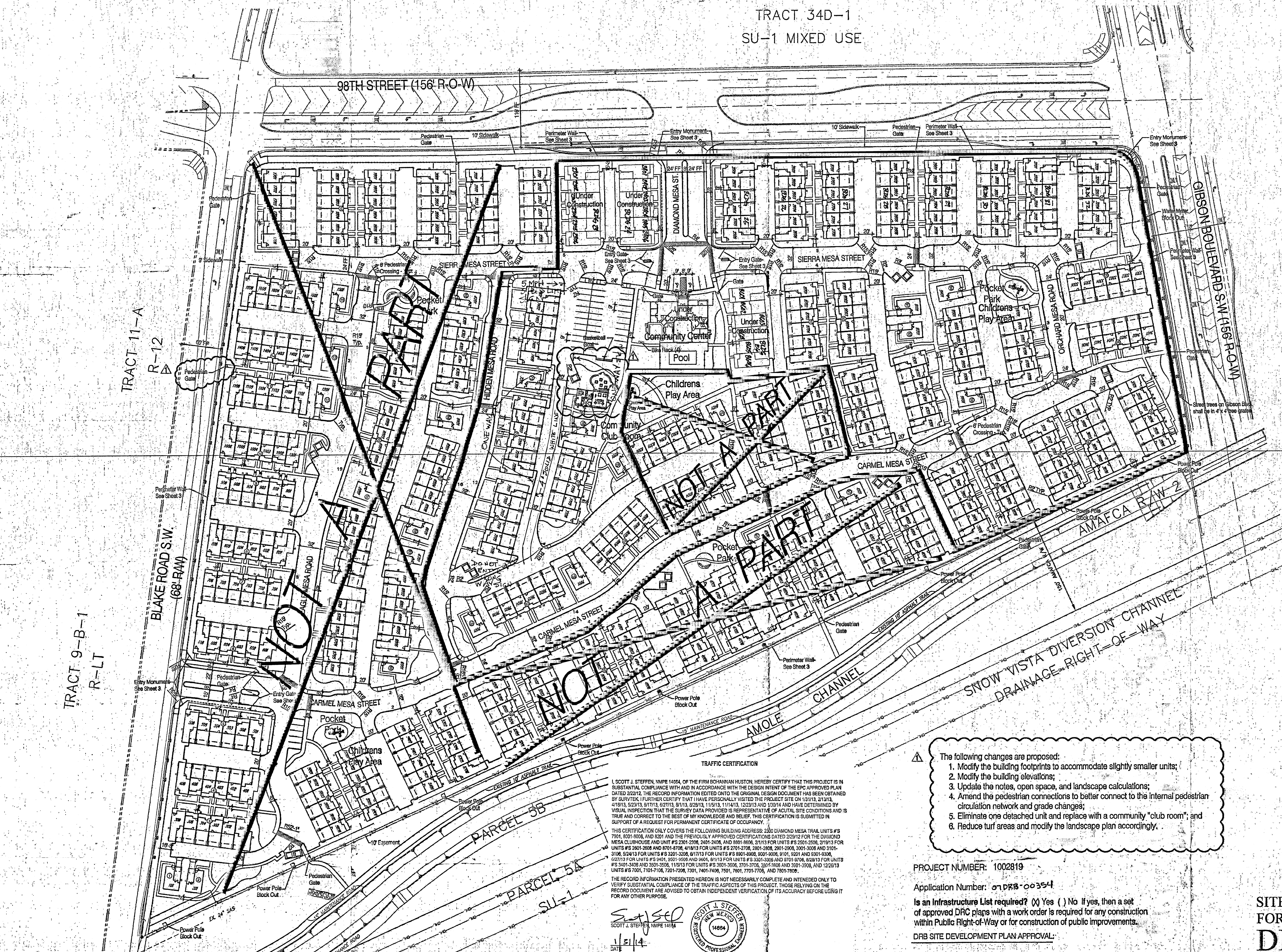
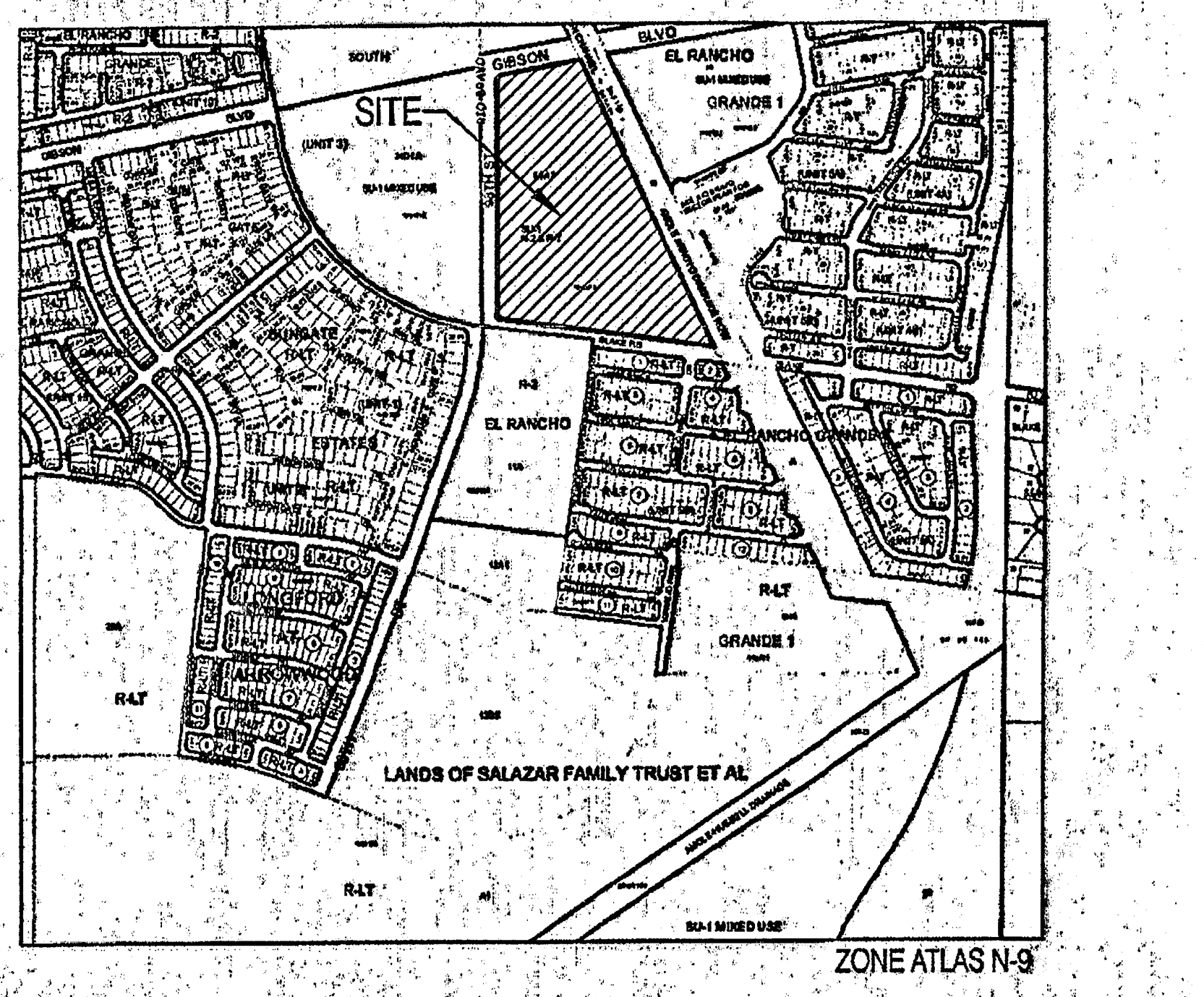


SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

⚠1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

⚠1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

⚠1 Transit Access - The site is currently served by Route 198 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

⚠1 Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

RECEIVED
JAN 31 2014
LAND DEVELOPMENT SECTION

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13 AND 1/30/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

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Scott J. Steffen
SCOTT J. STEFFEN, NMPE 14664

1/31/14
DATE

SCOTT J. STEFFEN
NEW MEXICO
14664
REGISTERED PROFESSIONAL ENGINEER

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. ⚠1

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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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.

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Traffic Engineering, Transportation Division — Date 4-11-07
Roger A. Green — Water Utility Department — Date 4/11/07
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Bradley L. Bingham — City Engineer — Date 8/29/07
N/A — * Environmental Health Department-(conditional) — Date
Michael Holton (angle adjustments required) — Solid Waste Management — Date 4/10/07
CM 4/9/07 D Matson — DRB Chairperson, Planning Department — Date 8/30/07

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

⚠1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 PROJECT # 1002819
see ⚠1
CMarrone — 2/22/12
APPROVED BY — DATE

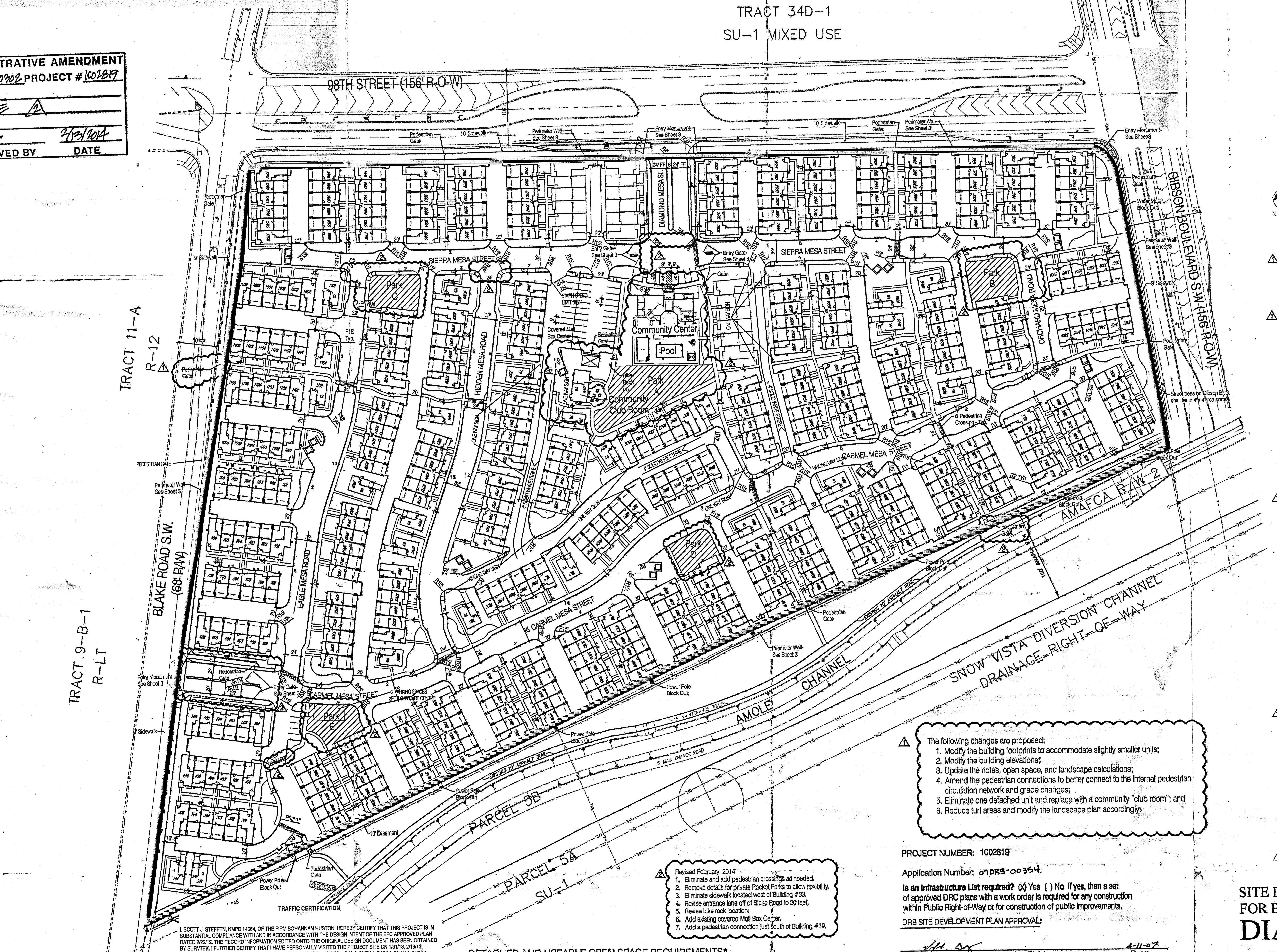
CONSENSUS PLANNING
December 2, 2011

north

Scale: 1" = 60'
30 0 60 120

Sheet 1 of 15

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE △2
2/13/2014
APPROVED BY **DATE**



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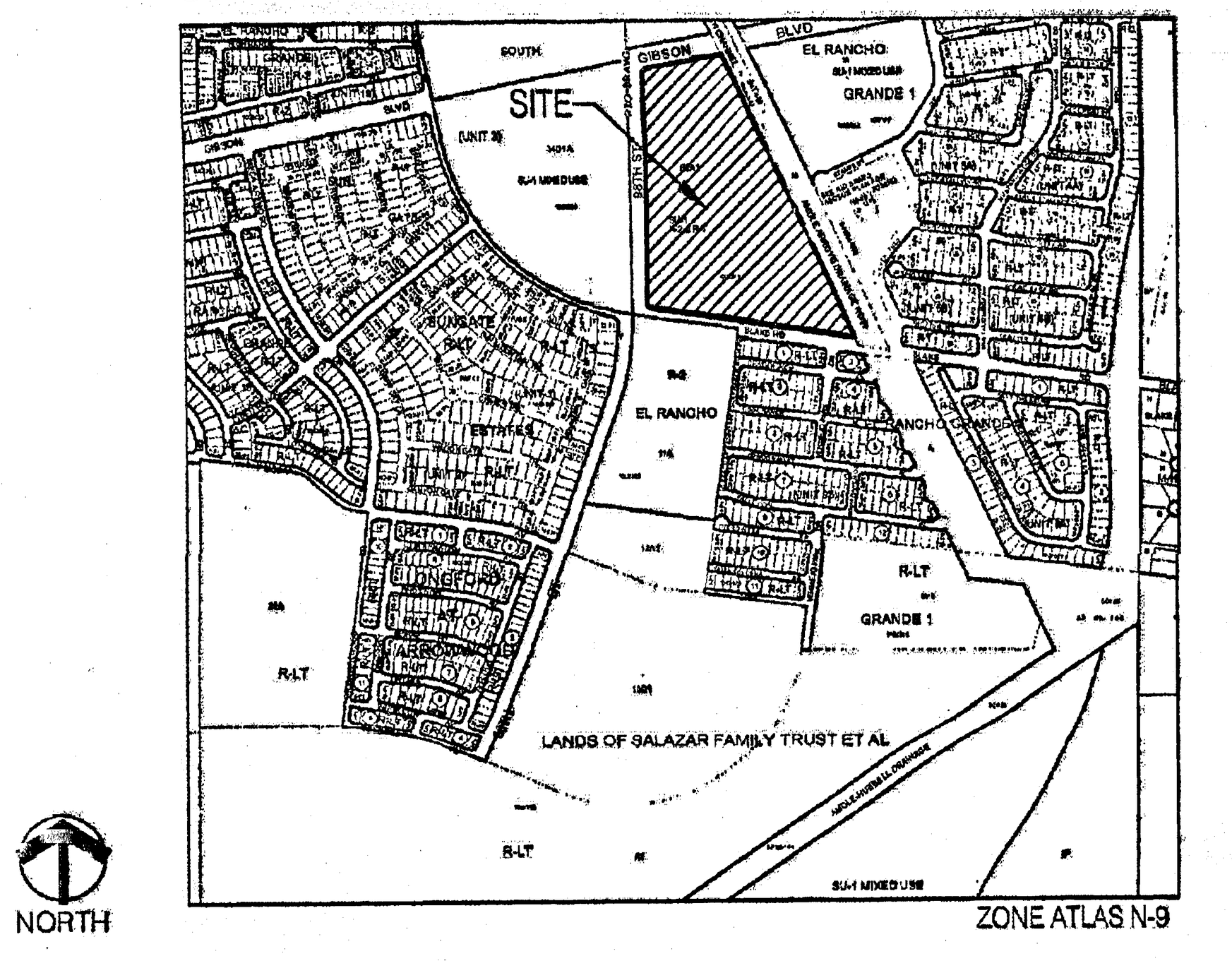

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△2 ▨ Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

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△2 Revised February, 2014
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2. Remove details for private Pocket Parks to allow flexibility.
3. Eliminate sidewalk located west of Building #33.
4. Revise entrance lane off of Blake Road to 20 feet.
5. Revise bike rack location.
6. Add existing covered Mail Box Center.
7. Add a pedestrian connection just south of Building #39.

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
5/28/15
DATE

SCOTT J. STEFFEN 14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. △1
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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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.

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Traffic Engineering, Transportation Division	4-11-07 Date
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N/A * Environmental Health Department-(conditional)	Date
Michael Holton (adjustments required) angles Solid Waste Management	4/10/07 Date
CM 4/9/07 D Watson DRB Chairperson, Planning Department	8/30/07 Date

RECEIVED
JUN 10 2015
LAND DEVELOPMENT SECTION

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

△1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △
CMarrone 2/22/12
APPROVED BY **DATE**

north

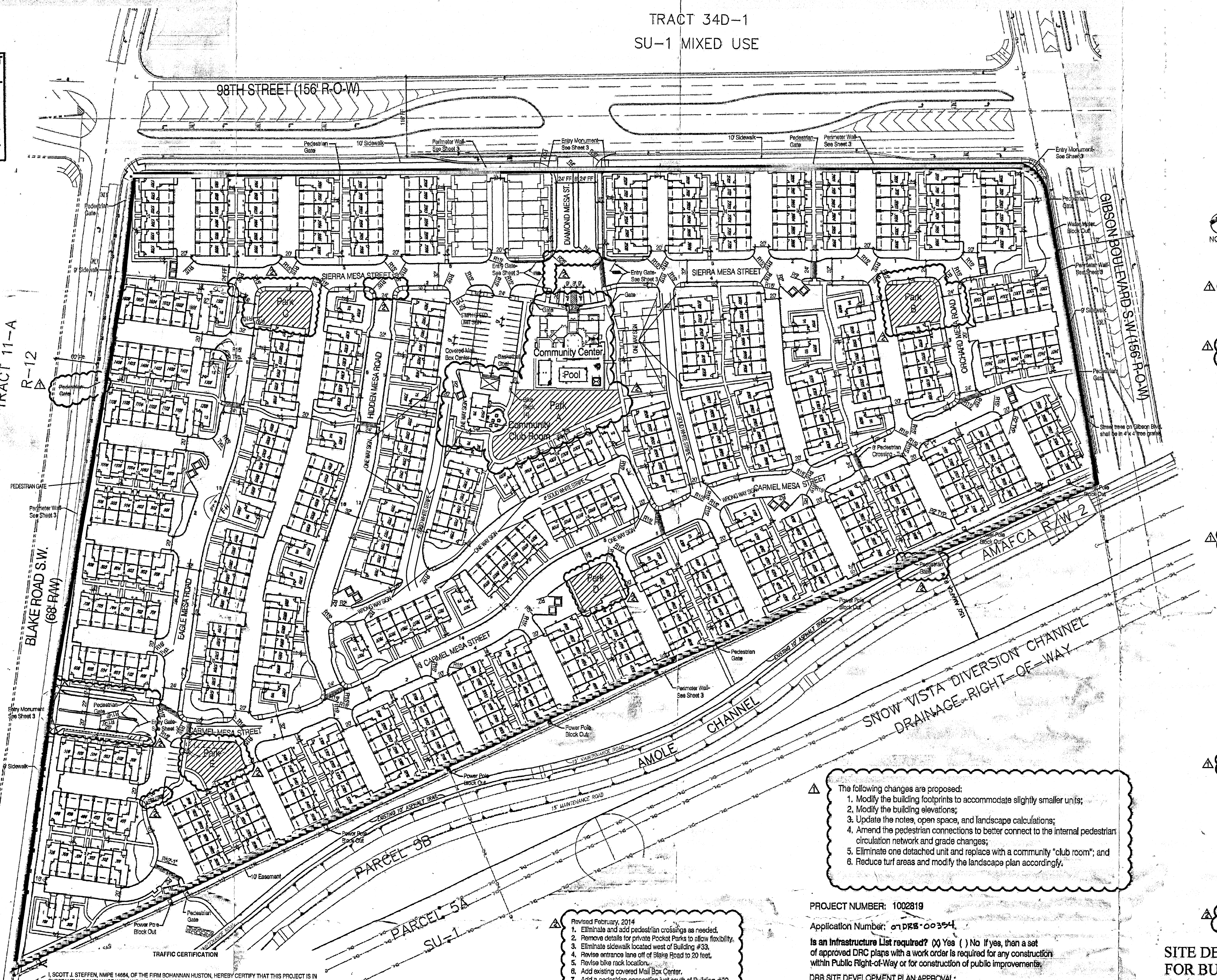
Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE ⚠2
2/13/2014
APPROVED BY **DATE**



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DATE

SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

⚠2 Revised February, 2014

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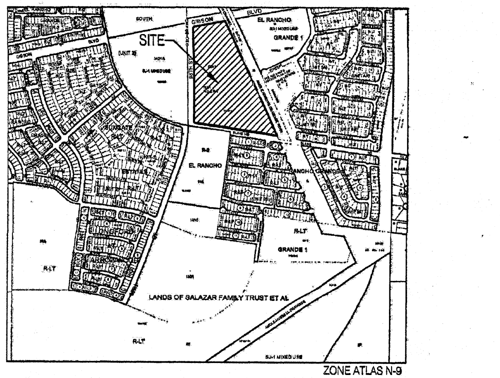
⚠1 Revised February 14, 2012

SITE VICINITY



NORTH

SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

⚠1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

⚠1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

⚠1 Transit Access - The site is currently served by Route 198 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
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Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

⚠1 Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

⚠2 ▨ Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see ⚠
CMarrone 2/22/12
APPROVED BY **DATE**

north

Scale: 1" = 60'
30 0 60 120

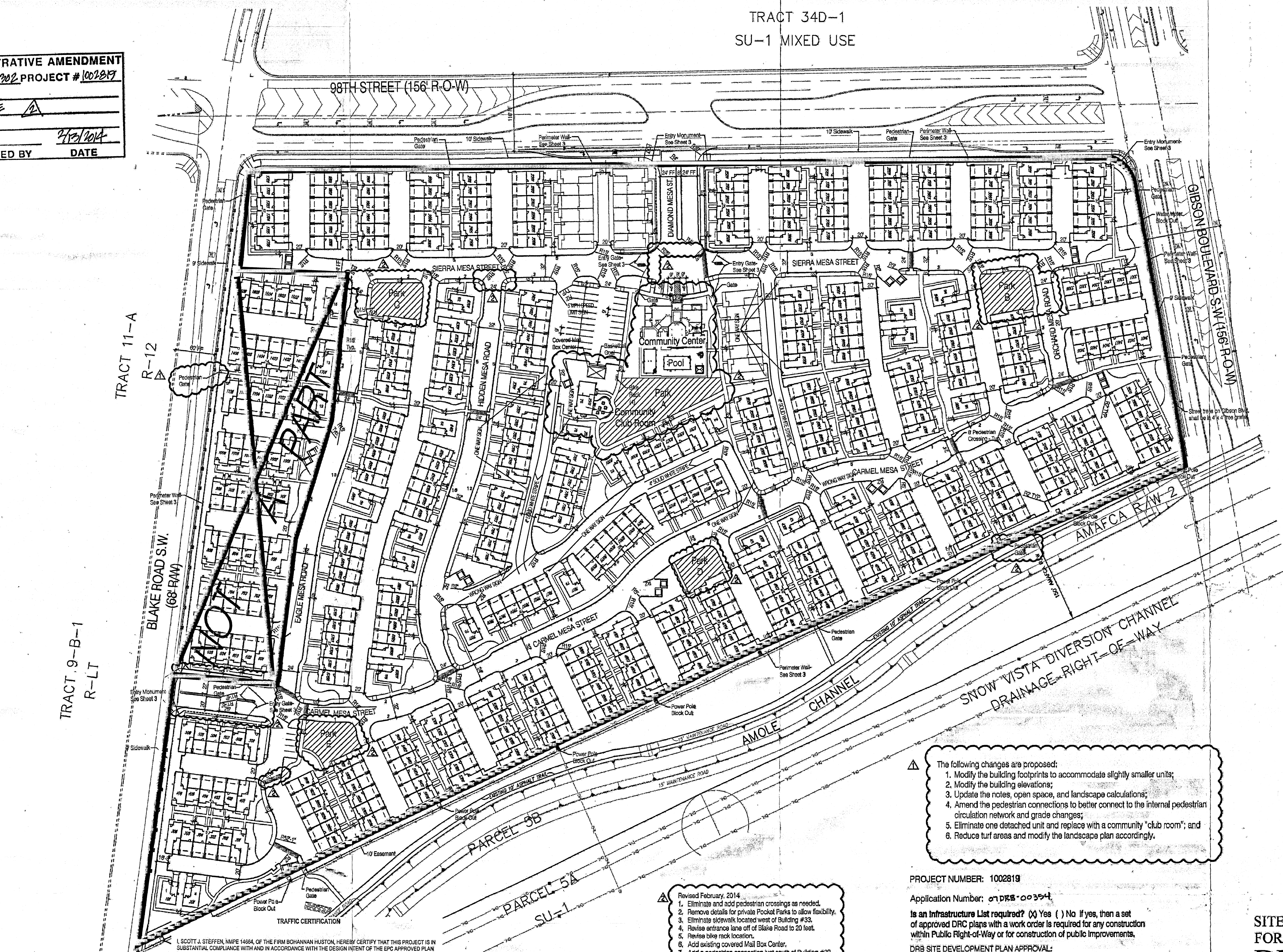
RECEIVED
MAY 29 2015
LAND DEVELOPMENT SECTION

CONSENSUS PLANNING
December 2, 2011

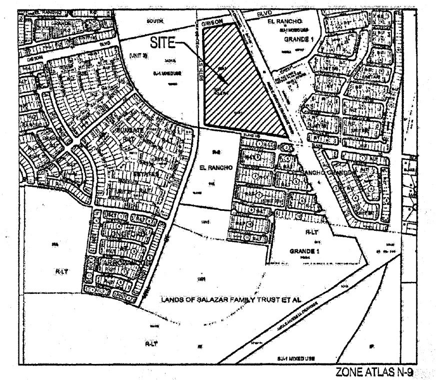
Sheet 1 of 15

AA #2 2/13/2014

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 PROJECT # 1002819
SEE 2
APPROVED BY DATE 2/13/2014



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

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Bohannan Huston
7500 Jefferson NE
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1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 PROJECT # 1002819
see 1
CMarrone 2/22/12
APPROVED BY DATE

RECEIVED
MAR 2 6 2015
LAND DEVELOPMENT SECTION

CONSENSUS PLANNING
December 2, 2011

north

Scale: 1" = 60'
30 0 60 120

Sheet 1 of 15

AA #2 2/13/2014

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/17/14, 5/16/14, 7/10/14, 8/28/14, 1/28/15 AND 3/26/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNIT #'S 101, 201, 301-306, 401-406, 501-506, 5501-5506 AND 5601-5606 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNITS #'S 3201-3206, 6/17/13 FOR UNITS #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS #'S 9401, 9501-9506 AND 9601, 8/1/13 FOR UNITS #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNITS #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNITS #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 12/26/13 FOR UNITS #'S 7001, 7101-7106, 7201-7206, 7301, 7401-7406, 7501, 7601, 7701-7706, AND 7801-7806, 1/31/14 FOR UNITS #'S 7901, 8001-8006, AND 8201, 3/17/14 FOR UNITS #'S 8101-8106, 8301-8306, AND 8401, 5/16/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
3/26/15
DATE

SCOTT J. STEFFEN
11664

2 Revised February, 2014
1. Eliminate and add pedestrian crossings as needed.
2. Remove details for private Pocket Parks to allow flexibility.
3. Eliminate sidewalk located west of Building #33.
4. Revise entrance lane off of Blake Road to 20 feet.
5. Revise bike rack location.
6. Add existing covered Mail Box Center.
7. Add a pedestrian connection just south of Building #39.

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC.

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

1 The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
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PROJECT NUMBER: 1002819

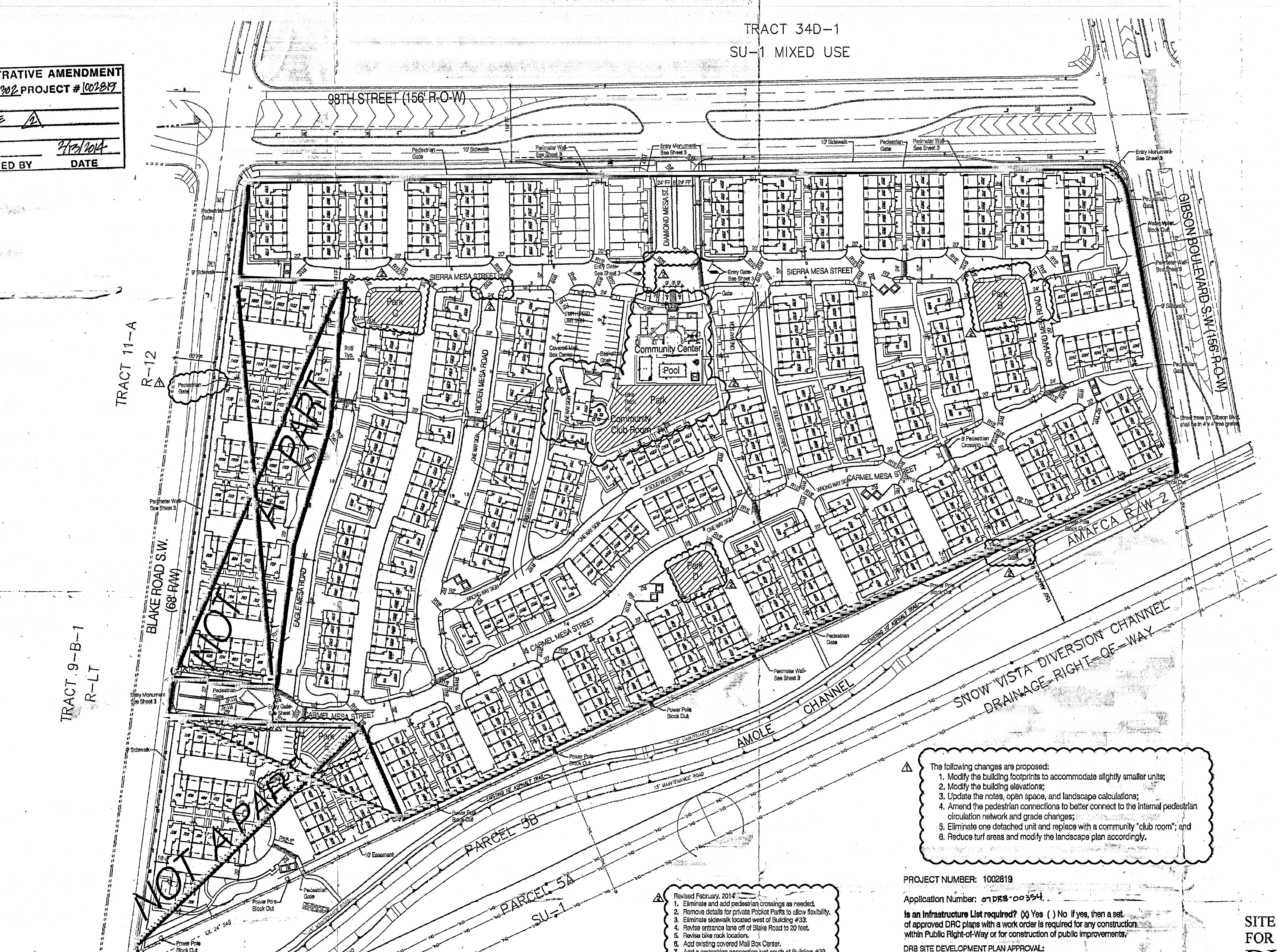
Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07	
Traffic Engineering, Transportation Division	Date
Roger A. Green	4/11/07
Water Utility Department	Date
Christina Sandoval	4/11/07
Parks and Recreation Department	Date
Bradley L. Bingham	8/29/07
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
Michael Holton (adjustments and/or required)	4/10/07
Solid Waste Management	Date
CM 4/9/07 D. Watson	8/30/07
DRB Chairperson, Planning Department	Date

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE △2
APPROVED BY **DATE** 2/13/2014



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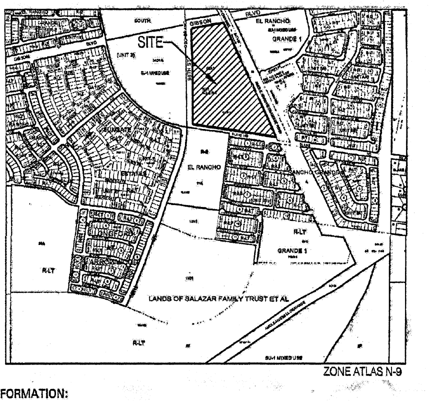

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Scott J. Steffen
SCOTT J. STEFFEN, NMPE 14664
1/29/15
DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

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Traffic Engineering, Transportation Division	Date 4-11-07
Roger A. Green Water Utility Department	Date 4/11/07
Christina Sandoval Parks and Recreation Department	Date 4/11/07
Bradley L. Bingham City Engineer	Date 8/29/07
N/A * Environmental Health Department-(conditional)	Date
Michael Holton (angle adjustments required) Solid Waste Management	Date 4/10/07
CM 4/9/07 D. Watson DRB Chairperson, Planning Department	Date 8/30/07

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FOR BUILDING PERMIT
DIAMOND MESA

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Prepared by:
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Bohannan Huston
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△1 Revised February 14, 2012

RECEIVED JAN 30 2015 LAND DEVELOPMENT SECTION

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FILE # 11-10158 **PROJECT #** 1002819
see △1
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APPROVED BY **DATE**

north

CONSENSUS PLANNING
December 2, 2011

Scale: 1" = 60'
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Sheet 1 of 15

AA #2 2/13/2014

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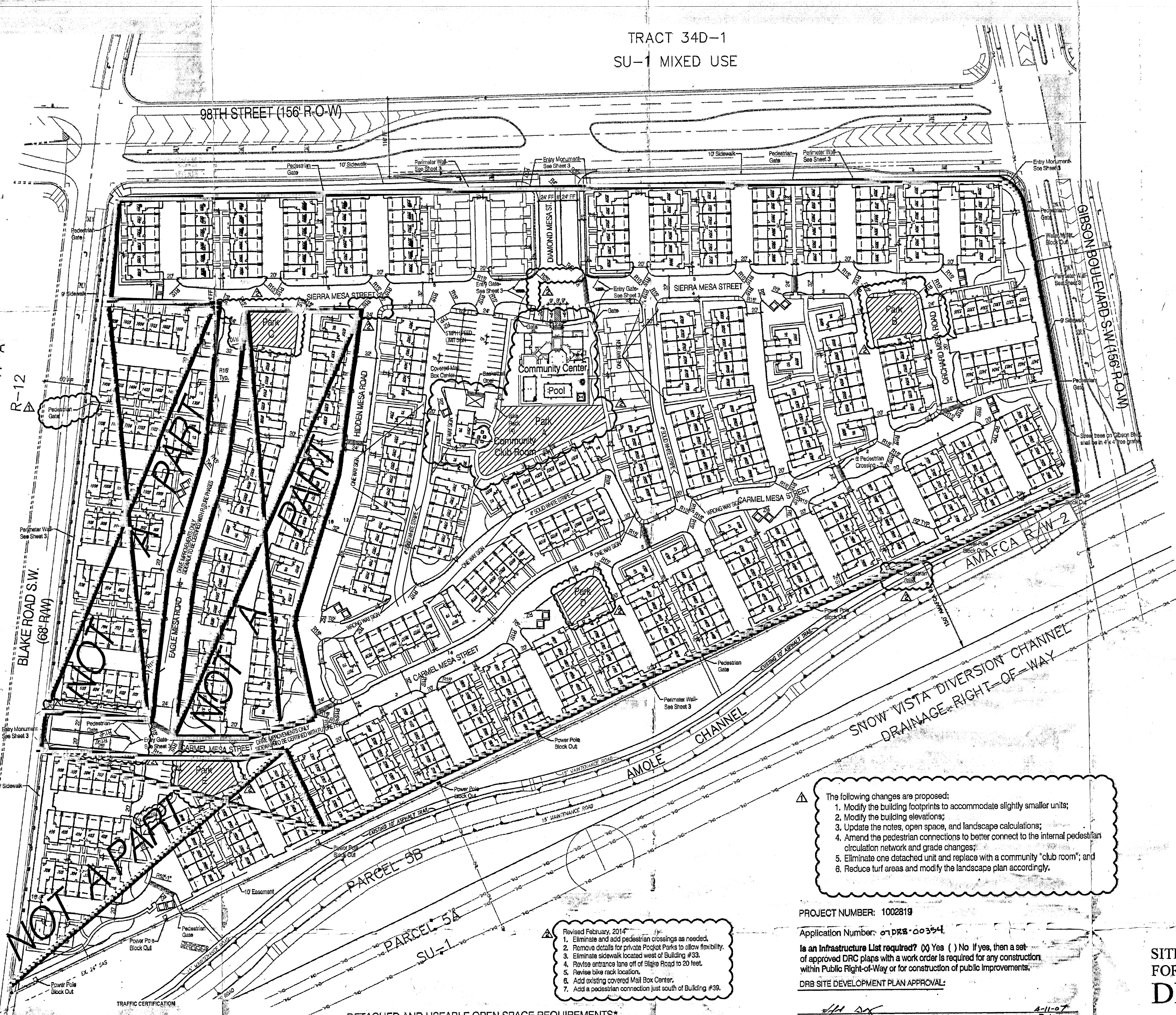

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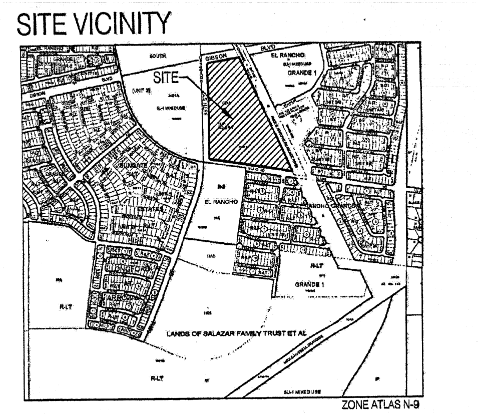

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⚠2 Revised February, 2014

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TRAFFIC CERTIFICATION

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
8/28/14
DATE

SCOTT J. STEFFEN 14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. ⚠1

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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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.

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Traffic Engineering, Transportation Division	4-11-07 Date
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SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

⚠1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 PROJECT # 1002819
see ⚠1
CMarrone 2/22/12
APPROVED BY DATE

RECEIVED
AUG 29 2014
LAND DEVELOPMENT SECTION

north

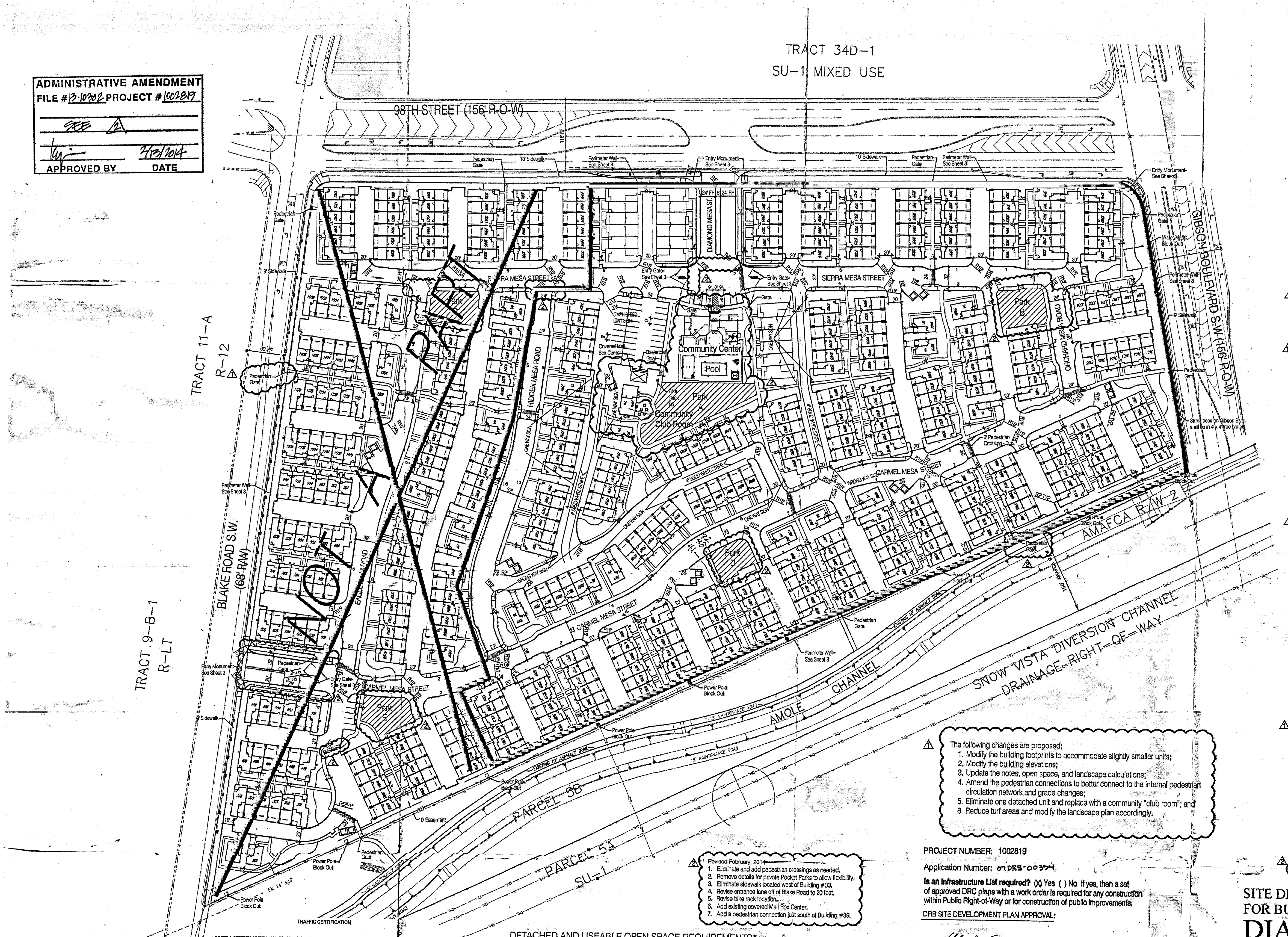
Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE △2
APPROVED BY **DATE** 2/13/2014



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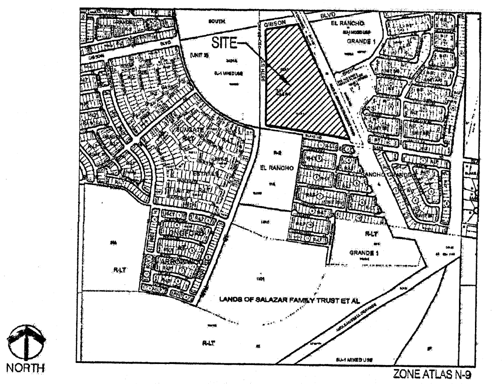

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CM 4/9/07 D Watson
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FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
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Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
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△1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △
CMarrone
APPROVED BY 2/22/12 **DATE**

north
Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014

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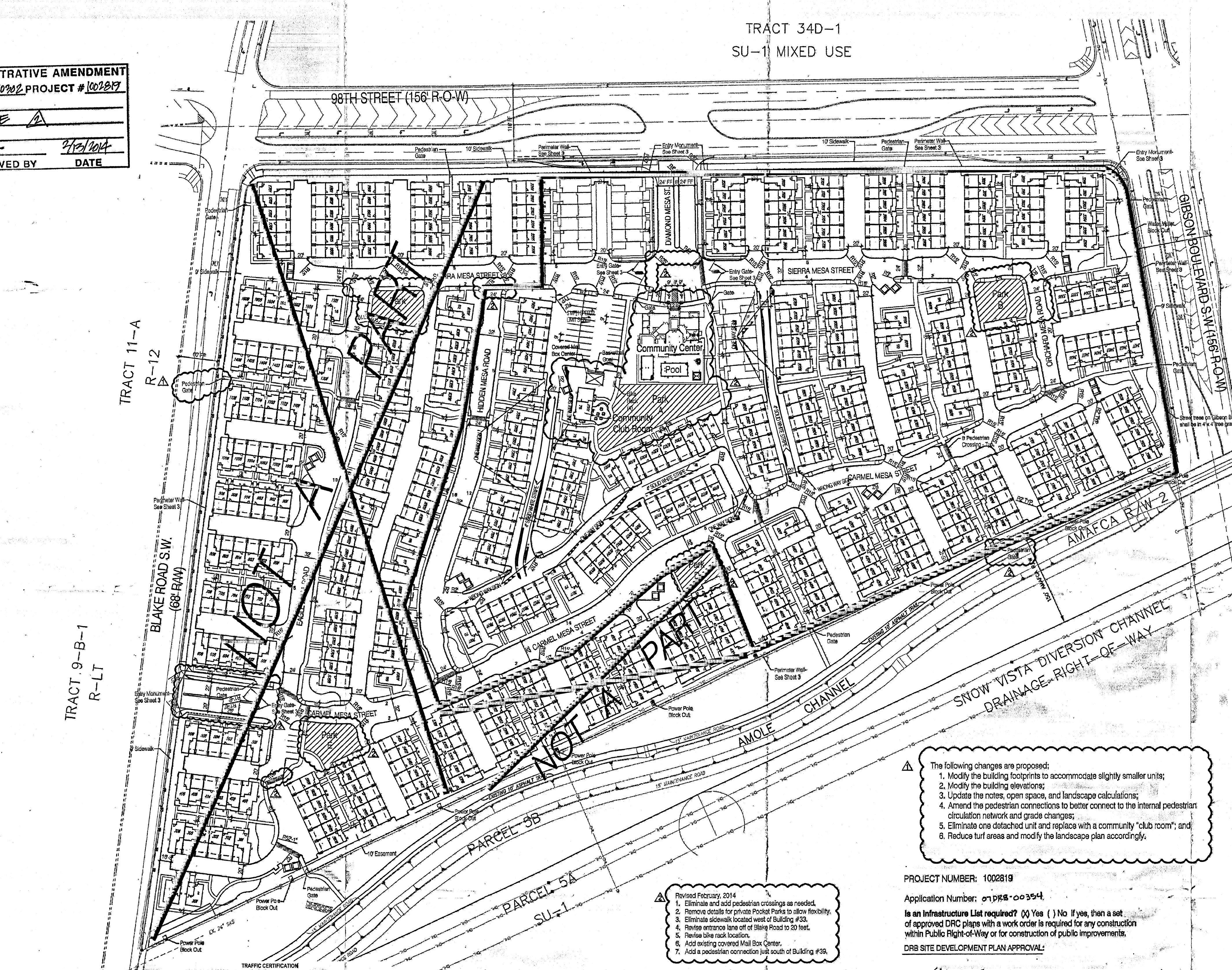
FILE # 13-10302 **PROJECT #** 1002819
SEE 2
APPROVED BY **DATE** 2/13/2014



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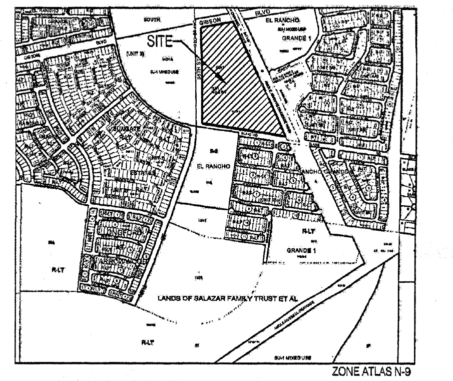

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TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/17/14 AND 5/16/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNITS #'S 3201-3206, 6/17/13 FOR UNITS #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS #'S 9401, 9501-9506 AND 9601, 8/1/13 FOR UNITS #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNITS #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNITS #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 12/26/13 FOR UNITS #'S 7001, 7101-7106, 7201-7206, 7301, 7401-7406, 7501, 7601, 7701-7706, AND 7801-7806, 1/31/14 FOR UNITS #'S 7901, 8001-8006, AND 8201 AND 3/17/14 FOR UNITS #'S 8101-8106, 8301-8306, AND 8401.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
5/16/14
DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. 1

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

Traffic Engineering, Transportation Division	Date 4-11-07
Water Utility Department	Date 4/11/07
Christina Sandoval Parks and Recreation Department	Date 4/11/07
Bradley L. Bingham City Engineer	Date 8/29/07
N/A * Environmental Health Department-(conditional)	Date
Michael Holton (adjustments required) Solid Waste Management	Date 4/10/07
CM 4/9/07 D Watson DRB Chairperson, Planning Department	Date 8/30/07

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see 1
CMarrone 2/22/12
APPROVED BY **DATE**

RECEIVED
MAY 16 2014
LAND DEVELOPMENT SECTION

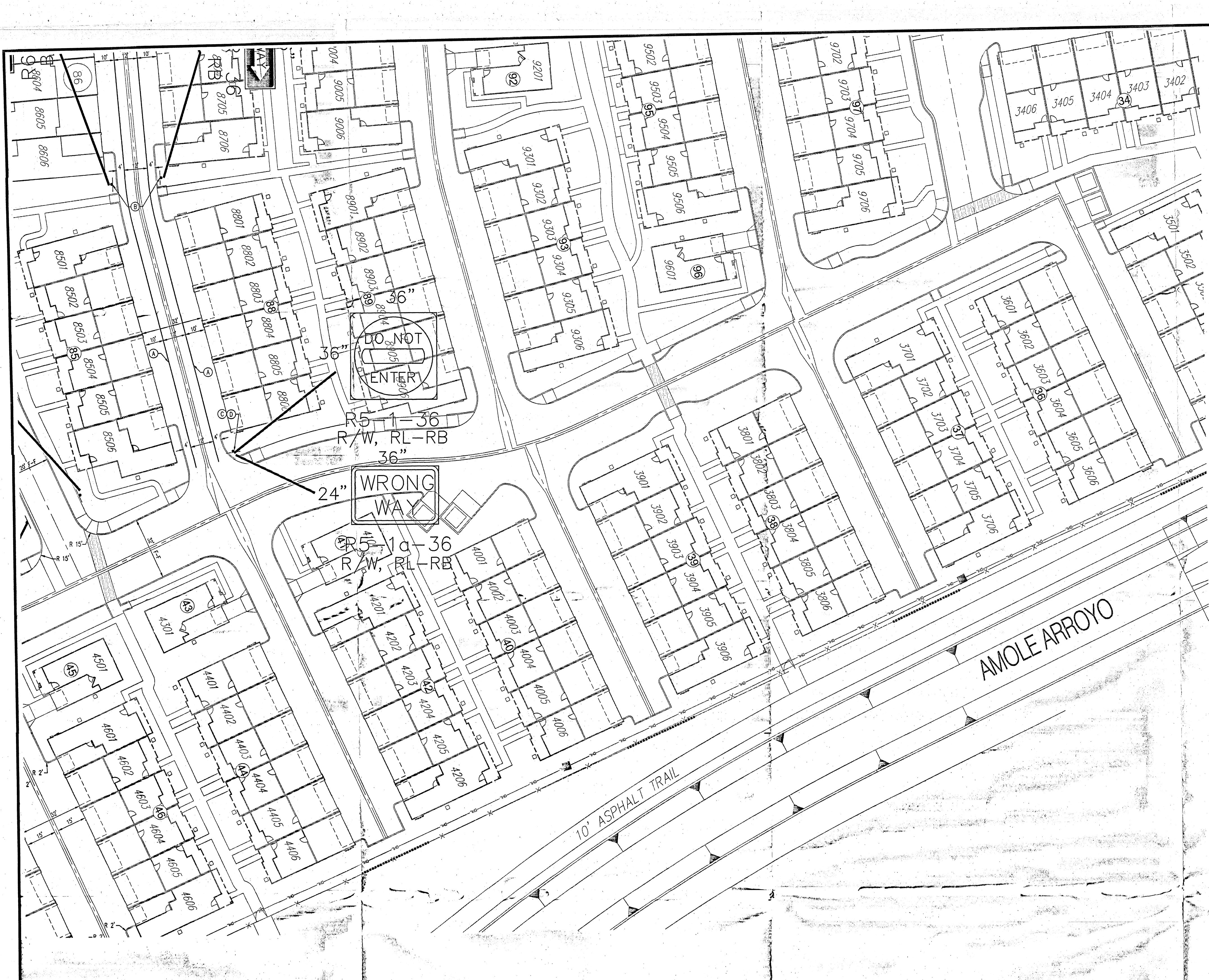
north

Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014


AMOLE ARROYO
10' ASPHALT TRAIL
DO NOT ENTER
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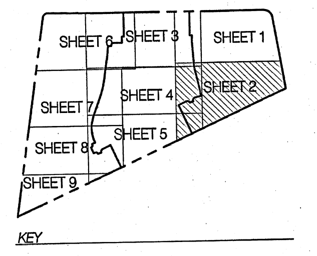
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KEY

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14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES:

A. 4" SOLID WHITE LINE
B. ONE WAY SIGN PER SIGN DETAIL
C. DO NOT ENTER SIGN
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MAY 16 2014
LAND DEVELOPMENT SECTION

Bohannan Huston

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No. Date Issue / Description

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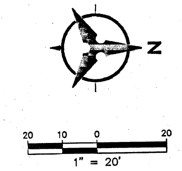
Project :

DIAMOND MESA

ALBUQUERQUE, N.M.



1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
Δα = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN
14664

5/16/14

Project Contact: NAME
Phone #: PHONE
Fax #: FAX
E-Mail: E-MAIL

Principal in Charge : PRINCIPAL
Project Director : DIRECTOR
Project Designer: DESIGNER
Project Manager: PM

Sheet Title :

STRIPING AND SIGNING PLAN

Sheet No. :

C1.02

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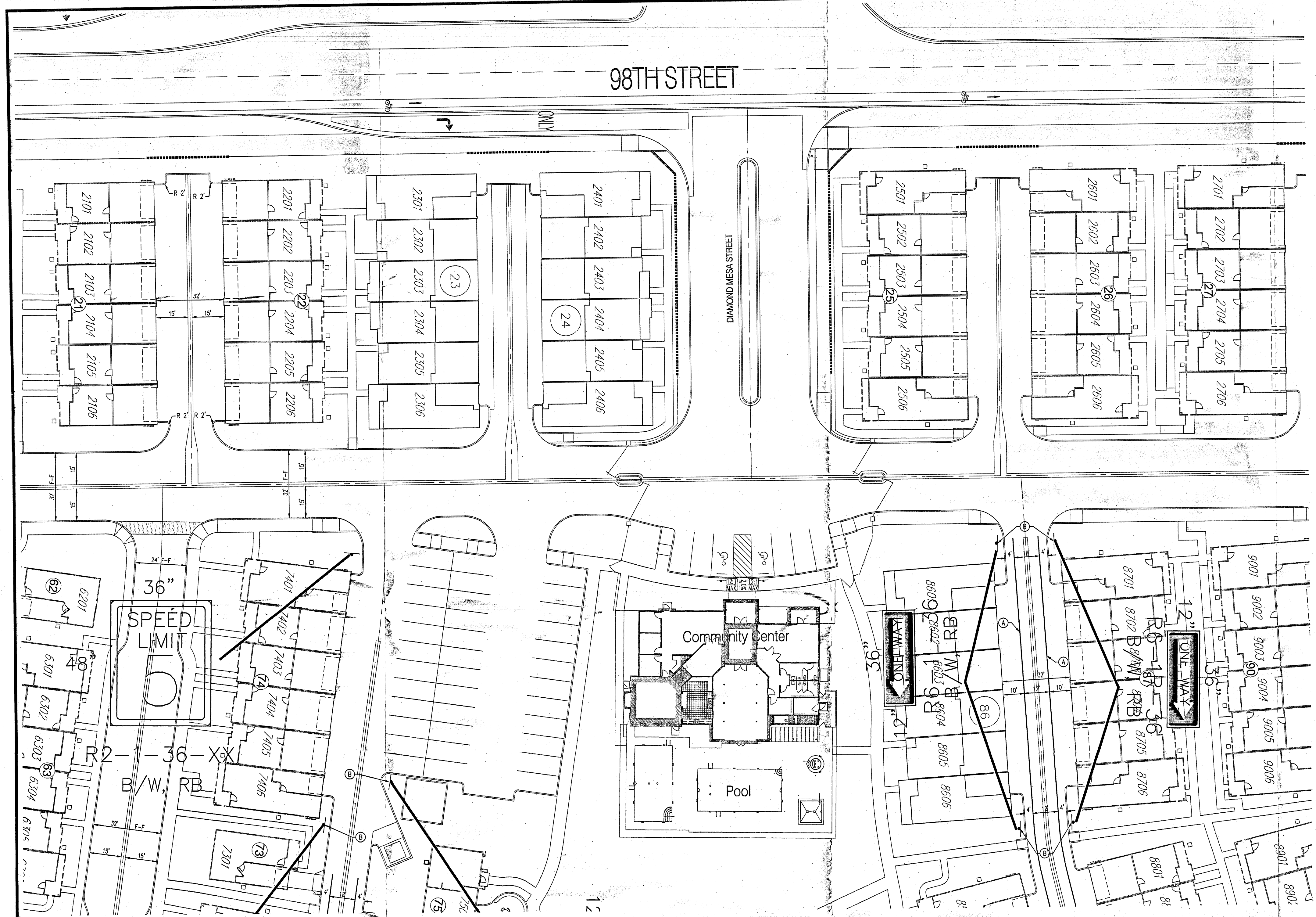
98TH STREET
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DIAMOND MESA STREET
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SPEED LIMIT 5
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R2-1-36-XX
B/W, RB
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6301
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6304
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Community Center
Pool
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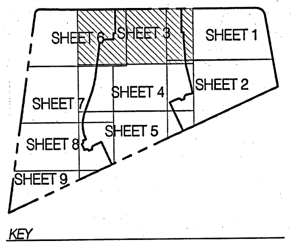
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Bohannan ▲ Huston

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Mon, 5-May-2014 - 4:23:pm

No.	Date	Issue / Description

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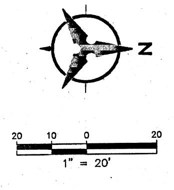
ALBUQUERQUE, N.M.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SCOTT J. STEFFEN
14661
5/6/14

Project Contact:	NAME
Phone #:	PHONE
Fax #:	FAX
E-Mail:	E-MAIL
Principal in Charge :	PRINCIPAL
Project Director :	DIRECTOR
Project Designer:	DESIGNER
Project Manager:	PM

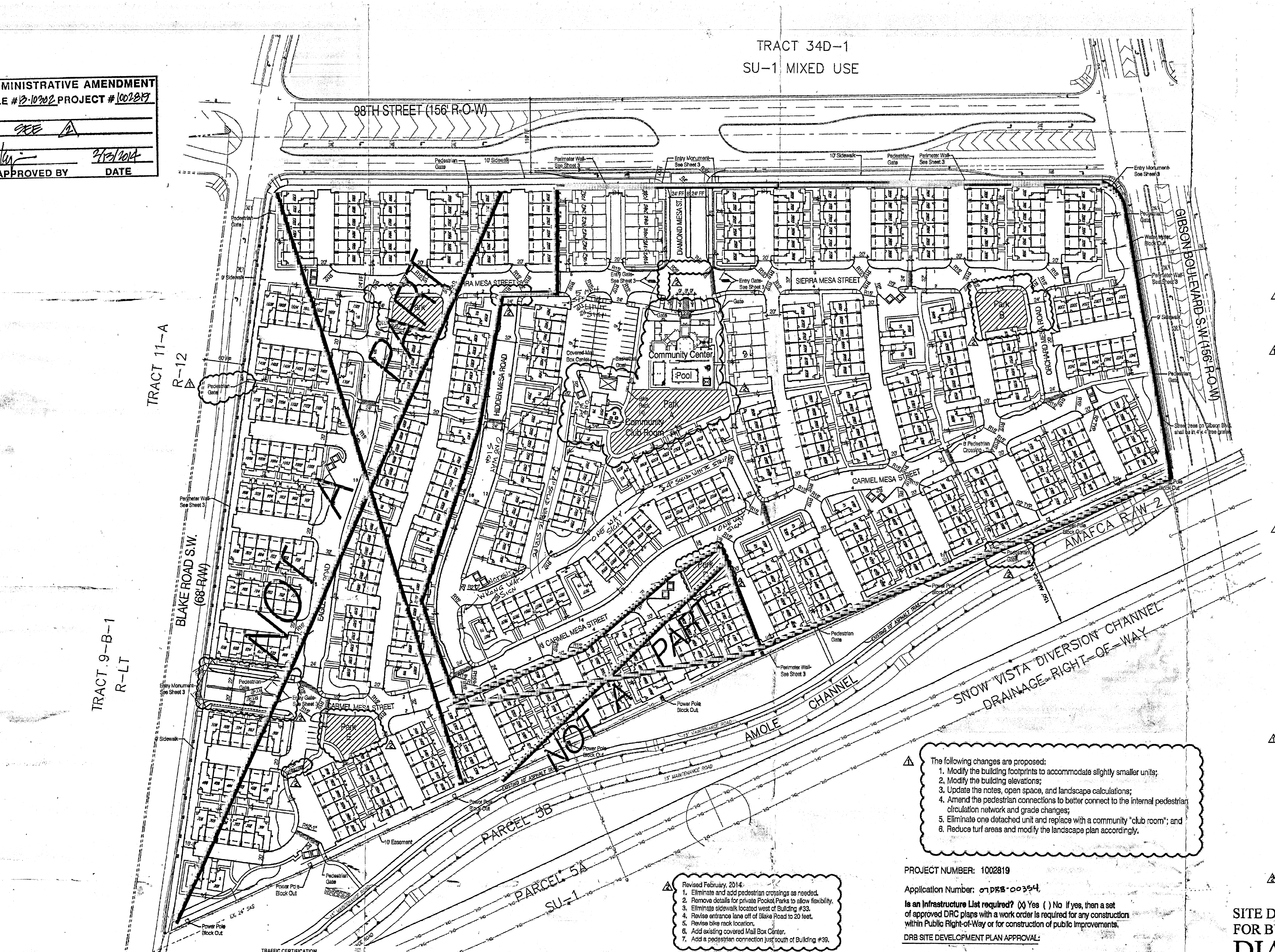
Sheet Title :

STRIPING AND SIGNING PLAN

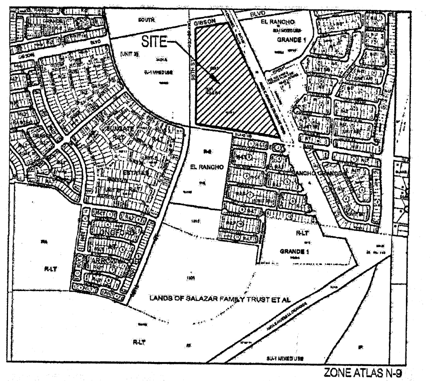
Sheet No. :

C1.03

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE △2
APPROVED BY **DATE** 2/13/2014



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

△1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

△1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

△1 Transit Access - The site is currently served by Route 198 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

△1 Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

△2 ▨ Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

△1 The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

△2 Revised February, 2014
1. Eliminate and add pedestrian crossings as needed.
2. Remove details for private Pocket Parks to allow flexibility.
3. Eliminate sidewalk located west of Building #33.
4. Revise entrance lane off of Blake Road to 20 feet.
5. Revise bike rack location.
6. Add existing covered Mail Box Center.
7. Add a pedestrian connection just south of Building #39.

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/17/14 AND 4/23/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNITS #'S 3201-3206, 6/17/13 FOR UNITS #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS #'S 9401, 9501-9506 AND 9601, 8/1/13 FOR UNITS #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNITS #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNITS #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 12/26/13 FOR UNITS #'S 7001, 7101-7106, 7201-7206, 7301, 7401-7406, 7501, 7601, 7701-7706, AND 7801-7806, 1/31/14 FOR UNITS #'S 7901, 8001-8006, AND 8201 AND 3/17/14 FOR UNITS #'S 8101-8106, 8301-8306, AND 8401.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

ScottJS
SCOTT J. STEFFEN, NMPE 14664
4/23/14
DATE

SCOTT J. STEFFEN
14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. △1

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

△1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

Traffic Engineering, Transportation Division — Date 4-11-07
Roger A. Green — Water Utility Department — Date 4/11/07
Christina Sandoval — Parks and Recreation Department — Date 4/11/07
Bradley L. Bingham — City Engineer — Date 8/29/07
N/A — * Environmental Health Department-(conditional) — Date
Michael Holton (angle adjustments required) — Solid Waste Management — Date 4/10/07
CM 4/9/07 D. Watson — DRB Chairperson, Planning Department — Date 8/30/07

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

△1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △
CMarrone 2/22/12
APPROVED BY **DATE**

RECEIVED
APR 23 2014
LAND DEVELOPMENT SECTION

north

Scale: 1" = 60'
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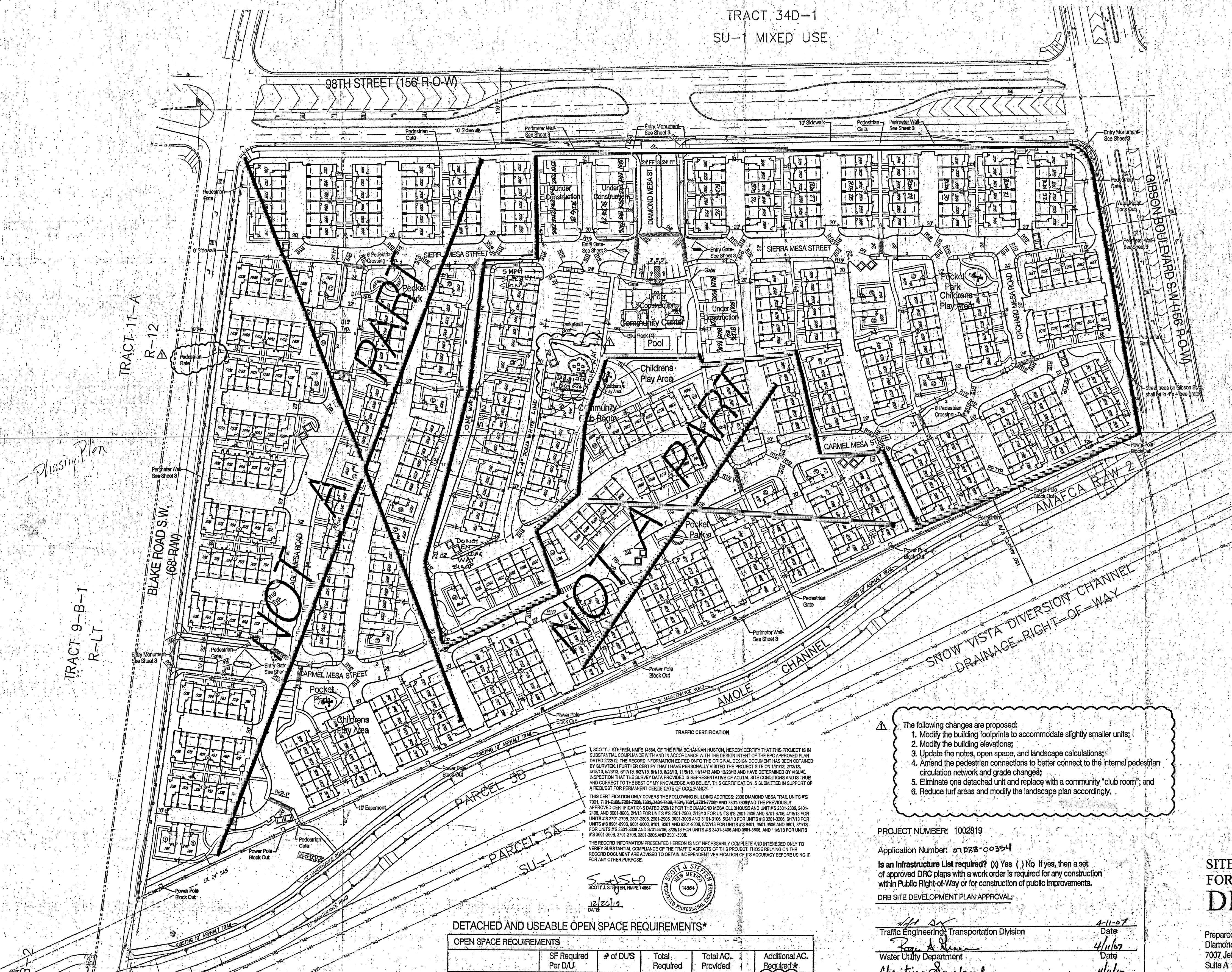
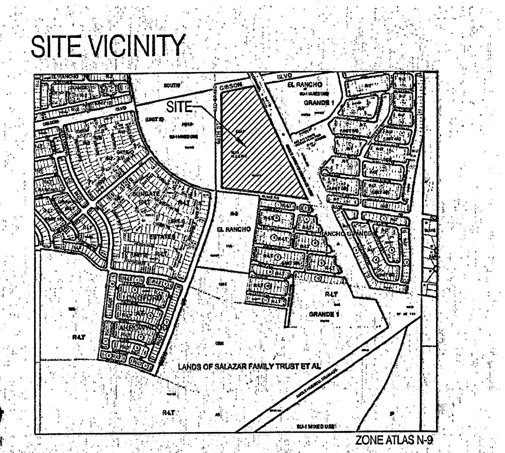
CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

△1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings.
3. a single family detached, two-story unit - 24 Buildings.

△1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

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Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

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Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

△1 Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13 AND 12/23/13 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

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SCOTT J. STEFFEN, NMPE 14664

12/26/13
DATE

SCOTT J. STEFFEN 14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. △1

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
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Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

△1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

△1 The following changes are proposed:

1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07	
Traffic Engineering, Transportation Division	Date
Roger A. Green	4/11/07
Water Utility Department	Date
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Bradley L. Bingham	8/29/07
City Engineer	Date
N/A	
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Michael Holton (adjustments to angle required)	4/10/07
Solid Waste Management	Date
CM 4/9/07 D Matson	8/30/07
DRB Chairperson, Planning Department	Date

RECEIVED
DEC 26 2013
LAND DEVELOPMENT SECTION

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

△1 Revised February 14, 2012

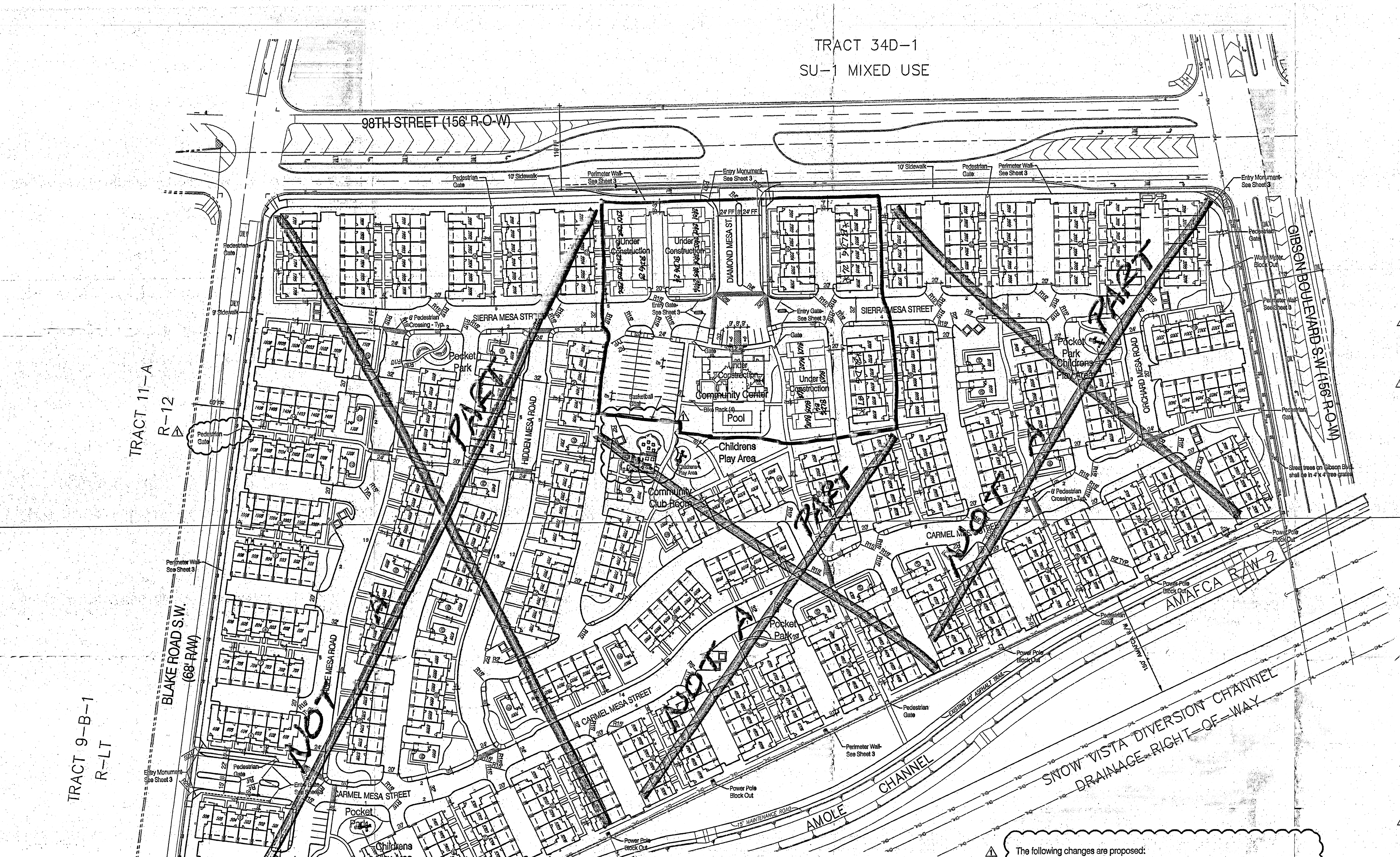
ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △1
CMarrone 2/22/12
APPROVED BY **DATE**

north

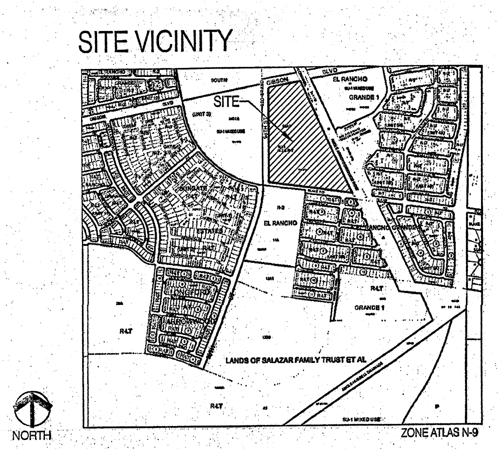
Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15



SITE VICINITY



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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664

2/13/13
DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
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PROJECT NUMBER: 1002819

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CM 4/9/07 D Watson DRB Chairperson, Planning Department	8/30/07 Date

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

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302 Eighth Street NW
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ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
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north

Scale: 1" = 60'
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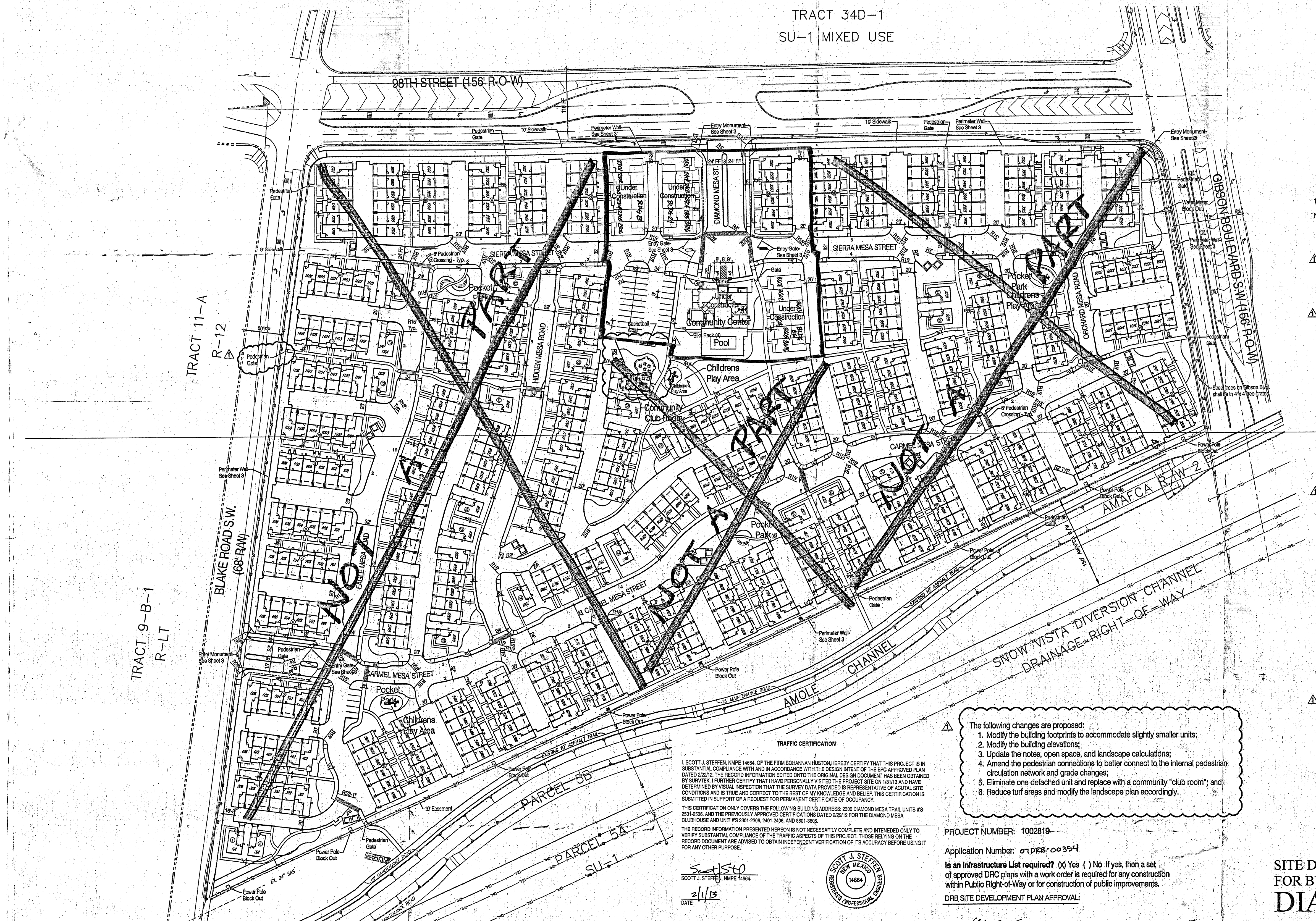
CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15



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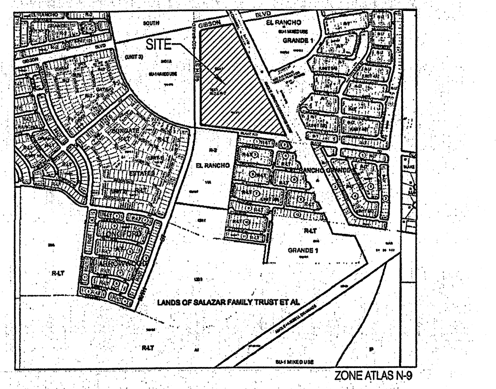

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I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON,HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

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THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott J S
SCOTT J. STEFFEN, NMPE 14664

2/1/13
DATE

SCOTT J. STEFFEN
14664

1 The following changes are proposed:

1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07
Traffic Engineering, Transportation Division	Date
Roger A. Green	4/11/07
Water Utility Department	Date
Christina Sandoval	4/11/07
Parks and Recreation Department	Date
Bradley L. Bingham	8/29/07
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
Michael Holton (angle adjustments required)	4/10/07
Solid Waste Management	Date
CM 4/9/07 D Watson	8/30/07
DRB Chairperson, Planning Department	Date

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. 1
MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED					
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided	
2 Bedroom	250	70	17,500		
3 Bedroom	300	386	115,800		
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)	

1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

RECEIVED
FEB 01 2013
LAND DEVELOPMENT SECTION

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see 1
CMarrone 2/22/12
APPROVED BY **DATE**

north

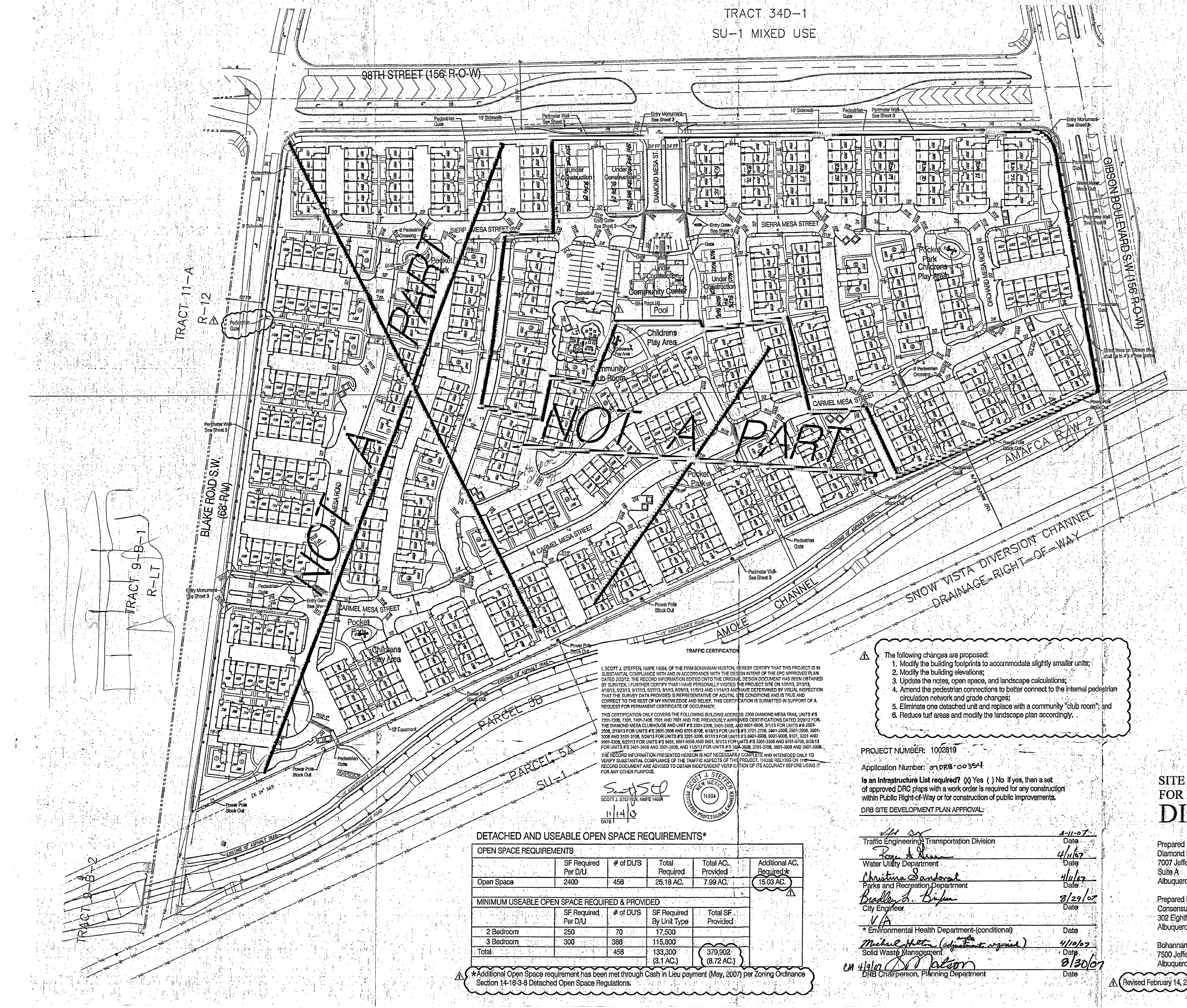
Scale: 1" = 60'

30 0 60 120

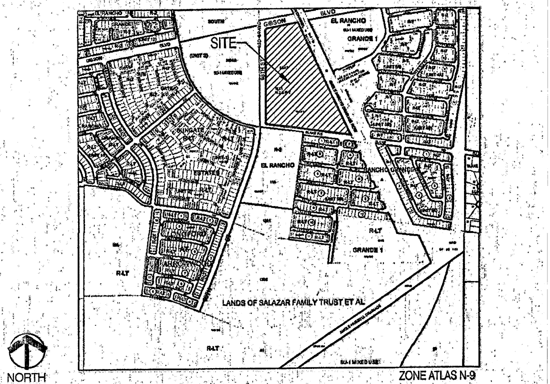
CONSENSUS PLANNING
December 2, 2011

1 Revised February 14, 2012

Sheet 1 of 15



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

⚠ Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

⚠ There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

⚠ Transit Access - The site is currently served by Route 198 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

⚠ Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

TRAFFIC CERTIFICATION

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
11/14/13
DATE

SCOTT J. STEFFEN NEW MEXICO 14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. ⚠
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	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided	
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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07	
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DRB Chairperson, Planning Department	Date

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

RECEIVED
NOV 14 2013
LAND DEVELOPMENT SECTION

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
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302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

⚠ Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see ⚠
CMarrone 2/22/12
APPROVED BY **DATE**

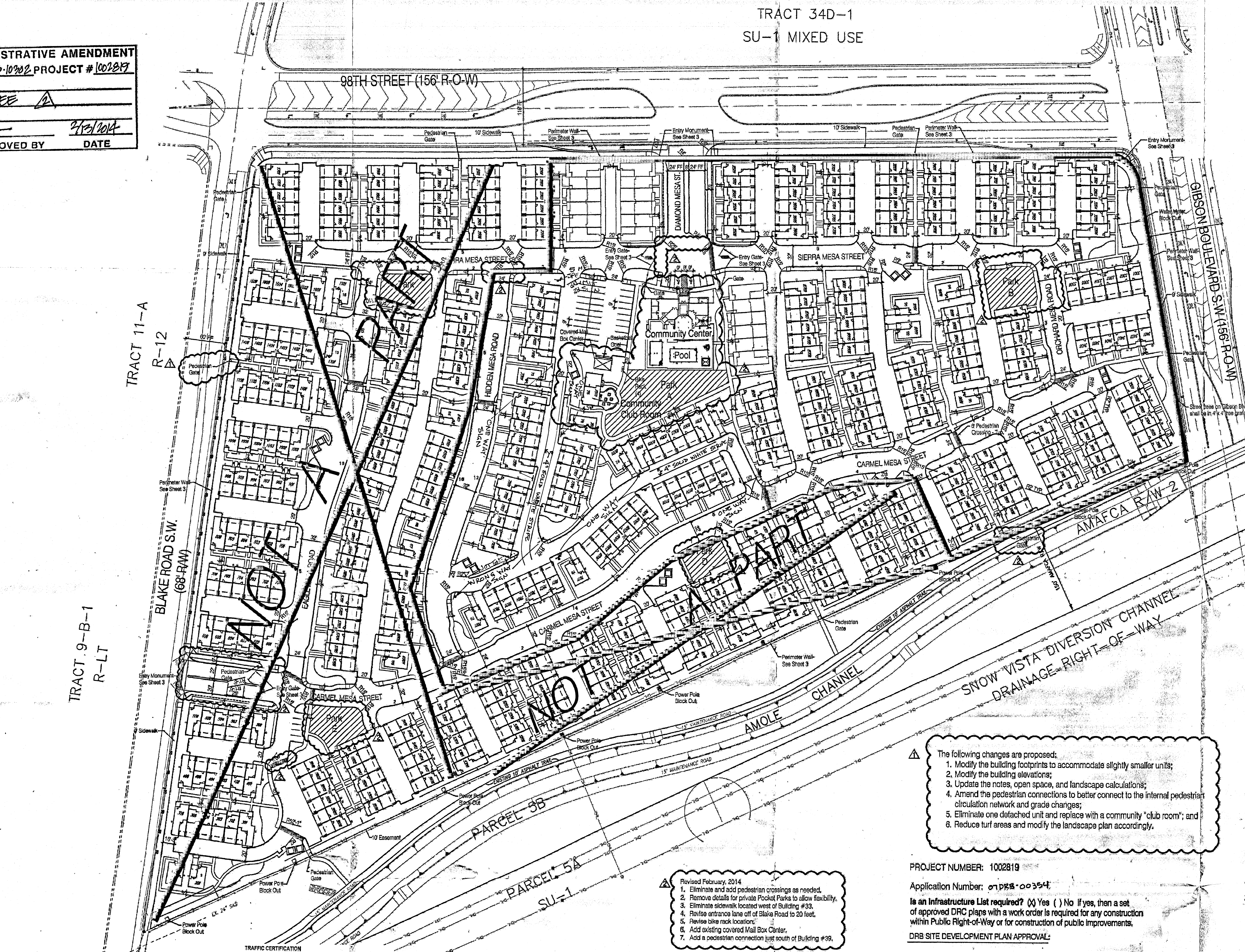
north

CONSENSUS PLANNING
December 2, 2011

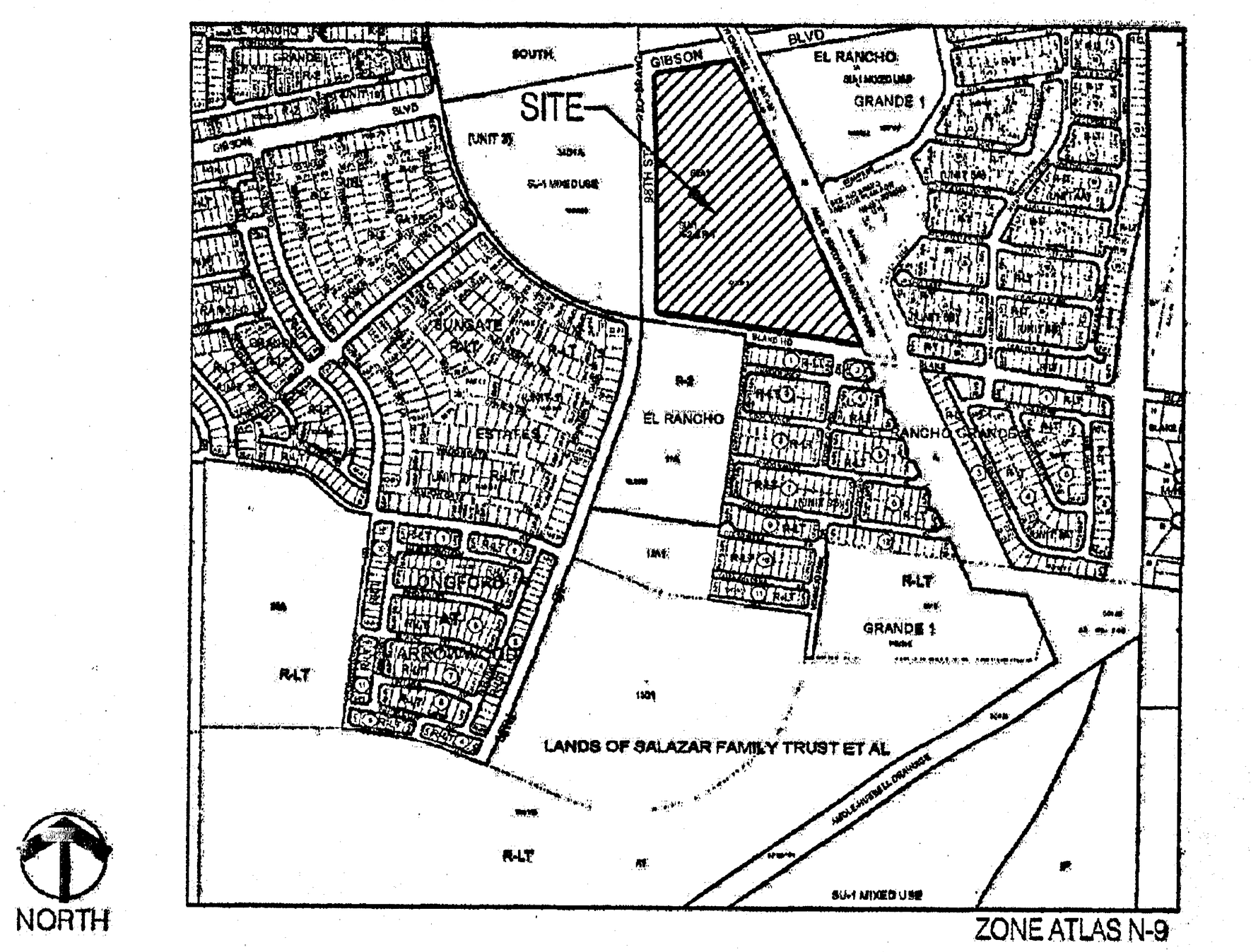
Scale: 1" = 60'
30 0 60 120

Sheet 1 of 15

ADMINISTRATIVE AMENDMENT
FILE # 13-10302 **PROJECT #** 1002819
SEE ⚠2
APPROVED BY
2/13/2014
DATE



SITE VICINITY



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Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

⚠2 ▨ Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

⚠1 The following changes are proposed:

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⚠2 Revised February, 2014

1. Eliminate and add pedestrian crossings as needed.
2. Remove details for private Pocket Parks to allow flexibility.
3. Eliminate sidewalk located west of Building #33.
4. Revise entrance lane off of Blake Road to 20 feet.
5. Revise bike rack location.
6. Add existing covered Mail Box Center.
7. Add a pedestrian connection just south of Building #39.

TRAFFIC CERTIFICATION

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664
3/17/14
DATE

14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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.

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Michael Holton (angle adjustments required)	4/10/07
Solid Waste Management	Date
CM 4/9/07 D Watson	8/30/07
DRB Chairperson, Planning Department	Date

⚠1 Revised February 14, 2012

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see ⚠1
CMarrone 2/22/12
APPROVED BY DATE

RECEIVED
MAR 17 2014
LAND DEVELOPMENT SECTION

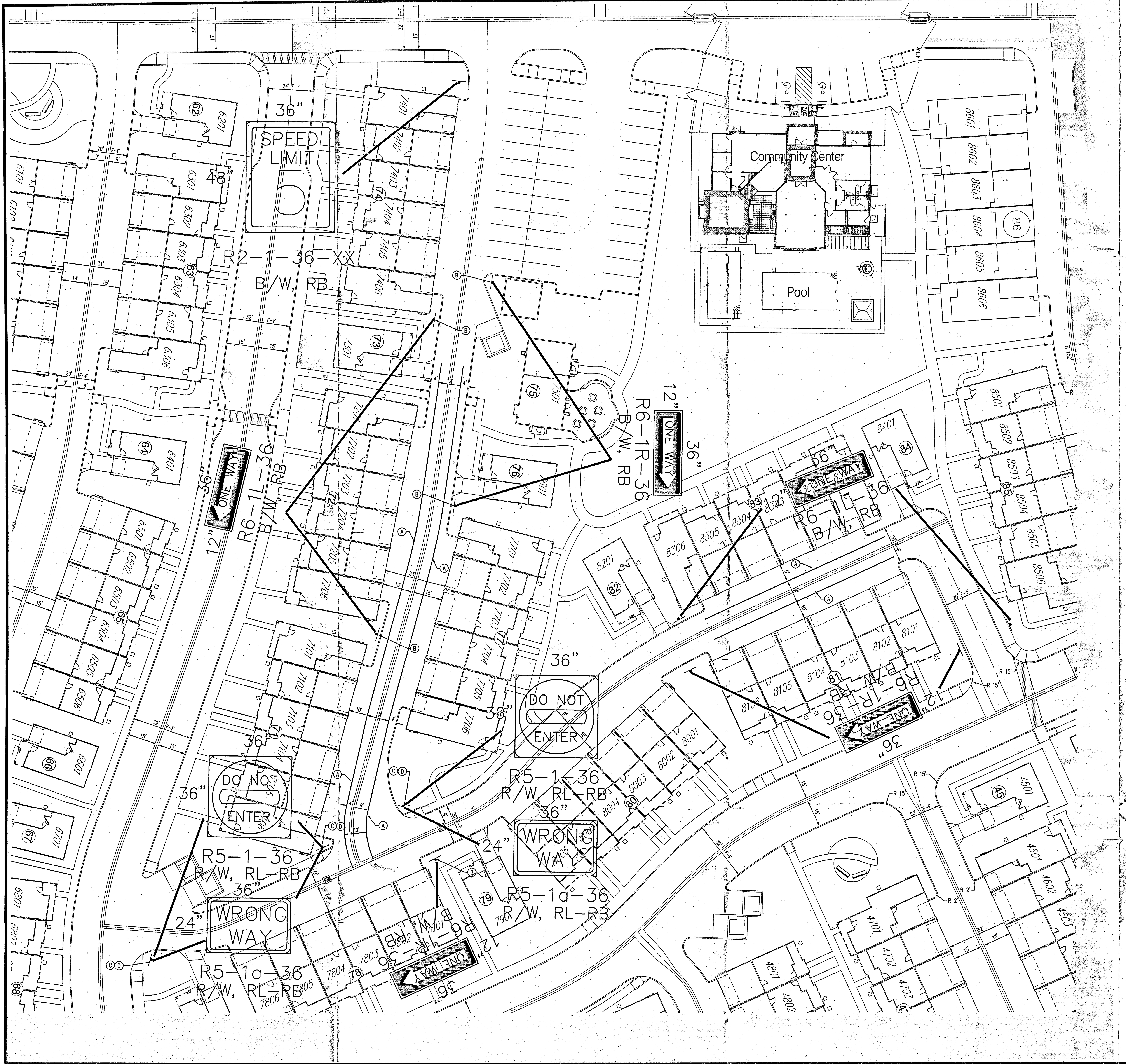
north

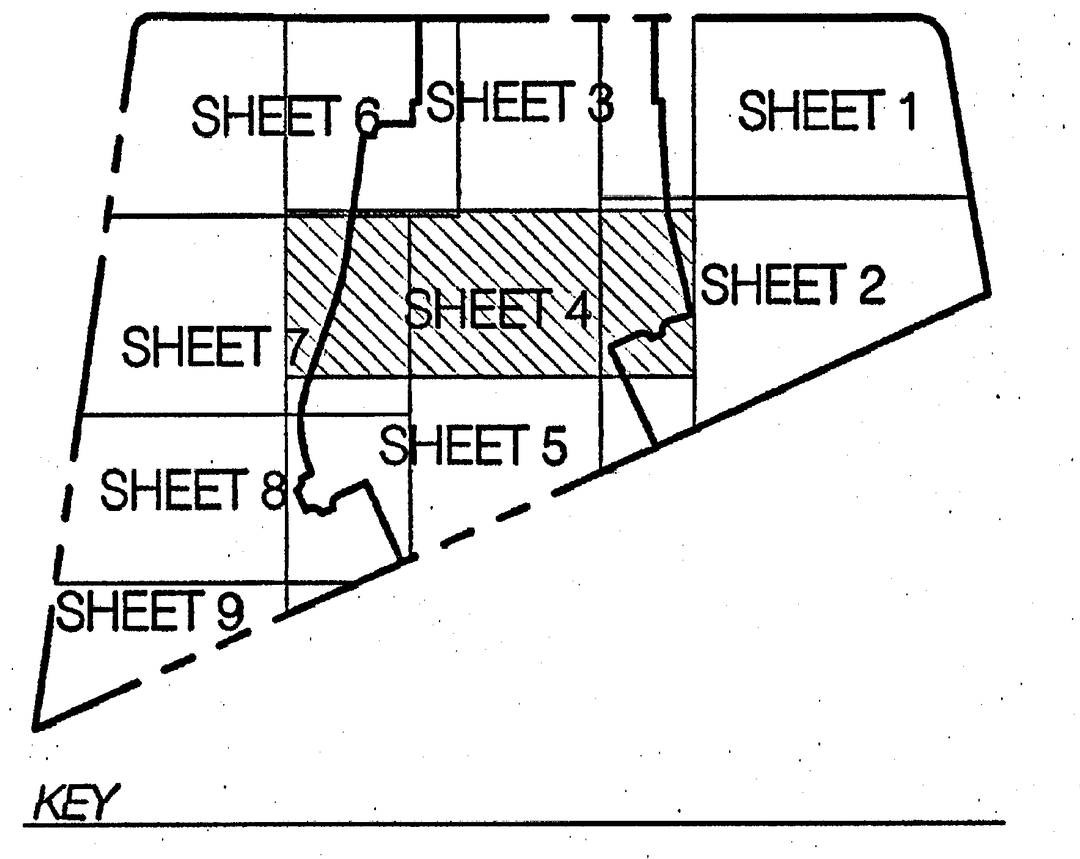
Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

AA #2 2/13/2014





KEY

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES:

A. 4" SOLID WHITE LINE
B. ONE WAY SIGN PER SIGN DETAIL
C. DO NOT ENTER SIGN
D. WRONG WAY

RECEIVED
MAR 17 2014
LAND DEVELOPMENT SECTION

Bohannan Huston

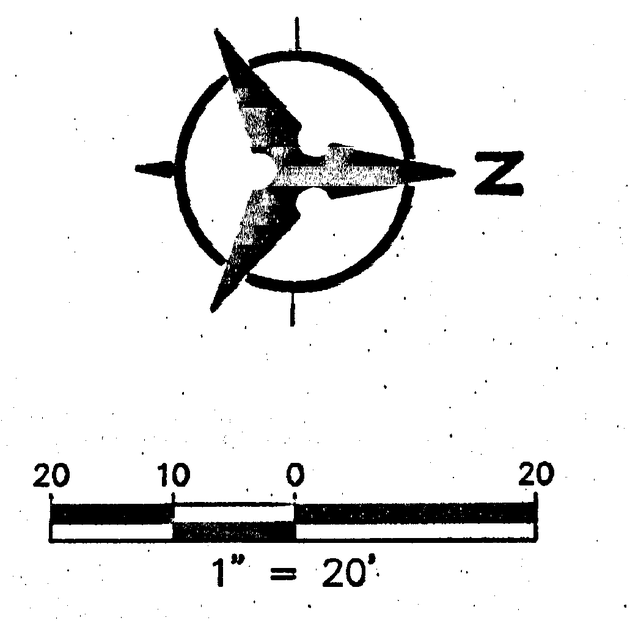
No.	Date	Issue / Description
2	7/10/13	MODIFY BLDG 75

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.



1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:	NAME
Phone #:	PHONE
Fax #:	FAX
E-Mail:	E-MAIL
Principal in Charge :	PRINCIPAL
Project Director :	DIRECTOR
Project Designer:	DESIGNER
Project Manager:	PM

Sheet Title :

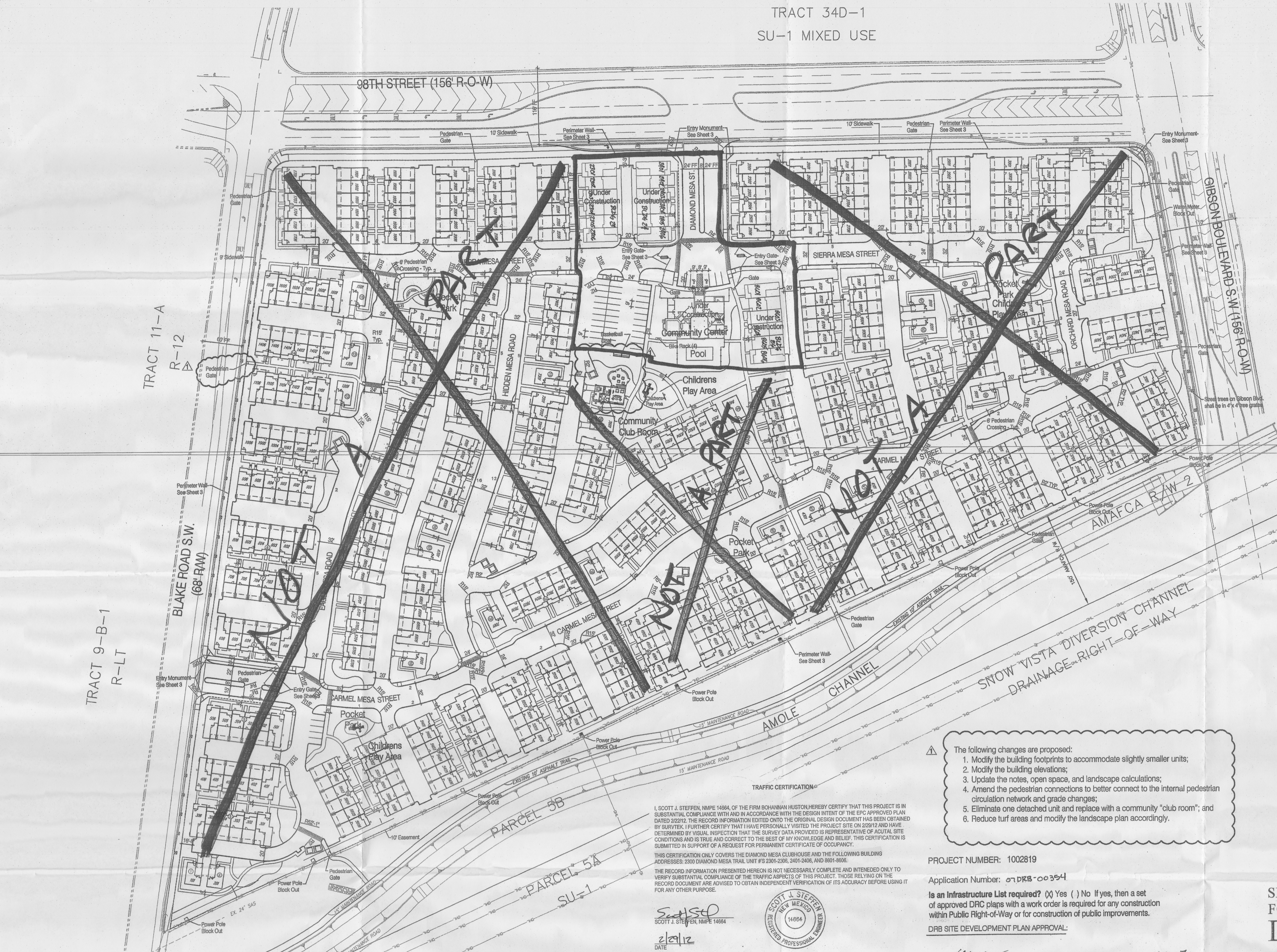
STRIPING AND SIGNING PLAN

Sheet No. :

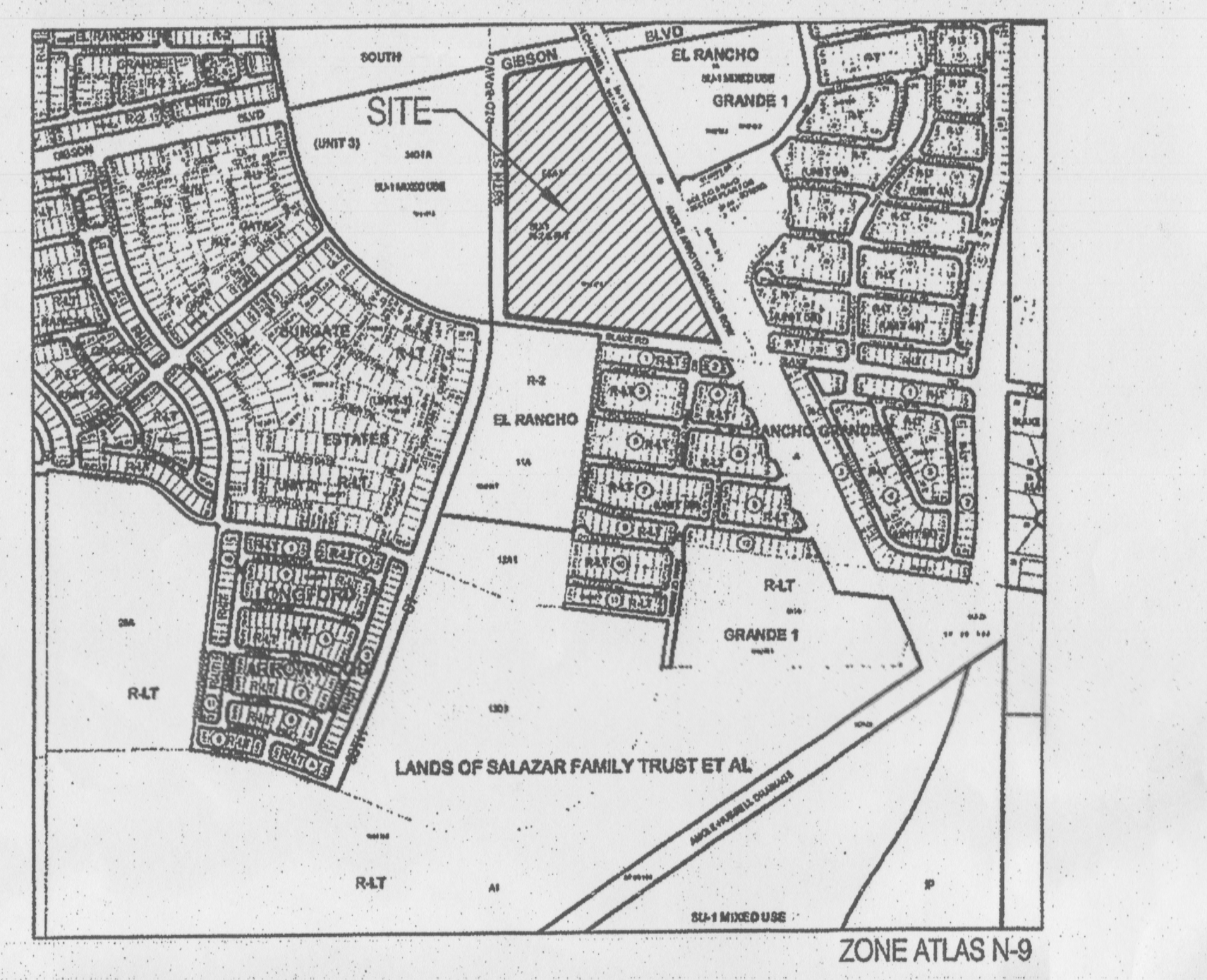
C1.04

P:\20120144\CDP\Plans\General\STRIPING_SIGNING_PLAN.dwg
Thu, 13-Mar-2014 - 4:21:pm

COPYRIGHT ©



SITE VICINITY



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Provided:
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157 on-street parking spaces
1005 parking spaces provided

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Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON,HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/29/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE DIAMOND MESA CLUBHOUSE AND THE FOLLOWING BUILDING ADDRESSES: 2300 DIAMOND MESA TRAIL UNIT #'S 2301-2306, 2401-2406, AND 8601-8606.

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664

2/29/12
DATE

14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. △1

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1. Modify the building footprints to accommodate slightly smaller units;
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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

Traffic Engineering, Transportation Division	4-11-07 Date
Roger A Green Water Utility Department	4/11/07 Date
Christina Sandoval Parks and Recreation Department	4/11/07 Date
Bradley L. Bingham City Engineer	8/29/07 Date
N/A * Environmental Health Department-(conditional)	Date
Michael Holton (adjustments angles required) Solid Waste Management	4/10/07 Date
CM 4/9/07 D Watson DRB Chairperson, Planning Department	8/30/07 Date

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

△1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △1
CMarrone 2/22/12
APPROVED BY **DATE**

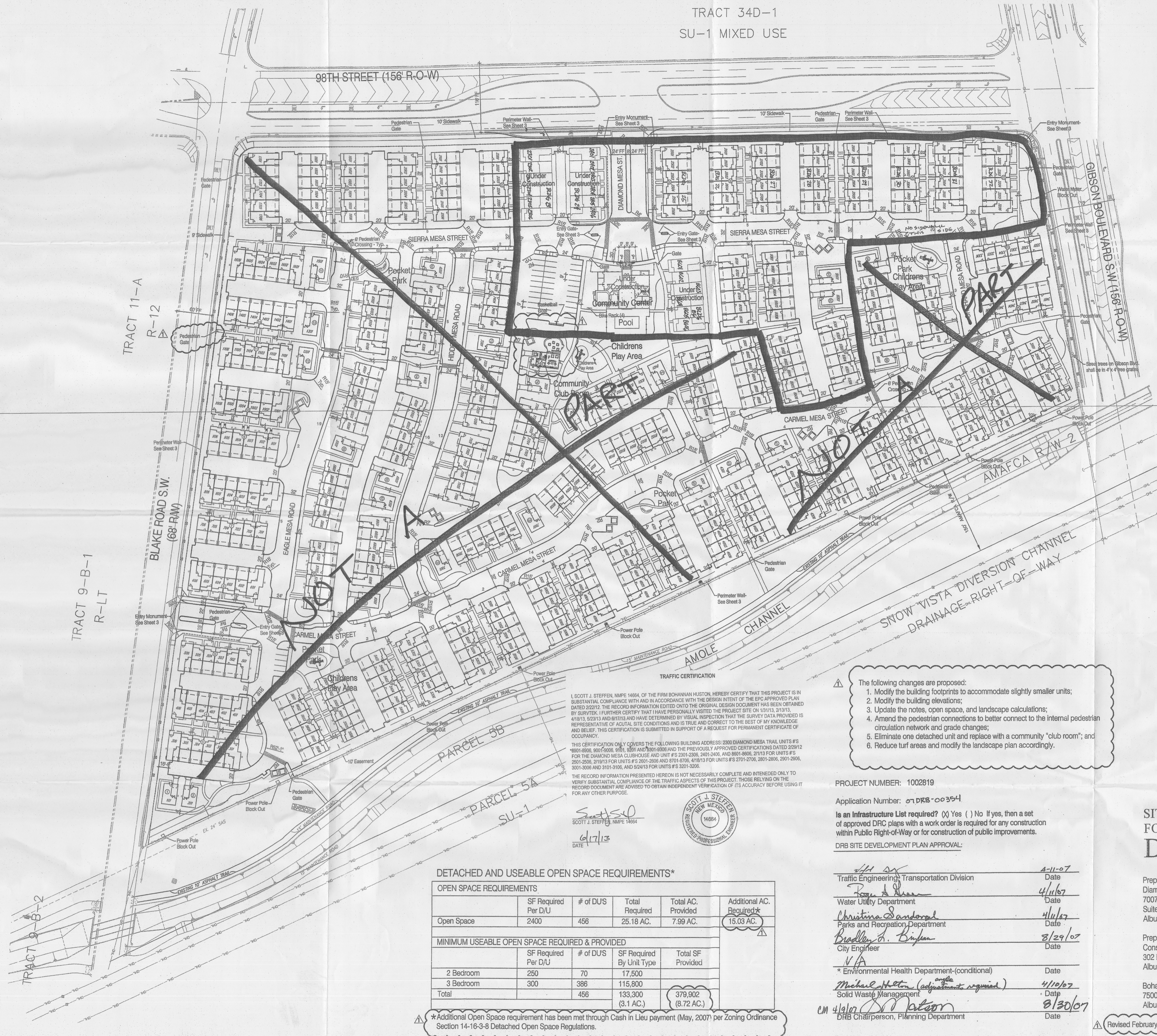
north

CONSENSUS PLANNING
December 2, 2011

Scale: 1" = 60'
30 0 60 120

Sheet 1 of 15

RECEIVED
MAR 01 2012
HYDROLOGY SECTION



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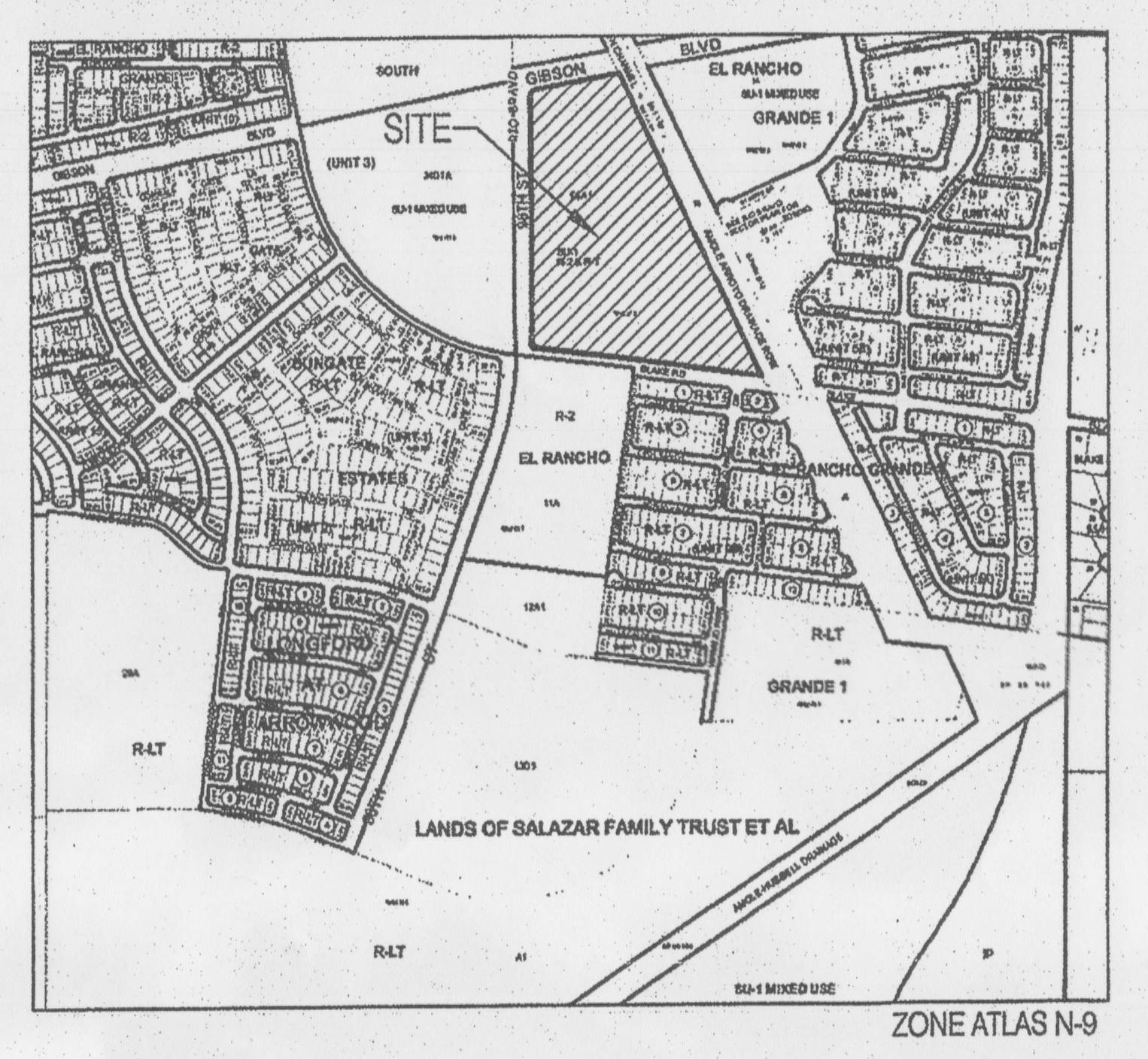

ZONE ATLAS N-9

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SCOTT J. STEFFEN, NMPE 14664

6/17/13
DATE

SCOTT J. STEFFEN
14664

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Application Number: 07DRB-00354

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FOR BUILDING PERMIT
DIAMOND MESA

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Suite A
Albuquerque, NM 87109

Prepared by:
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△1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 PROJECT # 1002819
see △1
CMarrone 2/22/12
APPROVED BY DATE

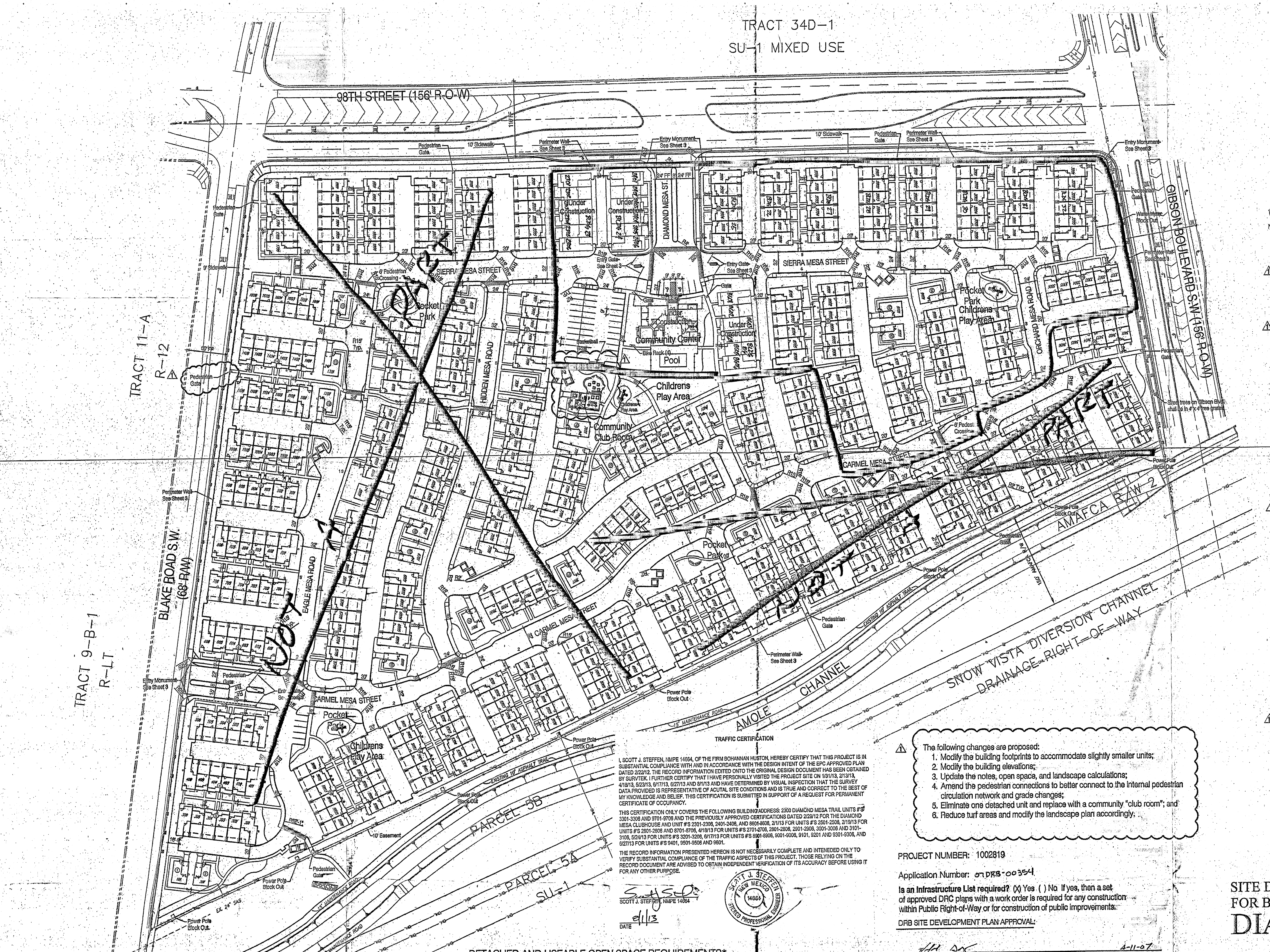
CONSENSUS PLANNING
December 2, 2011

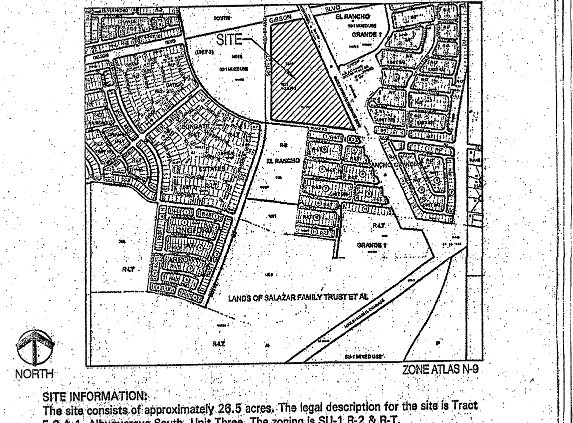
north

Scale: 1" = 60'
30 0 60 120

RECEIVED
JUN 18 2013
LAND DEVELOPMENT SECTION

Sheet 1 of 15





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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664

8/1/13
DATE

SCOTT J. STEFFEN
14664

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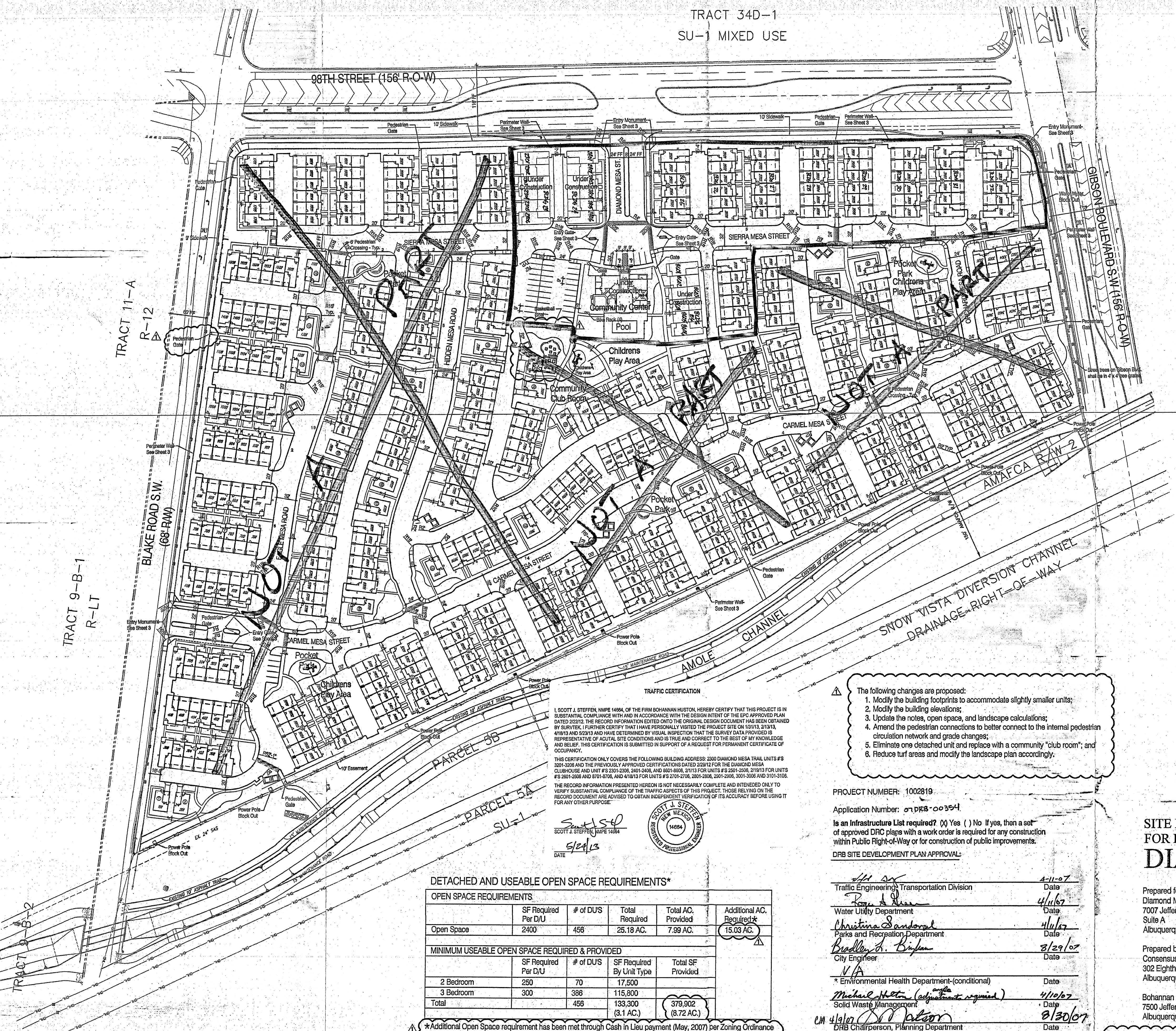
LAND DEVELOPMENT SECTION

north

Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15



TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13 AND 5/23/13 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNITS #'S 3201-3206 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, AND 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106.

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Scott J S
SCOTT J. STEFFEN, NMPE 14664

5/24/13
DATE

SCOTT J. STEFFEN 14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. △1

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

△1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

△ The following changes are proposed:

1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07	
Traffic Engineering, Transportation Division	Date
Roger A. Green	4/11/07
Water Utility Department	Date
Christina Sandoval	4/11/07
Parks and Recreation Department	Date
Bradley L. Bingham	8/29/07
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
Michael Hilton (angle adjustments required)	4/10/07
Solid Waste Management	Date
CM 4/9/07 D. Watson	8/30/07
DRB Chairperson, Planning Department	Date

△1 Revised February 14, 2012

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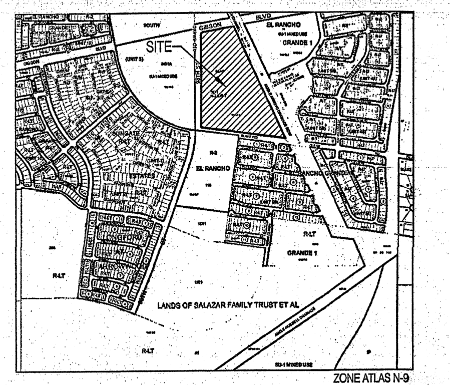

SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

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△1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

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Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

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Internal Circulation:
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Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
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Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see △1
CMarrone 2/22/12
APPROVED BY **DATE**

RECEIVED
MAY 24 2013
LAND DEVELOPMENT SECTION

CONSENSUS PLANNING
December 2, 2011

north
Scale: 1" = 60'
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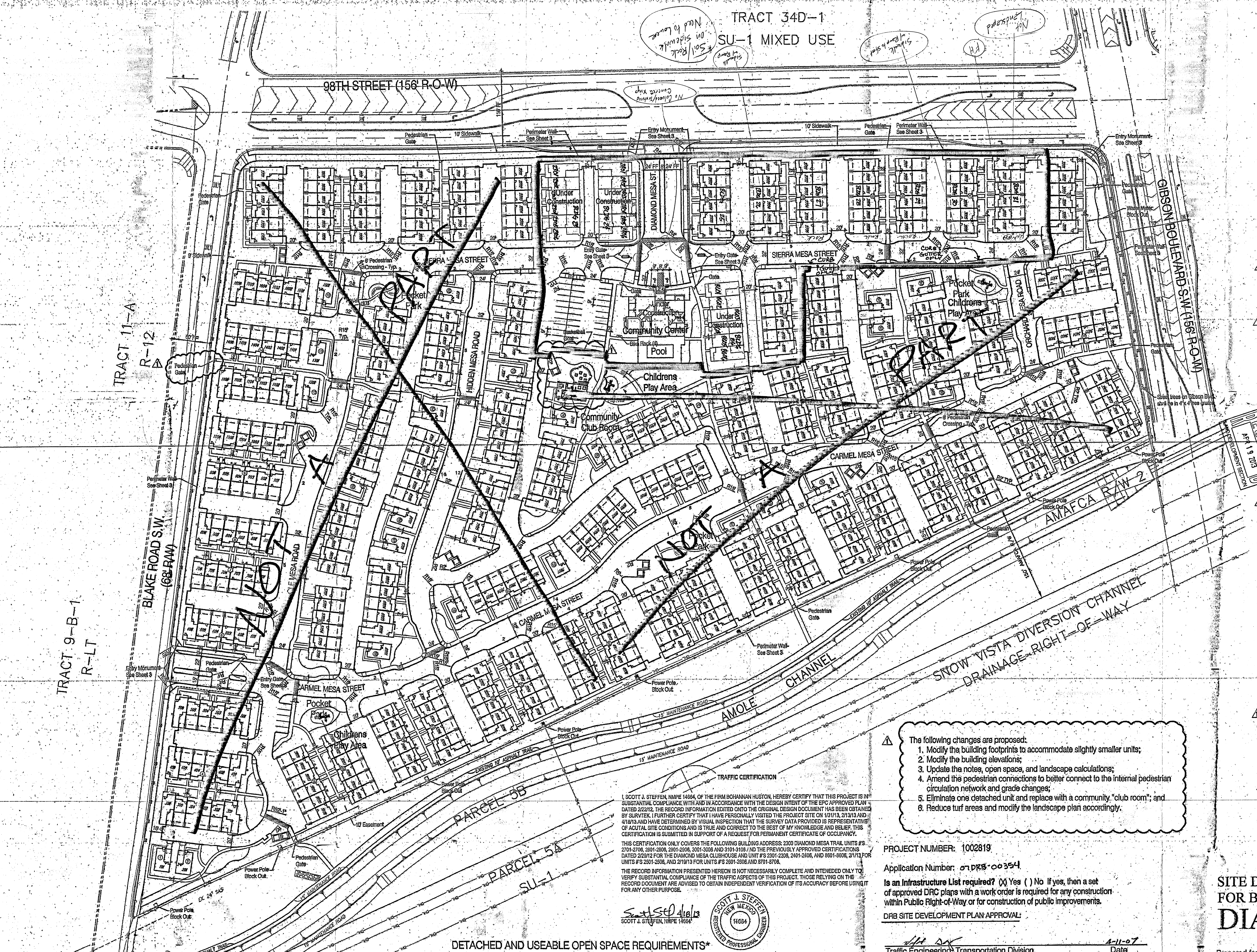
Sheet 1 of 15



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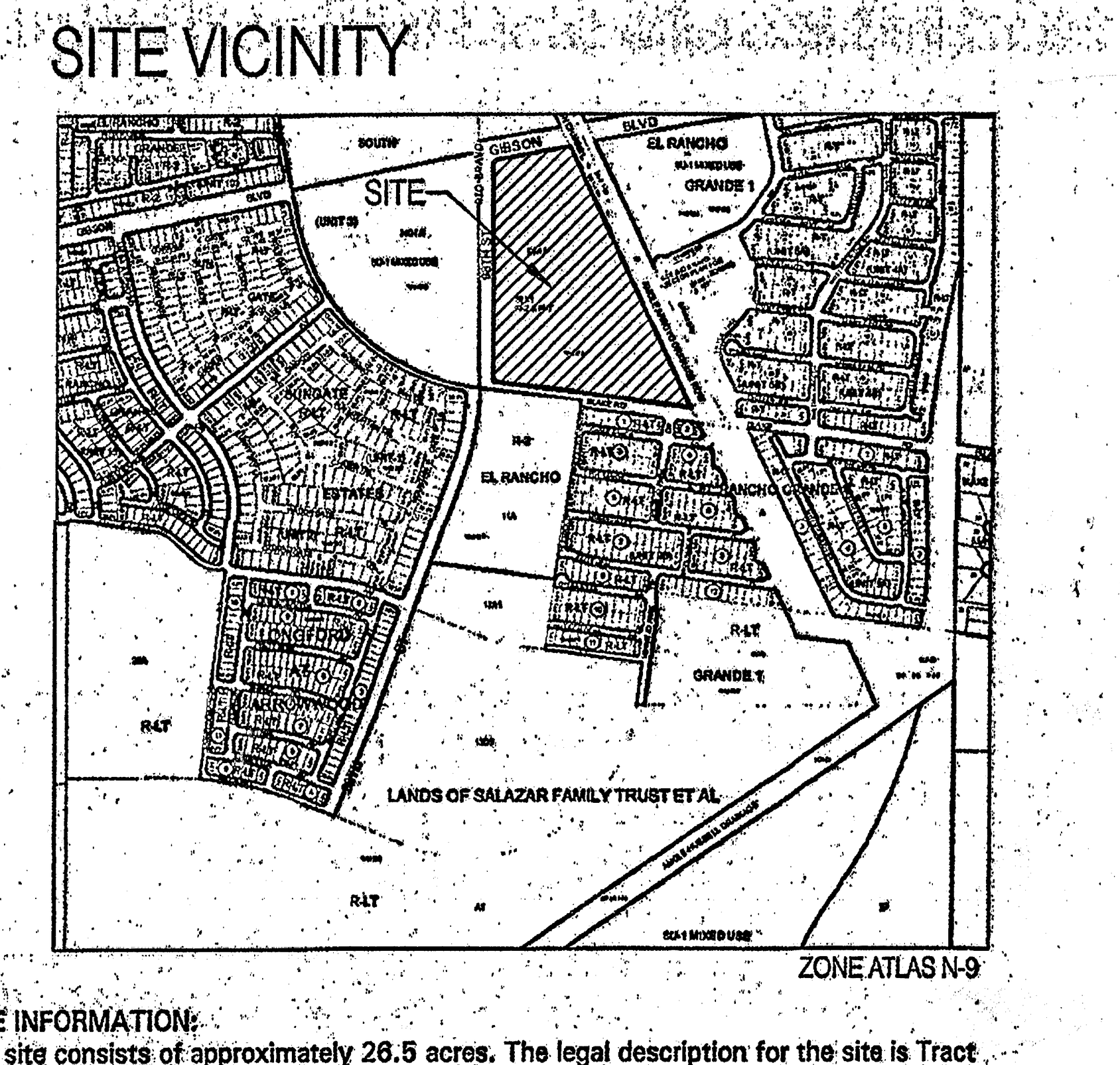

RECEIVED
APR 19 2013
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Scott J Steffen 4/18/13
SCOTT J. STEFFEN, NMPE 14664

SCOTT J. STEFFEN
14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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.

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DRB Chairperson, Planning Department	Date

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FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
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Prepared by:
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Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

⚠1 Revised February 14, 2012

ADMINISTRATIVE AMENDMENT
FILE #11-10158 PROJECT #1002819
see ⚠1
CMarrone 2/22/12
APPROVED BY DATE

north

CONSENSUS PLANNING
December 2, 2011

Scale: 1" = 60'
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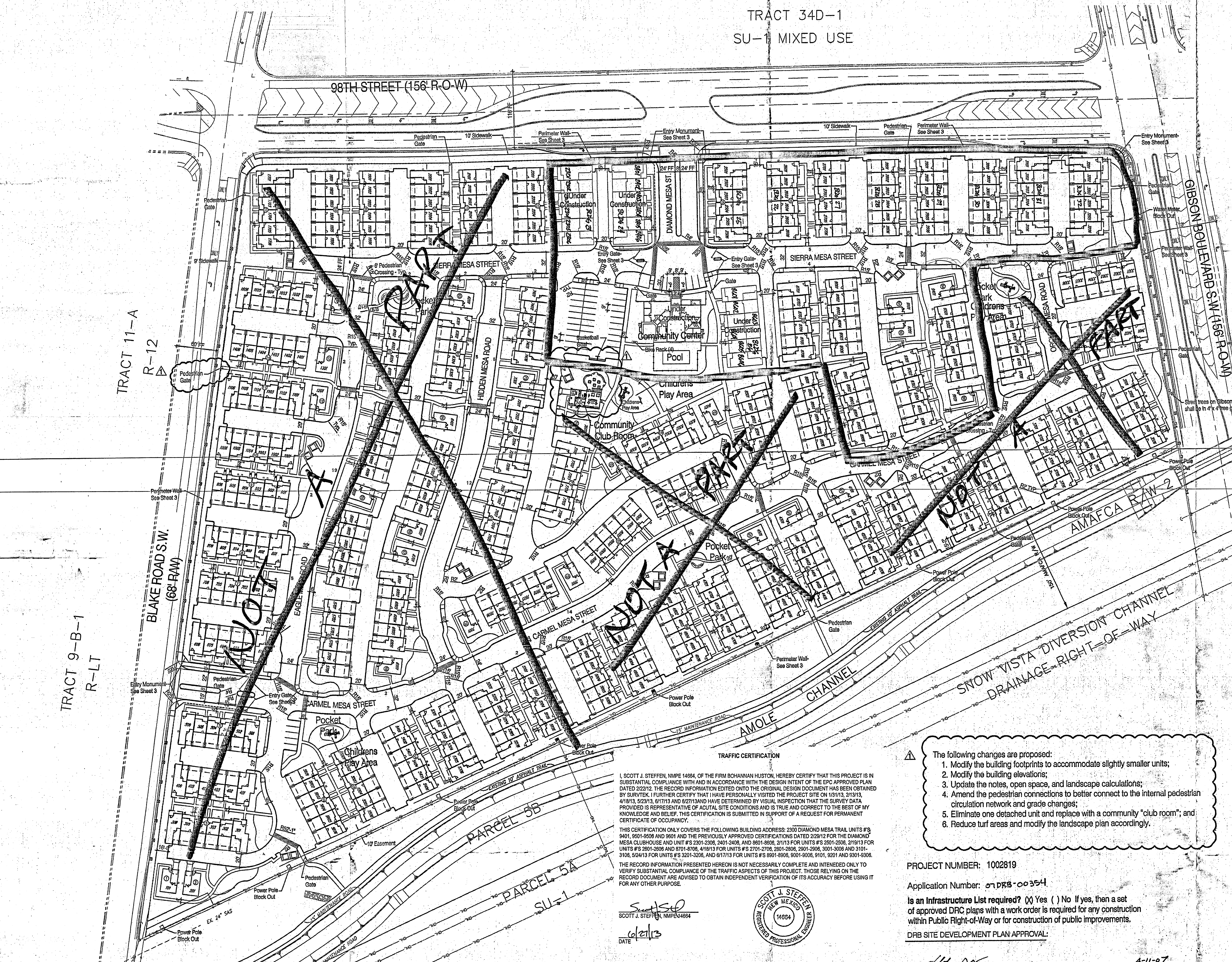
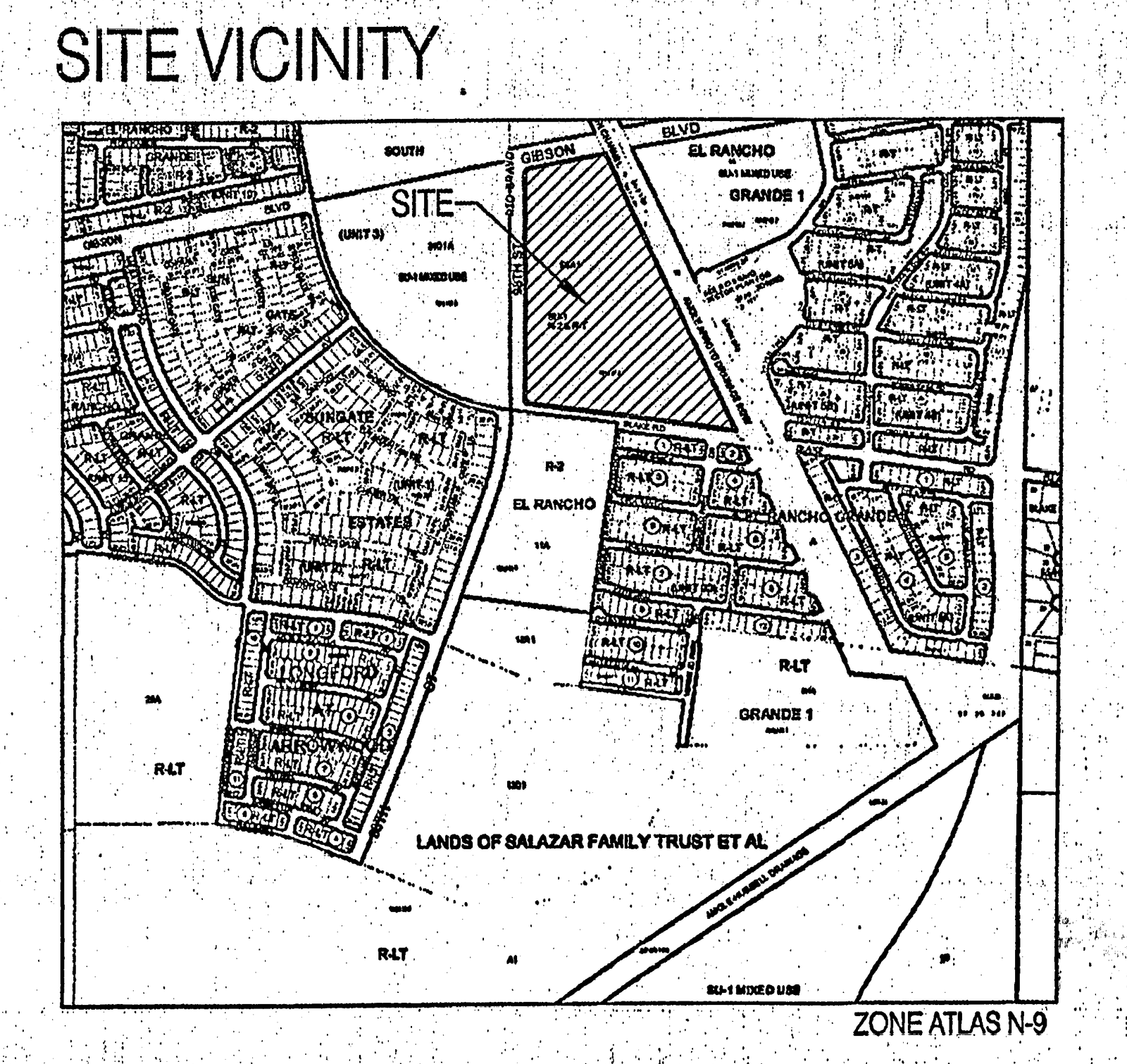
Sheet 1 of 15





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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664

6/27/13
DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

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CM 4/9/07 D Matson DRB Chairperson, Planning Department	8/30/07 Date

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
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ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see ⚠1
CMarrone 2/22/12
APPROVED BY **DATE**

north

Scale: 1" = 60'
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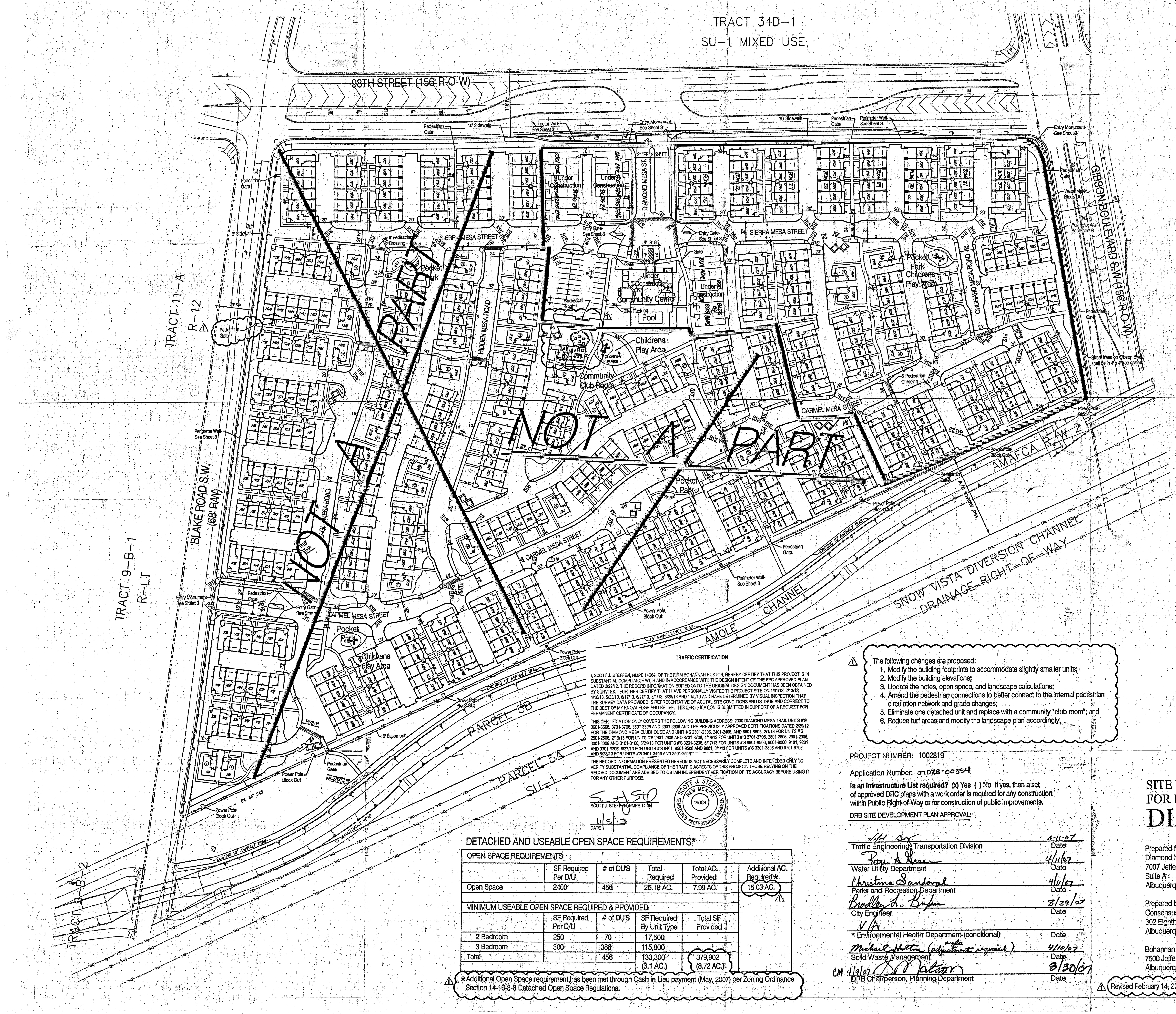
CONSENSUS PLANNING
December 2, 2011

Sheet 1 of 15

RECEIVED JUN 28 2013 LAND DEVELOPMENT SECTION



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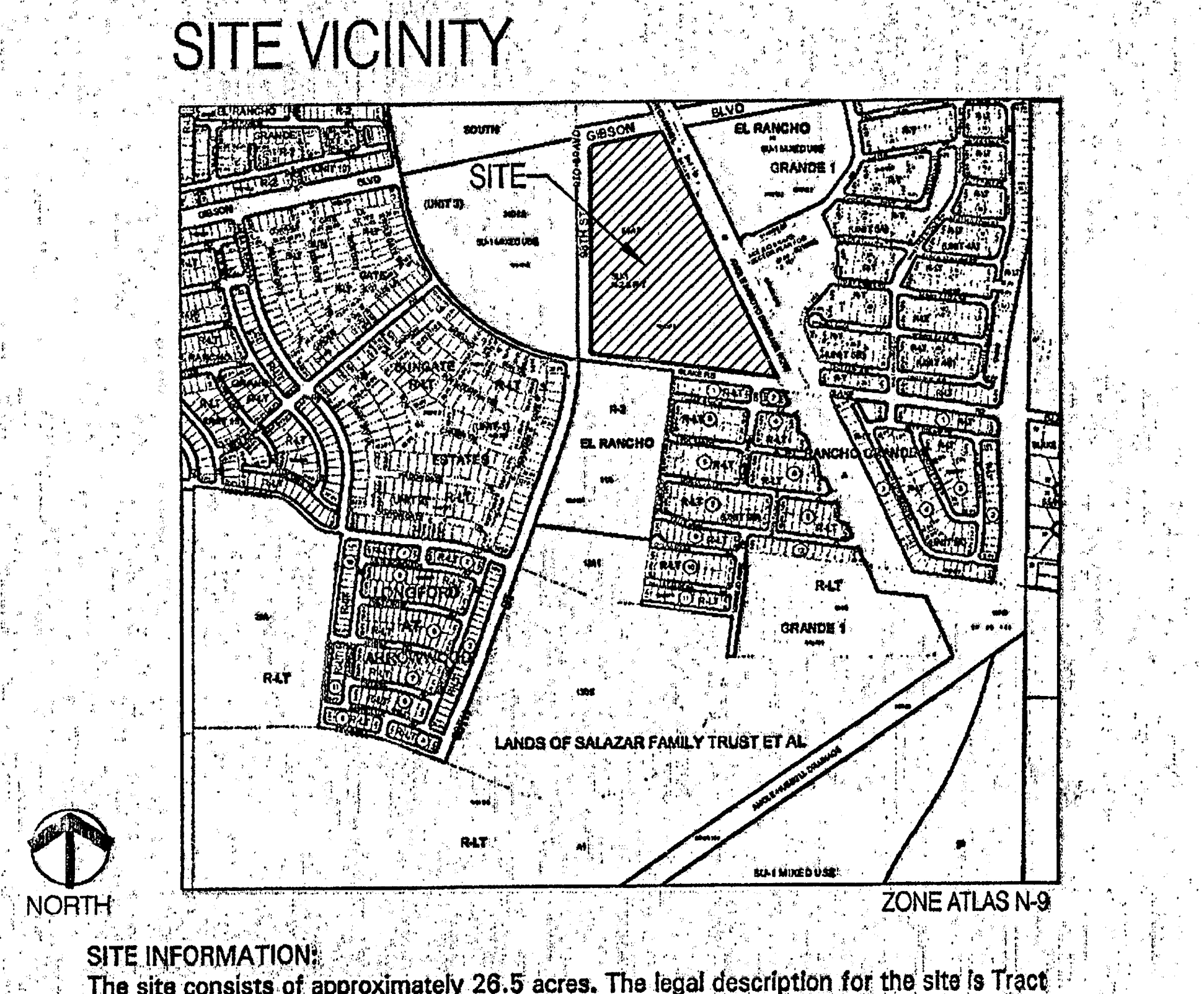

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Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

⚠1 Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/13, 2/13/13, 4/18/13, 5/23/13, 6/17/13, 6/27/13, 8/1/13, 8/28/13 AND 11/5/13 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNITS #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNITS #'S 3201-3206, 6/17/13 FOR UNITS #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS #'S 9401, 9501-9506 AND 9601, 8/1/13 FOR UNITS #'S 3301-3306 AND 9701-9706, AND 8/28/13 FOR UNITS #'S 3401-3406 AND 3501-3506.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14664

11/5/13
DATE

14664

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC. ⚠1

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

⚠1 *Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

⚠1 The following changes are proposed:

1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
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PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) 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 APPROVAL:

4-11-07
Traffic Engineering, Transportation Division — Date

4/11/07
Water Utility Department — Date

Christina Sandoval 4/11/07
Parks and Recreation Department — Date

Bradley L. Bingham 8/29/07
City Engineer — Date

N/A
* Environmental Health Department-(conditional) — Date

Michael Holton (angle adjustments required) 4/10/07
Solid Waste Management — Date

CM 4/9/07 D. Watson 8/30/07
DRB Chairperson, Planning Department — Date

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10158 **PROJECT #** 1002819
see ⚠1
CMarrone 2/22/12
APPROVED BY **DATE**

RECEIVED
NOV 05 2013
LAND DEVELOPMENT SECTION

north

Scale: 1" = 60'
30 0 60 120

CONSENSUS PLANNING
December 2, 2011

⚠1 Revised February 14, 2012

Sheet 1 of 15

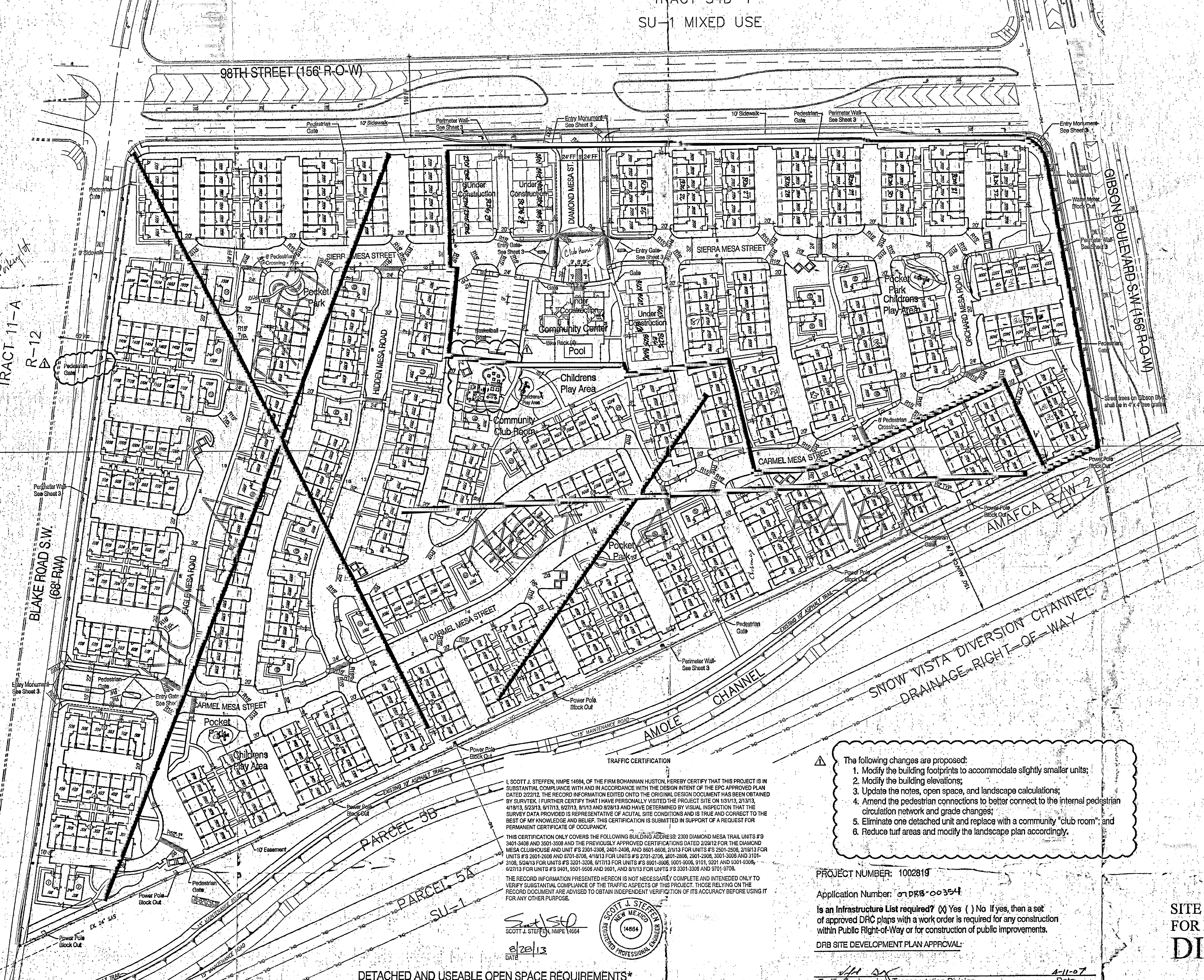
Pertiel Certificate Occupency

Bld.		Approved
Club House		2/29/12
✓23		
✓24	✓86	
✓25		2/1/13
✓26	✓87	2/19/13
✓27 ✓28 ✓29 ✓30 ✓31		4/18/13
✓32		5/24/13
✓89 ✓90 ✓91 ✓92 ✓93		6/17/13
✓94 ✓95 ✓96		6/27/13
✓33	✓97	8/1/13
~~Current Project~~		8/28/13

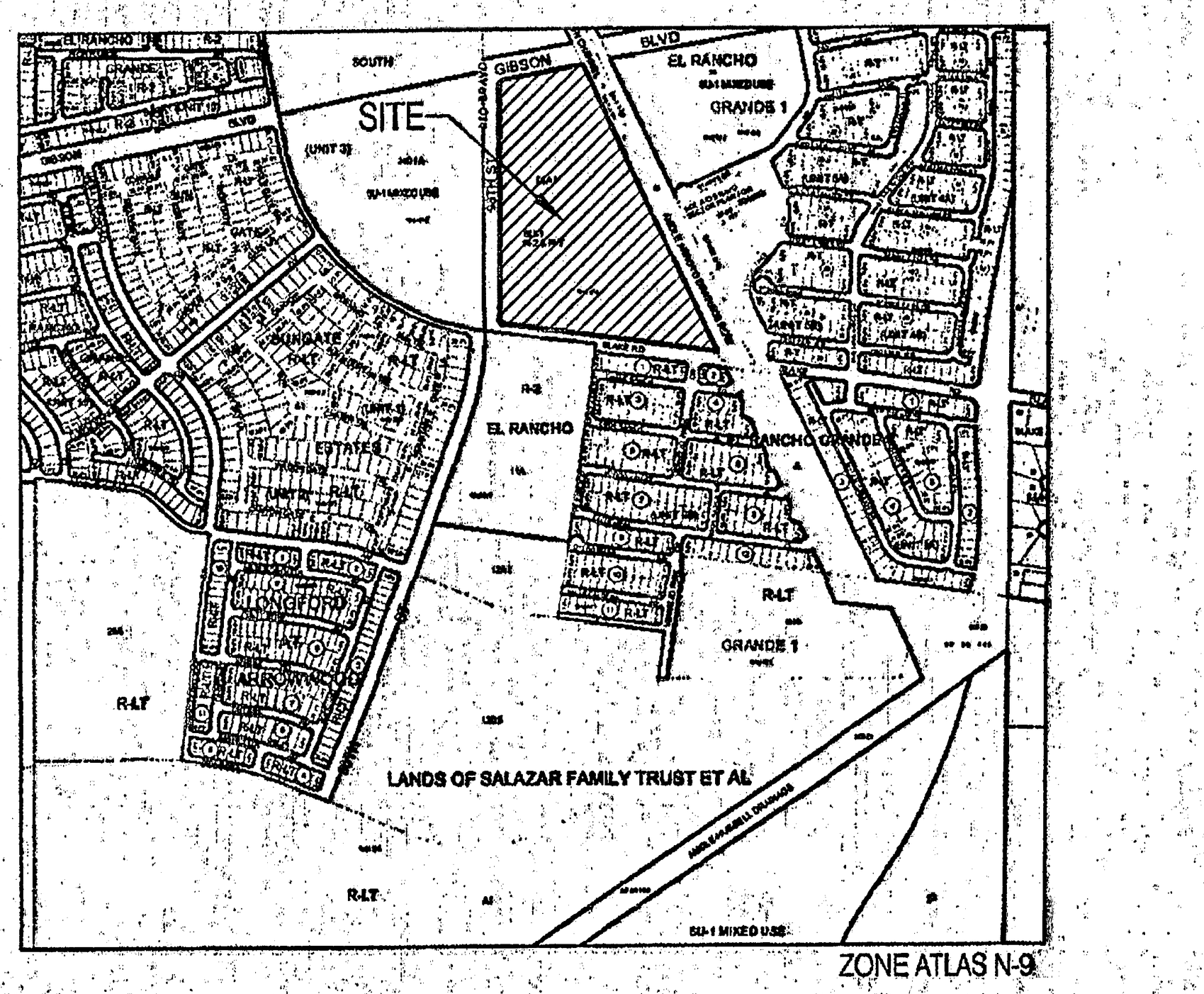
Community Center Adjacent Parking lot

Bldgs: ~~34~~ ~~33~~

Check Pocket Park



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

⚠1 Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

⚠1 There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

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Scott J Steffen
SCOTT J. STEFFEN, NMPE 14664

8/28/13
DATE

14664

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Sheet 1 of 15