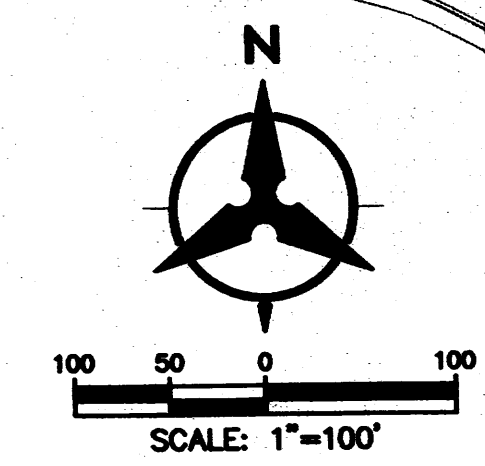


**LEGEND**

- EXISTING EASEMENT
- SAS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- EXISTING WATER METER
- EXISTING CAP
- ⊗ EXISTING VALVE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- ▶ PROPOSED VALVE
- ⊕ PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN

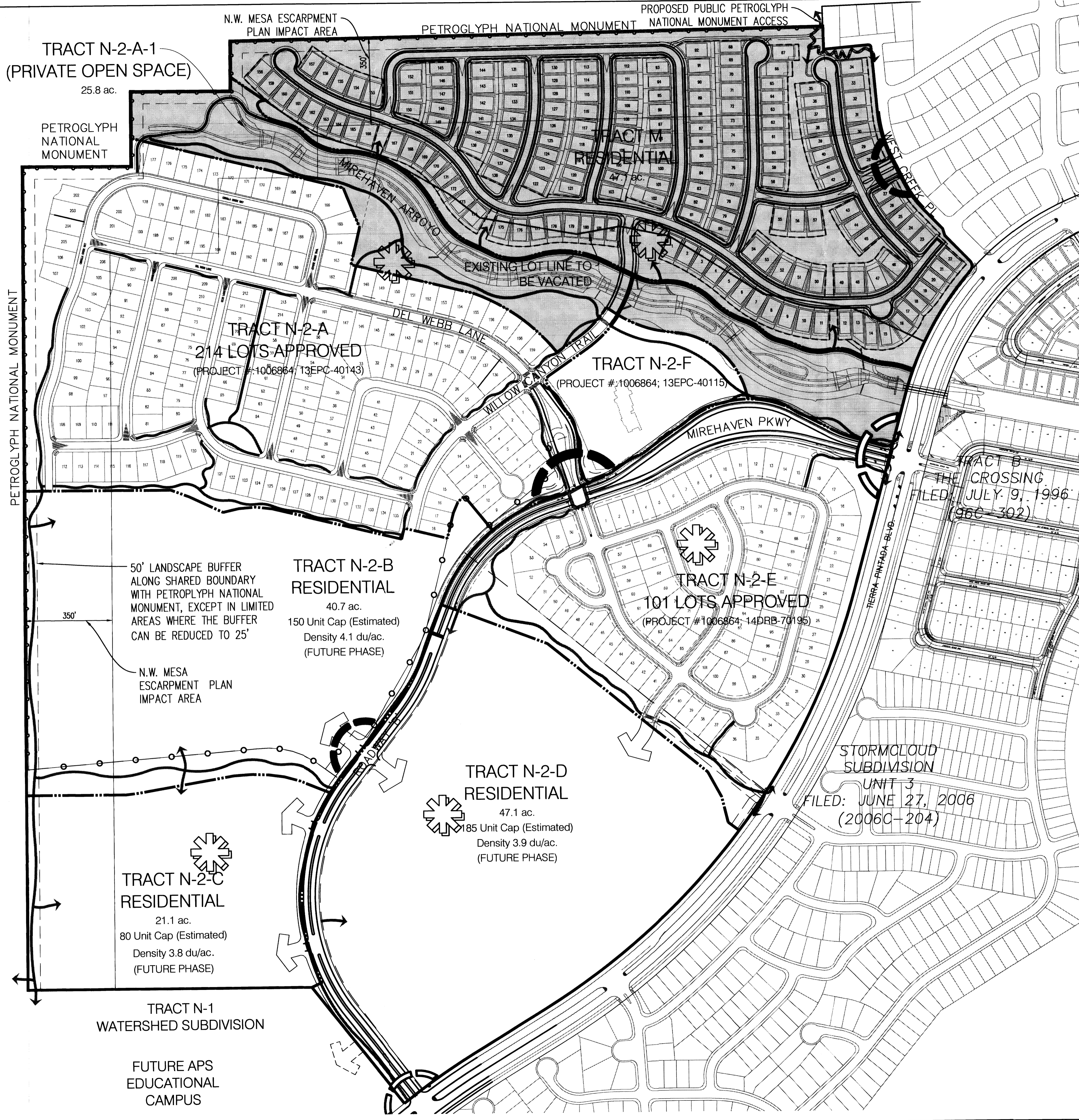
**FIRE I PLAN  
DEL WEBB @ MIREHAVEN PHASE 2**



**HYDRANT AND FIRE ACCESS**  
 ALBUQUERQUE FIRE MARSHAL'S OFFICE  
 PLANS CHECKING DIVISION  
 SOFT CONSTRUCTION TYPE  
 GPM NUMBER OF HYDRANTS  
**APPROVED / DISAPPROVED**  
 (Signature)  
 08/21/2015

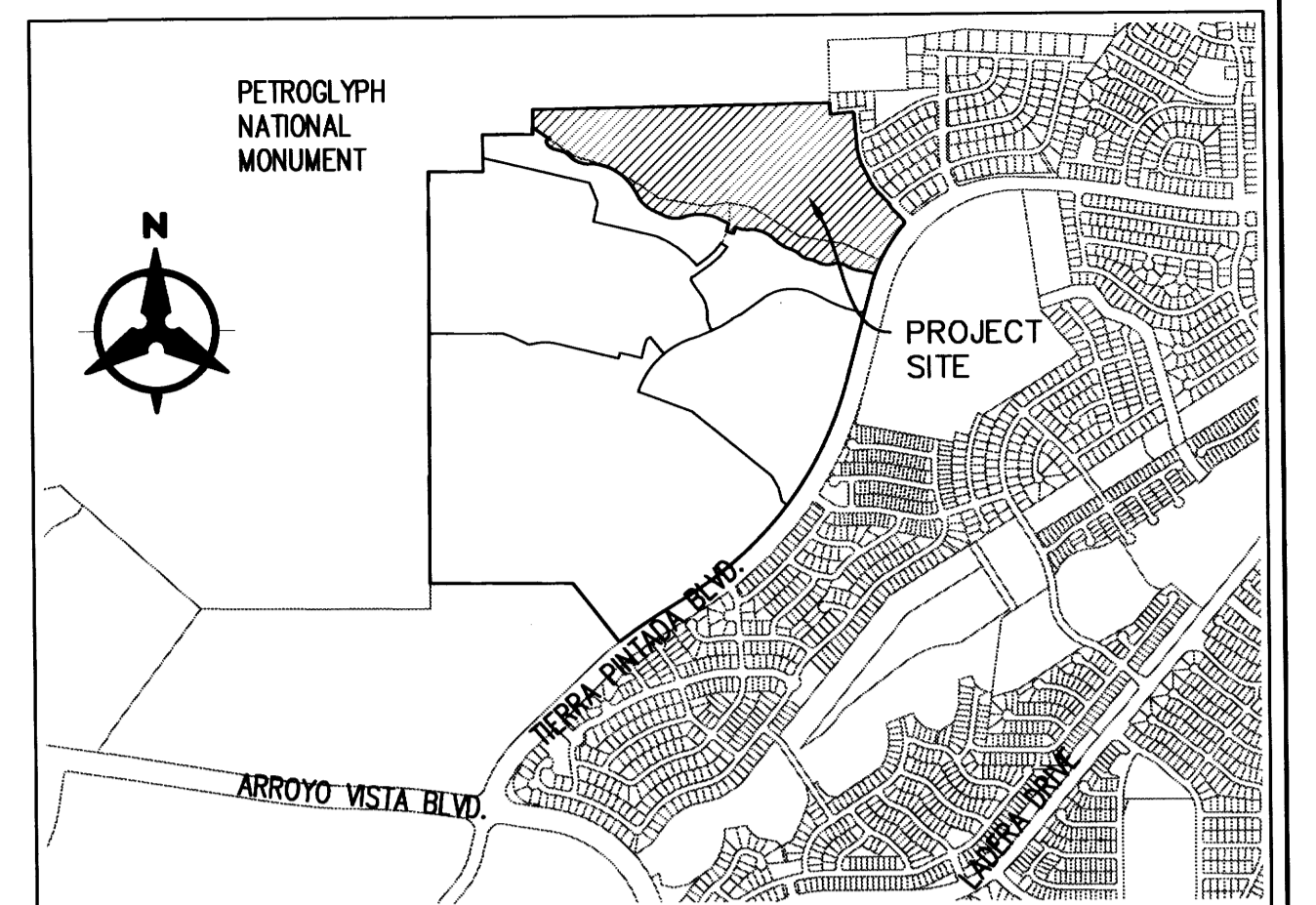
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Tue, 8-Dec-2015 - 1:12:pm, Plotted by: AROMERO  
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**SHEET INDEX**

SHEET	TITLE
1.	SITE PLAN FOR SUBDIVISION
2.	SITE PLAN FOR SUBDIVISION
3.	LANDSCAPE PLAN
4.	MONUMENT EDGE TREATMENT
5.	CONCEPTUAL GRADING AND DRAINAGE PLAN
6.	CONCEPTUAL UTILITY PLAN
7.	NORTH-WEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3
8.	NORTH-WEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3
9.	NORTH-WEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 3



**LEGEND**

- Property Boundary: ———
- Parcel Boundary: - - - - -
- Private Pocket Park (Built and maintained by HOA-See sheet 3): [Starburst symbol]
- Pedestrian/ Vehicular Access: [Arrow symbol]
- Private Trail & Pedestrian Access/ Proposed Public Access Pedestrian Trail: [Dashed arrow symbol]
- Potential APS Elementary School Access: [Dashed arrow symbol]
- Gated Primary Entry/ Primary Entry: [Curved line with gate symbol]
- Gated Secondary Entry/ Secondary Entry: [Curved line with gate symbol]
- Perimeter Fence: [Line with circles symbol]
- Boundary for Site Plan: [Shaded area symbol]
- Private Open Space (See Sheet 3): - - - - -

PROJECT NUMBER: 1006864  
 Application Number: 15EPC-40049

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 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
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED/ PROPOSED
M/ N-2-A-1	72.9	RESIDENTIAL/ PRIVATE OPEN SPACE	195	2.5	182
N-2-A	58.9	RESIDENTIAL	220	3.6	214
N-2-B	40.7	RESIDENTIAL	150	3.7	N/A
N-2-C	21.1	RESIDENTIAL	80	3.8	N/A
N-2-D	47.1	RESIDENTIAL	185	3.9	N/A
N-2-E	37.5	RESIDENTIAL	120	3.2	101
N-2-F	6.6	PRIVATE CLUBHOUSE	N/A	N/A	N/A
TOTAL	284.8		950	3.34*	497

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

GENERAL NOTE:  
 1. VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.

# WATERSHED @ ESTRELLA

## SITE PLAN FOR SUBDIVISION

Prepared For:

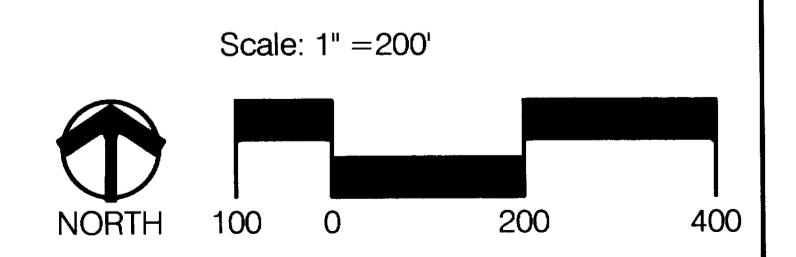
Pulte Homes

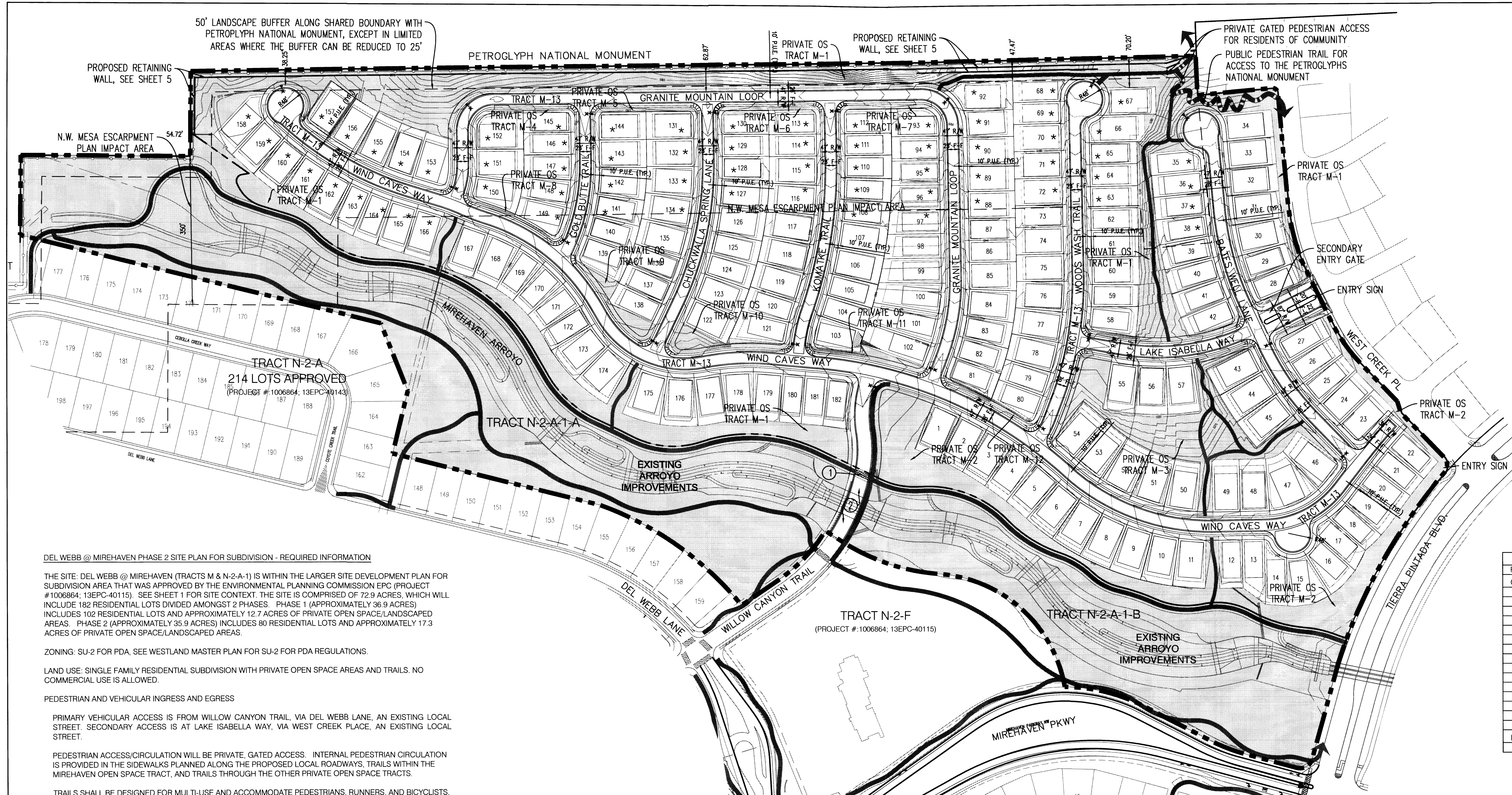
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 Bohannon Huston, Inc.

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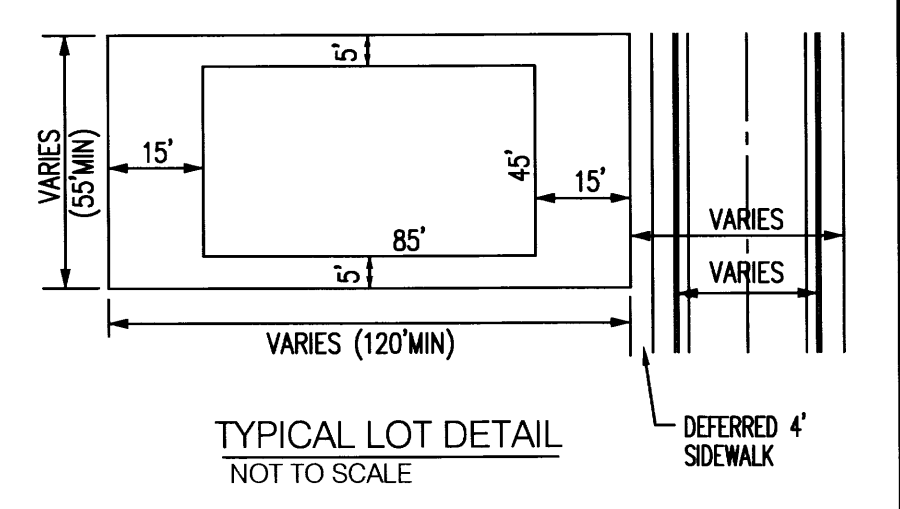


**LEGEND**

- SITE PLAN SUBDIVISION BOUNDARY LINE
- - - PRIVATE TRAIL
- PUBLIC TRAIL - PEDESTRIAN ONLY
- PETROGLYPH NATIONAL MONUMENT FENCE
- ADJOINING PROPERTY LINE
- PRIVATE OPEN SPACE
- STREET LIGHT

**KEYED NOTE:**

- ① TYPICAL PEDESTRIAN CROSS WALKS AS STATED WITHIN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115)
- ② BRIDGE CROSSING WITH ONE 8' SIDEWALK ON EAST SIDE AS APPROVED BY ADMINISTRATIVE AMENDMENT (PROJECT #1006864, 15AA-10124)



**DEL WEBB @ MIREHAVEN PHASE 2 SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

THE SITE: DEL WEBB @ MIREHAVEN (TRACTS M & N-2-A-1) 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 72.9 ACRES, WHICH WILL INCLUDE 182 RESIDENTIAL LOTS DIVIDED AMONGST 2 PHASES. PHASE 1 (APPROXIMATELY 36.9 ACRES) INCLUDES 102 RESIDENTIAL LOTS AND APPROXIMATELY 12.7 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 2 (APPROXIMATELY 35.9 ACRES) INCLUDES 80 RESIDENTIAL LOTS AND APPROXIMATELY 17.3 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 OPEN SPACE AREAS AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

PRIMARY VEHICULAR ACCESS IS FROM WILLOW CANYON TRAIL, VIA DEL WEBB LANE, AN EXISTING LOCAL STREET. SECONDARY ACCESS IS AT LAKE ISABELLA WAY, VIA WEST CREEK PLACE, AN EXISTING LOCAL STREET.

PEDESTRIAN ACCESS/CIRCULATION WILL BE PRIVATE, GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, TRAILS 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 NORTH-WEST MESA ESCARPMENT AREA PLAN SHALL HAVE A MAXIMUM 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 5, CONCEPTUAL GRADING AND DRAINAGE PLAN FOR JUSTIFICATION AND COMPLIANCE WITH THE EXCEPTION REQUIREMENTS.

★ NOTE: SEE SHEETS 7-9 FOR RESTRICTIONS ON MAXIMUM HEIGHT FOR EACH LOT.

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

**SETBACKS:**

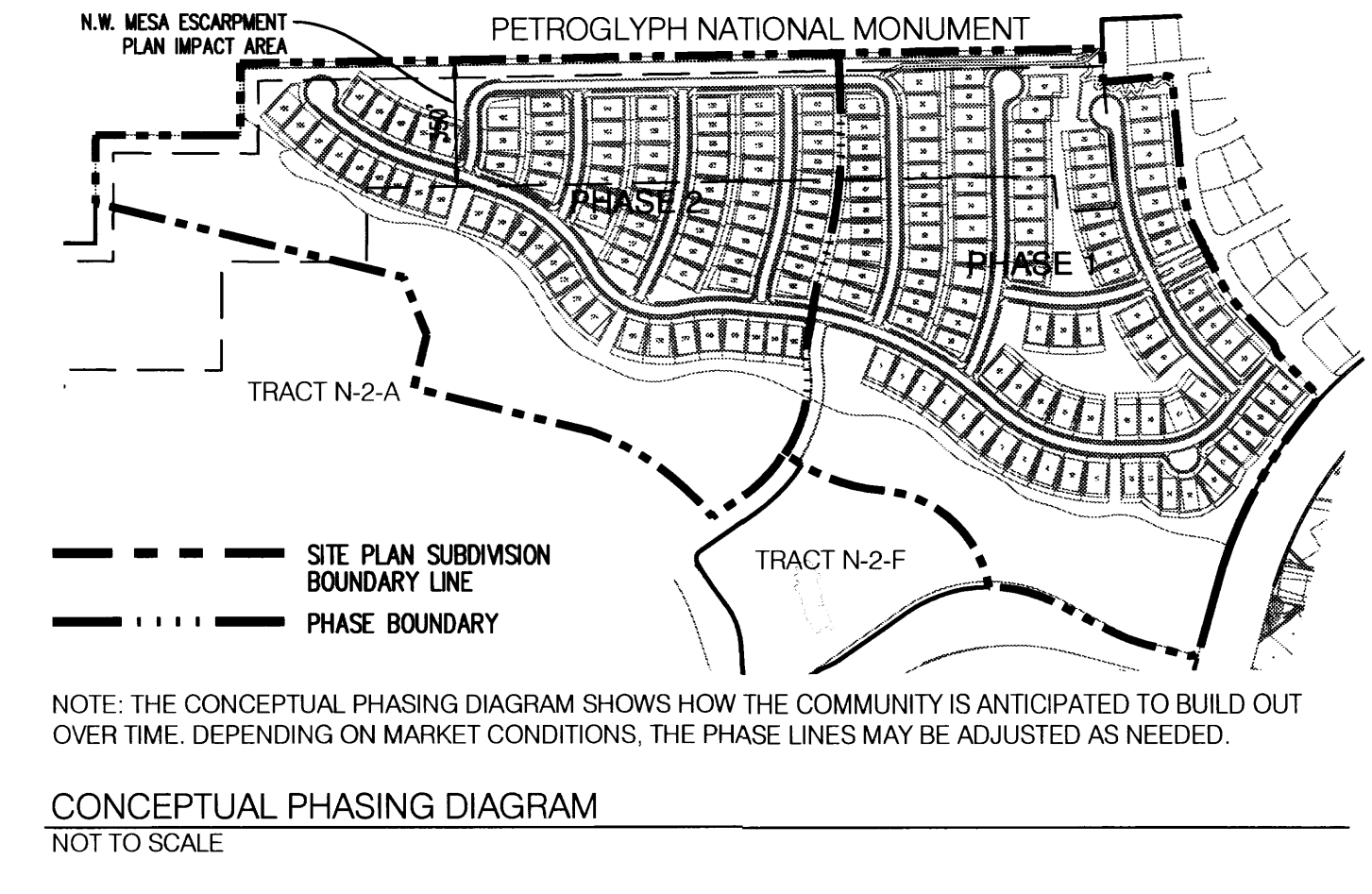
- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED. FOR SINGLE 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 2.5 DWELLING UNITS PER ACRE, CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE SHEET 1.

**LANDSCAPE PLAN:**  
THE LANDSCAPE PLAN IS PROVIDED ON SHEET 3, 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. LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115) ARE USED WITHIN THIS SITE.
3. ALL ROADWAYS 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 TRACTS.
4. VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.



RESIDENTIAL LOTS	DESCRIPTION	# OF LOTS
182	LOTS 1 THRU 182	182
	ACREAGE	
	PRIVATE OS TRACT N-2-A-1-A	12.14
	PRIVATE OS TRACT N-2-A-1-B	6.56
	PRIVATE OS TRACT M-1	6.86
	PRIVATE OS TRACT M-2	2.28
	PRIVATE OS TRACT M-3	1.41
	PRIVATE OS TRACT M-4	0.02
	PRIVATE OS TRACT M-5	0.05
	PRIVATE OS TRACT M-6	0.05
	PRIVATE OS TRACT M-7	0.05
	PRIVATE OS TRACT M-8	0.03
	PRIVATE OS TRACT M-9	0.17
	PRIVATE OS TRACT M-10	0.19
	PRIVATE OS TRACT M-11	0.11
	PRIVATE OS TRACT M-12	0.06
	TOTAL	29.98
	ACREAGE	
	LOCAL STREETS TRACT M-13	10.54

# DEL WEBB PHASE 2 @ MIREHAVEN

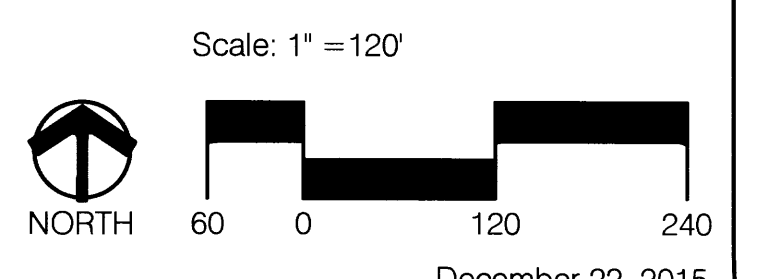
## SITE PLAN FOR SUBDIVISION

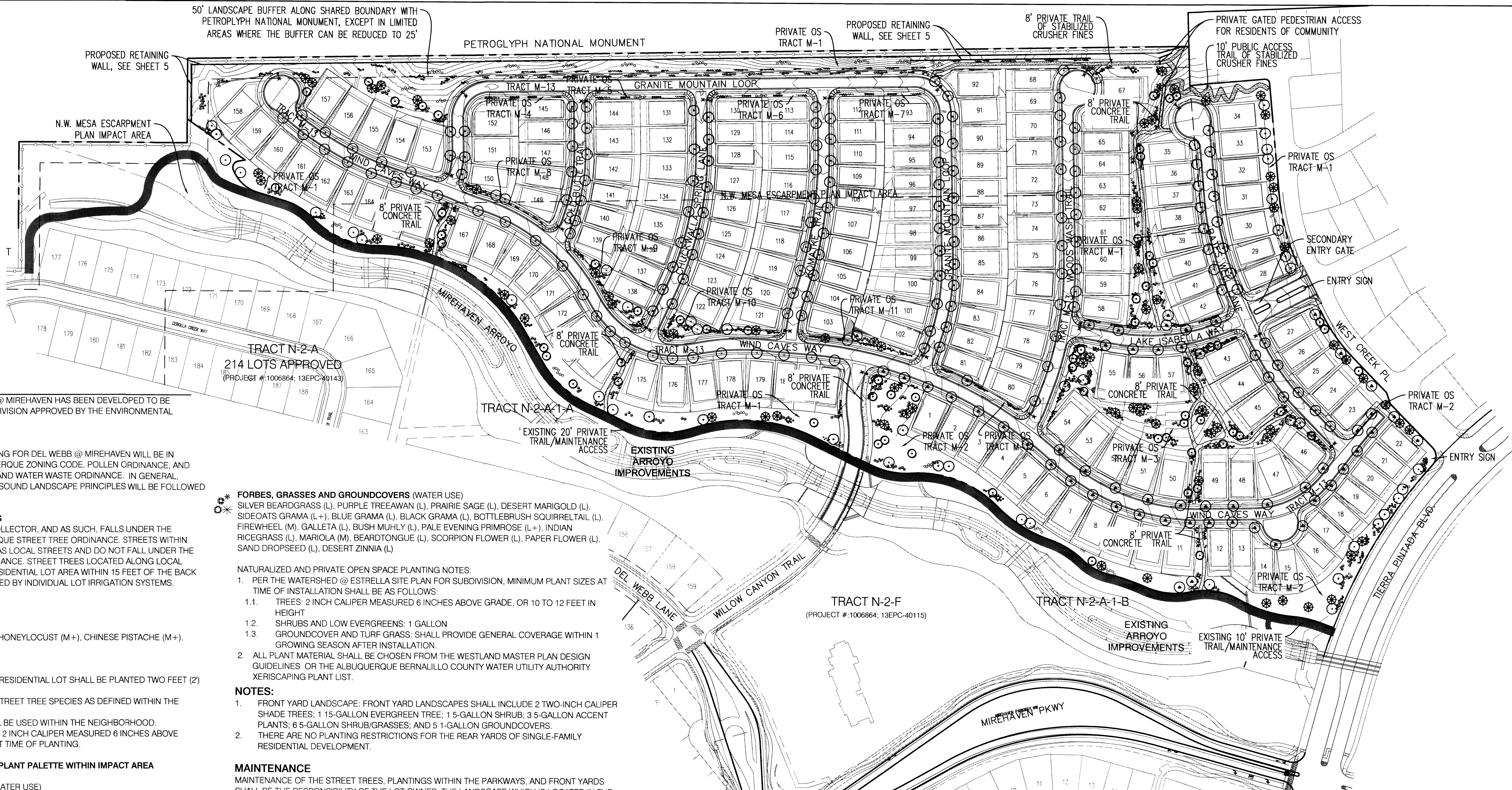
Prepared For:  
**Pulte Homes**

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

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**LANDSCAPE CONCEPT**

THE LANDSCAPE CONCEPT FOR DEL WEBB @ MIREHAVEN HAS BEEN DEVELOPED TO BE CONSISTENT WITH THE SITE PLAN FOR SUBDIVISION APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JULY 11, 2013.

**GENERAL**

THE DESIGN AND PROVISION OF LANDSCAPING FOR DEL WEBB @ MIREHAVEN WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

**STREET TREE ORDINANCE REQUIREMENTS**

TIERRA PINTADA BOULEVARD IS AN URBAN COLLECTOR, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN DELL WEBB @ MIREHAVEN ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE. STREET TREES LOCATED ALONG LOCAL STREETS SHALL BE PLANTED WITHIN THE RESIDENTIAL LOT AREA WITHIN 15 FEET OF THE BACK OF CURB AND IRRIGATION SHALL BE PROVIDED BY INDIVIDUAL LOT IRRIGATION SYSTEMS.

**STREET TREE PALETTE**

- STREET TREES (WATER USE)**  
 GREEN ASH (M+), GOLDEN RAINTREE (M), HONEYLOCUST (M+), CHINESE PISTACHE (M+), ARIZONA SYCAMORE (M+)

**STREET TREE 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**

- SHADE TREES & ORNAMENTAL TREES (WATER USE)**  
 TRUE MOUNTAIN MAHOGANY (L+), DESERT WILLOW (L), ONESEED JUNIPER (L), HONEY MESQUITE (L), SCREWBEAN MESQUITE (L), GRAY OAK (L+), NEW MEXICO LOCUST (M), NEW MEXICO ELDER (L+)

- SHRUBS (WATER USE)**  
 SAND SAGE (L), FOURWING SALTBRUSH (L), CALIFORNIA BRICKELLBUSH (L), BROOM DALEA (L), APACHE PLUME (L), WINTERFAT (L), TULIP PRICKLY PEAR (L), PLAINS PRICKLY PEAR (L), SKUNKBUSH SUMAC (L+), TRUMPET GOOSEBERRY (M), NARROWLEAF YUCCA (L)

- FORBES, GRASSES AND GROUNDCOVERS (WATER USE)**  
 SILVER BEARDGRASS (L), PURPLE TREEAWAN (L), PRAIRIE SAGE (L), DESERT MARIGOLD (L), SIDEOATS GRAMA (L+), BLUE GRAMA (L), BLACK GRAMA (L), BOTTLEBRUSH SQUIRRELTAIL (L), FIREWHEEL (M), GALLETIA (L), BUSH MUHLY (L), PALE EVENING PRIMROSE (L+), INDIAN RICEGRASS (L), MARIOLA (M), BEARDTONGUE (L), SCORPION FLOWER (L), PAPER FLOWER (L), SAND DROPSSEED (L), DESERT ZINNIA (L)

**NATURALIZED AND PRIVATE OPEN SPACE PLANTING NOTES:**

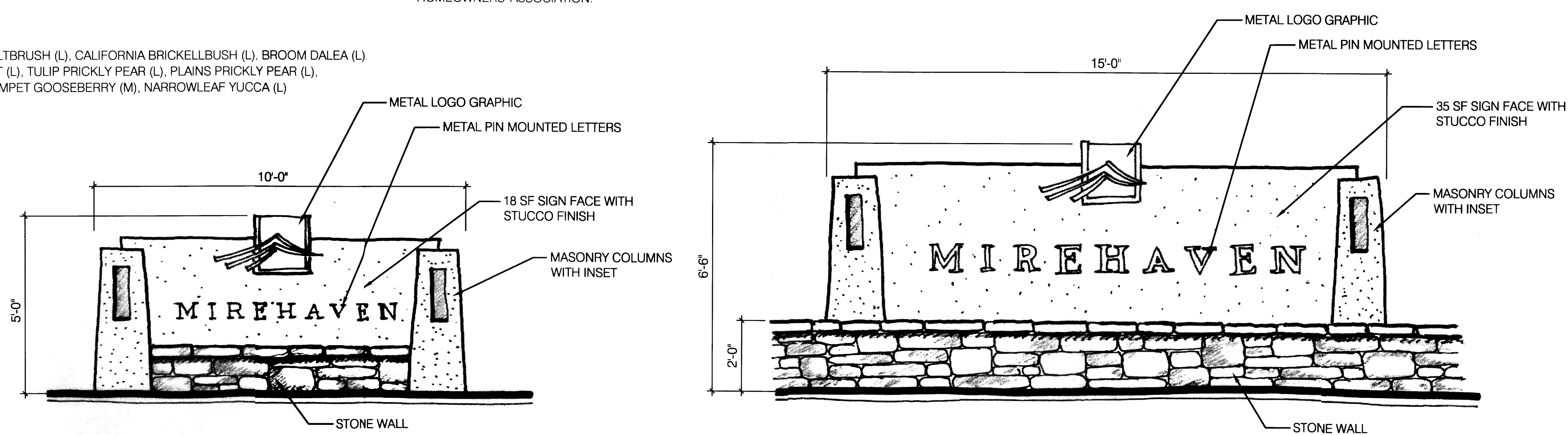
1. PER THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION, MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
  - 1.1. TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
  - 1.2. SHRUBS AND LOW EVERGREENS: 1 GALLON
  - 1.3. GROUNDCOVER AND TURF GRASS: SHALL 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.

**NOTES:**

1. FRONT YARD LANDSCAPE: FRONT YARD LANDSCAPES SHALL INCLUDE 2 TWO-INCH CALIPER SHADE TREES; 1 15-GALLON EVERGREEN TREE; 1 5-GALLON SHRUB; 3 5-GALLON ACCENT PLANTS; 6 5-GALLON SHRUB/GRASSES; AND 5 1-GALLON GROUNDCOVERS.
2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

**MAINTENANCE**

MAINTENANCE OF THE STREET TREES, PLANTINGS WITHIN THE PARKWAYS, AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE WHICH IS LOCATED IN THE PUBLIC R.O.W. AND THE PRIVATE OPEN SPACE TRACTS, SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



ILLUSTRATIVE ENTRY SIGN ELEVATIONS  
 SCALE: 1/2" = 1'-0"

# DEL WEBB PHASE 2 @ MIREHAVEN

## LANDSCAPE PLAN

Prepared For:

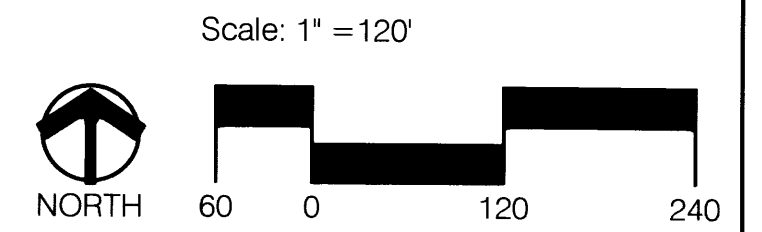
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Prepared By:

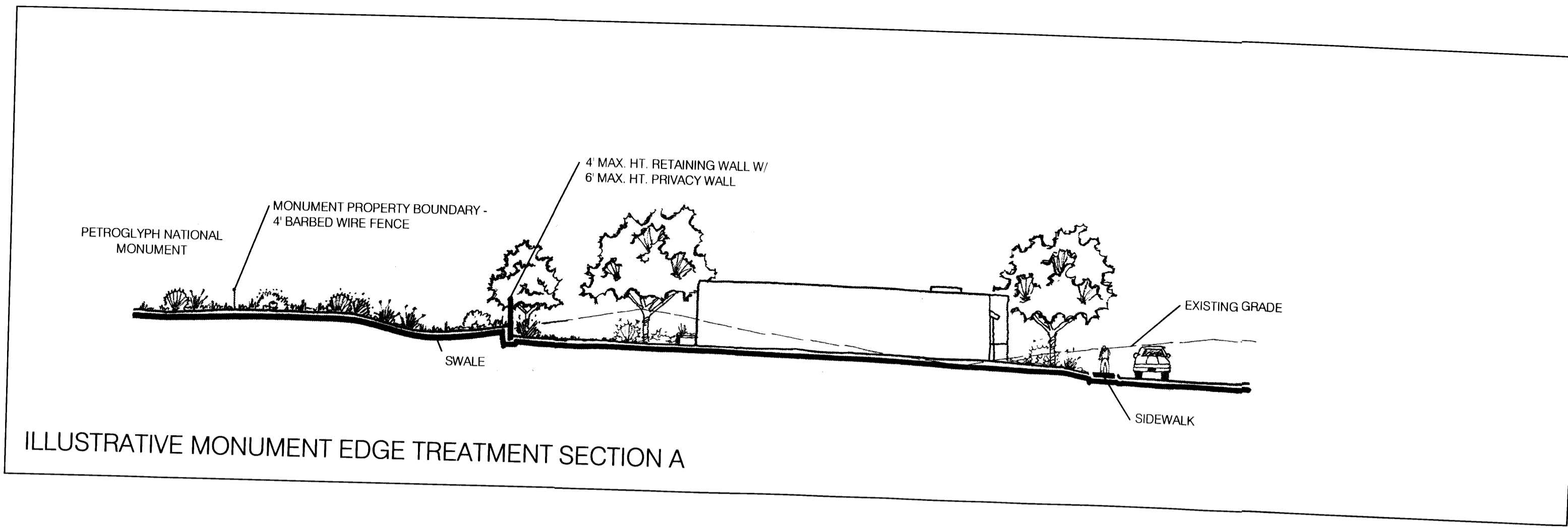
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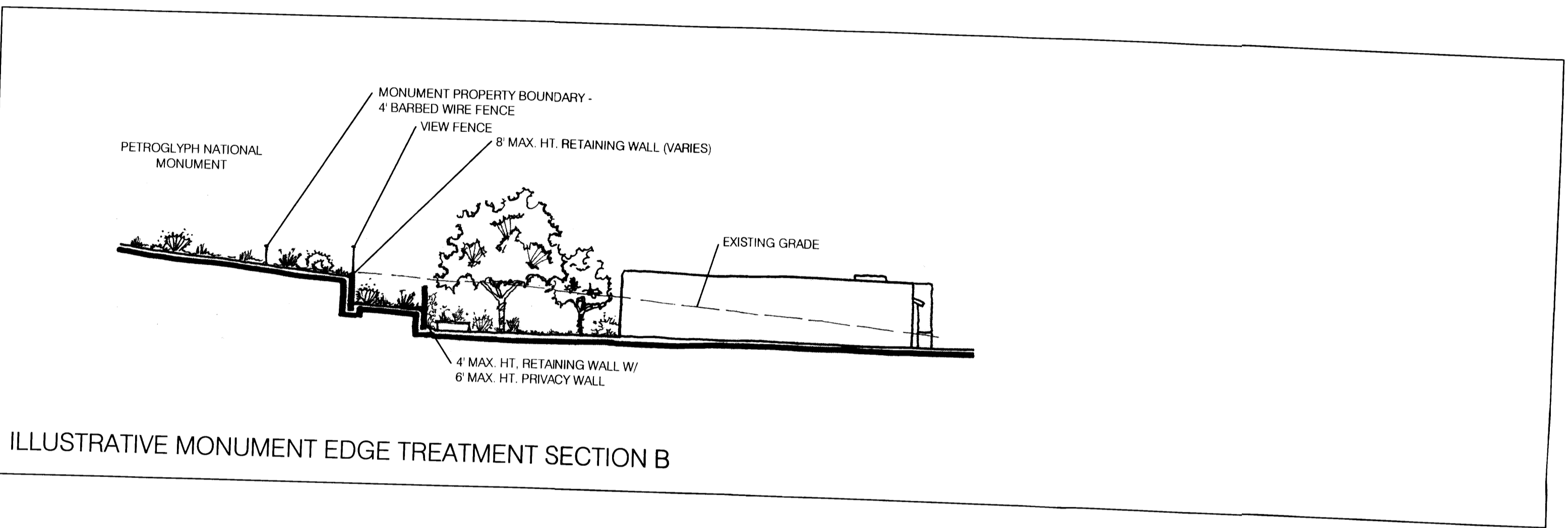
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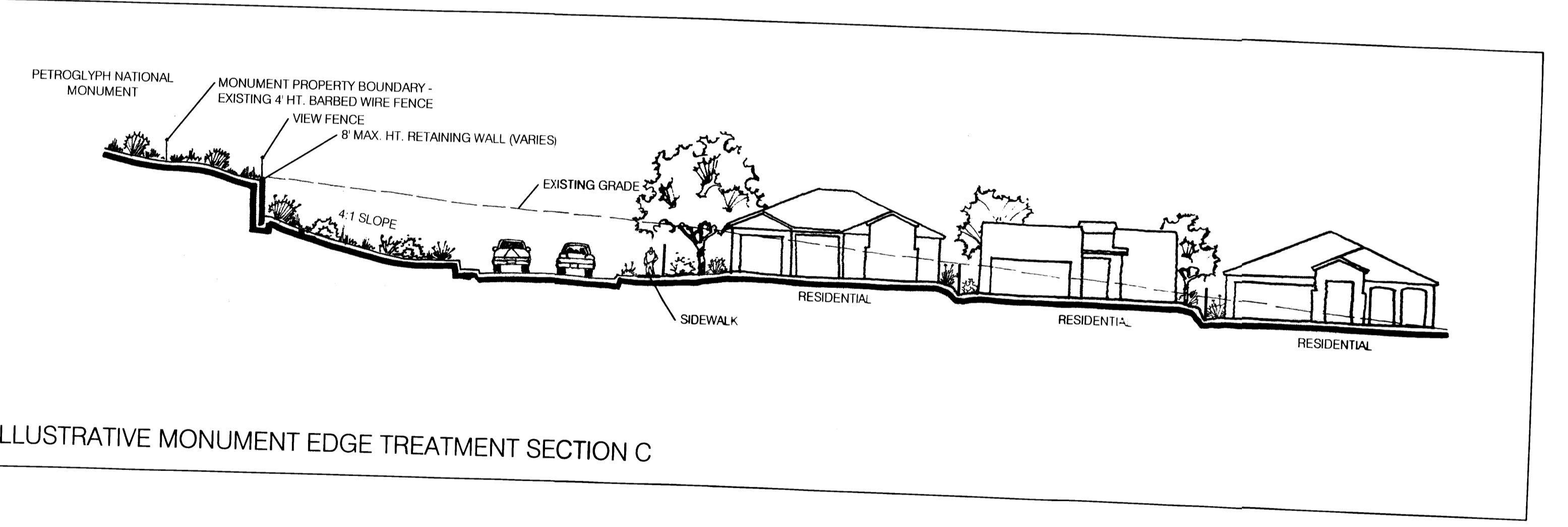
December 22, 2015



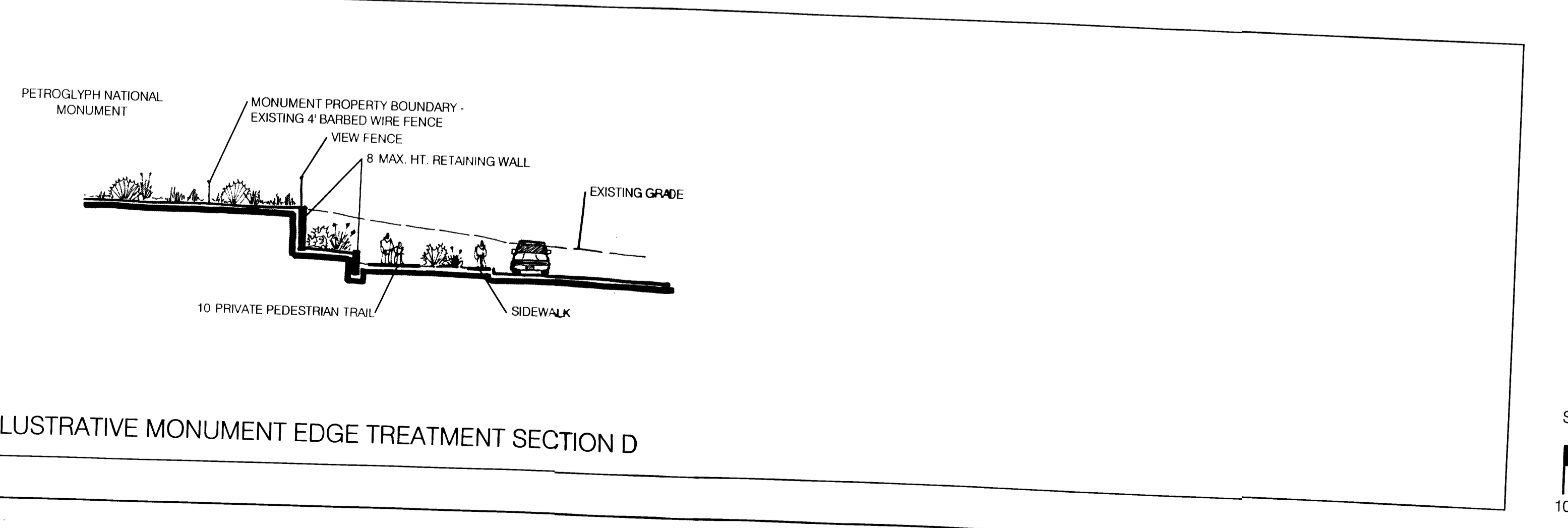
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION A



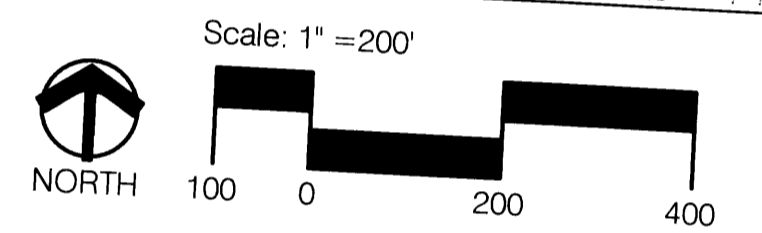
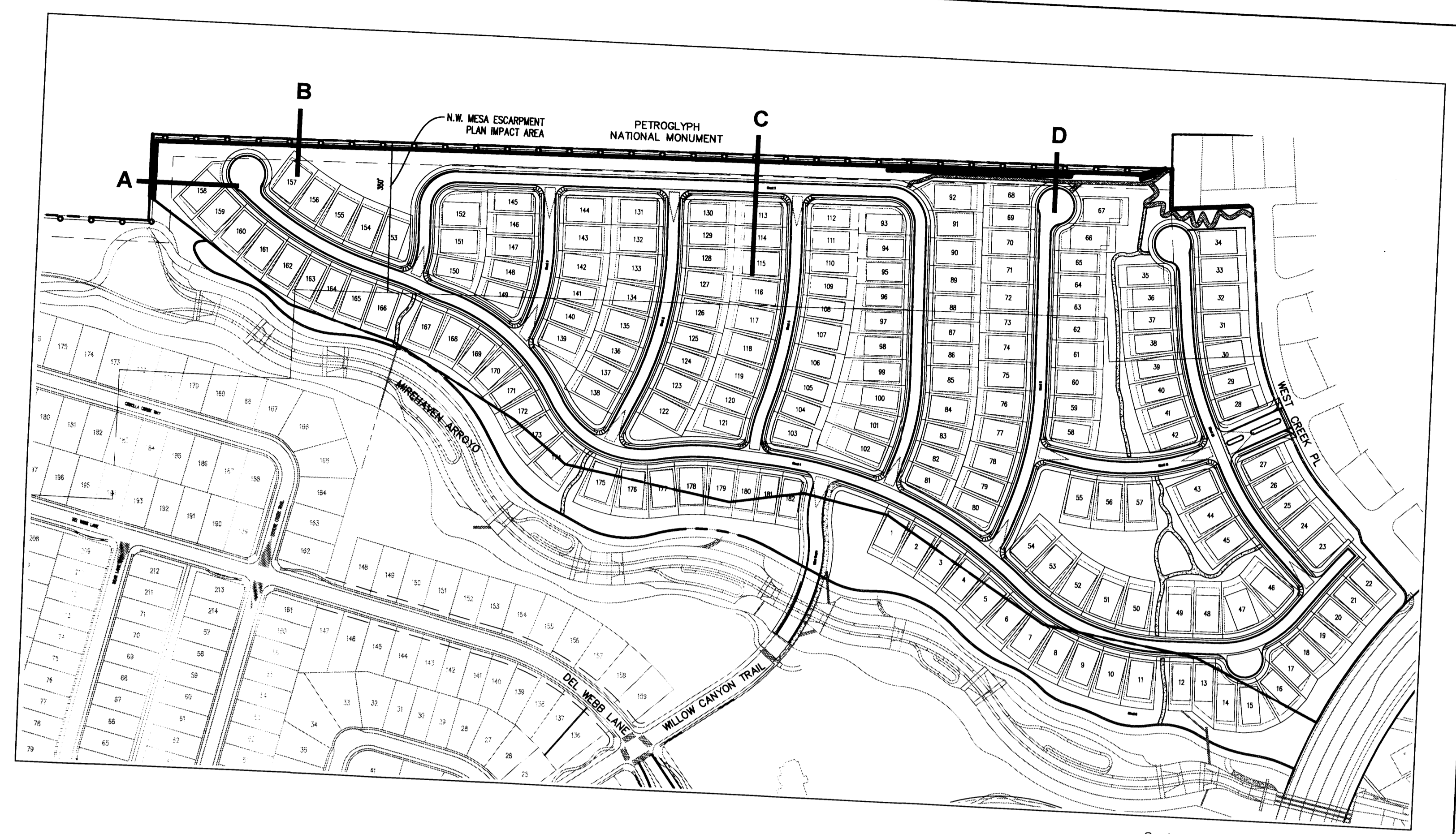
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION B



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION C



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION D



**CROSS SECTION GENERAL NOTES**

1. THE VERTICAL SCALE ON ALL CROSS SECTIONS IS 1:1.
2. THE MAXIMUM SLOPE SHALL BE 4:1.
3. RETAINING WALLS SHALL BE USED TO REDUCE THE SLOPE IN CUT AREAS AND SHALL BE LIMITED TO A MAXIMUM OF 8' IN HEIGHT AND WILL VARY IN HEIGHT.
4. LANDSCAPING WITHIN THE BUFFER AREA ADJACENT TO THE MONUMENT AND MIREHAVEN ARROYO WILL BE PURSUANT TO THE NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE, SECTION 14.H OF THE OVERALL WATERSHED SITE PLAN FOR SUBDIVISION.

# DEL WEBB PHASE 2 @ MIREHAVEN

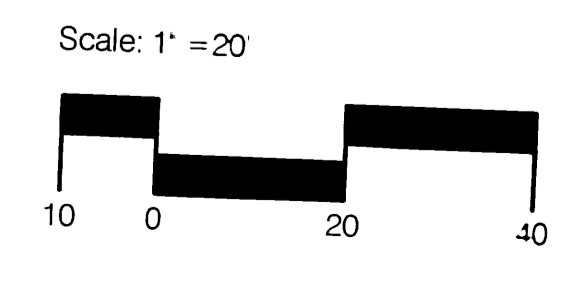
## MONUMENT EDGE TREATMENT

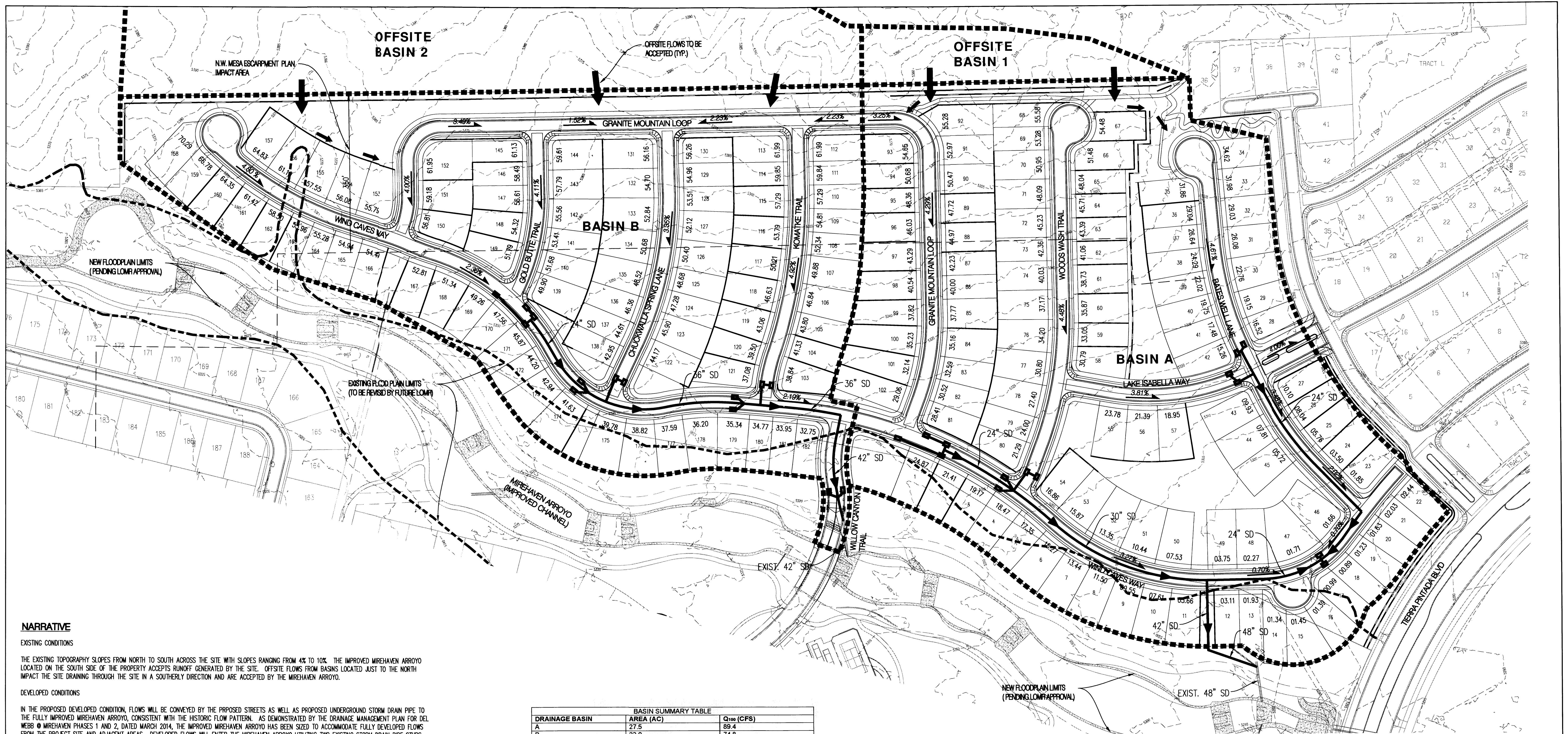
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**NARRATIVE**

**EXISTING CONDITIONS**

THE EXISTING TOPOGRAPHY SLOPES FROM NORTH TO SOUTH ACROSS THE SITE WITH SLOPES RANGING FROM 4% TO 10%. THE IMPROVED MIREHAVEN ARROYO LOCATED ON THE SOUTH SIDE OF THE PROPERTY ACCEPTS RUNOFF GENERATED BY THE SITE. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE NORTH IMPACT THE SITE DRAINING THROUGH THE SITE IN A SOUTHERLY DIRECTION AND ARE ACCEPTED BY THE MIREHAVEN ARROYO.

**DEVELOPED CONDITIONS**

IN THE PROPOSED DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS PROPOSED UNDERGROUND STORM DRAIN PIPE TO THE FULLY IMPROVED MIREHAVEN ARROYO, CONSISTENT WITH THE HISTORIC FLOW PATTERN. AS DEMONSTRATED BY THE DRAINAGE MANAGEMENT PLAN FOR DEL WEBB @ MIREHAVEN PHASES 1 AND 2, DATED MARCH 2014, THE IMPROVED MIREHAVEN ARROYO HAS BEEN SIZED TO ACCOMMODATE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. DEVELOPED FLOWS WILL ENTER THE MIREHAVEN ARROYO UTILIZING TWO EXISTING STORM DRAIN PIPE STUBS BUILT AS PART OF THE MIREHAVEN ARROYO PROJECT. OFFSITE FLOWS TO THE NORTH OF THE SITE WILL BE ACCEPTED AND CONVEYED THROUGH THE SITE, AND WILL ALSO DISCHARGE INTO THE MIREHAVEN ARROYO. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

BASIN SUMMARY TABLE		
DRAINAGE BASIN	AREA (AC)	Q <sub>100</sub> (CFS)
A	27.5	89.4
B	23.0	74.8
OFFSITE 1	1.1	1.9
OFFSITE 2	9.8	17.3

**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 SAME SLOPE AS STREET
- THE APPLICANT IS REQUESTING AN EXCEPTION TO THE 15 FOOT HEIGHT LIMIT WITHIN THE IMPACT AREA OF THE NWMEP (12-2, PAGE 58), THE DETAILED JUSTIFICATION FOR THIS REQUEST IS PROVIDED ON SHEETS 7 AND 8.

**LEGEND**

PROPOSED STORM DRAIN		PROPOSED BASIN BOUNDARY	
PROPOSED INLET		HIGH POINT / WATER BLOCK	
EXISTING STORM DRAIN		LOW POINT / SUMP	
FLOW ARROWS		PROPOSED RETAINING WALL (2'-8')	
PROPOSED SPOT ELEVATION			
LINED SWALE			
EXISTING FLOODPLAIN LIMITS			
PROPOSED FLOODPLAIN LIMITS			

**DEL WEBB PHASE 2 @ MIREHAVEN**

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

Prepared For:

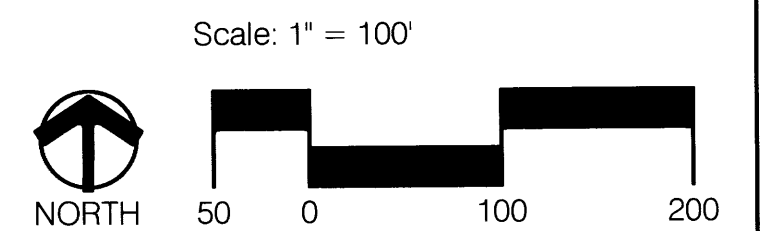
Pulte Group

Prepared By:

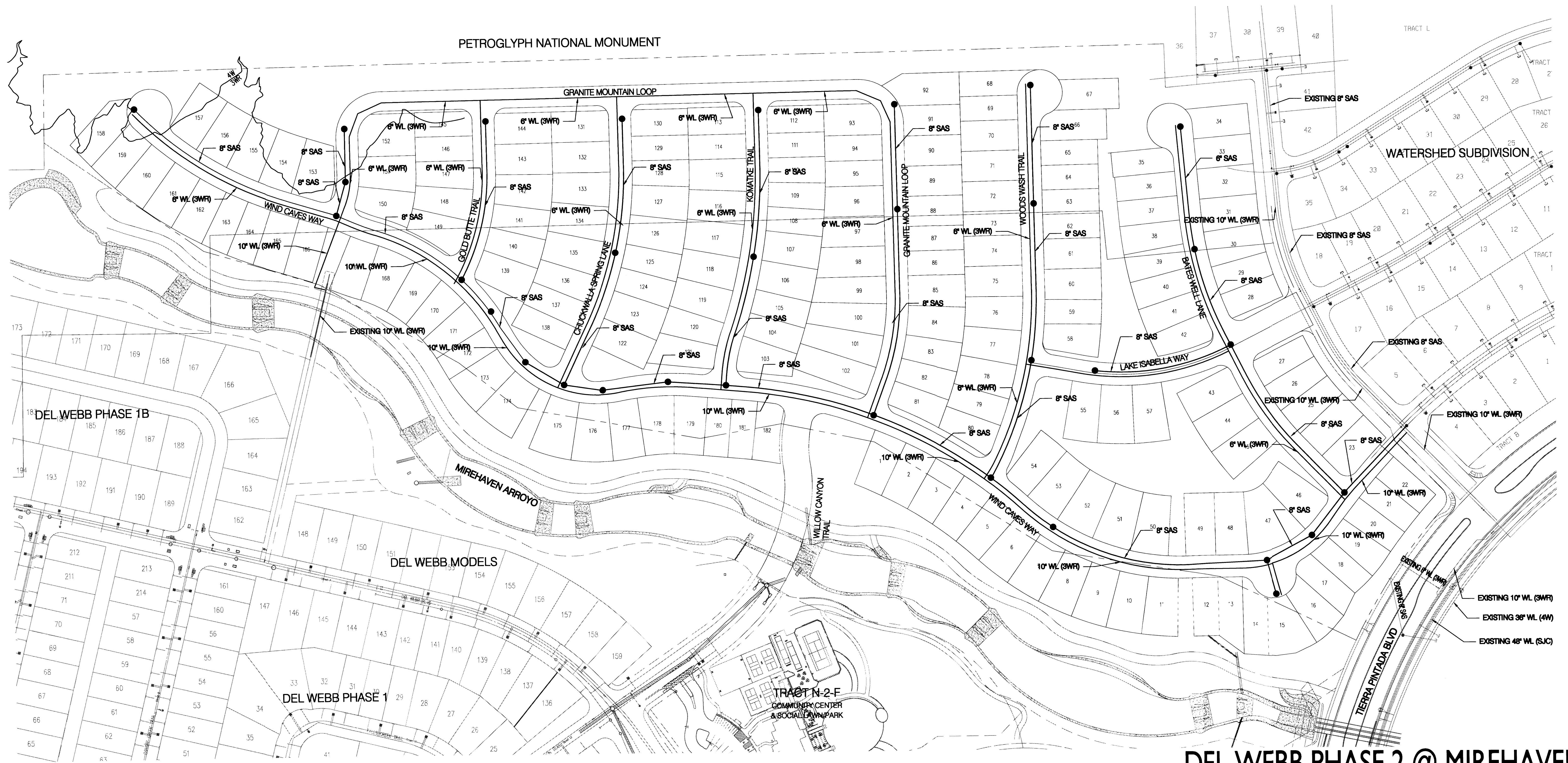
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Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com



PETROGLYPH NATIONAL MONUMENT



# DEL WEBB PHASE 2 @ MIREHAVEN

## CONCEPTUAL UTILITY PLAN

**LEGEND**

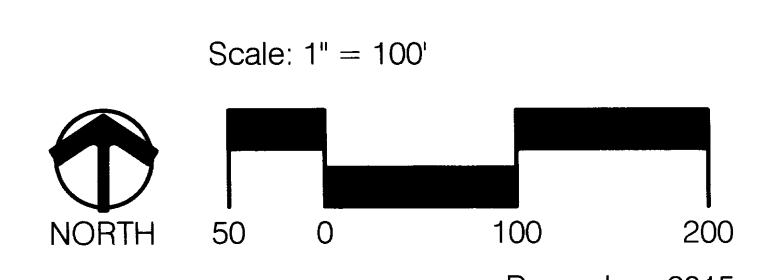
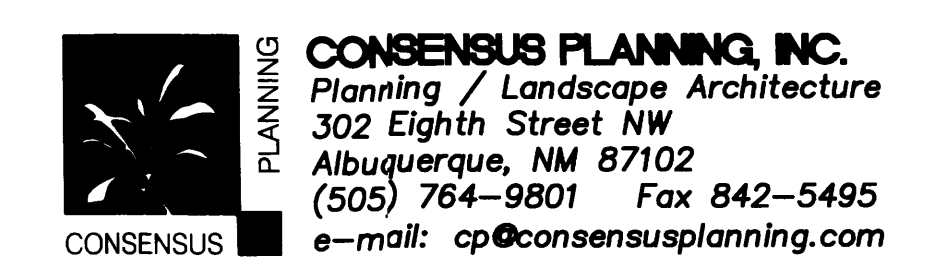
PROPERTY LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	====
PROPOSED SANITARY SEWER	—●—
PROPOSED WATER LINE	—○—
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---

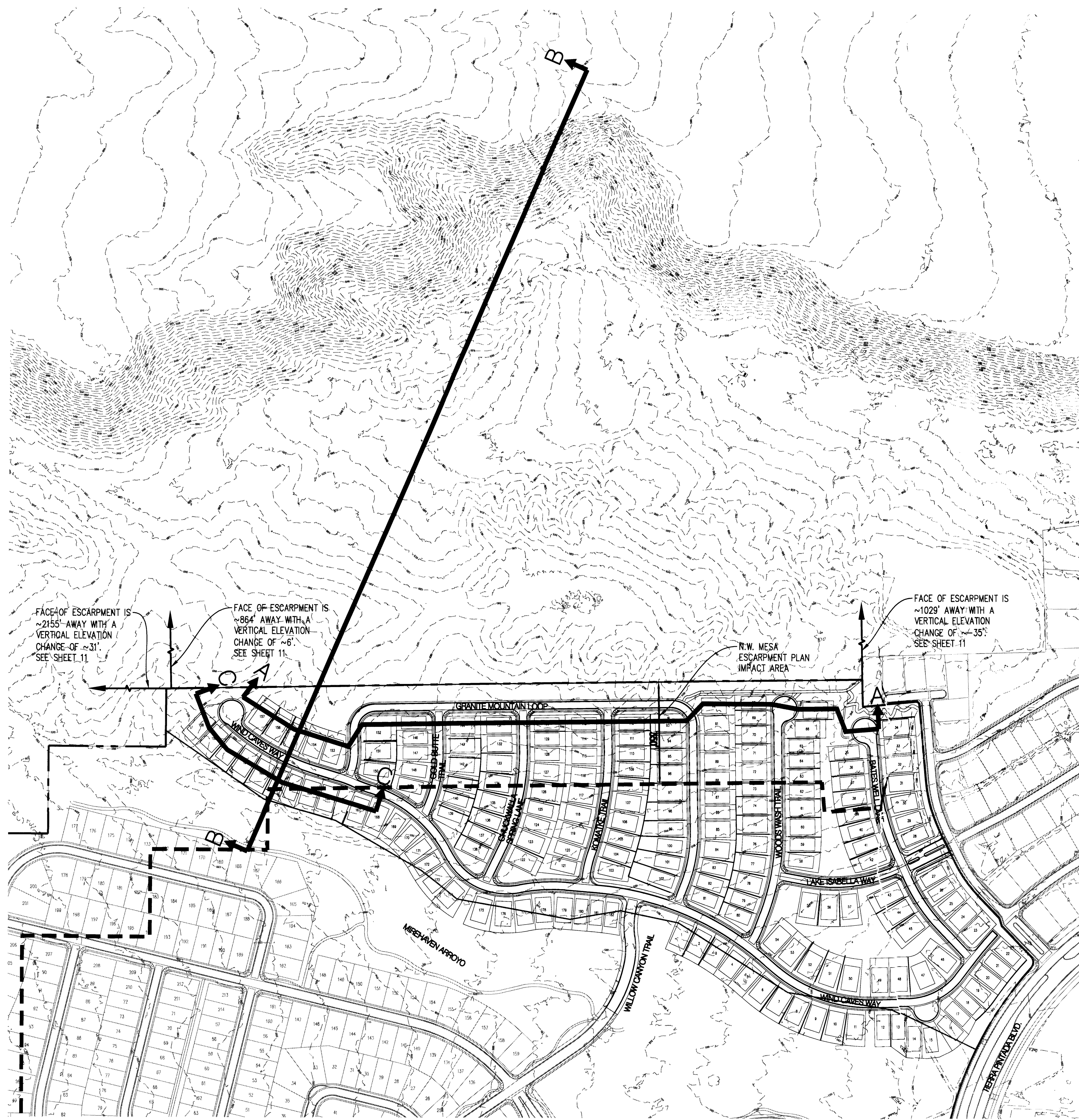
**WATER PRESSURE ZONE 3WR**  
 - THERE IS AN EXISTING 10" WATERLINE LOCATED IN WESTCREEK PL NW  
 - THERE IS AN EXISTING 10" STUB ACROSS THE MIREHAVEN ARROYO AT THE WEST SIDE OF THE SITE

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 PRESSURE ZONE 3WR w/ 10" STUB INTO THE SITE.

Prepared For: **Pulte Group**

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





LOT # (#)	PAD ELEVATION (FT)	NATURAL GROUND + 19' (FT)	19' UMBRELLA - PAD ELEV (FT)	19' HOME ACCEPTABLE	
35	31.98	59.84	27.86	YES	
36	29.04	56.38	27.34	YES	
37	26.64	53.53	26.89	YES	
38	24.29	50.89	26.60	YES	
63	43.39	62.00	18.61	NO, BE LIMITED TO	18.61 *
64	45.71	65.39	19.68	YES	
65	48.04	68.98	20.94	YES	
66	51.48	70.49	19.01	YES	
67	54.48	70.06	15.58	NO, BE LIMITED TO	15.58 *
68	55.58	84.69	29.11	YES	
69	53.28	80.79	27.51	YES	
70	50.95	75.85	24.90	YES	
71	48.09	70.46	22.37	YES	
72	45.23	65.52	20.29	YES	
88	44.97	64.81	19.84	YES	
89	47.72	69.21	21.49	YES	
90	50.47	74.16	23.69	YES	
91	52.97	80.40	27.43	YES	
92	55.28	86.39	31.11	YES	
93	54.65	85.40	30.75	YES	
94	50.68	80.03	29.35	YES	
95	48.36	74.77	26.41	YES	
96	46.03	70.62	24.59	YES	
97	43.29	67.16	23.87	YES	
108	52.34	69.31	16.97	NO, BE LIMITED TO	16.97 *
109	54.81	73.15	18.34	NO, BE LIMITED TO	18.34 *
110	57.29	77.36	20.07	YES	
111	59.84	81.58	21.74	YES	
112	61.99	86.35	24.36	YES	
113	51.99	86.48	34.49	YES	
114	59.85	81.98	22.13	YES	
115	57.29	77.52	20.23	YES	
116	53.79	72.30	18.51	NO, BE LIMITED TO	18.51 *
127	52.12	73.64	21.52	YES	
128	53.51	77.18	23.67	YES	
129	56.26	80.48	24.22	YES	
130	56.26	84.21	27.95	YES	
131	56.16	81.34	25.18	YES	
132	54.70	78.39	23.69	YES	
133	52.84	75.19	22.35	YES	
134	50.68	71.99	21.31	YES	
141	53.41	75.32	21.91	YES	
142	55.56	78.68	23.12	YES	
143	57.79	82.71	24.92	YES	
144	59.61	85.61	26.00	YES	
145	61.13	90.63	29.50	YES	
146	58.49	87.02	28.53	YES	
147	56.61	84.09	27.48	YES	
148	54.32	81.33	27.01	YES	
149	51.79	78.97	27.18	YES	
150	56.81	85.33	28.52	YES	
151	59.18	88.11	28.93	YES	
152	61.95	90.79	28.84	YES	
153	55.79	94.00	38.21	YES	
154	56.08	93.03	36.95	YES	
155	57.55	87.88	30.33	YES	
156	61.19	84.13	22.94	YES	
157	64.83	89.81	24.98	YES	
158	70.29	91.61	21.32	YES	
159	66.78	86.57	19.79	YES	
160	64.35	83.55	19.20	YES	
161	61.42	81.24	19.82	YES	
162	58.50	78.58	20.08	YES	
163	55.96	74.97	19.01	YES	
164	55.28	79.32	24.04	YES	
165	54.94	82.02	27.08	YES	
166	54.49	82.91	28.42	YES	

\* HEIGHT OF HOME WILL BE BETWEEN 15' - 19' SEE TABLE 1 THIS SHEET

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMEP) 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 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT 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 66 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 60 OF THE 66 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 1 LOT. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

CROSS-SECTION A-A, ALL BUT ONE OF THE LOTS (72) ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 72, WILL BE LIMITED TO A HEIGHT OF 15'.

CROSS-SECTION B-B DEMONSTRATES THAT EVENTHOUGH LOT 145 (WHICH IS LOCATED IN A EXISTING DEEP SWALE) IS ABOVE 15' UMBRELLA, A 26' HOME BUILT OUTSIDE THE 350' IMPACT ZONE WOULD BE HIGHER IN ELEVATION THAN A 19' HOME AT THE CURRENT PAD ELEVATION, FURTHERMORE IT SHOWS THAT THE EXISTING RIDGE WITHIN THE NATIONAL MONUMENT IS FAR GREATER IN HEIGHT AND BLOCKS THE VIEW OF THE NORTH ESCARPMENT FACE.

CROSS-SECTION C-C ARE BELOW THE 19' UMBRELLA (19' ABOVE NATURAL GRADE) WITH THREE LOTS (142, 143 AND 144) BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HOME.

# DEL WEBB PHASE 2 @ MIREHAVEN

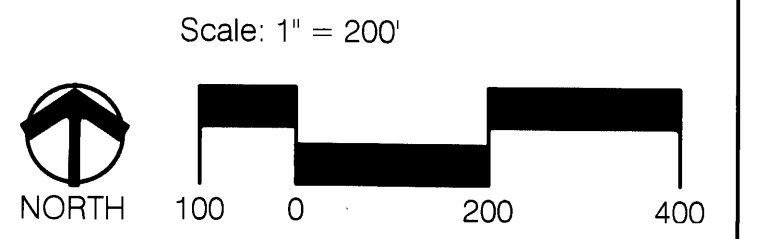
## NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

Prepared For:

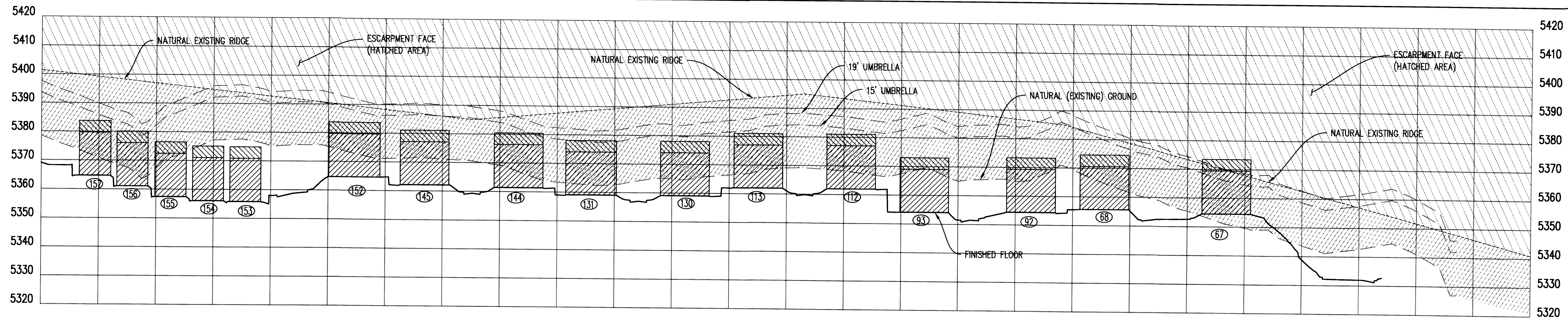
Pulte Group

Prepared By:

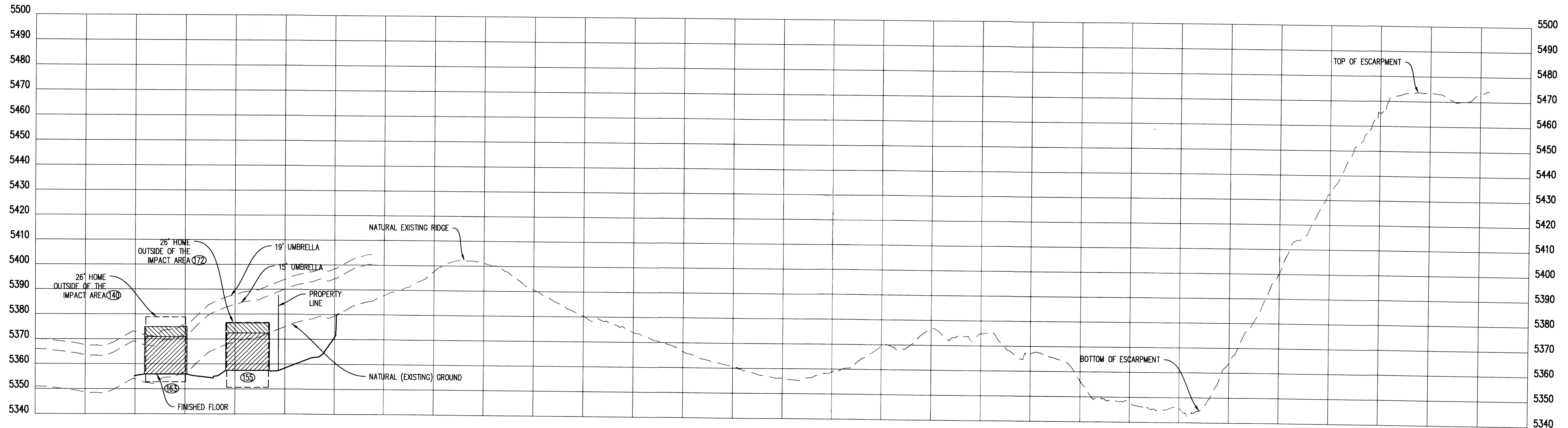
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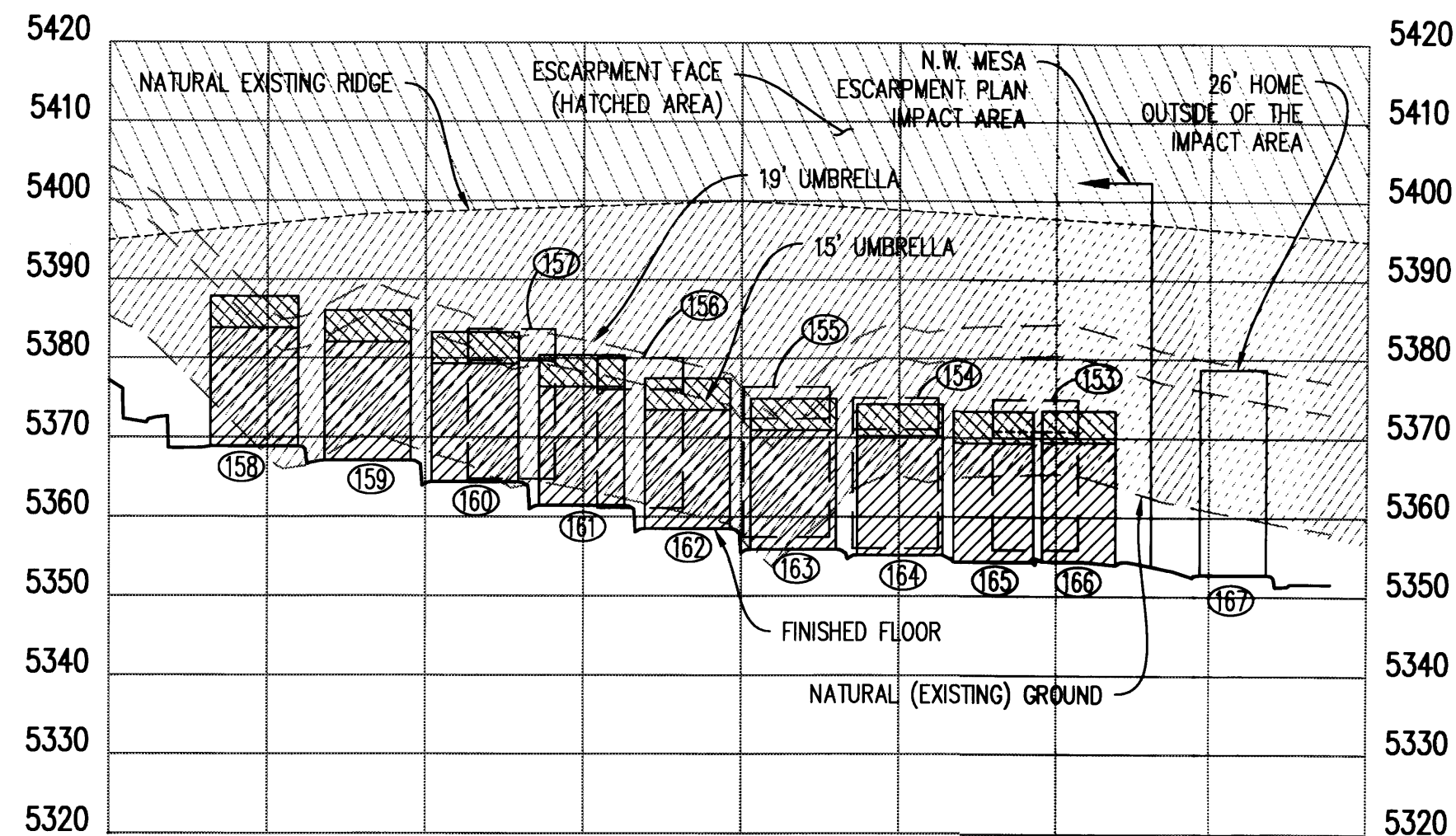




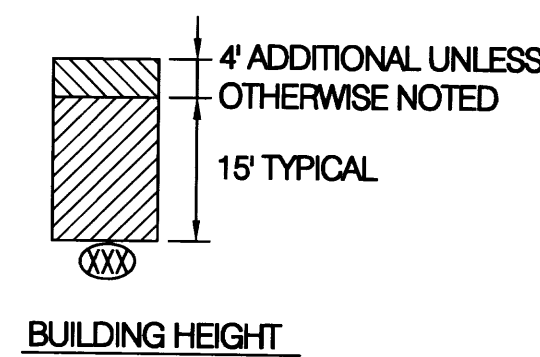
SECTION A-A  
SCALE: 1"=100'



SECTION B-B  
SCALE: 1"=100'



SECTION C-C  
SCALE: 1"=100'



# DEL WEBB PHASE 2 @ MIREHAVEN

## NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3

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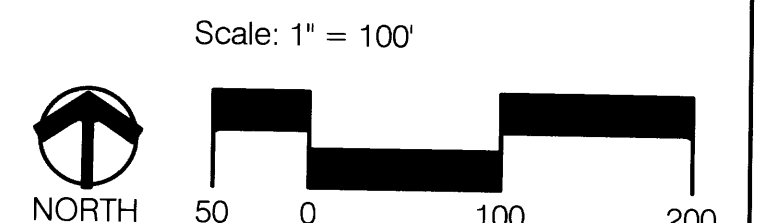
Pulte Group

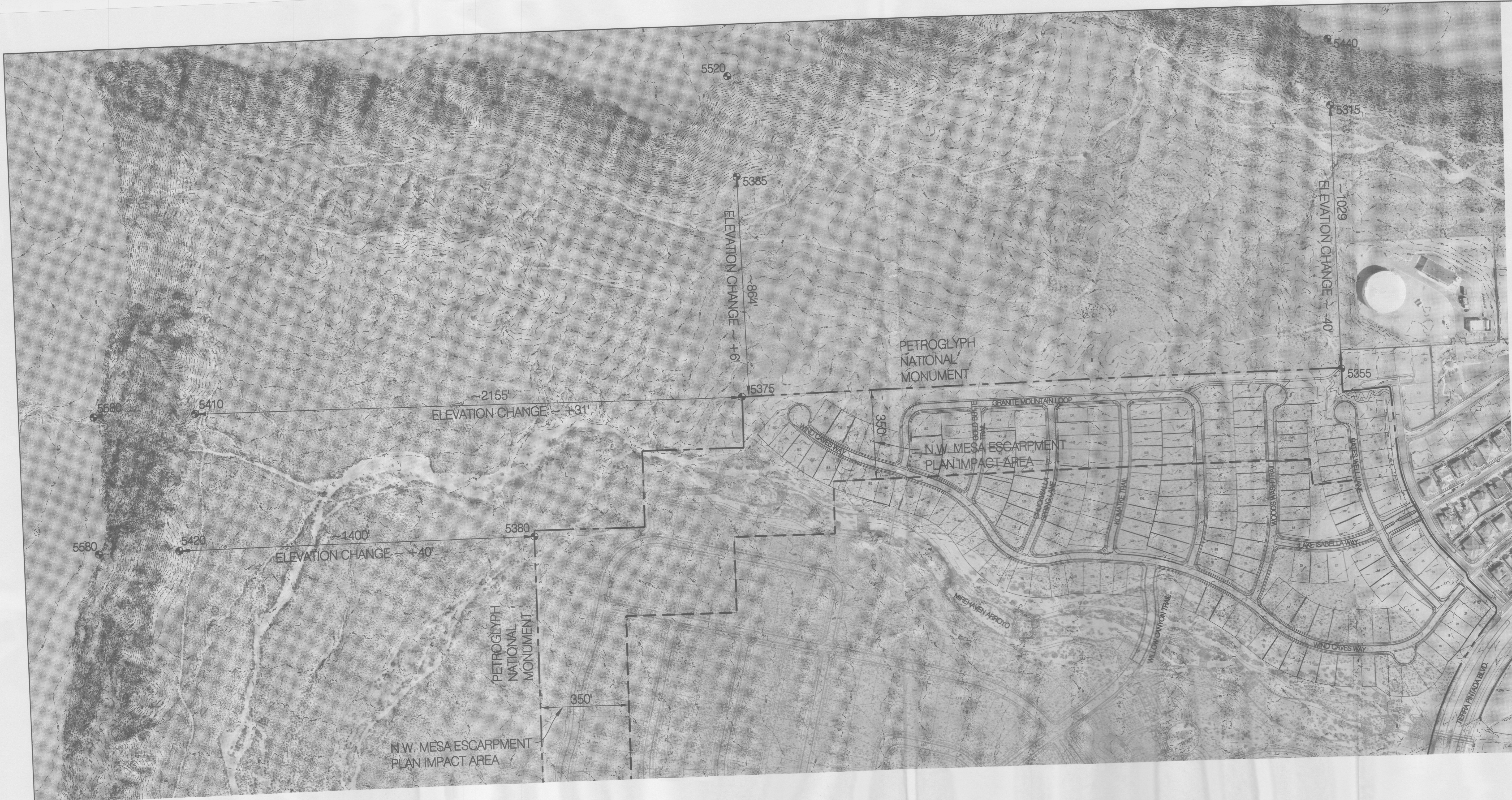
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Bohannon Huston, Inc.

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# DEL WEBB PHASE 2 @ MIREHAVEN

## NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 3

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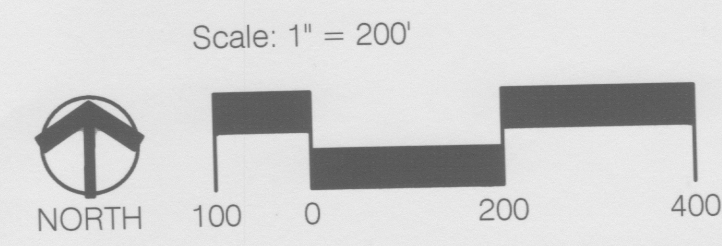
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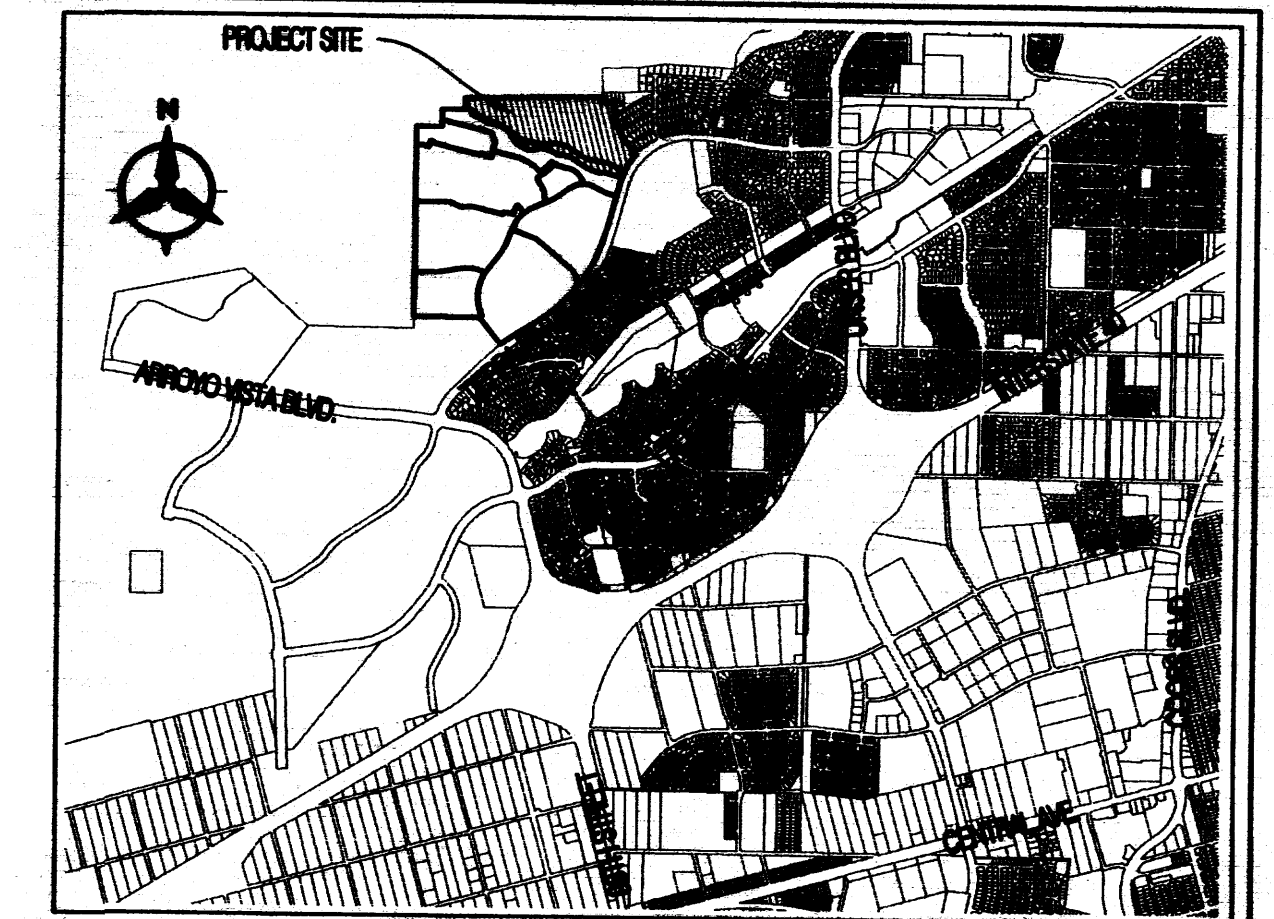
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December, 2015  
Sheet 9 of 9

PRELIMINARY PLAT  
 DEL WEBB @ MIREHAVEN PHASE 2  
 (REPLAT OF TRACT M & TRACT N-2-A-1)  
 ALBUQUERQUE, NEW MEXICO

DECEMBER, 2015



LOCATION MAP  
 SCALE: 1"=3000'  
 Zone Atlas Index Number: H-8 & H-9.

PLAT IS LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8 & 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

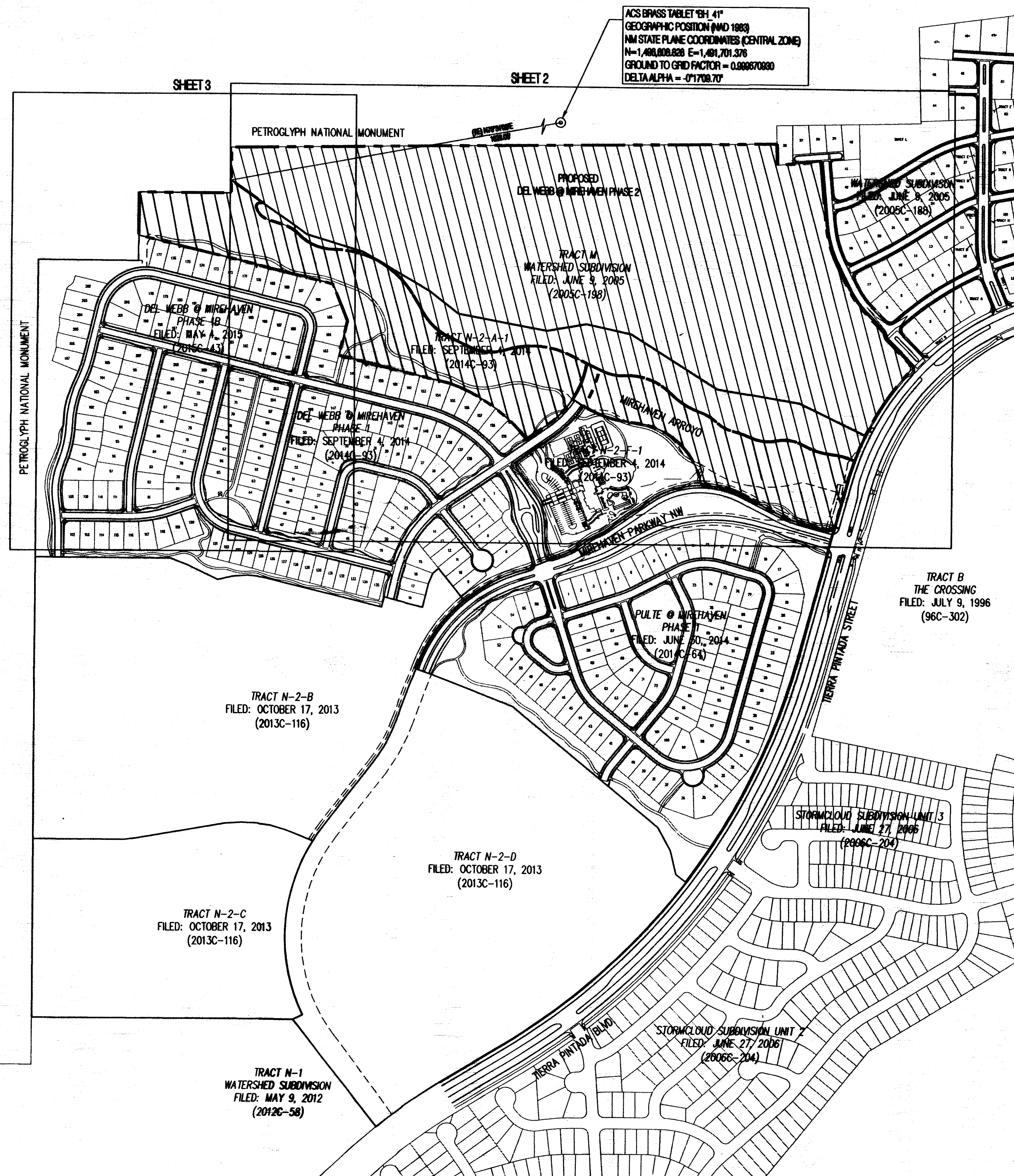
*Scott M. Reinhardt, P.S.* 12/9/15  
 CITY SURVEYOR DATE

OWNER:

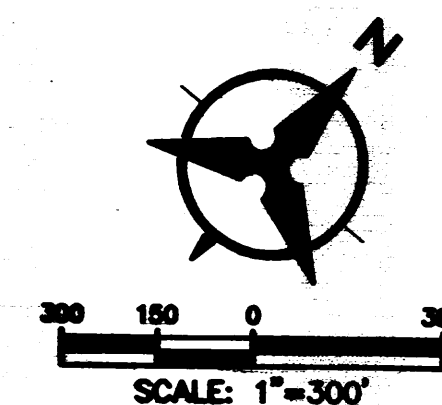
WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 BY: GARRETT DEVELOPMENT CORPORATION, AGENT

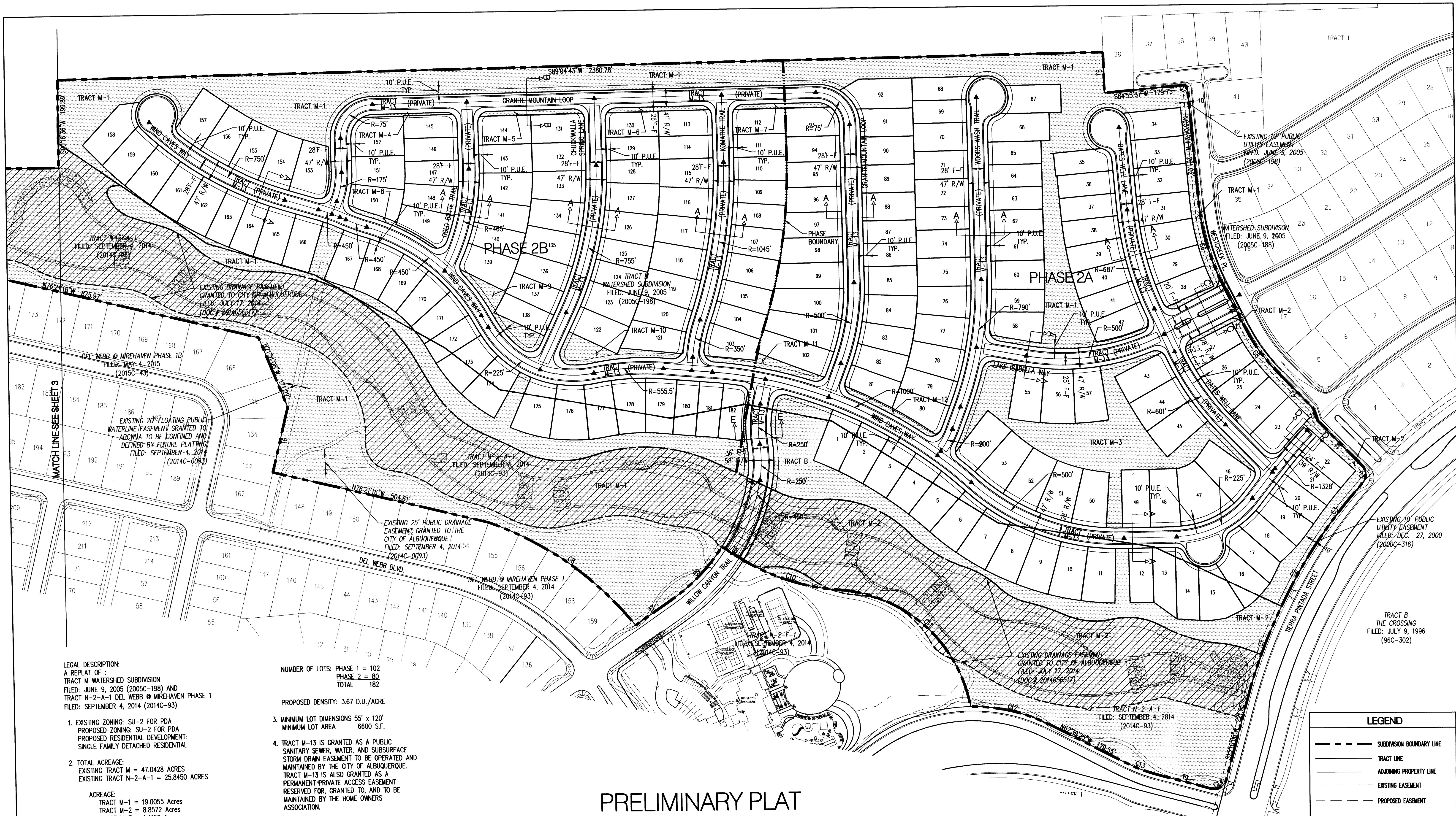
BY: *Ted E. Garrett*  
 TED E. GARRETT  
 VICE PRESIDENT

DATE: 12/9/15



LEGEND	
--- --	SUBDIVISION BOUNDARY LINE
— — — —	TRACT LINE
— — — —	ADJACING PROPERTY LINE
- - - - -	EXISTING EASEMENT
▨ ▨ ▨ ▨	PROJECT SITE





LEGAL DESCRIPTION:  
 A REPLAT OF:  
 TRACT M WATERSHED SUBDIVISION  
 FILED: JUNE 9, 2005 (2005C-198) AND  
 TRACT N-2-A-1 DEL WEBB @ MIREHAVEN PHASE 1  
 FILED: SEPTEMBER 4, 2014 (2014C-93)

- EXISTING ZONING: SU-2 FOR PDA  
 PROPOSED ZONING: SU-2 FOR PDA  
 PROPOSED RESIDENTIAL DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE:  
 EXISTING TRACT M = 47.0428 ACRES  
 EXISTING TRACT N-2-A-1 = 25.8450 ACRES

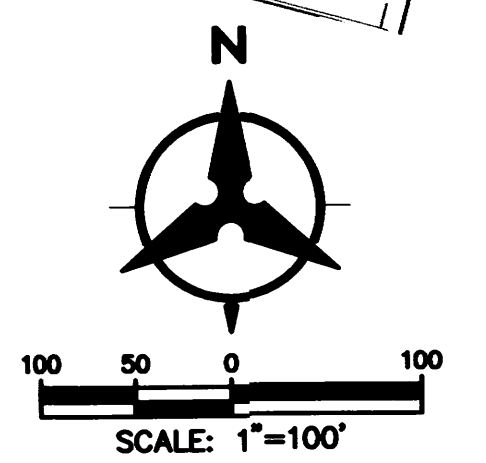
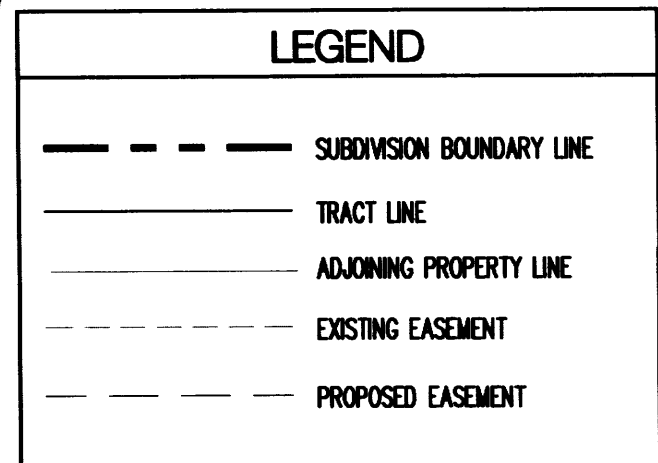
ACREAGE:  
 TRACT M-1 = 19.0055 Acres  
 TRACT M-2 = 8.8572 Acres  
 TRACT M-3 = 1.4159 Acres  
 TRACT M-4 = 0.0241 Acres  
 TRACT M-5 = 0.0561 Acres  
 TRACT M-6 = 0.0533 Acres  
 TRACT M-7 = 0.0515 Acres  
 TRACT M-8 = 0.0373 Acres  
 TRACT M-9 = 0.1788 Acres  
 TRACT M-10 = 0.1918 Acres  
 TRACT M-11 = 0.1141 Acres  
 TRACT M-12 = 0.0669 Acres  
 TRACT M-13 = 10.5387 Acres (SEE NOTE 4 BELOW)

NUMBER OF LOTS: PHASE 1 = 102  
 PHASE 2 = 80  
 TOTAL 182

PROPOSED DENSITY: 3.67 D.U./ACRE

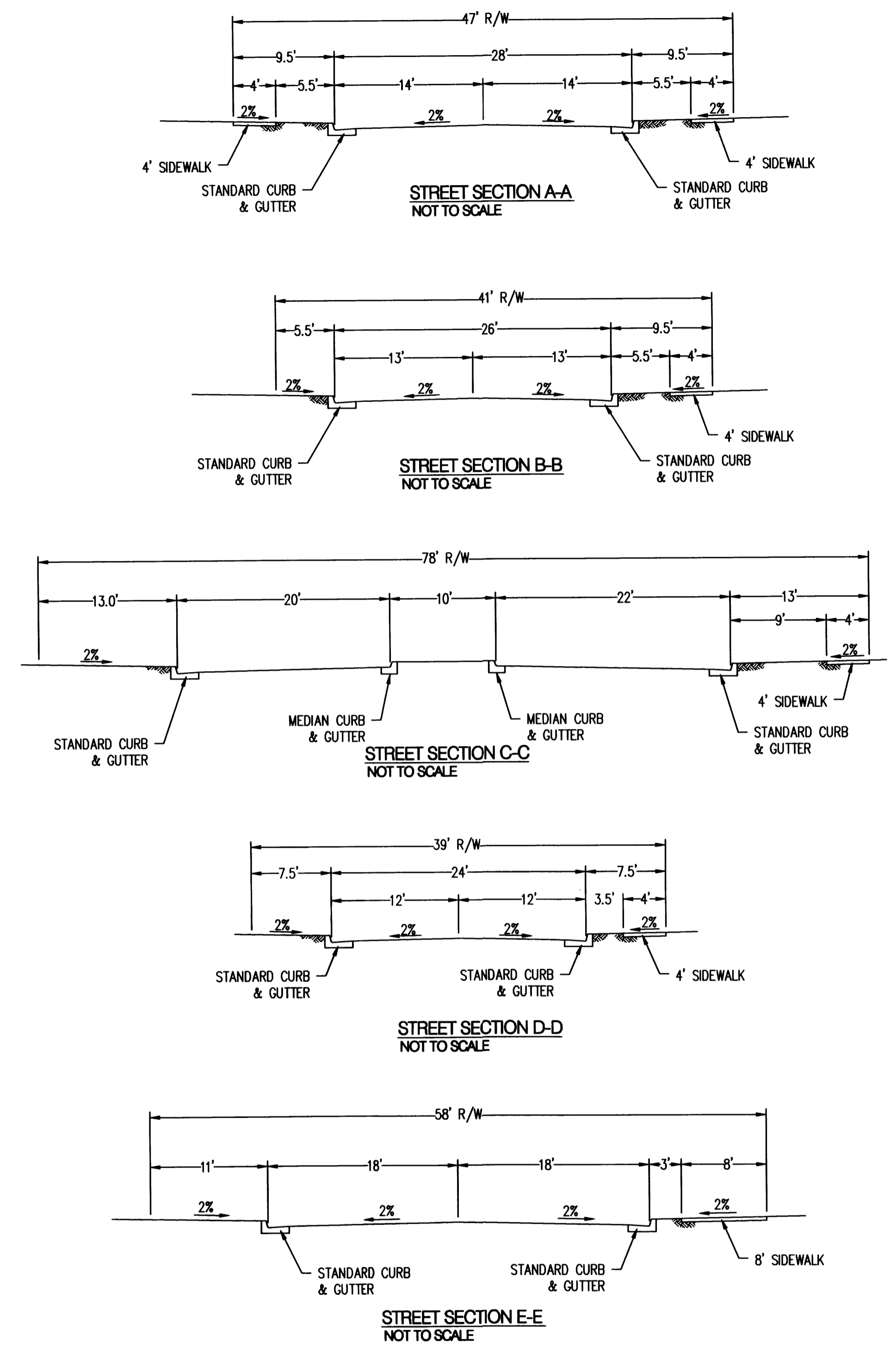
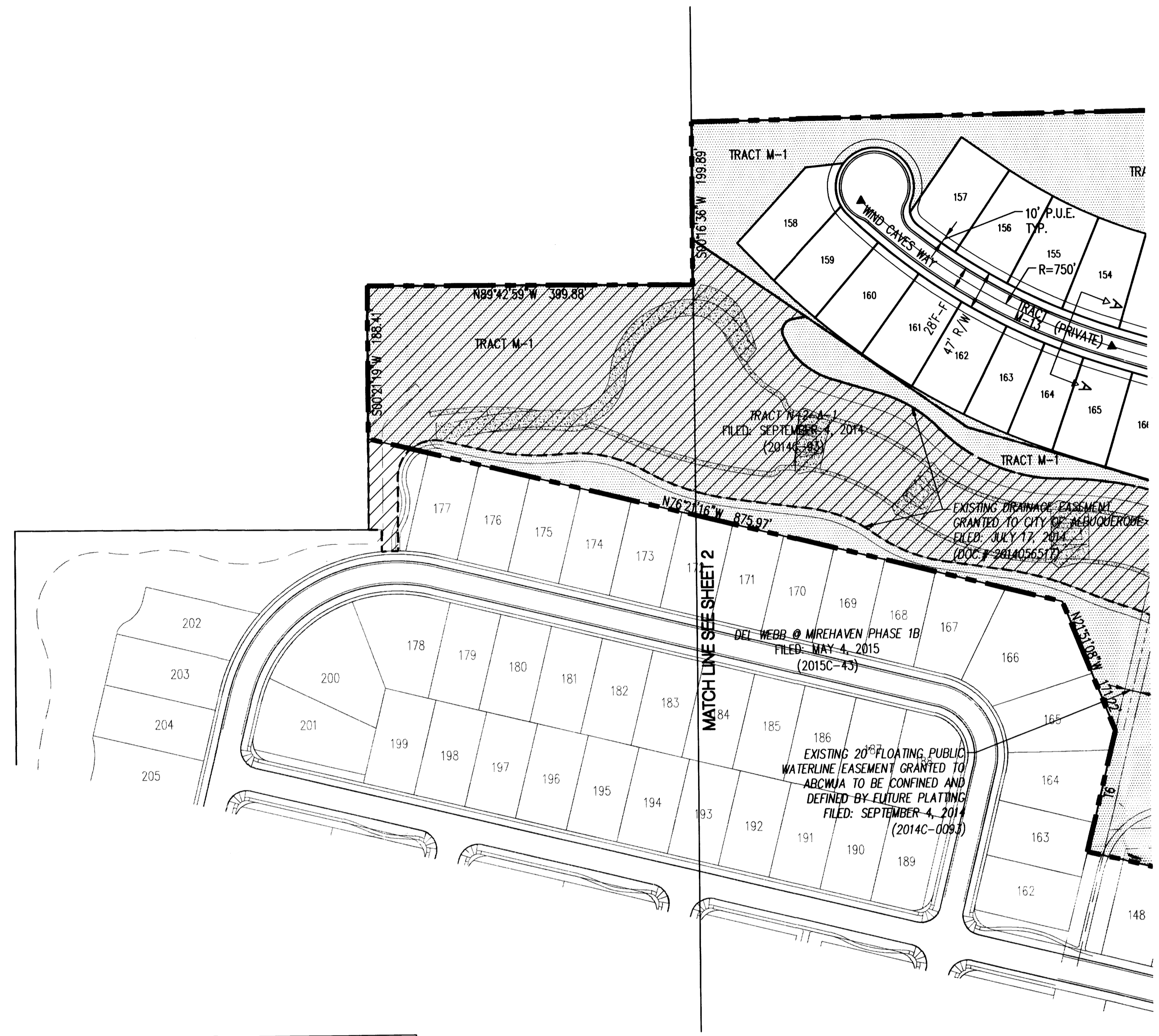
- MINIMUM LOT DIMENSIONS 55' x 120'  
 MINIMUM LOT AREA 6600 S.F.
- TRACT M-13 IS GRANTED AS A PUBLIC SANITARY SEWER, WATER, AND SUBSURFACE STORM DRAIN EASEMENT TO BE OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. TRACT M-13 IS ALSO GRANTED AS A PERMANENT PRIVATE ACCESS EASEMENT RESERVED FOR, GRANTED TO, AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- LOT SETBACKS SHALL CONFORM TO SU-2 FOR PDA ZONE REGULATIONS.
- PROPOSED SOLAR ACCESS PROVISIONS, SEE PARAGRAPH 14-14-4-(2B) OF THIS ARTICLE

PRELIMINARY PLAT  
 DEL WEBB @ MIREHAVEN PHASE 2  
 (REPLAT OF TRACT M & TRACT N-2-A-1)  
 ALBUQUERQUE, NEW MEXICO  
 DECEMBER, 2015



SHEET 2 of 3

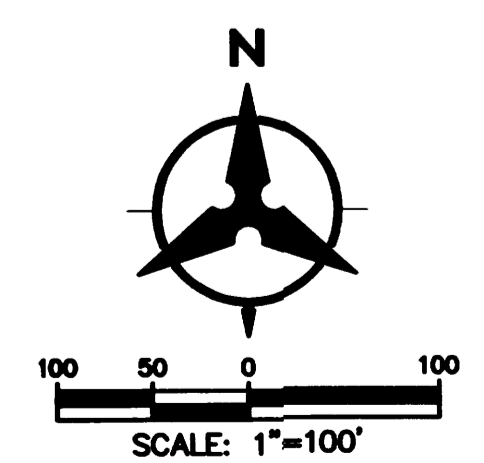
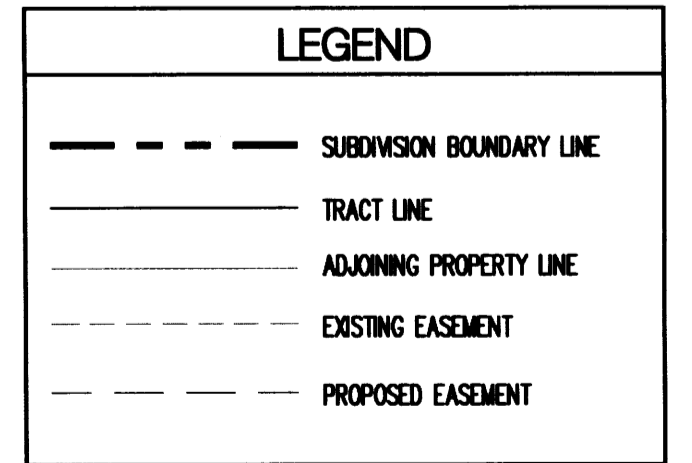
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Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°50'32"	96.98'	193.57'	1254.32'	193.38'	N21°24'21"E
C2	07°16'53"	79.66'	159.11'	1252.00'	159.00'	N29°28'39"E
C3	08°51'05"	89.24'	178.12'	1153.00'	177.95'	N37°32'38"E
C4	86°09'25"	28.05'	45.11'	30.00'	40.98'	N01°06'32"W
C5	17°15'54"	64.22'	127.46'	423.00'	126.98'	N35°31'31"W
C6	21°47'09"	100.65'	198.86'	523.00'	197.67'	N15°59'23"W
C7	89°58'58"	10.00'	15.70'	10.00'	14.14'	N50°04'23"W
C8	31°37'05"	212.60'	414.35'	750.85'	409.11'	S54°22'18"E
C9	22°29'23"	83.70'	165.25'	421.00'	164.19'	N44°04'20"E
C10	26°40'46"	118.56'	232.82'	500.00'	230.73'	S72°12'14"E
C11	75°45'59"	252.85'	429.77'	325.00'	399.14'	S47°39'38"E
C12	27°27'02"	96.84'	189.97'	396.50'	188.15'	S76°22'56"E
C13	12°09'51"	45.66'	90.97'	428.50'	90.80'	S68°44'20"E
C14	90°00'38"	30.01'	47.13'	30.00'	42.43'	N60°10'25"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N44°11'15"W	143.54'
T2	N18°11'10"W	28.36'
T3	N44°08'30"W	114.76'
T4	N26°57'44"W	107.08'
T5	N01°30'09"W	92.66'
T6	S13°38'34"W	153.60'
T7	S55°19'02"W	103.95'
T8	N57°20'21"W	58.00'
T9	N74°49'16"W	124.65'

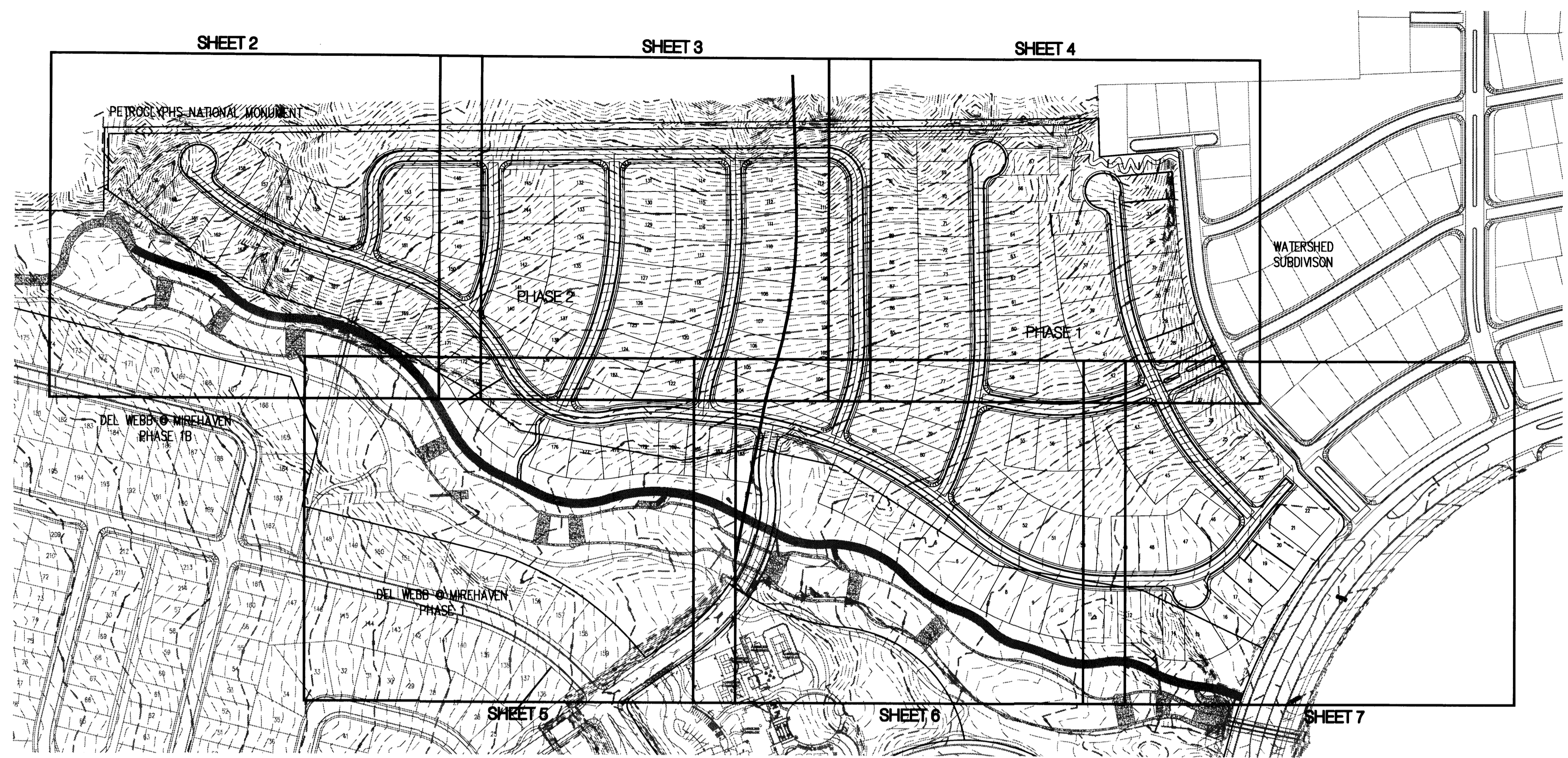
**PRELIMINARY PLAT**  
**DEL WEBB @ MIREHAVEN PHASE 2**  
 (REPLAT OF TRACT M & TRACT N-2-A-1)  
 ALBUQUERQUE, NEW MEXICO  
 DECEMBER, 2015



SHEET 3 of 3

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Thu, 10-Dec-2015 - 3:04:pm, Plotted by: AROMERO  
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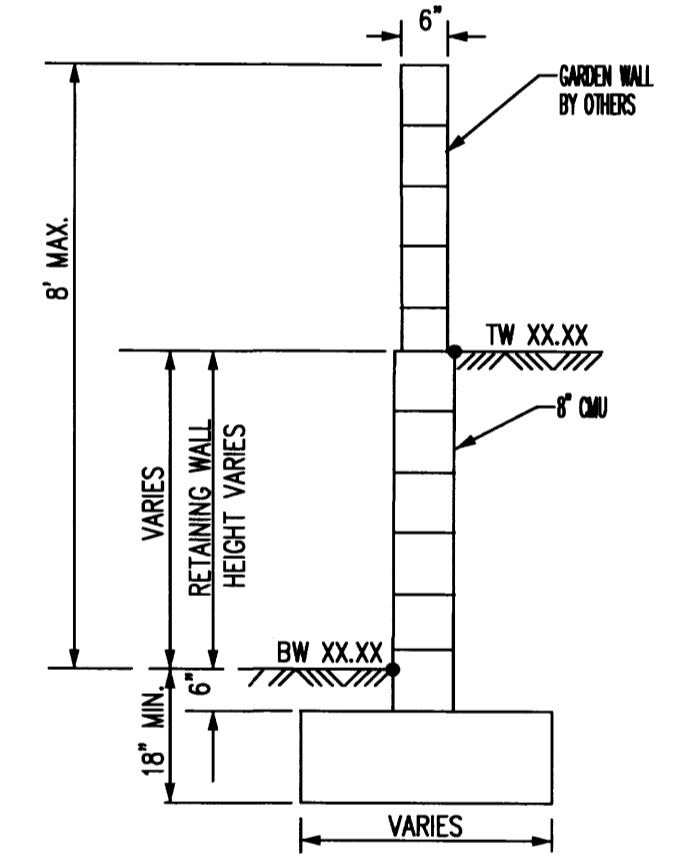


**GENERAL NOTES**

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 SHALL CONTACT LINE LOCATING SERVICE 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 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. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY ARENVARO DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

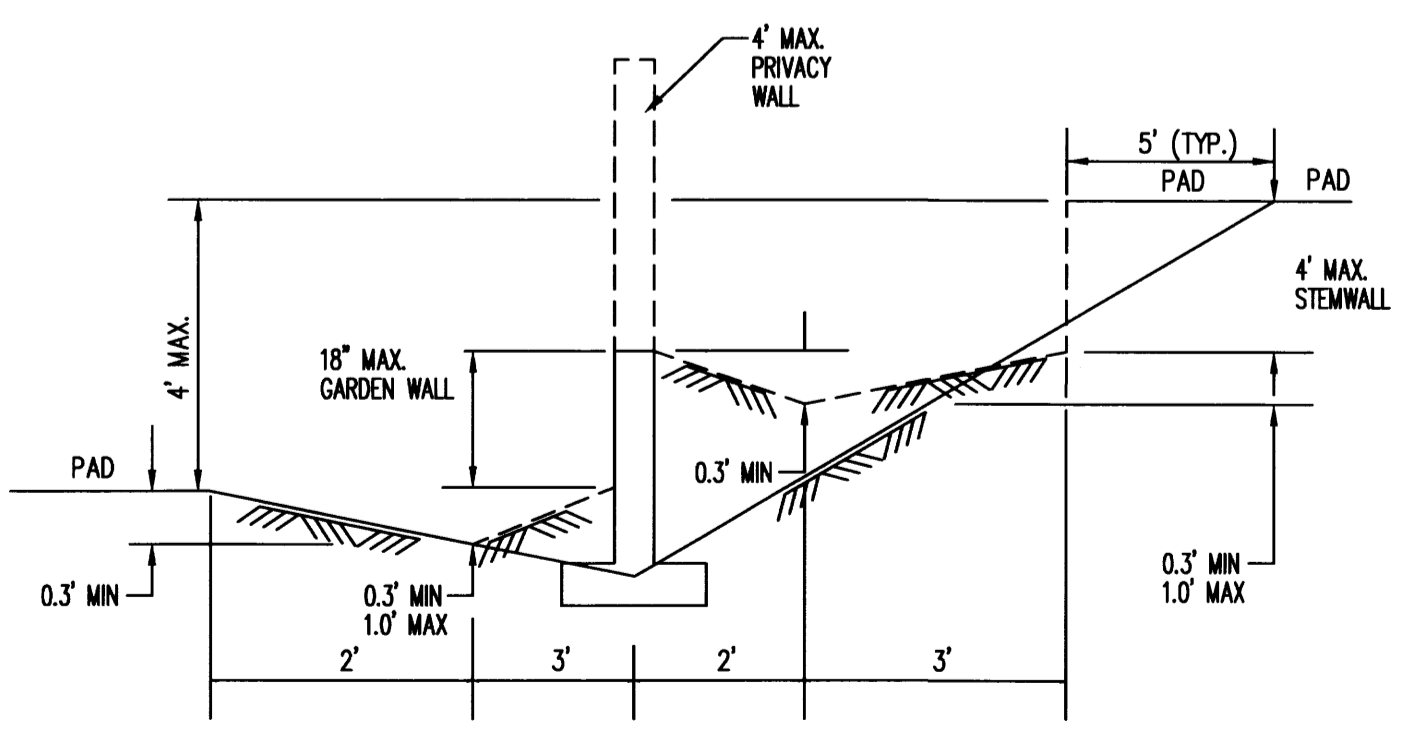


TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL  
 BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL  
**TYPICAL RETAINING WALL NOMENCLATURE**  
 NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)  
 HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.

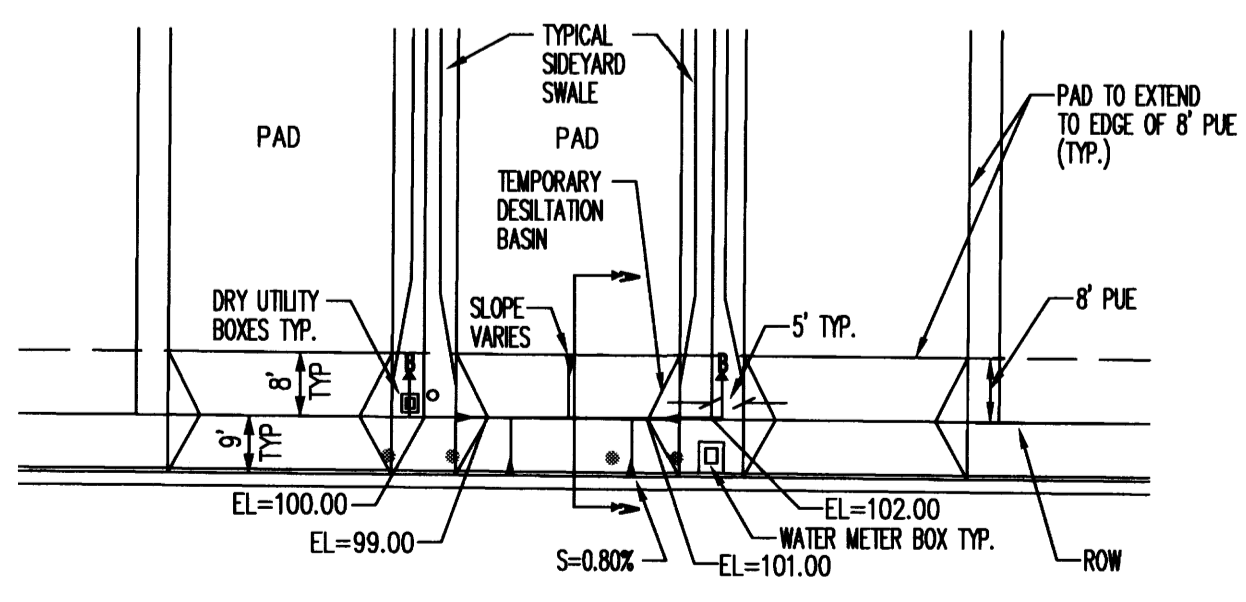
**LEGEND**

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR ——— 5025
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ———
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ———
- RETAINING WALL [Symbol]
- PAD [Symbol]
- TURNED BLOCK [Symbol]
- STREET SLOPE [Symbol]



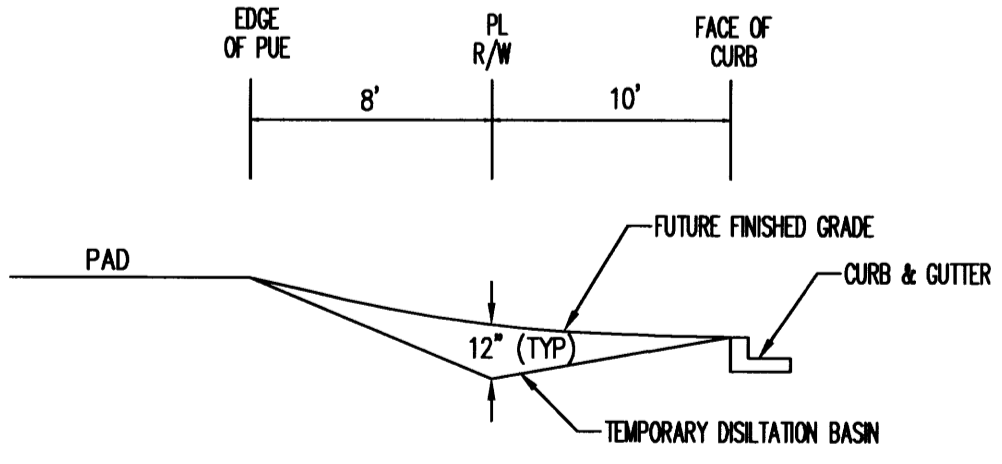
**TYPICAL SIDE LOT LINE SECTION**  
 NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

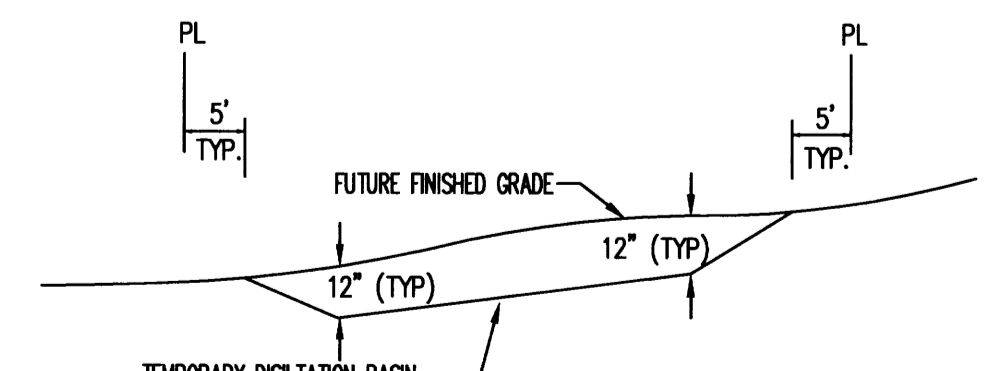


**TEMPORARY DESILTATION BASIN**  
 NOT TO SCALE

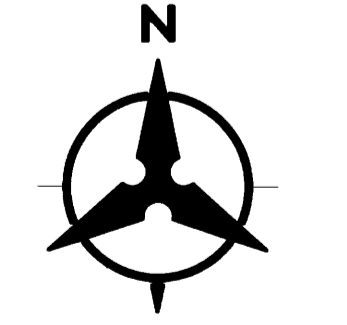
\*\* BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



**TEMPORARY DESILTATION SECTION A-A**  
 NOT TO SCALE



**TEMPORARY DESILTATION SECTION B-B**  
 NOT TO SCALE



SCALE: 1"=200'

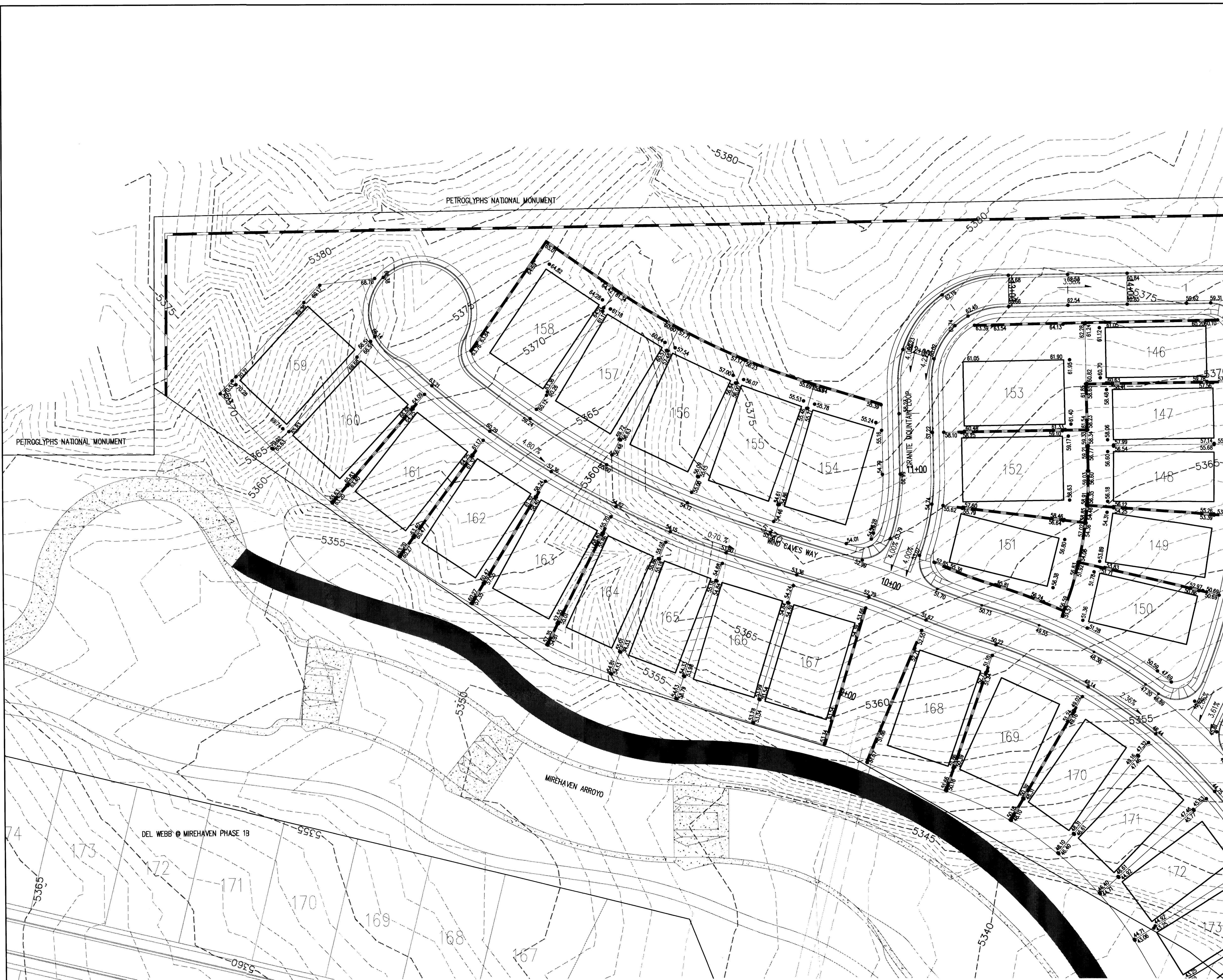
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CONTRACTOR DATE	DATE	CONTRACTOR DATE	DATE	NO.	BY	REVISIONS	DATE
US&GS BRASS DISC STAMPED "REWARD 1969"		US&GS BRASS DISC STAMPED "REWARD 1969"				DESIGN	DATE 08/2015
GEOGRAPHIC POSITION (NAD 83)		GEOGRAPHIC POSITION (NAD 83)					DATE 08/2015
N.M. STATE PLANE COORDINATES		N.M. STATE PLANE COORDINATES					DATE 08/2015
(CENTRAL ZONE)		(CENTRAL ZONE)					
N=1487364.063 E=1491190.819		N=1487364.063 E=1491190.819					
GROUND TO GRID = 0.999675005		GROUND TO GRID = 0.999675005					
DELTA ALPHA = -00712.26"		DELTA ALPHA = -00712.26"					
NAVD 1988 ELEVATION = 5319.688		NAVD 1988 ELEVATION = 5319.688					

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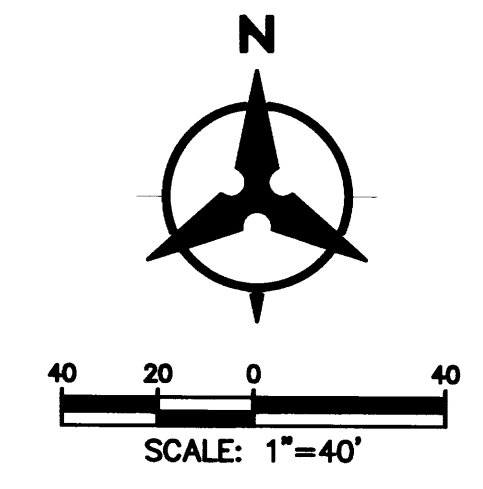
DEL WEBB @ MIREHAVEN PHASE 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET 1 OF 7	



**LEGEND**

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	--- 5225 ---
EXISTING STORM DRAIN LINE	====
PROPOSED STORM DRAIN LINE	▣
PROPOSED STORM DRAIN INLET	▢
PROPOSED STORM DRAIN MANHOLE	○
PROPOSED WATER BLOCK	~
RETAINING WALL	▭
PAD	10 P=6300.00
TURNED BLOCK	TB
STREET SLOPE	XX

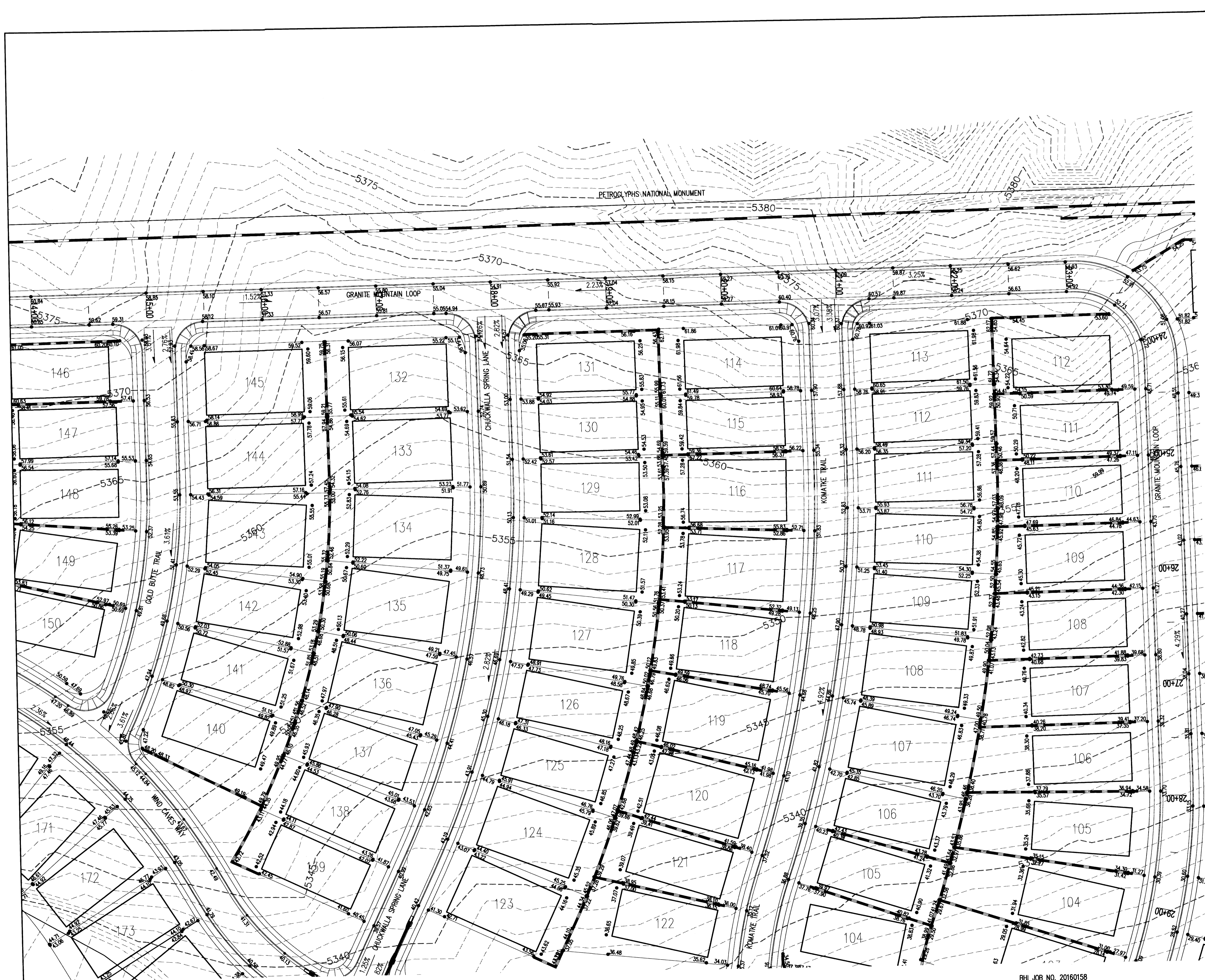


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DATE		GEOGRAPHIC POSITION (NAD 83)					
INSPECTOR		N.M. STATE PLANE COORDINATES				DESIGNED BY	YPM
DATE		(CENTRAL ZONE)				DRAWN BY	AR
FIELD VERIFICATION BY		N=1487364.063 E=1491190.819				CHECKED BY	YPM
DATE		GROUND TO GRID = 0.999675005				DATE 08/2015	
DATE		DELTA ALPHA = -0071712.26"				DATE 08/2015	
DATE		NAVD 1988 ELEVATION = 5319.688				DATE 08/2015	

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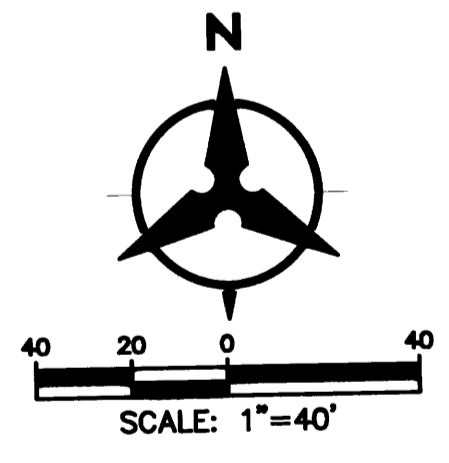
**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 DEL WEBB @ MIREHAVEN PHASE 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET 2 OF 7



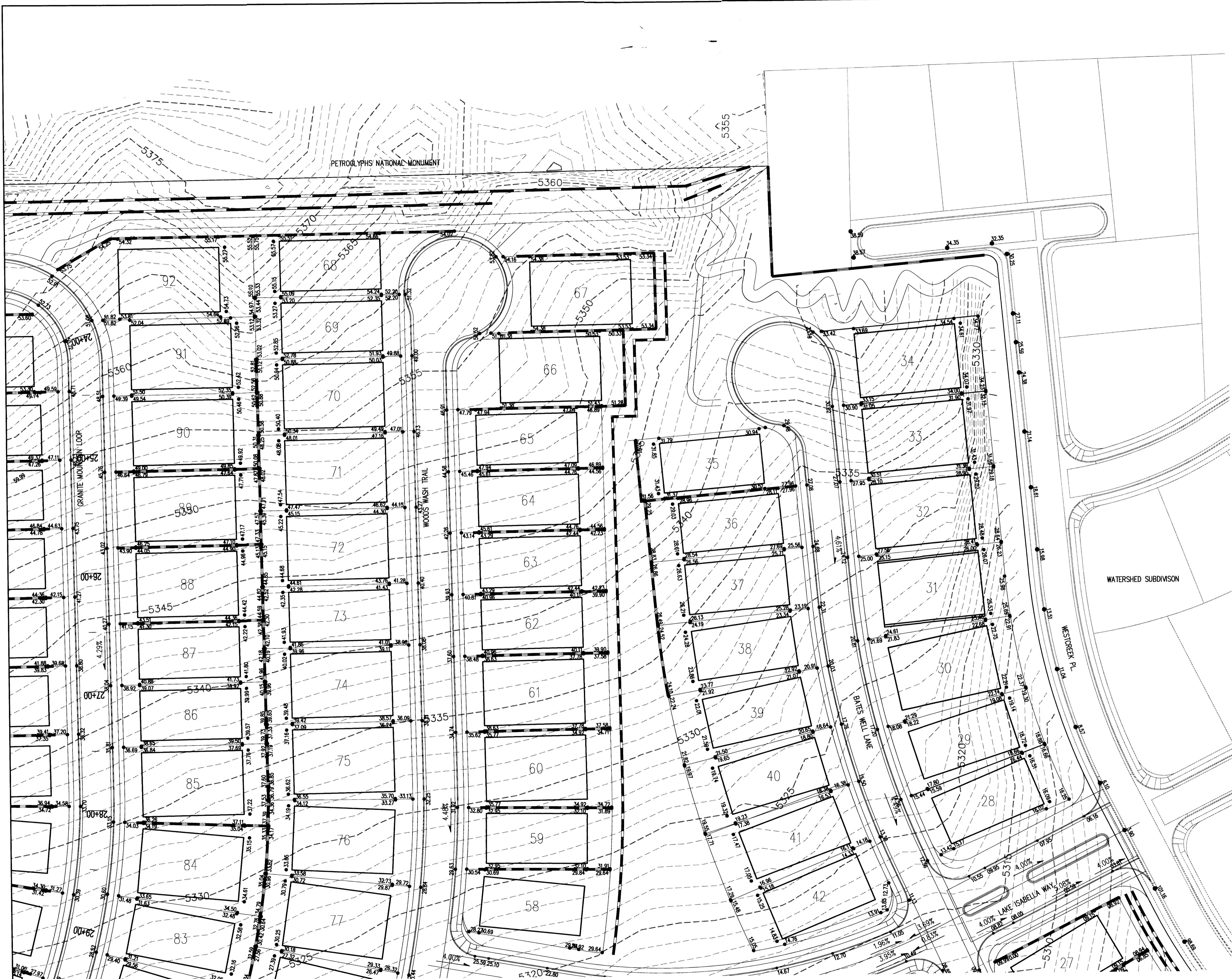
**LEGEND**

- PROPOSED SPOT ELEVATION ● 5235.25
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- PROPOSED CONTOUR --- 5025
- EXISTING STORM DRAIN LINE - - - - -
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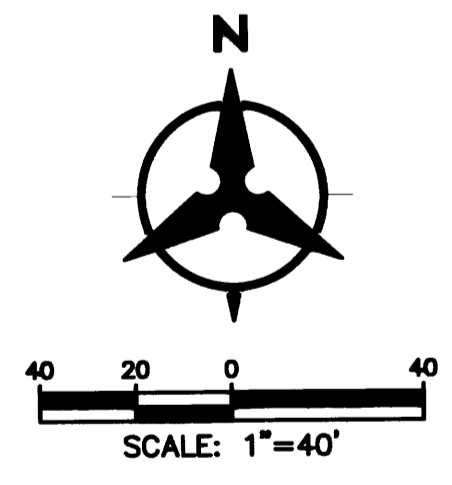


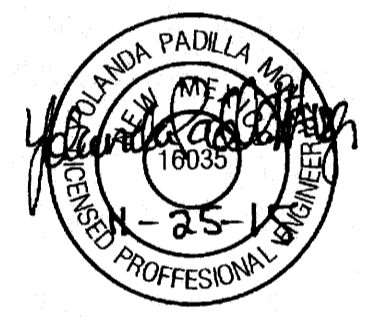
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		REMARKS REVISIONS DESIGN	
NO. DATE BY		NO. DATE BY	
DESIGNED BY YPM DRAWN BY AR CHECKED BY YPM		DATE 08/20/15 DATE 08/20/15 DATE 08/20/15	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
CITY PROJECT NO.		ZONE MAP NO.	
LAST DESIGN UPDATE		NO. / DAY / YR.	
SHEET 3 OF 7		MICRO-FILM INFORMATION	
CONTRACTOR DATE SURVEYOR DATE CHECKED BY DATE DRAWN BY DATE		AS-BUILT INFORMATION CONTRACTOR DATE SURVEYOR DATE CHECKED BY DATE DRAWN BY DATE	





- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
  - EXISTING SPOT ELEVATION ● EX 5235.25
  - PROPOSED CONTOUR --- 5225
  - EXISTING STORM DRAIN LINE - - - - -
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  - PROPOSED WATER BLOCK ~~~~~
  - RETAINING WALL [Symbol]
  - PAD [Symbol]
  - TURNED BLOCK [Symbol]
  - STREET SLOPE XX

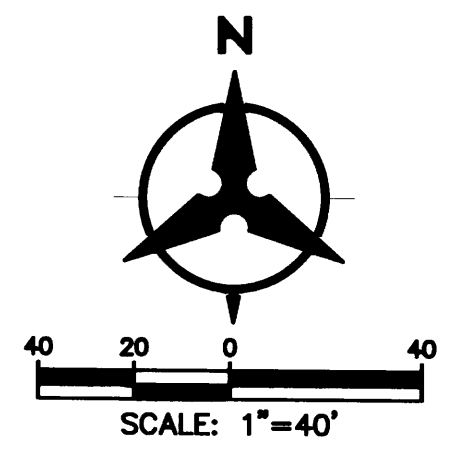


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<b>BENCH MARKS</b> US&GS BRASS DISC STAMPED "REWARD 1969" GEOGRAPHIC POSITION (NAD 83) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=1491190.819 GROUND TO GRID = 0.999675005 DELTA ALPHA = -007712.26" NAVD. 1988 ELEVATION = 5319.688													
<b>SURVEY INFORMATION</b> FIELD NOTES BY: _____ DATE: _____ NO.: _____													
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<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	REMARKS	BY								
NO.	DATE	REMARKS	BY										
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<b>CITY OF ALBUQUERQUE</b> <b>DEPARTMENT OF MUNICIPAL DEVELOPMENT</b> DEL WEBB @ MIREHAVEN PHASE 2													
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.										
LAST DESIGN UPDATE		SHEET 4 OF 7											
CITY PROJECT NO.		ZONE MAP NO.	SHEET 4 OF 7										



**LEGEND**

- PROPOSED SPOT ELEVATION      ● 5235.25
- EXISTING SPOT ELEVATION      ● EX 5235.25
- PROPOSED CONTOUR              -5225-
- EXISTING STORM DRAIN LINE    - - - - -
- PROPOSED STORM DRAIN INLET    □
- PROPOSED STORM DRAIN LINE    ————
- PROPOSED STORM DRAIN MANHOLE    ○
- PROPOSED WATER BLOCK        ~~~~~
- RETAINING WALL                [ ]
- PAD                                [ ]
- TURNED BLOCK                 [ ]
- STREET SLOPE                 XY



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 Wed, 25-Nov-2015 - 2:38:pm, Plotted by: AROMERO

BHI JOB NO. 20160158

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 DEL WEBB @ MIREHAVEN PHASE 2

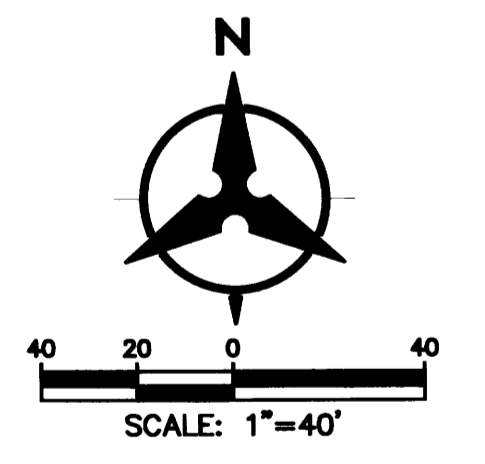
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		5	7

ENGINEER'S SEAL		SURVEY INFORMATION		AS-BUILT INFORMATION	
		NO.	DATE	CONTRACTOR	DATE
		BY	DATE	WORKS BY	DATE
NO.	DATE	REMARKS	NO.	DATE	DATE
		REVISIONS			
		DESIGN			
DESIGNED BY	YPM	DATE	08/2015	DESIGNED BY	DATE
DRAWN BY	AR	DATE	08/2015	CHECKED BY	DATE
CHECKED BY	YPM	DATE	08/2015	RECORDED BY	DATE
				MICRO-FILM INFORMATION NO. DATE	



**LEGEND**

- PROPOSED SPOT ELEVATION ● 5235.25
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- PROPOSED CONTOUR - - - - - 5025
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- PROPOSED WATER BLOCK [Symbol]
- RETAINING WALL [Symbol]
- PAD [Symbol]
- TURNED BLOCK [Symbol]
- STREET SLOPE XX



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
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		BY	DATE	GEOGRAPHIC POSITION (NAD 83)	WORK BY	DATE	DATE
REVISIONS		NO.   DATE		N.M. STATE PLANE COORDINATES	SUBMITTED BY	DATE	DATE
DESIGN		NO.   DATE		(CENTRAL ZONE)	ACCEPTANCE BY	DATE	DATE
DESIGNED BY YPM		NO.   DATE		N=1487364.063 E=1491900.819	FIELD CHECK BY	DATE	DATE
DRAWN BY AR		NO.   DATE		GROUND TO GRID = 0.999675005	DRAWINGS BY	DATE	DATE
CHECKED BY YPM		NO.   DATE		DELTA ALPHA = -001712.26"	CORRECTED BY	DATE	DATE
		NO.   DATE		NAD 1988 ELEVATION = 5319.688	MICRO-FILM INFORMATION	DATE	DATE

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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	NO. / DAY / YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET 6 OF 7	

