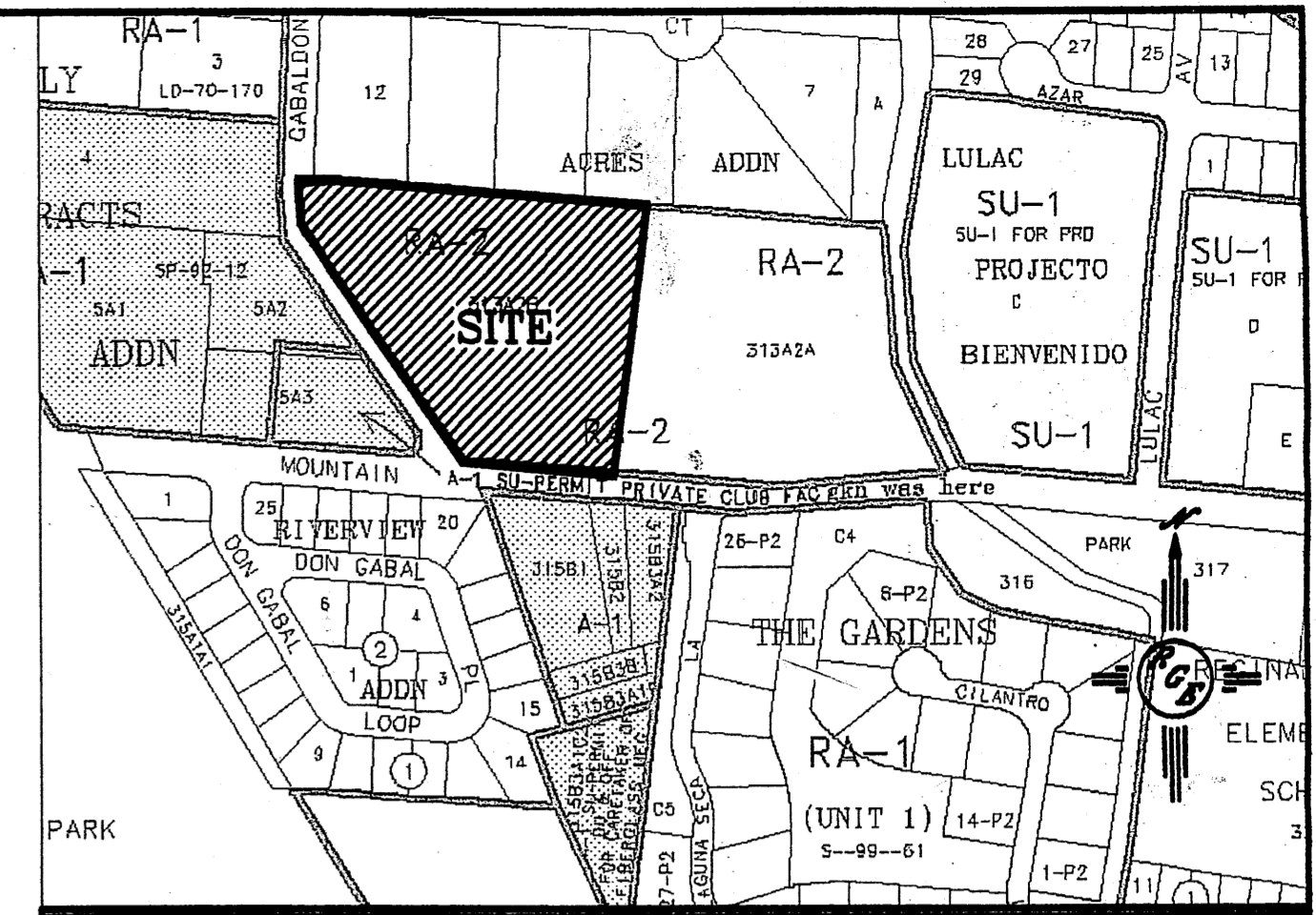


1004639

LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- ===== FUTURE CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- ===== PROPOSED 4' SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- FUTURE LOT LINES
- BUILDING ENVELOPE
- 6' SCREEN WALL
- ===== COA ROW DEDICATION



VICINITY MAP: I-12-Z

LEGAL DESCRIPTION:

TRACT 313-A-2-B, ACRES ADDITION, MRGD MAP #28

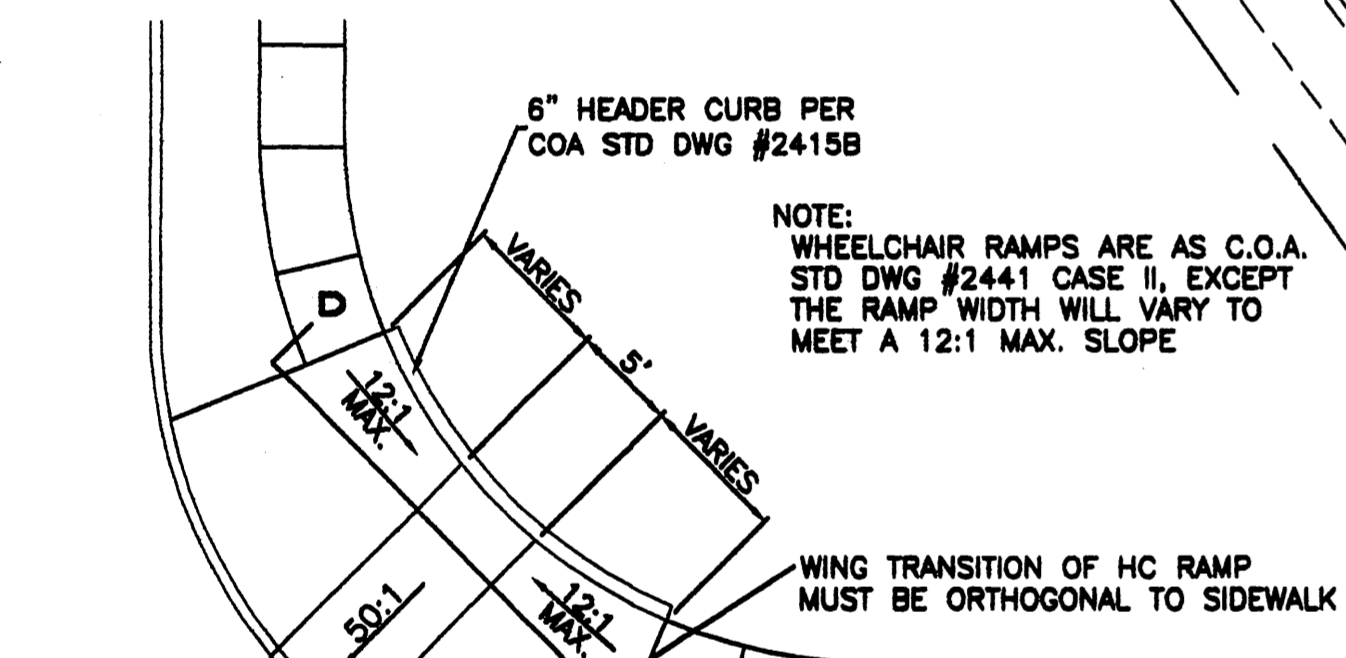
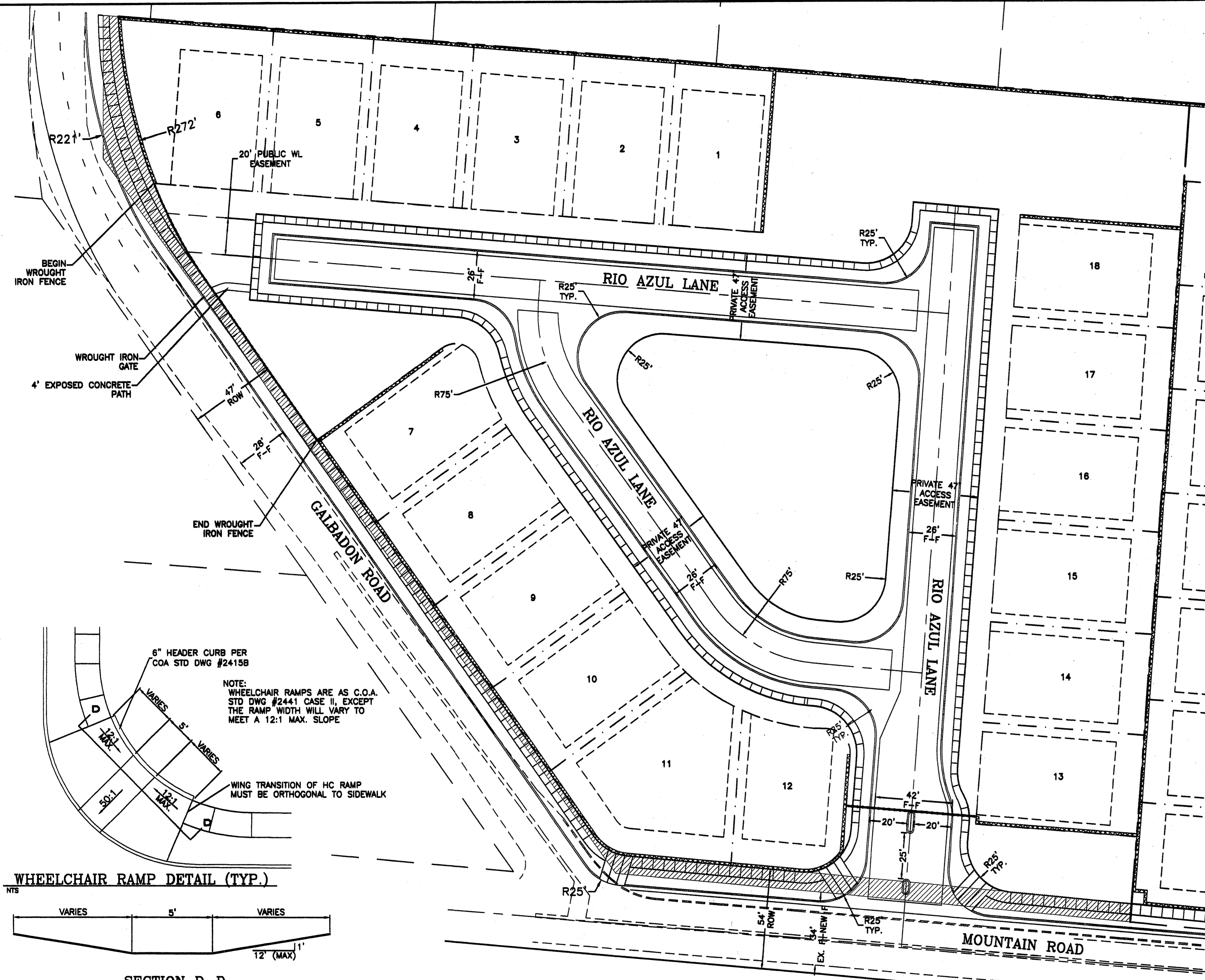
NOTES:

1. OPEN SPACE TRACT SHALL BE MAINTAINED BY THE DEL BOSQUE HOMEOWNERS ASSOCIATION.
2. ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-18-3-19 OF THE ZONING CODE.
3. ALL LIGHTING SHALL BE BUILT TO COA STANDARDS FOR PUBLIC RIGHT-OF-WAY, AND SHALL BE SHIELDED TO PROVIDE DOWNWARD LIGHT EMISSION AND PREVENT BOTH LIGHT TRESPASS AND UPWARD LIGHT POLLUTION, TO INCLUDE STREET LIGHTING WITHIN THE PRIVATE ROADWAY SYSTEM.
4. FRONT SETBACK FROM STREET SHALL BE AT LOT LINE. DISTANCE OF LOT LINE TO BACK OF CURB IS 21.83'. ALL GARAGES MUST BE 20' FROM BACK OF SIDEWALK.
5. REAR SETBACK SHALL BE 15'.
6. SIDE YARD SETBACK SHALL BE 5' MIN.
7. MAXIMUM BUILDING HEIGHT SHALL BE 26'

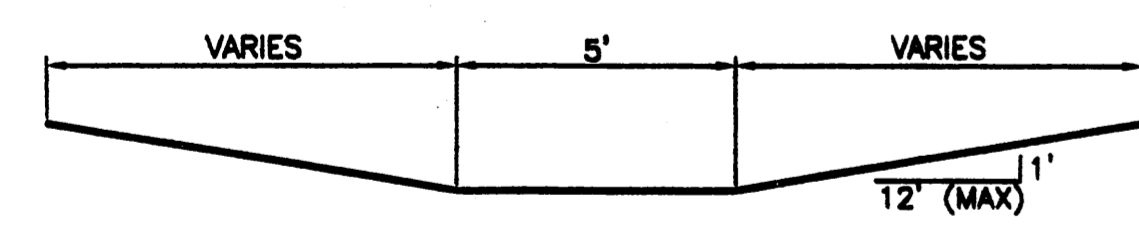
DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1004639
APPLICATION NO. 09-08-0157
SEARCHED TO BE MAINTAINED
DATE 10-19-09
PLANNING DIRECTOR

* 4. FRONT SETBACK FROM STREET MINIMUM TO BE AT LOT LINE. DISTANCE OF LOT LINE TO BACK OF CURB MINIMUM TO BE 21.83'. ALL GARAGES MINIMUM TO BE 20' FROM BACK OF SIDEWALK.

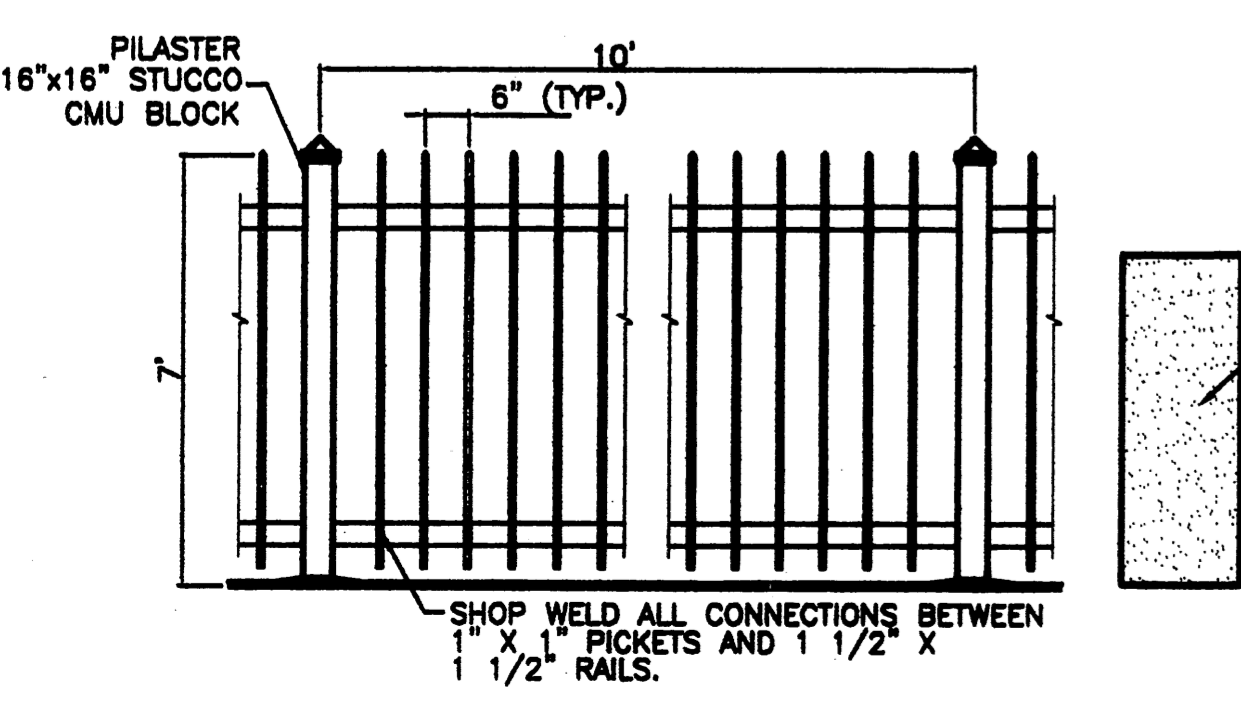
* 5. REAR SETBACK SHALL BE 15' MIN.



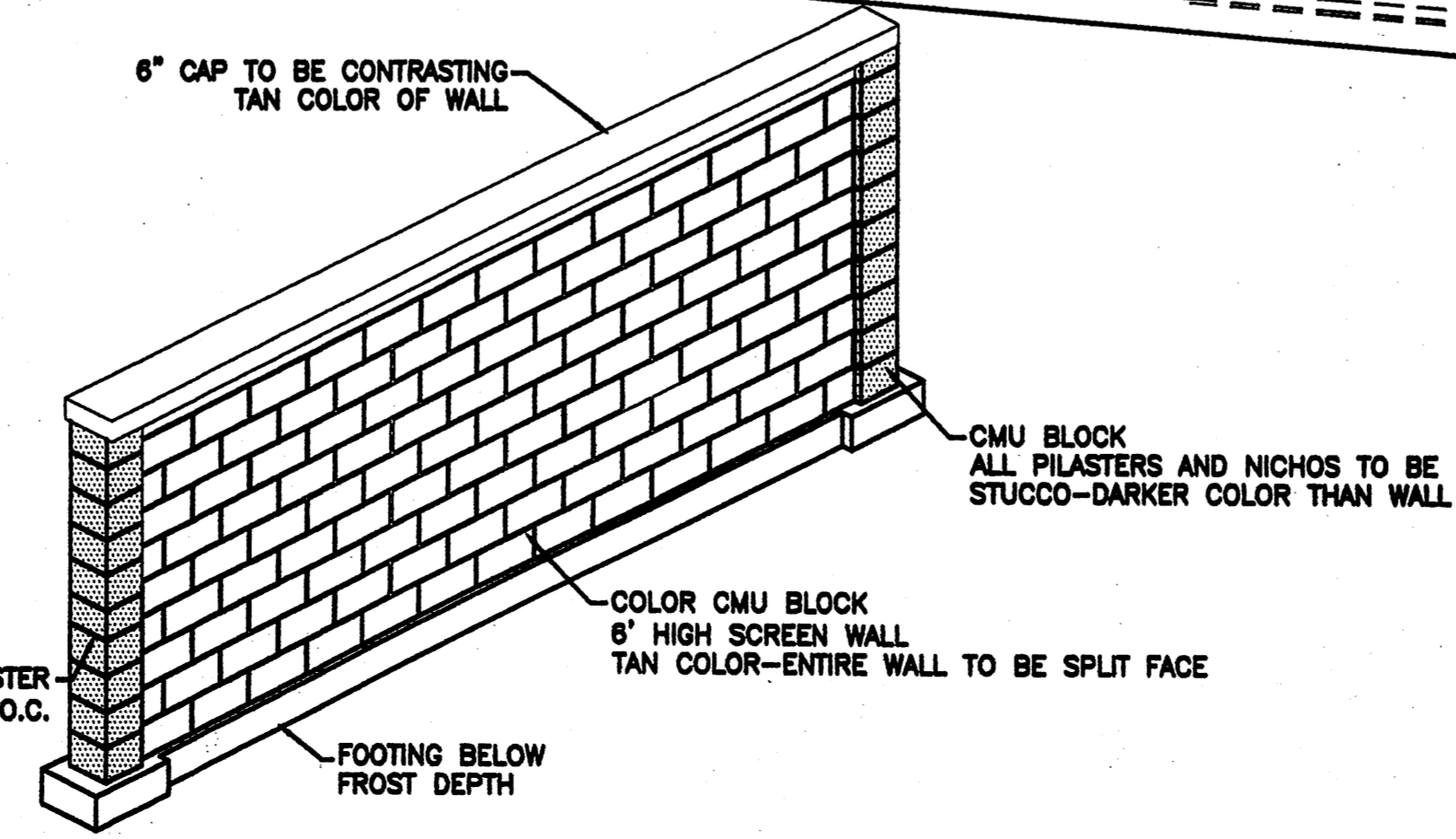
WHEELCHAIR RAMP DETAIL (TYP.)



SECTION D-D



WROUGHT IRON FENCE DETAIL



6' PERIMETER SCREEN WALL DETAIL (ALONG MOUNTAIN AND GALBADON ROAD)

PROJECT NUMBER:

APPLICATION NUMBER: _____

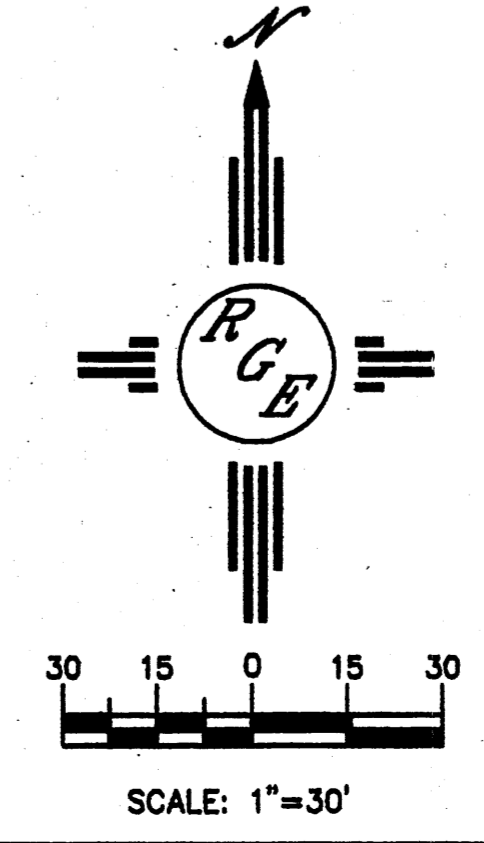
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RA-2
TRACT AREA:	4.6987 AC±
NUMBER OF LOTS:	18 LOTS
DENSITY UNITS:	3.83 DU'S
TRACT A (PCA) GROSS AREA:	106,309 SF (2,4405 AC±)
TRACT A (PCA) NET AREA:	63,926 SF (1,4675 AC±)
(LESS STREET, DRIVEWAYS, AND SIDEWALK)	



	VENTANA DEL BOSQUE SITE PLAN FOR SUBDIVISION	DRAWN BY WCUJ DATE 3-24-06 2000-SP-1-10-06AX
		SHEET # - JOB # 2600
DAVID SOULE P.E. #14522	Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 878-0888	