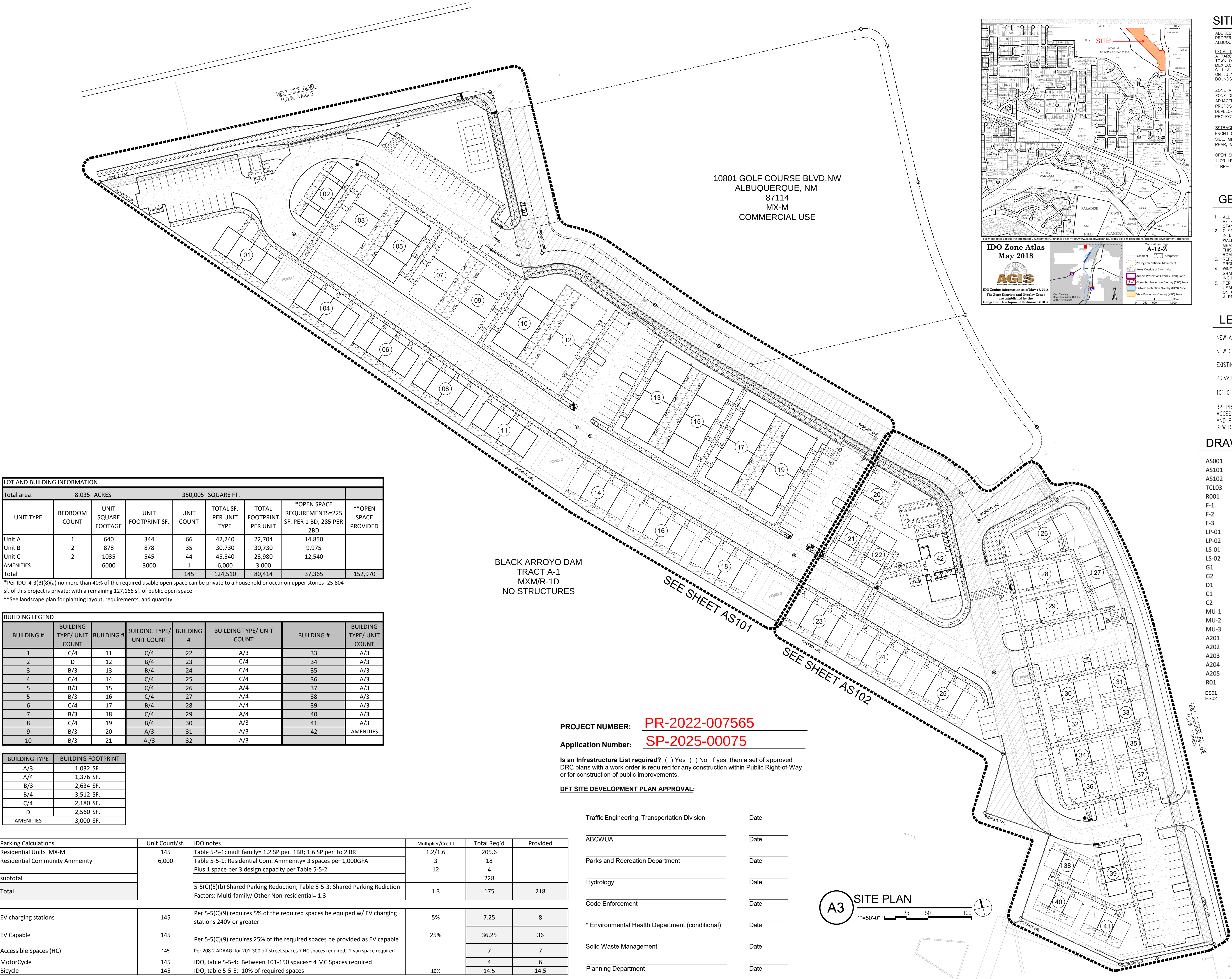




LOT AND BUILDING INFORMATION								
Total area:		8.035 ACRES		350,005 SQUARE FT.				
UNIT TYPE	BEDROOM COUNT	UNIT SQUARE FOOTAGE	UNIT FOOTPRINT SF.	UNIT COUNT	TOTAL SF. PER UNIT TYPE	TOTAL FOOTPRINT PER UNIT	*OPEN SPACE REQUIREMENTS=225 SF. PER 1 BD; 285 PER 2BD	**OPEN SPACE PROVIDED
Unit A	1	640	344	66	42,240	22,704	14,850	
Unit B	2	878	878	35	30,730	30,730	9,975	
Unit C	2	1035	545	44	45,540	23,980	12,540	
AMENITIES		6000	3000	1	6,000	3,000		
Total				145	124,510	80,414	37,365	152,970

*Per IDO 4-3(B)(8)(a) no more than 40% of the required usable open space can be private to a household or occur on upper stories- 25,804 sf. of this project is private; with a remaining 127,166 sf. of public open space
**See landscape plan for planting layout, requirements, and quantity

BUILDING LEGEND							
BUILDING #	BUILDING TYPE/ UNIT COUNT	BUILDING #	BUILDING TYPE/ UNIT COUNT	BUILDING #	BUILDING TYPE/ UNIT COUNT	BUILDING #	BUILDING TYPE/ UNIT COUNT
1	C/4	11	C/4	22	A/3	33	A/3
2	D	12	B/4	23	C/4	34	A/3
3	B/3	13	B/4	24	C/4	35	A/3
4	C/4	14	C/4	25	C/4	36	A/3
5	B/3	15	C/4	26	A/4	37	A/3
5	B/3	16	C/4	27	A/4	38	A/3
6	C/4	17	B/4	28	A/4	39	A/3
7	B/3	18	C/4	29	A/4	40	A/3
8	C/4	19	B/4	30	A/3	41	A/3
9	B/3	20	A/3	31	A/3	42	AMENITIES
10	B/3	21	A/3	32	A/3		

BUILDING TYPE	BUILDING FOOTPRINT
A/3	1,032 SF.
A/4	1,376 SF.
B/3	2,634 SF.
B/4	3,512 SF.
C/4	2,180 SF.
D	2,560 SF.
AMENITIES	3,000 SF.

Parking Calculations	Unit Count/sf.	IDO notes	Multiplier/Credit	Total Req'd	Provided
Residential Units MX-M	145	Table 5-5-1: multifamily= 1.2 SP per 1BR; 1.6 SP per 2 BR	1.2/1.6	205.6	
Residential Community Amenity	6,000	Table 5-5-1: Residential Com. Amenity= 3 spaces per 1,000GFA	3	18	
		Plus 1 space per 3 design capacity per Table 5-5-2	12	4	
subtotal				228	
Total		5-5(C)(5)(b) Shared Parking Reduction; Table 5-5-3: Shared Parking Rediction Factors: Multi-family/ Other Non-residential= 1.3	1.3	175	218
EV charging stations	145	Per 5-5(C)(9) requires 5% of the required spaces be equipped w/ EV charging stations 240V or greater	5%	7.25	8
EV Capable	145	Per 5-5(C)(9) requires 25% of the required spaces be provided as EV capable	25%	36.25	36
Accessible Spaces (HC)	145	Per 208.2 ADAAG for 201-300 off street spaces 7 HC spaces required; 2 van space required		7	7
MotorCycle	145	IDO, table 5-5-4: Between 101-150 spaces= 4 MC Spaces required		4	6
Bicycle	145	IDO, table 5-5-5: 10% of required spaces	10%	14.5	14.5

BLACK ARROYO DAM
TRACT A-1
MXM/R-1D
NO STRUCTURES

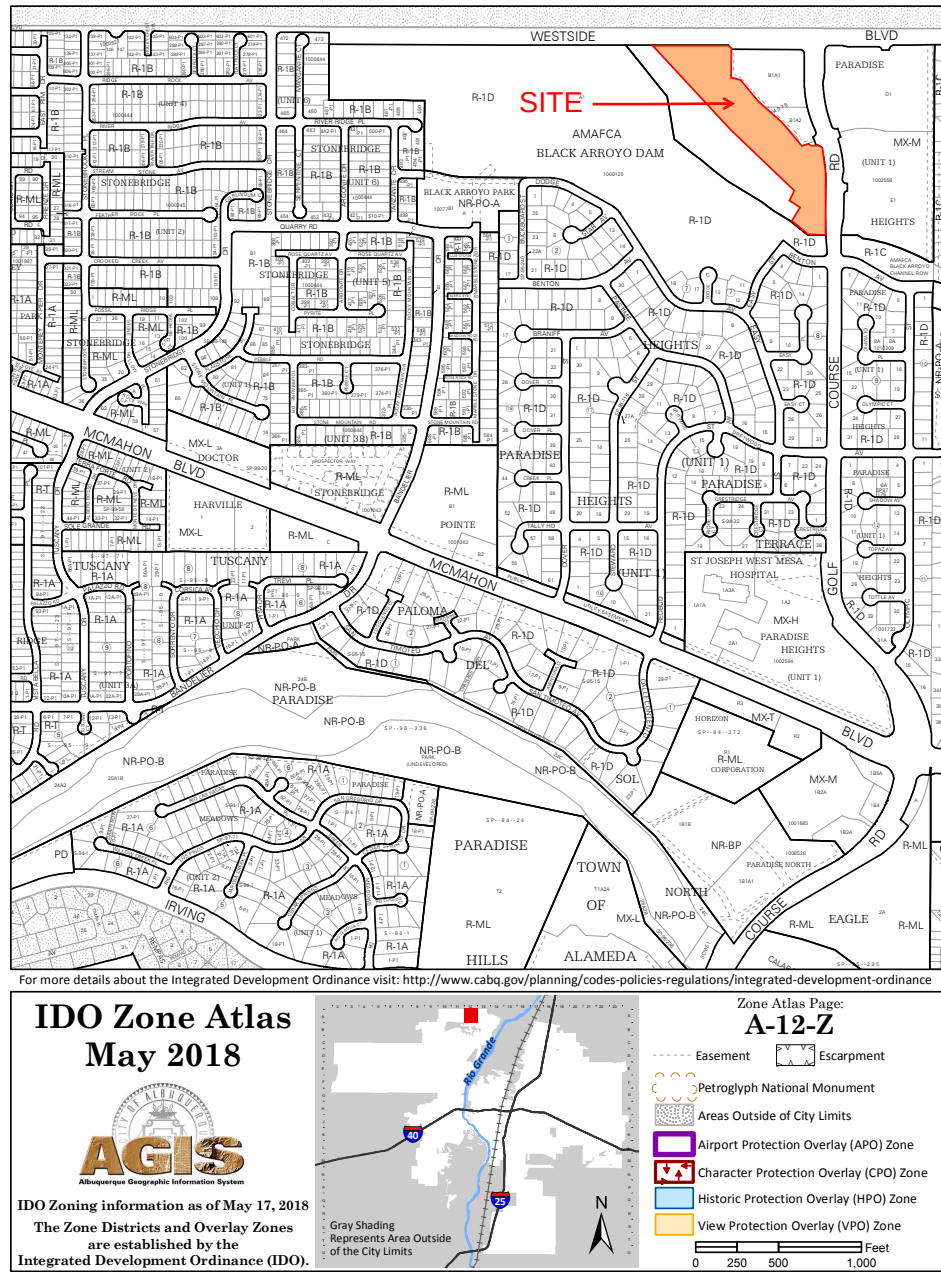
PROJECT NUMBER: **PR-2022-007565**
Application Number: **SP-2025-00075**

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

A3 SITE PLAN
1"=50'-0"



SITE INFORMATION

ADDRESS:
PROPERTY SOUTH AND WEST OF 10801 GOLF COURSE RD NW,
ALBUQUERQUE, NM 87114

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M.,
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW
MEXICO; SAID PARCEL BEING THE SAME AS TRACT A-1-A, B-1-A, B-1-B &
C-1-A OF BLACK ARROYO DAM, FILED IN THE OFFICE OF THE COUNTY CLERK
ON JULY 16, 2007 IN BK. 2007C, PG. 190. SEE PLAT FOR METES AND
BOUNDS INFORMATION.

ZONE ATLAS MAP: A-12-Z
ZONE DISTRICT: MX-M
ADJACENT ZONING: MX-M + R-1D
PROPOSED LAND USE: RESIDENTIAL
DEVELOPMENT TYPE: MULTI-FAMILY
PROJECT SIZE: 8.0350 ACRES

SETBACKS (GENERAL):
FRONT (MIN/MAX): 5 FT./NA (WEST SIDE BLVD.)
SIDE, MIN./ MAX 0 FT. INTERIOR, 5 FT. SIDE ST.
REAR, MINIMUM 15 FT.

OPEN SPACE:
1 OR LESS BEDROOM (BR)= 225 SF./ DU
2 BR= 285 SF./ DU

GENERAL NOTES

- ALL SIDEWALKS, RAMPS, CURBOOTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS.
- CLEAR SITE DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY, BETWEEN 3 AND 8 FEET TALL, AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. SITE TRIANGLE SPEED IS BAED OFF OF 35 M.P.H. ROADWAY.
- REFER TO PLAT DRAWINGS FOR EXISTING AND PROPOSED EASEMENTS, PROPOSED LOT INFORMATION, AND FULL METES AND BOUNDS.
- WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES AND/OR SHALL BE SURROUNDED BY A WINDOW CASING NOT LESS THAN 2 INCHES WIDE.
- PER IDO 4-3(B)(8)(A) NO MORE THAN 40% OF THE REQUIRED USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD OR OCCUR ON UPPER STORIES= 37,365 SF. OF THIS PROJECT IS PRIVATE; WITH A REMAINING 68,444 SF. OF PUBLIC OPEN SPACE

LEGEND

NEW ASPHALT	
NEW CONCRETE SIDEWALKS	
EXISTING SIDEWALK	
PRIVATE OPEN SPACE	
10'-0" P.U.E. EASEMENT	
32' PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SEWER EASEMENT	

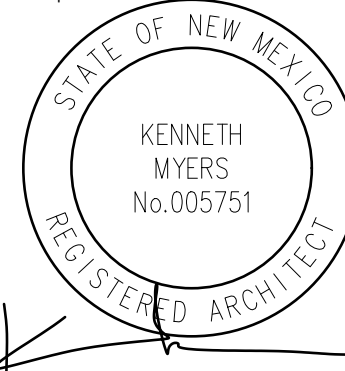
DRAWING INDEX

AS001	SITE PLAN + COVER SHEET + PROJECT INFO
AS101	ENLARGED SITE PLAN
AS102	ENLARGED SITE PLAN
TCL03	TRAFFIC CONTROL LAYOUT DETAILS
R001	REFUSE PLAN
F-1	FIRE ONE PLAN
F-2	FIRE ONE PLAN
F-3	FIRE ONE PLAN
LP-01	PLANTING PLAN
LP-02	PLANTING PLAN
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE PLAN
G1	CONCEPTUAL GRADING AND DRAINAGE PLAN
G2	CONCEPTUAL GRADING AND DRAINAGE PLAN
D1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C1	AMAFCA CROSS SECTIONS
C2	AMAFCA CROSS SECTIONS
MU-1	UTILITY PLANS
MU-2	UTILITY PLANS
MU-3	UTILITY PLANS
A201	ARCHITECTURAL ELEVATIONS- BUILDING TYPE A
A202	ARCHITECTURAL ELEVATIONS- BUILDING TYPE B
A203	ARCHITECTURAL ELEVATIONS- BUILDING TYPE C
A204	ARCHITECTURAL ELEVATIONS- BUILDING TYPE D
A205	ARCHITECTURAL ELEVATIONS- BUILDING TYPE E
R01	ARCHITECTURAL RENDERINGS
ES01	PHOTOMETRIC SITE PLAN
ES02	PHOTOMETRIC SITE PLAN

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

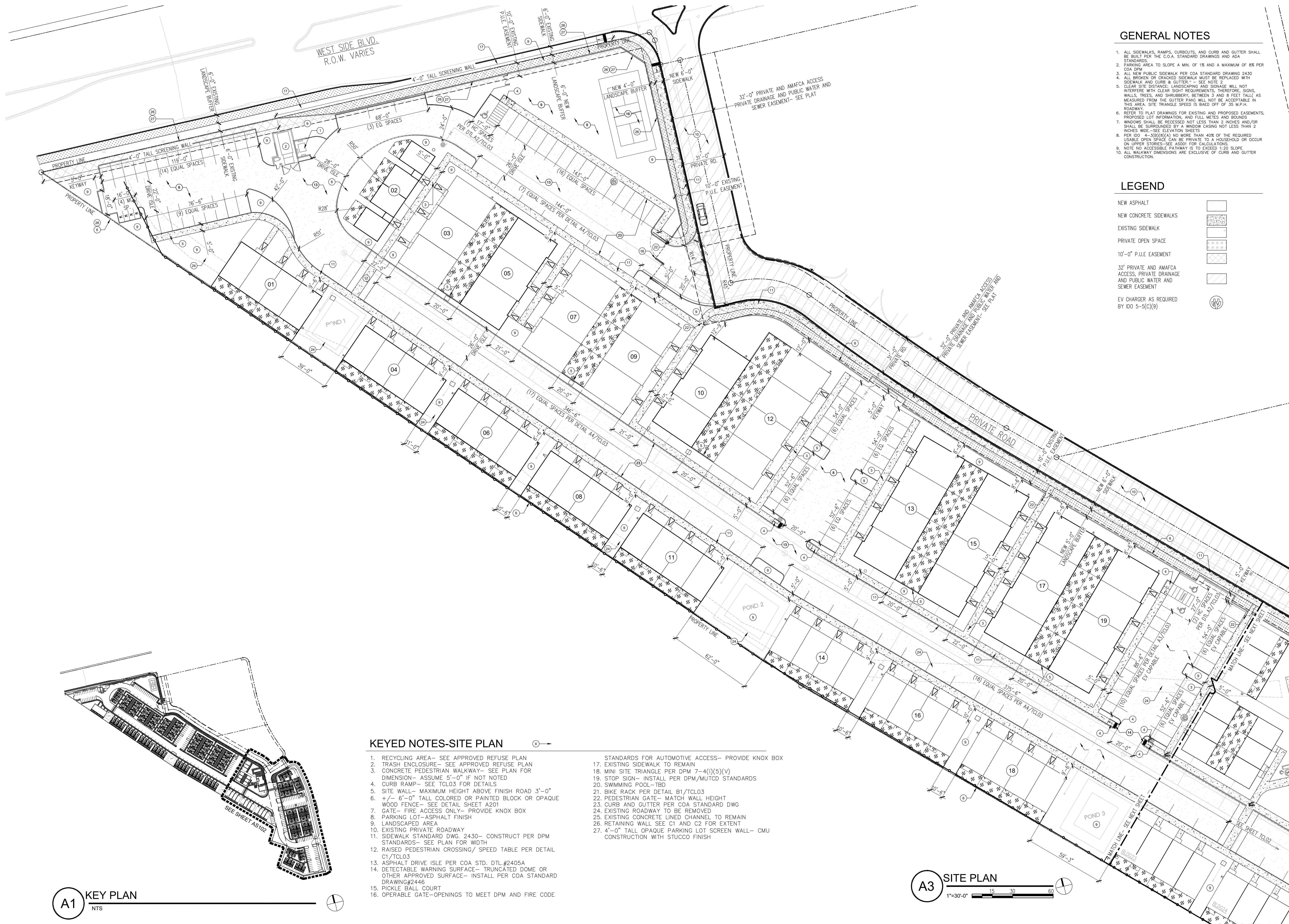
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project	Drawn By: KMA	Checked By: KMA
Phase:	DFT SUBMITTAL	
Date:	09/22/2025	

SITE PLAN COVER SHEET

Sheet Number:

AS001



GENERAL NOTES

1. ALL SIDEWALKS, RAMPS, CURBCUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
2. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
3. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER-- SEE NOTE 2
5. CLEAR SITE DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY, BETWEEN 3 AND 8 FEET TALL, AS MEASURED FROM THE GUTTER PLAN, WILL NOT BE ACCEPTABLE IN THIS AREA. SITE TRIANGLE SPEED IS BADA OFF OF 35 M.P.H. ROADWAY.
6. REFER TO PLAT DRAWINGS FOR EXISTING AND PROPOSED EASEMENTS, PROPOSED LOT INFORMATION, AND FULL METES AND BOUNDS
7. WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES AND/OR SHALL BE SURROUNDED BY A WINDOW CASING NOT LESS THAN 2 INCHES WIDE--SEE ELEVATION SHEETS
8. PER IDO 4-3(B)(8)(A) NO MORE THAN 40% OF THE REQUIRED USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD OR OCCUR ON UPPER STORIES--SEE ADDOT FOR CALCULATIONS.
9. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
10. ALL WALKWAY DIMENSIONS ARE EXCLUSIVE OF CURB AND GUTTER CONSTRUCTION.

LEGEND

- NEW ASPHALT
- NEW CONCRETE SIDEWALKS
- EXISTING SIDEWALK
- PRIVATE OPEN SPACE
- 10'-0" P.U.E. EASEMENT
- 32" PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SEWER EASEMENT
- EV CHARGER AS REQUIRED BY IDO 5-5(C)(9)

KEYED NOTES-SITE PLAN

1. RECYCLING AREA-- SEE APPROVED REFUSE PLAN
2. TRASH ENCLOSURE-- SEE APPROVED REFUSE PLAN
3. CONCRETE PEDESTRIAN WALKWAY-- SEE PLAN FOR DIMENSION-- ASSUME 5'-0" IF NOT NOTED
4. CURB RAMP-- SEE TLO3 FOR DETAILS
5. SITE WALL-- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
6. +/- 6'-0" TALL COLORED OR PAINTED BLOCK OR OPAQUE WOOD FENCE-- SEE DETAIL SHEET A201
7. GATE-- FIRE ACCESS ONLY-- PROVIDE KNOX BOX
8. PARKING LOT-- ASPHALT FINISH
9. LANDSCAPED AREA
10. EXISTING PRIVATE ROADWAY
11. SIDEWALK STANDARD DWG. 2430-- CONSTRUCT PER DPM STANDARDS-- SEE PLAN FOR WIDTH
12. RAISED PEDESTRIAN CROSSING/ SPEED TABLE PER DETAIL C1/TLO3
13. ASPHALT DRIVE ISLE PER COA STD. DTL.#2405A
14. DETECTABLE WARNING SURFACE-- TRUNCATED DOME OR OTHER APPROVED SURFACE-- INSTALL PER COA STANDARD DRAWING#2446
15. PICKLE BALL COURT
16. OPERABLE GATE--OPENINGS TO MEET DPM AND FIRE CODE

- STANDARDS FOR AUTOMOTIVE ACCESS-- PROVIDE KNOX BOX
17. EXISTING SIDEWALK TO REMAIN
 18. MINI SITE TRIANGLE PER DPM 7-4(I)(5)(V)
 19. STOP SIGN-- INSTALL PER DPM/MUTCD STANDARDS
 20. SWIMMING POOL-- TBD
 21. BIKE RACK PER DETAIL B1/TLO3
 22. PEDESTRIAN GATE-- MATCH WALL HEIGHT
 23. CURB AND GUTTER PER COA STANDARD DWG
 24. EXISTING ROADWAY TO BE REMOVED
 25. EXISTING CONCRETE LINED CHANNEL TO REMAIN
 26. RETAINING WALL SEE C1 AND C2 FOR EXTENT
 27. 4'-0" TALL OPAQUE PARKING LOT SCREEN WALL-- CMU CONSTRUCTION WITH STUCCO FINISH

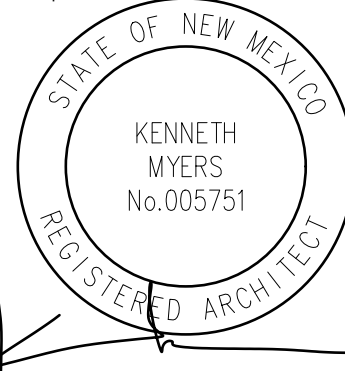
A3 SITE PLAN

1"=30'-0"

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: KMA
Phase: DFT SUBMITTAL

Date:

ARCHITECTURAL
SITE PLAN

Sheet Number:

AS101



KEYED NOTES-SITE PLAN

1. RECYCLING AREA- SEE APPROVED REFUSE PLAN

2. TRASH ENCLOSURE- SEE APPROVED REFUSE PLAN

3. CONCRETE PEDESTRIAN WALKWAY- SEE PLAN FOR DIMENSION- ASSUME 5'-0" IF NOT NOTED

4. CURB RAMP- SEE TLO3 FOR DETAILS

5. SITE WALL- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"

6. +/- 6'-0" TALL COLORED OR PAINTED BLOCK OR OPAQUE WOOD FENCE- SEE DETAIL SHEET A201

7. GATE- FIRE ACCESS ONLY- PROVIDE KNOX BOX

8. PARKING LOT-ASPHALT FINISH

9. LANDSCAPED AREA

10. EXISTING PRIVATE ROADWAY

11. SIDEWALK STANDARD DWG. 2430- CONSTRUCT PER DPM STANDARDS- SEE PLAN FOR WIDTH

12. RAISED PEDESTRIAN CROSSING/ SPEED TABLE PER DETAIL C1/TLO3

13. ASPHALT DRIVE ISLE PER COA STD. DTL.#2405A

14. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA STANDARD DRAWING#2446

15. PICKLE BALL COURT

16. OPERABLE GATE-OPENINGS TO MEET DPM AND FIRE CODE
- STANDARDS FOR AUTOMOTIVE ACCESS- PROVIDE KNOX BOX

17. EXISTING SIDEWALK TO REMAIN

18. MINI SITE TRIANGLE PER DPM 7-4(i)(5)(V)

19. STOP SIGN- INSTALL PER DPM/MUTCD STANDARDS

20. SWIMMING POOL-TBD

21. BIKE RACK PER DETAIL B1/TLO3

22. PEDESTRIAN GATE- MATCH WALL HEIGHT

23. CURB AND GUTTER PER COA STANDARD DWG

24. EXISTING ROADWAY TO BE REMOVED

25. EXISTING CONCRETE LINED CHANNEL TO REMAIN

26. RETAINING WALL SEE C1 AND C2 FOR EXTENT

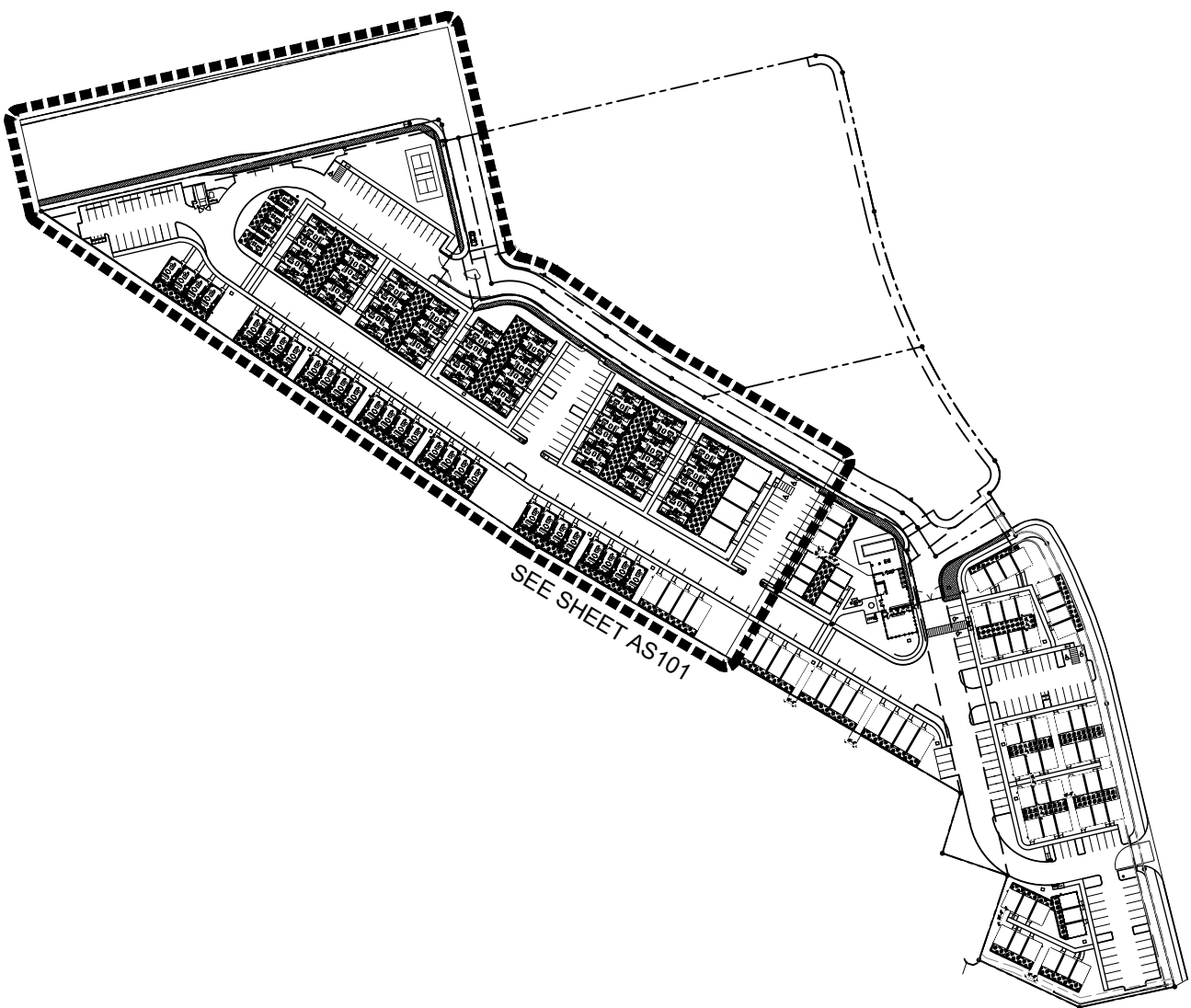
27. 4'-0" TALL OPAQUE PARKING LOT SCREEN WALL- CMU CONSTRUCTION WITH STUCCO FINISH

TCL GENERAL NOTES

1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER." - SEE NOTE 2
4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
5. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
6. ALL WALKWAY DIMENSIONS ARE EXCLUSIVE OF CURB AND GUTTER CONSTRUCTION.
7. PROVIDE STANARD CURB AND GUTTER PER STD. DTL.#2406 IN ALL PARKING LOTS, AND ROADWAYS

LEGEND

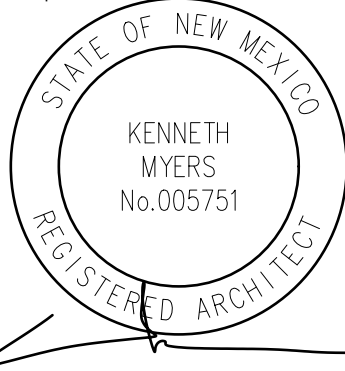
- NEW ASPHALT
- NEW CONCRETE SIDEWALKS
- EXISTING SIDEWALK
- PRIVATE OPEN SPACE
- 10'-0" P.U.E. EASEMENT
- 32' PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SEWER EASEMENT
- EV CHARGER AS REQUIRED BY IDO 5-5(C)(9)



BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



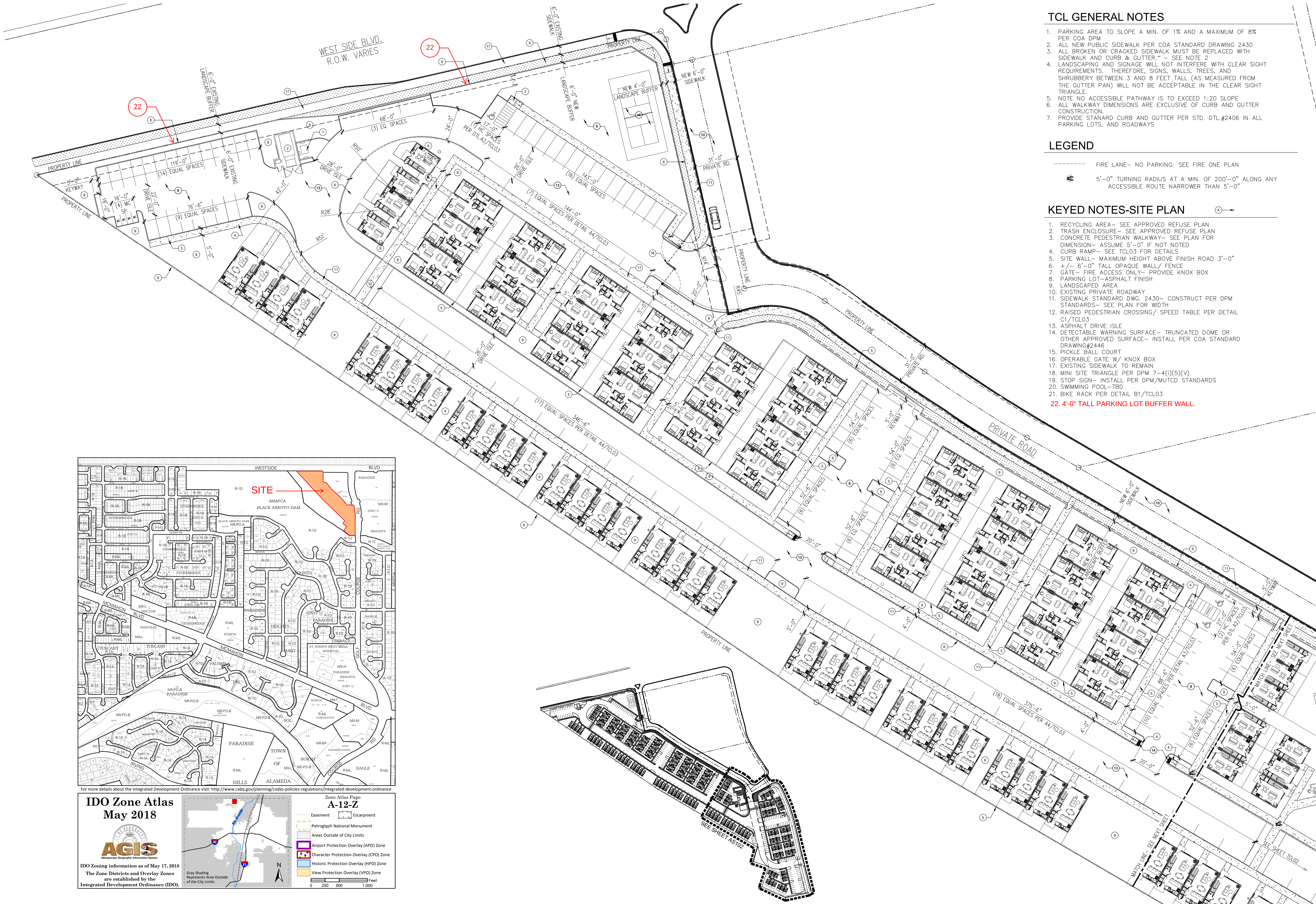
REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project:	
Drawn By: KMA	Checked By: KMA
Phase: DFT SUBMITTAL	
Date:	
ARCHITECTURAL SITE PLAN	

AS102

DO NOT SCALE DRAWINGS



TCL GENERAL NOTES

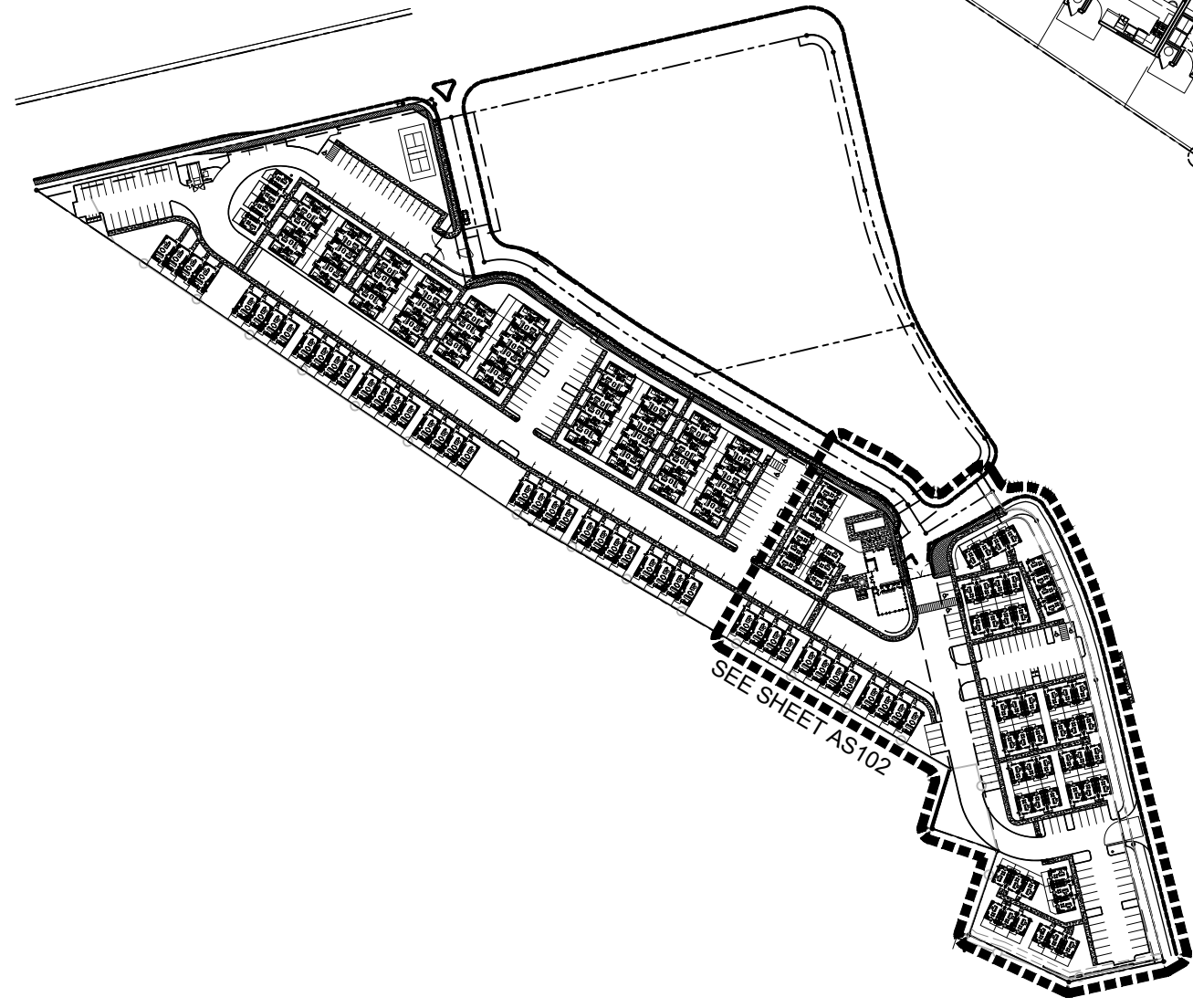
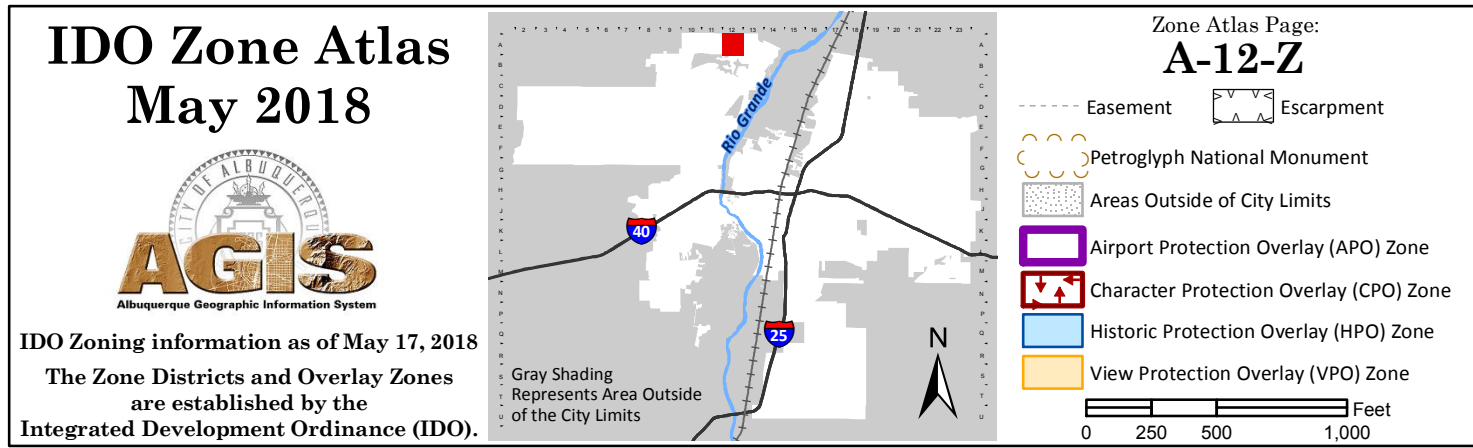
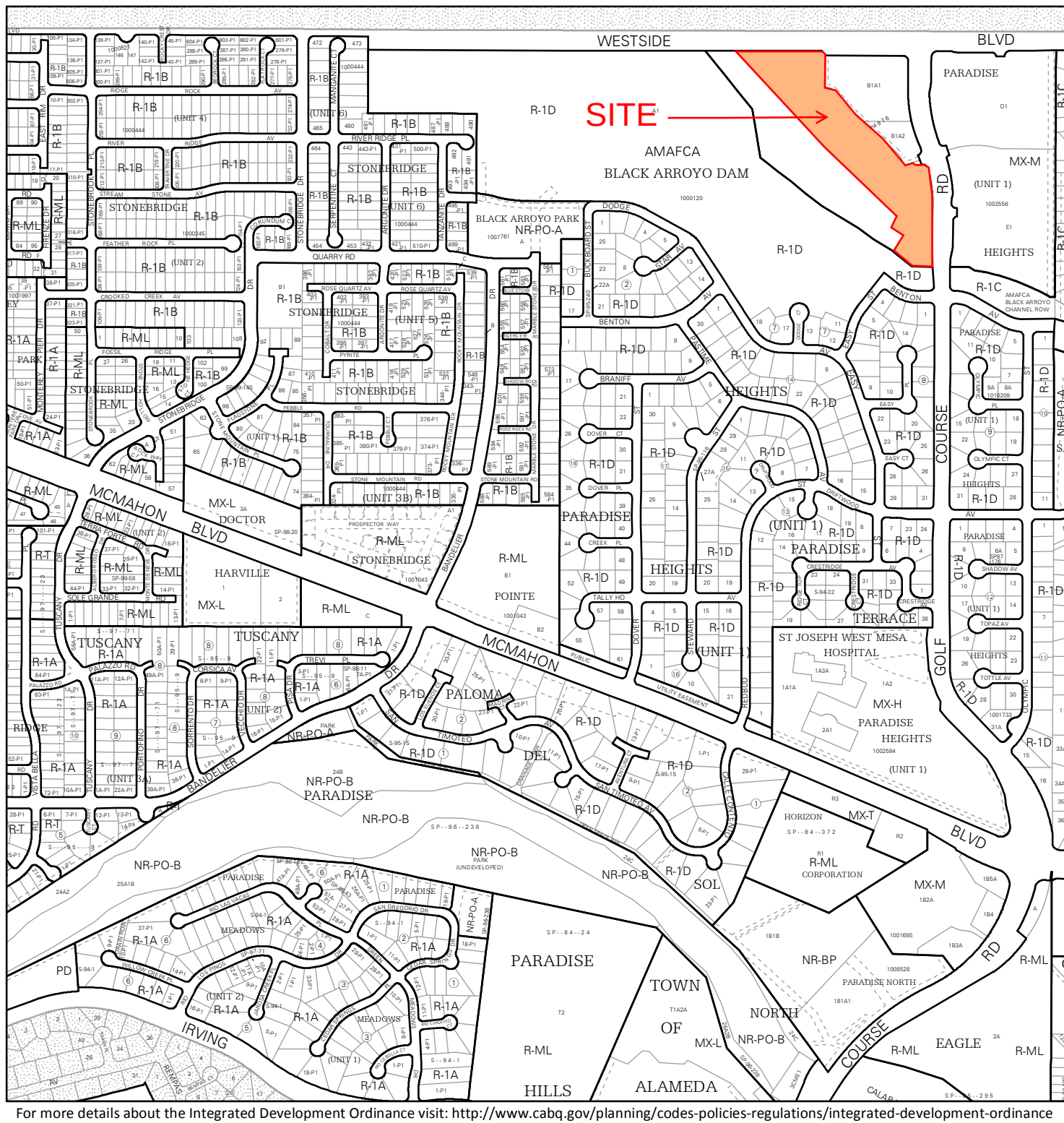
- 1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
- 2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
- 3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER." - SEE NOTE 2
- 4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 5. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
- 6. ALL WALKWAY DIMENSIONS ARE EXCLUSIVE OF CURB AND GUTTER CONSTRUCTION.
- 7. PROVIDE STANARD CURB AND GUTTER PER STD. DTL.#2406 IN ALL PARKING LOTS, AND ROADWAYS

LEGEND

- FIRE LANE- NO PARKING: SEE FIRE ONE PLAN
- 5'-0" TURNING RADIUS AT A MIN. OF 200'-0" ALONG ANY ACCESSIBLE ROUTE NARROWER THAN 5'-0"

KEYED NOTES-SITE PLAN

- 1. RECYCLING AREA- SEE APPROVED REFUSE PLAN
- 2. TRASH ENCLOSURE- SEE APPROVED REFUSE PLAN
- 3. CONCRETE PEDESTRIAN WALKWAY- SEE PLAN FOR DIMENSION- ASSUME 5'-0" IF NOT NOTED
- 4. CURB RAMP- SEE TCLO3 FOR DETAILS
- 5. SITE WALL- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
- 6. +/- 6'-0" TALL OPAQUE WALL/ FENCE
- 7. GATE- FIRE ACCESS ONLY- PROVIDE KNOX BOX
- 8. PARKING LOT-ASPHALT FINISH
- 9. LANDSCAPED AREA
- 10. EXISTING PRIVATE ROADWAY
- 11. SIDEWALK STANDARD DWG. 2430- CONSTRUCT PER DPM STANDARDS- SEE PLAN FOR WIDTH
- 12. RAISED PEDESTRIAN CROSSING/ SPEED TABLE PER DETAIL C1/TCLO3
- 13. ASPHALT DRIVE ISLE
- 14. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA STANDARD DRAWING#2446
- 15. PICKLE BALL COURT
- 16. OPERABLE GATE W/ KNOX BOX
- 17. EXISTING SIDEWALK TO REMAIN
- 18. MINI SITE TRIANGLE PER DPM 7-4(i)(5)(V)
- 19. STOP SIGN- INSTALL PER DPM/MUTCD STANDARDS
- 20. SWIMMING POOL-TBD
- 21. BIKE RACK PER DETAIL B1/TCLO3
- 22. 4'-0" TALL PARKING LOT BUFFER WALL.



A3 SITE PLAN
1"=30'-0"

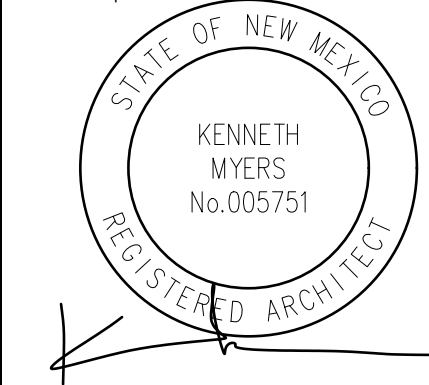
A2 KEY PLAN
NTS

A1 ZONE ATLAS MAP
NTS

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: KMA
Phase: DFT SUBMITTAL
Date: 09/22/2025

TRAFFIC CONTROL
LAYOUT PLAN

Sheet Number:

TCL01



TCL GENERAL NOTES

- 1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
- 2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
- 3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER." - SEE NOTE 2
- 4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 5. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
- 6. ALL WALKWAY DIMENSIONS ARE EXCLUSIVE OF CURB AND GUTTER CONSTRUCTION
- 7. PROVIDE STANDAR CURB AND GUTTER PER STD. DTL.#2406 IN ALL PARKING LOTS, AND ROADWAYS

LEGEND

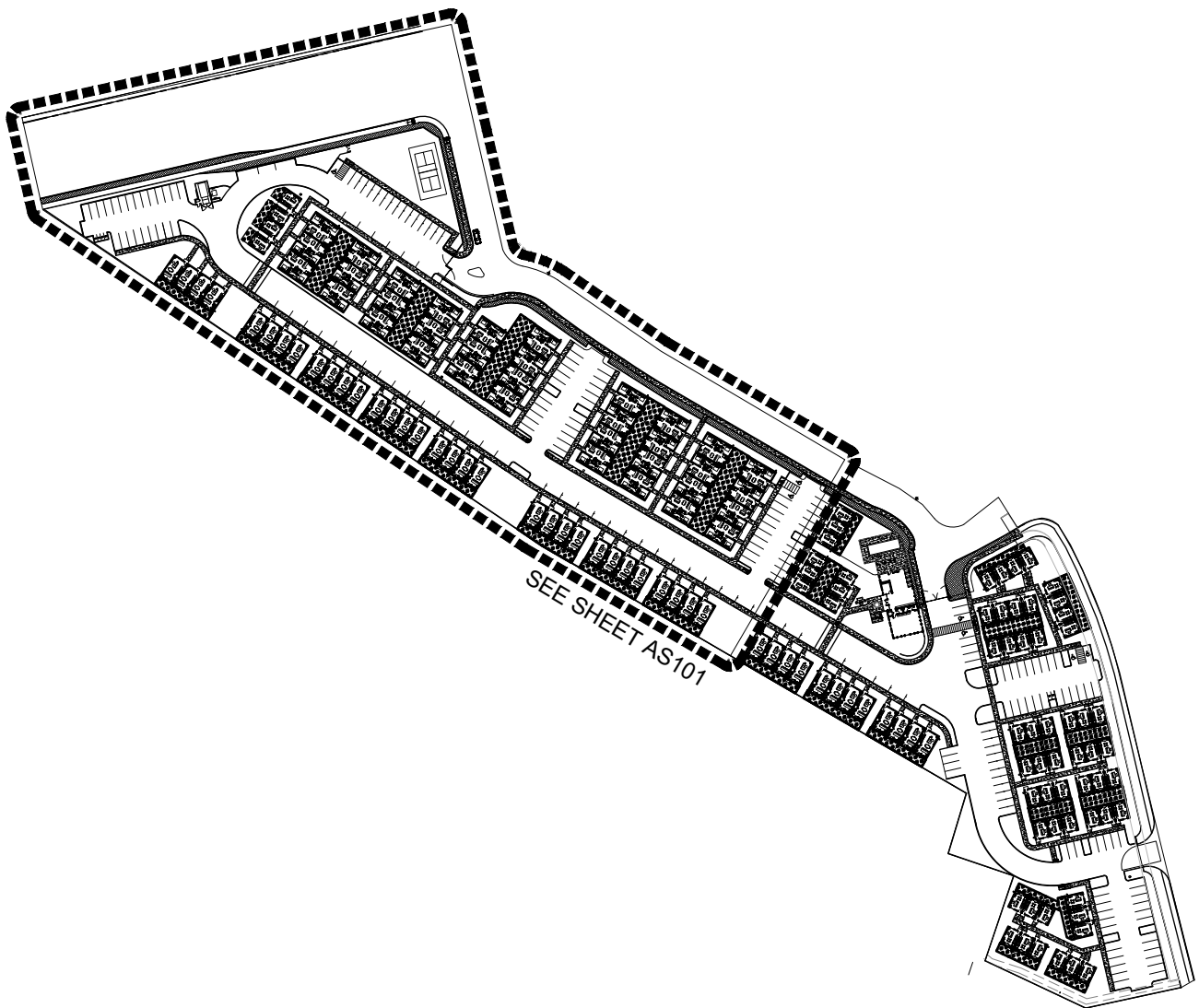
- FIRE LANE- NO PARKING: SEE FIRE ONE PLAN
- 5'-0" TURNING RADIUS AT A MIN. OF 200'-0" ALONG ANY ACCESSIBLE ROUTE NARROWER THAN 5'-0"

KEYED NOTES-SITE PLAN

- 1. RECYCLING AREA- SEE APPROVED REFUSE PLAN
- 2. TRASH ENCLOSURE- SEE APPROVED REFUSE PLAN
- 3. CONCRETE PEDESTRIAN WALKWAY- SEE PLAN FOR DIMENSION- ASSUME 5'-0" IF NOT NOTED
- 4. CURB RAMP- SEE TLO3 FOR DETAILS
- 5. SITE WALL- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
- 6. +/- 6'-0" TALL OPAQUE WALL/ FENCE
- 7. GATE- FIRE ACCESS ONLY- PROVIDE KNOX BOX
- 8. PARKING LOT- ASPHALT FINISH
- 9. LANDSCAPED AREA
- 10. EXISTING PRIVATE ROADWAY
- 11. SIDEWALK STANDARD DWG. 2430- CONSTRUCT PER DPM STANDARDS- SEE PLAN FOR WIDTH
- 12. RAISED PEDESTRIAN CROSSING/ SPEED TABLE PER DETAIL C1/TLO3
- 13. ASPHALT ROAD WAY PER COA STD. DTL.#2405A
- 14. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA STANDARD DRAWING#2446
- 15. PICKLE BALL COURT
- 16. OPERABLE GATE W/ KNOX BOX
- 17. EXISTING SIDEWALK TO REMAIN
- 18. MINI SITE TRIANGLE PER DPM 7-4(i)(5)(V)
- 19. STOP SIGN- INSTALL PER DPM/MUTCD STANDARDS
- 20. SWIMMING POOL- TBD
- 21. BIKE RACK PER DETAIL B1/TLO3

Parking Calculations	Unit Count/sf.	IDO notes	Multiplier/Credit	Total Req'd	Provided
Residential Units MX-M	145	Table 5-5-1: multifamily= 1.2 SP per 1BR; 1.6 SP per to 2 BR	1.2/1.6	205.6	
Residential Community Amenity	6,000	Table 5-5-1: Residential Com. Amenity= 3 spaces per 1,000GFA	3	18	
		Plus 1 space per 3 design capacity per Table 5-5-2	12	4	
subtotal				228	
Total		5-5(C)(5)(b) Shared Parking Reduction; Table 5-5-3: Shared Parking Rediction Factors: Multi-family/ Other Non-residential= 1.3	1.3	175	218

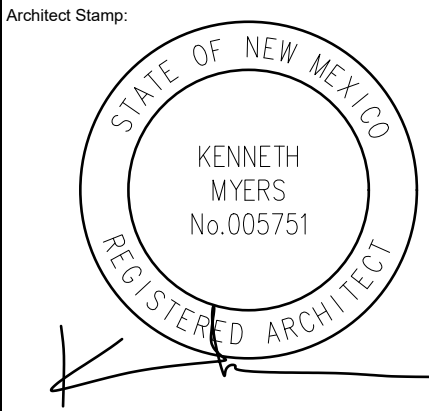
EV charging stations	145	Per 5-5(C)(9) requires 5% of the required spaces be equiped w/ EV charging stations 240V or greater	5%	7.25	8
EV Capable	145	Per 5-5(C)(9) requires 25% of the required spaces be provided as EV capable	25%	36.25	36
Accessible Spaces (HC)	145	Per 208.2 ADAAG for 201-300 off street spaces 7 HC spaces required; 2 van space required		7	7
MotorCycle	145	IDO, table 5-5-4: Between 101-150 spaces= 4 MC Spaces required		4	6
Bicycle	145	IDO, table 5-5-5: 10% of required spaces	10%	14.5	14.5



A1 SITE PLAN
1'-0"=30'-0"

A4 KEY PLAN
NTS

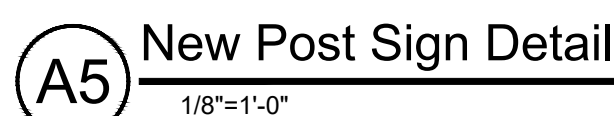
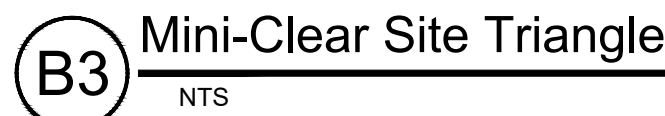
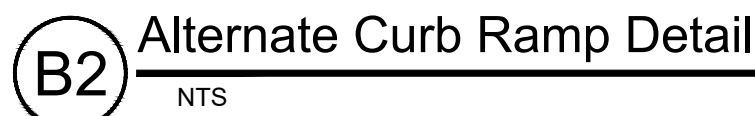
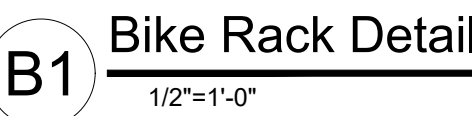
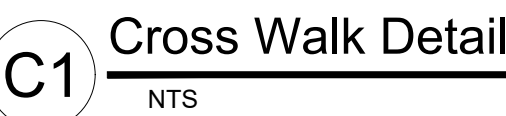
BTR | RIO RANCHO HOUSING DEVELOPMENT
GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114



REMBE
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: KMA Checked By: KMA
Phase: DFT SUBMITTAL
Date: 09/22/2025
TRAFFIC CONTROL LAYOUT
Sheet Number:

TCL02



GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

STATE OF NEW MEXICO
KENNETH MYERS
No. 005751
REGISTERED ARCHITECT

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

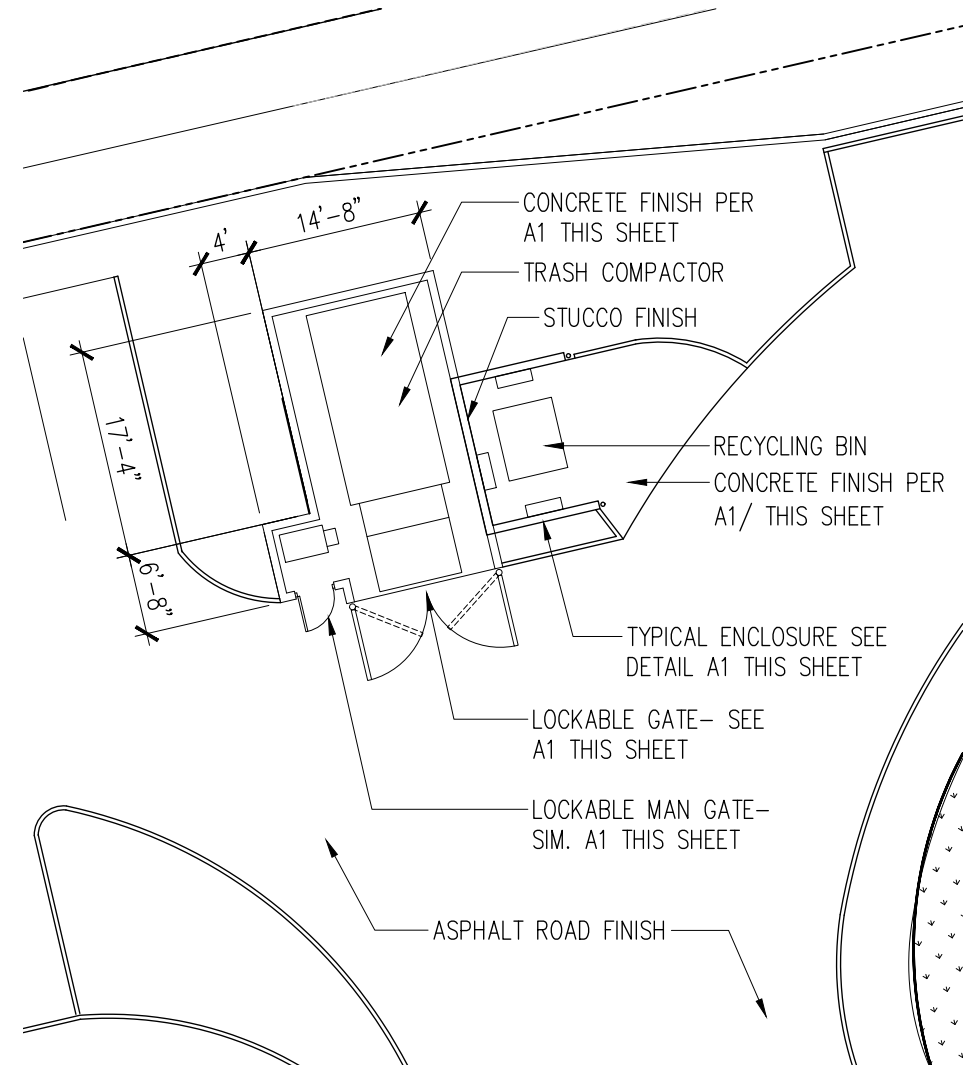
Project: BTR-GOLF CRSE	
Drawn By: KMA	Checked By: KMA
Phase: CONCEPTUAL	
Date: 08/07/2025	

TRAFFIC CONTROL
LAYOUT PLAN
DETAILS
CONCEPTUAL

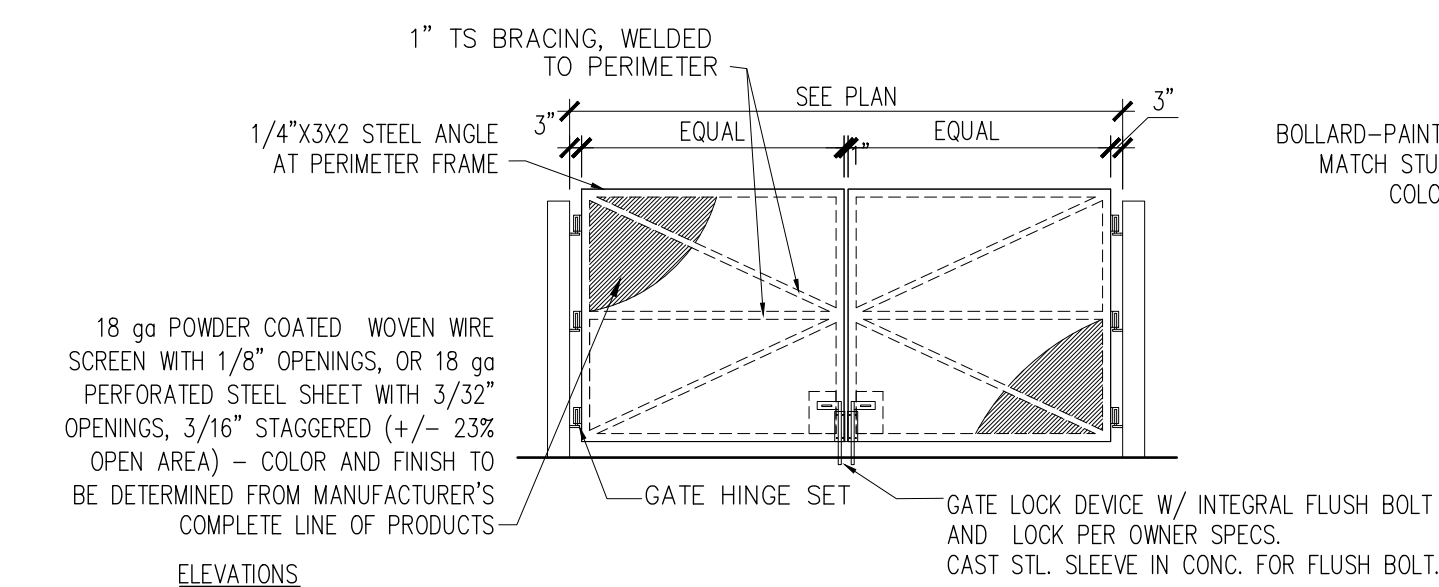
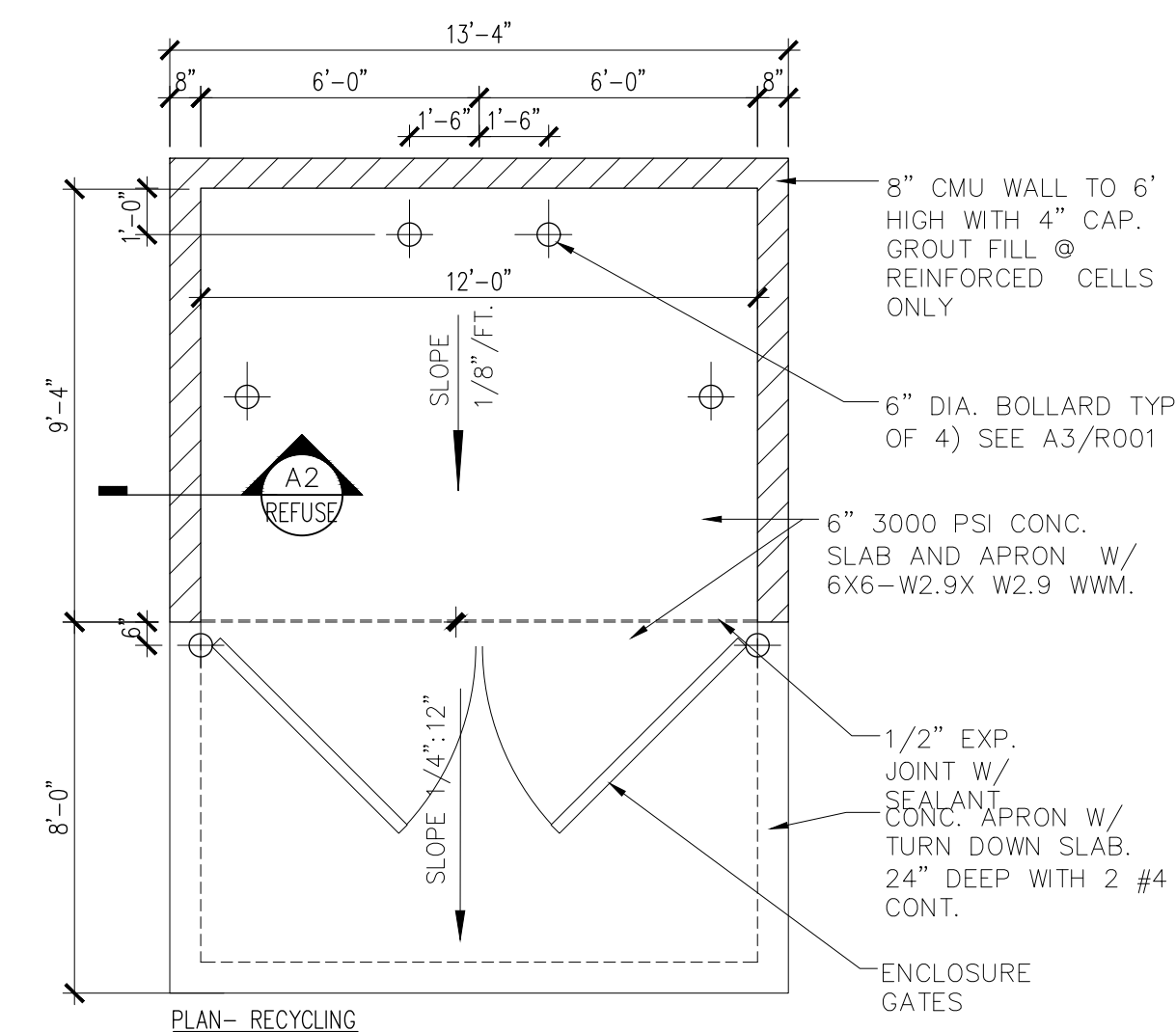
Sheet Number:

TCL03

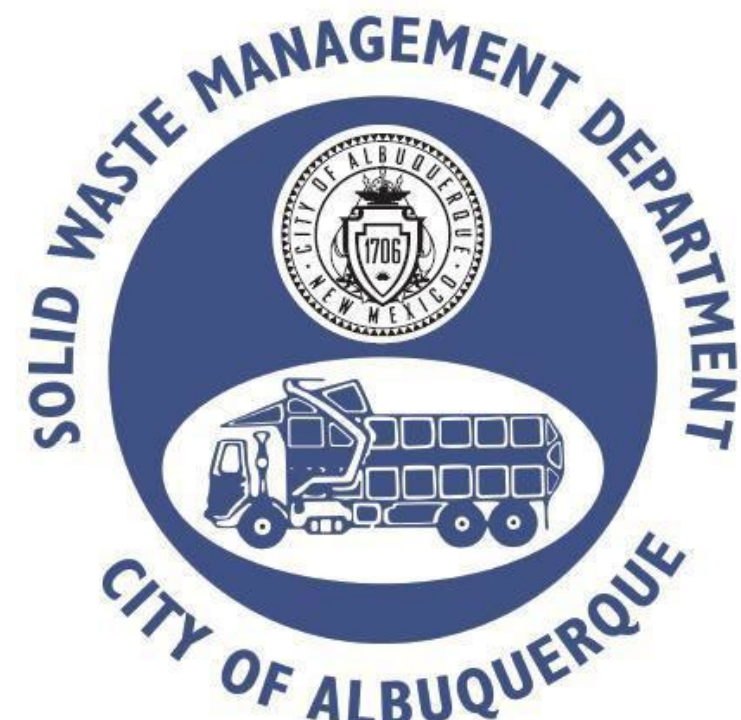
DO NOT SCALE DRAWINGS



B1 ENLARGED PLAN
1/16"=1'-0"



A1 TYPICAL REFUSE ENCLOSURE DETAILS
1'-0"=50'-0"

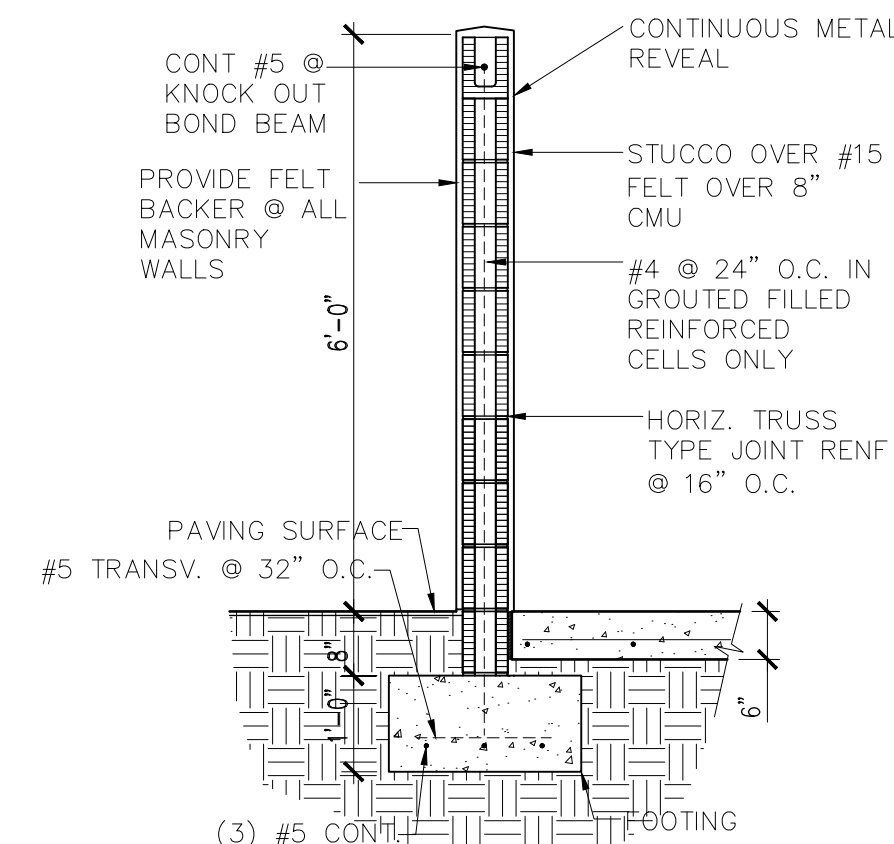


Approved for access by the Solid Waste Department.

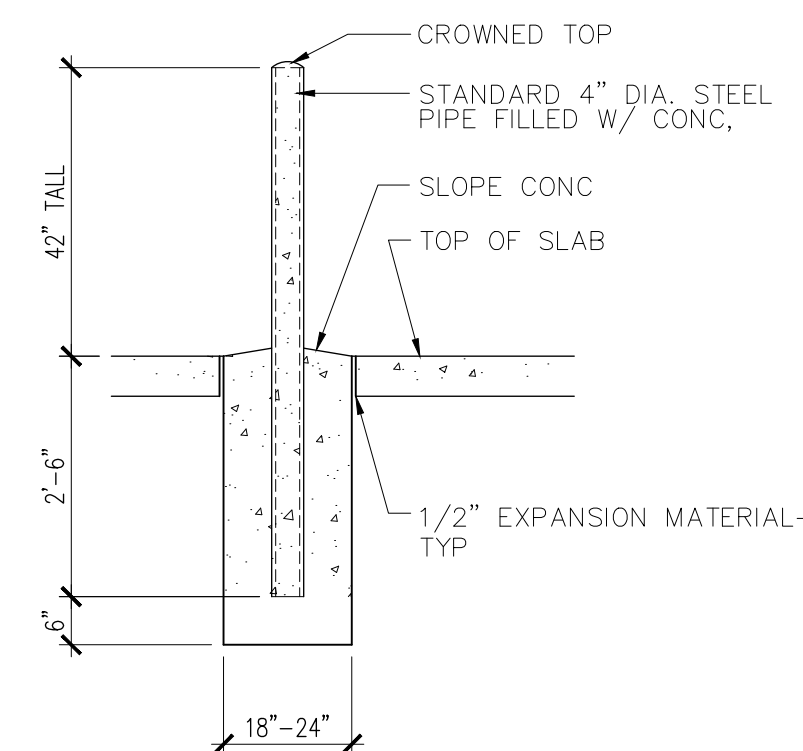
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.

Reviewer: ADRIAN MAREZ

Date: 8-8-25



A2 TYPICAL TRASH ENCLOSURE WALL DETAIL
1'-0"=50'-0"



A3 BOLLARD DETAIL
1'-0"=50'-0"

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS,
ALBUQUERQUE, NM 87107
LEGAL DESCRIPTION: TR A-1-A-1 PLAT OF TRS A-1-A-1,
B-1-A-1 & B-1-A-2 BLACKARROYO DAM CONT 8.0350 AC
UP2: 101206643246110507
ZONE ATLAS MAP: A-12-Z-1
ZONING: MX-M; ID02-4(C)
DEVELOPMENT TYPE: LOW DENSITY; TOWNHOMES ID0 4-3(B)(6)
PROJECT SIZE: 8.03 ACRE +/- PARCEL
SETBACKS:
FRONT: 5'-0"
REAR: 15'-0"
SIDE: 0'-0"-INTERIOR; 5'-0" STREET

REFUSE GENERAL NOTES

- ACCESS IS PROVIDED FROM WEST SIDE BLVD. AND GOLF COURSE RD.
- PROJECT SITE TO BE OWNED AND OPERATED BY ONE OWNER.
- ROAD SIGNAGE WILL BE PROVIDED
- OPERATOR WILL PROVIDE TRASH SERVICE A PART OF RENTAL AGREEMENT-TRASH WILL BE MANAGED BY OPERATOR.
- COORDINATE DATE FOR TRASH PICK UP WITH COA SOLID WASTE
- TRIM LANDSCAPING TO MAINTAIN 14'-0" CLEARANCE OR GRATER ABOVE CURB AREA WHERE BINS WILL BE LOCATED FOR PICK UP

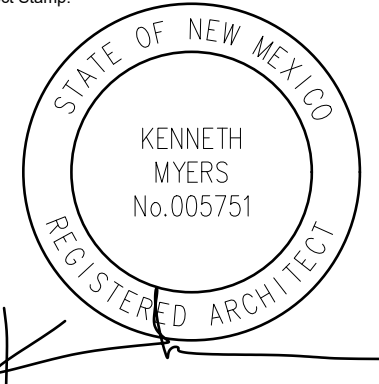
UNIT COUNT

UNIT TYPE	UNIT SF.	BEDROOM	UNIT COUNT	TOTAL SF.
UNIT A	640 SF.	ONE BED	66	42,240 SF.
UNIT B	1,035 SF.	TWO BED	44	45,540 SF.
UNIT C	937 SF.	TWO BED	35	32,795 SF.
TOTAL			145	120,575 SF.

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: **BTR-GOLF CRSE**
Drawn By: **KMA** Checked By: **KMA**
Phase: **CONCEPTUAL**
Date: **08/08/2025**

REFUSE PLAN

Sheet Number:

R001

DO NOT SCALE DRAWINGS

KEYED NOTES

- 1 EXISTING UNOBSTRUCTED PUBLIC FIRE HYDRANT
- 2 UNIT NUMBERS (TYP.) ADDRESS
- 3 KNOX BOX
- 4 PROPOSED FIRE HYDRANT AND 6" GATE VALVE

- 5 PIV
- 6 FDC

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
2. 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.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- BUILDING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - FIRE ACCESS
- - - NO PARKING FIRE LANE LINE
- ☼ EXISTING FIRE HYDRANT
- PROPOSED HYDRANT



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT

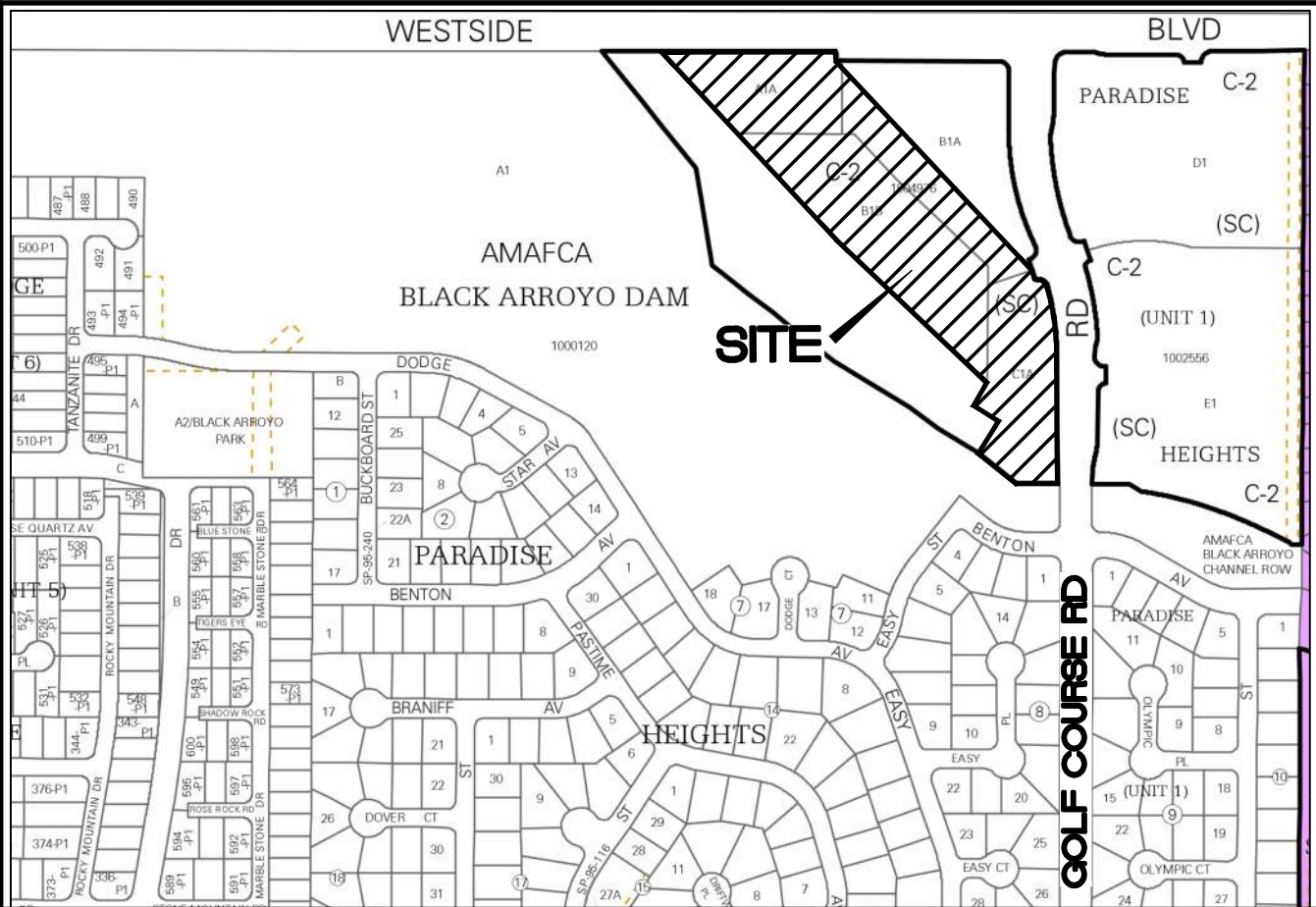
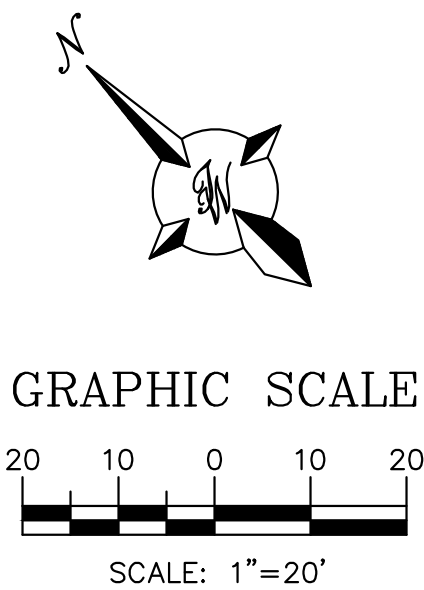
PERMIT NUMBER: FP-25-100251

APPROVED DATE: 06/12/2025

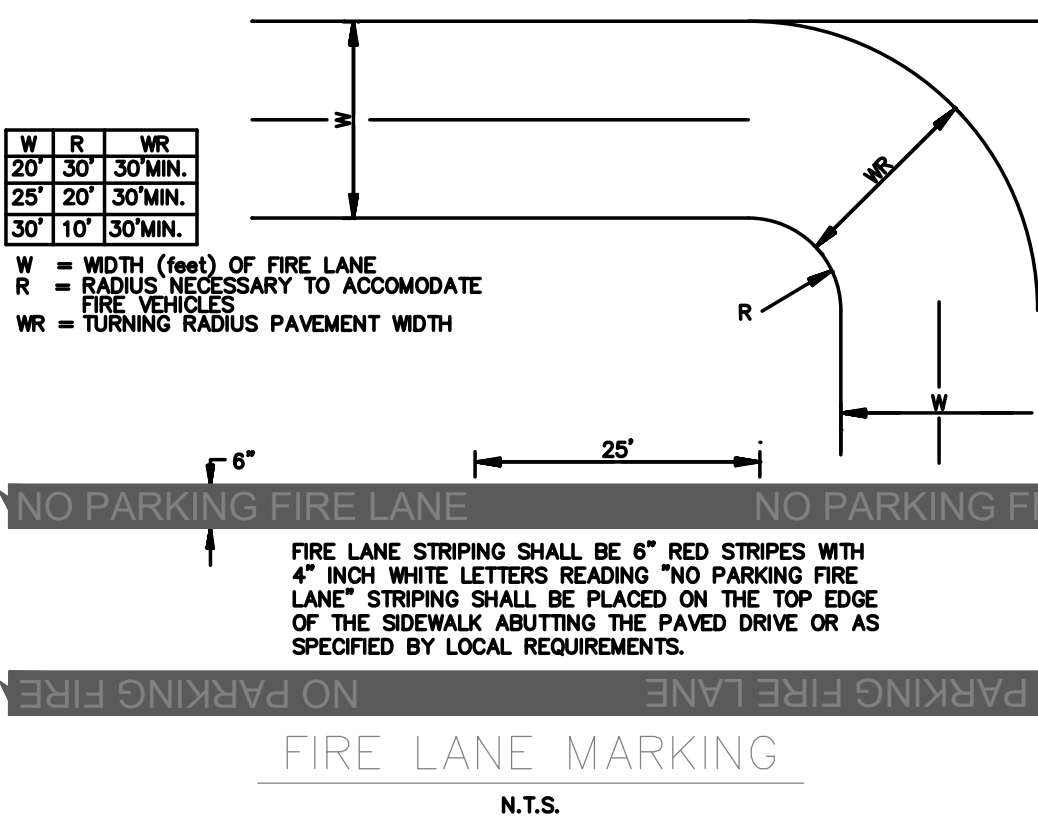
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM/ 1 HYDRANT



LEGAL DESCRIPTION:
BLACK ARROYO DAM SUBDIVISION - ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO



ALBUQUERQUE, NM

RESIDENTIAL
OCCUPANCY TYPE: TOWNHOMES
ASSEMBLY NFPA 101 2018 CHAPTER 6

BUILDING A
BUILDING AREA: 650 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

BUILDING B
BUILDING AREA: 1,035 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

BUILDING C
BUILDING AREA: 940 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

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	JAY REMBE SUBDIVISION	AS
	ALBUQUERQUE, NM	FIRE ONE PLAN	06-11-25
	TIERRA WEST, LLC	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # F-1
	06/11/2025 RONALD R. BOHANNAN P.E. #7868		JOB # 2024054

KEYED NOTES

- 1

EXISTING UNOBSTRUCTED
PUBLIC FIRE HYDRANT
- 2

UNIT NUMBERS (TYP.)
ADDRESS
- 3

KNOX BOX
- 4

PROPOSED FIRE HYDRANT AND
6" GATE VALVE
- 5

PIV
- 6

FDC

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES,
AS DIRECTED BY FIRE MARSHALL.
2. 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.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6
FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

ALBUQUERQUE, NM

RESIDENTIAL
OCCUPANCY TYPE: TOWNHOMES
ASSEMBLY NFPA 101 2018 CHAPTER 6

BUILDING A
BUILDING AREA: 650 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

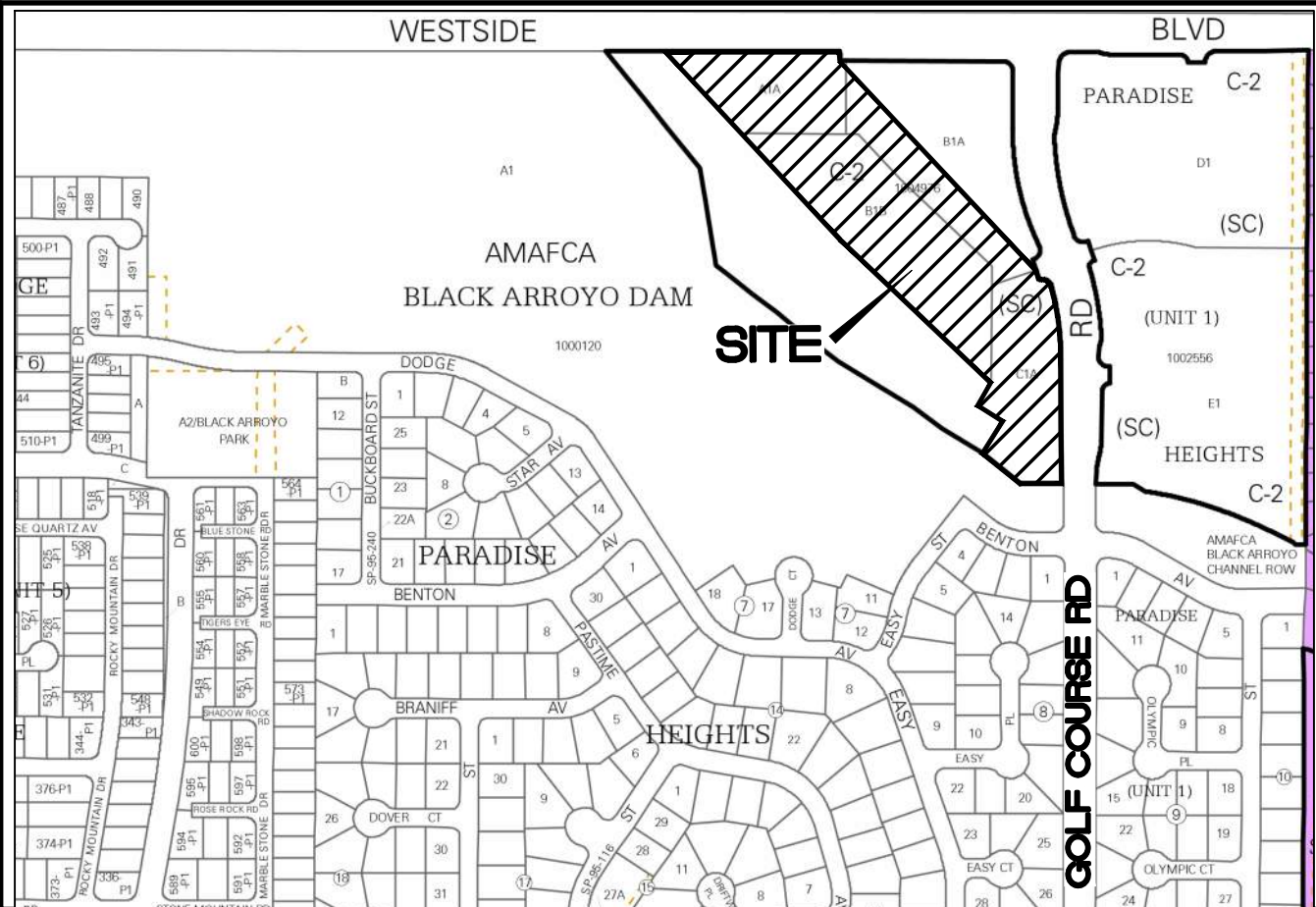
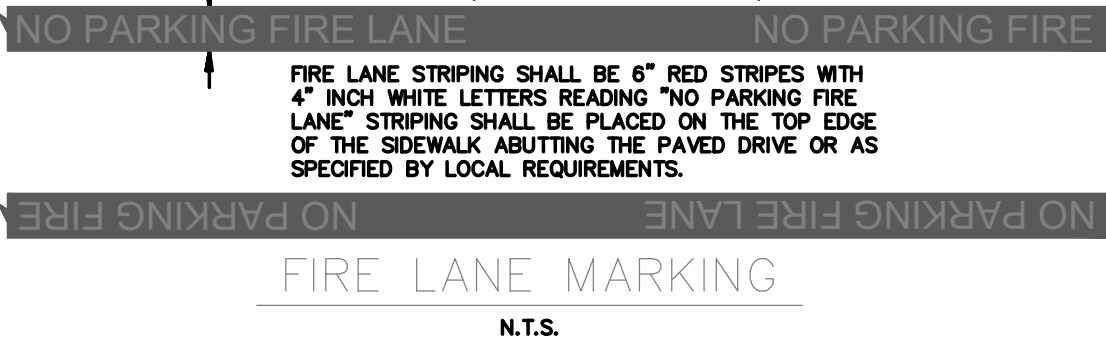
BUILDING B
BUILDING AREA: 1,035 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

BUILDING C
BUILDING AREA: 940 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

AMENITIES BUILDING
BUILDING AREA: 940 SF
CONSTRUCTION TYPE: V-B
BUILDING IS NON-SPRINKLED
MAX BUILDING HEIGHT 28' TO PEAK
FIRE-FLOW = 1,500 GPM

W	R	WR
20'	30'	30' MIN.
25'	20'	30' MIN.
30'	10'	30' MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMMODATE
FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



LEGAL DESCRIPTION:
BLACK ARROYO DAM SUBDIVISION - ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

MATCHLINE ~ SEE PREVIOUS SHEET

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - FIRE ACCESS
 - NO PARKING FIRE LANE LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED HYDRANT

CAUTION

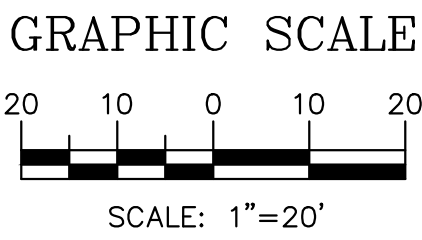
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

06/11/2025
RONALD R. BOHANNAN
P.E. #7868

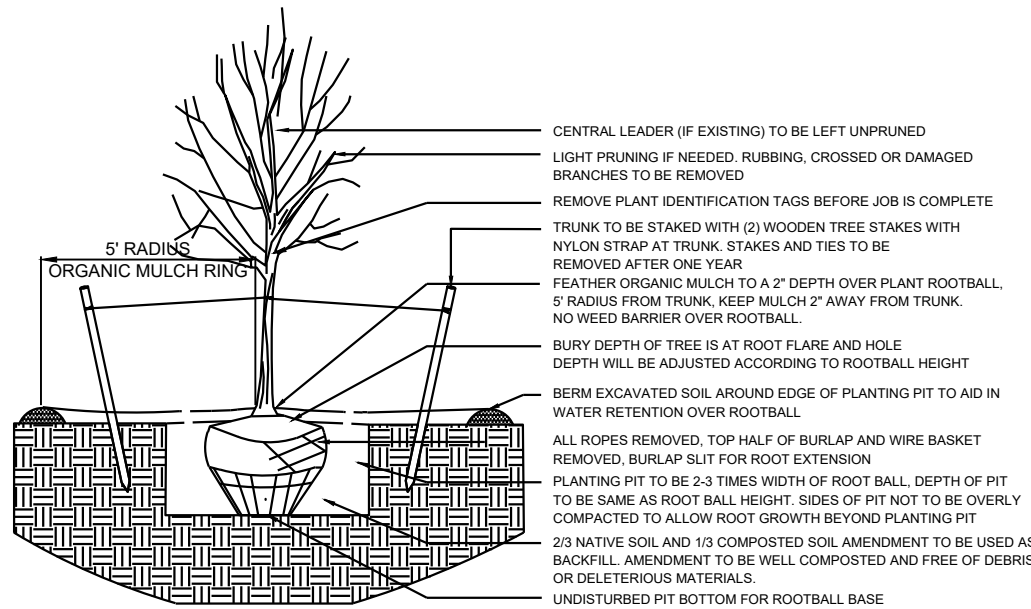
JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
FIRE ONE PLAN	06-11-25
Tierra West, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # F-2
	JOB # 2024054





GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 2' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



1 TREE PLANTING DETAIL

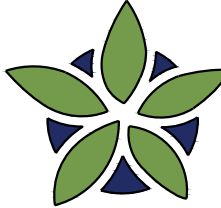
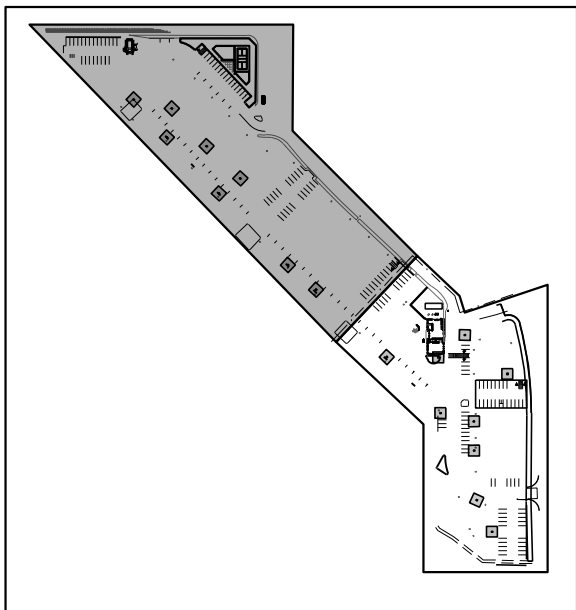
N.T.S.

LANDSCAPE DATA

IDO UPC#		ZONING DESIGNATION		
101906403903830134				
GROSS LOT AREA (SF)		350,457		
BUILDING AREA (SF)		82,858		
NET LOT AREA (SF)		267,599		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
AREA (SF) - MINIMUM 15 % OF NET LOT AREA*		40,140	115,519	43%
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)		30,105	104,672	261%
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)		7,526	14,722	49%
*PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-M5-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
**FOR MULTI-FAMILY DWELLING, MINIMUM IS 20% OF NET LOT AREA. SEE 14-16-4-3(b)(8) FOR DETAILS.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
GRAVEL OR CRUSHER FINES (SF)		MAX. 75%	78,548	68%
*PER IDO 14-15-5-6(C)(3). The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-M5 areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
STREET FRONTAGE (LF)		-	1584	
STREET TREES		63.4	67	
*PER IDO 14-16-5-6(C)(3)(b) TREES THAT ARE PLANTED WITHIN 50 FEET OF THE BACK OF CURB OF THE ADJUTING STREET MAY FULFILL THIS REQUIREMENT.				
PEDESTRIAN WALKWAY TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
WALKWAY (LF)		-	4440	
PEDESTRIAN WALKWAY TREES		178	197	
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
PARKING STALLS		-	220	
TREES (1 PER 10 PARKING SPACES)		22.0	22	
*PER IDO 14-16-5-6(C)(3). FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
COOL SEASON GRASS		REQUIRED	PROVIDED	
NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA		4014	3381	8%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
1 TREE PER GROUND FLOOR DWELLING UNIT		145	145	
*PER IDO 14-16-4-3(b)(8), IN DT-UC-M5-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.				
TOTALS		REQUIRED	PROVIDED	
TREES		264	280	
*PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	COVERAGE
DECIDUOUS TREE					
21		ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B	MEDIUM	40' X 30'
42		CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	15 GAL	MEDIUM	15' X 12'
36		CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B	MEDIUM	20' X 15'
72		FORESTIERA NEOMEXICANA / NEW MEXICAN OLIVE	15 GAL	MEDIUM	15' X 15'
46		ILEX VOMITORIA / YALPUN HOLLY	15 GAL	HIGH	15' X 15'
3		PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	MEDIUM	60' X 60'
3		PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" B&B	MEDIUM	20' X 20'
50		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" B&B	MEDIUM	45' X 30'
EVERGREEN TREE					
5		PINUS NIGRA / AUSTRIAN BLACK PINE	6"	MEDIUM	35' X 25'
2		QUERCUS FUSIFORMIS 'JOAN LIONETTI' / JOAN LIONETTI TEXAS LIVE OAK	2" B&B	MEDIUM	35' X 40'
SYMBOL QTY BOTANICAL / COMMON NAME SIZE WATER H X W					
DESERT ACCENT					
6		DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	RW	5' X 5'
62		HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	RW	3' X 3'
31		YUCCA BACCATA / BANANA YUCCA	5 GAL	RW	4' X 5'
PERENNIAL					
16		ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	MEDIUM	2' X 2'
ORNAMENTAL GRASS					
82		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	30" X 2'
18		HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	MEDIUM	2' X 2'
GROUND COVER					
25		EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERCREEPER	1 GAL	MEDIUM	2' X 5'
12		VINCA MAJOR / LARGE PERIWINKLE	1 GAL	MEDIUM	1' X 4'
DECIDUOUS SHRUBS					
17		AMORPHA CANESCENS / LEADPLANT	5 GAL	MEDIUM	2' X 3'
24		BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	MEDIUM	2' X 2'
36		BUDDLEJA DAVIDI / BUTTERFLY BUSH	5 GAL	MEDIUM	5' X 7'
21		CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	LOW	3' X 3'
4		CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	LOW	5' X 6'
26		HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	MEDIUM	10' X 10'
18		LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL	MEDIUM	3' X 3'
29		PRUNUS BESSEYI / SAND CHERRY	5 GAL	MEDIUM	4' X 4'
37		PRUNUS BESSEYI 'PAWNEE BUTTES' / PROSTRATE SAND CHERRY	5 GAL	MEDIUM	2' X 6'
17		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW	2' X 6'
22		RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL	MEDIUM	2' X 6'
4		RIBES AUREUM / GOLDEN CURRANT	5 GAL	MEDIUM	6' X 6'
10		SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	LOW	3' X 4'
EVERGREEN SHRUBS					
27		BACCHARIS X 'STARN' / STARN COYOTE BRUSH	5 GAL	LOW	2' X 5'
138		BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	5 GAL	MEDIUM	4' X 4'
6		CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	MEDIUM	4' X 6'
30		ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	LOW	3' X 4'
37		JUNPERUS SABINA 'BUFFALO' / BUFFALO JUNPER	5 GAL	LOW	2' X 5'
6		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	MEDIUM	2' X 4'
146		RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	MEDIUM	3' X 4'
21		SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	LOW	2' X 3'



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



10/29/25

Date: 09/03/2025

Revisions:

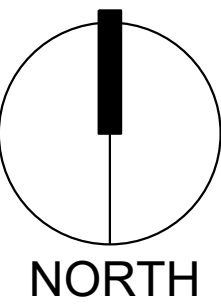
10/29/2025

Drawn by: CC

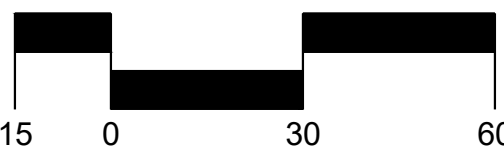
Reviewed by: CM

BTR Rio Rancho
Housing Development

Rio Rancho, New Mexico



Scale: 1" = 30'



Sheet Title:

Planting
Plan

Sheet Number:

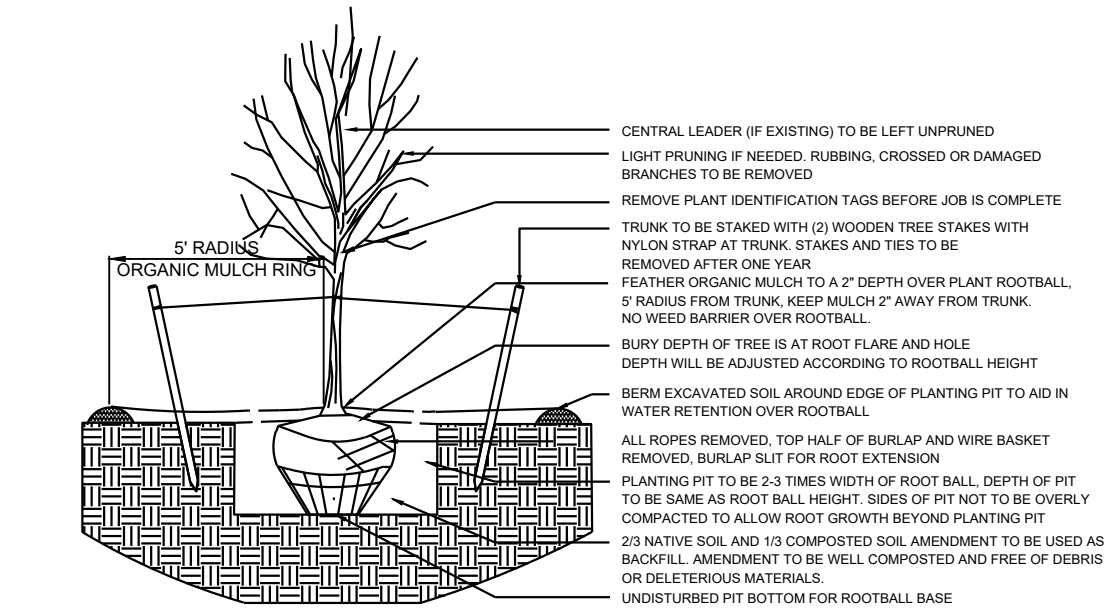
LP-01

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a). ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b). ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e). BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a). ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a). TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b). TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	COVERAGE
DECIDUOUS TREE					
	21	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B	MEDIUM	40' X 30'
	42	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	15 GAL	MEDIUM	15' X 12'
	36	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B	MEDIUM	20' X 15'
	72	FORESTIERA NEOMEXICANA / NEW MEXICAN OLIVE	15 GAL	MEDIUM	15' X 15'
	46	ILEX VOMITORIA / YAUPOH HOLLY	15 GAL	HIGH	15' X 15'
	3	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	MEDIUM	60' X 80'
	3	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" B&B	MEDIUM	20' X 20'
	50	ULMUS PARVIFOLIA 'ALLEE' / ALLEES LACEBARK ELM	2" B&B	MEDIUM	45' X 30'
EVERGREEN TREE					
	5	PINUS NIGRA / AUSTRIAN BLACK PINE	6"	MEDIUM	35' X 25'
	2	QUERCUS FUSIFORMIS 'JOAN LIONETTI' / JOAN LIONETTI TEXAS LIVE OAK	2" B&B	MEDIUM	35' X 40'
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W
DESERT ACCENT					
	6	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	RW	5' X 5'
	62	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	RW	3' X 3'
	31	YUCCA BACCATA / BANANA YUCCA	5 GAL	RW	4' X 5'
PERENNIAL					
	16	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	MEDIUM	2' X 2'
ORNAMENTAL GRASS					
	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	30" X 2'
	6	HELICOTTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	MEDIUM	2' X 2'
GROUNDCOVER					
	25	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERCREEPER	1 GAL	MEDIUM	2' X 5'
	12	VINCA MAJOR / LARGE PERIWINKLE	1 GAL	MEDIUM	1' X 4'
DECIDUOUS SHRUBS					
	17	AMORPHA CANESCENS / LEADPLANT	5 GAL	MEDIUM	2' X 3'
	24	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	MEDIUM	2' X 2'
	36	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	MEDIUM	5' X 7'
	21	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	LOW	3' X 3'
	4	CHAMAEBATIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	LOW	5' X 6'
	26	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	MEDIUM	10' X 10'
	18	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL	MEDIUM	3' X 3'
	29	PRUNUS BESSEYI / SAND CHERRY	5 GAL	MEDIUM	4' X 4'
	37	PRUNUS BESSEYI 'PAWNEE BUTTES' / PROSTRATE SAND CHERRY	5 GAL	MEDIUM	2' X 4'
	17	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW	2' X 6'
	22	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL	MEDIUM	2' X 6'
	4	RIBES AUREUM / GOLDEN CURRANT	5 GAL	MEDIUM	6' X 6'
	10	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	LOW	3' X 4'
EVERGREEN SHRUBS					
	27	BACCHARIS X 'STARN' / STARN COYOTE BRUSH	5 GAL	LOW	2' X 5'
	136	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	5 GAL	MEDIUM	4' X 4'
	6	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	MEDIUM	4' X 6'
	30	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	LOW	3' X 4'
	37	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	LOW	2' X 5'
	6	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	MEDIUM	2' X 4'
	146	RHAMPHOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	MEDIUM	3' X 4'
	21	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	LOW	2' X 3'



1 TREE PLANTING DETAIL

N.T.S.

10' PLANTING BUFFER AROUND TRANSFORMERS, TYP.

LANDSCAPE DATA		ZONING DESIGNATION	
IDO UPC#	101906403903830134		
GROSS LOT AREA (SF)	350,457		
BUILDING AREA (SF)	62,358		
NET LOT AREA (SF)	267,599		
MINIMUM LANDSCAPE	REQUIRED	PROVIDED	
AREA (SF) - MINIMUM 15 % OF NET LOT AREA*	40,140	115,519	43%
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	30,105	104,672	261%
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	7,526	14,722	49%
* PER IDO 14-16-5-6(C)(3)(b). IN DT-UC-MIS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.			
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(3) FOR DETAILS.			
PLANTING AREA MULCH	REQUIRED	PROVIDED	
GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	78,548	68%
* PER IDO 14-16-5-6(C)(3). The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MIS areas.			
STREET TREES - 1 PER 25 LF	REQUIRED	PROVIDED	
STREET FRONTAGE (LF)	1584	1584	
STREET TREES	63.4	67	
* PER IDO 14-16-5-6(D)(1)(a). TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURBS OF THE ADJUTING STREET MAY FULFILL THIS REQUIREMENT.			
PEDESTRIAN WALKWAY TREES - 1 PER 25 LF	REQUIRED	PROVIDED	
WALKWAY (LF)	-	4440	
PEDESTRIAN WALKWAY TREES	178	197	
PARKING LOT INTERIOR	REQUIRED	PROVIDED	
PARKING STALLS	220	220	
TREES (1 PER 10 PARKING SPACES)	22.0	22	
* PER IDO 14-16-5-6(F)(2). FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.			
COOL SEASON GRASS	REQUIRED	PROVIDED	
NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA	4014	3381	8%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING	REQUIRED	PROVIDED	
1 TREE PER GROUND FLOOR DWELLING UNIT	145	145	
* PER IDO 14-16-4-3(B)(3). IN DT-UC-MIS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.			
TOTALS	REQUIRED	PROVIDED	
TREES	264	280	

* PER IDO 14-16-5-6(C)(3)(b). IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.

Date: 09/03/2025

Revisions:

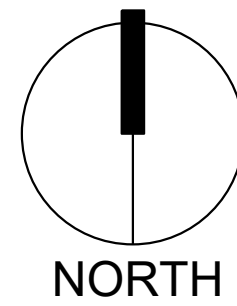
△ 10/29/2025
△
△
△
△

Drawn by: CC

Reviewed by: CM

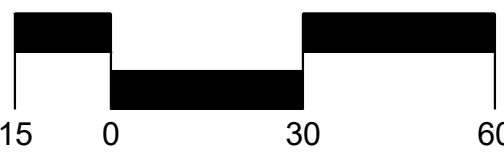
BTR Rio Rancho
Housing Development

Rio Rancho, New Mexico



NORTH

Scale: 1" = 30'

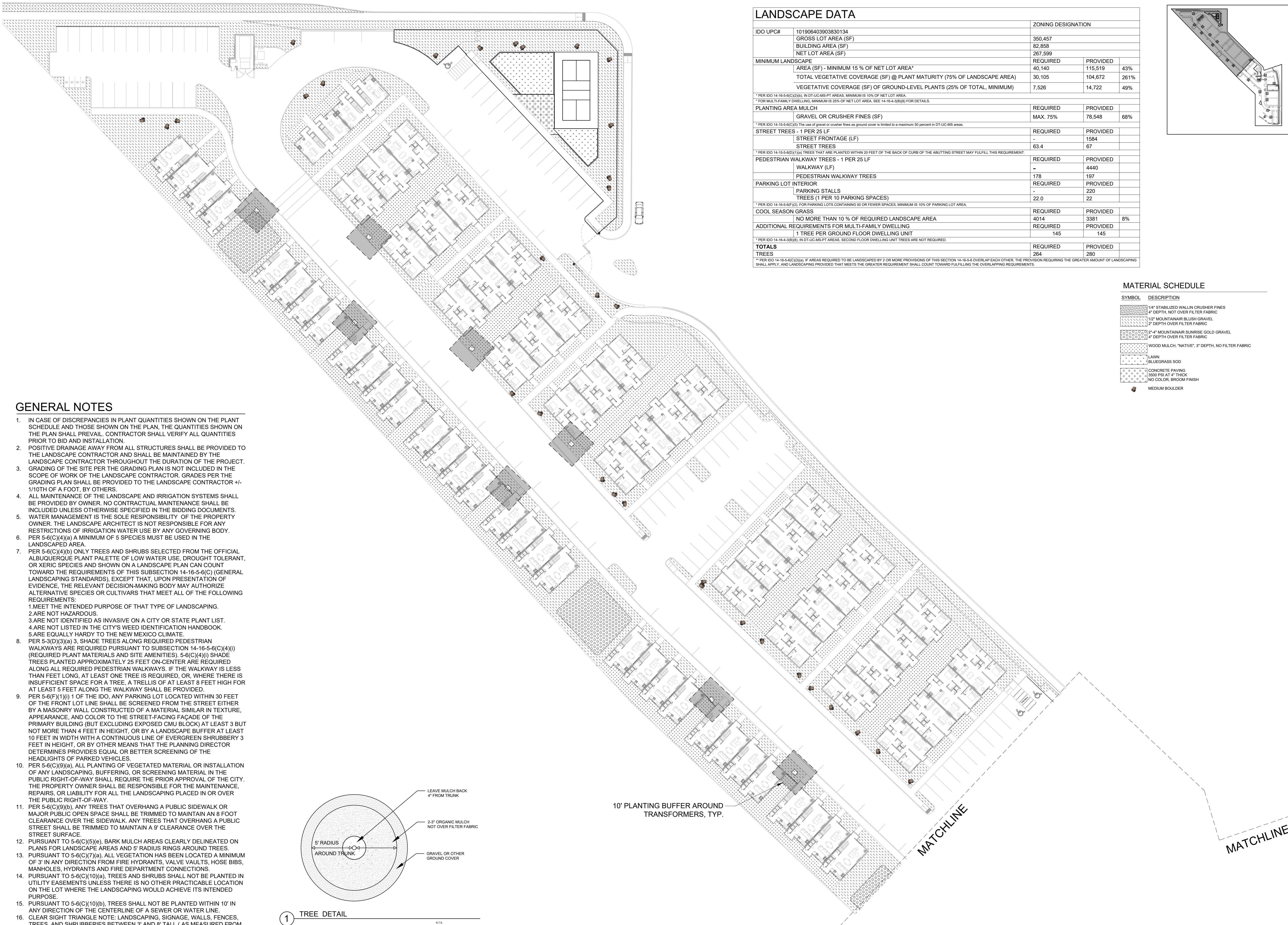


Sheet Title:

Planting
Plan

Sheet Number:

LP-02



LANDSCAPE DATA

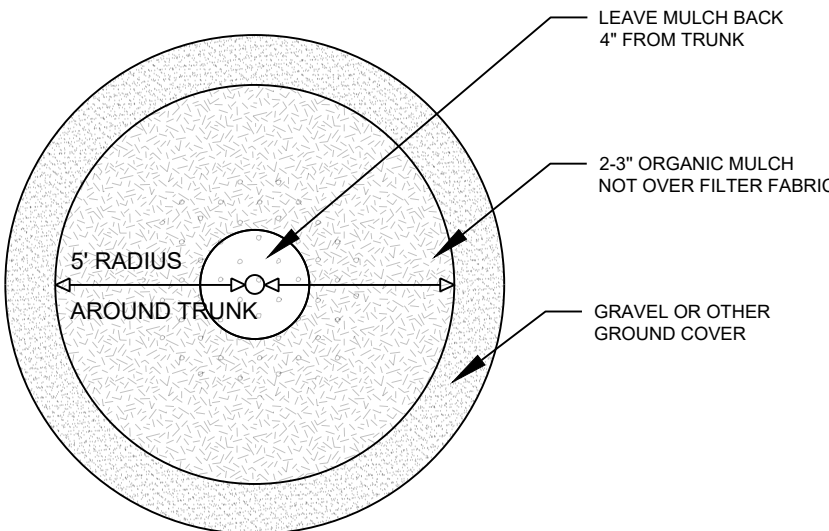
LANDSCAPE DATA		ZONING DESIGNATION		
IDO UPC#	101906403003830134			
	GROSS LOT AREA (SF)	350,457		
	BUILDING AREA (SF)	82,858		
	NET LOT AREA (SF)	267,599		
MINIMUM LANDSCAPE	REQUIRED	PROVIDED		
	AREA (SF) - MINIMUM 15% OF NET LOT AREA*	40,140	115,519	43%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	30,105	104,672	261%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	7,526	14,722	49%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(9) FOR DETAILS.				
PLANTING AREA MULCH	REQUIRED	PROVIDED		
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	78,548	68%
* PER IDO 14-16-5-6(C)(3), THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM 50 PERCENT IN DT-UC-MS AREAS.				
STREET TREES - 1 PER 25 LF	REQUIRED	PROVIDED		
	STREET FRONTAGE (LF)	-	1584	
STREET TREES	REQUIRED	PROVIDED		
	-	-	63.4	67
* PER IDO 14-16-5-6(D)(1)(a), TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PEDESTRIAN WALKWAY TREES - 1 PER 25 LF	REQUIRED	PROVIDED		
	WALKWAY (LF)	-	4440	
PEDESTRIAN WALKWAY TREES	REQUIRED	PROVIDED		
	-	-	178	197
PARKING LOT INTERIOR	REQUIRED	PROVIDED		
	PARKING STALLS	-	220	
TREES (1 PER 10 PARKING SPACES)	REQUIRED	PROVIDED		
	-	-	22.0	22
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
COOL SEASON GRASS	REQUIRED	PROVIDED		
	NO MORE THAN 10% OF REQUIRED LANDSCAPE AREA	4014	3381	8%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING	REQUIRED	PROVIDED		
	1 TREE PER GROUND FLOOR DWELLING UNIT	-	145	
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.				
TOTALS	REQUIRED	PROVIDED		
	TREES	264	280	
* PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

MATERIAL SCHEDULE

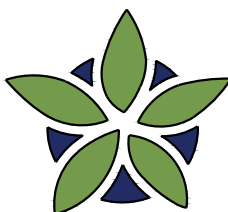
SYMBOL	DESCRIPTION
	1/4" STABILIZED WALL IN CRUSHER FINES 4" DEPTH, NO OVER FILTER FABRIC
	1/2" MOUNTAINAIR BLUSH GRAVEL 2" DEPTH OVER FILTER FABRIC
	3/4" MOUNTAINAIR SUNRISE GOLD GRAVEL 4" DEPTH OVER FILTER FABRIC
	WOOD MULCH, "NATIVE", 3" DEPTH, NO FILTER FABRIC
	LAWN
	BLUEGRASS SOD
	CONCRETE PAVING 3500 PSI AT 4" THICK NO COLOR, BROOM FINISH
	MEDIUM BOULDER

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(ii) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



10' PLANTING BUFFER AROUND TRANSFORMERS, TYP.



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



10/29/25

Date: 09/03/2025

Revisions:

△ 10/29/2025

△

△

△

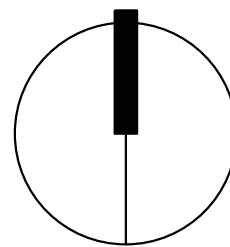
△

Drawn by: CC

Reviewed by: CM

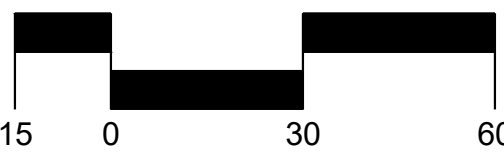
BTR Rio Rancho
Housing Development

Rio Rancho, New Mexico



NORTH

Scale: 1" = 30'



Sheet Title:

Landscape
Plan

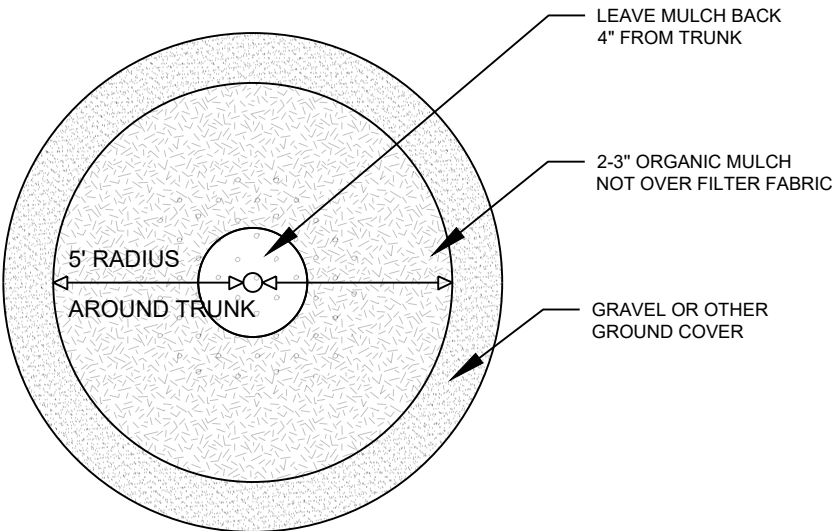
Sheet Number:

LS-01

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE DATA			
IDO UPC#		ZONING DESIGNATION	
101906403903830134			
GROSS LOT AREA (SF)		350,457	
BUILDING AREA (SF)		82,858	
NET LOT AREA (SF)		267,599	
MINIMUM LANDSCAPE		REQUIRED	PROVIDED
AREA (SF) - MINIMUM 15 % OF NET LOT AREA*		40,140	115,519
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)		30,105	104,672
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)		7,526	14,722
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.			
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(8) FOR DETAILS.			
PLANTING AREA MULCH		REQUIRED	PROVIDED
GRAVEL OR CRUSHER FINES (SF)		MAX. 75%	78,548
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.			
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED
STREET FRONTAGE (LF)		-	1584
STREET TREES		63.4	67
* PER IDO 14-16-5-6(D)(2)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.			
PEDESTRIAN WALKWAY TREES - 1 PER 25 LF		REQUIRED	PROVIDED
WALKWAY (LF)		-	4440
PEDESTRIAN WALKWAY TREES		178	197
PARKING LOT INTERIOR		REQUIRED	PROVIDED
PARKING STALLS		-	220
TREES (1 PER 10 PARKING SPACES)		22.0	22
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.			
COOL SEASON GRASS		REQUIRED	PROVIDED
NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA		4014	3381
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED
1 TREE PER GROUND FLOOR DWELLING UNIT		145	145
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.			
TOTALS		REQUIRED	PROVIDED
TREES		264	280
* PER IDO 14-16-5-6(C)(3)(a) IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.			



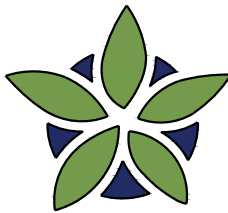
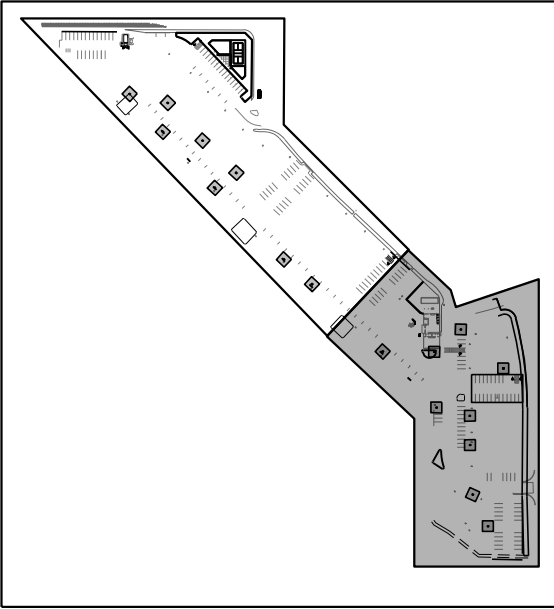
1 TREE DETAIL

N.T.S.

10' PLANTING BUFFER AROUND TRANSFORMERS, TYP.

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	1/4" STABILIZED WALLIN CRUSHER FINES 4" DEPTH, NO OVER FILTER FABRIC
	1/2" MOUNTAINAIR BLUSH GRAVEL 2" DEPTH OVER FILTER FABRIC
	2"-4" MOUNTAINAIR SUNRISE GOLD GRAVEL 4" DEPTH OVER FILTER FABRIC
	WOOD MULCH, "NATIVE", 3" DEPTH, NO FILTER FABRIC
	LAWN
	BLUEGRASS SOD
	CONCRETE PAVING 3500 PSI AT 4" THICK NO COLOR, BROOM FINISH
	MEDIUM BOULDER



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O B o x 1 0 5 9 7
Albuquerque, NM 8 7 1 8 4
5 0 5 . 8 9 8 . 9 6 1 5
design@yellowstonelandscape.com



10/29/25

Date: 09/03/2025

Revisions:

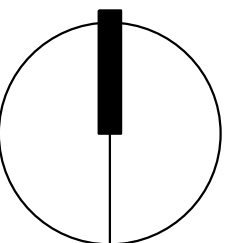
△ 10/29/2025
△
△
△
△

Drawn by: CC

Reviewed by: CM

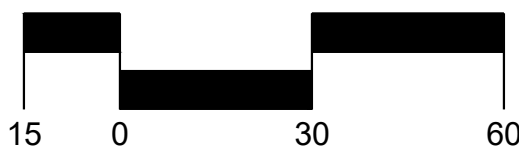
BTR Rio Rancho
Housing Development

Rio Rancho, New Mexico



NORTH

Scale: 1" = 30'

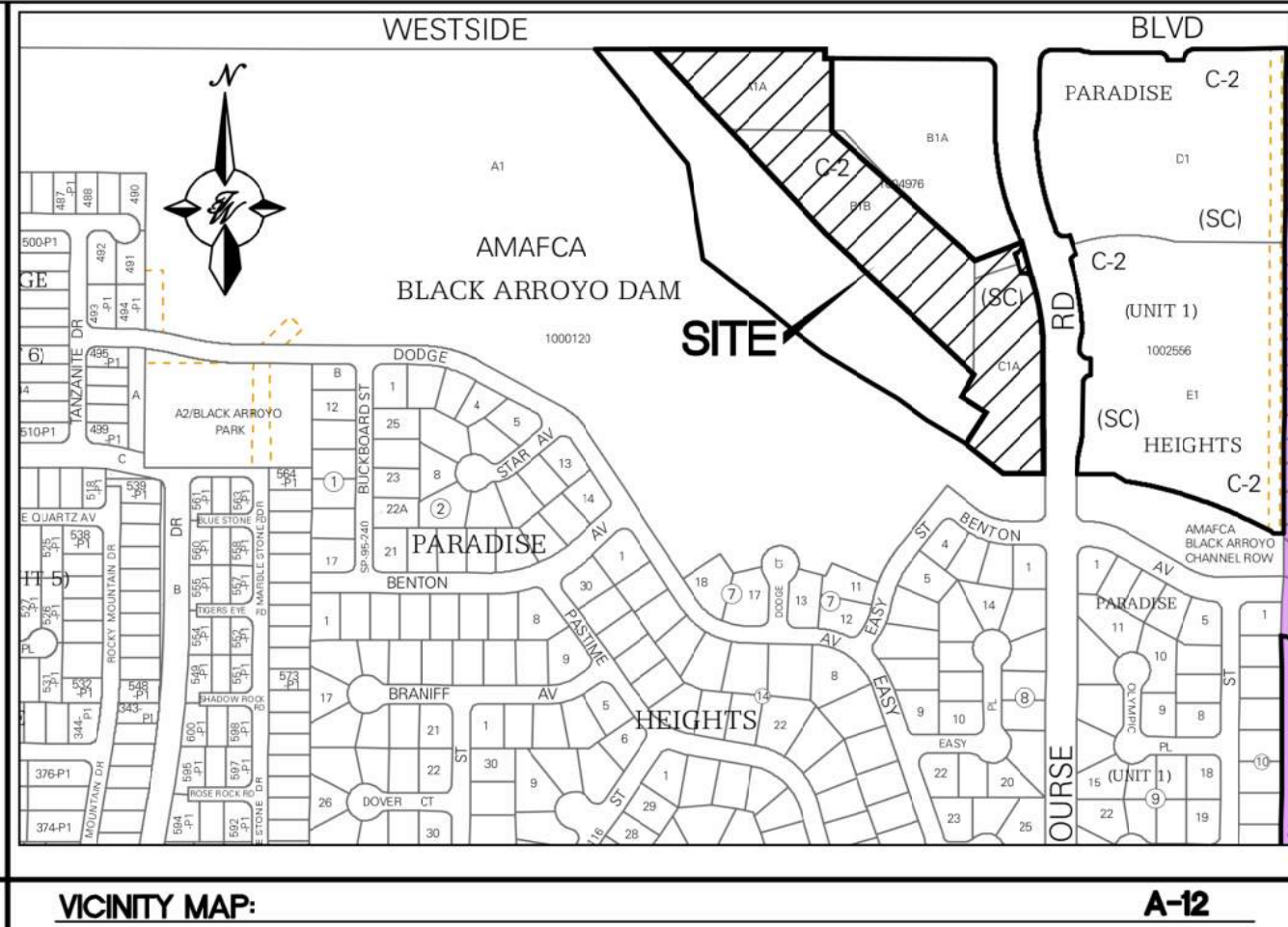
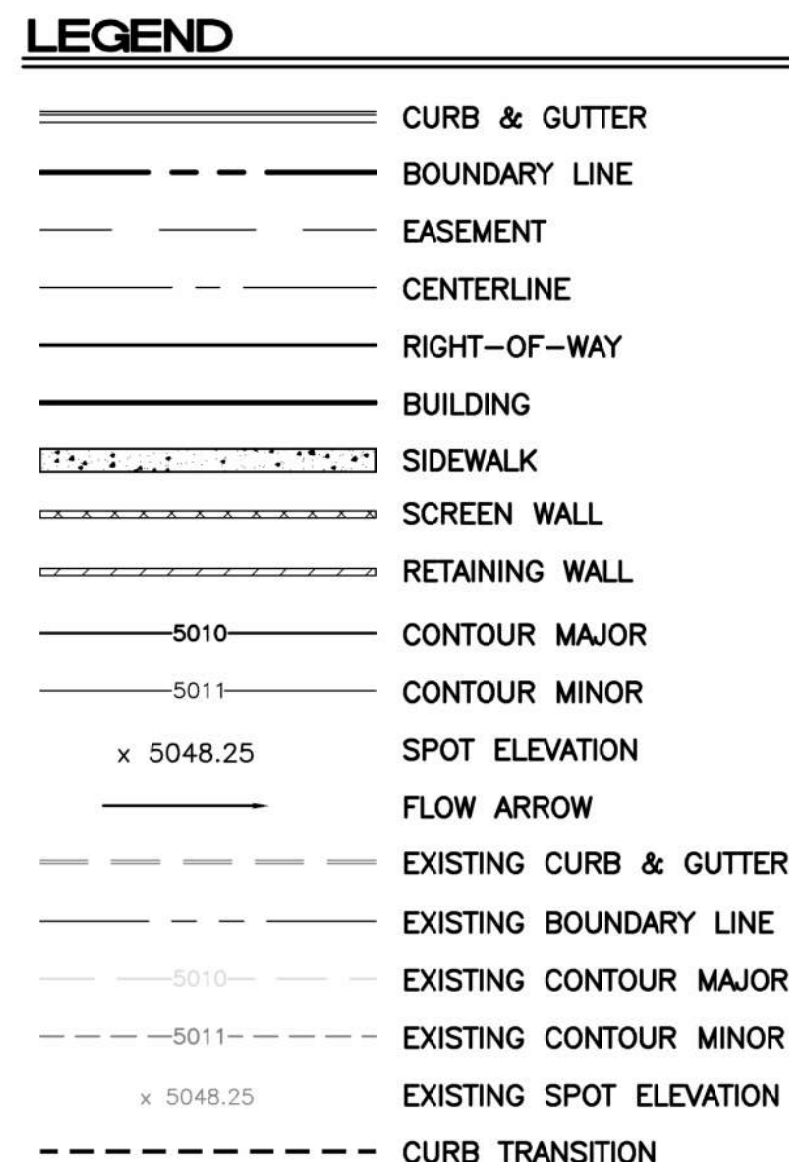


Sheet Title:

Landscape
Plan

Sheet Number:

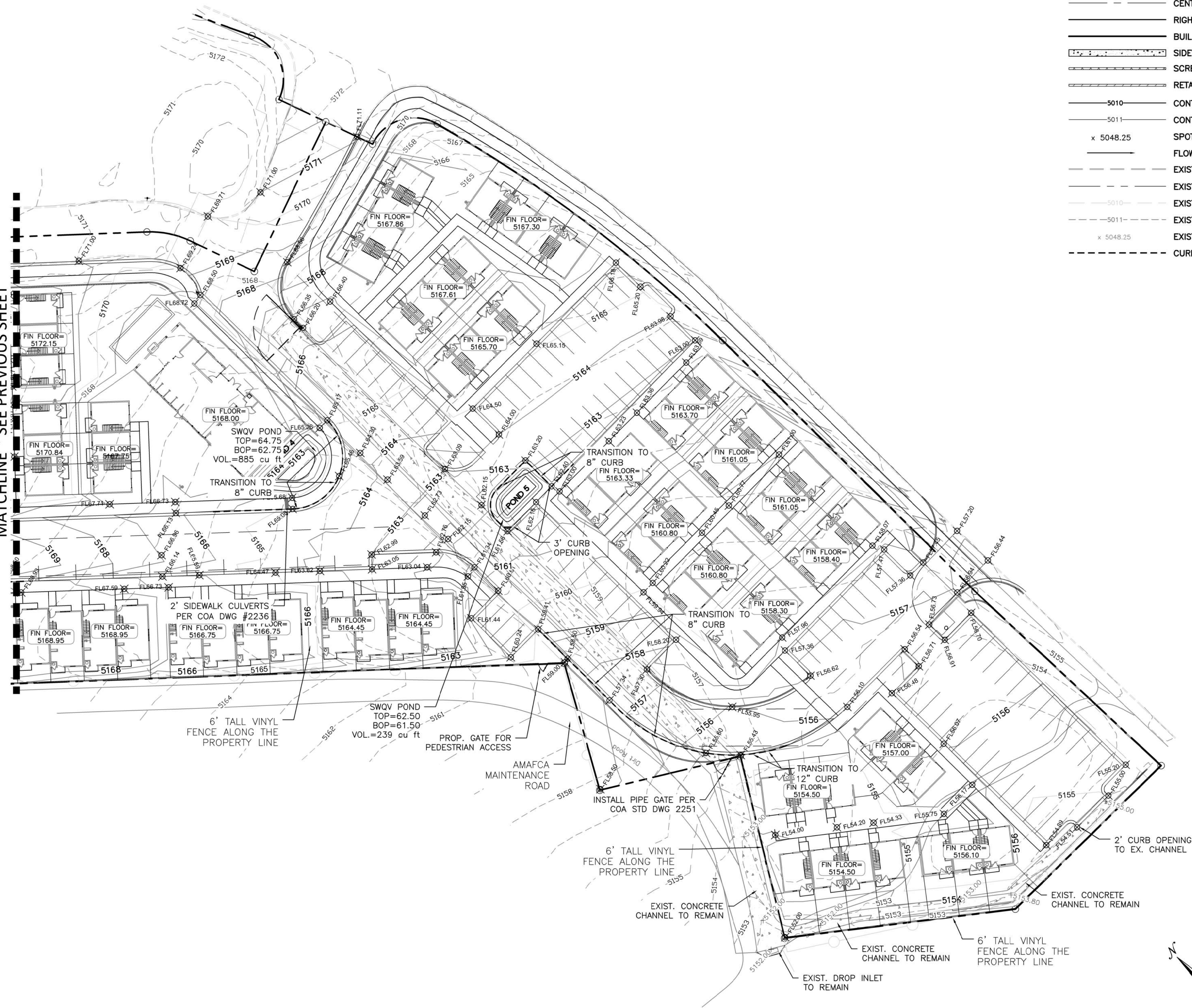
LS-02



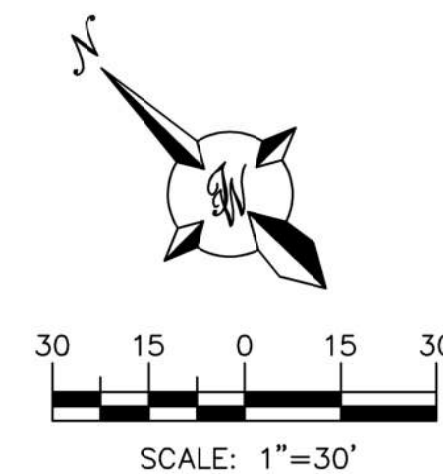
Z:\2024\2024054 Jay Rembe Subdivision on Golf Course\dwg\EPC\2024054_GRE.dwg, 7/14/2025 4:51:46 PM, Bluebeam PDF

Z:\2024\2024054 Jay Rembe Subdivision on Golf Course\dwg\EPC\2024054_GRE.dwg Jul 14, 2025 -- 4:50pm

MATCHLINE ~ SEE PREVIOUS SHEET



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	CURB TRANSITION



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	CONCEPTUAL GRADING & DRAINAGE PLAN	06-11-25
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	2024054_GRE
		SHEET # G2 JOB # 2024054

Weir Equation:

Q= Flow
C = 2.95
L= Length of weir
H = Height of Weir

Pond 1 Inlet/Outlet

Q = 2.95*2.0*0.673/2

Q= 3.24 cfs > Q = 2.21 cfs

Pond 2 Inlet/Outlet

Q = 2.95*4.5*0.673/2

Q= 7.28 cfs < Q = 6.99 cfs

Pond 3 Inlet/Outlet

Q = 2.95*4.0*0.673/2

Q= 6.47 cfs < Q = 6.01 cfs

Pond 4 Inlet/Outlet

Q = 2.95*4.0*0.673/2

Q= 6.47 cfs < Q = 6.01 cfs

Pond 5 Inlet/Outlet

Q = 2.95*3.0*0.673/2

Q= 4.85 cfs < Q = 4.49 cfs

Pond 6 Inlet/Outlet

Q = 2.95*5.0*0.673/2

Q= 8.09 cfs < Q = 8.09 cfs

Channel Inlet

Q = 2.95*15.0*1.003/2

Q= 44.25 cfs < Q = 43.31 cfs

EXISTING DRAINAGE:

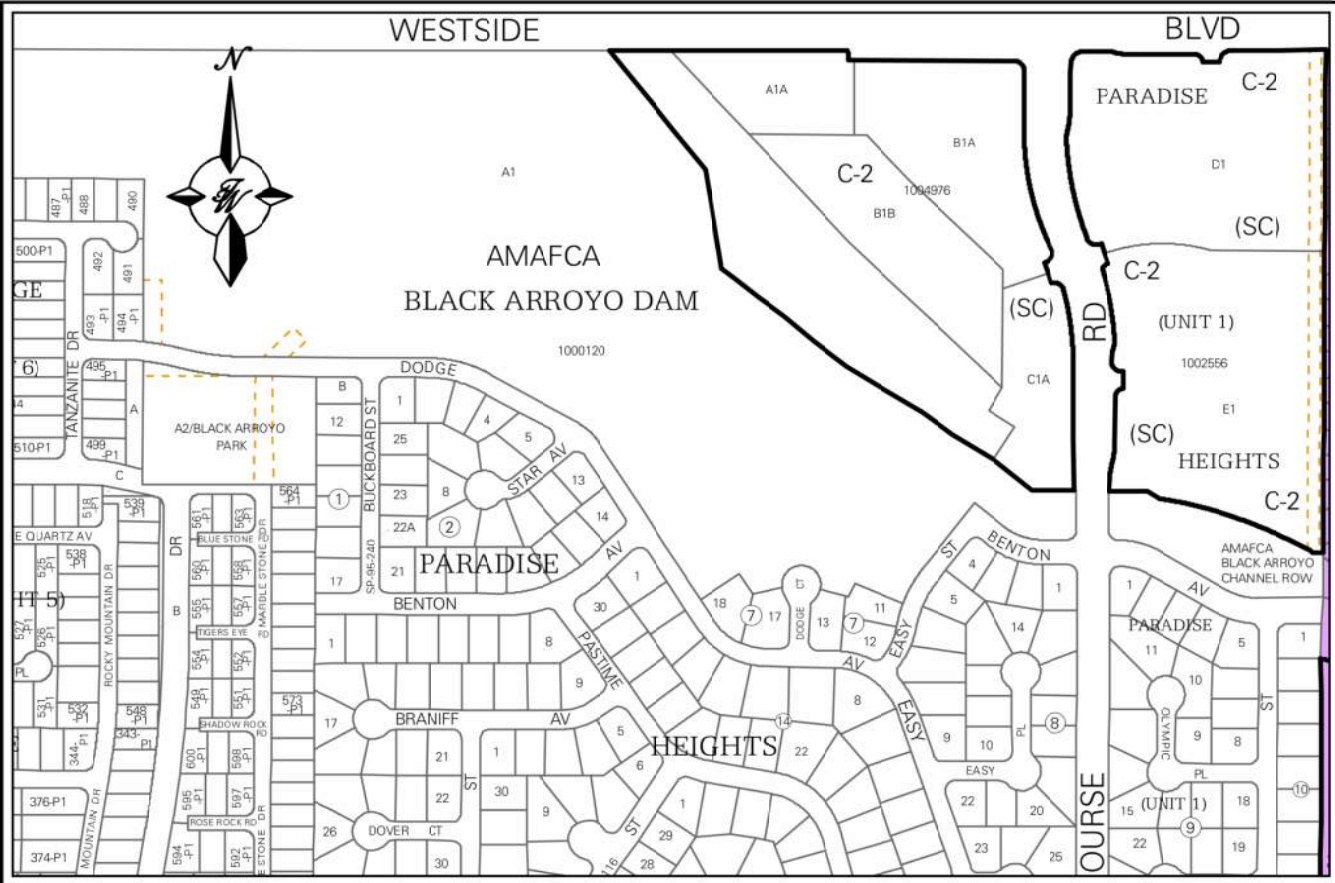
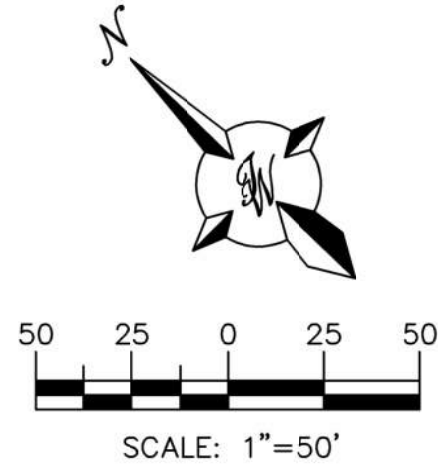
THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY A COMMERCIAL BUILDING TO THE EAST, THE BLACK ARROYO TO THE SOUTH, THE BLACK ARROYO DAM TO THE WEST AND WESTSIDE BOULEVARD TO THE NORTH CONTAINING APPROXIMATELY 8.05 ACRES. THE SITE IS WITHIN THE VJW STORAGE OVERALL DRAINAGE PLAN (A-12/DOOR) COMPLETED BY WILSON & CO. AND CONSISTS OF BASINS 201, 203, 204, 206 AND HALF OF 205. THE SITE DRAINS FROM NORTH TO SOUTH ONTO AN INTERNAL PRIVATE ROADWAY AND COBBLE SWALE. THE EXISTING COBBLE SWALE DRAINS TO A CONCRETE CHANNEL WHICH HAS A WATER QUALITY DROP INLET AT THE END OF IT. THE INLET CAPTURES THE FLOWS AND DISCHARGES THEM TO THE BLACK ARROYO CHANNEL VIA A STORM SEWER. THE ALLOWABLE DEVELOPED DISCHARGE FOR THIS PROJECT AREA IS 34.00 CFS. THE TOTAL ALLOWABLE DEVELOPED DISCHARGE TO THE WATER QUALITY INLET IS 51.40 CFS

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35043C2108D AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

PROPOSED DRAINAGE:

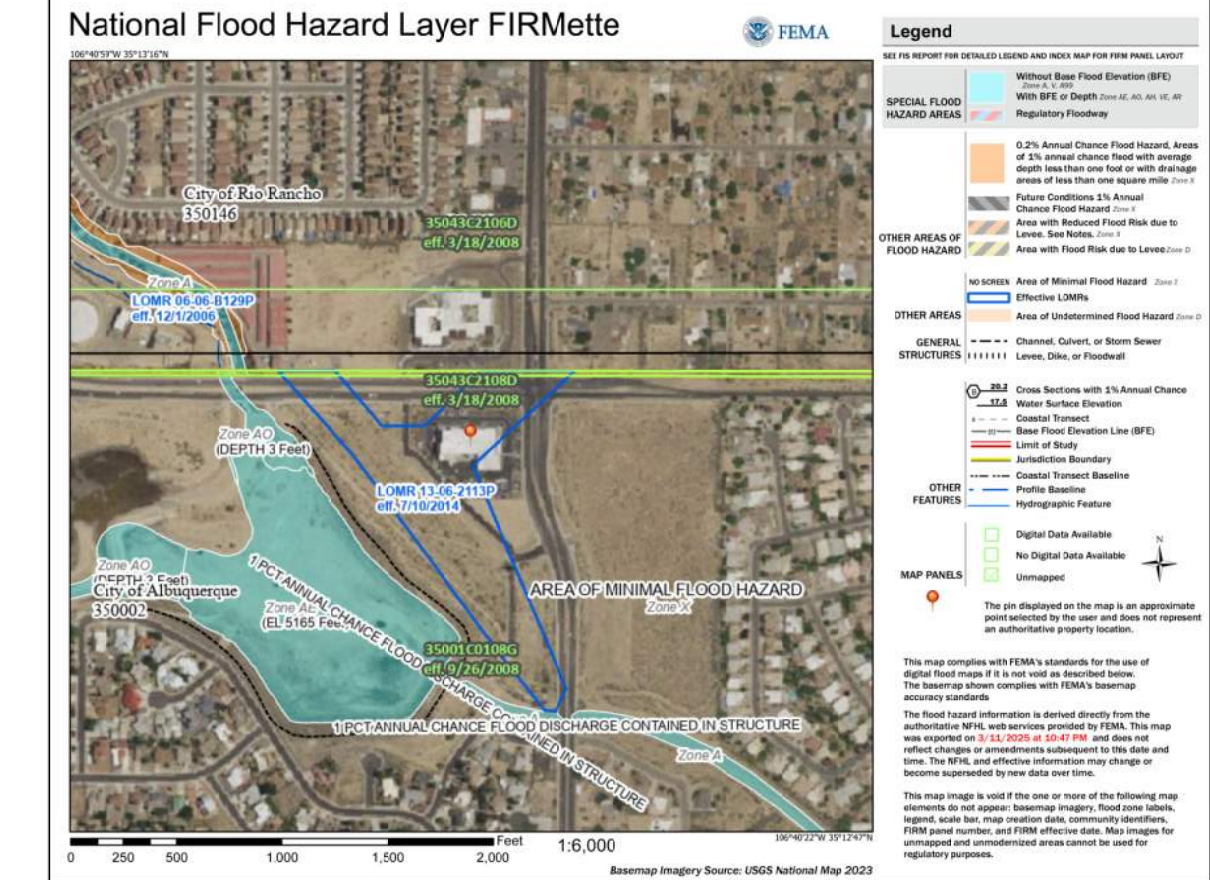
THE SITE CONSISTS OF NINE BASINS. BASIN "A" AND "B" CONSISTS OF PARKING LOTS AND HALF OF THE INTERNAL ROADWAY DISCHARGING 3.63 CFS INTO BASIN "G". BASINS "C"-"F" CONSIST OF BUILDINGS AND PARKING LOTS AND WILL DISCHARGE 16.37 CFS INTO BASIN "G". BASIN "G" ALSO ACCEPTS 17.40 CFS FROM THE EXISTING DEVELOPMENT THAT'S PART OF THE ORIGINAL DRAINAGE PLAN. BASIN "G" AND "H" WILL DRAIN TO THE EXISTING CONCRETE CHANNEL FOR A COMBINED TOTAL OF 43.33 CFS. BASIN "I" DRAINS TO AN EXISTING CONCRETE CHANNEL ALONG THE SOUTH PROPERTY LINE THAT CONNECTS TO THE SAME DROP INLET AS THE MAIN CHANNEL AND WILL DISCHARGE 1.96 CFS. IN TOTAL, THIS PROJECT WILL DISCHARGE 27.89 CFS WHICH IS LESS THAN THE 34.00 CFS ALLOWED BY THE APPROVED DRAINAGE PLAN. THE TOTAL DISCHARGE TO THE WATER QUALITY INLET IS 45.29 CFS.

THE WATER QUALITY VOLUME IS CAPTURED IN SEVERAL DEPRESSED LANDSCAPED AREAS LOCATED THROUGHOUT THE PROJECT. THE REQUIRED SWQV VOLUME IS 8,172 CUBIC FEET AND THE DEPRESSED LANDSCAPED AREAS WILL RETAIN 8,326 TOTAL CUBIC FEET.



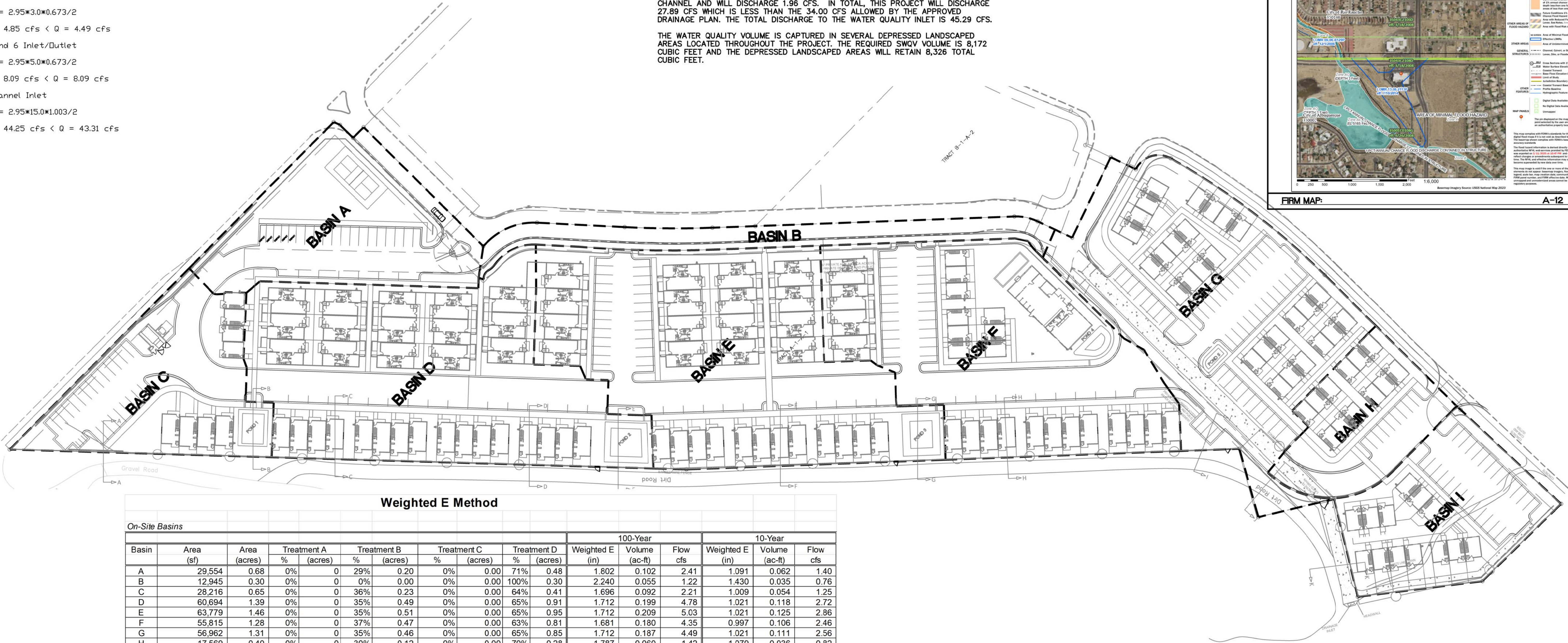
VICINITY MAP:

A-12



FIRM MAP:

A-12



Weighted E Method

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	29,554	0.68	0%	0	29%	0.20	0%	0.00	71%	0.48	1.802	0.102	2.41	1.091	0.062	1.40
B	12,945	0.30	0%	0	0%	0.00	0%	0.00	100%	0.30	2.240	0.055	1.22	1.430	0.035	0.76
C	28,216	0.65	0%	0	36%	0.23	0%	0.00	64%	0.41	1.696	0.092	2.21	1.009	0.054	1.25
D	60,694	1.39	0%	0	35%	0.49	0%	0.00	65%	0.91	1.712	0.199	4.78	1.021	0.118	2.72
E	63,779	1.46	0%	0	35%	0.51	0%	0.00	65%	0.95	1.712	0.209	5.03	1.021	0.125	2.86
F	55,815	1.28	0%	0	37%	0.47	0%	0.00	63%	0.81	1.681	0.180	4.35	0.997	0.106	2.46
G	56,962	1.31	0%	0	35%	0.46	0%	0.00	65%	0.85	1.712	0.187	4.49	1.021	0.111	2.56
H	17,569	0.40	0%	0	30%	0.12	0%	0.00	70%	0.28	1.787	0.060	1.42	1.079	0.036	0.82
I	24,923	0.57	0%	0	35%	0.20	0%	0.00	65%	0.37	1.712	0.082	1.96	1.021	0.049	1.12
		8.05								5.36			27.89			

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Water Quality Calculation: 0.42" x 5.36 ac = 8,172 cubic feet (0.1876 ac-ft)

Excess Precipitation, E (inches)

Zone 1	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

Peak Discharge (cfs/acre)

Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

06/11/2025
RONALD R. BOHANNAN
P.E. #7868

JAY REMBE SUBDIVISION
ALBUQUERQUE, NM

CONCEPTUAL DRAINAGE
PLAN

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

AS

06-11-25

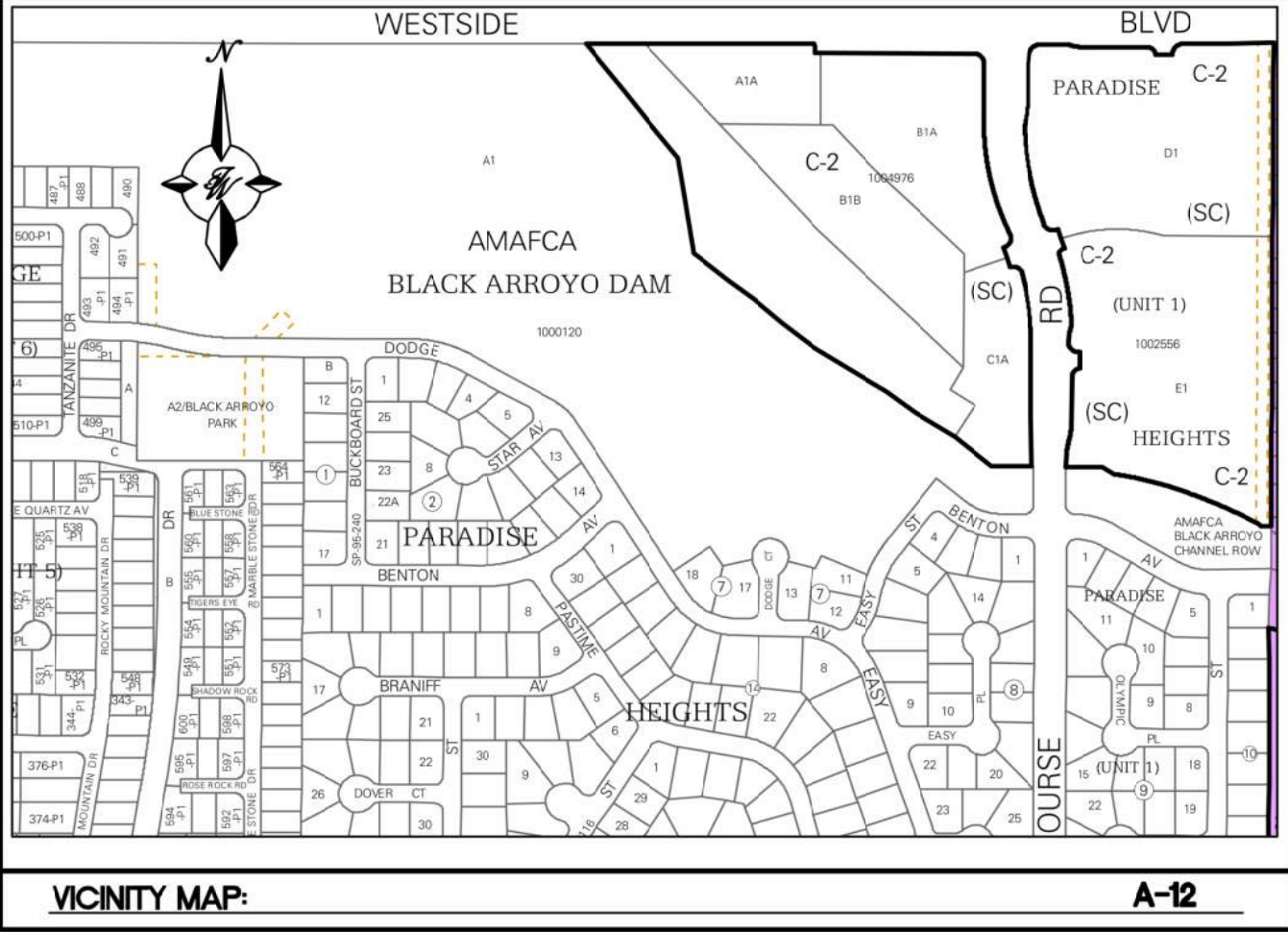
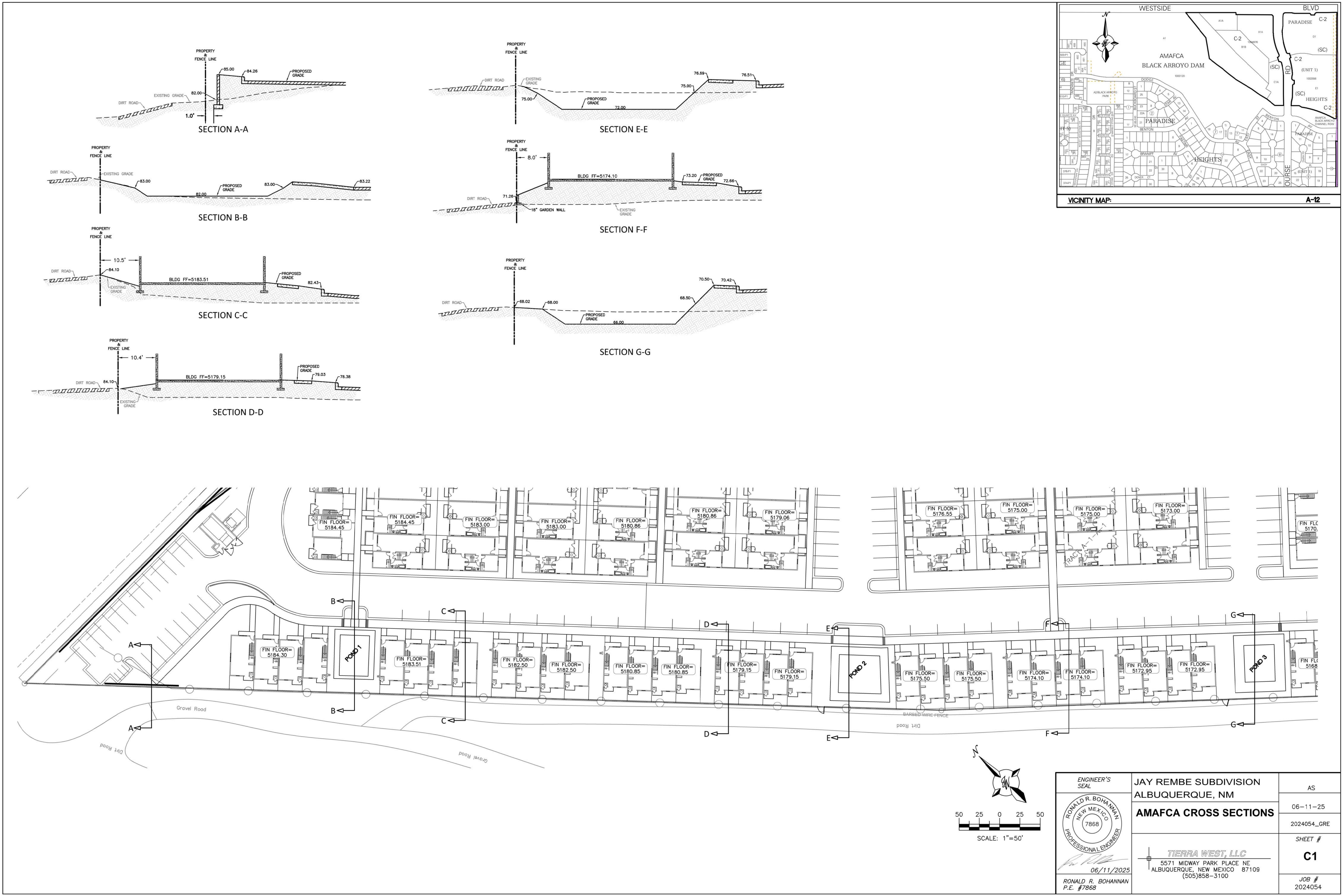
2024054_GRE

SHEET #

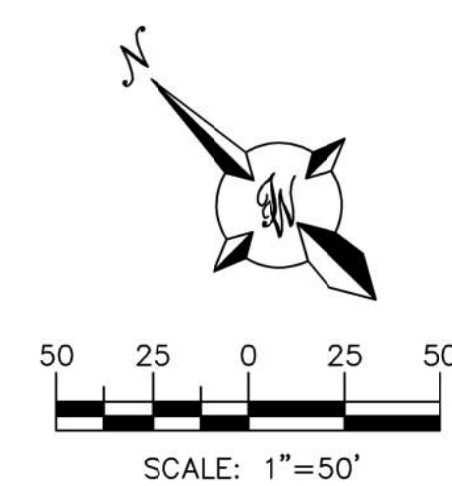
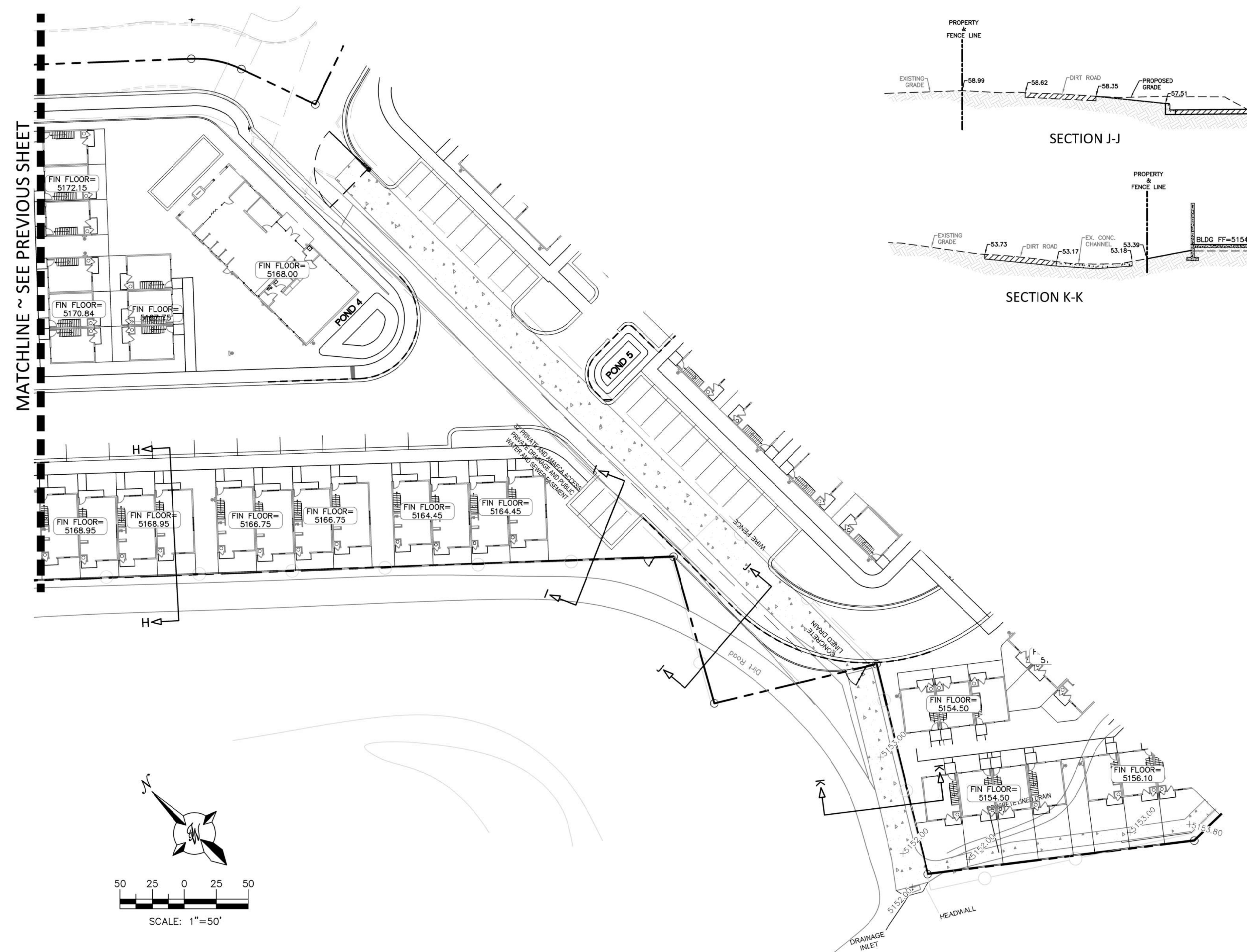
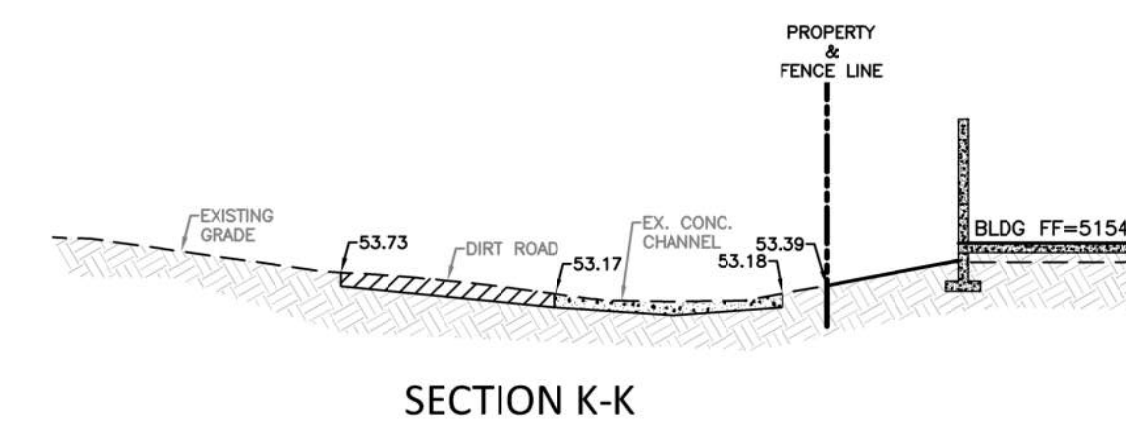
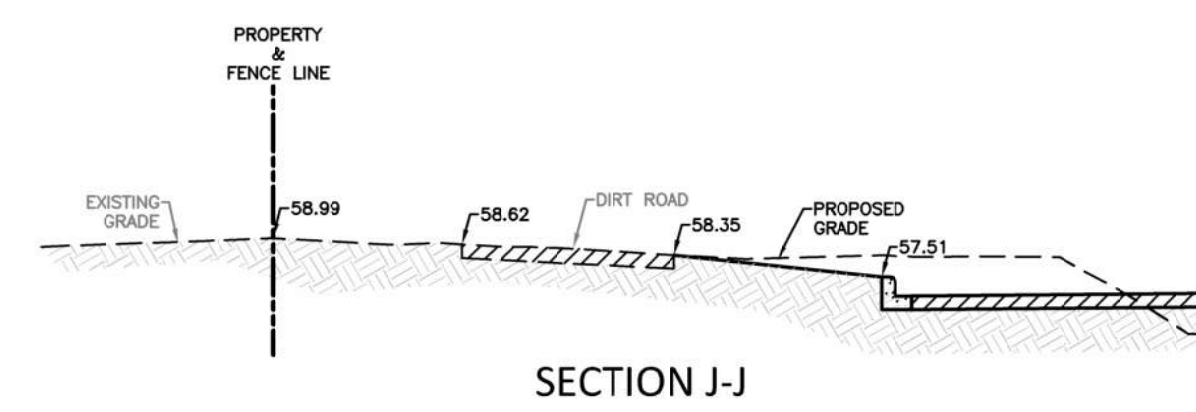
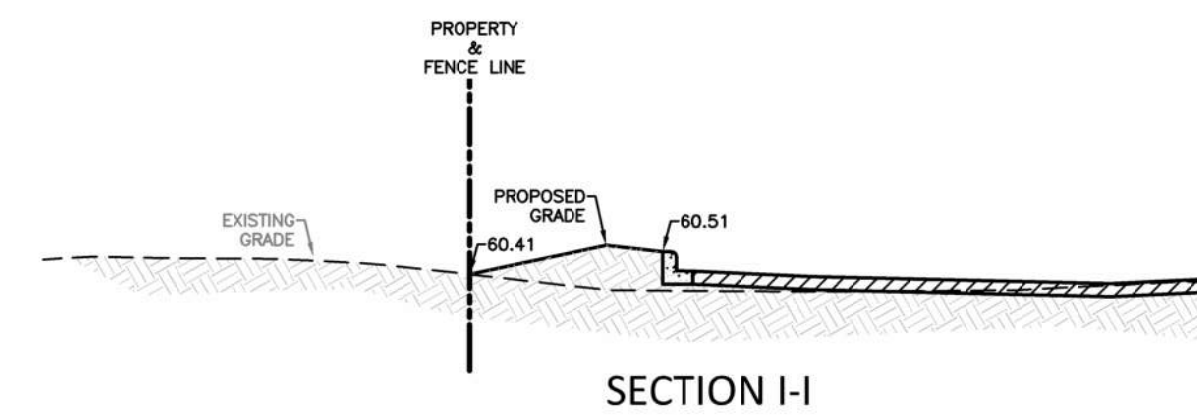
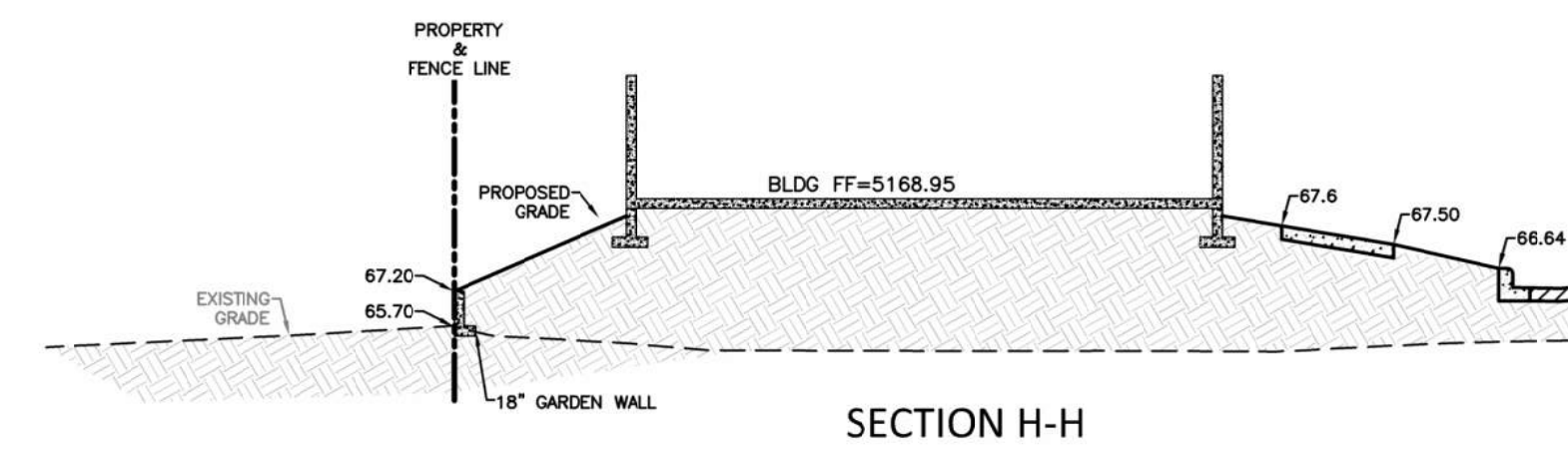
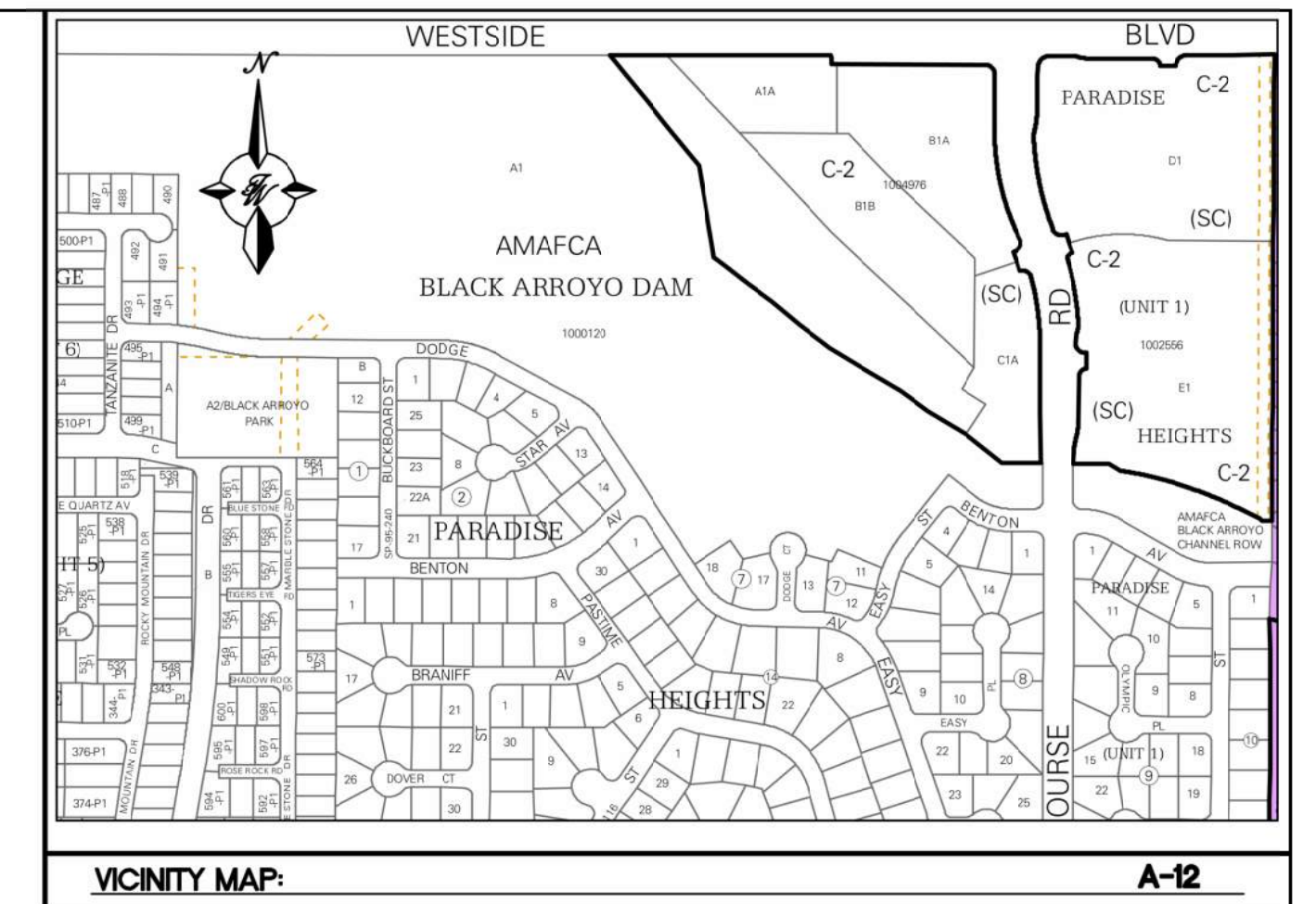
D1

JOB #

2024054



ENGINEER'S SEAL RONALD R. BOHANNAN 7868 PROFESSIONAL ENGINEER 06/11/2025 RONALD R. BOHANNAN P.E. #7868	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	AMAFCA CROSS SECTIONS	06-11-25
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	2024054_GRE
		SHEET #
		C1
		JOB # 2024054



ENGINEER'S SEAL	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	AMAFCA CROSS SECTIONS	06-11-25 2024054_GRE
 06/11/2025 RONALD R. BOHANNAN P.E. #7868	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C2 JOB # 2024054

GENERAL NOTE:

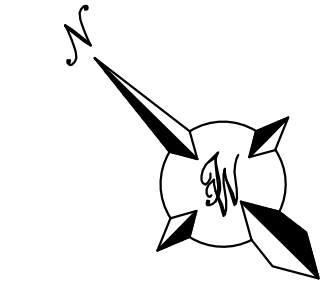
1. THIS PLAN IS CONCEPTUAL ONLY TO SHOW PROPOSED USES AND DEPICT CONCEPTUAL UTILITY CHANGES.

GENERAL UTILITY NOTES:

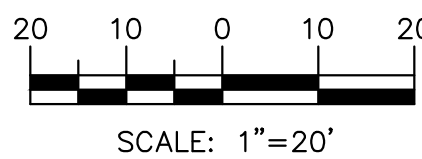
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 3.5' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING.
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE COA STD DWG #'S 2302, 2303, 2324, 2342, AND 2365 FOR WATER TRACER WIRES.
11. REFERENCE COA STD DWG #'S 2191 AND 2190 FOR TRACER WIRE INSTALLATION.
12. CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS.

LEGEND

- ==== CURB & GUTTER
- BOUNDARY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- ===== BUILDING
- ===== SIDEWALK
- ===== EXISTING CURB & GUTTER
- SAS --- PROPOSED SANITARY SEWER LINE
- - - SAS - - - PROPOSED WATERLINE
- SAS --- EXISTING SANITARY SEWER LINE
- - - SAS - - - EXISTING WATERLINE
- PROPOSED HYDRANT
- ⌵ PROPOSED GATE VALVE
- EXISTING HYDRANT
- ⌵ EXISTING GATE VALVE
- ⊙ LIGHT POLE
- NEW WATER METER



GRAPHIC SCALE



EXISTING 10' P.U.E.
(8/15/2013, 2013C-96)

EXISTING 32± PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SEWER EASEMENT FOR THE BENEFIT OF TRACTS A-1-A-1, B-1-A-1 AND B-1-A-2 (8/15/2013, 2013C-96)

* AN EXISTING 30' PRIVATE EASEMENT FILED (7/16/2007, 2007C-190) UNDERLIES THE ±32' WIDE EASEMENT. BOTH EASEMENTS ARE FOR SAME USAGE - SEE DECLARATION OF ROADWAY MAINTENANCE AGREEMENT (9/23/2013, DOC. NO. 2013106500)

EX FIRE HYDRANT
EX SAS MH
RIM=5180.27
INV=5172.61

REMOVE AND REPLACE
EXIST ASPHALT PER COA
STD DWG 2465 (160 SF)

EXISTING 8" WATER LINE

INSTALL 8"x6" TAPPING
SADDLE WITH A PUBLIC
6" GATE VALVE

EX. 8" VALVE
(PUBLIC)

CONNECT TO EX. 8"
WATER LINE STUB

INSTALL
6" VALVE (PRIVATE)
PER COA STD DWG 2326

INSTALL
3/4" IRRIGATION
METER

INSTALL
6" VALVE (PRIVATE)
PER COA STD DWG 2326

INSTALL
6" VALVE (PRIVATE)
PER COA STD DWG 2326
FIRE HYDRANT
PER COA STD DWG 2340
PAINT SAFETY ORANGE

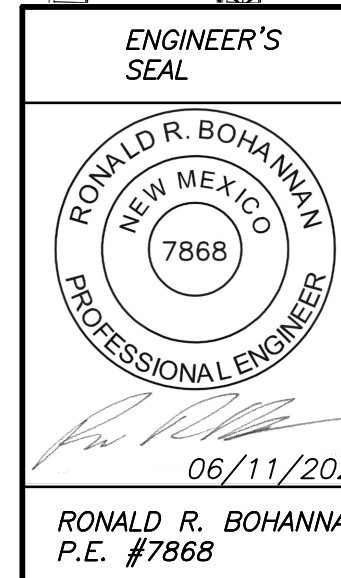
PRIVATE 8" SAS LINE
CONSTRUCT TYPE C SAS MH
PER COA STD #2101
RIM=5175.75
INV IN=5167.85
INV OUT=5167.75

NOTES

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PUBLIC.
2. BUILDING MOUNTED SITE LIGHTING FIXTURES TO COMPLY WITH NEW MEXICO NIGHT SKY ORDINANCE.

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.



JAY REMBE SUBDIVISION
ALBUQUERQUE, NM

MASTER UTILITY PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

MATCHLINE ~ SEE NEXT SHEET

AS

06-11-25

2024054_MUE

SHEET #

MU-1

JOB #

2024054

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATERLINE
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	EXISTING HYDRANT
	EXISTING GATE VALVE
	LIGHT POLE
	NEW WATER METER

EXISTING 32± PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SEWER EASEMENT FOR THE BENEFIT OF TRACTS A-1-A-1, B-1-A-1 AND B-1-A-2 (8/15/2013, 2013C-96)
* AN EXISTING 30' PRIVATE EASEMENT FILED (7/16/2007, 2007C-190) UNDERLIES THE ±32' WIDE EASEMENT. BOTH EASEMENTS ARE FOR SAME USAGE - SEE DECLARATION OF ROADWAY MAINTENANCE AGREEMENT (9/23/2013, DOC. NO. 2013106500)

REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (160 SF)

INSTALL 8"x6" TAPPING SADDLE WITH A PUBLIC 6" GATE VALVE

TRACT A-1-A-2 (8/15/2013, 2013C-96) USED AS A REFERENCE

EX FIRE HYDRANT

EX SAS MH
RIM=5169.92
INV=5162.19

EXISTING 10' P.U.E.
(8/15/2013, 2013C-96)

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

MATCHLINE ~ SEE PREVIOUS SHEET

MATCHLINE ~ SEE NEXT SHEET

GENERAL UTILITY NOTES:

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 3.5' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'

- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
- ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- REFERENCE COA STD DWG #'S 2302, 2303, 2324, 2342, AND 2365 FOR WATER TRACER WIRES

- REFERENCE COA STD DWG #'S 2191 AND 2190 FOR TRACER WIRE INSTALLATION

- CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

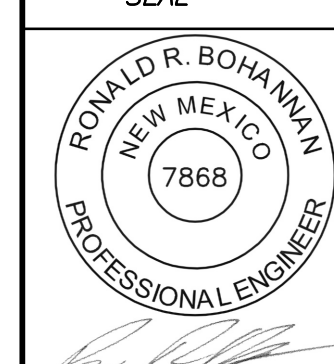
NOTES:

- ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PUBLIC.
- BUILDING MOUNTED SITE LIGHTING FIXTURES TO COMPLY WITH NEW MEXICO NIGHT SKY ORDINANCE.

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



RONALD R. BOHANNAN
P.E. #7868

JAY REMBE SUBDIVISION
ALBUQUERQUE, NM

MASTER UTILITY PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

AS

06-11-25

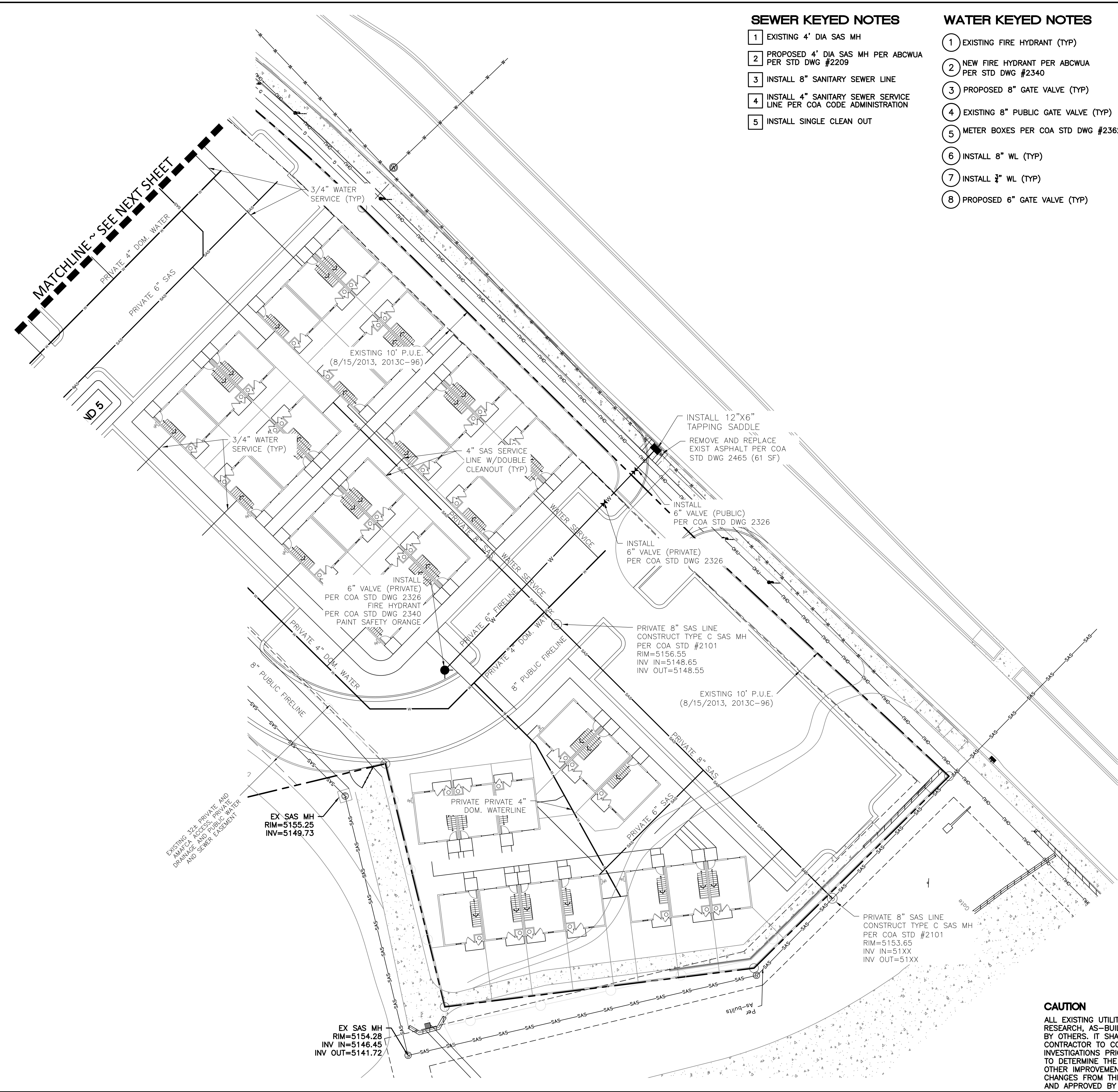
2024054_MUE

SHEET #

MU-2

JOB #

2024054



SEWER KEYED NOTES

- 1 EXISTING 4' DIA SAS MH
- 2 PROPOSED 4' DIA SAS MH PER ABCWUA PER STD DWG #2209
- 3 INSTALL 8" SANITARY SEWER LINE
- 4 INSTALL 4" SANITARY SEWER SERVICE LINE PER COA CODE ADMINISTRATION
- 5 INSTALL SINGLE CLEAN OUT

WATER KEYED NOTES

- 1 EXISTING FIRE HYDRANT (TYP)
- 2 NEW FIRE HYDRANT PER ABCWUA PER STD DWG #2340
- 3 PROPOSED 8" GATE VALVE (TYP)
- 4 EXISTING 8" PUBLIC GATE VALVE (TYP)
- 5 METER BOXES PER COA STD DWG #2362
- 6 INSTALL 8" WL (TYP)
- 7 INSTALL 3/4" WL (TYP)
- 8 PROPOSED 6" GATE VALVE (TYP)

GENERAL NOTES

- 1. THIS PLAN IS CONCEPTUAL ONLY TO SHOW PROPOSED USES AND DEPICT CONCEPTUAL UTILITY CHANGES.

SAS STRUCTURE TABLE

STRUCTURE	RIM	INV(IN)	INV(OUT)
MH1 (4' DIA)	5019.61	5004.30	5004.20
MH2 (4' DIA)	5016.41	5007.98	5007.88
MH3 (4' DIA)	5016.08	5008.40	5008.30
MH4 (4' DIA)	5015.49	5008.87	5008.77
MH5 (4' DIA)	5014.32	5009.66	5009.56
MH6 (4' DIA)	5018.14	5011.45	5011.45
MH7 (4' DIA)	5024.01	5007.78	5007.68
MH8 (4' DIA)	5024.07	5011.96	5011.86
MH9 (4' DIA)	5024.02	5014.55	5014.45

GENERAL UTILITY NOTES:

- 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 2. 3.5' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
- 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
- 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
- 7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- 10. REFERENCE COA STD DWG #'S 2302, 2303, 2324, 2342, AND 2365 FOR WATER TRACER WIRES
- 11. REFERENCE COA STD DWG #'S 2191 AND 2190 FOR TRACER WIRE INSTALLATION
- 12. CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- SAS PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- EXISTING HYDRANT
- EXISTING GATE VALVE
- LIGHT POLE
- NEW WATER METER

NOTES

- 1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PUBLIC.
- 2. BUILDING MOUNTED SITE LIGHTING FIXTURES TO COMPLY WITH NEW MEXICO NIGHT SKY ORDINANCE.

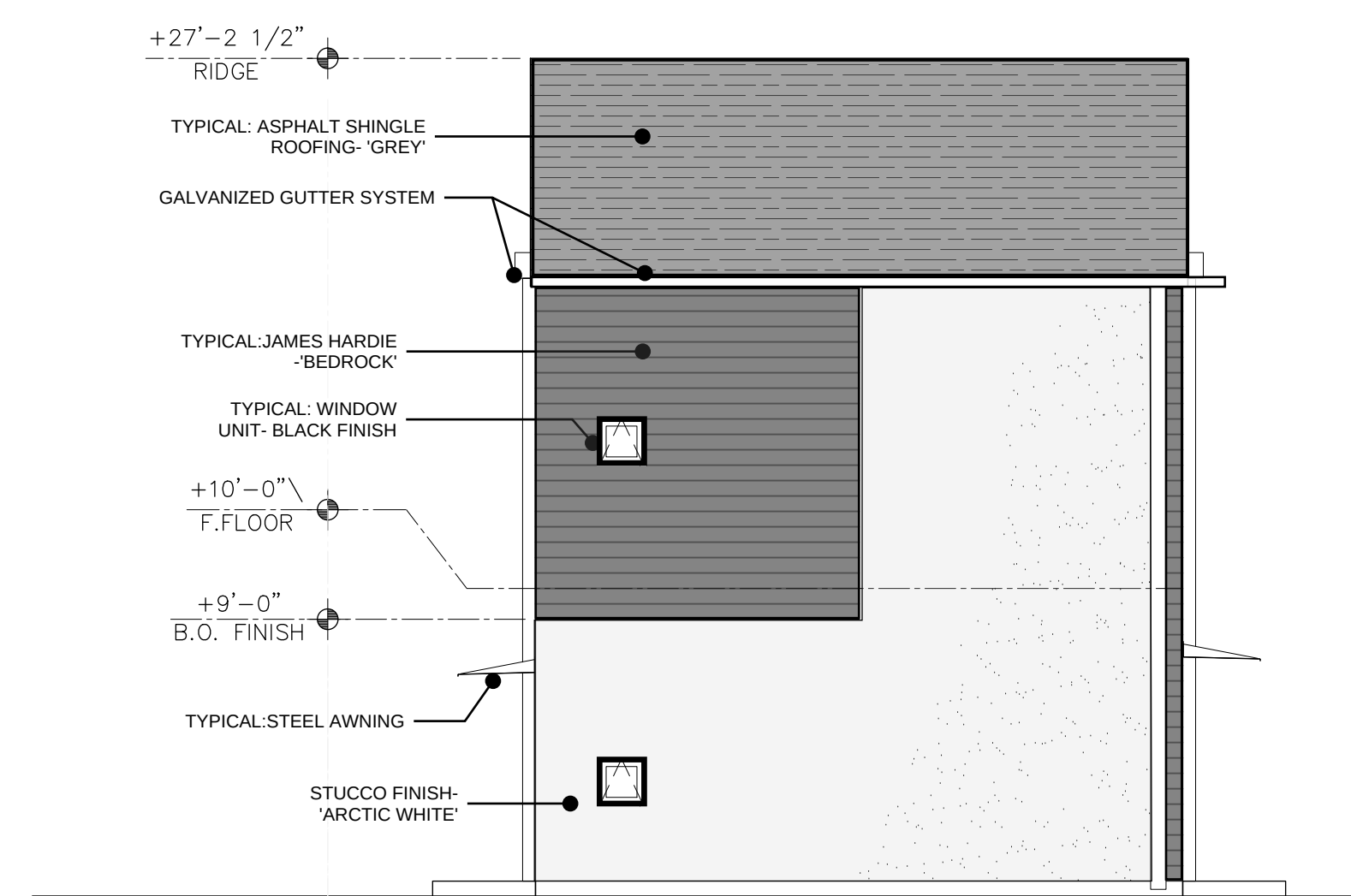
	ENGINEER'S SEAL	JAY REMBE SUBDIVISION	AS
		ALBUQUERQUE, NM	06-11-25
	MASTER UTILITY PLAN	2024054_MUE	
		SHEET #	MU-3
	RONALD R. BOHANNAN P.E. #7868		JOB # 2024054

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.



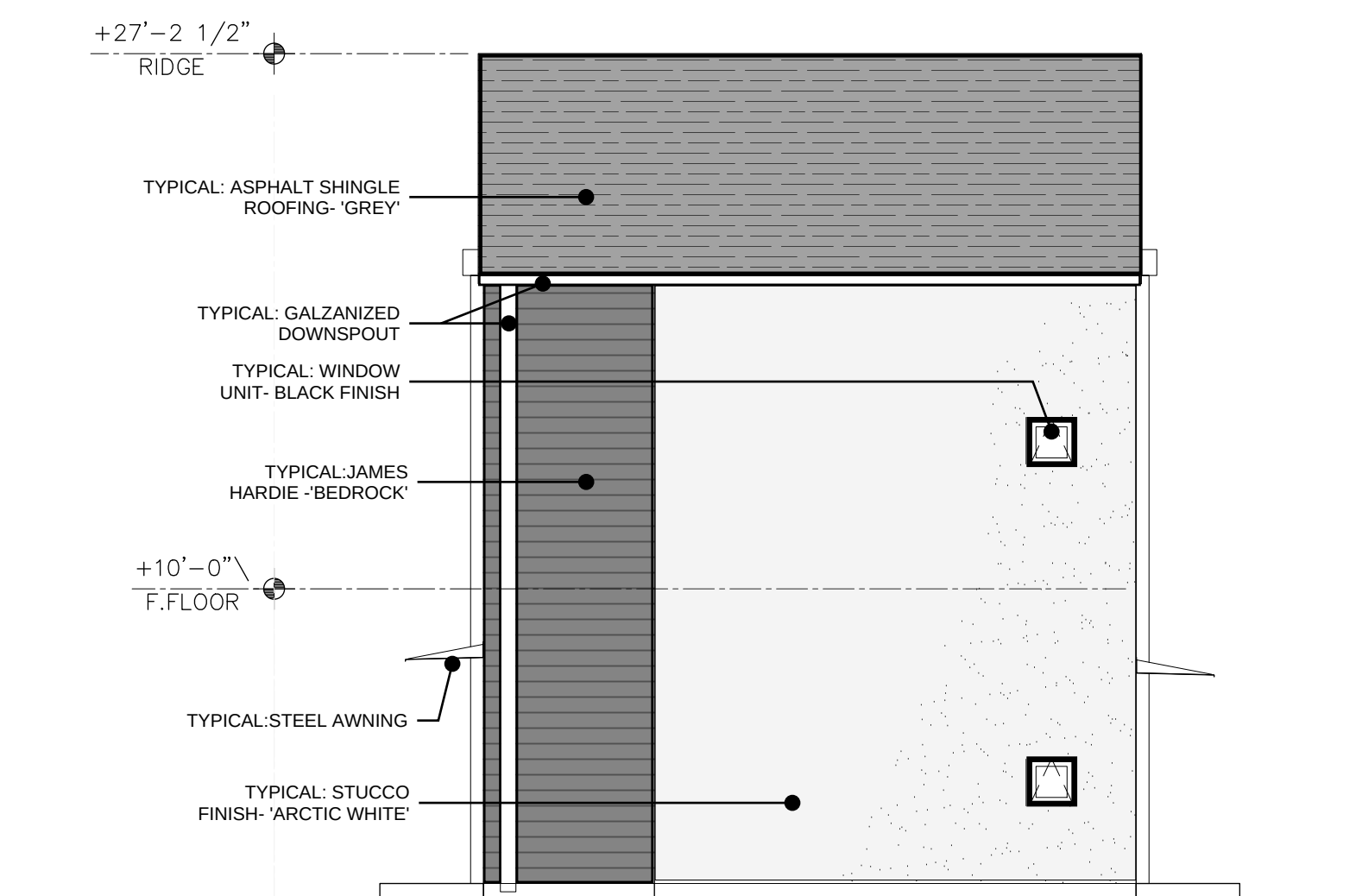
C1 TYPICAL FRONT ELEVATION
3/16"=1'-0"



C2 TYPICAL SIDE ELEVATION
3/16"=1'-0"



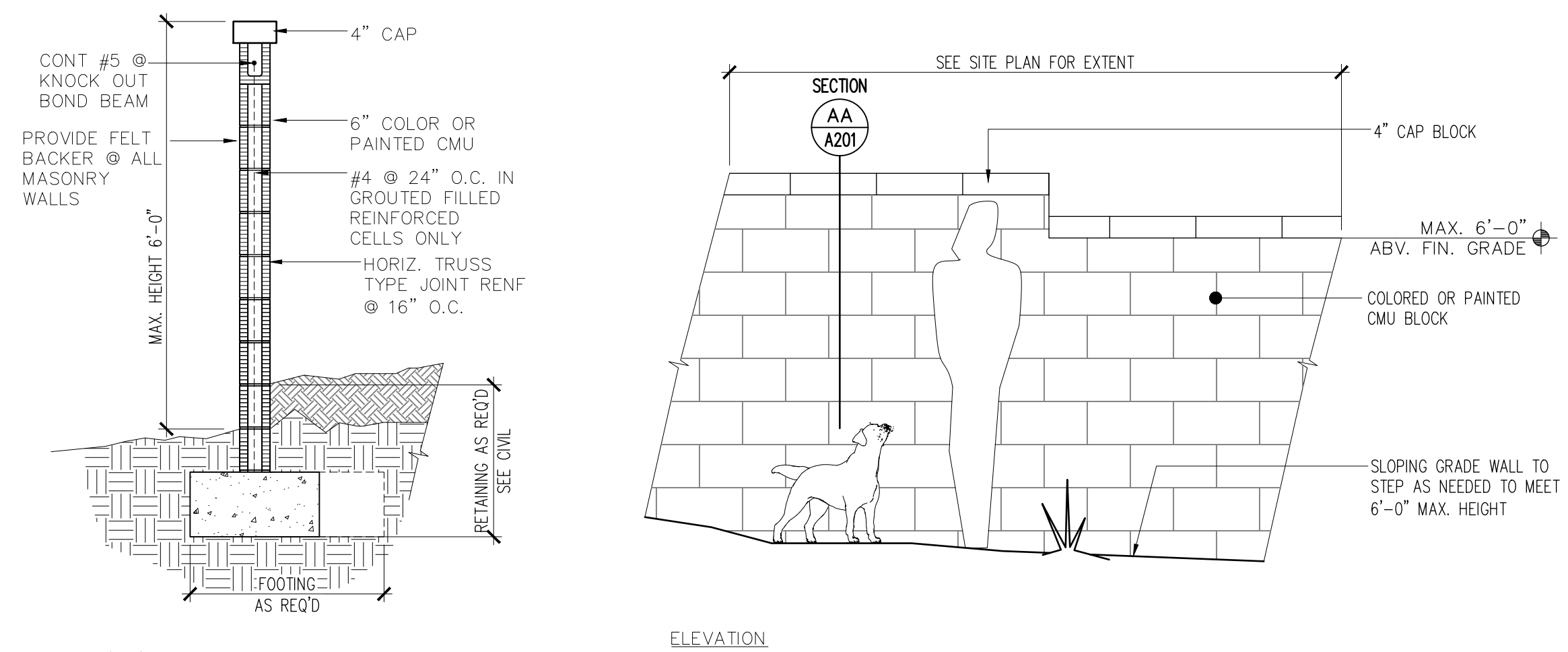
B1 TYPICAL REAR ELEVATION
3/16"=1'-0"



B2 TYPICAL SIDE ELEVATION
3/16"=1'-0"

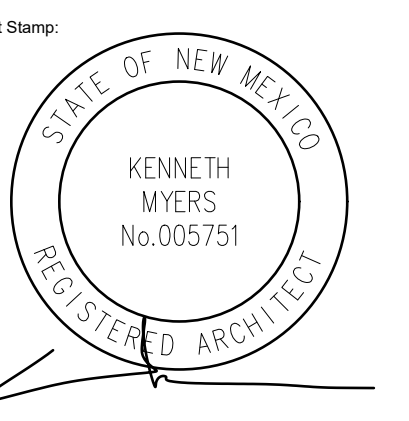


A1 TYPICAL ENTRY PATHWAY FACADE
NTS



A2 TYPICAL SITE WALL DETAIL
1/2"=1'-0"

BTR | RIO RANCHO HOUSING DEVELOPMENT
GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114



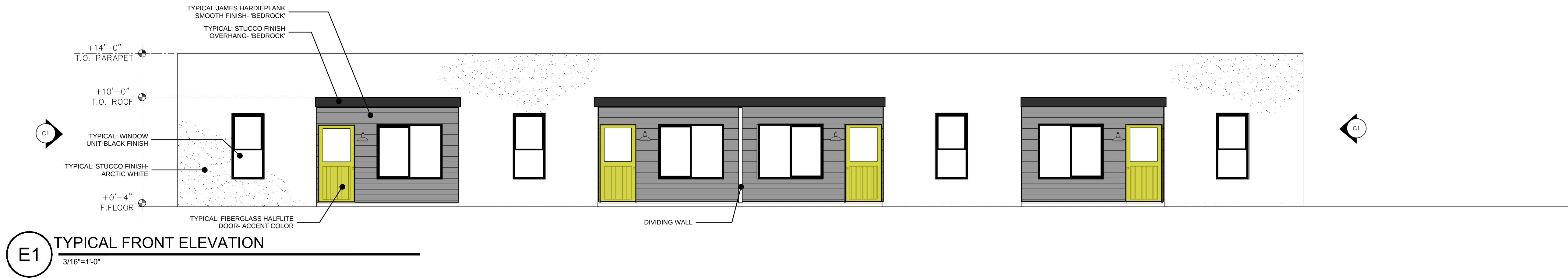
REMBE
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: **KMA** Drawn By: **KMA** Checked By: **KMA**
Phase: **DFT SUBMITTAL**
Date: **09/22/2025**

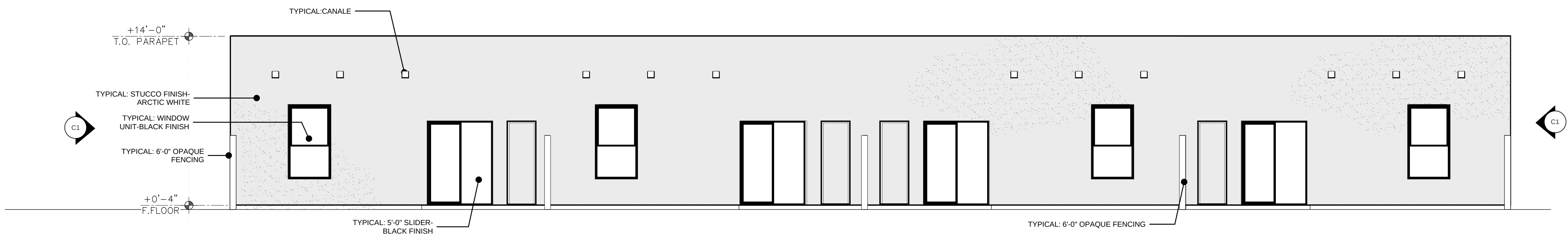
ARCHITECTURAL
ELEVATIONS
BUILDING A

Sheet Number:
A201

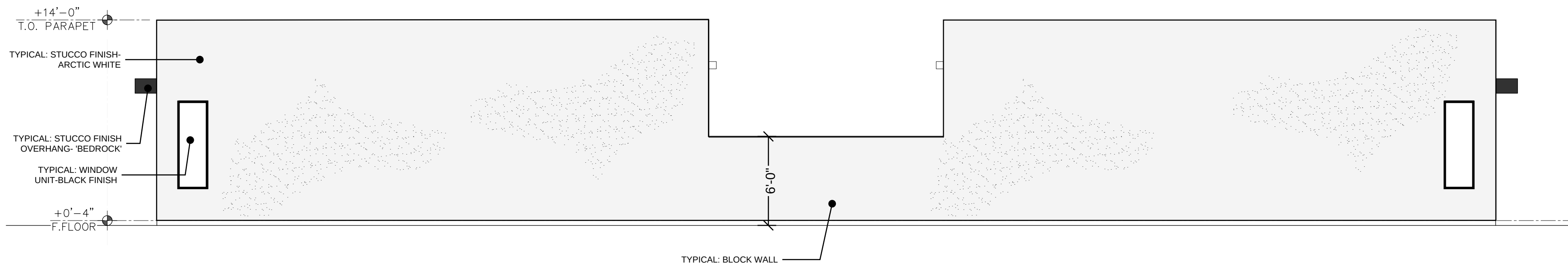
DO NOT SCALE DRAWINGS



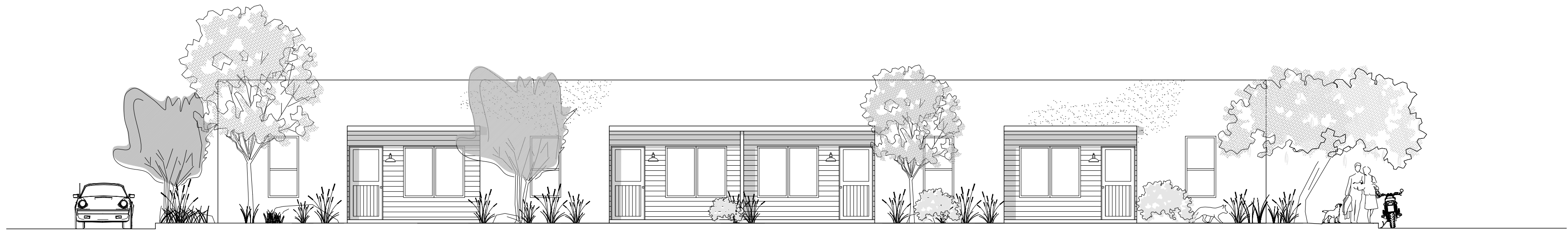
E1 TYPICAL FRONT ELEVATION
3/16"=1'-0"



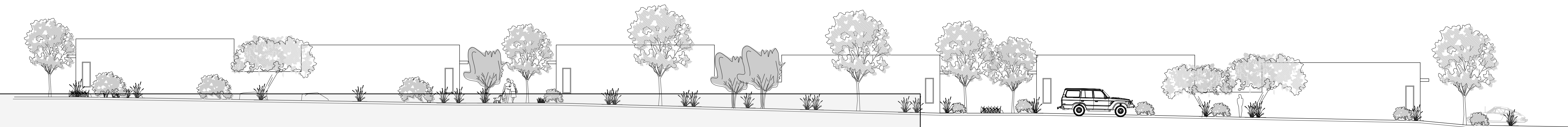
D1 TYPICAL REAR ELEVATION
3/16"=1'-0"



C1 TYPICAL SIDE ELEVATION
3/16"=1'-0"



B1 TYPICAL ENTRY PATHWAY FACADE
NTS

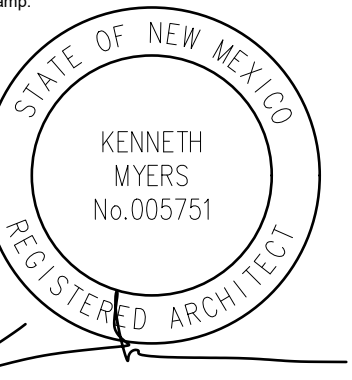


A1 TYPICAL FACADE ALONG ROADWAY
NTS

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

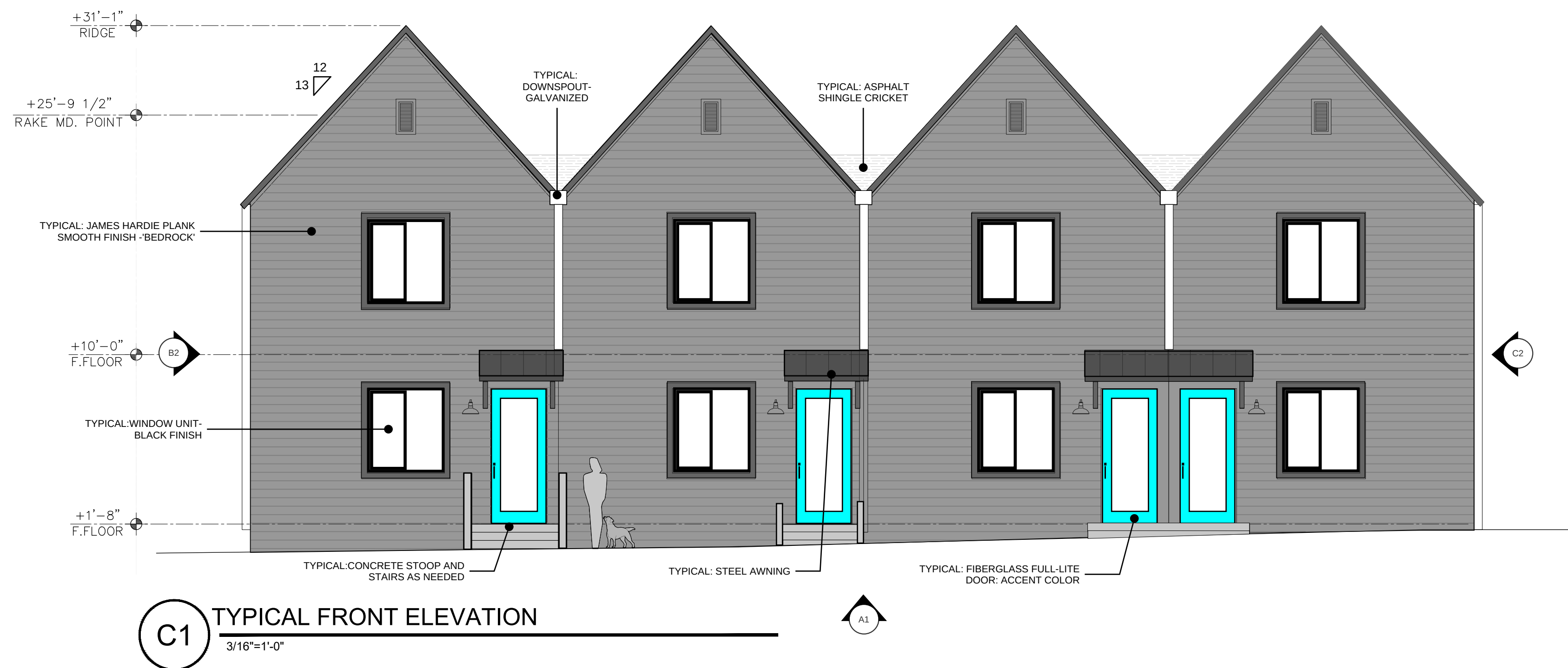
Project:	Drawn By: KMA	Checked By: KMA
Phase:	DFT SUBMITTAL	
Date:	09/22/2025	

ARCHITECTURAL
ELEVATIONS
BUILDING B

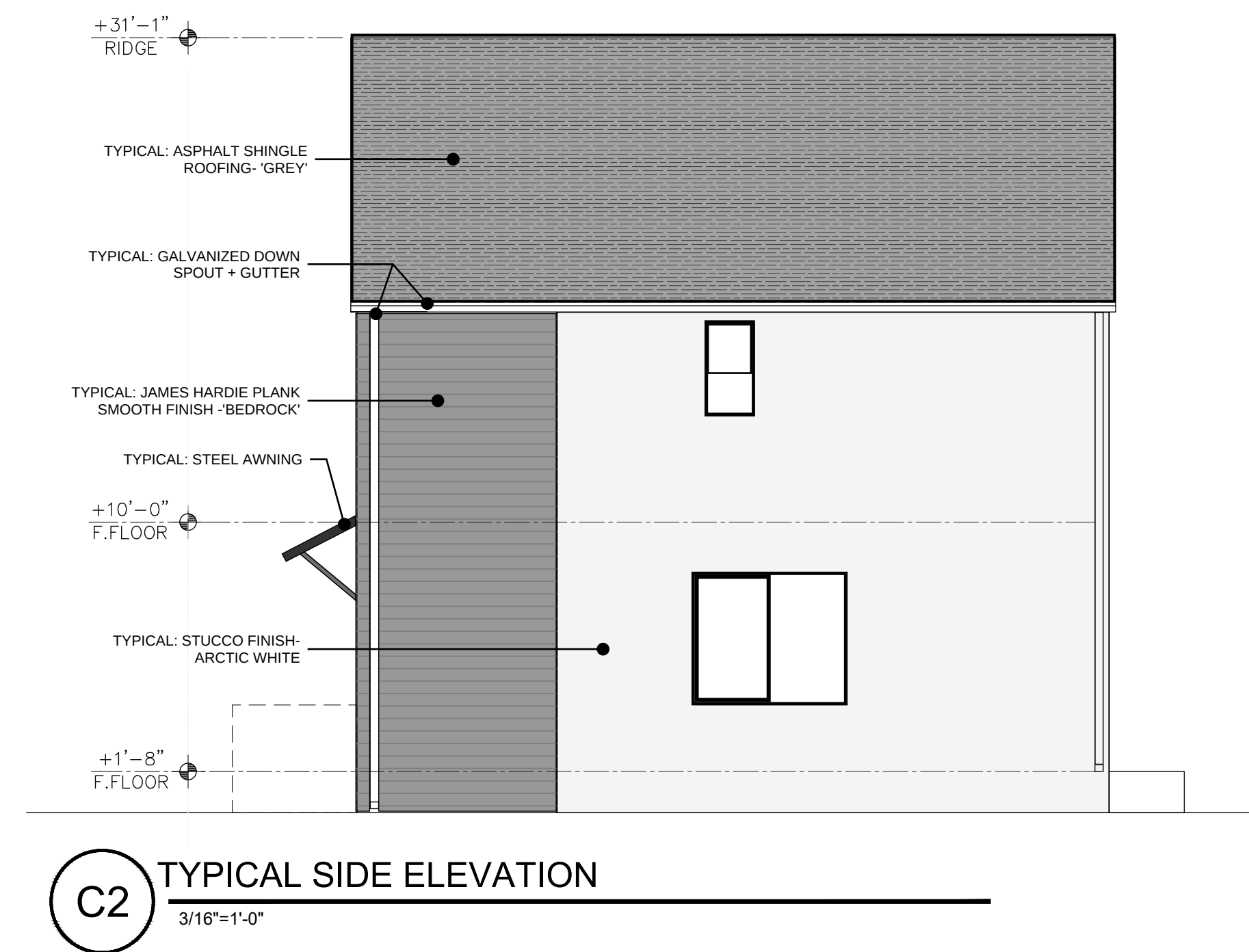
Sheet Number:

A202

DO NOT SCALE DRAWINGS



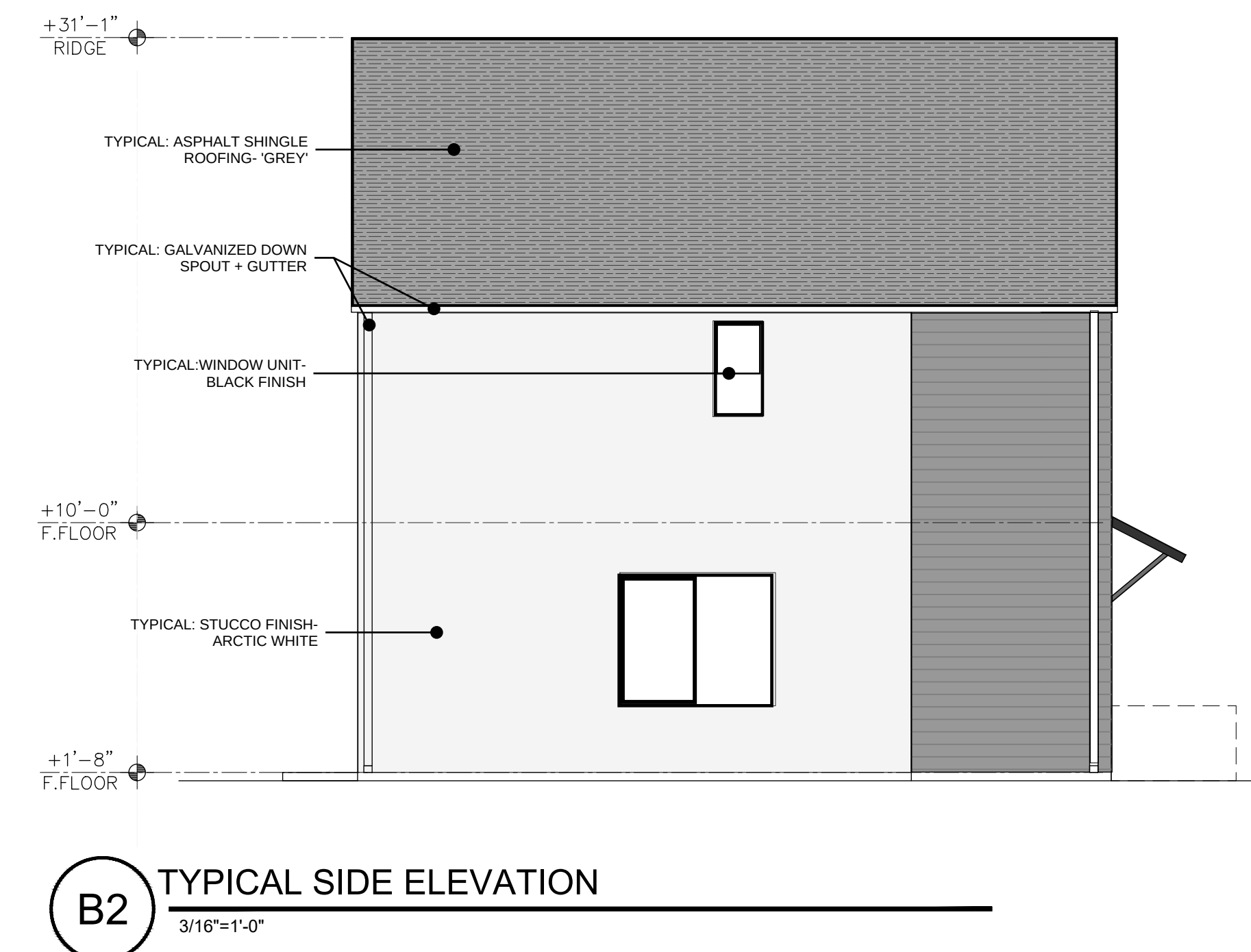
C1 TYPICAL FRONT ELEVATION
3/16"=1'-0"



C2 TYPICAL SIDE ELEVATION
3/16"=1'-0"



B1 TYPICAL REAR ELEVATION
3/16"=1'-0"

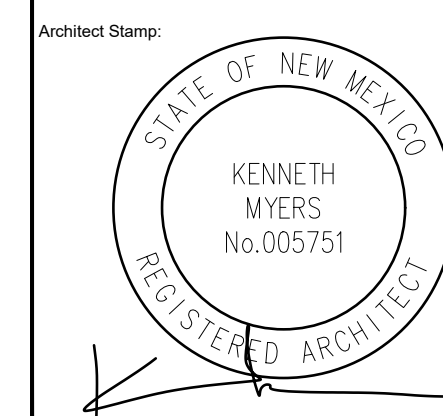


B2 TYPICAL SIDE ELEVATION
3/16"=1'-0"



A1 TYPICAL ENTRY PATHWAY FACADE
NTS

BTR | RIO RANCHO HOUSING DEVELOPMENT
GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114



REMBE
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

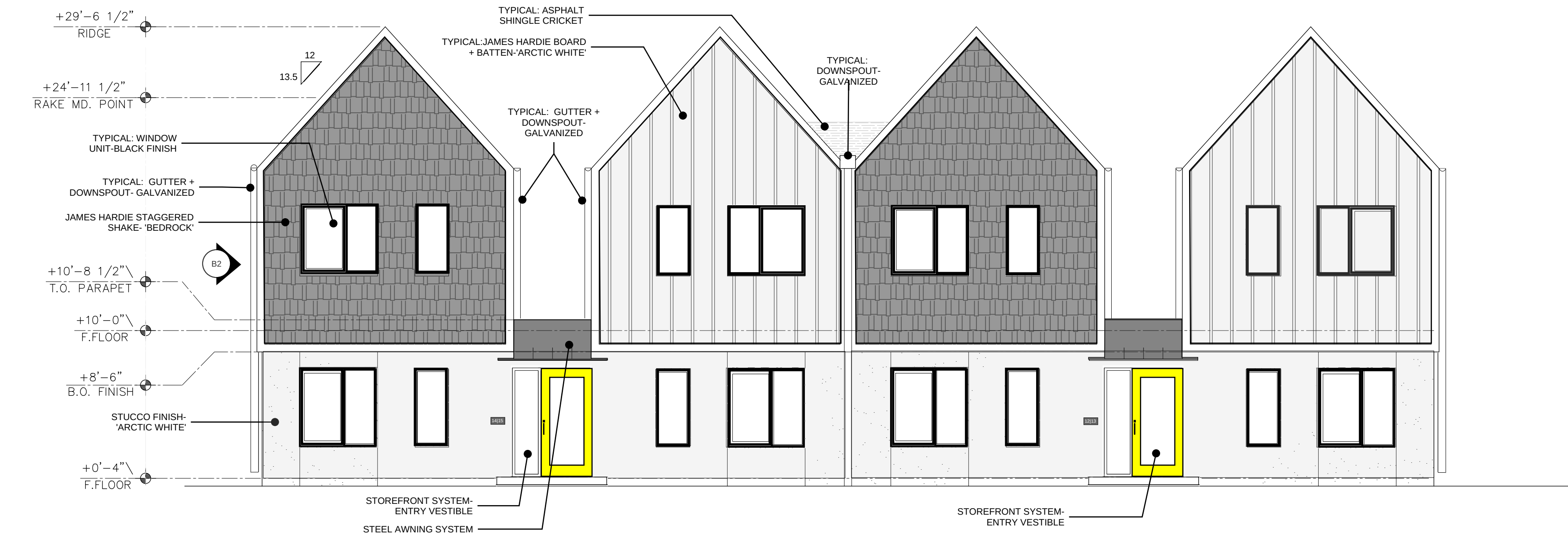
Project: _____
Drawn By: **KMA** Checked By: **KMA**
Phase: **DFT SUBMITTAL**
Date: **09/22/2025**

ARCHITECTURAL
ELEVATIONS
BUILDING C

Sheet Number:

A203

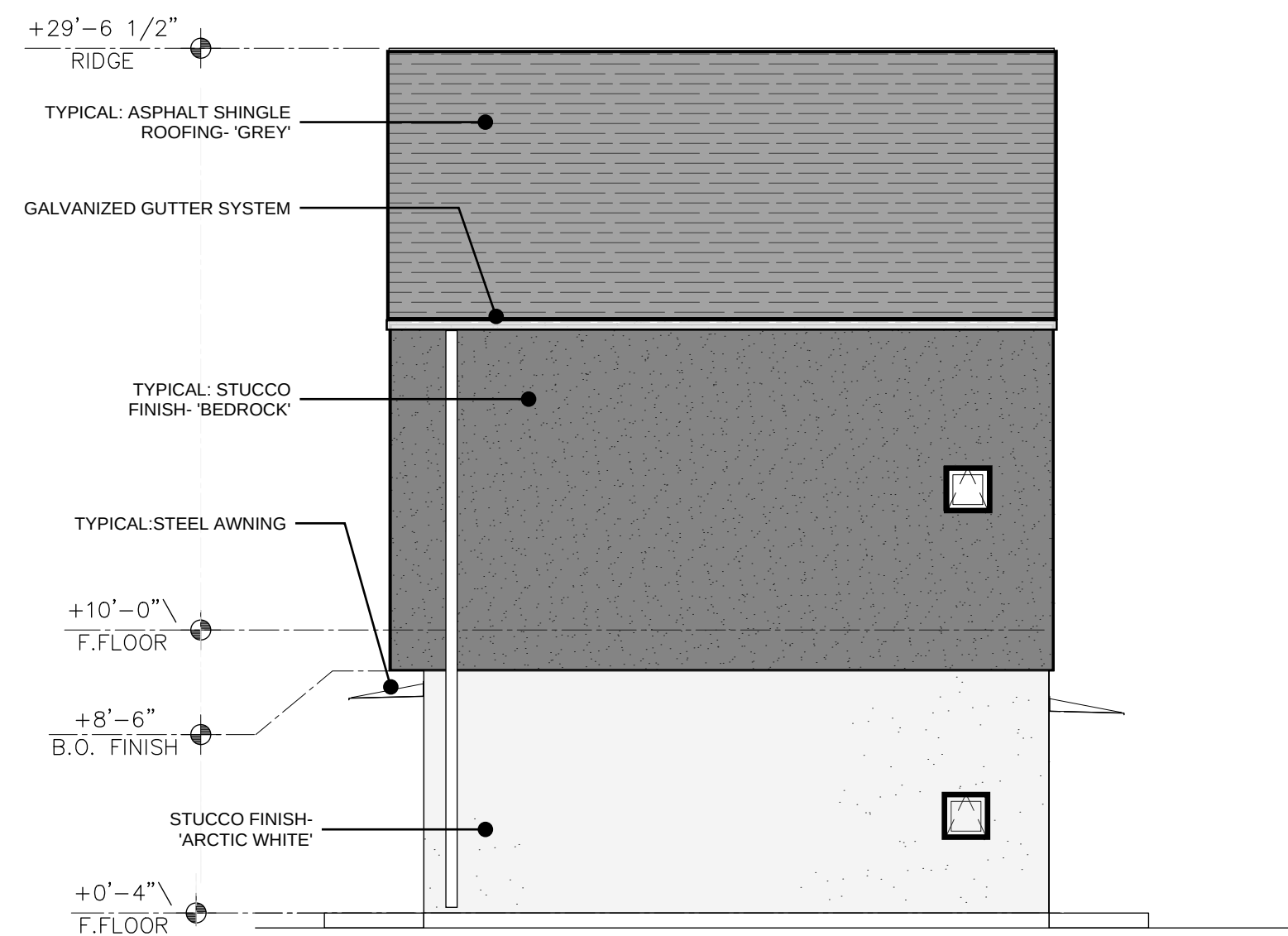
DO NOT SCALE DRAWINGS



C1 FRONT ELEVATION
3/16"=1'-0"



B1 REAR ELEVATION
3/16"=1'-0"



B2 TYPICAL SIDE ELEVATION
3/16"=1'-0"

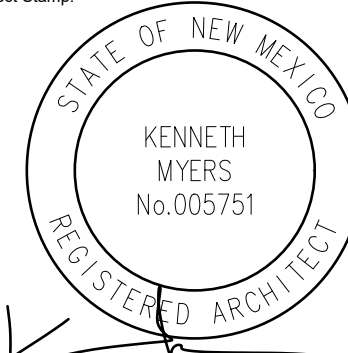


A1 WALKWAY ELEVATION
NTS

BTR | RIO RANCHO HOUSING DEVELOPMENT

GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114

Architect Stamp:



REMBE

urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

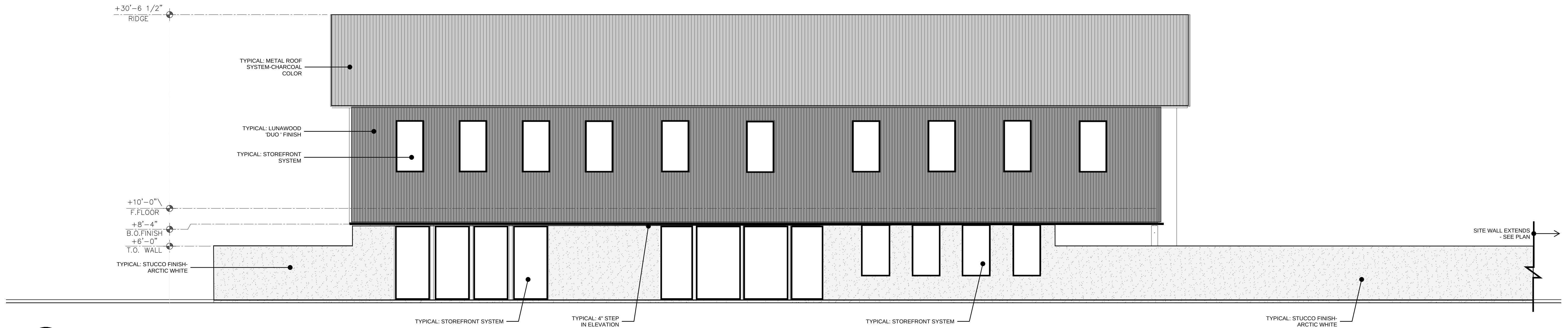
Project: **KMA** Checked By: **KMA**
Phase: **DFT SUBMITTAL**
Date: **09/22/2025**

ARCHITECTURAL
ELEVATIONS
BUILDING D

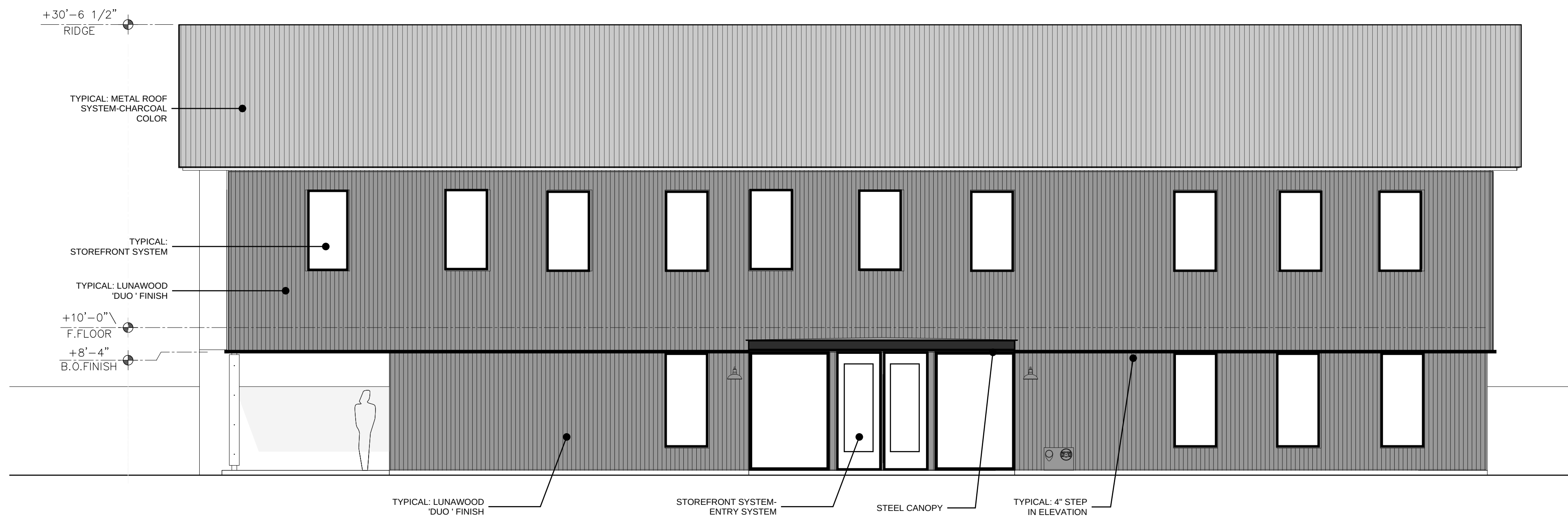
Sheet Number:

A204

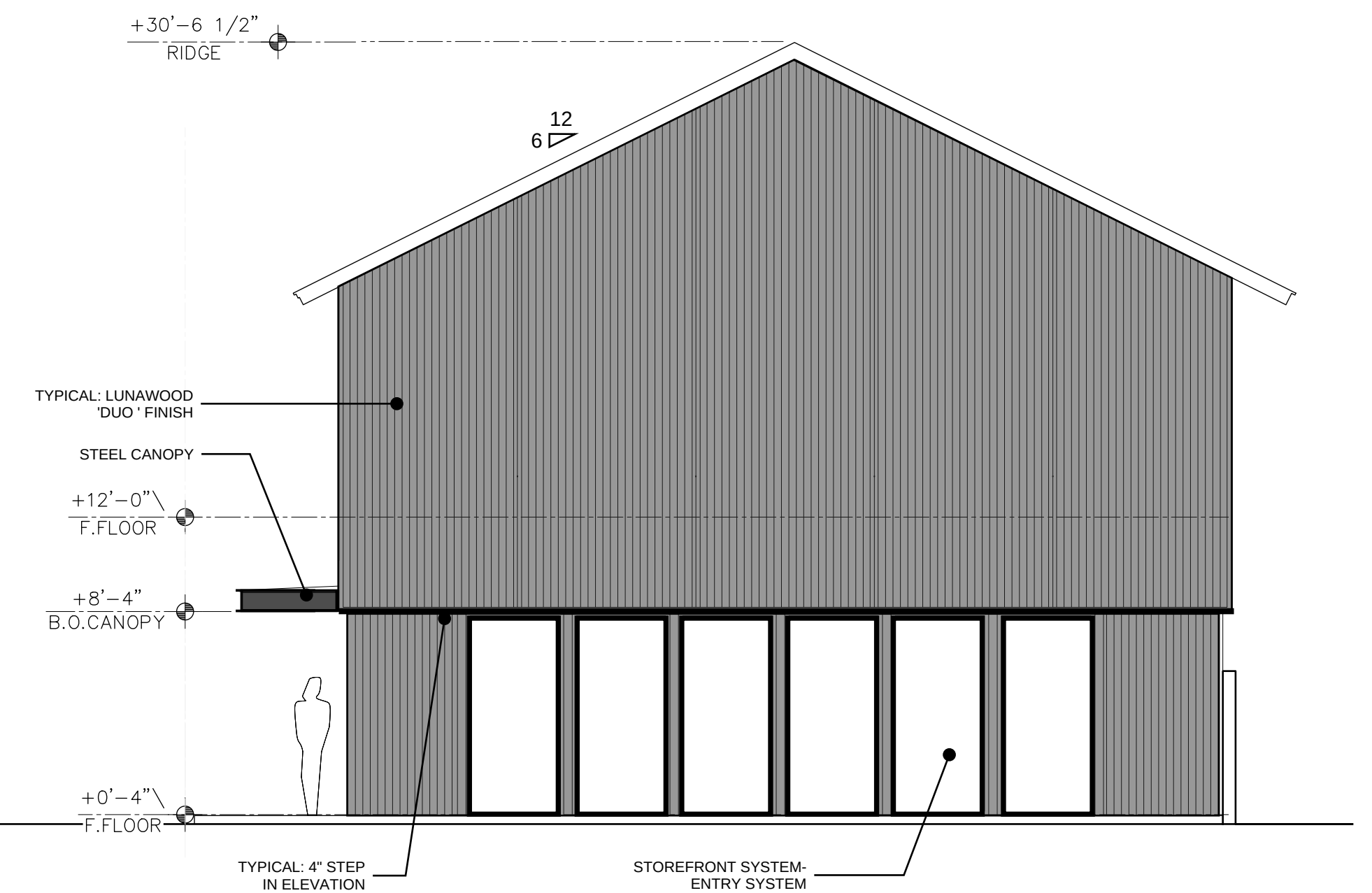
DO NOT SCALE DRAWINGS



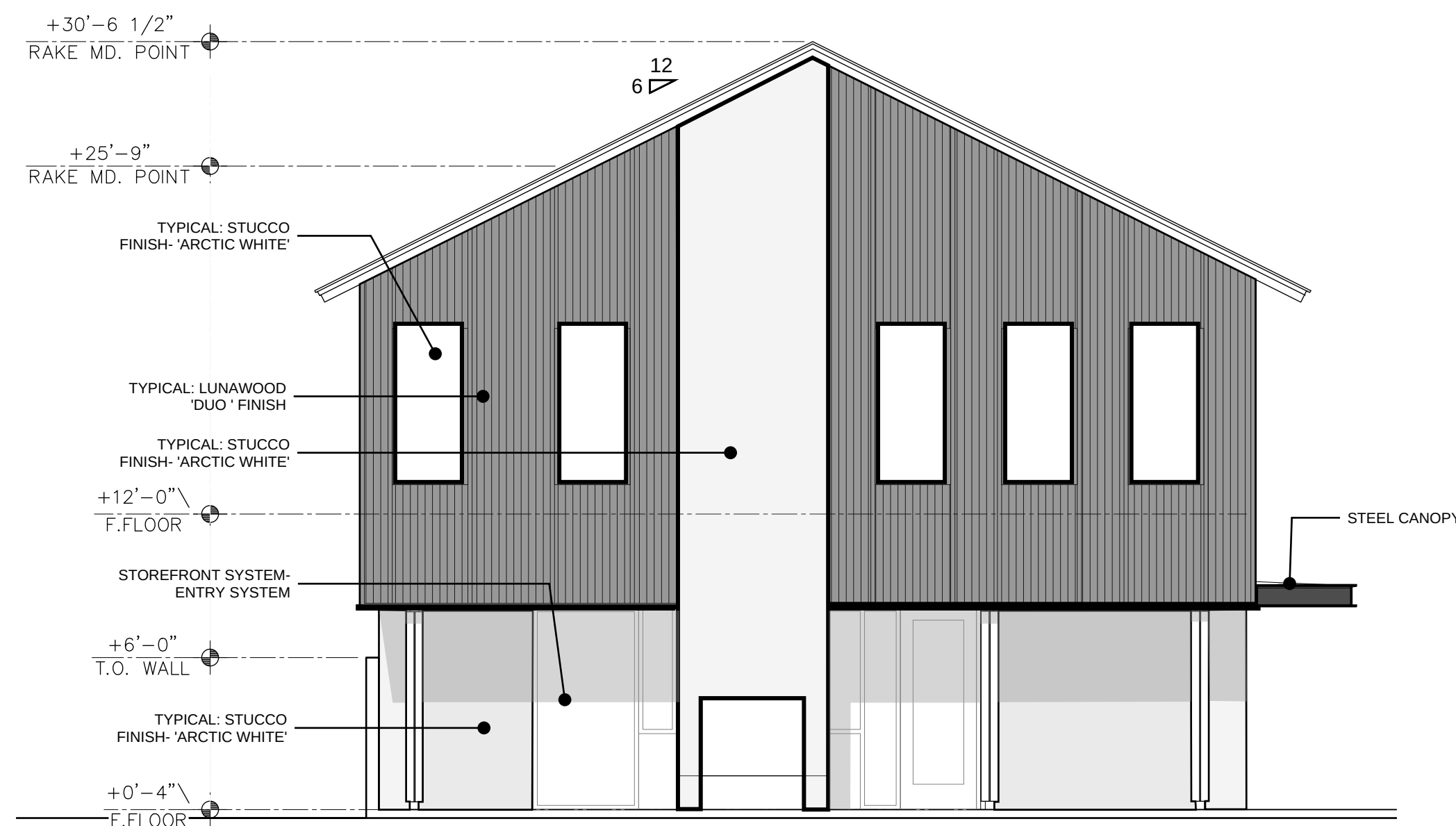
C1 WESTERN ELEVATION
3/16"=1'-0"



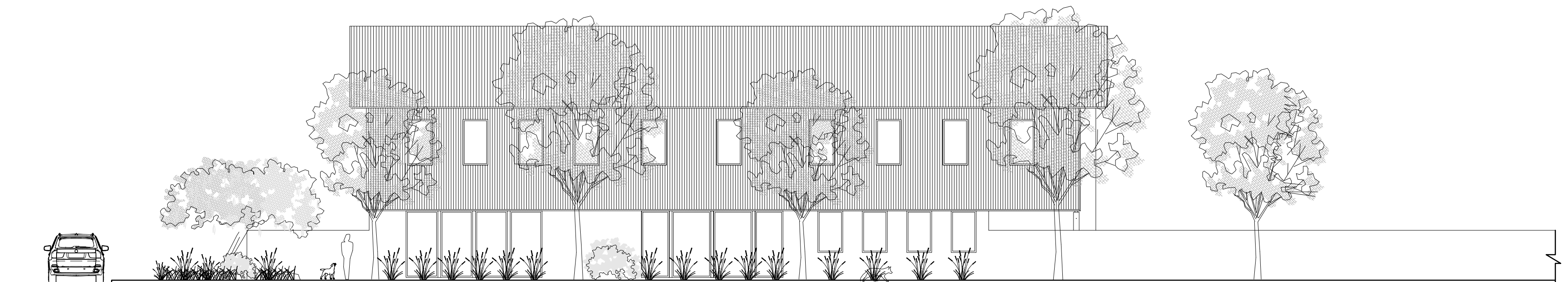
B1 EAST ELEVATION
3/16"=1'-0"



B3 SOUTH ELEVATION
3/16"=1'-0"

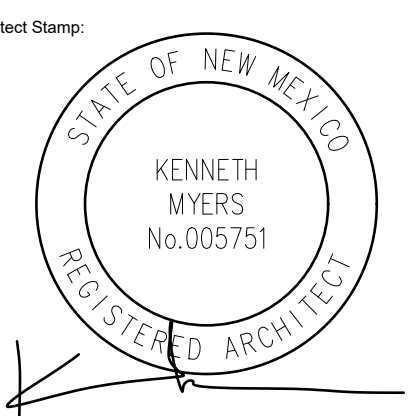


A1 NORTH ELEVATION
3/16"=1'-0"



A2 NORTH ELEVATION
NTS

BTR | RIO RANCHO HOUSING DEVELOPMENT
GOLF COURSE RD. NW
ALBUQUERQUE, NM 87114



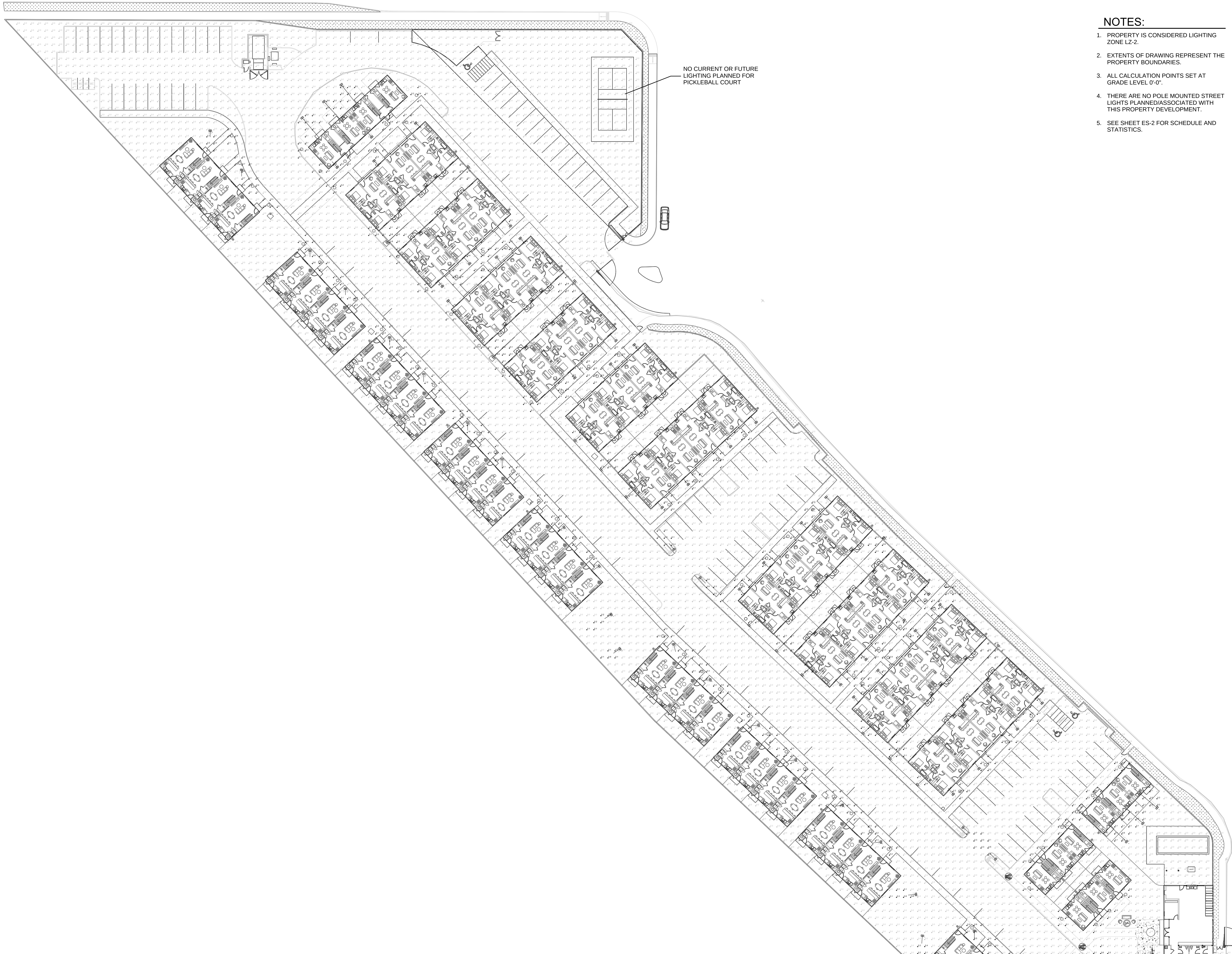
REMBE
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: **KMA** Checked By: **KMA**
Phase: **DFT SUBMITTAL**
Date: **09/22/2025**

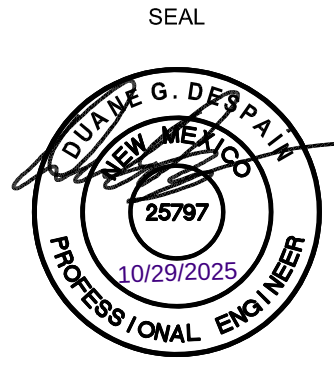
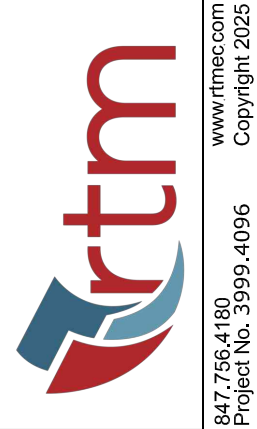
ARCHITECTURAL
ELEVATIONS
AMENITIES BUILDING

Sheet Number:
A205

DO NOT SCALE DRAWINGS

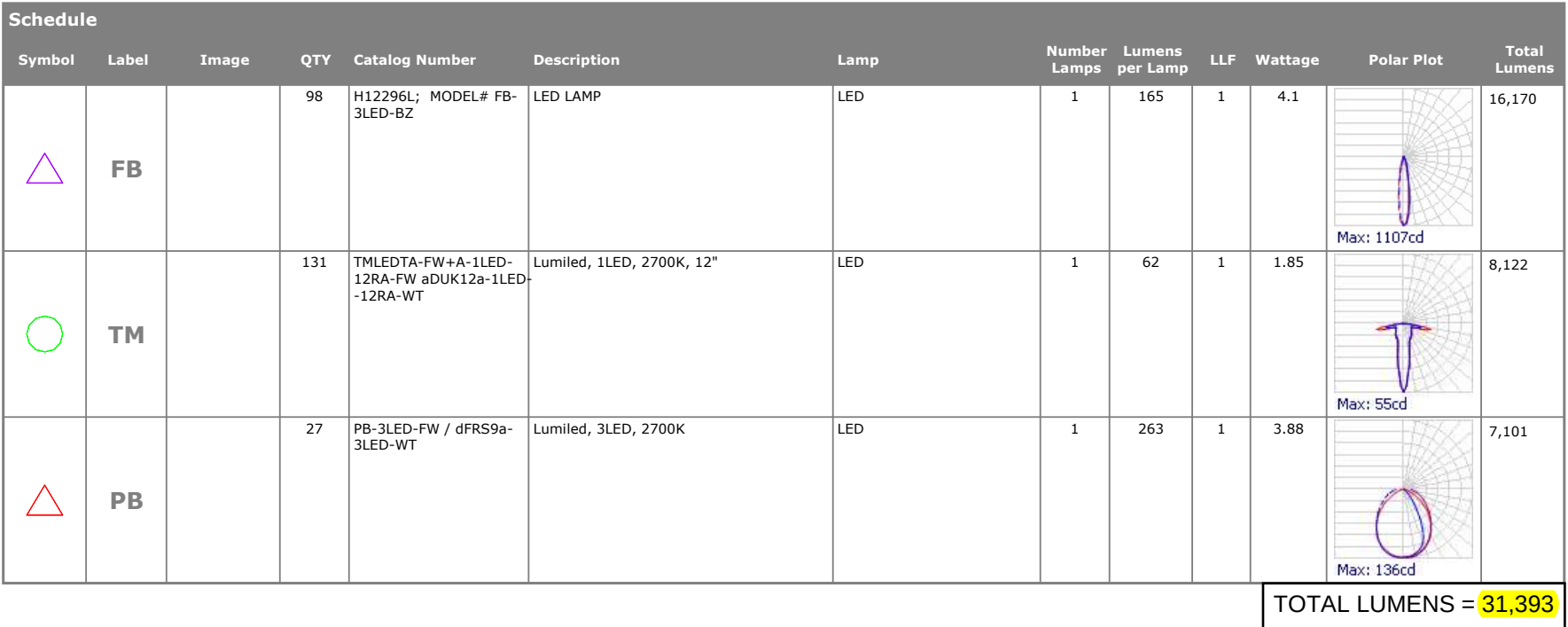


- NOTES:**
1. PROPERTY IS CONSIDERED LIGHTING ZONE LZ-2.
 2. EXTENTS OF DRAWING REPRESENT THE PROPERTY BOUNDARIES.
 3. ALL CALCULATION POINTS SET AT GRADE LEVEL 0'-0".
 4. THERE ARE NO POLE MOUNTED STREET LIGHTS PLANNED/ASSOCIATED WITH THIS PROPERTY DEVELOPMENT.
 5. SEE SHEET ES-2 FOR SCHEDULE AND STATISTICS.

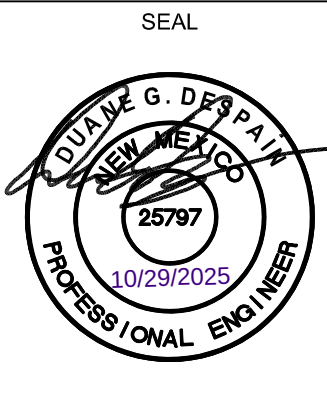
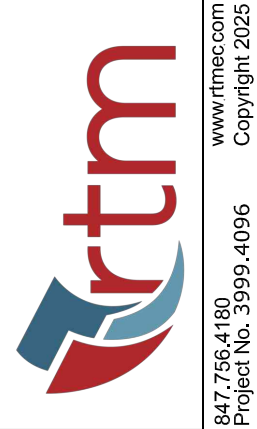


BTR | RIO RENCHO HOUSING DEVELOPMENT
GOLF COURSE RD.
ALBUQUERQUE, NM 87114

Current Issue:	
PIM SET	
Issued:	
Sheet Title:	
Date:	10/29/2025
Designed:	KFN
Reviewed:	DGD
Project No:	25.BG3999.4096
Sheet No:	
ES-1	
Scale:	As Shown



1. PROPERTY IS CONSIDERED LIGHTING ZONE LZ-2.
2. EXTENTS OF DRAWING REPRESENT THE PROPERTY BOUNDARIES.
3. ALL CALCULATION POINTS SET AT GRADE LEVEL 0'-0".
4. THERE ARE NO POLE MOUNTED STREET LIGHTS PLANNED/ASSOCIATED WITH THIS PROPERTY DEVELOPMENT.



BTR | RIO RENCHO HOUSING DEVELOPMENT
GOLF COURSE RD.
ALBUQUERQUE, NM 87114

Current Issue:

PNM SET

Issued:

Sheet Title:

Date:	10/29/2025
Designed:	KFN
Reviewed:	DGD
Project No:	25.BG3999.4096

Sheet No:

ES-2

Scale: As Shown