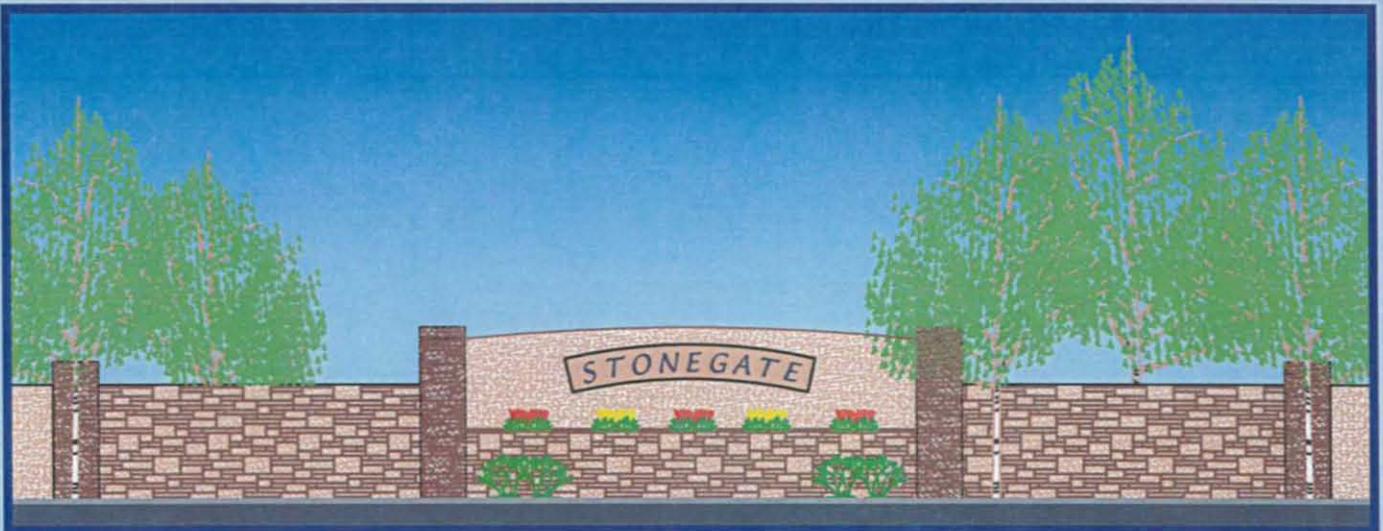


*MASTER PLAN  
FOR  
STONEGATE*

CITY OF RIO RANCHO, NEW MEXICO

FEBRUARY, 2011



**PREPARED FOR:**

LOS ALAMOS NATIONAL BANK  
1200 TRINITY DRIVE  
LOS ALAMOS, NM 87544  
(505) 662-1062

**PREPARED BY:**



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

## TABLE OF CONTENTS

<u>SECTION</u>	<u>Page No.</u>
I. Introduction and Background.....	1
➤ Vicinity Map.....	2
II. Site Location and Existing Area Character.....	3
III. Policies and Provisions of the Comprehensive Plan.....	4
IV. The Lomas Negras Specific Area Plan.....	5
A. Introduction	
B. The Land Use and Transportation Interconnection	
C. Access Management Plan	
D. Future Public Expenditure	
E. Community Amenities and Related Urban Design	
➤ Existing Lomas Negras Land Use Map.....	6-A
V. Stonegate Master Plan and Lomas Negras Specific Area Plan Amendment.....	8
➤ Amended Lomas Negras Land Use Map .....	8-A
A. Introduction	
B. Stonegate Compared to the Lomas Negras Specific Area Plan	
C. Stonegate Master Plan Amends Lomas Negras Specific Area Plan Map	
D. Master Plan Amenities (Parks and Recreation)	
E. Proposed Transportation Plan	
F. Master Drainage Plan	
G. Master Utility Plan	
H. Design Guidelines	
I. Phasing Plan	
 EXHIBITS, MAPS AND DETAILS	
➤ Stonegate Master Plan.....	10
➤ Proposed Zoning Exhibit.....	11
➤ Regional Drainage Pond/Park Layout .....	13
➤ 20-foot Access Easement Exhibit .....	14
➤ Perimeter Landscape Buffer Detail .....	15
➤ Master Transportation Plan .....	17
➤ Collector and Interior Major Local Street Section.....	18
➤ Drainage Basin Map Overview .....	20
➤ Conceptual Storm Drain Layout .....	21
➤ Regional Pond #1 Exhibit.....	22
➤ Master Utility Plan.....	24
➤ Wall Details .....	27
➤ Phasing Plan .....	29
➤ Tierra del Oro Owner's Commitment Letter for Drainage Pond.....	30
➤ Water and Sewer Serviceability Statement.....	31

## **I. INTRODUCTION AND BACKGROUND**

The purpose of submitting the Stonegate Master Plan is to initiate the planning process necessary for ultimate development of the property. Master Planning is the first step in the City of Rio Rancho's development process to plan and manage the city's growth so that it conforms to provisions of the recently updated Rio Rancho Comprehensive Plan.

The City Center Master Plan was adopted by the Governing Body in 2006, and was heralded as a significant geographic shift in the city's identity. The city's government center was essentially picked up and relocated 2 miles to the northwest, thus transforming an isolated mesa into a future urban center. The Stonegate property became a close neighbor to the City Center, less than a mile to its north.

The subject property consists of one 20-acre tract and 110 one-acre lots within Blocks 48 thru 53, Unit 13, of the original Rio Rancho Estates Subdivision, which are currently zoned R-1 and R-4 (the 20-acre tract). The site is bounded on the north by Montezuma Blvd. (formerly 19<sup>th</sup> Ave.), on the east by Edinburgh St. (formerly 26<sup>th</sup> St.), on the south by Cardiff Ave. (formerly 13<sup>th</sup> Ave.), and on the west by Dinadan Road (formerly Fruta Road). The applicant controls all the property within this boundary, including approximately 6 acres off the project's southwest corner. Lot 6 of Block 55 along the Montoyas Arroyo will be conveyed to SCAFCA when Stonegate develops. All of the subject property is currently vacant and it is entirely surrounded by vacant land.

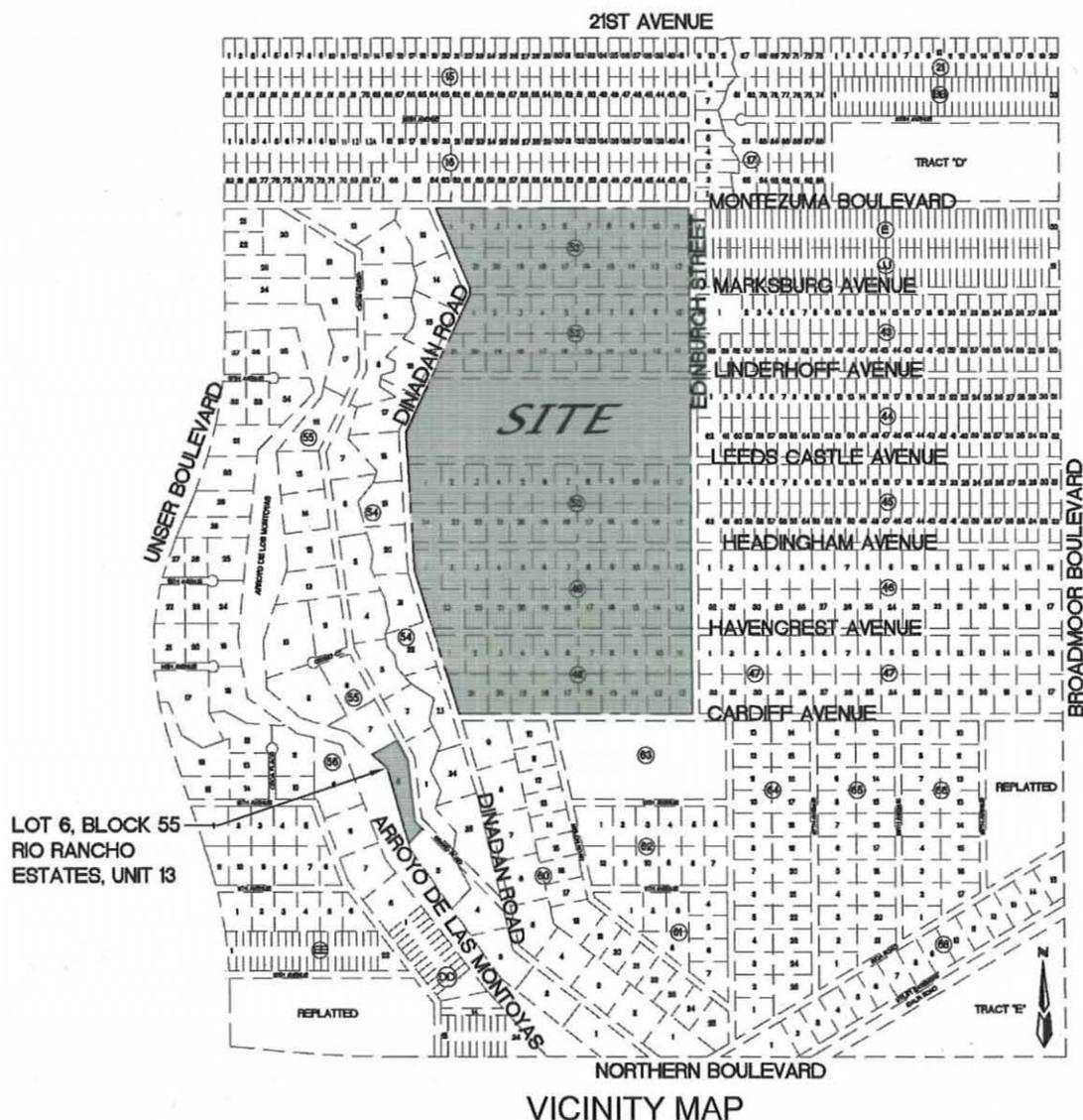
This is the second master plan that has been submitted for Stonegate. The prior history on Stonegate is as follows:

- In 2005, Alpha Equities, LLC, submitted an application for Master Plan Approval and a Zone Change for the subject property, covering the same property that is now included within the subject application, except for two one-acre lots along the south reach of Edinburgh St. That plan proposed master planning and rezoning the subject property from the R-4 and TZ zoning to a combination of R-2, R-3, R-4 and C-1 zoning. That application was approved by the Planning and Zoning Board, but it was withdrawn before Governing Body action.
- In 2007, Alpha Equities, LLC, then elected to move forward with an application to replat Tract L, Block 51, into 106 R-4 lots on approximately 24 acres ("Regal at Stonegate"). The balance of the Stonegate property was to remain one-acre lots and develop at the existing one dwelling per acre.
- In 2008, the Lomas Negras Specific Area Plan ("LNSAP") was approved by the Governing Body. This plan covers 981 acres bounded by Montezuma Blvd. on the north, the Los Montoyas Arroyo on the west, Idalia Road on the south and Loma Colorado Blvd. on the east. Stonegate is located within the western portion of the plan area where it is designated for low to medium residential density according to the LNSAP's Land Use Map. Adoption of the LNSAP effectively rezoned all of Stonegate's previous TZ zoning to the R-1 category (excluding the existing R-4 portion).
- In 2009, Los Alamos National Bank (LANB) foreclosed on Alpha Equities, LLC, thereby acquiring an ownership interest in all of the Stonegate property. In 2010 LANB contracted to purchase outstanding Lots 12 & 13, Block 49.

The Stonegate Master Plan covers an area of approximately 160 acres (including existing street rights-of-ways) located approximately one mile south of the City Center. Eventually it is

expected to provide over 800 new dwellings by rezoning existing R-1 land to R-2, R-3 and R-4 residential densities and reconfiguring its lot layout. New design guidelines will be utilized to achieve an attractive and vibrant community design that will draw residents out onto the local street and trail network. A mixture of housing types will diversify the community appearance and will connect to nearby developments currently involved in the master planning and subdivision process. Stonegate will eventually be replatted consistent with a new layout of single-family lots, thereby eliminating the outdated platting that was originally established by Rio Rancho Estates many years ago.

With redevelopment of Stonegate there will be integration of new infrastructure planning for the area that has already been contemplated with the LNSAP, the Edinburg Drainage Management Plan, the City's Major Street Plan and a Utility Master Plan which was conceived when Stonegate was first initiated in 2005.



## II. SITE LOCATION AND EXISTING AREA CHARACTER

As shown on the Vicinity Map (page 2), Stonegate is located a half-mile north of Northern Blvd. and half-way between Unser Blvd. and Broadmoor Blvd., in Unit 13 of Rio Rancho Estates. The highest elevation of the property can be characterized as an undulating ridge running from north to south just east of the west boundary of the site. From the ridge the hilly terrain slopes down from west to east and then more gradually from north to south with the lowest point being its southeast corner. The surface is covered by a mixture of Sand Sagebrush, Four-winged Saltbush and Blue Grama grasses along with Cholla and occasional Yucca Cacti. The area is frequented by coyote, cottontails, jackrabbits and horned lizards.

Running east and west through the site are the formerly numbered avenues of 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup>, which have been renamed Havencrest, Hedingham, Leeds Castle, Linderhoff and Marksburg, respectively. Dirt roads have been cut-into these rights-of-ways and around the perimeter of the site, but they are not currently maintained by Rio Rancho. At the southeast corner of Stonegate, Edinburgh Ave. has been cut-in along a new east-shifted alignment that eliminates the "offset" of former 26<sup>th</sup> St. created during the original Rio Rancho Estates platting.

Stonegate is also located within the Loma Negra Specific Area Plan (LNSAP), and is in close proximity to the following approved master plans:

**Melon Ridge:** Located to the south between Stonegate and Northern Blvd., this 30-acre development consists of 136 proposed residential lots on land zoned at R-2 and R-4 densities.

**Tierra del Oro:** Located directly east of Stonegate between Cardiff Ave. and Headingham Ave., east to Broadmoor Blvd., this master plan was adopted in 2008. It totals 33 acres and establishes R-3, R-4 and R-6 zoning at various densities. It also includes a 10-acre C-1 zone located on the northwest corner of Broadmoor Blvd. and Cardiff Ave.

**Solcito:** This master plan is located directly east of Melon Ridge and south of Tierra del Oro, covering 36 acres of R-2 and R-4 zoned property.

**Milagro Mesa:** Adjacent to Solcito on the east and south of Tierra del Oro, this 20-acre master plan was adopted with all R-4 density.

### Other Existing Development Nearby:

Rock Ridge is an existing residential subdivision covering 20 acres with R-4 zoning, located on the north side of Montezuma Blvd., just west of Broadmoor Blvd. Mirador del Sol is another existing subdivision zoned R-4 and located on the southeast corner of Broadmoor Blvd. and Cardiff Ave. Mirador is fully built-out, and Rock Ridge is half build-out.

To the west of Stonegate, (between the site and Unser Blvd.) is Las Montoyas Arroyo, which flows north to south. There are approximately thirty, 2 to 3 acre estate lots that separate Stonegate from the arroyo. These lots contain irregular boundaries and many of them are encumbered by a floodplain related to the arroyo. From a topographic standpoint the arroyo bed and many of these estate lots are approximately 30 feet lower than the west boundary of Stonegate.

### III. POLICIES AND PROVISIONS OF THE COMPREHENSIVE PLAN

The Vision 2020 Integrated Comprehensive Plan, which was adopted in 2001, was recently revised and it is now referred to as the Comprehensive Plan. The promoting of high intensity growth nodes and targeting of particular areas for high density housing, as previously articulated in the Vision 2020 Plan, remain as critical elements of the revised Comprehensive Plan. The Comprehensive Plan also continues to be Rio Rancho's principal planning tool that will guide the city's future development moves by setting forth specific principles and policies. Public input was again collected by City staff and then integrated into this document to ensure that the revision reflects thoughts and addresses concerns of the citizenry. Some of the key elements of this revision include the following:

1. Gateways, with an emphasis on establishing design criteria applicable to landscaping features and developed appearances that will present a positive impression. Identification criteria at Gateways will also apply to new infrastructure and buildings so that crossing of the City border can be easily perceived.
2. Preserve and enhance arroyos for use as open space corridors that will facilitate a more direct connection to the environment. Multi-use opportunities in utility corridors also promote implementation of the City's Strategic Plan and SSCAFCA's Quality of Life Master Plan. Aquifer recharge and preservation of the wildlife habitat also benefit from maintaining existing arroyo corridors.
3. Maintain and provide more parks, schools, libraries, playground equipment, bike trails, senior centers and pools.
4. Provide quality transportation networks, dependable water resources and effective storm drain facilities. This includes the linking of community amenities through use of dedicated trails and walkways as alternatives to automobile travel. Neighborhoods should also promote walkability with internal trail connections and transit options.

The Comprehensive Plan also recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents.

The Comprehensive Plan states that its **Land Use Element** contains one of the most important functions of a comprehensive plan, which is to guide the City's future growth by identifying and strategically locating new development and land uses. The components of this plan use an Existing Conditions explanation, a Generalized Land Use Map, and a Guide Template of land use categories to be implemented with Land Use Plans and Policies. Together, these land use tools layout a framework from which land use decisions can be made by City officials. Antiquated platting, the lack of sufficient infrastructure created by it, including addressing difficulties, are all recognized as existing conditions that need to be dealt with by the Comprehensive Plan. An updated Generalized Land Use Map has been created to reconfirm and update areas that are targeted for high-intensity land uses, along with supporting the concept of nodal development.

During workshops the Governing Body and City staff developed a Strategic Plan that was focused on the period from 2009 to 2014. This timeframe was used to establish Plan statements that cover its Mission, Vision, Values, Goals, and Strategies. Plan goals involved Infrastructure, Development, Fiscal Health, Public Safety, Government Services and Quality of Life. Subordinate planning documents called Specific Area Plans, Master Plans, and Development Plans were also presented as methods to address the needs of certain planning areas based upon size and in some cases, developer intent. There were also designated implementation techniques within these documents that were to be applied during Plan implementation by developers.

The **Population and Housing Element** states that proactive planning will help foster sound development and enable the City to meet its vision of providing housing to all members of the community who will need basic shelter in a safe environment. A goal of the City's Strategic Plan states that "the City has plans and policies in place to attract and create well-planned, high-quality and stable residential, commercial and industrial development." City demographics indicate that local housing will need to be larger-sized than other parts of the metro area due to the predominance of younger families who have been drawn to the City in the past, and who will continue to do so in the future. Employers often consider provisions of adequate housing before moving to or expanding their base of operations within locales. The City presently has a high rate of home ownership and it also offers the most affordable housing options in the region.

The **Transportation Element** cites a projected increase of 65,000 additional households and 35,000 new jobs in Rio Rancho by the year 2035, which will significantly impact the city's existing roadway network. This element also recognizes the critical need to integrate a multi-modal framework into the Comprehensive Plan as a way of achieving sustainable long-term growth prospects. Opportunities will arise near emerging employment locations to install high-capacity transportation corridors and loading/unload stations that will reduce the negative impacts of traditional single-occupancy vehicle use. One of the principal growth areas is anticipated to be the City Center, and principal growth corridors related to this node are Unser Blvd., Broadmoor Blvd. and Paseo del Volcan.

The **Public Facilities Element** acknowledges there are vital municipal services that have to be delivered by trained personnel, and it often takes several public agencies to operate complicated facilities so that the public can be protected from the threat of natural disasters. An important reason for being attractive to many families and businesses is the established quality of the City's public safety departments and its related emergency services. The **Recreation Element** notes that parks, libraries, and pools are supplemental amenities that further enhance quality of life in the City. The need for residents to engage in physical activity is deemed essential, and when parks are routinely available individuals tend to live healthier lives.

The **Urban Design Element** focuses on supporting sustainability and countering past trends that did not consider the loss of open space, natural resources, and the diminished quality of life resulting from unfettered development. The Comprehensive Plan's new emphasis will be on urban design that will connect neighborhoods and communities using new and innovative techniques consisting of alternative construction materials use, differing streetscapes, non-vehicular pathways, arroyo trail routing and park embellishing. New urban design objectives will be focused on restoring vitality into older suburbs and creating town centers with transit and pedestrian-oriented design components for both residential and non-residential development.

The **Economic Development Element** starts out by acknowledging the City has developed an Economic Development Plan, which was called for in its Strategic Plan. The EDP was formulated from information obtained during community surveys, business group discussion, quality of life task force participation, economic research, staff review, and Governing Body feedback. With the collection of gross receipts the City operates and provides funding for recreational and cultural facilities, infrastructure construction and maintenance, and fire and police services, thus it has been shown to be a critical component of the overall local government's operation. Further efforts targeted how retail leakage could be prevented by enhancing residents' access to local retail and service opportunities located close to their dwellings. The City currently has a wide range of business establishments, which range from construction and related professional trades to retail and more recently, post-secondary education and healthcare services. This Element also recognizes that the existing antiquated platting and the resulting fractional land ownership impedes the City's ability to rationally plan for future economic development.

## **IV. LOMAS NEGRAS SPECIFIC AREA PLAN**

### **A. Introduction**

For sometime the City of Rio Rancho planned to move its government center to state-owned land on the north side of Paseo de Volcan, half-a-mile east of Unser Blvd. The City Center Master Plan was adopted in 2006 and created the need for subsequent planning for the entire region around the City Center, but most notably to its south due to increased development activity there.

In 2008 the LNSAP was created to guide and manage current and future development in the area south of the City Center and north of Northern Blvd. The LNSAP is a Level 5 planning document designed to address land use, access, parking, streetscape and transportation needs for a specific city area. Since 2007 the city has adopted the Dos Amigos SAP (530 acres in 2007), the Del Norte SAP (460 acres in 2007), the Sierra Vista SAP (1600 acres in 2008) and the Northern Unser SAP (1500 acres in 2010). All of these plans will geographically bridge the vast area of mostly vacant land between the existing northern limits of urbanized Rio Rancho and the City Center, approximately two miles to the north. The city has undertaken significant efforts to plan for the future growth of these areas by working to adopt these essential planning documents.

One of the reasons for the LNSAP was to coordinate several, privately controlled master plans that were either being reviewed by the city's Development Services Department or considered for adoption by the Governing Body. Master Plans are subordinate Level 4 plans typically created by the private sector developers which are sometimes under the jurisdiction of larger specific area plans. As reported earlier, there have been four master plans approved by the city in close proximity to the Stonegate property.

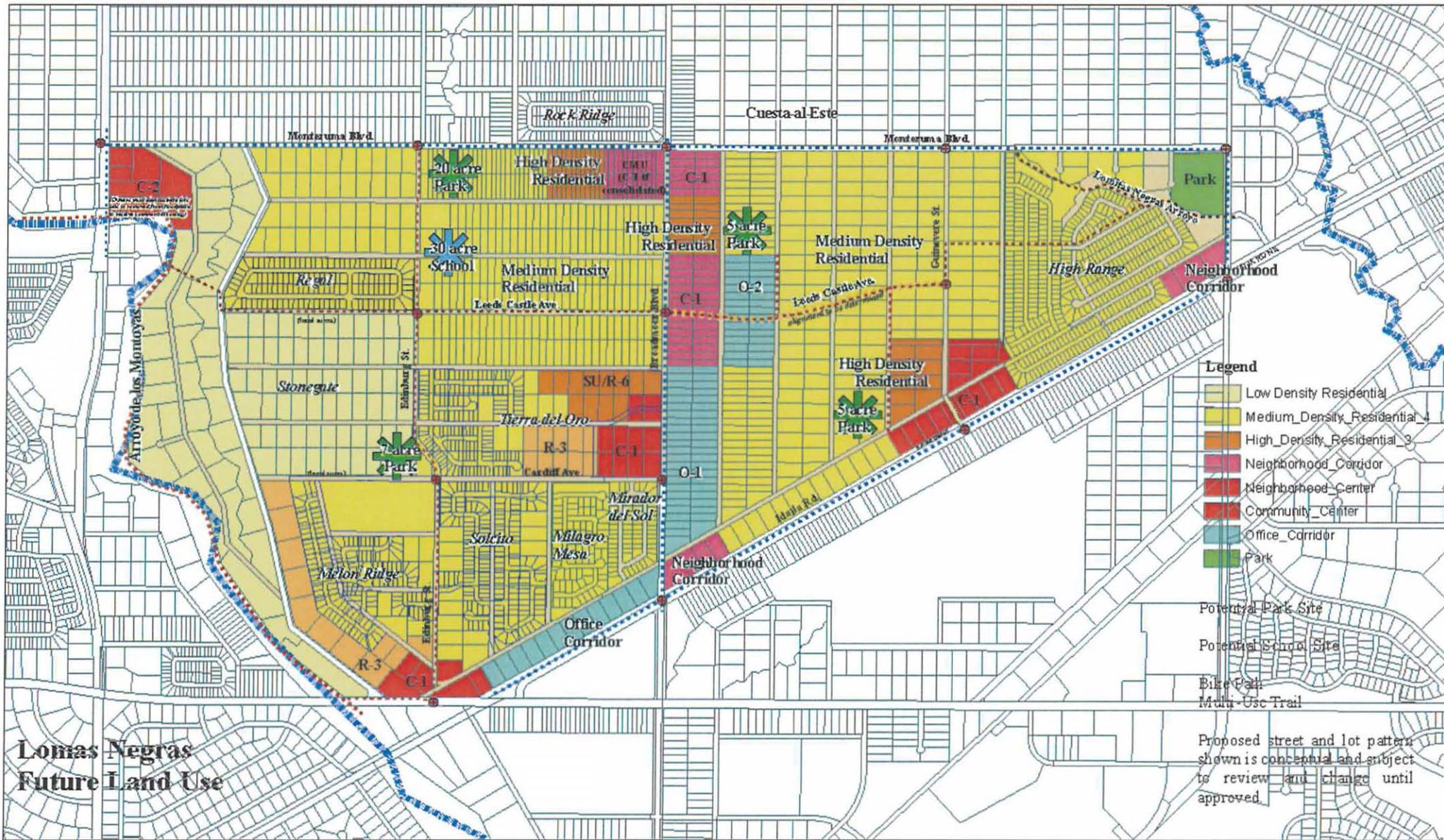
### **B. Land Use and Transportation Interconnection**

In keeping with the ICP, higher intensity activity centers were established within the LNSAP to concentrate retail, office and related community uses so that strip commercial and other detrimental arrangements can be avoided. At strategic locations on Idalia Road and Broadmoor Blvd. the Plan designates locations for neighborhood and community centers, including office corridors. Land use intensity decreases from the center of the plan area out, most notably to its western boundary where there are existing 2- and 3-acre lots along Las Montoyas Arroyo.

Another key element of the plan was to encourage multi modal travel along centralized routes within the plan area to foster vehicular alternatives. Connectivity efforts will also be mandated by Development Services staff during its review of new development submittals. On the LNSAP's Land Use Map nodes of concentrated development were designated with evenly spaced separation so that they could be easily reached by future citizens of the local community. Design standards within the Plan are specifically intended to provide safe separation between vehicular and non-vehicular travel, thereby contributing to more frequent use of the alternatives.

### **C. Access Management Plan**

The LNSAP uses Broadmoor Blvd. as its primary north-south link, being that it evenly bisects the Plan area and will connect to the City Center one mile to the north. With outdated platting existing throughout the Plan area, access to and from principal thoroughfares is controlled by mandating alternative access routes and shared easements that will restrict principal-street frontage development. This will be implemented by adopting an overlay zone along principal roadways within the Plan area.



**Land Use Map**

According to city standards collector streets are typically designed with two through-lanes and a center median, or a continuous center turn-lane on a minimum right-of-way width of 68 feet. Collector streets within the Plan area are listed as follows (along with their newly designated names):

- Edinburgh St. (26<sup>th</sup> St.)
- Guinevere St. (35<sup>th</sup> St.)
- Cardiff Ave. (13<sup>th</sup> Ave.)
- Leeds Castle Ave. (16<sup>th</sup> Ave.)

Arterial streets typically consist of four lanes with a median available for installation of exclusive left-turning lanes. Side street access is controlled via signalized intersections and raised medians with a minimum right-of-way width of 106 feet. Minor arterials within the Plan area are listed as follows:

- Montezuma Blvd. (19<sup>th</sup> Ave.)
- Idalia Road
- Broadmoor Blvd. (30<sup>th</sup> St.)
- Loma Colorado Blvd. (40<sup>th</sup> St.)

#### **D. Future Public Expenditures**

Due to its size (981 acres), the Lomas Negras SAP has been employed as a tool to organize and coordinate infrastructure items so that critical expenditures can be planned according to foreseeable demand. The city's Infrastructure and Capital Improvement Plan (ICIP) is utilized to program roadway and travel projects within the plan area. The 2011-2016 ICIP lists capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. City-wide transportation projects over the 5 year period within the Plan area will include the following:

- Loma Colorado Blvd. Extension, \$28,000,000 identified for 2013 - 2015
- Broadmoor Blvd. Extension, \$10,900,000 identified for 2011 - 2013

The City is also currently planning to expand Northern Blvd. to four lanes from Acorn Loop, east to 35<sup>th</sup> Court (approximately two miles) over two phases, with the first phase of construction being from just west of the Broadmoor Blvd. intersection east to 35<sup>th</sup> Court. A new traffic signal will also be installed at the Broadmoor intersection. Improvements will include bike lanes and sidewalks on both sides of the road. Funding will come primarily from federal STP-U money and one-third from City matching bonds.

Current traffic volumes in the Plan area are highest along Unser Blvd., Northern Blvd. and Idalia Road, but future traffic volumes are expected to increase on Broadmoor Blvd. and Loma Colorado Blvd. as those arterials are constructed north to Paseo del Volcan due to the City Center becoming a destination.

#### **E. Community Amenities and Related Urban Design**

Community and municipal services are important features of every specific area plan. The Lomas Negras Plan has called for five public parks and one school site within its boundary, with interconnection to each using a multi-use trail network (refer to Exhibit 13 within the LNSAP).

A bike path presently exists along Northern Blvd. between Loma Colorado and NM 528, and the Plan calls for bike paths to be installed along Montezuma Blvd., Broadmoor Blvd. and Idalia

Road. It also proposes multi-use trails along Edinburg St., Guinevere St. and Leeds Castle Ave. with links to Las Montoyas Arroyo and future neighborhood parks within the Plan area. The 2030 Metropolitan Transportation Plan lists \$3.6 million for Los Montoyas Arroyo Open Space Trail and reconstruction of Idalia Road with bike lanes.

All new development within the plan area will be subject to design criteria provided within Section 6.0 of the plan. The Design Standards within the plan cover landscaping, buildings, parking and access, signage, walls and fences, screening, infrastructure and lighting, which pertain to commercial and multi-family development proposed within the Plan area (see LNSAP Exhibit 15).

## **V. STONEGATE MASTER PLAN AND LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT**

### **A. Introduction**

The Stonegate Master Plan has been created to initiate the entitlement process for ultimate development of up to 150 acres of single-ownership property located within the existing Lomas Negras Specific Area Plan, about one mile south of the new City Center. This Master Plan is a Level 4 planning document designed to address single-development land use issues and how they are supposed to be integrated with other planning efforts in and around its surrounding neighborhood. The proposed land use mix for Stonegate is similar to what was recommended in the Lomas Negras Plan, with a few exceptions, so this submittal includes an amendment to the LNSAP. Even with an amendment, the Stonegate Master Plan and the LNSAP will still be consistent with relevant goals and policies of the Comprehensive Plan.

### **B. Stonegate Compared to the Lomas Negras Specific Area Plan**

The Lomas Negras Land Use Map concentrates higher intensity uses along the Broadmoor Blvd. Corridor in a north-south direction, with east-west links running to the periphery of the Plan area. Stonegate is located about half-a-mile west of Broadmoor Blvd. and approximately 1,000 feet from the west boundary of the plan area. As distance increases from the core of Lomas Negras, so does land use intensity and dwelling density. Calls for low and medium housing density along the east and west boundaries are evident when reviewing the Lomas Negras Land Use Map (see LNSAP Exhibit 13 included herein). Between Stonegate and the west boundary of the Plan area there are approximately thirty 2- and 3-acre lots currently zoned R-1, which act as a transition between Stonegate and Las Montoyas Arroyo. In general, land use intensity increases from west to east away from the arroyo and toward the core of the Lomas Negras Plan Area; therefore, it's logical for Stonegate to also increase its land use density from the west to east.

### **C. Stonegate Master Plan Amends the Lomas Negras Specific Area Plan Land Use Map**

The Stonegate Master Plan strives to promote a range of housing choices with several medium-density, single-family residential zones, including multi-family. R-2 zoning is being proposed within the mid-western portion of the site, while R-3 is designated within the mid-eastern portion of the site. R-4 zoning flanks these two middle-section zones, thus enabling the creation of numerous lot widths and sizes across the entire site. The proposed higher-density R-3 zoning is encircled by lower density zones with a focal point being the intersection of Edinburg St. and Leeds Castle Ave., both of which are collectors proposed to contain 68 feet of right-of-way. Further to the east along the east-west connecting Leeds Castle Ave. are higher intensity land uses at the Broadmoor Blvd. intersection that represent a centralized neighborhood center of the LNSAP. Other approved master plans in the immediate vicinity of Stonegate also demonstrate this pattern of mixing housing densities and placing them at strategic locations similar to what is being proposed herein. These changes require the LNSAP to be amended (see the Amendment to the LNSAP Land Use Map on page 8-A).



According to the Comprehensive Plan, medium density is defined as 4 units per acre to about 14 units per acre. R-2 is a medium-density zone with a minimum lot width of 50 feet and minimum lot size of 5,000 SF, which is 2,000 SF smaller than the low-density R-1 zone. Twenty acres of R-2 zoning in the west-central part of the site will generate up to 107 new dwelling units. Within north and south portions of the site the R-4 zoning being requested allows for 40-foot minimum lot widths and 4,000 SF minimum lot sizes (45-wide and 4,500 SF lots are also being considered here). These two neighborhoods are expected to generate up to 506 new dwellings. For the east-central area of the Stonegate, R-3 zoning is being requested. The R-3 zone is considered a Multi-Family zone since multiple dwellings (up to six) are allowed on a single lot (min. 10,000 SF).

The objective of requesting R-3 zoning is to offer an alternative to the typical medium-density, single-family dwelling that is prevalent within remaining areas of Stonegate and its surrounding neighborhoods. This option will be in accordance with the Comprehensive Plan's goal of offering "a variety of distinctive neighborhoods with a maximum choice of housing." Furthermore, this R-3 zoning also allows attached townhomes on lots as narrow as 32 feet and with a minimum 1,200 SF lot size.

The following table summarizes what land use zoning and dwelling density are being proposed:

<b>PROPOSED LAND USE, ZONING AND DWELLING DENSITY</b>					
<b>Land Use Category</b>	<b>Min. Allowed Lot Size (SF)</b>	<b>Area (ac.)</b>	<b>Proposed Zoning</b>	<b>Gross Density</b>	<b>Dwelling Units</b>
Medium-Density Residential	5,000	19.7	R-2	5.4	107
Medium-Density Residential	4,000	85.3	R-4	6.0	506
Multi-Family or Townhome	7,000 (MF) 1,200 (TH) 4,000 (SFD)	26.7	R-3	7.2 *	191*

\* Townhome density with lot widths @ 35'

Total = 804

With this proposed zoning the Stonegate Master Plan furthers goals and policies of the Comprehensive Plan by reconfiguring antiquated platting, by rearranging property lines and coordinating its redevelopment with up-to-date engineering studies covering traffic, drainage and utilities. The site is also surrounded by either existing or planned public infrastructure so it should be considered infill with respect to Comprehensive Plan policy compliance. Stonegate is also under single ownership and so there are no "out parcels" to deal with when designing infrastructure and providing municipal services.

**D. Master Plan Amenities (Parks and Recreation)**

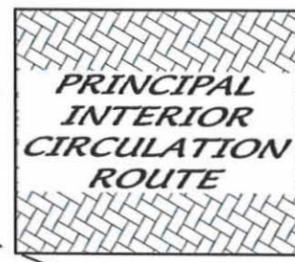
The Stonegate Master Plan also provides a significant recreational component to its new land-use mix. Expectations are that Stonegate may provide up to 804 new dwellings, so based upon a household size of 2.8 residents per dwelling it is anticipated that 2,251 new residents may be residing here. Utilizing the City's standard of 3 acres per 1,000 residents, there should be 6.7 acres of park land provided.



OFF-SITE DRAINAGE AREA TO BE PROVIDED BY TIERRA DEL ORO

LEGEND	Number of Lots	Acres
R-2 Neighborhood	107	19.7 *
R-3 TH \ Multi-Family	191	26.7 *
R-4 Neighborhood	506	85.8 *
Trail Connection		0.4
Regional Drainage Pond		2.9
Regional Park		5.9
Off-site Drainage Area		1.2
Neighborhood Park Area		4.7
<b>Total:</b>	<b>804</b>	<b>147.3 **</b>

\* GROSS ACREAGE  
 \*\* EXCLUDES OFF-SITE POND



THESE STREETS ARE TO CONTAIN SUPPLEMENTAL LANDSCAPE BUFFERING. SEE SECTION DETAIL PG 18.

20' Emergency Access Route To Be Gated And Knox Box Controlled

20' Ped Access Easement

Future Drainage Pond with Outfall & Trail connection to Los Montoyas Arroyo

MONTOYAS ARROYO



**STONEGATE MASTER PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Drawn: DER	Checked: DMG	Page: 10
Date: 03/23/11	Job: A09056	

NOT A PART  
(SEE TIERRA DEL  
ORO MASTER PLAN)

**LEGEND**

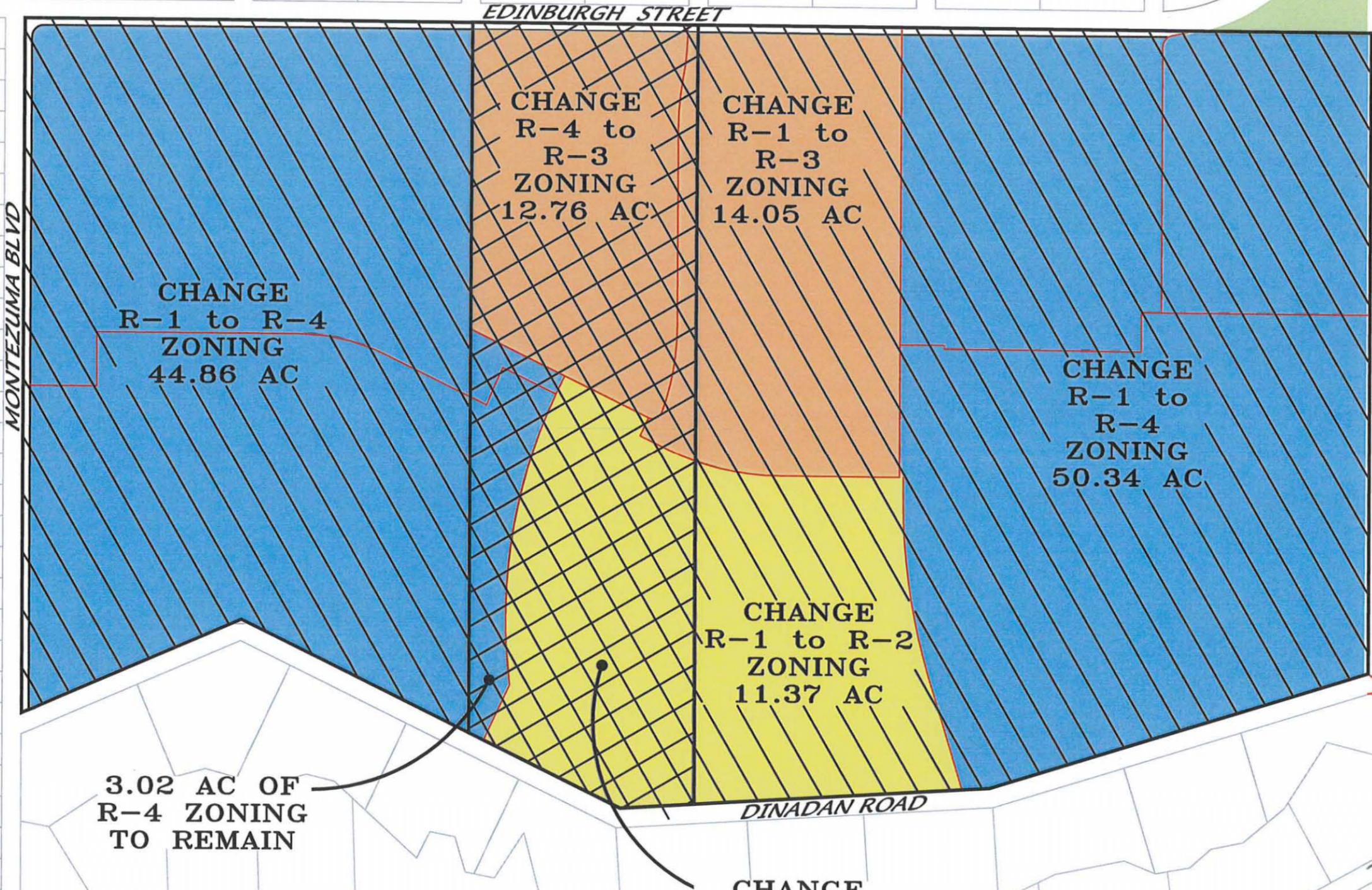
	Acres
 Area Proposed to be Zoned R-2	21.97
 Area Proposed to be Zoned R-3	26.81
 Area Proposed to be Zoned R-4	98.22

Total: 147.00

Proposed Tract Boundary

**EXISTING R-1 ZONING  
(120.62 AC)**

**EXISTING R-4 ZONING  
(26.38 AC)**



CHANGE  
R-1 to R-4  
ZONING  
44.86 AC

CHANGE  
R-4 to  
R-3  
ZONING  
12.76 AC

CHANGE  
R-1 to  
R-3  
ZONING  
14.05 AC

CHANGE  
R-1 to  
R-4  
ZONING  
50.34 AC

CHANGE  
R-1 to R-2  
ZONING  
11.37 AC

3.02 AC OF  
R-4 ZONING  
TO REMAIN

CHANGE  
R-4 to R-2  
ZONING  
10.60 AC



EXISTING ZONING



SCALE: 1"=300'

**STONEGATE  
ZONING EXHIBIT**



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

### NEIGHBORHOOD PARKS

There are two neighborhood parks proposed along Stonegate's principal north-south interior circulation route, with each being at least two acres in size and designed to provide recreational opportunities for residents living in the immediate neighborhoods, featuring age-dependent amenities. These parks will be designed and constructed according to the City's DPM standards, with an understanding that they will be dedicated to the City's Parks and Recreation Department after an agreed-upon initial period of private, HOA maintenance. A third, 0.7-acre pocket park will be located at the western terminus of Havencrest Ave., with a plan for it to be permanently designated a private neighborhood park. Impact fee credits can not be sought for any of these three parks.

### REGIONAL PARK AND POND

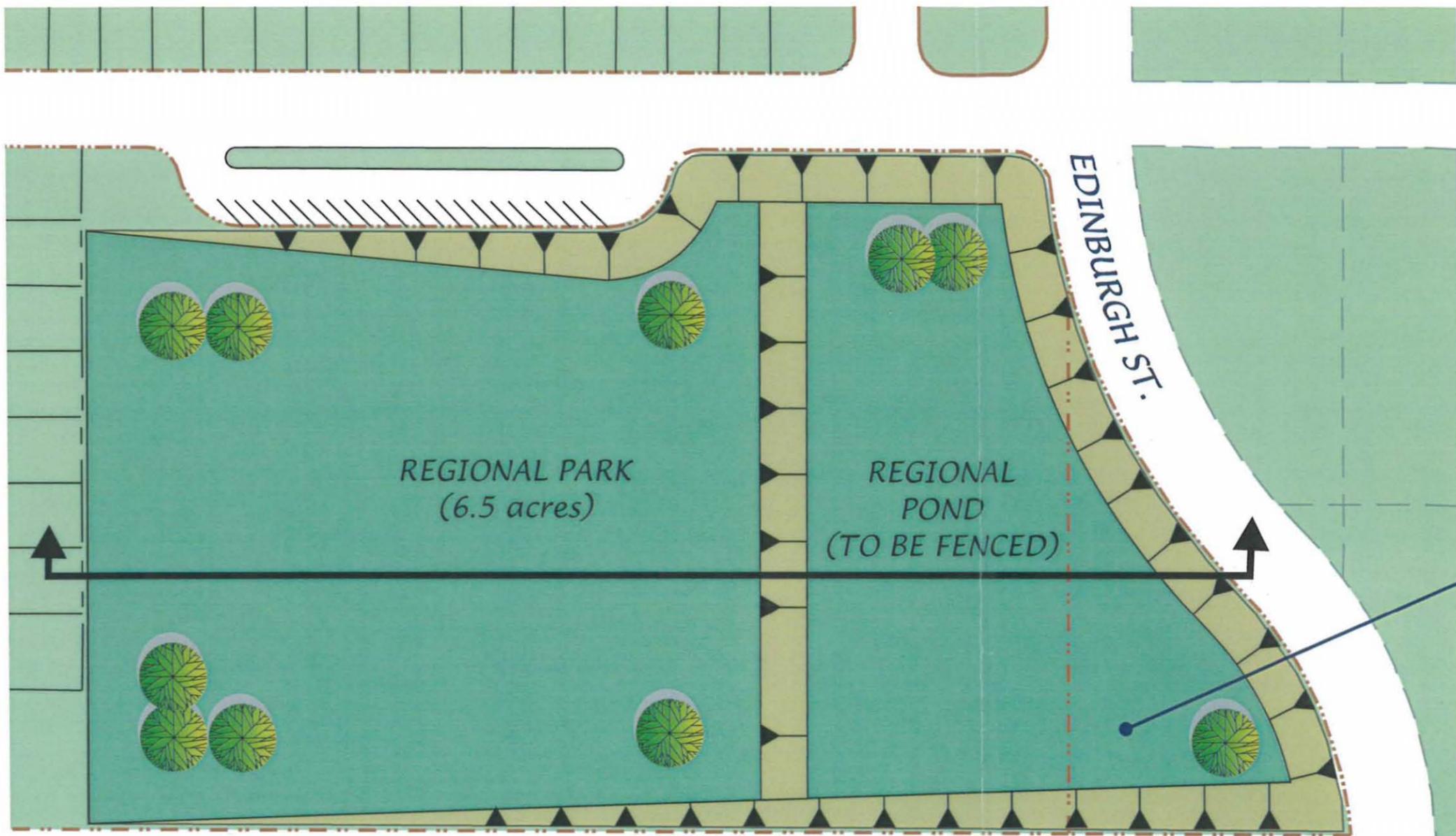
Within the southeast corner of Stonegate the LNSAP designated a 7-acre regional park site, which was intended to co-locate with the Edinburgh Mater Drainage Plan's regional drainage pond. The Tierra Del Oro Master Plan, adopted in 2008 and located directly east of Stonegate, also contributed one-acre to this regional drainage facility. This prior contribution also permitted the realignment of Edinburgh St. to the east so that an existing "jog" in Edinburgh St. (formerly 26<sup>th</sup> St.) could be eliminated (see Tierra del Oro's commitment letter on page 30). The dual-use, park/pond design concept is for a lower pool to exclusively contain the typical summertime storm (referred to as the 10-year storm) in its bottom on the east side, with the central portion of the park area to provide supplemental storage volume at a gradually higher elevation. This upper storage would be utilized only if the lower pool's capacity is exceeded (the 100-year storm). The size of this regional park is anticipated to be 5.9 acres with the storm water pond portion being 4 acres. The lower pool of ponding will be fenced for safety reasons and constructed to SSCAFCA standards so that its maintenance can be ultimately taken over by SSCAFCA. With dimensions of approximately 400 feet by 500 feet the upper park area may be improved for use as a regulation soccer field, or as to be determined by the City. The design of the park will follow the process outlined in Appendix II.5-1 of the City's DPM. The developer of Stonegate will dedicate the land, install park improvements, and then seek impact fee credits.

### TEMPORARY POND BEFORE REGIONAL PARK

The adopted Edinburgh Master Drainage Plan requires that a new storm drain system be installed between the southeast corner of Stonegate and Northern Blvd. by other parties of the original Edinburgh agreement (not yet completed). Until this off-site storm drain is constructed there will have to be a temporary pond installed that will occupy the entire 10-acre area of the pond and future park. The other neighborhood parks within Stonegate will have to serve the immediate recreational needs of the community until this storm drain is built. This delay may initially preclude the Stonegate developer from installing improvements in the regional park for a limited period of time.

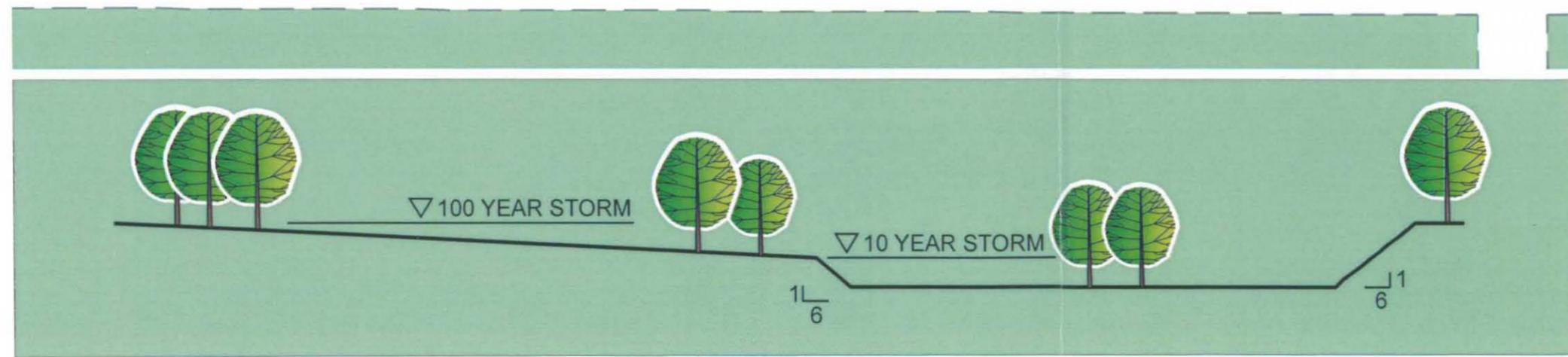
### NON-VEHICULAR CIRCULATION

Paved trails and concrete sidewalks will be provided inside and around the perimeter of Stonegate to foster the usage of alternate modes of travel. As construction progresses from phase to phase, paved pathways and sidewalks will be incorporated into the streetscape along the principal circulation routes so that residents are encouraged to walk or bike to the numerous internal parks and to connect with other neighboring portions of the local community (see the street section details on page 18). The most northerly park will link west directly out to Dinadan Road via an HOA-maintained trail where a future connection can be made to Las Montoyas Arroyo Open Space Trail. This connection to Las Montoyas Open Space was previously envisioned within the LNSAP extending east along Leeds Castle Ave. Leeds Castle is the principal east-west connection across the entire Lomas Negras Plan Area, ultimately extending east to the High Range Park in the extreme northeasterly corner of the LNSAP plan area.



THIS PORTION OF POND IS PART OF THE TIERRA DEL ORO MASTER PLAN (FOR REFERENCE ONLY TO BE DEDICATED BY TIERRA DEL ORO OWNER)

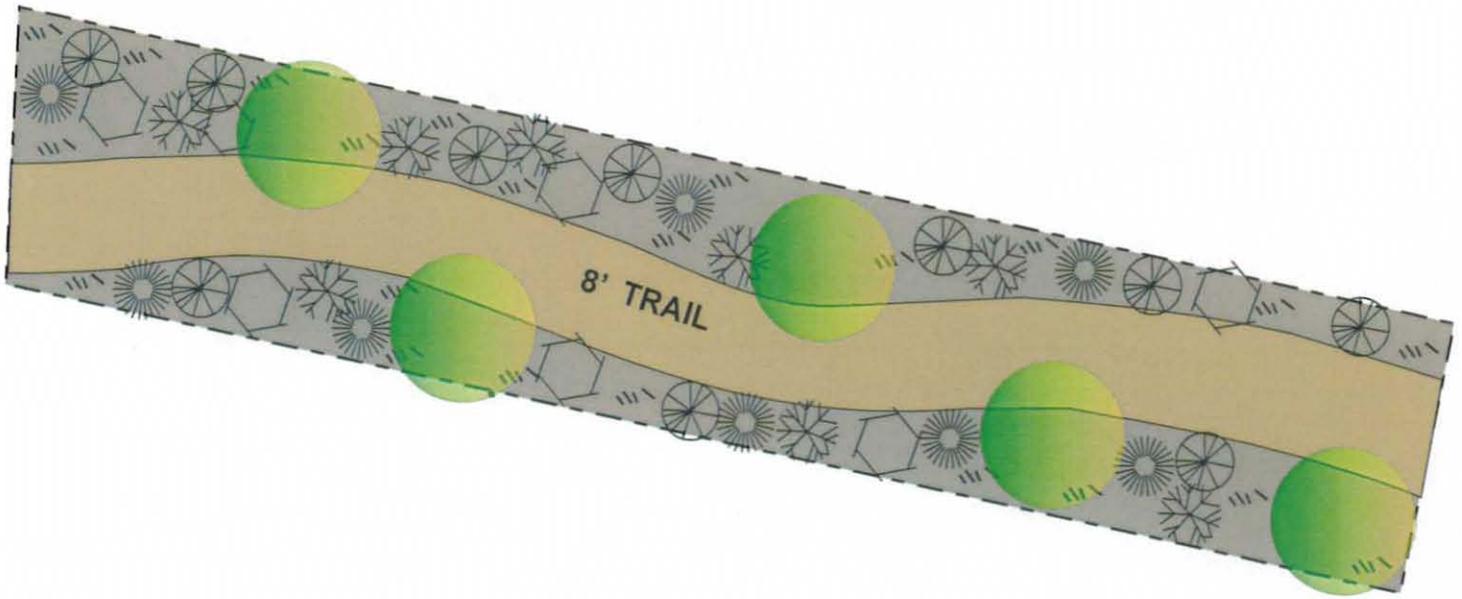
CARDIFF AVE.



SECTION

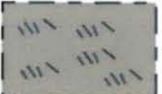
SCALE: 1" = 100'

<b>STONEGATE</b>		
<b>REGIONAL POND/PARK</b>		
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS		
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539		
Drawn: SPS/DER	Checked: DMG	Page: 13
Date: 08/03/10	Job: A10003	



## 20' Access Easement with Trail

### Landscape Legend

Symbol	Scientific Name Common Name	Initial Size Ultimate Size	Water Use
	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B 40' ht. x 30' spr.	High
	Perovskia atriplicifolia Russian Sage	5 Gal 5 ht. x 4' spr.	Med
	Juniperus Sabina Buffalo Juniper	5 Gal 1' ht. x 6' spr.	Med
	Salvia Greggii Autumn Sage	2 Gal 3' ht. x 2.5' spr.	Med
	Chrysothamnus nauseosus Chamisa	1 Gal 6' ht. x 4' spr.	Low
	Crushed Landscape Rock	3/4"-1"	
	Compacted Crusher Fines		

XERIC LANDSCAPING

MONTEZUMA BLVD.  
EDINBURGH STREET AND  
CARDIFF AVE.

5'- FOOT LANDSCAPED BUFFER  
TO CONTAIN AT LEAST  
FIVE 5-GALLON SHRUBS  
BETWEEN EACH TREE

8' PAVED PATHWAY

PERIMETER LANDSCAPE  
BUFFER EXHIBIT



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

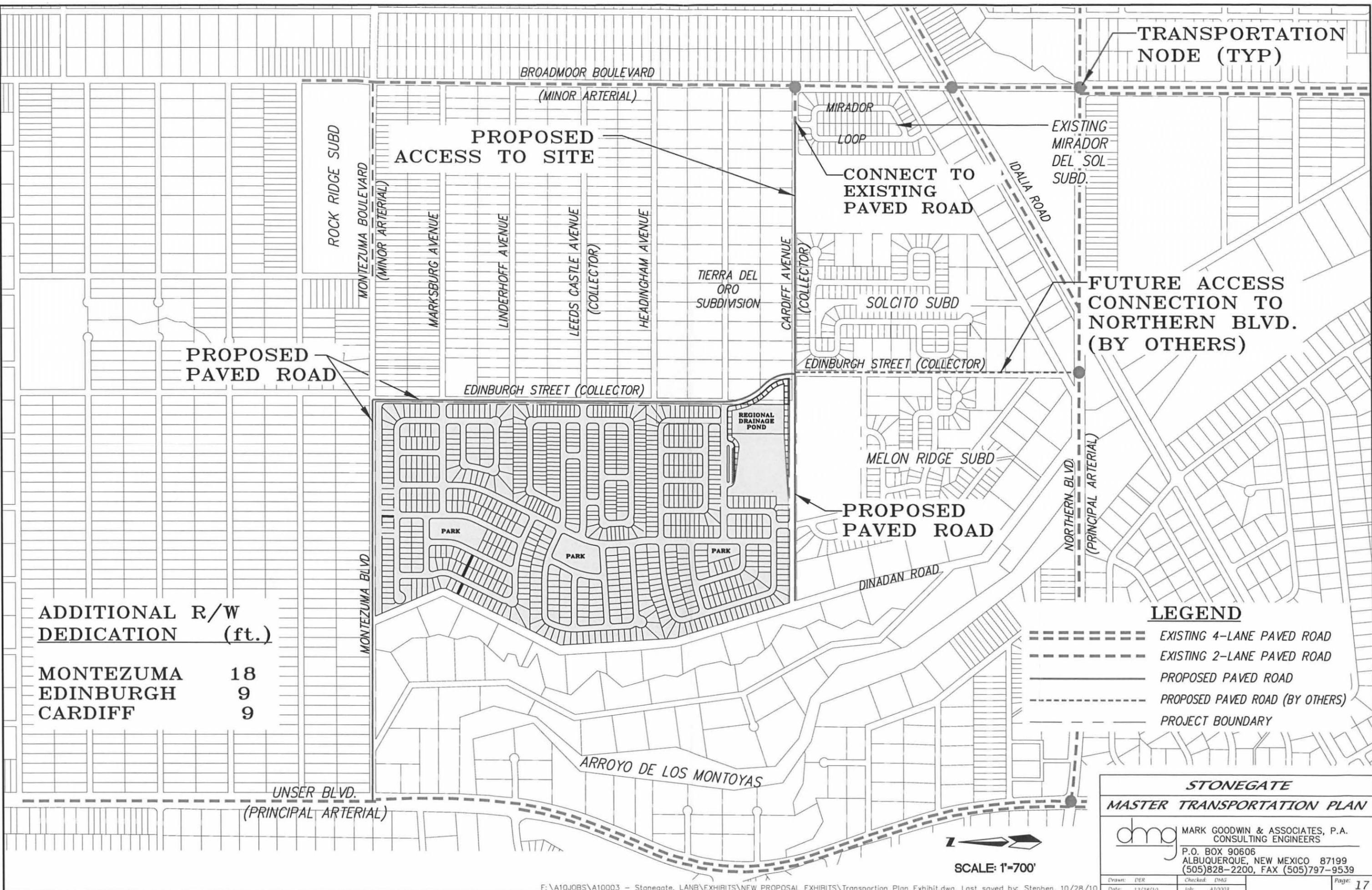
### E. Proposed Transportation Plan

The new Stonegate development is located approximately half-a-mile west of Broadmoor Blvd. (minor arterial) and half-a-mile north of Northern Blvd. (principal arterial). Broadmoor Blvd. currently exists as a two-lane, paved roadway from Northern Blvd. to Montezuma Blvd. and Northern Blvd. is also paved with two lanes. Stonegate is also located half-a-mile east of Unser Blvd., (limited-access principal arterial) where it is currently a two-lane roadway. Stonegate is bounded on the east by Edinburg St. (collector), by Cardiff Ave. on the south (collector), Montezuma Blvd. (minor arterial) on the north, and Dinadan Rd. (local) on the west, although none of these roads are presently improved.

For its principal access route to and from the site Stonegate will rely upon the anticipated construction of Edinburg St. from its intersection with Cardiff Ave. south to Northern Blvd. by others. If Edinburg is not completed by other developers, Stonegate's developer will construct Cardiff Ave. from Edinburg St. to Broadmoor Blvd. so that it can serve as its primary access route (identified as Addendum 1 in the traffic impact study). The TIS was performed to determine what the anticipated impacts would be to the City's local street network and its results indicate that there will be sufficient vehicular capacity on either route, regardless of whether Edinburg St. or Cardiff Ave. is selected. In the later portion of Stonegate's development Montezuma Blvd. will be extended from the northwest corner of the site west out to Unser Blvd. as a three-lane roadway, anticipating that its construction is eligible for impact fee credits (the traffic study results do not indicate this additional capacity is necessary before full build-out of Stonegate).



All new streets proposed within Stonegate will be improved to City of Rio Rancho Standards, including the perimeter streets of Edinburg St., Cardiff Ave., and Montezuma Blvd. around the site as development proceeds in phases (Dinadan Road will remain unimproved). For Stonegate's principal interior circulation routes, a 5-foot wide landscaped buffer will be installed adjacent to an 8-foot paved trail on one side of the street in lieu of the typical 5-foot sidewalk. This 5-foot buffer and trail will also be installed along Edinburg St. and Montezuma Blvd. (see pages 10 and 18). The 5-foot buffer will be developer-installed and HOA-maintained.



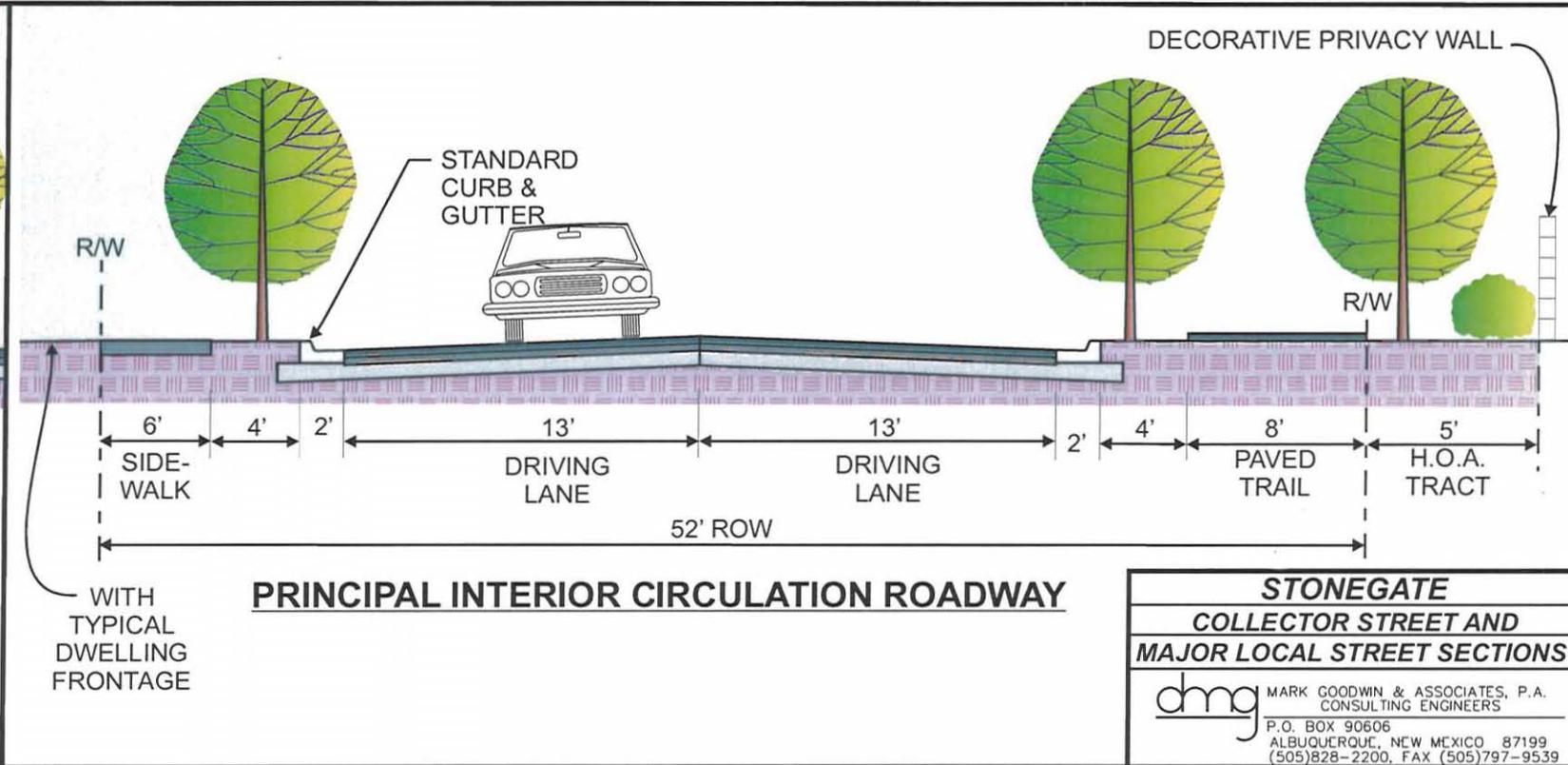
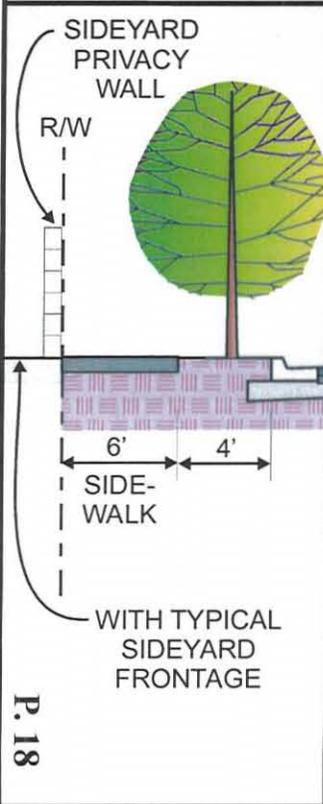
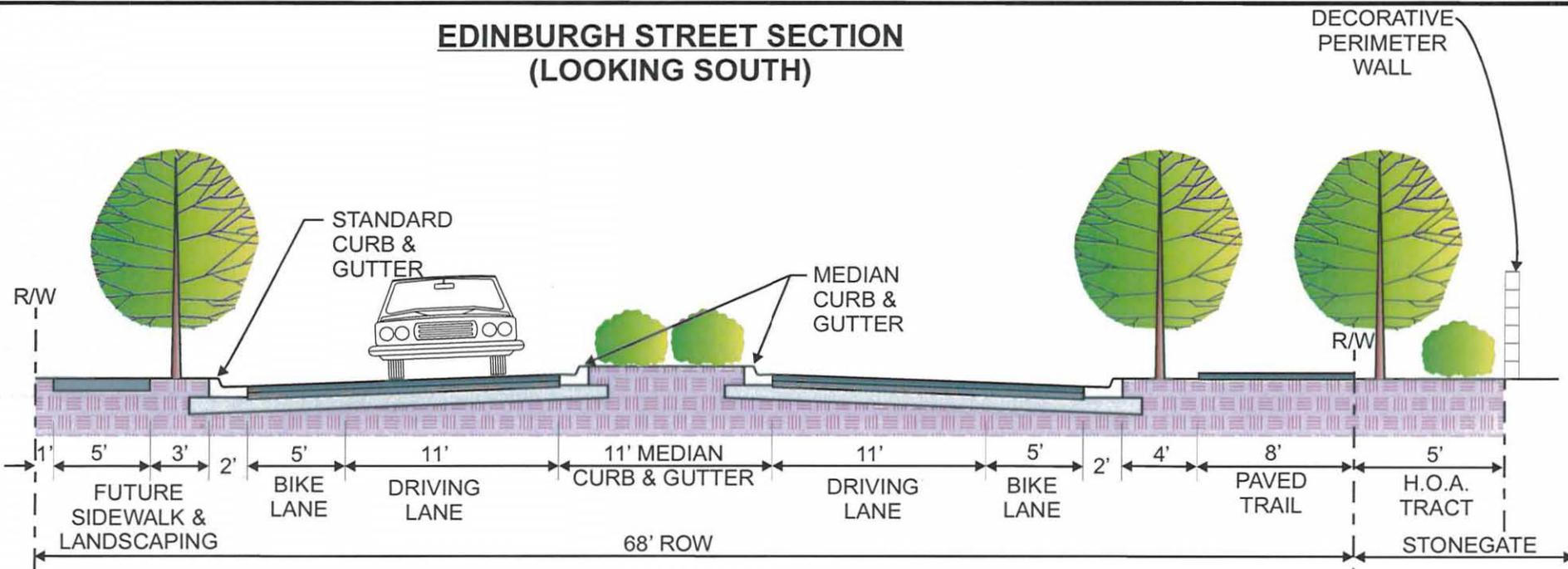
ADDITIONAL R/W DEDICATION	(ft.)
MONTEZUMA	18
EDINBURGH	9
CARDIFF	9

**STONEGATE**  
**MASTER TRANSPORTATION PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539



# EDINBURGH STREET SECTION (LOOKING SOUTH)



## PRINCIPAL INTERIOR CIRCULATION ROADWAY

**STONEGATE**  
**COLLECTOR STREET AND**  
**MAJOR LOCAL STREET SECTIONS**

*dmg* MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

#### **F. Master Drainage Plan**

The proposed Stonegate development lies within the boundaries of the approved 2008 Edinburgh Drainage Implementation Plan (DIP). This plan was sponsored by SSCAFCA and endorsed by the City of Rio Rancho along with several benefitting property owners. Several alternative drainage plan options were presented with Option #5 being the selected alternative for implementation. The DIP established basin wide requirements for drainage discharge rates and allocated cost share proportions for the major drainage facilities and infrastructure. The DIP further identified a phased plan of implementation and assigned specific pieces of the infrastructure construction to specific master planned developments within the drainage basin.

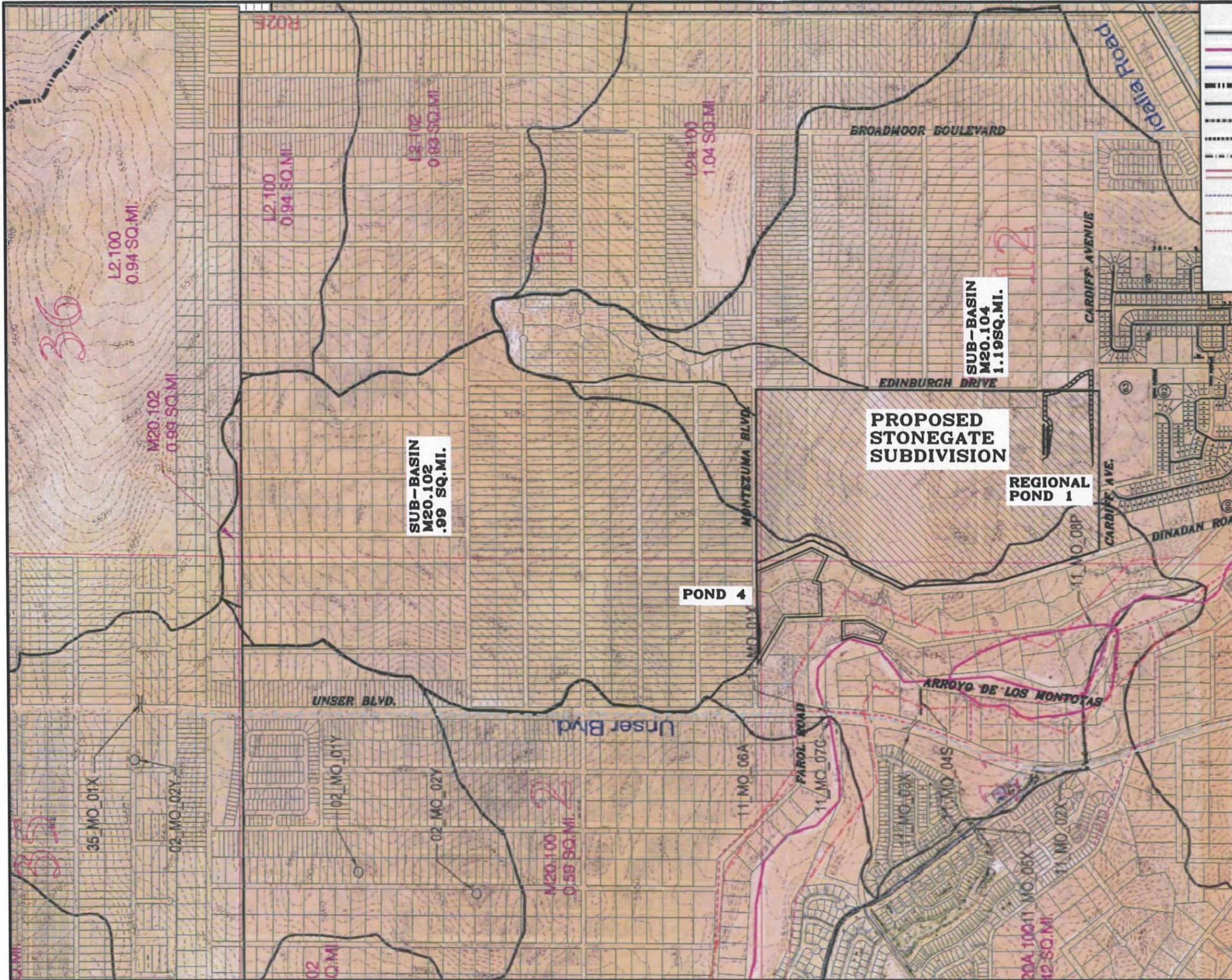
The Stonegate Master Plan will adhere to the DIP which requires construction of Regional Pond 1 located on the southeast corner of the Stonegate project site and construction of the Edinburgh storm sewer upstream from that pond. A second regional Pond 4 will be located just west of the north end of Stonegate. This pond will be constructed by others at a later date and it will divert flows from the large drainage basin area north of Montezuma Blvd. directly into the Montoyas Arroyo. Both of the ponds are ultimately to be operated and maintained by SSCAFCA (see Drainage Basin Map Overview, Page 20). According to the Flood Insurance Rate Map (Map Number 35043 C 1900D, March 18, 2008) there are no Flood Hazard Zones (floodplains) on this site. The DIP further identified three parcels west of Stonegate as land to be contributed for impact fee credits with this master plan; however, during the review of this master plan SSCAFCA has reduced the required contribution to just one parcel, which is Lot 6 in Block 55 of Unit 13 (see Vicinity Map on Page 2 for determining the location of this property).

The Stonegate subdivision will be graded so that all of the on-site runoff will be directed south and then conveyed by an internal storm drain to Regional Pond 1. The size of this regional pond is being increased by this master plan to accommodate the additional flows that result from Stonegate's increased density. The increase is also due to the deletion of a former detention pond previously associated with the Stonegate Master Plan from 2006. In accordance with the Edinburgh DIP, the restricted allowable maximum discharge from Pond 1 will be maintained.

The Edinburgh DIP allowed for a portion of the flows in Stonegate to be intercepted by the master plan storm drain in Edinburgh Drive; however, it may be possible and beneficial to separate Stonegate's on-site flows from the other off-site flows (see Conceptual Storm Drain Layout on page 21). Ultimately this will be determined during final design of the grading and drainage plan since balancing the earthwork will be a major governing consideration.

Regional Pond 1 will also be designed to serve as a multi-use facility consisting of stepped areas with minimum 6:1 side slopes. A deeper, 4-acre portion of the pond along Edinburgh St. will contain the 10-year, 24-hour storm event. Another area directly west of this lower pool will be designed at a higher elevation so that it can be used as a recreational field. This field may be partially inundated during the less-frequent, 100-year storm event. The maximum depth of water for the 100-year storm over the field will be minimized (see Pond #1 Exhibit on Page 22). Several interim drainage measures will have to be implemented as Stonegate is developed in phases.

Regional Pond #1 will be excavated during the first phase of development and function as a temporary retention pond until the downstream storm sewer south of the site along Edinburgh St. is completed by others. The interim retention pond will be graded to the same configuration as its ultimate condition, so it will not have to be regraded at a later date when it becomes a permanent facility. The 100-year pond elevation will be about 3' higher during the temporary period. The downstream Edinburgh St. storm sewer will be constructed by others in accordance with the DIP's cost share arrangement. Additional on-site temporary sediment / retention ponds may be needed at various locations within the site as phased construction of Stonegate unfolds.



**LEGEND**

	EXISTING FACILITY
	PROPOSED FACILITY
	STRUCTURE UPGRADE
	WATERSHED BOUNDARY
	SUBBASIN BOUNDARY
	CHANNEL
	STORM DRAIN
	ARROYO
	PROPOSED ROADWAY CORRIDOR
	FEMA FLOOD PLAIN
	LATERAL EROSION ENVELOPE
	EXISTING SEWER LINE
	CROSSING STRUCTURE
	GRADE CONTROL STRUCTURE
	HORIZONTAL & VERTICAL CONTROL

21  
5732.4

**PROPOSED STONEGATE SUBDIVISION**

**REGIONAL POND 1**

**POND 4**

ARROYO DE LOS MONTOYAS

UNSER BLVD.

BROADMOOR BOULEVARD

EDINBURGH DRIVE

MONTEZUMA BLVD

CARDIFF AVENUE

DINADAN ROAD

36

2

1000' 500' 0 1000'

SCALE: 1" = 1000'

STONEGATE  
DRAINAGE BASIN MAP OVERVIEW

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Drawn: DER	Checked: DMG	PAGE	20
Date: 12/01/10	Job: A10003		



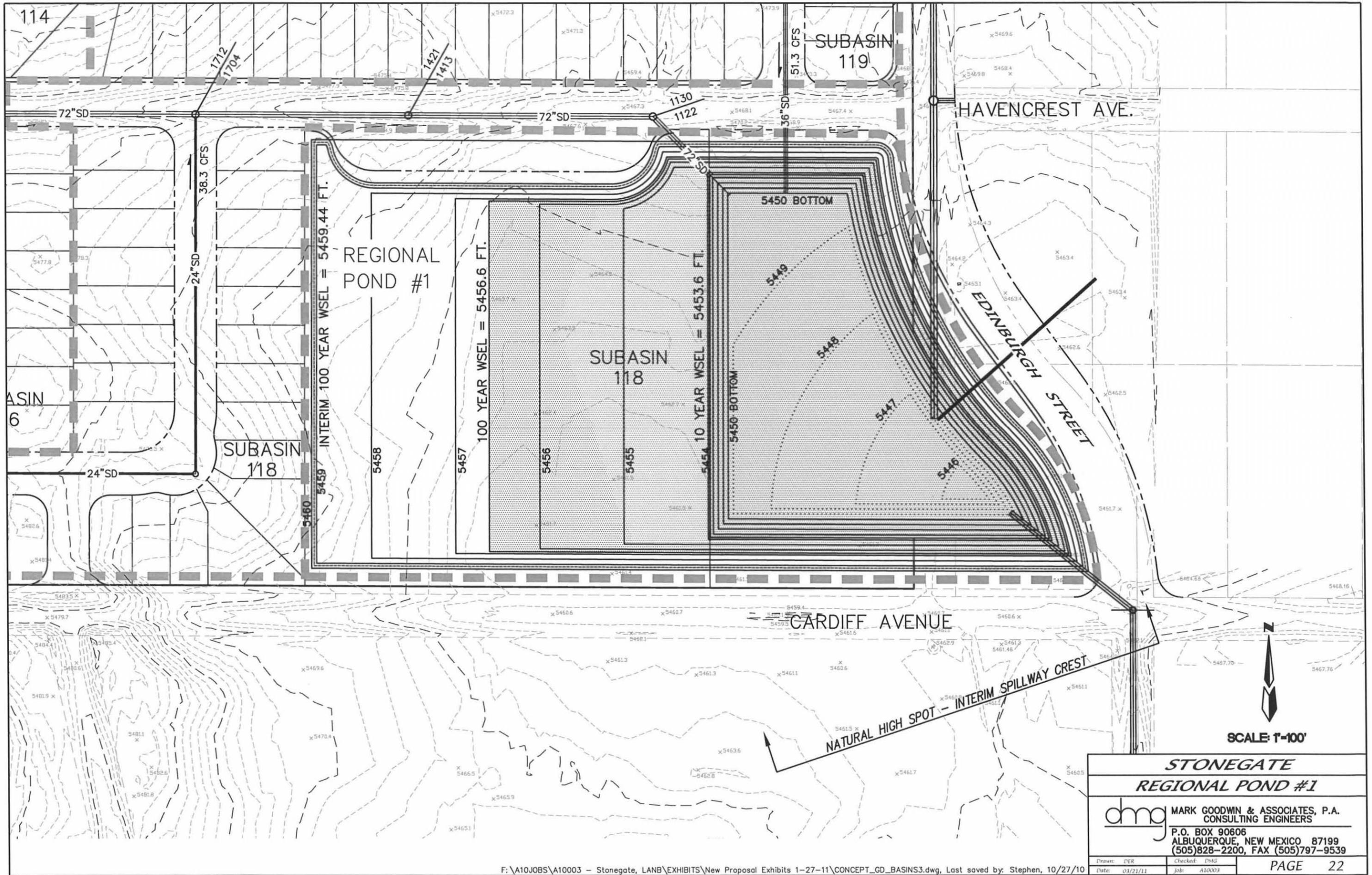
**STONEGATE**  
**CONCEPTUAL STORM DRAIN LAYOUT**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87119  
 (505) 828-2200, FAX (505) 797-9539

DATE: 03/21/11  
 CHECKED: DMG  
 JOB: ALXXX3

PAGE 21

P:\A\030307\030307 - Stonegate, ALBUQUERQUE\11-Storm Drain Layout.dwg  
 11-21-11 10:50:27 AM  
 User: dmg  
 Plot: 03/21/11 10:50:27 AM



**STONEGATE**  
**REGIONAL POND #1**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Drawn: DER	Checked: DMG	PAGE 22
Date: 03/21/11	Job: A10003	

### **G. Master Utility Plan**

Stonegate will be served by the City of Rio Rancho Utility Department, which issued a "Water/Wastewater Serviceability Statement" on August 23, 2010 (see page 31).

#### **WATER**

Water system expansion as required for development of the Stonegate subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement. Stonegate is located predominantly within Zone 3 with an upper zone feed supplied from Well 16. It will be supplemented with an upper zone feed from Reservoir/Well 8 involving pressure reducing valves as stated in the availability statement. Master planned 14" and 20" lines will be extended south in Edinburgh St. to Cardiff Ave. from the existing 20" waterline located in Montezuma Blvd. New 10" waterlines in Cardiff Ave. and around the western perimeter of the project site will create a looped connection between Montezuma Blvd. and Cardiff Ave. Internally, there will be three additional 10" waterlines that will loop between Dinadan Road and Edinburgh St.

#### **SANITARY SEWER**

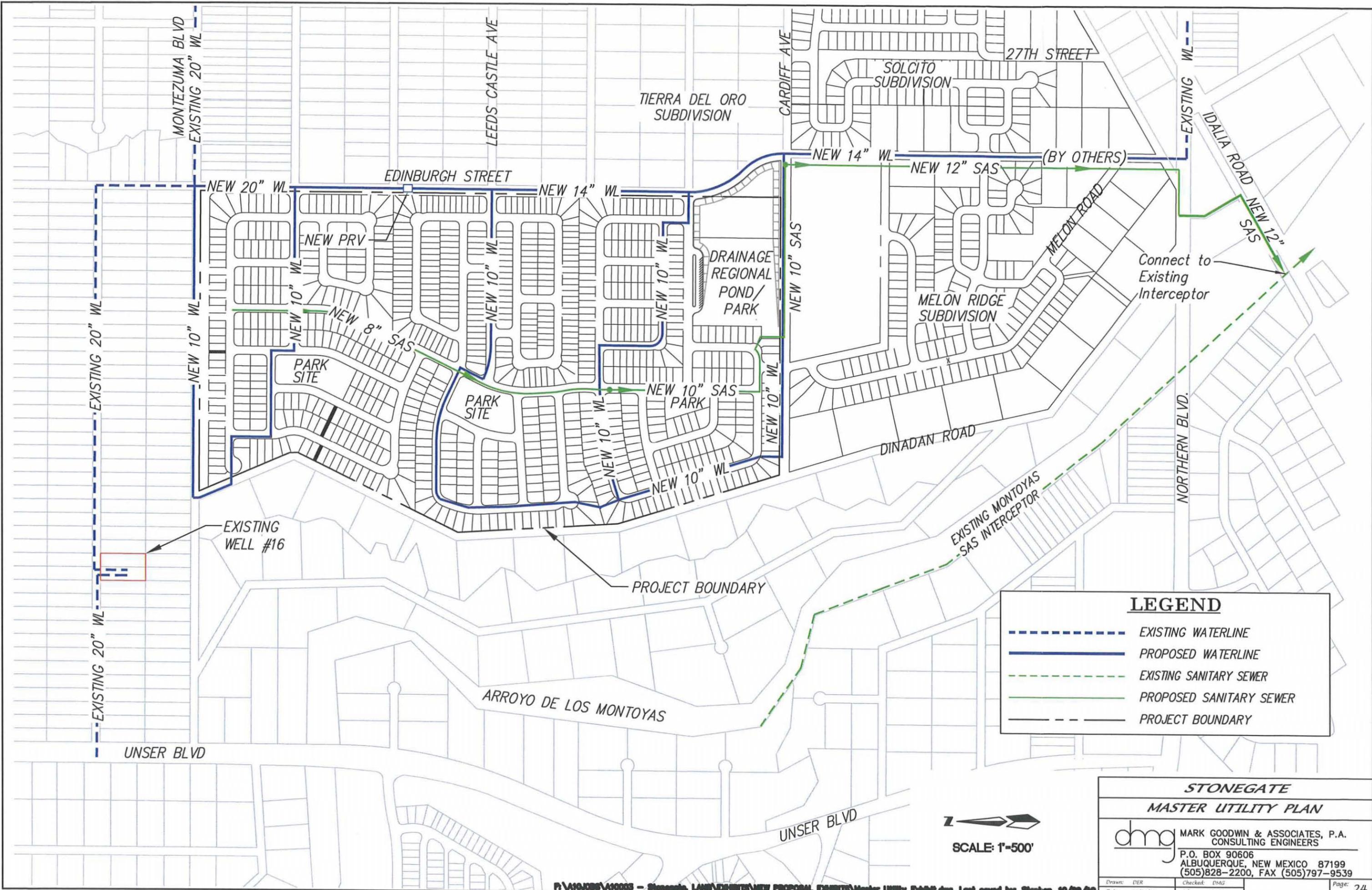
The ultimate sanitary sewer outfall for Stonegate will be to the existing Los Montoyas Arroyo SAS interceptor that runs south across Northern Blvd. To get there a new 12" SAS line in Northern Blvd. and then north up Edinburgh St. will have to be extended to Cardiff Ave., covering approximately 2000 LF of new collection line. Much of this collector line has already been designed and approved as part of the Melon Ridge Infrastructure Construction Plans. Melon Ridge subdivision is located just south of the Stonegate site. On-site, a new 10" SAS line will extend west in Cardiff Ave. from Edinburgh St. to the west side of Regional Pond 1. From there the 10" line will extend north through Stonegate along the central north-south street running up the center of the site. All remaining on-site feeder sewer lines will be 8". Since the new line in Northern Blvd. will cross the Montoyas Arroyo, SSCAFCA will be involved in the sewer outfall's construction beneath the arroyo.

### **H. Design Guidelines**

The purpose of these design guidelines is to enhance the developed surface appearance so that new residents and their visitors can experience a positive visual feel in their new urban environment. Design guidelines establish the basis from which project owners and new home builders will use to create an inviting and vibrant community that when combined with distinctive identities can be unique to Stonegate. The City's Comprehensive Plan has been utilized as the foundation from which key aesthetic elements have been generated, but the ultimate goal is to enhance the minimums so that a recognizable difference can be perceived by all observers within Stonegate.

#### **PEDESTRIAN AND BICYCLE**

- Along one side of Stonegate's principal interior circulation route there shall be an 8-foot wide paved pathway interconnecting neighborhood parks and the regional park. These paved pathways shall be continuous through each park and extend out to extremities of the site. On the opposite side of the street from these pathways there will be a 6-foot wide sidewalk. Interior streets containing the pathway are Leeds Castle Ave., Havencrest Ave., Marksburg Ave. and portions Stonegate Dr. All other sidewalks within the site are to be 5 feet wide.
- Pedestrian pathways designated on the master plan shall be clearly visible to users and sufficiently marked at street crossings with appropriate-scale warning signage and pavement markings.



**LEGEND**

- - - EXISTING WATERLINE
- PROPOSED WATERLINE
- - - EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - PROJECT BOUNDARY

**STONEGATE**  
**MASTER UTILITY PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Drawn: DER	Checked: DMG	Page: 24
Date: 12/28/10	Job: A10003	

**SCALE: 1"=500'**

## LANDSCAPING

- Around the outside of Stonegate on the project side of Montezuma Blvd., Edinburgh St. and Cardiff Ave. there shall be a landscaped buffer installed between the curb and site perimeter walls consisting of a combination of evergreen and deciduous trees. Trees shall be spaced at least every 50' and planted in a minimum 5' x 5' area, or clustered, provided there are the same number of trees as one per 50'. Pedestrian scale ground cover employing native and xeric principles shall be installed elsewhere within the buffer, including at least five 5-gallon shrubs per tree. Stonegate's principal interior circulation route (see page 10) shall also contain this landscaped buffer on one side of the street. The buffer is to exist as a private tract to increase the streetscape width (page 18). This landscaping will be developer-installed after street construction and HOA-maintained.
- New parks shall be designed by a registered landscape architect and constructed by a licensed contractor in accordance with all requirements of the Rio Rancho DPM. An approved park design and construction drawings must be permitted through the City before installation.
- Deciduous shade trees shall be installed along streets fronting parks according to Section 2.1 of the Parks and Trails Design chapter of the DPM.
- Automatic underground irrigation systems are required to support all landscaped areas. Irrigation components and their maintenance outside of individual lots shall be the responsibility of the HOA. Within individual lots maintenance shall be the responsibility of the homeowner, which includes individual landscaping between curb and sidewalk.
- When the on-site regional park is constructed, it shall include a minimum 10-foot wide landscape buffer between the parking area and the adjoining street right-of-way.
- Deciduous shade trees shall be capable of reaching a mature height of at least 25 feet.
- All planting areas not covered by turf shall be covered with a ground-topping of crushed landscaped rock, river rock, or similar materials (underlain by weed barrier) that extend completely beneath the plant material. All planted areas, including trees, shrubs, ground-covers, turf, wild-flowers, etc., shall be maintained in an attractive, living condition, free of weeds.
- All single- and multi-family residential development shall include the installation and maintenance of landscaping in the front yard, and when an unscreened side yard abuts a street right-of-way, in that side yard as well. A minimum of two trees, each a minimum of 1-1/2 inches in caliper (deciduous trees), or 8-foot high conifers (evergreen trees), and three 5-gallon shrubs or, the equivalent thereof, shall be required. Home builders shall be responsible for installing the front-yard landscaping prior to home occupancy. Upon completion of home construction, landscaping shall be maintained by the homeowner. At full maturity live plant material shall cover at least 40% of the front yard, which includes the area between the back of curb and the front of the sidewalk.
- Landscaping within all private common areas shall be maintained by the HOA.
- Outside of recreational fields and park play areas, turf shall be restricted to not being more than 20% of the landscaped area. Artificial turf shall also be allowed.
- The following plant varieties are encouraged:

Trees – Desert Willow, Velvet Mesquite, Desert Live Oak, Austrian Pine, Bradford Pear, Pinon Pine, New Mexico Olive, Chitalpa, Chinese Pistache, Hackberry, Shumard Oak, Chaste Tree, Chinaberry, Mexican Elder, Raywood Ash and Modesto Ash.  
Accents & Shrubs – New Mexico Yucca, Mexican Evening Primrose, Switch Grass, Blue Mist Spirea, Chamisa, Russian Sage, Buffalo Juniper, Autumn Sage, Apache Plume, Fernbush, Mountain Mahogany, Red Yucca, Western Sand Cherry, Turpentine Bush, Catmint, Agastache and Scotch Broom.

- All irrigation shall be in compliance with the City Water Conservation Ordinance.
- Landscaping shall not be allowed to grow within the clear-sight triangle. The HOA shall be responsible for maintaining streetscape vegetation so that it conforms.

#### ARCHITECTURAL

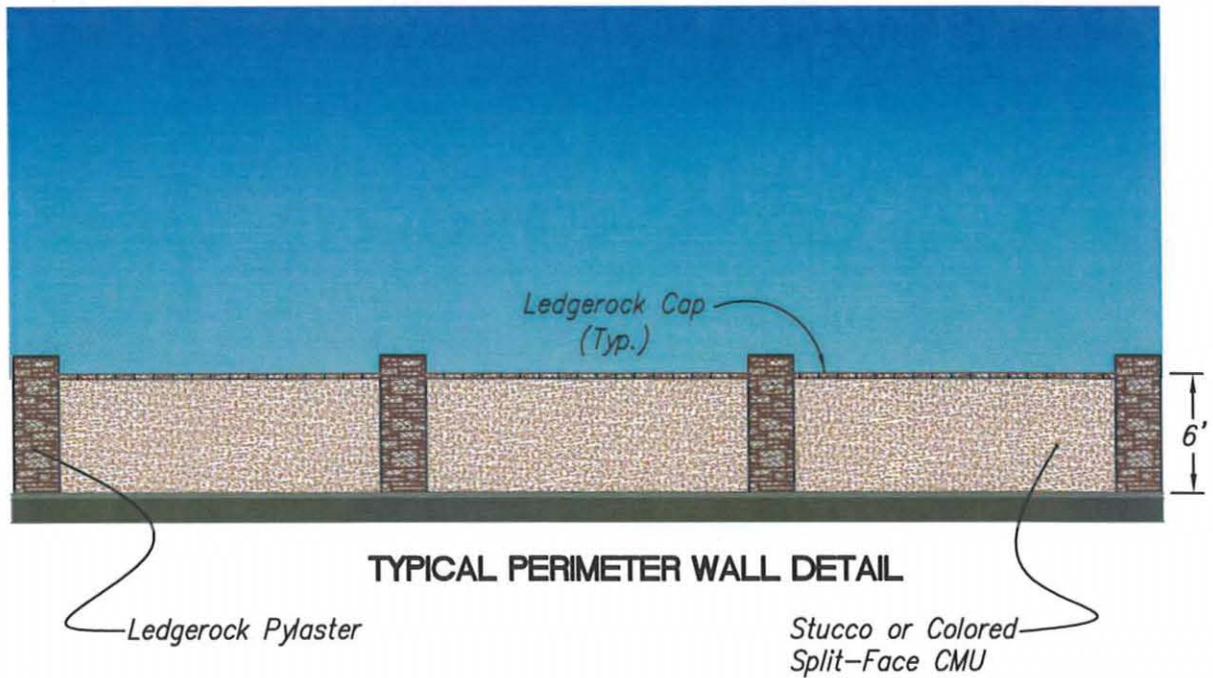
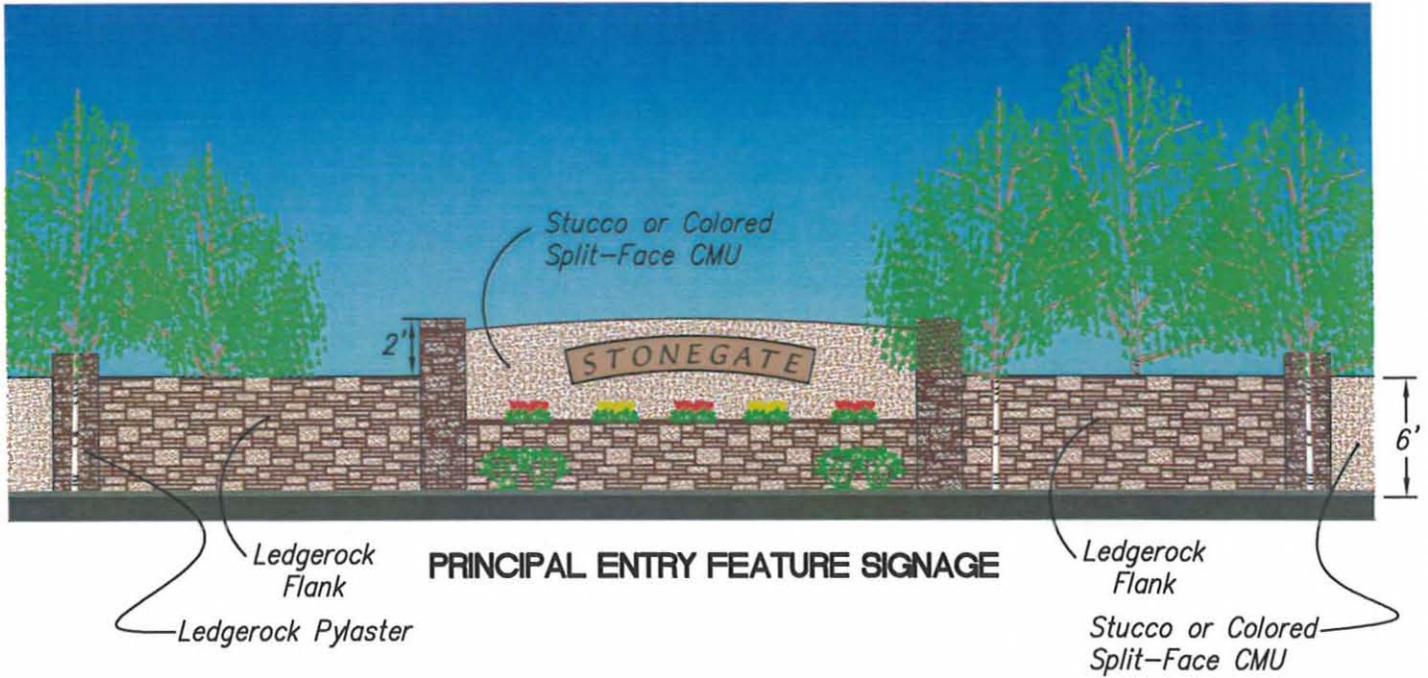
- Roofs may be flat, pitched, or combination of both, and they shall be made of non-reflective materials. Non-metal roof colors shall be limited to earth-toned browns, grays, and greens.
- Residential building heights shall not exceed 32 feet.
- Exterior siding materials on new homes shall be either stucco or brick. Stucco and brick colors shall be limited to earth-toned shades of brown and green.
- Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
- Building setbacks for each dwelling shall be according to pertinent provisions of the City Zoning Code.

#### LIGHTING

- All lighting shall be shielded to prevent it from spilling onto adjoining properties or so that it does not violate the "Dark Sky" ordinance.
- Street lighting shall be installed according to the City of Rio Rancho's DPM.
- The use of low-profile, spread-lighting fixtures shall be used to accent and provide safe illumination to landscapes and walkways. Up-lighting fixtures are not permitted.

#### WALLS

- Perimeter walls around the property shall be designed to reduce their visual impact with the use of landscaping or varied materials.
- Perimeter walls shall be constructed of split-face concrete masonry or stucco masonry block, finished with ledgerrock accents.
- Except for the 8-foot entry-feature wall, maximum wall heights shall be 6 feet.
- Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.



<b>STONEGATE</b>		
<b>TYPICAL WALL DETAILS</b>		
 <b>MARK GOODWIN &amp; ASSOCIATES, P.A.</b> CONSULTING ENGINEERS		
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539		
Drawn: DER	Checked: DMG	Page: 27
Date: 12/03/10	Job: A10003	

- Walls shall not be allowed within the clear-sight triangle.
- Screening walls shall include pedestrian openings to promote better circulation within and around the site.

#### UTILITIES

- All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
- Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all the dry utility companies.

#### I. Phasing Plan

Due to its relatively large size, Stonegate will be divided up into six (6) phases, averaging 137 dwellings per phase. The availability of infrastructure was the primary determining factor in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and homebuilder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types with differing price points.

The site's terrain slopes down toward the southeast corner where the regional drainage pond will be used to collect runoff from the first phase and all subsequent phases. New storm drain will then extend further south in Edinburgh St. and eventually drain this pond into the Montoyas Arroyo where it passes beneath Northern Blvd. Undeveloped runoff from areas within future phases of Stonegate and upstream of Phase I will be collected and routed through Phase I.

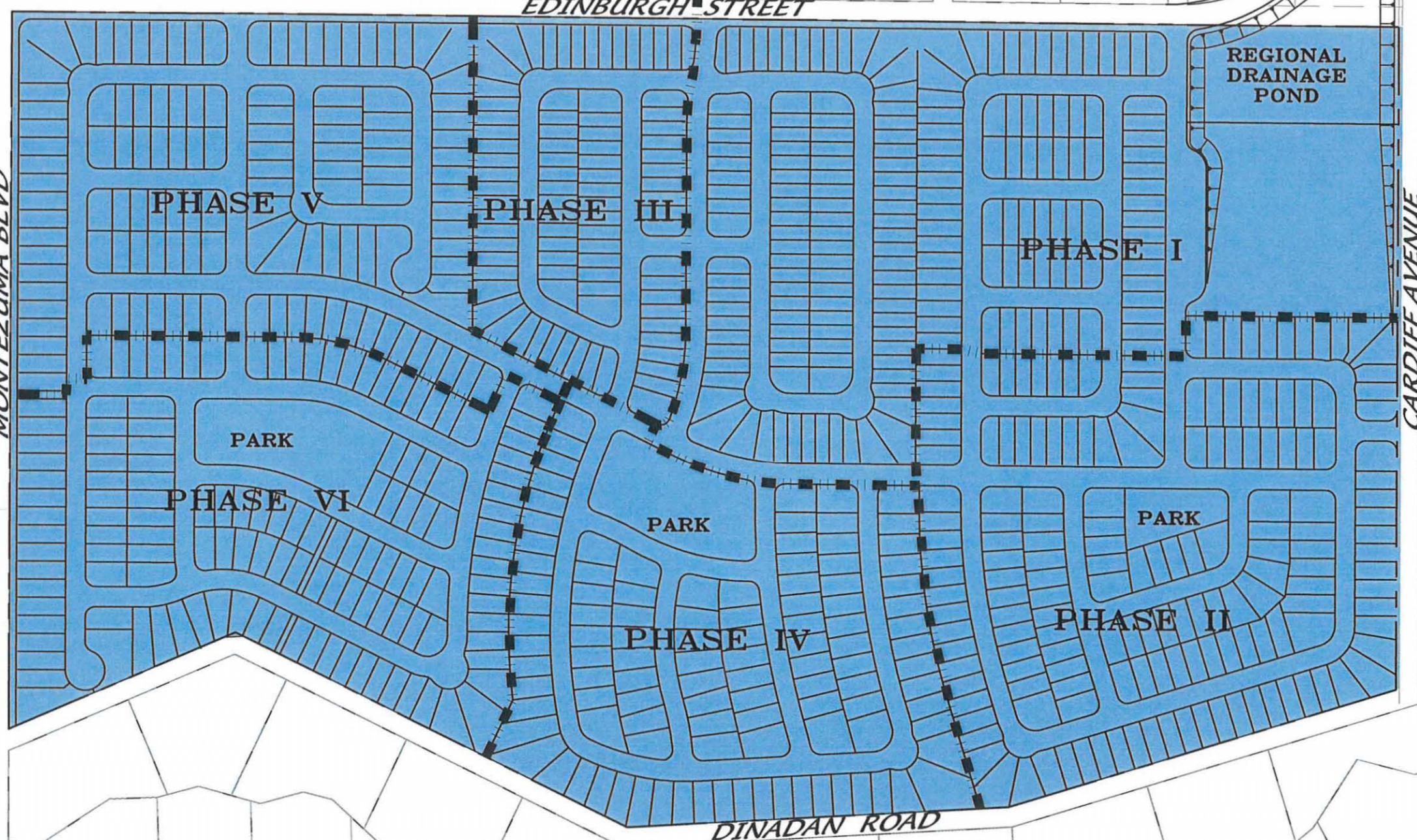
Stonegate's sanitary sewer outfall will also be down Edinburgh St. from the southeast corner of Phase I. Domestic water service to Phase I will come south down Edinburgh St. from an existing line located in Montezuma Blvd. on the north side of the site.

Vehicular access for Phase I will be via Edinburgh St. from a new intersection with Northern Blvd., or to the east along Cardiff Ave. up to the existing two-lane section of Broadmoor Blvd. New roadways within and around the perimeter of Stonegate will also be constructed as new phases of the project are added. Eventually, Montezuma Blvd. will be extended west out to Unser Blvd. in association with phases built along the north side of the site. A temporary gravel road will be constructed on Headingham Ave. between Edinburgh St. and Broadmoor to provide emergency access beyond Phase I if Cardiff Ave. is the site's only improved roadway.

Initiation of Phase I will require substantial outlays of capital to extend essential elements of infrastructure to the site. As a result, neighborhood park improvements will not be undertaken until Phase II. Construction of recreation improvements within the regional park will be delayed until the downstream Edinburgh storm drain is installed, because the regional park will have to temporarily contain all on-site runoff.

#### **References:**

Vision 2020 Integrated Comprehensive Plan, City of Rio Rancho, 2001  
Lomas Negras Specific Area Plan, City of Rio Rancho, 2008  
Stonegate Master Plan, City of Rio Rancho, 2006 (not adopted)  
Tierra del Oro Master Plan, City of Rio Rancho, 2008



**LOT DATA:**

- \* NUMBER OF LOTS IN PHASE I...186  
NUMBER OF PARKS IN PHASE I.....0
- \* NUMBER OF LOTS IN PHASE II...168  
NUMBER OF PARKS IN PHASE II.....1
- \* NUMBER OF LOTS IN PHASE III...86  
NUMBER OF PARKS IN PHASE III.....0
- \* NUMBER OF LOTS IN PHASE IV...107  
NUMBER OF PARKS IN PHASE IV.....1
- \* NUMBER OF LOTS IN PHASE V...126  
NUMBER OF PARKS IN PHASE V.....0
- \* NUMBER OF LOTS IN PHASE VI...131  
NUMBER OF PARKS IN PHASE VI.....1

---

TOTAL NUMBER OF LOTS                    804  
TOTAL NUMBER OF PARKS                    4

  
 SCALE: 1"=300'

**STONEGATE  
PHASING PLAN**


**MARK GOODWIN & ASSOCIATES, P.A.**  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Drawn: DER	Checked: DMG	Page: 29
Date: 03/21/11	Job: A10003	

10/22/10

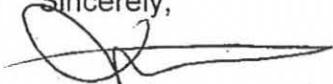
John MacKenzie, PE  
Mark Goodwin and Associates, PA  
Via e-mail: john@goodwinengineers.com

Re: Dedication of 26<sup>th</sup> Street Dog Leg

To whom it may concern:

Los Alamos National Bank as owner of Tierra del Oro is committed to dedicating the area of that 26<sup>th</sup> St. dog-leg to the city for traffic and drainage pond purposes.

Sincerely,



Joaquin J. Sanchez  
In House Inspector  
Los Alamos National Bank

30



**Los Alamos  
National Bank**

Creating a better way.

**LOS ALAMOS**  
P 505.662.5171  
1200 Trinity Drive  
Los Alamos, NM 87544

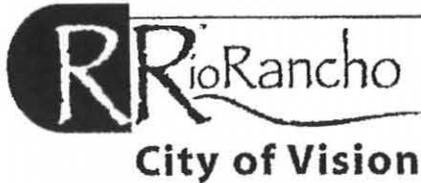
**SANTA FE**  
P 505.988.3200  
2009 Galisteo St.  
Santa Fe, NM 87505

**WHITE ROCK**  
P 505.672.3853  
77 Rover Blvd.  
White Rock, NM 87544

**SANTA FE DOWNTOWN**  
P 505.954.5400  
301 Griffin St.  
Santa Fe, NM 87501

lanb@lanb.com | www.lanb.com | 800-684-5262





August 23, 2010

Mr. John MacKenzie  
Mark Goodwin & Associates, P.A. Consulting Engineers  
P.O Box 90606  
Albuquerque, NM 87199  
Phone: (505) 828-2200

**Re: Water/Wastewater Serviceability Letter for Stonegate subdivision.**  
Location: City of Rio Rancho, Unit 13, Blocks 48-53.

Dear Mr. MacKenzie:

The Utilities Division received a Water and Wastewater Serviceability request, July 2010, on behalf of Los Alamos National Bank in order to complete a Master Plan for the Stonegate Subdivision and indicate existing/future water and wastewater service to the area.

**A Water and Wastewater Availability Approval through the City of Rio Rancho Utilities Commission will need to be applied for once a developer has sufficiently defined the future subdivision. Water/Wastewater Availability Approvals expire in 18 months if construction has not started and construction shall be completed with 3 years unless development build-out time is approved for a longer period.**

**History:**

2005: The Utilities Commission approved an 800 house (anticipated future replat of Unit 13, Blocks 48-53) subdivision water/wastewater availability for Stonegate subdivision based on an approved water model, sewer model and master plan. The availability expired in 2006.  
2007: The Utilities Commission approved a water/wastewater availability for 110 homes (existing platting) for Unit 13, blocks 48-53. The availability expired in 2008.

**Current Infrastructure:**

No water infrastructure is located in the subdivision.  
Existing water line located on the corner of Edinburgh and 19<sup>th</sup> Avenue could potentially serve the site if the developer extends the water lines in accordance with the 7/13/2010 Stonegate Master Utility Plan (by Mark Goodwin & Associates, P.A. Consulting Engineers).

No wastewater infrastructure is located within the subdivision. Existing Sewer (Montoya's Sanitary Sewer Interceptor) is located to the west of the subdivision and could potentially serve the site if the developer extends the wastewater lines in accordance with the 7/13/2010 Stonegate Master Utility Plan (by Mark Goodwin & Associates, P.A. Consulting Engineers).

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: <http://www.ci.rio-rancho.nm.us/index.aspx?NID=1438> City of Rio Rancho Home page, Departments, Development Services, Development Process Manual, Volume II, II.4 Water and Wastewater Infrastructure Design (available in MS Word/PDF).

Contacts for additional information and guidance: Development Services: 505-891-5005  
Engineering Division: 505-891-5016.

Approval of this serviceability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development.

Also, in accordance with the *Utility Commission Policy Statement*, this Serviceability Statement only represents the potential of the Utility to serve a development. An Availability Statement is required to obtain a commitment from the Utilities to serve a development.

If you have questions regarding this Serviceability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,



Steve Gallegos,  
Utilities Systems Engineer