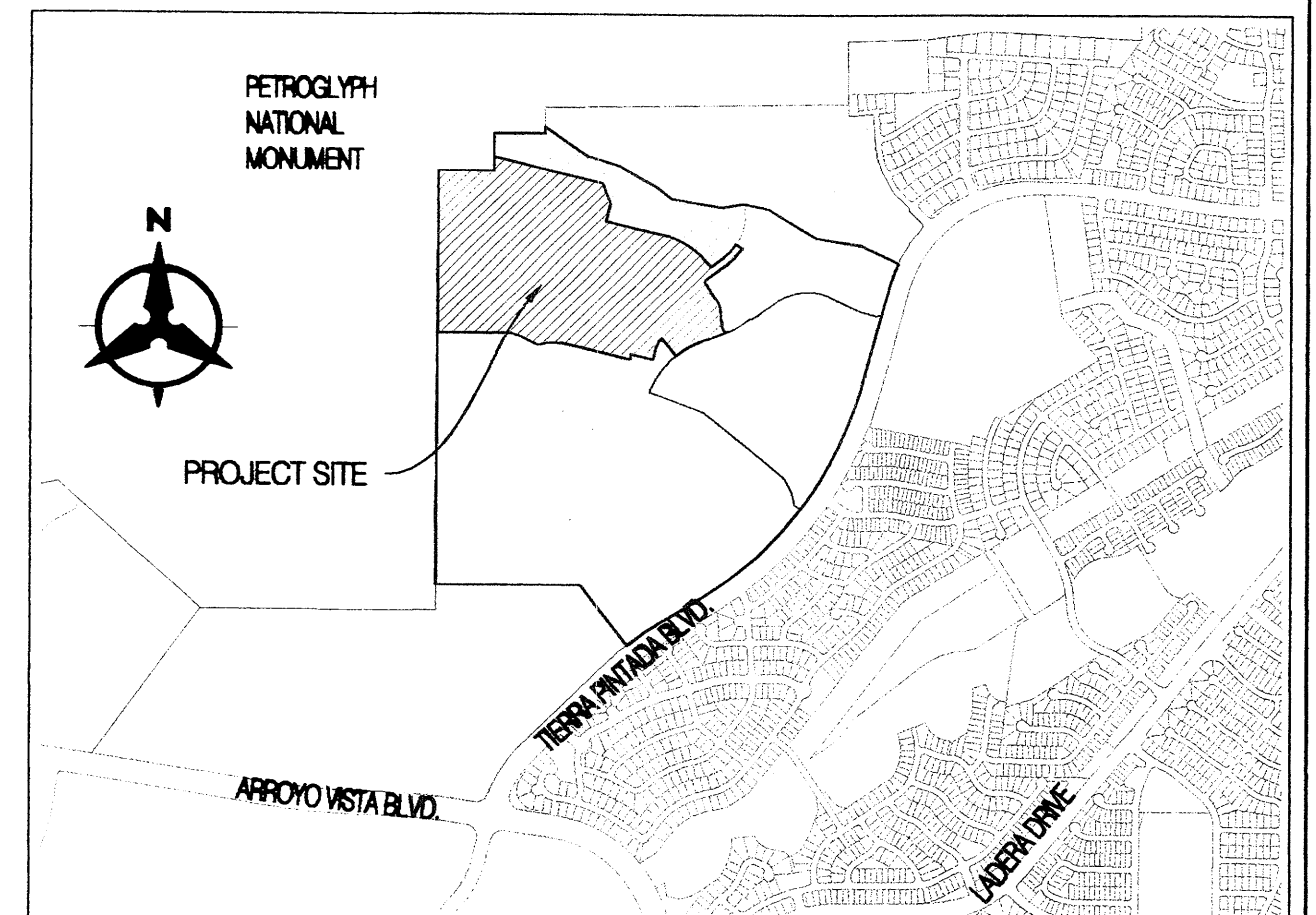


SHEET INDEX

SHEET	TITLE
1	SITE PLAN FOR SUBDIVISION
2	SITE PLAN FOR SUBDIVISION
3	LANDSCAPE PLAN
4	TRACT J LANDSCAPE PLAN & PERIMETER WALL TREATMENTS
5	COMMUNITY SIGN TREATMENTS & TYPICAL RESIDENTIAL LANDSCAPES
6	MONUMENT EDGE TREATMENT
7	CONCEPTUAL GRADING AND DRAINAGE PLAN
8	CONCEPTUAL UTILITY PLAN
9	SITE PLAN PHOTOS
10	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 2
11	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 2



LOCATION MAP
SCALE: 1"=1500'

LEGEND

- Property Boundary
- Parcel Boundary
- Trailhead Park
- Private Pocket Park (Built and maintained by HOA-See sheet 3)
- Pedestrian/ Vehicular Access
- Trail & Pedestrian Access
- Potential APS Elementary School Access
- Gated Primary Entry/ Primary Entry
- Gated Secondary Entry/ Secondary Entry
- Gated Emergency Access
- Perimeter Fence
- Boundary for Site Plan
- Private Pocket Parks (See Sheet 3)

PROJECT NUMBER: 1006864
 Application Number: 13EPC-40143
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG 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:

	2/12/14
Traffic Engineering, Transportation Division	Date
	02/12/14
ABCWA	Date
	2-12-14
Parks and Recreation Department	Date
	2-12-14
City Engineer	Date
N/A	Date
* Environmental Health Department-(conditional)	Date
	2-12-14
Solid Waste Management	Date
	2-12-14
DRB Chairperson, Planning Department	Date

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY
M	47.1	RESIDENTIAL	195	4.1
N-2-A	58.9	RESIDENTIAL	214	3.6
N-2-B	40.7	RESIDENTIAL	150	3.7
N-2-C	21.1	RESIDENTIAL	80	3.8
N-2-D	47.1	RESIDENTIAL	185	3.9
N-2-E	37.5	RESIDENTIAL	120	3.2
N-2-F	6.6	PRIVATE CLUBHOUSE	N/A	N/A
N-2-G	25.8	PRIVATE OPEN SPACE	N/A	N/A
TOTAL	284.8		944	3.34*

*Note: Density and Unit Cap may shift between tracts. However, the maximum number of dwelling units shall be 950.

WATERSHED @ ESTRELLA

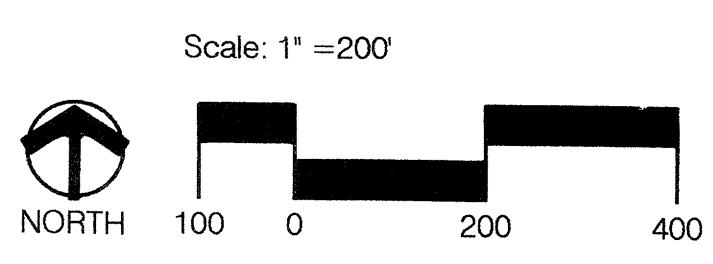
SITE PLAN FOR SUBDIVISION

Prepared For: **Pulte Group**

Prepared By: **SEC Planning, LLC
Consensus Planning, Inc.
Bohannon Huston, Inc.**

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10009864

LEGEND

- SUBDIVISION BOUNDARY LINE
- PHASE BOUNDARY
- TRAIL
- PERIMETER TRAIL - PEDESTRIAN ONLY
- PERIMETER FENCE
- ADJOINING PROPERTY LINE
- PRIVATE OPEN SPACE
- STREET LIGHT

KEYED NOTES:

① TYPICAL PEDESTRIAN CROSS WALKS AS STATED WITHIN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115)

② STREET AND STORM DRAIN IMPROVEMENTS IN PHASE 3 THAT ARE REQUIRED TO SUPPORT PHASE 1 WILL BE CONSTRUCTED WITH PHASE 1.

PHASE 1

RESIDENTIAL LOTS	LOT #'S	TOTAL
	LOTS 1 THRU 135	135
OPEN SPACE	TRACTS	ACREAGE
	PRIVATE OPEN SPACE TRACT A	2.13
	PRIVATE OPEN SPACE TRACT B	0.01
	PRIVATE OPEN SPACE TRACT C	0.01
	PRIVATE OPEN SPACE TRACT D	0.06
	PRIVATE OPEN SPACE TRACT E	1.56
	PRIVATE OPEN SPACE TRACT F	1.04
	PRIVATE OPEN SPACE TRACT G	0.12
	PRIVATE OPEN SPACE TRACT H	0.58
	PRIVATE OPEN SPACE TRACT I	0.05
	PRIVATE OPEN SPACE TRACT J	0.05
	PRIVATE OPEN SPACE TRACT K	0.02
	PRIVATE OPEN SPACE TRACT L	0.64
	PRIVATE OPEN SPACE TRACT W	0.33
	TOTAL	6.60
PRIVATE ROADWAYS	STREETS	ACREAGE
	DEL WEBB BLVD., C, D, E, F, G, H, I, J	9.03

PHASE 2

RESIDENTIAL LOTS	LOT #'S	TOTAL
	LOTS 136 THRU 159	24
OPEN SPACE	TRACTS	ACREAGE
	PRIVATE OPEN SPACE TRACT M	0.11
	PRIVATE OPEN SPACE TRACT N	0.09
	PRIVATE OPEN SPACE TRACT O	0.13
	TOTAL	0.33
PRIVATE ROADWAYS	STREETS	ACREAGE
	DEL WEBB BLVD.	0.99

PHASE 3

RESIDENTIAL LOTS	LOT #'S	TOTAL
	LOTS 160 THRU 214	55
OPEN SPACE	TRACTS	ACREAGE
	PRIVATE OPEN SPACE TRACT P	0.05
	PRIVATE OPEN SPACE TRACT Q	0.04
	PRIVATE OPEN SPACE TRACT R	0.13
	PRIVATE OPEN SPACE TRACT S	0.04
	PRIVATE OPEN SPACE TRACT T	0.05
	PRIVATE OPEN SPACE TRACT U	0.03
	PRIVATE OPEN SPACE TRACT V	1.62
	TOTAL	1.96
PRIVATE ROADWAYS	STREETS	ACREAGE
	DEL WEBB BLVD., F, I	3.42

DEL WEBB @ MIREHAVEN SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE DEL WEBB @ MIREHAVEN (TRACT N-2-A) IS WITHIN THE LARGER SITE DEVELOPMENT PLAN FOR SUBDIVISION AREA THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION EPC (PROJECT #1006864, 13EPC-40115). SEE SHEET 1 FOR SITE CONTEXT. THE SITE IS COMPRISED OF 59.2 ACRES, WHICH WILL INCLUDE 214 RESIDENTIAL LOTS DIVIDED AMONGST 3 PHASES. PHASE 1 (38.1 ACRES) INCLUDES 135 RESIDENTIAL LOTS AND APPROXIMATELY 6.6 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 2 (5.7 ACRES) INCLUDES 24 RESIDENTIAL LOTS AND APPROXIMATELY 0.3 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 3 (15.4 ACRES) INCLUDES 55 RESIDENTIAL LOTS AND APPROXIMATELY 2.0 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS.

ZONING: SU-2 FOR PDA, SEE WESTLAND MASTER PLAN FOR SU-2 FOR PDA REGULATIONS.

LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE POCKET PARKS, PRIVATE OPEN SPACE AREAS, AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

PRIMARY VEHICULAR ACCESS IS FROM ROADWAY A, VIA TIERRA PINTADA BOULEVARD, AN EXISTING MINOR ARTERIAL ROADWAY. A IS THE PRIMARY AND INTERIM ACCESS TO TRACT N-2-A AND FUTURE ROADWAY B IS THE FUTURE SECONDARY ACCESS (SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION). THERE IS ALSO A FUTURE EMERGENCY ACCESS AND EGRESS POINT NORTH OF THE MIREHAVEN ARROYO WITHIN TRACT M, WHICH CONNECTS TO TIERRA PINTADA BOULEVARD VIA WEST CREEK ROAD.

THE MAIN ENTRY INTO TRACT N-2-A WILL BE VIA DEL WEBB BOULEVARD, A PRIVATE, GATED ACCESS ROADWAY. THERE WILL BE FUTURE GATED SECONDARY ENTRY WITHIN TRACT N-2-B AND A FUTURE EMERGENCY ACCESS AND EGRESS POINT WITHIN TRACT M AS NOTED ABOVE. FINAL ACCESS SHALL BE DETERMINED THROUGH PRELIMINARY AND FINAL PLATS AS DETERMINED BY THE DEVELOPMENT REVIEW BOARD (DRB). EMERGENCY SERVICES AND NATIONAL PARK SERVICE LAW ENFORCEMENT SHALL HAVE ACCESS INTO THE SUBDIVISION.

PEDESTRIAN ACCESS/CIRCULATION WILL BE PRIVATE, GATED ACCESS AT DEL WEBB BOULEVARD AND ROADWAY A. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, TRAILS ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT AND WITHIN THE MIREHAVEN OPEN SPACE TRACT, AND TRAILS THROUGH THE OTHER PRIVATE OPEN SPACE TRACTS.

TRAILS SHALL BE DESIGNED FOR MULTI-USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS, EXCEPT THE PERIMETER TRAIL SHALL PROHIBIT BICYCLES DUE TO SOIL CONDITIONS AND EROSION POTENTIAL.

TRANSIT ACCESS: TRANSIT ACCESS IS NOT CURRENTLY AVAILABLE.

BUILDING HEIGHTS: DEVELOPMENT WITHIN THE 350 FOOT IMPACT AREA OF THE NORTHWEST MESA ESCARPMENT AREA PLAN SHALL BE LIMITED TO A BUILDING HEIGHT OF 19 FEET, IN ACCORDANCE WITH THE DESIGN OVERLAY ZONE POLICY 12-2, WHICH ALLOWS EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT ON A CASE-BY-CASE BASIS BY THE ENVIRONMENTAL PLANNING COMMISSION. SEE SHEET 7, CONCEPTUAL GRADING AND DRAINAGE PLAN FOR COMPLIANCE WITH THE EXCEPTION REQUIREMENTS.

* NOTE: SEE THIS SHEET FOR RESTRICTIONS ON MAXIMUM HEIGHT FOR EACH LOT.

AREAS OUTSIDE THE 350 FOOT IMPACT AREA SHALL BE LIMITED TO 26 FEET IN HEIGHT.

SETBACKS:

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED. FOR SINGLE FAMILY ATTACHED UNITS, NO REQUIRED SIDE YARD SETBACK, EXCEPT THERE SHALL BE 10 FEET ON THE STREET SIDE OF CORNER LOTS.

DENSITY: THE DENSITY IS 3.63 DWELLING UNITS PER ACRE, CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE BELOW.

LANDSCAPE PLAN: THE LANDSCAPE PLAN FOR TRACT N-2-A IS PROVIDED ON SHEETS 3-5, AND IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

GENERAL NOTES:

1. THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE ASSOCIATED DESIGN STANDARDS (PROJECT #1006864, 13EPC-40115).
2. THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION SHALL BE SUBMITTED FOR FINAL SIGN-OFF TO THE DEVELOPMENT REVIEW BOARD (DRB) AFTER APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.
3. THE APPLICANT SHALL CONSULT WITH THE NATIONAL PARK SERVICE AND PARKS AND RECREATION PRIOR TO APPROVAL OF DEVELOPMENT ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT.
4. LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115) ARE USED WITHIN THIS SITE. STREET 'C' FOLLOWS THIS ROADWAY SECTION WITH THE ADDITION OF A 4' MEDIAN.
5. ALL ROADWAY WITHIN DEL WEBB WILL BE PRIVATE, SEPARATE TRACTS THAT WILL BE OWNED AND MAINTAINED BY THE H.O.A. A PRIVATE ACCESS EASEMENT AND A PUBLIC UTILITY EASEMENT WILL BE GRANTED OVER THIS PRIVATE SEPARATE TRACT.

FIELD CHECKING OFFICE
624-2614
FIELD DISAPPROVED
1/27/10
SIGNATURE & DATE: 01-27-14



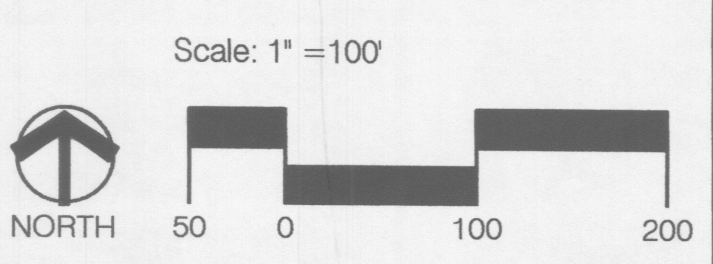
DEL WEBB @ MIREHAVEN

SITE PLAN FOR SUBDIVISION

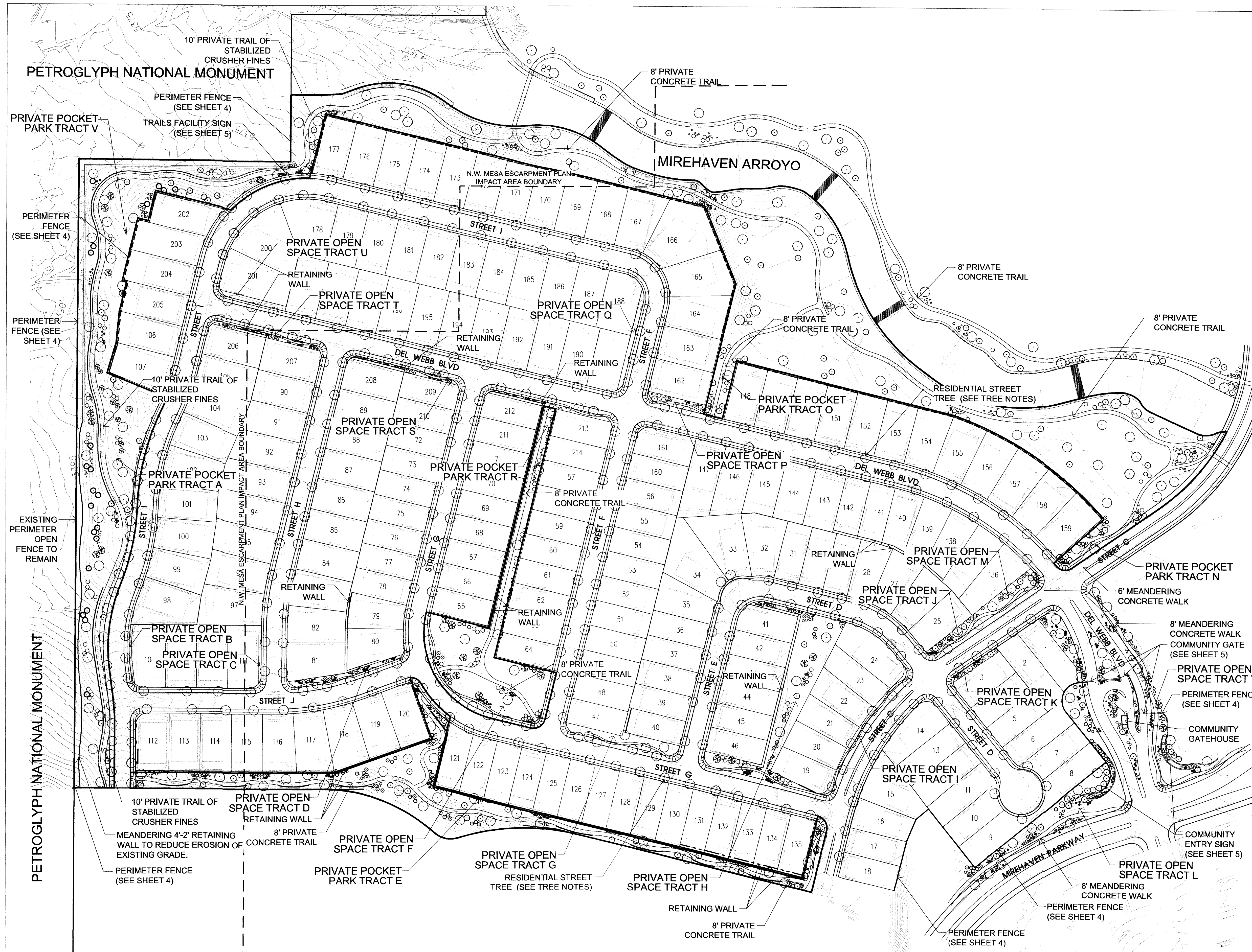
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ILLUSTRATIVE OVERALL PLAN

STREET TREE PLANT PALETTE

PLANT TYPE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	WATER USE
STREET TREES	○	FRAXINUS PENNSYLVANICA	GREEN ASH	MEDIUM
	○	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	MEDIUM
	○	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	MEDIUM +
	○	PISTACHIA CHINENSIS	CHINESE PISTACHE	MEDIUM +
	○	PLATANUS WRIGHTII	SYCAMORE ARIZONA	MEDIUM +

NOTES:
 1. A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2') FROM BACK OF CURB.
 2. STREET TREE SPECIES COMPLY WITH STREET TREE SPECIES AS DEFINED WITHIN THE WESTLAND MASTER PLAN.
 3. A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD.
 4. ALL STREET TREES WILL BE A MINIMUM 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT AT TIME OF PLANTING.

NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE WITHIN IMPACT AREA

PLANT TYPE	SYMBOL	SCIENTIFIC NAME	COMMON NAME
SHADE TREES & ORNAMENTAL TREES	○	CERCOCARPUS MONTANUS	TRUE MOUNTAIN MAHOGANY
	○	CHLOPSIS LINEARIS	DESERT WILLOW
	○	JUNIPERUS MONOSPERMA	ONESEED JUNIPER
	○	PROSOPIS GLADULOSA	HONEY MESQUITE
	○	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
	○	QUERCUS GRISBA	GRAY OAK
	○	QUERCUS TURBINELLA	SHRUB LIVE OAK
	○	ROBINIA NEOMEXICANA	NEW MEXICO LOCUST
	○	SAMBUCUS NEOMEXICANA	NEW MEXICO ELDER
	SHRUBS	○	ARTEMISIA FILIFOLIA
○		ATRIPELEX CANESCENS	FOURWING SALTBUSH
○		BRICKELLIA CALIFORNICA	CALIFORNIA BRICKELLBUSH
○		DALEA SCOPARIA	BROOM DALEA
○		FALLUGIA PARADOXA	APACHE PLUME
○		KRASCHENNIKOVIA LANATA	WATERFAT
○		OPUNTIA PHAEACANTHA	TULIP PRICKLY PEAR
○		OPUNTIA POLYACANTHA	PLAINS PRICKLY PEAR
○		RHUS TRILOBATA	SKUNKBUSH SUMAC
○		RIBES LEPTANTHUM	TRUMPET GOOSEBERRY
FORBES, GRASSES AND GROUNDCOVERS	○	YUCCA GLAUCIA	NARROWLEAF YUCCA
	○	ANDROPOGON SACCHAROIDES	SILVER BEARDGRASS
	○	ARISTIDA PURPUREA	PURPLE THREEAWAN
	○	ARTEMISIA LUDOVICIANA	PRAIRIE SAGE
	○	BAILEYA MULTIRADIATA	DESERT MARGOLD
	○	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA
	○	BOUTELOUA GRACIOSA	BLUE GRAMA
	○	BOUTELOUA ERPODIA	BLACK GRAMA
	○	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL
	○	GALLARDA PULCHELLA	FRIEWHEEL

NOTES:
 1. PER THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 1.1 TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 1.2 SHRUBS AND LOW EVERGREENS: 1 GALLON
 1.3 GROUNDCOVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
 2. ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE WESTLAND MASTER PLAN DESIGN GUIDELINES OR THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

DEL WEBB @ MIREHAVEN

LANDSCAPE PLAN

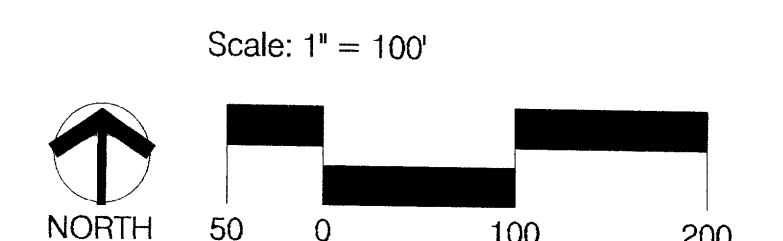
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Pulte Group

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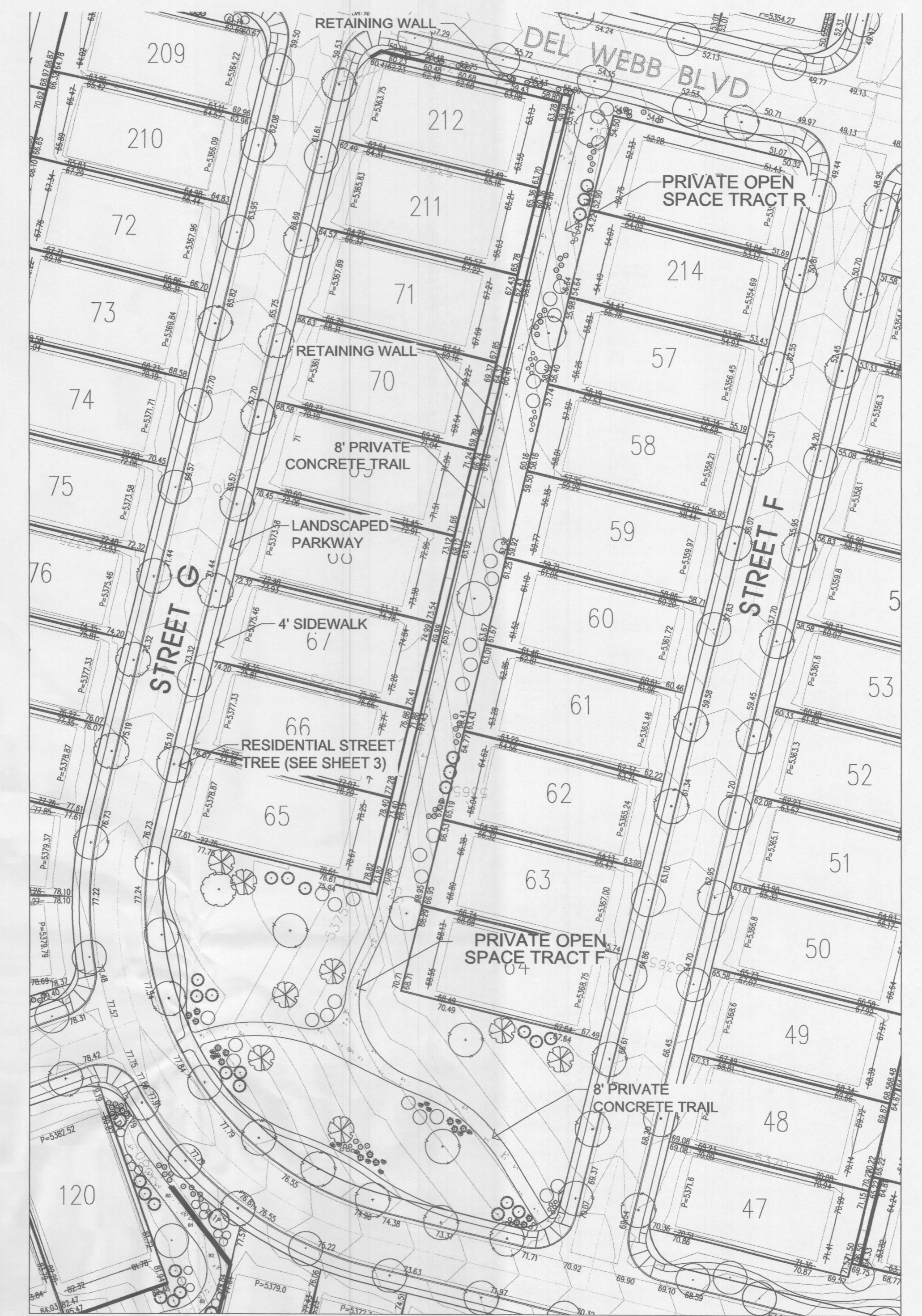
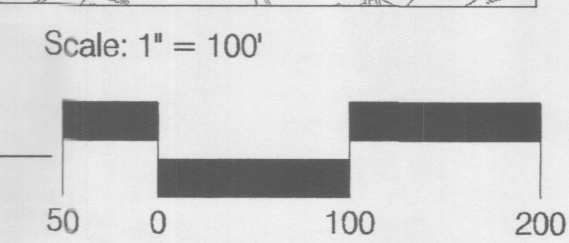




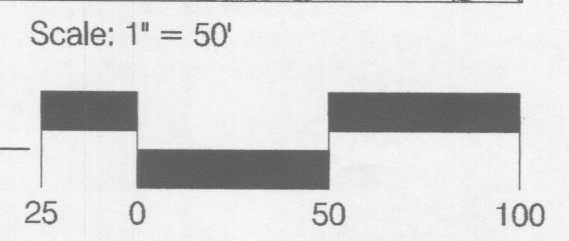
PERIMETER FENCE TREATMENT LEGEND

	PERIMETER FENCE- 6' MASONRY WALL
	PERIMETER FENCE- 3' VIEW FENCE WITH 3' MASONRY BASE
	PERIMETER FENCE- 6' VIEW FENCE

ILLUSTRATIVE PERIMETER FENCE TREATMENT PLAN



ILLUSTRATIVE LANDSCAPE PLAN OPEN SPACE TRACT F & R



DEL WEBB @ MIREHAVEN

TRACT K & R LANDSCAPE PLAN & PERIMETER FENCE TREATMENTS

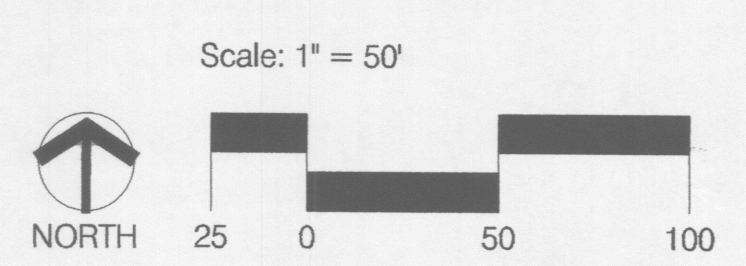
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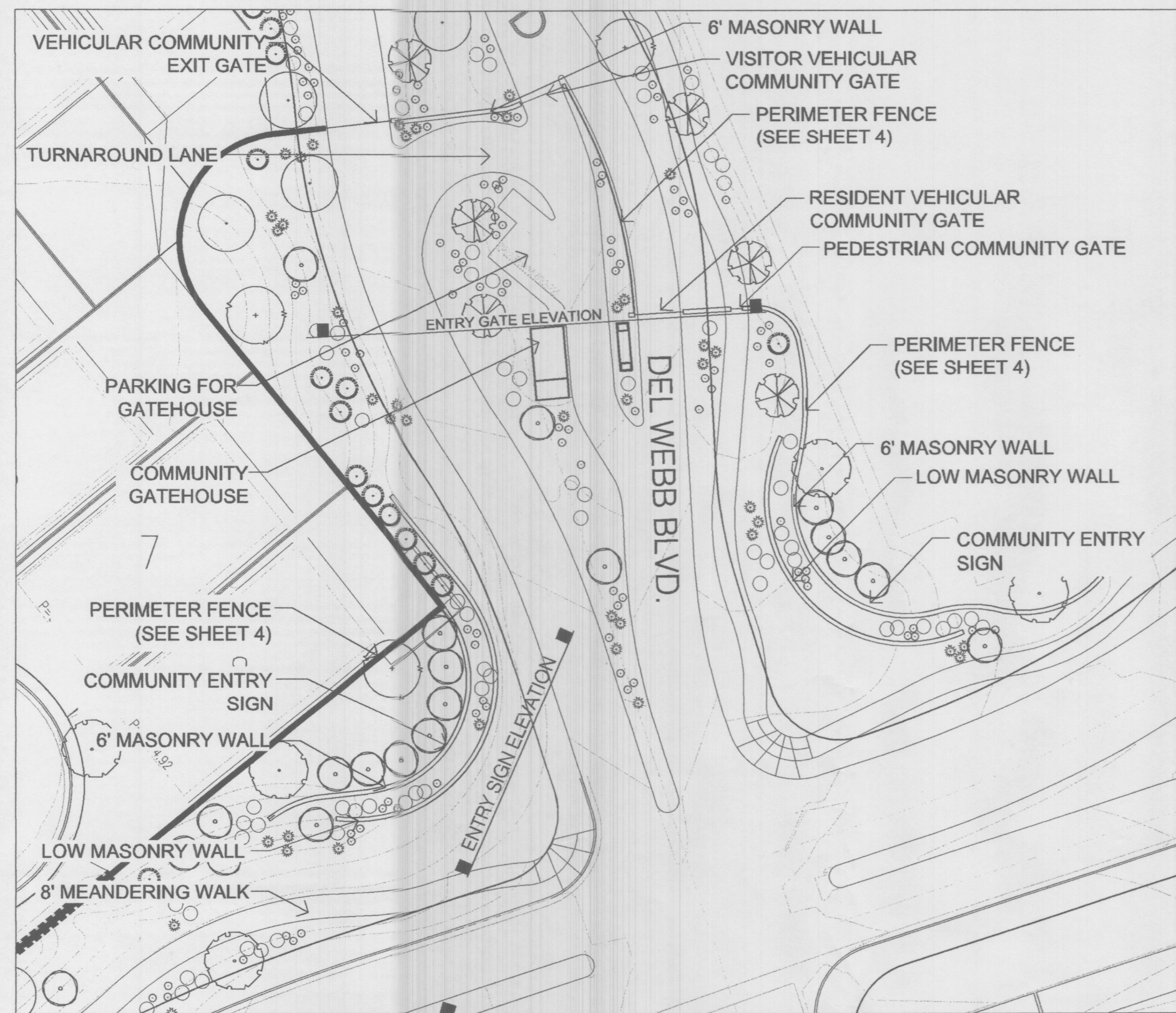
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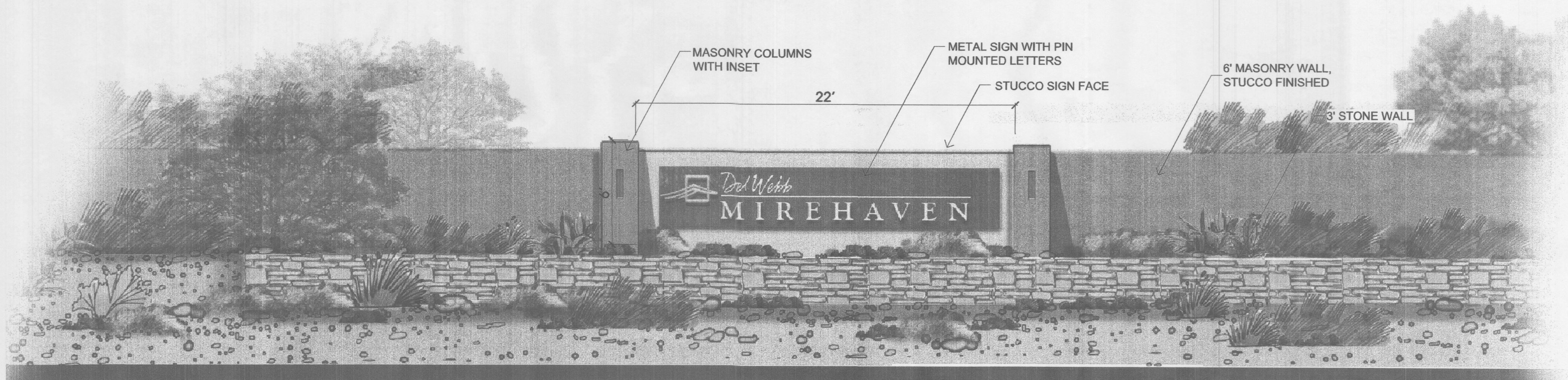
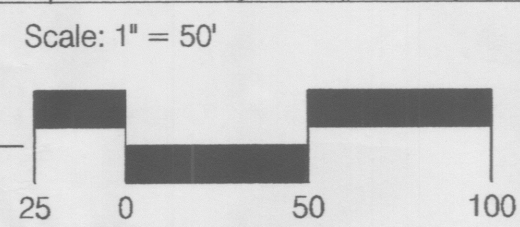
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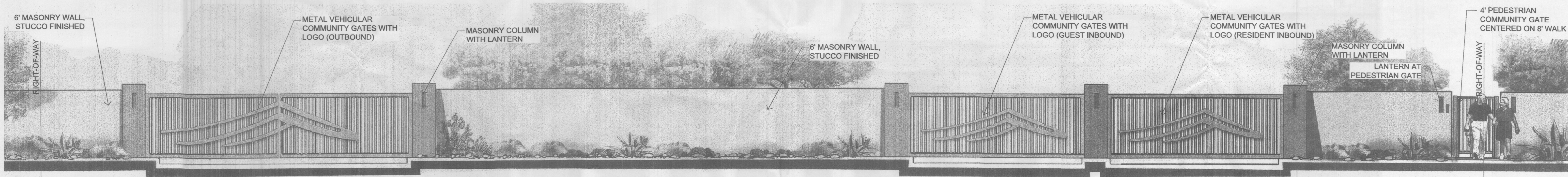


ILLUSTRATIVE ENTRY FEATURE KEY MAP



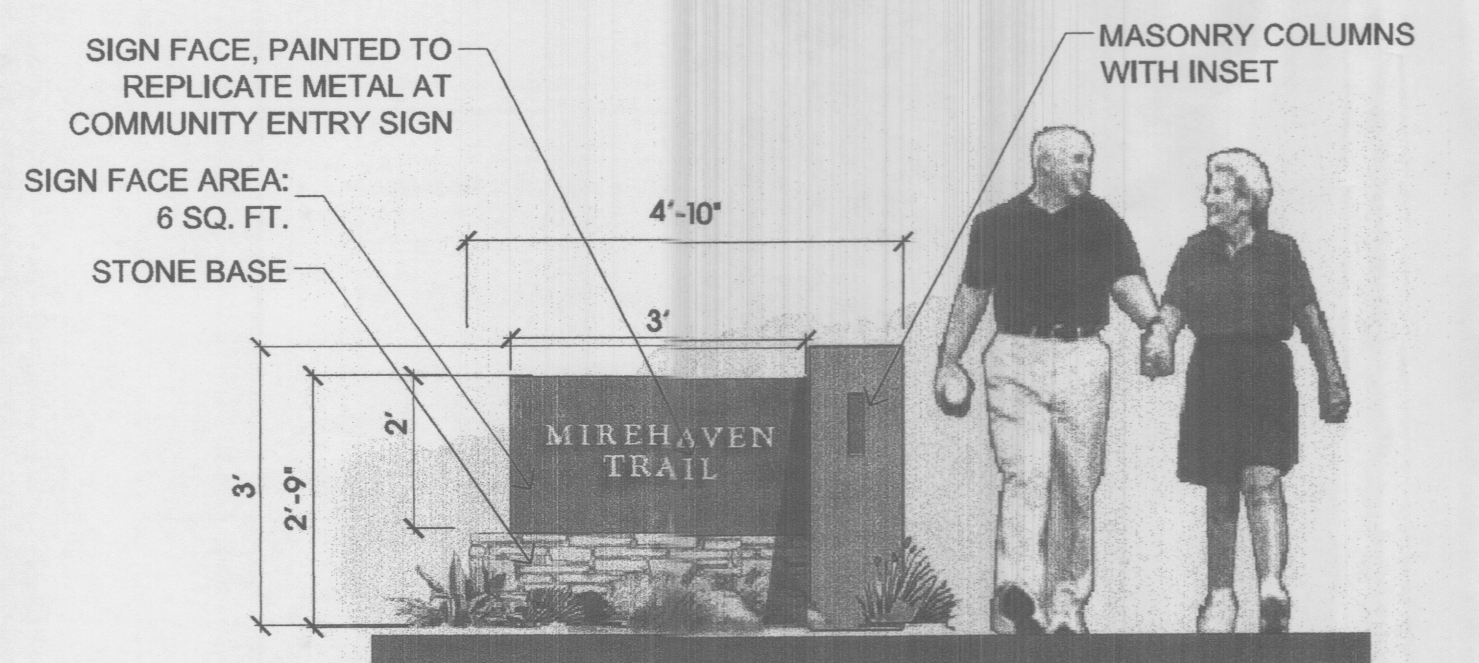
ILLUSTRATIVE COMMUNITY ENTRY SIGN ELEVATION

Scale: 1/4" = 1'-0"



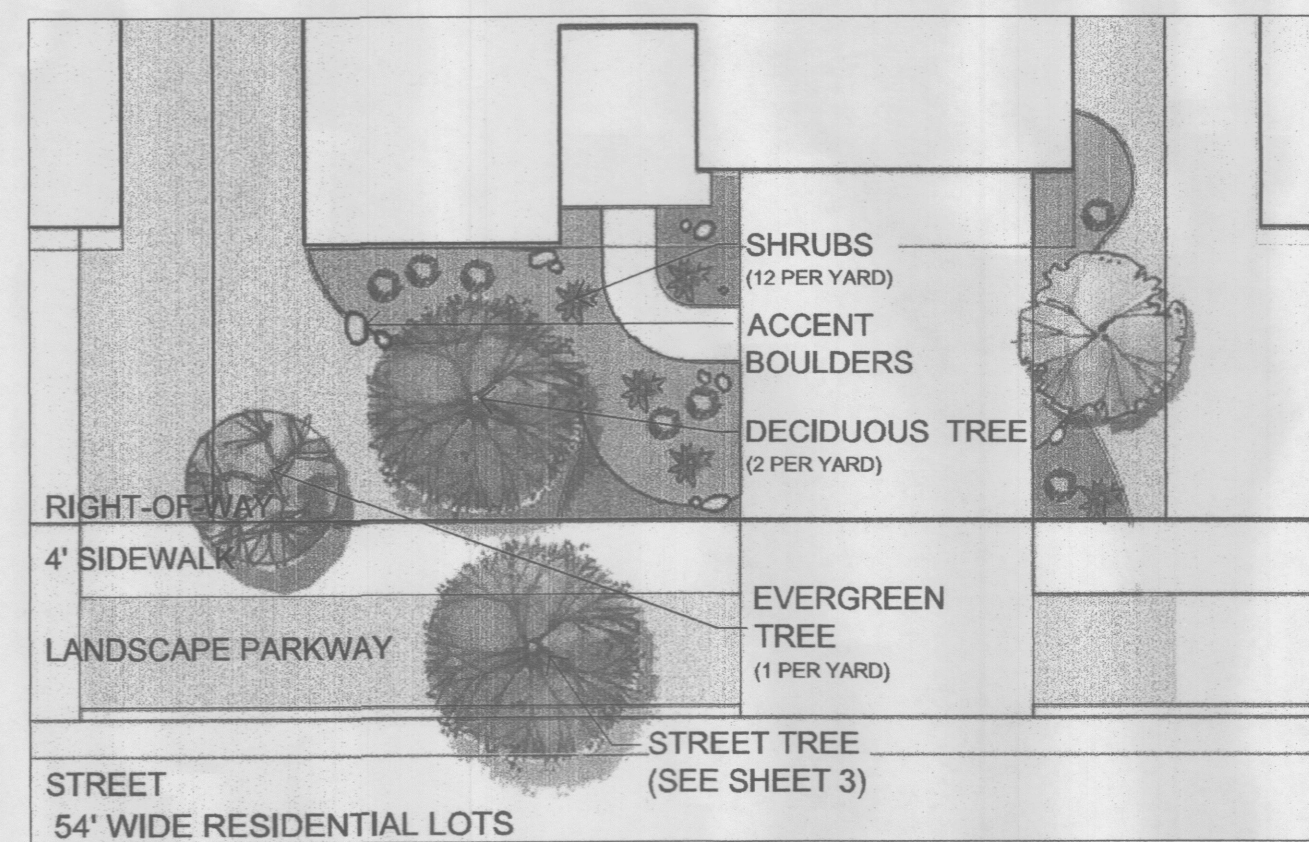
ILLUSTRATIVE COMMUNITY ENTRY GATE ELEVATION

Scale: 1/4" = 1'-0"

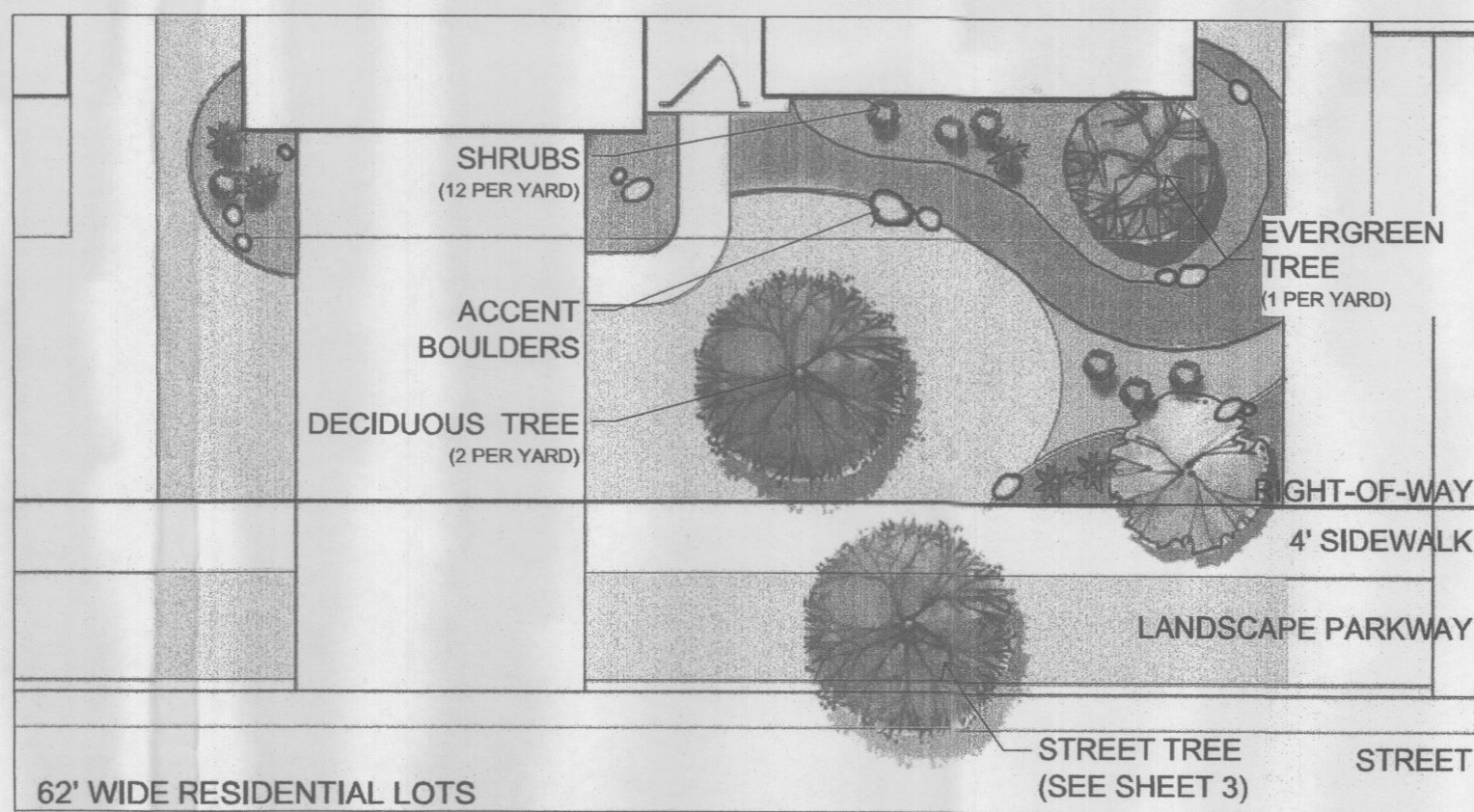


ILLUSTRATIVE FACILITIES SIGN (TRAIL SIGN)

Scale: 1/2" = 1'



ILLUSTRATIVE TYPICAL RESIDENTIAL FRONT YARD LANDSCAPES



Scale: 1" = 10'

DEL WEBB @ MIREHAVEN

COMMUNITY SIGN TREATMENTS & TYPICAL RESIDENTIAL LANDSCAPES

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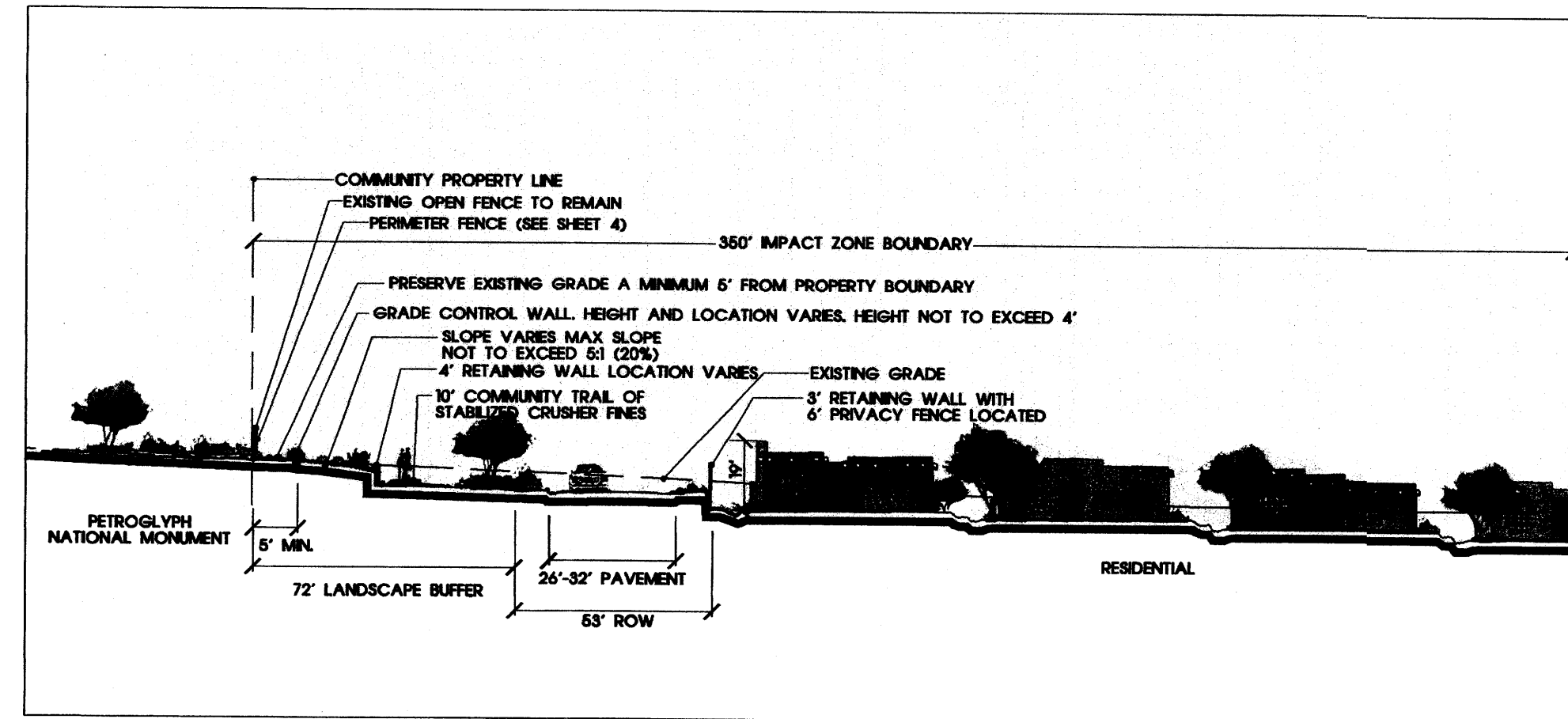
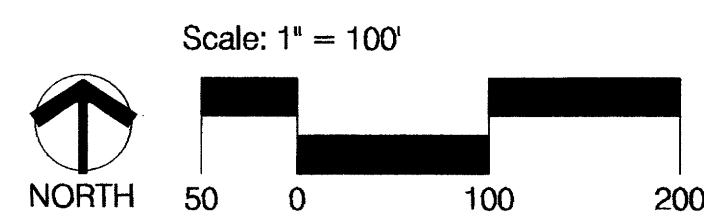
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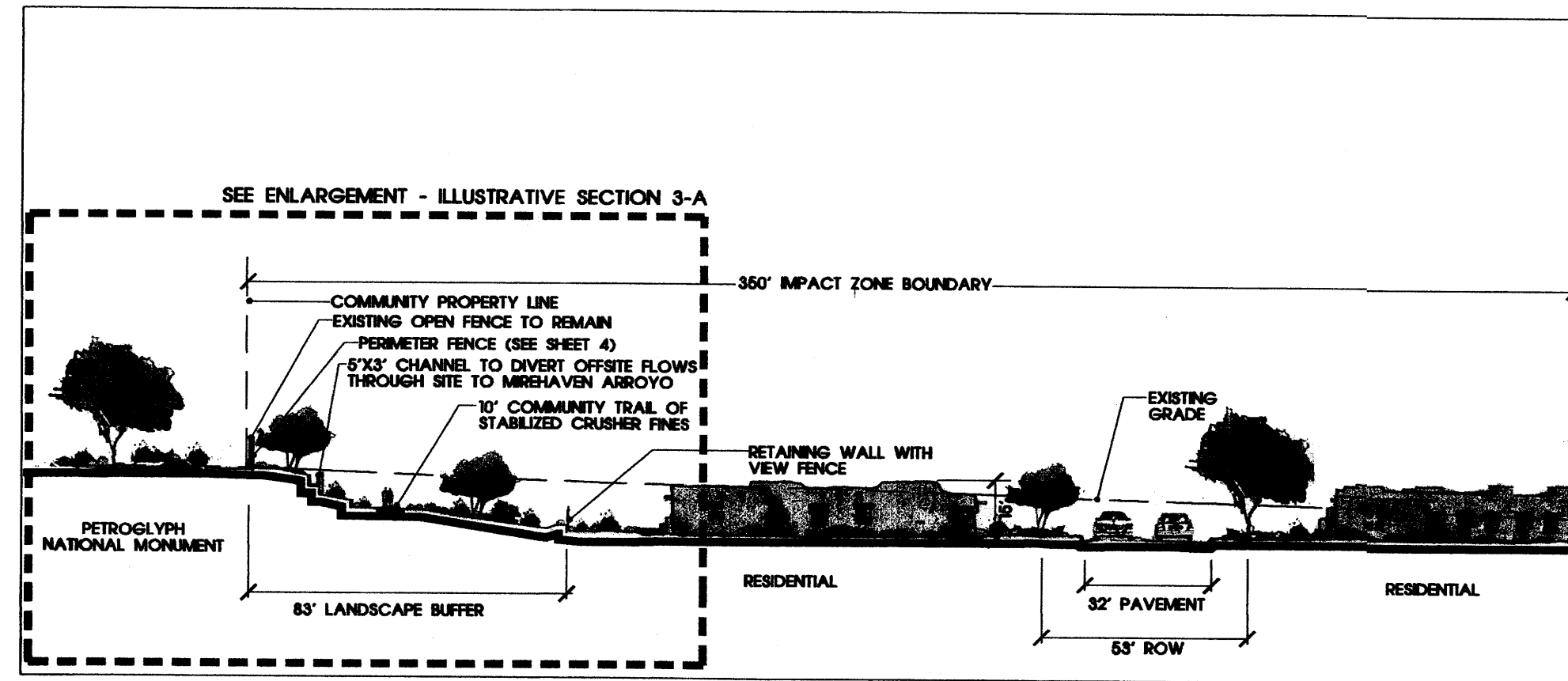




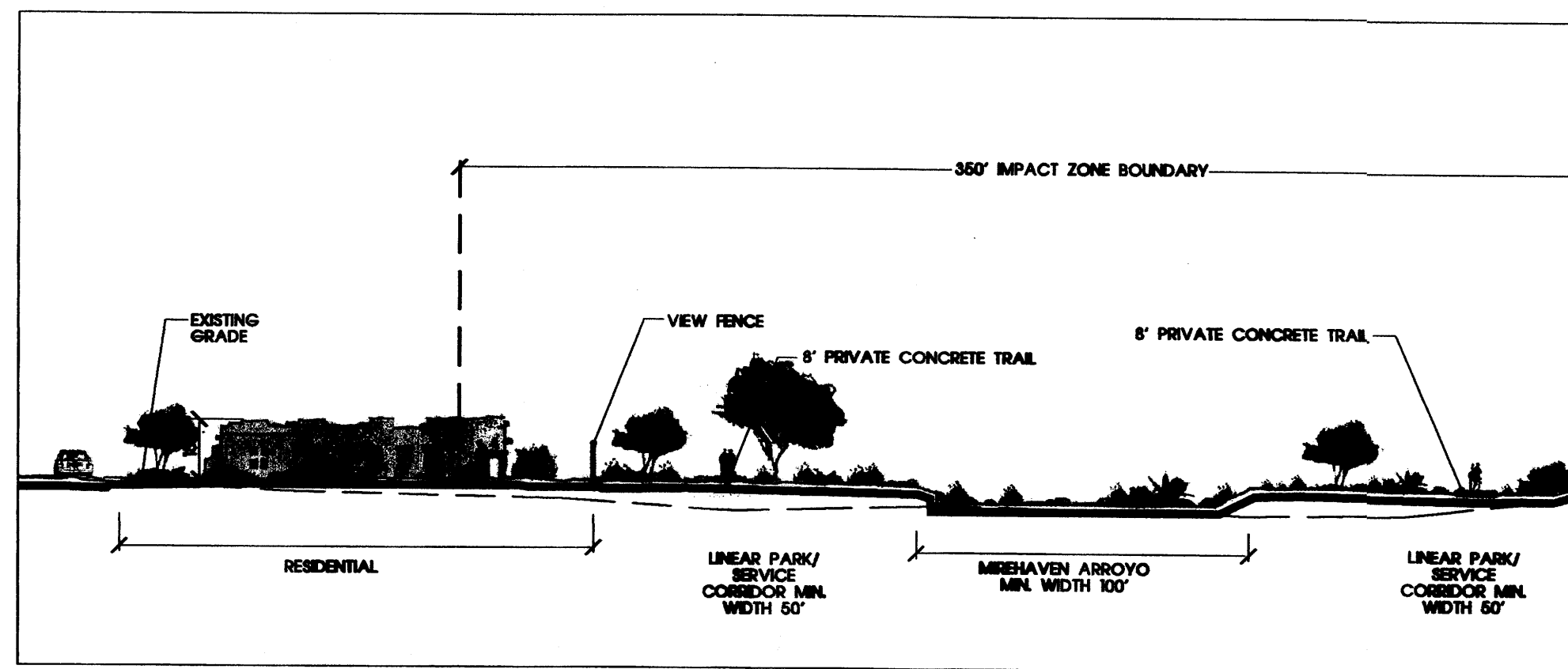
ILLUSTRATIVE MONUMENT EDGE SECTION KEY MAP



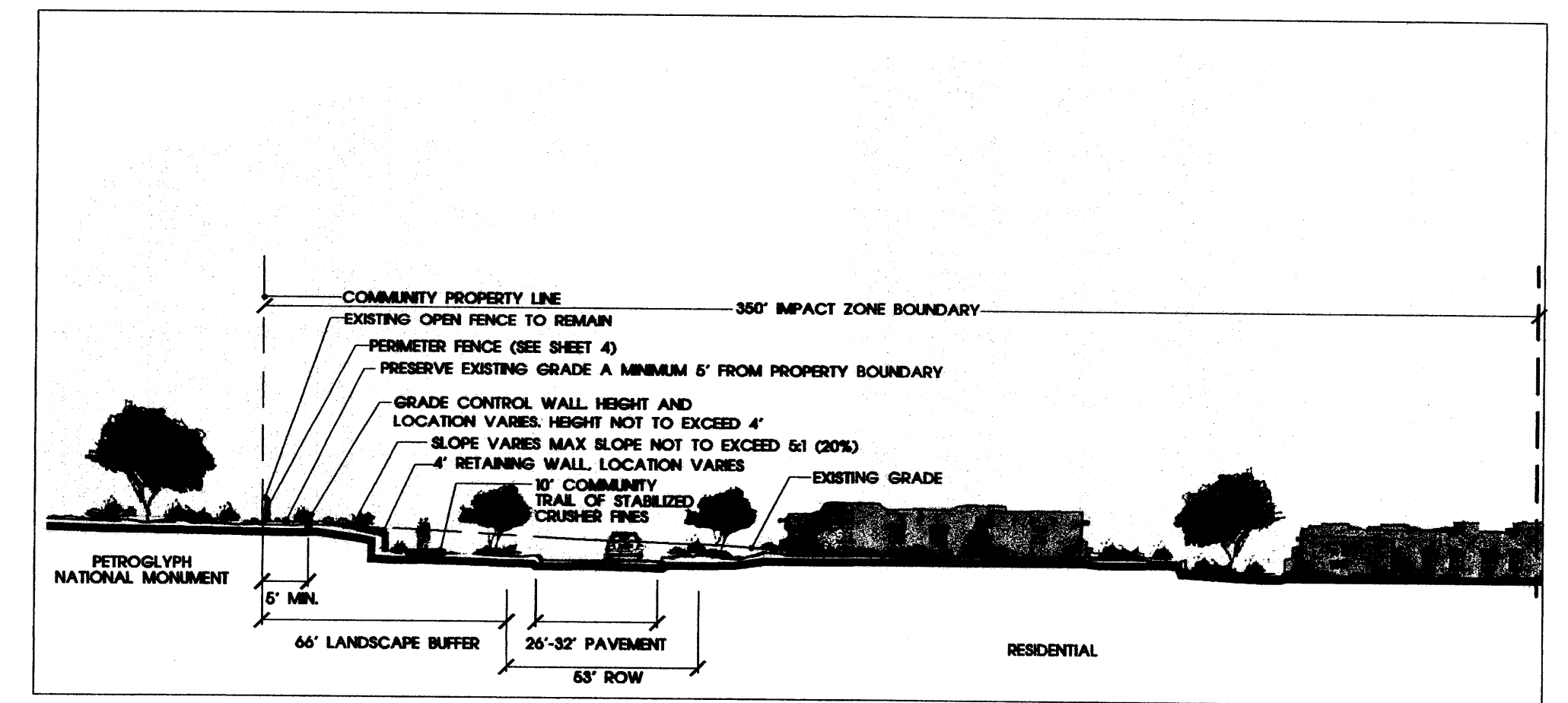
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 1



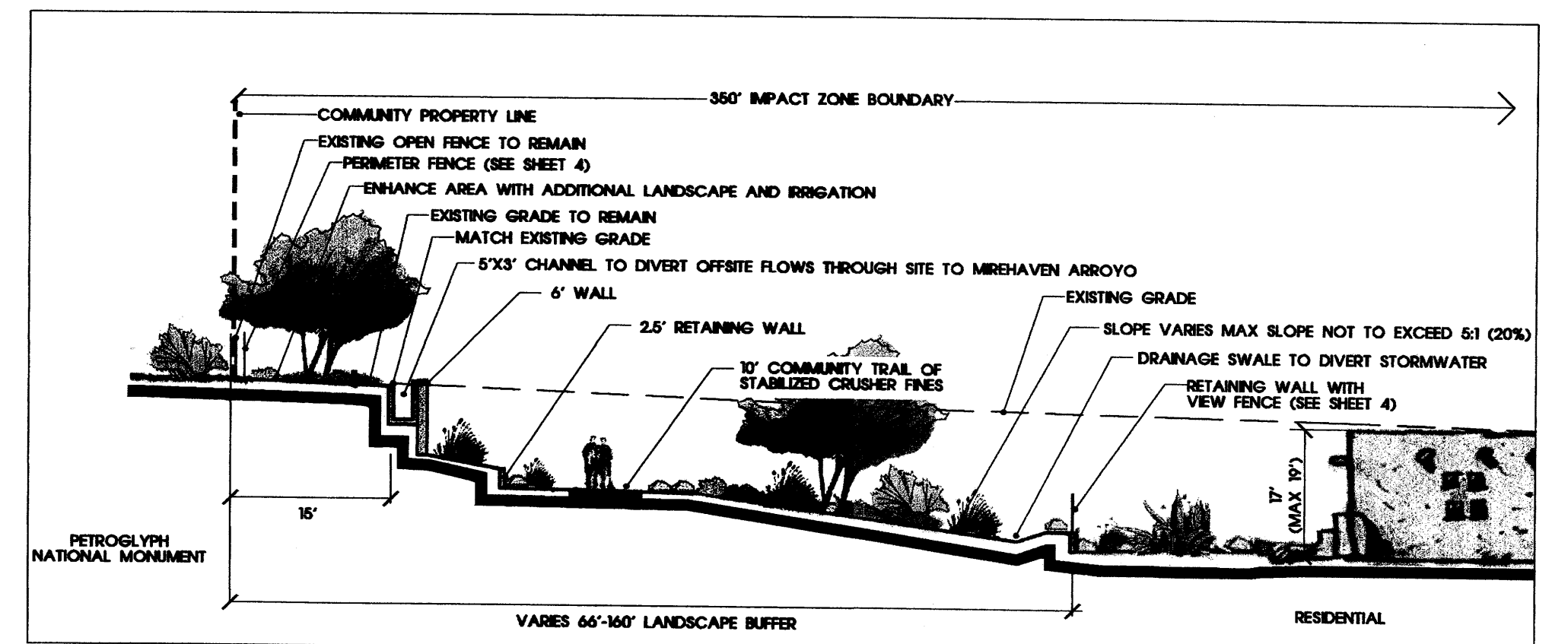
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 3



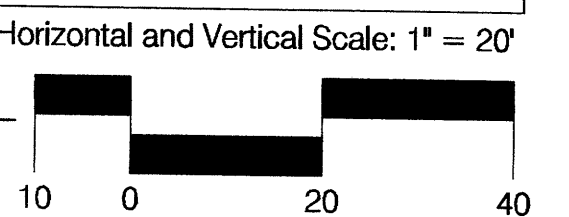
ILLUSTRATIVE SECTION 4 - MIREHAVEN ARROYO SOUTH EDGE TREATMENT



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 2



ILLUSTRATIVE SECTION 3-A PROPOSED DRAINAGE TREATMENT - BEHIND LOTS 106-107 AND 202-205



CROSS SECTION GENERAL NOTES:

1. THE VERTICAL SCALE ON ALL CROSS SECTIONS IS 1:1
2. THE MAXIMUM SLOPE SHALL BE 5:1 AND THE SLOPE AREAS SHALL RANGE FROM 5:1 TO 10:1
3. RETAINING OR GRADE CONTROL WALLS SHALL BE USED TO REDUCE THE SLOPE IN CUT AREAS AND SHALL BE LIMITED TO A MAXIMUM OF 4 FEET IN HEIGHT. (EXCEPT WHERE ADJACENT TO A STORM WATER CHANNEL THE WALL HEIGHT SHALL NOT EXCEED 6.0 FT IN HEIGHT)
4. RETAINING OR GRADE CONTROL WALLS SHALL MEANDER WITHIN THE BUFFER TO CREATE A SOFTER CHARACTER
5. LANDSCAPING WITHIN THE BUFFER AREA ADJACENT TO THE MONUMENT AND MIREHAVEN ARROYO WILL BE PURSUANT TO THE NATURALIZED AND PRIVATE OPEN SPACE PLAN PALETTE, SECTION 14.H OF THE OVERALL WATERSHED SITE PLAN FOR SUBDIVISION
6. THE TRAIL SHALL MEANDER THROUGH THE BUFFER AREA
7. PROVIDE EXISTING GRADE AT A MINIMUM OF 5' FROM PROPERTY BOUNDARY

DEL WEBB @ MIREHAVEN

MONUMENT EDGE TREATMENT

Prepared For:

Pulte Group

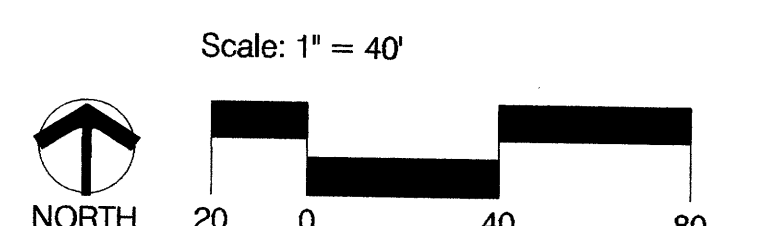
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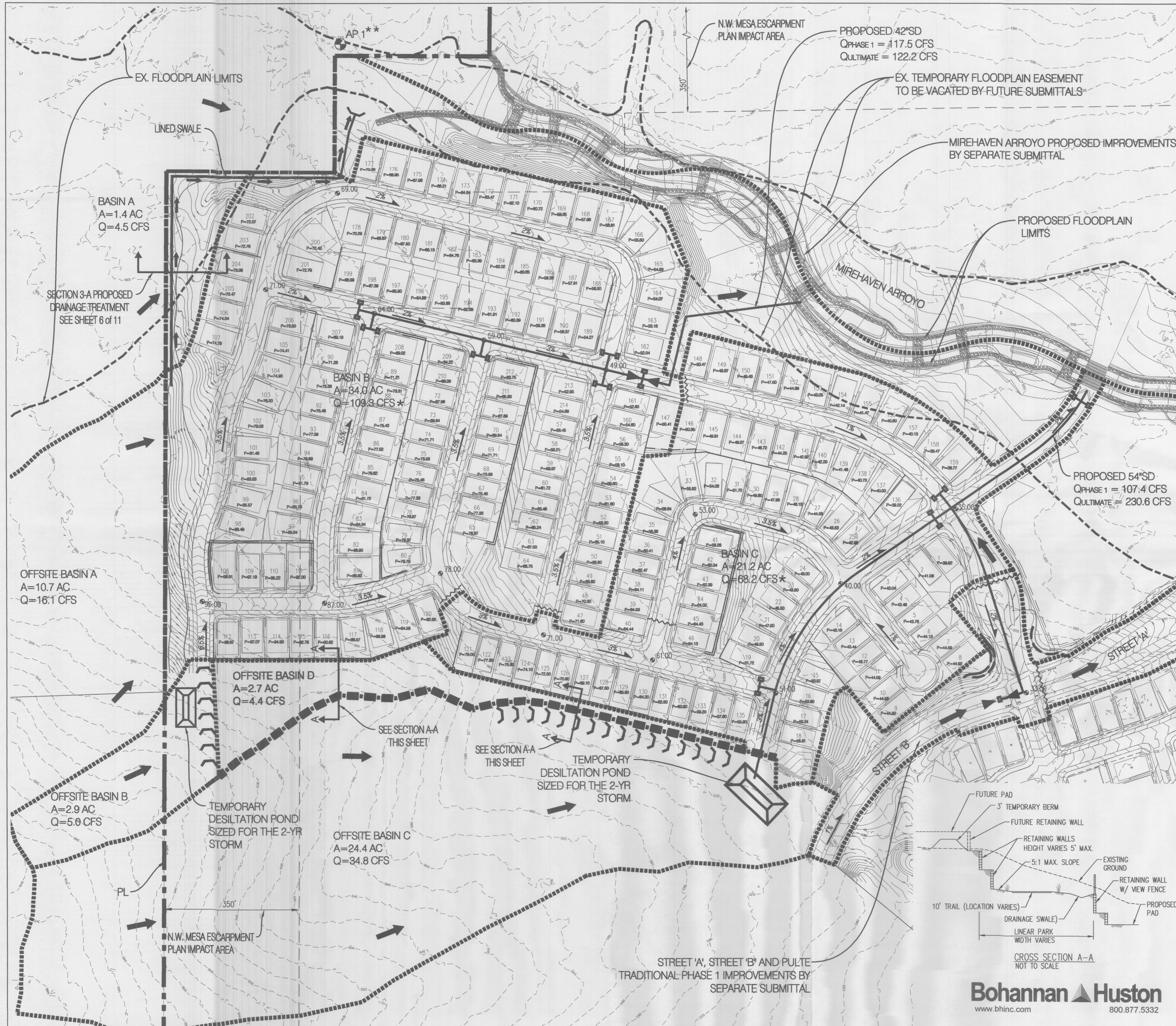
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ANALYSIS POINT	Allowable (CFS)	Q _{proposed} (CFS)
1	N/A	1373**

* BASED ON 3.80 DU/AC AND USING THE DPM TABLE A-5, GIVES A Q VALUE OF 3.21 CFS/AC FOR BASINS CONTAINING RESIDENTIAL LOTS.

**UPSTREAM FLOWS ARE FROM "WEST I-40 DMP UPDATE 2011", DECEMBER 2011

GENERAL NOTES

- EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
- DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE NORTHWEST MESA ESCARPMENT PLAN AND THE WESTLAND MASTER PLAN AS DESCRIBED IN THE DESIGN STANDARDS. IT WILL ALSO FOLLOW GUIDELINES ESTABLISHED IN THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION.
- SIZES OF PROPOSED STORM DRAIN OUTFALLS ASSUME A SLOPE OF 2%.
- THE APPLICANT IS REQUESTING AN EXCEPTION TO THE 15 FOOT HEIGHT LIMIT WITHIN THE IMPACT AREA OF THE NWMPE (12-2, PAGE 58). THE DETAILED JUSTIFICATION FOR THIS REQUEST IS PROVIDED ON SHEETS 10 AND 11.

LEGEND

PROPOSED STORM DRAIN		PROPOSED BASIN BOUNDARY	
PROPOSED INLET		BERM	
EXISTING STORM DRAIN		TEMPORARY POND	
FLOW ARROWS		HIGH POINT / WATER BLOCK	
PROPOSED SPOT ELEVATION		LOW POINT / SUMP	
LINED SWALE		LIMITS OF DISTURBANCE	
EXISTING FLOODPLAIN LIMITS		PROPOSED RETAINING WALL (4'-6')	
PROPOSED FLOODPLAIN LIMITS			

NARRATIVE

EXISTING CONDITIONS
 THE EXISTING TOPOGRAPHY SLOPES FROM WEST TO EAST ACROSS THE SITE AND RANGE FROM 4% - 15%. A SIGNIFICANT PORTION OF THE SITE DRAINS TO THE MIREHAVEN ARROYO, WHICH RUNS THROUGH THE NORTHERN PORTION OF THE SITE. THERE IS AN EXISTING SWALE ALONG THE WEST SIDE OF TIERRA PINTADA BLVD WHICH INTERCEPTS UPLAND STORM WATER THAT DOESN'T ENTER THE MIREHAVEN ARROYO AND CONVEYS THOSE FLOWS TO EXISTING STORM DRAINS THAT DIRECT THE WATER TO THE AMAFCA LADERA FACILITIES.

PROPOSED CONDITIONS
 IN THE PROPOSED CONDITION, GRADING WILL BE DESIGNED WITH THE USE OF TERRACED RETAINING WALLS AND SLOPING WITHIN OPEN SPACE AREA AS DESCRIBED IN THE GUIDELINES ESTABLISHED BY THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION. IN THE PROPOSED CONDITION, DRAINAGE PATTERNS WILL REMAIN FOR THE MOST PART THE SAME, DRAINING TO THE EAST INTO THE EXISTING DRAINAGE INFRASTRUCTURE AND TO THE MIREHAVEN ARROYO TO THE NORTH. WE WILL SUBMIT A LOWR/CLOWR TO REDUCE THE EXISTING FLOODPLAINS OF THE MIREHAVEN ARROYO WITHIN THE STRETCH OF THE WATERSHED SITE LIMITS. WE ANTICIPATE DUPLICATING DOWNSTREAM MIREHAVEN ARROYO IMPROVEMENTS BY STABILIZING THE MIREHAVEN ARROYO BANKS WHILE LEAVING A SOFT (OR NATURAL) BOTTOM WITH ISOLATED DROP STRUCTURES AS NECESSARY. BY REPLICATING THE DOWNSTREAM IMPROVEMENTS, WE ESTIMATE A WATER SURFACE ELEVATION OF APPROXIMATELY 3.5 FT IN THIS SECTION OF THE MIREHAVEN ARROYO. A STORM DRAIN INFRASTRUCTURE SYSTEM IS PLANNED WITHIN THE SUBDIVISION TO CONVEY FLOWS TO THE MIREHAVEN ARROYO.

A SMALL 5 FT X 3 FT LINED SWALE IS PROPOSED ALONG THE WEST BOUNDARY OF THE SITE ADJACENT TO LOTS 106-107 AND 202-205. THE SWALE WILL BE CONSTRUCTED ON-SITE AND WILL ACCEPT AND CONVEY EXISTING, UNDEVELOPED FLOWS FROM THE PETROCYPH NATIONAL MONUMENT CONTINUOUSLY WITHIN OUR SITE EVENTUALLY DISCHARGING INTO THE MIREHAVEN ARROYO. THE SWALE SHALL BE CONSTRUCTED TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS AND THE PROPOSED TRAIL.

WATER HARVESTING TECHNIQUES WILL BE IMPLEMENTED WHERE POSSIBLE.

DEL WEBB @ MIREHAVEN

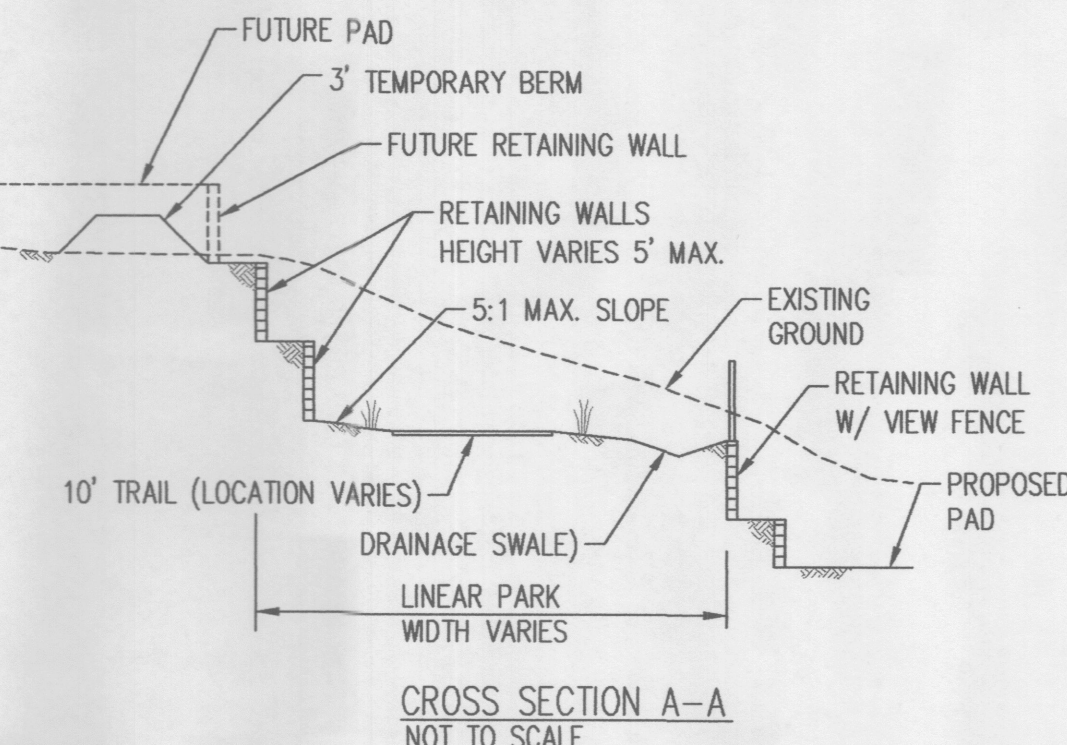
CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:

Pulte Group

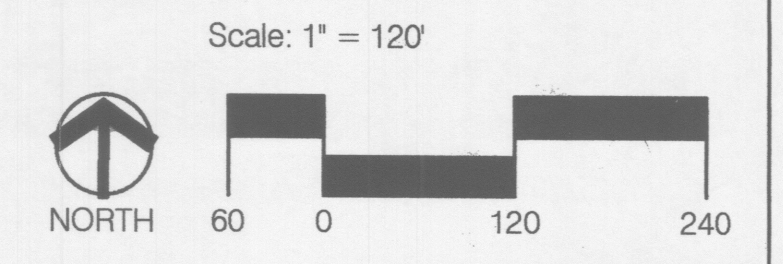
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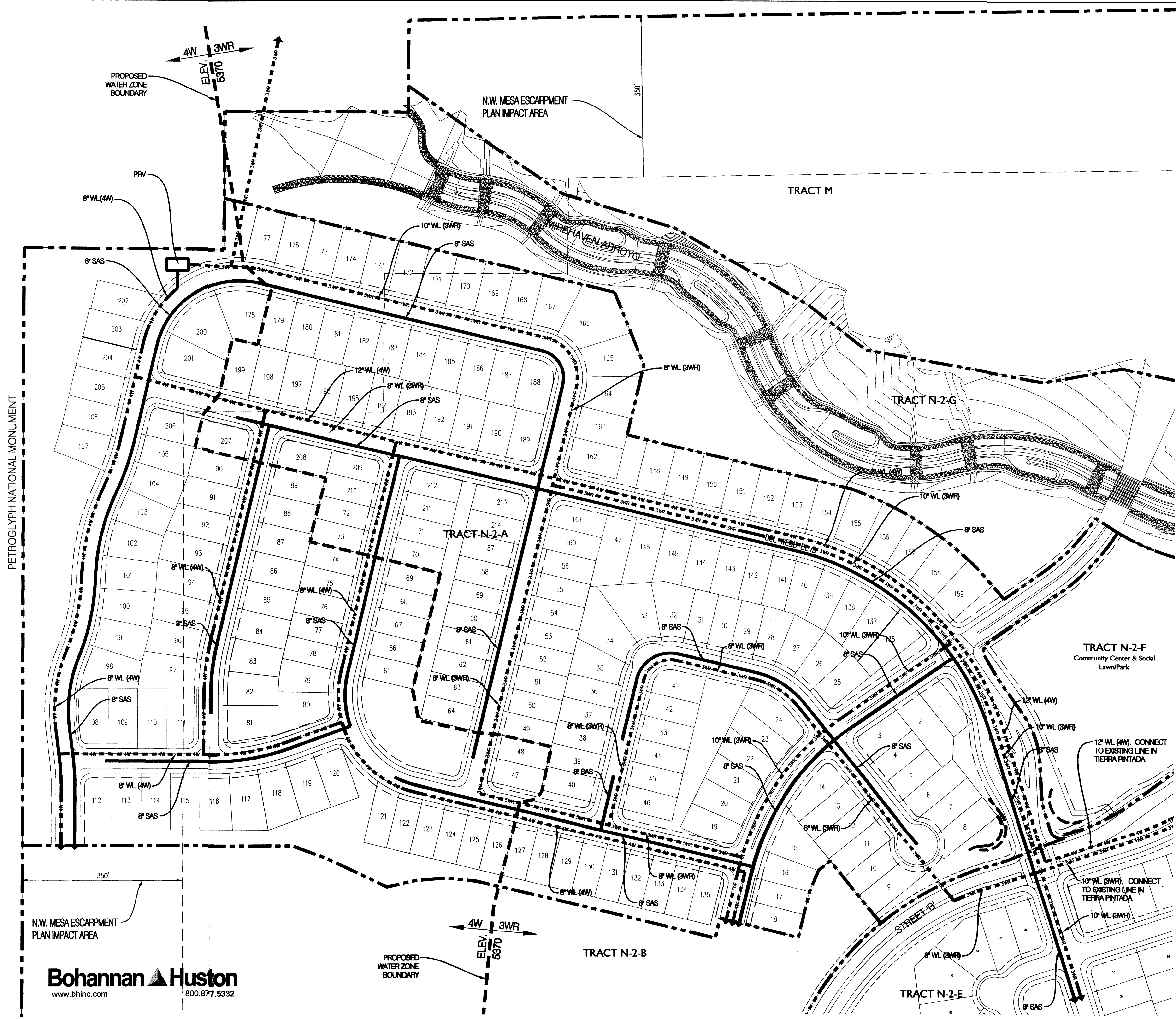
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GENERAL NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN TWO (2) WATER PRESSURE ZONES: 4W AND 3WR.

WATER PRESSURE ZONE 4W
 -THERE IS AN EXISTING 10\"/>

WATER PRESSURE ZONE 3WR
 -THERE IS AN EXISTING 36\"/>

LEGEND

PROPERTY LINE	---
EXISTING CURB AND GUTTER	====
FUTURE CURB AND GUTTER	=====
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
WATER ZONE BOUNDARY	---
TRACT BOUNDARY	---

DEL WEBB @ MIREHAVEN

CONCEPTUAL UTILITY PLAN

Prepared For:
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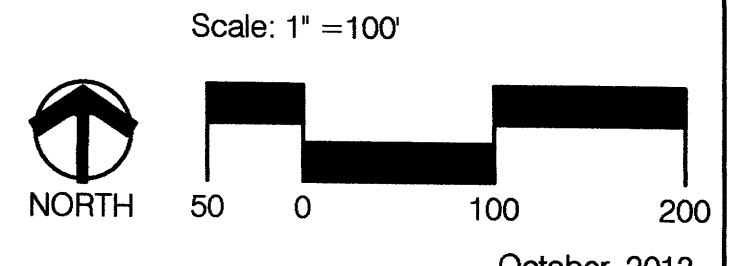




PHOTO #39



PHOTO #40



PHOTO #41



PHOTO #44



PHOTO #46

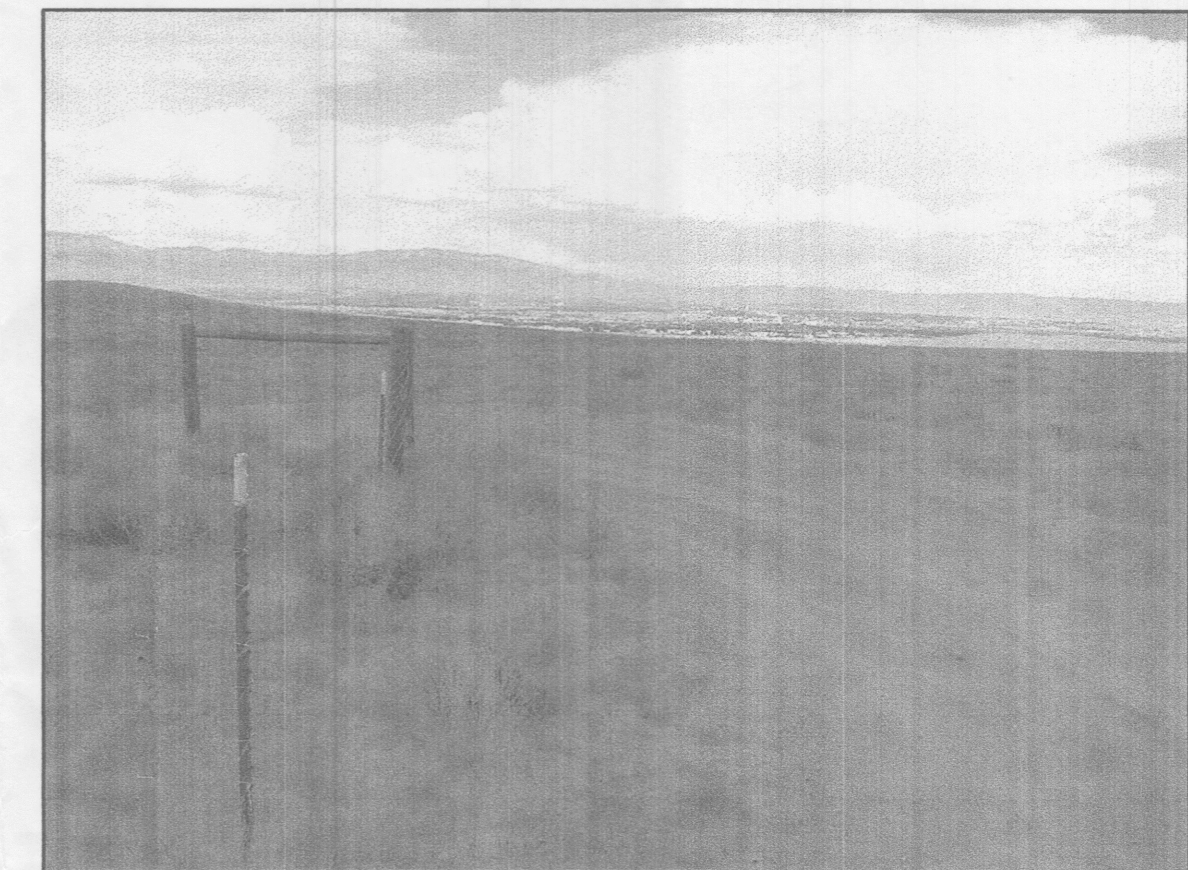


PHOTO #47



PHOTO #48



PHOTO #49



PHOTO #50



DEL WEBB @ MIREHAVEN

SITE PLAN PHOTOS

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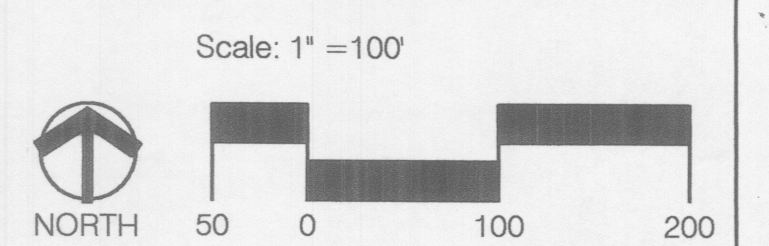
Pulte Group

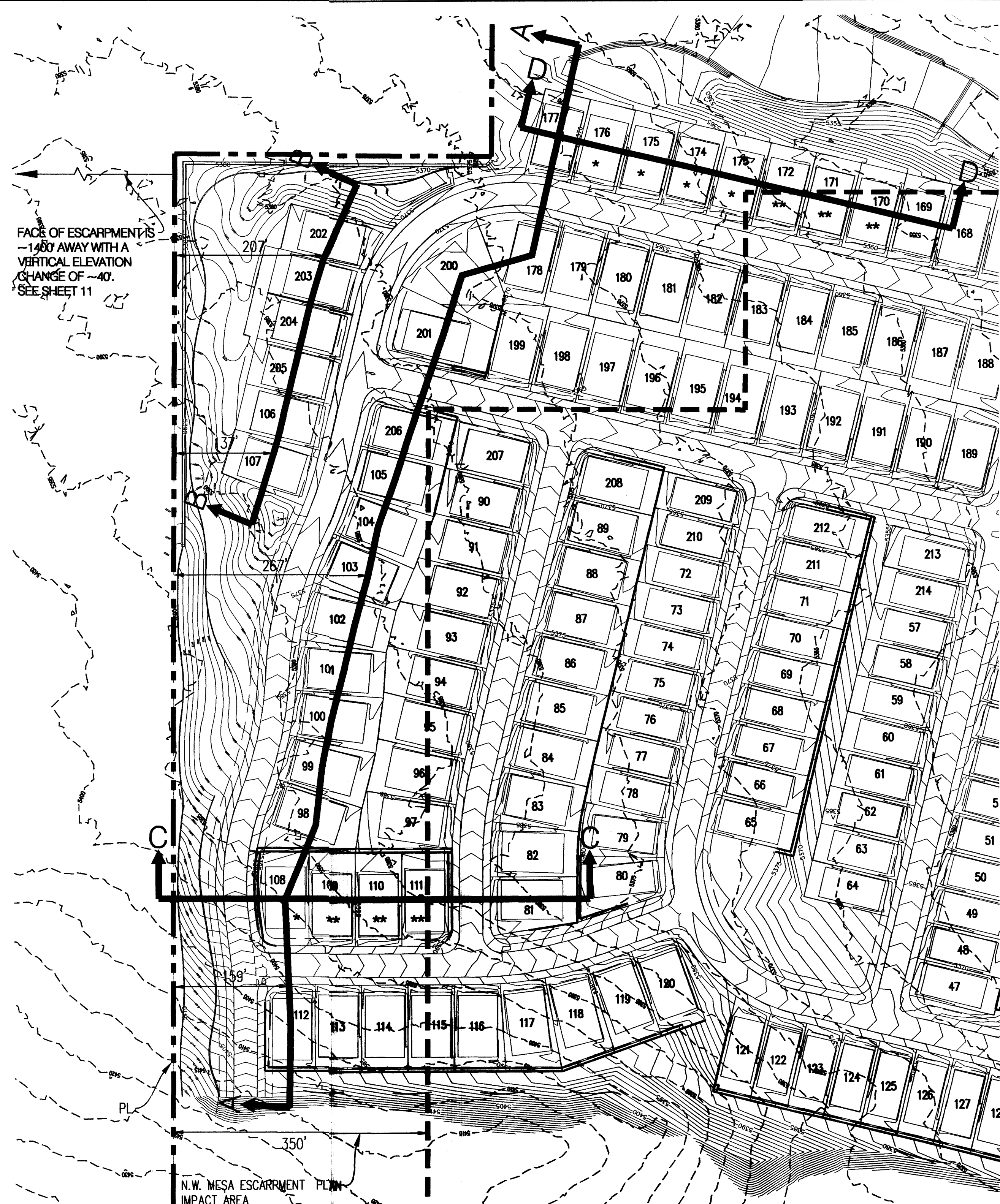
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* HEIGHT OF HOME WILL BE BETWEEN 15' - 19' SEE TABLE 1 SHEET 11
 ** HEIGHT SHALL BE RESTRICTED TO 15'

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMESP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE APPENDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 1,400 FEET TO THE WEST AND THE BASE OF THE ESCARPMENT IS 40 FEET HIGHER THAN THE PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 50 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 38 OF THE 50 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 6 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 6 LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 40 FEET IN ELEVATION HIGHER THAN THE PROPERTY.
2. THE PROPERTY SLOPES DOWN FROM WEST TO EAST AT AN APPROXIMATE 5 PERCENT SLOPE.

3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A SINGLE LOADED STREET TO PROVIDE FOR VIEWS INTO THE MONUMENT AND TO THE ESCARPMENT FACE.

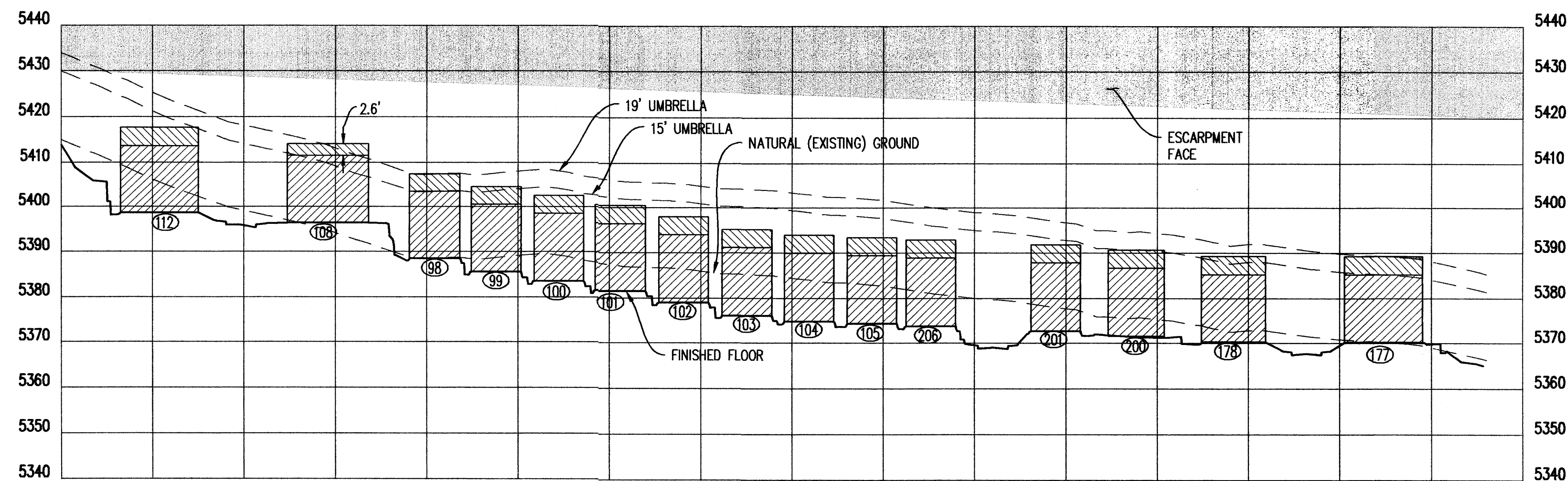
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND WILL NOT HAVE ANY IMPACTS TO THE VIEWS TO THE MONUMENT.

5. IN ADDITION TO THE SINGLE LOADED STREET, THE MIREHAVEN ARROYO, AND STREETS I, DEL WEBB BOULEVARD, AND J PROVIDE EAST WEST VIEW CORRIDORS THROUGH THE PROJECT TO AND FROM THE MONUMENT.

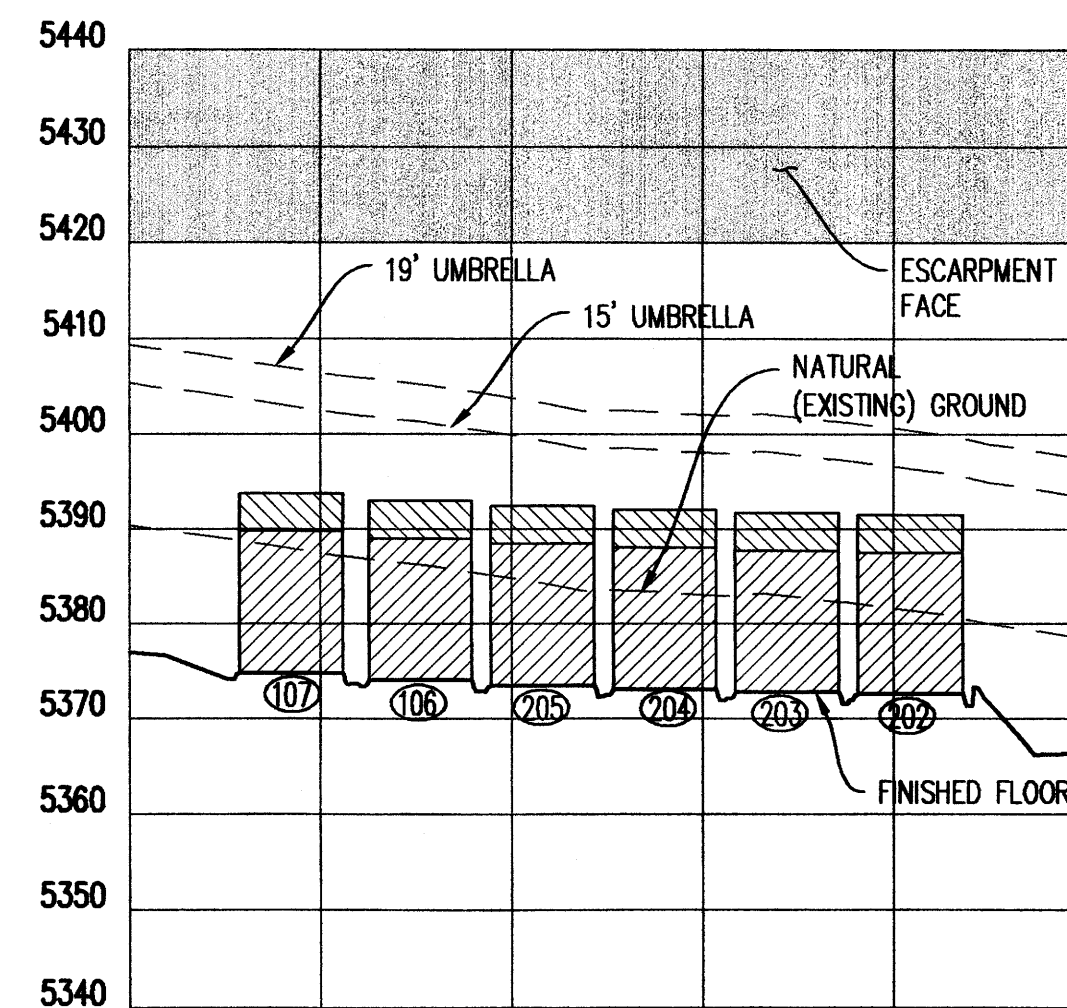
CROSS-SECTION A-A, A MAJORITY OF THE LOTS ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 108, WILL BE LIMITED TO A HEIGHT OF 17.6', WHICH WILL PLACE THE LOT BELOW THE 19' UMBRELLA (19' ABOVE NATURAL GRADE).

CROSS-SECTION B-B ARE ALSO WELL BELOW THE 15' UMBRELLA. THESE LOTS, AS SHOWN ON THIS SHEET, ARE ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT.

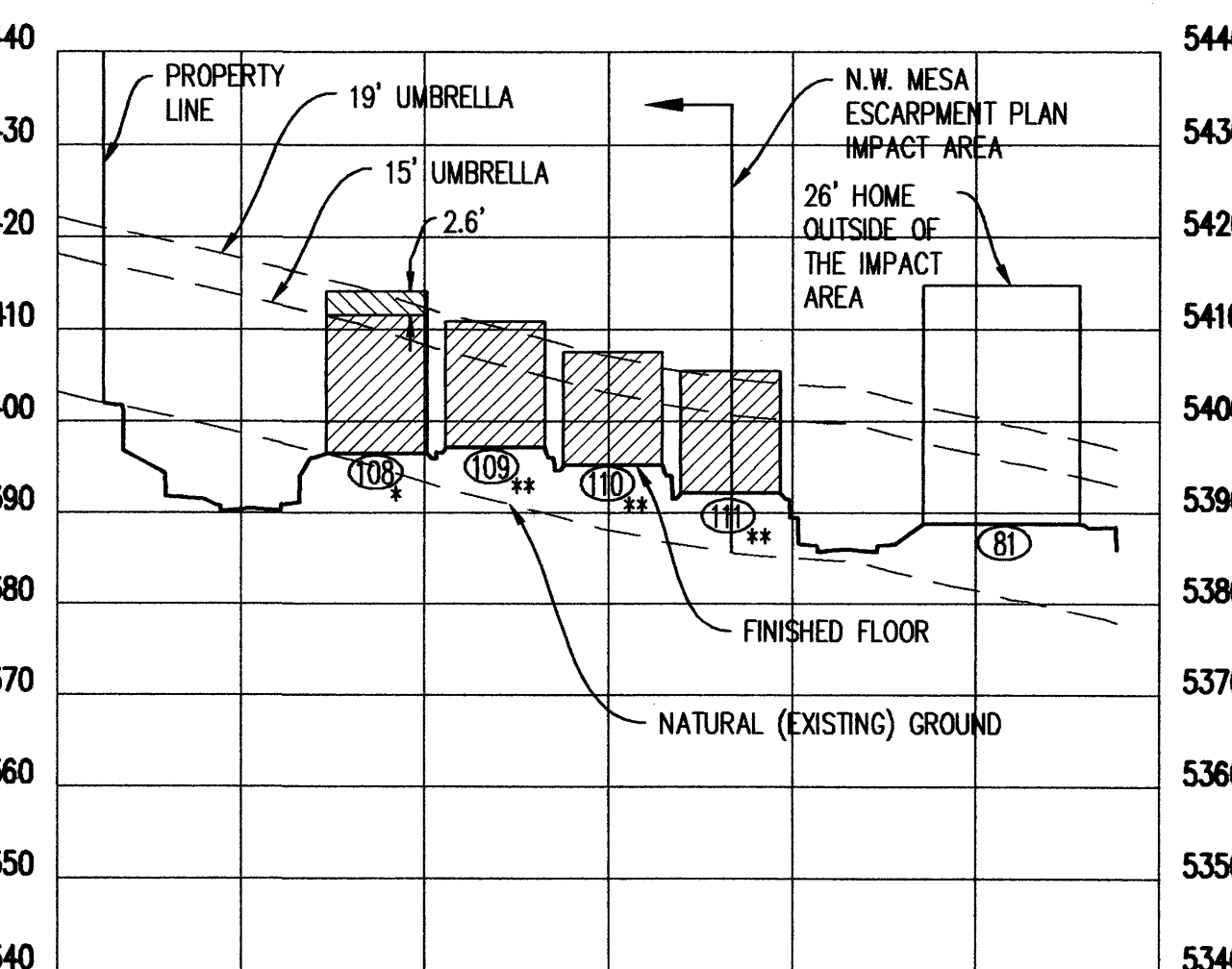
CROSS-SECTION C-C IS SHOWN TO PRESENT THE WORSE-CASE SCENARIO FOR HEIGHT RESTRICTIONS WITHIN THE IMPACT AREA. LOTS 109, 110, AND 111 SHALL BE RESTRICTED TO A HEIGHT OF 15'. THESE LOTS WILL BE SLIGHTLY HIGHER THAN THE 19' UMBRELLA, BUT AS DEMONSTRATED WITH THE CROSS-SECTION, VIEWS TO AND FROM THE MONUMENT ARE NOT AFFECTED BY THESE LOTS.



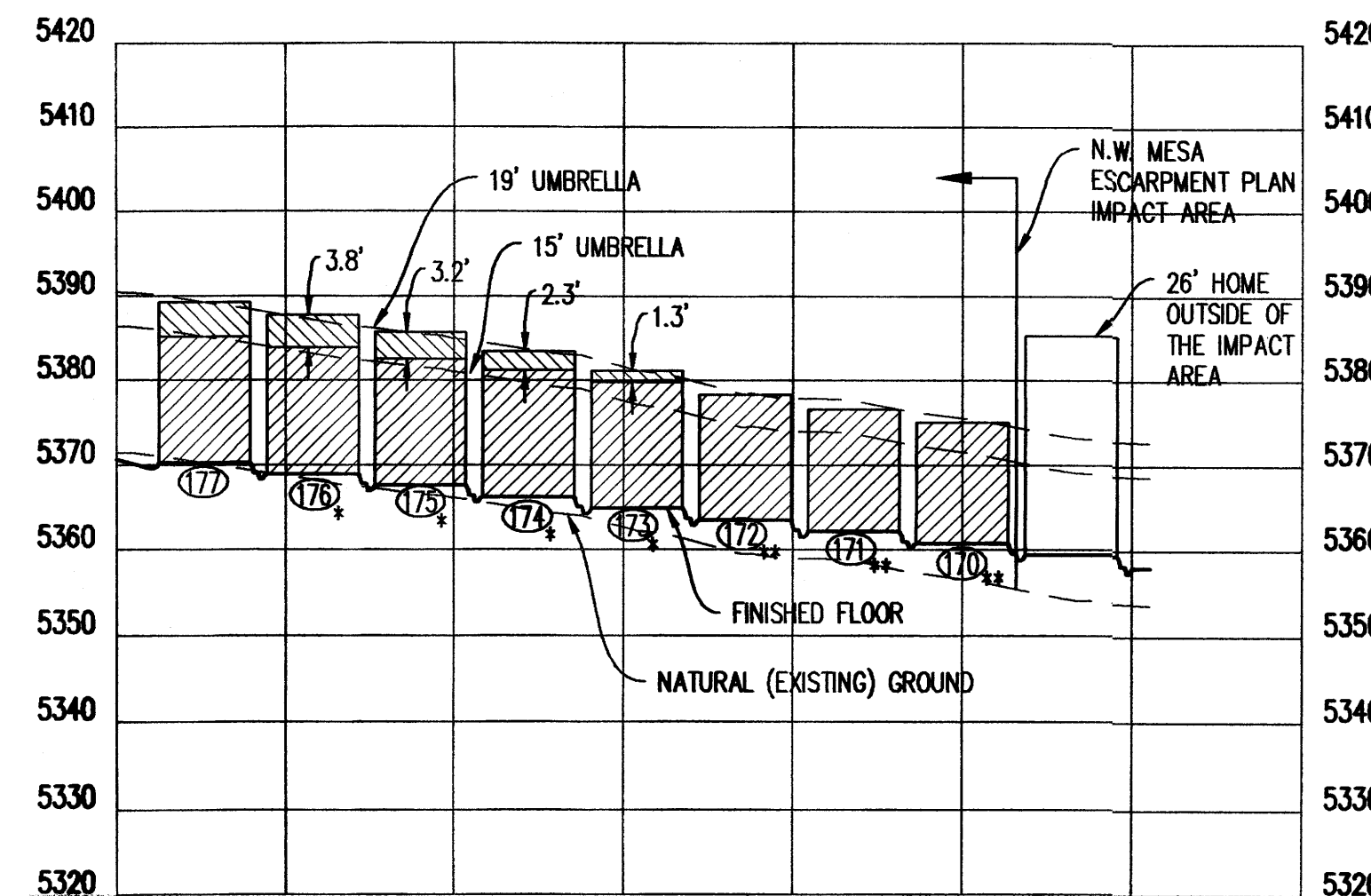
SECTION A-A
SCALE: 1"=100'



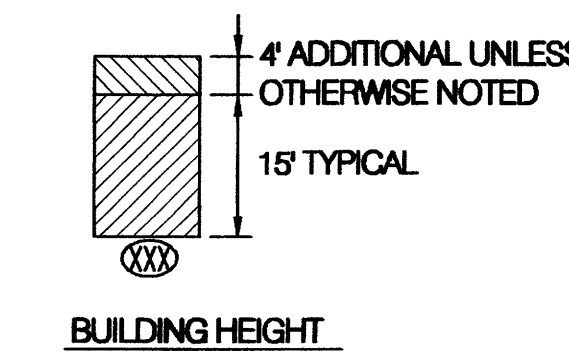
SECTION B-B
SCALE: 1"=100'



SECTION C-C
SCALE: 1"=100'



SECTION D-D
SCALE: 1"=100'



CROSS-SECTION D-D IS USED TO SHOW THE LOTS WITHIN THE IMPACT AREA THAT ARE ADJACENT TO THE MIREHAVEN ARROYO. THESE LOTS HAVE PAD ELEVATIONS HIGHER THAN THE NATURAL GROUND (THIS IS NECESSARY DUE TO THE FLOODPLAIN, WHICH RESTRICTS THE HEIGHT OF THE HOMES). LOTS 170, 171, AND 172 SHALL BE RESTRICTED TO A HEIGHT OF 15', WHILE LOTS 173-176 ARE REQUESTED TO BE HIGHER THAN 15', BUT NOT EXCEED THE 19' UMBRELLA.

SEE TABLE 1, ON SHEET 11, WHICH GIVES PROPOSED BUILDING HEIGHTS FOR EACH LOT.

DEL WEBB @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 2

Prepared For:

Pulte Group

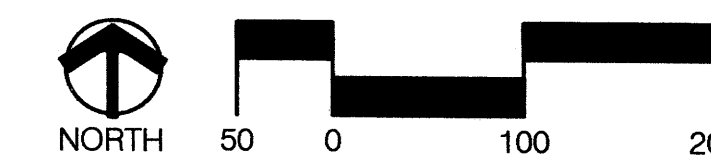
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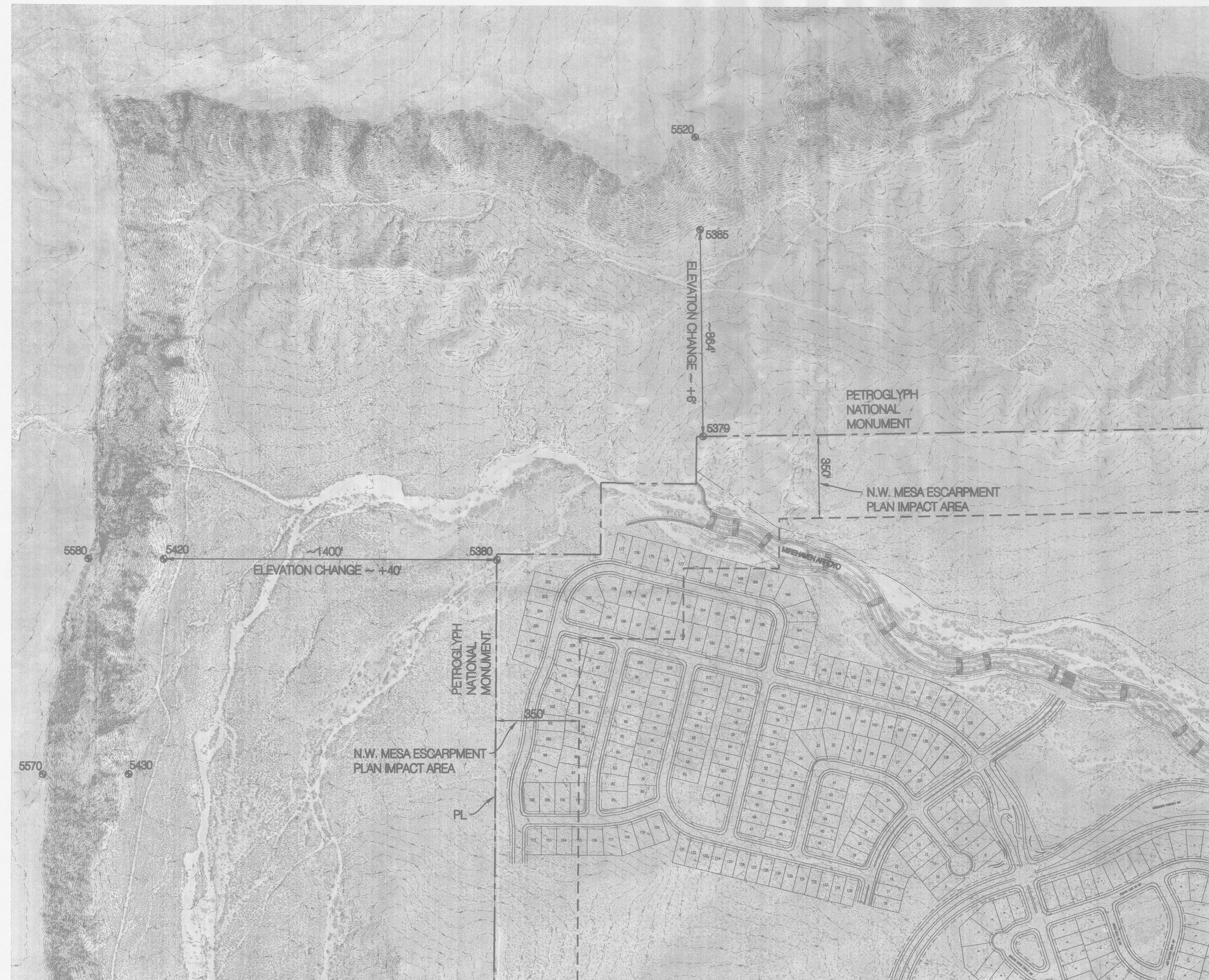
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Scale: 1" = 100'



October, 2013



LOT # (#)	PAD ELEVATION (FT)	NATURAL GROUND + 19' (FT)	19' UMBRELLA - PAD ELEV (FT)	19' HOME ACCEPTABLE UNDER 19' UMBRELLA
92	75.5	101.3	25.8	YES
93	77.6	102.3	24.7	YES
94	79.7	103.8	24.2	YES
95	81.8	105.5	23.7	YES
96	83.8	104.8	21.0	YES
97	85.8	103.5	17.7	NO, BE LIMITED TO 17.7'
98	88.5	108.1	19.6	YES
99	85.6	107.5	21.9	YES
100	83.5	107.8	24.3	YES
101	81.5	106.6	25.1	YES
102	79.0	106.0	26.9	YES
103	76.2	104.6	28.4	YES
104	74.9	102.9	28.0	YES
105	74.4	101.9	27.5	YES
106	74.0	105.0	31.0	YES
107	74.8	106.7	31.9	YES
108	96.5	114.1	17.6	NO, BE LIMITED TO 17.6'
109	97.1	110.8	13.7	NO, BE LIMITED TO 15.0'
110	95.2	107.6	12.4	NO, BE LIMITED TO 15.0'
111	92.0	105.3	13.3	NO, BE LIMITED TO 15.0'
112	98.7	124.5	25.8	YES
113	97.1	122.0	25.0	YES
114	94.9	120.1	25.1	YES
115	92.8	120.1	27.4	YES
170	60.7	75.0	14.3	NO, BE LIMITED TO 15.0'
171	62.1	76.6	14.5	NO, BE LIMITED TO 15.0'
172	63.5	78.4	14.9	NO, BE LIMITED TO 15.0'
173	64.8	81.2	16.3	NO, BE LIMITED TO 16.3'
174	66.2	83.5	17.3	NO, BE LIMITED TO 17.3'
175	67.6	85.8	18.2	NO, BE LIMITED TO 18.2'
176	69.0	87.7	18.8	NO, BE LIMITED TO 18.8'
177	70.3	89.3	19.1	YES
178	70.3	91.8	21.5	YES
179	68.9	89.8	20.9	YES
180	67.5	88.9	21.4	YES
181	66.1	86.4	20.3	YES
182	64.8	84.6	19.9	YES
183	63.4	84.3	20.9	YES
194	62.9	86.6	23.7	YES
195	63.9	87.7	23.8	YES
196	64.9	89.8	24.9	YES
197	65.9	90.9	25.0	YES
198	67.4	92.7	25.3	YES
199	69.0	94.5	25.5	YES
200	72.4	96.3	23.8	YES
201	72.8	97.4	24.6	YES
202	72.6	100.3	27.8	YES
203	72.8	101.7	29.0	YES
204	73.1	102.4	29.3	YES
205	73.5	103.5	30.0	YES
206	73.9	100.8	26.9	YES

TABLE 1
 ESCARPMENT IMPACT AREA BUILDING HEIGHTS
 (SEE SHEET 10 of 11)

DEL WEBB @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 2

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