



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Construction of 8 Cottage Developments consisting of 90 single family units and associated infrastructure on proposed 8 lot project site.

APPLICATION INFORMATION

Applicant/Owner: Griegos Farms, LLC		Phone: (505)-453-7164
Address: 1716 Central Ave SW, NM		Email: rembe@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Kenneth Myers, Rembe Design and Development.		Phone: 518-364-9914
Address: 1716 Central Ave SW, NM		Email: design@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Proprietary Interest in Site: Owner	List all owners: Griegos Farms, LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 144-A-1, MRGCD Map No. 31, Tract 144-B-2 of MRGCD Map No. 31, Tract 2 of the Bulk Land Plat of Tracts 1 and 2, Our Lady of Guadalupe	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): F-13-Z	Existing Zoning: R-A	Proposed Zoning: No Change
# of Existing Lots: 3	# of Proposed Lots:	Total Area of Site (Acres): +/-10.23 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Properties adjacent to (north and to the west) of 1860 Griegos St. NW	Between: Griegos Drain	and: San Isidro
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004174, PR-2021-006261, PS-2022-00051

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 11/11/2022
Printed Name: Kenneth Myers	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
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SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Replat Three (3) existing Tracts into one Tract, and into eight (8) New Lots		

APPLICATION INFORMATION		
Applicant/Owner: Griegos Farms, LLC		Phone: (505)-453-7164
Address: 1716 Central Ave SW, NM		Email: rembe@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Kenneth Myers, Rembe Design and Development.		Phone: 518-364-9914
Address: 1716 Central Ave SW, NM		Email: design@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Proprietary Interest in Site: Owner	List all owners: Griegos Farms, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 144-A-1, MRGCD Map No. 31, Tract 144-B-2 of MRGCD Map No. 31, Tract 2 of the Bulk Land Plat of Tracts 1 and 2, Our Lady of Guadalupe	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): F-13-Z	Existing Zoning: R-A	Proposed Zoning: No Change
# of Existing Lots: 3	# of Proposed Lots: 8	Total Area of Site (Acres): +/-10.23 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Properties adjacent to (north and to the west) of 1860 Griegos St. NW	Between: Griegos Drain	and: San Isidro
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2020-004174, PR-2021-006261, PS-2022-00051		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 11/11/2022
Printed Name: Kenneth Myers	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

REMBE

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December 09, 2022
City of Albuquerque Building and Safety
600 2nd St NW, Albuquerque, NM 87102

RE: DRB Project Number: 2021-006261

I am in receipt of comments provided on 12/06/2022 and have provided the following revisions, responses to those comments:

Code Enforcement

1. This site is zoned R-A 10 acre site in an area of Consistency. This is a proposed cottage development see section 14-16-4-3(B)(4) for requirements. "Project Site" is a defined term See definitions 14-16-7-1
2. Code Enforcement defers to Planning Staff comments for explanation and elaboration as to how the proposed development is meeting those standards.
3. No further comments at this time.

Water Authority

1. The current Infrastructure list does not reflect what is existing. Please update accordingly.
Response: **The Infrastructure List has been updated. See attached.**
 - a. 8" waterline from existing 8" line at the east portion of proposed lot 4 to the southwest end of lot 1 to serve lot 1-4
Response: **The Infrastructure List has been updated per our discussion with David Gutierrez**
 - b. Include loop to the existing waterline along Calle Barbarita
Response: **Per our discussion with David Gutierrez, we do not have a utility easement across the Villa De Capilla Subdivision to access the line in Calle Barbarita.**
 - c. Does the sanitary sewer line need to come from Griegos or can it come from Guadalupe Church Road?
Please Verify.
Response: **Per our discussion with David Gutierrez, the existing manhole at Calle Barbarita and Guadalupe Church Road is too shallow. We must connect to the existing main in Griegos Road.**
2. Please provide easement widths.
Response: **Proposed easement widths have been called out on the Utility Plan.**
3. Update site plan to show the additional waterline loop.
Response: **Per our discussion with David Gutierrez, we do not currently have any easements in order to loop the proposed water system and the Utility Plan is approved as-is per the current Availability Statement. We will investigate the possibility of providing a loop through the church property but cannot guarantee that we will be able to obtain the necessary easement.**
4. Please clearly label public and private infrastructure.
Response: **The Utility Plan has been updated graphically to better reflect the public/private lines. David Gutierrez has reviewed and approved the attached revised Utility Plan.**
5. Show all proposed meters and clearly label private water infrastructure as well to delineate ownership.
Response: **The Utility Plan has been updated graphically to better reflect the public/private lines. David Gutierrez has reviewed and approved the attached revised Utility Plan.**

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Transportation

Site Plan:

1. The Roadway and sidewalk section shown on AS102 do not match the approved TCL.
Response: Sheet AS102 was part of the sketch plat and was included for reference only. Current Site plan Sheet AS101 of the Site Plan submittal includes keyed note #30 which indicates a 6'-0" wide path which matches the approved TCL.
2. Please Show intersection clear site triangles at the intersection Guadalupe Church Road and Griegos Detailed in Figure 7.4.93 of the DPM.
Response: Sheet TCL01 of the approved TCL includes a reference to Table 7.4.65.2 which sets the parameters for figure 7.4.93 of the DPM. The site triangle in question has been indicated and dimensioned on the same sheet but does not directly reference figure 7.4.93.
3. Did you obtain Fire Marshal approval and Solid Waste Approval for the plans.
Response: Both an approved Fire one, and Solid waste sheets, F1 and AS110 respectively, have been included in the application packet for your review. See pages 83 and 84 of 159.

NMDOT

No Comments at this time.

Hydrology

No objections

AMAFCA

No adverse comments

MRMPO:Mid-Region Metropolitan Planning Organization

No adverse comments

APS

No Comments

MRGCD

No Adverse Comments- Note that Plat type is indicated as 'sketch plat' and this is preliminary plat

PNM

Working with PNM on design

Parks and Recreation

No comments or objections

Planning

1. The project and application numbers must be added to all Plan sheets, prior to final sign-off from Planning.
Response: Numbers will be included prior to signing
2. Utilities and AMAFCA signatures are required for the Preliminary Plat.
3. **Response: Signatures will be included prior to signing**
4. DXF File approval from AGIS will be required for the Final Plat action.
Response: DXF file approval will be provided prior to signing
5. A recorded Infrastructure Improvements Agreement will be needed before a Final Plat can be accepted and processed.
Response: A recorded Infrastructure Improvements Agreement will be include
6. The Final Plat must have all utility and AMAFCA signatures before it can be accepted and processed.
Response: Signatures will be included
7. Confirm how the Preliminary Plat is reflecting the Bulk Land Plat note related to drainage.
Response: A note has been added to the Drainage Management Plan sheet C-206.
8. All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
Response: Signed and sealed landscape drawings have been included in resubmittal.

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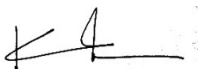
9. Please provide detail about how the unit count meets this IDO provision below:
'In all zone districts, a cottage development shall have no more than the total residential gross floor area that would be allowed on an equal size property in the same zone district for single-family detached development.'
**Response: Per IDO table 5-1-1 the minimum lot size is 10,890 sf. total project size= 443,716 sf. Total project size-443,716 sf./minimum lot size- 10,890 sf.= 40.74 lots
Number of lots- 40.74x2,000 sf. (average size single family house per IDO 4-3(B)(4)(c)ii)= 81,480 sf. allowable. We propose 75,480 sf. 7 Sheet AS101 has been updated to include this information.**
10. Clarify street access and/or access easement detail.
Response: See approved TCL and Proposed Plat
11. The project site has a 10-foot buffer or greater along each side and rear lot line. Please confirm that the all the landscape buffers are landscaping.
Response: All landscape buffers are landscaping as indicated on sheet LP03 and confirmed through calculations sheet LP104. No structures are proposed in this landscape buffer.
12. Please confirm how this 30 % usable open space requirement is being met. The landscape plan shows 126,636 s. f. of landscape area. The landscape area can count as usable open space as can the areas highlighted in yellow below.
**Response: Landscape plan shows a total of 195,634 sf. of landscape area provided per sheet LP104 Landscape area Calculations.
Note that we have included all the landscaped area as well as walkways, and all common areas, as is permissible per the definition referenced in your comments. Note that we have not included the private patios associated with each unit as this is not permitted per IDO 4-3(B)(4)(i).
Sheet AS101 has been updated to include this information. This is graphically indicated on the plan as a cross hatch pattern as well.**
13. **A daft shared parking agreement has been included for your review per our discussion regarding parking distribution.**

See below for list of attachments:

- AS101-Site Plan
- AS110 Refuse Plan
- C206- Drainage Management Plan
- C300- Utility Plan
- Infrastructure List
- Shared Parking Agreement-DRAFT
- Exhibit 'A'
- LP101 Landscape Notes and Schedules
- LP102 Landscape Construction Plan
- LP103 Landscape Planting Plan
- LP104 Landscape Calculations
- LP105 Landscape Planting Details

Please feel free to contact me with any comments or concerns.

Best regards,



Kenneth Myers
Architect, #00575

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
 LEGAL DESCRIPTION: TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 488A3, 168A4, 169, 170, 170A, 171, 175 M.R.C.D. MAP NO. 31 AND S.40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELANA GALEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUN 21, 2022 IN MAP BOOK 2022C, FOLD 60.
 ZONE: ATLAS MAP-F-13-Z
 ZONING: R-A
 DEVELOPMENT TYPE: COTTAGE
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
 PROJECT DESCRIPTION: LANDSCAPE FORWARD COTTAGE DEVELOPMENT W/ 80 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF., DISTRIBUTED BETWEEN 8 LOTS(SEE UNIT COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY AMENITIES BUILDING TO BE DETERMINED.

SITE REQUIREMENTS/ LOT AND UNIT INFORMATION

SPACING REQUIREMENTS (OO TABLE 3-5-1)
 COTTAGE DEVELOPMENT-1 SPACE PER UNIT + 2 VISITORS+ 80 + 2 SPACES PER 8 LOTS= 126 SPACES REQUIRED
 COMMUNITY SPACE- 3 SPACES PER 1,000 GFA= 15 SPACES
 TOTAL SPACES REQUIRED 121 SPACES

132 SPACES PROVIDED:
 5 HC SPACES
 21 BICYCLE SPACES
 21 BICYCLE SPACES
 21 BICYCLE SPACES

GENERAL NOTES-PARKING:
 1. SEE TRAFFIC CIRCULATION LAYOUT FOR DETAILED LAYOUT AND INFORMATION
 2. SEE SHARED PARKING AGREEMENT AND EXHIBIT FOR ADDITIONAL INFORMATION.

GENERAL NOTES-SITE:
 1. THIS IS THE FIRST APPLICATION FOR THIS PROJECT AND, THEREFORE, THE "PROJECT SITE" FOR THE COTTAGE DEVELOPMENT IS DEFINED BY THE PLATTED PROPERTIES KNOWN AS "GRIEGOS FARMS" PER THE 000 DEFINITION BELOW.
 2. THE ENTIRE "PROJECT SITE" IS TO REMAIN UNDER ONE OWNERSHIP

OPEN SPACE REQUIREMENTS:
 PER IDO 4-3(B)(4)(I) FOR AN R-A ZONE DISTRICT A MIN. OF 30% OF THE LOT MUST BE DESIGNATED AS USABLE OPEN SPACE AS DETERMINED BY THE IDO
 AS ALLOWED BY THE USABLE OPEN SPACE DEFINITION THE DESIGN TEAM HAS INCLUDED ALL LANDSCAPED AREAS, WALKWAYS, SETBACKS, BUFFERS, AND ACTIVE AND PASSIVE RECREATION AREAS. PER IDO 4-3(B)(4)(II) PRIVATE PATIOS ASSOCIATED WITH EACH UNIT HAVE BEEN EXCLUDED FROM THIS CALCULATION
 OPEN SPACE PROVIDED=30% OF 443,716= 133,115 SF.
 OPEN SPACE PROVIDED=238,013 SF
 OPEN SPACE PROVIDED INCLUDES 196,634 SF. OF LANDSCAPED AREA AND AN ADDITIONAL 43,279 SF. OF WALKWAYS PATHS, SHARED COMMUNITY SPACES AND ACTIVE AND PASSIVE RECREATION AREA.
 SEE PLAN FOR USABLE OPEN SPACE.

USABLE OPEN SPACE AREA
 (Hatched pattern) = USABLE OPEN SPACE AREA

TOTAL ALLOWABLE RESIDENTIAL SQUARE FOOTAGE:
 PER IDO 4-3(B)(4)(I)(I)
 FOR ALL ZONE DISTRICTS, A COTTAGE DEVELOPMENT SHALL HAVE NO MORE THAN THE TOTAL RESIDENTIAL GROSS FLOOR AREA THAT WOULD BE ALLOWED ON AN EQUAL SIZE PROPERTY IN THE SAME ZONE DISTRICT FOR SINGLE-FAMILY DETACHED DEVELOPMENT AS INDICATED BY TABLE 2-11-1 OF THE IDO.
 MINIMUM LOT SIZE FOR R-A PER TABLE 2-11-1 IS 1 ACRE=10,890 SF.
 TOTAL 10+ ACRES LOTS= 44,000 SF. / 10,890 SF. = 4039 LOTS ALLOWABLE
 PER IDO 4-3(B)(4)(I)(II) ASSUME AVERAGE SIZE HOME IS 2,000 SF. IN R-A ZONE
 TOTAL ALLOWABLE RESIDENTIAL SQUARE FOOTAGE= 8,036,000 SF.
 RESIDENTIAL SQUARE FOOTAGE= 10,000,000 SF.
 PER UNIT COUNT AND INFO THIS SHEET.

UNIT INFORMATION:
 MINIMUM SIZE OF DWELLING=650 SF (R-A), MAXIMUM SIZE OF DWELLING= 1,200 SF. PER IDO 4-3(B)(4)(I)(I)

UNIT TYPE	UNIT SF	BEDROOM	TOTAL UNIT COUNT	TOTAL GROSS SF	PER UNIT TYPE
UNIT A	655 SF	ONE BED	46	30,130 SF.	
UNIT B	897 SF	TWO BED	110	97,070 SF.	
UNIT C	1070 SF	TWO BED	34	36,380 SF.	
TOTAL			190	75,480 SF.	

LOT INFORMATION:
 ALL LOTS MORE THAN ONE ACRE AND LESS THAN TWO ACRE PER IDO 4-3(B)(4)(A) AND (B)

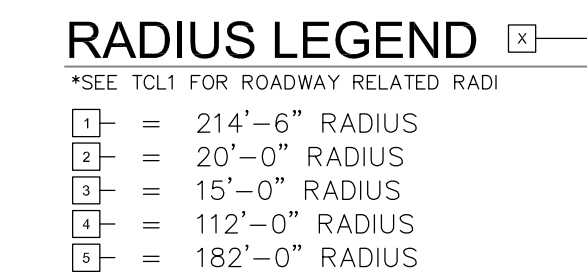
LOT #	LOT SIZE	ALLOWABLE GROSS SF. PER LOT	PROPOSED GROSS SF. PER LOT
LOT 1	1.72 ACRES	13,764.93	13,216
LOT 2	1.63 ACRES	12,232.67	8,210
LOT 3	1.37 ACRES	10,969.15	10,940
LOT 4	1.02 ACRES	8,172.64	5,415
LOT 5	1.05 ACRES	8,411.94	5,695
LOT 6	1.59 ACRES	12,780.90	12,762
LOT 7	1.15 ACRES	9,514.99	8,867
LOT 8	1.28 ACRES	10,234.34	10,175

KEYED NOTES-SITE PLAN

- FIRE ACCESS ALTERNATIVE HAMMERHEAD
 - LOOKABLE TRASH CONTAINERS- SEE DETAIL 8/15/21- TRASH BINS LOCATED IN LANDSCAPE BUFFER TO NOT INCLUDE ENCLOSURE
 - 6'-0" CONCRETE PEDESTRIAN PATH DPM STANDARDS
 - VEGETATED SWALE/ DRAINAGE POND- SEE CIVIL
 - 3/4" - 3M" TALL SITE WALL/ FENCE SEE TOL FOR ADDITIONAL INFORMATION- PROPOSED STUCCO FINISH- NAVAJO WHITE OR SIMILAR
 - 6'-0" TALL OPaque WALL/ FENCE
 - EXISTING 6'-0" ADobe WALL TO REMAIN
 - EXISTING 3'-0" ADobe WALL TO REMAIN
 - THE APPARATUS ACCESS ROAD ONLY- NO VEHICULAR ACCESS
 - 30'-0" SECURITY GATE W/ KNOX BOX- FOUNDATIONS, PLASTER AND OTHER
- STRUCTURAL REQUIREMENTS WILL BE INDEPENDENT OF EXISTING WALL.
 WATER FEATURE
 PARKING LOT- SEE GENERAL NOTES, ROAD SECTION. SEE SHEET TOL FOR DETAILS.
 COUNT AND ZONING REQUIREMENTS
 PARKING LOT DRIVEWAYS- SEE SHEET TOL2 FOR DETAILS AND MATERIALS.
 LANDSCAPED COURTYARDS-SEE LANDSCAPE DRAWINGS
 APPROXIMATE LOCATION OF AMENITIES BUILDING- TBD APPROXIMATELY 5000 SF.
 INEYARD AND LAWN AREA- SEE LANDSCAPE PLANS
 EXISTING EXHIBMENTS- SEE ATTACHED PLAT FOR SPECIFICS
 EXISTING EXHIBMENTS- SEE ATTACHED PLAT FOR SPECIFICS
 PICKLEBALL COURT- TBD
 EXISTING STRUCTURE TO BE REMOVED
 PROPOSED SHARED COVERED PAVILION AND PLANNING DECS.
 6'-0" CONCRETE ADA CONNECTION TO RIGHT OF WAY- REFER TO TOL FOR ADDITIONAL INFORMATION
 31. 28'-0" WIDE ROADWAY SEE TOL2

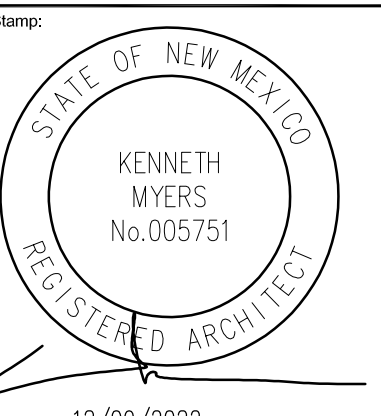
GENERAL NOTES

- REFER TO PLAT DRAWINGS FOR EXISTING AND PROPOSED EASEMENTS, PROPOSED LOT INFORMATION, AND FULL METES AND BOUNDS
- REFER TO TOL1 AND TOL 2 FOR CROSS SECTIONS OF PROPOSED STREETS, ROADWAY AND CIRCULATION INFORMATION.
- REFER TO SHEET AS110 FOR REFUSE INFORMATION.
- UNLESS OTHERWISE NOTED ALL ADJACENT PROPERTIES ARE RESIDENTIAL
- PROJECT TO BE CONSTRUCTED IN ONE PHASE- IT IS ASSUMED AT THIS POINT THAT THE CONSTRUCTION WILL BEGIN ON THE SOUTH AND MOVE NORTH AND EAST. STAGING WILL TAKE PLACE AT PARKING LOT LOCATIONS.



1860 GRIEGOS RD. NW
 ALBUQUERQUE, NM 87107

GRIEGOS FARMS



PROJECT NUMBER: PR-2022-006261 APPLICATION NUMBER: SI-2022-2109

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER/ HYDROLOGY	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

REMBE
 urban design + development
 1716 Central SW, Suite A
 Albuquerque NM 87104
 t. 505.243.0188

Project: **GRIEGOS FARMS**
 Drawn By: **KMA** Checked By: **KMA**
 Phase: **SD**
 Date: --
 Drawing Title: **SITE PLAN**

Project Number: **2102**
 Sheet Number: **AS101**

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
 ZONE ATLAS MAP: F-13-Z
 ZONING: R-A
 DEVELOPMENT TYPE: COTTAGE COURT, IDO 4-3(B)(3)
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
 SETBACKS:
 FRONT: 20'-0"
 REAR: 25'-0"
 SIDE: 10'-0"

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 COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY BUILDING TO BE DETERMINED.

UNIT COUNT AND INFO

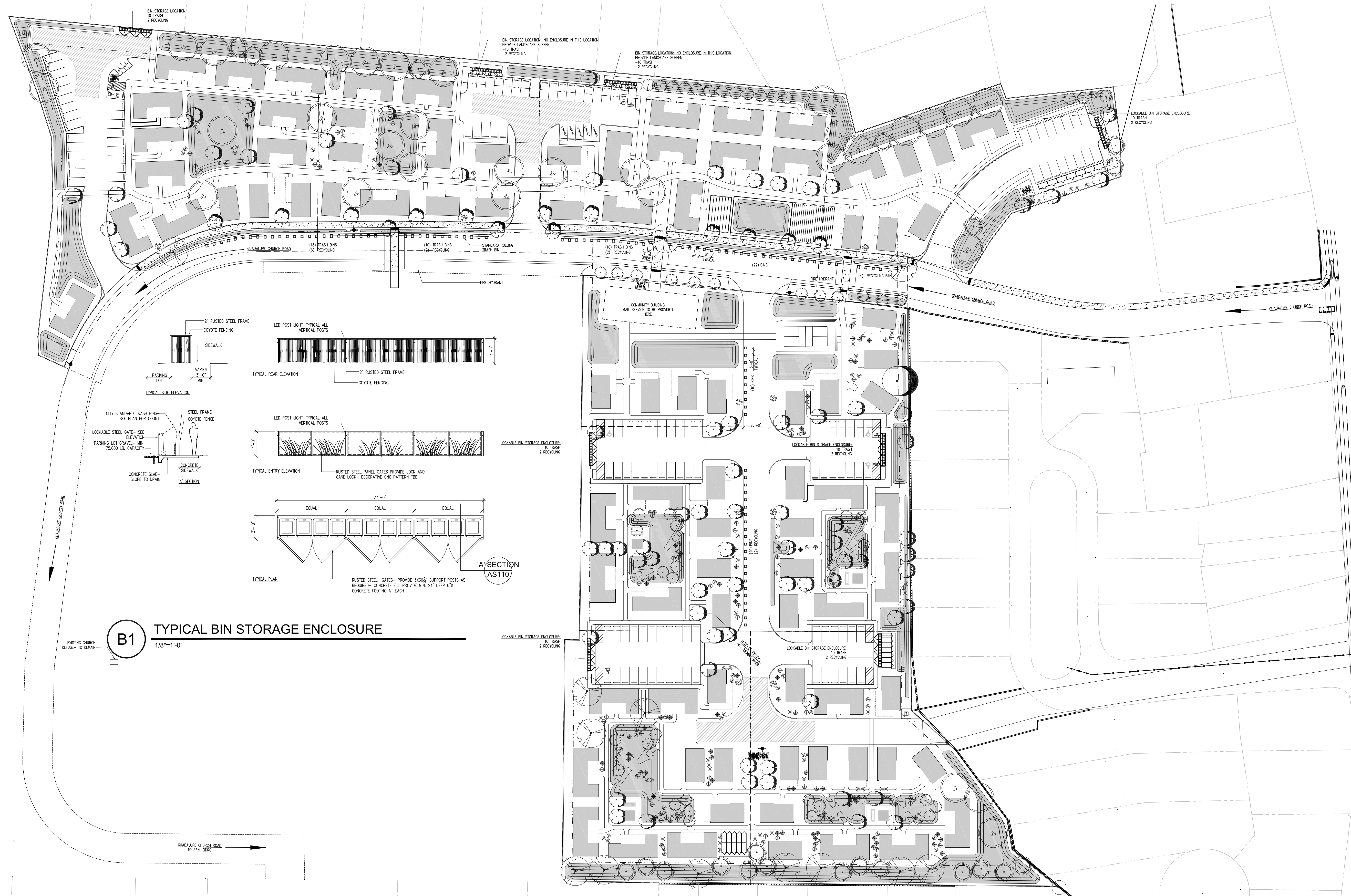
UNIT TYPE	UNIT SF.	BEDROOM	UNIT COUNT	TOTAL SF.
UNIT A	655 SF.	ONE BED	46	30,130 SF.
UNIT B	897 SF.	TWO BED	10	8,970 SF.
UNIT C	1070 SF.	TWO BED	34	36,380 SF.
TOTAL			90	75,480 SF.

TOTAL BIN COUNT: 90 TRASH BINS
 16 RECYCLING BINS

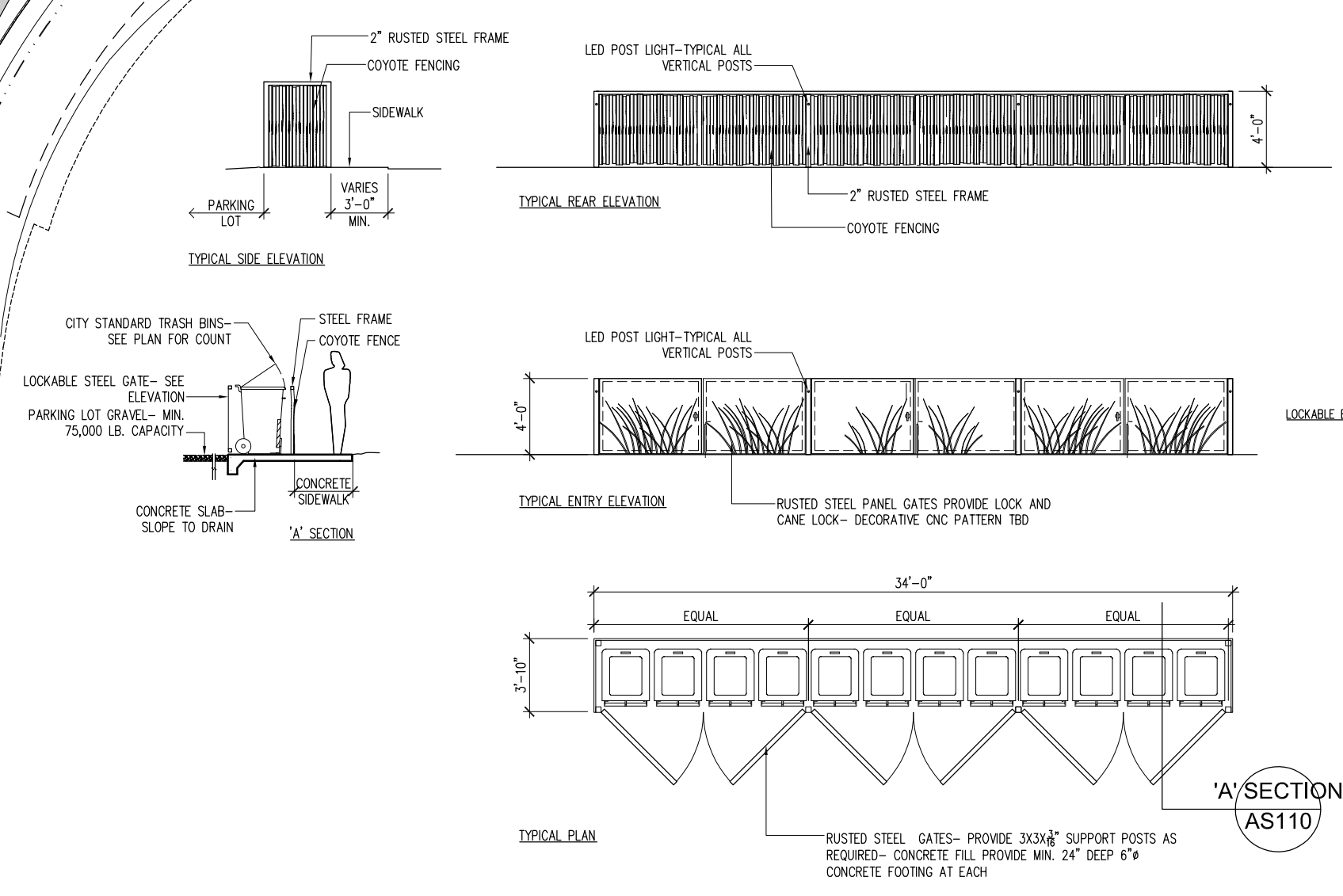
REFUSE GENERAL NOTES

- ACCESS IS PROVIDED FROM GRIEGOS AND FROM SAN ISIDRO
- PROJECT SITE TO BE OWNED AND OPERATED BY ONE OWNER.
- ROAD SIGNAGE WILL BE PROVIDED PROHIBITING PARKING IN THIS AREA ON THE SOLID WASTE SPECIFIED DAY, AND TIME.
- OPERATOR WILL PROVIDE TRASH SERVICE A PART OF RENTAL AGREEMENT- ALL TRASH BINS WILL BE MANAGED BY OPERATOR.
- BINS WILL BE DISTRIBUTED CURB SIDE AS INDICATED ON PLAN BY 7:00AM AND RETURNED TO STORAGE LOCATION BY 8:00 PM ON TRASH DAY.
- 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

Approved for access by the Solid Waste Department for 90 trash carts and 16 recycle carts.
 Herman Gallegos 12-08-22 *Herman Gallegos*



B1 TYPICAL BIN STORAGE ENCLOSURE
 1/8"=1'-0"



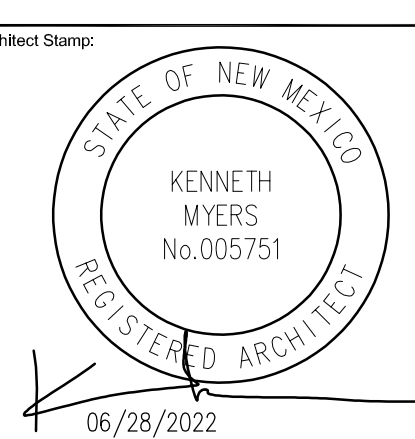
A1 SITE PLAN-REFUSE SOLID WASTE PLAN
 1"=50'-0"



PROJECT NUMBER: PR-2022-006261 APPLICATION NUMBER: SI-2022-2109

1860 GRIEGOS RD. NW
 ALBUQUERQUE, NM 87107

GRIEGOS FARMS

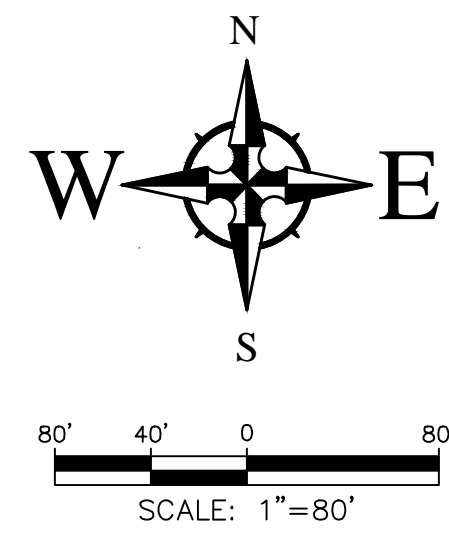


Project: GRIEGOS FARMS
 Drawn By: KMA Checked By: KMA
 Phase: SD
 Date: --
 Drawing Title:

SITE PLAN- REFUSE PLAN

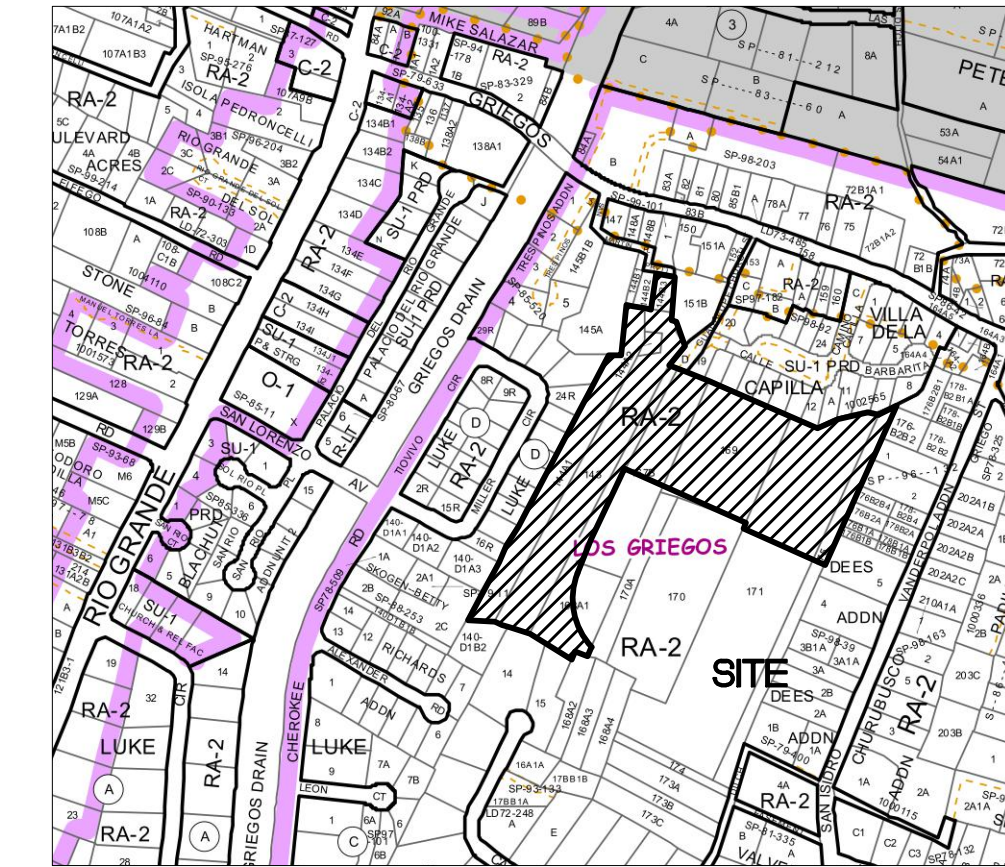
Project Number: 2102
 Sheet Number:

AS110



LEGEND

- RETENTION POND
- DRAINAGE DIVIDE
- FLOW ARROWS
- DRAINAGE AREA
1.10 ACRES



VICINITY MAP - Zone Map F-13-Z
 Legal Description: Tract 2, Our Lady of Guadalupe and Tract 144A1, Cordova's Subdivision City of Albuquerque, NM. 10.19 Acres.



FIRM MAP 35001CXXXXH

Per FIRM Map 35001C0555H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading and drainage plan for the subject site located on Tract 2, Our Lady of Guadalupe subdivision and Tract 144A-1, MRGCD Map No 31 in Albuquerque, NM. The overall development contains approximately 10.19 acres and is located in the southwest quadrant of Griegos Rd NW and San Ysidro St NW. The site is being developed as a Single Family Cottage Court development. The City Drainage File Number is F13-D028. It is our understanding that the 100-Yr, 6-Hr storm must be retained on-site.

EXISTING HYDROLOGIC CONDITIONS

The site currently does not have a discharge point and drainage is retained on-site.

PROPOSED HYDROLOGIC CONDITIONS

Both the existing Our Lady of Guadalupe Church and the new Single Family Cottage Court development will retain the 100-Yr, 6-Hr storm within their own properties. The approximate locations of new ponds serving the Cottage Court development are shown on this plan. The Drainage Calculations table show that adequate ponding is being provided to retain the 100-Yr, 6-Hr runoff volume.

CONCLUSION

This Conceptual Grading and Drainage Plan conforms to the requirements of the City of Albuquerque DPM, Chapter 6.2. With this submittal, we are requesting Preliminary Plat and Site Plan for Building Permit approval.

For Internal Pond Volumes, Reference Detailed Grading Plans

NOTE: BOTH THE RESIDENTIAL & THE CHURCH PROPERTY HAVE NO DISCHARGE AND WILL PROVIDE PONDING FOR THE 100-YR, 10-DAY STORM PER THE DPM.

AS DETERMINED BY THE DRAINAGE AGREEMENT - OUR LADY OF GUADALUPE DATED JUNE 17, 2022 BY AND BETWEEN ARCHDIOCESE OF SANTA FE REAL ESTATE CORP / OUR LADY OF GUADALUPE ("TRACT 1 OWNER") AND REMBE PROPERTIES, LLC OR ASSIGNS ("TRACT 2 OWNER"), THE DRAINAGE PONDS SHOWN ON TRACT 1 ARE TEMPORARY AND WILL BE EXCAVATED BY THE DEVELOPER OF TRACT 2.

NOT FOR CONSTRUCTION

Existing Drainage Calculations

This table is based on the COA DPM Chapter 6.2 (A), Zone 2

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100)30d (CF)	V(100)10d (CF)	Comments
		A	B	C	D									
A-1	0.45	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.86	1.03	1683	1683	Retained within site
A-2	0.36	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.69	1.03	1346	1346	Retained within site
A-3	0.17	0.0	0.0	20.0	80.0	0.85	12.00	4.08	3.45	0.59	2.07	1277	2067	Retained within site
A-4	0.54	0.0	0.0	75.0	25.0	0.70	12.00	3.37	2.35	1.27	1.36	2656	3440	Retained within site
A-5	0.91	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	1.90	1.16	3832	4360	Retained within site
A-6	0.67	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	1.40	1.16	2821	3210	Retained within site
A-7	0.72	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.38	1.03	2692	2692	Retained within site
A-8	0.76	0.0	0.0	100.0	0.0	0.66	12.00	3.18	2.09	1.59	1.16	3200	3642	Retained within site
A-9	0.17	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.33	1.03	636	636	Retained within site
A-10	0.38	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	0.79	1.16	1600	1821	Retained within site
B-1	0.55	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.06	1.03	2056	2056	Retained within site
B-2	0.38	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.73	1.03	1421	1421	Retained within site
B-3	0.57	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.10	1.03	2131	2131	Retained within site
B-4	1.25	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	2.40	1.03	4674	4674	Retained within site
B-5	0.94	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.81	1.03	3575	3575	Retained within site
B-6	0.69	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.33	1.03	2580	2580	Retained within site
B-7	0.84	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.61	1.03	3141	3141	Retained within site
C	0.31	0.0	0.0	20.0	80.0	0.85	12.00	4.08	3.45	1.07	2.07	2329	3770	Sheet flows to Griegos
D-1	4.47	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	11.76	1.55	25150	35535	Retained within site
D-2	5.62	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	14.79	1.55	31621	44677	Retained within site
TOTAL	20.75									48.46		100361	128396	

Proposed Drainage Calculations

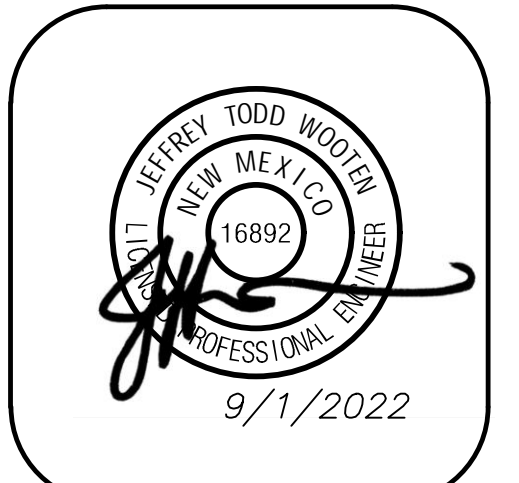
This table is based on the COA DPM Chapter 6.2 (A), Zone 2

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100)30d (CF)	Pending Req'd V(100)10d (CF)	Pending Provided V(100)10d (CF)	Comments
		A	B	C	D										
A-1	0.45	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.81	2957	4525	6400	Retained within site	
A-2	0.36	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.09	1.81	2365	3620	4600	Retained within site
A-3	0.17	0.0	0.0	20.0	80.0	0.85	12.00	4.08	3.45	0.59	2.07	1277	2067	0	Drains to Basin A-2
A-4	0.54	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.64	1.81	3548	5430	6000	Retained within site
A-5	0.91	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.76	1.81	5979	9150	5700	Retained within site
A-6	0.67	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.03	1.81	4402	6737	6100	Retained within site
A-7	0.72	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.18	1.81	4731	7249	7000	Retained within site
A-8	0.76	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.09	1.81	4993	7642	7425	Retained within site
A-9	0.17	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	0.51	1.81	1117	1709	1700	Retained within site
A-10	0.38	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.15	1.81	2497	3821	3250	Retained within site
B-1	0.55	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.67	1.81	3614	5530	5625	Retained within site
B-2	0.38	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.15	1.81	2497	3821	4200	Retained within site
B-3	0.57	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.73	1.81	3745	5731	4745	Retained within site
B-4	1.25	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	3.79	1.81	8213	12569	16510	Retained within site
B-5	0.94	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.85	1.81	6176	9452	8100	Retained within site
B-6	0.69	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.09	1.81	4534	6938	5900	Retained within site
B-7	0.84	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.54	1.81	5519	8446	7500	Retained within site
C	0.31	0.0	0.0	20.0	80.0	0.85	12.00	4.08	3.45	1.07	2.07	2329	0	0	Sheet flows to Griegos
D-1	4.47	0.0	0.0	60.0	40.0	0.87	12.00	3.57	3.11	13.92	1.55	26150	35535	36500	Retained within site
D-2	5.62	0.0	0.0	60.0	40.0	0.87	12.00	3.57	3.11	17.60	1.55	31621	44677	46000	Retained within site
TOTAL	20.75									63.90		127264	184641	187355	

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
 DRAWN BY: RC
 CHECKED BY: JW

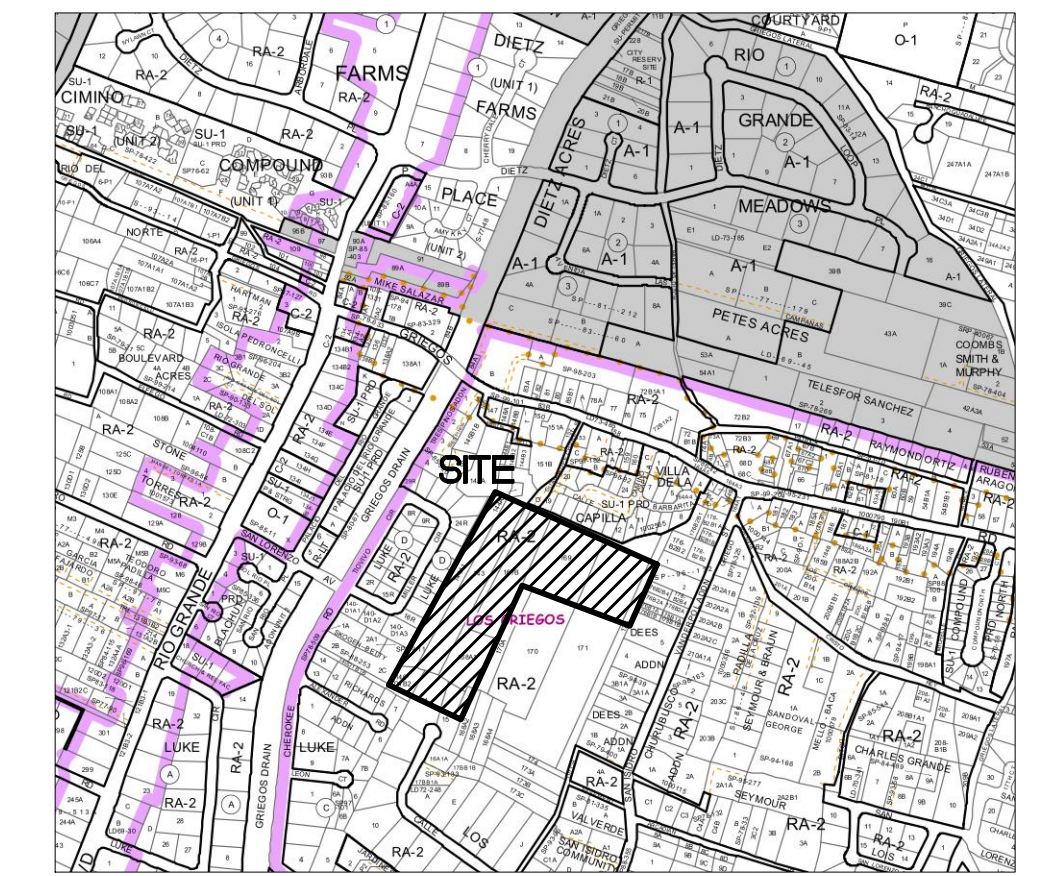
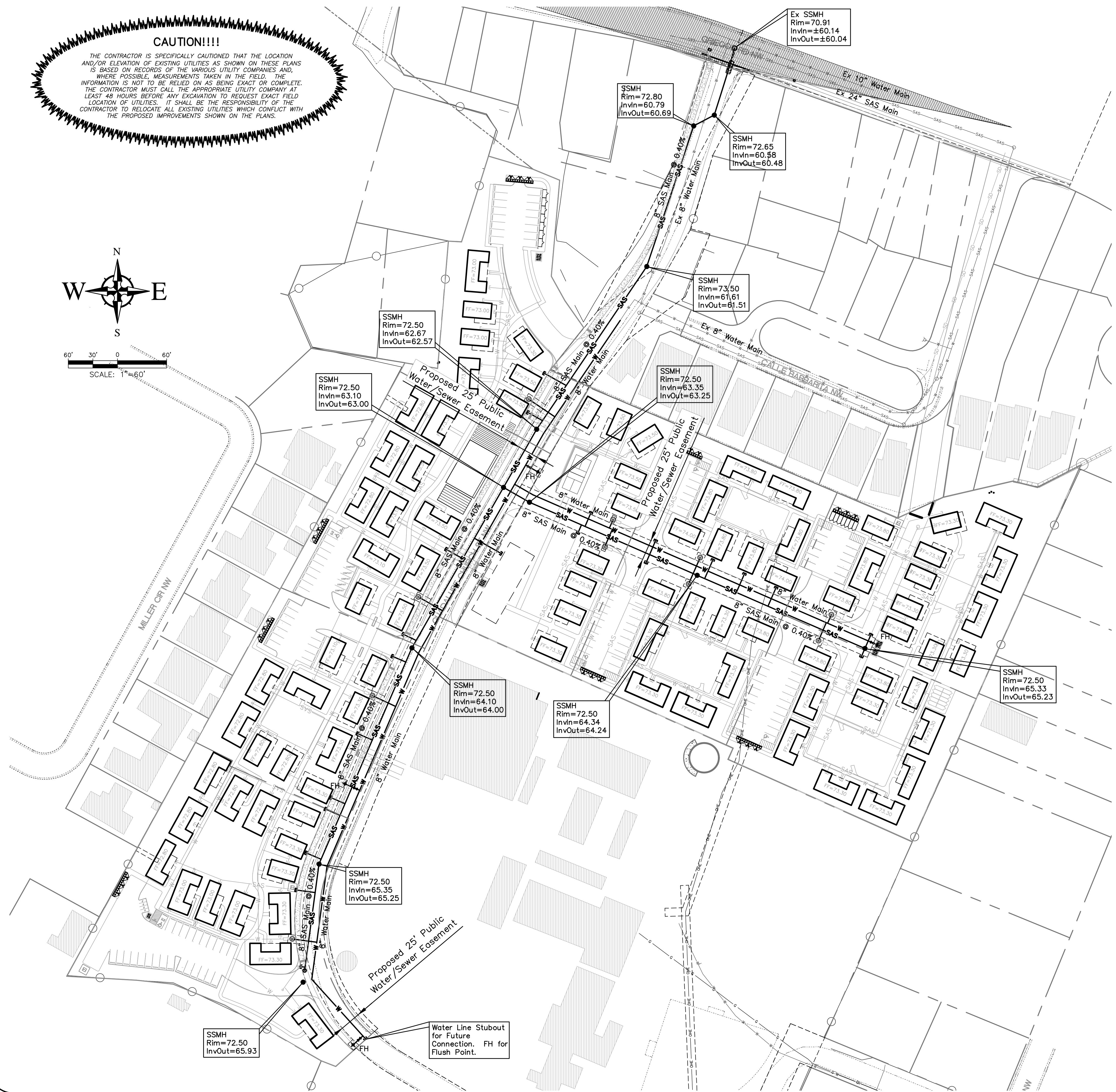
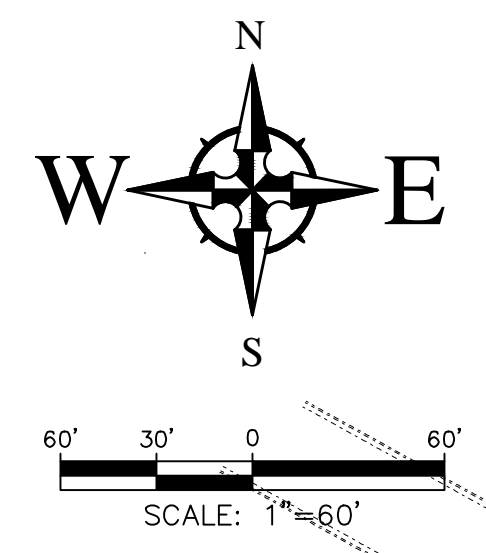
DATE: Sept. 2022
 DATE: Sept. 2022
 JOB NO.: 2020016
 DATE: Sept. 2022



Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3560

Griegos Farms
 Tract 2, Our lady of Guadalupe
 Albuquerque, NM 87107
Drainage Management Plan

CAUTION!!!!
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Map F-13-Z
 Legal Description: Tract 2, Our Lady of Guadalupe and Tract 144A1, Cordova's Subdivision City of Albuquerque, NM. 10.19 Acres.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
 DRAWN BY: OG
 CHECKED BY: JW

DATE: Sept. 2022
 DATE: Sept. 2022
 JOB NO.: 2022014
 DATE: Sept. 2022



Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3560

Griegos Farms
 Griegos Rd & Guadalupe Church St NW
 Albuquerque, NM 87107

Overall Conceptual Utility Plan

NOT FOR CONSTRUCTION

C-300

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10/7/2022

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

GRIEGOS FARMS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Our Lady of Guadalupe and Tracts 144-A-1, 144-B-2, MRGCD Map No 31

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<u>PHASE 1 IMPROVEMENTS</u>									
		<u>N/A</u>	<u>Reconstruct Existing Curb Cut including Curb Ramps per DPM</u>	<u>Guadalupe Church Rd at Griegos</u>			/	/	/
		<u>8"</u>	<u>PVC Water Line</u>	<u>Private Access Road (Guadalupe Church Rd)</u>	<u>Ex 8" WL +/-430' South of Griegos</u>	<u>South end of Lot 4</u>	/	/	/
		<u>8"</u>	<u>PVC Water Line</u>	<u>East West Private Road Serving Lots 5-8</u>	<u>Tee into the above 8" PVC Water Line</u>	<u>East end of Esmt to Serve lots 5-8</u>	/	/	/
		<u>8"</u>	<u>PVC Sanitary Sewer Line (Gravity)</u>	<u>Private Access Road (Guadalupe Church Rd)</u>	<u>Existing Manhole in Griegos Rd</u>	<u>South end of Lot 4</u>	/	/	/
		<u>8"</u>	<u>PVC Sanitary Sewer Line (Gravity)</u>	<u>East West Private Road Serving Lots 5-8</u>	<u>Above SAS Line in Guadalupe Church</u>	<u>East end of Esmt to serve Lots 5-8</u>	/	/	/
							/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as Required				/	/	/
			Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
			Certified Grading and Drainage (Non Work Order Item) required for SIA / Financial Guarantee Release				/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- _____
- _____
- 2 _____
- _____
- _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

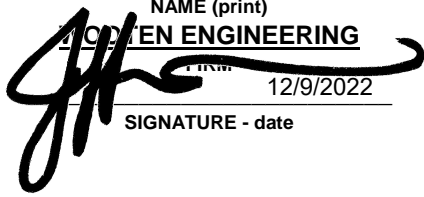
JEFFREY T. WOOTEN

NAME (print)

WOOTEN ENGINEERING

12/9/2022

SIGNATURE - date



DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS				
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Shared Parking Agreement

Owner/ Applicant

Name: Jay Rembe

Business Name: Griegos Farms, LLC

Street Address: 1716 Central Ave. SW, Albuquerque, NM87104

DRAFT

Property Address legally described as Lots 1-8 of A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 144-A-1 AND 144-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 TOGETHER WITH TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175 M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 21, 2022 IN MAP BOOK 2022C, FOLIO 60.

Owner of Off-Street Parking Area

Name:(Same as Applicant) Jay Rembe

Business Name: (Same as Applicant) Griegos Farms, LLC

Street Address: 1716 Central Ave. SW, Albuquerque, NM87104

Property Address legally described as Lots 1-8 of A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 144-A-1 AND 144-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 TOGETHER WITH TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175 M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 21, 2022 IN MAP BOOK 2022C, FOLIO 60.

In Conjunction with the development of Griegos Farms, LLC 'Griegos Farms (the "Property") for which the legal description is: A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 144-A-1 AND 144-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 TOGETHER WITH TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1

DRAFT

AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175 M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 21, 2022 IN MAP BOOK 2022C, FOLIO 60.

the City of Albuquerque has allowed, and the owner, Griegos Farms, LLC has voluntarily elected, for a redistribution to off-street parking requirements based upon IDO section 5-5(C)(6)(e) Off-site Parking Credit:

1. The provision of required parking at an off-site parking area may be counted toward required off-street parking spaces on a 1-for-1 basis and is allowed for 100 percent of the required parking spaces, except that those required to satisfy the Americans with Disabilities Act shall be provided on the site of the building or use.

2. Off-site parking must meet the location standards in Subsection 14-16-5-5(F)(1)(a) and shall be guaranteed by a legally binding Agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area.

The provided site plan, as shown on Exhibit 'A' includes a parking layout and distribution strategy as allowed by the aforementioned IDO sections. Based on the site plan and considering the tenant uses, the IDO requires the following minimum parking spaces:

- Residential units: 1 per unit +2 guest spaces per cottage development= 90 units + 16 guest=106 spaces
- Community Building: 3 spaces per 1,000 GFA= 15 spaces
- Total spaces required for the project is 121 parking spaces.

A total of 139 spaces have been provided on 7 parking areas distributed throughout the project site. Under the terms of this Agreement, all 139 parking spaces (121 required parking spaces) shall be distributed between these 7 parking areas. Required parking for each of the 8 individual cottage developments shall be located on a lot abutting at least 1 of the lots served by such parking as determined by IDO *Subsection 14-16-5-5(F)(1)(a)8*.

The owner and its successor and assigns agree that it will not change the tenant uses at the property in a manner that increases the number of required off-street parking spaces unless additional parking spaces are provided. In the event that there are changes to the tenant uses which would increase the number of required off-street parking spaces on the Property, the parking calculations shall be updated by the owner to reflect such change and presented to the city.

Furthermore, the owner agrees that the Property shall operate an open/shared parking arrangement, whereby the owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by the users of any portion of the property.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking area for such items as spaces for disabled drivers, loading, designated timed area such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Property approved by the City or take commercially reasonable actions to prevent parking in area which are not designated parking spaces on the site plan.

The terms of the Agreement shall bind the Owner, successors, and assigns. This Agreement can be amended with mutual consent of the Owner and the City of Albuquerque.

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
 LEGAL DESCRIPTION: TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 488A3, 168A4, 169, 170, 170A, 171, 175 M.G.C.D. MAP NO. 31 AND S.40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELANA CALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUN 21, 2022 IN MAP BOOK 2022C, FOLD 60.
 ZONING: ATLAS MAP-F-13-Z
 DEVELOPMENT TYPE: COTTAGE
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
 PROJECT DESCRIPTION: LANDSCAPE FORWARD COTTAGE DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF., DISTRIBUTED BETWEEN 8 LOTS(SEE UNIT COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY AMENITIES BUILDING TO BE DETERMINED.

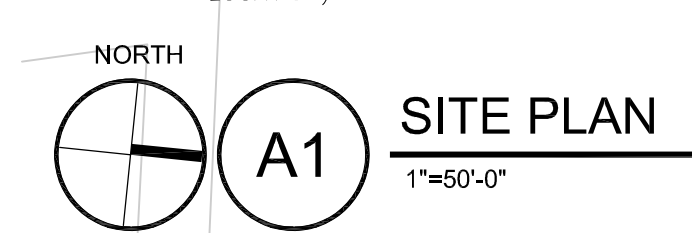
PARKING INFORMATION

PARKING REQUIREMENTS (200 TABLE 3-2.1-1)
 COTTAGE DEVELOPMENT-1 SPACE PER UNIT + 2 VISITOR+ 90 + 2 SPACES PER 8 LOTS- 156 SPACES REQUIRED
 COMMUNITY SPACE- 3 SPACES PER 1,000 GFA+ 15 SPACES
 TOTAL SPACES PROVIDED
 1 142 SPACES PROVIDED
 2 14
 3 11
 4 7
 5* 9
 6 16
 7 10
 8 13
 Total 90
 GENERAL NOTES-PARKING
 1. SEE TRAFFIC CIRCULATION LAYOUT FOR DETAILED LAYOUT AND INFORMATION
 2. SEE SHARED PARKING AGREEMENT FOR ADDITIONAL INFORMATION.
 GENERAL NOTES-SITE
 1. THIS IS THE FIRST APPLICATION FOR THIS PROJECT AND, THEREFORE, THE "PROJECT SITE" FOR THE COTTAGE DEVELOPMENT IS DEFINED "THE PLATTED PROPERTIES KNOWN AS GRIEGOS FARMS" PER THE IDO DEFINITION BELOW.
 PROJECT SITE: A LOT OR COLLECTION OF LOTS SHOWN ON A SUBDIVISION, MINOR OR MAJOR OR ON A SITE PLAN, THIS TERM RELATES TO THE LARGEST GEOGRAPHY SPECIFIED IN THE PLATTED PROPERTIES OR SECTION OF THE FIRST APPLICATION RELATIVE TO PARCEL DEVELOPMENT. FOR EXAMPLE, IF A LARGE LOT IS SUBDIVIDED AND SUBMITTED FOR DEVELOPMENT IN PHASES, ANY REGULATION REFERRED TO IN THE PROJECT SITE, SHALL APPLY TO THE ENTIRETY OF THE LAND IN THE ORIGINAL LOT INCLUDED IN THE SUBDIVISION APPLICATION.
 2. THE ENTIRE "PROJECT SITE" IS TO REMAIN UNDER ONE OWNERSHIP

Shared Parking Calculations

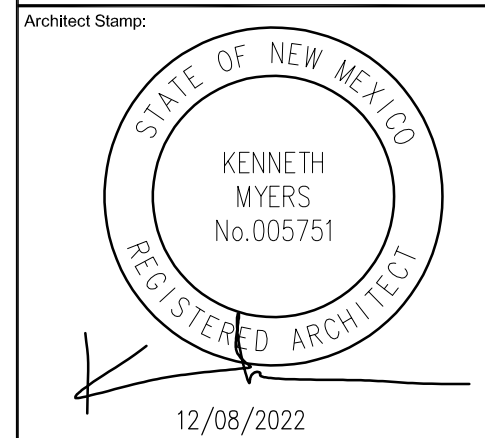
Lot Number	Unit Count	Additional Spaces Required per IDO-use parking info	Total Required	Total Provided	Available/Required (-) for shared parking	Shared Parking with abutting Lot
1	14	2	16	26	10	
2	10	2	12	12	0	
3	11	2	13	15	2	
4	7	2	9	16	7	
5*	9	17	26	0	-26	Lot 3:1 space, Lot 4: 7 spaces, Lot 6: 18 Spaces- 26
6	16	2	18	36	18	
7	10	2	12	22	10	
8	13	2	15	12	-3	Lot 7: 3
Total	90	31	121	139		

Legend:
 *requires additional parking for community building
 Requires shared parking with abutting lot



1860 GRIEGOS RD. NW
 ALBUQUERQUE, NM 87107

GRIEGOS FARMS



REMBE
 urban design + development
 1716 Central SW, Suite A
 Albuquerque NM 87104
 t. 505.243.0188

Project: **GRIEGOS FARMS**
 Drawn By: **KMA** | Checked By: **KMA**
 Phase: **SD**
 Date: --

Drawing Title:
SHARED PARKING LAYOUT

Project Number:
2102

Sheet Number:
EXHIBIT 'A'

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES

THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND COVER PLANTS.

ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

LANDSCAPE AREAS SHALL BE DESIGNED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. BIOSWALES AND BIORETENTION PONDS AT 12" TO 36" MAXIMUM BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT, SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.

LANDSCAPE PLANS WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

THE LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.

THE LANDSCAPE PLAN SHALL BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.

LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES.

THE PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6(LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE LOCATED IN THAT BUFFER AREA.

THE EXISTING SITE TO THE EAST OF GUADALUPE CHURCH STREET NW IS COMPRISED OF UNMAINTAINED BASEBALL FIELDS THAT ARE NOT VEGETATED AND THE EXISTING SITE TO THE WEST OF UNDEVELOPED LAND THAT IS NOT VEGETATED.

THE OFF-STREET PARKING AREA LANDSCAPING REQUIREMENTS PER 14-16-3-10 LANDSCAPING REQUIREMENTS (G) SPECIAL LANDSCAPING STANDARDS HAVE BEEN ADDRESSED INCLUDING THE FOLLOWING:

- (A) ONE TREE IS REQUIRED PER TEN PARKING SPACES;
- (B) NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE TRUNK;
- (C) THE MINIMUM SIZE OF TREE PLANTERS WITHIN OFF-STREET PARKING AREAS SHALL BE 36 - 80 SQUARE FEET PER TREE; THE TREE PLANTER AREA MAY BE REDUCED IF THE SURFACE OF THE PARKING OR VEHICLE CIRCULATION AREA IS OF A PERMEABLE MATERIAL;
- (D) AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE CANOPY DIAMETER OF AT LEAST 25 FEET.

PLANTING NOTES

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/8" LANDSCAPE GRAVEL MULCH (COLOR BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.

THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.

IRRIGATION NOTES

THE IRRIGATION PLAN SHALL BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS, SECTION 5-6(C)(14).

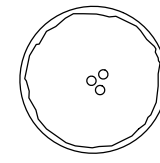
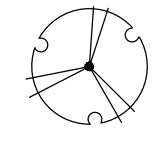
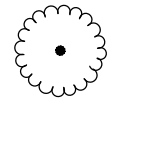
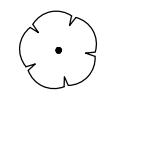
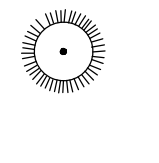

SETBACK & LANDSCAPE BUFFER NOTES

PER THE COTTAGE DEVELOPMENT LANGUAGE IN SECTION 4-3(B)(3) THE MAXIMUM PROJECT SIZE IS TWO (2) ACRES WHICH DEFINES EACH OF THE INDIVIDUAL COTTAGE COURTS. THIS GOVERNS THE OVERALL BUILDABLE SQUARE FOOTAGE AND HAS DEFINED THE PROJECT SITES UNIT DISTRIBUTION. THIS SECTION DISCUSSES THE ZONE DISTRICT LOT AND SET BACK REQUIREMENTS DEFINED IN TABLE 2-3-1 IN REFERENCE TO THE PROJECT SITE WHICH, AS DEFINED BY IDO SECTION 7-1 DEFINITIONS, IS THE ENTIRE TEN PLUS (10+) ACRE SITE.

PER EDGE BUFFER LANDSCAPING (14-16-5-6(D)) REQUIREMENTS - ONE (1) TREE AND THREE (3) SHRUBS PER EVERY TWENTY-FIVE (25) FEET.

LANDSCAPE SCHEDULES

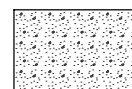

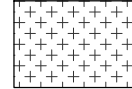


PLANTING SCHEDULE

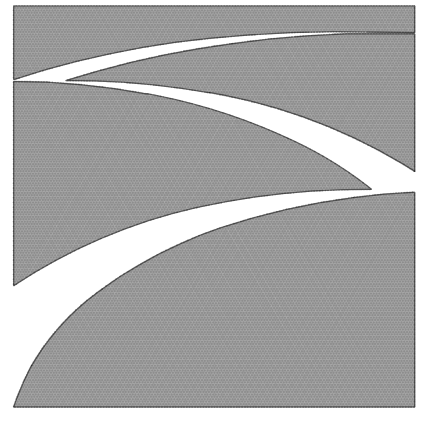
			QTY.		
	LARGE DECIDUOUS TREES		45		
	Rio Grande Cottonwood	Populus wislizeni	2.5 cal., B4B	50' x 40'	
	Arizona Ash	Fraxinus velutina	2.5 cal., B4B	50' x 40'	
	Arizona Sycamore	Plantanus wrightii	2.5 cal., B4B	40' x 30'	
	Chinese Pistache	Pistacia chinensis	2.5 cal., B4B	40' x 30'	
	Lacebark Elm	Lacebark elm	2.5 cal., B4B	40' x 40'	
	MEDIUM DECIDUOUS TREES		42		
	Black Willow	Salix nigra	2.5 cal., B4B	40' x 30'	
	Bigtooth Maple	Acer saccharum v grandidentatum	15 gal.	25' x 25'	
	Netleaf hackberry	Celtis reticulata	2.5 cal., B4B	30' x 30'	
	Chisos Red Oak	Quercus gravesii	15 gal.	25' x 25'	
	SMALL/MEDIUM & FLOWERING DECIDUOUS TREES		67		
	Desert Willow	Chilopsis linearis	15 gal.	20' x 25'	
	Honey Mesquite	Prosopis grandulosa	24" box	25' x 25'	
	Mexican Elder	Sambucus Mexicana	15 gal.	15' x 15'	
	FRUIT TREES		170		
	Golden Delicious Apple	Malus domestica	2.5 cal., B4B	25' x 25'	
	Alberta Peach	Golden Delicious	2.5 cal., B4B	25' x 25'	
	Santa Rosa Plum	Prunus persicas Alberta	2.5 cal., B4B	25' x 25'	
		Prunus domestica 'Santa Rosa'	2.5 cal., B4B	25' x 25'	
	Fuyu Persimmon	Diospyros virginiana Fuyu	2.5 cal., B4B	25' x 25'	
	Tilton Apricot	Prunus armeniaca Apricot	2.5 cal., B4B	25' x 25'	
	EVERGREEN TREES		36		
	Rocky Mountain Juniper	Juniperus scopulorum	15 gal.	30' x 20'	
	Southwest White Pine	Pinus strobiformis	6' - 8' ht. B4B	50' x 30'	
	Limber Pine	Pinus flexilis	8' - 10' ht. B4B	30' x 20'	
	Pinon Pine	Pinus edulis	8' - 10' ht. B4B	20' x 15'	
	Desert Oak	Quercus turbinella	15 gal.	20' x 15'	
	SHRUBS		430 + 420 ALONG BUFFER		
	LARGE SHRUBS				
	Silver Buffaloberry	Shepherdia argentea	5 gal.	15' x 12'	
	False Indigo Bush	Amorpha fruticosa	5 gal.	6' x 6'	
	Chokecherry	Prunus virginiana demise	5 gal.	8' x 6'	
	Coyote Willow	Salix exigua	5 gal.	6' x 8'	
	Desert Broom	Baccharis sarothroides	5 gal.	6' x 6'	
	Curleaf Mountain Mahogany	Cercocarpus ledifolius	5 gal.	10' x 6'	
	Greyleaf Cotoneaster	Cotoneaster buxifolius	5 gal.	3' x 8'	
	Spanish Broom	Spartium junceum	5 gal.	6' x 6'	
	Rosewood	Yauquelinia californica	5 gal.	8' x 6'	
	Alkali Sacaton	Sporobolus airoides	1 gal.	4' x 6'	
	MEDIUM SHRUBS				
	Three Leaf Sumac	Rhus trilobata	5 gal.	5' x 5'	
	Apache Plume	Fallugia paradoxa	5 gal.	5' x 4'	
	Cutleaf Sumac	Rhus glabra var. cismontane	5 gal.	3' x 4'	
	Turpentine Bush	Ericameria laricifolia	5 gal.	3' x 5'	
	Red Yucca	Hesperaloe parviflora	5 gal.	4' x 4'	
Flame Anisacanthus	Anisacanthus wrightii	5 gal.	4' x 4'		
Thompson Broom	Baccharis x Starns	5 gal.	2' x 5'		
Heavenly Bamboo	Nandina domestica	5 gal.	5' x 5'		
Western Sand Cherry	Prunus besseyi	5 gal.	4' x 4'		
	'Pawnee Buttes'				
Cliff Fendlerbush	Fendlera rupicola	5 gal.	4' x 4'		
SMALL SHRUBS					
Golden Currant	Ribes aureum	5 gal.	4' x 3'		
Chamisa	Chrysothamnus nauseosus	5 gal.	2' x 2'		
Banana Yucca	Yucca baccata	5 gal.	2' x 2'		
Cherry Sage	Salvia greggii	5 gal.	3' x 3'		
Compact Oregon Grape	Mahonia aquifolium 'compacta'	3 gal.	2' x 3'		

VINES, PERENNIALS, CROPS, GROUND COVER & GRASSES

Grapes	Vitis sp.	5 gal.	2' x 15'
Hops	Humulus sp.	5 gal.	3' x 25'
Curry Plant	Helichrysum italicum	1 gal.	2' x 3'
Lavender	Lavendula angustifolia	1 gal.	3' x 2'
Maximilian Sunflower	Helianthus Maximiliani	1 gal.	3' x 2'
Rosemary	Rosmarinus officinalis	5 gal.	4' x 4'
Chives	Allium schoenoprasum	4" pot	2' x 1'
Artichoke	Cynara scolymus	4" pot	3' x 3'
Bulbs	Various	4" pot	1' x 1'
Chocolate Flower	Berlandiera lyrata	4" pot	2' x 2'
Mexican Hat	Ratibida tagetes	4" pot	3' x 2'
Indian Blanket	Gaillardia pulchella	4" pot	1' x 1'
Yerba de Mansa	Anemopsis californica	1 gal.	1' x 2'
Cota	Thelesperma megapotamicum	1 gal.	1' x 1'
Blue Grama Grass	Bouteloua gracilis	Seed	3' x 2'
Giant Sacaton	Sporobolus wrightii	1 gal.	8' x 6'
Sheep's Fescue	Festuca ovina	Seed	n/a
Blue Grama Blond	Bouteloua gracilis	1 gal.	3' x 3'
Ambition	'Blonde Ambition'		
Indian Rice Grass	Oryzopsis hymenoides	1 gal.	1' x 1'

HARDSCAPE / GROUND COVER SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE AREA WITH EITHER 3/8" LANDSCAPE GRAVEL MULCH (COLOR: BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. 4" DEPTH.	126,636 SF
	CRUSHER FINES WITH GRAVEL PARKING. COLOR: BEIGE OR APPROVED EQUAL. 4" DEPTH.	58,495 SF
	BIORETENTION POND SEED MIX.	66,638 SF
	BIOSWALE LANDSCAPE AREA (ALONG THE ROAD)	2,036 SF
	INTERIOR ACCESS ROAD, ASPHALT	1,220 SF



SITES
SOUTHWEST

1700-B CENTRAL AVE SW
ALBUQUERQUE, NM 87104
PHONE: (505)822-8200
FAX: (505)822-8282
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com

CONSULTANTS

PROJECT

GRIEGOS FARMS

ADDRESS

1860 GRIEGOS RD, NM
ALBUQUERQUE, NM 87107



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DRB SUBMITTAL SET

MARK DATE DESCRIPTION

ISSUE DATE:	AUGUST 26, 2022
PROJECT NO.:	2022038
DWG FILE:	2022038_LOS GRIEGOS FARMS_DRB SITE.DWG
DRAWN BY:	LC/NO
CHKD BY:	GR
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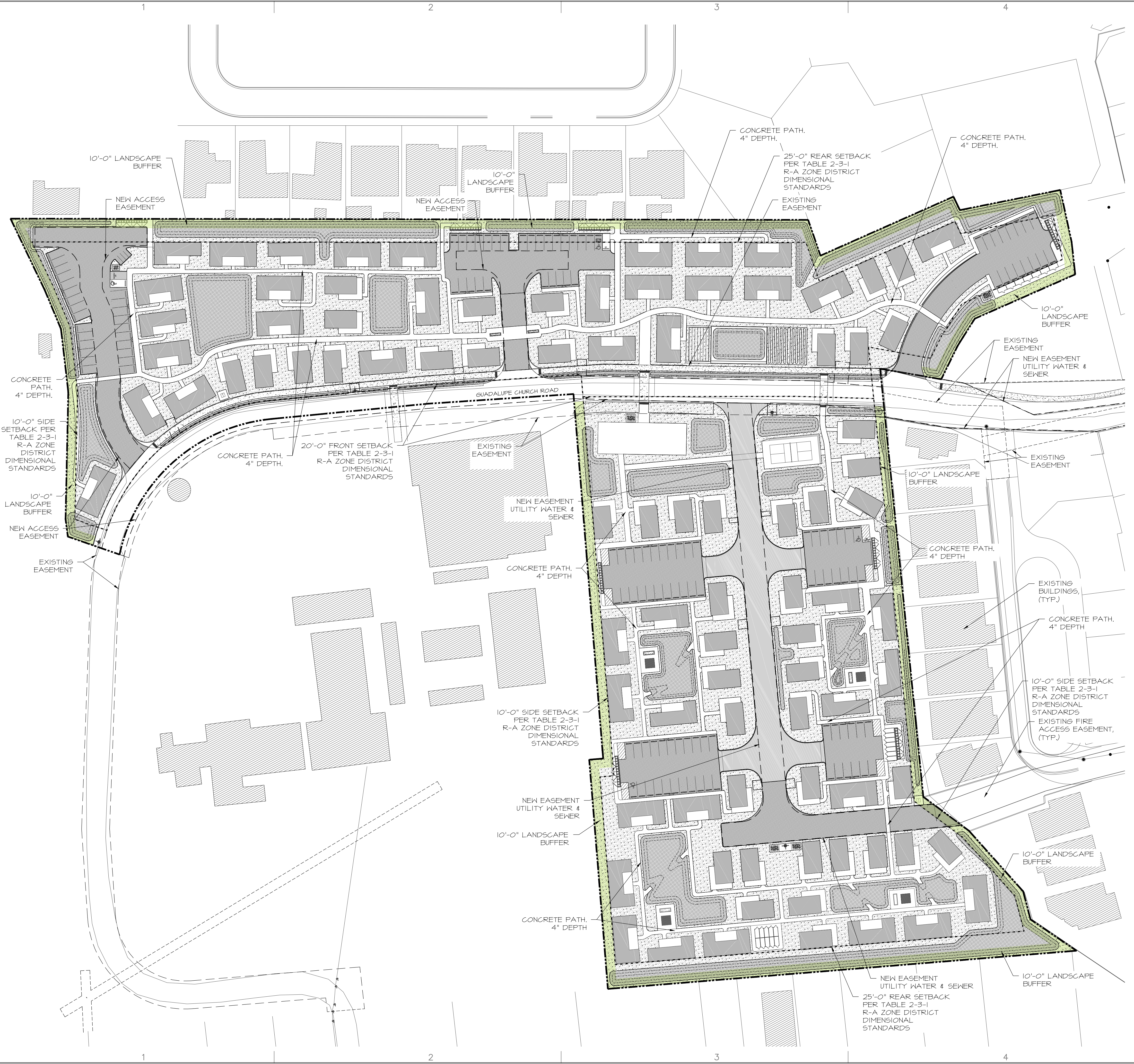
SHEET TITLE

LANDSCAPE NOTES
& SCHEDULES

LP101

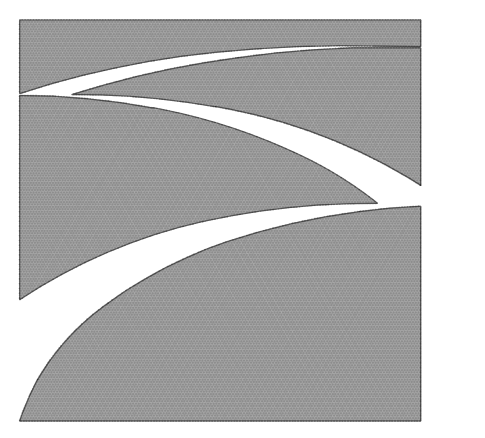
SHEET 1 OF 5

P: 2022036_Griegos Farms\4. Construction Drawings - Specs-Bid - Estimates\CAD Drawings\SET\2022036_LOS GRIEGOS FARM_DRB SITE.dwg 12-07-22 09:49:42 AM nodar



LEGEND

- PROPERTY LINE
- - - - - SETBACK LINE
- SYMBOL DESCRIPTION**
- LANDSCAPE AREA WITH EITHER 3/8" LANDSCAPE GRAVEL MULCH (COLOR: BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. 4" DEPTH.
- CRUSHER FINES WITH GRAVEL PARKING. COLOR: BEIGE OR APPROVED EQUAL. 4" DEPTH.
- BIORETENTION POND SEED MIX.
- BIOSWALE LANDSCAPE AREA (ALONG THE ROAD)
- INTERIOR ACCESS ROAD, ASPHALT
- 10'-0" WIDE LANDSCAPE BUFFER. PER 4-3(B)(3)(H), EACH PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6 (LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE IN THAT BUFFER AREA.



SITES
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WEB: www.sites-sw.com

CONSULTANTS

PROJECT
GRIEGOS FARMS

ADDRESS
1860 GRIEGOS RD, NM
ALBUQUERQUE, NM 87107



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DRB SUBMITTAL SET

MARK	DATE	DESCRIPTION
ISSUE DATE:	AUGUST 26, 2022	
PROJECT NO.:	2022036	
DWG FILE:	2022036_LOS GRIEGOS FARM_DRB SITE.dwg	
DRAWN BY:	LC/NO	
CHK'D BY:	GR	
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SHEET TITLE

LANDSCAPE
CONSTRUCTION PLAN

LP102

SHEET 2 OF 5



P: 2022036_Griegos Farms, 4. Construction Drawings - Specs-Bid - Estimates CAD Drawings/PERMITTING SET/2022036_LOS GRIEGOS FARM_DRB SITE.dwg 12-07-22 09:54:03 AM noder



10'-0" WIDE LANDSCAPE BUFFER.
 PER 4-3(B)(3)(H), EACH PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6 (LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE IN THAT BUFFER AREA.

LEGEND PLANTING

- VINES, PERENNIALS, CROPS, GROUNDCOVER & GRASSES**
- | | |
|----------------------|---------------------------|
| Grapes | Vitis sp. |
| Hops | Humulus sp. |
| Curry Plant | Helichrysum italicum |
| Lavender | Lavandula angustifolia |
| Maximilian Sunflower | Helianthus Maximiliani |
| Rosemary | Rosmarinus officinalis |
| Chives | Allium schoenoprasum |
| Artichoke | Cynara scolymus |
| Bulbs | Various |
| Chocolate Flower | Berlandiera lyrata |
| Mexican Hat | Ratibida tagetes |
| Indian Blanket | Gaillardia pulchella |
| Yerba de Mansa | Anemopsis californica |
| Cota | Thelesperma megapotamicum |
| Blue Grama Grass | Bouteloua gracilis |
| Giant Sacaton | Sporobolus wrightii |
| Sheep's Fescue | Festuca ovina |
| Blue Grama Blond | Bouteloua gracilis |
| Ambition | 'Blonde Ambition' |
| Indian Rice Grass | Oryzopsis hymenoides |

LEGEND

- PROPERTY LINE
- - - - - SETBACK LINE

LEGEND PLANTING

- LARGE DECIDUOUS TREES**
 - Rio Grande Cottonwood Populus wislizeni
 - Arizona Ash Fraxinus velutina
 - Arizona Sycamore Plantanus wrightii
 - Chinese Pistache Pistacia chinensis
 - Lacebark Elm Lacebark elm
- MEDIUM DECIDUOUS TREES**
 - Black Willow Salix nigra
 - Bigtooth Maple Acer saccharum v grandidentatum
 - Netleaf hackberry Celtis reticulata
 - Chisos Red Oak Quercus gravesii
- SMALL/MEDIUM & FLOWERING DECIDUOUS TREES**
 - Desert Willow Chilopsis linearis
 - Honey Mesquite Prosopis grandulosa
 - Mexican Elder Sambucus Mexicana
- FRUIT TREES**
 - Golden Delicious Apple Malus domestica
 - Alberta Peach Prunus persicas Alberta
 - Santa Rosa Plum Prunus domestica 'Santa Rosa'
 - Fuyu Persimmon Diospyros virginiana Fuyu
 - Tilton Apricot Prunus armeniaca Apricot
- EVERGREEN TREES**
 - Rocky Mountain Juniper Juniperus scopulorum
 - Southwest White Pine Pinus strobiformis
 - Limber Pine Pinus flexilis
 - Pinon Pine Pinus edulis
 - Desert Oak Quercus turbinella
- SHRUBS**
 - LARGE SHRUBS**
 - Silver Buffaloberry Shepherdia argentea
 - False Indigo Bush Amorpha fruticosa
 - Chokecherry Prunus virginiana demise
 - Coyote Willow Salix exigua
 - Desert Broom Baccharis sarothroides
 - Curleaf Mountain Cercocarpus ledifolius
 - Mahogany Mahogany
 - Greyleaf Cotoneaster Cotoneaster buxifolius
 - Spanish Broom Spartium junceum
 - Rosewood Vauquelinia californica
 - Alkali Sacaton Sporobolus airoides
 - MEDIUM SHRUBS**
 - Three Leaf Sumac Rhus trilobata
 - Apache Plume Fallugia paradoxa
 - Cutleaf Sumac Rhus glabra var. cismontane
 - Turpentine Bush Ericameria laricifolia
 - Red Yucca Hesperaloe parviflora
 - Flame Anisacanthus Anisacanthus wrightii
 - Thompson Broom Baccharis x Stans
 - Heavenly Bamboo Nandina domestica
 - Western Sand Cherry Prunus besseyi
 - Cliff Fenderbush 'Pawnee Buttes'
 - Fendlera rupicola
 - SMALL SHRUBS**
 - Golden Currant Ribes aureum
 - Chamisa Chrysothamnus nauseosus
 - Banana Yucca Yucca baccata
 - Cherry Sage Salvia greggii
 - Compact Oregon Grape Mahonia aquifolium 'Compacta'

PER EDGE BUFFER LANDSCAPING (14-16-5-6(D)) REQUIREMENTS: ONE (1) TREE AND THREE (3) SHRUBS PER EVERY TWENTY-FIVE (25) FEET.



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CONSULTANTS

PROJECT
 GRIEGOS FARMS

ADDRESS
 1860 GRIEGOS RD, NM
 ALBUQUERQUE, NM 87107



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DRB SUBMITTAL SET

MARK	DATE	DESCRIPTION
ISSUE DATE:	AUGUST 26, 2022	
PROJECT NO.:	2022036	
DWG FILE:	2022036_LOS GRIEGOS FARM_DRB SITE.dwg	
DRAWN BY:	LG/NO	
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SHEET TITLE

LANDSCAPE PLANTING PLAN

LP103

SHEET 3 OF 5



SITES SOUTHWEST

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DRB SUBMITTAL SET

1	12/07/22	Updated Landscape Calculations
MARK	DATE	DESCRIPTION
	ISSUE DATE:	AUGUST 26, 2022
PROJECT NO: 2022038		
DWS FILE: 2022038_L05_GRIEGOS_FARM_DRB_SITING.dwg		
DRAWN BY: LC/NO		
CHKD BY: GR		
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SHEET TITLE

LANDSCAPE CALCULATIONS

LP104

SHEET 4 OF 5

LEGEND

PROPERTY LINE
SETBACK LINE

LANDSCAPED AREA

PROPOSED LANDSCAPE AREAS 195,634 SQ. FT.



LANDSCAPE AREA CALCULATIONS		
ITEM	SQFT	ACRE
Total Site Area	445,618.00	10.23
Gross Covered Area	97,678.00	2.24
Net Site Area	347,940.00	7.99
Landscape Area Required (10%)	34,794.00	0.80
Total Landscape Area Required	34,794.00	0.80
Existing Landscape	0.00	0.00
Landscape Area Provided	195,310.00	4.48
Landscape Area Existing	0.00	0.00
Supplement seating areas (1/3)	0.00	0.00
Total Landscape Area provided	195,634.00	4.49
Landscape Area Ratio to Site (Minimum of 10% required)	56.2%	
Total Required Vegetation Cover @ Maturity (75%)	146,482.50	3.36
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	58,593.00	1.35
Total Required Vegetative Cover	205,075.50	4.71
Total Provided Vegetative Cover	190,369.57	4.37
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)	92.8%	

EDGE BUFFERING 5-6(E)(1)(b): EACH PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6(LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE LOCATED IN THAT BUFFER AREA.

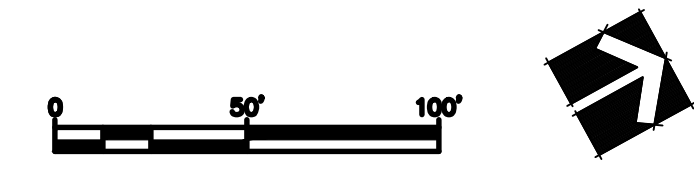
PER EDGE BUFFER LANDSCAPING (14-16-5-6(D)) REQUIREMENTS: ONE (1) TREE AND THREE (3) SHRUBS PER EVERY TWENTY-FIVE (25) FEET.

BUFFER LANDSCAPE AREA REQ.
(RML MIN AREA)+(RI MIN AREA)
(4,688' x 10') = 46,880 SF (1.07 AC)

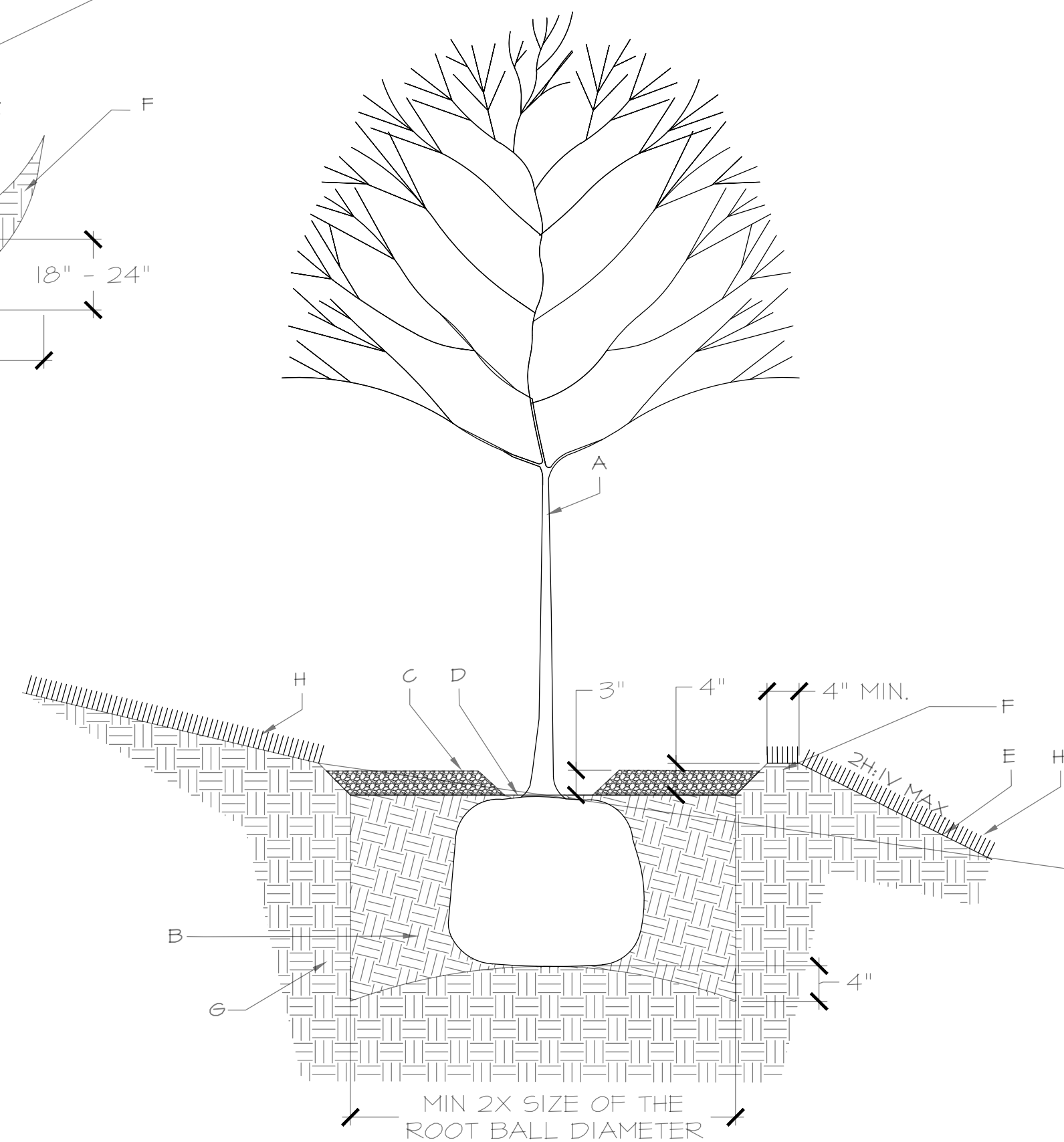
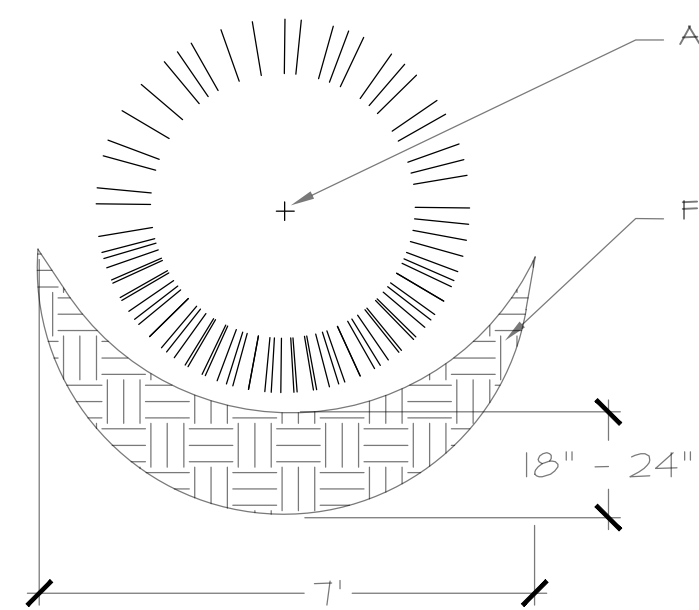
LANDSCAPE AREA REQ. (10%) = 4,688 SF (0.10 AC)

LANDSCAPE AREA PROPOSED = 54,358 SF (1.24 AC)

P: 2022038_Griegos Farms.dwg - Construction Drawings - Specs-Bid - Estimates\CAD Drawings\PERMITTING SET\2022038_L05_GRIEGOS_FARM_DRB_SITING.dwg 12-07-22 04:44:20 PM nodar



PLAN



CONSTRUCTION NOTES:

- A. TREE.
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF MULCH PER PLANS. TREES IN TURF AREAS SHALL RECEIVE 4" DIA. RING OF BARK MULCH, 3" MIN. DEPTH.
- D. 4" SPACE BETWEEN MULCH AND TREE.
- E. FINISH GRADE.
- F. COMPACTED MOUND ON DOWNHILL SIDE OF PLANTING HOLE.
- G. UNDISTURBED SOIL.
- H. REVEGETATIVE SEEDING, SEE PLANTING PLANS

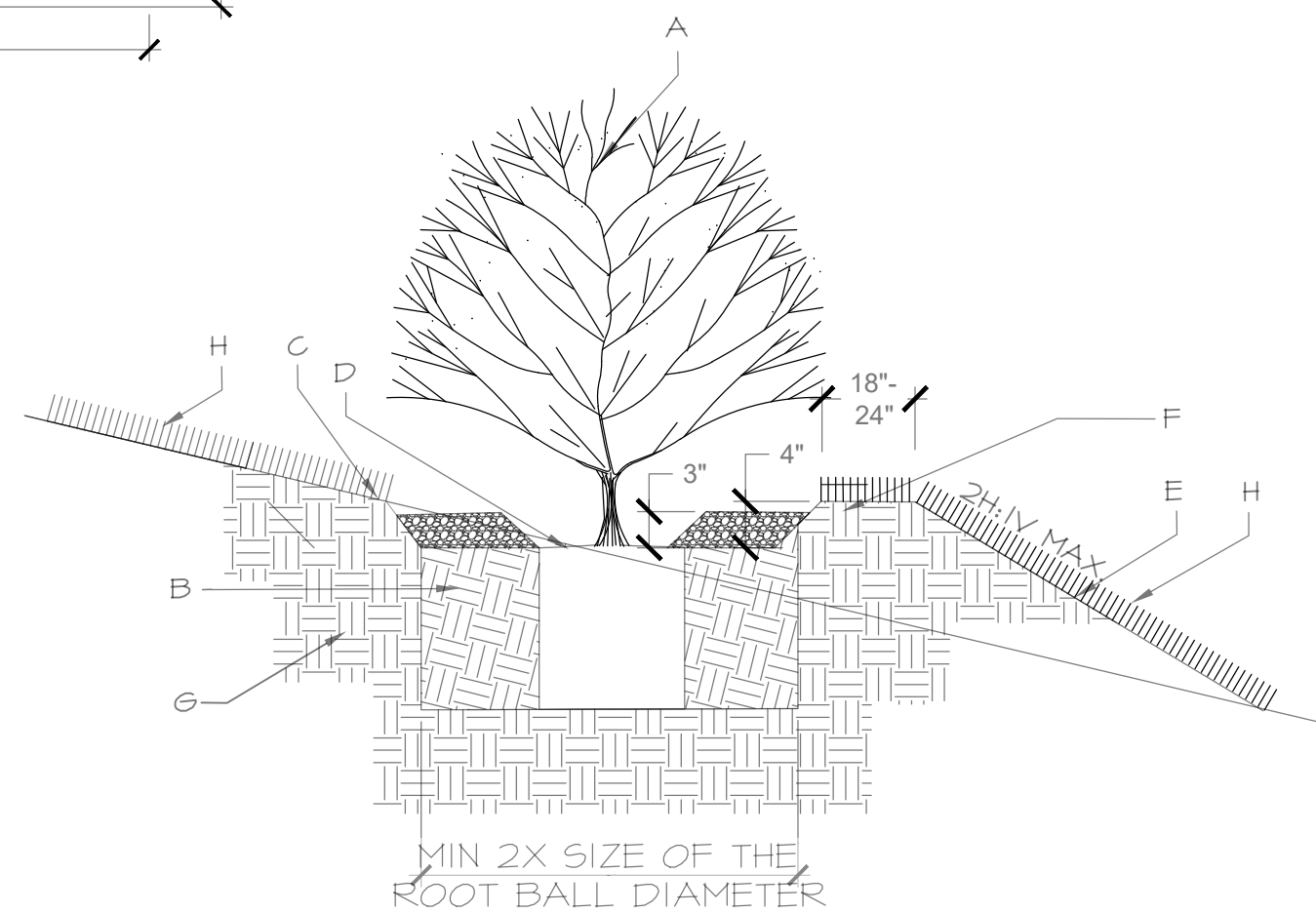
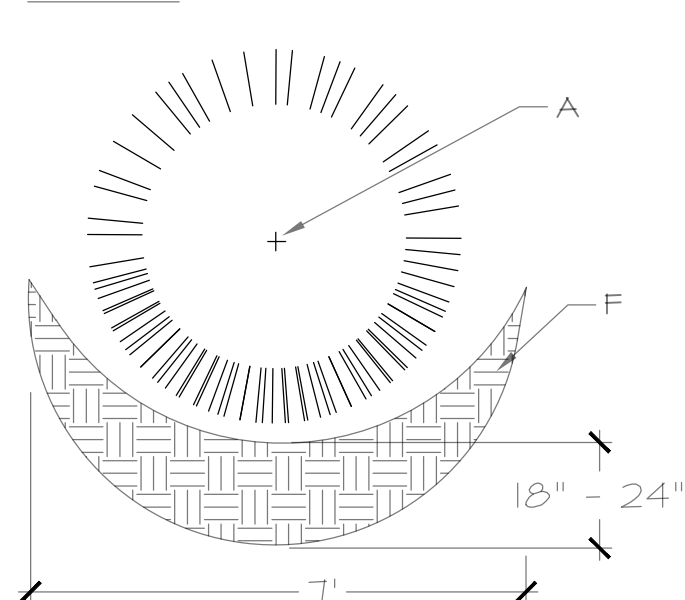
GENERAL NOTES:

- 1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
- 2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
- 3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
- 4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOTBALL AND FROM PLANTING HOLE.
- 5. TREES WITH CO-DOMINANT LEADERS WILL NOT BE ACCEPTED.
- 6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
- 8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

A TREE PLANTING ON SLOPE

NOT TO SCALE

PLAN



CONSTRUCTION NOTES:

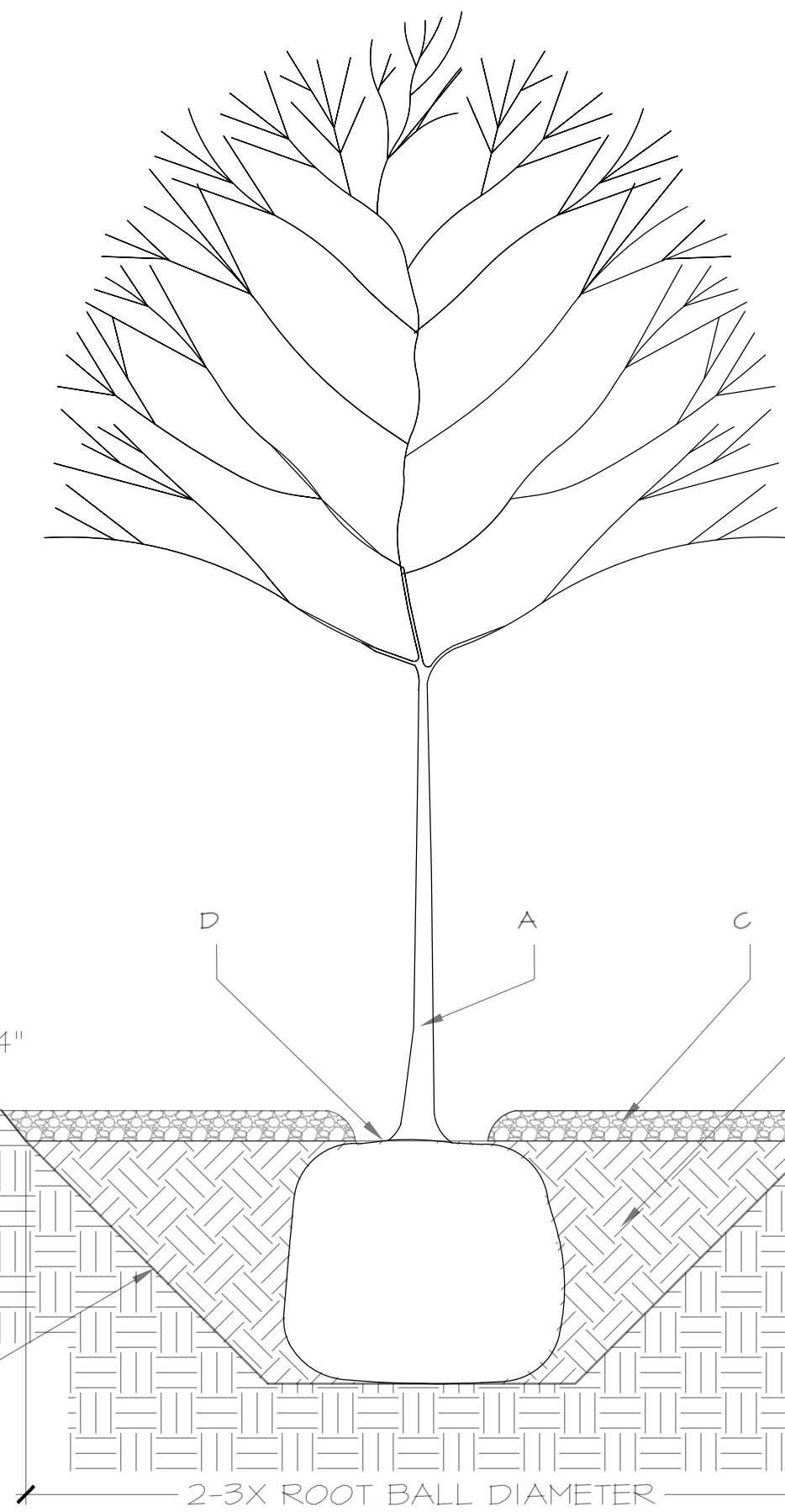
- A. SHRUB/ORNAMENTAL GRASS
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF COMPOST MULCH PER PLANS. SHRUBS IN TURF AREAS SHALL RECEIVE 4" DIA. RING OF BARK MULCH, 3" MIN. DEPTH.
- D. 4" SPACE BETWEEN MULCH AND SHRUB/ORNAMENTAL GRASS
- E. FINISH GRADE.
- F. COMPACTED MOUND ON DOWNHILL SIDE OF PLANTING HOLE.
- G. UNDISTURBED SOIL.
- H. REVEGETATIVE SEEDING, SEE PLANTING PLANS

GENERAL NOTES:

- 1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT SHRUB/ORNAMENTAL GRASS FROM SETTLING.
- 2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE.
- 3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
- 4. DO NOT PLACE MULCH IN CONTACT WITH SHRUB, KEEP AT LEAST 4" AWAY FROM TRUNK.
- 5. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

C SHRUB/ORNAMENTAL GRASS PLANTING, CONTAINER ON SLOPE

NOT TO SCALE



CONSTRUCTION NOTES:

- A. TREE.
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF MULCH PER PLANS.
- D. 4" SPACE BETWEEN MULCH AND TREE.
- E. FINISH GRADE.
- F. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- G. UNDISTURBED SOIL.

GENERAL NOTES:

- 1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
- 2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
- 3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
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- 8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

B TREE PLANTING, BALL & BURLAP

NOT TO SCALE

CONSTRUCTION NOTES:

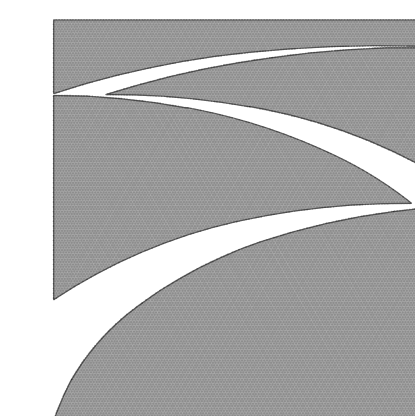
- A. SHRUB/ORNAMENTAL GRASS.
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF MULCH PER PLANS.
- D. 4" SPACE BETWEEN MULCH AND SHRUB.
- E. FINISH GRADE.
- F. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- G. UNDISTURBED SOIL.

GENERAL NOTES:

- 1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT SHRUB/ORNAMENTAL GRASS FROM SETTLING.
- 2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE.
- 3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
- 4. DO NOT PLACE MULCH IN CONTACT WITH SHRUB, KEEP AT LEAST 4" AWAY FROM TRUNK.
- 5. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

D SHRUB/ORNAMENTAL GRASS PLANTING, CONTAINER

NOT TO SCALE



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CONSULTANTS

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GRIEGOS FARMS

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ALBUQUERQUE, NM 87107



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MARK	DATE	DESCRIPTION
ISSUE	DATE	AUGUST 26, 2022
PROJECT NO.	2022038	
DWG FILE:	202208_L05_GRIEGOS_FARM_DRB_SITING.dwg	
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SHEET TITLE

LANDSCAPE PLANTING DETAILS

LP501

P: 2022038_Griegos Farms.dwg - Estimates\CAD Drawings\PERMITTING SET\2022038_L05_GRIEGOS_FARM_DRB_SITE.dwg 12-07-22 09:59:56 AM noder