

Lomas Encantadas

(formerly Enchanted Hills South)

Master Plan

An 800 ac. Mixed-Use Development
Rio Rancho Estates Unit 25
City of Rio Rancho, Sandoval County, New Mexico

October 2004
Version 2.2

Approved by: City of Rio Rancho

James Nesbett,
Director of Development Services

Prepared for:



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INTRODUCTION

Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in the northern portion of the City of Rio Rancho. The proposed development is located west of NM SR 528, Rio Rancho Boulevard, and south of the established Enchanted Hills planned community. The 810-acre master plan is bounded, generally, on the west by Chayote Road and on the south by Lincoln Road. When adopted, this document will become an updating revision to the City of Rio Rancho's Master Plan for Enchanted Hills (a Level 4 Document as cited in the ICP).

The Lomas Encantadas Master Plan is more than a proposal for a freestanding planned community. It is also an extension of the successful, growing Enchanted Hills keystone development in Rio Rancho's northern tier. Further the Master Plan exemplifies intended implementation strategies from the Vision 2020 ICP with full utilization of the City's zoning regulations.

Most important, planning for Lomas Encantadas represents problem solving in the best interest of public policy. Longstanding impediments to orderly development are being removed through vacating and re-platting long, narrow half acre parcels that are still under AMREP Southwest, Inc. ownership and integrating those that have been conveyed to individual owners into a cogent development plan. Likewise, the Nativitas roadway solution coordinates the transportation corridor with alignments on unincorporated County land.

Sensitivity to the environment is reflected in all aspects of the Master Plan. Open space, wildlife habitat, and natural drainage are not only respected, they are enhanced. Innovative design approaches, such as the SSCAFCA "prudent line" approval, blend functionality with attractive spaciousness and future resident's leisure time amenities.

Community spirit arises from attention to social factors. The variety of housing types attracts families of diverse economic levels. Public facilities and gathering places encourage interaction among residents of all ages. Connectivity to the Enchanted Hills Commerce Center helps future Lomas Encantadas residents relate to the greater community.

Economic benefits derive from productive, cost-beneficial use of these lands. Fiscal assessments show that Lomas Encantadas will make positive economic contributions to the City, generating more revenue than it will cost to serve the residents. Moreover the expanded community adds to the Enchanted Hills and greater Rio Rancho marketing areas.

The Lomas Encantadas Master Plan applies effective development planning models from some of Rio Rancho's most livable communities. Those approaches have been tailored to the site's unique physical and locational characteristics. With the recently added ingredients of the ICP direction and updated land development regulations, this document is intended to serve as a new, strategic generation of master planning in Rio Rancho.

Zoning Overview

The revised zoning ordinance adopted by the City of Rio Rancho in 2002 reflects the proposed zoning agenda of the Lomas Encantadas Master Plan. Currently zoned R-1, Lomas Encantadas will incorporate the categories of R-2, R-4, R-6, OS (Open Space) and PR (Parks and Recreation). Separate phases within Lomas Encantadas have been designed with lot intensity in mind. Total acreage allotments are at densities less than allowed by the existing R-1 zoning. This permits flexibility within phases, using covenants to set self-limiting intensities and design quality.

"Estate" Lots in certain phases of the Lomas Encantadas Master Plan will preserve the natural terrain and landscaping while still offering sizable building envelopes in addition to conventional building setbacks. Conservation easements allow for natural drainage across lots. Other lot arrangements will share the custom home atmosphere -- still allowing for model housing and sustained lot values. Areas south and east of the proposed Paseo Del Volcan roadway will include model style-housing phases with accessibility to existing and proposed educational and recreational facilities. In addition, at least 30 acres of zoned Open Space is provided to comply with the existing Unit 20 Master Plan for vegetation and landform preservation.

The intent of Lomas Encantadas is not to maximize the full yield of potential dwelling units, but rather to create a terrain-friendly community that co-exists mutually with denser residential and open space areas that will benefit the development as activity centers and natural parklands. A significant portion of the overall site vacates and re-designs existing platted 1/2 acre lots, furthering the City of Rio Rancho's objectives for redevelopment of prematurely platted subdivisions.

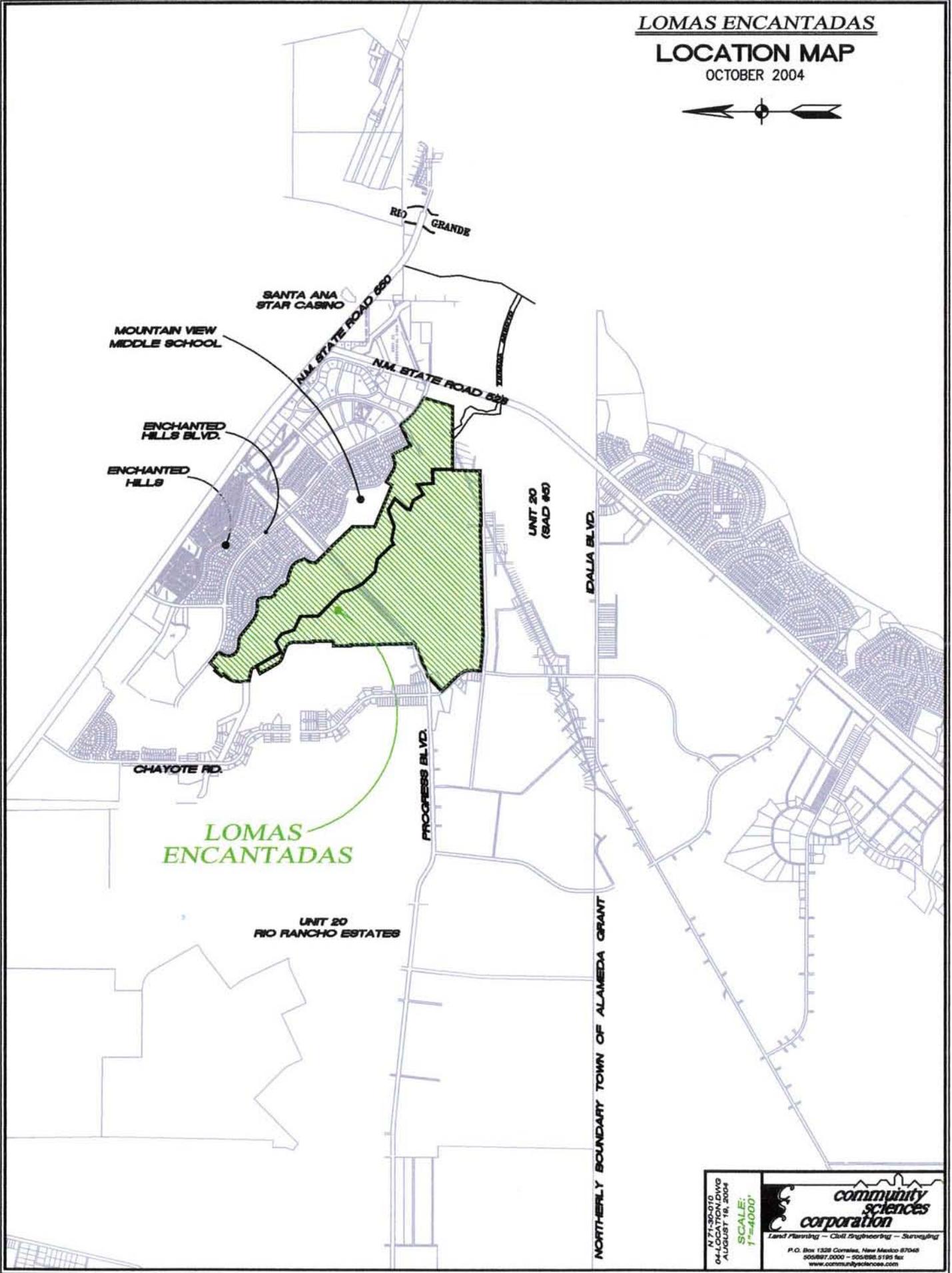
As amplified by detailed zoning information provided in the Development Criteria section, the Lomas Encantadas Master Plan applies Rio Rancho's new, creative zoning techniques to establish a mix of uses and development intensities. City regulations enable flexible planning responses while maintaining strict quality standards and economical utilization of municipal infrastructure.

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LOMAS ENCANTADAS

LOCATION MAP

OCTOBER 2004



N 71-30-070
04-LOCATION.DWG
AUGUST 17, 2004
SCALE:
1"=4000'

community sciences corporation
Land Planning - Civil Engineering - Surveying
P.O. Box 1328 Corralles, New Mexico 87048
505/897.0000 - 505/898.5195 fax
www.communitysciences.com

Existing Natural Conditions

Topography and Soils

Lomas Encantadas is transected in a northwest to southeast direction with the north branch of the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, leaving the site at the La Bona Tierra Subdivision, and then under New Mexico State Road (NMSR) 528. The two-arroyo "branches" are very close together just south of the Enchanted Hills Elementary School.

Primarily composed of alluvium, wind and water eroded slopes and valleys; there are portions, which are "un-buildable" by current development conventions without extreme capital costs. The drainage patterns and "fingers" of minor watersheds contributing to the two branches of the Venada Arroyo create an extreme development challenge.

The bluff area between the existing development of Enchanted Hills, and Lomas Encantadas contain steep grades. This can be an advantage since this area is also the location for vegetation preservation and City of Rio Rancho requested open space.

The southwest portion of Lomas Encantadas, near Lincoln and Nativitas Roads, is an area that generally lies between 0% to 5% natural gradients. It is naturally rolling, sparse vegetation and can be developed into more traditional production housing similar to existing Enchanted Hills.

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LOMAS ENCANTADAS

(UNPLATTED)
APPROX. 335.9-ACRES

LOMAS ENCANTADAS

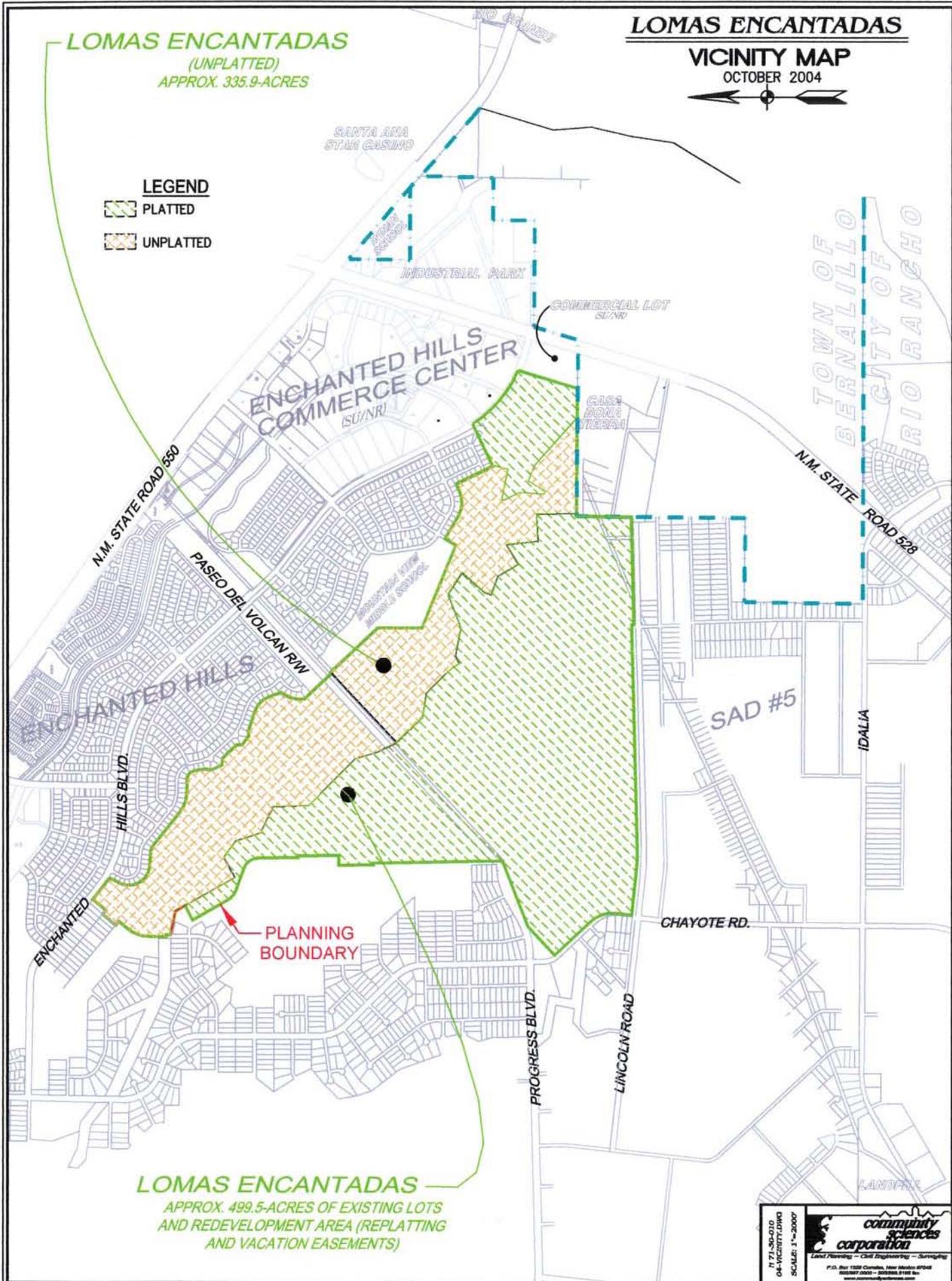
VICINITY MAP

OCTOBER 2004



LEGEND

-  PLATTED
-  UNPLATTED



LOMAS ENCANTADAS

APPROX. 499.5-ACRES OF EXISTING LOTS
AND REDEVELOPMENT AREA (REPLATTING
AND VACATION EASEMENTS)

17-21-2004
04-VICINITY.DWG
SCALE: 1" = 2000'



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Biological Resources

Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the grasses. A total of 17 species of grasses have been identified and several others occurring on the property have not. Grass and shrub species occurring are:

Grasses

- | | |
|--|--------------------------------|
| • Blue, Black, Hairy and Side oats Gama; | • Three (3) Drop seed grasses; |
| • Galleta; | • Three-awn; |
| • Indian Rice grass; | • Fluff grass; |
| • Squirrel Tail; | • Little Bluestem; |
| • Vine-Mesquite; | • Ring Muhly; |

Herbaceous plants

- | | |
|-----------------------------|------------------------------|
| • Prairie Sage; | • Wormwood; |
| • Antelope Sage; | • Scapose Bitterweed; |
| • Dysodia; | • Fendler Bladder pod; |
| • Silvery Sophora; | • Spectacle Pod; |
| • White Prairie Clover; | • Bastard Toadflax; |
| • Globe Mallow; | • Gaura; |
| • Prairie Evening Primrose; | • Stemless Evening Primrose; |
| • Lavenderleaf Sundrops; | • Carpet Phlox; |
| • Yellow Hiddenflower; | • Bow-Nut Cryptantha; |

Dominate trees

- | | |
|---------------------|----------|
| • One-seed Juniper; | • Pinon; |
| • Cedar (scrub). | |

Cacti

- | | |
|--|-----------------|
| • New Mexican Beehive; | • Sclerocactus; |
| • Club Cholla; | • Claret Cup; |
| • Prickly Pear (4 different varieties min.); | • Tree Cholla; |

Shrubs and Sub-Shrubs

- | | |
|----------------------|------------------------|
| • Snakeweed; | • Dwarf Chamisa; |
| • Apache-plume; | • Threadleaf; |
| • Sage; | • Black Sage; |
| • Wormwood; | • Joint-fir; |
| • Blackfoot Daisy; | • Skunkbrush; |
| • Winterfat; | • Dune Broom; |
| • Soapweed Yucca; | • Wild Buckwheat; |
| • Mountain Mahogany; | • Feather Dalea; |
| • Banana Yucca; | • Four-wing Saltbrush; |

Wildlife

71 species that are of special interest to the state and / or federal resource management agencies for Sandoval County have been developed from the New Mexico Game and Fish Department (NMGF) Conservation Services Division, Biota Information System of New Mexico (BISON-M) January 29, 2001 and the State of New Mexico Inventory of rare and Endangered Plants of New Mexico website. There are no endangered or threatened species which inhabit this site.

Cultural Resources

A rich potential for human history is a potential for the Lomas Encantadas site. Adjacent communities have discovered sites from large native pueblo villages to Spanish conquistadors. Cultural development has sprung into a geographically vast trade of information and beliefs. These cultural developments continue today within the affluent Southwest region.

Early reports, by others, have indicated that Lomas Encantadas contains archaeological artifacts that are mostly surface use areas by early native pueblo tribes. While it is important, none of these sites have indicated subsurface pueblos, kivas or other cultural resources that would require extensive mitigation or excavation. It is anticipated that the mitigation of existing shards, remnants and use-areas be investigated and catalogued by surface inspection and removed from becoming an impediment upon the development. Since these archaeological areas are groups of scattered sites, they can be mitigated and "cleared" as development of Lomas Encantadas' phasing progresses.

In Estate areas where minimal grading will occur, artifacts found in conservation areas (on lot) are to be directed, by covenants, to be reviewed by the Design Review Authority and potentially submitted for further study. If discoveries are more extensive than scattered shards and remnants, an archaeological mitigation will be determined between the developer and The State of New Mexico.

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Existing Development Conditions

Open Space

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho has indicated in the current Master Plan for Enchanted Hills that a minimum of 30 acres of open space be preserved. This "preservation" is intended to maintain the natural vegetation and on the northwesterly portion where there are Cedar, Juniper and vegetative cover that contrast with the sparse vegetation found elsewhere within Rio Rancho. Accordingly, Lomas Encantadas will indicate by area plans and Open Space (OS) zoning, those areas of open space and possible areas of public open space that would preserve these areas. In addition, the building envelope concept in the Estate Lot and terrain fitted lot areas of Lomas Encantadas will include careful location of interior roadways that respect the topography and minimize extensive cut and fill processes.

Annexation

The property is annexed by the City of Rio Rancho and has been zoned R-1 in 1993 by resolution number 160, enactment number 93-153. The Master Plan accompanying that action would be amended upon approval of this Master Plan for Lomas Encantadas.

Neighborhoods

The recognized Neighborhood Association of Enchanted Hills was contacted through a committee. The Plan was presented, critiqued and recommended for minor revisions. Those revisions have been incorporated into the plan. It is a pleasure from a Planner's perspective, to work early on with this Association. Not only were their comments thoughtful and insightful, they hosted a web page for community access and comment.

While Special Assessment District No. 5 (SAD No. 5) is not a recognized association, their concerns were considered primarily for traffic generation. Lying south of Lincoln Road, a minor arterial, the private investment in road and utility infrastructure was considered. Accordingly, the primary impact is the platted Nativitas Road. Since the right-of-way is of insufficient width for a collector-class road, this plan proposes only interim use. Realignment of Nativitas Road with sufficient right-of-way is currently planned to proceed through the adjacent Sandoval County owned land to the east of the existing Nativitas. This Plan suggests a bicycle trail connection between the project areas to Idalia Road as one link in the potential city-wide bicycle network.

La Casa Bona Tierra is a Town of Bernalillo subdivision. Mostly rural in appearance, the subdivision pattern is impacted only if new roadway connections are proposed. Since there is no apparent adherence to an adopted plan, Lomas Encantadas proposes no connections and visual buffering and screening near the Venada Arroyo.

Development within the proposed Del Notre Gun Club (formerly B.L.M., now Sandoval County) was considered. Provisions have been made should a major road or entrance be continued through platted property to Lincoln Road. This concept, the realignment of Nativitas Road, has already been reviewed and preliminarily approved by Sandoval County.

Re-platting

Part of the City of Rio Rancho's Economic Development and Land Use Strategy is to encourage "redevelopment" of prematurely platted subdivision lots (generally ½ acre, 80' X 272' dimensions). This Master Plan will also be an exhibit for the vacation of lot lines, public right-of-way and granted easements on 375.87 acres of Rio Rancho Estates, Unit 20, together with adjacent street rights-of-way and utility easements which do not contain installed facilities. New subdivisions and grants of easements will replace or replat these properties as part of the subdivision process.

The Conceptual Development Plan suggests lot re-platting on land owned by the Master Developer and is included for utility extensions, roadway improvements and density unit counts. Lots owned by others are not suggested for re-platting. However, they are encouraged to replat to minimize lot frontage on arterial and collector roads, provide improved subdivision patterns and lot densification up to the proposed zoning districts.

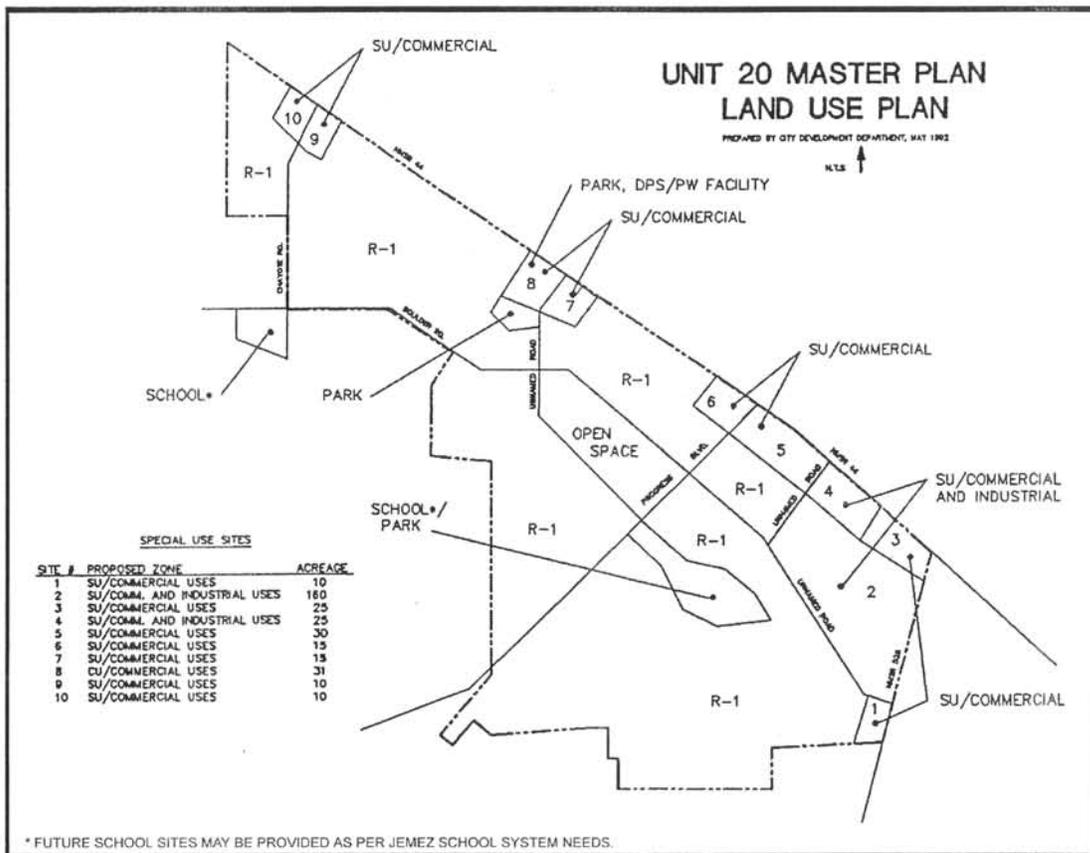
Some platted properties, not part of this Master Plan (off site), are intended for use as drainage control areas. Those are owned by the Master Developer and are suggestively indicated for information only.

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Land Use

City of Rio Rancho Comprehensive Plan Compatibility

The Vision 20/20 Integrated Comprehensive Plan (ICP) designates this area as suitable for suburban density residential (2.5 DU per acre). This would indicate that approximately 1,800 dwelling units are appropriate for the applicant's initial request (718 acres) and up to 2,000 dwelling units within the Master Plan area as presented (approximately 800 acres, extended to SAD Number 5 platting or Lincoln Road).



Land Use Plan - Excerpt from Unit 20 Master Plan

Further, the ICP land use map indicates an extensive network of Open Space and trails as well as recognizing an area suitable for education (school site), developed parklands and areas suitable for commercial and high-density residential. Some of these designations are incorporated in the existing Enchanted Hills area. Others are designated within this plan for Lomas Encantadas.

Accordingly, the land use and zoning element for this application addresses those concerns, keeps the overall dwelling unit densities in concert with the ICP target and locates areas appropriate for commercial and higher density residential.

The proposed open space and trails delineations are met with the proposed plan. The open space element is treated with three distinct classifications:

- Area zoned OS, which are intended for public conveyance or public rights.
- Areas proposed for the OS zone, which will be initially held and administered by a private Land Trust. These areas complement additional lands that are envisioned to be a "conservation easement" imposed on certain areas of the estate residential portion of the properties, which are intended to preserve natural landforms and vegetation. This conservation easement consists of those areas outside of the defined by future platting, and only the area within the envelope can be disturbed without a lot specific plan.
- Park lands and open space areas following natural watercourses. Intended for OS and PR zoning, these areas allow a generous opportunity for the completion of a trail system connecting Enchanted Hills with the existing Enchanted Hills neighborhood (Units 1-14) and other areas of the City of Rio Rancho as designated on the Comprehensive Plan. One treatment of the Venada Arroyo, being considered by SSCAFCA, includes limiting development to the "prudent" line, which creates areas not only appropriate for preservation (because of drainage concerns), but also allows meandering trails in conjunction with sidewalks adjacent to special street sections that will accomplish the ICP design objectives. These areas may be conveyed by easement or by dedication.

Growth Nodes

The Enchanted Hills community is an established growth node. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center". In accordance with the early Master Plan (1993), the direction has been set for an integration of employment, low density housing, mid-density housing and higher-density housing that has a proximity to the employment center.

Urban Design

The urban design elements of the ICP are the essence of the Lomas Encantadas Master Plan. With current zoning designations and the ability to propose unique and complementary sections with different areas of terrain and diversity of physical constraints, this "Level 4" element of the Comprehensive Plan will guide future subdivision applications. Consisting primarily of residential development projects, Lomas Encantadas envisions four specific levels of residential density:

- A large lot low-density (R-1 zoning) series of projects, which have terrain-fitting lots and roadways, building envelopes and preservation of natural features through both conservation easements and the OS zone. These areas are characterized by curvilinear streets, and are extremely sensitivity to natural drainage patterns, landforms and development, which is prudent for undulating and sensitive terrain.
- "Conventional" single family detached (R-1 zoning) and associated subdivision development. These areas are included adjacent to the existing Enchanted Hills community with "extended" lot lines and development patterns to minimize grading operations.
- R-4 "contemporary" residential lot development. These areas envision smaller lots than the historic R-1 zone, but are organized to have minimal impact on the existing Enchanted Hills Community and are well buffered from adjacent larger lot residential land use. This plan also describes specific features for these development projects including special roadway sections; trust land or homeowner association properties that provide set backs and project definitions together with specific project entry locations.
- High-density residential. With the adoption of the R-6 apartment zone, we have suggested three locations for this type of project. Two of these are located in direct proximity to the existing Enchanted Hills Commerce Center, affording convenient home base work trips. Another location is a property located adjacent to the arroyo open space and emerging development center, including non-residential near the intersection of Chayote Road and Progress Boulevard.

Existing Land Uses

Adjoining Properties

Lomas Encantadas is immediately adjacent to the platted and zoned community of Enchanted Hills and is located generally southwest of the intersection of New Mexico State Road (NMSR) 528 and NMSR 550 (formerly NMSR 44). Both of these highways are access limited and are expected to remain as part of the New Mexico State Highway and Transportation Department (NMSHTD) system.

The Existing and proposed development of Enchanted Hills, north of the Lomas Encantadas Plan consists of approximately 2,000 "conventional" R-1 and SU for residential production housing lots (70' x 120') and areas of densification (45' x 110' minimum lots). Other land use and zoning includes commercial and industrial (the Commerce Center) location, parklands and an existing elementary school site with open space buffering. The main marketing access and transportation circulation through Enchanted Hills is Enchanted Hills Boulevard, which ultimately connects NMSR 44 to NMSR 528 with collector roadways such as Montreal Street, Sprint Boulevard and Jaeger Street providing principal ingress/egress connections. A considerable portion of the development of Enchanted Hills, approximately 200 acres, is zoned for commercial, industrial and non-residential use. The development concept for the non-residential portion includes access easements, traffic circulation and drainage diversions, which have a peripheral impact on Lomas Encantadas. The drainage diversion (Encantado Channel) intercepts developed water conditions and carries developed flows to a detention ponding area within Lomas Encantadas, which is to be released to the Venada arroyo.

The Venada arroyo, a principal arroyo, enters Lomas Encantadas from the southwest and courses through the site to the east, departing the site and then crossing NMSR 528 in the vicinity of the old Price's Dairy properties. A tributary of the Venada arroyo, named the North Tributary, also courses through the site from the northwest. While secondary to the main branch, the tributary will require careful attention for erosion, lateral migration, development constraints and drainage control by retention-detention.

An existing power transmission facility roughly bisects Lomas Encantadas. This primary utility corridor contains 115 Kv, and lower, Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

At the southeast corner of NMSR 44 and NMSR 528 there are commercial/industrial lands; a portion of the Rio Rancho Industrial Park, as well as the existing and proposed Sandoval County Judicial Complex, a recreational vehicle park and platted properties. These adjoiners are not of specific impact to Lomas Encantadas. However, future roadway alignments and intersections, dictated by the current land use and the jurisdiction of the NMSHTD and the Town of Bernalillo have been considered.

Immediately southeast of Lomas Encantadas, fronting on NMSR 528, is a previously platted development known as La Bona Tierra Subdivision, within the jurisdiction of the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, and a building truss manufacturing facility, bail bonds offices and mixed-use properties. The principal impact of this property on the Lomas Encantadas Master Plan involves the impedance with platted Rio Rancho roadways, extensions of future collector or arterial roads and the main branch of the Venada arroyo that traverses this out-parcel and discharges with constrained culverts at NMSR 528.

Planning Process

The planning process for Lomas Encantadas began in 1993 with incorporation and the adoption of a simplistic Master Plan, rezoning to R-1 and approximately 30 acres of open space. That Master Plan included all of Enchanted Hills including the existing residential Units 1-14 and the Commerce Center (non-residential employment and commercial base). While that sufficed for the initial development of Enchanted Hills, that Master Plan was not specifically designed nor detailed enough to provide definition to the area now known as "Lomas Encantadas" with the exception of the underlying zoning designation.

In 1996, Community Sciences Corporation was retained by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities and general strategy of implementation. That study concentrated on major arterial roads and the feasibility for creating either a "large lot" project similar to a "Placitas" style of minimal land disturbance or the development into conventional home site lots at an approximate 3 DU per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use designs. At that time, the "smallest" zoning district allowed in the City of Rio Rancho was R-1. Also, the extreme costs for grading, drainage and arroyo treatment negatively impacted the feasibility for development applications.

In 2001, the Integrated Comprehensive Plan was adopted providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan, a development growth node and set the framework for more detailed planning and subsequent development activities.

Also in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections and more importantly, to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SSCAFCA and their knowledge of the area.

Currently the City, the developer and the New Mexico Department of Transportation (NMDOT) are working on standards for a more detailed transportation study of this area. Actual engineering design criteria will result from this study.

Also in 2002, the City of Rio Rancho approved amendments to the zoning code (Chapter 9) that allows for open space zoning, park zoning, residential R-4 and R-5 single-family zones and the R-6, apartment or single-family high-density zone.

This project's design recommendations for revisions to the Master Plan and a zoning submittal now follow this six year history of analysis, appropriate zoning categories and ICP conformity.

It is anticipated, upon the approval of the Master Plan and accompanying resulting requests, development will be ready to submit preliminary and final plats underneath the City of Rio Rancho's platting procedure.

Accordingly, this document supports simultaneous requests for:

- Master Plan (Level 4) revision;
- Zone Map Amendment;

Upon approval of this document the following documents will follow shortly thereafter:

- Bulk Plat, which will include Vacation Map for lots, rights of way and easements.

It should be noted that additional design work is underway, by the Southern Sandoval County Arroyo Flood Control, on the Venada Arroyo. That study could direct the treatment of arterial roadway crossings, drainage discharge in the Venada watershed and will probably result in upstream mitigation of arroyo and flood plains management by the construction of controlled-release dams and drainage facilities.

Phasing

The probable implementation of the Master Plan, by phased subdivision design, is presented in this plan as a guide. It is crafted to allow the developer reasonable subdivision and development revenues, at early stages, and to complete significant expenditures such as arroyo crossings with later phases. Also, it is an attempt to open several land development markets early on for sales and promotion as a quality and coordinated master planned environment.

There are portions of the proposed phasing plan, which recommend to the City of Rio Rancho, interim use of existing roadways (Nativitas) and staged-construction of collector roadways and transportation improvements to adjacent, but off-site facilities. These are to be included with each phasing plan with an "infrastructure list" that designates which improvements are associated with those development phases. For example, Nativitas Road is envisioned to provide initial entry to Phase 1, a location south of the Venada Arroyo north of Lincoln Road. The widened and realigned Nativitas Road will replace the initial access provided for by the original Nativitas. Phase 2 envisions the extension of a collector roadway from Enchanted Hills Boulevard and develops conventional R-1 single-family lots around a park development located in the retention basin of the drainage control facilities.

Phase 3 "connects" Enchanted Hills Boulevard with the Phase 1 collector roadway system and creates additional near-term development lots south of Venada Arroyo.

Following Phase 3 (or concurrent with Phase 3), the "estate lots" will begin the development process beginning at the northwest end extending to the southeast. Phases 5 and 6 complete the design for the large-lot estate areas, create the "terrain fitted" residential lots and ultimately, provide the crossing and community parks facilities at the intersection of the major collector roadway and the Venada Arroyo crossing.

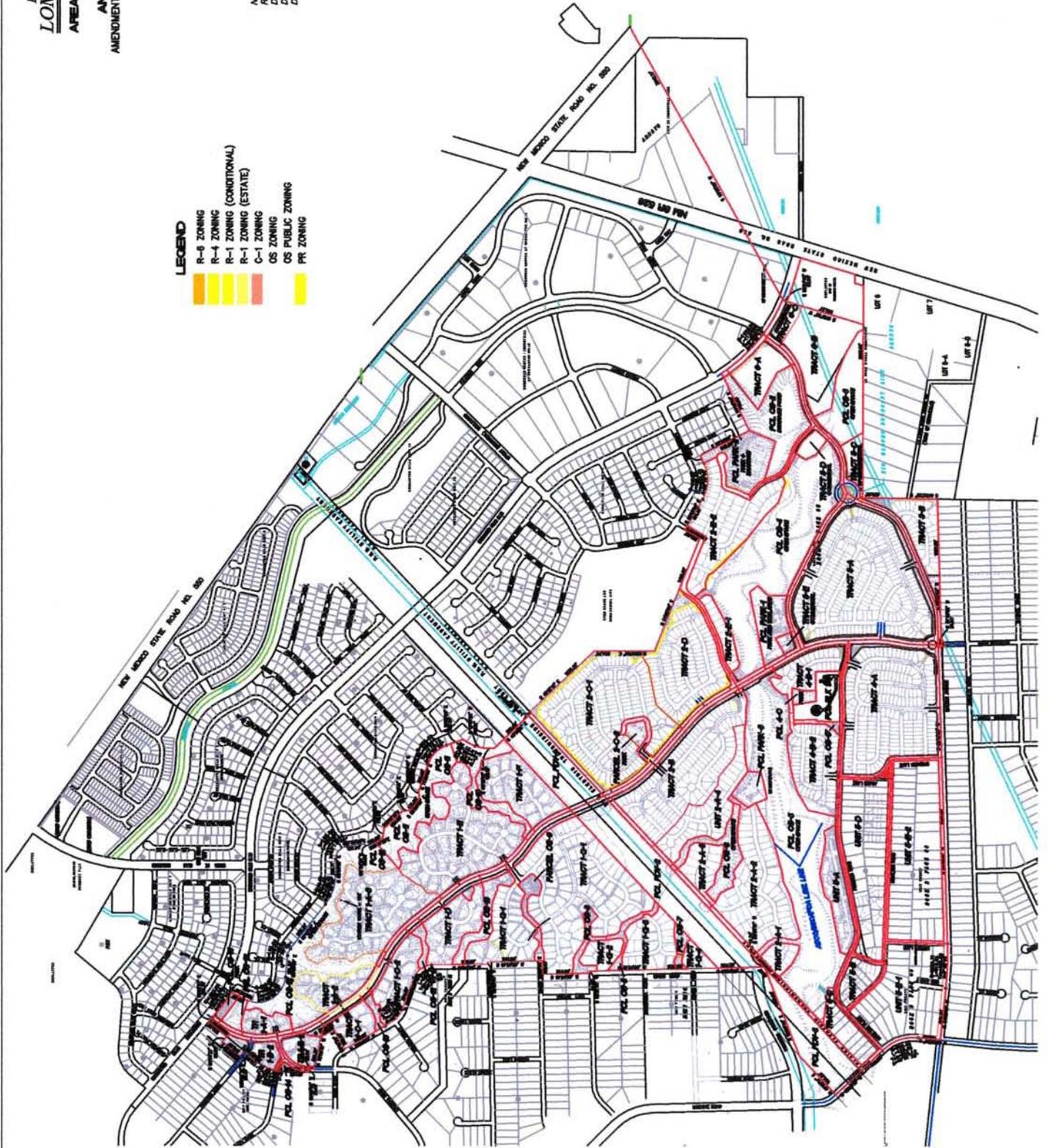
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EXHIBIT F1 (MODIFIED)
LOMAS ENCANTADAS
AREAS OF REQUESTED ZONING
AND REQUESTED ZONING
PARCEL INDEX MAP
AMENDMENT APRIL, 2003 ~ REVISED OCTOBER 2004



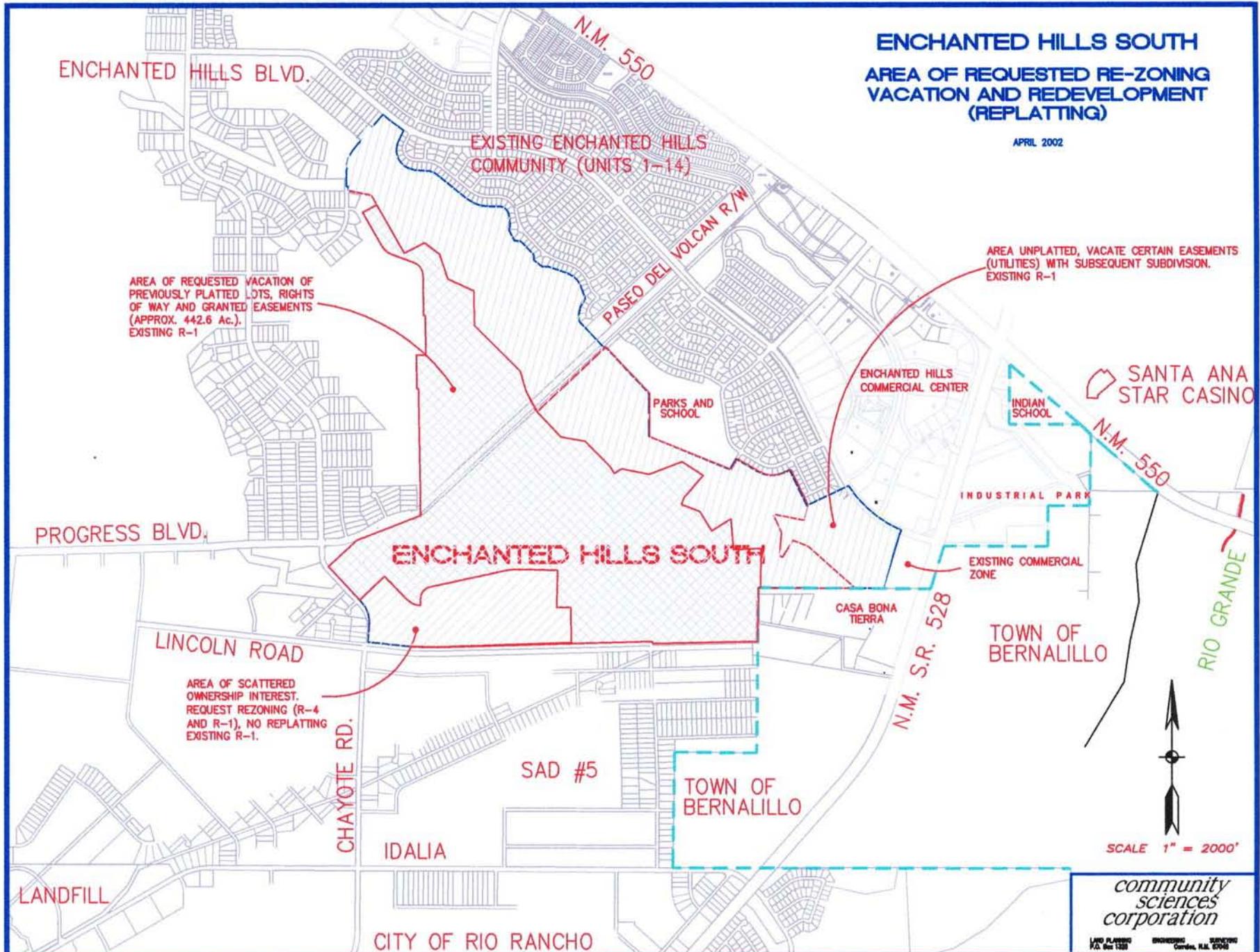
NOTE:
 RESTRICTIONS SHOWN ON ZONE
 DISTRICTS REFLECT THE INTENDED
 RESTRICTIONS OF THE ZONING AND
 DEVELOPER'S RESTRICTIONS.

- LEGEND**
- R-6 ZONING
 - R-4 ZONING (CONDITIONAL)
 - R-1 ZONING (ESTATE)
 - C-1 ZONING
 - OS ZONING
 - OS PUBLIC ZONING
 - PR ZONING

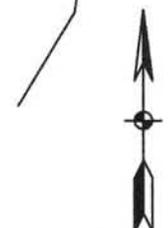


ENCHANTED HILLS SOUTH AREA OF REQUESTED RE-ZONING VACATION AND REDEVELOPMENT (REPLATTING)

APRIL 2002



SANTA ANA
STAR CASINO



SCALE 1" = 2000'

community
sciences
corporation
LAND PLANNING P.O. Box 1321 ENGINEERING SURVEYING
Corona, N.M. 87040

Existing Zoning

Lomas Encantadas is currently zoned R-1 Residential.

Proposed Zoning

Lomas Encantadas intends to utilize new zoning districts created by Rio Rancho Zoning Ordinance 87-1 (R.O. 1987) Ordinance 2002-03, Enactment 02 (amendment to Chapter 9, Article 13). These new zoning classifications reflect compliance to the policies in the City of Rio Rancho's Vision 2020 Comprehensive plan. Lomas Encantadas will consist of R-1 (*single family residential*), R-4 (*single family residential*), R-6 (*multi-family residential*), C-1 (*commercial*), OS (*Open Space*) and PR (*Parks and Recreation*) zones. Depending on the demands of the market, actual land use and distribution may vary on a parcel-by-parcel basis. Requested and existing zones include:

Residential

- **R-1**
 - Estate Residential** (Large lot conservation areas)
 - Lot density: From 1.1 to 2 dwelling units per acre (restricted by this Plan)
 - Zoning: R-1
 - Use Allowance: All uses allowed in R-1 district, subject to zoning district limitation.
 - Terrain Fitted Residential**
 - Lot Density: 2 to 3 dwelling units per acre (restricted by this Plan)
 - Zoning: R-1
 - Use Allowance: All uses allowed in R-1 district, subject to zoning district limitation.
 - Standard R-1 Residential**
 - Lot Density: 3 to 5 dwelling units per acre (restricted by zoning district)
 - Zoning: R-1
- **R-4**
 - Contemporary Single Family**
 - Lot Density: 4 to 6 dwelling units per acre (restricted by zoning district).
 - Zoning: R-4
- **R-6**
 - Density Residential or Apartments**
 - Lot Density: 6 to 24 dwelling units /ac (restricted by zoning district, 12 DU/AC envisioned)
 - Zoning: R-6

Commercial

- **C-1**
 - Commercial**
 - Use Allowance: All uses allowed in C-1 district subject to zoning district limitation.

Open Space

- **OS**
 - Open Space**
 - Use Allowance: All uses allowed in OS district subject to zoning district limitation.
- **PR**
 - Parks and Recreation**
 - Use Allowance: All uses allowed in OS district subject to zoning district limitation.

City of Rio Rancho Design Standards

No changes to the zoning districts are required. Some exceptions to current City of Rio Rancho design standards are listed below. Also listed below are examples of Lomas Encantadas specific guidelines. All Lomas Encantadas guidelines, when applied through private architectural control measures, are the same as or more restrictive than applicable City of Rio Rancho zoning restrictions. In addition to this master plan, Lomas Encantadas guidelines will be applied through a set of Restrictive Covenants. A committee will review all designs before submittal to the City.

Building Envelopes

No principal structures or building envelopes will be located within 125 feet of existing Enchanted Hills lot lines. Zoning classifications within the City of Rio Rancho provide for the establishment of building setbacks based upon standard dimensions from the front, rear and side yard property lines as outlined in the City of Rio Rancho Planning, Zoning and Land Use Management Ordinance. This approach establishes contiguity but does not address land preservation, topography or the protection of natural habitats. For Large Estate residential lot development within Lomas Encantadas, building envelopes with conservation easements is envisioned to protect and preserve the natural landscape. These building envelopes will be designed to meet specific lot conditions, topography and natural drainage patterns. This tool for preserving natural Open Space, while blending custom residential, is essential to Lomas Encantadas' custom lots. Building Envelopes will be designated on the plat.

While some building envelopes may be more restrictive than the building setbacks provided for in City ordinance, envelopes will be defined and recorded with the plat work for every phase. Improvements allowed outside the building envelope shall be limited to:

- Driveway - From the street. Including associated culverts, guest parking, and turning areas. Minimum 20' in length;
- Sidewalk - From the street, where designed and platted. May meander or be eliminated in certain areas;
- Underground Utility Connections - Water, sewer, electric, gas, telephone, and cable TV;
- Above Ground Utility Improvements - Including meters, and transformers;
- Mailbox;
- Landscape Irrigation;
- Native Landscape Material
- Natural Material Retaining Walls;
- Drainage Improvements;
- Site accessories approved by the Design Review Committee (gazebos, walks, etc.).

Landscape Architecture

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective shown in the Lomas Encantadas' landscape management provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. Lomas Encantadas intends to follow certain principles of landscape architecture to ensure this.

- Disturbed areas will require natural re-vegetation;
- All large residential lots will require building envelopes to minimize disturbance and to preserve vegetation and habitat;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Design Review Committee for Lomas Encantadas;
- The use of non-potable water irrigation systems may be designed to accommodate certain lots but must be temporary where feasible;
- Detailed landscape plans will accompany each Site Development Application to the Design Review Committee at Lomas Encantadas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible when feasible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and / or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment – to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Home Owners Association.

Xeriscape

To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and conservation areas for:

- Planning and Design
- Soil Improvement
- Plant Selection
- Turf Area restrictions
- Irrigation
- Mulching
- Maintenance

Plant Palette

To preserve the aesthetics of the natural landscape within the Lomas Encantadas Master Plan, a limited plant palette has been developed. This palette is not intended to be exclusive but shall act as a guide for the Design Review Committee to avoid plant species that are considered noxious, invasive or are visually incompatible with development at Lomas Encantadas. Any proposed plant palette will be in accordance with the plant

palette adopted in the Vision 20/20 Integrated Comprehensive Plan or an acceptable alternative and approved as such at the time of subdivision.

Landscape Plan (Guidelines)

Each subdivision plat for Lomas Encantadas will be prepared with a landscaping design benefiting each phase of development. As part of this Master Plan, a landscape and Re-vegetation Guideline is incorporated to direct these site-specific designs with the following objectives in mind:

- To harmonize installed landscaping in a coordinated fashion and with a defined palette of plant materials appropriate for this area;
- To utilize drought-tolerant species as a predominant theme or sub-theme for each area of development;
- To harvest or capture natural run-off water in areas of controlled grading and design;
- To minimize water and wind erosion with specifications for re-seeding, mulch and slope protection;
- To designate "areas of disturbance" and specify natural reclamation measures where disturbed, and,
- Minimize sustained water use by irrigation systems (or absence thereof) beyond measures necessary for plant establishment.

These guidelines apply to areas within the proposed zoning and master plan design and are categorized as nine "types" or areas of application:

Types A, B, C, and D

These types will be for Open Space, re-vegetation, drainage control and for adjacent roadway/pedestrian access areas. Progressively, these measures include reseeded and native plant reestablishment to areas of spot "designs" where aesthetics and opportunities for visual enhancements are presented.

Types E and F

For estate lots where portions are designated as a building envelope and portions are controlled in their natural appearance with minimal disturbance.

Types G and H

To be used for guiding conventional and terrain-fitted subdivisions.

Type I

For active parklands and ultimate development design by the City of Rio Rancho's Parks and Recreation Department.

Street Design Standards

The adoption of this plan does not constitute the approval of any variances to the ordinances and adopted standards of the City of Rio Rancho. Rather, this indicates the willingness of the City to work with the developer in cases where variances may be needed in order to maintain a certain level of quality and design integrity. Any actual variances will be appropriately requested during the process of subdividing those units where variances might apply.

All City of Rio Rancho street design and right-of-way standards will be met with the exception of certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120 foot diameter.

Some design exceptions may be requested at the time of subdivision in areas where large (estate type) lots are being created and in those cases where temporary half sections may be appropriate as determined by the City.

It is requested that sidewalks not be required on the side of a street where recreational trails will be installed.

Storm Water

In some of these cases traditional drainage practice may not be feasible and all are subject to future approval by the City Engineer. It is also requested that in certain large lot layouts that cross lot drainage be allowed. Terrain sensitive layouts that are not mass graded occasionally require this consideration.

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Guiding Concepts

Lomas Encantadas' street hierarchy plan provides safety, efficiency and livability. Conveying traffic from residential streets to activity centers and major roadways that connect Lomas Encantadas to the City of Rio Rancho and other surrounding communities must be sensitive to the community. The following concepts and guidelines are proposed:

- Global community planning for street design;
- Noise reduction residential streets that accommodate varying transportation modes (motorized, pedestrian and bicycle);
- Flexible street design standards allowing for natural features of land, natural drainage patterns and terrain friendly roadways;
- Minimization of paved areas to reduce construction and maintenance costs;
- Socially functioning streets as centers for community activities; and

The referenced and attached transportation study(s) were commissioned to assist in the traffic distribution and determination of mitigation.

Parking

Parking within Lomas Encantadas' off-site areas shall follow the Rio Rancho Zoning Ordinance with screened off-street parking, which may include lot walls, fences and / or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Maintenance

Streets within Lomas Encantadas are to be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion.

Transportation Study

In preparation for this Master Plan a major transportation study was commissioned in 1999 to model and study major roadways and their impact by the proposed Lomas Encantadas development. This report identified roadway classes, capacities and traffic dispersal. Paseo Del Volcan and the City of Rio Rancho arterials were included, both for modeling as well as for alternatives (PDU Connections, etc).

A specific study was commissioned in 2002 to accompany the land use and zoning recommendations preferred by the Lomas Encantadas Concept Plan. These analyses, together with comments from the City of Rio Rancho Public Works Department suggest major transportation considerations:

- Connections to Enchanted Hills Boulevard at Jaeger and Nativitas Road (proposed) is feasible and within intersection capacities, with signalization at Jaeger and improvements to both intersections;
- A connection to Idalia Boulevard, using Nativitas Road, as a collector roadway is advised. The right-of-way between Lincoln Road and Idalia Boulevard is currently insufficient for a

collector. Alternative designs for Nativitas which route the roadway through the Sandoval County owned property to the east, allow the roadway to be properly designed as a collector/minor arterial. However, with traffic calming, Nativitas Road could be used until the a threshold of daily traffic which warrants the collector is encountered;

- The design of Nativitas Road, north of Lincoln Road, and a major connection street to Jaeger/Enchanted Hills Boulevard should follow collector class design parameters;
- A local road between Enchanted Hills Boulevard and Nativitas Road, within the PDU reserved right-of-way can be accommodated and is beneficial but not critical;
- An improved connection to Caldera Road, by re-platting and street design, is desirable;
- The City of Rio Rancho should place the intersections of Chayote Road, Lincoln Road and Progress Boulevard on a high-priority. For the desired alternative in the Transportation Model, Progress Boulevard should terminate at Chayote Road (tee intersection) and within roadway improvements (including drainage) should be directed at the Chayote/Lincoln Road intersection and the Venada Arroyo crossing;
- All other roadways within Lomas Encantadas could be of a local road classification (note: a "Major local" road class is offered with this plan as a design standard); and
- Linkage by off-roadway bicycle and pedestrian trails may reduce home-based work trips (overall). The accompanying report used only marginal trip assignments to off-road facilities (to be conservative).
- All transportation improvements are subject to approval by the City at Final Plat.

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ENCHANTED HILLS SOUTH - STREET SECTIONS AND CRITERIA

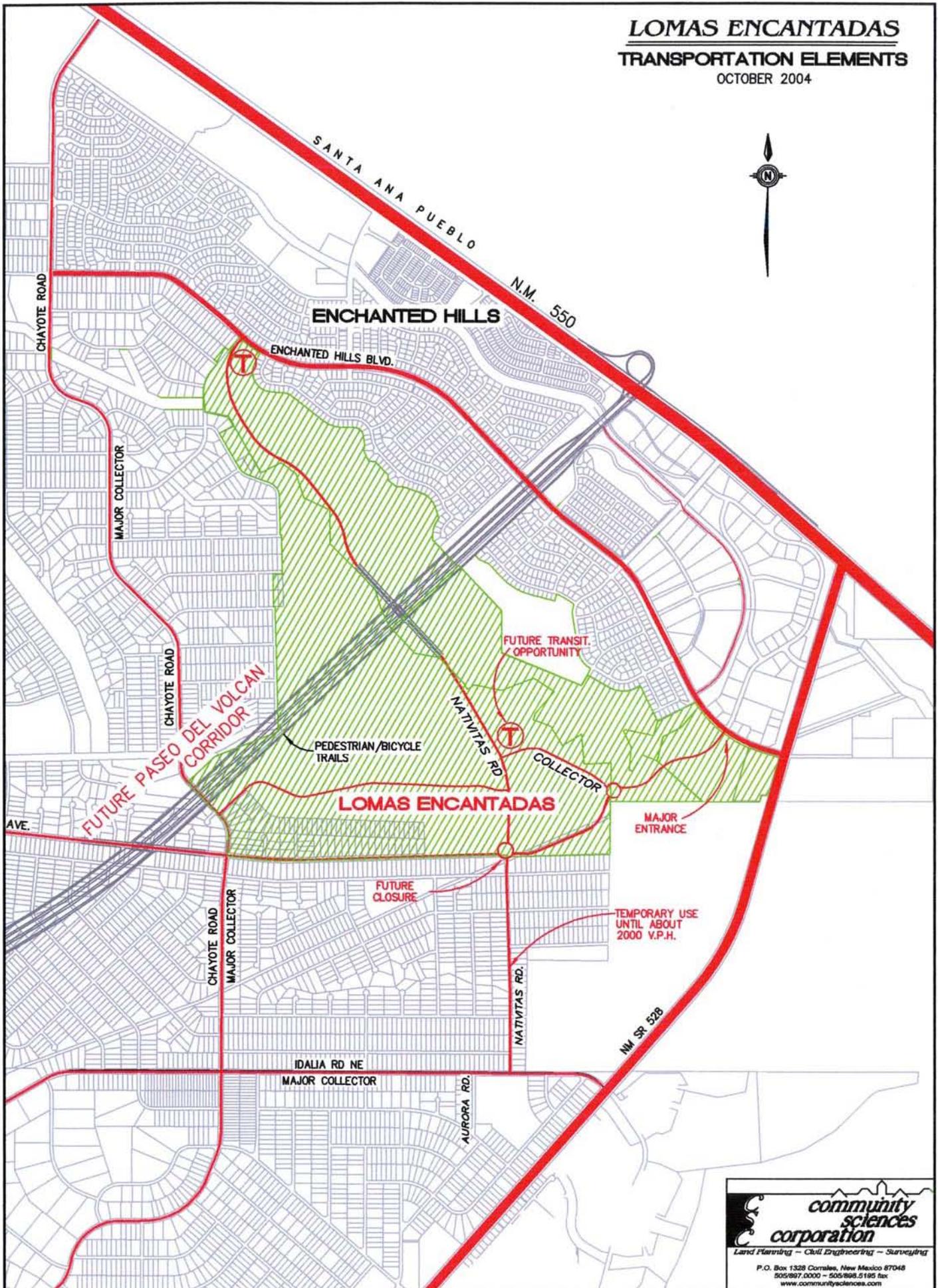
| TYPE | STREET SECTION | APPLICATION | DESIGN SPEED | PARKING |
|------------|---|---|--|--|
| I | <p style="text-align: center;">PROPOSED SECTION - ENHANCED COLLECTOR STREET NTS E.H.S. MAJOR COLLECTOR STREET</p> | <p>NATIVITAS (CHUPAROSA) COLLECTOR STREET WHERE ADJACENT TO DRAINAGE CANAL ARROYO TO ENCHANTED HILLS BOULEVARD).</p> <p>MEDIAN EMVISIONED TO BE VARIABLE TO MAXIMIZE VIEWS, SAFETY AND TO CREATE A FEEL OF TRANSITION TO MORE URBAN SUBDIVISIONS. NATIVE LANDSCAPED MEDIAN PER APPROVED PLANT PALLETTE.</p> <p>H.O.A. OR TRUST PROPERTIES ADJACENT TO BE DESIGNED FOR STAGGERING OF SUBDIVISION WALLS WITH IRRIGATED LANDSCAPING TO CREATE A FEEL OF TRANSITION TO MORE URBAN SUBDIVISIONS WITH CONSERVATION EASEMENTS.</p> | 30 - 35 M.P.H. 4,000 - 6,000 ADWT /LANE DEPENDING ON INTERSECTION CONTROLS | NO PARKING ALLOWED 6' WALK 1 SIDE STRIPED FOR 6' BIKE LANES (EXCEPT WHERE ADJACENT TO BIKE TRAIL) |
| II | <p style="text-align: center;">PROPOSED SECTION - ENHANCED COLLECTOR STREET NTS E.H.S. MAJOR COLLECTOR STREET</p> | <p>NATIVITAS (CHUPAROSA) COLLECTOR STREET, VENADA ARROYO TO LINCOLN ROAD.</p> <p>MEDIAN EMVISIONED TO BE VARIABLE TO MAXIMIZE VIEWS, SAFETY AND TO CREATE A FEEL OF TRANSITION TO MORE URBAN SUBDIVISIONS.</p> <p>H.O.A. OR TRUST PROPERTIES ADJACENT TO BE DESIGNED FOR STAGGERING OF SUBDIVISION WALLS WITH IRRIGATED LANDSCAPING (NOT REQUIRED IN VERY LARGE LOT PROJECTS) WITH CONSERVATION EASEMENTS.</p> <p>NATIVE LANDSCAPED MEDIAN PER APPROVED PLANT PALLETTE.</p> | 30 - 35 M.P.H. 4,000 - 6,000 ADWT /LANE DEPENDING ON INTERSECTION CONTROLS | NO PARKING ALLOWED 6' WALK 1 SIDE STRIPED FOR 6' BIKE LANES EXCEPT WHERE ADJACENT TO BIKE TRAIL |
| III | <p style="text-align: center;">PROPOSED SECTION - ENHANCED COLLECTOR STREET NTS CHUPAROSA (NATIVITAS) STREET</p> | <p>TYPICAL CITY OF RIO RANCHO STANDARD COLLECTOR ROADWAY.</p> <p>USE IN URBAN LOCATIONS (6+1 DENSITIES OR GREATER) FOR FUNCTIONAL COLLECTOR ROAD OR FOR SHORT ROADWAY SEGMENTS CONNECTING SUBDIVISIONS TO OTHER COLLECTOR STREETS.</p> | 30 M.P.H. 2,000 - 5,000 ADWT /LANE | NO PARKING ALLOWED 6' WALK EACH SIDE STRIPED FOR 6' BIKE LANES |
| IV | <p style="text-align: center;">TYPICAL STREET SECTION - 68' CITY COLLECTOR NTS</p> <p style="text-align: center;">TYPICAL STREET SECTION - 68' ESTATE COLLECTOR NTS</p> | <p>PREFERRED COLLECTOR ROADWAY STANDARD FOR CHUPAROSA PROJECT.</p> <p>USE IN LOCATIONS FOR FUNCTIONAL COLLECTOR ROAD CONNECTING SUBDIVISIONS TO OTHER COLLECTOR STREETS.</p> <p>WHEN PARALLEL TO ARROYO OPEN SPACE OR GAS LINE RESERVED TRACT. LOCATE LANDSCAPED TRAIL IN LIEU OF SIDEWALK ADJACENT.</p> <p>NATIVE LANDSCAPED MEDIAN PER APPROVED PLANT PALLETTE.</p> | 30 M.P.H. 2,000 - 5,000 ADWT /LANE | NO PARKING ALLOWED 6' WALK 1 SIDE STRIPED FOR 6' BIKE LANES EXCEPT WHERE ADJACENT TO BIKE TRAIL |

ENCHANTED HILLS SOUTH - STREET SECTIONS AND CRITERIA CONTINUED

| TYPE | STREET SECTION | APPLICATION | DESIGN SPEED | PARKING |
|------|---|--|--|---|
| | | | ADWT CAPACITY | |
| V | <p>TYPICAL 60' MAJOR LOCAL STREET SECTION NTS</p> | <p>TYPICAL CITY OF RIO RANCHO STANDARD COLLECTOR ROADWAY.</p> <p>USE IN URBAN LOCATIONS (R-1 DENSITIES OR GREATER) FOR MAJOR LOCAL ROAD OR FOR SHORT ROADWAY SEGMENTS CONNECTING SUBDIVISIONS TO COLLECTOR STREETS.</p> <p>DRIVEWAYS DISCOURAGED BY ADJACENT SUBDIVISION WHERE POSSIBLE. DRIVEWAYS CAN BE ACCOMMODATED FOR EXISTING PLATTING FRONTING STREET OR FOR SELECT LOCATIONS IF NECESSARY.</p> | <p>30 M.P.H.</p> <p>2,000 - 5,000 ADWT</p> | <p>NO PARKING ALLOWED</p> <p>4' WALK EACH SIDE</p> <p>STRIPED FOR 6' BIKE LANES EXCEPT WHERE ADJACENT TO BIKE TRAIL</p> |
| VI | <p>TYPICAL STREET SECTION - PROJECT ENTRANCE DRIVE NTS</p> | <p>TYPICAL ENTRANCE ROADWAY TO A SUBDIVISION PROJECT AS PRIMARY FOCAL POINT.</p> <p>USE IN LOCATIONS CONNECTING SUBDIVISIONS TO COLLECTOR OR MAJOR LOCAL STREETS.</p> <p>NO DRIVEWAY ACCESS.</p> <p>NATIVE LANDSCAPING IN MEDIAN AND ADJACENT TO STREET PER APPROVED PLANT PALETTE.</p> | <p>25 M.P.H.</p> <p>500 - 3,000 ADWT</p> | <p>NO PARKING ALLOWED</p> <p>4' WALK EACH SIDE (EXCEPT WHERE ADJACENT TO PUBLIC TRAIL)</p> |
| VII | <p>TYPICAL 50' CITY STREET SECTION NTS</p> | <p>TYPICAL CITY OF RIO RANCHO STANDARD RESIDENTIAL ROADWAY.</p> <p>USE IN URBAN LOCATIONS (R-1 DENSITIES OR GREATER) FOR LOCAL ROAD.</p> <p>DRIVEWAYS PERMITTED. MAY BE SIGNED FOR PARKING RESTRICTIONS.</p> | <p>25 M.P.H.</p> <p>250 - 1,000 ADWT</p> | <p>PARKING ALLOWED</p> <p>4' WALK EACH SIDE (EXCEPT WHERE ADJACENT TO PUBLIC TRAIL)</p> |
| VIII | <p>TYPICAL 46' ESTATE STREET SECTION NTS</p> | <p>PREFERRED LOCAL ROADWAY STANDARD FOR CHIPAROSA PROJECT WHERE DENSITIES BETWEEN R-1 AND ESTATE STANDARDS. ALSO APPLIES FOR MAJOR ROAD IN ESTATE LOTTING WHERE REDUCED 42' ROADS ARE ALLOWED (PUBLIC OR PRIVATE STREETS).</p> <p>USE IN PROJECTS FOR STANDARD RESIDENTIAL ROAD WHERE PERMITTED BY CITY. ENGINEERING TO INCLUDE CENTERLINE ROAD OFFSET FROM CENTERLINE RIGHT OF WAY TO CREATE SIDEWALK MEANDER ON ONE SIDE.</p> <p>SIGNED FOR PARKING ONE SIDE ONLY.</p> | <p>20 M.P.H.</p> <p>250 - 500 ADWT</p> | <p>PARKING 1 SIDE</p> <p>IF ALL DRIVEWAYS ARE 16' x 20' MIN.</p> <p>4' WALK 1 SIDE</p> |
| IX | <p>TYPICAL 42' ESTATE STREET SECTION NTS</p> | <p>PREFERRED LOCAL ROADWAY STANDARD FOR CHIPAROSA PROJECT (PUBLIC OR PRIVATE STREETS) WHERE DENSITIES ARE LESS THAN R-1 STANDARDS. ALSO APPLIES FOR MAJOR ROAD IN ESTATE LOTTING WHERE REDUCED 42' ROADS ARE ALLOWED.</p> <p>USE IN PROJECTS FOR STANDARD RESIDENTIAL ROAD WHERE PERMITTED BY CITY. ENGINEERING TO INCLUDE CENTERLINE ROAD OFFSET FROM CENTERLINE RIGHT OF WAY TO CREATE SIDEWALK MEANDER ON ONE SIDE.</p> <p>SIGNED FOR PARKING ONE SIDE ONLY.</p> | <p>20 M.P.H.</p> <p>0 - 250 ADWT</p> | <p>PARKING 1 SIDE</p> <p>IF ALL DRIVEWAYS ARE 16' x 20' MIN.</p> <p>NO SIDEWALKS</p> |

LOMAS ENCANTADAS TRANSPORTATION ELEMENTS

OCTOBER 2004



community sciences corporation
Land Planning - Civil Engineering - Surveying
P.O. Box 1328 Corralle, New Mexico 87048
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www.communitysciences.com

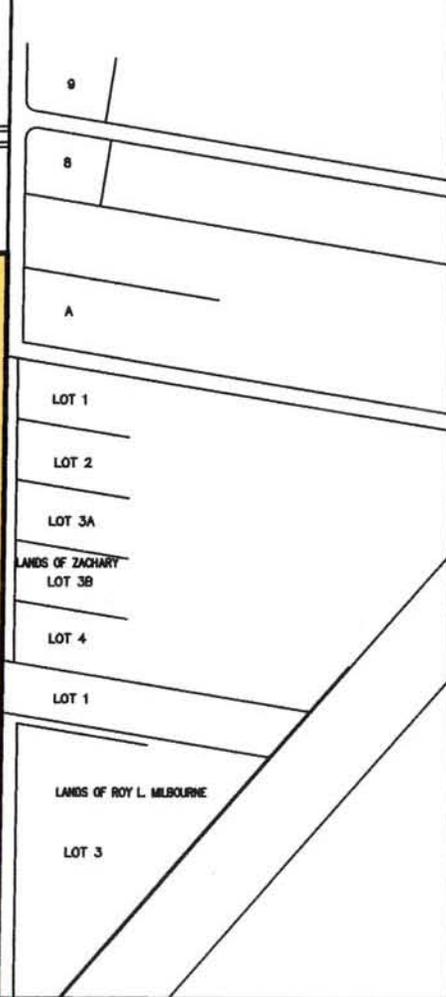
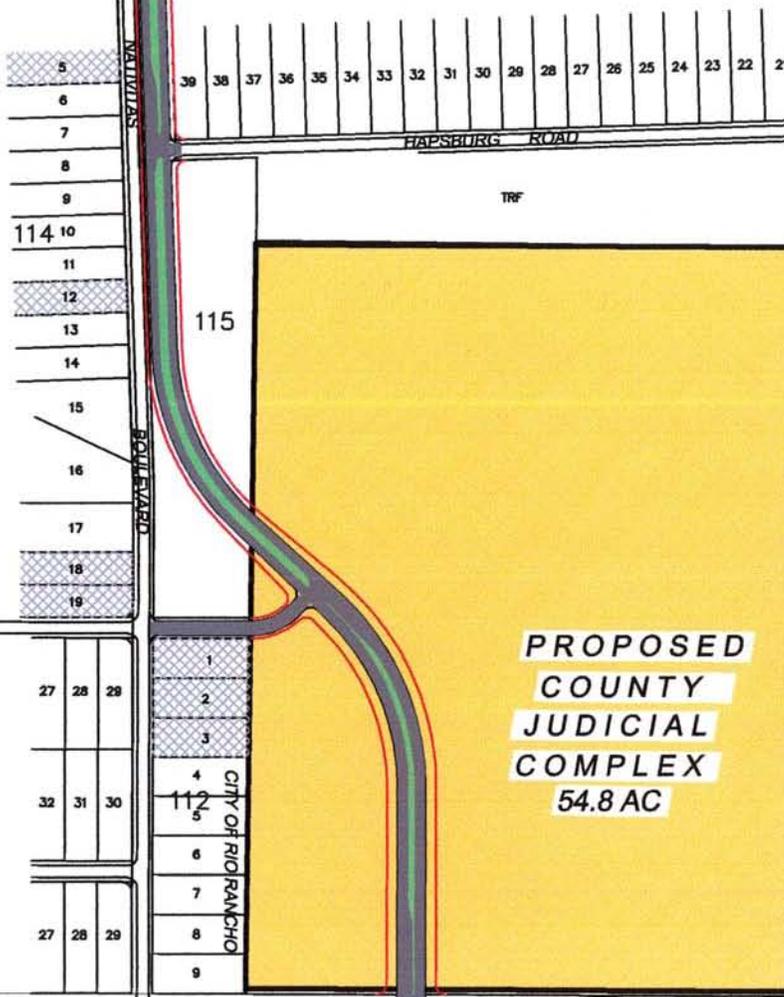
LOMAS ENCANTADAS

PROPOSED ALIGNMENT OF NATIVITAS ROAD

OCTOBER 2004



0 125 250 500 750
GRAPHIC SCALE IN FEET



Drainage Management

As per HUITT-ZOLLARS Preliminary Master Drainage Plan.

Water and Waste Water Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho, for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

Communication

State of the Art communication services are available to residents and businesses of Lomas Encantadas

- Bundling of utility and technology services provide connectivity to interior and exterior of homes;
- Construction wiring of systems within homes and businesses for security systems, entertainment equipment and other private uses;
- Bundling of services for telephone, Internet and high-speed data connections. Additional services such as cable, electricity, gas, satellite systems and medical monitoring may be included in a community infrastructure package.

Telephone

Conventional telephone services are provided by QWest Communications. Fiber Optic telephone services are anticipated to be extended throughout the northwest quadrant of the state and currently serve the National Guard Patriot Missile Battalion and Enchanted Hills.

Cable Television

Cable One, an exclusive provider to the City of Rio Rancho, provides conventional buried cable lines. Future plans for digital and Internet service are subject to Cable One's future planning.

Electric and Gas Power

Electric and gas utilities are provided by the Public Service Company of New Mexico (PNM). Bundling of utility and technology services must include negotiations with PNM. PNM's long range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Public and Community Facilities and Services

A self sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan including land characteristics, regional demographics and local market economics. Various methodologies have been created to determine developable land areas, project population and estimate job generation and the need for commercial development and public amenities.

Public Safety

The existing Public Safety substation in Enchanted Hills, north of Enchanted Hills Boulevard, is the primary location for service to Lomas Encantadas. Planned public safety facilities located at Unser Boulevard near Westphalia Boulevard would compliment neighboring Loma Barbon, Hawk Site, Mariposa and Enchanted Hills.

Solid Waste

Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.

Recycling

Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Educational Facilities

Existing Elementary and Middle school sites surrounding Lomas Encantadas can be utilized in conjunction with possible future proposed school sites to accommodate the Rio Rancho Public School Systems needs and requirements.

Other Public Facilities

The following list is intended to provide guidance for future projects within the area if and when deemed appropriate by the City. This list does not require the developer to actually provide these services.

- **Day Care and Pre-School Facilities** - Should be located within accessible distances to the community. The Enchanted Hills Commerce Center provides zoned opportunities for these uses.
- **Libraries** - Should be located near regional activity centers within Lomas Encantadas. Library sites are available in lands to be zoned PR, OS and within the Commerce Center.
- **Religious Facilities** - Sites located strategically to maximize community-meeting opportunities. The Commerce Center at Enchanted Hills allows religious facilities with potential shared parking for services (adjacent to commercial parking lots).
- **Cemeteries** - None are planned or designated.
- **Medical Facilities** - Associated medical uses can be located off-site within the Commerce Center or Loma Barbon (State land).

- **Recreational Facilities** - Neighborhood parks, community parks, community and senior centers and aquatic centers can be integrated within Lomas Encantadas' Parks and Recreation zoning.
- **Open Space** - Preserving the natural conditions of Lomas Encantadas' open space will be a primary focus. Trails and bikeways will provide access to other recreational facilities in accordance with the ICP Vision 20/20 Plan and Lomas Encantadas' specific design.
 - Trails and connections - located within the OS (Open Space) zoning and adjacent to enhanced collector roadways.
 - Bicycle Trail - A bicycle trail to Idalia Road is considered an initial link to the proposed City-wide bikeways system.

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Summary of Major Findings

- Lomas Encantadas is being planned to include 1,438 single family dwelling units and 303 multi-family units projected to be constructed over the 2004 through 2011 time period. At build-out, Lomas Encantadas is expected to support a total population of 4,890 persons.
- A fiscal impact analysis has already been performed for the Lomas Encantadas Commerce Center, which demonstrates a positive impact on Rio Rancho's General Fund.
- A positive impact to Rio Rancho's General Fund is maintained when combining the impact of the Lomas Encantadas residential impact and the Enchanted Hills Commerce Center impact for a total positive impact.
- The general fund fiscal impact analysis has assumed that the per capita level of services will continue to be maintained at the FY 2001 level of \$430.87 per capita. General fund revenues were separately estimated for property taxes, construction gross receipts, non-construction gross receipts, and other general fund revenue sources.
- Property tax base for Lomas Encantadas is projected to provide additional revenue to Rio Rancho's general obligation bond debt service fund, estimated to achieve \$282,721 over the construction period.
- A contribution of \$298,832 will be achieved during the three-year build-out toward Rio Rancho's Environmental Gross Receipts Tax fund.
- Incorporating current impact fee levels, Lomas Encantadas is projected to generate \$11,036,234 toward Rio Rancho's development and water/sewer impact fees during the build-out period.

Fiscal Impact

The fiscal impact of the initial (1993) Master Plan and Resolution had been used as part of the ICP study. Essentially, the income-generating component is associated with the Enchanted Hills Commerce Center. The residential density population for Lomas Encantadas is in conformance with the proposed densities and the fiscal impact analysis for the Enchanted Hills growth node is not affected by this proposal, only complemented.

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Design Guidelines

Design guidelines and Covenants and Restrictions for Lomas Encantadas shall be established by the Developer coincidentally with the approval of the Lomas Encantadas Master Plan by the City of Rio Rancho. Subsequent modifications shall be made by the master developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the master developer or an Architectural Review Committee (may be appointed by the master developer to serve in its stead). All design guidelines will be subject to City codes, ordinances and any adopted policies of the City of Rio Rancho.

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