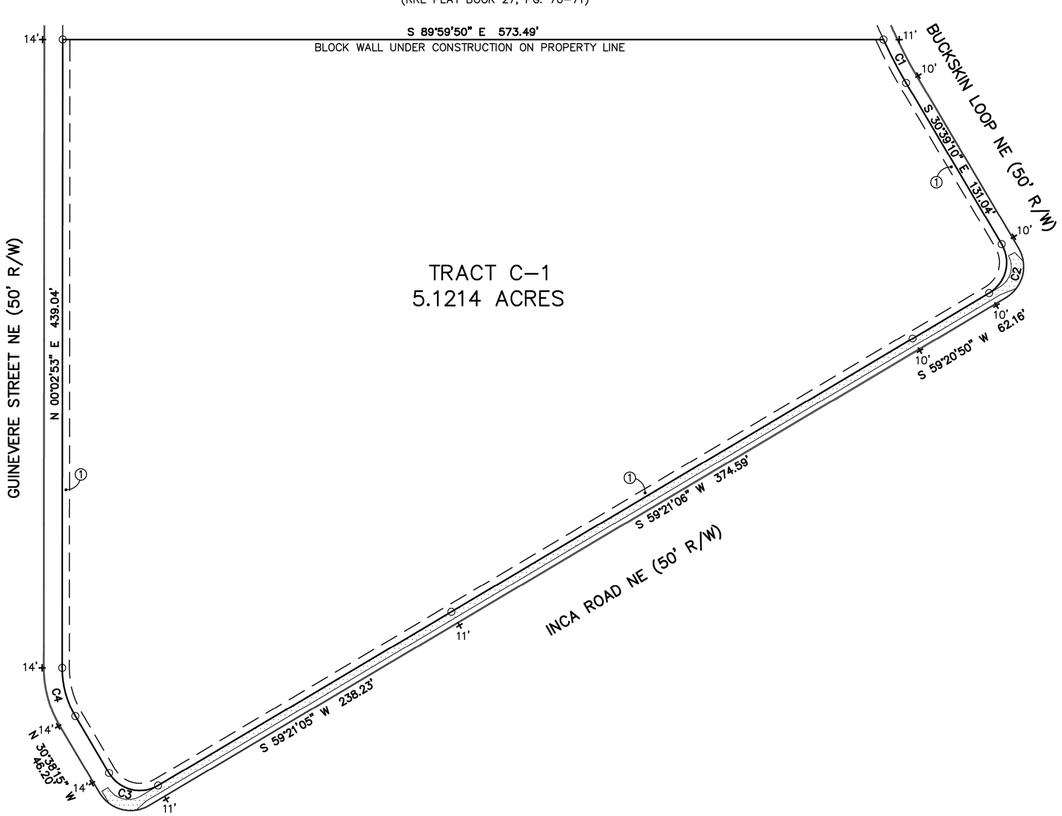
EASEMENTS, RESERVATIONS, CONDITIONS & RESTRICTIONS

9	AFFECTS – NOT SHOWN		Reservations contained in the Patent from the United States of America, recorded September 22, 1920 in Book DR 2, Page 396, re–recorded January 22, 1969 in Book Misc. 23, Page 83, records of Sandoval County, New Mexico.
10	AFFECTS – NOT SHOWN		Restrictive Covenants and Building Restrictions recorded December 5, 1961 in Book Misc. 12, Page 517; amended by Waiver of Covenants recorded September 30, 2003 in Book 406, Page 168124 as Document No. 200335573 and by Designation for Commercial or Other Uses and Waiver of Right to Approve Plans and Specification recorded September 19, 2016 in Book 419, Page 21585 as Document No. 2016021585, records of Sandoval County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
11	AFFECTS – NOT SHOWN		Reservations contained in the Warranty Deeds recorded August 6, 1970 in Book DR 31, Page 867 as Document No. 33694; recorded August 31, 1970 in Book DR 32, Page 202 as Document No. 34543; recorded August 17, 1973 in Book DR 46, Page 960 as Document No. 67533; recorded December 10, 1974 in Book DR 57, Page 916 as Document No. 86507 and recorded November 19, 1976 in Book DR 74, Page 12 as Document No. 18344, records of Sandoval County, New Mexico.
12	DOES NOT AFFECT		Easements and notes as shown, noted and provided for on the Plat recorded June 16, 2009 in Vol. 3, folio 3065, records of Sandoval County, New Mexico.
13	AFFECTS– NOT SHOWN		City of Rio Rancho Subdivision Improvement Agreement recorded June 16, 2009 in Book 412, Page 17008 as Document No. 2009017008; amended by Certificate of Substantial Completion recorded December 21, 2009 in Book 412, Page 36260 as Document No. 2009036260, records of Sandoval County, New Mexico.
14	AFFECTS – NOT SHOWN		Agreement for Replatting, Dedication of Road and Reimbursement of Costs, and License for Grading and Drainage by and between Curb, Inc., and Empire Capital, LLC, recorded May 7, 2013 in Book 416, Page 12428 as Document No. 2013012428; amended by First Amendment to Agreement for Replatting, Dedication of Road and Reimbursement of Costs, and License for Grading and Drainage recorded May 10, 2018 in Book 421, Page 10518 as Document No. 2018010518, records of Sandoval County, New Mexico.
15	AFFECTS – SHOWN	①	Easements and notes as shown, noted and provided for on the Bulk Land Plat recorded February 15, 2018 in Vol. 3, folio 4184, records of Sandoval County, New Mexico.
16	AFFECTS – NOT SHOWN		Temporary Construction and Slope Easement, and rights incident thereto, by and between Curb, Inc., a New Mexico corporation, and LGI Homes–New Mexico, LLC, a New Mexico limited liability company, recorded May 15, 2018 in Book 421, Page 10919 as Document No. 2018010919, records of Sandoval County, New Mexico.
17	AFFECTS – NOT SHOWN		Terms, provisions and conditions of the Real Estate Contract by and between Curb, Inc., a New Mexico corporation, as Owner(s), and Empire Capital, L.L.C., a New Mexico limited liability company, as Purchaser, dated _____ recorded _____ as Document No. _____, records of Sandoval County, New Mexico.
18	AFFECTS – NOT SHOWN		Any matter arising after the date hereof which could adversely affect the title of assureds hereunder by reason of non–delivery of proper deed conveying title to subject property to the assureds hereunder and the affect of non–delivery of such deed; and any condition contained in any Real Estate Contract and/or Assignment of any Real Estate Contract affecting the subject premises.
19	AFFECTS – NOT SHOWN		Pro rata charges for water, sewer, and/or standby charges and any possible assessments for paving, sidewalk, sewer and water extensions which are or might be a lien by law, but have not yet been filed for record in the office of the County Clerk of Sandoval County, New Mexico.

DESCRIPTION

Tract lettered "A" of HIGH RANGE UNIT 4, as the same is shown and designated on the Plat entitled "BULK LAND PLAT, HIGH RANGE UNIT 4, BEING LOTS 1–28, BLOCK 74 AND LOTS 29A–31A, BLOCK 74, UNIT THIRTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTION 7, T. 12 N., R. 3 E., N.M.P.M., CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on February 15, 2018, in Vol. 3, folio 4184, (Rio Rancho Estates Plat Book 27, Pages 70–71).

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.04'	325.00'	06°00'04"	S 27°39'08" E	34.02'
C2	39.27'	25.00'	90°00'00"	S 14°20'50" W	35.36'
C3	39.27'	25.00'	90°00'36"	N 75°38'32" W	35.36'
C4	35.35'	66.00'	30°41'07"	N 15°17'41" W	34.92'



LEGEND

CURB AND GUTTER
SIDEWALK
WALL

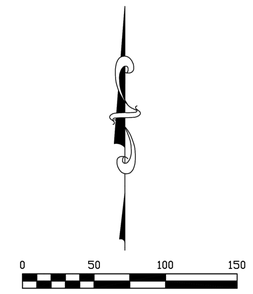
PROPERTY CORNERS

10'
+ SET CROSS IN GUTTER (WITNESS CORNER WITH DISTANCE TO CORNER)

"ALTA/NSPS LAND TITLE SURVEY FOR"

TRACT A
HIGH RANGE UNIT 4

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2019



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary is the following plat of record entitled:

   "HIGH RANGE UNIT 3", (06–16–2009, VOL. 3, PG. 3065)
   (RRE PLAT BOOK 22, PAGES 58–60)

   "HIGH RANGE UNIT 4", (02–15–2018, VOL. 3, PG. 4184)
   (RRE PLAT BOOK 27, PAGES 70–71)

   records of Sandoval County, New Mexico.
5. Date of Survey: January 29, 2019.
6. Title Report: Old Republic National Title Insurance Company
   Commitment No.: 1807076
   (Effective Date: December 7, 2018)
7. Address of Property: Inca Road NE, Rio Rancho, NM 87144
8. City of Rio Rancho, New Mexico Zone: C–1
9. Flood Zone Designation: ZONE X, as established by FEMA on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico dated March 18, 2008. (This property does not lie within the 100 Year Flood Plain)

CLIENT: High Range Curb, LLC, a New Mexico limited liability company
Curb, Inc. , a New Mexico corporation

TITLE CO.: Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on January 29, 2019.

Timothy Aldrich, NMPLS NO. 7719 — 03–13–2019 Date

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

03–13–2019 rev

Drawn By:	TA	Date:	03–12–2019
Checked By:	TA	Drawing Name:	18114ALT.dwg
Job No.:	18–114	Sheet:	1 of 1

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



POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	1559280.5954	1515988.4768	PROPERTY CORNER
2	1559277.6623	1516562.0181	PROPERTY CORNER
3	1559134.4255	1516643.8723	PROPERTY CORNER
4	1559100.2189	1516634.9444	PROPERTY CORNER
5	1558759.0060	1516052.5342	PROPERTY CORNER
6	1558767.9475	1516018.3236	PROPERTY CORNER
7	1558807.7842	1515995.0027	PROPERTY CORNER
8	1558841.5060	1515985.9616	PROPERTY CORNER
9	1558844.5539	1516001.9793	PARKING CORNER
10	1559240.5474	1516004.2477	PARKING CORNER
11	1559270.3294	1516040.4654	PARKING CORNER
12	1559042.4962	1516437.5375	PARKING CORNER
13	1558965.8685	1516360.1589	BACK OF CURB
14	1558951.1994	1516368.7533	BACK OF CURB
15	1558946.6722	1516391.6881	TIE @ BACK OF CURB
16	1558918.4046	1516343.3461	TIE @ BACK OF CURB
17	1558938.6422	1516351.5888	BACK OF CURB
18	1558938.2227	1516338.6890	PARKING CORNER
19	1558970.8355	1516319.5816	PARKING CORNER
20	1558955.2528	1516342.0397	BACK OF CURB
21	1558859.3628	1516204.0892	PARKING CORNER
22	1558892.1499	1516184.8797	PARKING CORNER
23	1558863.7550	1516185.8694	BACK OF CURB
24	1558848.8856	1516194.5812	BACK OF CURB
25	1558844.3584	1516217.5160	TIE @ BACK OF CURB
26	1558812.9485	1516164.0611	TIE @ BACK OF CURB
27	1558835.1687	1516171.3250	BACK OF CURB
28	1558850.1062	1516162.5733	BACK OF CURB
29	1558863.0393	1516131.2367	PARKING CORNER
30	1558822.4604	1516141.1034	PARKING CORNER
31	1558786.0634	1516078.9804	PARKING CORNER
32	1558950.1607	1516072.6284	PARKING CORNER
33	1558949.4243	1516216.6265	PARKING CORNER
34	1559050.1594	1516073.1398	PARKING CORNER
35	1559048.5638	1516385.1357	PARKING CORNER
36	1559150.1581	1516073.6512	PARKING CORNER
37	1559147.8261	1516529.6453	PARKING CORNER
40	1559277.5405	1516292.5055	WALL END
41	1559267.8133	1516532.4589	PARKING CORNER
42	1559110.3518	1516632.4796	WALL AP
43	1559007.9835	1516457.7580	WALL END
44	1559277.8464	1516526.0186	WALL END
45	1559239.4212	1516532.3137	WALL AP
46	1558765.3415	1516043.6118	WALL PC
47	1558772.4937	1516016.2416	WALL PT

1 SURVEY CONTROL DETAILS

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ENGINEER'S SEAL

ROBERT J. FIERRO
NEW MEXICO
20585
1-10-26
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

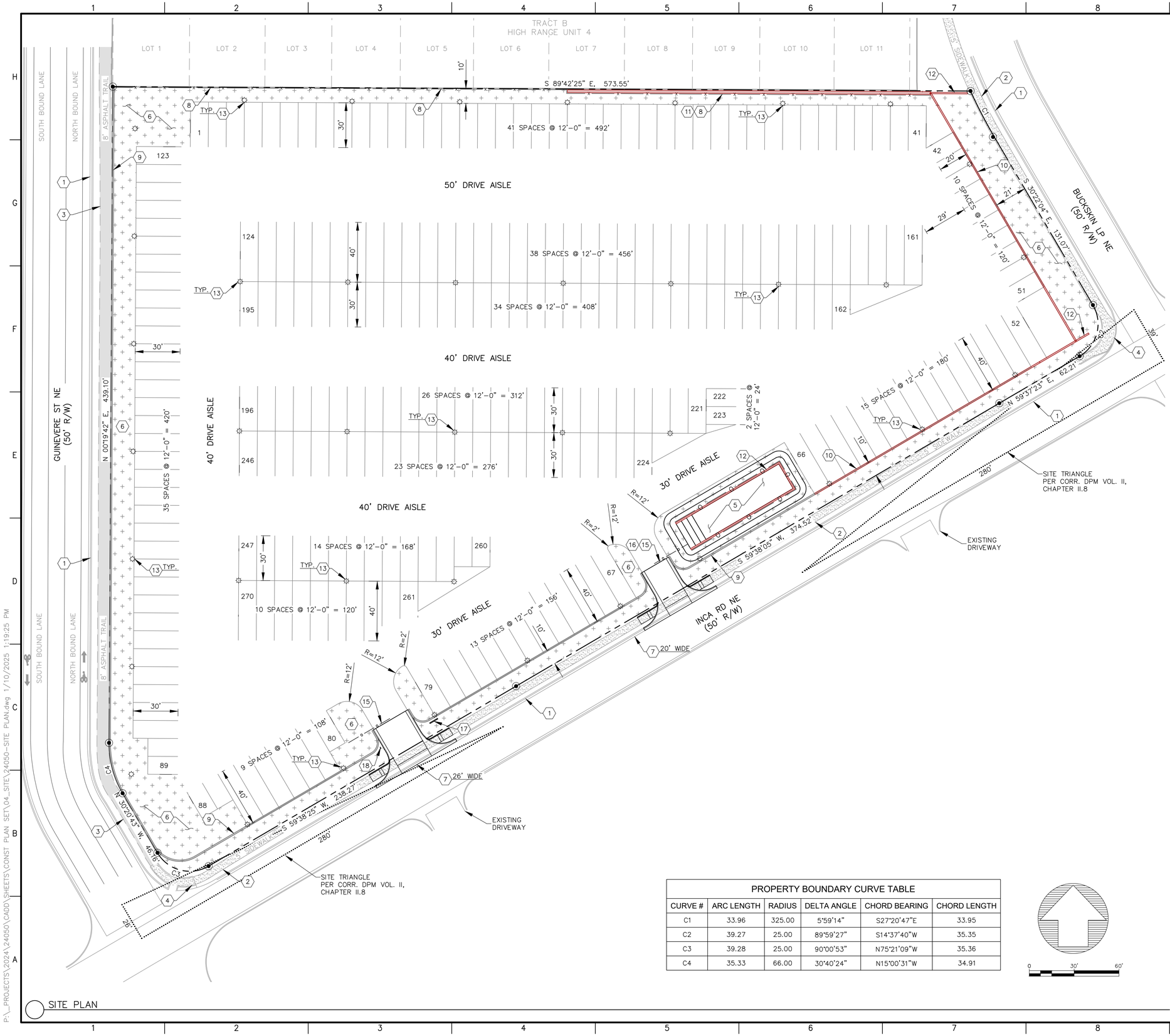
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CIVIL HORIZONTAL CONTROL PLAN

SHEET NO:

C-4

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SITE PLAN

GENERAL NOTES

A. THERE WILL BE NO IRRIGATION SYSTEM INSTALLED, OR BACKFLOW PREVENTION. OWNER WILL BE MANUALLY WATERING ALL LANDSCAPING AS PER ADJOINING SITE.
B. ANY WORK IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT.

KEYED NOTES

1 EXISTING CURB & GUTTER.
2 EXISTING CONCRETE SIDEWALK.
3 EXISTING ASPHALT SIDEWALK.
4 EXISTING ADA RAMP.
5 DRAINAGE POND AREA. REFER TO SHEET C-7.
6 LANDSCAPING AREA. REFER TO SHEET L-1.
7 NEW DRIVE PAD. REFER TO SHEET C-7 AND C-8.
8 NEW 6' HIGH CHAIN LINK PRIVACY FENCE.
9 NEW 6' HIGH C.M.U. PRIVACY WALL.
10 NEW C.M.U. RETAINING WALL W/6' HIGH C.M.U. PRIVACY WALL. REFER TO SHEETS C-7 AND S-1 TO S-2.
11 NEW STACKABLE CONCRETE BLOCK (2'H X 6'W X 2'D) WALL BY SEPARATE PERMIT. REFER TO SHEET C-7. DESIGN BY OTHER.S
12 NEW C.M.U. RETAINING WALL. REFER TO SHEET C-7.
13 NEW LED SOLAR DUSK-TO-DAWN LIGHTS WITH MOTION SENSOR BY SUPERIOR LIGHTING, FORT LAUDERDALE, FL 12' POLE LENGTH W/CONC. SEE DETAIL 1 & 2/C-14.
14 SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC TYP. 75' FEET APART PER FIRE DEPARTMENT REQUIREMENTS. MOUNT ON LIGHT POLE OR POST 4' HIGH.
15 NEW WROUGHT IRON SLIDING GATE.
16 "EXIT ONLY" SIGN.
17 SITE SIGNAGE WITH ADDRESS BY SEPARATE PERMIT.
18 NEW FIREMAN'S "KNOX BOX".

LEGAL DESCRIPTION

TRACT LETTERED "A" OF HIGH RANGE UNIT 4, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT, HIGH RANGE UNIT 4, BEING LOTS 1-28, BLOCK 74 AND LOTS 29A-31A, BLOCK 74, UNIT THIRTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTION 7, T. 12 N., R. 3 E., N.M.P.M., CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"

SITE DATA

SITE:	231,975 SQ.FT.
LANDSCAPE:	32,106 SQ.FT.
MILLING SURFACE:	199,769 SQ.FT.

UNITS

12' x 20' –	20	SPACES
12' x 25' –	2	SPACE
12' x 30' –	169	SPACES
12' x 40' –	79	SPACES
	270	TOTAL SPACES

PROPERTY BOUNDARY CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.96	325.00	5°59'14"	S27°20'47"E	33.95
C2	39.27	25.00	89°59'27"	S14°37'40"W	35.35
C3	39.28	25.00	90°00'53"	N75°21'09"W	35.36
C4	35.33	66.00	30°40'24"	N15°00'31"W	34.91

0 30' 60'

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ROBERT J. FIERRO
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20585
1-10-25
PROFESSIONAL ENGINEER

PROJECT NAME
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1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE
SITE PLAN

SHEET NO:
C-5

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KEYED NOTES:

1. NON-PRESSURIZED WATERLINE CONNECTION TO EXISTING 8-INCH C-900 PVC.
   INSTALL THE FOLLOWING:
   1-8"X8"X6" RESTRAINED TEE
   1-6" RESTRAINED GATE VALVE WITH GATE VALVE BOX CONCRETE BLOCKING
2. INSTALL PRIVATE FIRELINE 6" PVC C900 DR18.
3. INSTALL PRIVATE FIRE HYDRANT PER CORR. DWG. NO. W-15.
4. SAWCUT, REMOVE & REPLACE ASPHALT PER CORR. STD. DWG. PS-02.

0 30' 60'

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CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE

UTILITY PLAN

SHEET NO:

C-6

P:_PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\05_UTIL\24050-UTIL.dwg 1/10/2025 1:23:07 PM



GRADING PLAN
1" = 20'

GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
3. THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF RIO RANCHO, NEW MEXICO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
9. 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.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

CONSTRUCTION NOTES:

1. CONSTRUCT DRIVEWAY. VALLEY GUTTER PER STD. DWG. NO. VG-01, PARALLEL CURB RAMP PER STD. DWG. 608-001-3, AND GRADING DETAIL PER 1/C-8.
2. CONSTRUCT DRIVEWAY. VALLEY GUTTER PER STD. DWG. NO. VG-01, PARALLEL CURB RAMP PER STD. DWG. 608-001-3, AND GRADING DETAIL PER 1/C-8.
3. CONSTRUCT STACKABLE CONCRETE BLOCK RETAINING WALL No. 1 BY SEPARATE PERMIT. REFER TO SHEETS C-10 FOR FINISH GRADE (F.G.) ELEVATIONS AT HIGH AND LOW SIDE OF WALL. STRUCTURAL DESIGN BY OTHERS.
4. CONSTRUCT C.M.U. RETAINING WALL No. 2 W/ C.M.U. PRIVACY WALL BY SEPARATE PERMIT. REFER TO SHEETS C-11 FOR FINISH GRADE (F.G.) ELEVATIONS AT HIGH AND LOW SIDE OF WALL. STRUCTURAL DESIGN PER SHEET S-1 AND S-2.
5. CONSTRUCT C.M.U. RETAINING WALL No. 3 W/ C.M.U. PRIVACY WALL BY SEPARATE PERMIT. REFER TO SHEETS C-12 FOR FINISH GRADE (F.G.) ELEVATIONS AT HIGH AND LOW SIDE OF WALL. STRUCTURAL DESIGN PER SHEET S-1 AND S-2.
6. CONSTRUCT C.M.U. RETAINING WALL No. 4 W/ GUARDRAIL PER DETAIL THIS SHEET. TOP OF WALL =5464.0' FINISH GRADE AT BOTTOM OF WALL =5460.0'
7. CONSTRUCT C.M.U. RETAINING WALL PER DETAIL THIS SHEET.

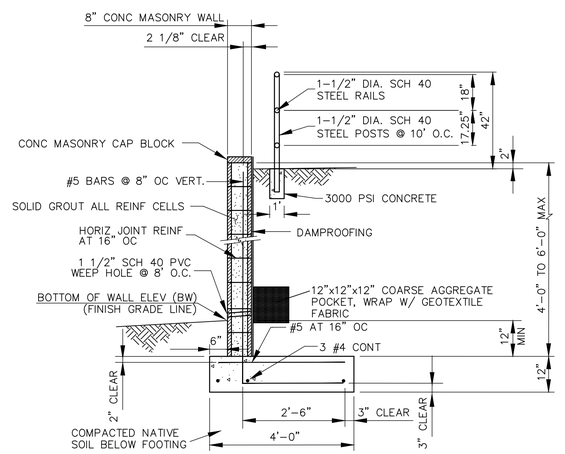
0 30' 60'

PROJECT INFORMATION

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MARCH 18, 2008, MAP NO. 35043C1900D.

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED JULY 2024.

EST. UNADJUSTED EARTHWORK VOLUMES
(EXCLUDING SUB EXCAVATIONS AND SHRINK/SWELL FACTORS)
CUT = 7,595 C.Y.
FILL = 7,780 C.Y.
NET =185 C.Y. FILL



NOTE:
COMPRESSIVE STRENGTH OF BLOCK = F'm 1750 PSI

RETAINING WALL W/ GAURDRAIL DETAIL
N.T.S.

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20585
1-10-24
PROFESSIONAL ENGINEER

PROJECT NAME
JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

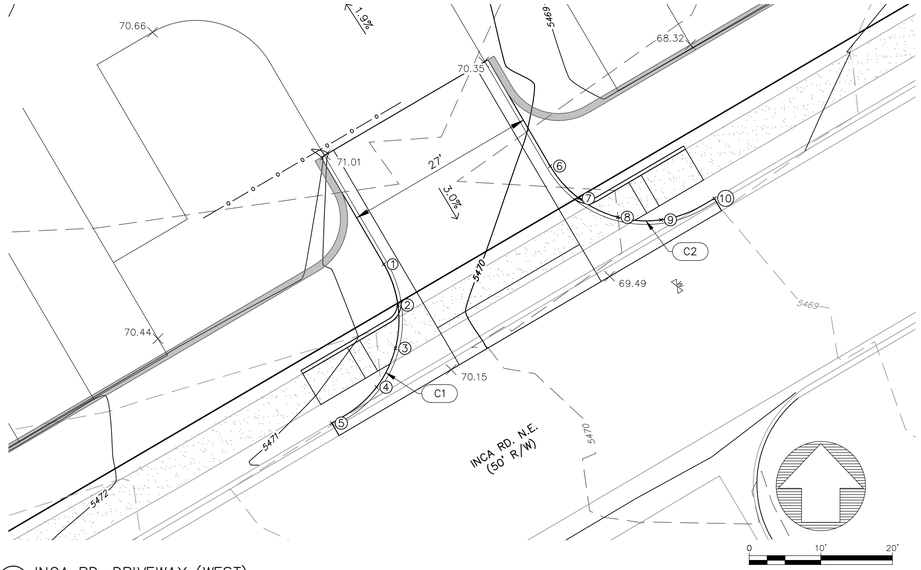
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

SHEET TITLE
GRADING PLAN

SHEET NO:
C-7

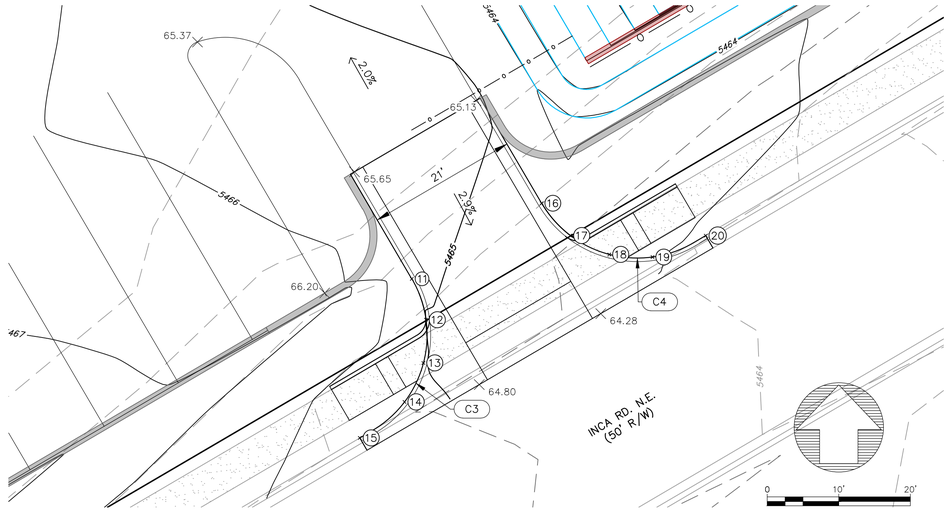
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1 INCA RD. DRIVEWAY (WEST)
SCALE: 1" = 10'

CURVE 1	
POINT #	FLOWLINE
1	5470.45
2	5470.40
3	5470.32
4	5470.39
5	5470.57

CURVE 2	
POINT #	FLOWLINE
6	5469.70
7	5469.45
8	5469.33
9	5469.37
10	5469.37



2 INCA RD. DRIVEWAY (EAST)
SCALE: 1" = 10'

CURVE 3	
POINT #	FLOWLINE
11	5465.15
12	5464.96
13	5465.00
14	5465.26
15	5465.60

CURVE 4	
POINT #	FLOWLINE
16	5464.62
17	5464.44
18	5464.30
19	5464.07
20	5463.82

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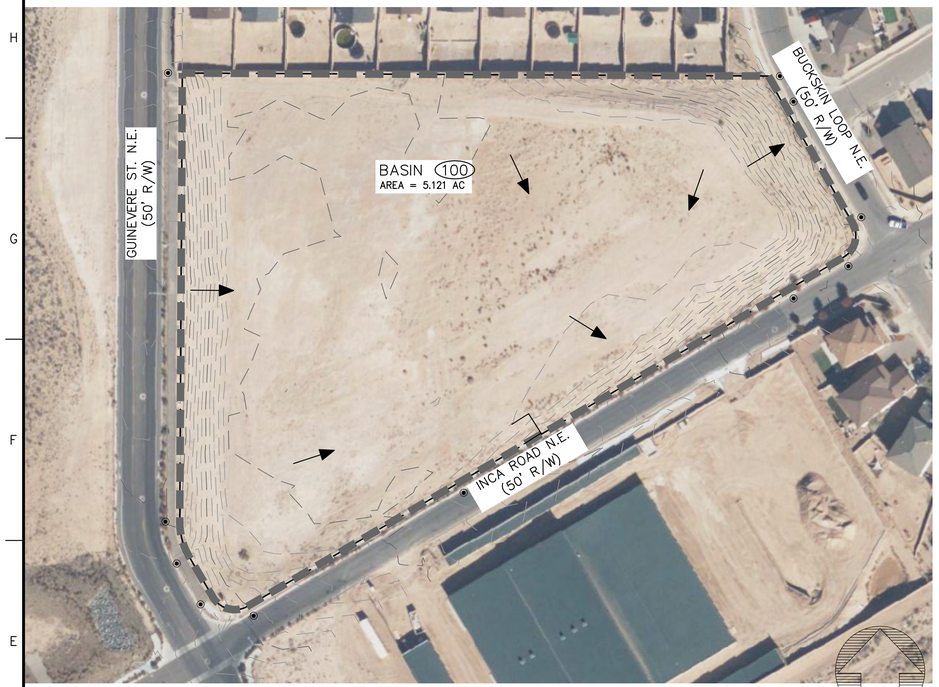
SHEET TITLE

GRADING DETAILS

SHEET NO:

C-8

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PROPOSED BASIN MAP
1" = 70'



FLOOD INSURANCE RATE MAP
MAP NO. 35043C1900D
EFFECTIVE DATE: 03/18/2008

Introduction

The 5.1 acre site is vacant and located at the northeast corner of Guinevere St. NE and Inca Road NE in Rio Rancho, NM. An RV Storage facility is proposed which will only include open storage spaces. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) limit the proposed runoff to the existing conditions, and 3) seek permit grading approval.

Methodology

Hydrologic procedures presented in the Drainage, Flood Control & Erosion Control Section of City of Rio Rancho's Development Manual, Volume II, dated December, 2009 were followed.

Existing Condition

The existing site is vacant and discharges to Inca Road NE and Buckskin Street. Refer to the existing basin map. The site does not receive offsite flow. Runoff leaving the site is continued to flow east on Inca Road NE.

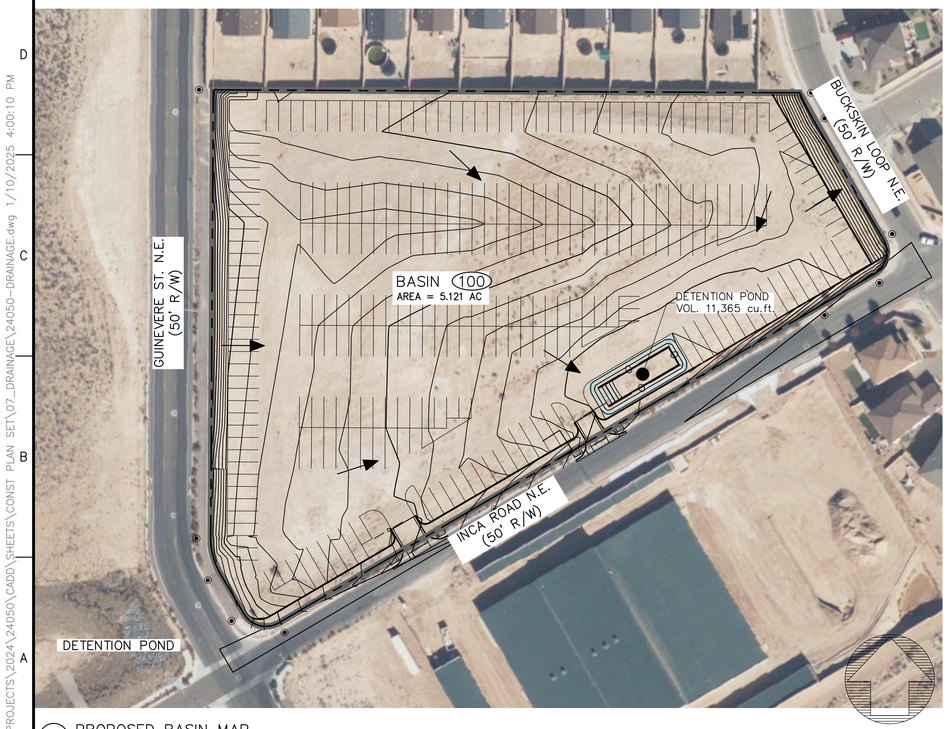
Proposed Condition

The proposed site will keep the existing drainage pattern and release the same runoff as in the existing condition. Runoff from Basin 200 will discharge to a detention Pond. Runoff will overtop the pond and exit via the driveway to Inca Road NE. into Darlene Street. The pond volume will detain the increased runoff plus the storm water quality volume; therefore, Inca Road NE will not be adversely impacted.

Conclusion

The City's drainage criteria was used and met. The site's drainage pattern will remain the same. This drainage report is being submitted for review, and seeks grading approval.

DRAINAGE NARRATIVE



PROPOSED BASIN MAP
1" = 70'

Rational Method
Q=CiA
C=(see table below)
i= 4.4 in/hr
A=(see table below)

Rational Method
V=C(P/12)A
C=(see table below)
P= 2.97 in
A=(see table below)

WATER QUALITY STORM VOLUME EQUATION:
REFERENCE CORR DPM VOL. II, CHAPTER II.2, PAGE 285

HYDROLOGY SUMMARY USING Rational Methods

BASIN	Total Area (acres)	Land Treatement (%)				Avg C 100	$Q_{100YR-6HR}$ (cfs)	$V_{100yr-24HR}$ (ac-ft)	$V_{100yr-24HR}$ (cu-ft)	WQSV (cu-ft)
		A	B	C	D					
100	5.1214	70.0	0.0	30.0	0.0	0.372	8.3	0.441	19226	N/A
200	5.1214	0.0	24.5	75.0	0.5	0.568	12.6	0.673	29330	51

HYDROLOGY SUMMARY

Pond
Stage Storage Rating Curve

Depth	Area		Volume	Cumlative Vol.	Cumlative Vol.
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)	cu.ft.
5460	1600	0.037	0	0.00000	0
5461	1600	0.037	0.037	0.03673	1600
5462	1600	0.037	0.037	0.07346	3200
5463	1600	0.037	0.037	0.11019	4800
5464	1600	0.037	0.037	0.14692	6400
5465	2464	0.057	0.047	0.19357	8432
5466	3401	0.078	0.067	0.26089	11365

STAGE STORAGE

PROPOSED PONDING REQUIREMENT
$=(V_{BASIN\ 200}) - (V_{BASIN\ 100}) + (SWQP_{BASIN\ 200})$
$=(29,330) - (19,226) + (51) = 10,155$ cu.f.t.

THEREFORE, DETENTION POND VOLUME OF 11,365 EXCEEDS PONDING REQUIREMENT.

DETENTION POND REQUIREMENTS

LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR (3905)
- EXISTING MINOR CONTOUR (3904)
- PROPOSED MAJOR CONTOUR (3905)
- PROPOSED MINOR CONTOUR (3904)
- EXISTING BASIN
- PROPOSED BASIN
- EXISTING STORM DRAIN (SD)
- EXISTING INLET

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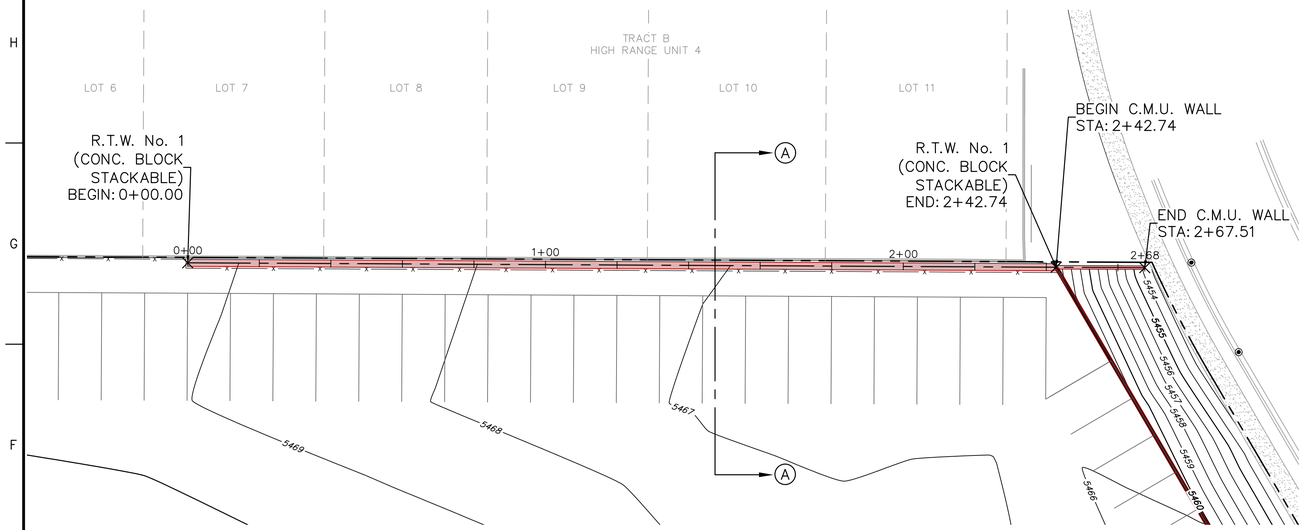
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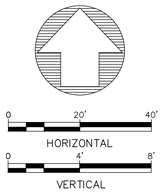
PROJECT NO:	24050
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DATE:	JANUARY 2025

SHEET TITLE
DRAINAGE PLAN

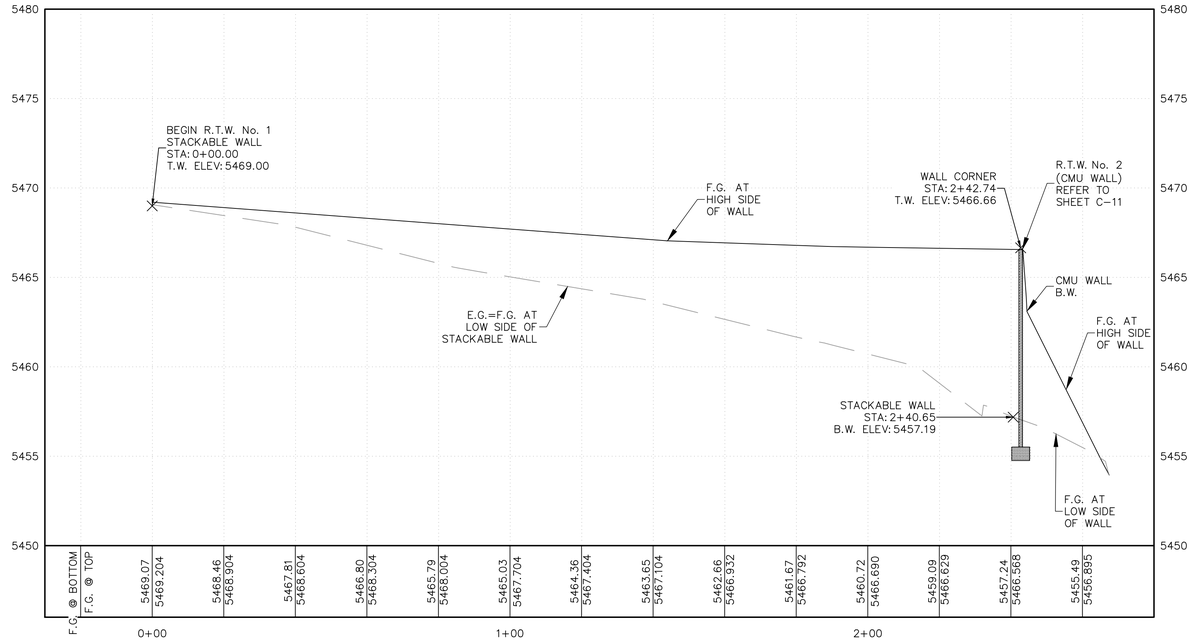
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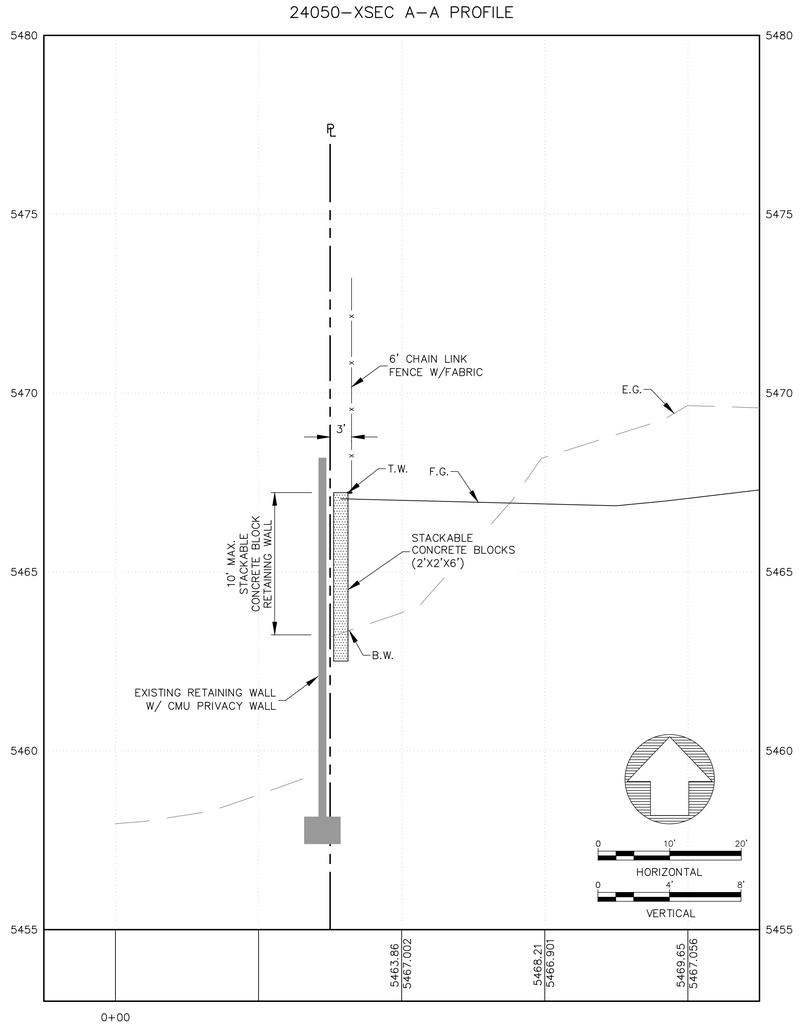




24050–RTW No. 1 PROFILE



24050–XSEC A–A PROFILE



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20585
1-10-24
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

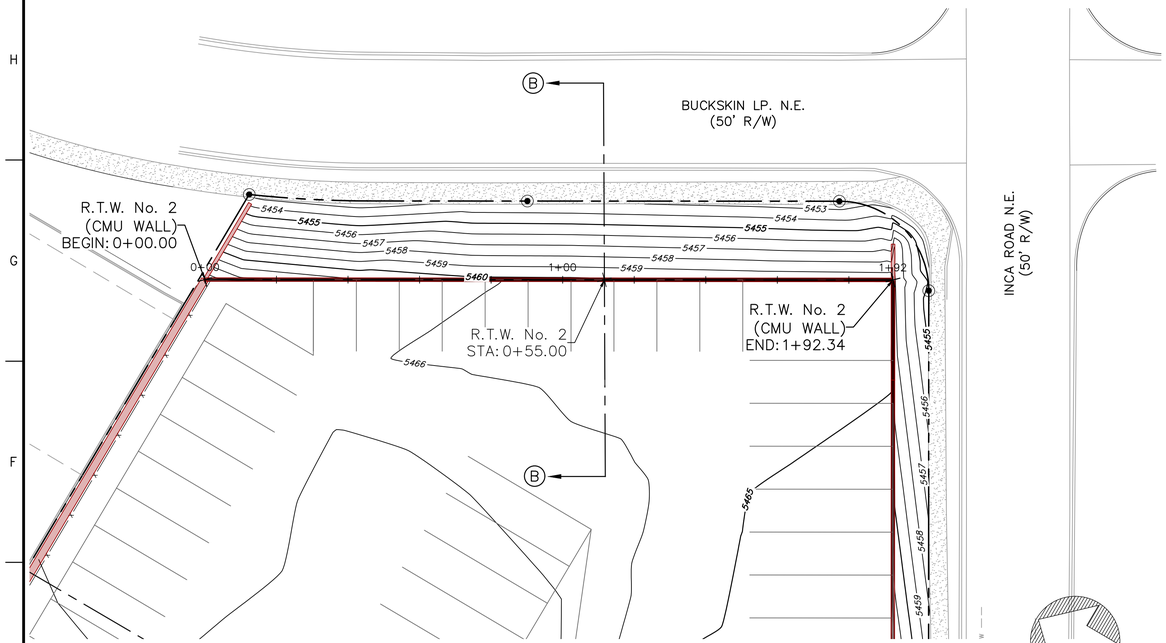
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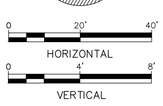
RETAINING WALL
No. 1
PLAN & PROFILE

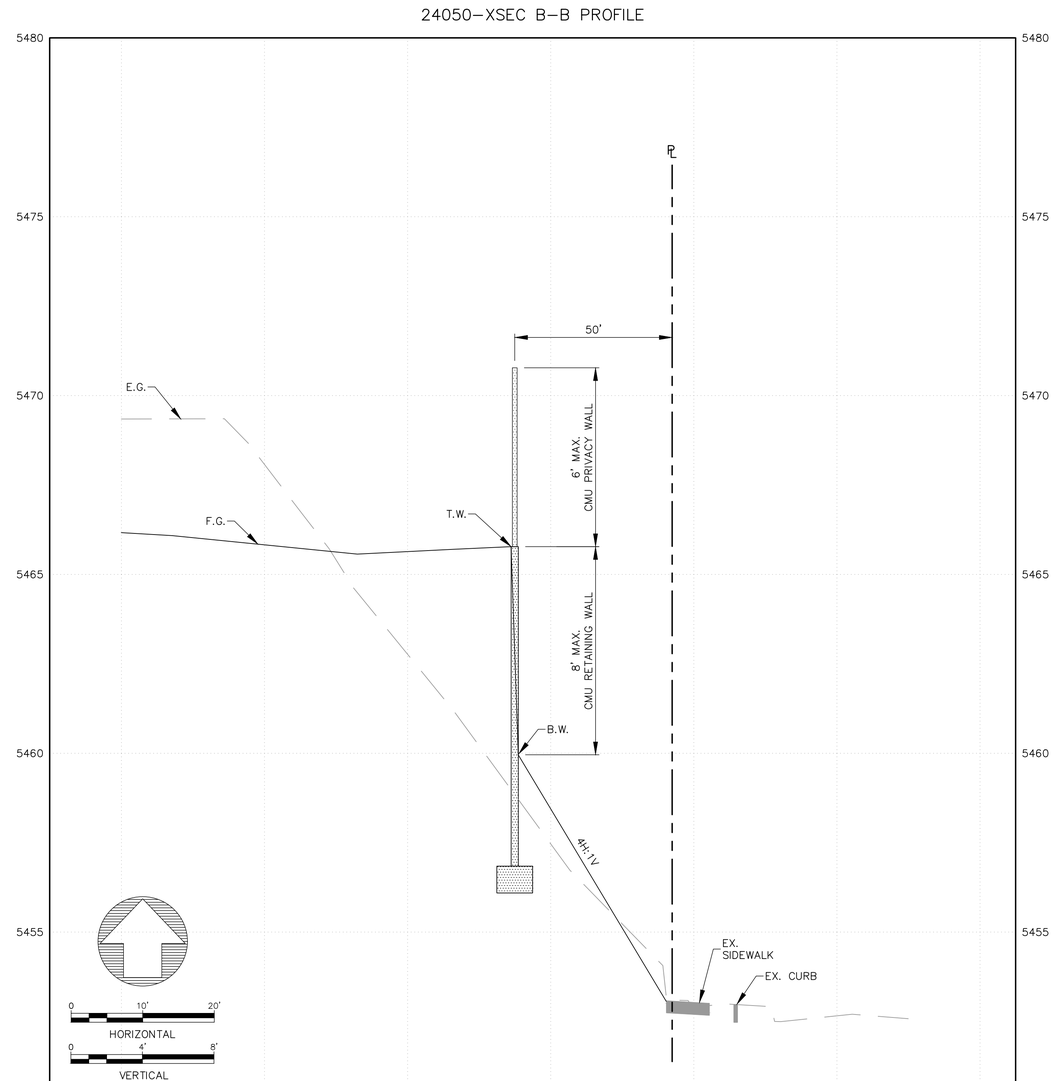
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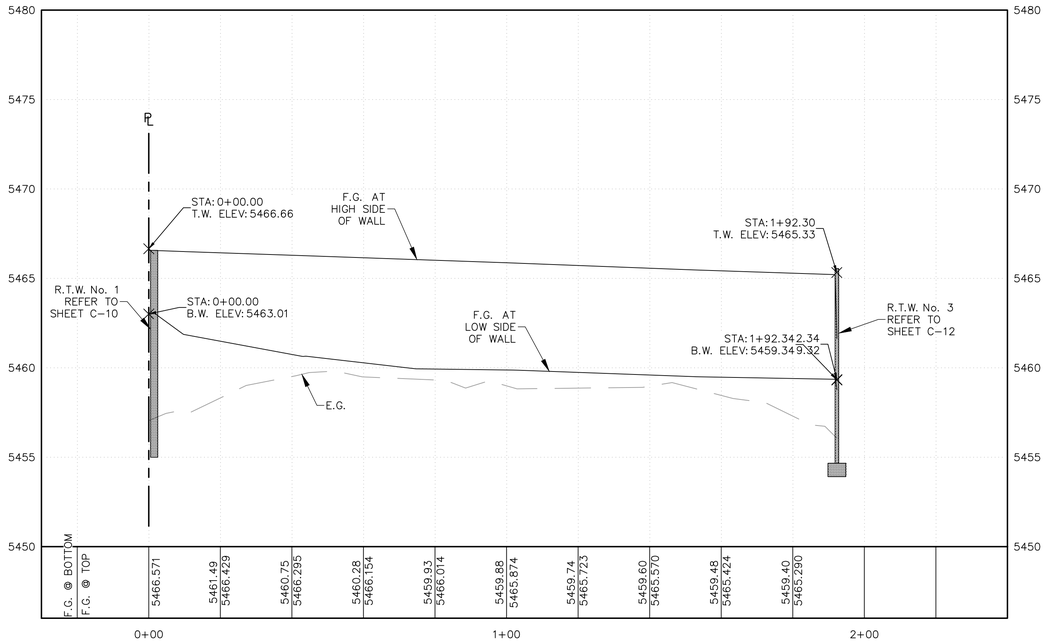
C-10

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ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL

ROBERT J. FIERRO
NEW MEXICO
20585
1-10-25
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

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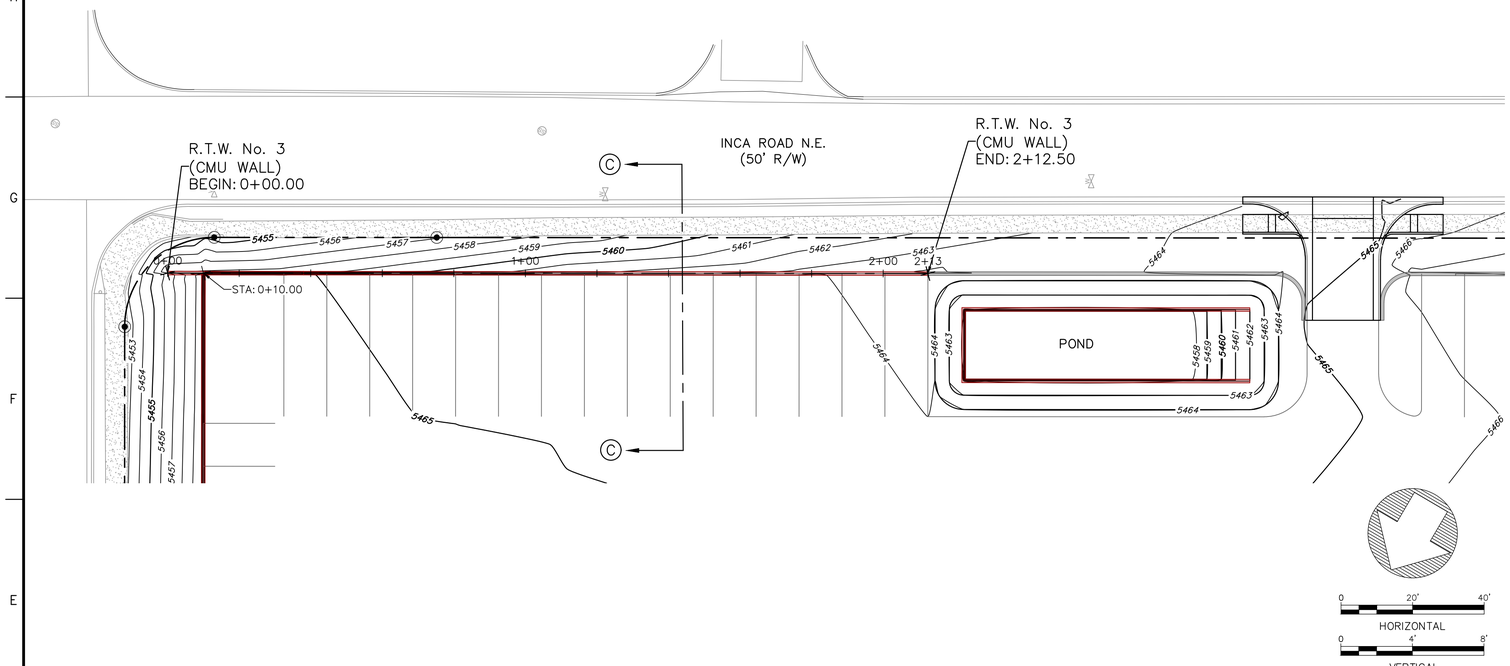
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RETAINING WALL
No. 2
PLAN & PROFILE

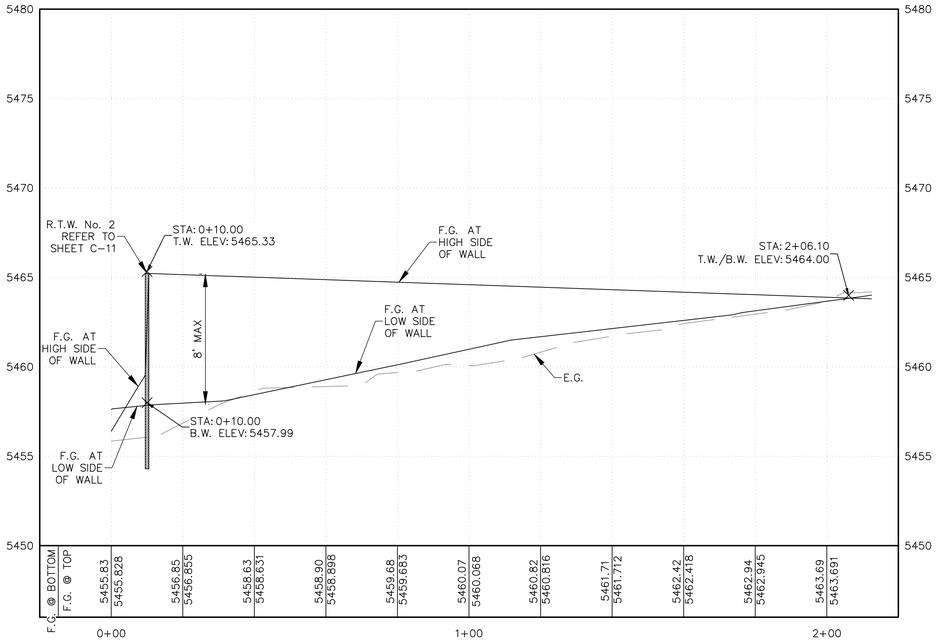
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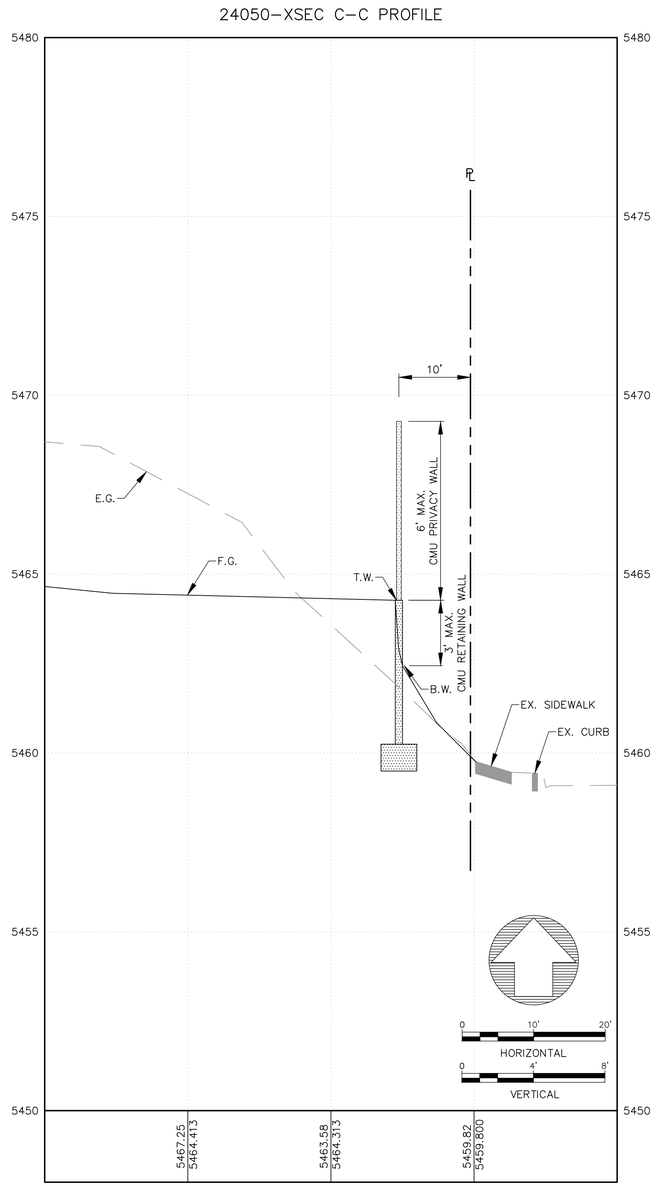
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24050-RTW No. 3 PROFILE



24050-XSEC C-C PROFILE



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ENGINEER'S SEAL

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20585
1-10-25
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
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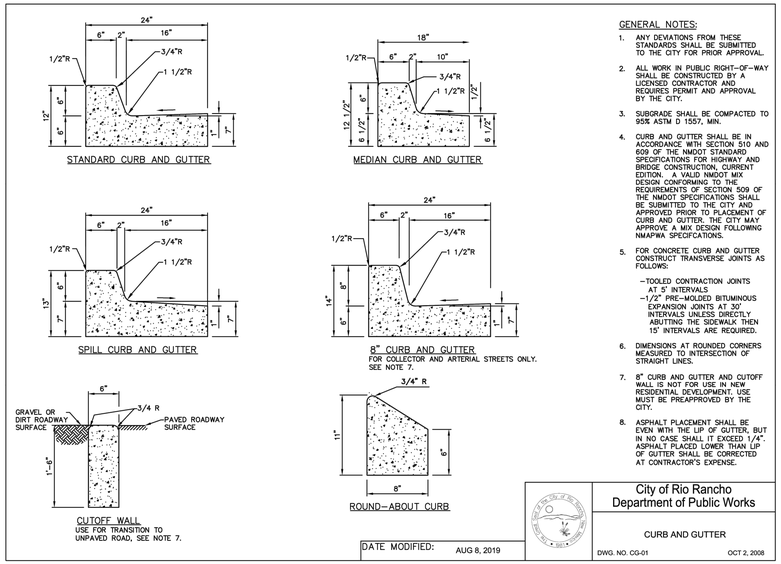
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RETAINING WALL
No. 3
PLAN & PROFILE

SHEET NO:

C-12

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GENERAL NOTES:

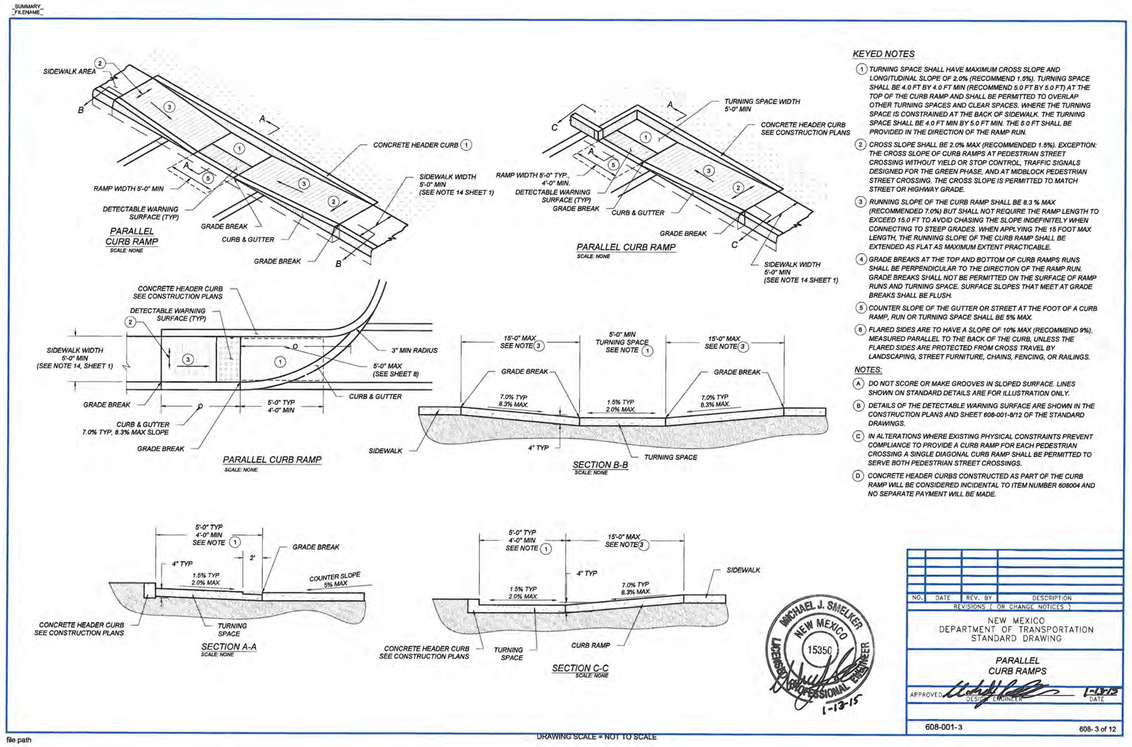
1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. CURB AND GUTTER SHALL BE IN ACCORDANCE WITH SECTION 510 AND 609 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CURB AND GUTTER. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS.
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.

City of Rio Rancho
Department of Public Works

CURB AND GUTTER

DATE MODIFIED: AUG 8, 2019

DWG. NO. CG-01 OCT 2, 2008



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 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICE)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

APPROVED: STATE ENGINEER — DATE: 1-10-15

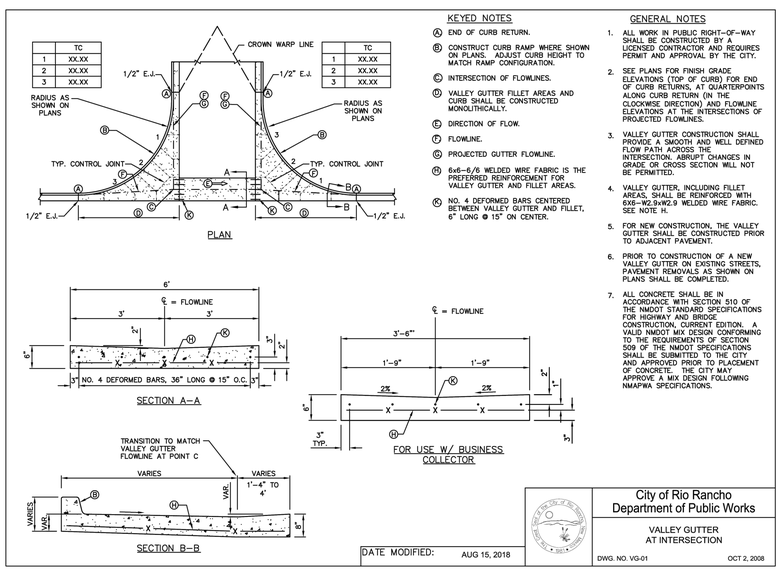
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608- 3 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

file path

DRAWING SCALE = NOT TO SCALE



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 IS THE PREFERRED REINFORCEMENT FOR VALLEY GUTTER AND FILLET AREAS.
- (K) NO. 4 DEFORMED BARS CENTERED BETWEEN VALLEY GUTTER AND FILLET, 6" 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 SECTION 510 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CONCRETE. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS.

City of Rio Rancho
Department of Public Works

VALLEY GUTTER
AT INTERSECTION

DATE MODIFIED: AUG 15, 2018

DWG. NO. VG-01 OCT 2, 2008

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ENGINEER'S SEAL

ROBERT J. FIERRO — NEW MEXICO — 20585 — 1-10-25 — PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

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DRAWN BY:	JB
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DATE:	JANUARY 2025

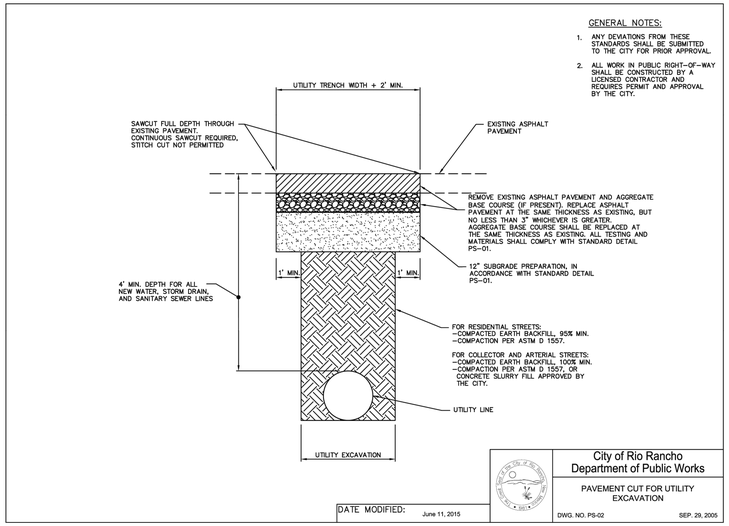
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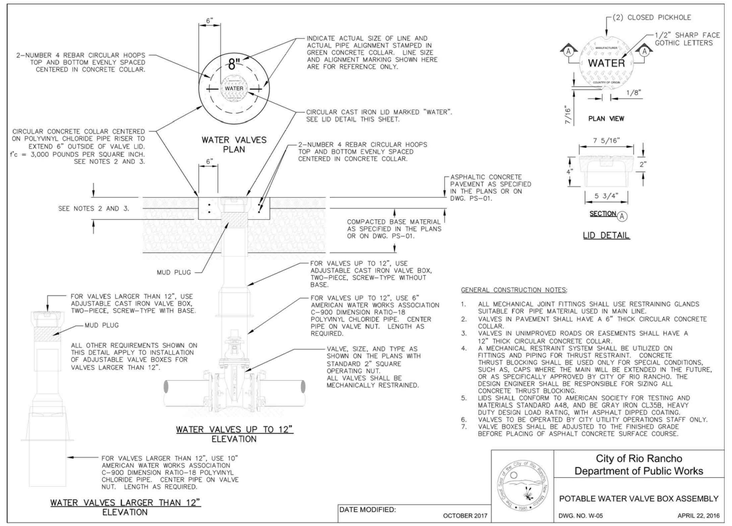
DETAILS

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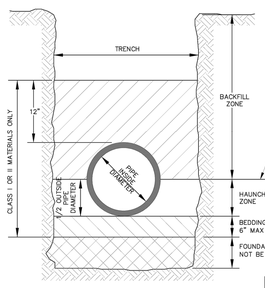
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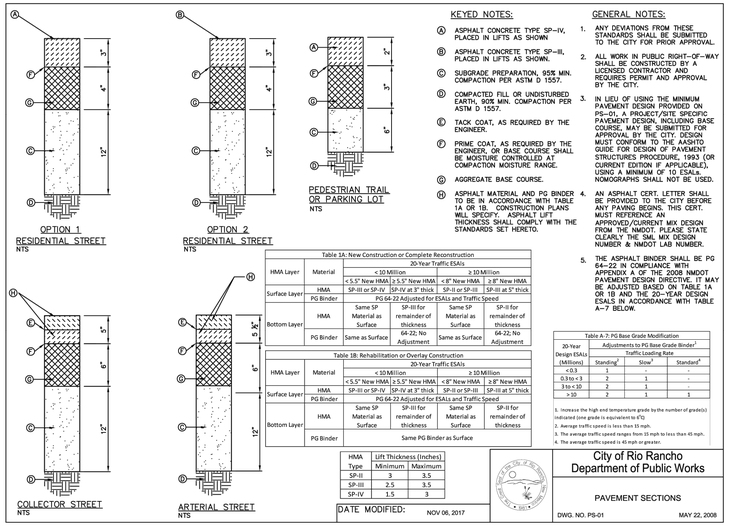
EMBEDMENT SOILS CLASSIFICTIONS		
SOILS CLASS	SOIL TYPE	DESCRIPTION
CLASS I SOILS*		MANUFACTURED ANGULAR, GRANULAR MATERIAL, 1/4 TO 1 1/2 INCHES (6 TO 40 MM) SIZE, INCLUDING MATERIALS HAVING A REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE OR ROCK, BROKEN CORAL, CRUSHED SLAG, CINDERS, OR CRUSHED SHELLS, 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**	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.

City of Rio Rancho
Department of Public Works
PIPE BEDDING
DATE MODIFIED: APRIL 2016
DWG. NO. S-04
APRIL 22, 2016



KEYED NOTES:
- (A) ASPHALT CONCRETE TYPE SP-IV, PLACED IN LIFTS AS SHOWN
- (B) ASPHALT CONCRETE TYPE SP-III, PLACED IN LIFTS AS SHOWN.
- (C) SUBGRADE PREPARATION, 95% MIN. COMPACTION PER ASTM D 1557.
- (D) COMPACTED FILL OR UNDISTURBED EARTH, 90% MIN. COMPACTION PER ASTM D 1557.
- (E) TACK COAT, AS REQUIRED BY THE ENGINEER.
- (F) PRIME COAT, AS REQUIRED BY THE ENGINEER, OR BASE COURSE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE.
- (G) AGGREGATE BASE COURSE.
- (H) 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

		20-Year Traffic ESALs			
HMA Layer	Material	≥ 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-II 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

		20-Year Traffic ESALs			
HMA Layer	Material	≥ 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-II for remainder of thickness
	PG Binder	Same PG Binder as Surface			

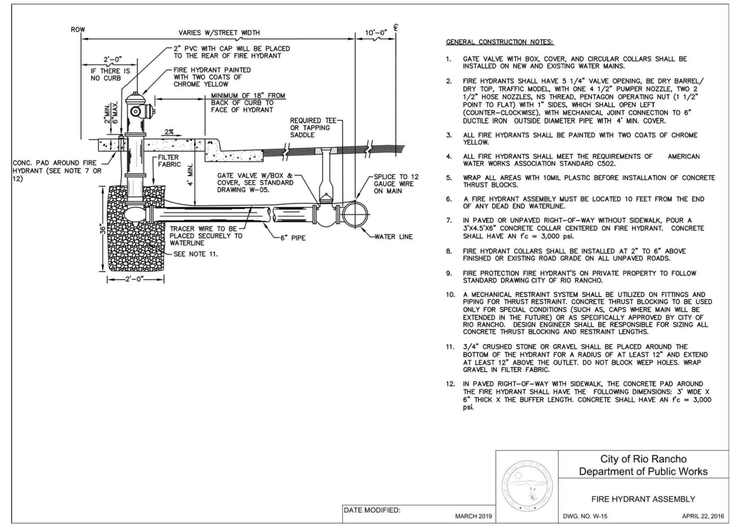
HMA Type	Lift Thickness (inches)	
	Minimum	Maximum
SP-II	3	3.5
SP-III	2.5	3.5
SP-IV	1.5	3

Table A-7: PG Base Grade Modification

20-Year Design ESALs (Millions)	Adjustments to PG Base Grade Binder[2]		
	Traffic Loading Rate		
	Standing[3]	Slow[4]	Standard[4]
< 0.3	1	-	-
0.3 to < 3	2	1	-
3 to < 10	2	1	-
> 10	2	1	1

1. Increase the high and 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.

City of Rio Rancho
Department of Public Works
PAVEMENT SECTIONS
DATE MODIFIED: NOV 06, 2017
DWG. NO. PS-01
MAY 22, 2008



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

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO NEW MEXICO 20585 REGISTERED PROFESSIONAL ENGINEER 1-10-25

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

PROJECT NAME

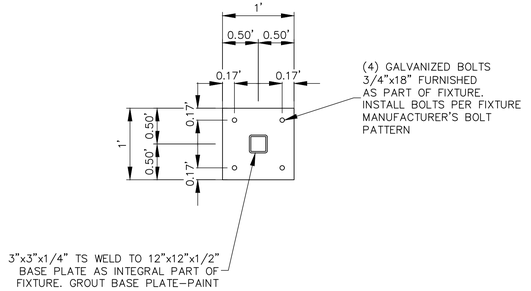
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JANUARY 2025

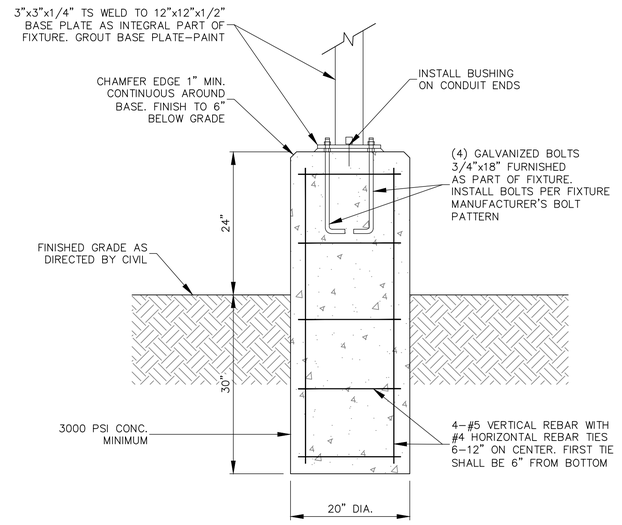
SHEET TITLE
DETAILS

SHEET NO:
C-14

P:\...PROJECTS\2024\24050\CADD\SHEETS\CONST PLAN SET\09_DETAILS\24050-DETAILS.dwg 1/10/2025 12:54:54 PM



1 LIGHT POLE BASE
SCALE: 1" = 1'-0"



2 LIGHT POLE BASE
SCALE: N.T.S.

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ENGINEER'S SEAL

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1-10-24
PROFESSIONAL ENGINEER

PROJECT NAME

JAXSON R.V. STORAGE No. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	24050
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SHEET TITLE

DETAILS

SHEET NO:

C-15

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PLANT SCHEDULE OVERALL									COVERAGE PER PLANT	TOTAL COVERAGE
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	M. HEIGHT	M. WIDTH	WATER USE	REBATE		
TREES									490	42630
	87	Chilopsis linearis / Desert Willow	15 gal		20'	25'	Low	55		
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	M. HEIGHT	M. WIDTH	REBATE		490	42630
SHRUBS									–	–
	62	Artemisia filifolia / Sand Sagebrush	5 gal	RW	4'	4'	25		12	744
	66	Chrysothamnus nauseosa / Chamisa	5 gal	RW	5'	5'	30		19	1254
	72	Dasylirion wheeleri / Texas Sotol	5 gal	Low+	5'	5'	30		19	1368
	59	Fallugia paradoxa / Apache Plume	5 gal	Low	4'	5'	35		19	1121
	7	Fouquieria splendens / Ocotillo	5 gal	RW	12'	8'	35		50	350
	70	Hesperaloe parviflora / Red Yucca	5 gal	RW	3'	3'	20		7	490
									126	5327

LANDSCAPE CALCULATIONS

ZONING: CITY OF RIO RANCHO	PD: PLANNED DEVELOPMENT		
APPLICABLE REGULATION(S)	IDO 154.38–154.42 MU–A LANDSCAPING		
TOTAL LOT AREA (ACRES)	5.33	GROUNDCOVER (% – REQ)	11.25
TOTAL LOT AREA (SF)	232087.680000	GROUNDCOVER (SF – REQ)	4003
BUILDING AREA (SF)	0	GROUNDCOVER (SF – PROV.)	5327
NET LOT AREA (SF)	232,088		
		PARKING LOT AREA (SF)	185700
REQUIRED LANDSCAPE (%)	10	REQ. PARKING LANDSCAPE 10% (SF)	18570
REQUIRED LANDSCAPE (SF)	23209	PROV. PARKING LANDSCAPE (SF)	21500
LANDSCAPE PROVIDED (SF)	35580	REQ. PARKING TREES (1/10 SPOTS)	27
		PROV. PARKING TREES	47
VEGETATIVE COVER (% – REQ)	75.0		
VEGETATIVE COVER (SF – REQ)	26685	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF – PROV.)	47957	COOL SEASON GRASS (% OF LANDSCAPE)	0.0
REQ. TREES – 1ST AND 2ND STORY UNITS	77	FRONTAGE LANDSCAPE REQUIRED	8895.000000
PROVIDED UNIT TREES	87	FRONTAGE LANDSCAPE PROVIDED	29500.0
–	0	REQUIRED STREET TREES	46.0
–	0	PROVIDED STREET TREES	49.0

Other Materials

SYMB.	QTY		TYPE
	29520	SF	Landscape Gravel A with Filter Fabric 1" Buildology Brown Gravel
	10060	SF	Oversize Landscape Gravel with Filter Fabric 2-4" Blue Sais Cobble
	680	SF	Landscape Curb Steel Edge

SCALE: 1/16" = 1' – 0"

GREEN SUMMIT LANDSCAPE MANAGEMENT

STATE OF NEW MEXICO
KRISTINA AINSWORTH
LANDSCAPE ARCHITECT

12-19-2024

JAXSON RV OVERALL

1603 INCA DR NE
RIO RANCHO, NM 87144

ISSUE DATE: 12/19/2024
FILE:
DRAWN BY: JFL
CHECKED BY: AGB

REVISION	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-001

DESIGNS\2024\24050\24050_SITE PLAN SET\04_SITE\24050_SITE PLAN FOR LANDSCAPING.dwg 12/19/2024 8:18:24 AM

PROJECT DESCRIPTION:
A NEW RV STORAGE FACILITY IS BEING CONSTRUCTED AT 1603 INCA RD NE IN RIO RANCHO NM THAT WILL REQUIRE MASONRY RETAINING WALLS AND A MASONRY FENCE. THE PLANS PRESENTED PROVIDE GUIDANCE FOR THE STRUCTURAL REQUIREMENTS FOR THE RETAINING WALLS AND FENCE REQUIRED FOR THE PROJECT. A MAXIMUM RETAINING WALL OF 8 FEET AND A MAXIMUM FENCE WALL OF 6 FEET IS REQUIRED. SEE PLANS PREPARED BY FIERRO & COMPANY FOR ADDITIONAL INFORMATION.

GENERAL STRUCTURAL NOTES (G.S.N.)

BUILDING CODE:

2021 EDITION OF THE INTERNATIONAL BUILDING CODE WITH STATE OF NEW MEXICO AMENDMENTS.

FOUNDATIONS AND RETAINING WALLS

THE RETAINING WALL IS TO BE SUPPORTED BY A CONTINUOUS FOOTING FOUNDATION BEARING ON UNDISTURBED NATIVE SOIL. MAXIMUM ALLOWABLE BEARING PRESSURE FOR CONTINUOUS FOOTINGS IS 2000 PSF. MINIMUM DEPTH OF FOOTING IS 2 FEET 2 INCHES BELOW LOWEST ADJACENT FINISHED GRADE. SLIDING RESISTANCE TO UTILIZE COEFFICIENT OF FRICTION OF 0.40. ACTIVE LATERAL EARTH PRESSURE IS 35 PCF.

CONCRETE:

THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH IS AS FOLLOWS:
CONCRETE FOOTINGS , Fc = 3,000 PSI (DESIGN BASED ON 2,500 PSI).
COARSE AGGREGATE TOP SIZE = ¾".
WATER-CEMENT RATIO RANGE = 0.55 MAXIMUM.

ALL EXTERIOR EXPOSED CONCRETE TO BE AIR ENTRAINED.

ALL CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE ACI. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED UNLESS NOTED OTHERWISE. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED. NO OTHER ADMIXTURES PERMITTED WITHOUT APPROVAL. FOR CONCRETE WITHOUT PLASTICIZER, MAXIMUM SLUMP 5 INCHES AT POINT OF PLACEMENT UNLESS NOTED OTHERWISE. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON ENGINEER'S APPROVAL. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE EMBEDMENT OF CONDUITS, PIPES, SLEEVES, ETC. OF ANY MATERIAL SHALL NOT BE PERMITTED WITHIN ANY CONCRETE STRUCTURAL ELEMENT OR STRUCTURAL CONCRETE TOPPINGS WITHOUT THE APPROVAL OF THE ENGINEER.

TEST DATA FOR EACH CONCRETE MIX SHALL BE SUBMITTED FOR REVIEW PER CHAPTER 5 OF ACI 318. REFERENCE FIGURE R5.3 FOR SUBMITTAL REQUIREMENTS AND OPTIONS. CONCRETE MIX DESIGNS THAT ARE SUBMITTED WITHOUT THE APPROPRIATE TEST DATA CANNOT BE REVIEWED.

DRYPACK:

DRYPACK SHALL BE 5000 PSI NON-SHRINK GROUT, FIVE STAR OR EQUIVALENTS. INSTALL DRYPACK UNDER COLUMN BASE PLATE AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO SUPPORTED FRAMING BEING INSTALLED.

REINFORCING:

ALL REINFORCING PER CRSI SPECIFICATIONS AND HANDBOOK. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES ARE 3 INCHES FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 1-1/2 INCHES FOR CONCRETE EXPOSED TO EARTH OR WEATHER.

ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPE COVERED REINFORCING IS NOT AN ACCEPTABLE CHAIR.

ALL DIMENSIONS REFERENCED IN DRAWINGS AS "CLEAR" SHALL BE FROM FACE OF STRUCTURE TO EDGE OF REINFORCING, AND SHALL NOT BE LESS THAN STATED, NOR GREATER THAN "CLEAR" DIMENSION PLUS 3/8 INCHES. ALL OTHERS SHALL BE PLUS OR MINUS ¼ INCHES TYPICAL UNLESS NOTED OTHERWISE.

STEEL REINFORCING:
A. ALL PRINCIPAL LONGITUDINAL - ASTM A615 - GR 60.
B. TIES, STIRRUPS, ETC. ASTM A615 - GR 40.
C. WIRE PER ASTM A82.

LAP SPLICES IN CONCRETE:

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318.

ANCHOR RODS:

ANCHOR RODS INCLUDE HOOKED, HEADED, AND THREADED AND NUTTED ANCHORS. THE TERMS ANCHOR BOLT AND ANCHOR ROD ARE USED SYNONYMOUSLY THROUGHOUT THESE DOCUMENTS. ALL ANCHOR ROD MATERIAL SHALL BE PER ASTM F1554 GRADE 55 - WELDABLE. ALL ANCHOR RODS SHALL BE INSTALLED WITH STEEL WASHERS.

THE ANCHORING MECHANISM FOR NUTTED ANCHOR RODS SHALL CONSIST OF DOUBLE NUTS WITH A WASHER BETWEEN. THE NUTS AND WASHER ARE TO BE EMBEDDED INTO THE CONCRETE PER THE DETAILS AND PLANS. THE WASHER SHALL BE ¼" X 4" X 4" UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PREVENT THE NUTS FROM SPINNING OFF DURING THE VIBRATION OF THE CONCRETE. THIS COULD BE ACCOMPLISHED BY TIGHTENING THE NUTS AGAINST EACH OTHER THEREBY LOCKING THEM IN PLACE OR BY TACK WELDING EACH NUT TO THE ANCHOR ROD.

WHERE THE ANCHORS ARE TO BE GALVANIZED, THE ANCHOR ROD AND THE NUTS SHALL BE GALVANIZED WITH THE SAME PROCESS TO ENSURE THE THREADS MATCH.

MASONRY:

GENERAL:
HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N, F'M = 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 6'-0". WHEN APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL, GROUT LIFTS MAY BE GREATER THAN 6'-0" IF IT CAN BE DEMONSTRATED BY CONTRACTOR THAT THE GROUT SPACES CAN BE PROPERLY FILLED. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 1½" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. USE WELDABLE REBAR WHERE PLANS OR DETAILS SPECIFY FOR REBAR TO BE WELDED.

VERTICAL REINFORCING:

(2) #5 IN EACH SOLID GROUTED CELL, 1 AT EACH FACE, CONTINUOUS OF FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

(1) #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER CONTROL JOINT DETAIL UNLESS NOTED OTHERWISE. TO MAINTAIN BOND BEAM CONTINUITY. INSTALL BENT BARS PER TYPICAL DETAILS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C. PROVIDE HORIZONTAL BOND BEAM IN ALL MASONRY WALLS AT 8'0" O.C. MAX VERTICALLY. BOND BEAMS TO BE INSTALLED IN TYPICAL "U" LINTEL BLOCKS - TYPICAL.

EPOXY:

ALL ADHESIVE (EPOXY) ANCHORAGE FOR CONCRETE SHALL BE PER SIMPSON "SET" XP SYSTEM WITH DUAL SIDE BY SIDE CARTRIDGES (ICC ESR-1771) OR APPROVED EQUIVALENT.

GENERAL NOTES:

THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. EXCEPT WHERE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTIONS FOR THESE ITEMS).

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED OF IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS WITH THE APPROPRIATE TRADE DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

SEE DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION.

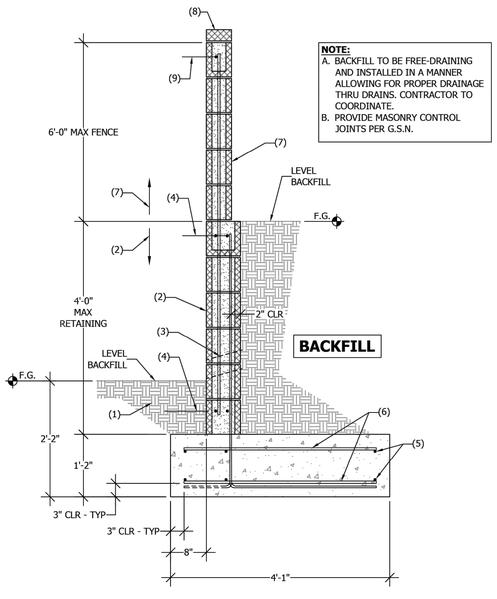
ALL REINFORCING BARS SHALL HAVE 2" CLEAR COVER UNLESS OTHERWISE NOTED.

DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.

COHESIVE SOILS OF SILT, CLAY, ETC. SHALL NOT BE USED FOR BACKFILL. THE BACKFILL SHALL BE FREE-DRAINING.

SPECIAL STRUCTURAL INSPECTIONS TO BE PERFORMED AS REQUIRED BY PERMITTING AUTHORITY. CONTRACTOR TO COORDINATE.

KEYED NOTES:
1. MIN 12" OF SOIL ABOVE TOE.
2. 8" SOLID GROUTED MASONRY WALL WITH #5 VERTICALS AT EDGE AT 32" O.C.
3. 4" DIA PVC DRAINS AT 6'-0" O.C. MAX.
4. (2) #5 IN CONTINUOUS GROUTED BOND BEAM.
5. (3) #5 CONTINUOUS AT TOP AND BOTTOM.
6. #5 AT 12" O.C.
7. 6" MASONRY FENCE WALL WITH #5 VERTICALS (CENTERED) AT 48" O.C. MAX IN SOLID GROUTED CELLS.
8. OPTIONAL CMU CAP.
9. (1) #5 IN CONTINUOUS GROUTED BOND BEAM.

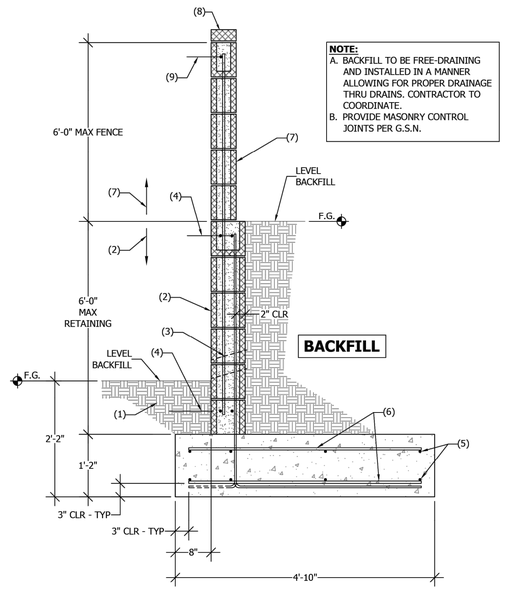


NOTE:
A. BACKFILL TO BE FREE-DRAINING AND INSTALLED IN A MANNER ALLOWING FOR PROPER DRAINAGE THRU DRAINS. CONTRACTOR TO COORDINATE.
B. PROVIDE MASONRY CONTROL JOINTS PER G.S.N.

1 4'-0" MAX CMU RETAINING WALL WITH 6'-0" FENCE

NO SCALE

KEYED NOTES:
2. 8" SOLID GROUTED MASONRY WALL WITH #5 VERTICALS AT EDGE AT 16" O.C.
3. 4" DIA PVC DRAINS AT 6'-0" O.C. MAX.
4. (2) #5 IN CONTINUOUS GROUTED BOND BEAM.
5. (4) #5 CONTINUOUS AT TOP AND BOTTOM.
6. #5 AT 12" O.C.
7. 6" MASONRY FENCE WALL WITH #5 VERTICALS (CENTERED) AT 48" O.C. MAX IN SOLID GROUTED CELLS.
8. OPTIONAL CMU CAP.
9. (1) #5 IN CONTINUOUS GROUTED BOND BEAM.

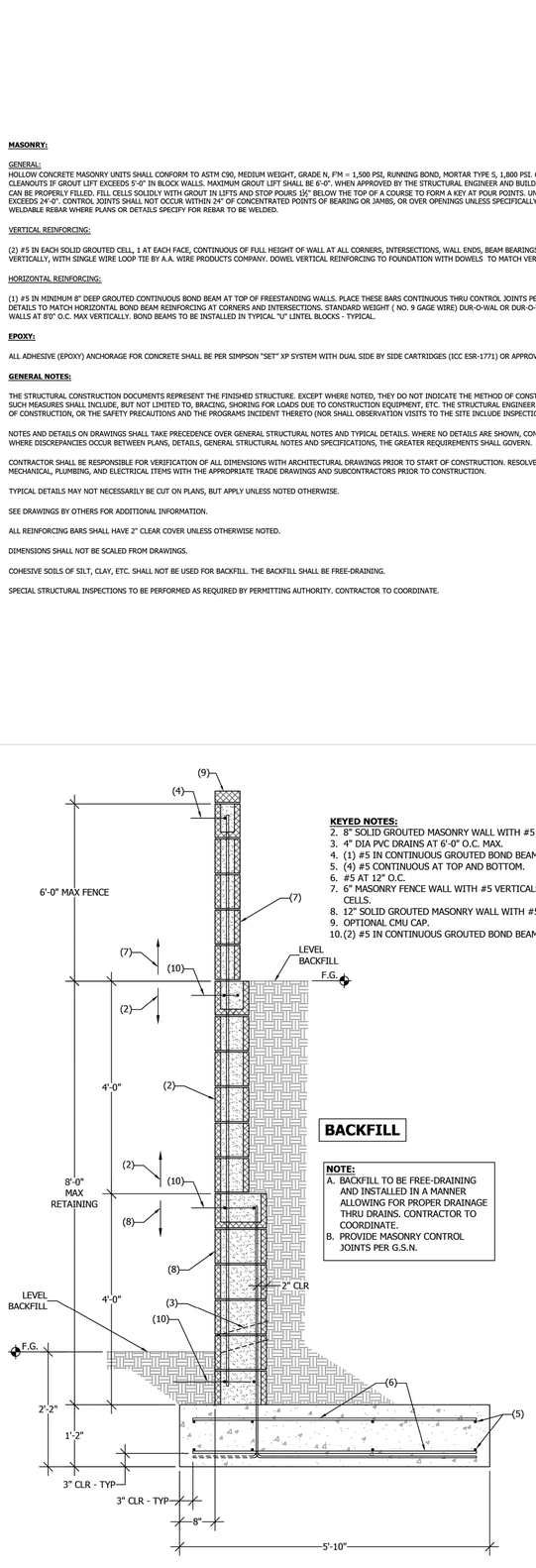


NOTE:
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B. PROVIDE MASONRY CONTROL JOINTS PER G.S.N.

2 6'-0" MAX CMU RETAINING WALL WITH 6'-0" FENCE

NO SCALE

KEYED NOTES:
2. 8" SOLID GROUTED MASONRY WALL WITH #5 VERTICALS AT EDGE AT 32" O.C.
3. 4" DIA PVC DRAINS AT 6'-0" O.C. MAX.
4. (1) #5 IN CONTINUOUS GROUTED BOND BEAM.
5. (4) #5 CONTINUOUS AT TOP AND BOTTOM.
6. #5 AT 12" O.C.
7. 6" MASONRY FENCE WALL WITH #5 VERTICALS (CENTERED) AT 48" O.C. MAX IN SOLID GROUTED CELLS.
8. 12" SOLID GROUTED MASONRY WALL WITH #5 VERTICALS AT EDGE AT 16" O.C.
9. OPTIONAL CMU CAP.
10. (2) #5 IN CONTINUOUS GROUTED BOND BEAM.

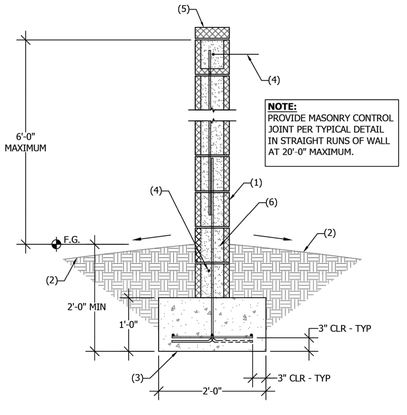


NOTE:
A. BACKFILL TO BE FREE-DRAINING AND INSTALLED IN A MANNER ALLOWING FOR PROPER DRAINAGE THRU DRAINS. CONTRACTOR TO COORDINATE.
B. PROVIDE MASONRY CONTROL JOINTS PER G.S.N.

3 8'-0" MAX CMU RETAINING WALL WITH 6'-0" FENCE

NO SCALE

KEYED NOTES:
1. 6" CMU WALL WITH #5 VERTICALS CENTERED IN WALL AT 48" O.C. MAX IN SOLID GROUTED CELLS.
2. SOIL OR CONCRETE SLAB AS OCCURS.
3. CONCRETE FOOTING WITH (3) #4 CONTINUOUS REBAR AND #4 TRANSVERSE BARS AT 24" O.C. MAX.
4. (1) #5 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM.
5. OPTIONAL CMU CAP.
6. CMU TO BE GROUTED SOLID BELOW GRADE.



4 6'-0" MAXIMUM CMU FENCE

NO SCALE

LAMB ENGINEERING & DESIGN
2805 BANNOCK DR.
LOVINGTON NM, 88260
(575) 396-5377
DPLAMBD3@GMAIL.COM

DANIEL P. LAMB
NEW MEXICO
19111
PROFESSIONAL ENGINEER
11/22/24

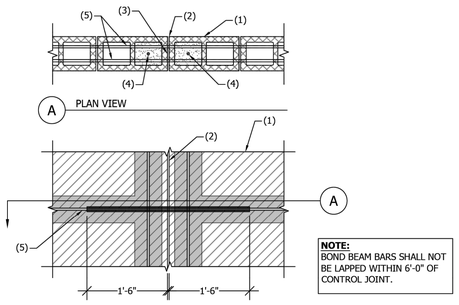
PROJECT:
JAXSON R.V. STORAGE NO. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

PROJECT NO:	
DRAWN BY:	DCL
CHECKED BY:	DPL
DATE:	11/22/2024

SHEET TITLE
GENERAL STRUCTURAL NOTES (G.S.N.), RETAINING WALL DETAILS

S1

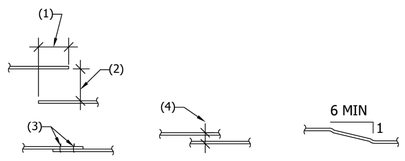
KEYED NOTES:
1. MASONRY WALL.
2. CONTROL JOINT.
3. CONTROL JOINT MATERIAL PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. 1 VERTICAL BAR EACH SIDE IN SOLID GROUTED CELLS TO MATCH VERTICAL WALL REINFORCING PER G.S.N.
5. CONTINUOUS BOND BEAM BARS - WRAP BARS WITH MASTIC FOR BOND BREAK.



NOTE:
BOND BEAM BARS SHALL NOT BE LAPPED WITHIN 6'-0" OF CONTROL JOINT.

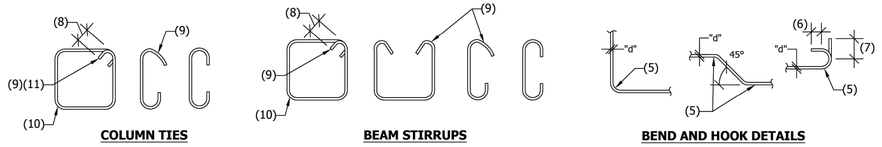
4 CONTROL JOINT IN MASONRY WALL

NO SCALE



SPLICE DETAIL **BAR CLEARANCE** **BAR OFFSET**

KEYED NOTES:
1. LAP - SEE G.S.N.
2. MAXIMUM ⅛ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM)
5. RADIUS = 3d FOR BARS NOT OVER #8; 4d FOR #9, #10, AND #11 BARS; 5d FOR #14 AND #18 BARS. 5d FOR ALL GRADE 40 BARS WITH 180° HOOK.
6. 4d (4" MINIMUM).
7. 12d (90° HOOK).
8. 6d (4" MINIMUM).
9. 135° BEND.
10. BEND AROUND 1½" PIN FOR #3 BARS. BEND AROUND 2" PIN FOR #4 BARS. BEND AROUND 2½" PIN FOR #5 BARS.
11. ROTATE TIE LOCATION 90° EACH COURSE.



COLUMN TIES **BEAM STIRRUPS** **BEND AND HOOK DETAILS**

1 TYPICAL CONCRETE REINFORCING BAR DETAILS

NO SCALE

KEYED NOTES:
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS, OR IF CLEAR COVER IS LESS THAN THE BAR DIAMETER.
4. THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE.
5. FOR ADDITIONAL INFORMATION, SEE G.S.N., PLANS, SCHEDULES, AND DETAILS.

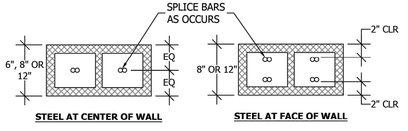
	CLASS B TENSION SPLICE LENGTHS						COMP. BARS	
CONC PSI	f'c=2,500/3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c= ≥ 3,000 PSI	
BAR LOCATION / SIZE	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	STD LAP	ENCLOSED W/ SPIRAL TIES
#3	24"	31"	19"	24"	17"	22"	12"	12"
#4	32"	41"	25"	32"	22"	29"	15"	12"
#5	39"	51"	31"	40"	28"	36"	19"	14"
#6	47"	61"	37"	48"	33"	43"	23"	17"
#7	69"	89"	54"	70"	49"	63"	26"	20"
#8	78"	102"	62"	80"	55"	72"	30"	23"
#9	88"	115"	70"	91"	63"	81"	34"	25"
#10	99"	120"	79"	102"	70"	91"	38"	28"
#11	110"	143"	87"	113"	78"	101"	42"	31"

2 LAP SCHEDULE FOR REINFORCING STEEL IN CONCRETE

NO SCALE

MASONRY LAP SPLICE LENGTH				
REBAR SIZE	REBAR GRADE	STEEL AT CENTER OF WALL. 6", 8" OR 12" BLK	STEEL AT FACE OF WALL (& BEYOND BEAMS)	
			8" CMU	12" CMU
#4	40	1'-8"	2'-2"	1'-8"
#4	60	2'-0"	2'-8"	2'-0"
#5	60	2'-6"	3'-3"	2'-6"
#6	60	3'-0"	4'-0"	3'-0"
#7	60	3'-6"	N/A	3'-6"
#8	60	4'-0"	N/A	4'-0"

NOTES:
1. LAPS APPLY TO BOTH VERTICAL AND HORIZONTAL REINFORCING.
2. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.
3. DO NOT SPLICE HORIZONTAL BARS WITHIN 8'-0" OF CONTROL JOINTS.
4. FOR LADDER TYPE HORIZONTAL REINFORCING, SEE GSN.



STEEL AT CENTER OF WALL **STEEL AT FACE OF WALL**

3 MASONRY REINFORCING LAP SCHEDULE

NO SCALE

LAMB ENGINEERING & DESIGN
2805 BANNOCK DR.
LOVINGTON NM, 88260
(575) 396-5377
DPLAMBD3@GMAIL.COM

DANIEL P. LAMB NEW MEXICO 19111 PROFESSIONAL ENGINEER
11/22/24

PROJECT:
JAXSON R.V. STORAGE NO. 2
1603 INCA RD. N.E.
RIO RANCHO, NM

PROJECT NO:
DRAWN BY: DCL
CHECKED BY: DPL
DATE: 11/22/2024

SHEET TITLE
TYPICAL DETAILS

S2

The City of Rio Rancho

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

January 23, 2025

RE: Conditional Use Permit
Case No. 25-120-00001
1523 Inca Rd NE

Dear Property Owner:

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

The applicant, Phil Lopez, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Blk 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, February 11, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

Please do not hesitate to contact me via e-mail me at 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
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

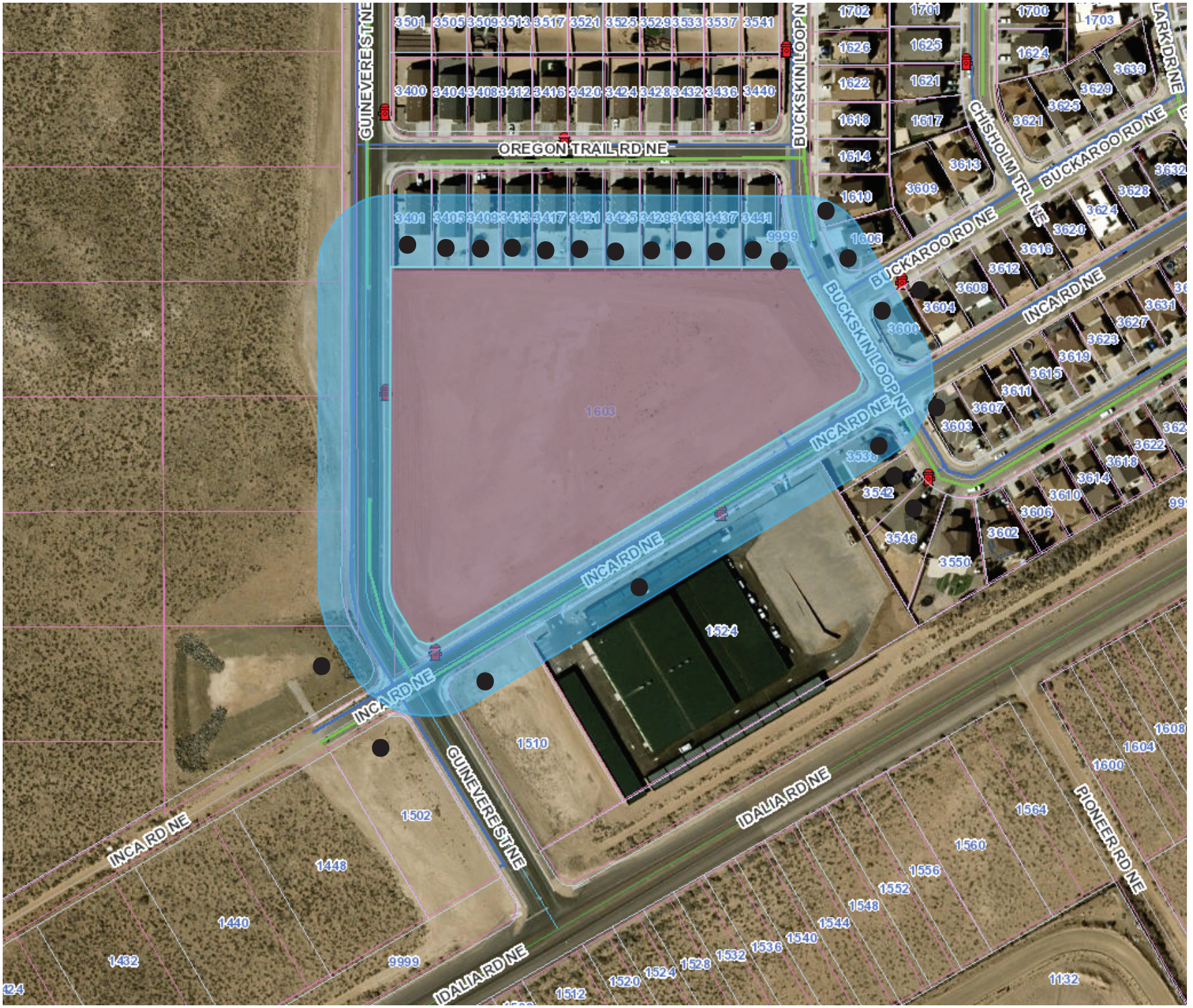
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

1523 INCA RD NE
CONDITIONAL USE PERMIT FOR SELF-STORAGE
HGHR 4, BLOCK 74, TRACT A



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 5/10/2024



NOTICE MAP:

• - CERTIFIED MAIL TO PROPERTIES WITHIN 100FT

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 01/24/2025

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**174270**
Description:	
Run Dates:	**01/27/2025 - 01/27/2025**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**222**
Lines:	**60**
Agate Lines:	**89**
Depth:	**6.32**
Blind Box:	

Total Ad Cost **$80.85**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	01/27/2025	01/27/2025	1	75.12

RRioRancho City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, February 11, 2025:

Preliminary/Final Plat
Case #25-220-00002
The applicant, City of Rio Rancho, requests approval of a Preliminary/Final Plat for the 15th St. ROW Reconfiguration project. The plat depicts the resulting configuration of four lots, legally described as: U10, Block 22, Lots 17, 18, 19B, and 9A. The plat combines the four lots into 2 tracts, dedicates 15th St SE, and relocates PUE's.

Conditional Use Permit
Case #25-120-00001
The applicant, Phil Lopez, requests approval of a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 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: January 27, 2025

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 21, 2025

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

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

RE: Conditional Use Permit DSD #25-120-00001 (1523 Inca Rd NE)

This is a transmittal for a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 acres. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Please note that the increased flow resulting from the improvement needs to be addressed and managed on-site.

1/27/25

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 21, 2025

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

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

RE: Conditional Use Permit DSD #25-120-00001 (1523 Inca Rd NE)

This is a transmittal for a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 acres. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Spacing and placement of vegetation (and anticipated cover) appears appropriate, however there is no variation in the "tree/shrub" species of Desert Willow. It is assumed this is because the applicant has no intention of irrigating the proposed site vegetation. Having large swaths of single tree or plant species makes them susceptible to pests and blight, therefore additional tree species should be added to the plan to breakout the mono-culture of Desert Willow. Also all vegetation will need irrigation to get established therefore a means to irrigate the propose plantings should be provided. Finally, it is unclear if the existing property wall separating the residential lots from the proposed commercial development is adequate buffer. PRCS would recommend planting irrigated evergreen trees along with other vegetation to create such a buffer. Overall, PRCS defers to DSA for any requirements or approvals.

Dyane N. Sonier *01/29/2025*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 21, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Gerard Bauer, James Wenzel
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(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Conditional Use Permit DSD #25-120-00001 (1523 Inca Rd NE)

This is a transmittal for a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 acres. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No adverse comments.

Peter Prukop _____ 1/29/25
Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 21, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Gerard Bauer, James Wenzel
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(X) MRCOG – Peach Anderson-Tauzer

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

RE: Conditional Use Permit DSD #25-120-00001 (1523 Inca Rd NE)

This is a transmittal for a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 acres. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Fire shall require a fire 1 plan for review (attached for reference)

Fire Marshal James Wenzel — Reviewer
01/22/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 21, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
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(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Conditional Use Permit DSD #25-120-00001 (1523 Inca Rd NE)

This is a transmittal for a Conditional Use Permit for self-storage at 1523 Inca Rd NE. The lot is legally described as HGHR4, Blk 74, Tr A, is zoned C-1: Retail Commercial, and consists of 5.34 acres. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Please note that the increased flow resulting from the improvement needs to be addressed and managed on-site.

1/27/25

Reviewer Date

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-120-00001

REQUEST FOR CONDITIONAL USE PERMIT FOR SELF STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS HGHR4, BLOCK 74, TRACT A.

Applicant: Phil Lopez

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of February, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C) (2) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.
4. All reviewer comments shall be addressed prior to building permit approval.

THEREFORE, the application for a conditional use permit for self-storage for the property legally described as HGHR4, Block 74, Tract A, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on February 11, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE

CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-120-00001

REQUEST FOR CONDITIONAL USE PERMIT FOR SELF STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS HGHR4, BLOCK 74, TRACT A.

Applicant: Phil Lopez

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of February, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a conditional use permit for self-storage for the property legally described as HGHR4, Block 74, Tract A, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on February 11, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman