



- BUILDING FOOTPRINT - HEIGHT WILL CONFORM TO R 2 ZONE SECTION 10 C
- ACCESSORY BUILDING FOOTPRINT - HEIGHT WILL NOT EXCEED SINGLE STORY
- FIRE ACCESS LANE - 20' WIDTH ENGINEERED TO ACCOMMODATE 75,000 LB GVW
- 6' SOLID WALL COYOTE FENCE OR TREES CONFORMING WITH SECTION 19 B WILL BE PROVIDED UNLESS A WAIVER WITH THE ADJACENT LANDOWNER IS OBTAINED
- 6' MIN COYOTE SECURITY FENCE WITH ACCESS CONTROLLED GATES WILL BE PROVIDED ALONG MRGCD PROPERTY
- CONCRETE PAVING
- POROUS PAVING
- COMPACTED CRUSHER FINES

AREA SCHEDULE	
Type	Area
BUILT AREA	
Site - Patio	2681.33 SF
Storage/Garage	5320.85 SF
Units	31090.31 SF
24.0% OF TOTAL 39092.49 SF	
OPEN SPACE	
Site - Agriculture	26399.99 SF
Site - Concrete Paving - Pool	2468.66 SF
Site - Crusher Fines	16873.40 SF
Site - Planting	45896.06 SF
Site - Play Area	3533.99 SF
56.5% OF TOTAL 95172.10 SF	
PAVED AREA	
Site - Concrete Paving	12985.67 SF
Site - Porous Paving	14880.60 SF
17.5% OF TOTAL 27866.28 SF	
SITE TOTAL	162130.87 SF

PLANNED DEVELOPMENT AREA - CLUSTER HOUSING
 3.7 ACRE SITE
 33 UNITS PERMISSIBLE
 30 UNITS PROPOSED
 HEIGHT WILL CONFORM TO R-2 ZONE SEC. 10 C

PARKING:
 60 SPACES REQUIRED - 3 ACCESSIBLE SPACES REQUIRED
 60 SPACES PROVIDED - 3 ACCESSIBLE SPACES PROVIDED
 ALL SPACES 8'5" X 20'

BIKE STORAGE:
 16 SPACES REQUIRED
 60 SPACES PROVIDED

CSU2019-0001
 Site Plan 1
 November 27, 2018

① SITE PLAN
 1" = 50'-0"



PROJECT
 RIO GRANDE HUERTA LLC
 PLANNED DEVELOPMENT
 AREA (PDA) FOR CLUSTER
 HOUSING

SCALE
 1" = 50'-0"

PROJECT NO.
 1814

DATE
 26 NOVEMBER 2018

SHEET TITLE
 SPECIAL USE PERMIT SITE
 PLAN

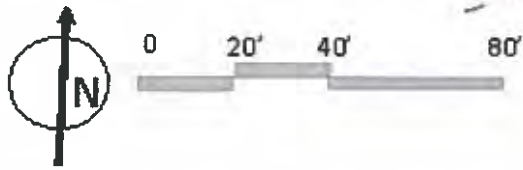
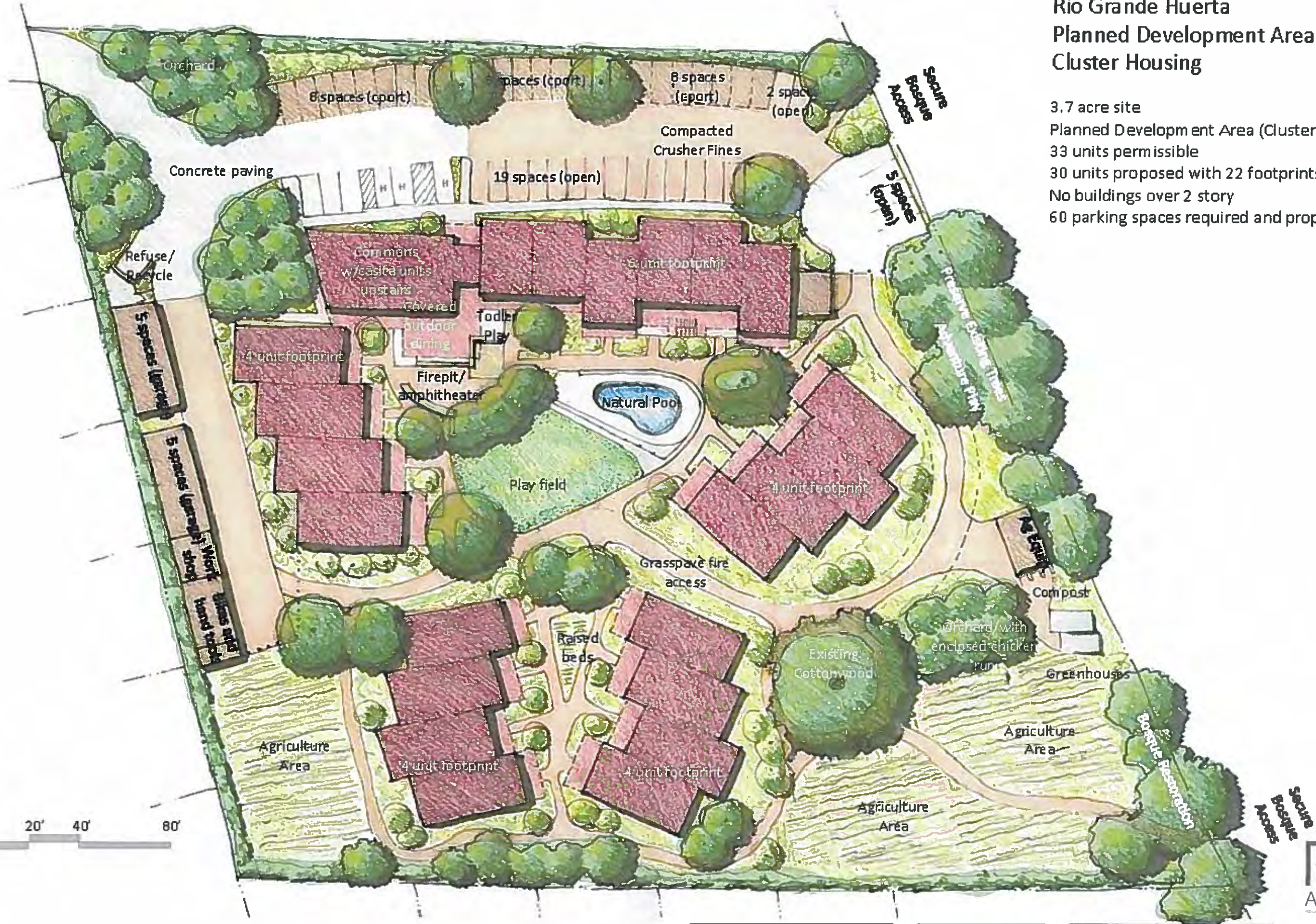
SHEET NUMBER
AS.2



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Rio Grande Huerta Planned Development Area Cluster Housing

3.7 acre site
 Planned Development Area (Cluster Housing)
 33 units permissible
 30 units proposed with 22 footprints
 No buildings over 2 story
 60 parking spaces required and proposed



CSU2019-0001
 Site Plan 2
 November 27, 2018

① CONCEPTUAL PLAN SHARED WITH NEIGHBORHOOD PRIOR TO SUBMITTAL
 12" = 1'-0"

PROJECT
 RIO GRANDE HUERTA LLC
 PLANNED DEVELOPMENT
 AREA (PDA) FOR CLUSTER
 HOUSING

SCALE
 12" = 1'-0"
 PROJECT NO.
 1814
 DATE
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SHEET TITLE
 CONCEPTUAL PLAN
 SHEET NUMBER
AS.5

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- A THE FOLLOWING PLANTS ARE PROPOSED FOR USE IN THE REQUIRED LANDSCAPE AREAS
- B UNDEVELOPED AREAS ARE INTENDED FOR FOOD-AGRICULTURE OR NATIVE PLANTINGS
- C PLANT SELECTION IS BASED ON PROVEN DROUGHT TOLERANCE OR IS NATIVE PLANT IN ALBUQUERQUE AREA OR RIO GRANDE RIPARIAN ZONES. SPECIFIC SITE LOCATIONS TO BE DETERMINED.
- D AGRICULTURE AREAS MAY BE PHASED FOR ACTIVE FARMING UNTIL ACTIVE FARMING OCCURS ALL UNDEVELOPED AREAS OF THE SITE WILL BE REVEGETATION SEEDED WITH NATIVE GRASSES-SHRUBS
- E BUFFALO GRASS-BLUE GRAMA FIELD WILL BE IRRIGATED USING HARVESTED WATER OR GREY WATER BASED ON 50% OF PEAK IRRIGATION NEED

SCIENTIFIC NAME	COMMON NAME	MATURE HT	MIN. SIZE
PROPOSED PLANTING (25% OF AREA, 75% PLANT COVERAGE MIN. MULCHED)			
FORESTERA NICO MEXICAN	NEW MEXICO OLIVE	30 FT	1.5 GAL
MALUS SPP	APPLE (Species TBD)	25 FT	1.5 GAL
CERCOCARPUS LEDIFOLIUS	CURL LEAF MOUNTAIN MAHOGANY	30 FT	5 GAL
ALNUS TENUIFOLIA	THIN LEAF ALDER	10-15 FT	5 GAL
FALLUGIA PARADOXA	APACHE PLUME	4-5 FT	5 GAL
PRUNUS AMERICANA	AMERICAN PLUM	4 FT	5 GAL
LYCUM BARBRUM	WOLF BERRY	4 FT	5 GAL
ROSA WOODSB	WILD WOOD ROSE	4 FT	5 GAL
RHUS TRILOBATA	THREE-LEAF SUMAC	4-5 FT	5 GAL
PRUNUS GLAUCOSA	FLOWERING ALMOND	8 FT	5 GAL
EXISTING TREES ALONG PROPERTY LINES		15-25 FT	2-4" GAL
AGRICULTURE AREAS			
VEGETABLES, ORCHARDS, CORN	TBD		
NATIVE PLANTINGS-REVEGETATION-SEEDING AREAS			
ARISTIDA PURPUREA	PURPLE THREE AWN GRASS		
BOUTELOUA GRACILIS	BLUE GRAMA GRASS		
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA GRASS		
PULLEURAPHIS JAMESII	GALLETTA GRASS		
SPOROBOLUS AIROIDES	ALKALINE SACATON GRASS		
SCHIZOPHYLLUM SCOPARIUM	LITTLE BLUE STEM GRASS		
ATRIPLIX CANESCENS	FOUR-WING SALT BRUSH		
FALLUGIA PARADOXA	APACHE PLUME		

1 SITE PLAN
1" = 50'-0"



PROJECT
RIO GRANDE HUERTA LLC
PLANNED DEVELOPMENT
AREA (PDA) FOR CLUSTER
HOUSING

SCALE
1" = 50'-0"
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SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
AS.4



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CSU2019-0001
 Landscape Plan
 November 27, 2018



PROJECT HYDROLOGY									
Rational Method for Small Watersheds									
Cohousing Preliminary Hydrology									
Precipitation Zone	1	P _{24HR}	2.20	P _{3DAY}	3.67	Rainfall Intensity	4.70		
EXISTING CONDITIONS									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q ₁₀₀ (cfs)	VOL ₁₀₀ (ac ft)	VOL _{10 DAY} (ac ft)
SITE	3.70	3.08	0.00	0.00	0.00	0.44	3.88	0.136	0.136
PROPOSED CONDITIONS									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q ₁₀₀ (cfs)	VOL ₁₀₀ (ac ft)	VOL _{10 DAY} (ac ft)
SITE	3.70	0.00	1.00	1.00	1.70	1.35	12.32	0.417	0.625
									27.269 CF

SITE BASINS	SURFACE (SF)	CAPACITY (CF)
A	1170	1,170
B	3460	3,460
C	4500	4,500
D	2150	2,150
E	7120	10,680
F	6350	9,525
PROPOSED PLAN		31,485

CSU2019-0001
 Grading and Drainage Plan
 November 27, 2018

① SITE PLAN
1" = 50'-0"



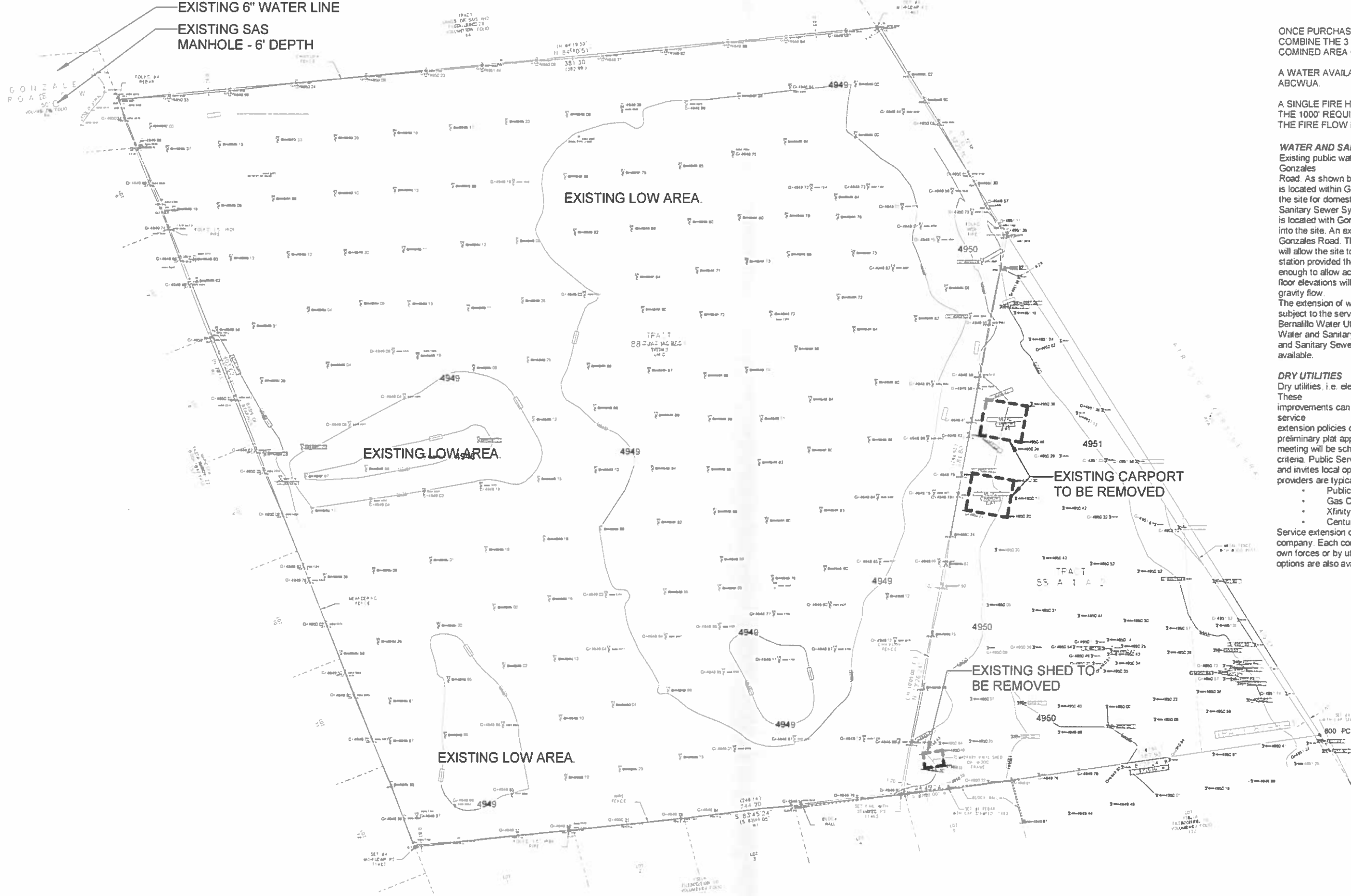
PROJECT
RIO GRANDE HUERTA LLC
PLANNED DEVELOPMENT
AREA (PDA) FOR CLUSTER
HOUSING

SCALE
1" = 50'-0"
PROJECT NO.
1814
DATE
26 NOVEMBER 2018

SHEET TITLE
CONCEPTUAL GRADING
AND DRAINAGE SITE PLAN
SHEET NUMBER
AS.3

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ONCE PURCHASED, THE SITE WILL BE REPLANTED TO COMBINE THE 3 PARCELS INTO A SINGLE PARCEL WITH A COMINED AREA OF 3 7047 ACRES

A WATER AVAILABILITY REQUEST HAS BEEN SENT TO THE ABCWUA.

A SINGLE FIRE HYDRANT IS PROPOSED ON THE SITE TO MEET THE 1000' REQUIREMENT PER THE FIRE MARSHAL'S OFFICE. THE FIRE FLOW REQUIREMENT IS 1500 GPM FOR 2 HOURS

WATER AND SANITARY SEWER
 Existing public water and sanitary sewer improvements are available with Gonzales Road. As shown by the Water System Map – Figure 2, a 6-inch waterline is located within Gonzales Road. The line is available for extension into the site for domestic and fire protections purposes. As shown by the Sanitary Sewer System Map – Figure 3, an 8-inch public sanitary sewer is located with Gonzales Road. This line is also available for extension into the site. An existing manhole is located at the east terminus of Gonzales Road. The manhole depth is approximately 6' deep. This depth will allow the site to drain by gravity flow without grinder pumps or a lift station provided the proposed buildings are positioned at elevations high enough to allow access to the sanitary sewer system. Minimum finish floor elevations will be established for each building to allow for service by gravity flow.

The extension of water and sanitary sewer service into the property is subject to the service extension policies established by the Albuquerque Bernalillo Water Utility Authority. Service criteria will be established by a Water and Sanitary Sewer Availability Statement. A request for Water and Sanitary Sewer Availability will be made once a project site plan is available.

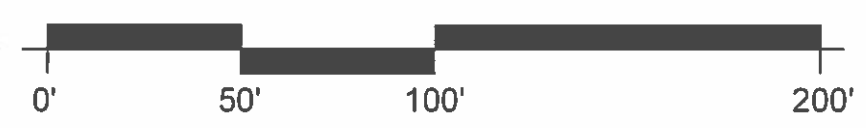
DRY UTILITIES
 Dry utilities, i.e. electricity, gas, and telecom, exist within Gonzales Road. These improvements can be extended into the site in accordance with the service extension policies of each operating utility provider. Once site plan and/or preliminary plat approval is granted by the County, a dry utility design meeting will be scheduled to discuss and outline service extension criteria. Public Service Company of New Mexico typically takes the lead, and invites local operating dry utility providers. Operating dry utility providers are typically the following entities:

- Public Service Company of New Mexico – Electric
- Gas Company of New Mexico - Gas
- Xfinity – Comcast – Telecom
- CenturyLink - Telecom

Service extension contracts will be executed with each operating utility company. Each company can extend service into the property with their own forces or by utilizing independent contractors. Customer build options are also available.

CSU2019-0001
 Existing Conditions
 November 27, 2018

① EXISTING SITE CONDITIONS
 1" = 50'-0"



PROJECT
 RIO GRANDE HUERTA LLC
 PLANNED DEVELOPMENT
 AREA (PDA) FOR CLUSTER
 HOUSING

SCALE
 1" = 50'-0"

PROJECT NO.
 1814

DATE
 26 NOVEMBER 2018

SHEET TITLE
 EXISTING CONDITIONS AND
 SITE DEMOLITION PLAN

SHEET NUMBER
AS.1

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