

SUBDIVISION DATA SHEET:

SUBDIVISION: SEASON AT MONARCH (TRACT 1A-13A), MARIPOSA EAST
RIO RANCHO, NEW MEXICO

DEVELOPER/OWNER: TIM BRISLIN, MARIPOSA EAST L.P
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255

AGENT/ENGINEER: BOHANNAN HUSTON INC.
COURTYARD II
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 7, 12, AND 13 TOWNSHIP
12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO
RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND BEING ALL OF TRACT 1A-13A
OF THE BULK LAND PLAT OF TRACTS 1A-12 THRU 1A-15, MARIPOSA EAST, AND
PORTIONS OF NORTHWEST LOOP RD NE, MARIPOSA LOOP NE, AND REDONDO
SIERRA VISTA NE RIGHTS-OF-WAY RIO RANCHO, SANDOVAL COUNTY, NEW
MEXICO

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-13A MARIPOSA EAST,
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND
DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO 1 SEPERATE
SUBDIVISION AND 14 SEPERATE TRACTS: MONARCH SUBDIVISION, AT MARIPOSA
CONSISTING OF 173 LOTS AND GRANTED EASEMENTS.

EXISTING ZONING*: R-4 (SINGLE FAMILY RESIDENTAL)

*THE ZONING IS IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN
DATED DECEMBER 12, 2007, AND DEVELOPMENT AGREEMENT; MASTER PLAN
AMENDMENT JANUARY 2019

PROPOSED ZONING: NO ZONE CHANGE.

PRELIMINARY PLAT AND LAND USES:

<u>DESCRIPTION</u>	<u>PROPOSED USE</u>	<u>NO. LOTS/PARCELS</u>
MONARCH	(R-4) SINGLE FAMILY RESIDENTIAL USE	173
	PRIVATE OPEN SPACE TRACTS	14
TOTAL		187

UTILITIES: UTILITIES WILL BE PROVIDED BY:

TELEPHONE SERVICE – SPARKLIGHT/CABLE ONE
NATURAL GAS SERVICE – NEW MEXICO GAS SERVICES
ELECTRIC SERVICE – PNM ELECTRIC SERVICES
SEWER AND WATER SERVICES – CITY OF RIO RANCHO UTILITIES DEPARTMENT

ALL SANITARY SEWER AND WATER LINES WITHIN THIS APPLICATION ARE TO BE PUBLIC; OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SANITARY SEWER WILL GRAVITY DRAIN EAST TO THE 18” MAIN SANITARY SEWER LINE LOCATED ALONG THE MARIPOSA BOUNDARY. WATER WILL BE SERVED BY THE EXISTING 12” WATERLINE LOCATED IN MARIPOSA PARKWAY AND AN EXTENSION THE 12” WL IN MONARCH WAY. ALL SERVICE LINES WILL GENERALLY BE LOCATED IN THE FRONT OF THE LOTS WITHIN THE RIGHT OF WAY ALONG THE FRONT OF THE LOTS AND WILL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES.

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT, INC. IS CURRENTLY UNDER CONTRACT TO THE CITY OF RIO RANCHO FOR TRASH COLLECTION.

SUBDIVISION ACCESS:

ACCESS TO THE SITE WILL COME FROM MONARCH WAY WITH A SECONDARY ACCESS ALSO COMING FROM MONARCH WAY.

ROADS:

ALL ROADS WITHIN THIS APPLICATION ARE TO BE PUBLIC. ROADWAY WIDTHS AND CUL-DE-SAC LENGTHS ARE IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN AS FOLLOWS:

CLASSIFIED AS A LOCAL STREET

WOLF TAIL LOOP, CONFLOWER STREET, BLAZING STAR DRIVE AND REDTOP STREET.

50 FT RIGHT OF WAY; 32 FT FACE OF CURB TO FACE OF CURB; 5' SIDEWALK ON BOTH SIDES OF THE ROAD

GOLDENTAIL DRIVE AND BLAZING STAR DRIVE (SUBDIVISION ENTRANCE)
68' RIGHT OF WAY; WITH A 20' INGRESS AND 22' EGRESS

STORM DRAIN MANAGEMENT PLAN:

THE TEMPORARY POND CONSTRUCTED WITH THE MARIPOSA TRACT 1A-11 WILL BE REMOVED AND STORM DRAIN WILL BE INSTALLED WITH THIS PROJECT TO ROUTE THE FLOWS TO THE PERMANENT POND. THE STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE REVISED MASTER DRAINAGE PLANS THAT WILL BE SUBMITTED TO THE CITY OF RIO RANCHO AND SSCAFCA. DRAINAGE FROM THE PROJECT WILL BE COLLECTED BY THE INTERIOR ROADS, CULVERTS, STORM DRAINS AND NATURAL ARROYOS AND A NEW POND LOCATION AT THE NORTH END OF THE SUBDIVISION

CITY SERVICES:

THE MARIPOSA MASTER PLAN AND THE DEVELOPMENT AGREEMENT IDENTIFY THE FUTURE PUBLIC AND PRIVATE FACILITIES AND CITY SERVICES THAT WILL BE PROVIDED.

PUBLIC SCHOOLS:

THE PROJECT IS LOCATED IN THE RIO RANCHO PUBLIC SCHOOLS DISTRICT.

HOSPITALS:

THE NEAREST MEDICAL FACILITIES ARE UNM SANDOVAL REGIONAL MEDICAL CENTER LOCATED AT PASEO DEL VOLCAN AND BROADMOOR BLVD AND RUST PRESBYTERIAN AT UNSER BLVD AND WESTSIDE BLVD.

SHOPPING FACILITIES:

THE NEAREST SHOPPING FACILITIES ARE LOCATED AT THE CORNER OF NM 528 & US 550 AND SOUTHERN BLVD AND UNSER BLVD

RECREATIONAL FACILITIES:

PER THE APPROVED MASTER PLAN AND DEVELOPMENT AGREEMENT, THERE ARE NO PARKS REQUIRED. HOWEVER, THERE ARE MULTIPLE SMALL OPEN SPACE AREAS THROUGHOUT THE DEVELOPMENT INCLUDING ONE POCKET PARK. MARIPOSA EAST WILL ULTIMATELY INCLUDE SEVERAL NEIGHBORHOOD PARKS WITHIN MANY OF THE INDIVIDUAL SUBDIVISIONS. IN ADDITION, AS STIPULATED WITHIN THE MASTER PLAN AND DEVELOPMENT AGREEMENT, THE PROJECT WILL INCLUDE A TOWN SQUARE PARK (1 ACRE), A COMMUNITY PARK (8 ACRES IN SIZE), AND AN OVERLOOK PARK WITH TRAILHEAD (0.5 ACRES). THE PARKS AND DEVELOPED AREAS WILL BE CONNECTED BY AN EXTENSIVE NETWORK OF UNPAVED AND PAVED TRAILS AND BIKEWAYS. IN ADDITION, THE MARIPOSA MASTER PLAN PROVIDES OVER 3,000 ACRES OF OPEN SPACE, WHICH WILL ALSO BE SERVED BY THE PROPOSED EXTENSIVE PUBLIC TRAIL NETWORK.

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

MARIPOSA EAST IS BOUNDED ON THE WEST AND SOUTH AND EAST BY EXISTING SUBDIVIDED LOTS WITHIN UNIT 25 RIO RANCHO ESTATES. MARIPOSA EAST IS BOUNDED ON THE NORTH BY THE MARIPOSA PRESERVE, AND FURTHER NORTH BY THE PUEBLOS OF ZIA AND SANTA ANA. APPROXIMATELY 40-50% OF THE LOTS WITHIN UNIT 25 OF RIO RANCHO ESTATES ARE OWNED BY AMREP SOUTHWEST. RESIDENTS OF THESE HOMES HAVE ORGANIZED THE PINON HILLS NEIGHBORHOOD ASSOCIATION. NEAR THE NORTHEAST CORNER OF MARIPOSA EAST LIES THE EXISTING NATIONAL GUARD HAWK/PATRIOT MISSILE BATTALION SITE.

THAT PORTION OF MARIPOSA EAST ASSOCIATED WITH THIS SUBMITTAL IS BOUNDED ON THE EAST AND SOUTH BY EXISTING SUBDIVIDED LOTS WITHIN UNIT 25 RIO RANCHO ESTATES. THE EXISTING HOMES ARE SEPARATED BY AN OPEN SPACE BUFFER (TRACT OS 8-A), WITH A MINIMUM WIDTH OF 250'. AS PROVIDED IN THE APPROVED MASTER PLAN AND THE OPEN SPACE ZONING CATEGORY, BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE LOCATED WITHIN THIS OPEN SPACE BUFFER (WATER, SANITARY AND STORM SEWER LINES, AND THE NECESSARY STORM WATER PONDS). THERE IS A PEDESTRIAN TRAIL THAT WILL MEANDER WITHIN THE OPEN SPACE TRACT WHICH WILL ALSO SERVE AS THE MAINTENANCE ROAD FOR THE NECESSARY UNDERGROUND UTILITIES.

ZONING ON AND ADJACENT TO THE SITE

THE MARIPOSA MASTER PLAN PROVIDES SEVEN DIFFERENT ZONING CATEGORIES WITHIN MARIPOSA EAST. THESE INCLUDED PARKS, OPEN SPACE, E-1 (ESTATE), R-1 (SINGLE FAMILY RESIDENTIAL), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (SINGLE FAMILY RESIDENTIAL), AND MU-A (MIXED USE ACTIVITY CENTER).

THE PRELIMINARY AND FINAL PLAT FOR THIS SUBMITAL WILL BE DEVELOPING TRACTS THAT INCLUDE R-4 ZONING.

SITES AND APPROXIMATE AREAS FOR ANY MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL USES

THE APPROVED MARIPOSA MASTER PLAN PROVIDES FOR APPROXIMATELY 146,000 SF

OF NON-RESIDENTIAL LAND USES WITHIN MARIPOSA EAST. THIS NON-RESIDENTIAL LAND USE, ALONG WITH POTENTIAL MULTI FAMILY RESIDENTIAL UNITS, ARE TO BE LOCATED WITHIN AN AREA CONTAINING APPROXIMATELY 59 ACRES ZONED MU-A FOR MIXED-USE ACTIVITY CENTER. THE MIXED-USE ACTIVITY CENTER CURRENTLY HAS THE HIGH DESERT OFFICE AND THE MARIPOSA COMMUNITY PARK AND IS LOCATED APPROXIMATELY 2.25 MILES EAST OF THE PROPOSED SUBDIVISION. THE MIXED-USE AREA IS LOCATED AT THE INTERSECTION OF BLUE GRAMA DRIVE AND MARIPOSA PARKWAY

THERE ARE NO MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL LAND USES PROPOSED AS A PART OF THIS SUBMITTAL.

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

SCHEDULE OF LOT DEVELOPMENT AND ESTIMATED SCHEDULE FOR PROVISION OF STREET PAVING, WATER SERVICE, AND SEWER SERVICE

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL OF THE PRELIMINARY PLAT AND OF THE PRELIMINARY CONSTRUCTION PLANS FOR THE PROJECT. THE PRELIMINARY PLAT PROPOSES TO CREATE 173 RESIDENTIAL SINGLE FAMILY DETACHED LOTS, 14 PRIVATE OPEN SPACE TRACTS. CONSTRUCTION IS PROPOSED TO BEGIN IN THE DECEMBER OF 2021 AND BE COMPLETED IN THE DECEMEBR OF 2022. THE FINAL PLAT FOR THE PROJECT WILL BE SUBMITTED FOR APPROVAL FOLLOWING APPROVAL OF THE PRELIMINARY PLAT BY THE PLANNING AND ZONING COMMISSION.

SPECIAL PROBLEM ANALYSIS

THE EXISTING TOPOGRAPHY WITHIN THE SUBDIVISION CONSISTS OF HILLY TERRAIN. THE TERRAIN SLOPES FROM WEST (MONARCH WAY) TO EAST (MARIPOSA BOUNDARY) AND FROM SOUTH TO NORTH. THE SITE IS BOUNDED ON THREE SIDES, MONARCH WAY TO THE SOUTH AND WEST, THE EXISTING SANITARY SEWER MAINTENANCE ROAD/FUTURE TRAIL TO THE EAST. RETAINING WALLS WILL BE NECESSARY DUE TO THE EXISTING INFRASTRUCTURE AS WELL AS TO BALANCE THE EARTH WORK.

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

THE DEVELOPMENT AGREEMENT PROVIDES FOR AVAILABILITY OF WATER AND SEWER SERVICE TO THE PROPERTY. A WATER RESERVOIR AND WATER RECLAMATION FACILITY HAVE BEEN CONSTRUCTED TO SUPPORT THIS DEVELOPMENT. THE AVAILABILITY STATEMENT IS INCLUDED.

FINANCIAL GUARANTY

NOT INCLUDED AT THIS TIME. IT WILL BE SUBMITTED UPON INFRASTRUCTURE LIST APPROVAL AND PRIOR TO SUBMITTAL OF FINAL PLAT. AN ENGINEER'S OPINION OF PROBABLE COST HAS BEEN SUBMITTED WITH THIS PACKAGE FOR REVIEW BY THE CITY.

REQUESTED VARIANCES:

A VARIANCE IS REQUESTED FROM 155.43 FRIN PROVIDING A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AROUND EACH SIDE AND REAR PROPERTY LINE EXCEPT FOR THOSE ADJACENT TO A PUBLIC RIGHT OF WAY. BECAUSE THIS IS A MASTERPLAN COMMUNITY, ALL THE UTILITIES ARE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND ALL NECESSARY UTILITY EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. A 10 FT PUE WILL BE PROVIDED ADJACENT TO ALL PROPOSED INTERNAL RESIDENTIAL STREETS. THEREFORE, WE ARE REQUESTING TO WAIVE THE REQUIREMENT FOR EASEMENTS ALONG THE SIDES AND BACK OF EACH LOT.

APPROVED MARIPOSA DESIGN STANDARDS:

THE APPROVED MARIPOSA MASTER PLAN AND DEVELOPMENT AGREEMENT ESTABLISHED SPECIFIC "PROJECT DESIGN STANDARDS" THAT APPLY TO VARIOUS COMPONENTS OF THE PROJECT, INCLUDING THE USE OF BUILDING ENVELOPES, LOT SIZES AND SETBACKS, HOME ORIENTATION, STREET LIGHTING, STREET WIDTH, CUL-DE-SAC LENGTH AND TURNAROUND RADIUS, THE USE OF ESTATE-TYPE CURBS WITHOUT GUTTERS, SIDEWALKS, WALKWAYS, AND BIKE PATHS, STORMWATER DETENTION ON INDIVIDUAL LOTS, STORMWATER DETENTION FACILITY DESIGN, LOT GRADING, AND CROSS-LOT DRAINAGE. FOLLOWING ARE BRIEF SUMMARIES AND/OR EXCERPTS FROM THE MASTER PLAN REGARDING THESE COMPONENTS OF THE MARIPOSA DESIGN STANDARDS:

LOT SIZES AND SETBACKS

LOT SIZES AND SETBACK ARE BASED ON R-4 ZONING PER THE MARIPOSA MASTERPLAN.

FRONT YARD SETBACKS MAY BE REDUCED IN SOME AREAS IN MARIPOSA IN AN EFFORT TO MINIMIZE WATER AND ENERGY USE FOR FRONT YARD LANDSCAPING, AND TO ALLOW FOR DENSITIES IN SUPPORT OF SUSTAINABLE DEVELOPMENT. SETBACKS AT MARIPOSA ARE LISTED BELOW. PLEASE NOTE THAT "BE" INDICATES THE USE OF A BUILDING ENVELOPE TO DEFINE THE DEVELOPABLE AREA OF THE SITE.

ZONE	FRONT	SIDE	BACK
E-1	BE*	BE	BE
R-1	BE/20	BE/5	BE/20
R-4	10/20G	5	10
R-5	10/20G	5	10

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITH PUBLIC STREET.

STREET WIDTH

STREET WIDTHS ESTABLISHED BY THE MARIPOSA MASTER PLAN INCLUDE THE FOLLOWING:

LOCAL "A" – 32' FACE OF CURB TO FACE OF CURB WITHIN 50' R/W;

CUL-DE-SAC LENGTH AND TURNAROUND

CUL-DE-SAC LENGTHS WITHIN MARIPOSA ARE UNLIMITED AS TO LENGTH. CUL-DE-SAC STREETS SHALL TERMINATE IN A TURNAROUND WITH A MINIMUM RADIUS OF 40' PER ADOPTED MASTERPLAN.

CURBS AND GUTTERS

CITY OF RIO RANCHO STANDARD 6" CURB AND GUTTER WILL BE USED

SIDEWALKS, WALKWAYS AND BIKE PATHS

A MINIMUM OF 4' SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE ROADWAY EXCEPT FOR MONARCH WAY WHICH WILL HAVE A 6' SIDEWALK ON ONE SIDE PER THE MASTERPLAN

LOT GRADING

PADS WILL BE SET BASED ON A 1% MINIMUM DRAINAGE SLOPE PER THE GEOTECHNICAL REPORT.