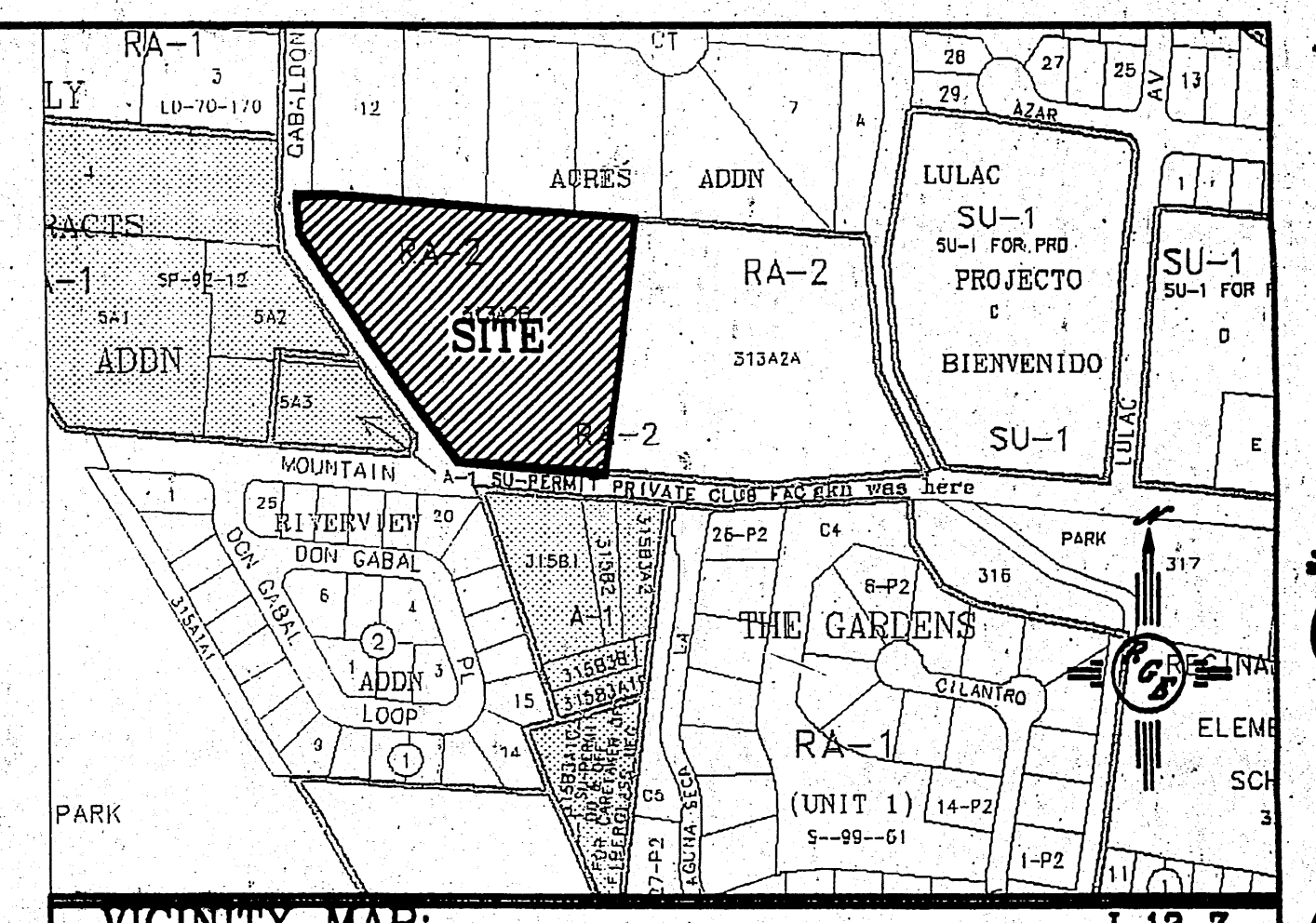


1004639

**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

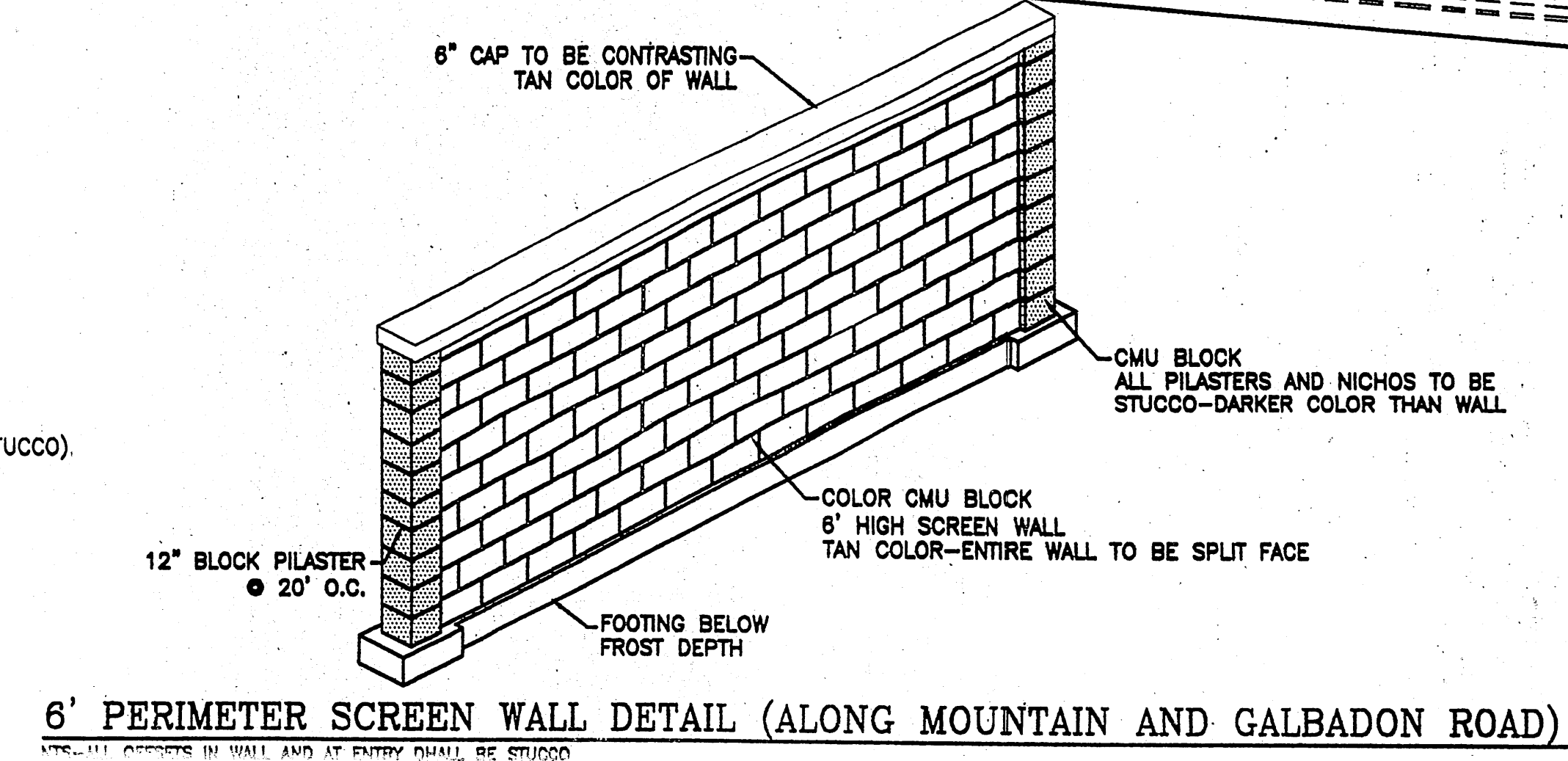
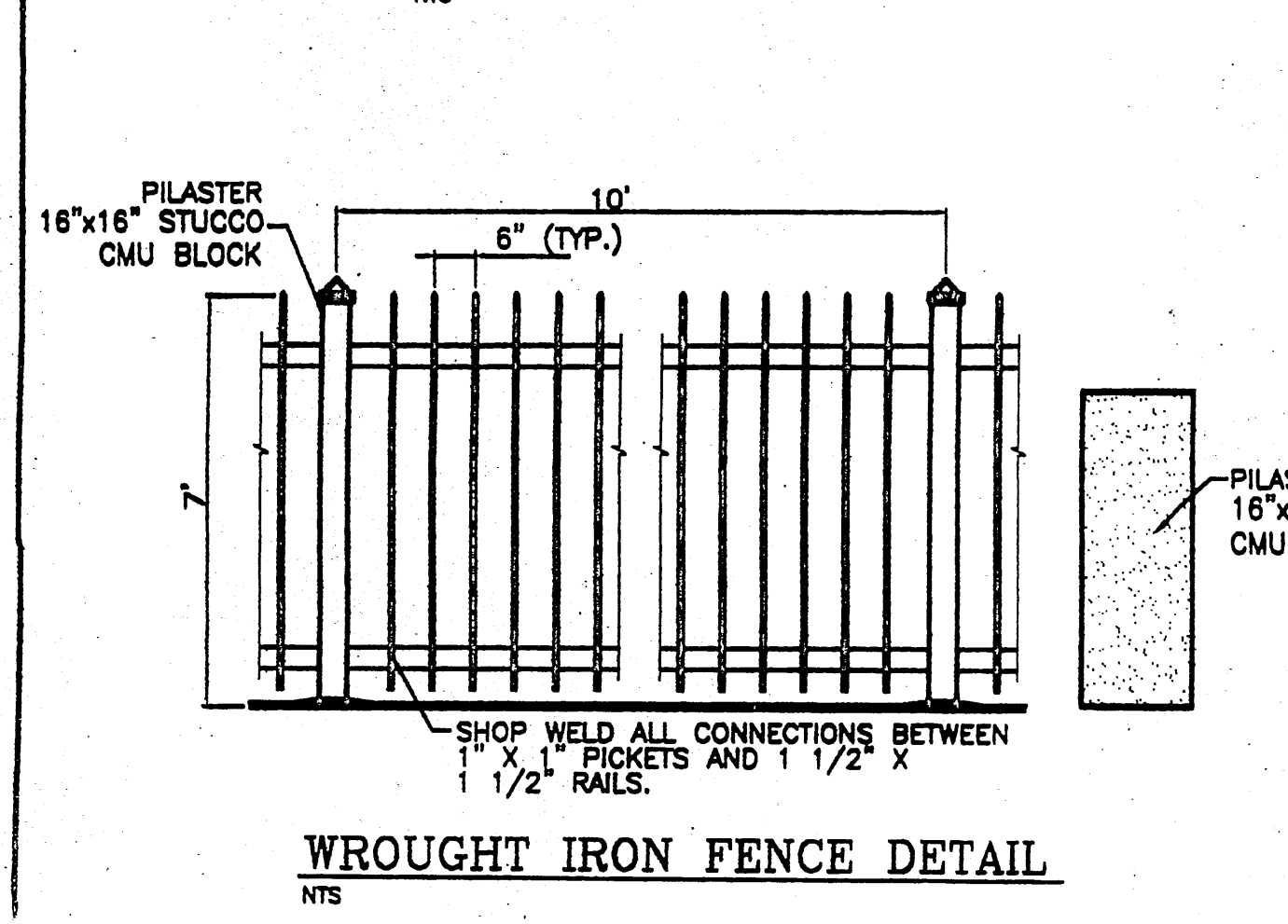
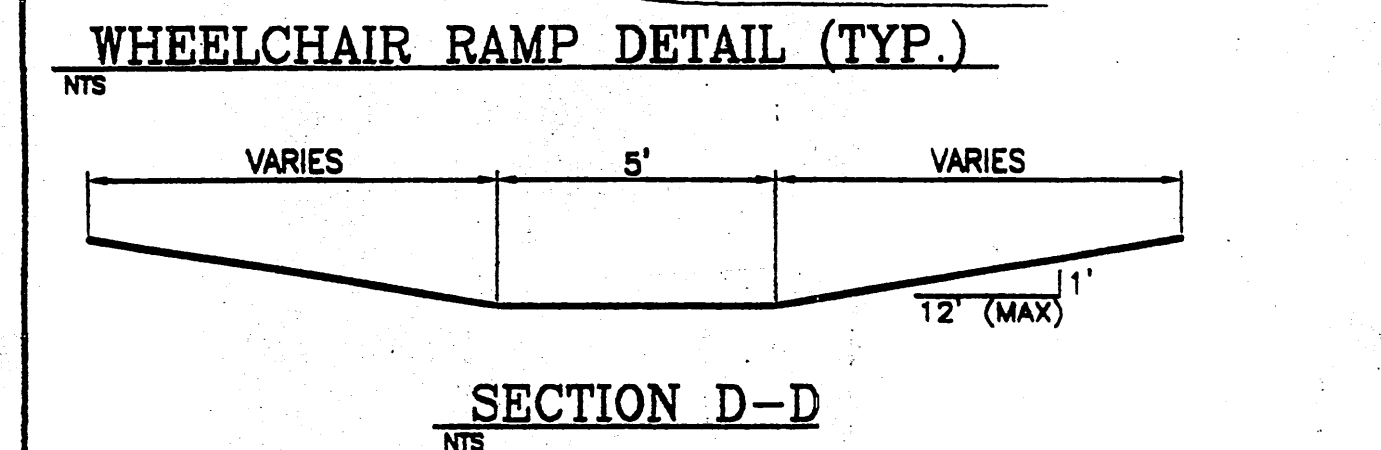
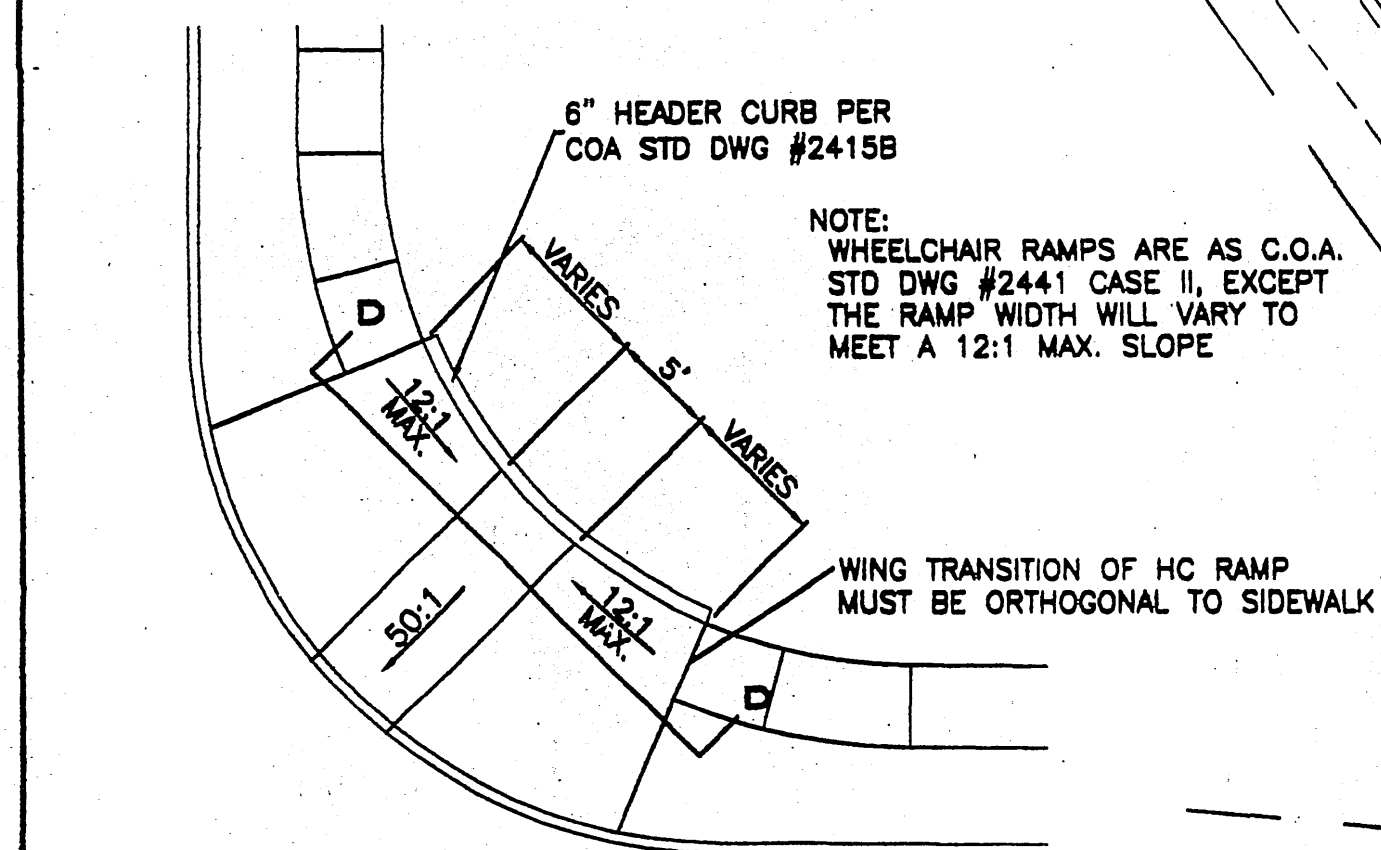
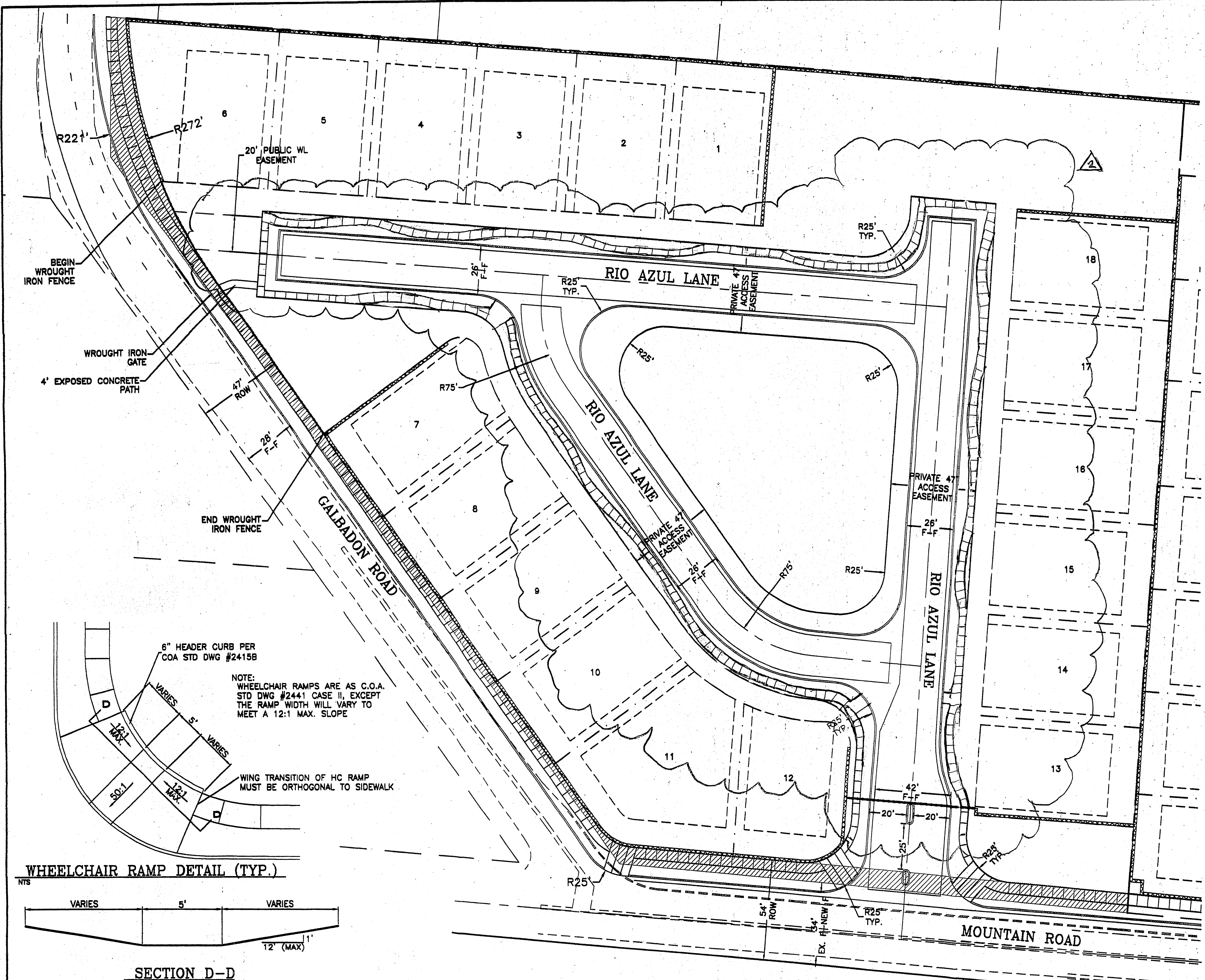


**VICINITY MAP:**  
**LEGAL DESCRIPTION:**  
 TRACT 313-A-2-B, ACRES ADDITION, MRGD MAP #28

- NOTES:**
- OPEN SPACE TRACT SHALL BE MAINTAINED BY THE DEL BOSQUE HOMEOWNERS ASSOCIATION.
  - ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-18-3-19 OF THE ZONING CODE.
  - 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.
  - 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.
  - REAR SETBACK SHALL BE 15'.
  - SIDE YARD SETBACK SHALL BE 5' MIN.
  - MAXIMUM BUILDING HEIGHT SHALL BE 26'.
  - Sidewalks located on streets must conform to DPM Section 5-A.
  - INTERIOR SIDEWALKS CHANGED TO MEANDER.

DRB ADMINISTRATIVE  
 SITE PLAN AMENDMENT  
 PROJECT NO. 1004639  
 APPLICATION NO. 10-19-09  
 PLANNING DIRECTOR: [Signature] DATE: 10-19-09

DRB ADMINISTRATIVE  
 SITE PLAN AMENDMENT  
 PROJECT NO. 1004639  
 APPLICATION NO. 10-19-09  
 PLANNING DIRECTOR: [Signature] DATE: 3-3-18



**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved IRC 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)

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522	<b>VENTANA DEL BOSQUE</b> SITE PLAN FOR SUBDIVISION <i>Rio Grande Engineering</i> 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889	DRAWN BY WCHW DATE 3-24-06 2800-SP-1-10-08A SHEET # JOB # 2800
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