

SITE DATA:

LEGAL DESCRIPTION: 6.63 ACRES COMPRISED OF TRACT N-2-F WITHIN THE Watershed @ Estrella SUBDIVISION.

SITE AREA: 276,801 SF (6.63 AC)

PROPOSED USE: PRIVATE CLUBHOUSE INCLUDING INDOOR AND OUTDOOR AMENITIES

BUILDING AREA: 10,480 SF

MAXIMUM BUILDING HEIGHT: 40'

PARKING: REQUIRED MINIMUM 6 SPACES PER 1000 SF:

- TOTAL PARKING REQUIRED: 63
- TOTAL PARKING PROVIDED: 63
- HANDICAP REQUIRED: 4
- HANDICAP PROVIDED: 6
- GOLF CART / MOTORCYCLE REQUIRED: 3
- GOLF CART / MOTORCYCLE PROVIDED: 11
- BICYCLE REQUIRED: 4
- BICYCLE PROVIDED: 8

PROJECT # 1006864,
APPLICATION #

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ 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 WITH PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION

ABCWUA

PARKS AND RECREATION

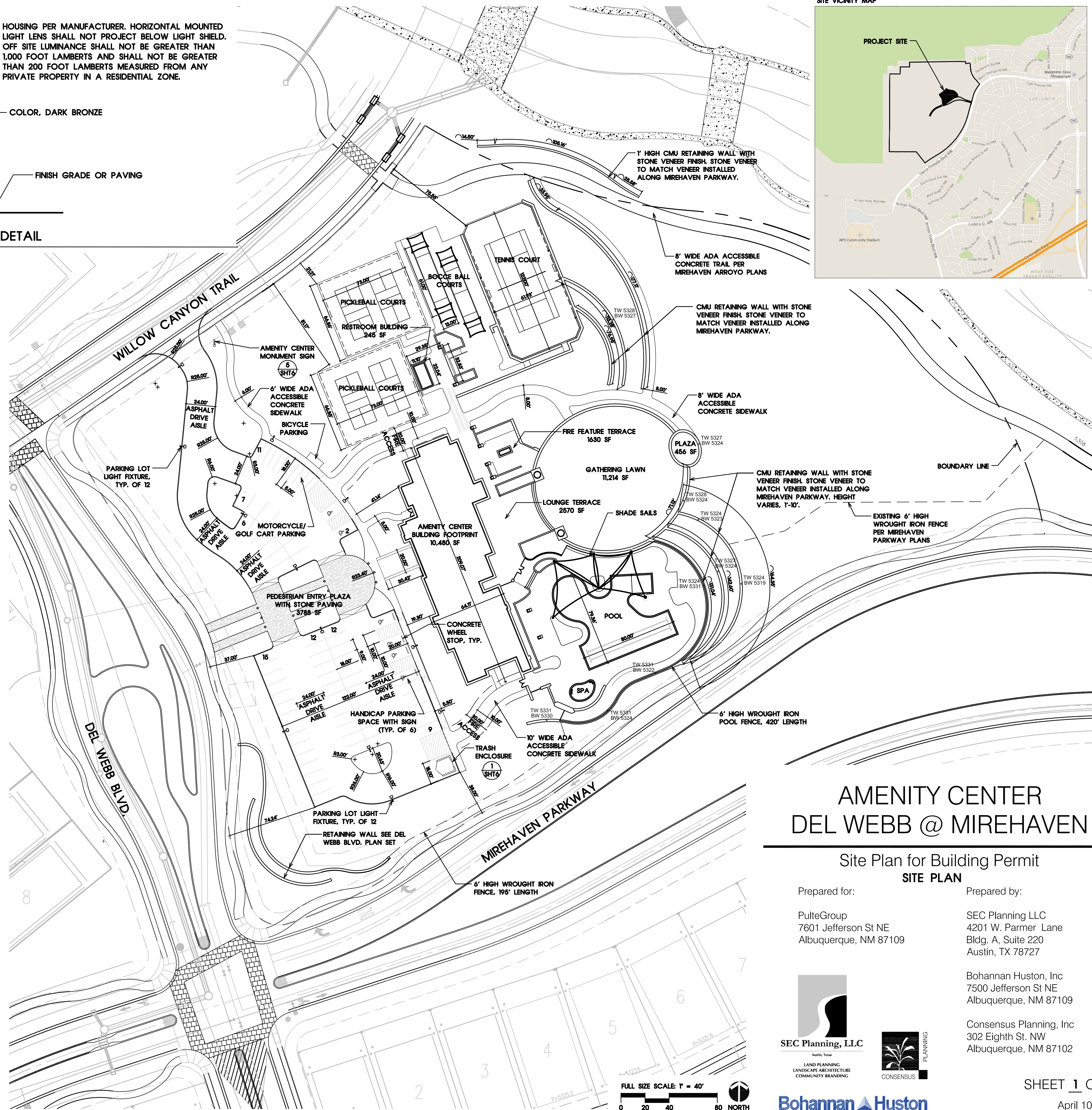
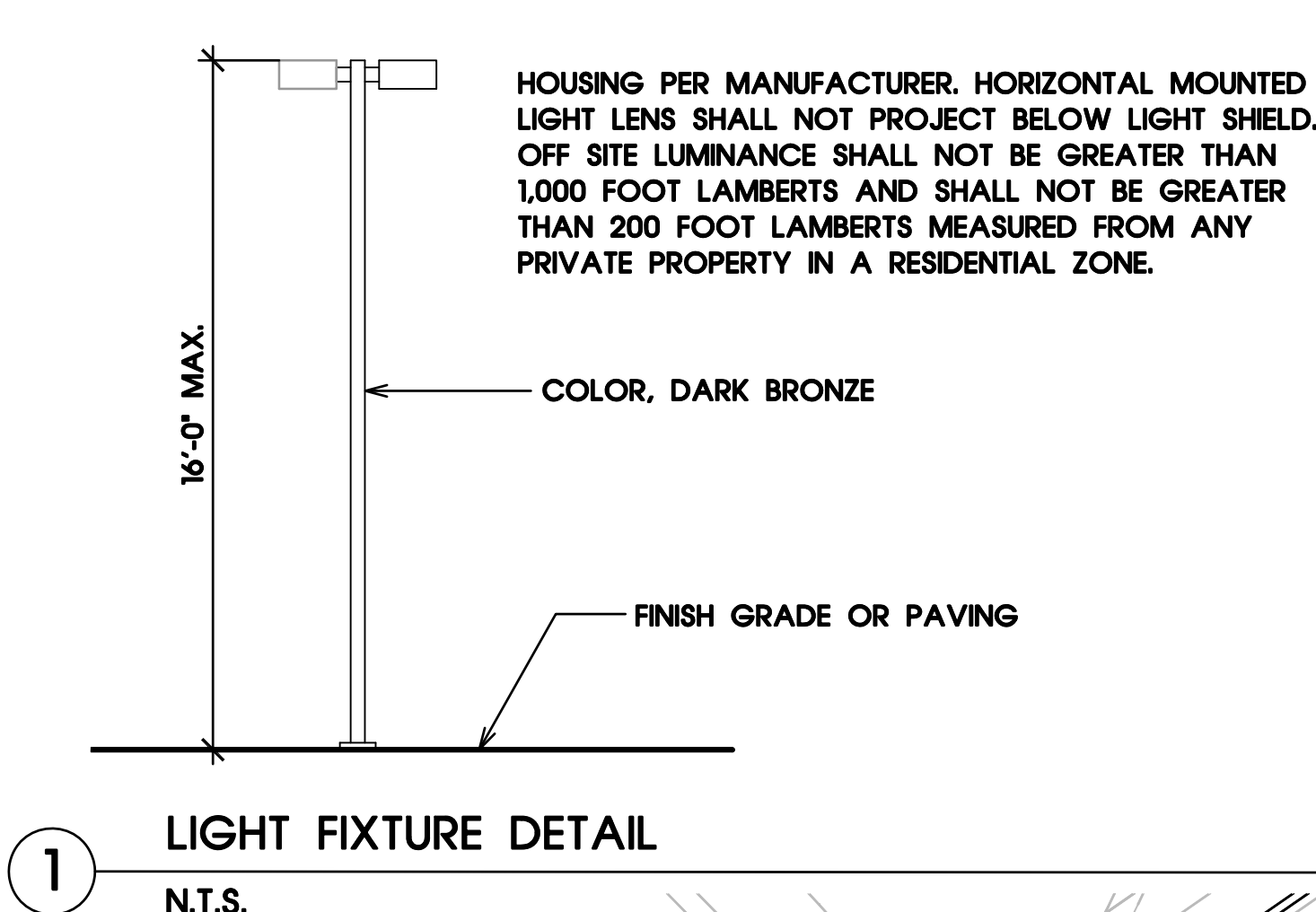
CITY ENGINEER

SOLID WASTE MANAGEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT

GENERAL NOTES:

1. This Site Plan for Building Permit is consistent with the approved Site Plan for Subdivision and Design Standards approved by the DRB on September 25, 2013 (Project Number 1006864, 13EPC-40115)
2. All lighting shall comply with the City Comprehensive Zoning Code of §14-16-3-9 area regulations.
3. Roof-mounted mechanical equipment shall be screened.
4. Rainwater harvesting measures such as curb cuts shall be provided. See Grading/Drainage sheet.
5. All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
6. PNM coordination: development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to PNM's new service delivery department to coordinate electric service and options for the location of electric service connection.
7. All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter shall be built per c.o.a. standard drawings, sidewalk (2430). Curb cuts (2426), curb and gutter (2417A).
8. Clear sign distance: landscaping and signage will not interfere with clear sight requirements. therefore, signs, walls, tress and shrubbery between 3 and 89 feet tall (as measured from the gutter pan) will not be acceptable in this area.



AMENITY CENTER DEL WEBB @ MIREHAVEN

Site Plan for Building Permit SITE PLAN

Prepared for:
PulteGroup
7601 Jefferson St NE
Albuquerque, NM 87109





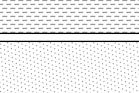
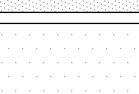

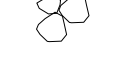

Prepared by:
SEC Planning LLC
4201 W. Parmer Lane
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7500 Jefferson St NE
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GROUNDPLANE LEGEND




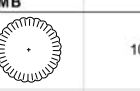




-  3' - 8' COBBLE DRY STREAMBED
-  1' - 3' RIVER ROCK
-  1/4" - 1/2" DECORATIVE GRAVEL
-  DECOMPOSED GRANITE
-  RECYCLED GLASS MULCH
-  TURF SOD
-  NATIVE SEED MIX
-  NATIVE GRASS MEADOW
-  MOSS ROCK LANDSCAPE BOULDERS




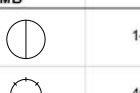






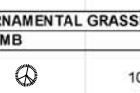





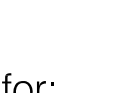







GENERAL LANDSCAPE NOTES

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREAS AND TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2 OF WATER PER CYCLE (PEAK SEASON).
RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.
PNM COORDINATION
 COORDINATION WITH PNM'S SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.
 SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
CLEAR SIGHT DISTANCE
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
LANDSCAPE AREA COVERAGE
 TOTAL SITE AREA: 289,001 SF (6.6346 AC)
 BUILDING AREA (BUILDING ENVELOPE): 10,480 SF
 NET AREA: 278,521 SF
 REQUIRED LANDSCAPE AREA (15% OF NET AREA): 41,778 SF
 PROVIDED LANDSCAPE AREA: 146,827 SF
LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE MIREHAVEN AMENITY CENTER PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE (OF THE 15%) IN THE LANDSCAPE AREAS.
LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS CAN BE HIGH WATER-USE TURF.
 TURF LIMIT: 29,366 SF
 TURF PROVIDED: 11,214 SF (8% OF LANDSCAPED AREA)
PARKING LOT TREES
 THE MIREHAVEN AMENITY CENTER PROJECT IS PROVIDING 63 PARKING SPACES.
 PARKING LOT TREE REQUIREMENTS ARE BASED ON 1 TREE PER 10 SPACES.
 PARKING LOT TREES REQUIRED: 6
 PARKING LOT TREES PROVIDED: 11



SYMB	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	WATER USE
	8	Fraxinus velutina	Arizona Ash	2.5' cal. 11' H. x 5' Spr.	35' H. x 35' Spr.	Medium
	10	Gleasonia trancarnosa inermis	Thornless Honey Locust	2.5' cal. 11' H. x 5' Spr.	60' H. x 50' Spr.	Medium
	15	Platanus acerifolia Morton Thombol	Morton Thornball London Plane	2.5' cal. 10' H. x 6' Spr.	60' H. x 50' Spr.	Medium
	9	Populus wislizeni	Rio Grande Cottonwood	2' cal. 12' H. x 4' Spr.	50' H. x 40' Spr.	Medium
	10	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6' H. x 3 Spr.	50' H. x 25' Spr.	Medium
	5	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	12' H. x 5' Spr.	50' H. x 25' Spr.	Medium
	45	Juniperus monosperma	One-seed Juniper	6' H. x 2 Spr.	25' H. x 20' Spr.	RW
	16	Pinus edulis	Pinon Pine	6' H. x 3 Spr.	15' H. x 12' Spr.	RW

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
	5	Cotinus coccinea	Smoke Tree	6' H. x 6' Spr. 12' H. x 12' Spr. Medium	
	14	Salix lasiolepis	Desert Willow	6' H. x 4' Spr. 20' H. x 12' Spr. RW	
	3	Fouquieria neomexicana	New Mexico Privet	6' H. x 3' Spr. 18' H. x 12' Spr. Medium	
	5	Morus rubra	Flowering Crabapple	7' H. x 4' Spr. 20' H. x 12' Spr. Medium	
	6	Pyrus calleryana 'Redspur'	Flowering Pear	6' H. x 5' Spr. 40' H. x 20' Spr. Medium	
SYMB	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
	14	Buddleja davidii	Butterfly Bush	5 gal. 6' H. x 6' Spr. Medium	
	40	Dasylirion wheeleri	Sotol	15 gal. 5' H. x 5' Spr. RW	
	10	Hesperaloe parviflora	Giant Hesperaloe	5 gal. 6' H. x 6' Spr. Low	
	133	Hesperaloe parviflora	Red Yucca	5 gal. 3' H. x 4' Spr. Low	
	10	Nolina rostrata	Blue Nolina	15 gal. 6' H. x 6' Spr. RW	
	6	Opuntia Santa Rita	Santa Rita Prickly Pear	5 gal. 5' H. x 6' Spr. RW	
	3	Salix exigua	Coyote Willow	15 gal. 6' H. x 6' Spr. Medium	
	12	Vauquelinia californica	Rosewood	5 gal. 6' H. x 6' Spr. Low	
	34	Yucca filamentosa	Fan Yucca	15 gal. 25' H. x 10' Spr. Low	
SYMB	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	WATER USE
	10	Aquilegia chrysantha	Golden columbine	1 gal. 2' H. x 2' Spr. Medium	
	39	Berberis thunbergii 'atropurpurea' Nana	Dwarf Barberry	1 gal. 2' H. x 2' Spr. Low	
	55	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	1 gal. 2' H. x 2' Spr. Low	
	9	Dalys scappata	Broom Gales	5 gal. 2' H. x 2' Spr. RW	
	93	Eriogonum nudicaeruleum	Chamaea	5 gal. 3' H. x 3' Spr. RW	
	10	Fallopia paradoxa	Apache Plume	5 gal. 2' H. x 2' Spr. Low	
	46	Penstemon alpicoloratus	Russian Sage	5 gal. 4' H. x 4' Spr. Medium	
SYMB	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	WATER USE
	109	Catanagrostis acutifolia 'Kar' Foerster	Feather Reed Grass	5 gal. 6' H. x 2' Spr. Medium	
	178	Muhlenbergia capillaris	Pink Muhly	5 gal. 3' H. x 3' Spr. Low	
	53	Muhlenbergia annua 'El Toro'	El Toro Muhly	5 gal. 3' H. x 3' Spr. Low	
	52	Schizanthus scaberrimus	Little Bluestem	5 gal. 4' H. x 3' Spr. Low	
	847	Stipa tenuissima	Mexican Feather Grass	5 gal. 3' H. x 3' Spr. Low	
SYMB	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	WATER USE
	77	Juniperus horizontalis 'Star Harbor'	Star Harbor Juniper	5 gal. 1' H. x 6' Spr. Low	

AMENITY CENTER DEL WEBB @ MIREHAVEN

Site Plan for Building Permit LANDSCAPE PLAN

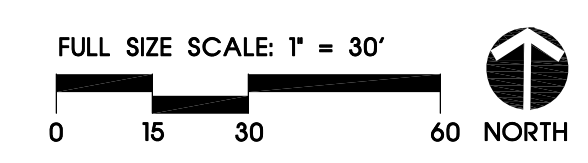
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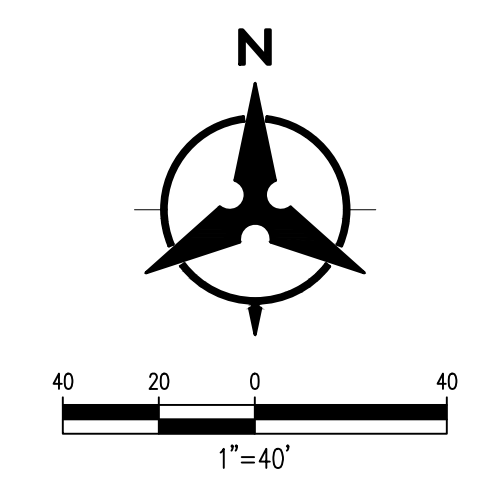
- GRADING NOTES**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE 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.
 - 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 XBEVINYARD DATED XXXXX. 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).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - 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.
 - 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.
 - 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.
 - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

EXISTING CONDITIONS
 THE SITE CURRENTLY HAS AN APPROVED OVERALL DRAINAGE MASTERPLAN : DRAINAGE MANAGEMENT PLAN FOR DEL WEBB AT MIREHAVEN PHASES 1 AND 2. THIS REPORT STATES THAT ALL FLOW FROM THIS SITE WILL BE CONVEYED TO THE MIREHAVEN ARROYO VIA SWALE AND STORM DRAIN TO AVOID SHEET FLOW DIRECTLY OVER THE CHANNEL.

PROPOSED CONDITIONS
 THE DEVELOPED FLOWS FOR THIS SITE WILL DRAIN IN TWO DIRECTIONS A MAJORITY OF THE SITE WILL DRAIN NORTH THROUGH OPEN SPACE AND BE CONVEYED VIA SWALES AND STORM DRAIN TO THE MIREHAVEN ARROYO. THE SOUTHWEST SIDE, WHICH ENCOMPASSES MOST OF THE MAIN BUILDING AND PARKING LOT WILL BE CONVEYED TO WILLOW CREEK CANYON WAY AND MIREHAVEN PARKWAY. THE NORTH HALF OF THE PARKING LOT WILL SURFACE DRAIN AND DISCHARGE TO WILLOW CREEK CANYON AND BE COLLECTED BY INLET DOWNSTREAM LOCATED JUST BEFORE THE MIREHAVEN ARROYO. THE SOUTH HALF WILL SHEET FLOW TO A LOW POINT WHERE A CURB OUT WILL DRAIN TO A WATER HARVESTING POND TO RETAIN AT MINIMUM THE FIRST FLUSH AND THEN DISCHARGE TO MIREHAVEN PARKWAY WHERE INLETS WILL COLLECT THE FLOW JUST UPSTREAM OF TIERRA PINTADA. THESE INLETS TIE TO THE 96" STORM DRAINS AT THE BRIDGE CROSSING WITHIN THE MIREHAVEN ARROYO.

LEGEND

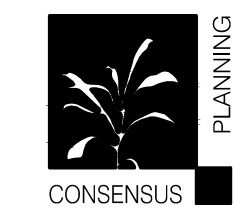
PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	○ 5235.25
EXISTING CONTOUR	— 5860
DIRECTION OF FLOW	→ S=2.0%
EXISTING STORM DRAIN LINE	SD
PROPOSED STORM DRAIN INLET	⊞
PROPOSED STORM DRAIN LINE	≡≡≡
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED WATER BLOCK (HIGH POINT)	~
RETAINING WALL	▬▬▬
PROPOSED WATER (LOW POINT)	◀▶



AMENITY CENTER DEL WEBB @ MIREHAVEN

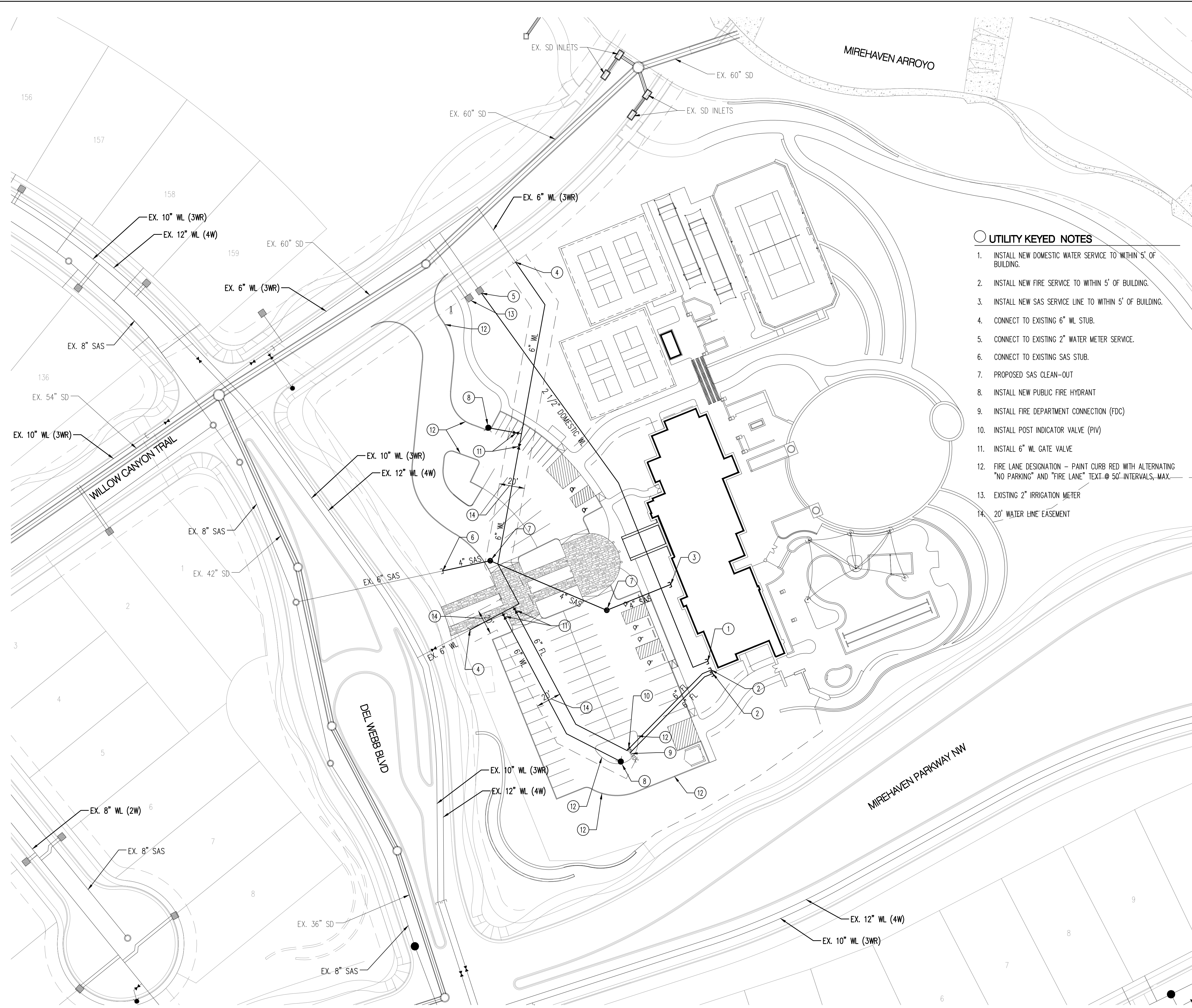
CONCEPTUAL GRADING & DRAINAGE PLAN

Prepared for: PulteGroup 7601 Jefferson St NE Albuquerque, NM 87109	Prepared by: SEC Planning LLC 4201 W. Parmer Lane Bldg. A, Suite 220 Austin, TX 78727 Bohannon Huston, Inc 7500 Jefferson St NE Albuquerque, NM 87109 Consensus Planning, Inc 302 Eighth St. NW Albuquerque, NM 87102
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Bohannon & Huston

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GENERAL NOTES

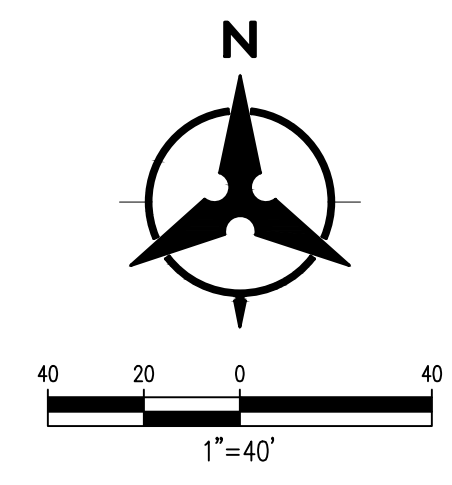
1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED 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.

UTILITY KEYED NOTES

1. INSTALL NEW DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING.
2. INSTALL NEW FIRE SERVICE TO WITHIN 5' OF BUILDING.
3. INSTALL NEW SAS SERVICE LINE TO WITHIN 5' OF BUILDING.
4. CONNECT TO EXISTING 6" WL STUB.
5. CONNECT TO EXISTING 2" WATER METER SERVICE.
6. CONNECT TO EXISTING SAS STUB.
7. PROPOSED SAS CLEAN-OUT
8. INSTALL NEW PUBLIC FIRE HYDRANT
9. INSTALL FIRE DEPARTMENT CONNECTION (FDC)
10. INSTALL POST INDICATOR VALVE (PIV)
11. INSTALL 6" WL GATE VALVE
12. FIRE LANE DESIGNATION - PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
13. EXISTING 2" IRRIGATION METER
14. 20' WATER LINE EASEMENT

LEGEND

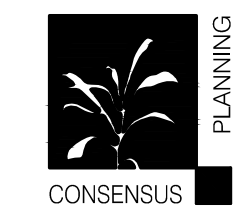
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING WATER METER
	EXISTING CAP
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED VALVE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN



**AMENITY CENTER
DEL WEBB @ MIREHAVEN
UTILITY PLAN**

Prepared for:
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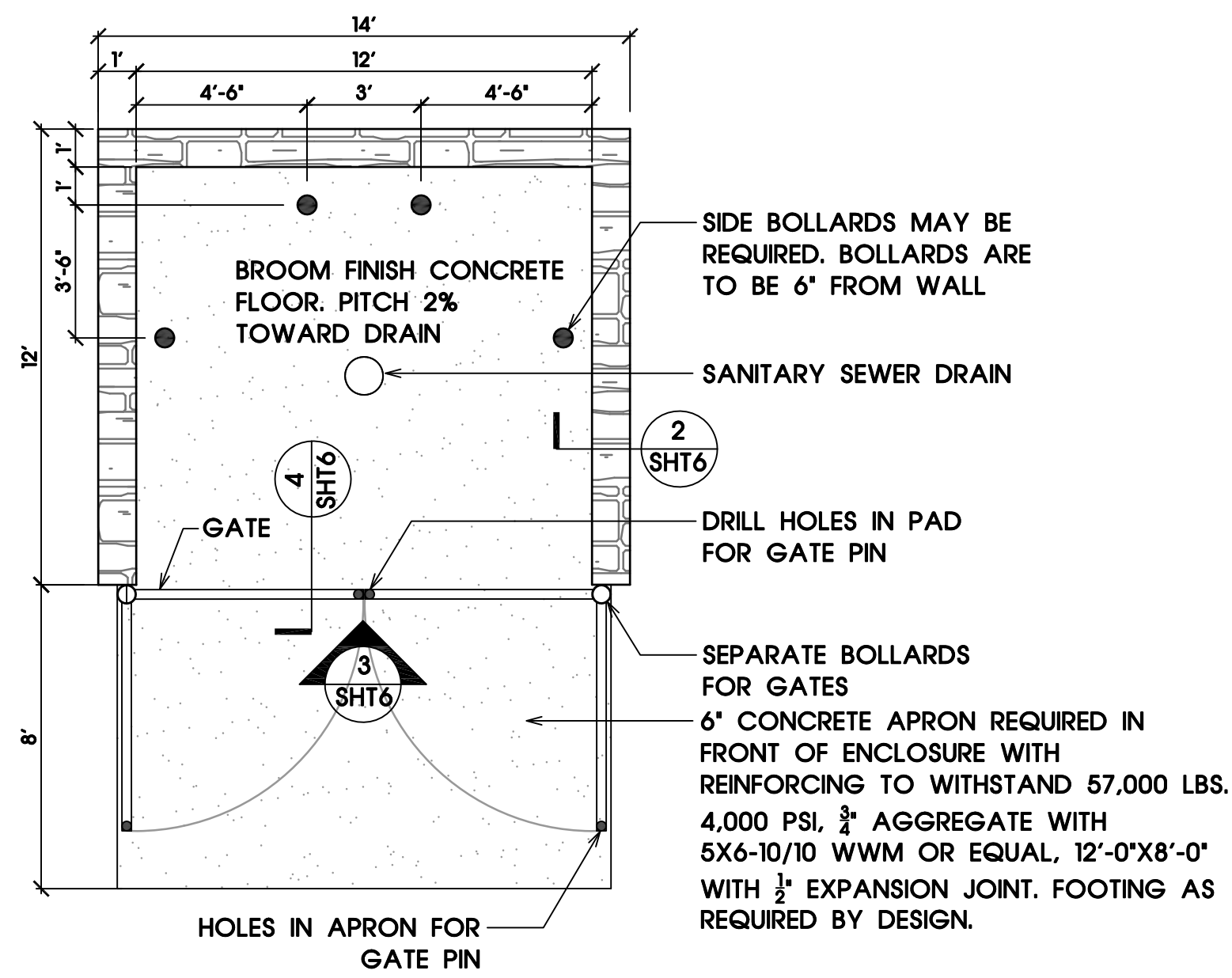
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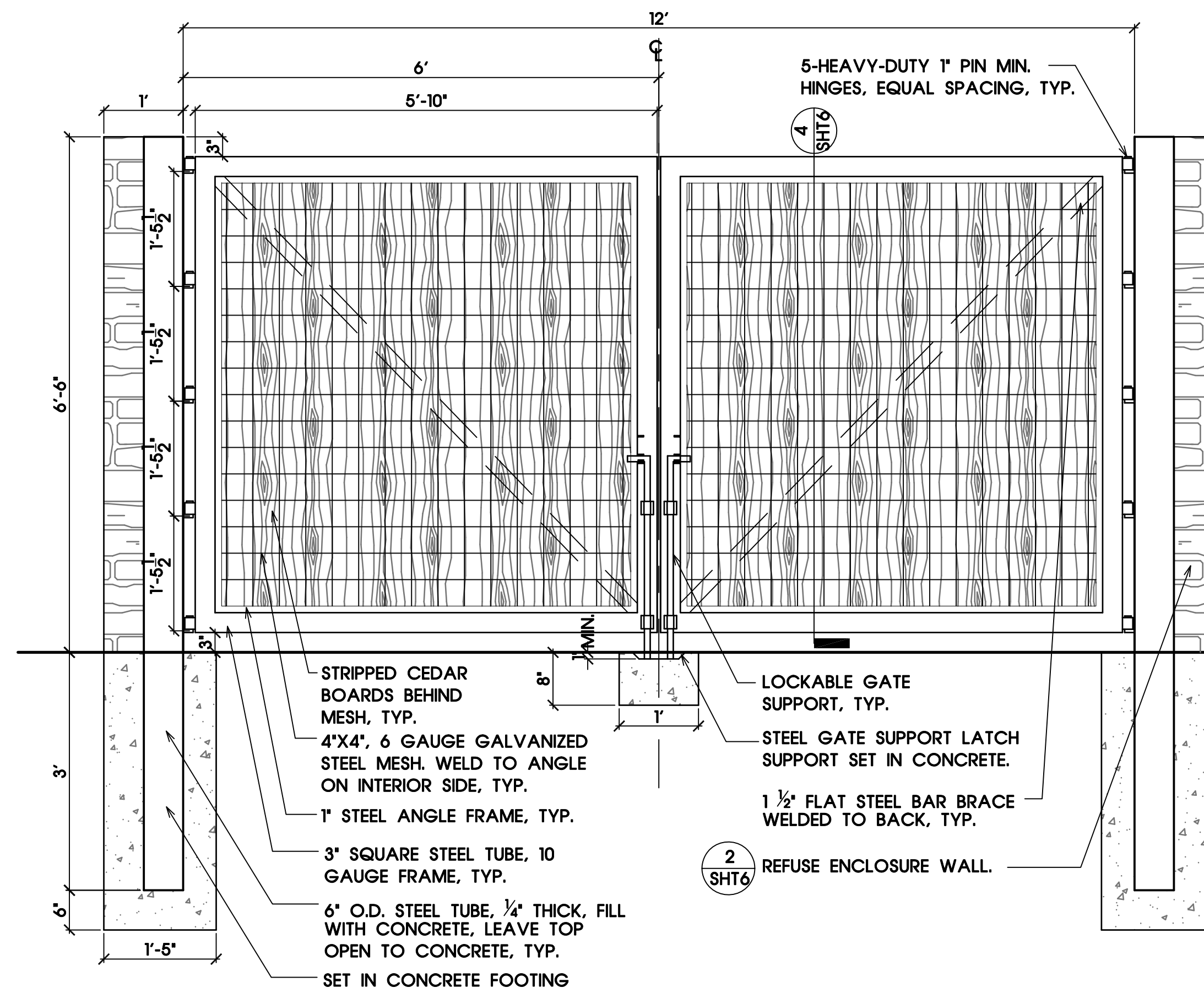
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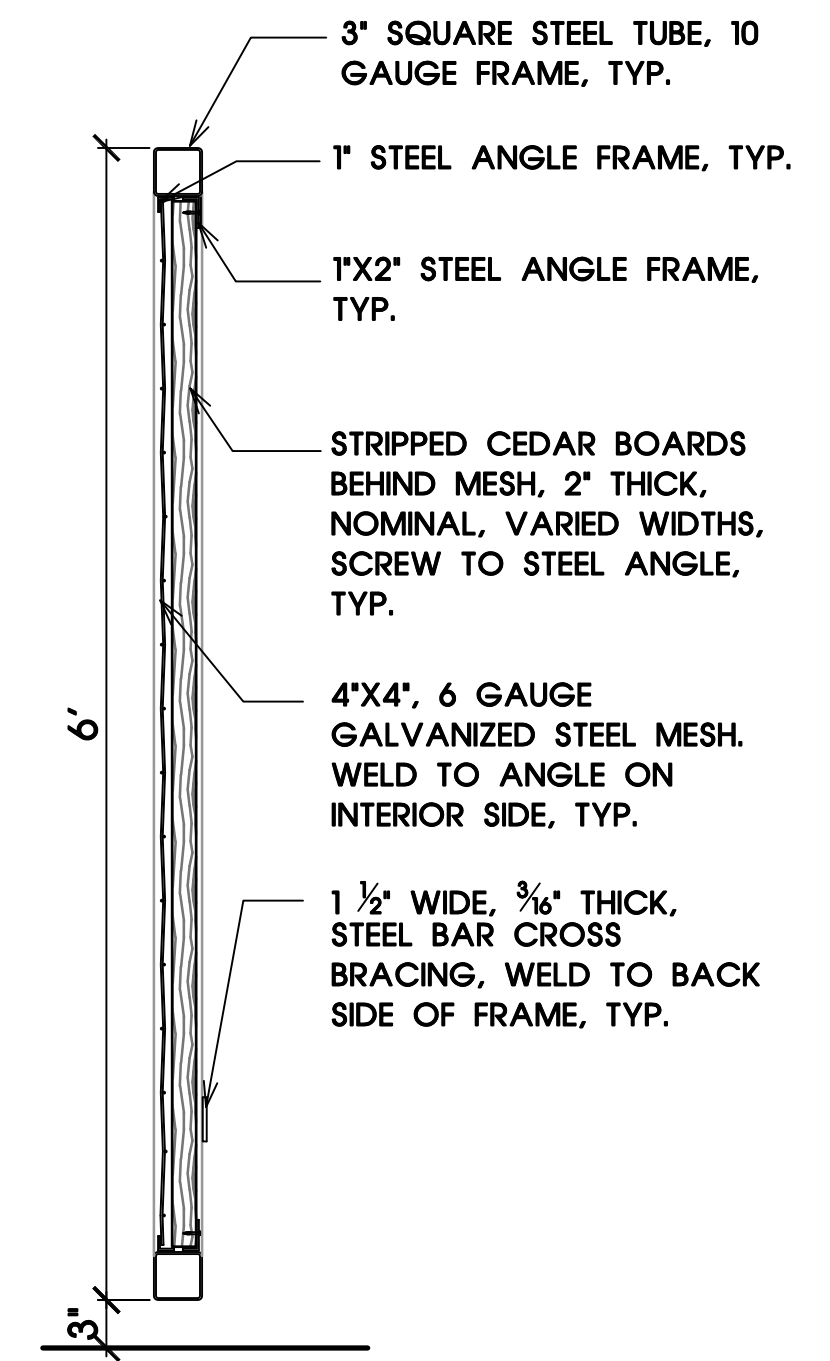


1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

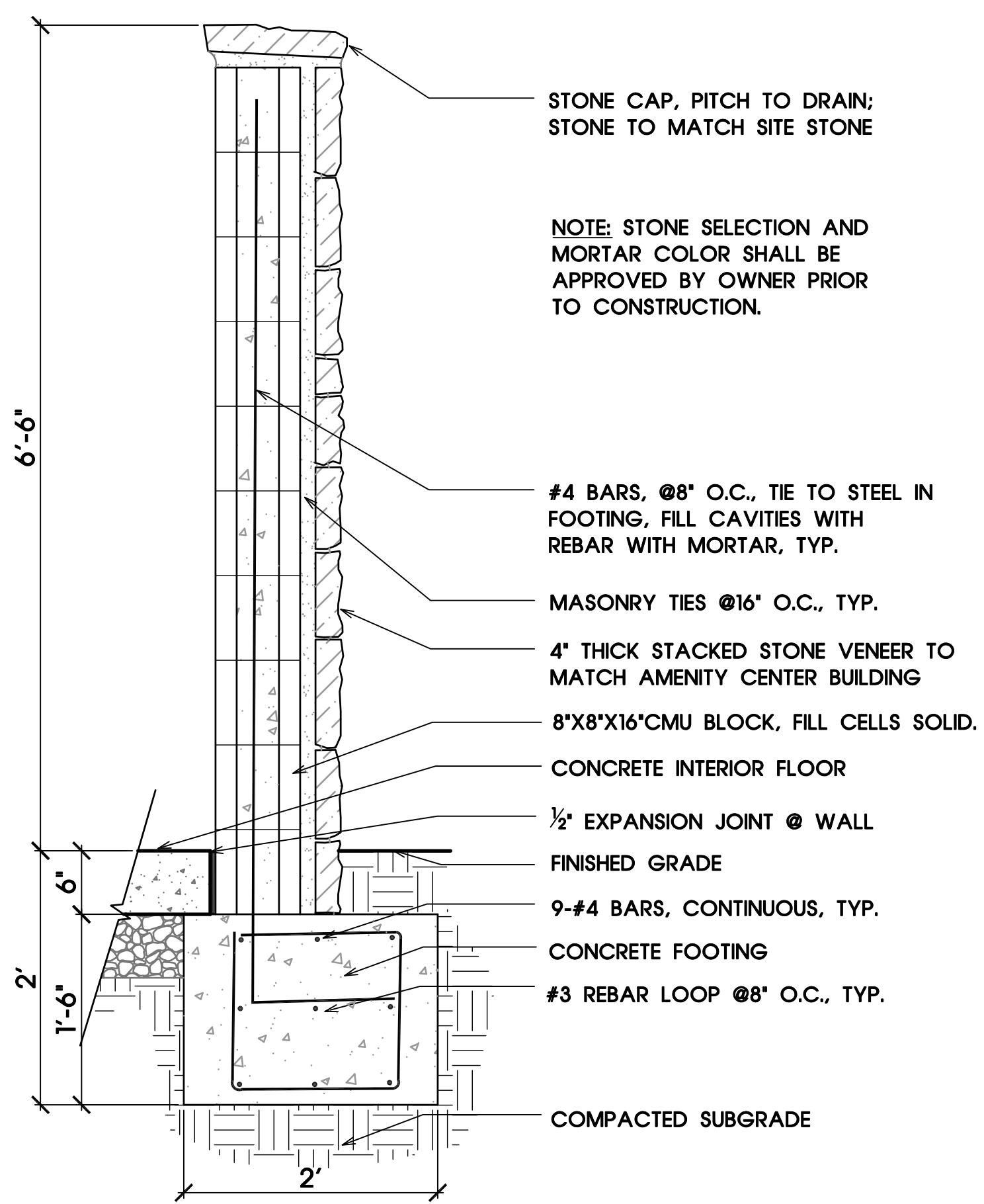


3 TRASH ENCLOSURE GATES
SCALE: 3/4" = 1'-0"

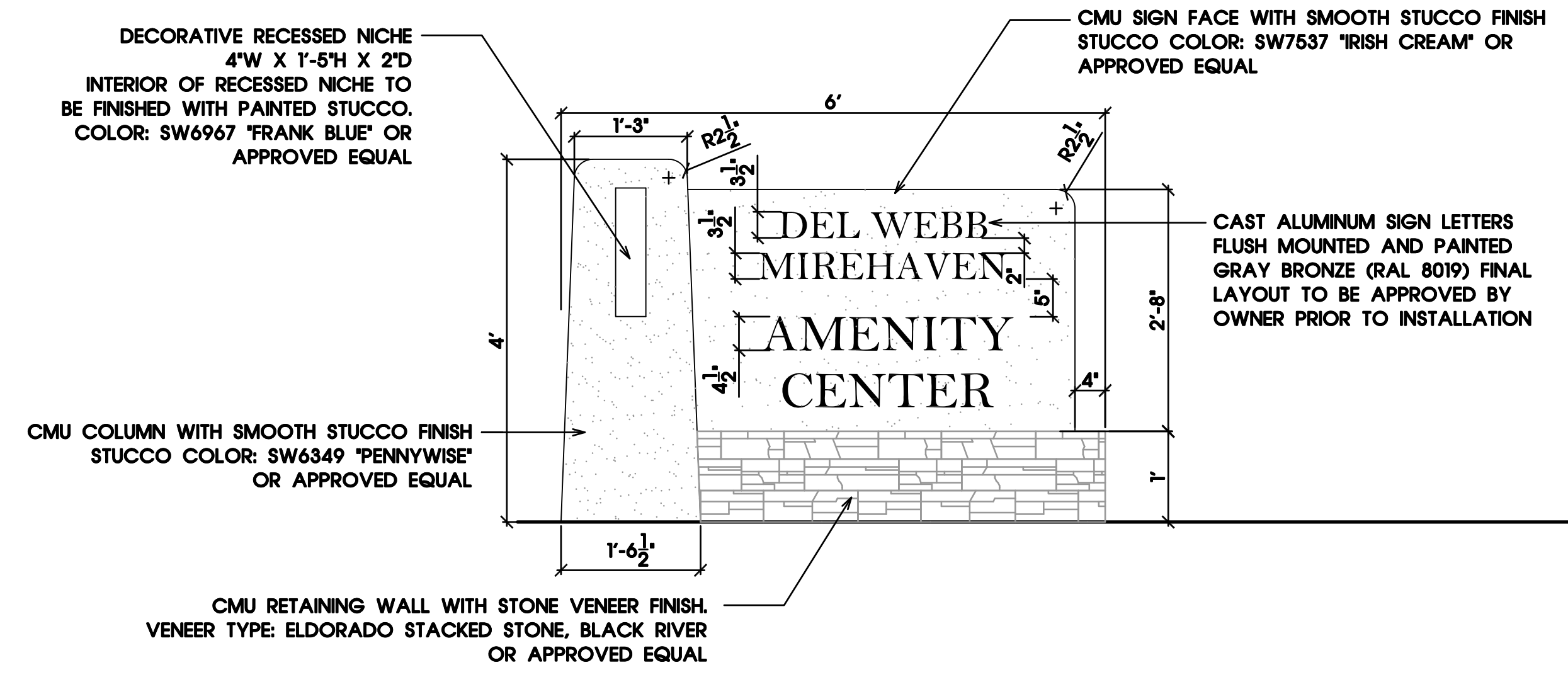
- GENERAL STEEL NOTES:
1. ALL GATE POSTS ARE TO BE CAPPED WITH WELDED STEEL CAP, UNLESS OTHERWISE NOTED.
 2. ALL CONNECTIONS TO BE WELDED UNLESS OTHERWISE NOTED.
 3. ALL WELDS GROUND SMOOTH, NO SLAGS, DRIPS, ETC. WILL BE ACCEPTED.
 4. ALL STEEL SHALL BE PRIMED PRIOR TO DELIVERY ON SITE.
 5. ALL WELDS SHALL BE PRIMED AFTER FABRICATION.
 6. ALL STEEL UNLESS OTHERWISE NOTED SHALL BE PAINTED WITH TWO COATS ALKYD ENAMEL PAINT, COLOR SHALL BE SELECTED BY OWNER'S REP TO MATCH BUILDING.
 7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF GATES AND FENCES FOR APPROVAL, TWO WEEKS MINIMUM, PRIOR TO CONSTRUCTION.
- GENERAL WOOD NOTES:
1. ALL EXPOSED WOOD SHALL BE CEDAR, STRIPPED AND SEALED WITH OLIMPIC CLEAR SEAL MAXIMUM WATERPROOFING SEALANT.



4 TRASH ENCLOSURE GATE SECTION
SCALE: 1" = 1'-0"



2 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0"



5 AMENITY CENTER SIGN
SCALE: 3/4" = 1'-0"

AMENITY CENTER DEL WEBB @ MIREHAVEN

Site Plan for Building Permit
SITE DETAILS

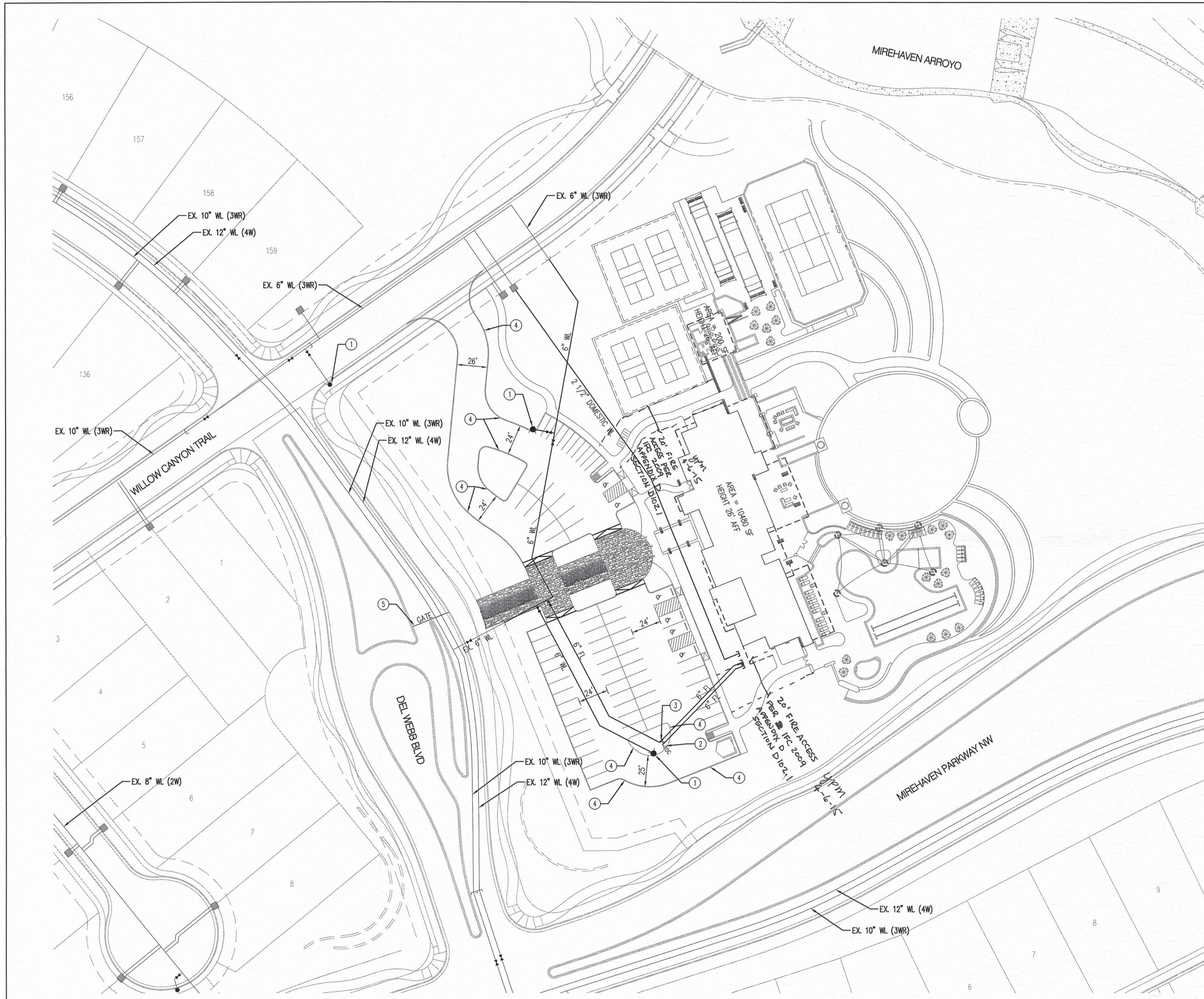
Prepared for: PulteGroup
7601 Jefferson St NE
Albuquerque, NM 87109

Prepared by: SEC Planning LLC
4201 W. Parmer Lane
Bldg. A, Suite 220
Austin, TX 78727



Bohannon Huston, Inc
7500 Jefferson St NE
Albuquerque, NM 87109

Consensus Planning, Inc
302 Eighth St. NW
Albuquerque, NM 87102



KEYED NOTES

1. PUBLIC FIRE HYDRANT
2. FIRE DEPARTMENT CONNECTION (FDC)
3. POST INDICATOR VALVE (PIV)
4. FIRE LANE DESIGNATION - PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
5. KNOX BOX LOCATION

LEGEND

---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
■	EXISTING WATER METER
⌈	EXISTING CAP
⊗	EXISTING VALVE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING SANITARY SEWER MANHOLE
⊗	EXISTING STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN LINE
⊗	PROPOSED VALVE
●	PROPOSED HYDRANT
⌈	PROPOSED CAP
■	PROPOSED WATER METER
●	PROPOSED SANITARY SEWER MANHOLE
⊗	PROPOSED STORM DRAIN

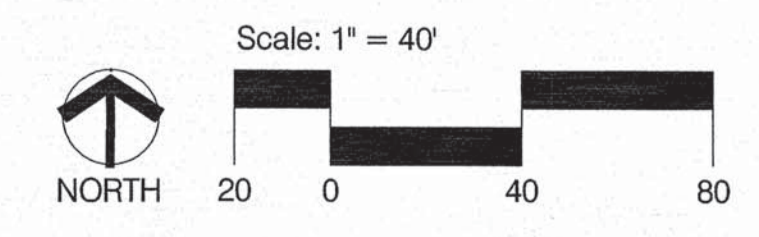
Fire Case # 1697-15
 AFD FLAMING CHECKING OFFICE
 6-1-15
 APPROVED
 Signature: [Signature]
 DATE: 4-6-15

AMENITY CENTER @ MIREHAVEN
 SITE PLAN FOR BUILDING PERMIT

FIRE 1 PLAN

Prepared For:
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 Consensus Planning, Inc.
 SEC Planning, LLC
 SHJ Studio, Inc.



March 27, 2015

SHEET x OF x