

SYMBOL LEGEND

◁ # REPRESENTS PHOTO LOCATION AND DIRECTION. SEE PAGE AS.1-IMG

ONCE PURCHASED, THE SITE WILL BE REPLATTED TO COMBINE THE 3 PARCELS INTO A SINGLE PARCEL WITH A COMINED AREA OF 3.7047 ACRES. REFER TO CASE NO.CSUJ-2019-0001 FOR LEGAL DESCRIPTION OF LOTS TO BE COMBINED.

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.

EXISTING UTILITIES:

WATER - A 6-INCH WATERLINE IS LOCATED IN GONZALES ROAD AND IS AVAILABLE FOR EXTENSION INTO THE SITE FOR DOMESTIC AND FIRE PROTECTION PURPOSES.

A WATER AVAILABILITY REQUEST HAS BEEN SENT TO THE ABCWUA.

SANITARY SEWER - AN 8-INCH SANITARY SEWER LINE IS LOCATED WITHIN GONZALES ROAD AND IS AVAILABLE FOR EXTENSION INTO THE SITE. AN EXISTING MANHOLE IS LOCATED AT THE EAST TERMINUS OF GONZALES ROAD. THE SEWER LINE INVERT IS APPROXIMATELY 6' DEEP. THIS DEPTH WILL ALLOW DRAIN BY GRAVITY FLOW WITHOUT GRINDER PUMPS OR A LIFT STATION.

DRY UTILITIES (ie. 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 OR PRELIMINARY PLAT APPROVAL IS GRANTED BY THE COUNTY, A DRY UTILITIES MEETING WILL BE SCHEDULED TO DISCUSS AND OUTLINE SERVICE EXTENSION CRITERIA.

CSU2019-0002
Existing Condition
December 17, 2018

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



PROJECT
RIO GRANDE HUERTA LLC
PLANNED DEVELOPMENT
AREA (PDA) FOR
RESIDENTIAL AND
AGRICULTURAL USES

SCALE
1" = 50'-0"
PROJECT NO.
1814
DATE
17 DECEMBER 2018

SHEET TITLE
EXISTING CONDITIONS AND
SITE DEMOLITION PLAN
SHEET NUMBER
AS.1

RMKM
ARCHITECTURE, PC

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PHOTO 1: ENTRY TO SITE LOOKING NORTHWEST TOWARD GONZALES ROAD (ONLY AVAILABLE SITE ACCESS)



PHOTO 2: VIEW FROM ATRISCO DRAIN LOOKING WEST ALONG NORTH PROPERTY BOUNDARY OF SITE



PHOTO 3: EXISTING FENCING ALONG APPROXIMATELY 1/2 OF THE SITE FRONTAGE FROM ATRISCO DRAIN



PHOTO 4: GLASS AND GOATHEADS COVER MUCH OF THE SITE AND WILL NEED TO BE REMEDIATED PRIOR TO AGRICULTURAL ACTIVITY

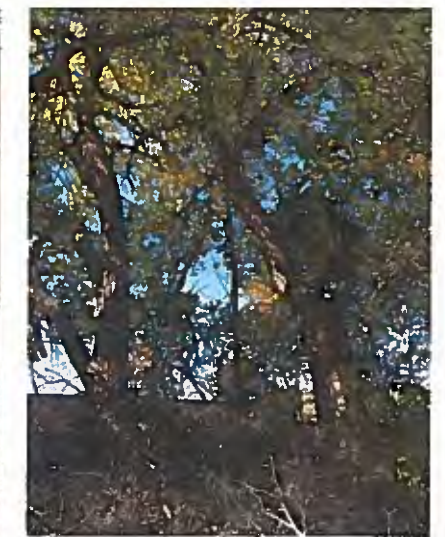


PHOTO 5: SEVERAL MATURE COTTONWOODS ALONG THE ATRISCO DRAIN, THESE INTRUSIONS OF THE BOSQUE ONTO THE SITE WILL BE ENCOURAGED



PHOTO 6: VIEW ALONG THE ATRISCO DRAIN



PHOTO 7: EXISTING CARPORT STRUCTURES TO BE REMOVED



PHOTO 8: LOOKING WEST ALONG THE SOUTH PROPERTY BOUNDARY. THE COTTONWOOD IS ON THE PROPERTY AND WILL BE MAINTAINED AS A FOCAL POINT OF THE SITE PLAN



PHOTO 9: LOOKING EAST TO THE TERMINUS OF GONZALES ROAD (SITE ENTRY)



PHOTO 10: LOOKING SOUTH - THIS PROPERTY HAS NOT BEEN CULTIVATED IN DECADES AND DOES NOT HAVE ACCESS TO ACEQUIA WATER WHICH WAS USED HISTORICALLY



PHOTO 11: LOOKING EAST FROM SITE ENTRY ALONG NORTH PROPERTY BOUNDARY

WHILE THE UNDERLYING ZONING IS A-1, THE SITE HAS NOT BEEN USED FOR AGRICULTURAL PURPOSES FOR DECADES. THIS IS A PRIVATELY OWNED PARCEL AND THE HISTORIC CONNECTIVITY TO ACEQUIA WATER RIGHTS HAS BEEN SEVERED AND IS NOT ABLE TO BE RESTORED. THERE HAS ALSO BEEN A WELL (1 ACRE FOOT/YR) ON THE PROPERTY TO SUPPLEMENT IRRIGATION OF DRY FARMING. THE WELL PERMIT EXPIRED IN THE 1990's ACCORDING TO THE STATE ENGINEER'S OFFICE.

PROJECT

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AREA (PDA) FOR
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1814

DATE
17 DECEMBER 2018

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER

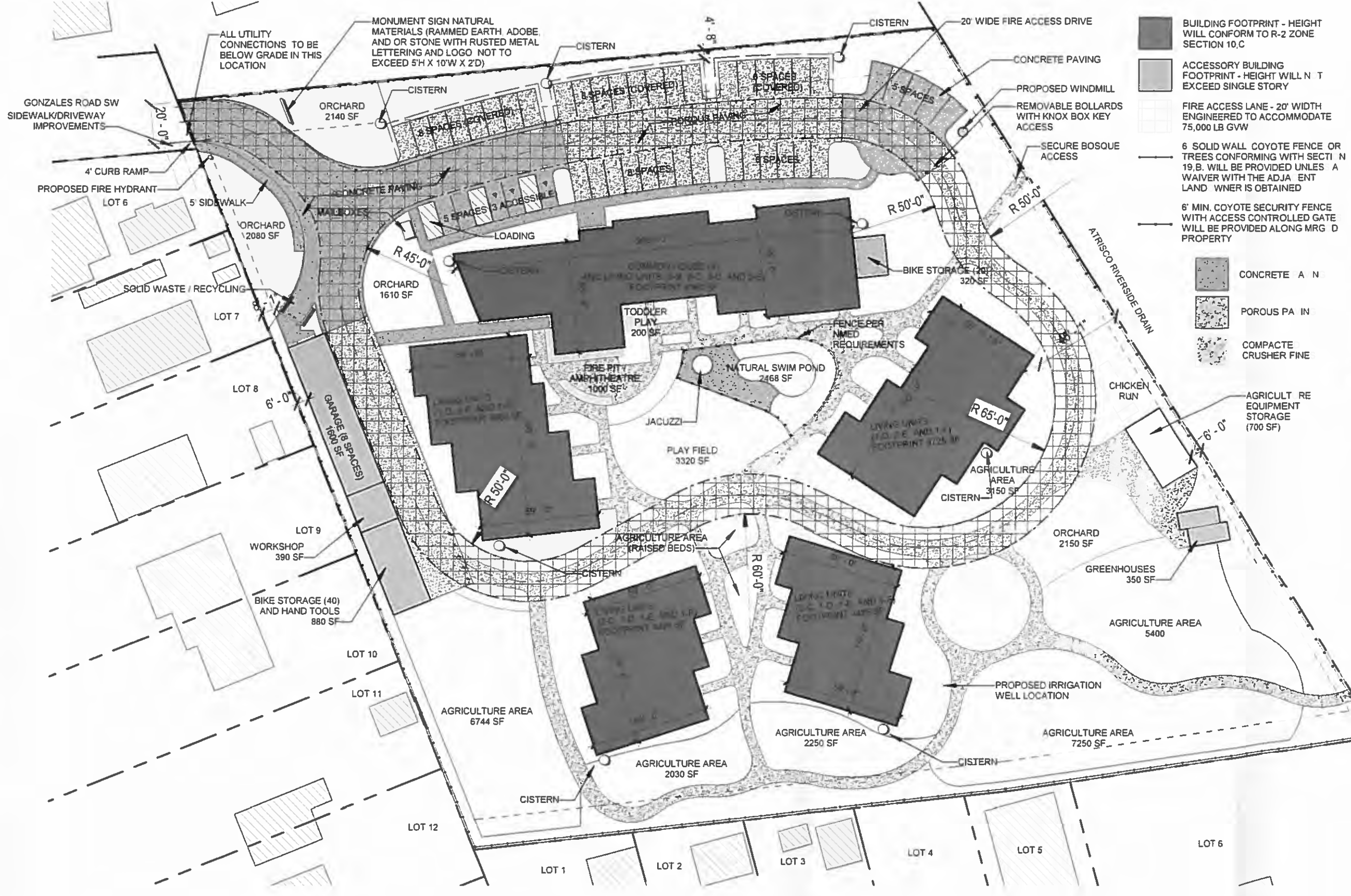
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CSU2019-0002
Site Photos
December 17, 2018



- 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 LAND OWNER IS OBTAINED
- 6' MIN. COYOTE SECURITY FENCE WITH ACCESS CONTROLLED GATE WILL BE PROVIDED ALONG MARGINAL PROPERTY
- CONCRETE PAVING
- POROUS PAVING
- COMPACTE CRUSHER FINE

AREA SCHEDULE	
Type	Area
BUILT AREA	
Storage/Garage	4292.53 SF
Units	29635.38 SF
20.9% OF TOTAL 33927.91 SF	
OPEN SPACE	
Natural Pool	2468.68 SF
Site - Agriculture	35818.26 SF
Site - Crusher Fines	16904.40 SF
Site - Native Planting	43042.06 SF
Site - Play Area	3530.02 SF
62.8% OF TOTAL 101763.41 SF	
PAVED AREA	
Site - Concrete Paving	13966.57 SF
Site - Porous Paving	12473.82 SF
16.3% OF TOTAL 26440.38 SF	
SITE TOTAL	100% OF TOTAL 162131.71 SF

UNIT SCHEDULE		
QTY.	PLAN ID	UNIT TYPE
1	A	COMMON HOUSE
3	B	400-500 SF (1BR EFFICIENCY)
6	C	800-900 SF (2BR)
6	D	1000-1200 SF (2BR)
8	E	1300-1500 SF (3BR)
4	F	1500-1700 SF (4BR)
27		(TOTAL UNITS)

GENERAL NOTES

PLANNED DEVELOPMENT AREA

- 3.7 ACRE SITE
- 3.03 ACRES DEVELOPABLE (SETBACKS EASEMENTS AND IMPERVIOUS PAVING REMOVED)
- 27 UNITS PROPOSED (SAME AMOUNT ALLOWABLE IF SUBDIVIDED FOR SINGLE FAMILY RESIDENTIAL)
- HEIGHT WILL CONFORM TO R-2 ZONE SEC. 10 C
- 90% OF BUILDINGS TO BE TWO-STORY
- ALL ACCESSORY BUILDINGS TO BE ONE-STORY

PARKING:

- 54 SPACES REQUIRED (2 CAR & 1 VAN ACCESSIBLE SPACES REQUIRED)
- 54 SPACES PROVIDED (2 CAR & 1 VAN ACCESSIBLE SPACES PROVIDED)
- ALL SPACES 8'5" X 20' (8' AISLE PROVIDED FOR VAN ACCESSIBLE SPACE)

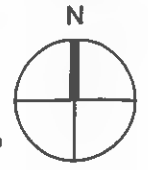
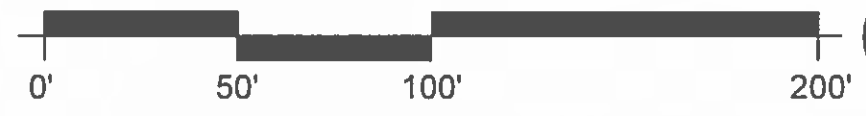
BIKE STORAGE:

- 14 SPACES REQUIRED
- 60 SPACES PROVIDED

CSU2019-0002
 Revised Site Plan
 December 17, 2018



1 SITE PLAN
 1" = 50'-0"



PROJECT
 RIO GRANDE HUERTA LLC
 PLANNED DEVELOPMENT
 AREA (PDA) FOR
 RESIDENTIAL AND
 AGRICULTURAL USES

SCALE
 1" = 50'-0"

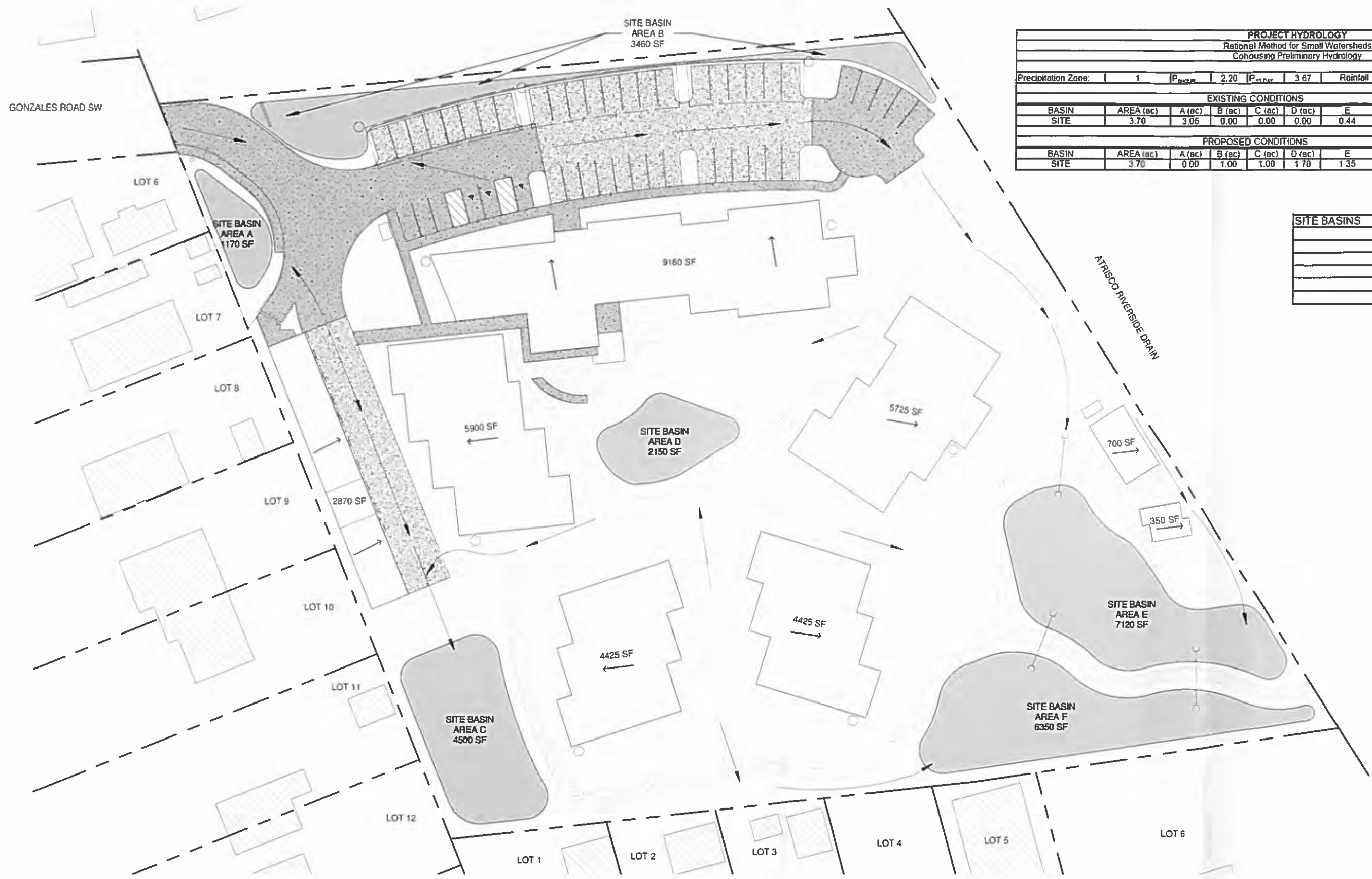
PROJECT NO.
 1814

DATE
 17 DECEMBER 2018

SHEET TITLE
 SPECIAL USE PERMIT SITE
 PLAN

SHEET NUMBER
AS.2

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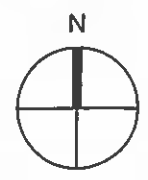


PROJECT HYDROLOGY									
Rational Method for Small Watersheds									
Cohousing Preliminary Hydrology									
Precipitation Zone:	1	P_{hourly}	2.20	P_{daily}	3.67	Rainfall Intensity	4.70		
EXISTING CONDITIONS									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q100 (cfs)	VOL100 (ac ft)	VOL 10 DAY (ac ft)
SITE	3.70	3.06	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	Q100 (cfs)	VOL100 (ac ft)	VOL 10 DAY (ac ft)
SITE	3.70	0.00	1.00	1.00	1.70	1.35	12.32	0.417	0.628
									27,268 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

CSU2019-0002
 Revised Grading and Drainage Plan
 December 17, 2018

① SITE PLAN
1" = 50'-0"



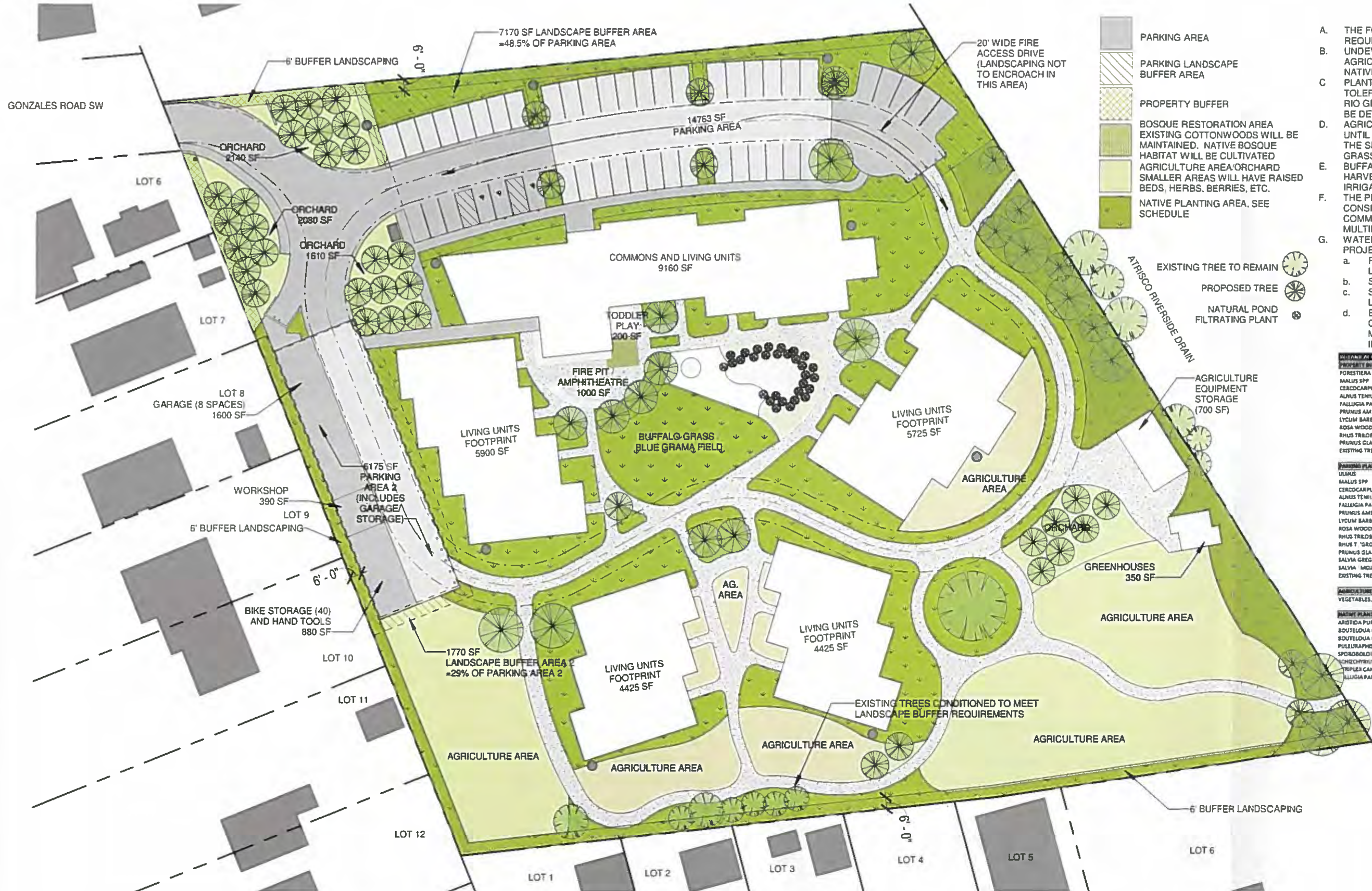
PROJECT
 RIO GRANDE HUERTA LLC
 PLANNED DEVELOPMENT
 AREA (PDA) FOR
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SCALE
 1" = 50'-0"
 PROJECT NO.
 1814
 DATE
 17 DECEMBER 2018

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



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- PARKING AREA
- PARKING LANDSCAPE BUFFER AREA
- PROPERTY BUFFER
- BOSQUE RESTORATION AREA EXISTING COTTONWOODS WILL BE MAINTAINED. NATIVE BOSQUE HABITAT WILL BE CULTIVATED
- AGRICULTURE AREA ORCHARD SMALLER AREAS WILL HAVE RAISED BEDS, HERBS, BERRIES, ETC.
- NATIVE PLANTING AREA, SEE SCHEDULE

- A. THE FOLLOWING PLANTS ARE PROPOSED FOR USE IN THE REQUIRED LANDSCAPE AREAS.
- B. UNDEVELOPED AREAS ARE INTENDED FOR FOOD-AGRICULTURE (AGRICULTURE AREAS AND ORCHARDS) 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
- F. THE PROJECT WILL MEET THE BERNALILLO COUNTY WATER CONSERVATION ORDINANCE (SECTION 30-241-30-251) AND NEW COMMERCIAL WATER CONSERVATION REQUIREMENTS FOR MULTIFAMILY HOUSING OVER 8 UNITS.
- G. WATER CONSERVATION STRATEGIES TARGETED FOR THIS PROJECT ARE:
 - a. PASSIVE WATER HARVESTING ON 45% OF REQUIRED LANDSCAPE AREAS
 - b. SMART IRRIGATION CONTROLLER
 - c. SOIL-AMMENDMENT PROGRAM DURING INSTALLATION OF LANDSCAPING
 - d. EXTERIOR MANAGEMENT PLAN TO REDUCE WATER USE, CHEMICAL USE, AND WATER RUNOFF. THE EXTERIOR MANAGEMENT PLAN WILL BE SUBMITTED TO THE COUNTY IN THE PERMIT APPROVAL PROCESS.

PLANT SPECIES	PLANT HEIGHT	PLANT SPACING	PLANT SPACING
FORESTIERA NHO MEXICANA	NEW MEXICO OLIVE	30 FT	1.5 GAL
MALUS SPP	APPLE (Species TBD)	25 FT	1.5 GAL
CERCOCARPUS LEDIFOLIUS	CURL LEAF MOUNTAIN MAHOGANY	10 FT	5 GAL
ALNUS TENUIFOLIA	THIN LEAF ALDER	10-15 FT	5 GAL
FALLUGIA PARADOXA	APACHE PLUME	4-5 FT	5 GAL
PRUNUS AMERICAN	AMERICAN PLUME	4 FT	5 GAL
LYCUM BARBURIUM	WOLF BERRY	4 FT	5 GAL
ROSA WOODSH	WILD WOOD ROSE	4 FT	5 GAL
RHUS TRILOBATA	THREE-LEAF SUMAC	4-5 FT	5 GAL
PRUNUS GLAUCIDUSA	FLOWERING ALMOND	8 FT	5 GAL
EXISTING TREES ALONG PROPERTY LINES		15-25 FT	1-4" CAL

PLANTING PLANTING (1/2% OF AREA, 75% PLANT COVERAGE MAX, 1 GAL PER TREE)	PLANT SPECIES	PLANT HEIGHT	PLANT SPACING
ULMUS	LACE BARK ELM	30 FT	1.5 GAL
MALUS SPP	APPLE (Species TBD)	25 FT	1.5 GAL
CERCOCARPUS LEDIFOLIUS	CURL LEAF MOUNTAIN MAHOGANY	10 FT	5 GAL
ALNUS TENUIFOLIA	THIN LEAF ALDER	10 FT	5 GAL
FALLUGIA PARADOXA	APACHE PLUME	4-5 FT	5 GAL
PRUNUS AMERICAN	AMERICAN PLUME	4 FT	5 GAL
LYCUM BARBURIUM	WOLF BERRY	4 FT	5 GAL
ROSA WOODSH	WILD WOOD ROSE	4 FT	5 GAL
RHUS TRILOBATA	THREE-LEAF SUMAC	4-5 FT	5 GAL
RHUS T. 'GRO LOW'	GRO-LOW SUMAC	2.5 FT	5 GAL
PRUNUS GLAUCIDUSA	FLOWERING ALMOND	3 FT	5 GAL
SALVIA GREGGII	DESERT SAGE	2.5 FT	1 GAL
SALVIA 'MOJAVE'	MOJAVE SAGE	2 FT	1 GAL
EXISTING TREES ALONG PROPERTY LINES		15-25 FT	1-4" CAL

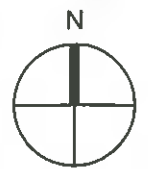
AGRICULTURE AREAS	VEGETABLES, ORCHARDS, CORN
VEGETABLES, ORCHARDS, CORN	TBD

NATIVE PLANTINGS (1/2% OF AREA, 75% PLANT COVERAGE MAX, 1 GAL PER TREE)	PLANT SPECIES	PLANT HEIGHT	PLANT SPACING
ARISTIDA PURPUREA	PURPLE THREE AWM GRASS		
BOULDELLOUS GRACILIS	BLUE GRAMA GRASS		
BOULDELLOUS CURTIPENDULA	SIDE GATS GRAMA GRASS		
PULLEURAPHIS JAMESII	GALLETTA GRASS		
SPOROBOLUS AIROIDES	ALKALINE SACATON GRASS		
TRIPLOPSIS SCOPARIUM	LITTLE BLUE STEM GRASS		
TRIPLOPSIS CAMESCENS	FOUR-WING SALT BRUSH		
ALLUGIA PARADOXA	APACHE PLUME		

CSU2019-0002
Revised Landscape Plan
December 17, 2018



1 SITE PLAN
1" = 50'-0"



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LANDSCAPE PLAN
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AS.4

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