



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 45

ENACTMENT NO. 24-044

RESOLUTION ADOPTING THE ARROWHEAD EAST MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, the Rio Rancho Comprehensive Plan; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Arrowhead East Master Plan at their meeting held on May 14, 2024, reviewed the proposed Arrowhead East Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on June 13, 2024, reviewed the proposed Arrowhead East Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

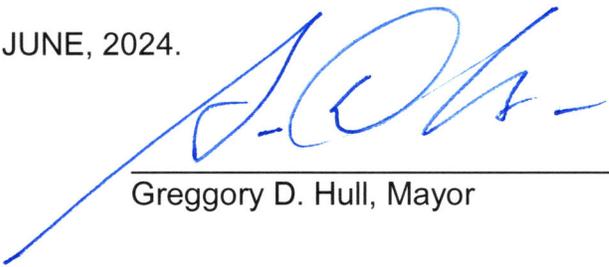
Section 1. The Governing Body hereby approves and adopts the proposed Arrowhead East Master Plan, attached hereto.

Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with City engineering and/or subdivision requirements prior to development.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

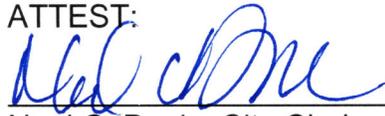
1 ADOPTED THIS 13TH DAY OF JUNE, 2024.

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Greggory D. Hull, Mayor

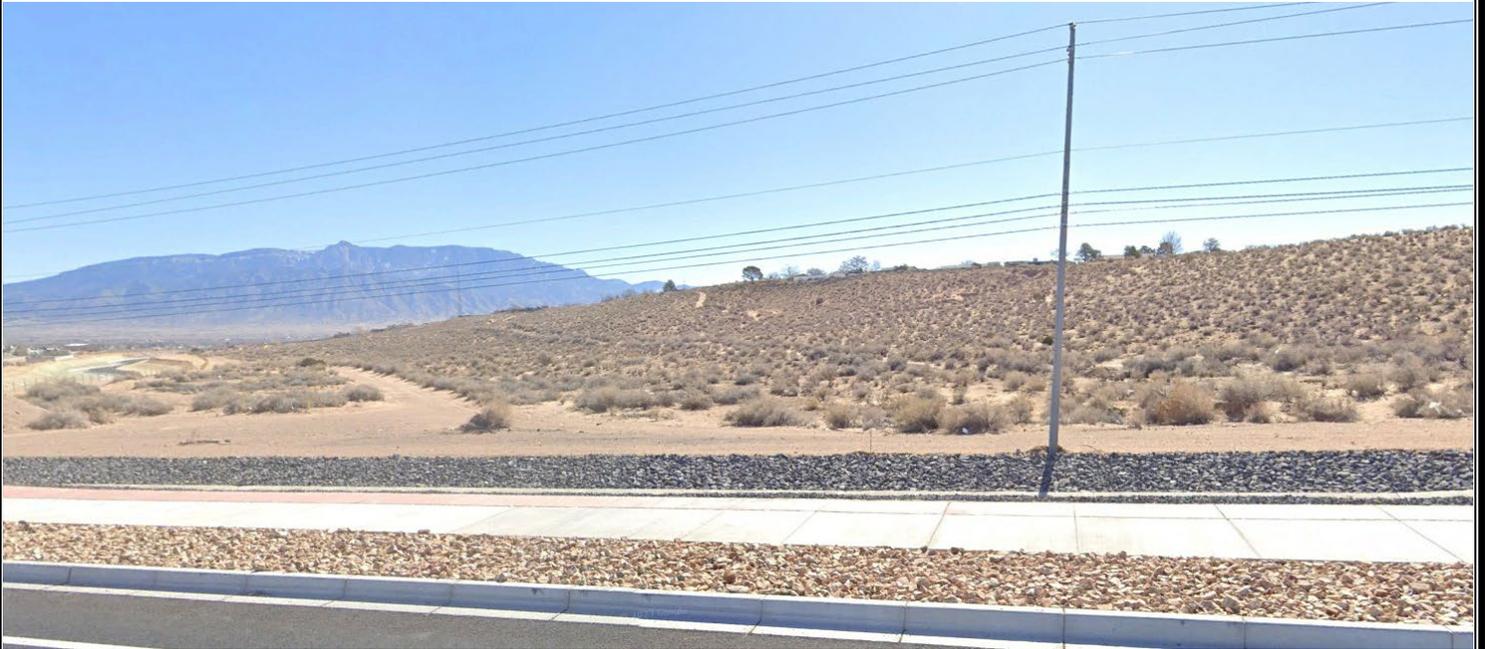
ATTEST:



Noel C. Davis, City Clerk
(SEAL)



ARROWHEAD EAST MASTER PLAN



February 2024

PREPARED FOR:

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1. Introduction

Arrowhead East is a +/- 80.7 acre master plan development consisting of commercial/mixed-use, mixed residential, and single family residential uses. The development sits directly south of the Arroyo de los Montoyas and east of NM Highway-528. The property limits can be seen on *Figure 1: Site Vicinity Map* and in the Appendix A Master Land Use Plan. The existing legal description of the development is a singular tract identified as Tract B Arrowhead East.

This development will provide a high quality of life offering a variety of residential options with great vista views of the Rio Grande Bosque and Sandia Mountains as well as provide the opportunity for a mixed-use activity center which allows many options for a variety of commercial land uses.

Intent of the Master Plan is to:

- Identify the existing and proposed conditions of the development.
- Designate the preferred zoning and land uses of the development.
- Implement goals and policies of the City of Rio Rancho Comprehensive Plan, Municipal Code, and Special Use Ordinance specific to this property.



Figure 1: Site Vicinity Map

2. Existing Conditions

2.1. Zoning & Land Use

The master plan area consists entirely of Special Use (SU) for Planned Residential District (PRD) as approved in the City of Rio Rancho Ordinance 19, Enactment Number 17-21. This Special Use zoning designation outlines specific Land Uses, Development Standards, and the Implementation Process for the development of the property. This Master Plan is the initial step towards development mentioned in the City Ordinance, which outlines the requirements of the City Ordinance.

The property's current land use classification per the Generalized Land Use Map is future planning. It is surrounded by Warehousing/Industrial to the north, low/medium density residential to the south, and Office/Commercial to the west across NM-528. The Village of Corrales lies directly east with low density residential. The existing zone classification map can be found below on *Figure 2*.

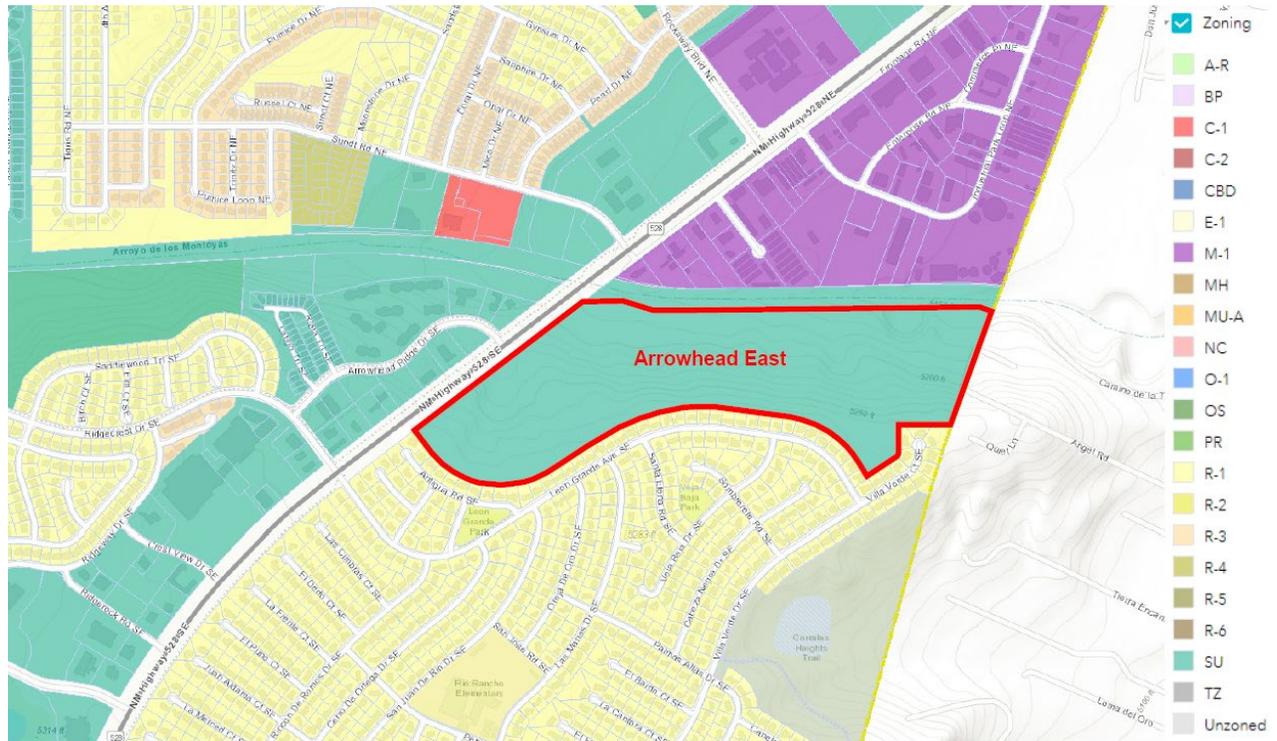


Figure 2: Existing Zone Classification Map

2.2. Soils & Vegetation

According to information referenced from the NRCS Web Soil Survey, an online data source, soils across the site consists predominantly of Sheppard loamy fine sand and also contains Grieta-Sheppard loamy fine sands. The soils have a below-average erosivity k-value and have a hydrologic soil classification of Group A for the Sheppard loamy fine sand and Group B for the Grieta-Sheppard loamy fine sands.

Vegetation across the site remains in a natural undisturbed state and vegetation could be described as Desert Shrub (i.e., scrub pine, creosote, greasewood, native grasses) with less than 30% ground cover. Although there is no environmental study completed for this area, due to previous development of the surrounding area, we don't anticipate any significant environmental or archaeological impacts to the development area.

2.3. Infrastructure & Roadways

The site lies directly east of NM Highway 528 and directly south of the Arroyo de los Montoyas. The New Mexico Department of Transportation recently completed a widening project of NM-528 to a six-lane highway with sidewalk and landscape buffering. This roadway widening project spans from Ridgecrest Drive to just north of Northern Boulevard. Access to and from Arrowhead East will be from NM-528. Initially, the plan was to establish full access to the property by crossing the arroyo and connecting to the NM-528/Sundt Road intersection, however the NMDOT widening project no longer made this a feasible connection point. The full access location is now intended to be at the NM-528/Arrowhead Ridge intersection, an approved Traffic Impact Study for the development should make recommendations on the design and implementation of this full access intersection.

The Arroyo de los Montoyas has also recently undergone improvements by SSCAFCA. The arroyo improvements include installing a low flow concrete channel, riprap, and armor-plated channel embankments for reducing erosion of channel flow. All existing drainage from Arrowhead east makes its way into the arroyo and will continue to do so in the developed condition.

Existing utilities are available to the site. A 20-inch PVC water main runs along the east side of NM-528, new water distribution and service will need to connect to this line. Two existing 15-inch PVC sanitary sewer lines run along the south side of the Arroyo de los Montoyas, however these have been abandoned and removed as necessary from SSCAFCA's arroyo improvements project. The NMDOT NM-528 widening project installed a new 36" sanitary sewer line in the frontage road just east of the NM-528/Sundt Rd intersection. This is the nearest available sanitary sewer line that Arrowhead East will be able to connect to for wastewater collection. Figure 3 shows the existing wet utilities for the site. There is also an existing wastewater treatment plant on the north side of the arroyo that the abandoned 15-inch sanitary sewer lines were conveyed to. Another option for sanitary sewer collection from the property is to convey through a lift station, beneath the arroyo, and to the wastewater treatment plant.

Dry utilities are also available for the site. An Overhead distribution power line runs along the east side of NM-528 as well as a gas distribution line in the same location. Overhead fiber optic and communications line are attached beneath the overhead power distribution lines so dry utilities for power, gas, and communications are available to the site for service connection and distribution.

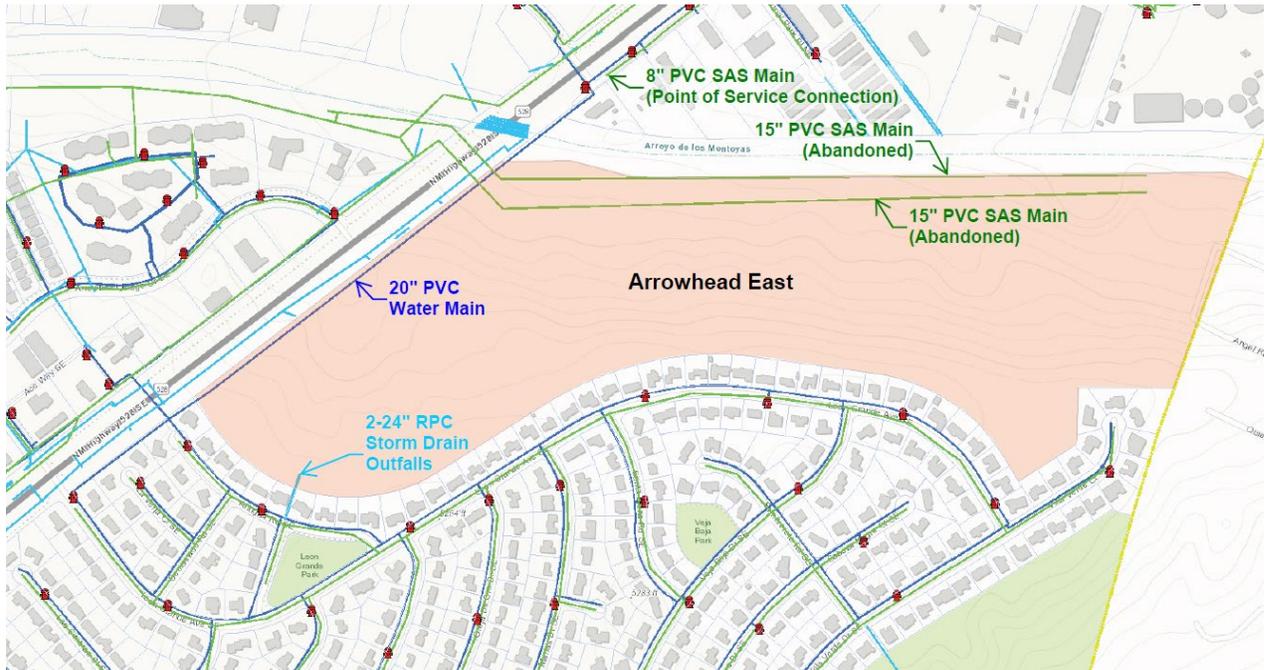


Figure 3: Existing Utilities Map

3. Proposed Land Use

The proposed developed land use will consist of 4 different land uses. The perimeter of the property will consist of approximately 15 acres of open space to act as a buffer between the surrounding properties. The open space buffer shall be 100 feet wide along the southern property line adjacent to Corrales Heights, 58 feet wide along the eastern property line adjacent to the Village of Corrales, and a 35 feet wide buffer along the northern property line adjacent to the Arroyo de los Montoyas. The open space areas shall be landscaped and be maintained by an appropriate Property Owners Association.

The front 25 acres of the property adjacent to NM-258 shall be Mixed-Use/Commercial. Any development within this section shall conform with the Permissive or Conditional Uses under the City's Mixed Use Activity Center District (MU-A) zoning regulations. Commercial uses located in the Master Plan are intended to serve the needs of those within the Master Plan area as well as those in the surrounding area. Intended uses within this front 25 acres are centered around a proposed sports activity center with an emphasis on

providing wheelchair accessible sports. The remaining portion of the 25 acres would be available for development of a combination of restaurants, retail commercial, and/or office-oriented uses. Two and half acres of these of the commercial use must be comprised of residential, civic, or open space per the Zoning Ordinance.

Directly east of the Mixed-Use/Commercial area shall be Mixed Residential Land Use. Any development within this section shall be a combination of multi-family, townhomes (attached and detached), and/or single family residential. The maximum area of Mixed Residential Land Use is 25 acres.

Directly east of the Mixed Residential area shall be a minimum of 15 acres for Single-Family Residential Land Use. Any development within this section shall be single family detached units. Figure 4 shows a proposed land use map for how the 4 various land uses will be configured.

The open space along the south side of Arrowhead East will be graded to have a 3 to 1 slope down from the edge of the Corrales Heights neighborhood to the south. Due to this, any development within Arrowhead East will sit at least 30 feet lower than the existing grade of Corrales Heights, which will preserve views from the adjoining neighbors to the Sandia Mountains and bosque.

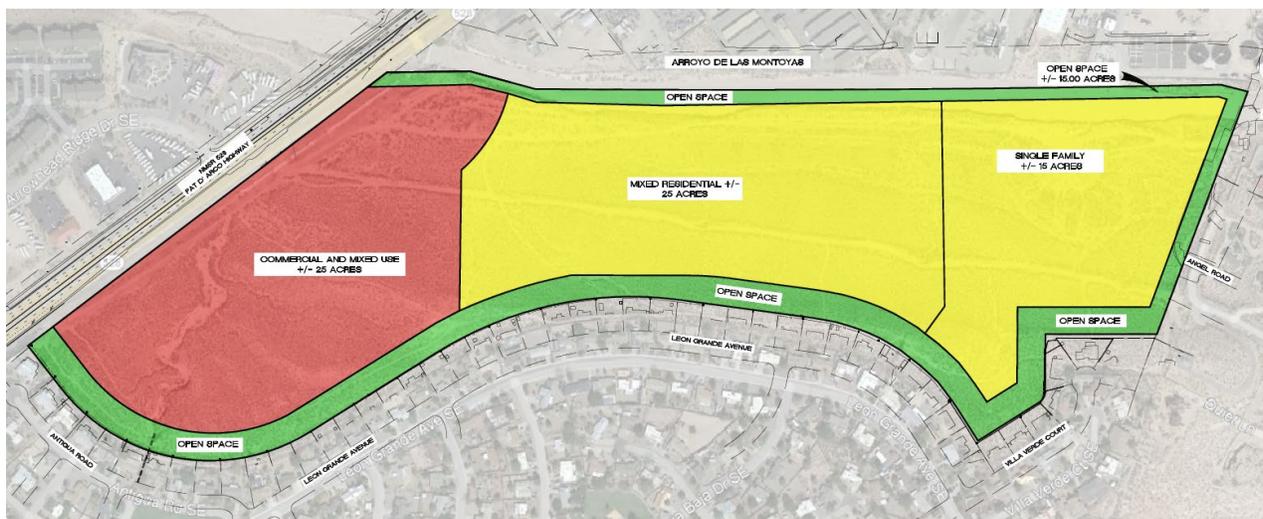


Figure 4: Proposed Land Use Map

4. Design Standards

These Design Standards aim to offer guidelines to help architects, landscape architects, civil engineers, and other designers grasp the intended vision and developmental objectives for the Arrowhead East Master Plan Area. Minor amendments to these standards can be sanctioned by the Director of the Development Services Department Director through administrative approval, while major amendments shall be

approved by the City of Rio Rancho Governing Body. Where these design standards are silent design standards as shown in Table 1 (also shown in Appendix A – Master Land Use Plan) will apply. Each respective land use has a Comparable Zoning listed in the table. Any design standards and guidelines not listed in Table 1 shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed.

Additional Design Standards are as follows.

Residential Design Standards

The residential design standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Arrowhead East. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Arrowhead East that has its own identity but reinforces the character of the future proposed development. Design standards generally apply to both Single-Family and Multi-Family Residential, unless stated otherwise.

I. ARCHITECTURAL REVIEW COMMITTEE

The Arrowhead East residential subdivision will establish a residential Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Arrowhead East neighborhood. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained.

II. PEDESTRIAN AMENITIES

- a. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- b. All sidewalks shall be a minimum of five feet in width, with a four-foot landscaped buffer.
- c. Bike paths and multi-use trails shall be provided as shown in figure 5 of the Arrowhead Master Plan. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system that is connected through trails and sidewalks, which also serve as recreational amenities for the residents.
- d. All trails within Arrowhead East will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. SETBACKS

- a. Minimum Front Yard Setbacks: 15 Feet, except 20 feet for garage doors and single family attached and zero lot line dwelling units.
- b. Minimum Rear Yard Setbacks: 15 feet
- c. Minimum Side Yard Setbacks: 5 feet on both sides for any principal building, for a total separation of 10 feet between buildings.
- d. For corner lots, the side yard setback on the street side shall be 10 feet.
- e. Zero lot line allowed for multifamily, duplex, townhomes and other clustered housing types that are not detached housing.

IV. LOT WIDTHS

- a. Allowable lot widths to include: 40', 45', 50', and 55'.

V. BUILDING HEIGHT AND MATERIALS

- a. Single-family detached building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- b. Multi-family housing shall not exceed 40 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- c. Stucco shall be the primary building material. Stucco colors shall be limited to shades of white, off-white, gray, light gray, brown, tan, sage green, and sand. High intensity colors, such as metallic, black, or florescent colors are prohibited.
- d. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of gray, white, blue, brown, and green.
- e. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- f. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- g. Accent materials may consist of faux stone, rock, wood, tile, or brick. All vinyl or metal window frames must be either recessed or projected a minimum of 2" if they are adjacent to stucco or stone, unless they are wood encased.
- h. Roofing type and materials for single-family detached housing to include flat/parapet roof and sloped roof with tile.
- i. Roofing type and materials for multi-family, duplex, townhomes and other clustered housing to include sloped with shingles, tile, metal or flat roof/parapet.

VI. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the neighborhood. The goal is to provide a low water use landscaped community. These standards are supplemental to the City of Rio Rancho requirements. The following are minimum standards for the development of specific landscape plans:

- a. A five-foot landscape parkway strip shall be located between the sidewalk and the curb. The groundcover for the landscape strip shall be required to be Santa Fe Brown rock, or other equivalent decorative rock groundcover. The maintenance of this strip shall be the responsibility of the Homeowner's Association should the strip be within the right of way.
- b. Every lot shall have a minimum of two trees, each of a minimum one and one-half inches in caliper.
- c. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- d. Landscaping within the open space buffer area, as shown on the lot layout exhibit, shall be maintained by the Homeowners' Association. These areas are for the benefit of the Homeowners and will be defined with future platting.
- e. The Homeowners' Association shall maintain landscaping in the right-of-way. All landscaping must be maintained in attractive living condition.
- f. Irrigation and landscaping maintenance outside of individual lots shall be the responsibility of the HOA.
- g. Front Yard Minimums:

40' and 45' lots

1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
2. 3 large shrubs (minimum 5 gallon)
3. 2 small shrubs (minimum 1 gallon)

50' and 55' lots

1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
2. 3 large shrubs (minimum 5 gallon)
3. 4 small shrubs (minimum 1 gallon)

- h. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe Brown, River rock, or similar type rock over filter fabric for all yard areas that are not covered with living vegetative groundcover.
- i. Accentuating bark mulch or pecan shells are permitted in front yard landscape.
- j. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
- k. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.
- l. Suggested Trees:
 1. Acer negundo 'Sensation' – Sensation Box Elder
 2. Fraxinus velutina 'Medesto' – Modesto Ash
 3. Gleditsia triacanthos – Honey Locust
 4. Pistacia chinensis – Chinese Pistache
 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 6. Ulmus hybrid 'Frontier' – Frontier Elm

VII. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to provide for public safety without adversely affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- b. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium streetlights are prohibited.
- c. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/Chapter 159. Height shall not exceed 16 feet.

VIII. SIGNAGE

The Arrowhead East Master Plan and development within shall provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

IX. WALLS

- a. All perimeter block walls facing rights-of-way shall be designed to complement entry monument signs. Type of and color of block shall be tan or colored split face – CMU or CMU treated with stucco.
- b. Side yard and return walls to include brown and tan CMU with a smooth or split face finish.
- c. Plain grey CMU block shall not be used for wall material unless treated with stucco.
- d. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
- e. Barbed wire, concertina wire, and similar materials are prohibited.

X. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- a. All new electric distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation, per the access regulations of the applicable utility company, when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main element of the building or with the landscaping there.
- d. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by low walls and/or landscaping.

XI. OFF-STREET PARKING

A minimum number of off-street parking spaces shall be provided according to the design standard contained in the DPM and Requirements per Zoning Code. Parking shall be calculated and provided as follows:

- a. For each house or townhouse:
 - 1. Three spaces if the dwelling has up to two bedrooms, two in garage
 - 2. Four spaces if the dwelling has three or more bedrooms, two in garage.
- b. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

XII. RECYCLING

Curbside recycling pickup and garbage carts are provided by the City (currently via a private provider) within the City of Rio Rancho. Homes within Arrowhead East are required to provide storage for the automated carts, including the recycling cart, and homeowners are encouraged to participate in this recycling program.

Non-residential:

The non-residential design standards will follow the Rio Rancho Municipal Code and will address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Arrowhead East. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Arrowhead East that has its own identity but reinforces the character of the future proposed development.

Access:

A Traffic Impact Analysis and Access Justification Report has been prepared and has been accepted by NMDOT. The analysis as approved allows three access points along NM-528. Two of the access points will be right-in and right-out and the middle access, aligning with Arrowhead Ridge Drive will be a signalized full-access intersection. This signalized access will include dual westbound left turn lanes, a 370-ft northbound left turn lane and a 400-ft southbound left turn lane.

Final comments from the City Development Services will be incorporated within the plans. Each right-in right-out access point into the property will also require a 370-ft long deceleration right turn lane, or as long as physically possible if the 370-ft length cannot be met.

Overall Buffers & Landscaping:

Minimum buffers and landscaping per the City of Rio Rancho Zoning Code for each zone district shall be applied with such buffers and landscaping to be maintained by an appropriate Property Owners Association. A minimum of 100 foot perimeter buffer provided along the south border shall be retaining in a natural and undeveloped state except for means of grading (slope tying, retaining walls, etc.), no active recreational uses shall be permitted within the buffer area. The open space buffer abutting single family residential development may be reduced to 75 feet.

Between the multi-family and commercial developments, and the multi-family and single-family detached residential development, a 30 foot buffer shall be provided. A 58 foot buffer is provided along the eastern border of the project, west of the Village of Corrales (which includes an existing road on the property for providing access to the adjacent single family lots); and a 35 foot active buffer is provided along the Montoyas Arroyo, which includes drainage ponding facilities for the development.

Signage:

In addition to the above standards, any signage for the property shall conform to Chapter 156 of the Rio Rancho Municipal Code.

Parking:

Parking shall conform to Article IX of the Rio Rancho Municipal Code as well as Chapter 154.76 of the Municipal code for Off-Street Parking Requirements.

Mechanical Equipment:

Mechanical equipment, with the exception of solar panels not exceeding the maximum permitted principal building height, shall not be located on the roof of any building within the residential land use areas, or on any structure that may be located in the open space land use areas. Mechanical equipment located on the roof of structures located within the commercial land use areas shall be screened from view of neighboring properties by a parapet wall or similar feature that is an integral part of the building's architectural design.

The screening shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level from any of the neighboring properties.

Table 1: Design Standards

	Mixed-Use/Commercial	Mixed Residential	Single-Family Residential	Open Space
Maximum Lot Density		26 DU/Acre	7 DU/Acre	
Comparable Zoning	MU-A	R-3	R-4	OS
Permissive/Conditional Uses	Per Municipal Code for MU-A	Multi-Family Townhomes (attached and detached) Single-Family	Single-Family Detached	
Minimum Lot Area		Detached = 3,000 Sq Ft Attached = 1,200 Sq Ft Multi-Family = 10,000 Sq Ft	4,500 Sq Ft	
Minimum Lot Width		Detached = 35 Ft Attached = 28 Ft Multi-Family = 70 Ft	40 Ft	
Right-of-Way Width		50 Ft	50 Ft	
Buffer	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential, and between Mixed Residential & Single-Family Residential	30' Buffer shall be provided between Mixed Residential & Single-Family Residential	100' along S. Property Line 58' along E. Property Line 35' along N. Property Line

* Any development guidelines not shown in this table shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed above

Per the Special Use Ordinance, any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

The subdivision of land within the master plan area shall be subject to Rio Rancho Subdivision Regulations. An approved Traffic Impact Study and Master Drainage Plan shall be in place prior to the subdivision of any land (other than bulk land subdivision for separating out the zoning/land uses).

5. Community Amenities

The development of Arrowhead East will include open space areas identified as such in the Master Exhibit in Appendix A and in the Proposed Land Use Map. These open space areas will serve as green space areas and landscaped buffers, which help to give a sense of seclusion from the surrounding urban development. Within the landscaped buffer area between the commercial and mixed-residential land uses, and between the mixed-residential and single-family residential land uses, pedestrian multi-use trails can be incorporated to provide connectivity to the newly constructed Arroyo de Los Montoyas and trail. The local proposed roadways will also provide a means of bicycle routes throughout the community. The 100' open space buffer along the south boundary must remain in a natural and undeveloped state, except for any slope tying or retaining walls to assist with the grading of the site due to the significant change in elevation across the site.

The mixed-use designation for the front 25 acres of master plan will also provide potential for further amenities. The allowable uses for MU-A would include a large variety of permissible and conditional uses.

Shopping and dining options would provide the community residents easy access to daily necessities and a range of dining experiences. Community center development would also be allowed to provide a variety of activities and services, including meeting rooms, event spaces, and a range of recreational facilities, such as basketball courts, indoor soccer fields, and more.

The driving development within the mixed-use commercial development includes a sports recreation facility which would be geared toward providing a community for individuals in wheelchairs to play active sports such as basketball and soccer. The sports facility would be available for anyone willing to join and may include services for health and wellness (such as exercise equipment and training classes).

Overall, this proposed master-planned area incorporates mixed-use and residential community uses that would offer a diverse range of activities, amenities, and services that would cater to the needs and preferences of its residents. This would create a vibrant and thriving community that fosters a sense of belonging and enhances the overall quality of life for its residents.

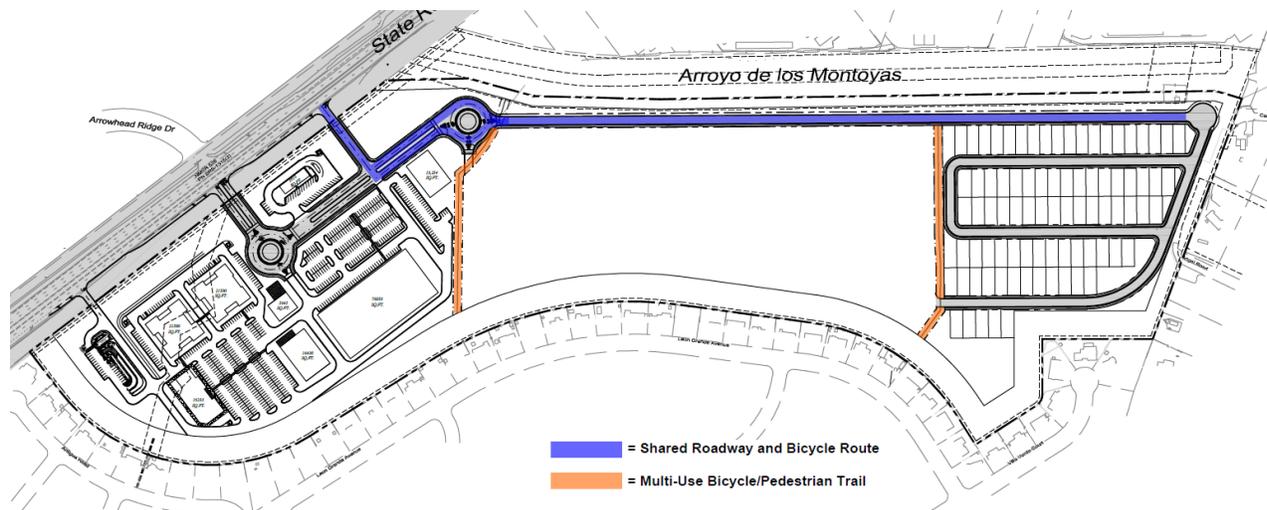


Figure 5: Proposed Bicycle and Pedestrian Paths

6. Property Owners Association

A property owners association (POA) shall be organized to manage and govern common areas, amenities, open space, and aspects of shared property ownership. The POA will play a crucial role in managing and maintaining shared resources and promoting a desirable living environment for its members. By establishing clear governance structures, enforcing rules fairly, and fostering community engagement, a POA can effectively serve the interests of its residents and preserve the value of the properties within the community. Here's an overview of how the POA can be organized and how it would function:

1. **Formation** – This will typically begin with the developer of the master plan during the initial stages of development. The POA will be incorporated as a non-profit organization, governed by specific legal documents such as articles of incorporation and bylaws. These documents outline the purpose, structure, powers, and procedures of the association.
2. **Membership** – After lots are subdivided and sold off for single-family homes, apartments, and commercial developments, the property owners within the community will automatically become members of the POA upon purchasing property within the jurisdiction of the association. Membership may also be mandatory and binding for property owners, requiring adherence to the POA's rules and regulations.
3. **Board of Directors** – The POA will be overseen by a board of directors, elected by the members of the POA. The board is responsible for making decisions on behalf of the association, enforcing rules, managing finances, and overseeing the maintenance of open space and common areas.
4. **Rules and Regulations** – The POA establishes rules and regulations governing various aspects of community life, such as architectural guidelines, landscaping standards, parking regulations, noise restrictions, and pet policies. These rules aim to maintain community aesthetics, preserve property values, and ensure harmonious living among residents.
5. **Assessments and Fees** – To fund maintenance, repairs, and other expenses, the POA levies assessments or fees on its members. These fees are typically collected on a regular basis and used to cover costs associated with common area upkeep, insurance, utilities, and administrative expenses.
6. **Meetings and Governance** – The POA holds regular meetings where members can voice concerns, discuss issues, and vote on important matters such as budget approvals, rule changes, and elections. The POA will enforce compliance with its R&R's through various means such as warnings, fines, and legal action if necessary. The POA may also be a means of providing mechanisms for resolving disputes among members.

7. Transportation Plan

As the project progresses forward, various public rights-of-way will need to be established for the transportation corridors. The minimum width of public right-of-way will be 50 feet to conform with the City of Rio Rancho typical street section for a residential street. This will accommodate a 30-ft wide road, plus a 3-ft landscape buffer and 5-ft sidewalk on both sides of the roadway.

Ingress/Egress for the master plan will come from NM Highway-528. A Traffic Impact Study has been approved by the City of Rio Rancho and the New Mexico Department of Transportation. This TIA includes recommendations for a signalized full-access point at the NM-528/Arrowhead Ridge intersection, plus two right-in, right-out access points north and south of Arrowhead Ridge.

A proposed roadway along the northern edge of the master plan will act as a main thoroughfare between the residential properties and the access points off NM-528. Due to the natural steep terrain of the property, there will be spans of roadways that will have to be up to 10% in longitudinal slope.

All internal roadways and access points will be designed to accommodate Fire and Emergency Vehicles circulation. Fire and Emergency access may be provided to and from the Village of Corrales to the east, however there will be no general vehicular access to and from Corrales allowed. Three access points from NM-528 into the commercial property will help to accommodate that 2 fire emergency access points are available to the site at any given time. A Fire Protection Plan is provided in Appendix E to show the general fire emergency access circulation for the property. The City Fire Marshal's office will need to approve any Fire 1 Plans prior to any development and preliminary plat subdivision of the property.

8. Conceptual Drainage Plan & Topography

The master plan area's natural topography slopes from south to north towards the Montoyas Arroyo. The property has some fairly steep slopes, with a vertical fall from the south property line to the north property line at a range between 100-115 feet. 3:1 slope ties and retaining walls will be required to be incorporated into the proposed development. There are also two 48-inch RCP storm drain lines from the Corrales Heights neighborhood that daylight in the commercial land use area of the master plan, which then surface drains across the property and towards the Montoyas Arroyo.

Due to the location of the property near the downstream end of the Montoyas Arroyo, the property will be allowed to free discharge into the arroyo. There will be a requirement of stormwater quality "first flush" retention of the developed flows prior to release into the arroyo. A water quality retention pond to accommodate the developed flows of the commercial land use will be located in the NW corner of the property. A second water quality retention stepped pond to accommodate the residential land use shall be located along the north property line in the open space land use area along the arroyo, this pond shall be configured to not conflict with an existing reuse water line that runs along the south side of the arroyo in this area. Both of these ponds will be required to retain the required volume of water quality as set in the

City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) development standards.

In order to maintain the historic flows for the Corrales Heights neighborhood, a new storm drain conveyance shall be designed and constructed that connects to the two existing 48-inch RCP's onsite and convey the runoff to the existing concrete and riprap channel that runs along the east side of NM-528 and eventually in the Montoyas Arroyo. The daylight point of the new storm drain shall be in the same location in the concrete/riprap channel as the existing drainage from Corrales Heights enters it today.

A master drainage management plan has been submitted to the City of Rio Rancho and SSCAFCA for full development and existy hydrology analysis, as well as provides hydraulic analysis for the justification of allowing free discharge into the arroyo from this site. Any interim grading or earthwork disturbance will also require slope stabilization and fugitive dust control until the disturbed areas can be established with permanent stabilization. A Drainage Concept Map can be seen in Figure 6. The Developer will need to enter an agreement wth SSCAFCA to construct the storm drain outfalls into the Montoyas Arroyo.

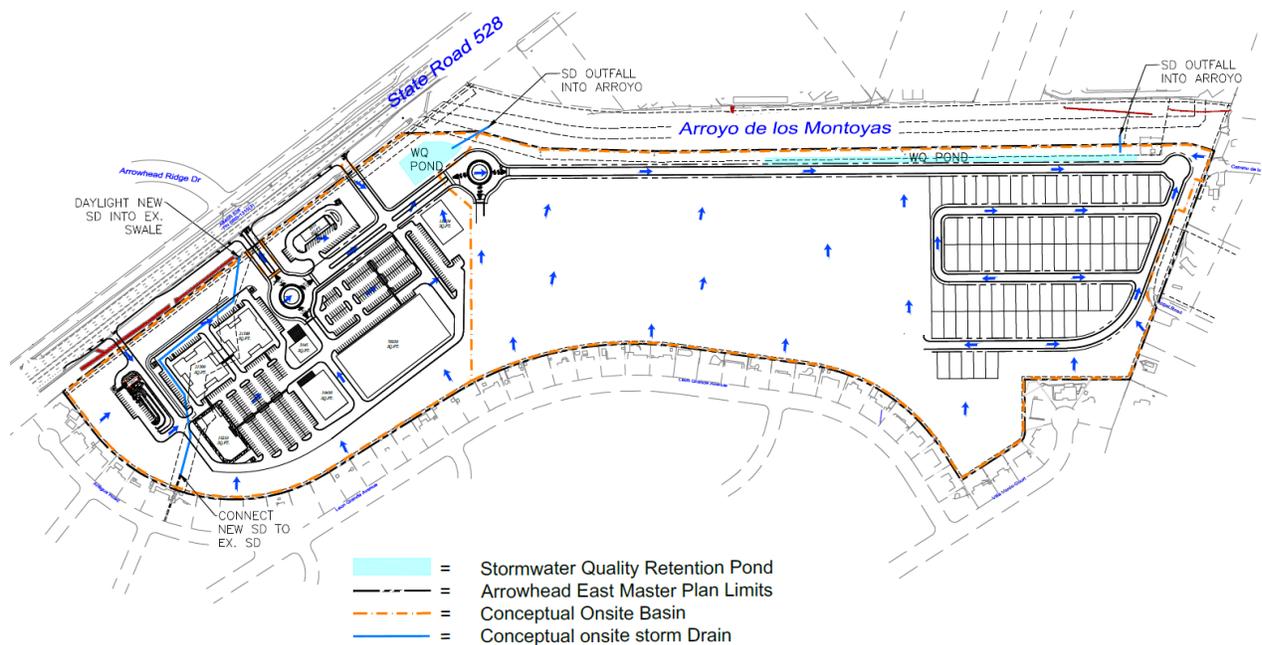


Figure 6: Drainage Concept Map

9. Conceptual Utility Plan

The following discussion describes the proposed improvements associated with water and sanitary sewer utilities that will be provided to serve the proposed development from the existing utility infrastructure as previously mentioned in the existing conditions section.

Water main line extensions will be located within the proposed right-of-way and tie-ins will be made into the existing 20-inch PVC located along the east side of NM-528. The proposed main line installation will facilitate installations of individual water service laterals and meters as well as provide adequate pressures and flow capacities to support fire hydrants during emergency fire flow demand conditions. Water line stubs will also be provided for extending any main lines throughout the commercial land use area and through the mixed residential land use area.

Sanitary sewer collection systems will be gravity driven from south to north. Main lines will be located within the proposed rights-of-way and individual service laterals will be provided to each of the proposed single-family lots and stubbed into the commercial and mixed-residential land use areas. The abandoned 15-inch PVC lines along the south side of the arroyo should be verified to confirm they are in viable shape for collection and conveyance for the proposed development. If they are in viable shape, they can be used for collection and should be conveyed from east to west where a new lift station shall be constructed to force main the sanitary sewer waste underneath the arroyo and towards the wastewater treatment plant just north of the arroyo. If the existing lines are not in viable shape, then they will need to be replaced along with a new lift station to force main across the arroyo either towards the wastewater treatment plant or the existing manhole located near the NM-528/Sundt Rd intersection.

Water & Sewer availability will need to be verified with the City's Utilities Department for capacity for water demand (both fire and domestic) and sanitary sewer collection.

10. Phasing Strategy of Development and Financing

The following outlines the phased approach for the development of the master plan, encompassing previously undeveloped land. This strategic plan aims to guide the transformation of the area into a dynamic and sustainable community for comprising commercial, multi-family, and single-family zones. Each phase is a guidance for the development of the property in order to be a functional community.

1. Phase 1: Backbone Infrastructure and Zoning Preparation

The foundational phase of the development focuses on installing essential infrastructure that will be necessary for all three different land use areas within the master plan and establishing the zoning boundaries. This includes rough grading of the entire master plan site, installation of access roads to NM-528, water and sewer utility connections to the existing main lines and extension of lines within the site, drainage water quality retention ponds, and conduits for dry utility extensions.

A bulk land plat should also be submitted for approval with establishing the limits of commercial, mixed-residential, and single-family residential land uses. Open Space areas within each land use/parcel shall be dedicated as a public easement to be maintained by Property Owner's Association.

2. Phase 2: Single-Family Infrastructure and Subdivision

Subsequent phasing will move forward with establishing the single-family portion infrastructure for housing developments. This includes extension of access roadways and utilities from Phase 1 into the single-family property. Single-family lot subdivision and right-of-way dedication for the neighborhood roadway and parks shall be processed through a preliminary plat and final plat process with the city.

3. Phase 3: Multi-Family Infrastructure and Site Planning

Subsequent phasing will move forward with establishing the multi-family/mixed residential portion infrastructure for housing developments. Assuming this portion of the master plan is a single development for multi-family, private onsite utilities and access roads shall be extended into the property with a site development plan that will need to be approved for building permit. Should multiple multi-family developments occur within this planned area, each development shall be subdivided and follow the preliminary plat and final plat process as well.

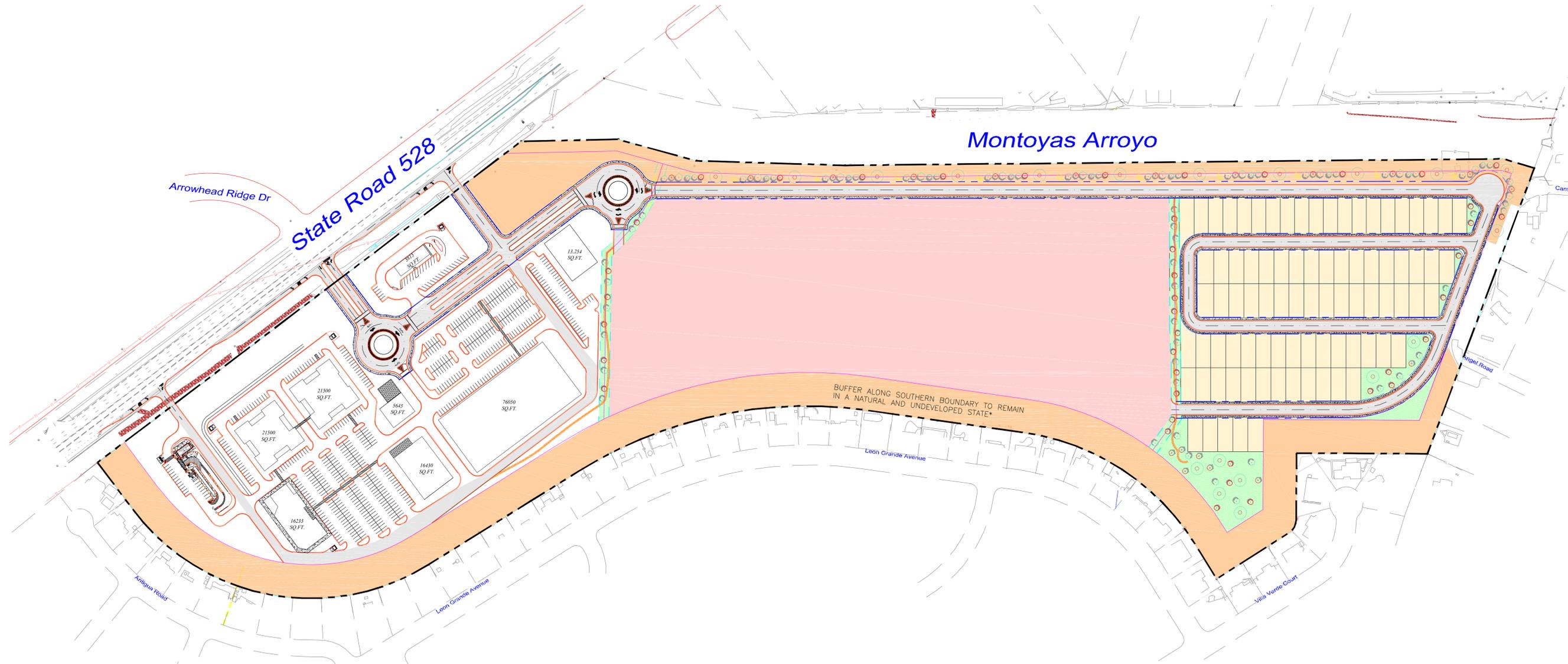
4. Phase 4: Commercial Infrastructure, Subdivision, and Site Planning

Subsequent phasing will move forward with establishing the commercial portion infrastructure for non-residential developments. Depending on the developer's market and approach to this area, the commercial property shall be subdivided into multiple tracts of various shapes and sizes that will accommodate internal vehicular, pedestrian, and emergency access circulation as well any public utility extensions to service each tract. Site Development Plans for each tract shall be submitted for approval of building permit and installations of private and public onsite infrastructure will be required in order to obtain any certification of occupancies on a case-by-case basis.

Financing of all developments for the Master Plan shall be at the developer and/or property owner's expense. Any subdivision for right-of-way dedication, single-family lots, multi-family lots, or commercial lots shall require the developer and/or property owner enter into a Subdivision Improvements Agreement with the City of Rio Rancho prior to any final plat approvals.

APPENDIX A

MASTER PLAN SITE EXHIBIT



COMMERCIAL SITE NOTE:

COMMERCIAL LAYOUT OF BUILDINGS, PARKING LOTS AND DRIVE AISLES ARE STRICTLY CONCEPTUAL. ANY PROPOSED FINAL SITE PLANS SHALL BE APPROVED AND SUBDIVIDED BY THE DEVELOPER ON A CASE-BY-CASE BASIS.

RESIDENTIAL SITE NOTE:

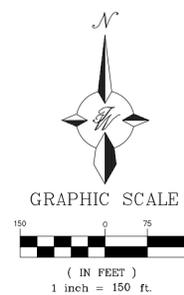
MIXED RESIDENTIAL AND SINGLE FAMILY LAYOUT OF LOTS AND ROADWAYS ARE STRICTLY CONCEPTUAL. ANY PROPOSED SUBDIVISION OF INDIVIDUAL LOTS SHALL BE APPROVED THROUGH A PRELIMINARY PLAT AND FINAL PLAT PROCESS.

*** LANDSCAPE BUFFER NOTE:**

THE LANDSCAPE BUFFER ALONG THE SOUTHERN BOUNDARY SHALL REMAIN IN A NATURAL AND UNDEVELOPED STATE, WITH THE EXCEPTION FOR ANY SLOPE TYING OR RETAINING WALLS FOR GRADING OF THE SITE.

LEGEND

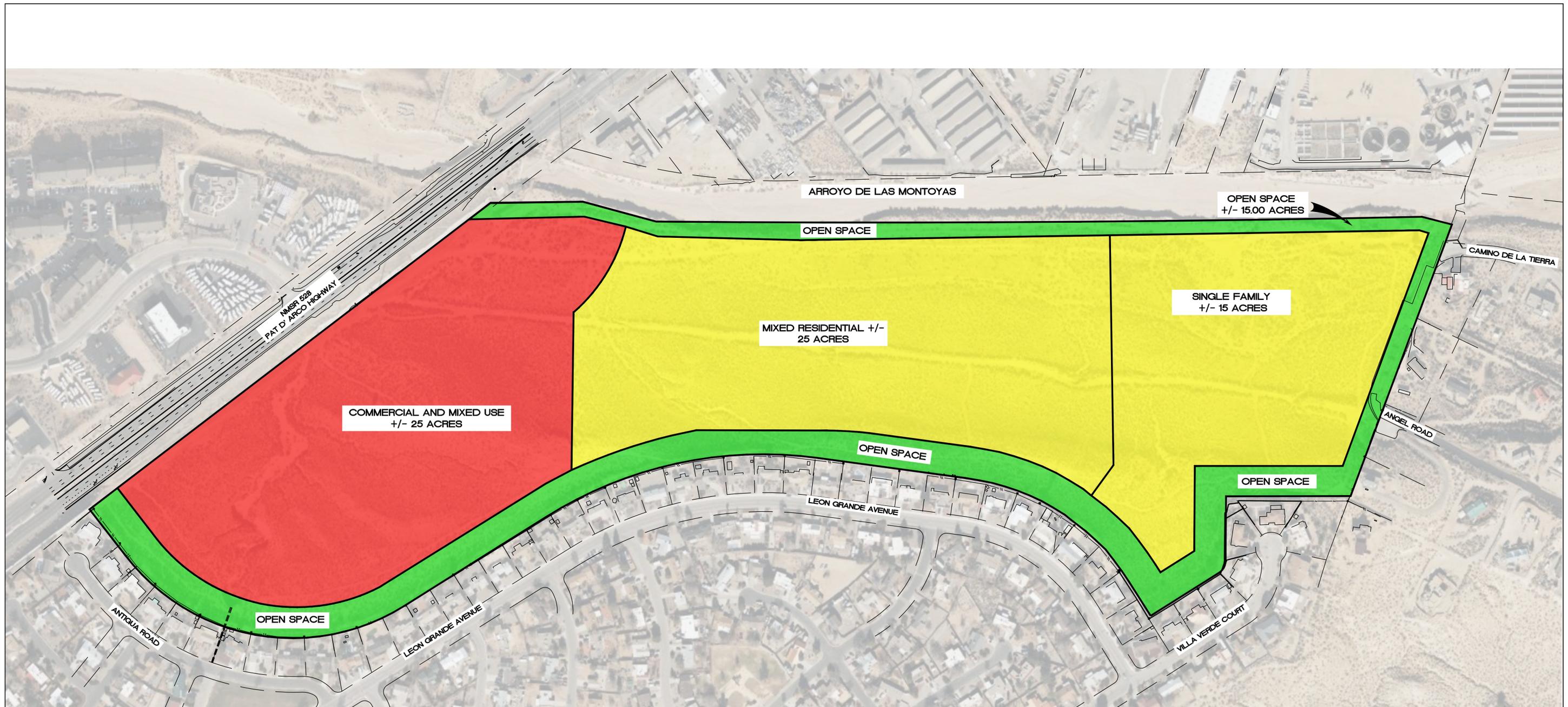
- BOUNDARY LINE
- - - EASEMENT
- - - PROPOSED ROW
- - - PROPOSED LAND USE/ZONING BOUNDARY
- MULTI-USE TRAIL
- PARKS & TRAIL AREAS
- OPEN SPACE AREAS (INCLUDING PONDING AREAS)
- PROPOSED SINGLE FAMILY LOTS
- PROPOSED MULTI-FAMILY/MIXED RESIDENTIAL



ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY SB
	MASTER PLAN SITE EXHIBIT	DATE 02-07-24
RONALD R. BOHANNAN P.E. #7868	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # MP-1
		JOB # 2021012

APPENDIX B

MASTER LAND USE PLAN



Development Guidelines

	Mixed-Use/Commercial	Mixed Residential	Single-Family Residential	Open Space
Maximum Lot Density		26 DU/Acre	7 DU/Acre	
Comparable Zoning	MU-A	R-3	R-4	OS
Permissive/Conditional Uses	Per Municipal Code for MU-A	Multi-Family Townhomes (attached and detached) Single-Family	Single-Family Detached	
Minimum Lot Area		Detached = 3,000 Sq Ft Attached = 1,200 Sq Ft Multi-Family = 10,000 Sq Ft	4,500 Sq Ft	
Minimum Lot Width		Detached = 35 Ft Attached = 28 Ft Multi-Family = 70 ft	40 Ft	
Right-of-Way Width		50 Ft	50 Ft	
Buffer	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential, and between Mixed Residential & Single-Family Residential	30' Buffer shall be provided between Mixed Residential & Single-Family Residential	100' along S. Property Line 58' along E. Property Line 35' along N. Property Line

* Any development guidelines not shown in this table shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed above

PROPOSED ZONING= PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD)

LEGEND

- OPEN SPACE
- MODERATE DENSITY RESIDENTIAL
- COMMERCIAL AND MIXED USE



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

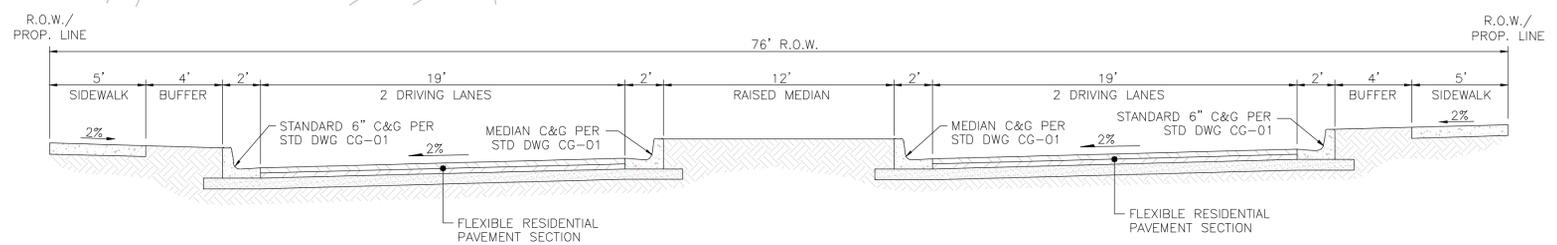
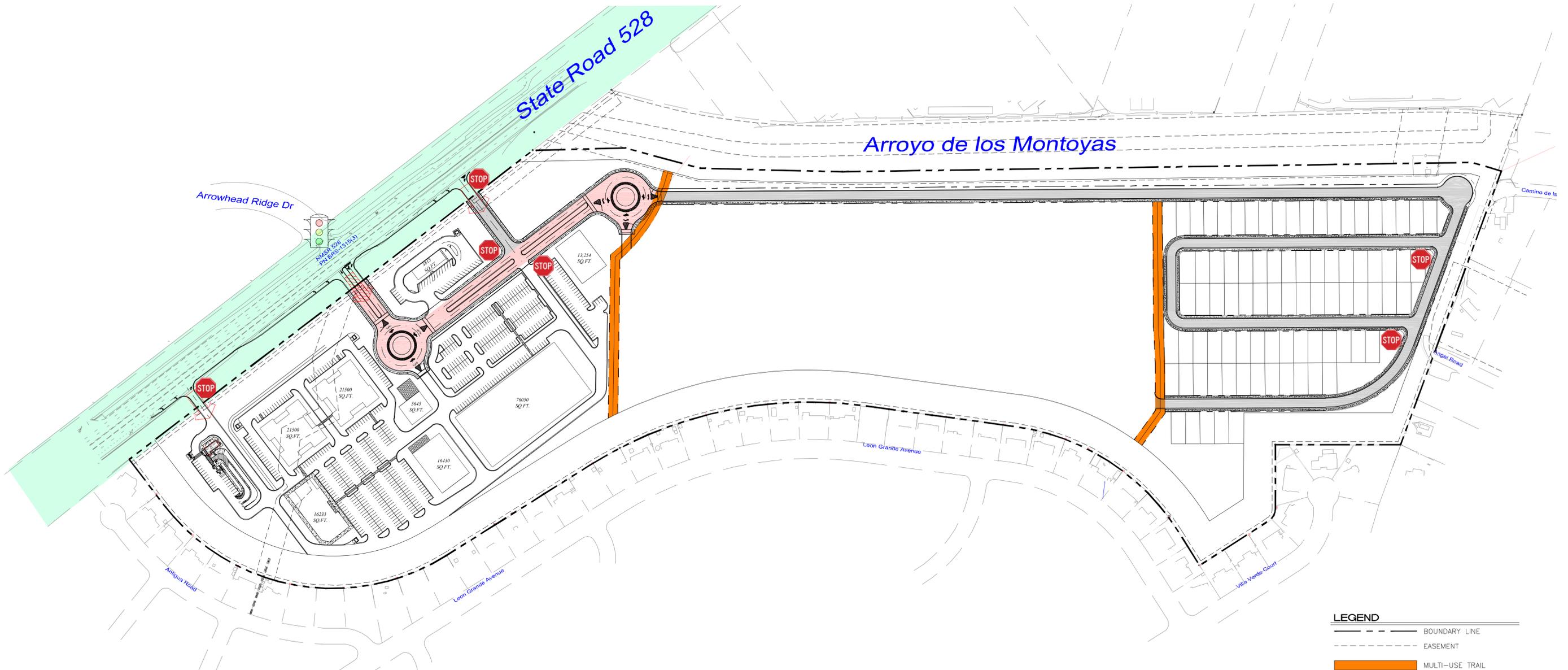
ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY RMG
	MASTER LAND USE PLAN	DATE 04-16-23
		DRAWING
		SHEET #
		MP-2
		JOB # 2021012

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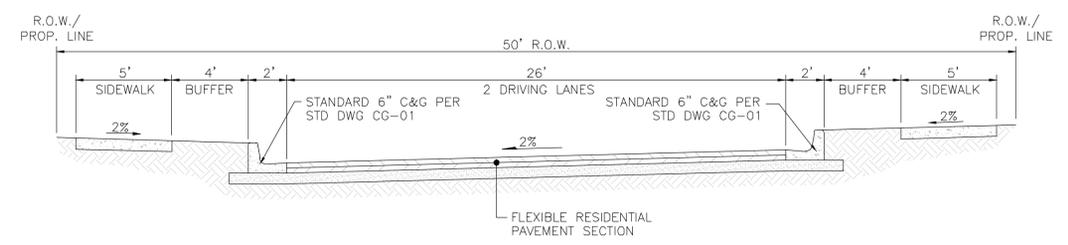
RONALD R. BOHANNAN
P.E. #7868

APPENDIX C

TRANSPORTATION PLAN

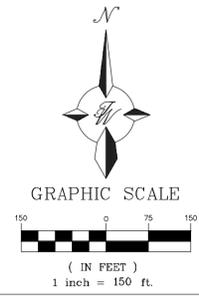


TYPICAL 76' ROW STREET SECTION
NTS



TYPICAL 50' ROW STREET SECTION
NTS

- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - MULTI-USE TRAIL
 - PROPOSED PUBLIC ROADWAY (50' ROW)
 - PROPOSED PUBLIC ROADWAY (76' ROW)
 - EXISTING PUBLIC ROW
 - PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS (RIGHT-IN, RIGHT-OUT)
 - PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS (FULL ACCESS)
 - FUTURE SIGNAL
 - STOP CONDITION



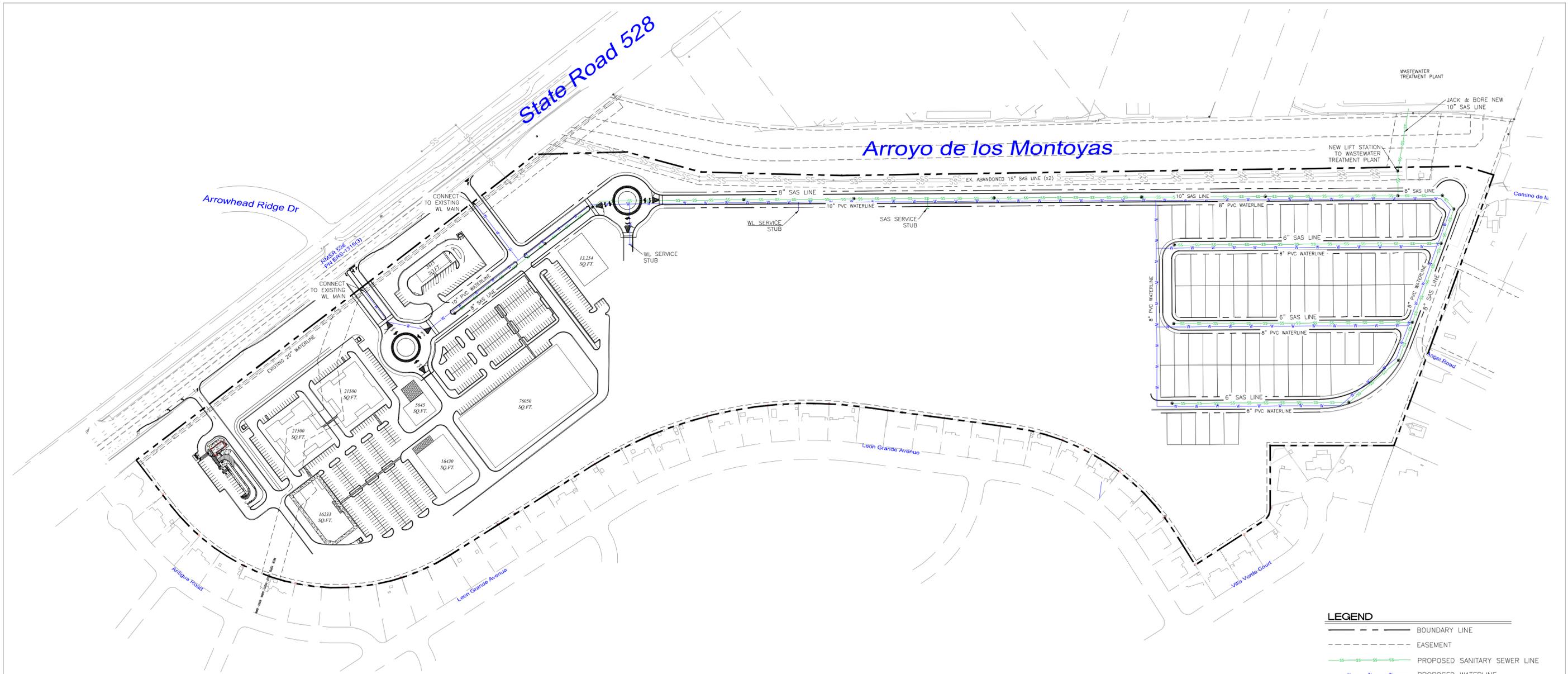
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	TRANSPORTATION PLAN	DATE 02-07-24
		DRAWING
		SHEET # MP-3
		JOB # 2021012

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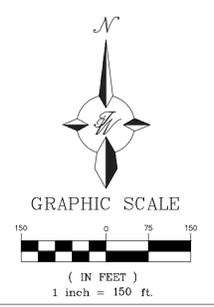
APPENDIX D

UTILITY SERVICE PLAN



LEGEND

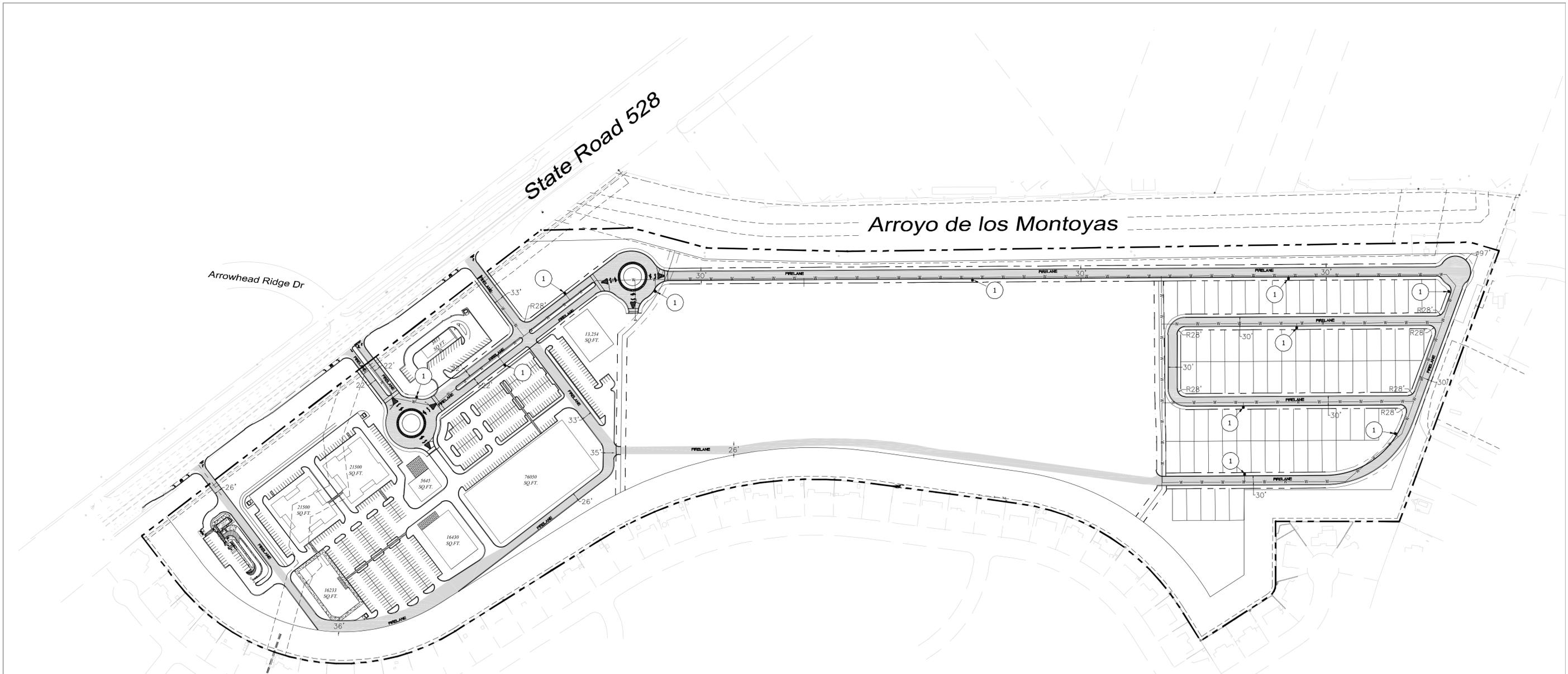
	BOUNDARY LINE
	EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	PROPOSED HYDRANT
	PROPOSED MANHOLE



ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY vp
	UTILITY SERVICE PLAN	DATE 02-06-24
		DRAWING
		SHEET # MP-4
		JOB # 2021012
<p> TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com </p>		
<p> RONALD R. BOHANNAN P.E. #7868 </p>		

APPENDIX E

FIRE PROTECTION PLAN



KEYED NOTES
 ① NEW PUBLIC FIRE HYDRANT

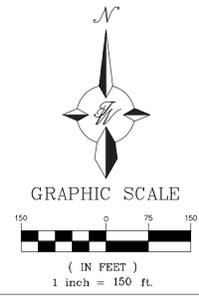
NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
- COMMERCIAL DEVELOPMENTS MAY REQUIRE ADDITIONAL PRIVATE FIRE HYDRANTS TO MEET THE MINIMUM FIRE CODE SPACING REQUIREMENTS.
- HYDRANT DISTANCES SHALL BE 300' FOR COMMERCIAL DEVELOPMENT AND 500' FOR RESIDENTIAL DEVELOPMENT.
- HYDRANTS SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION BEGINS.
- TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE REQUIRED IN DEVELOPMENTS WITH AT LEAST 30 DWELLING UNITS. ACCESS FROM ONLY ONE DIRECTION MAY BE APPROVED IF DWELLING UNITS ARE APPROVED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 93.3.1.2, OR 903.3.1.3.
- FURTHER REQUIREMENTS MAY BE NECESSARY UPON DEVELOPMENT.

LEGEND

	BOUNDARY LINE
	EASEMENT
	PROPOSED WATERLINE
	EXISTING WATERLINE
	FIRE ACCESS LANE
	PROPOSED HYDRANT
	EXISTING FIRE HYDRANT

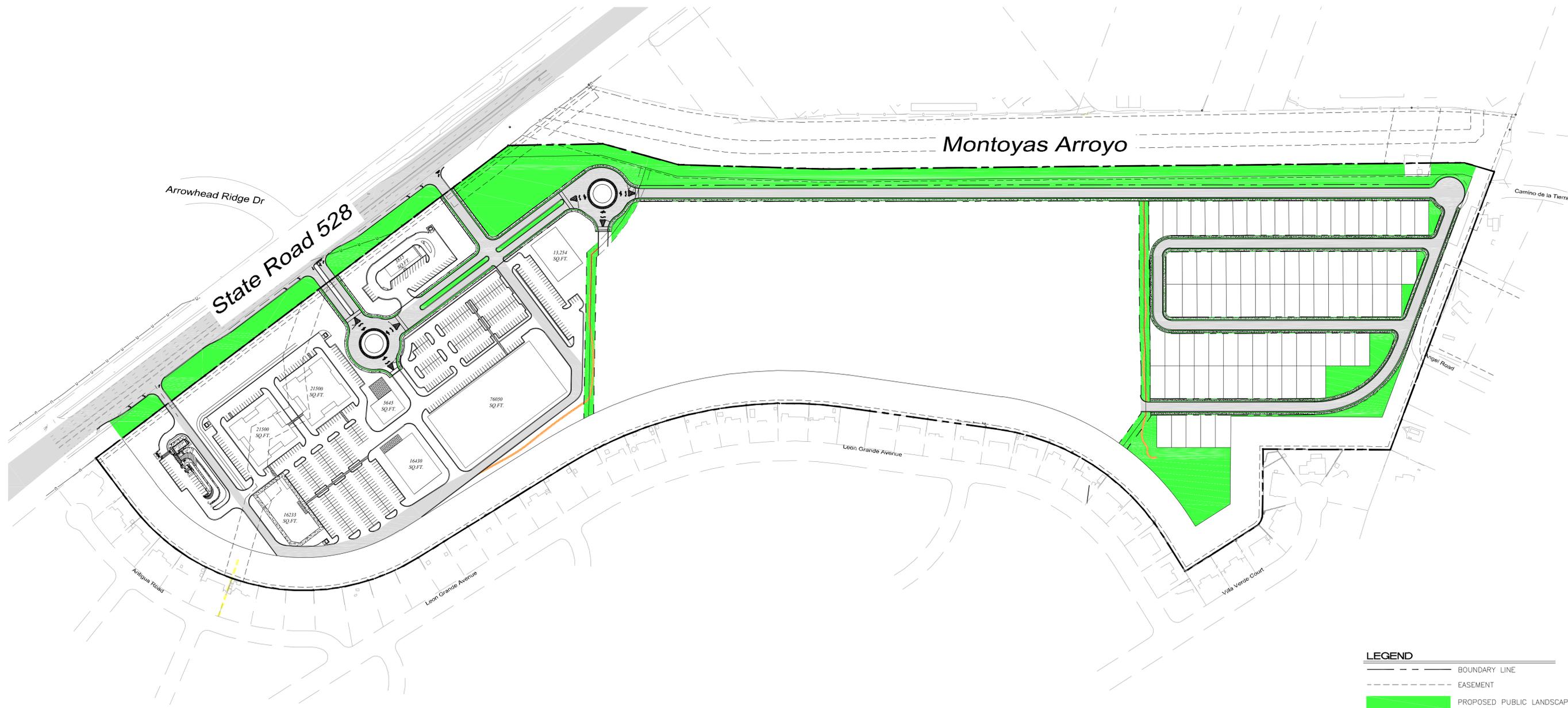
CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY VP
	FIRE PROTECTION PLAN	DATE 02-07-24
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # MP-5
		JOB # 2021012

APPENDIX F

LANDSCAPING PLAN



LEGEND

	BOUNDARY LINE
	EASEMENT
	PROPOSED PUBLIC LANDSCAPING
	PROPOSED PUBLIC TRAILS

GENERAL NOTES:

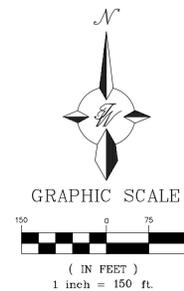
1. ALL PROPOSED PUBLIC LANDSCAPING SHALL COMPLY WITH SECTION 3, SUBSECTIONS 7, 8, AND 9 OF THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL VOL. II.
2. FINAL DESIGN OF LANDSCAPING AND PLANTING IN PUBLIC ROW WILL BE CONTINGENT UPON FINAL SUBDIVISION CONSTRUCTION APPROVAL.

PLANTINGS NOTES:

1. ADJUST EXACT PLANT LOCATION IN THE FIELD.
2. UNLESS STATED OTHERWISE ON THE PLAN, ALL EXISTING TREES AND SHRUBS ARE TO VERIFY IN THE FIELD WHICH PLANTS TO REMOVE WITH THE OWNER IN THE FIELD.

IRRIGATION NOTES:

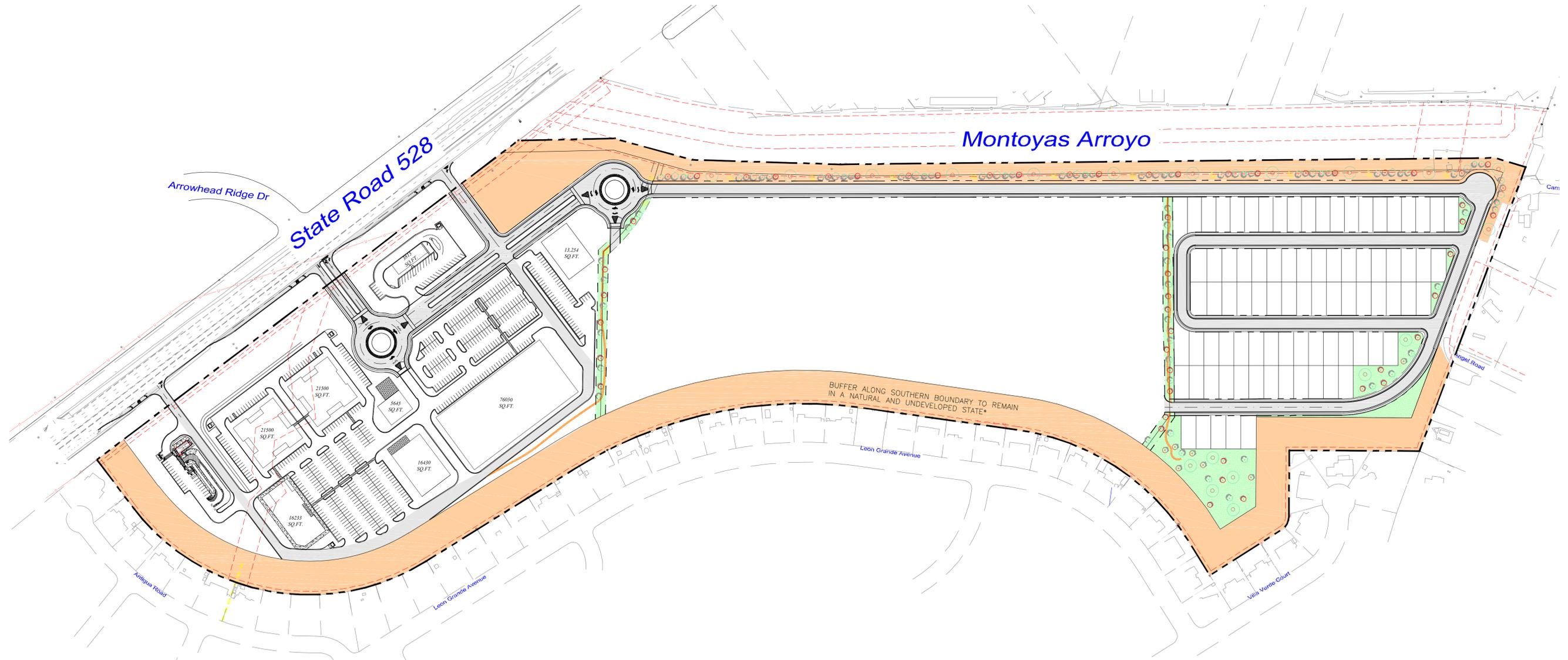
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM – TIE TO THE EXISTING DRIP LINE. THE EXISTING SYSTEM IS ASSUMED IN GOOD WORKING CONDITION AND WITH AN ADEQUATE WATER PRESSURE AT THE SOURCE. IN THE CASE OF ANY EXISTING COMPONENTS OF THE IRRIGATION SYSTEM NOT TO BE IN WORKING ORDER, THOSE COMPONENTS HAVE TO BE REPLACED AT ADDITIONAL COST – IRRIGATION CONTROLLER UPGRADE AND AN EXTRA DRIP VALVE MIGHT BE NEEDED – VERIFY IN THE FIELD.
2. WATER MANAGEMENT FOR LANDSCAPING IN ROW WILL BE SOLE RESPONSIBILITY OF A PROPERTY OWNER'S ASSOCIATION.



ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY vp
	LANDSCAPE PLAN	DATE 02-07-24
 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		DRAWING
		SHEET # MP-6
RONALD R. BOHANNAN P.E. #7868		JOB # 2021012

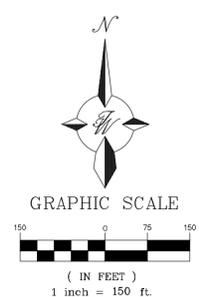
APPENDIX G

RECREATION CONCEPT PLAN



LEGEND

	BOUNDARY LINE
	EASEMENT
	MULTI-USE TRAIL
	PARKS & TRAIL AREAS
	OPEN SPACE AREAS (INCLUDING PONDING AREAS)



ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY SB
	RECREATION CONCEPT PLAN	DATE 02-07-24
		DRAWING
		SHEET # MP-7
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2021012