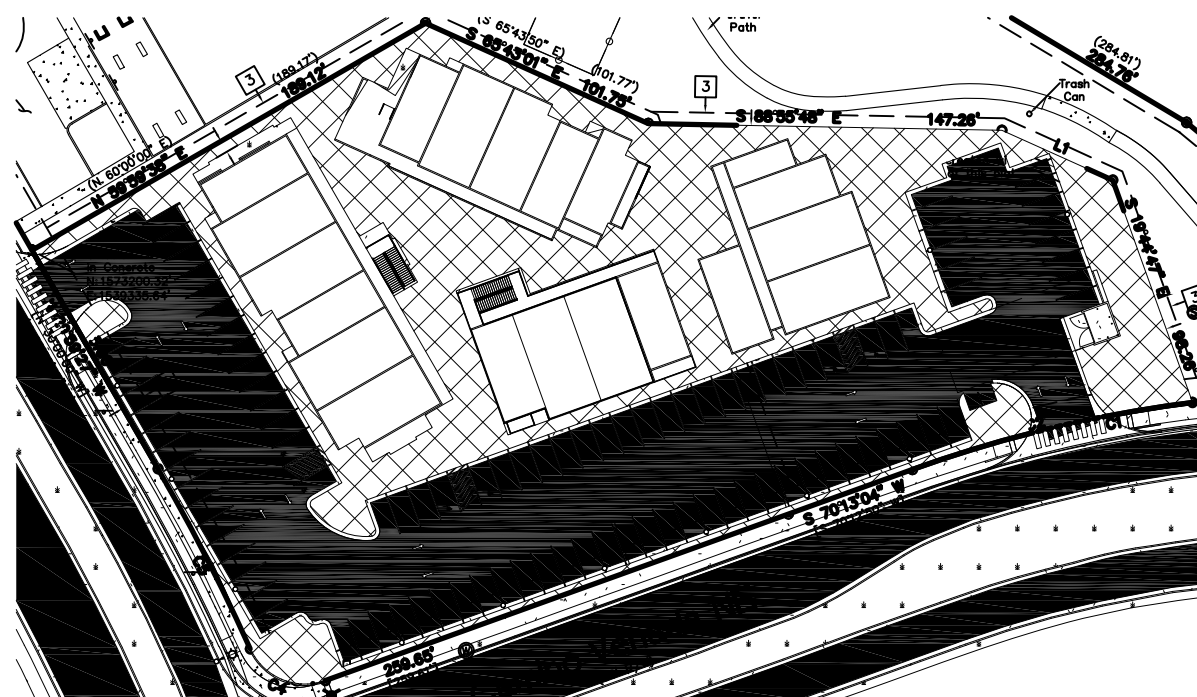




1 ARCHITECTURAL SITE

SCALE: 1" = 20'-0"

OPEN SPACE AREA



USABLE RECREATION SPACE

USABLE RECREATION SPACE:

AN AREA ON THE SAME LOT AS THE MULTIFAMILY RESIDENTIAL DEVELOPMENT THAT SERVES TO PERMANENTLY PROVIDE INDOOR OR OUTDOOR OPEN SPACE AND/OR RECREATIONAL USES. USABLE RECREATION SPACE MAY INCLUDE, BUT IS NOT LIMITED TO: LAWNS, DECORATIVE PLANTING AREAS, AND NATIVE PLANTS, OPEN BALCONIES AND COVERED PATIOS THAT ARE OPEN ON TWO OR MORE SIDES, WALKWAYS, ACTIVE AND PASSIVE RECREATIONAL AREAS, FOUNTAINS, SWIMMING POOLS, WATER FEATURES, AND PONDS, CLUB-HOUSE AREAS FOR VIDEO/TECHNOLOGY ROOMS, EXERCISE OR FITNESS ACTIVITIES, OR MEETING ROOMS, OR PLAY-GROUNDS. USABLE RECREATION SPACE DOES NOT INCLUDE PUBLIC RIGHT-OF-WAY, PARKING LOTS, DRIVEWAYS, OR BUILDINGS, GARAGES, CARPORT OR EQUIPMENT AREAS THAT ARE NOT DESIGNED FOR COMMON USE

USABLE OPEN SPACE (MULTIFAMILY)
1BR: 50 SF PER UNIT
26 UNITS * 50 SF = 1300 SF
2BR: 100 SF PER UNIT
29 UNITS * 100 SF = 2900 SF

TOTAL OPEN SPACE REQUIRED = 4,200 SF
TOTAL OPEN SPACE PROVIDED = 22,273 SF

LEGEND

	ASPHALT PAVING
	LANDSCAPE AREA
	CONCRETE WALK
	PROPERTY LINE

UNIT DATA

UNIT TYPE	HEATED AREA	QUANTITY	TOTAL AREA
1 BEDROOM MULTIFAMILY			
1A	721 SF	17	12,257 SF
1B	721 SF	9	6,489 SF
2 BEDROOM MULTIFAMILY			
2A	1042 SF	17	17,714 SF
2B	1042 SF	12	12,504 SF
RETAIL/COMMERCIAL			
SUITE 1	1042 SF	1	1042 SF
SUITE 2	809 SF	1	809 SF

DRAINAGE NARRATIVE

SITE IS LOCATED WITHIN THE LOMAS ENCANTADA MASTER DRAINAGE PLAN. SITE WILL RETAIN THE STORM WATER QUALITY VOLUME ON SITE AND DISCHARGE REMAINDER AT ALLOWED RATES UTILIZING DETENTION PONDS WITH RESTRICTED OUTLET. DISCHARGE SHALL MATCH HISTORICAL.

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF RIO RANCHO STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF RIO RANCHO OUTDOOR LIGHTING REGULATIONS (RIO RANCHO MUNICIPAL CODE CH. 159)
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND ALL SITE AMENITIES AS REQUIRED
- ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS
- LIGHT POLES FOR SITE LIGHTING WILL NOT EXCEED THE MAXIMUM HEIGHT ALLOWED OF 20' OR 16' IF LOCATED WITHIN 100' OR A RESIDENTIAL ZONE.
- ALL SITE LIGHTING MUST MEET CCT AND CRI SPECIFICATIONS

KEYED NOTES

- DUMPSTER ENCLOSURE REF: SHEET AS-503
- TYPICAL CURB AND GUTTER REFER 10/AS-501
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF 34/11 AS-502
- ACCESSIBLE CURB RAMP, REF 9/AS-501
- CONCRETE SIDEWALK, REF 6/AS-501
- BICYCLE RACKS, REF 8/AS-502
- DIRECTIONAL PAVEMENT MARKING, REF 6/AS-502
- ASPHALT PAVING
- SITE LIGHTING, MOUNTED 16" ABOVE FINISH GRADE W/ SHIELDING TO PREVENT LIGHT TRESPASS, REF 4/AS-501 (DSXO LED P2 30K 80CRI T5M)
- BUILDING MOUNTED WALLPACK LIGHTING MOUNTED 12" ABOVE FINISH GRADE
- EXISTING FIRE HYDRANT
- PAINTED CROSSWALK REF 12/AS-501
- WATER VALVE
- PROPERTY LINE
- SITE LIGHTING - BOLLARD LIGHT
- SETBACK LINE
- 10' PAPER EASEMENT
- SIDEWALK RAMP W/ DETECTABLE WARNING STRIP, REF: 2/AS-501
- ADA PARKING SIGNAGE, REF 11/AS-502

PROJECT DATA

ZONING:
REQUESTED, SPECIAL USE FOR C-1/R-6 USES

LAND USE:
VACANT

LEGAL DESCRIPTION:
TRACTS 5-A AND 17-A-1, LOMAS ENCANTADAS BEING COMPRISED OF TRACTS 5 AND 17-A, LOMAS ENCANTADAS CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO AUGUST 2026

SITE AREA:
1.7895 ACRES

ZONE ATLAS:
PAGE 133

SETBACKS:
FRONT = 5' MIN, SIDE = 5' MIN, REAR = 5' MIN

BUILDING HEIGHTS:
MAXIMUM ALLOWED: 50' - 0"
THREE STORY MULTIFAMILY: 38' - 0"

SPRINKLED:
YES, NFPA 13R

BUILDING OCCUPANCY:
R-2 + M (COMMERCIAL)

CONSTRUCTION TYPE:
TYPE V-A

PARKING CALCULATIONS:

MULTIFAMILY:
STUDIO/1 BR - 1.5 SPACES PER
2 BR - 1.75 SPACES PER
TOTAL 1 BEDROOM DUS = 26 * 1.5 (39 SPACES REQ'D)
TOTAL 2 BEDROOM DUS = 29 * 1.75 (50.75 SPACES REQ'D)
TOTAL MULTIFAMILY PARKING REQ'D = 89.75 (90) SPACES + 6 VISITOR SPACES

COMMERCIAL:
1 SPACE PER 300SF
1042 SF = 3.47 (4)
809 SF = 2.7 (3)

TOTAL COMMERCIAL PARKING REQ'D = 7

TOTAL OVERALL SPACES REQUIRED = 103
TOTAL OVERALL SPACES PROVIDED = 103

ADA:
PER ADAAG 2010 ADA STANDARDS, 51-100 SPACES = 4 ACCESSIBLE REQUIRED
ACCESSIBLE SPACES PROVIDED = 6

MOTORCYCLES:
SPACES REQUIRED = 0
MOTORCYCLE SPACES PROVIDED = 3

BICYCLES: NO LESS THAN 2 SPACES AND UP TO 2% OF THE REQUIRED AUTOMOTIVE PARKING
BICYCLE PARKING SPACES PROVIDED = 10

REV DATE BY REVISION

MODULUS ARCHITECTS
LAND AND USE PLANNING
8220 SAN PEDRO BLVD SUITE 100
ALBUQUERQUE, NEW MEXICO 87122
PHONE (505) 338-1499 FAX (505) 338-1498



10/2/26

PROJECT TITLE
LUXE MULTIFAMILY

Enter address here

PROJECT MANAGER JOB NO. Project Number DRAWN BY:

SHEET TITLE
CONCEPTUAL GRADING PLAN

DATE
Issue Date
SCALE: 1" = 20'-0"

SHEET
C-101