

**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 BASED ON PAST DEL WEBB PROJECTS:

- TOTAL PARKING REQUIRED: 63
- TOTAL PARKING PROVIDED: 63
- HANDICAP REQUIRED: 4
- HANDICAP PROVIDED: 6
- MOTORCYCLE REQUIRED: 3
- MOTORCYCLE PROVIDED: 3
- BICYCLE REQUIRED: 4
- BICYCLE PROVIDED: 8

PROJECT # 1006864, 13EPC-40115  
APPLICATION #15DRB-70154

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:

*Ronald M. Ward* 5/13/15  
TRAFFIC ENGINEER, TRANSPORTATION

*Christy Cadon* 06/26/15  
ABCWUA

*Cord S. Dumont* 5-13-15  
PARKS AND RECREATION

*Rita P. H.* 5-13-15  
CITY ENGINEER

*[Signature]* 06-10-15  
SOLID WASTE MANAGEMENT

*[Signature]* 6-26-15  
DRB CHAIRPERSON, PLANNING DEPARTMENT

**GENERAL NOTES:**

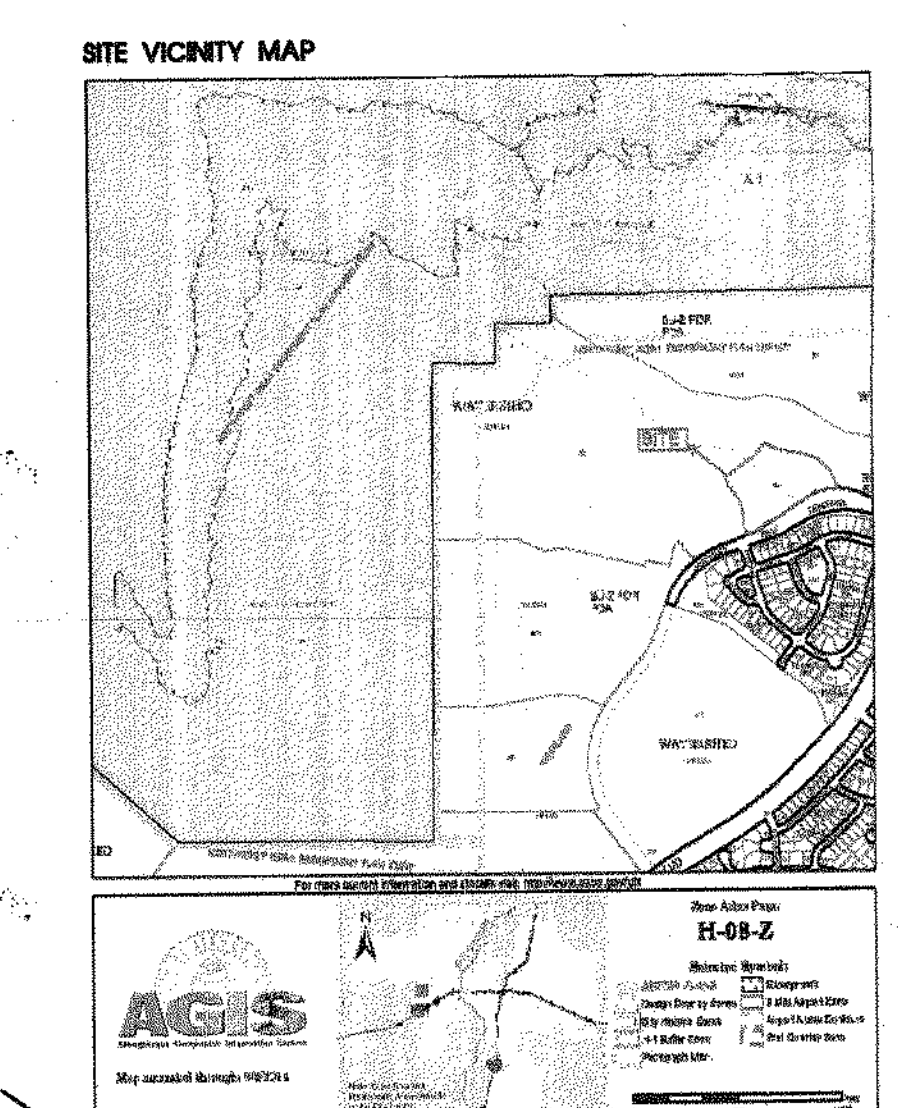
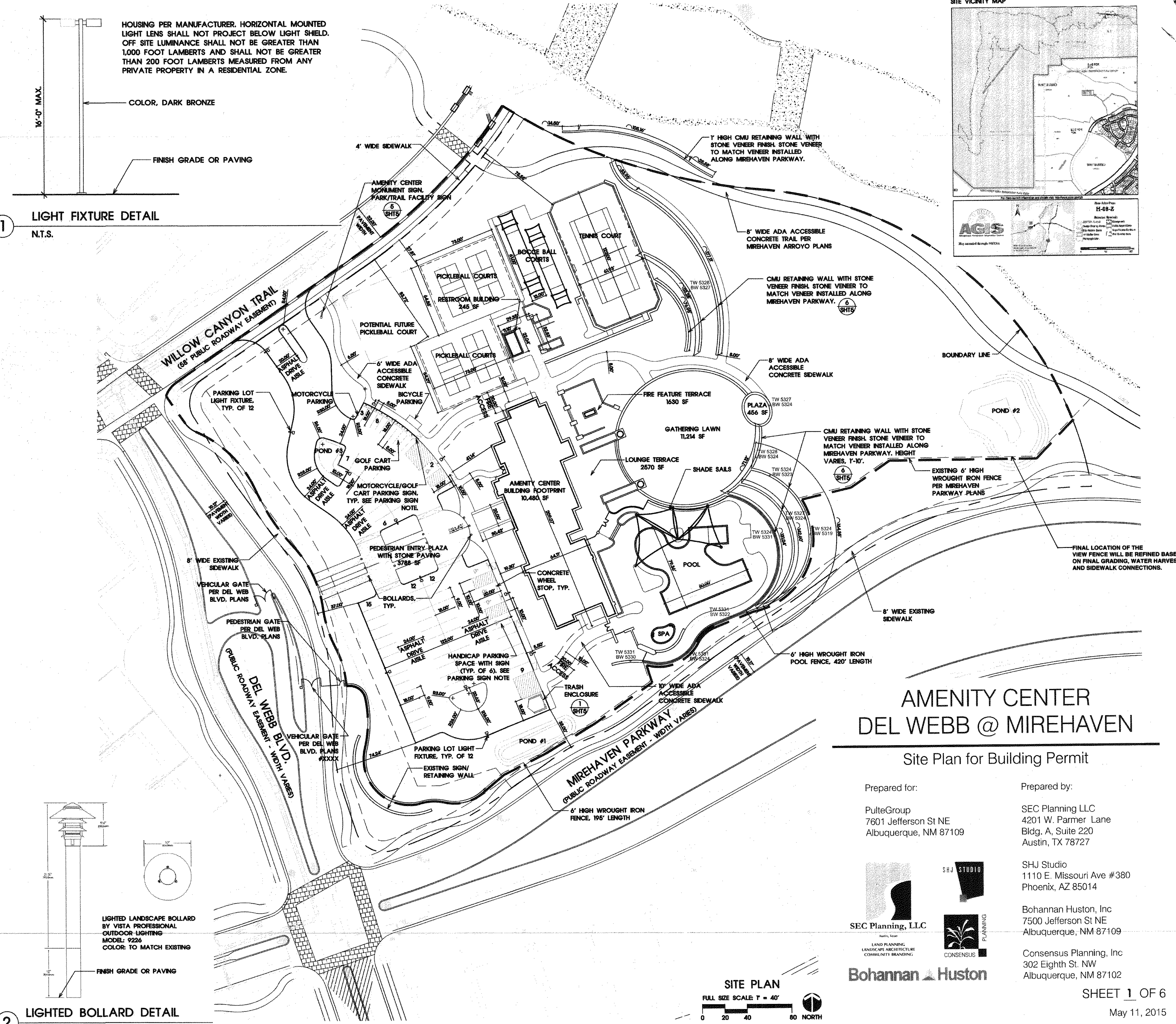
1. This Site Plan for Building Permit is consistent with the approved Site Plan for Subdivision and Design Standards approved by the DRB on September 25, 2013 (Project Number 1006864, 13EPC-40115)
2. All lighting shall comply with the City Comprehensive Zoning Code of §14-16-3-9 Area Regulations.
3. 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 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 this area.

**PARKING SIGN NOTES:**

1. Motorcycle/Golf Cart Parking and Handicap Parking signs shall be 12" x 18" min. The lower edge of the sign face shall be mounted 4' (min.) above finish grade.
2. Each Handicap Parking sign shall show the international disabled symbol of a wheelchair; it may include such wording as "disabled parking" or handicapped parking".
3. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators are subject to a fine and/or towing.
4. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1B NMSA 1978)

1 LIGHT FIXTURE DETAIL  
N.T.S.

2 LIGHTED BOLLARD DETAIL  
N.T.S.



# AMENITY CENTER DEL WEBB @ MIREHAVEN

Site Plan for Building Permit

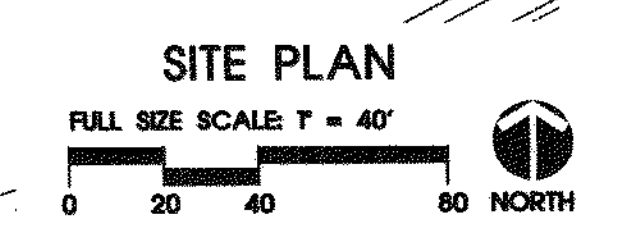
Prepared for: PulteGroup  
7601 Jefferson St NE  
Albuquerque, NM 87109

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

SHJ Studio  
1110 E. Missouri Ave #380  
Phoenix, AZ 85014

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

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





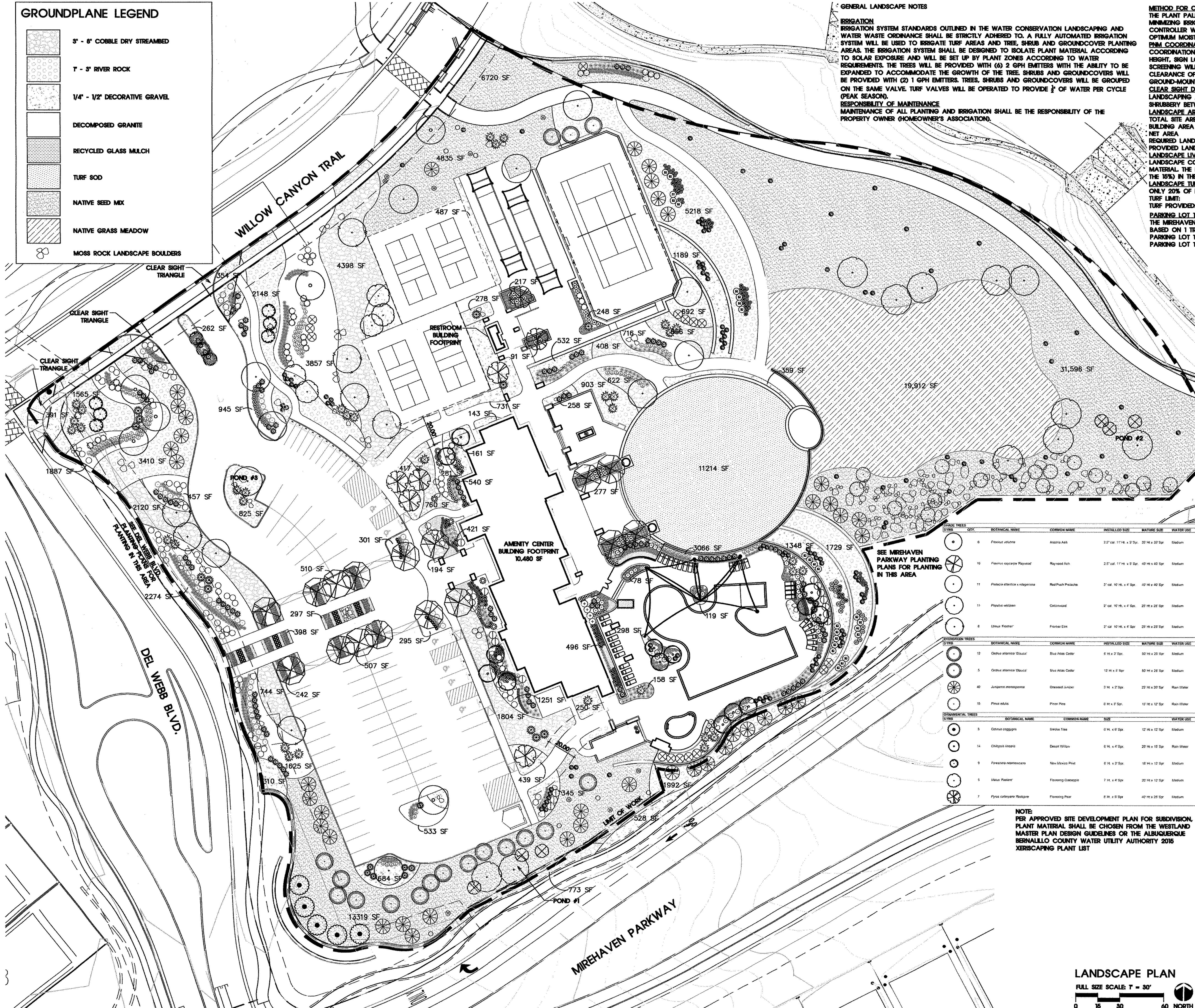
**GROUNDPLANE LEGEND**

- 3" - 6" COBBLE DRY STREAMBED
- 7" - 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 GROUNDCOVER 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 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER (HOMEOWNER'S ASSOCIATION).

**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 OPTIMAL MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.  
**PLANT COORDINATION:** COORDINATION WITH PHM'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 PAINT 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 (16% 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 78% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE MIREHAVEN AMENITY CENTER PROJECT WILL PROVIDE A MINIMUM OF 78% LIVE VEGETATIVE COVERAGE (OF THE 16%) 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



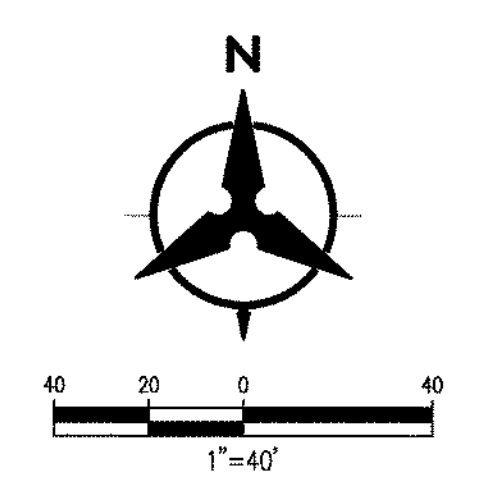




- GRADING NOTES**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
  - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COSTS. 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 WETING 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 THERETO 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.

**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 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

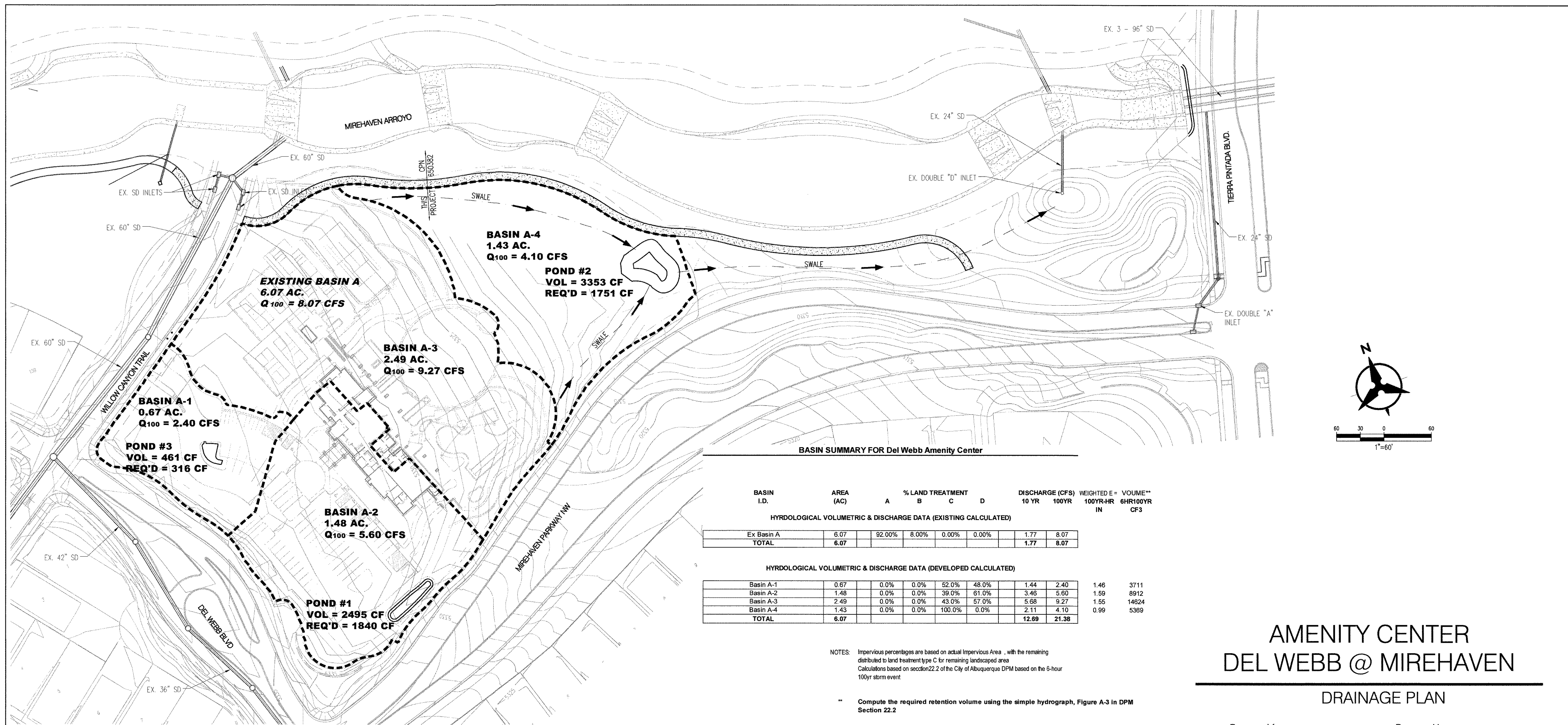


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Phoenix, AZ 85014

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302 Eighth St. NW  
Albuquerque, NM 87102





BASIN SUMMARY FOR Del Webb Amenity Center

BASIN I.D.	AREA (AC)	% LAND TREATMENT				DISCHARGE (CFS)		WEIGHTED E = VOLUME**
		A	B	C	D	10 YR	100YR	
HYDROLOGICAL VOLUMETRIC & DISCHARGE DATA (EXISTING CALCULATED)								
Ex Basin A	6.07	92.00%	8.00%	0.00%	0.00%	1.77	8.07	
<b>TOTAL</b>	<b>6.07</b>					<b>1.77</b>	<b>8.07</b>	
HYDROLOGICAL VOLUMETRIC & DISCHARGE DATA (DEVELOPED CALCULATED)								
Basin A-1	0.67	0.0%	0.0%	52.0%	48.0%	1.44	2.40	1.46
Basin A-2	1.48	0.0%	0.0%	39.0%	61.0%	3.46	5.60	1.59
Basin A-3	2.49	0.0%	0.0%	43.0%	57.0%	5.68	9.27	1.55
Basin A-4	1.43	0.0%	0.0%	100.0%	0.0%	2.11	4.10	0.99
<b>TOTAL</b>	<b>6.07</b>					<b>12.69</b>	<b>21.38</b>	

NOTES: Impervious percentages are based on actual Impervious Area, with the remaining distributed to land treatment type C for remaining landscaped area. Calculations based on section 22.2 of the City of Albuquerque DPM based on the 6-hour 100yr storm event.

\*\* Compute the required retention volume using the simple hydrograph, Figure A-3 in DPM Section 22.2

**GRADING AND DRAINAGE NARRATIVE**

I. INTRODUCTION  
THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A DRAINAGE PLAN FOR THE PROPOSED DEL WEBB AMENITY CENTER NW ALBUQUERQUE. THE SITE IS LOCATED WITHIN THE DEL WEBB PHASE 1 DEVELOPMENT. THE DRAINAGE MANAGEMENT PLAN IS TO PROVIDE ORAINAGE ANALYSIS TO SUPPORT THE SITE SPECIFIC ORAINAGE AND OBTAIN CITY HYDROLOGY APPROVAL FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

II. SITE LOCATION  
THE SITE IS LOCATED WITHIN ZONE ATLAS MAP H-8. THE SITE IS LOCATED WITHIN THE DEL WEBB PHASE 1 DEVELOPMENT AND IS BOUNDED BY MIREHAVEN PARKWAY TO THE SOUTH, DEL WEBB BLVD TO THE WEST, WILLOW CREEK CANYON TO THE NORTHWEST AND THE MIREHAVEN ARROYO TO THE NORTHEAST. THE SITE IS LOCATED ON N-2-F-1 WHICH IS APPROXIMATELY 6.63 ACRES, HOWEVER SOME OF THIS TRACT IS LOCATED WITH THE MIREHAVEN ARROYO SO THE NET ACREAGE IS APPROX. 6.10 ACRES.

III. EXISTING HYDROLOGIC CONDITIONS  
THE LAND COMPRISING OF DEL WEBB AMENITY CENTER IS CURRENTLY UNDEVELOPED, ALTHOUGH IT HAS BEEN MASS GRADED. AS STATED IN THE DRAINAGE MASTER PLAN FOR THE MIREHAVEN MASTER PLANNED COMMUNITY, EXISTING FLOWS THAT ENCOMPASS DEL WEBB @ MIREHAVEN PHASES 1 AND 2, WHICH INCLUDE THE AMENITY CENTER SITE, ORAIN TO THE MIREHAVEN ARROYO AND EAST TO TIERRA PINTADA BLVD, WHERE RUNOFF ENTERS EXISTING CULVERTS AND STORM DRAIN NETWORKS THAT TIE INTO THE AMAFCA LADERA DAM SYSTEM. PLEASE REFER TO THE WEST I-40 ORAINAGE MANAGEMENT PLAN AND THE DRAINAGE REPORT FOR STORMCLOUD SUBDIVISION FOR FURTHER INFORMATION REGARDING THE CONTINUATION OF DOWNSTREAM ANALYSIS OF THE EXISTING STORM ORAIN NETWORK AND THE LADERA DAM SYSTEM.

VI. PROPOSED HYDROLOGIC CONDITIONS  
THE ONSITE FLOW ULTIMATELY ALL GETS TO THE MIREHAVEN ARROYO ALL BE IT BY DIFFERENT DIRECTIONS. THERE ARE FOUR SUB-BASINS, BASIN A-1, A-2, A-3 AND A-4. BASIN A-1 (Q100=2.40CFS) ENCOMPASSES THE NORTHWEST HALF OF THE PARKING LOT FROM THE CENTER PEDESTRIAN WALKWAY TO WILLOW CREEK TRAIL. BASIN A-2 (Q100=5.60CFS) ENCOMPASSES THE SOUTH EAST HALF OF THE PARKING LOT AS WELL AS A MAJORITY OF THE AMENITY BUILDING. BASIN A-3 (Q100=9.27CFS) ENCOMPASSES ALL THE SITE AMENITIES SUCH AS THE POOL, EVENT LAWN, PICKLE AND TENNIS COURTS. LASTLY BASIN A-4 (Q100=4.10CFS) ENCOMPASSES THE REMAINING PORTION OF THE SITE WHICH WILL BE A NATIVELY LANDSCAPED MEADOW.

THE PARKING LOT IS BISECTED INTO TWO BASINS WITH A HIGHPOINT LOCATED AT THE CENTER PEDESTRIAN WALKWAY. AS NOTED ABOVE BASIN A-1 WILL ORAIN TO THE NORTHWEST AND DISCHARGE INTO WILLOW CANYON TRAIL. THE FLOW (Q100=2.40CFS) WILL BE CONVEYED DOWNSTREAM TO THE NORTH WHERE FOUR DOUBLE GRATE INLETS WILL COLLECT THE FLOW AND DISCHARGE DIRECTLY TO THE MIREHAVEN ARROYO. A WATER HARVESTING POND (POND#3) IS CREATED WITHIN THE LARGE MEDIAN IN THIS BASIN. MULTIPLE 2' CURB CUTS HAVE BEEN INCORPORATED INTO THE MEDIAN TO COLLECT THE FLOW. BASIN A-2 WILL ORAIN TO A LOWPOINT IN THE PARKING LOT LOCATED AT THE SOUTHEAST CORNER NEAR THE DUMPSTER. A CURB CUT WILL ORAIN THE FLOW (Q100=5.60CFS) TO A WATER HARVESTING POND (POND#1). THE POND WILL COLLECT THE FLOW AND WILL RETAIN APPROXIMATELY 2.45CFS WHERE THE REMAINING FLOW OF 3.15CFS WILL OVERFLOW AND DISCHARGE INTO MIREHAVEN PARKWAY. THE FLOW WILL THEN CONTINUE DOWN MIREHAVEN PARKWAY AND BE COLLECTED BY A DOUBLE GRATE INLET LOCATED JUST UPSTREAM OF TIERRA PINTADA BLVD AND ULTIMATELY ORAIN TO THE MIREHAVEN ARROYO VIA THE 3'-90" CULVERTS WITHIN TIERRA PINTADA/MIREHAVEN ARROYO.

BASIN A-3 AND A-4 WILL MOSTLY SHEET FLOW TO THE NORTH WEST WHERE THE FLOW Q100=9.27CFS AND Q100=4.10CFS RESPECTIVELY WILL DRAINAGE VIA SWALES TO A WATER HARVESTING POND LOCATED AT THE NORTHEAST CORNER OF BASIN A-4. THE COMBINED FLOW Q100=13.37CFS WILL BE COLLECTED IN THE POND (POND#2) AND OVERFLOW TO A SWALE DOWNSTREAM WHERE IT WILL BE COLLECTED BY AN EXISTING POND LOCATED

AT OUTCALL "O" PER THE APPROVED PULTE @ MIREHAVEN PHASE 1 ORAINAGE MANAGEMENT PLAN AND CONSTRUCTED WITH MIREHAVEN PHASE 1 WHERE AN DOUBLE GRATE TYPE "D" INLET LOCATED IN THE POND WILL ULTIMATELY COLLECT THE FLOW AND DISCHARGE DIRECTLY TO THE MIREHAVEN ARROYO.

BASED ON THE NEW DRAINAGE REQUIREMENTS, ALL NEW DEVELOPMENTS MUST RETAIN THE FIRST FLUSH OF ANY STORM. THIS EQUATES TO 0.34' TIMES THE IMPERVIOUS AREA. BASED ON THOSE REQUIREMENTS, THIS SITE MUST RETAIN A TOTAL VOLUME OF 3263CF (.34'x2.64ac). POND #1 LOCATED AT BASIN A-2 HAS A CAPACITY OF 2495CF, POND #2 LOCATED IN BASIN A-4 HAS A CAPACITY OF 3353CF AND POND #3 LOCATED IN BASIN A-1 HAS A CAPACITY OF 416CFS FOR A TOTAL VOLUME OF 5900 WHICH IS GREATER THEN THE REQUIRED 3263CF THEREFORE THE REQUIREMENT HAS BEEN SATISFIED.

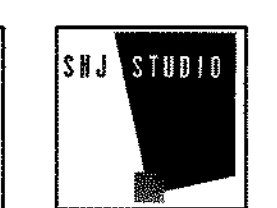
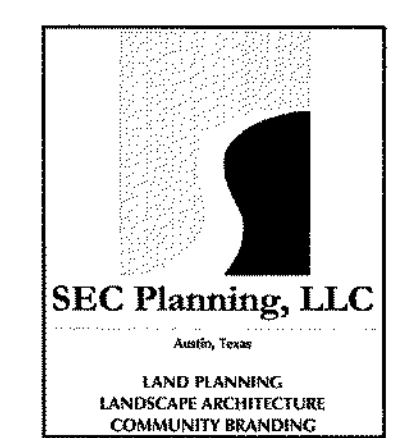
VII. CONCLUSION  
THE DRAINAGE PLAN IS CAPABLE OF SAFELY PASSING THE 100 YEAR STORM EVENT AND THE CITY OF ALBUQUERQUE REQUIREMENTS AND ADHERES TO THE APPROVED ORAINAGE MANAGEMENT PLAN FOR PULTE @ MIREHAVEN PHASE 1. ALL ANALYSIS WAS COMPLETED IN ACCORDANCE WITH SECTION 22.2 OF THE DEVELOPMENT PROCESS MANUAL.

**AMENITY CENTER  
DEL WEBB @ MIREHAVEN**

**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

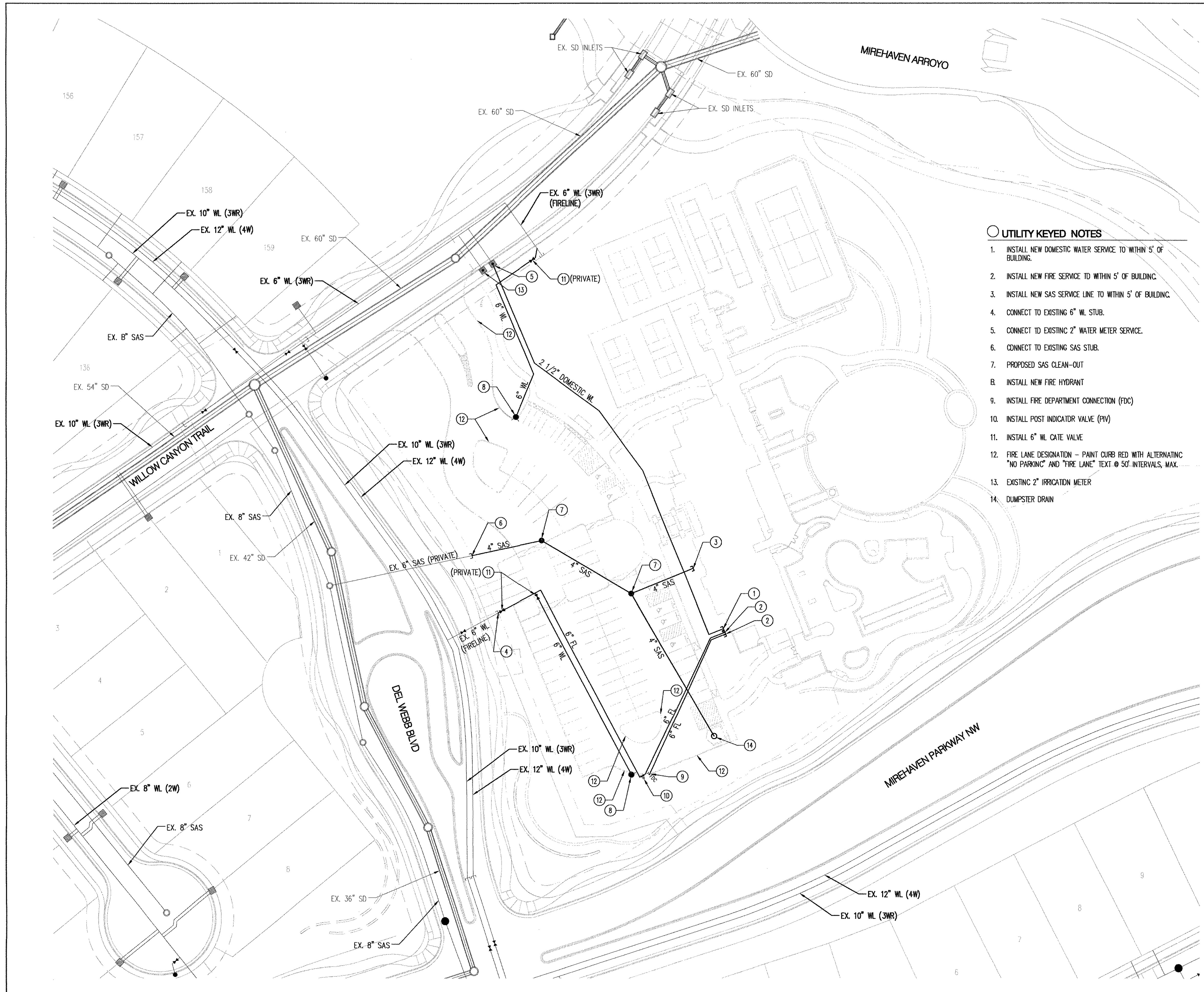


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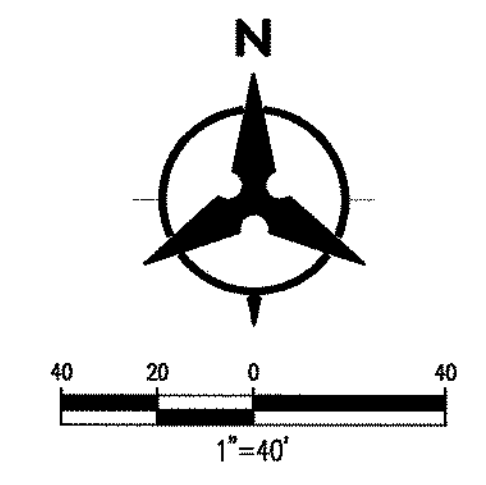
1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED 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 FIRE HYDRANT
9. INSTALL FIRE DEPARTMENT CONNECTION (FDC)
10. INSTALL POST INDICATOR VALVE (PIV)
11. INSTALL 6" WL CATE 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. DUMPSTER DRAIN

**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



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DEL WEBB @ MIREHAVEN**

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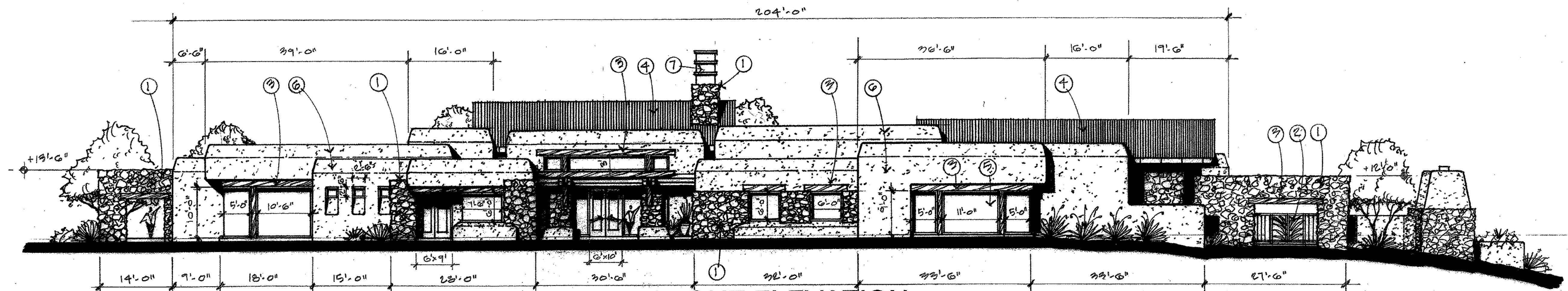


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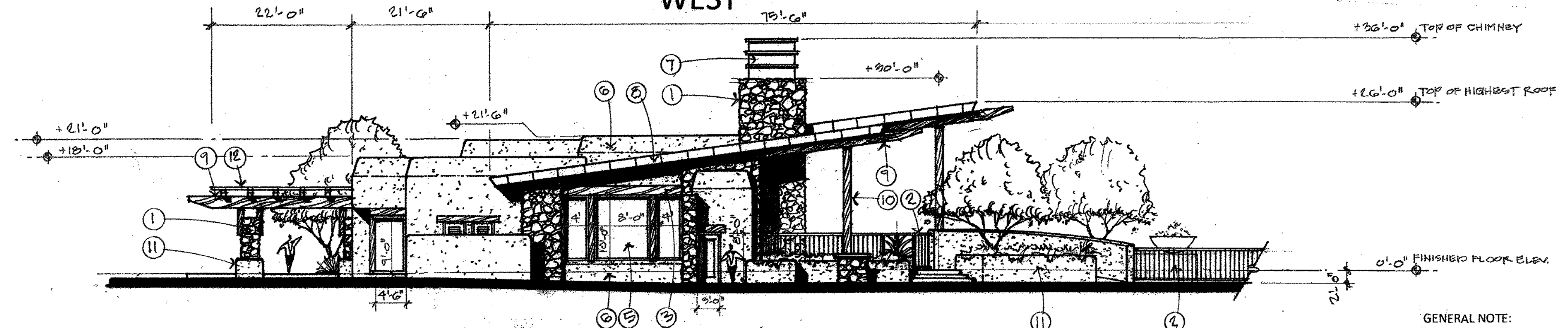
**KEYED NOTES**

1. THIN CUT NATURAL STONE – TANS AND BROWNS
2. PAINTED STEEL FENCING/GATES – NATURAL RUST COLOR
3. STAINED WOOD HEADER – DARK BROWN
4. PRE-FINISHED CORRUGATED SHEET METAL ROOFING – NATURAL RUST COLOR
5. INSULATED LOW-E GLAZING IN DARK BRONZE ALUM. FRAMES. GLASS IS CLEAR NON-TINTED
6. PAINTED INSULATED STUCCO SYSTEM – MEDIUM BROWN
7. PRE-FINISHED SHEET METAL CHIMNEY SHROUD – NATURAL RUST COLOR
8. PRE-FINISHED SHEET METAL FASCIA – NATURAL RUST COLOR
9. STAINED WOOD BEAMS – DARK BROWN
10. STAINED WOOD COLUMNS – DARK BROWN
11. PAINTED STUCCO ON CMU &/OR CONC. – MEDIUM BROWN
12. STAINED WOOD LATTICE – DARK BROWN
13. 1 X 6 T&G SOFFIT – LIGHT BROWN
14. SLIDING GLASS WALL. INSULATED LOW-E GLAZING IN DARK BRONZE ALUM. FRAMES. GLASS IS CLEAR NON-TINTED.

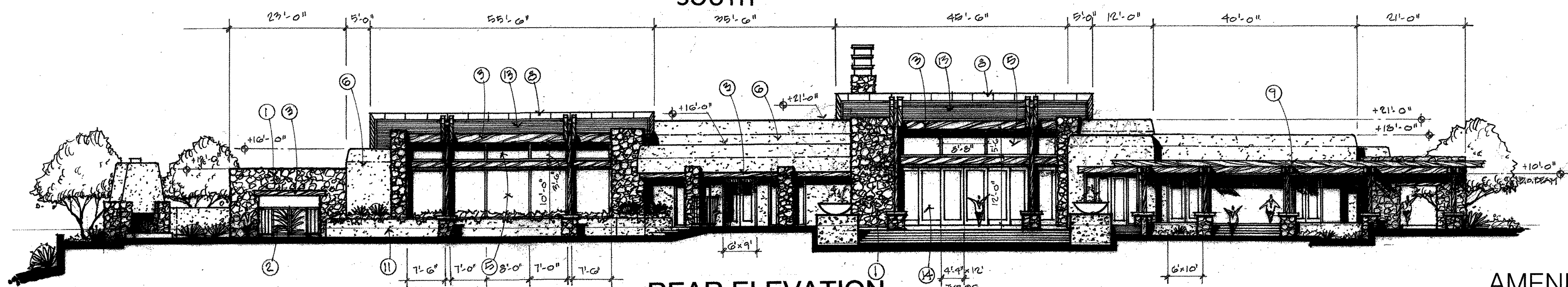
GENERAL NOTE:  
 • PROVIDE PREFINISHED SHEET METAL FLASHING AT TOPS OF ALL EXPOSED WOOD BEAMS.



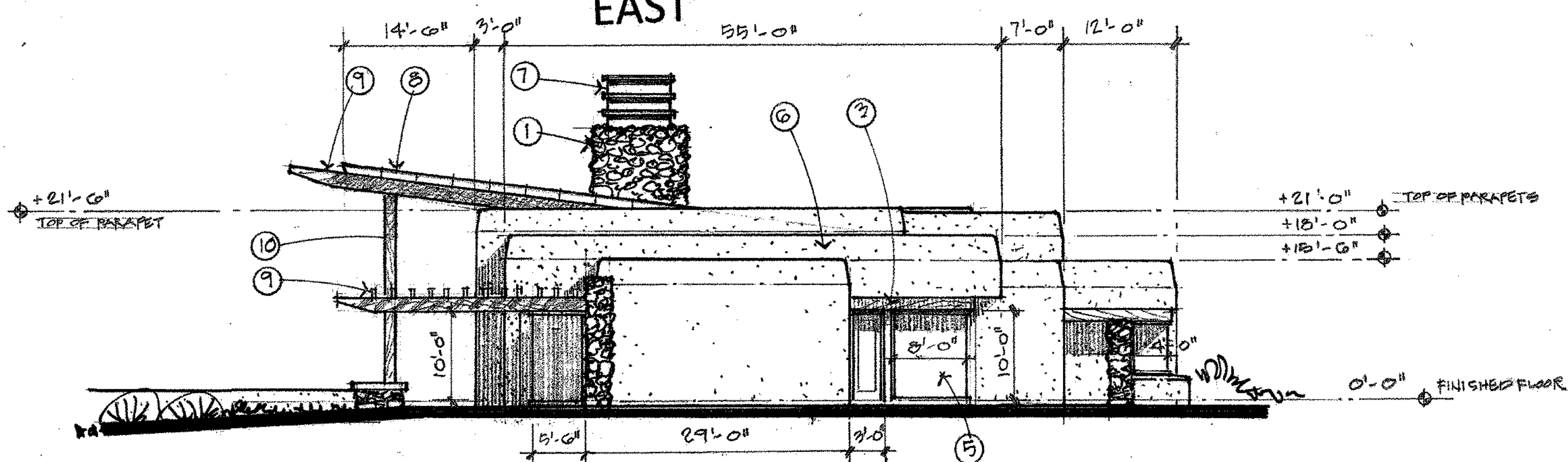
**FRONT ELEVATION WEST**



**RIGHT SIDE ELEVATION SOUTH**



**REAR ELEVATION EAST**



**LEFT SIDE ELEVATION NORTH**

**AMENITY CENTER  
 DEL WEBB @ MIREHAVEN**

Site Plan for Building Permit

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

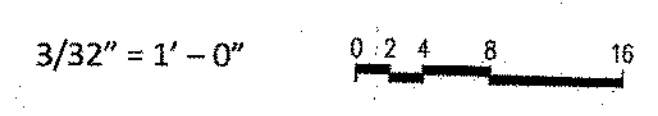


SHJ Studio  
 1110 E. Missouri Ave #380  
 Phoenix, AZ 85014

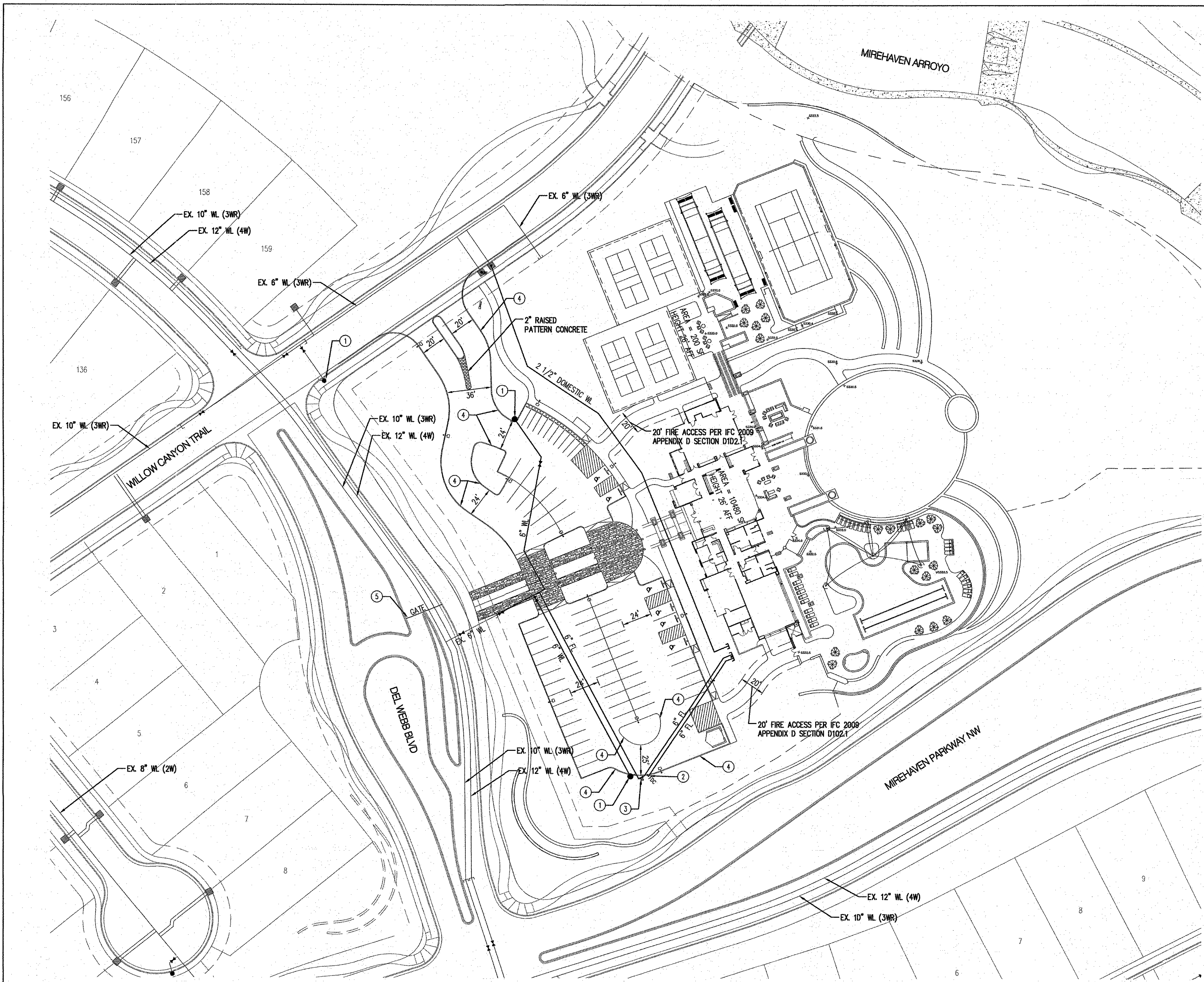
Bohannon Huston, Inc  
 7500 Jefferson St NE  
 Albuquerque, NM 87109

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

**EXTERIOR ELEVATIONS**



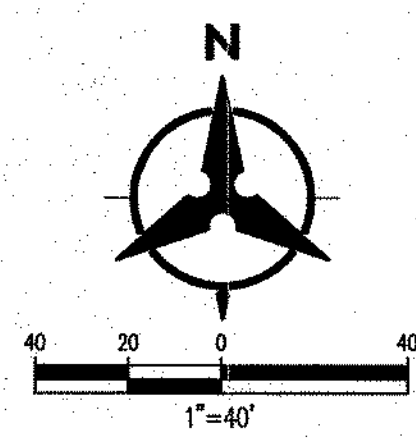




- KEYED NOTES**
1. FIRE HYDRANT
  2. FIRE DEPARTMENT CONNECTION (FDC)
  3. POST INDICATOR VALVE (PIV)
  4. FIRE LANE DESIGNATION -- PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
  5. KNOX BOX LOCATION

**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



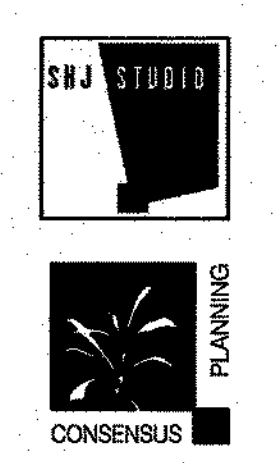
AFD PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 SIGNATURE & DATE 05/07/15

# AMENITY CENTER DEL WEBB @ MIREHAVEN

## FIRE 1 PLAN

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

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**Bohannon & Huston**

**Bohannon & Huston**  
 www.bhinc.com 800.877.5332

SHEET OF  
 May 7, 2015

Thu, 7-May-2015 - 11:18:am, Plotted by: AROMERO  
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