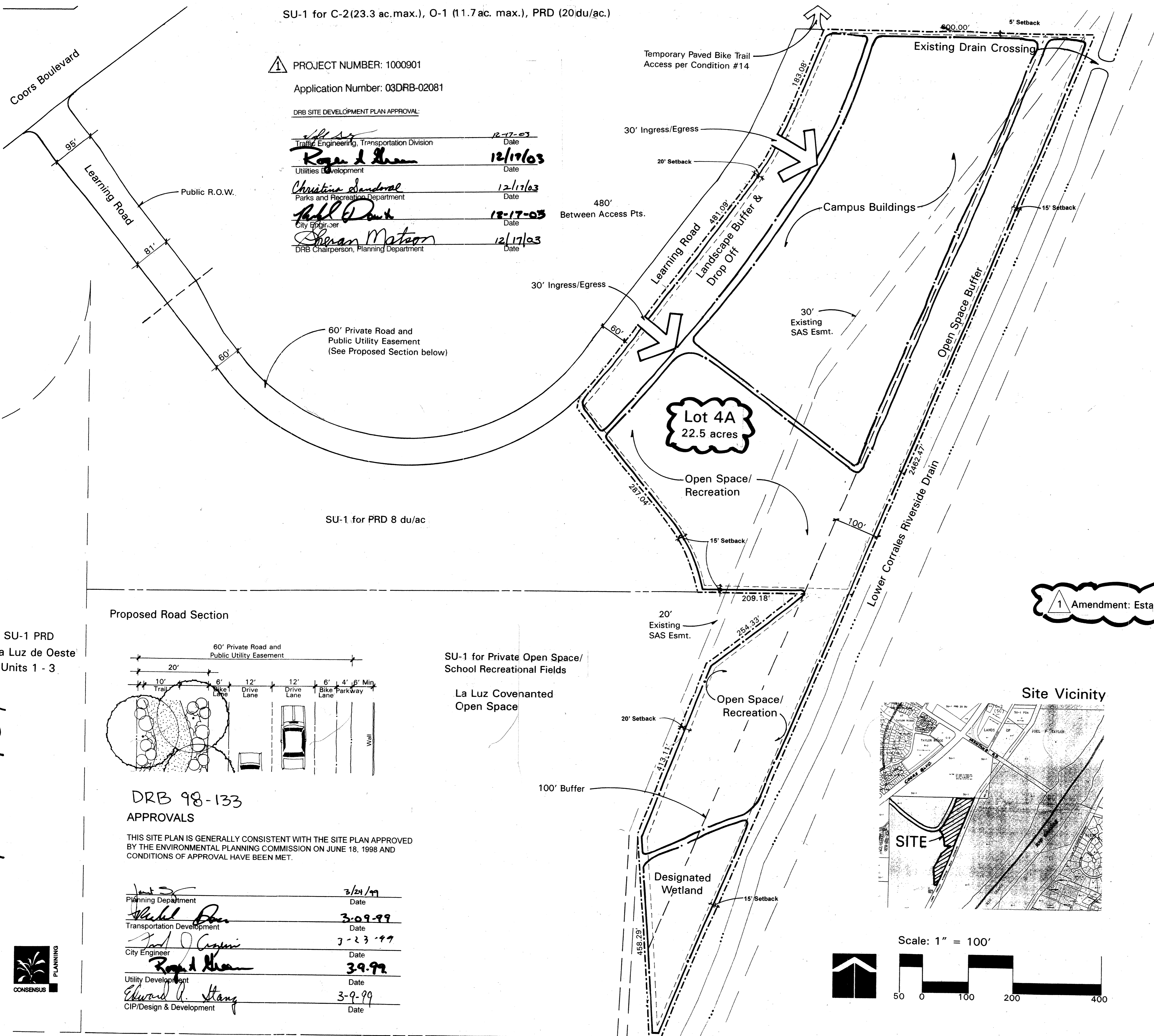


SU-1 for C-2(23.3 ac.max.), O-1 (11.7 ac. max.), PRD (20du/ac.)

PROJECT NUMBER: 1000901
Application Number: 03DRB-02081
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	12-17-03
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12/17/03
Utilities Development	Date
<i>[Signature]</i>	12/17/03
Parks and Recreation Department	Date
<i>[Signature]</i>	12-17-03
City Engineer	Date
<i>[Signature]</i>	12/17/03
DRB Chairperson, Planning Department	Date



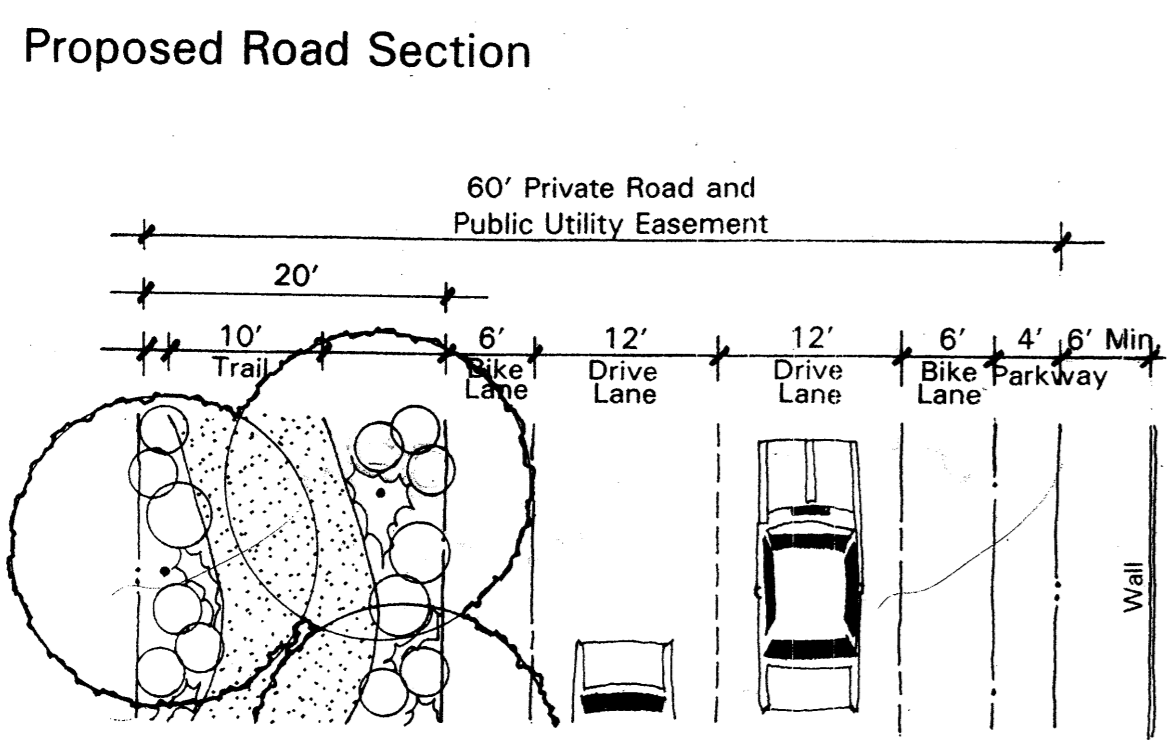
**Site Development Plan for Subdivision:
 Required Information**

THE SITE: The site consists of one lot containing 22.5 acres.
PROPOSED USE: The proposed zoning is SU-1 for School and Related Facilities.
PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: A new road is proposed which will provide access to the signalized intersection at Dellyne and Coors Boulevard. Access to the site shall be off of this new road and public utility easement. Pedestrian and bicycle facilities are existing or anticipated on Coors Boulevard, Montano Boulevard, and the new road and public utility easement.
INTERNAL CIRCULATION REQUIREMENTS: Cross access easements shall be provided and included in future site plans for building purposes.
BUILDING HEIGHTS AND SETBACKS: See Sheet 2, Design Guidelines.
MAXIMUM FAR: A maximum of .15 FAR shall be allowed.
LANDSCAPE PLAN: The Design Guidelines (See Sheet 2) provide for preservation of significant cottonwoods and landscaping criteria, perimeter open space and landscape buffer areas are identified, a minimum of 30 percent of the site shall be landscaped.

- General Notes**
- Zoning for Lot 4A is SU-1 for School and Related Facilities.
 - Proposed trail along the Lower Corrales Riverside Drain per the 1993 Trails and Bikeways Facility Plan.
 - A survey indicating all significant trees and mature vegetation shall be required on all Site Plans for Building Permit.
 - All significant trees and drop canopy areas shall be preserved in a natural vegetated condition.
 - Parking on-site shall be limited to the minimum required by the Zoning Code (Condition 6). The minimum is a maximum.

1 Amendment: Establishment of Lot 4A from Lots 1, 2, 3 and 4

SU-1 PRD
 La Luz de Oeste
 Units 1 - 3

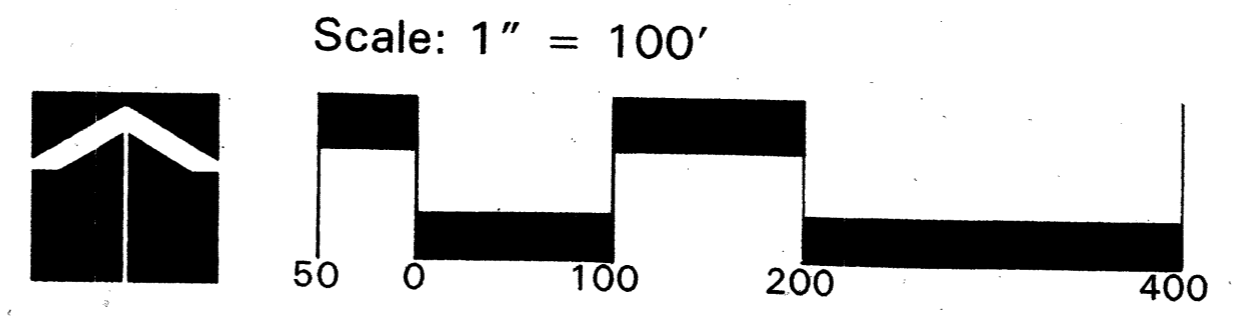
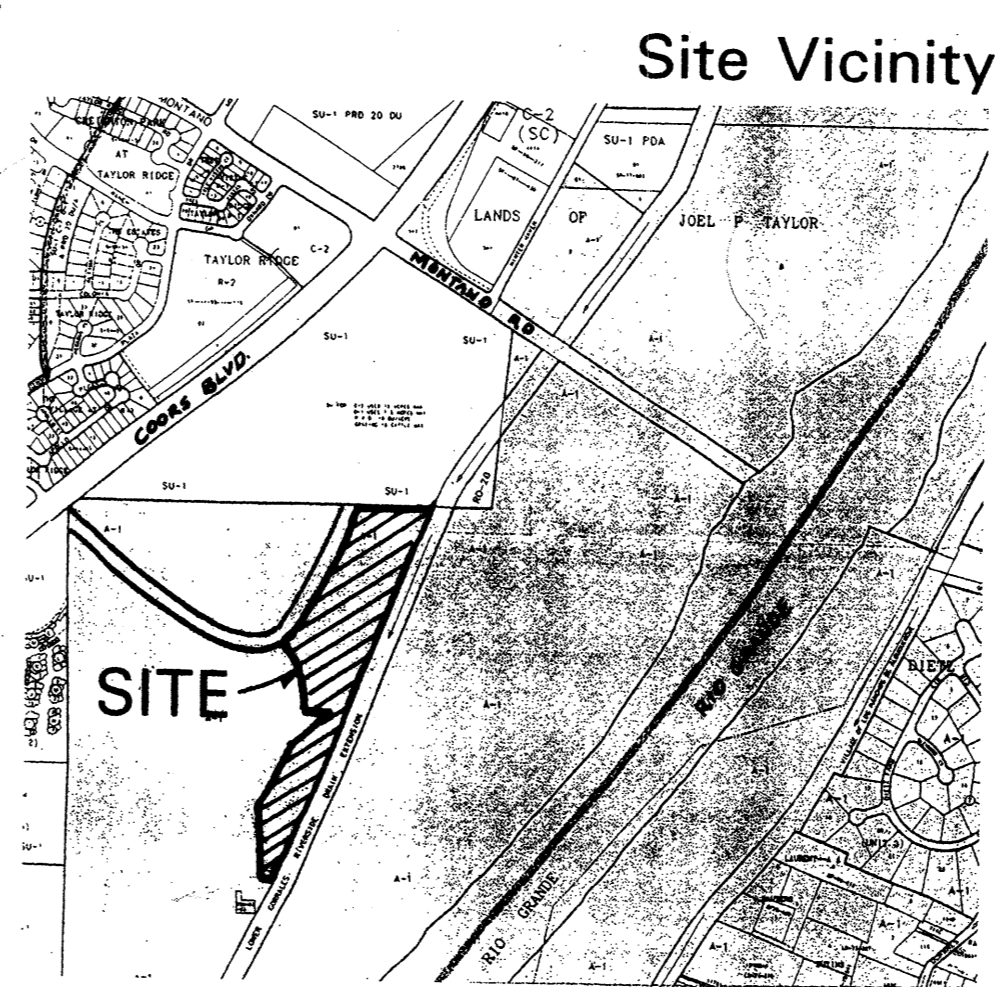


DRB 98-133 APPROVALS

THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JUNE 18, 1998 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

<i>[Signature]</i>	3/24/99
Planning Department	Date
<i>[Signature]</i>	3-09-99
Transportation Development	Date
<i>[Signature]</i>	7-23-99
City Engineer	Date
<i>[Signature]</i>	3-9-99
Utility Development	Date
<i>[Signature]</i>	3-9-99
CIP/Design & Development	Date

SU-1 for Private Open Space/
 School Recreational Fields
 La Luz Covenanted
 Open Space
 Designated
 Wetland



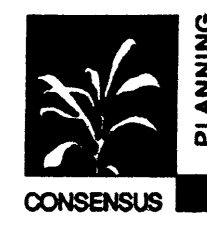
**Site Plan for Subdivision
 Bosque Preparatory
 School**

Prepared For: Ray Graham
 1 Wind Road NW
 Albuquerque, NM

Bosque Preparatory School
 8300 Phoenix NE
 Alb, NM 87110

Prepared By: Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

1000901



Design Guidelines

The purpose of these Design Guidelines is to provide a framework to assist the architects and designers in understanding Bosque School's development goals and objectives for this property. They should be used to facilitate the design of buildings which respect the natural conditions of the site and to leave significant areas dedicated to open space and recreational use. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Bosque School. They are intended to be complementary to the La Luz residential design guidelines.

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways.

Lot Setbacks

Front Yard:	20 feet
Side Yard:	5 feet
Rear Yard:	15 feet

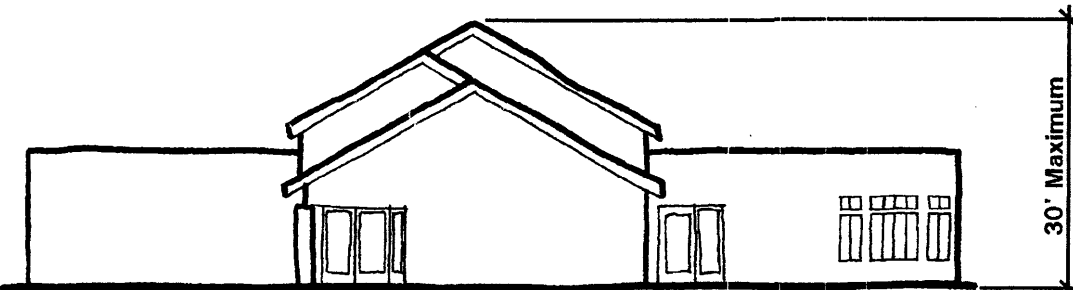
Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 25 feet from the eastern edge of the new north-south Private Road and Public Utility Easement running in front of the site.
- Landscape materials shall be used to screen parking lots, utilities, trash enclosures. A minimum landscape buffer of 15 feet shall be provided between parking lots and roadways.

HEIGHT

- Building heights should be kept to a minimum, with the majority of the buildings to be 1 story. Special uses such as performing arts and gymnasium may be above 1 story. Middle School, High School, and Administrative buildings shall be limited to a maximum height of 30 feet for the ridge of the building. Maximum height for special uses shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.



Buildings shall be limited to a maximum height of 30'.
*Performing Arts, Gymnasium, and other Special Uses shall be limited to a maximum height of 45'.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire school property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species found in the Rio Grande Bosque.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Significant cottonwood specimens should be identified and preserved, where feasible.
- Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They should be randomly placed.
- Bosque School will be responsible for the installation and maintenance of the landscape on the property and within the adjacent public right-of-way. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by Bosque School in a living, attractive condition.
- A minimum of 30 percent of the site area (minus the building square footage) shall be devoted to landscape materials.
- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, or similar material which extends completely under the plant material.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

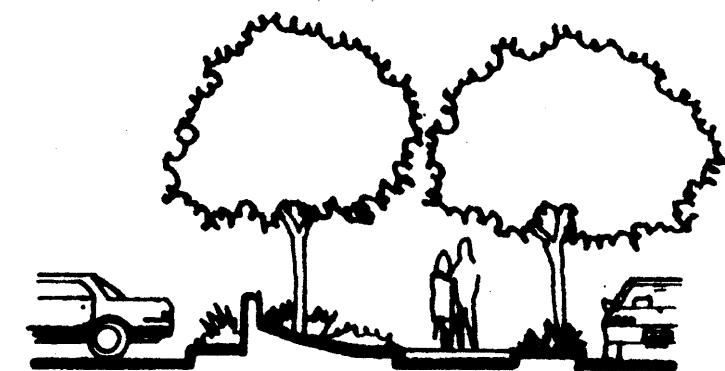
ment, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:

Trees	2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers	1 gallon
Turf Grasses	provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS AND FENCES

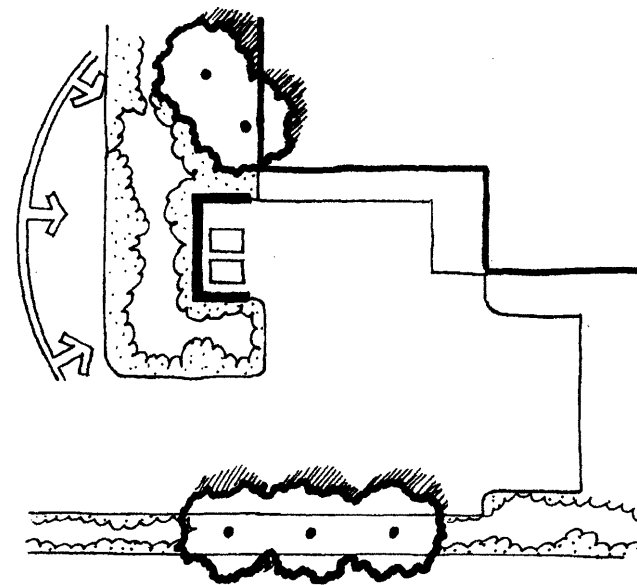
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of these elements shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.



Parking areas shall be screened with a combination of materials.

The following are minimum standards to ensure effective screening of negative elements:

- Parking areas shall be located away from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site topographically, the focus of the screening materials should be on trees.
- Areas for the storage of school buses or other school vehicles shall be screened from adjacent streets and properties.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all refuse generated between collections. In general, these areas should be located interior to the school site.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- No refuse collection areas shall be allowed between streets and building fronts.
- All roof-mounted and/or ground mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.



Refuse containers should be screened from public view.

PERIMETER FENCING

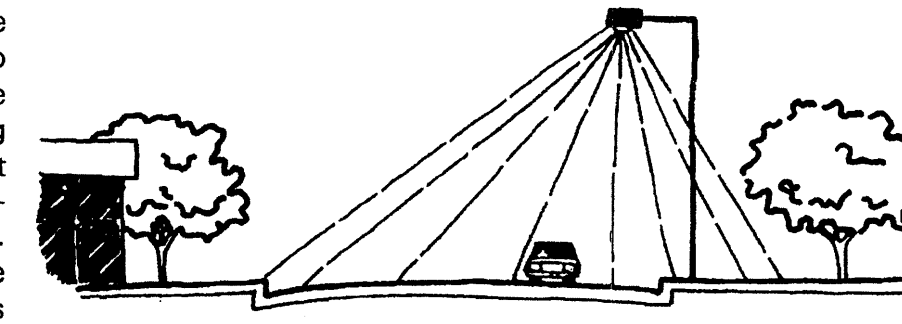
- The design of the perimeter fencing, where appropriate, shall be of a high tensile style compatible with nearby open space fencing as well as unobtrusive to local wildlife.
- Pedestrian openings shall be provided for access at key locations within the school site.
- Unfinished block walls are prohibited.
- Barbed wire, chain link, or concertina wire perimeter fencing is prohibited.

LIGHTING STANDARDS

In order to enhance the safety, security, and visual aesthetics of Bosque School, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights are prohibited at this site.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.



Lighting shall be shielded source.

SIGNAGE STANDARDS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within the school site. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

- Entry signs for Bosque School shall be monument type and shall complement the materials, color, and architectural character of the site.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right-of-way or extend above the building roof line.
- Building-mounted signs shall not exceed 5 percent of the facade area and the lettering shall not exceed 1 foot in height.

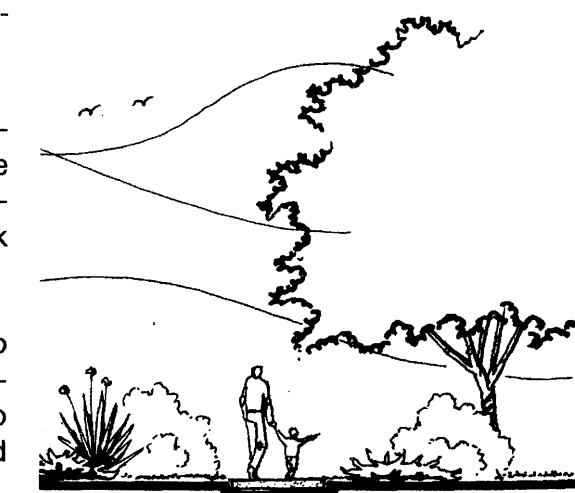
SITE PLANNING OBJECTIVES

The creation of a pedestrian friendly environment will depend on creative site and architectural design and will be a primary design objective for Bosque School. The goal is to separate vehicular and pedestrian circulation in order to support the creation of a campus-like atmosphere.

The design objective for architecture is to provide a series of small buildings clustered together amongst the cottonwood trees in order to create small interior plazas and leaving large areas dedicated to open space and recreational use. Specific architectural style shall not be dictated at this time. The architectural design should demonstrate a high quality aesthetic character throughout the school site and should respond to climate, views, solar access, and aesthetic considerations.

The following guidelines were created to encourage a pedestrian-friendly environment:

- All pedestrian paths shall be designed handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas, with the total amount of parking provided to meet zoning requirements.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas shall be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to school campus.
- Entry ways shall be clearly defined.



The following guidelines relate to architecture:

- Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.
- Buildings should be small scale and shall be grouped together to create interesting relationships between the interior and exterior space.
- Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation. Finished building materials

shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Highly reflective surfaces should be screened from public view.

UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized by the following:

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.



Site Plan for Subdivision

Bosque School

Prepared For:

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1 Wind Road NW
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Bosque School
4000 Learning Road NW
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Prepared By:

Consensus Planning, Inc.
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Amendment: November 20, 2003

December 23, 1998

Sheet 2 of 2