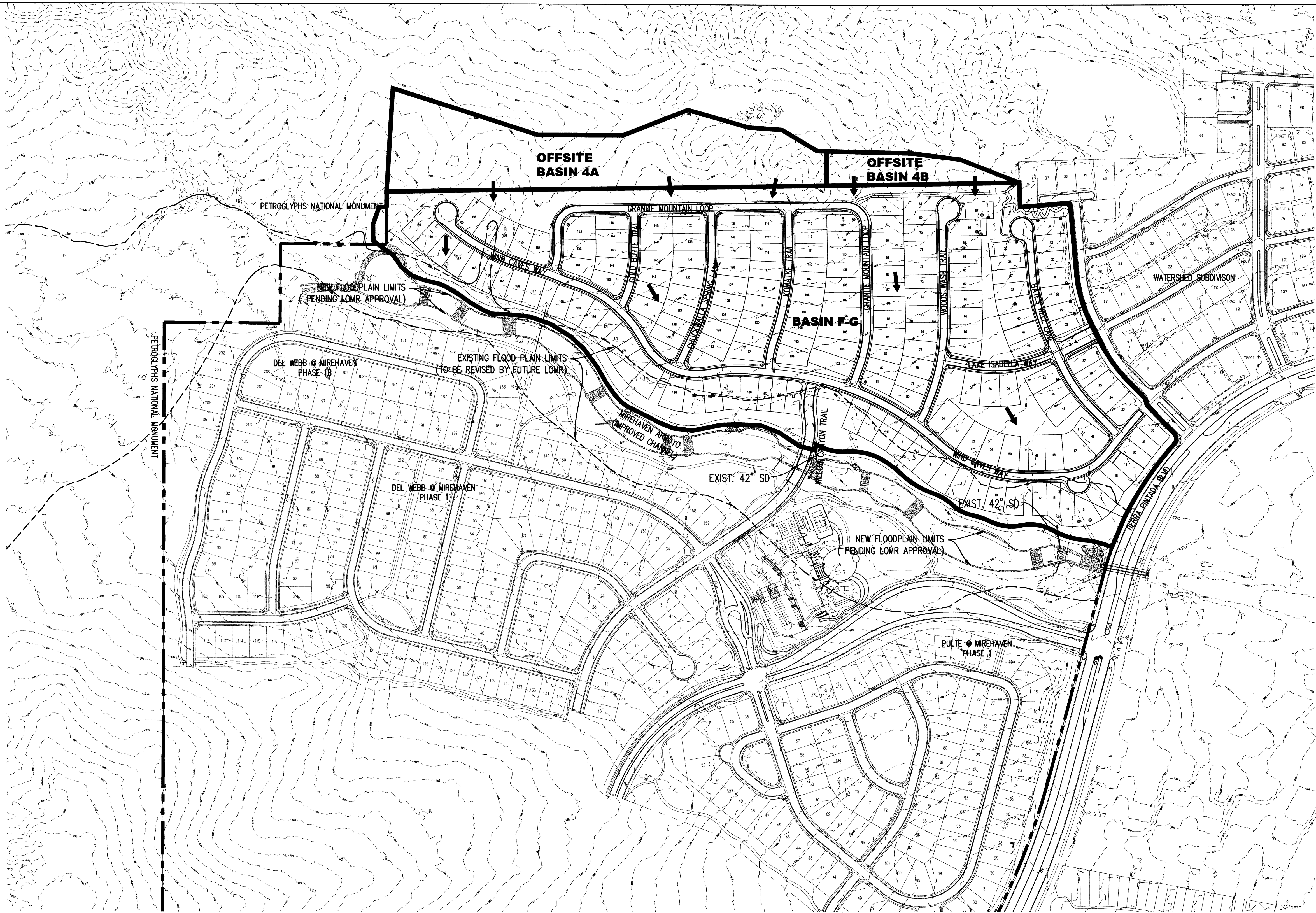


DEL WEBB @ MIREHAVEN PHASE 2

EXISTING BASINS MAP

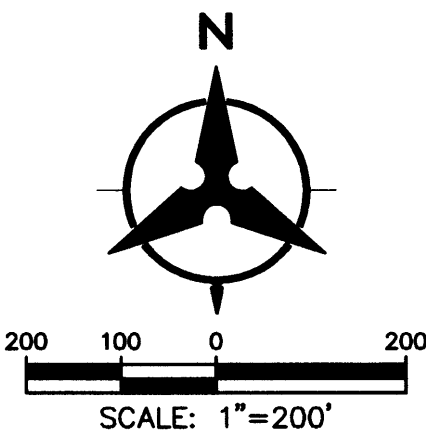
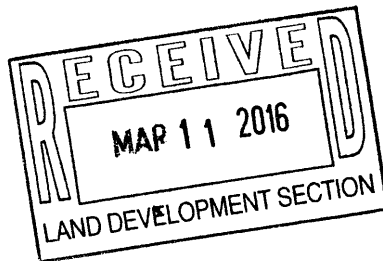
NOVEMBER, 2015



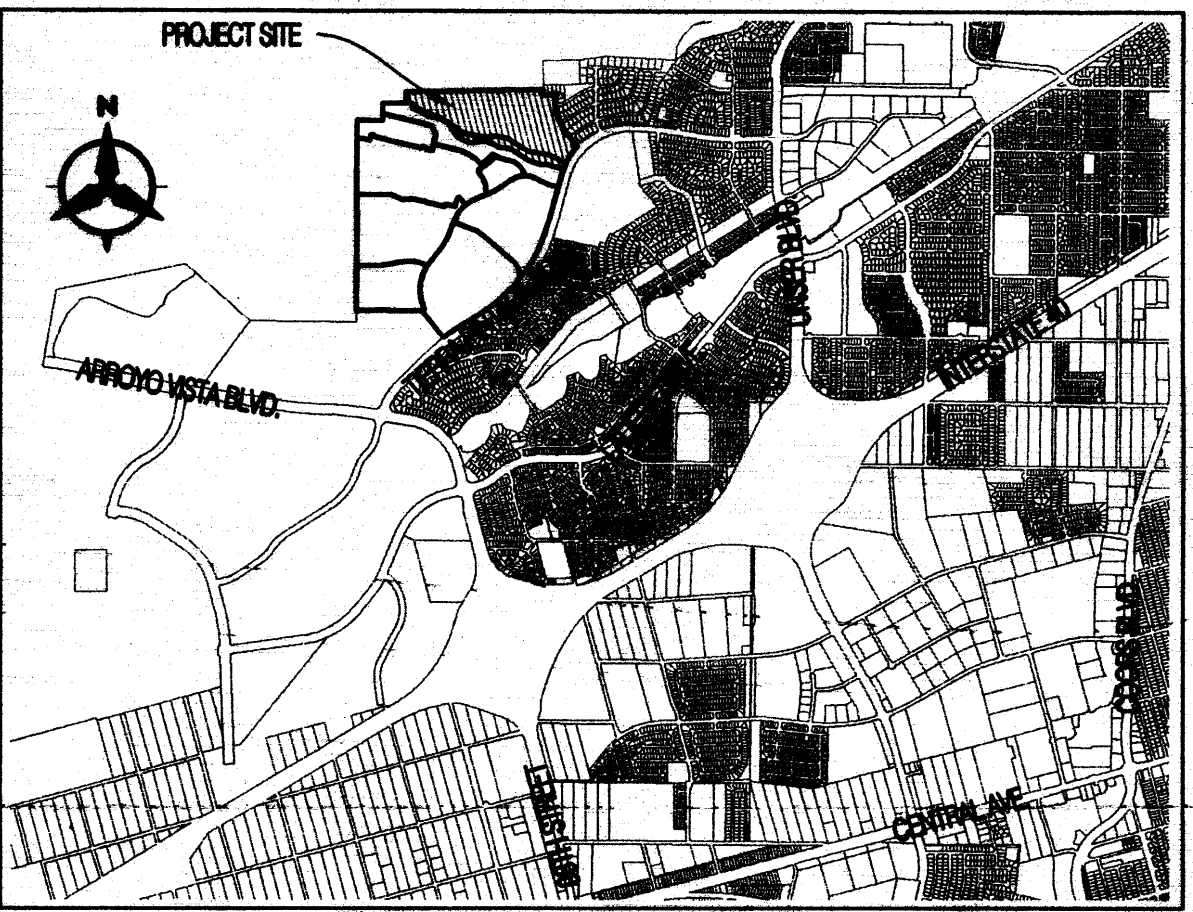
LEGEND

- BASIN BOUNDARY
- FLOW ARROW
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

EXISTING BASIN SUMMARY							
BASIN	AREA	% LAND TREATMENT				DISCHARGE (CFS)	VOLUME (AC-FT)
I.D.	(AC)	A	B	C	D	100YR	
F-G	55.22	80.00%	10.00%	10.00%	0.00%	84.04	2.38
OFFSITE 4A	9.80	SEE MASTER DRAINAGE PLAN				17.30	0.49
OFFSITE 4B	1.10	SEE MASTER DRAINAGE PLAN				1.90	0.06
TOTAL	66.12					103.24	2.93



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:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
2. 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".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. 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

Saron M. Rasmussen P.S. 12/9/15
CITY SURVEYOR DATE

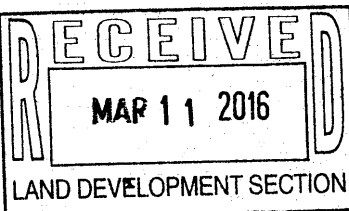
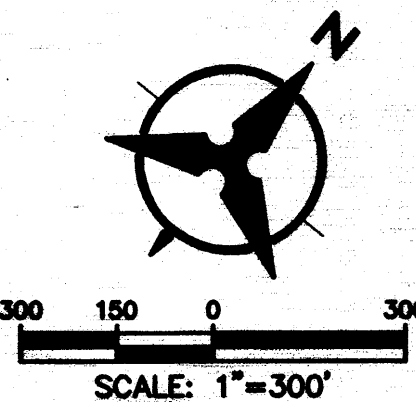
OWNER:
WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: GARRETT DEVELOPMENT CORPORATION, AGENT

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

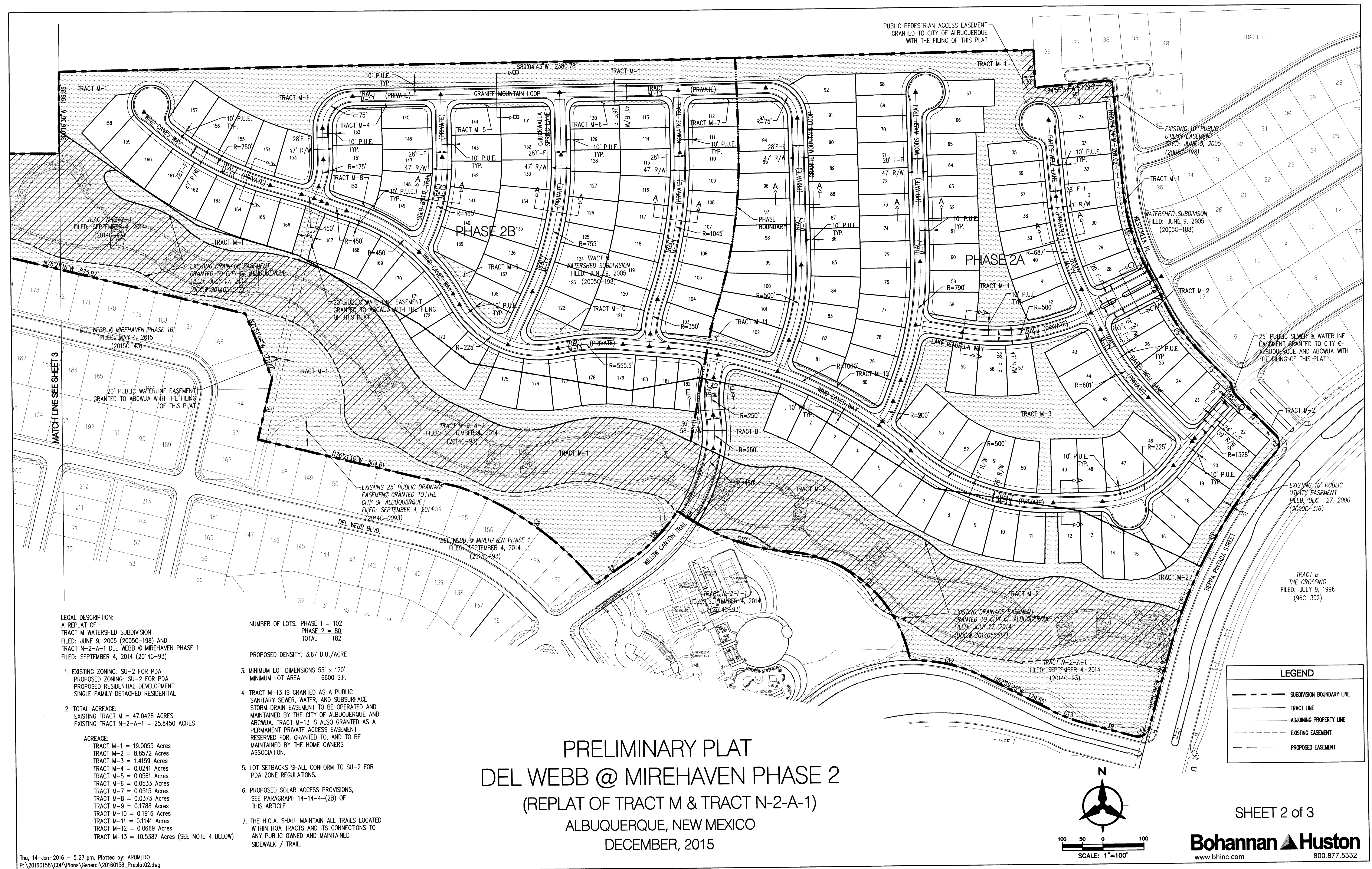
DATE: 12/9/15

LEGEND

- SUBDIVISION BOUNDARY LINE
- TRACT LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT
- ▨ PROJECT SITE



SHEET 1 of 3



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)

1. EXISTING ZONING: SU-2 FOR PDA
PROPOSED ZONING: SU-2 FOR PDA
PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. 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 = 0.1916 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

3. MINIMUM LOT DIMENSIONS 55' x 120'
MINIMUM LOT AREA 6600 S.F.

4. 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 AND
ABQWUA. 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.

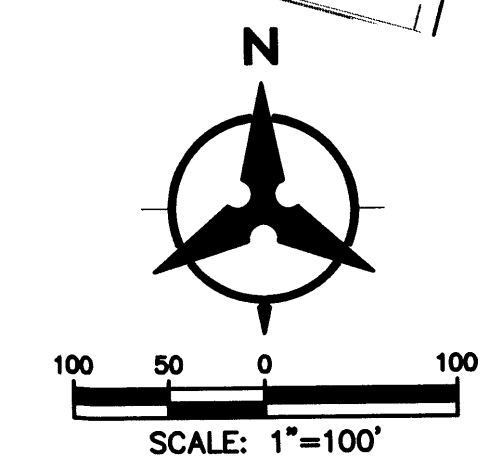
5. LOT SETBACKS SHALL CONFORM TO SU-2 FOR
PDA ZONE REGULATIONS.

6. PROPOSED SOLAR ACCESS PROVISIONS,
SEE PARAGRAPH 14-14-4-(2B) OF
THIS ARTICLE

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED
WITHIN HOA TRACTS AND ITS CONNECTIONS TO
ANY PUBLIC OWNED AND MAINTAINED
SIDEWALK / TRAIL.

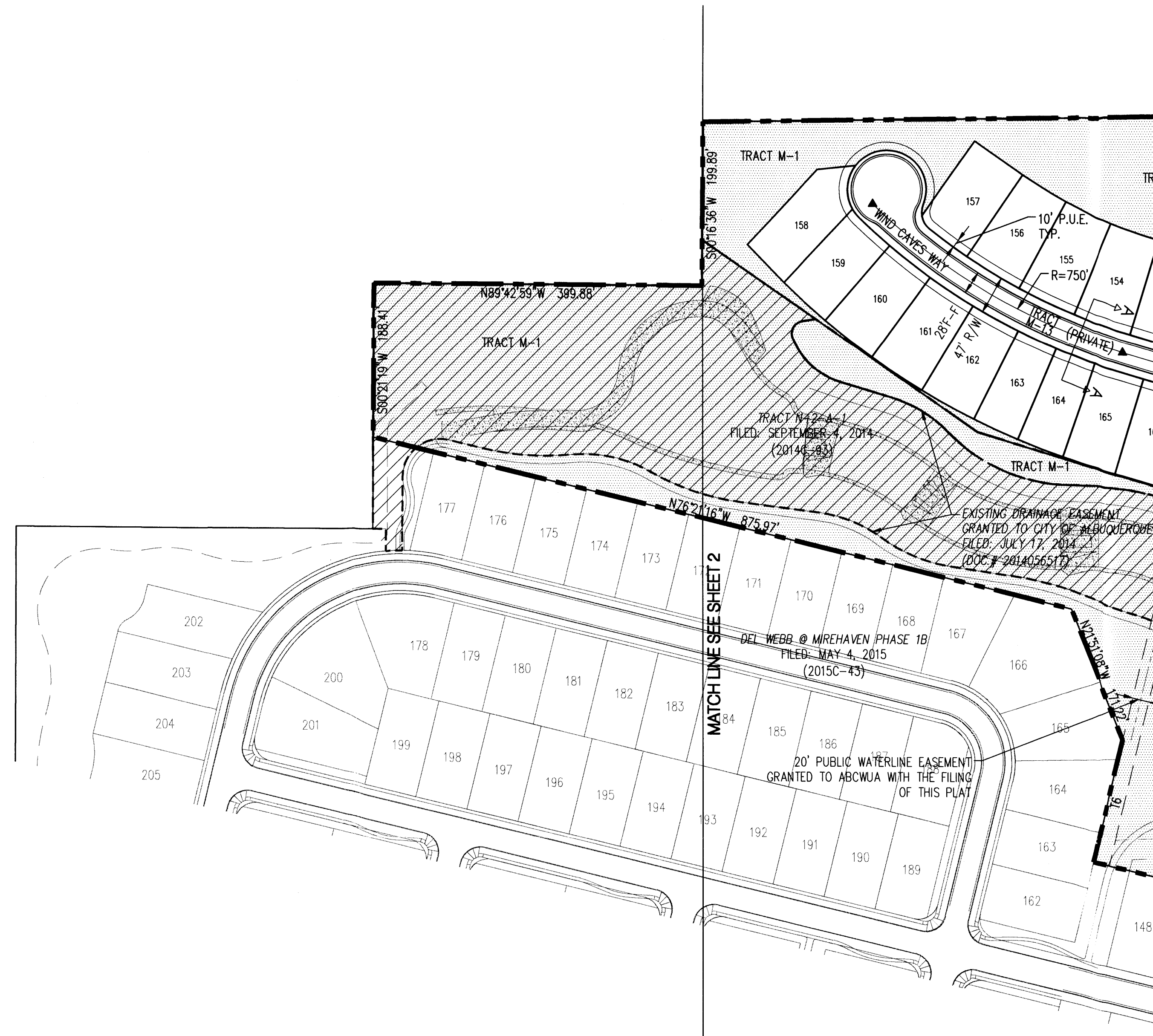
PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 2
(REPLAT OF TRACT M & TRACT N-2-A-1)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2015

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT



SHEET 2 of 3

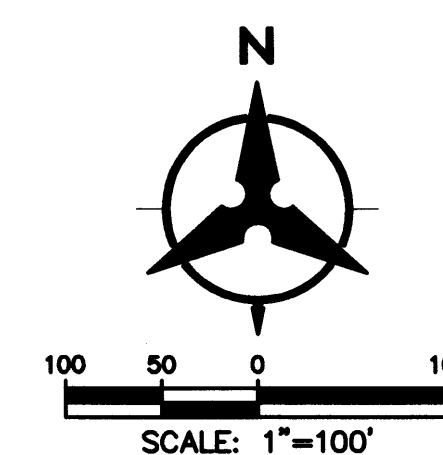
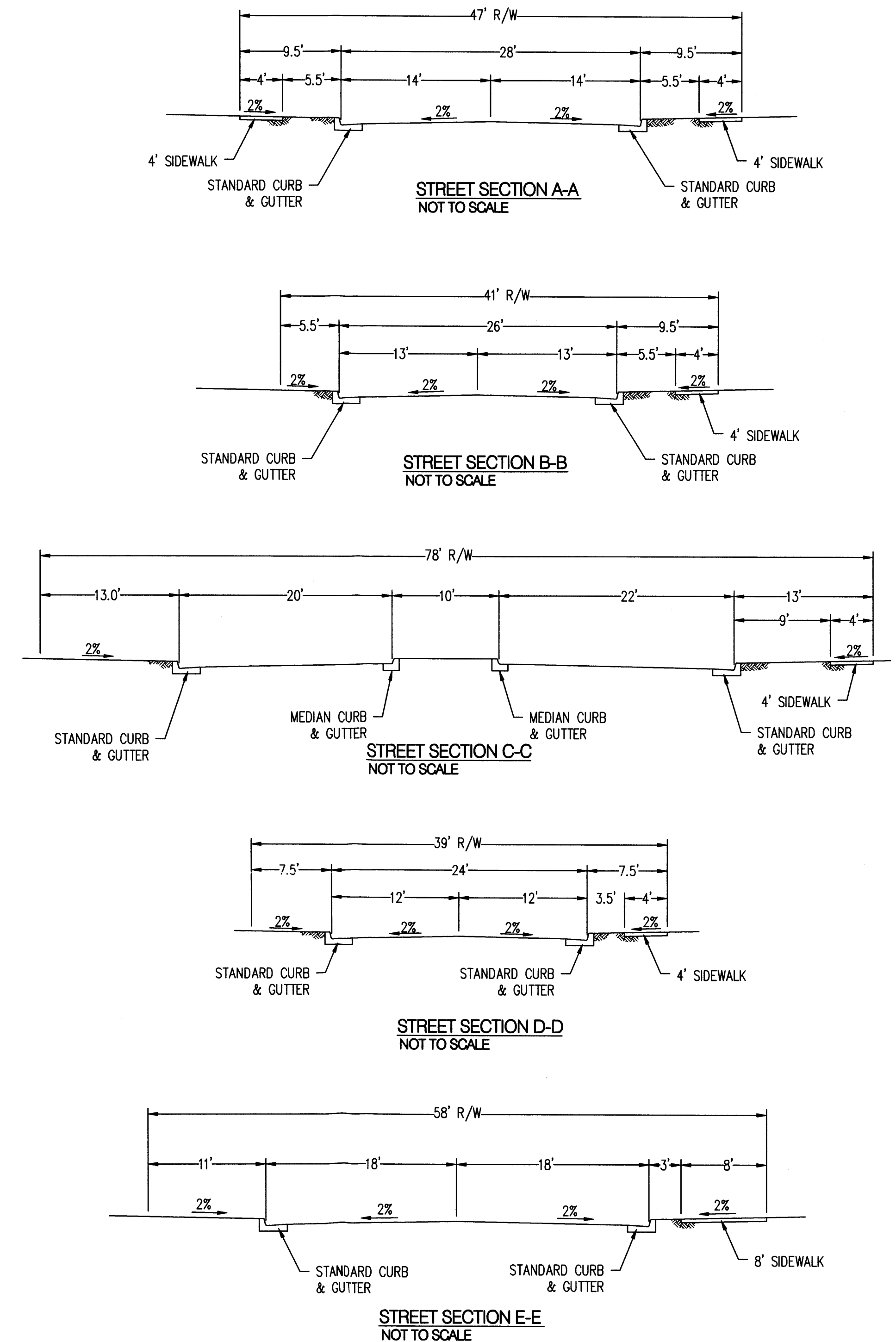
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Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°50'32"	96.98'	193.57'	1254.32'	193.38'	N21°24'21"E
C2	07°16'53"	79.66'	159.11'	1252.00'	159.00'	N29°28'39"E
C3	08°51'05"	89.24'	178.12'	1153.00'	177.95'	N37°32'38"E
C4	86°09'25"	28.05'	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'

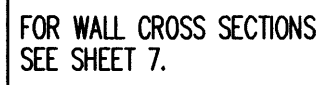
PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 2
(REPLAT OF TRACT M & TRACT N-2-A-1)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2015



LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

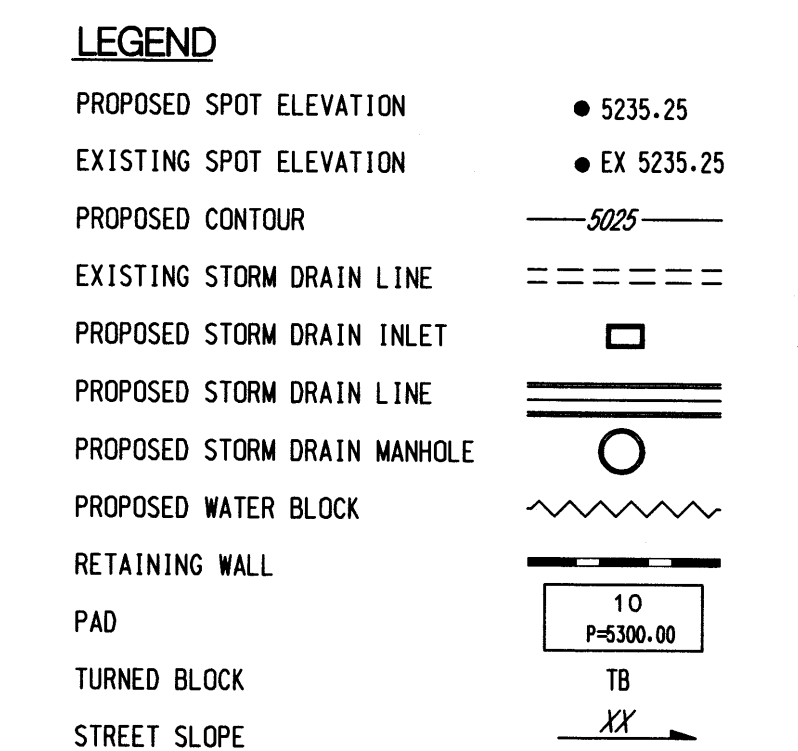
SHEET 3 of 3

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FRONT YARD POND DETAIL
FOR LOTS DRAINING FORWARD

NOT TO SCALE

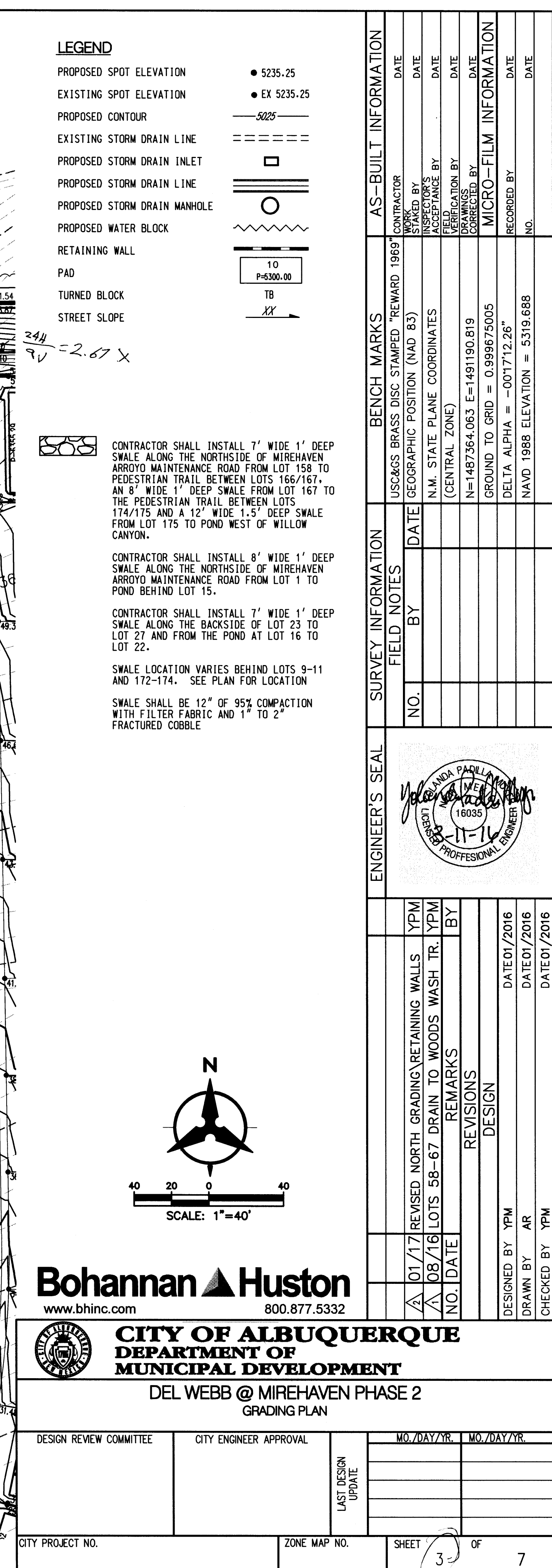


 **CITY OF ALBUQUERQUE**
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2 GRADING PLAN				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET	OF
			2	7

ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
	N.O.	FIELD NOTES BY DATE		CONTRACTOR STARTED BY ACCEPTANCE BY FIELD DRAWINGS CORRECTED BY	DATE DATE DATE DATE DATE
			USCAGS BRASS DISC STAMPED "REWARD 1968"		
			GEOGRAPHIC POSITION (NAD 83)		
			N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		
			N=1487364.063 E=1491190.819 GROUND TO GRID = 0.999675005 DELTA ALPHA = -0071712.28" NAVD 1988 ELEVATION = 5319.688		

[illegible]





- 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 XX

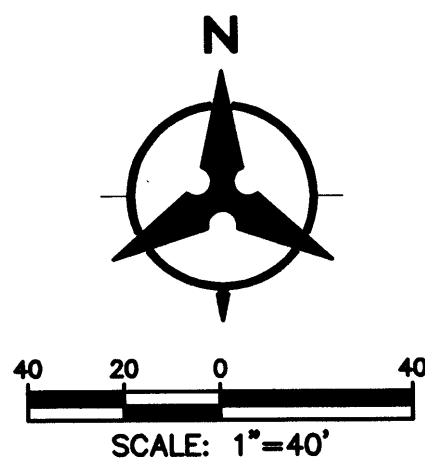
CONTRACTOR SHALL INSTALL 7" WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167, AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12' WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

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SWALE LOCATION VARIES BEHIND LOTS 9-11 AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE



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		CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
DEL WEBB @ MIREHAVEN PHASE 2 GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
LAST DESIGN UPDATE		MO./DAY/YR.	
CITY PROJECT NO.		ZONE MAP NO.	SHEET 4 OF 7

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		USC&GS BRASS DISC STAMPED "REWARD 1969"		CONTRACTOR	
NO. DATE		BY DATE		GEOGRAPHIC POSITION (NAD 83)		STAMPED BY DATE	
REVISIONS		REMARKS		N.M. STATE PLANE COORDINATES		INSPECTOR'S	
DESIGN		BY		(CENTRAL ZONE)		FIELD	
DATE01/2016		DATE01/2016		VERIFICATION BY DATE		CORRECTED BY DATE	
DRAWN BY YPM		CHECKED BY YPM		GROUND TO GRID = 0.998675005		MICRO-FILM INFORMATION	
DATE01/2016		DATE01/2016		DELTA ALPHA = -0.0171226"		RECORDED BY DATE	
CHECKED BY YPM		DATE01/2016		NAVD 1988 ELEVATION = 5319.688		NO.	



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 [Hatched Box]
PAD 10
TURNED BLOCK TB
STREET SLOPE XY

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167, AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12' WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

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ENGINEER'S SEAL

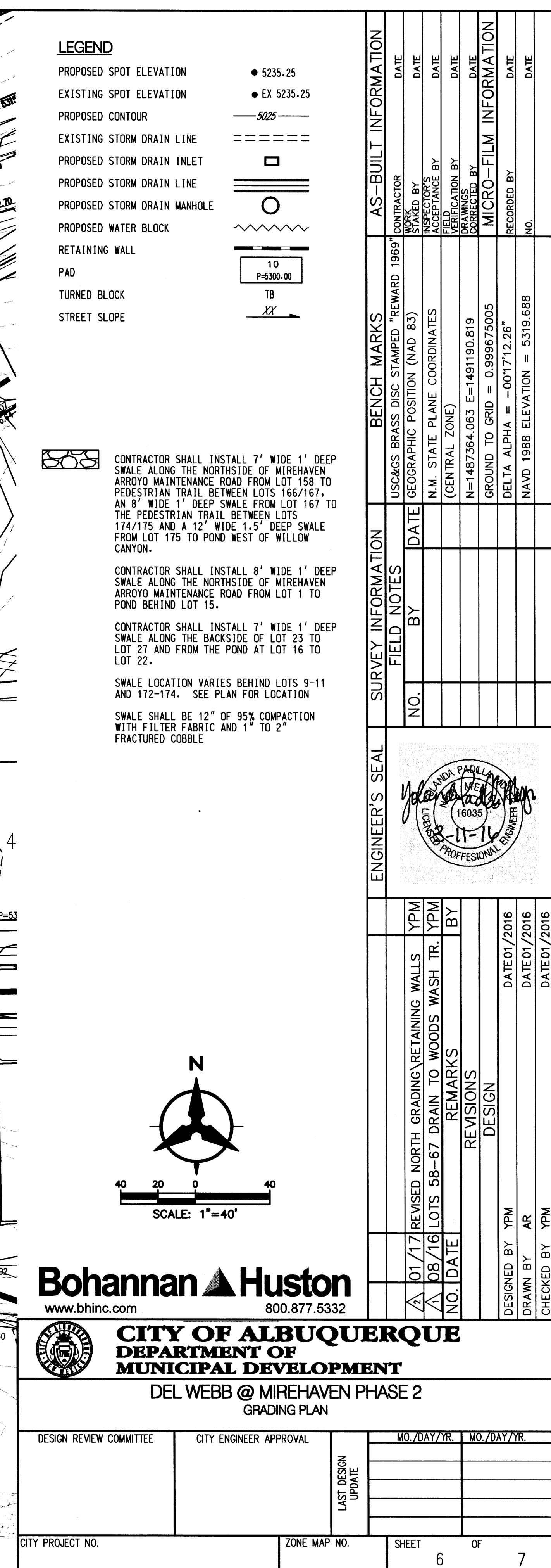
PAULLA
16035
PROFESSIONAL ENGINEER

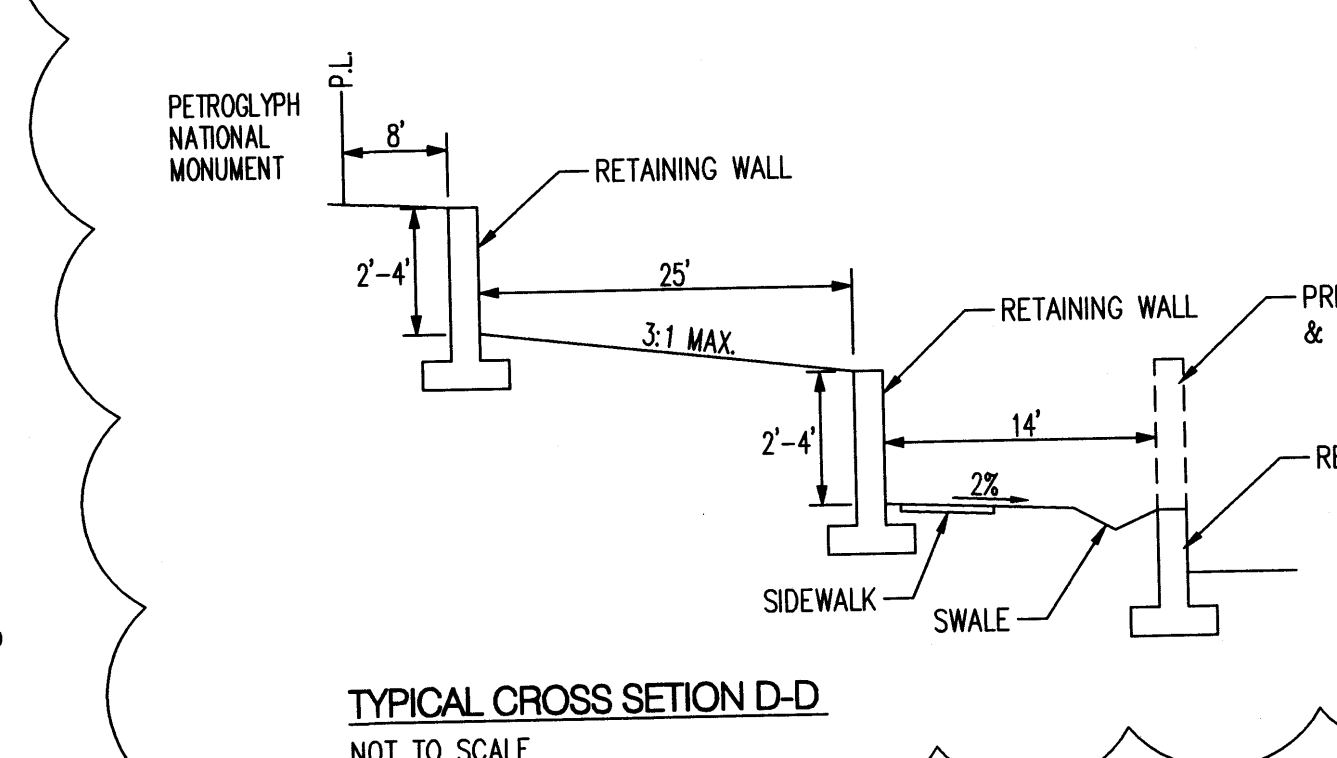
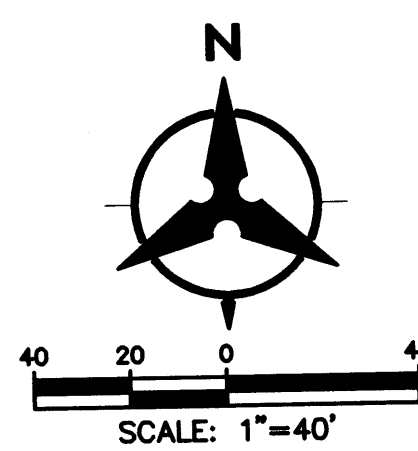
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

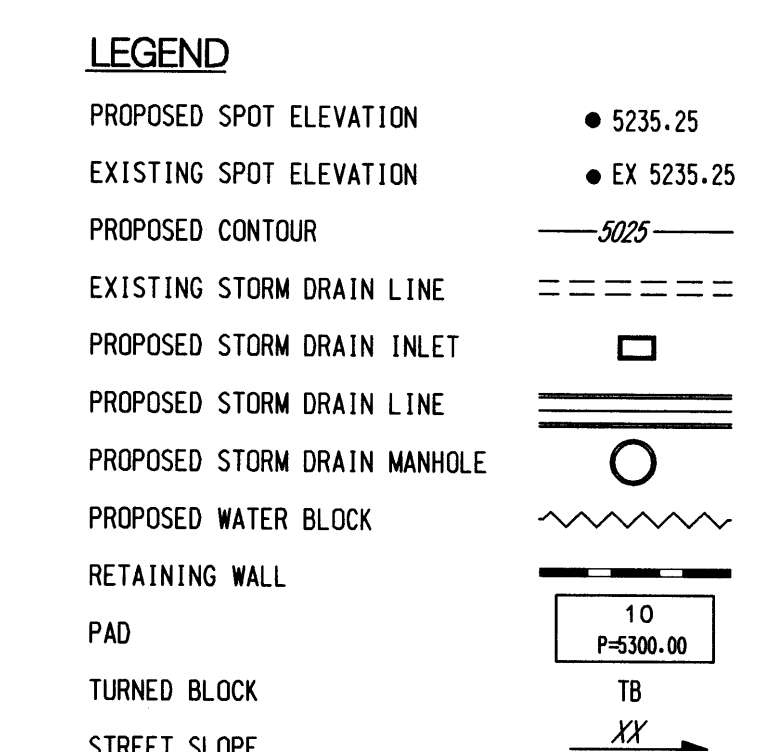
QTY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		5	7





CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

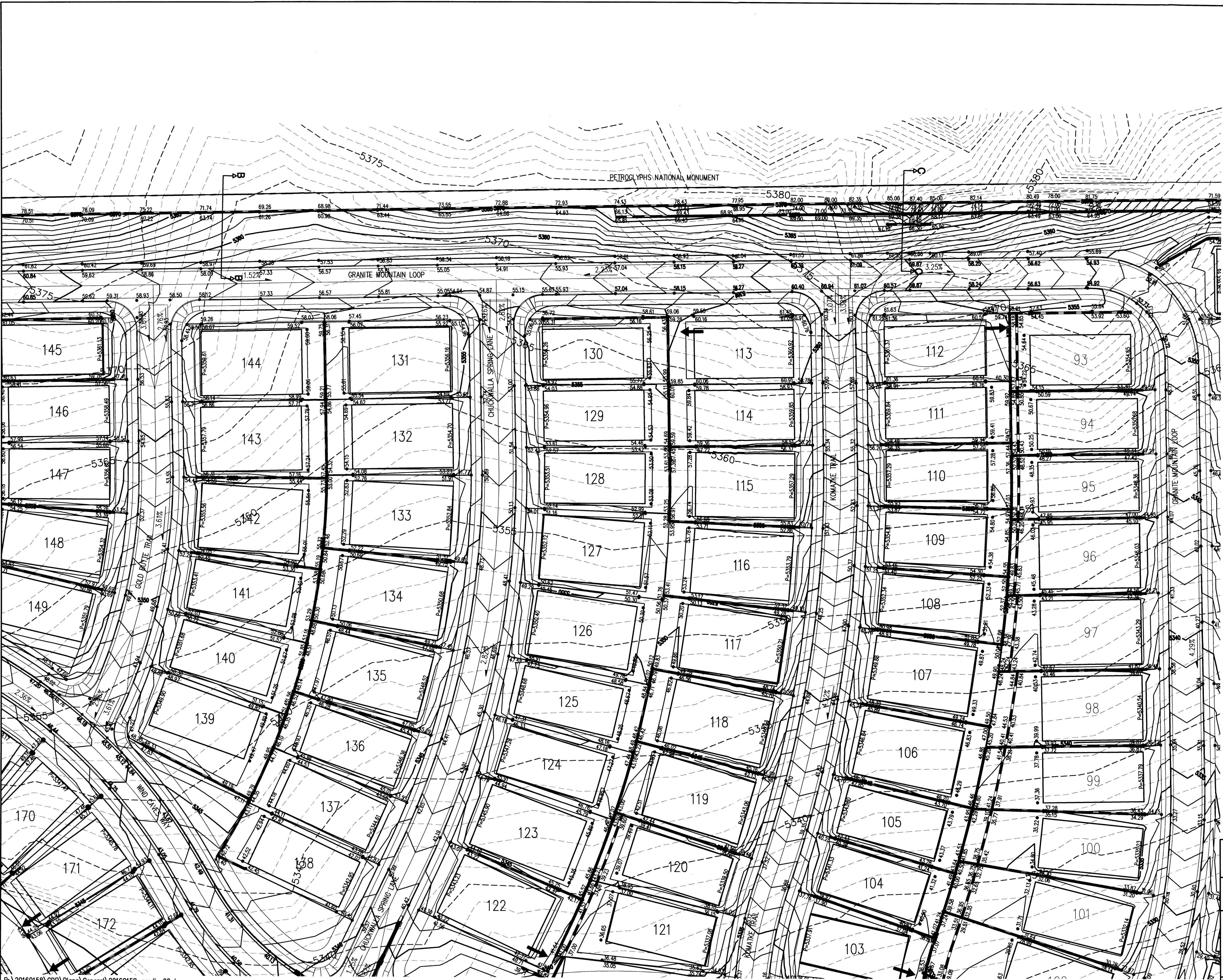
DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		2	7

ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
	FIELD NOTES	DATE	USCAGS BRASS DISC STAMPED	REWARD 1969*	CONTRACTOR	DATE
	NO.	BY	GEOGRAPHIC POSITION (NAD 83)	STAKED BY	DATE	
			N.M. STATE PLANE COORDINATES	INSPECTOR'S	DATE	
			(CENTRAL ZONE)	FIELD	DATE	
				VERIFICATION BY	DATE	
				CORRECTED BY	DATE	
			MICRO-FILM INFORMATION			
			GROUND TO GRID = 0.999675005	RECORDED BY	DATE	
			DELTA ALPHA = -0071712.26"			
			NAVD 1988 ELEVATION = 5319.688	NO.	DATE	

[illegible]



- LEGEND**
- PROPOSED SPOT ELEVATION: 5235.25
 - EXISTING SPOT ELEVATION: EX 5235.25
 - PROPOSED CONTOUR: 5225
 - EXISTING STORM DRAIN LINE: ---
 - PROPOSED STORM DRAIN INLET: [Symbol]
 - PROPOSED STORM DRAIN LINE: [Symbol]
 - PROPOSED STORM DRAIN MANHOLE: [Symbol]
 - PROPOSED WATER BLOCK: [Symbol]
 - RETAINING WALL: [Symbol]
 - PAD: 10 P=5300.00
 - TURNED BLOCK: TB
 - STREET SLOPE: X.Y%

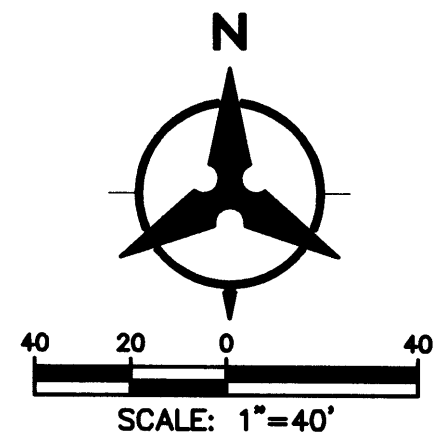
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SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE



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		CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT DEL WEBB @ MIREHAVEN PHASE 2 GRADING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	MO. / DAY / YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.		ZONE MAP NO.	SHEET 3 OF 7



- 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 — — — — —
 - PAD 10 P=5300.00
 - TURNED BLOCK TB
 - STREET SLOPE XX'

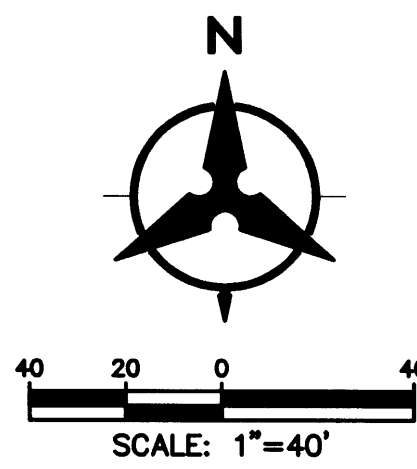
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		CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
DEL WEBB @ MIREHAVEN PHASE 2 GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.		ZONE MAP NO.	SHEET 4 OF 7

P:\20160158\CDP\Plans\General\20160158_grading02-rev.dwg
Thu, 4-Aug-2016 4:24:pm, Plotted by: ENEWMAN

BHI JOB NO. 20160158



- 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 [Pattern]
 - PAD [Pattern]
 - TURNED BLOCK TB
 - STREET SLOPE XY

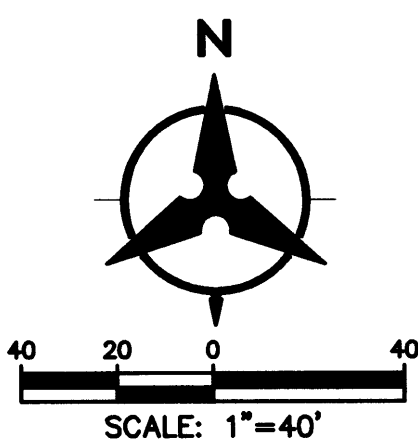
CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167. AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12' WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 8' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE BACKSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

SWALE LOCATION VARIES BEHIND LOTS 9-11 AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE



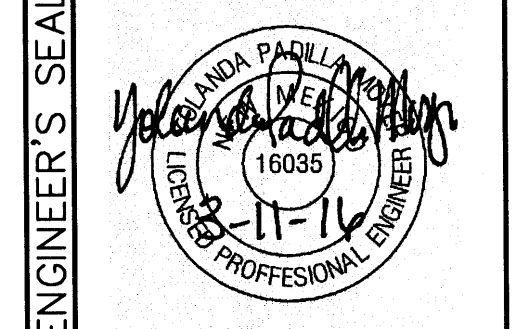
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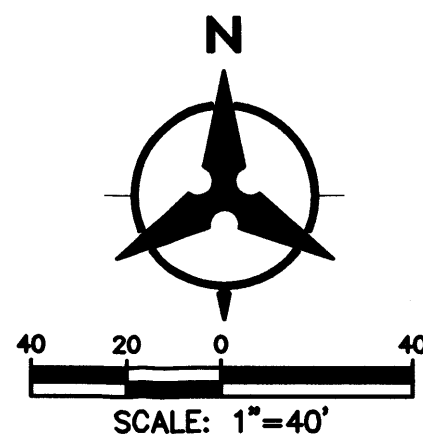
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

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

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	US&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE
NO.	BY	DATE	GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S	DATE
NO.	BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	ACCEPTANCE BY	DATE
NO.	BY	DATE	N=1487364.063 E=149190.819	DRAWN BY	DATE
NO.	BY	DATE	GROUND TO GRID = 0.999675005	MICRO-FILM INFORMATION	DATE
NO.	BY	DATE	DELTA ALPHA = -007712.26"	RECORDED BY	DATE
NO.	BY	DATE	NAVD 1988 ELEVATION = 5319.688	NO.	DATE





BHI JOB NO. 20160158

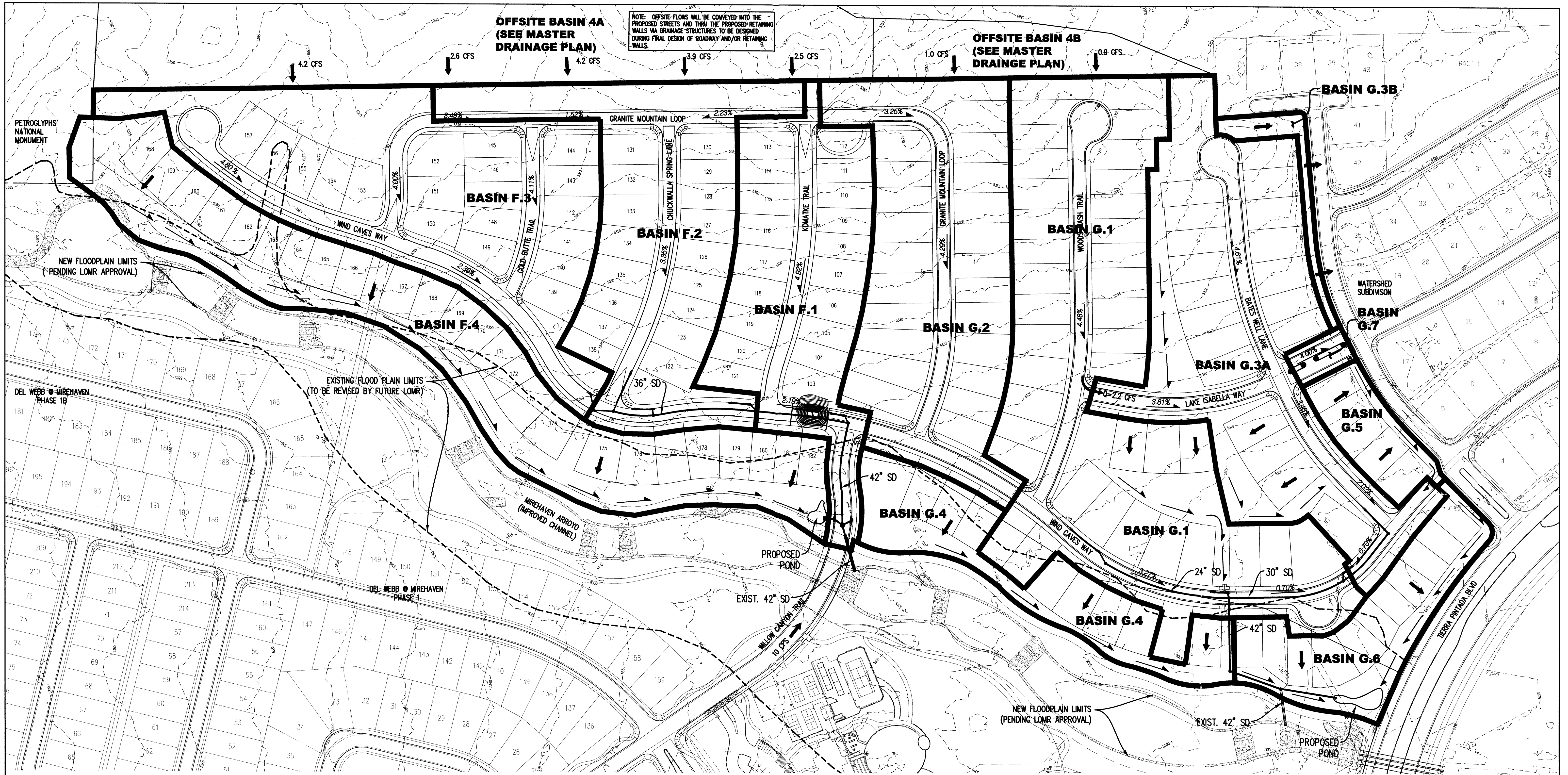


SWALE SHALL BE 12" OF 95% COMPACTION
WITH FILTER FABRIC AND 1" TO 2"
FRACTURED COBBLE

①. PRIVACY WALL HEIGHT WILL BE 4'-5' IF PRIVATE SIDE GRADE IS HIGHER (4' MAX) THAN ADJACENT PUBLIC SIDE GRADE, FOR A TOTAL OF 8' MAX WALL FROM THE PUBLIC SIDE. PRIVACY WALL WILL BE 6' MAX. IF PRIVATE SIDE GRADE IS LOWER THAN ADJACENT PUBLIC GRADE.

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

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



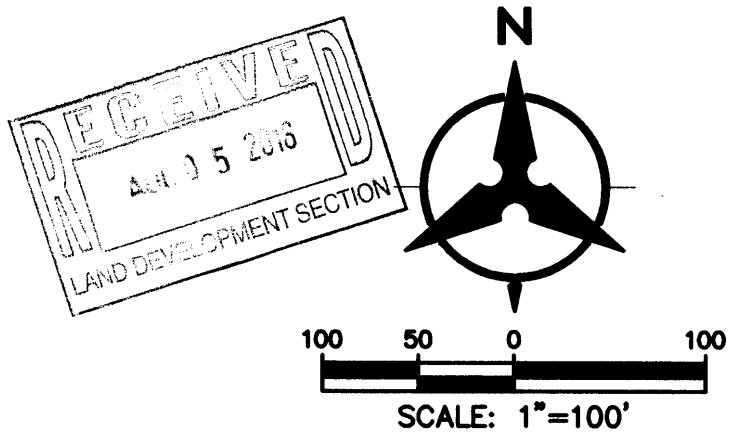
DEVELOPED BASIN SUMMARY							
BASIN I.D.	AREA (AC)	% LAND TREATMENT				DISCHARGE (CFS) 100YR	VOLUME (AC-FT)
F.1	4.99	0.00%	29.00%	29.00%	42.00%	16.2	0.54
F.2	5.83	0.00%	29.00%	29.00%	42.00%	19.0	0.64
F.3	7.58	0.00%	29.00%	29.00%	42.00%	24.7	0.83
F.4	7.05	0.00%	10.00%	40.00%	50.00%	24.9	0.85
G.1	10.23	0.00%	29.00%	29.00%	42.00%	33.3	1.12
G.2	5.97	0.00%	29.00%	29.00%	42.00%	19.4	0.65
G.3A	7.22	0.00%	29.00%	29.00%	42.00%	23.5	0.79
G.3B	0.40	0.00%	0.00%	100.00%	0.00%	1.1	0.03
G.4	2.50	0.00%	10.00%	40.00%	50.00%	8.8	0.30
G.5	0.94	0.00%	29.00%	29.00%	42.00%	3.1	0.10
G.6	2.34	0.00%	29.00%	29.00%	42.00%	7.6	0.26
G.7	0.23	0.00%	10.00%	10.00%	80.00%	0.9	0.03
TOTAL	55.28					182.7	6.1

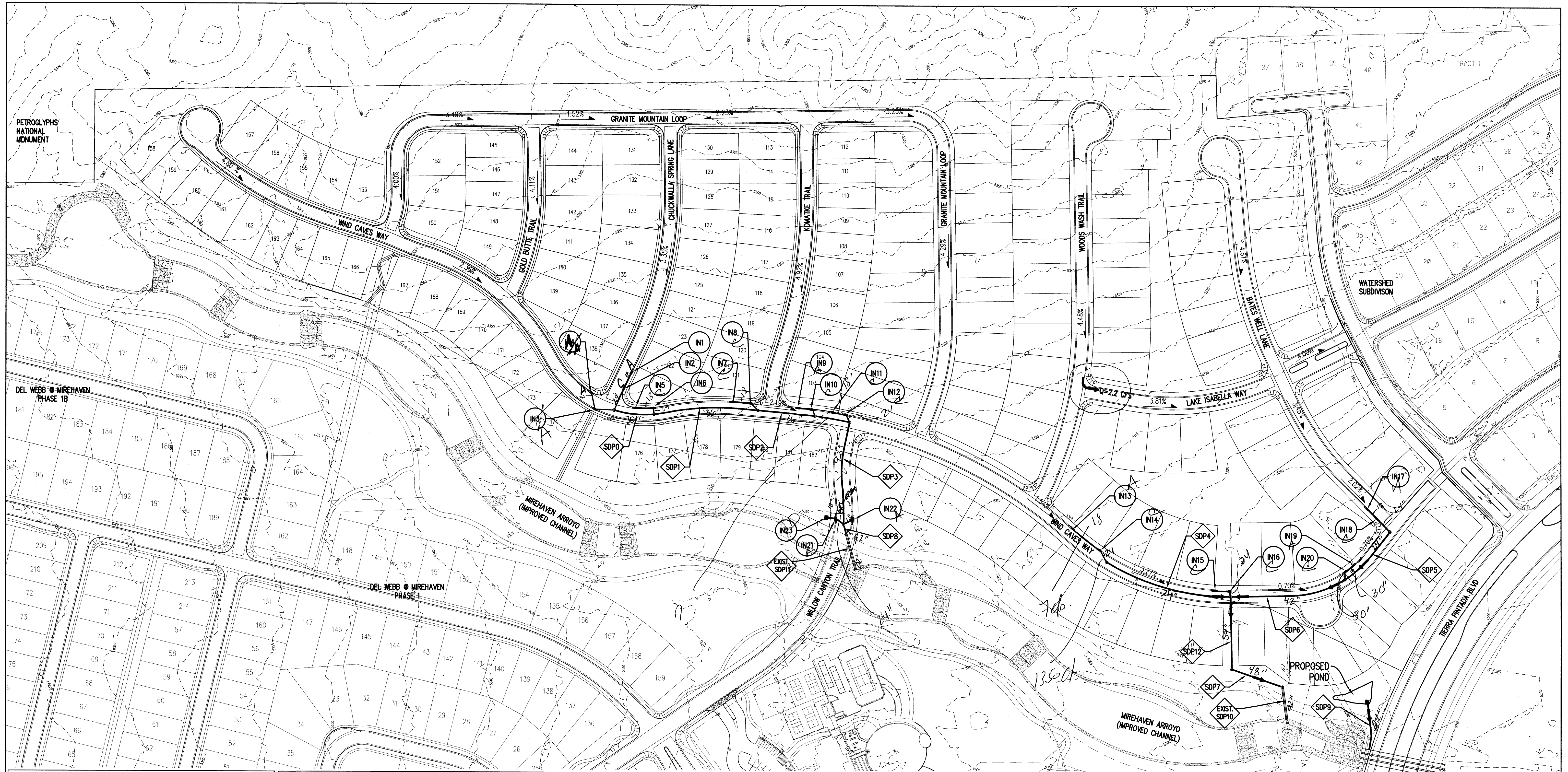
NOTE: ALL BLOCKS DRAIN TOWARD THE FRONT/STREET UNLESS OTHERWISE NOTED BY FLOW ARROW/DIRECTION ABOVE.

DEL WEBB @ MIREHAVEN PHASE 2
PROPOSED BASINS MAP

AUGUST 2016

LEGEND	
BASIN BOUNDARY	—
FLOW ARROW	→
PROPOSED STORM DRAIN	—
EXISTING STORM DRAIN	—
PROPOSED STREET SLOPE OR FLOW PATH	2.19%
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊞





STORM INLET SUMMARY					
IN#	STREET GRADE (%)	UPSTREAM HALF ST FLOW (CFS)	UPSTREAM DEPTH (FT)	INLET TYPE	BYPASS FLOW CAPTURED BY INLET (CFS)
1	3.1%	32.2	0.43	A	7.0
2	3.1%	25.2	0.42	C	7.0
3	2.4%	14.5	0.44	A	6.5
4	2.4%	14.5	0.44	A	6.5
5	2.4%	34.2	0.47	C	7.0
6	2.4%	27.2	0.45	C	7.0
7	2.4%	20.2	0.41	C	6.0
8	2.4%	14.2	0.38	C	4.5
9	2.2%	24.5	0.44	A	6.5
10	2.2%	18.0	0.40	C	5.6
11	2.2%	12.4	0.37	C	4.5
12	2.2%	7.9	0.32	C	4.0
13	1.5%	27.9	0.48	A	7.0

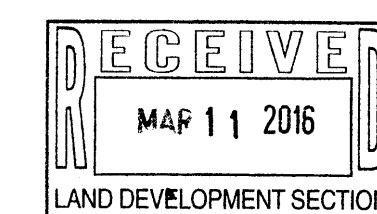
STORM INLET SUMMARY, CONT.					
IN#	STREET GRADE (%)	UPSTREAM HALF ST FLOW (CFS)	UPSTREAM DEPTH (FT)	INLET TYPE	BYPASS FLOW CAPTURED BY INLET (CFS)
14	3.3%	20.9	0.45	C	6.5
15	2.7%	25.6	0.43	C	7.0
16	2.7%	29.8	0.45	C	6.0
17	2.0%	25.7	0.55	A	8.0
18	2.0%	17.7	0.41	C	5.5
19	N/A SUMP	35.1	0.90	A	35.1
20	0.7%	28.8	0.55	C	10.0
21	N/A SUMP	6.1	0.30	A	6.1
22	N/A SUMP	6.1	0.30	A	6.1
23	N/A SUMP	24.9	1.20	D	24.9

STORM DRAIN PIPE SUMMARY				
SDP#	SIZE (IN)	SLOPE (%)	FLOW (CFS)	MAX CAPACITY (CFS)
0	30"	0.8%	27.0	36.7
1	36"	0.8%	41.0	57.8
2	36"	2.2%	51.5	98.9
3	42"	2.0%	72.1	94.3
4	24"	3.4%	13.5	41.5
5	24"	0.2%	13.5	13.5*
6	42"	0.3%	58.6	58.6*
7	48"	0.3%	85.1	85.1*
8	42"	0.6%	109.2	110.2
9	24"	1.0%	16.7	22.4
10	42"	0.6%	85.1	85.1*
11	42"	1.2%	109.2	110.2
12	54"	0.3%	85.1	99.6

* DENOTES PIPE FLOWING UNDER PRESSURE CONDITIONS.

NOTES: 1. ALL INLETS ABOVE ARE SINGLE GRATE EXCEPT INLET 19 WHICH IS A DOUBLE GRATE. INLET 19 HAS CAPACITY OF TWICE THE 100 YEAR FLOW TO ACCOUNT FOR POSSIBLE CLOGGING.
2. ALL CONNECTING PIPES BETWEEN INLETS ARE 18" DIA., EXCEPT PIPE BETWEEN IN19 AND IN20 WHICH IS 30" DIA.
3. ALL LATERAL PIPES CONNECTING INLETS TO MANHOLES ARE 24" DIA., EXCEPT LATERAL TO MANHOLE FROM IN20 WHICH IS 30" DIA.

Fri, 11-Mar-2016 - 2:49:pm, Plotted by: YPADILLA
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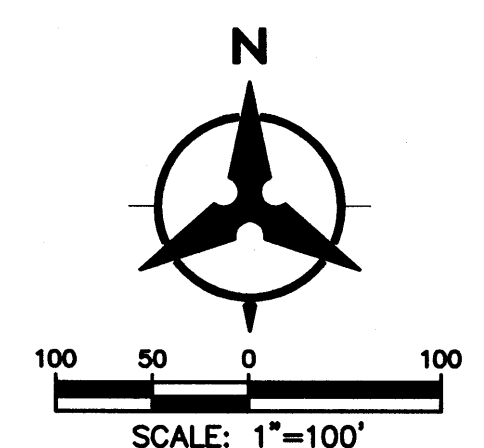


DEL WEBB @ MIREHAVEN PHASE 2 PROPOSED STORM DRAIN NETWORK

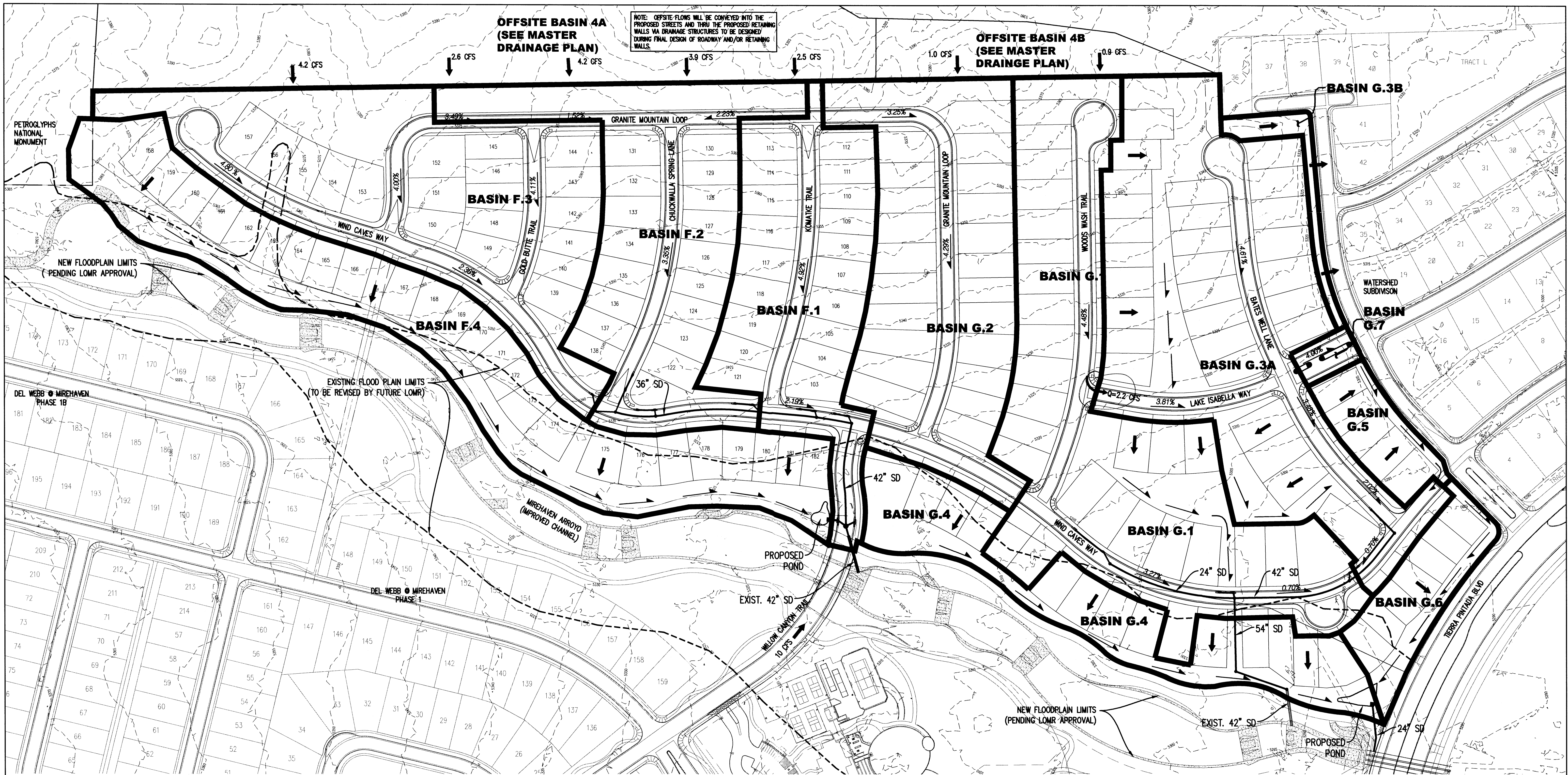
MARCH 2016

LEGEND

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN
- PROPOSED STREET SLOPE
- PROPOSED INLET #
- PROPOSED STORM DRAIN #



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NOTE: OFFSITE FLOWS WILL BE CONVEYED INTO THE PROPOSED STREETS AND THRU THE PROPOSED RETAINING WALLS VIA DRAINAGE STRUCTURES TO BE DESIGNED DURING FINAL DESIGN OF ROADWAY AND/OR RETAINING WALLS.

DEVELOPED BASIN SUMMARY							
BASIN	AREA	% LAND TREATMENT				DISCHARGE (CFS)	VOLUME (AC-FT)
I.D.	(AC)	A	B	C	D	100YR	
F.1	4.99	0.00%	29.00%	29.00%	42.00%	16.2	0.54
F.2	5.63	0.00%	29.00%	29.00%	42.00%	19.0	0.64
F.3	7.58	0.00%	29.00%	29.00%	42.00%	24.7	0.83
F.4	7.05	0.00%	10.00%	40.00%	50.00%	24.9	0.85
G.1	10.23	0.00%	29.00%	29.00%	42.00%	33.3	1.12
G.2	5.97	0.00%	29.00%	29.00%	42.00%	19.4	0.65
G.3A	7.22	0.00%	29.00%	29.00%	42.00%	23.5	0.79
G.3B	0.40	0.00%	0.00%	100.00%	0.00%	1.1	0.03
G.4	2.50	0.00%	10.00%	40.00%	50.00%	8.8	0.30
G.5	0.94	0.00%	29.00%	29.00%	42.00%	3.1	0.10
G.6	2.34	0.00%	29.00%	29.00%	42.00%	7.6	0.26
G.7	0.23	0.00%	10.00%	10.00%	80.00%	0.9	0.03
TOTAL	55.28					182.7	6.1

NOTE: ALL BLOCKS DRAIN TOWARD THE FRONT/STREET UNLESS OTHERWISE NOTED BY FLOW ARROW/DIRECTION ABOVE.

DEL WEBB @ MIREHAVEN PHASE 2
PROPOSED BASINS MAP

MARCH 2016

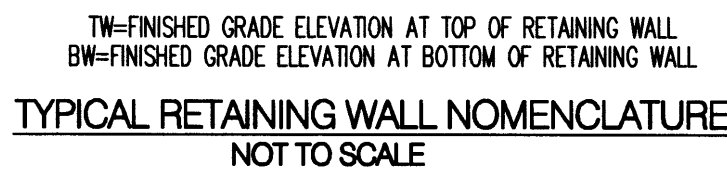
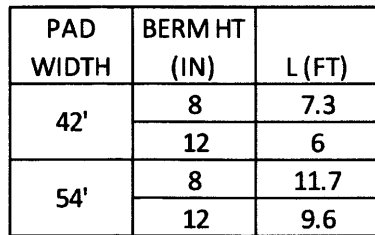
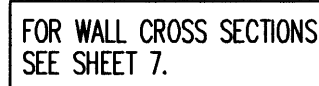
LEGEND

- BASIN BOUNDARY
- FLOW ARROW
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STREET SLOPE OR FLOW PATH
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

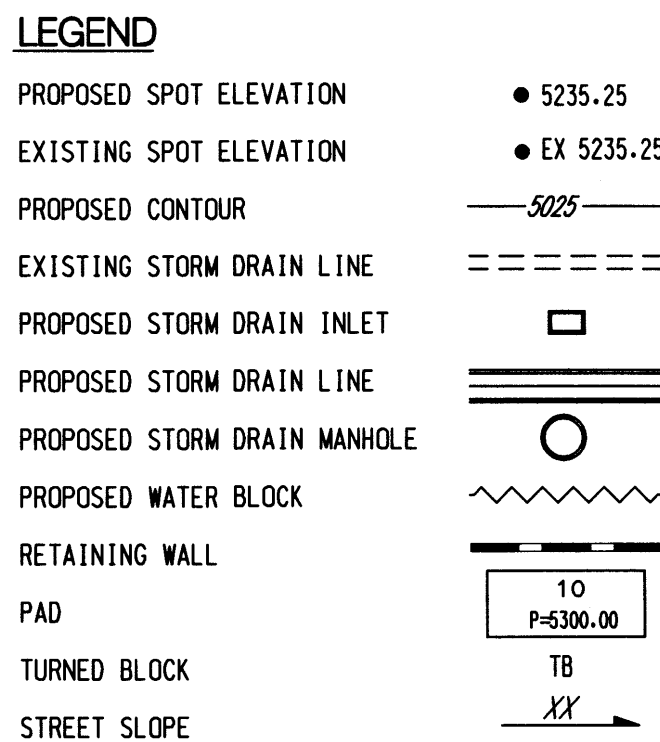
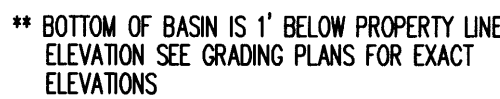
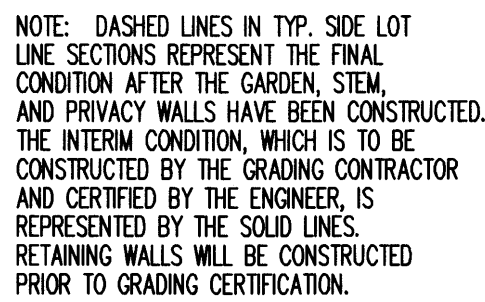
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MAR 11 2016
LAND DEVELOPMENT SECTION

N

100 50 0 100
SCALE: 1"=100'



(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.



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 WITHIN THE CONSTRUCTION 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.

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR MUST 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 XENOVINARY 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 MEETING 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 $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
11. ALL SLOPE ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

[illegible]

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Tue, 15-Mar-2016 - 4:43:pm, Plotted by: YPADILLA

BHI JOB NO. 20160158

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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	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: — 5025
 - EXISTING STORM DRAIN LINE: — — — —
 - PROPOSED STORM DRAIN INLET: □
 - PROPOSED STORM DRAIN LINE: — — — —
 - PROPOSED STORM DRAIN MANHOLE: ○
 - PROPOSED WATER BLOCK: — — — —
 - RETAINING WALL: — — — —
 - PAD: 10 P=5300.00
 - TURNED BLOCK: TB
 - STREET SLOPE: XX

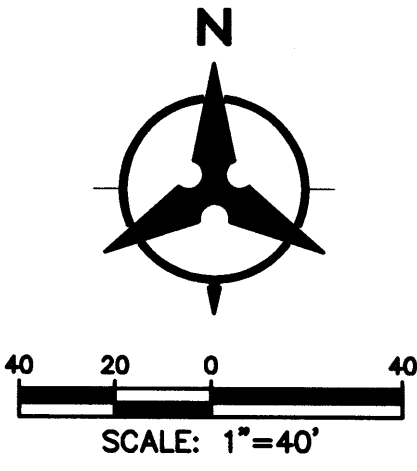
CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167. AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12' WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 8' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE BACKSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

SWALE LOCATION VARIES BEHIND LOTS 9-11 AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE



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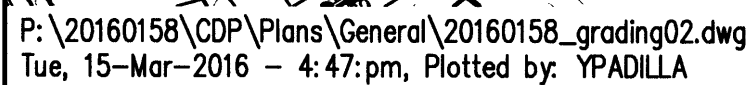
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET 2 OF 7
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RECEIVED
3/16/16



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	—■—
PAD	10 P=5300.00
TURNED BLOCK	TB
STREET SLOPE	XX →

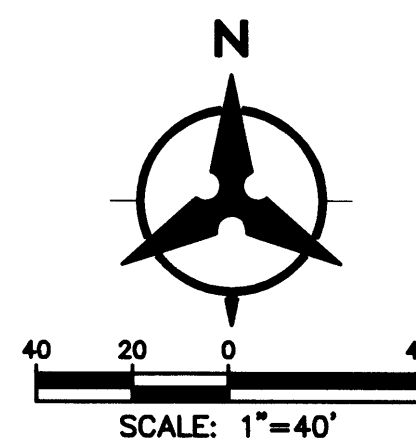
 CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP
SWALE ALONG THE NORTHSIDE OF WIREHAVEN
ARROYO MAINTENANCE ROAD FROM LOT 158 TO
PEDESTRIAN TRAIL BETWEEN LOTS 166/167,
AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO
THE PEDESTRIAN TRAIL BETWEEN LOTS
174/175 AND A 12' WIDE 1.5' DEEP SWALE
FROM LOT 175 TO POND WEST OF WILLOW
CANYON.

CONTRACTOR SHALL INSTALL 8' WIDE 1' DEEP
SWALE ALONG THE NORTHSIDE OF MIREHAVEN
ARROYO MAINTENANCE ROAD FROM LOT 1 TO
POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP
SWALE ALONG THE BACKSIDE OF LOT 23 TO
LOT 27 AND FROM THE POND AT LOT 16 TO
LOT 22.

SWALE LOCATION VARIES BEHIND LOTS 9-11
AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION
WITH FILTER FABRIC AND 1" TO 2"
FRACTURED COBBLE



Bohannon  **Huston**
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**C
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M**

CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO.

SHEET	OF
3	7

 RECEIVED
3/16/16



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Tue, 15-Mar-2016 - 4:48:pm, Plotted by: YPADILLA
BHI JOB NO. 20160158

- 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 TB
 - STREET SLOPE XX

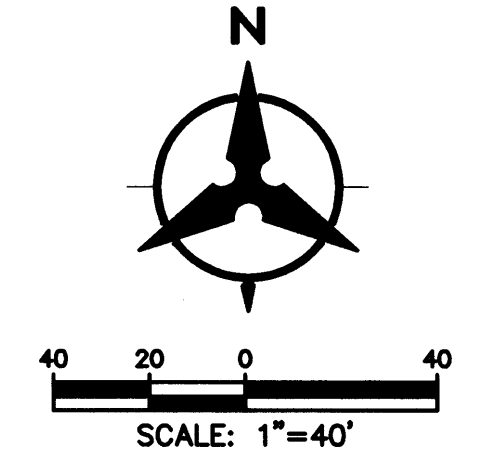
CONTRACTOR SHALL INSTALL 7" WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167. AN 8" WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12" WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 8" WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7" WIDE 1' DEEP SWALE ALONG THE BACKSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

SWALE LOCATION VARIES BEHIND LOTS 9-11 AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE

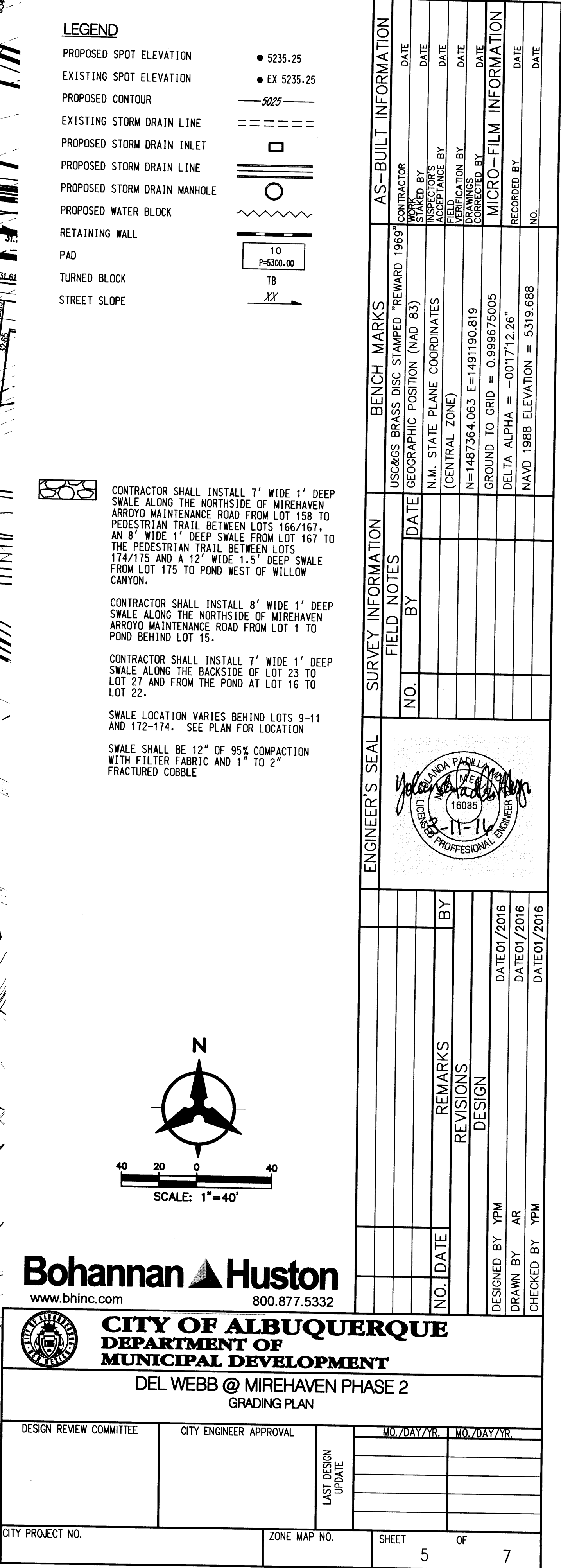


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CITY OF ALBUQUERQUE			
DEPARTMENT OF MUNICIPAL DEVELOPMENT			
DEL WEBB @ MIREHAVEN PHASE 2			
GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
		MO./DAY/YR.	
LAST DESIGN UPDATE			
CITY PROJECT NO.		ZONE MAP NO.	SHEET 4 OF 7

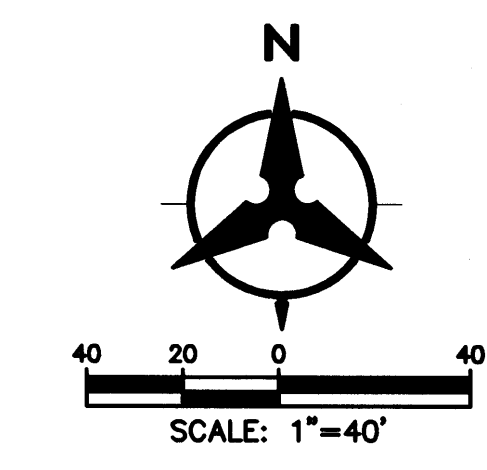
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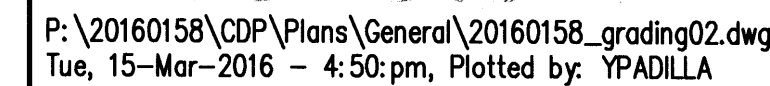


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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	6	OF	7

[illegible]

SWALE SHALL BE 12" OF 95% COMPACTION
WITH FILTER FABRIC AND 1" TO 2"
FRACTURED COBBLE

①. PRIVACY WALL HEIGHT WILL BE 4'-5' IF PRIVATE SIDE GRADE IS HIGHER (4' MAX) THAN ADJACENT PUBLIC SIDE GRADE, FOR A TOTAL OF 8' MAX WALL FROM THE PUBLIC SIDE. PRIVACY WALL WILL BE 6' MAX. IF PRIVATE SIDE GRADE IS LOWER THAN ADJACENT PUBLIC GRADE.

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

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

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