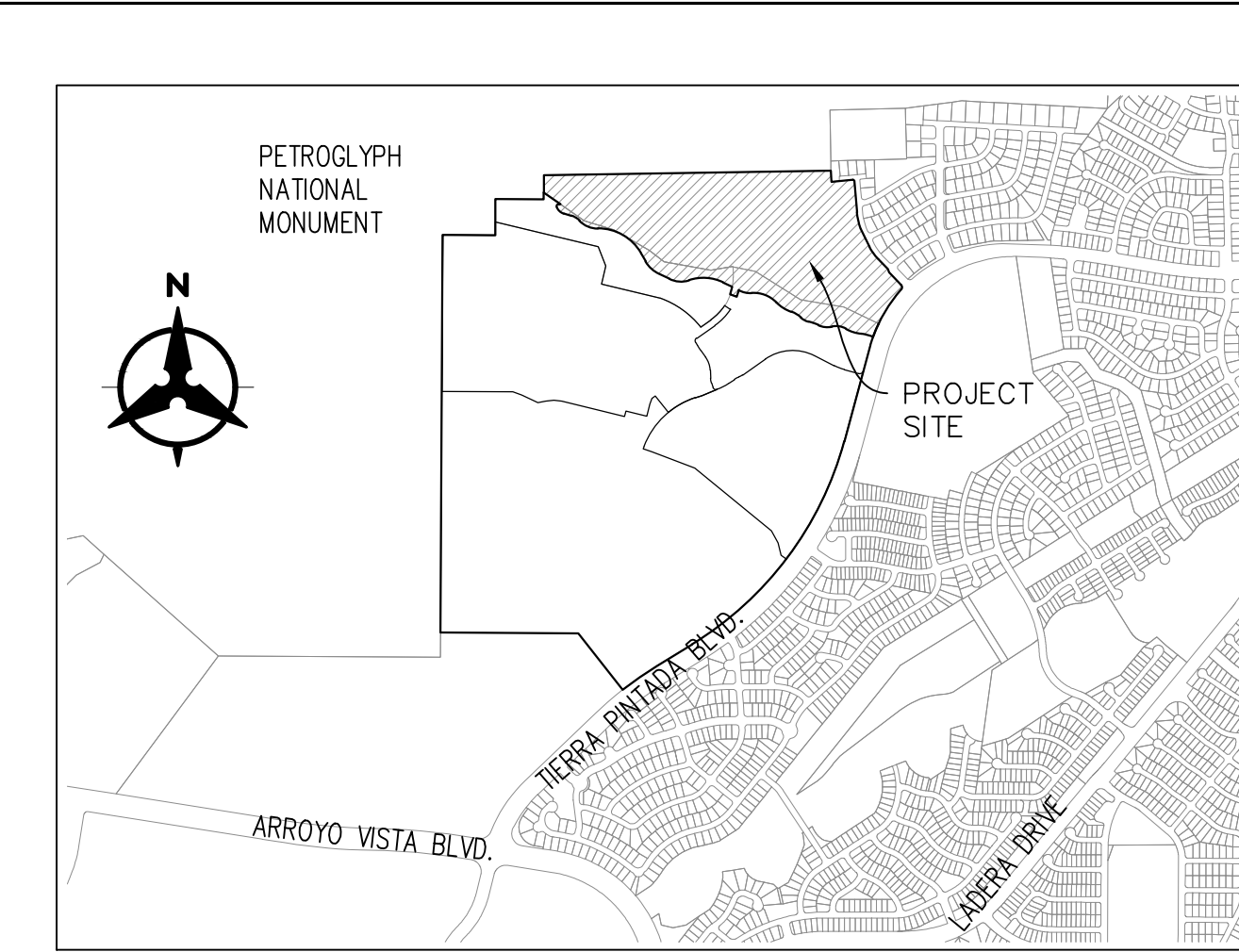


SHEET INDEX

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.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3
8.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3
9.	NORTHWEST 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).
- Pedestrian/ Vehicular Access
- Private Trail & Pedestrian Access/ Proposed Public Access Pedestrian Trail
- Potential APS Elementary School Access
- Gated Primary Entry/ Primary Entry
- Gated Secondary Entry/ Secondary Entry
- Perimeter Fence
- Boundary for Site Plan
- 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

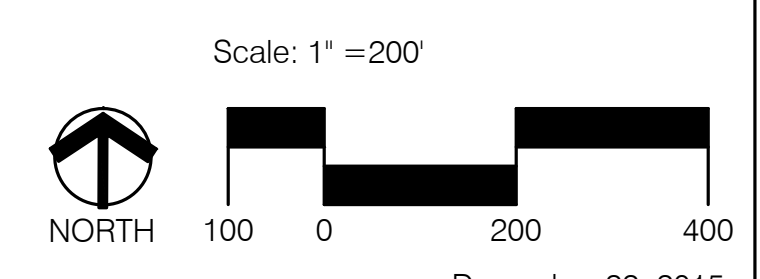
SITE PLAN FOR SUBDIVISION

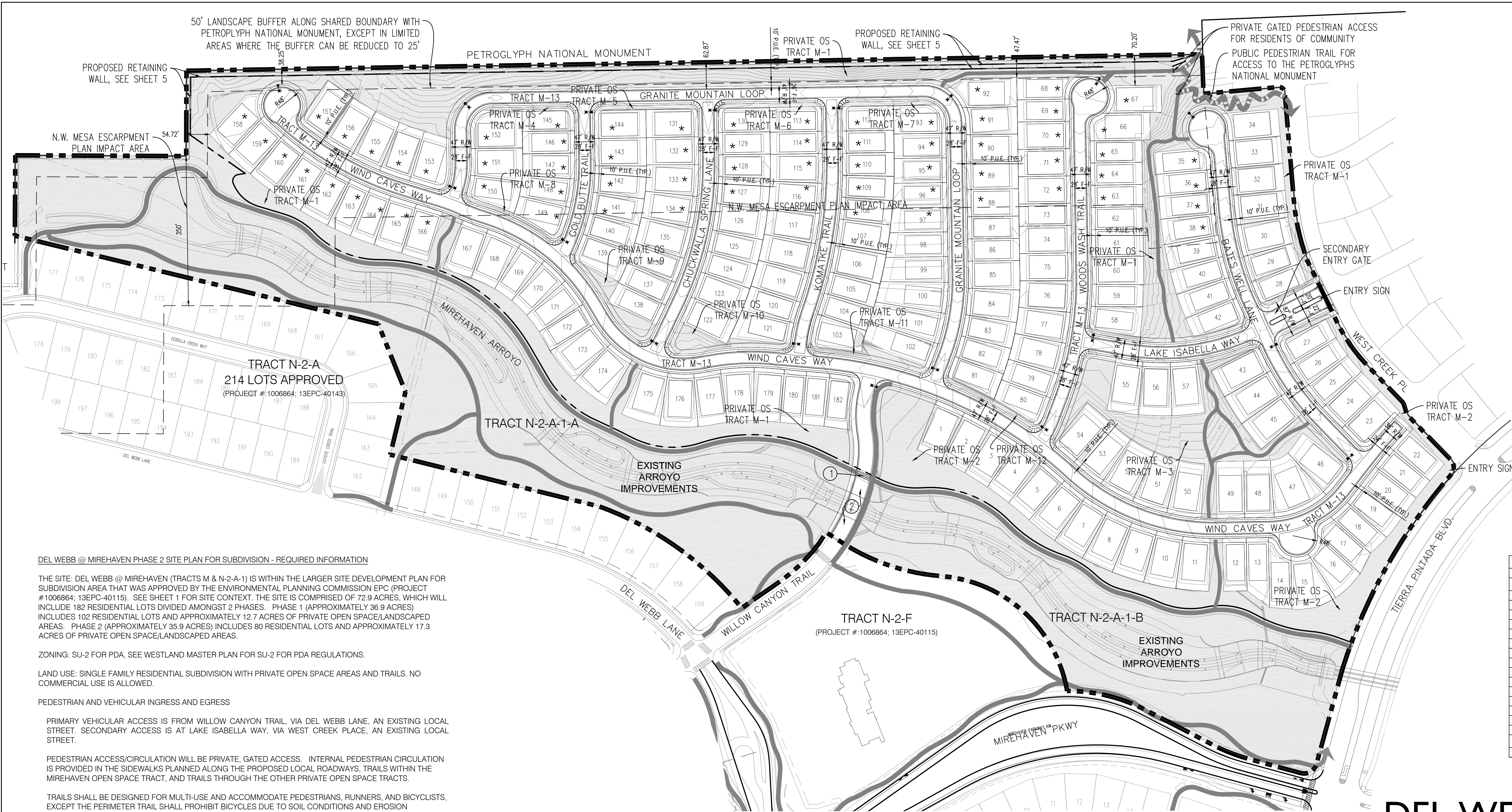
Prepared For: **Pulte Homes**

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

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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 NORTHWEST 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.

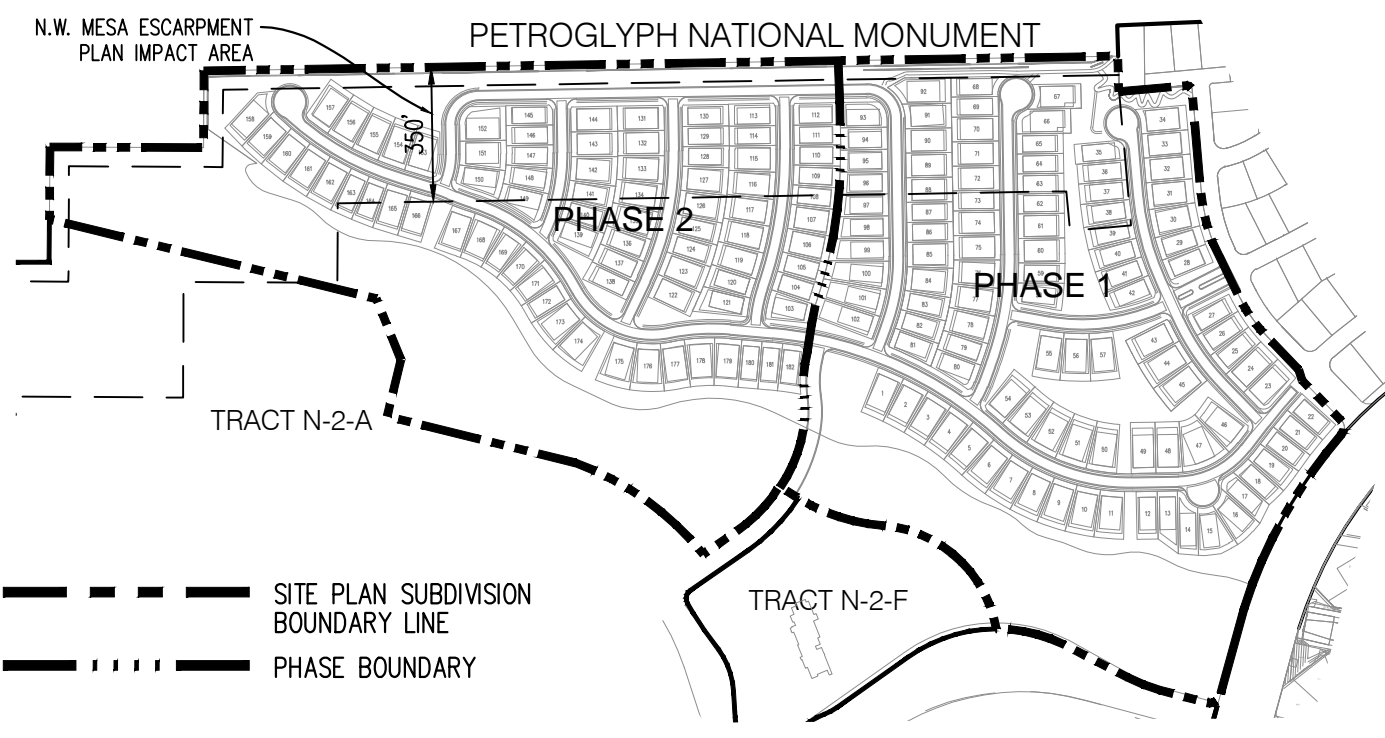
AREAS OUTSIDE THE 350 FOOT IMPACT AREA SHALL BE LIMITED TO 26 FEET IN HEIGHT.

- 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.



NOTE: THE CONCEPTUAL PHASING DIAGRAM SHOWS HOW THE COMMUNITY IS ANTICIPATED TO BUILD OUT OVER TIME. DEPENDING ON MARKET CONDITIONS, THE PHASE LINES MAY BE ADJUSTED AS NEEDED.

CONCEPTUAL PHASING DIAGRAM
NOT TO SCALE

RESIDENTIAL LOTS	DESCRIPTION	# OF LOTS
	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

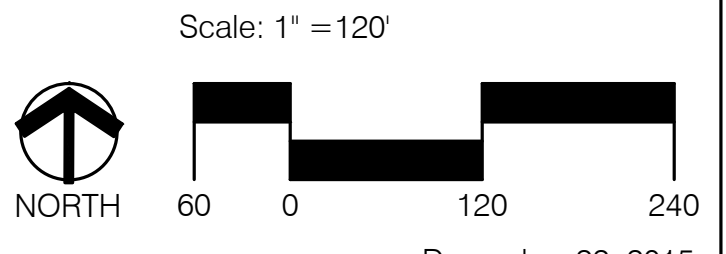
SITE PLAN FOR SUBDIVISION

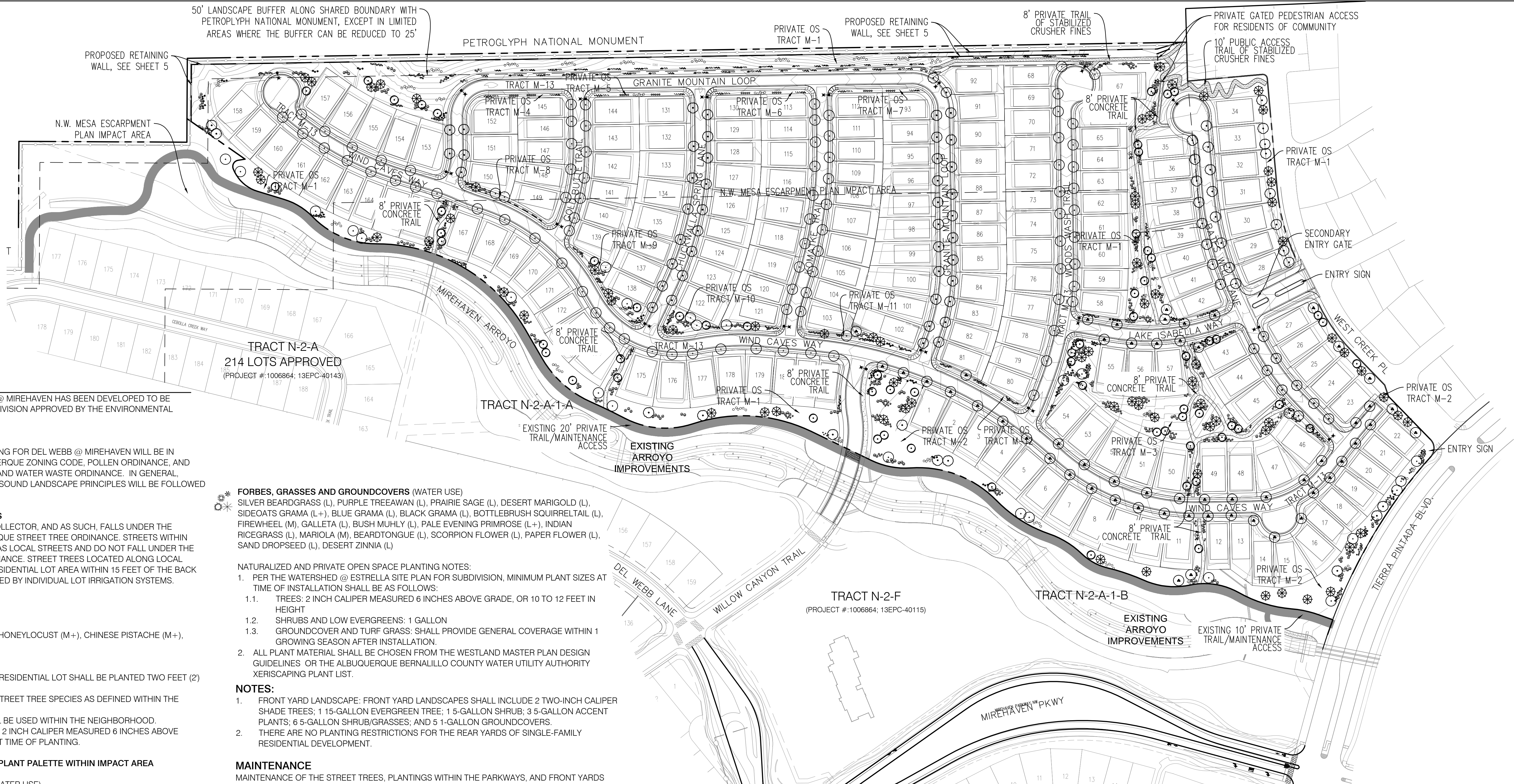
Prepared For:
Pulte Homes

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.

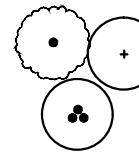
GENERAL

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 A URBAN COLLECTOR, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN DEL 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

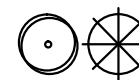


STREET TREES (WATER USE)
 GREEN ASH (M+), GOLDEN RAINTREE (M), HONEYLOCUST (M+), CHINESE PISTACHE (M+), ARIZONA SYCAMORE (M+)

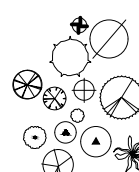
STREET TREE NOTES:

- A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2) FROM BACK OF CURB.
- STREET TREE SPECIES COMPLY WITH STREET TREE SPECIES AS DEFINED WITHIN THE WESTLAND MASTER PLAN.
- A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD.
- 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), GALLETTA (L), BUSH MUHLY (L), PALE EVENING PRIMROSE (L+), INDIAN RICEGRASS (L), MARIOLA (M), BEARDTONGUE (L), SCORPION FLOWER (L), PAPER FLOWER (L), SAND DROPSEED (L), DESERT ZINNIA (L)

NATURALIZED AND PRIVATE OPEN SPACE PLANTING NOTES:

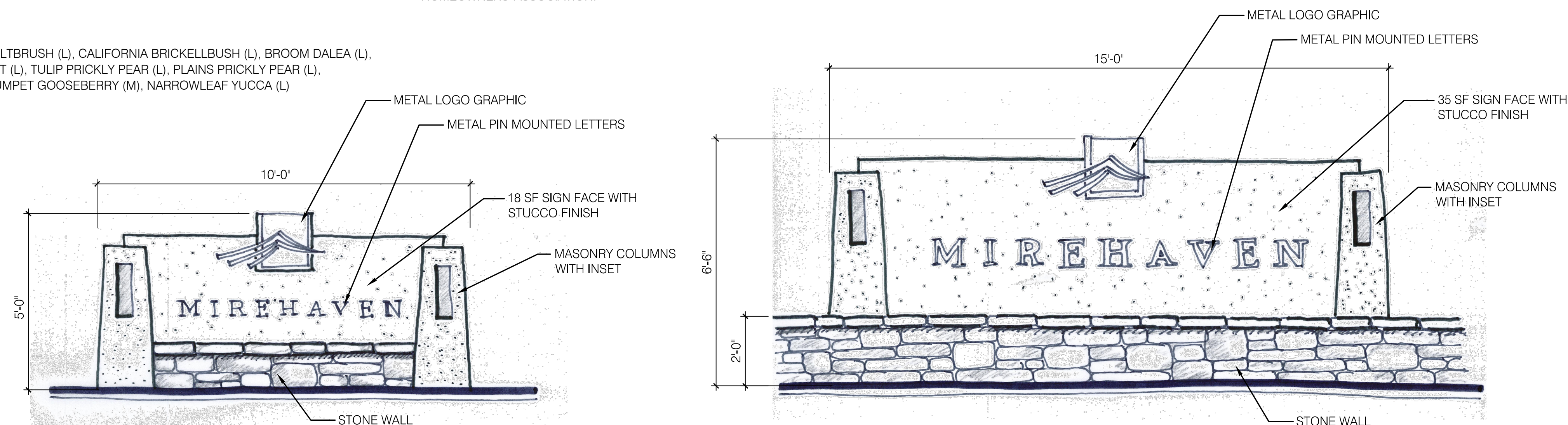
- PER THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION, MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - SHRUBS AND LOW EVERGREENS: 1 GALLON
 - GROUND COVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
- 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:

- 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.
- 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:

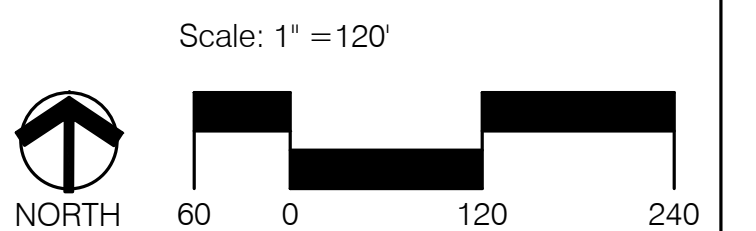
Pulte Homes

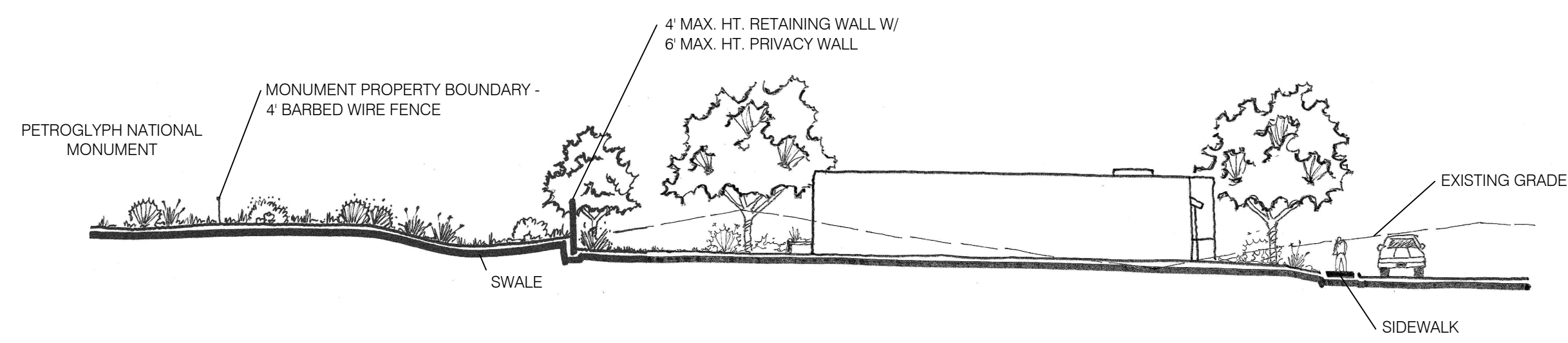
Prepared By:

Consensus Planning, Inc.
 Bohannon Huston, Inc.

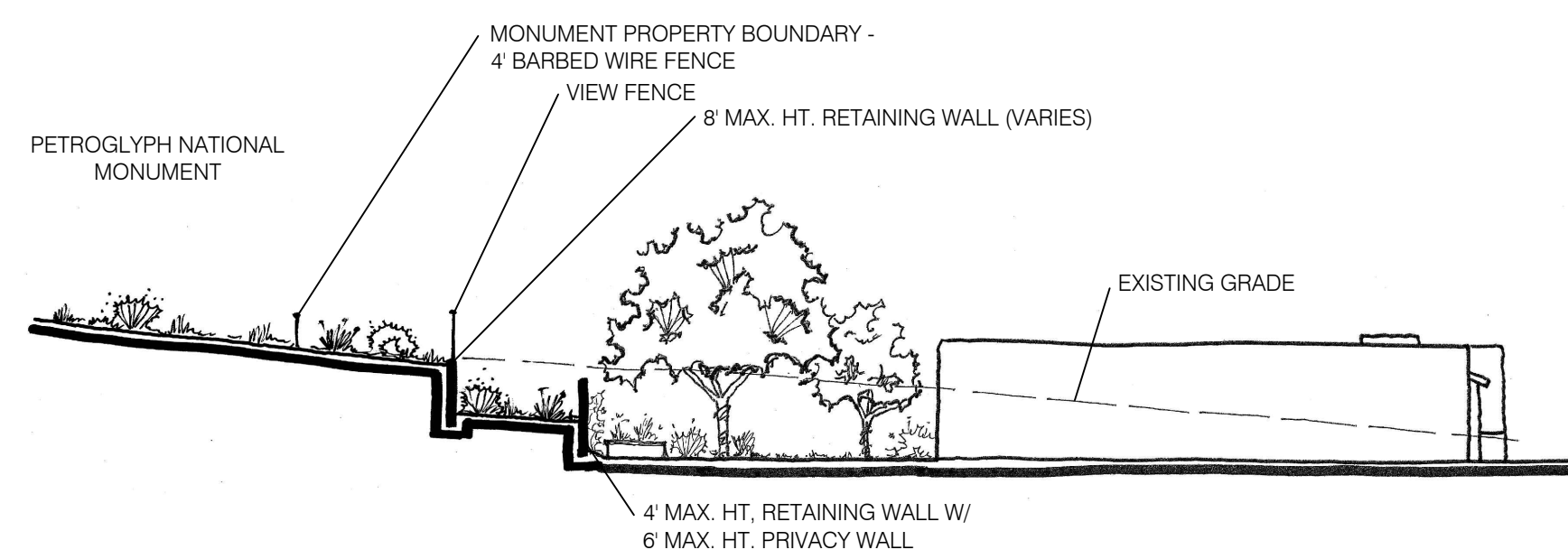
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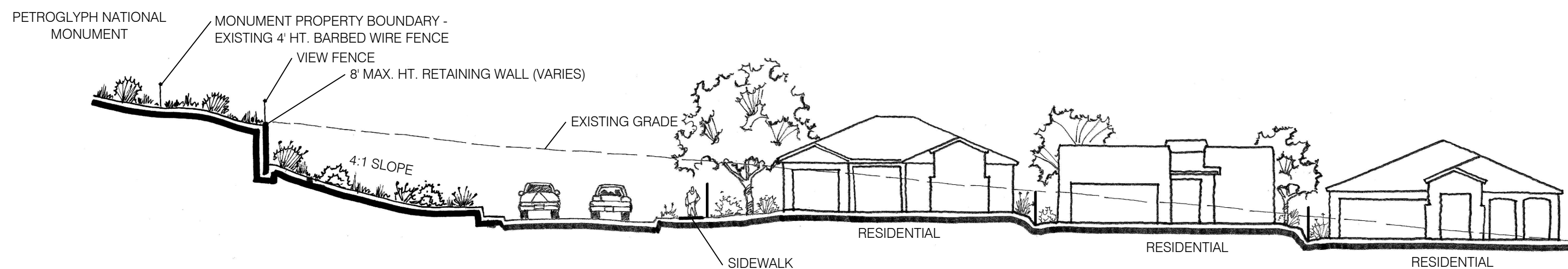




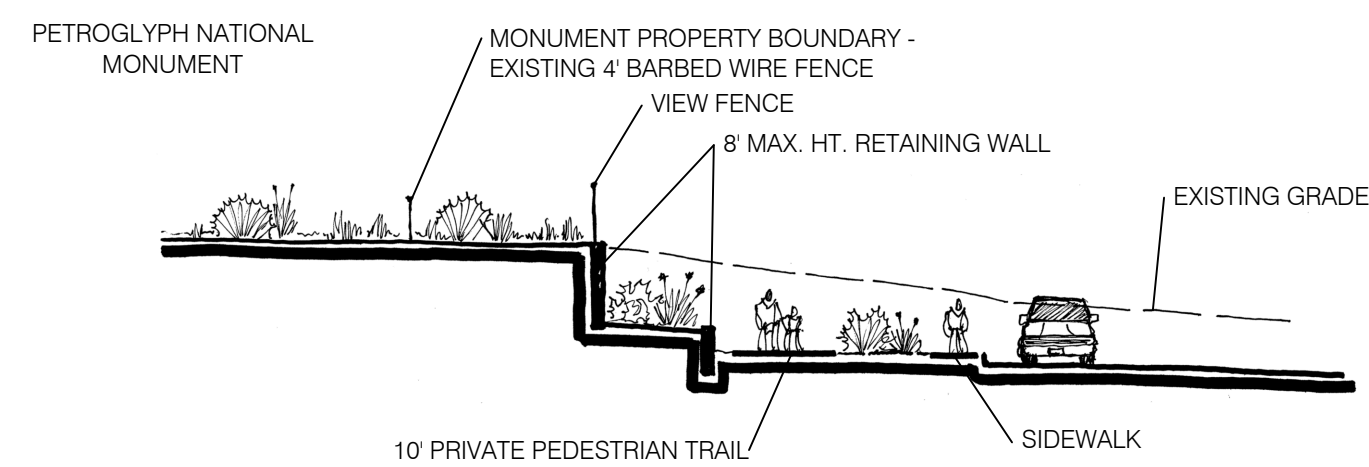
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION A



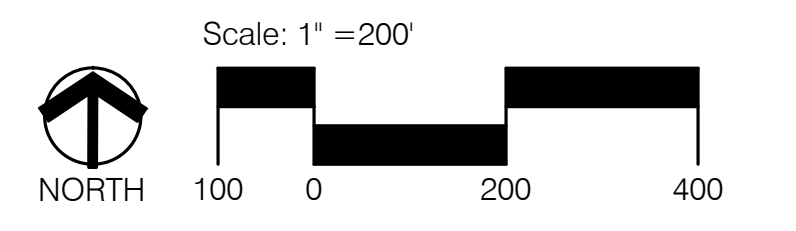
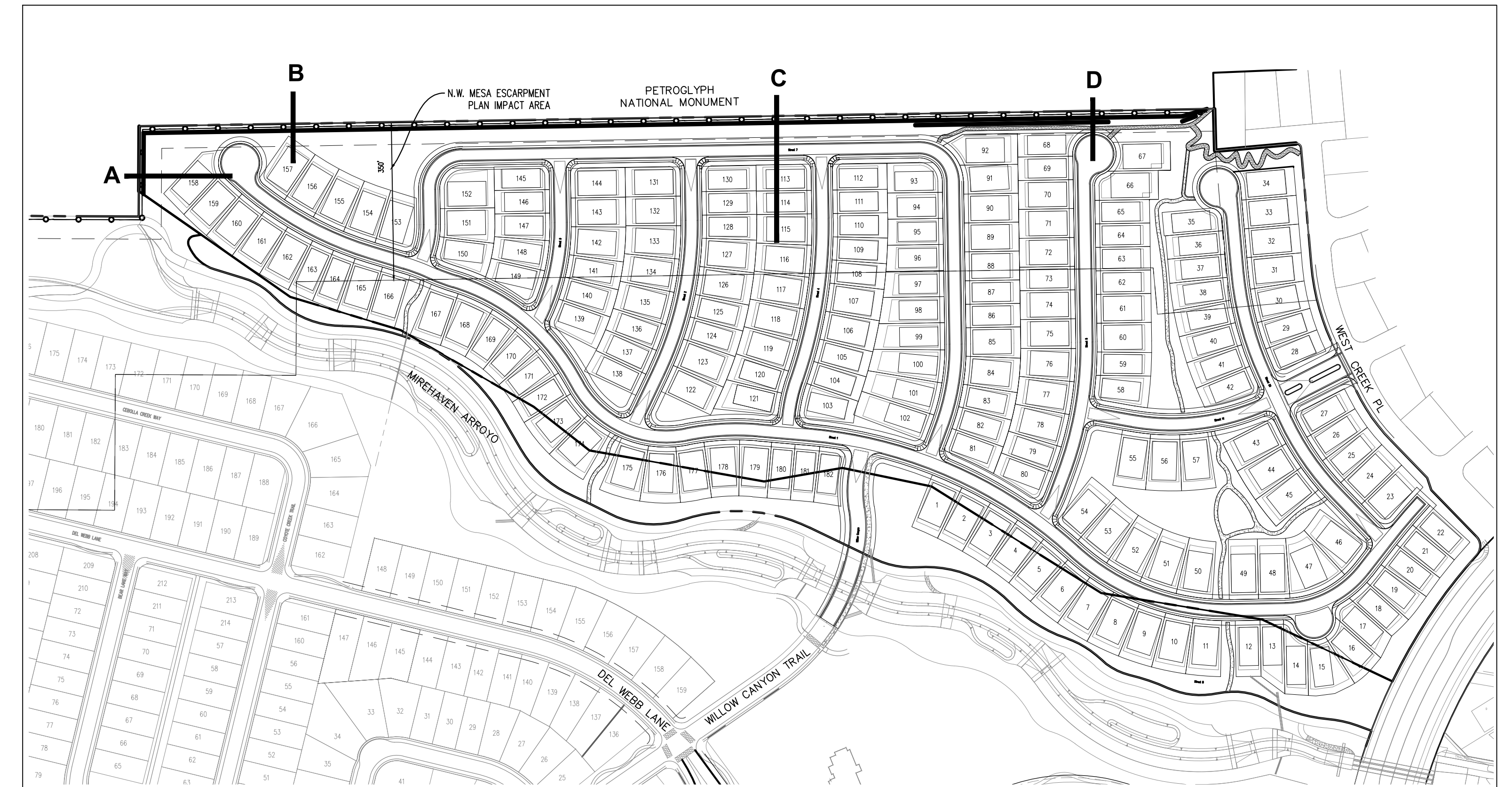
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION B



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

Prepared For:

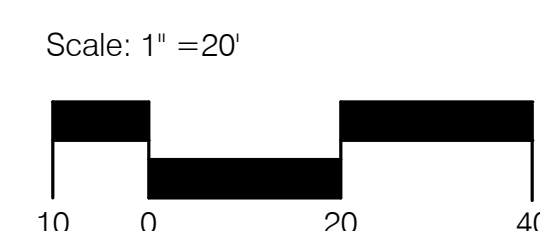
Pulte Homes

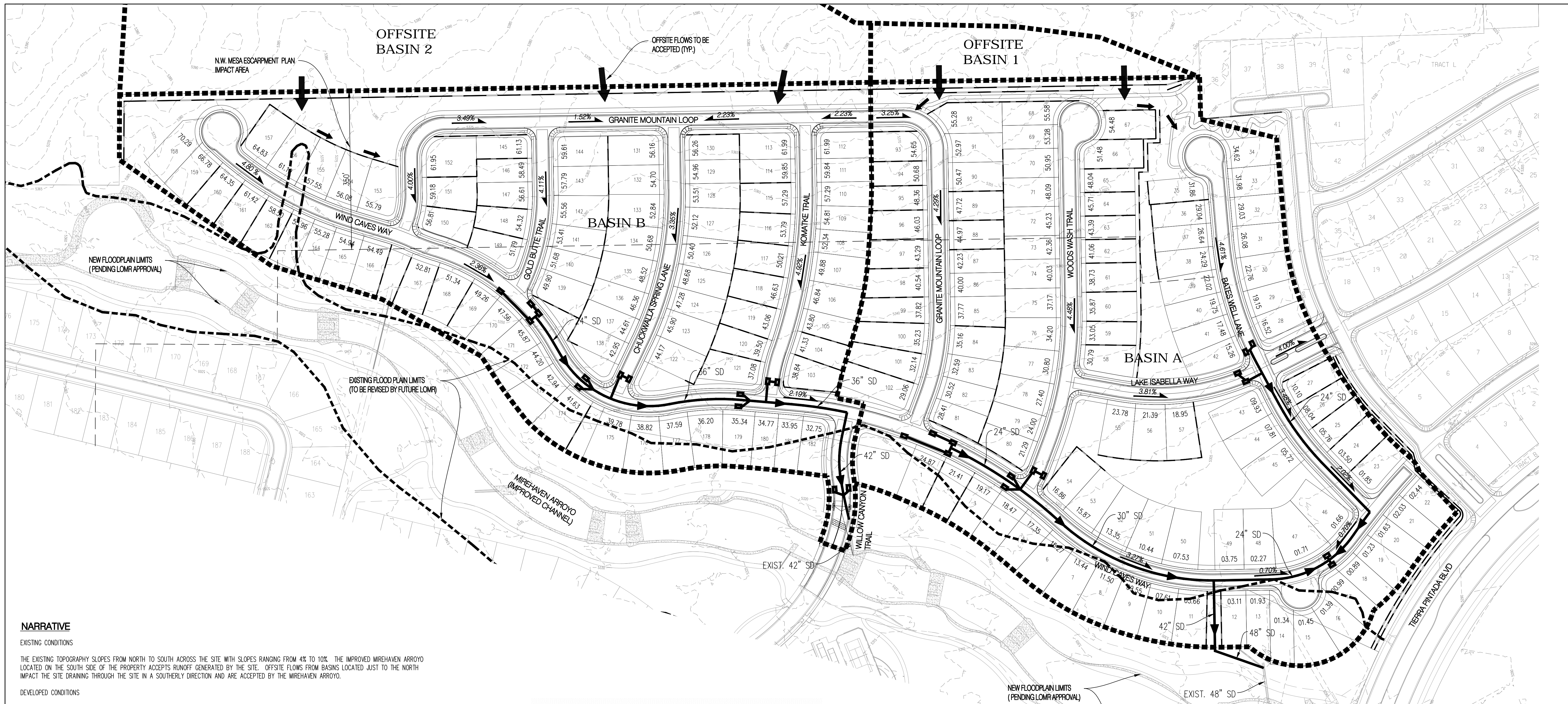
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NARRATIVE

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

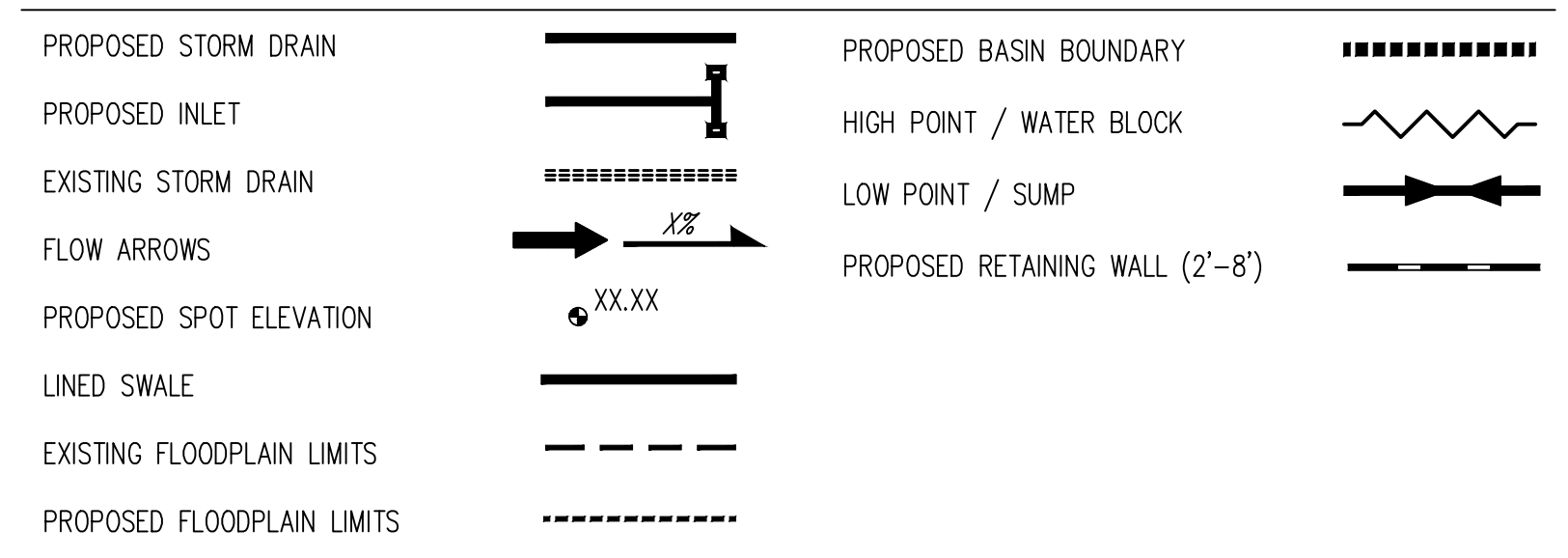
IN THE PROPOSED DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS PROPOSED UNDERGROUND STORM DRAIN PIPE TO THE FULLY IMPROVED MIREHAVEN ARROYO, CONSISTENT WITH THE HISTORIC FLOW PATTERN. AS DEMONSTRATED BY THE DRAINAGE MANAGEMENT PLAN FOR DEL WEBB @ MIREHAVEN PHASES 1 AND 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 _{ave} (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 NIMEP (12-2, PAGE 58). THE DETAILED JUSTIFICATION FOR THIS REQUEST IS PROVIDED ON SHEETS 7 AND 8.

LEGEND



DEL WEBB PHASE 2 @ MIREHAVEN

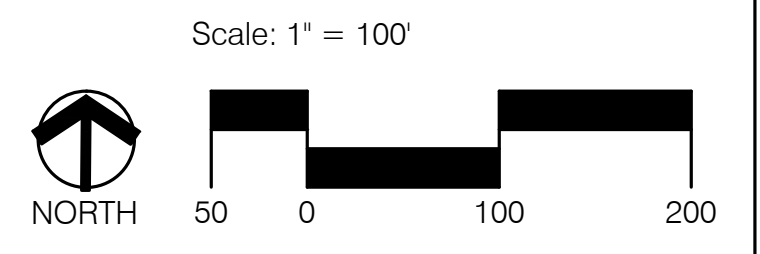
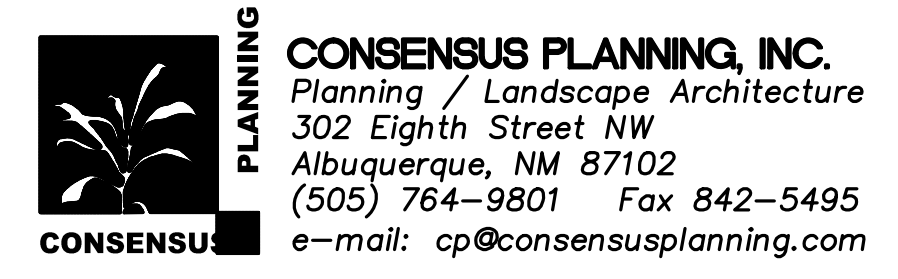
CONCEPTUAL GRADING AND DRAINAGE PLAN

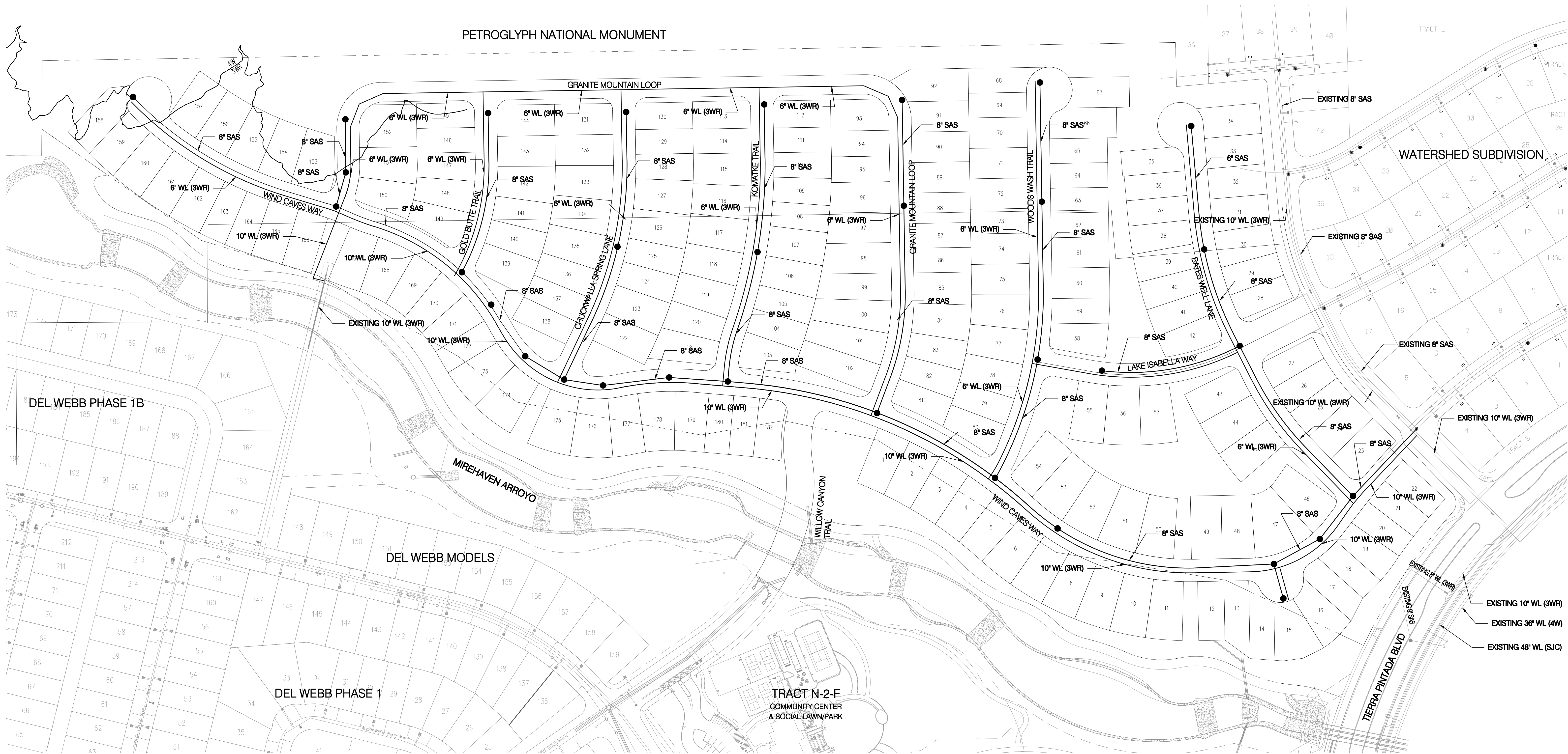
Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.





DEL WEBB PHASE 2 @ MIREHAVEN

CONCEPTUAL UTILITY PLAN

LEGEND

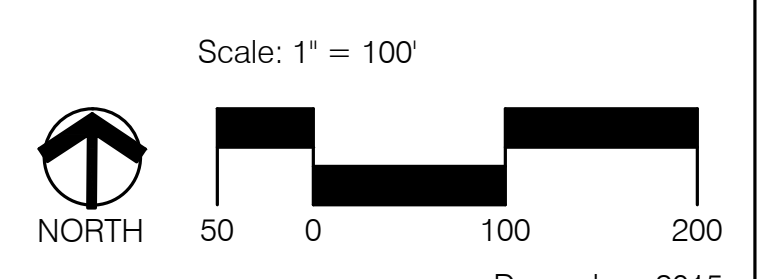
PROPERTY LINE	———
EXISTING CURB AND GUTTER	———
PROPOSED CURB AND GUTTER	———
PROPOSED SANITARY SEWER	———
PROPOSED WATER LINE	———
EXISTING STORM DRAIN	———
EXISTING SANITARY SEWER	———
EXISTING WATER LINE	———

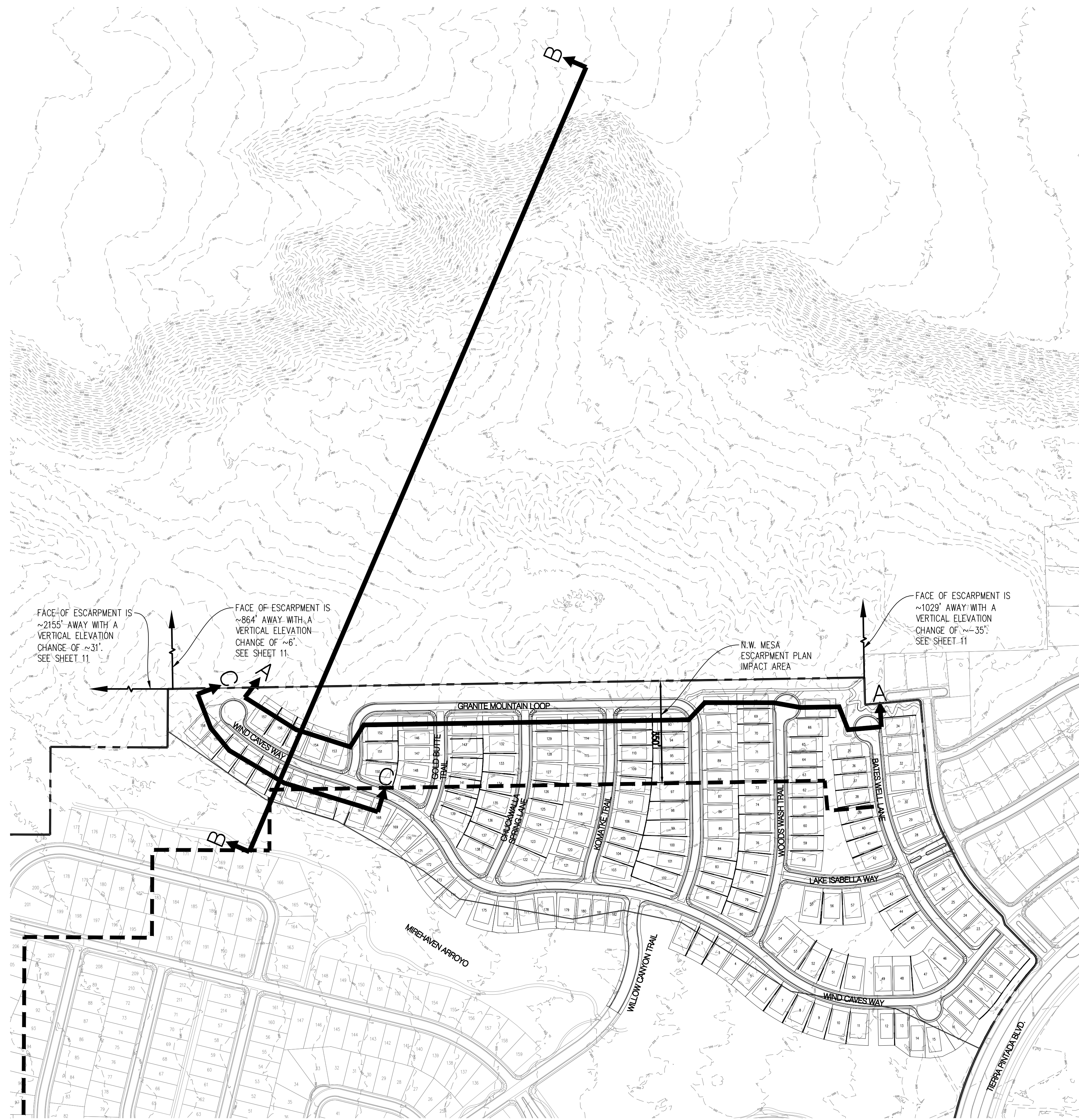
WATER PRESSURE ZONE 3WR
 - THERE IS AN EXISTING 10" WATERLINE LOCATED IN WESTCREEK PL NW
 - THERE IS AN EXISTING 10" STUB ACROSS THE MIREHAVEN ARROYO AT THE WEST SIDE OF THE SITE

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 (NWMPEP) 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

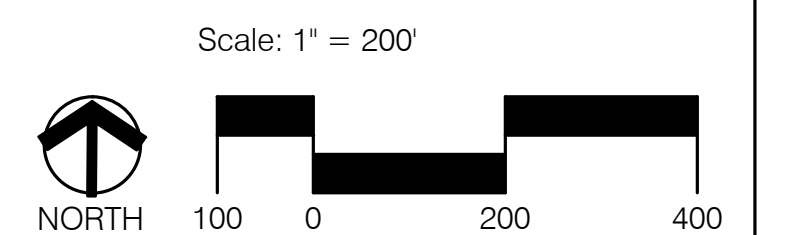
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

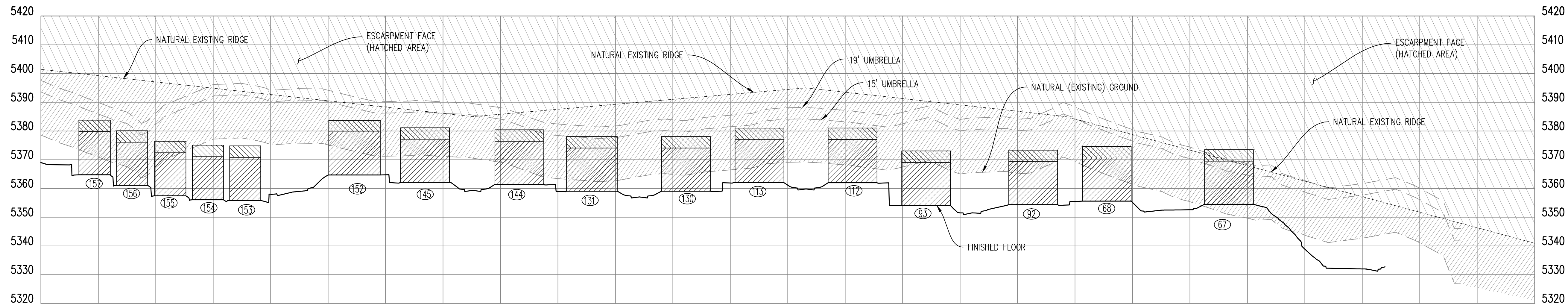
Prepared For:

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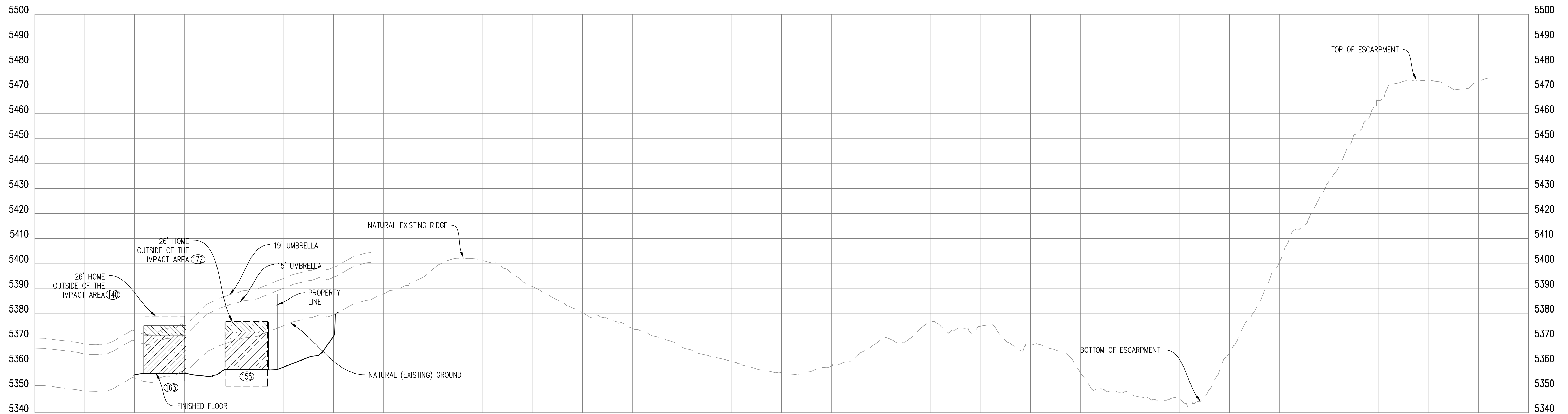
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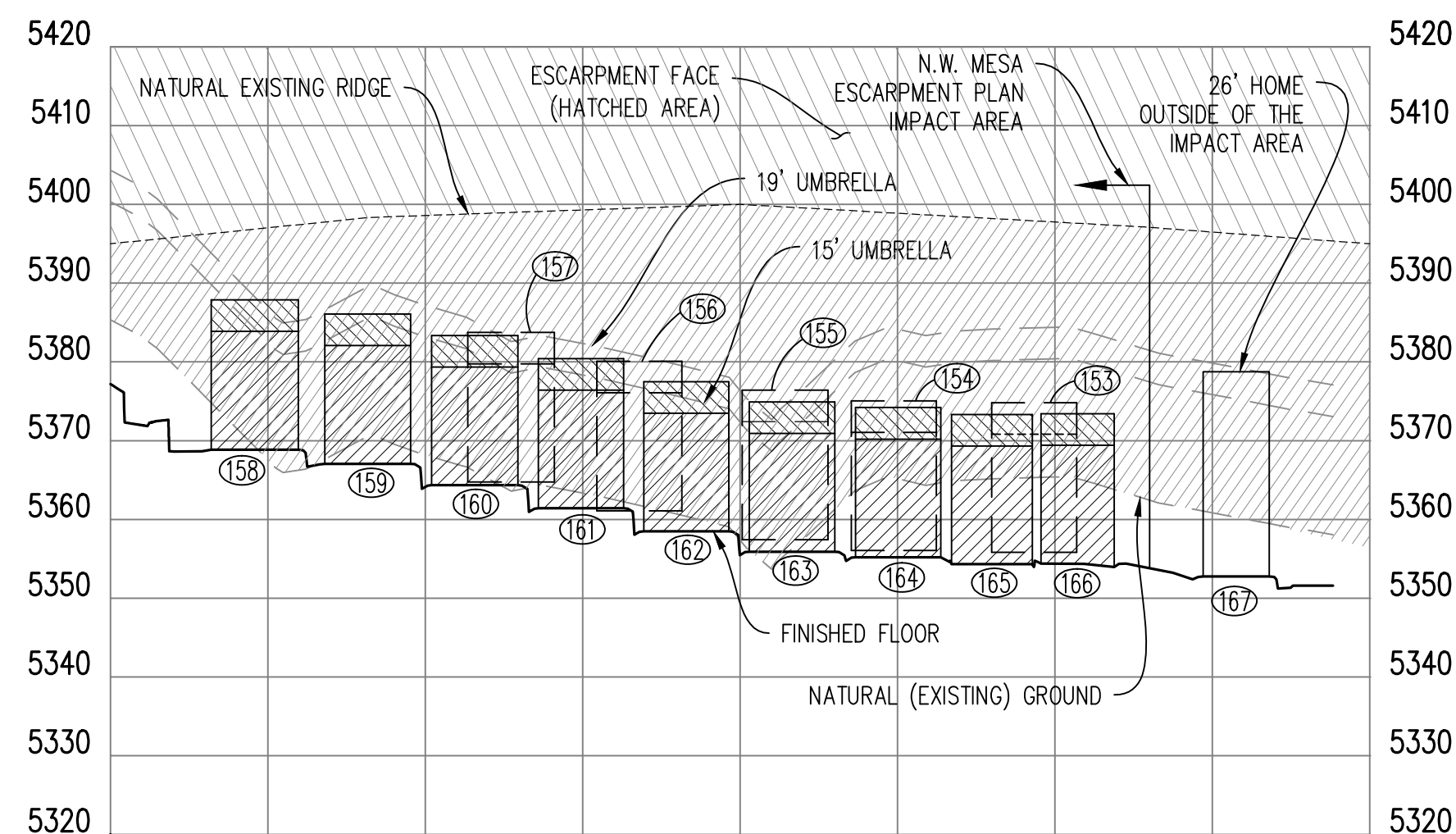




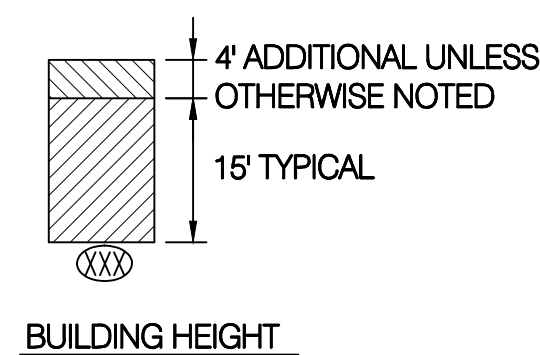
SECTION A-A
SCALE: 1"=100'



SECTION B-B
SCALE: 1"=100'



SECTION C-C
SCALE: 1"=100'



DEL WEBB PHASE 2 @ MIREHAVEN

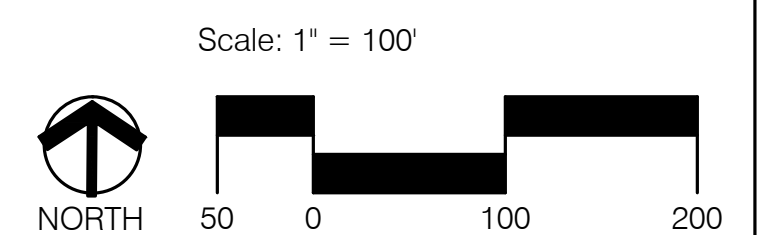
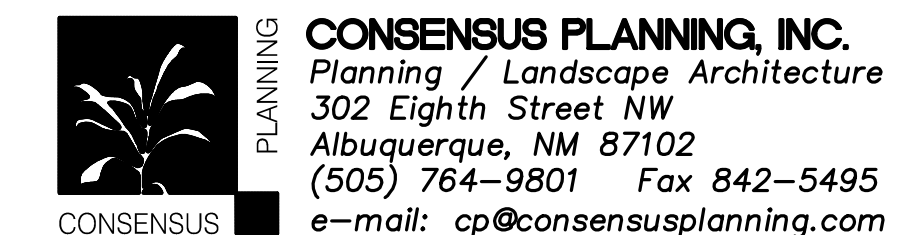
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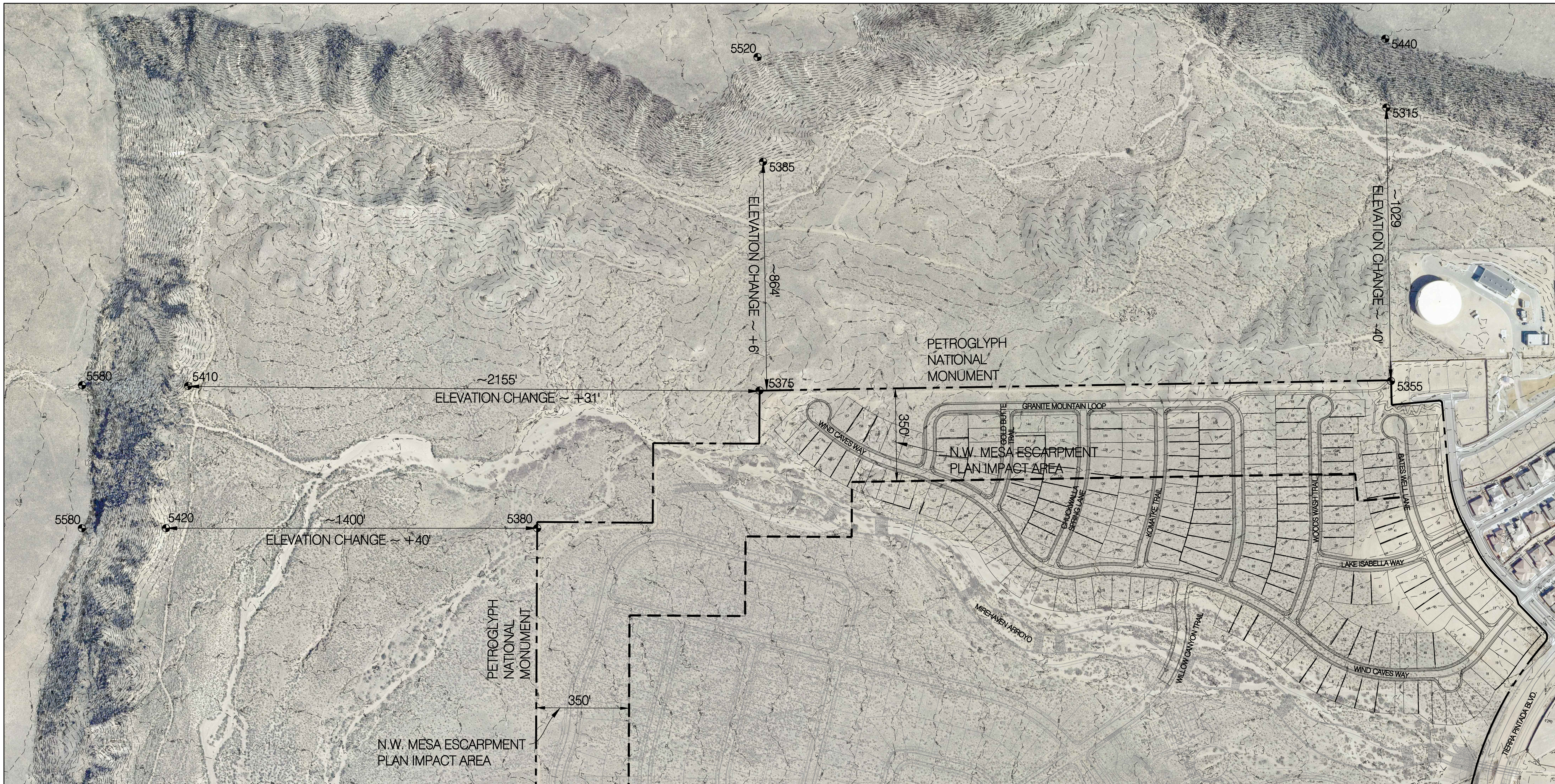
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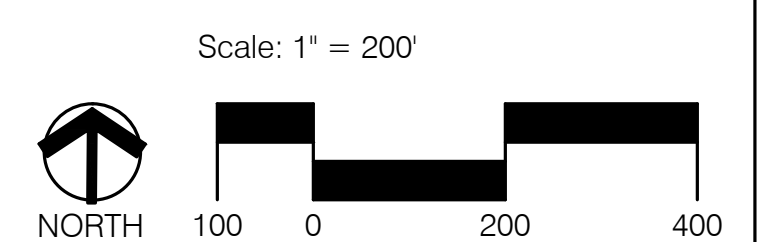
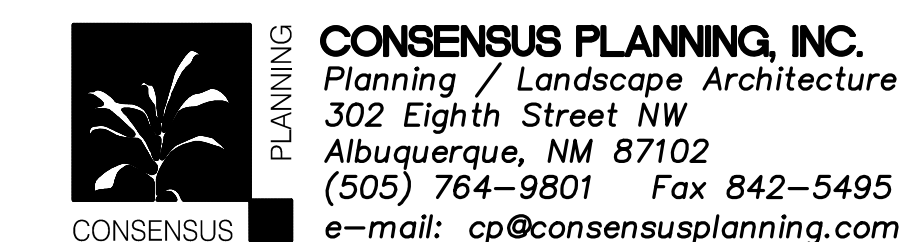
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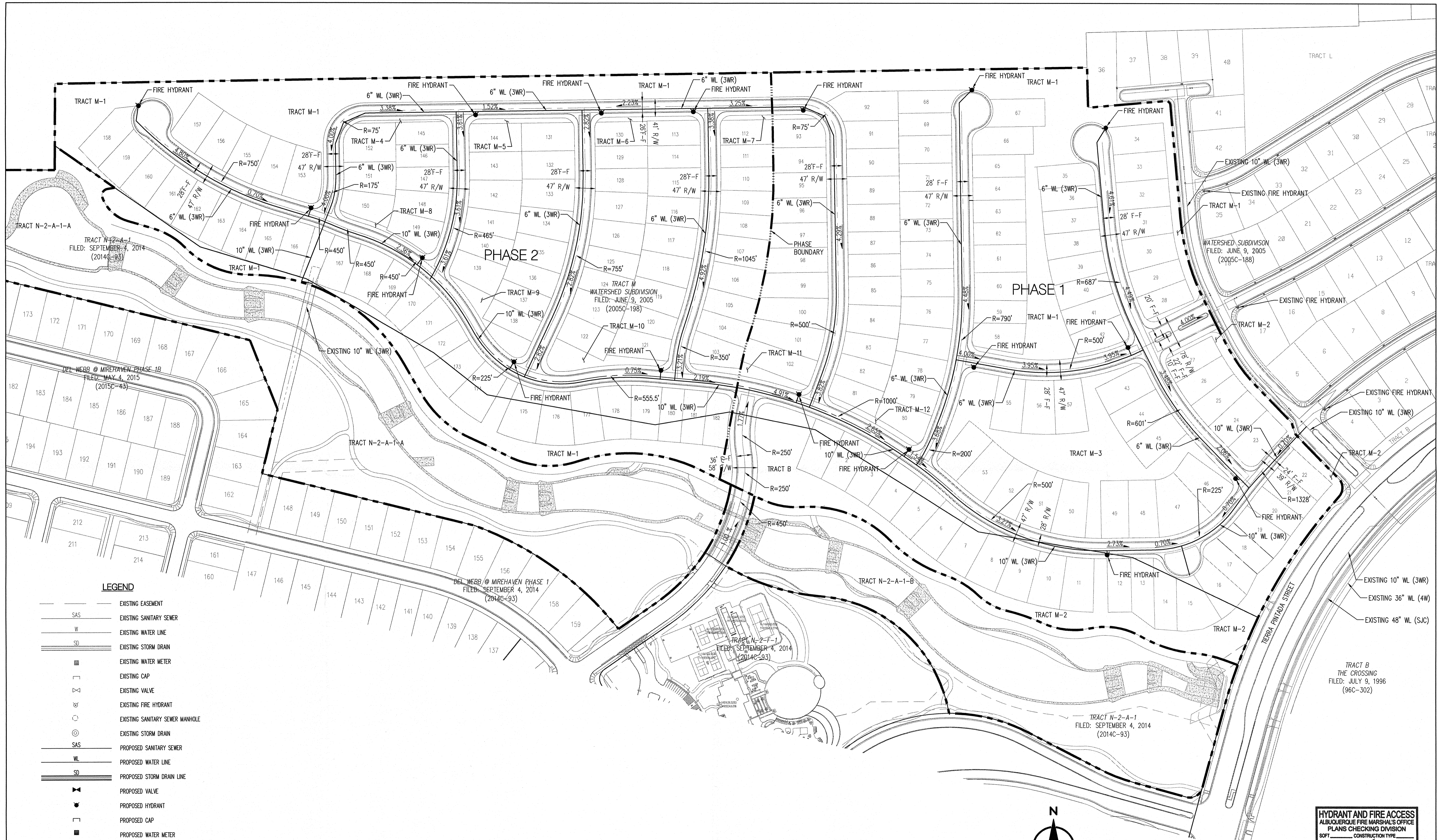
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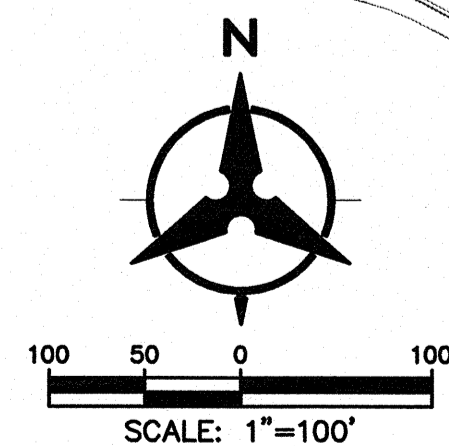




LEGEND

- 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
- WL 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
 SORT _____ CONSTRUCTION TYPE _____
 GRM _____ NUMBER OF HYDRANTS _____
APPROVED / DISAPPROVED
 SIGNATURE / MAN NUMBER / DATE
 C.B. 11 6307-15

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