

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
 ZONE: ATLAS MAP: F-13-Z
 DEVELOPMENT TYPE: COTTAGE COURT
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
 PROJECT DESCRIPTION: LANDSCAPE FORWARD COTTAGE COURT DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF. DISTRIBUTED BETWEEN 8 LOTS (SEE UNIT COUNTY NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY BUILDING TO BE DETERMINED.

SITE REQUIREMENTS

OPEN SPACE AREA
 OPEN SPACE REQUIREMENTS:
 OPEN SPACE REQUIRED 130,680 SF.
 OPEN SPACE PROVIDED 210,066 SF.
PARKING REQUIREMENTS:
 1 SPACE PER UNIT +2 VISITORS= 90 +
 2 SPACES PER 8 LOTS= 106 SPACES
147 SPACES PROVIDED:
 5 HC SPACES
 7 MOTORCYCLES SPACES
 21 BIKE SPACES

SITE FINISH LEGEND

- LANDSCAPE BUFFER- SEE PLAN FOR EXTENT AND IDO REF.
- GRAVEL PARKING STALLS
- ASPHALT PARKING DRIVE ISLE
- 4'-0" PATHWAY THROUGH DEVELOPMENT
- 5'-0" WIDE ADA COMPLIANT SIDEWALK PER DPM STANDARDS
- 6'-0" WIDE CONCRETE PEDESTRIAN PATH PER DPM STANDARDS

UNIT COUNT AND INFO

UNIT TYPE	UNIT SF.	BEDROOM	UNIT COUNT	TOTAL SF.
UNIT A	655 SF.	ONE BED	46	30,130 SF.
UNIT B	897 SF.	TWO BED	10	8,970 SF.
UNIT C	1070 SF.	TWO BED	34	36,380 SF.
TOTAL			90	75,480 SF.

LOT #:	ALLOWABLE BLT. SF.	ACTUAL BLT. SF.
LOT 1	13,553.72	13,216
LOT 2	8,249.59	8,210
LOT 3	11,119.01	10,940
LOT 4	8,351.70	5,415
LOT 5	8,225.34	5,895
LOT 6	12,792.84	12,762
LOT 7	9,045.55	8,867
LOT 8	10,203.67	10,175

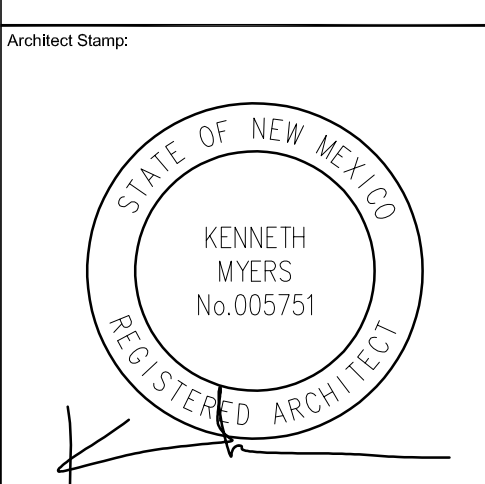
KEYED NOTES-SITE PLAN

- FIRE ACCESS ALTERNATIVE HAMMERHEAD
- LOCKABLE TRASH CONTAINERS
- 6'-0" CONCRETE PEDESTRIAN PATH DPM STANDARDS
- APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER
- +/- 36" TALL SITE WALL/ FENCE
- +/- 6'-0" TALL OPAQUE WALL/ FENCE
- EXISTING 6'-0" ADOBE WALL TO REMAIN
- EXISTING 3'-0" ADOBE WALL TO REMAIN
- PRIVATE DRIVE- SEE ROAD SECTION B1/AS102-SIM.
- 26'-0" SECURITY GATE
- WATER FEATURE
- PARKING LOT- SEE GENERAL NOTES, ROAD SECTION C1/AS102-TYPICAL
- PARKING LOT DRIVEWAYS SEE ROAD SECTION C2/AS102
- LANDSCAPED COURTYARD-FINAL LANDSCAPING TBD
- APPROXIMATE LOCATION OF AMENITIES BUILDING- TBD
- VINEYARD AND LAWN AREA- FINAL LAYOUT TBD
- EXISTING PRIVATE ROADWAY AT ACCESS EASEMENT- SEE ROAD SECTION B2/AS102
- MOTORCYCLE SPACE PER DPM STANDARDS
- BIKE PARKING PER DPM STANDARDS
- STORAGE BUILDING
- ON-STREET PARKING PER DPM STANDARDS
- HC PARKING SPACE PER DPM STANDARDS
- 5'-0" WIDE SIDEWALK PER DPM STANDARDS
- PEDESTRIAN TABLE PER DPM STANDARDS
- EXISTING CHURCH CAMPUS AND PARKING TO REMAIN-NOT IN SCOPE OF WORK
- EXISTING BIKE LANE TO REMAIN



1860 GRIEGOS RD. NW
 ALBUQUERQUE, NM 87107

GRIEGOS FARMS



Project: **GRIEGOS FARMS**
 Drawn By: **KMA** Checked By: **KMA**
 Phase: **SD**
 Date: **04/04/2022**

Drawing Title: **SITE PLAN**

Project Number: **2102**
 Sheet Number:

AS101