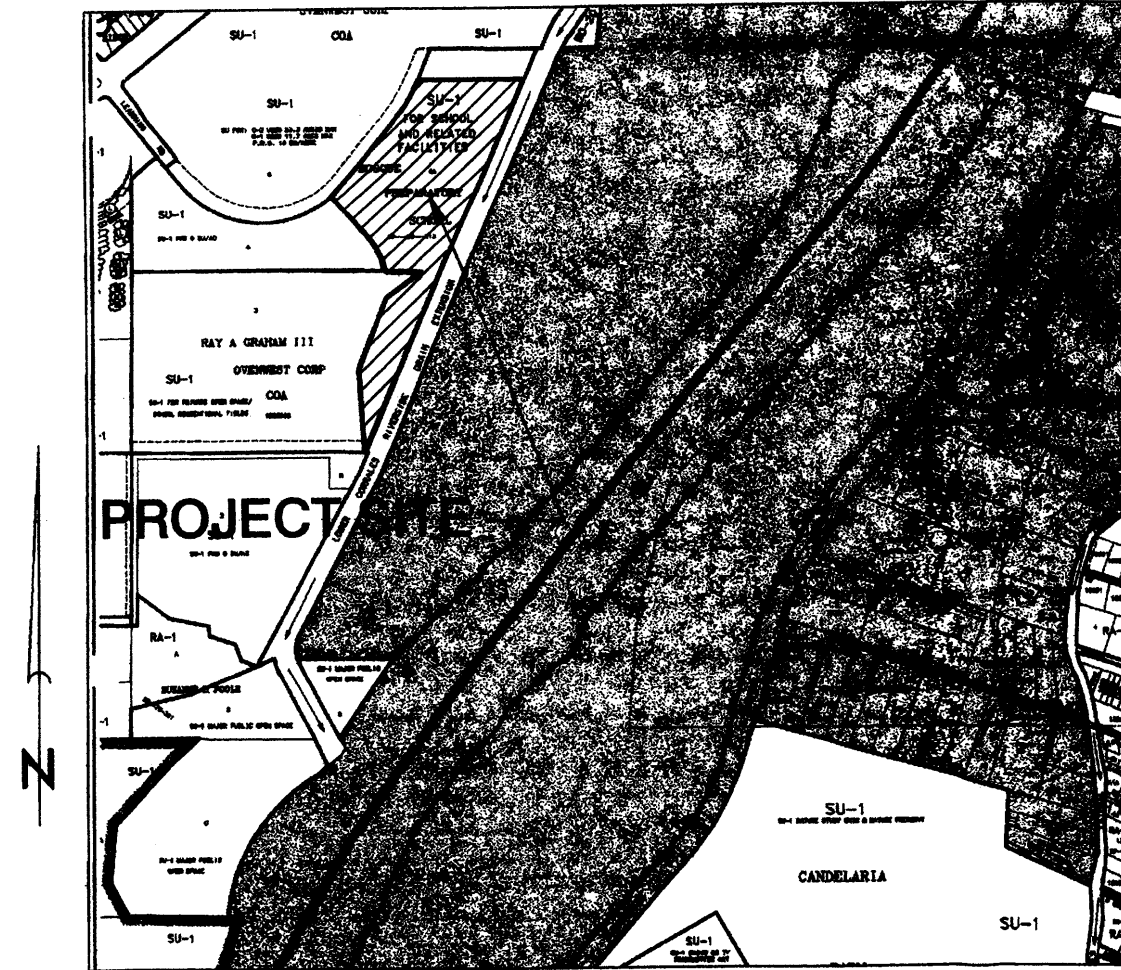
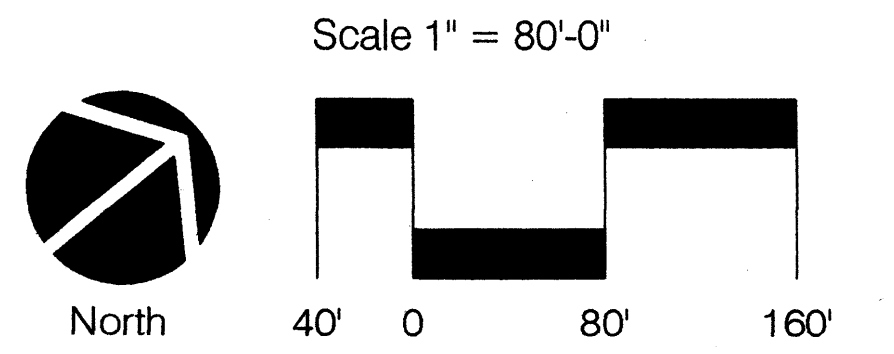
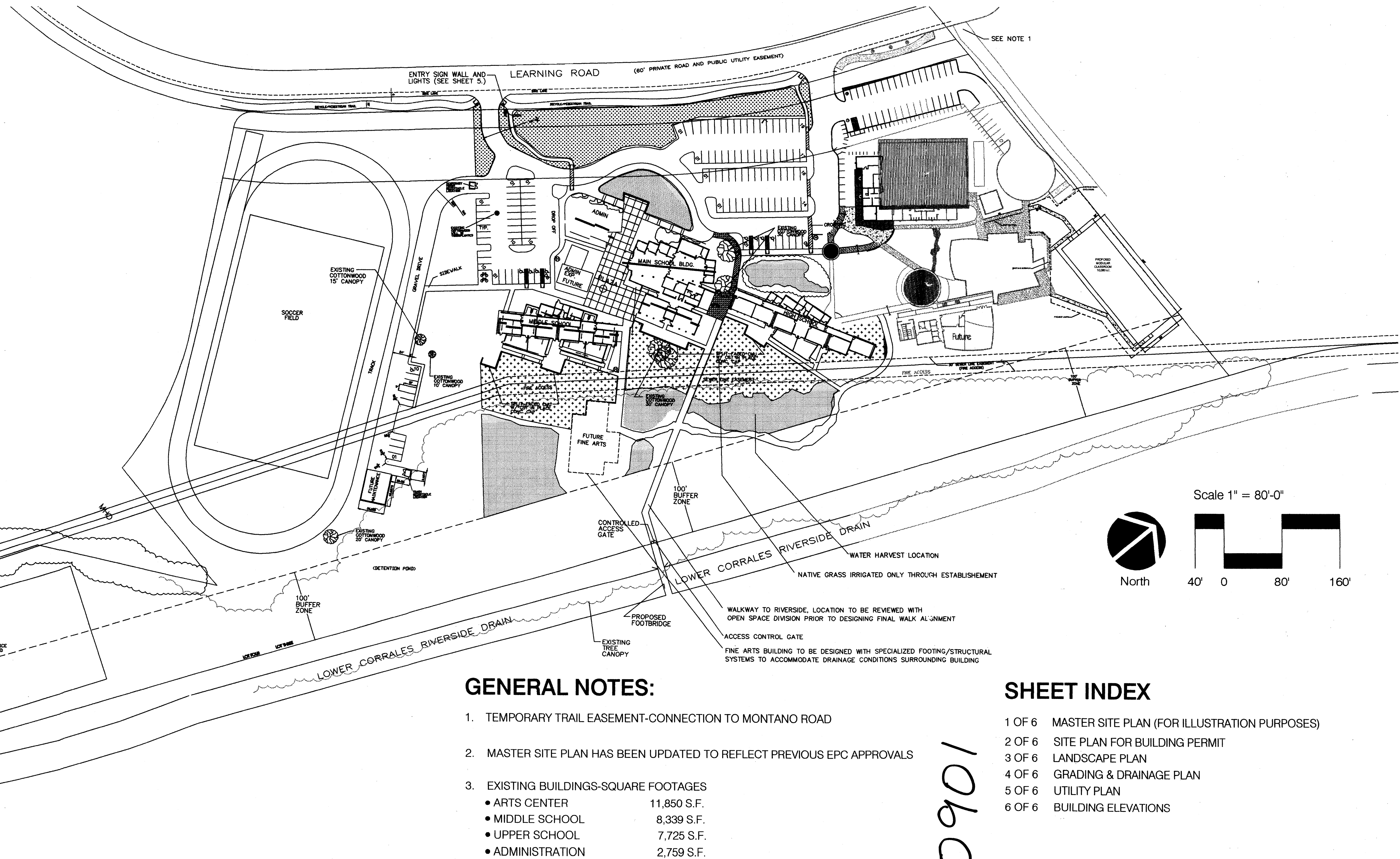


VICINITY MAP



ZONE ATLAS F-12



**APPROVALS  
(PROJECT#1000901)**

03EPC-01666  
DRB#

This Site Plan for Subdivision is consistent with the Site Plan approved by the Environmental Planning Commission on November 20, 2003 and Conditions of Approval have been met.

<i>Sheran Matson</i> Planning Director	<u>12/17/03</u> Date
<i>[Signature]</i> Transportation Development	<u>12-17-03</u> Date
<i>[Signature]</i> City Engineer/AMAFC	<u>12-17-03</u> Date
<i>[Signature]</i> Utility Development	<u>12-18-03</u> Date
<i>[Signature]</i> Parks and Recreation Department	<u>12/17/03</u> Date
<i>[Signature]</i> Solid Waste Department <i>see meeting memo</i>	<u>12-9-03</u> Date

**GENERAL NOTES:**

- TEMPORARY TRAIL EASEMENT-CONNECTION TO MONTANO ROAD
- MASTER SITE PLAN HAS BEEN UPDATED TO REFLECT PREVIOUS EPC APPROVALS
- EXISTING BUILDINGS-SQUARE FOOTAGES
  - ARTS CENTER 11,850 S.F.
  - MIDDLE SCHOOL 8,339 S.F.
  - UPPER SCHOOL 7,725 S.F.
  - ADMINISTRATION 2,759 S.F.
  - LIBRARY 10,448 S.F.
  - GYMNASIUM 15,300 S.F.
  - TOTAL 56,421 S.F.
- PROPOSED CLASSROOM 10,080 S.F.
- PARKING-AT FULL BUILD-OUT

**BICYCLE**

HIGH SCHOOL (1 PER 50 STUDENTS)	3
MIDDLE SCHOOL (1 PER 20 STUDENTS)	8
TOTAL BICYCLE PARKING REQUIRED	11
TOTAL BICYCLE PARKING PROVIDED	15

**VEHICLE PARKING**

HIGH SCHOOL (1 SPACE FOR EVERY 2 DESKS)	88
MIDDLE SCHOOL (0 SPACES REQUIRED)	0
FACULTY/ADMINISTRATION (1 SPACE PER PERSON)	58
<b>OVERALL PARKING REQUIREMENTS AT FULL BUILD-OUT</b>	
TOTAL REQUIRED	146
TOTAL PROVIDED	155

**SHEET INDEX**

- 1 OF 6 MASTER SITE PLAN (FOR ILLUSTRATION PURPOSES)
- 2 OF 6 SITE PLAN FOR BUILDING PERMIT
- 3 OF 6 LANDSCAPE PLAN
- 4 OF 6 GRADING & DRAINAGE PLAN
- 5 OF 6 UTILITY PLAN
- 6 OF 6 BUILDING ELEVATIONS

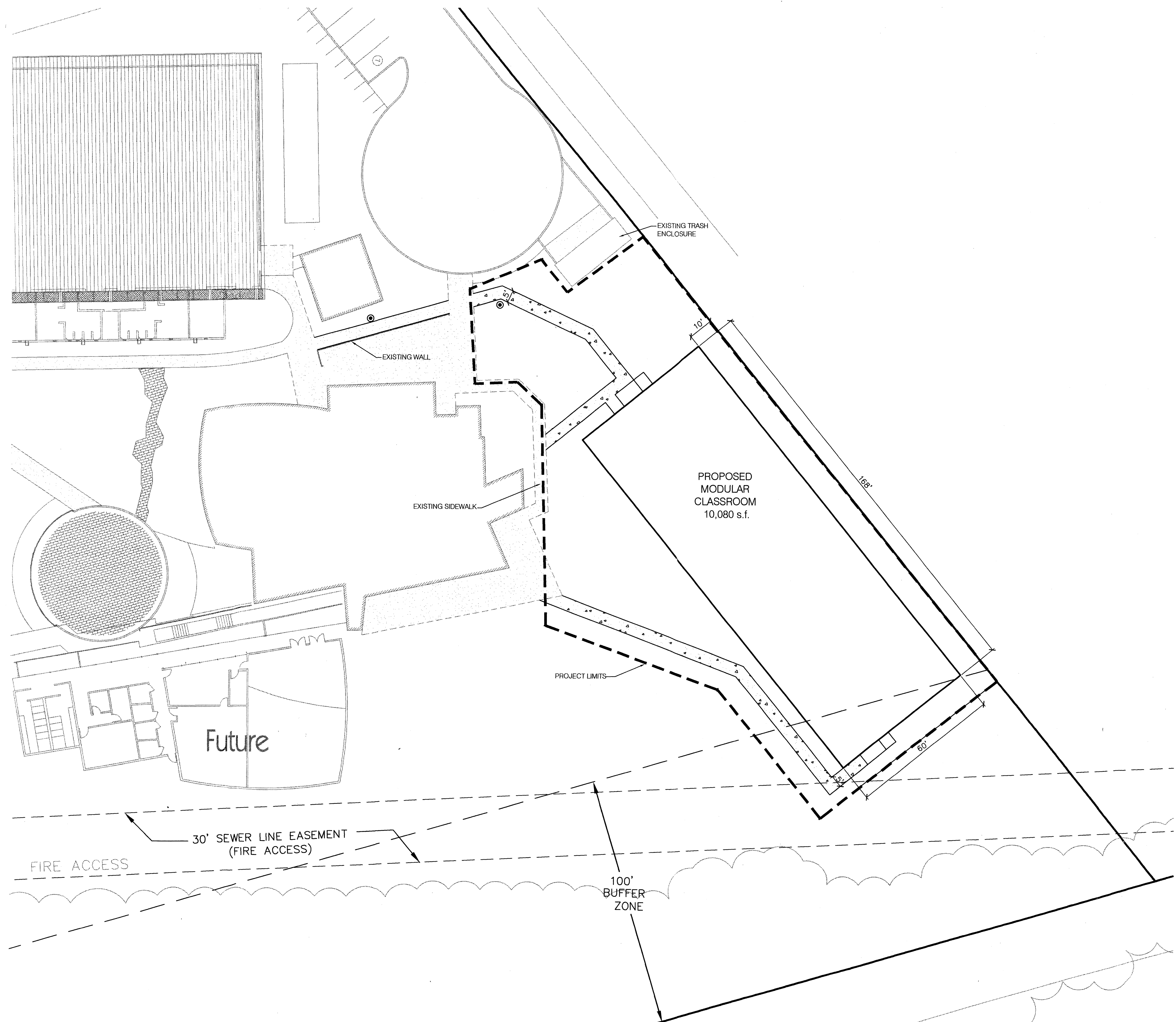
1000901

**Master Site Plan  
BOSQUE SCHOOL CLASSROOMS**

Prepared for: Bosque School  
4000 Learning Road NW  
Albuquerque, New Mexico 87102

Prepared by: **CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
924 Park Avenue SW  
Albuquerque, NM 87102  
(505) 264-9801 Fax 842-5485  
e-mail: cp@consensusplanning.com

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000



**GENERAL NOTES**

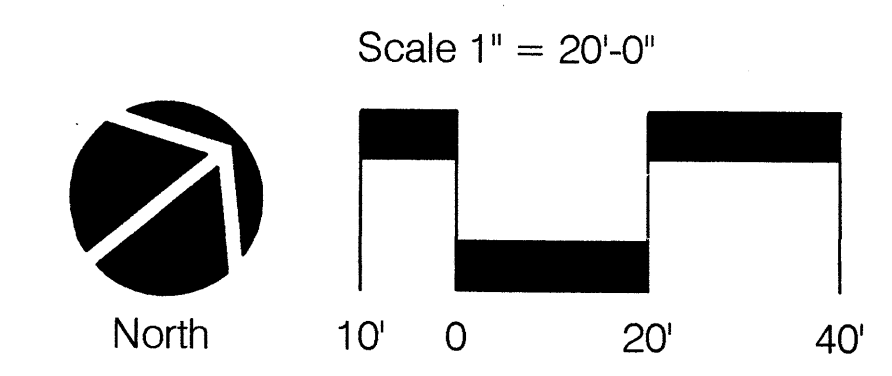
1. This Site Plan for Building Permit is consistent with the Site Plan for Subdivision approved on 6/18/98 (Z-98-71).
2. This Site Plan for Building Permit includes a new 10,080 s.f. modular classroom building.
3. Site lighting will be consistent with previous phases of development.
4. Parking required for this phase: 0 spaces
5. The moduler building is allowed to protrude into the 100 foot buffer for a period not to exceed five years, without EPC approval. This placement shall not establish precedence for future development of school buildings.

Site Plan for Building Permit  
**BOSQUE SCHOOL CLASSROOMS**

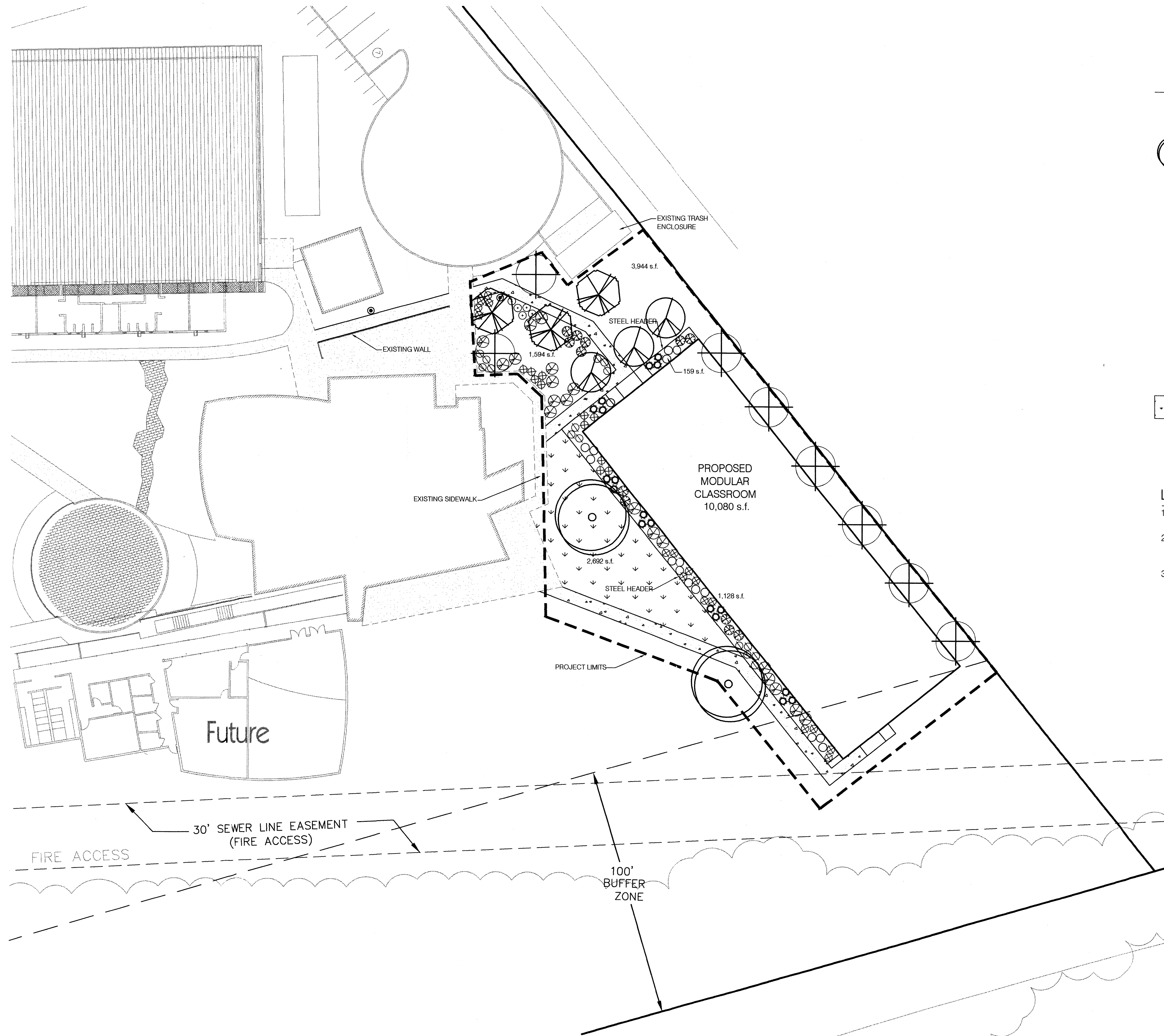
Prepared for:  
Bosque School  
4000 Learning Road NW  
Albuquerque, New Mexico 87120

Prepared by:  
**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
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**PLANT PALETTE**

Symbol	Botanical Name	Common Name	Size
	<i>Chilopsis lin. 'Lucretia Hamilton'</i>	Desert Willow	15 gal.
	<i>Fraxinus oxycarpa</i>	Raywood Ash (female)	2" B&B
	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	2-1/2" B&B
	<i>Pyrus calleryana 'Aristocrat'</i>	Flowering Pear	2" B&B
	<i>Artemisia 'Powis Castle'</i>	Powis Castle Sage	1 gal.
	<i>Baccharis Thompson 'Starn'</i>	Thompson Baccharis	5 gal.
	<i>Buddleia davidii nanhoensis</i>	Dwarf Butterfly Bush	5 gal.
	<i>Caryopteris clandonensis</i>	Blue Mist	5 gal.
	<i>Fallugia paradoxa</i>	Apache Plume	5 gal.
	<i>Hymenoxys acaulis</i>	Angelita Daisy	1 gal.
	<i>Hesperaloe parviflora</i>	Red Yucca	1 gal.
	<i>Juniperus communis</i>	Common Juniper	5 gal.
	<i>Mahonia aquafolium 'Compacta'</i>	Compact Oregon Grape	5 gal.
	<i>Oenothera berlandieri</i>	Mexican Primrose	1 gal.
	<i>Potentilla fruticosa</i>	Goldfinger Potentilla	1 gal.
	<i>Ribes aureum</i>	Golden Currant	5 gal.
	<i>Rhus trilobata</i>	Threeleaf Sumac	5 gal.
	<i>Salvia greggii</i>	Cherry Sage	1 gal.
<b>Revegetative Seed Mix</b>			
	<i>Bouteloua gracilis</i>	Blue Grama	
	<i>Bouteloua curtipendula</i>	Sideoats Grama	
	<i>Gaura coccinea</i>	Scarlet Gaura	
	<i>Anemone californica</i>	Yerba Mansa	
	<i>Aster commutatus</i>	White Aster	
	<i>Sphaeralcea coccinea</i>	Scarlet Globemallow	

**LANDSCAPE NOTES**

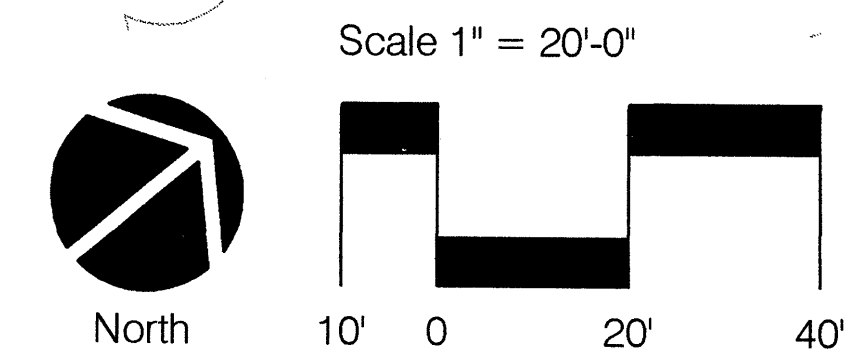
- Landscape planting areas shall be top dressed with either bark mulch or gravel mulch to a 3-inch depth.
- Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be utilized to irrigate tree, shrub, and groundcover planting areas.
- Maintenance of the landscaping and irrigation system shall be the responsibility of Bosque School.

**Conceptual Landscape Plan  
BOSQUE SCHOOL CLASSROOMS**

Prepared for:  
Bosque School  
4000 Learning Road NW  
Albuquerque, New Mexico 87120

Prepared by:  
**CONSENSUS PLANNING, INC.**  
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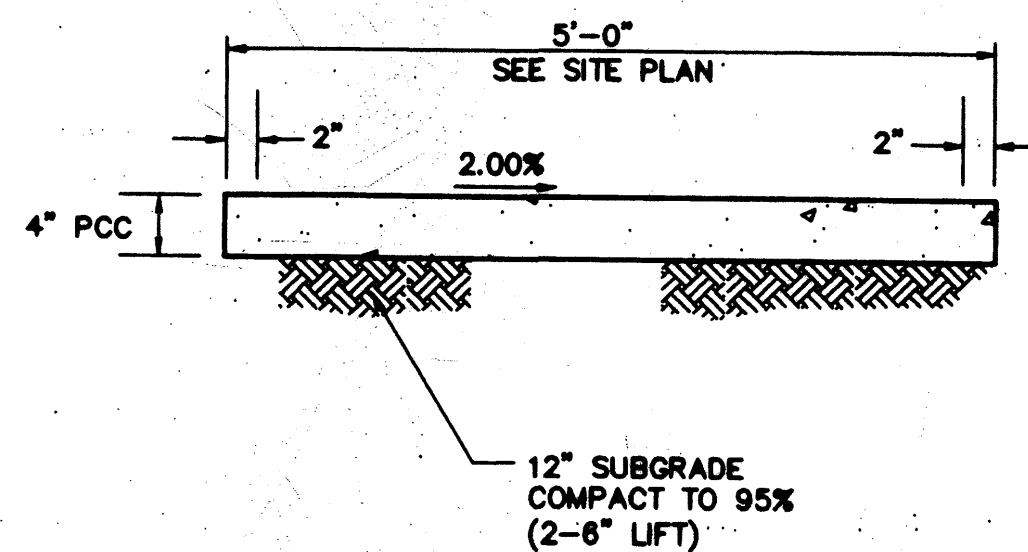
**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
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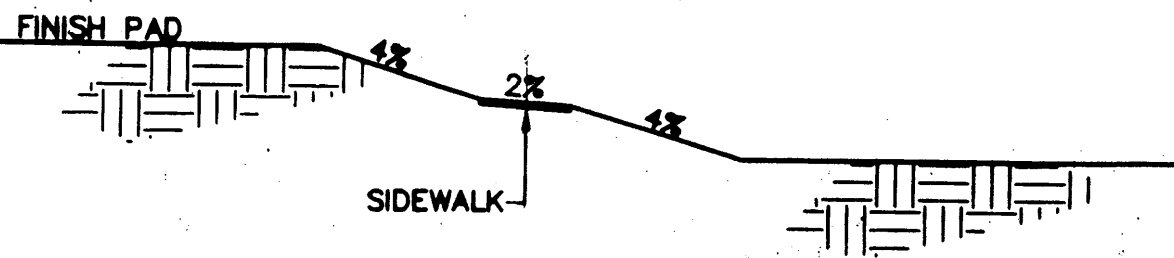
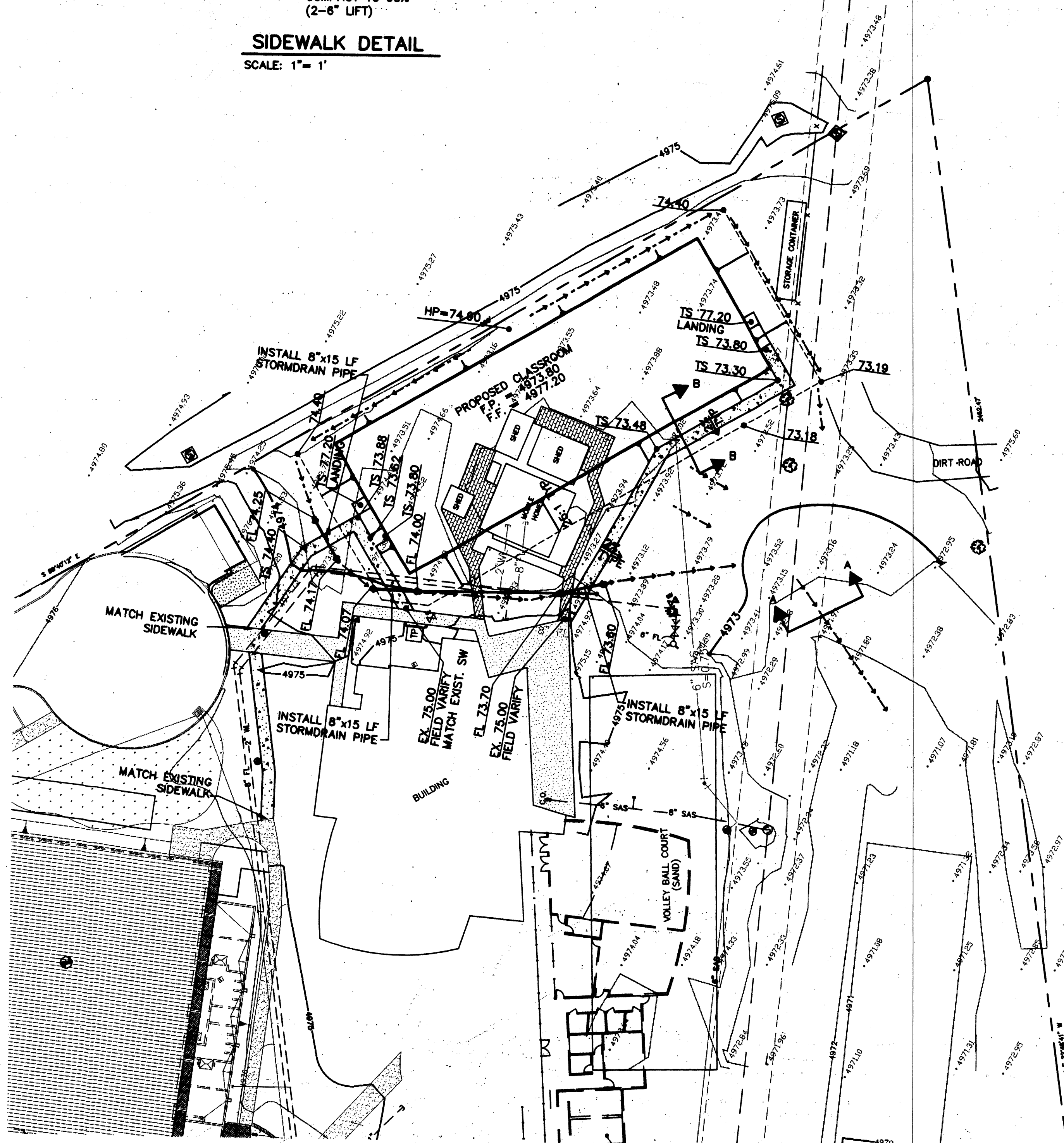
**GENERAL NOTES:**

- 1 ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1986 EDITION, AS AMENDED THROUGH UPDATE # 7.
- 2 A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 3 TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 4 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5 MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- 6 ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- 7 DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 8 CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- 9 THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 10 THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO WASHING DOWN THE STREET.
- 11 THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- 12 ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.



**SIDEWALK DETAIL**

SCALE: 1" = 1'



**SECTION B-B SLOPE DETAIL**

NTS

**EXISTING CONDITIONS**

THE PROJECT SITE IS LOCATED SOUTHEAST OF COORS BOULEVARD AND MONTANO ROAD INTERSECTION IN ALBUQUERQUE, NM. THE MASTER DRAINAGE REPORT FOR BOSQUE SCHOOL, APPROVED BY THE CITY, WAS PREPARED BY CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC. THE SITE CONSISTS OF ONE BASIN APPROXIMATELY 0.5 ACRES; WITHIN THE PREVIOUSLY NAMED LOT 1 (REFER TO DRAINAGE MASTER PLAN PREPARED BY CHAVEZ GRIEVES CONSULTING ENGINEERS, INC., DATED 4-23-99 FOR LOT DESCRIPTIONS AND BASIN BOUNDARIES). LOT 1 ENCOMPASSES THE NORTH SECTION OF THE PROPERTY, AND A NARROW STRIP OF LAND FOLLOWING THE EAST RIVERSIDE DRAIN ALIGNMENT, TOWARDS THE SOUTH, AND IS APPROXIMATELY 5.8 AC. THIS REPORT WAS APPROVED BY THE CITY OF ALBUQUERQUE, AND ALLOWS A DISCHARGE RATE OF 18.82 cfs. DUE TO CONSTRUCTION PHASING, EXISTING RATE OF DISCHARGE IS 16.9 cfs.

**PROPOSED CONDITIONS**

PROPOSED IMPROVEMENTS INCLUDE THE ADDITION OF A TEMPORARY BUILDING TO LOT 1. AREA OF DISTURBANCE TO LOT 1 = 0.5 AC. THIS IMPROVEMENT WILL GENERATE A PEAK DISCHARGE OF 1.57 cfs, MAKING THE CONTRIBUTING AREA DISCHARGE RATE OF 16.9(EXIST.) + 1.57(PROPOSED) = 18.47 cfs, PER MASTER DRAINAGE REPORT. THE SUBJECT AREA IS BELOW THE 18.82 cfs ALLOWABLE DISCHARGE RATE. THUS THE PROPOSED IMPROVEMENTS SUBSTANTIALLY ADHERES TO THE REPORT APPROVED BY THE CITY OF ALBUQUERQUE.

**HYDROLOGY NOTES**

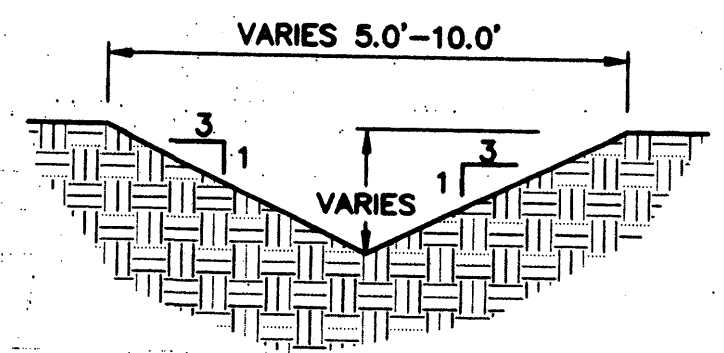
PRECIPITATION ZONE: 1  
 BASIN: 1  
 TOTAL TRACT AREA = 0.5 Ac  
 LAND TREATMENT AREAS WITHIN TRACT  
 CONTRIBUTING TO RETENTION POND:  
 15% LAND TREATMENT B = 0.26 Ac  
 85% LAND TREATMENT D = 0.24 Ac  
 PEAK DISCHARGE  $Q_{p100} - 6HR = (AREA)(Q_B) + (AREA)(Q_D)$   
 $= (0.26)(2.03cfs/Ac) + (0.24)(4.37cfs/Ac)$   
 $= 1.57 cfs$

**LEGAL DESCRIPTION**

LOTS 4A OF A CERTAIN TRACT OF UNPLATTED LAND, DESIGNATED AS THE LANDS OF RAY A. GRAHAM III. SITUATED IN SECTION 36, T11N, R2E, N.M.P.M., BERNALILLO, NM.

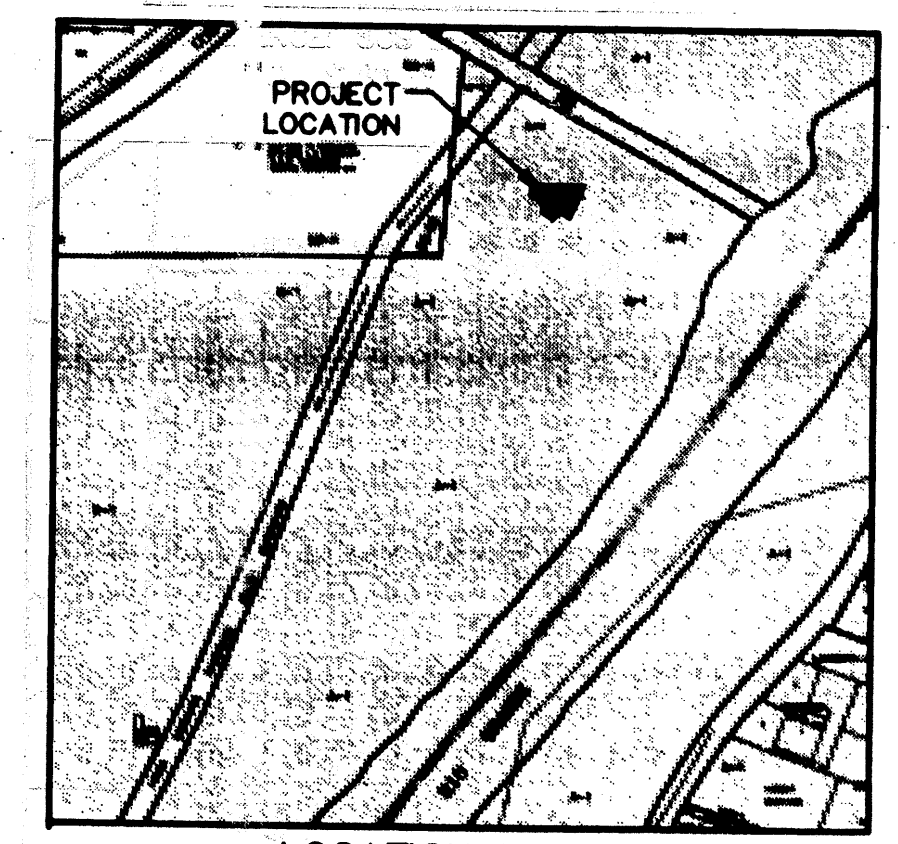
**BENCH MARK**

ACS STATION "B-F11" LOCATED IN CENTER MEDIAN OF COORS BLVD., ±300' SOUTH OF THE CENTERLINE OF DELLYNE N.W. THE STATION IS A SQUARE CHISELED ON TOP OF CONCRETE MEDIAN CURB AT THE POINT OF REVERSE CURVE ON LEFT TURN BAY FOR ELEV. = 5036.808 MSLD 1929.



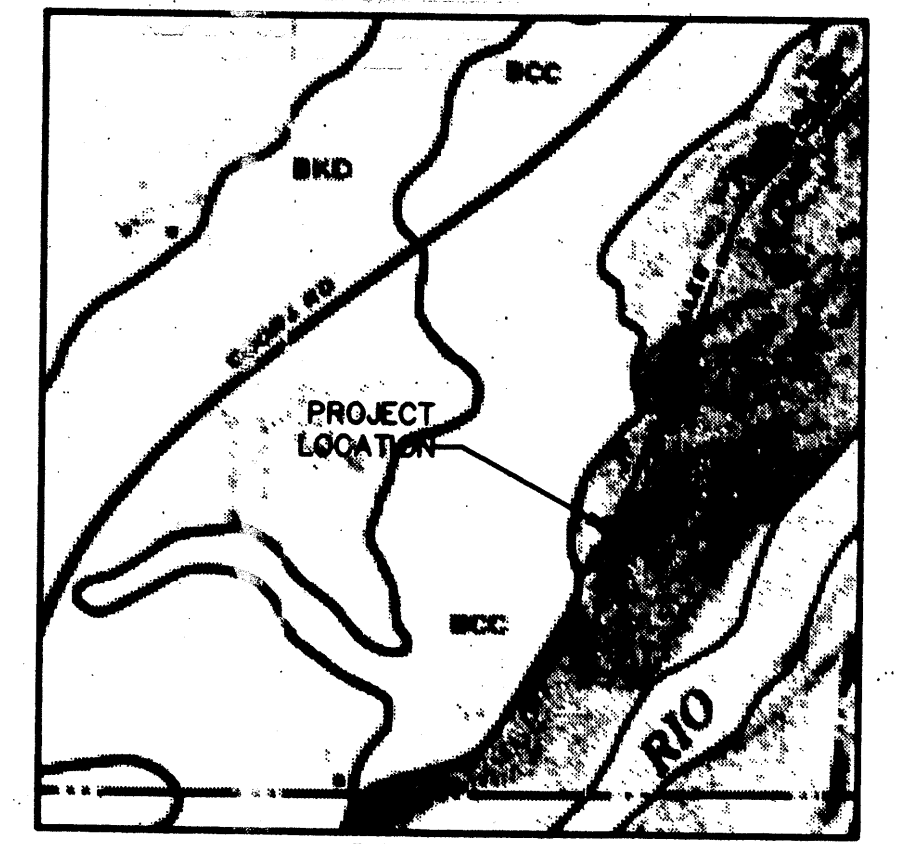
**SECTION A-A SWALE DETAIL**

NTS



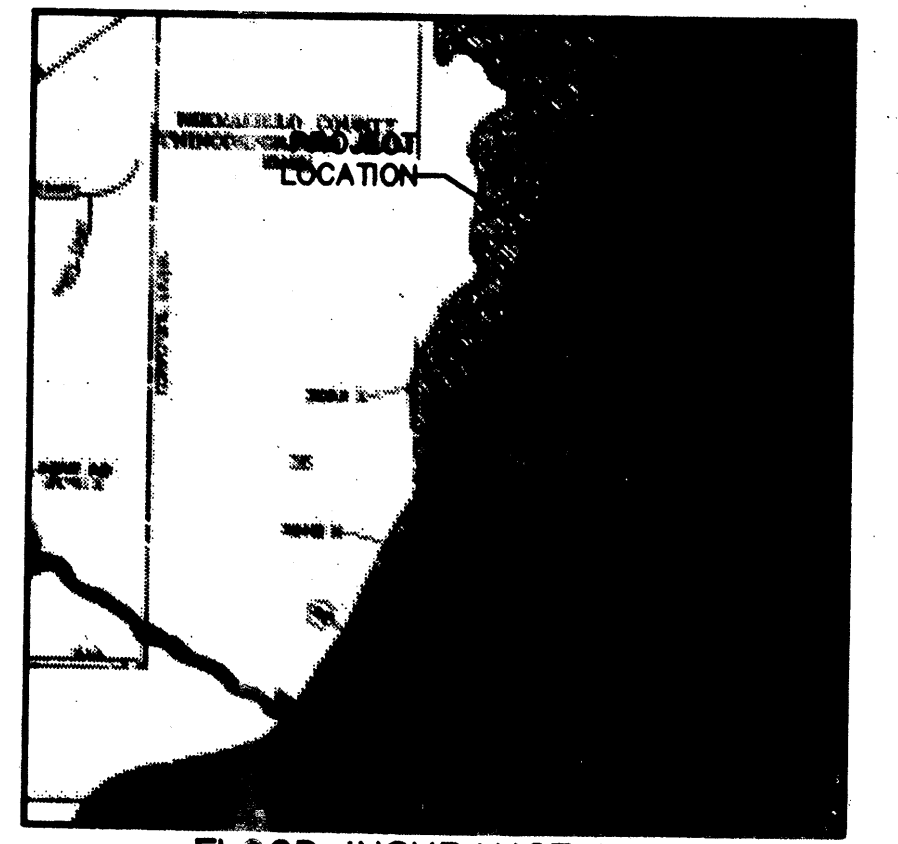
**LOCATION MAP**

ZONE ATLAS MAP NO.E-12 & F-12



**SOILS MAP**

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 20

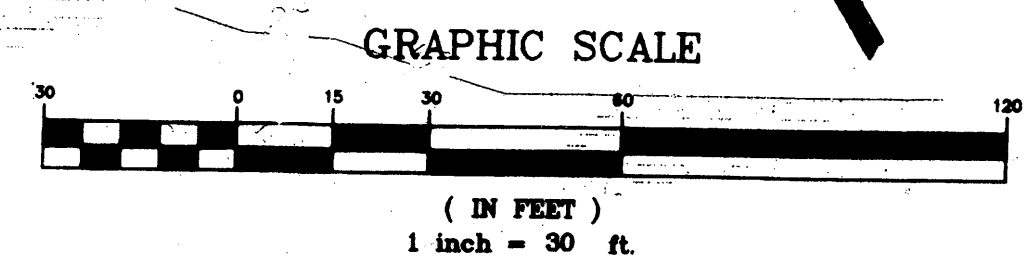


**FLOOD INSURANCE MAP**

REFERENCE: FLOOD INSURANCE STUDY PANEL 114 & 118

**LEGEND**

- 5000 — EXIST INTERMEDIATE CONTOUR
- 5075 — EXIST INDEX CONTOUR
- 5075 — PROPOSED INTERMEDIATE CONTOUR
- 5075 — PROPOSED INDEX CONTOUR
- 8" SD — PROPOSED STORM DRAIN
- ▣ PROPOSED CATCH BASIN
- — — — — PROPOSED SWALE
- 74.90 SPOT ELEVATION
- TS 74.90 TOP OF SIDEWALK ELEVATION
- F.P.=5095.50 FINISHED PAD ELEVATION



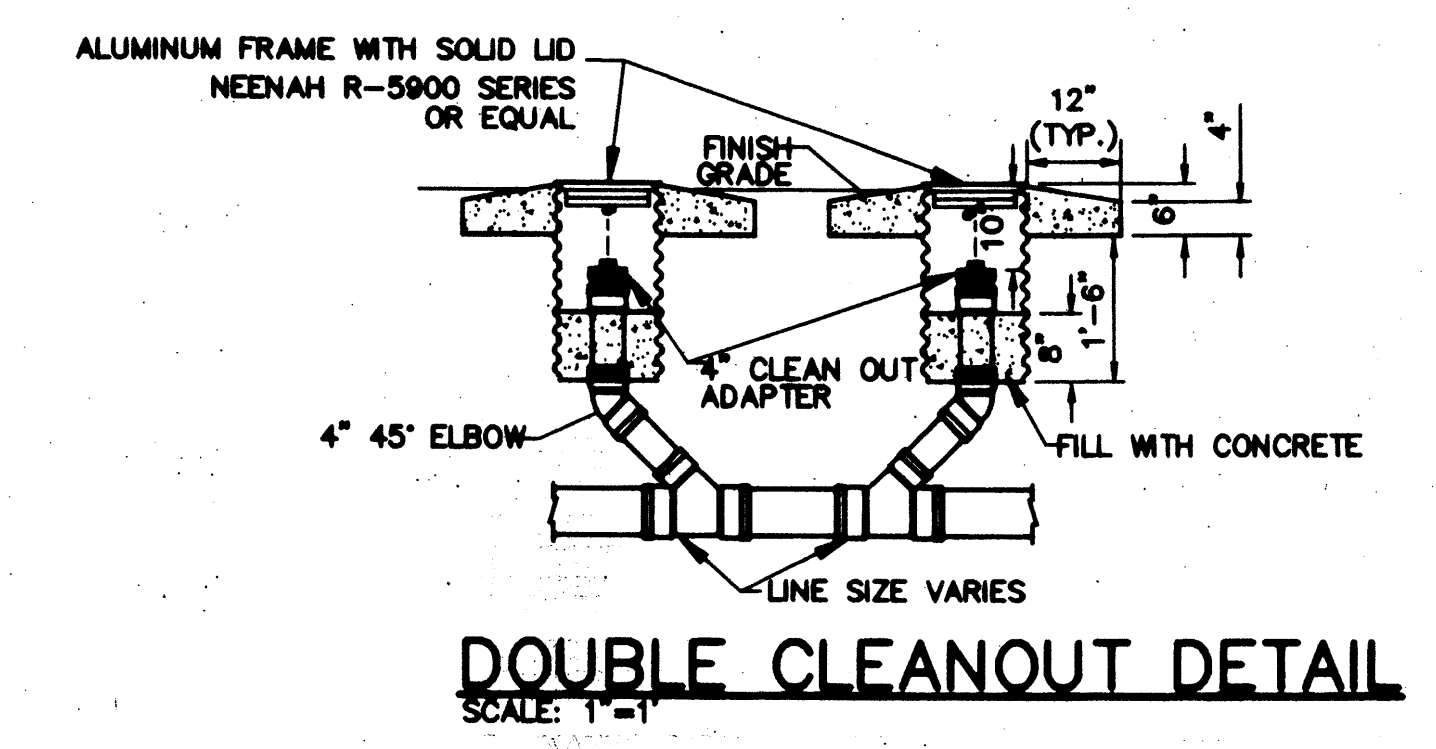
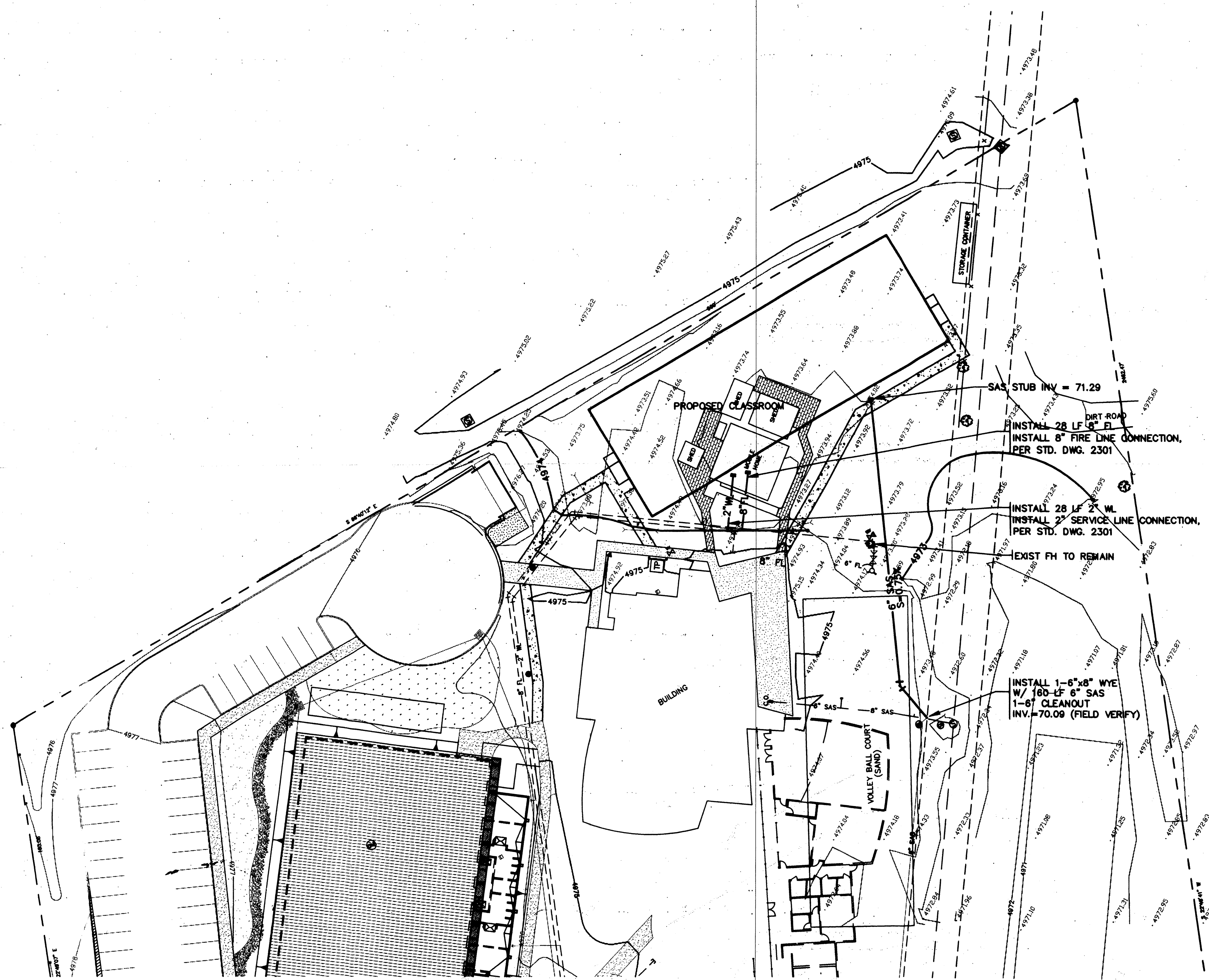
**GRAPHIC SCALE**

<b>WILSON &amp; COMPANY</b> 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP <b>BOSQUE PREPARATORY SCHOOL                  MODULAR BUILDING                  GRADING &amp; DRAINAGE PLAN</b>	
Design Review Committee	City Engineer Approval	Ms./Day/Tr.	Ms./Day/Tr.
City Project No.	Zone Map No.	Sheet	Of
1000901	E-12 & F-12	4	6



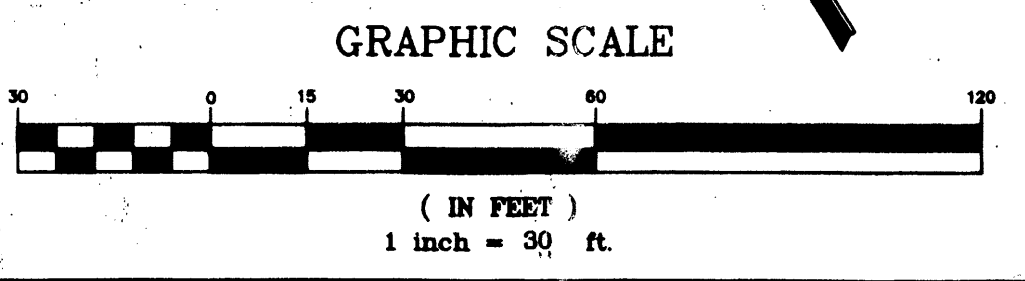
**GENERAL NOTES**

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. SERVICE LINES SHALL HAVE 3' MIN. BURY.
2. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HERON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1986 EDITION, AS AMENDED THROUGH UPDATE #7.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD HE BREAK ANY EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES HE SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS.
6. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS AND PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
7. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
8. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY WITH THE FINISHED PAVEMENT ELEVATIONS.
9. CONTRACTOR TO VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF STANDARD CITY DETAILS.
10. ELEVATIONS FOR PROPOSED WATERLINE CONNECTIONS TO EXISTING WATERLINES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
11. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THE CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
12. DURING CONSTRUCTION REHAB, OR REPAIR OF ANY SEWER LINE AND APPURTENANCES ALL EXISTING SAS MAINS SHALL BE LEFT IN SERVICE TO THE EXTENT POSSIBLE. EXISTING FLOWS SHALL BE MAINTAINED BY BYPASS PUMPING WHEREVER NECESSARY. ALL EXISTING SAS LINES ENCOUNTERED SHALL BE KEPT IN SERVICE BY TRANSFERRING TO NEW SEWER MAIN.

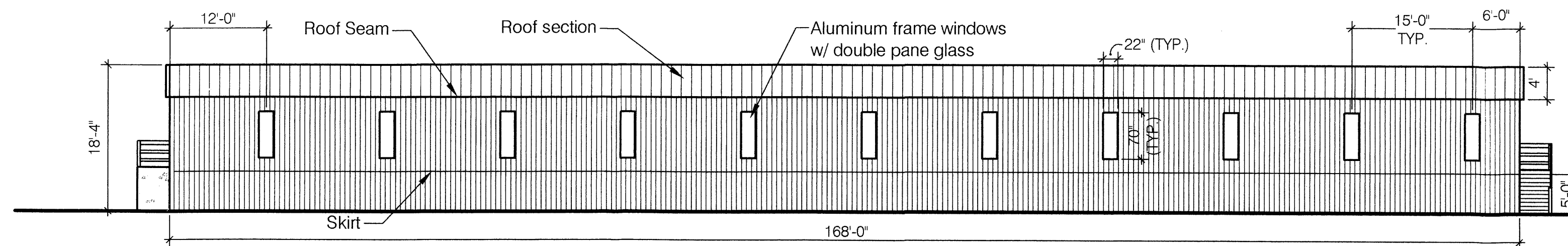


**LEGEND**

- |            |                                       |            |                       |
|------------|---------------------------------------|------------|-----------------------|
| — 6" SAS — | PROPOSED SAS                          | (GM)       | EXISTING GAS METER    |
| — 2" WL —  | PROPOSED WL                           | (S)        | EXISTING MANHOLE      |
| — 8" FL —  | PROPOSED FIRELINE                     | —          | EXISTING SAS STUB     |
| (V)        | EXISTING WATER VALVE                  | — 6" SAS — | EXISTING SAS          |
| (FH)       | EXISTING FIRE HYDRANT                 | — 2" WL —  | EXISTING WATERLINE    |
| (FH)       | EXISTING FIRE HYDRANT                 | — 8" FL —  | EXISTING 8" FIRE LINE |
| (W/6)      | EXISTING FIRE HYDRANT W/6" GATE VALVE |            |                       |

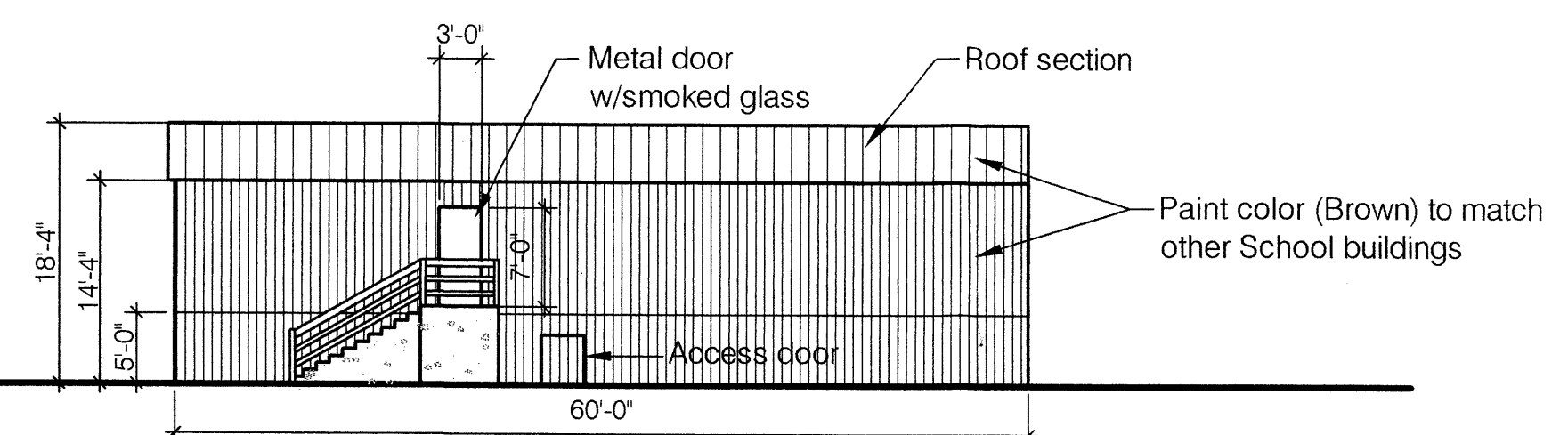


<b>WILSON &amp; COMPANY</b> 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP									
	<b>BOSQUE PREPARATORY SCHOOL                  MODULAR BUILDING                  UTILITY PLAN</b>									
Design Review Committee	City Engineer Approval	<table border="1"> <tr> <td>Mo./Day/Yr.</td> <td>Mo./Day/Yr.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Mo./Day/Yr.	Mo./Day/Yr.						
Mo./Day/Yr.	Mo./Day/Yr.									
City Project No. <b>1000901</b>	Zone Map No. <b>E-12 &amp; F-12</b>	Sheet <b>5</b> Of <b>6</b>								



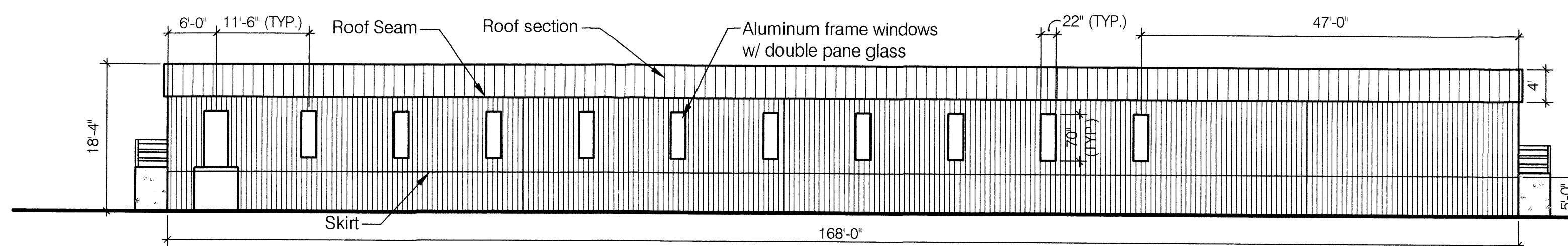
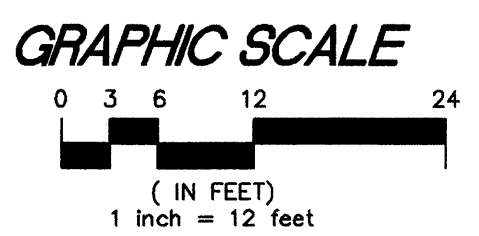
1 SOUTH ELEVATION

Scale: 1" = 12'-0"



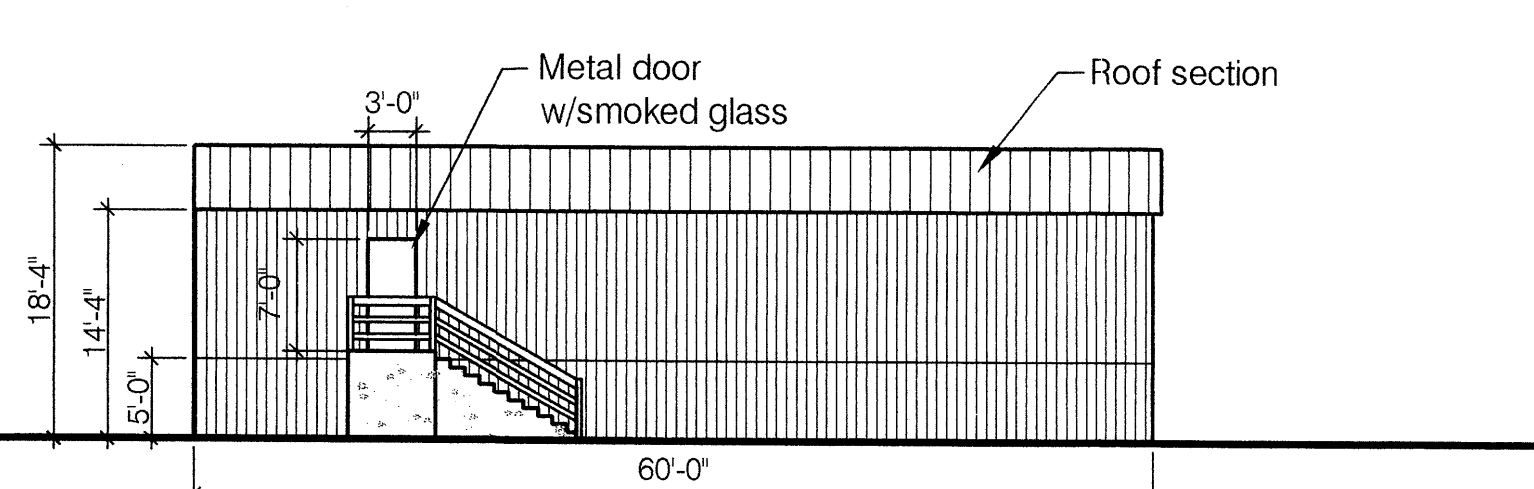
2 EAST ELEVATION

Scale: 1" = 12'-0"



3 NORTH ELEVATION

Scale: 1" = 12'-0"



4 WEST ELEVATION

Scale: 1" = 12'-0"

## Building Elevation BOSQUE SCHOOL CLASSROOMS

Prepared for:

Bosque School  
4000 Learning Road NW  
Albuquerque, New Mexico 87120

Prepared by:

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& COMPANY**

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