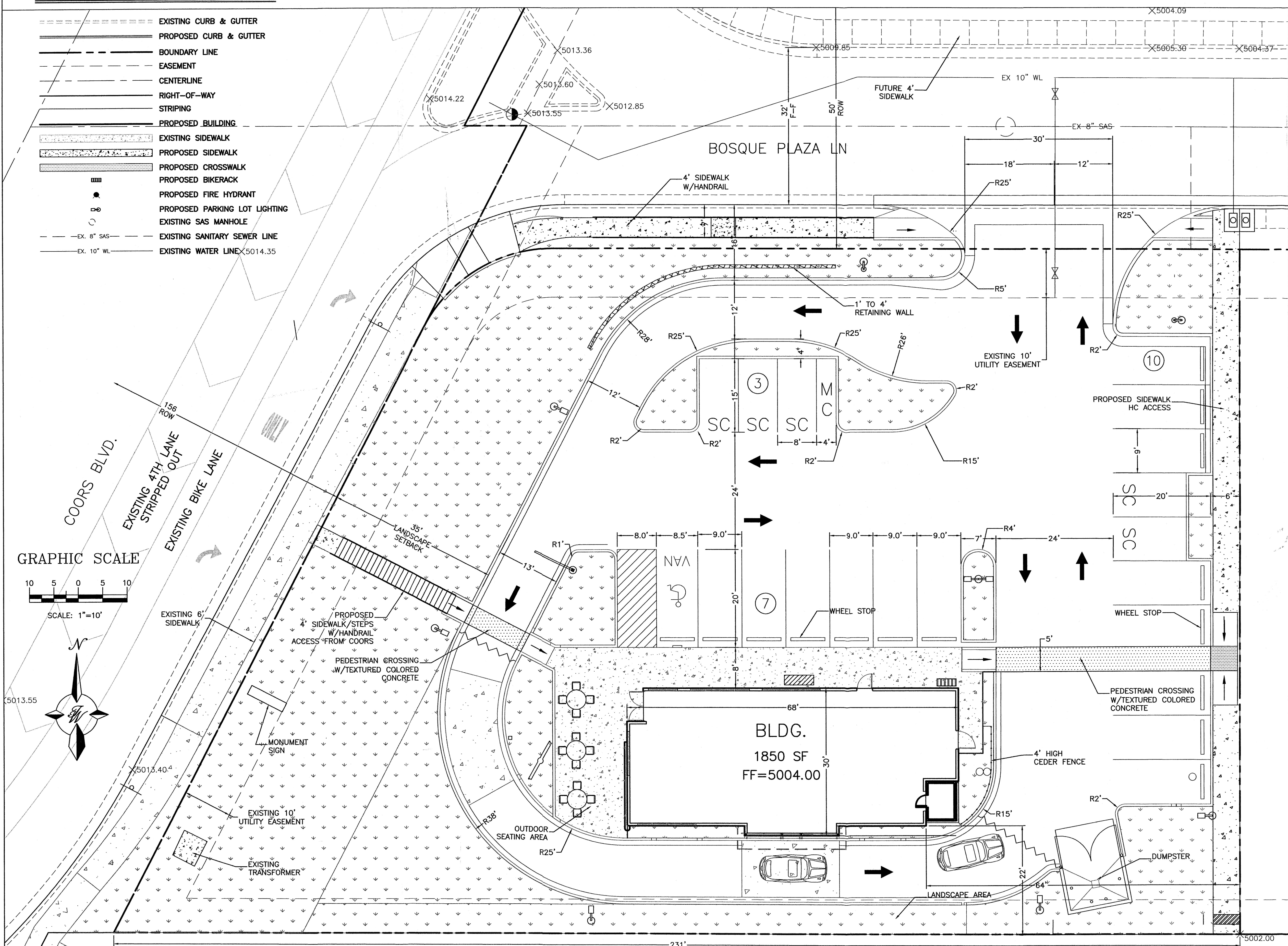


LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 10" WL --- EXISTING WATER LINE



LEGAL DESCRIPTION
LOT 6A, BOSQUE PLAZA

- SITE DATA**
- PROPOSED USAGE: RESTAURANT
 - LOT 6 AREA: 31106 SF (.71 ACRES)
 - ZONING: C-1 (SC)
 - BUILDING AREA: 1850 SF
 - PUBLIC PARKING
PARKING REQUIRED: 10 SPACES (1 SPACE FOR EACH 4 SEATS)
PARKING PROVIDED: 21 SPACES
 - MOTORCYCLE PARKING
PARKING PROVIDED: 1 SPACE
 - BICYCLE PARKING
PARKING REQUIRED: 2 SPACES (1 PER 20 PARKING SPACES, BUT NOT LESS THAN 2 SPACES PER PREMISES)
PARKING PROVIDED: 4 SPACES
 - HANDICAP PARKING
PARKING REQUIRED: 1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
PARKING PROVIDED: 1 SPACE/VAN ACCESSIBLE
 - LANDSCAPE REQUIREMENT: 15% OF PAVED AREA
LANDSCAPE REQUIRED: 3932 SF
LANDSCAPE PROVIDED: 10060 SF

PROJECT NUMBER: 1004365
APPLICATION NUMBER: 05DRB-01717

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/22/04, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB 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	<i>[Signature]</i>	11-16-05
Water Utility Development	<i>[Signature]</i>	11-16-05
Parks & Recreation Department	<i>[Signature]</i>	11-16-05
City Engineer	<i>[Signature]</i>	11-16-05
NA		
* Environmental Health Department (conditional)		
Soils Management	<i>[Signature]</i>	12/22/05
DRB Chairperson, Planning Department	<i>[Signature]</i>	12/26/05

* Environmental Health, if necessary

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. SIGN ELEVATIONS
 - C6. DETAILS
 - L1. LANDSCAPING PLAN

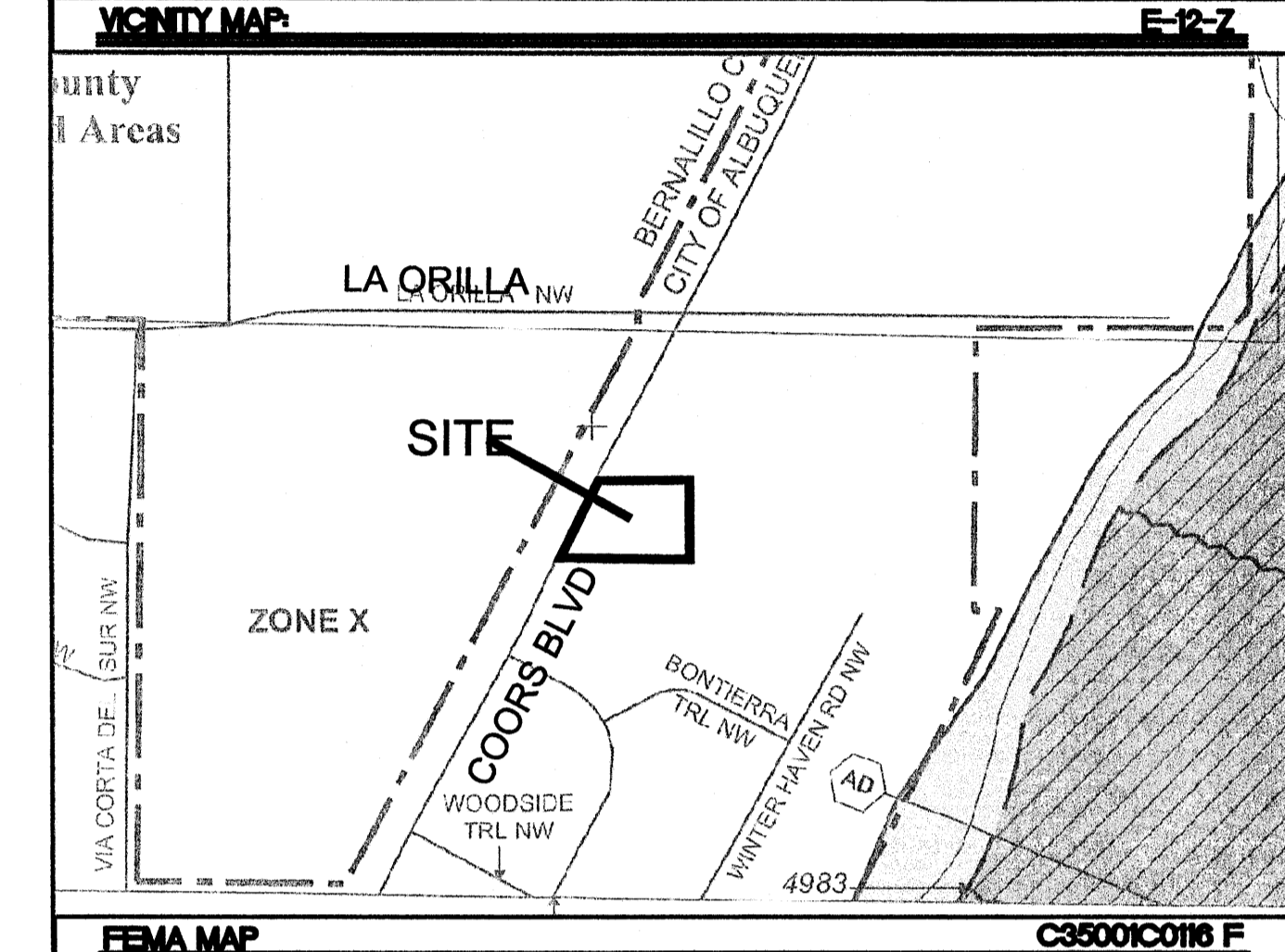
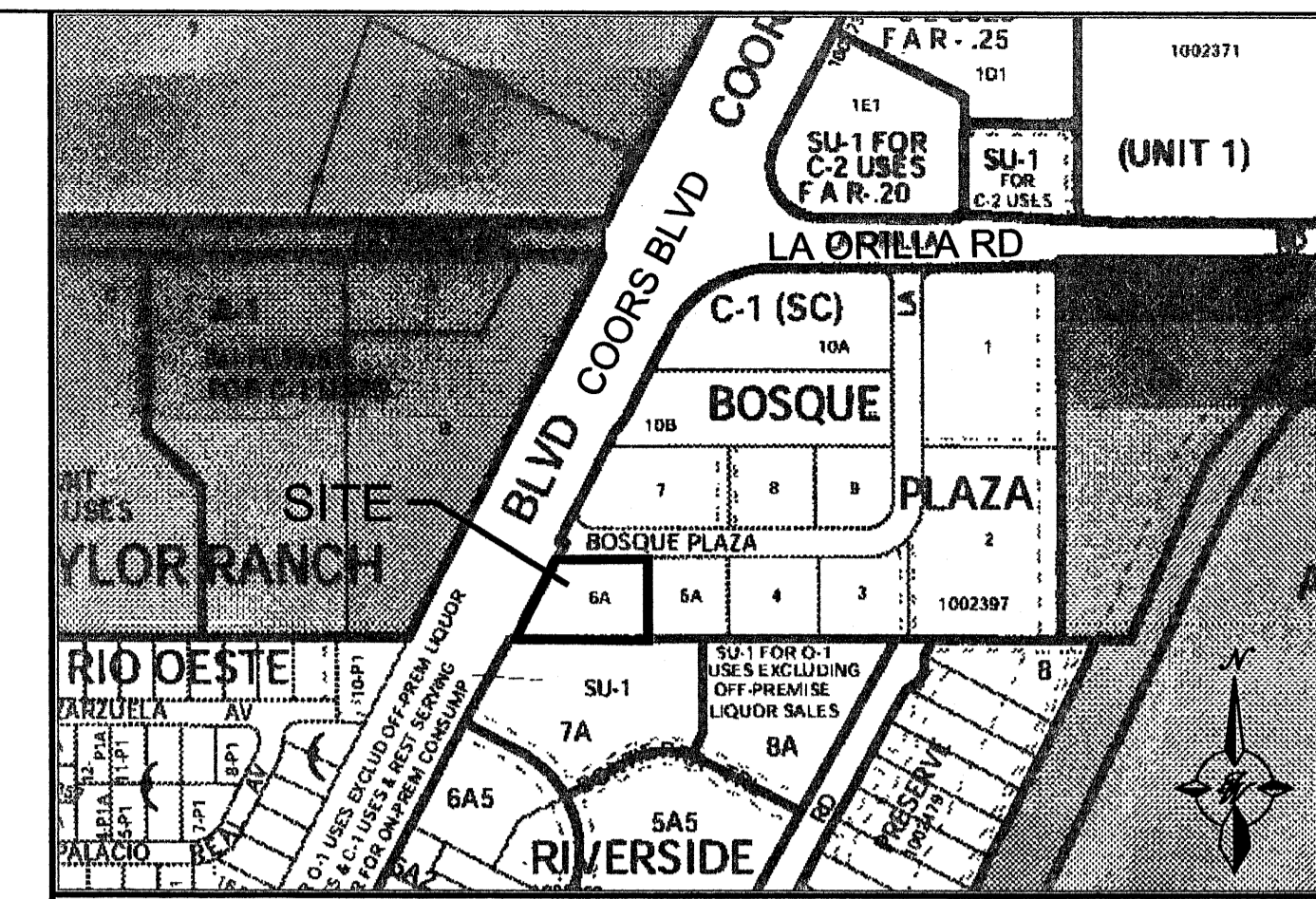
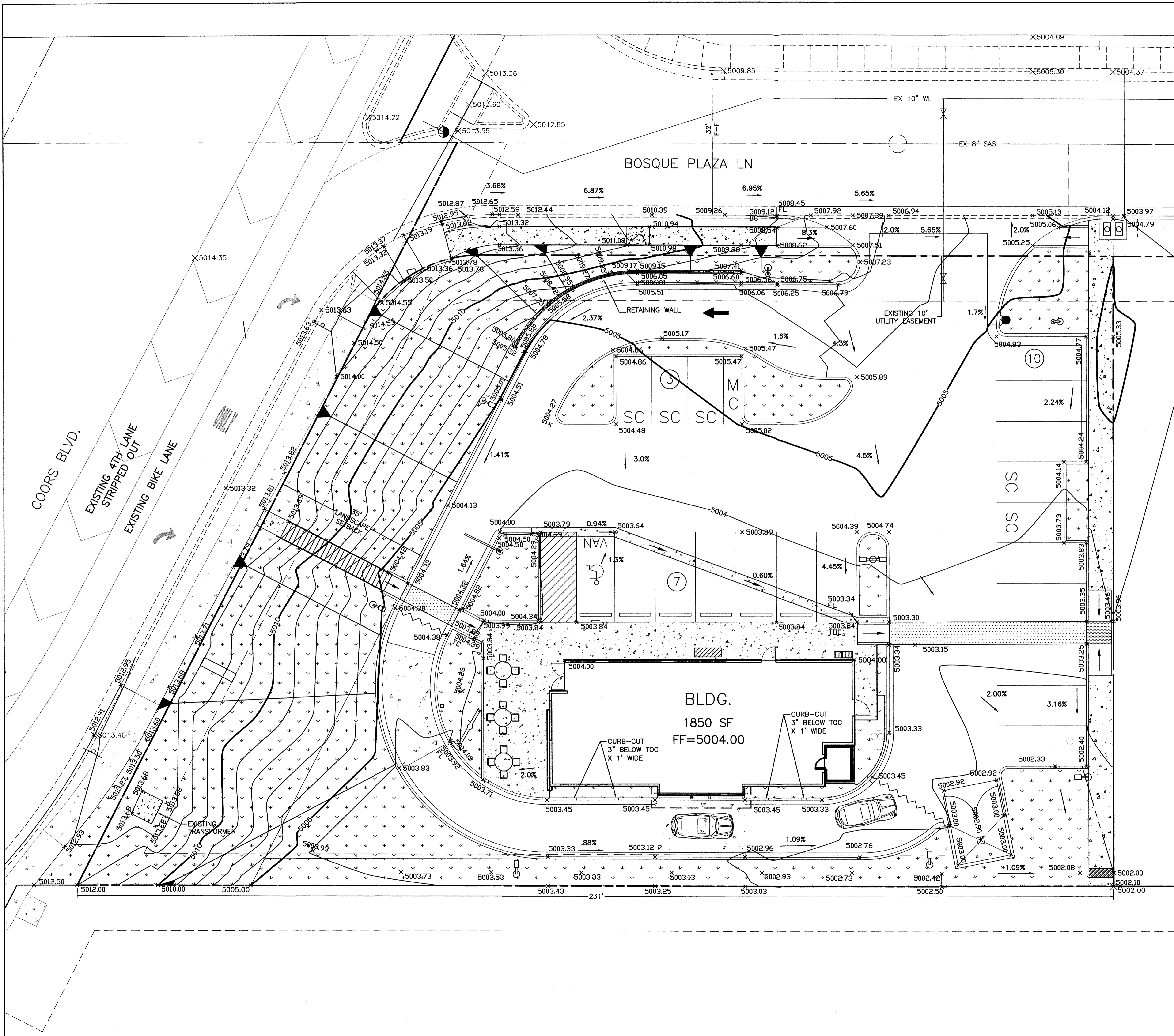
- GENERAL NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WILL REQUIRE AN AMENDMENT TO THE PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL BE REQUIRED FOR TRACTS 1-9 AND 10B.
 3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

	ENGINEER'S SEAL	DAIRY QUEEN	DRAWN BY B/JF
		SITE PLAN	DATE 11-02-05
			23141-SPB
			SHEET # C1
			JOB # 230141

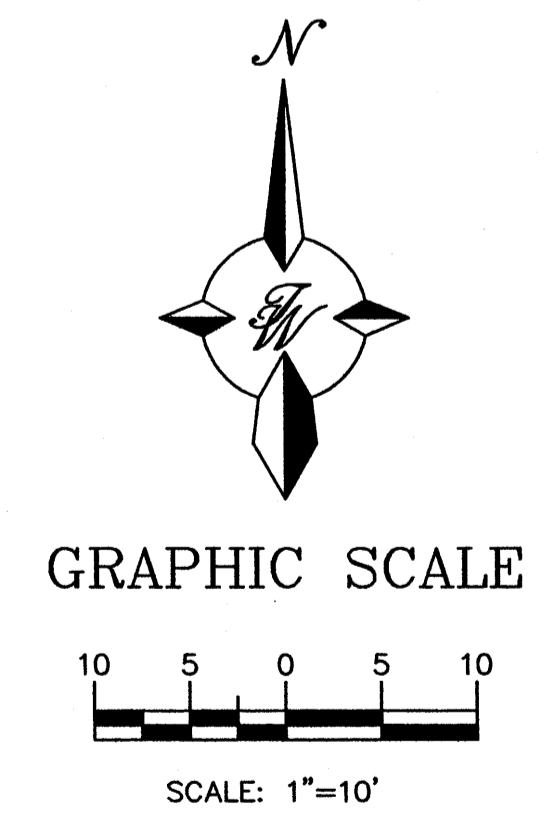
TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

1004365



LEGAL DESCRIPTION:
LOT 6A, BOSQUE PLAZA

LEGEND	DESCRIPTION
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION

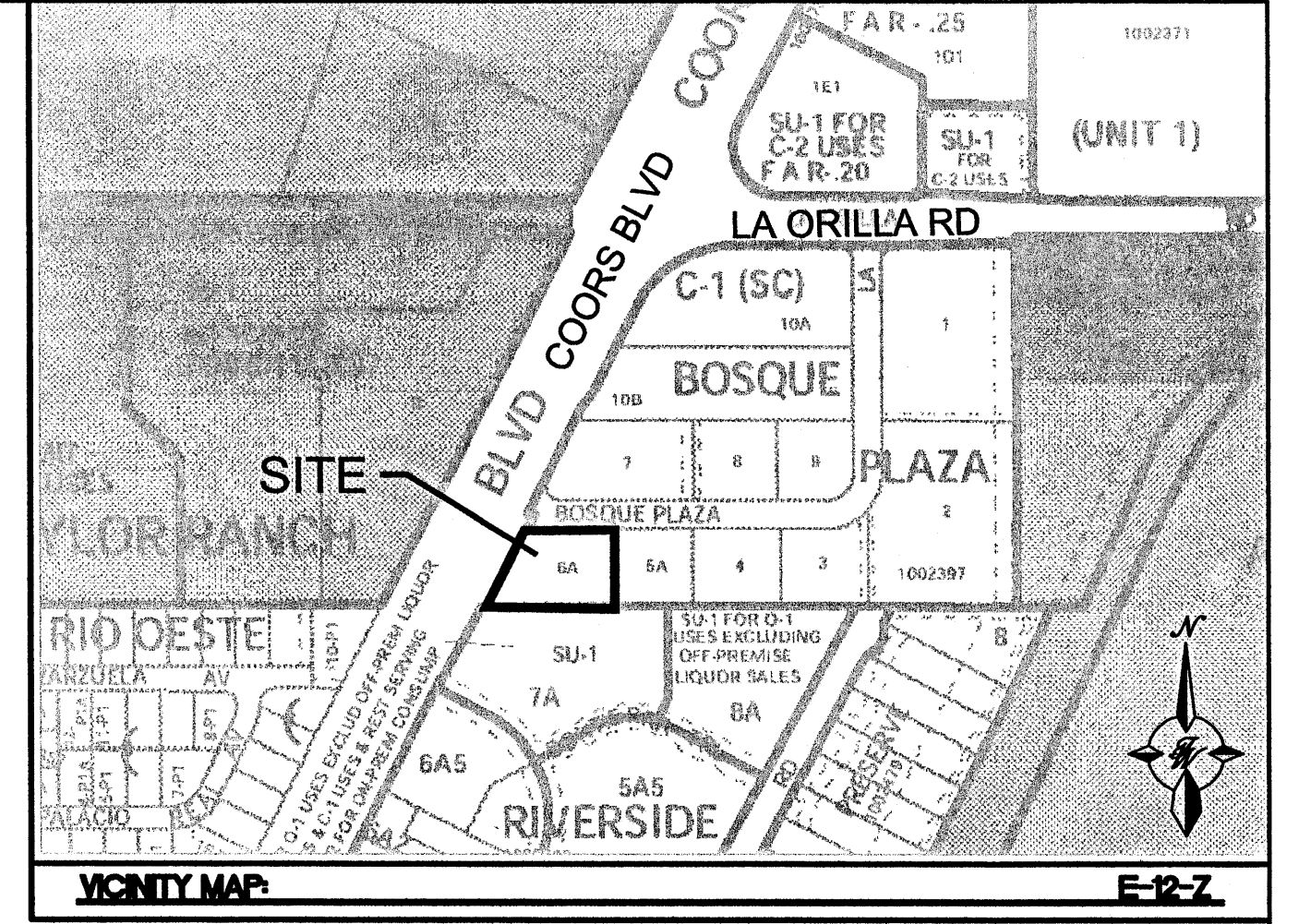
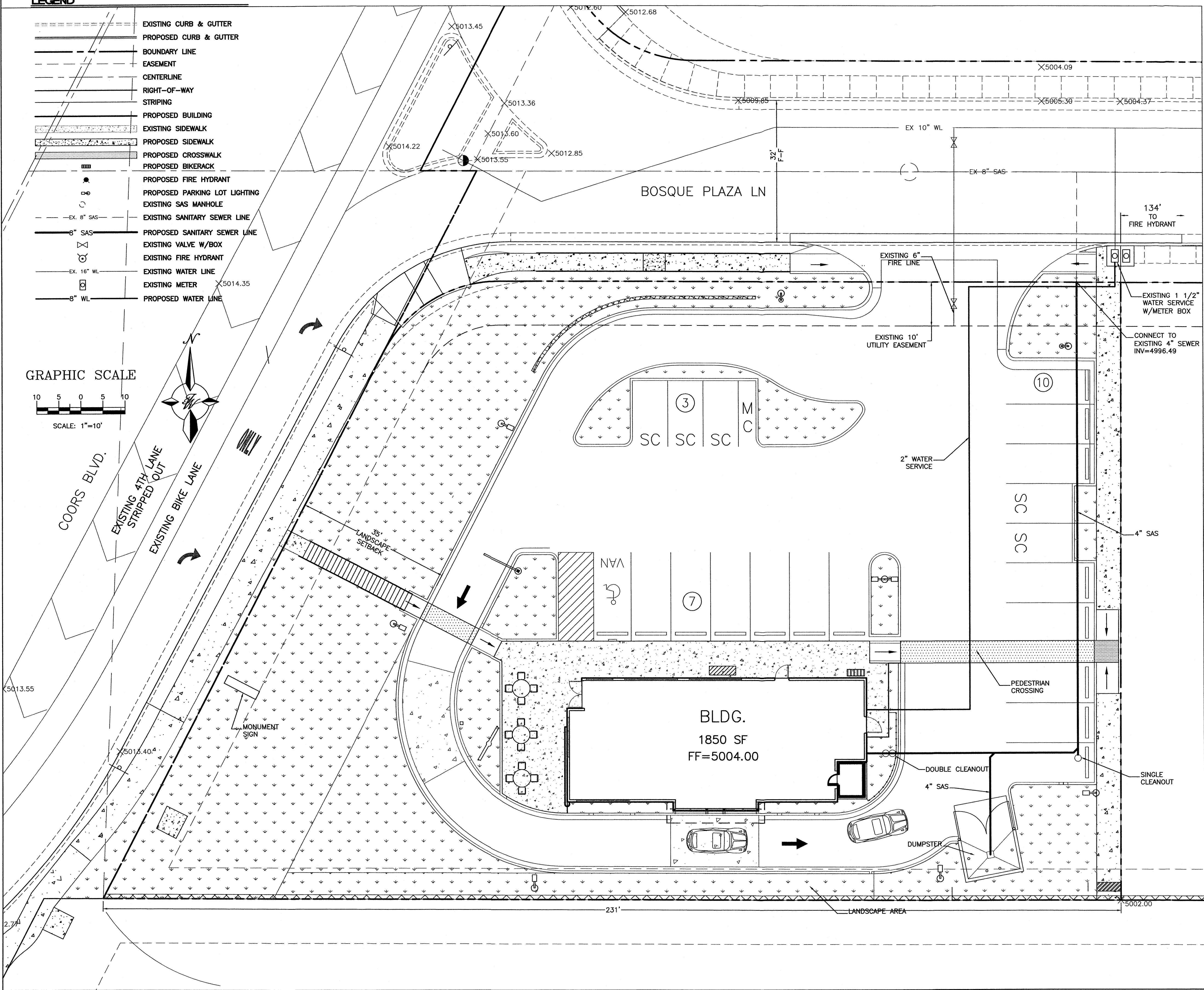
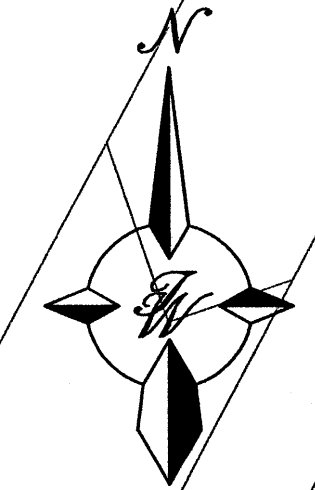
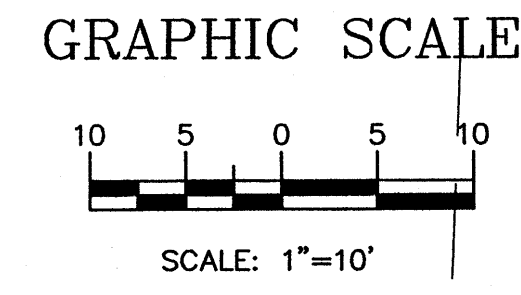


	DAIRY QUEEN	DRAWN BY: BJF DATE: 11-02-05 23141-GRB
	GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2 JOB # 230141

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LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- 6" SAS --- PROPOSED SANITARY SEWER LINE
- ⊗ EXISTING VALVE W/BOX
- ⊗ EXISTING FIRE HYDRANT
- EX. 16" WL --- EXISTING WATER LINE
- ⊗ EXISTING METER
- 8" WL --- PROPOSED WATER LINE



- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/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.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

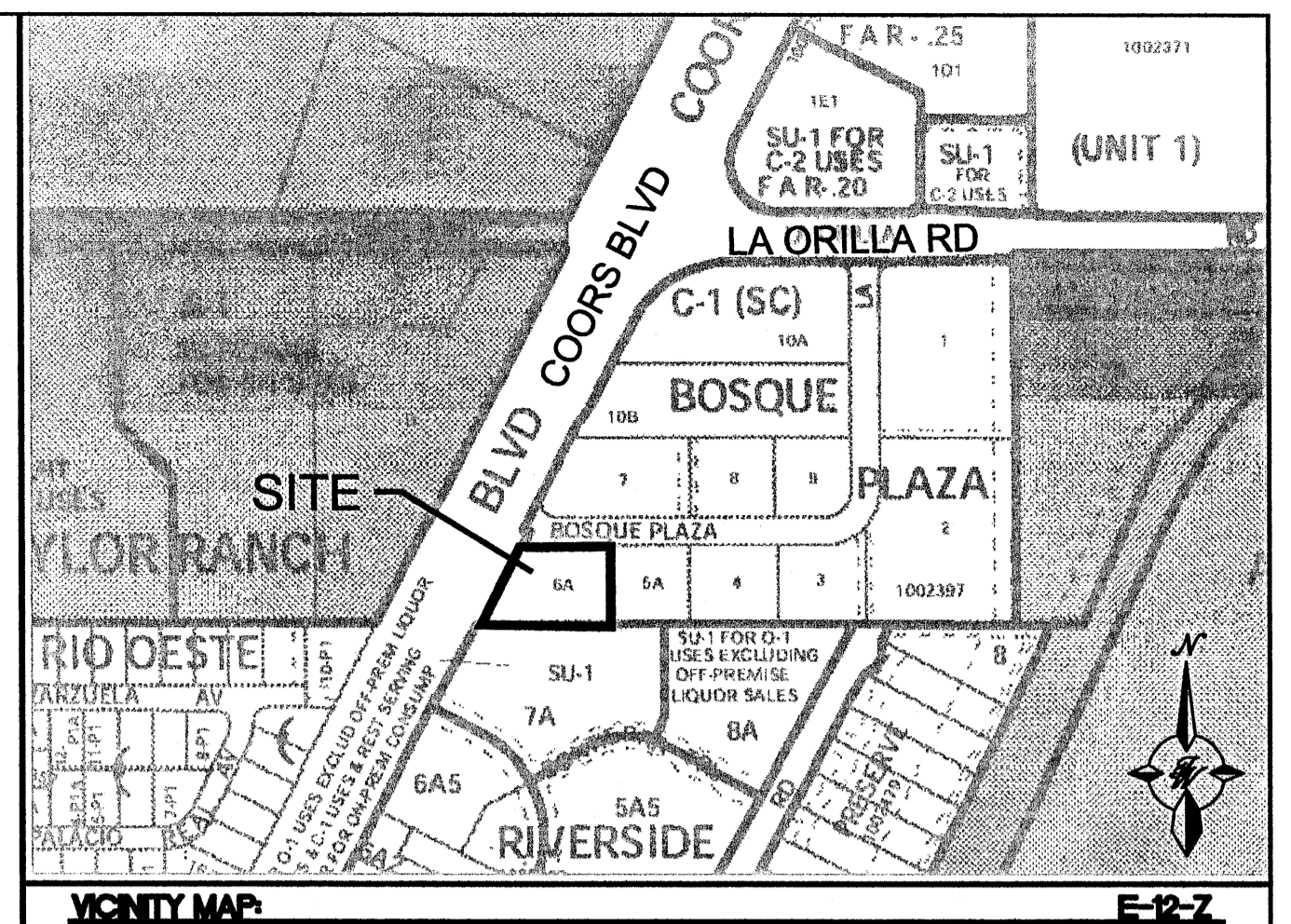
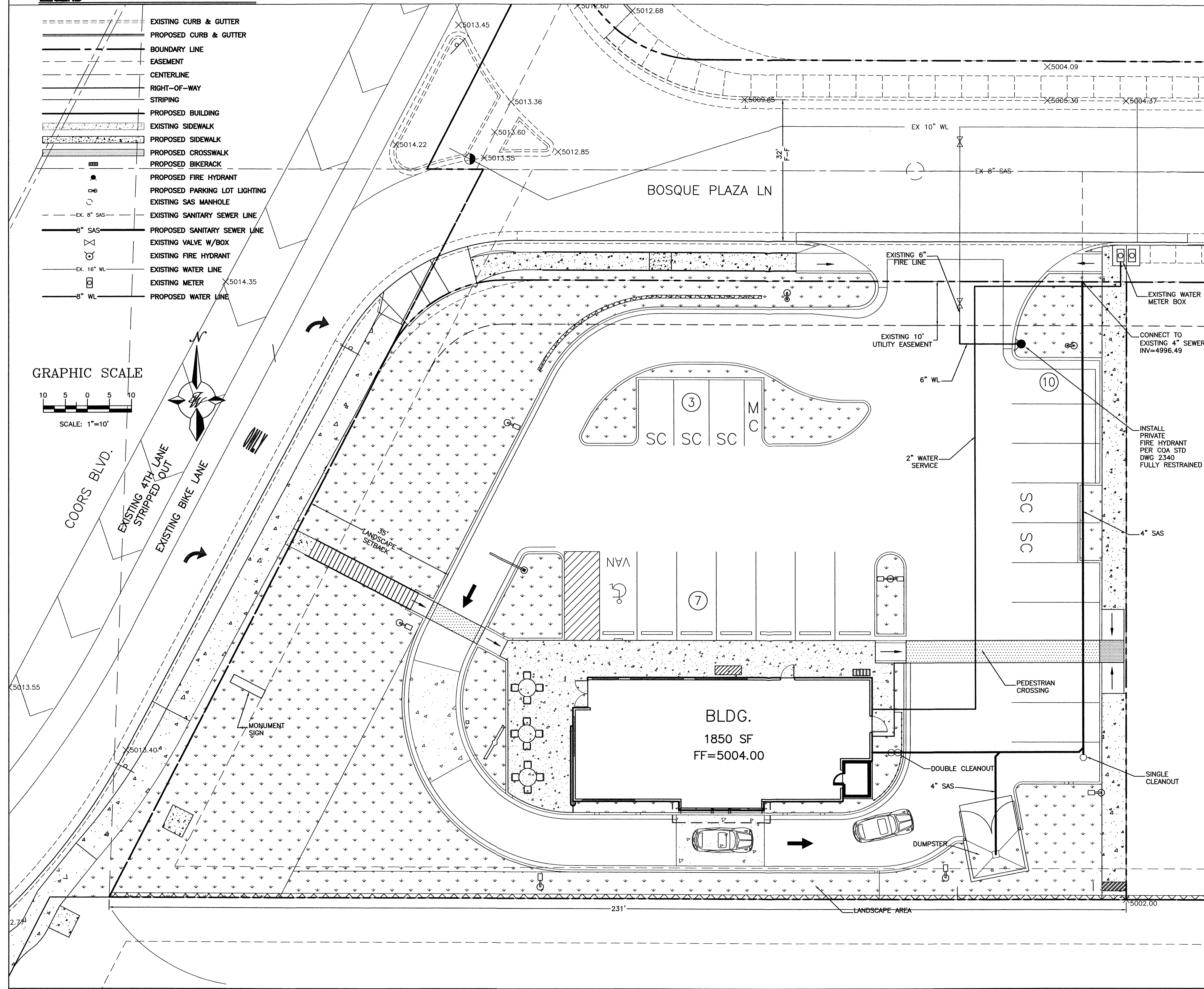
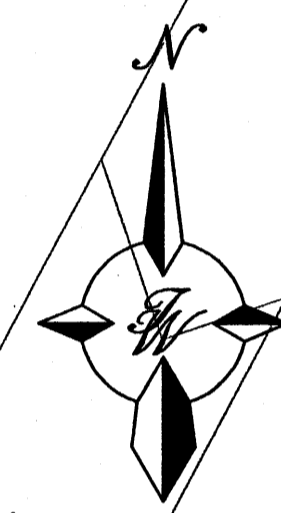
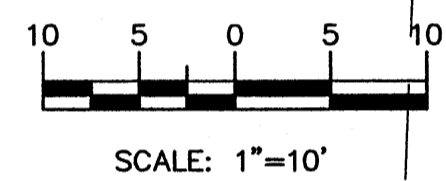
- GENERAL NOTES:**
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.

ENGINEER'S SEAL	DAIRY QUEEN	DRAWN BY B/JF
	MASTER UTILITY PLAN	DATE 11-14-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 230141

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY STRIPING
- ▬ PROPOSED BUILDING
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- - - EX. 16" WL
- ⊗ EXISTING WATER LINE
- ⊗ EXISTING METER
- - - 8" WL
- PROPOSED WATER LINE

GRAPHIC SCALE



- NOTES:**
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 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
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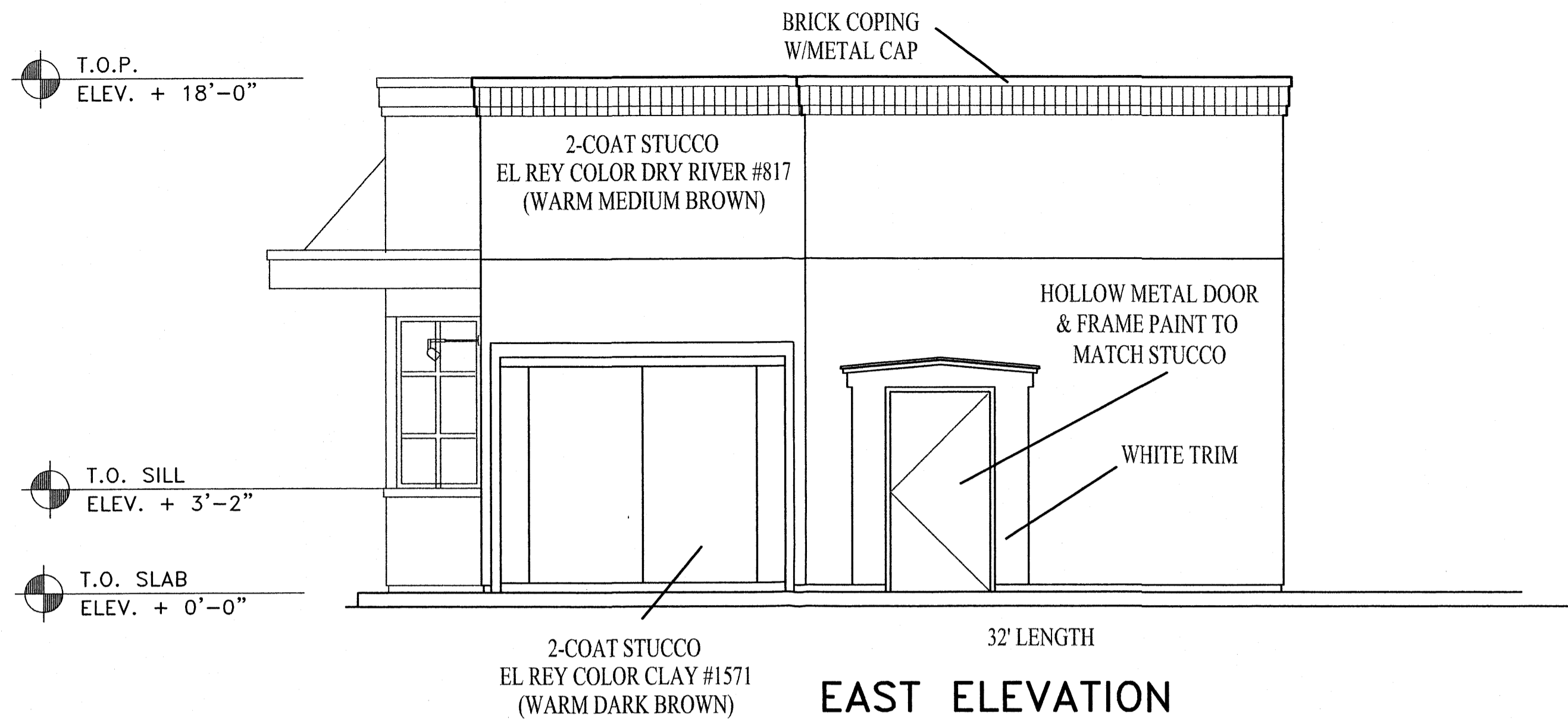
GENERAL NOTES

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5. ALL PIPE MATERIAL TO BE USED PER UPC.

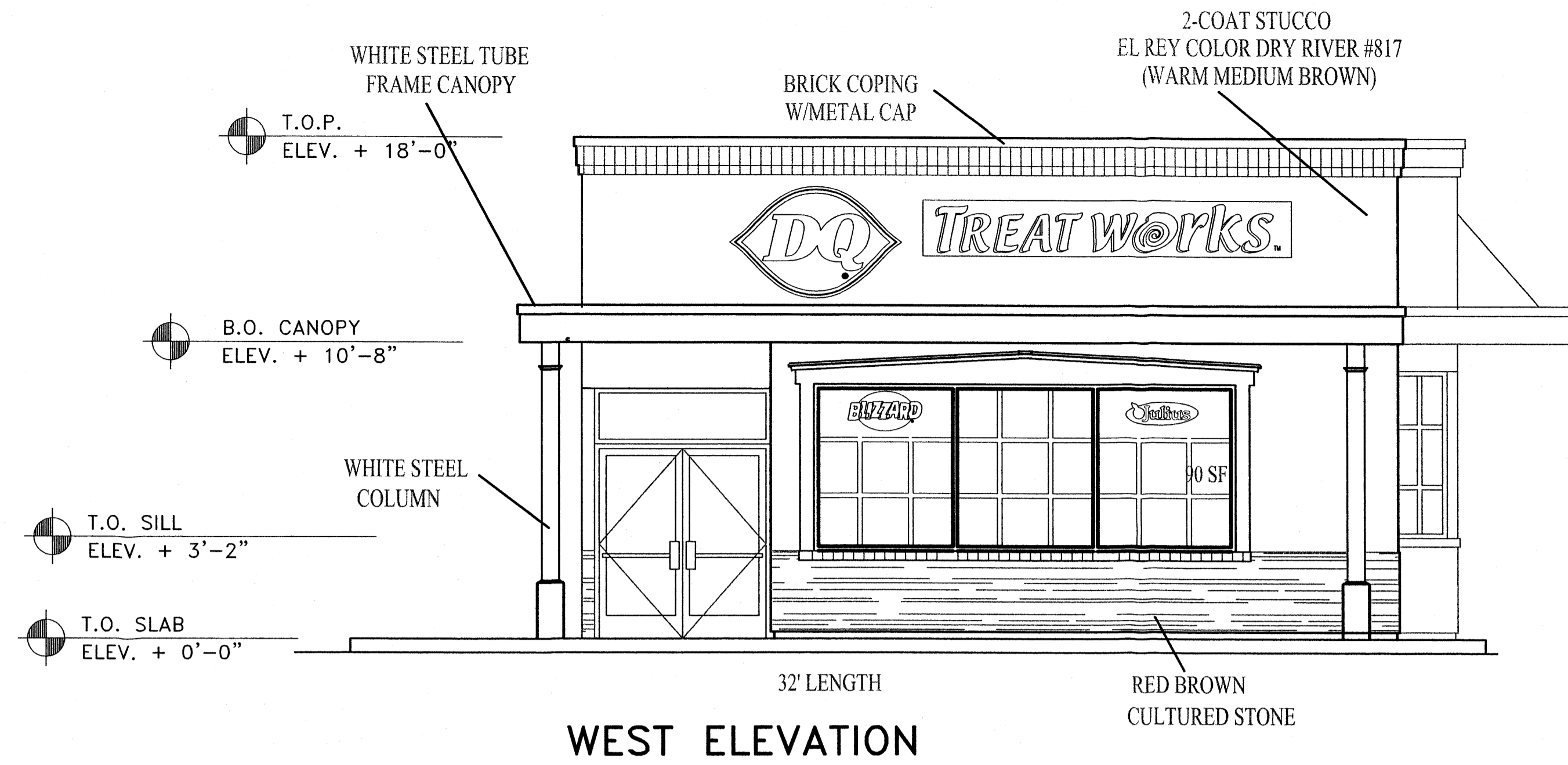
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 824-3611
 APPROVED/DISAPPROVED
 (HYDRANT(S) ONLY)
Alfonso Albarran 11/0-05
 SIGNATURE & DATE

"FOR FIRE MARSHALL STAMP ONLY!"

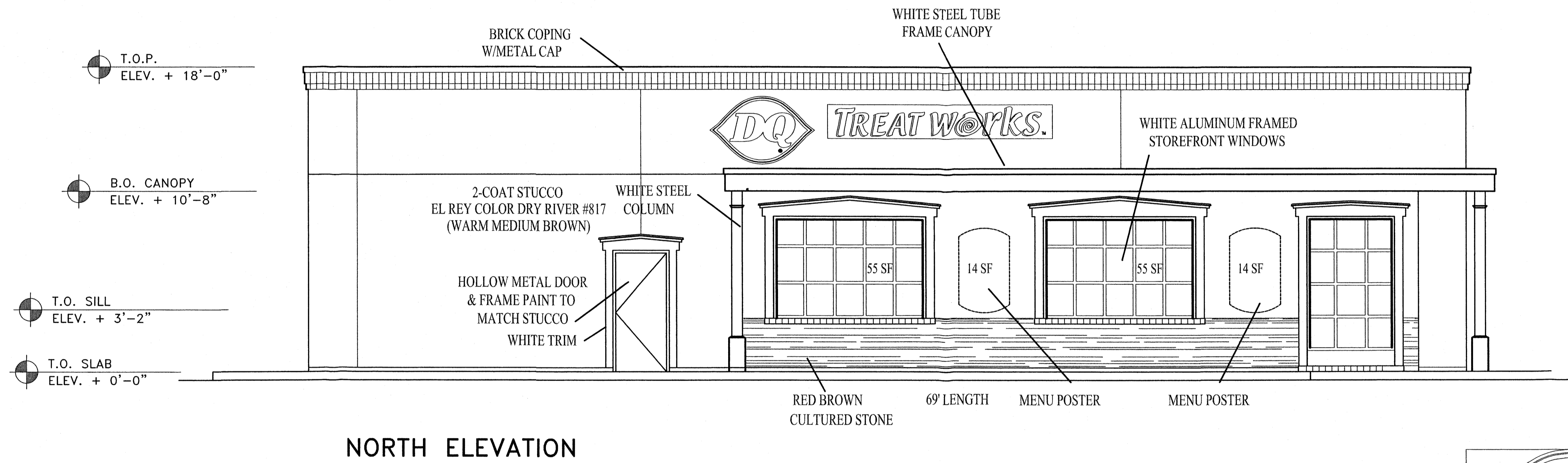
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	DAIRY QUEEN MASTER UTILITY PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY: BJF DATE: 11-02-05 23141-SPB SHEET #: C3 JOB #: 230141
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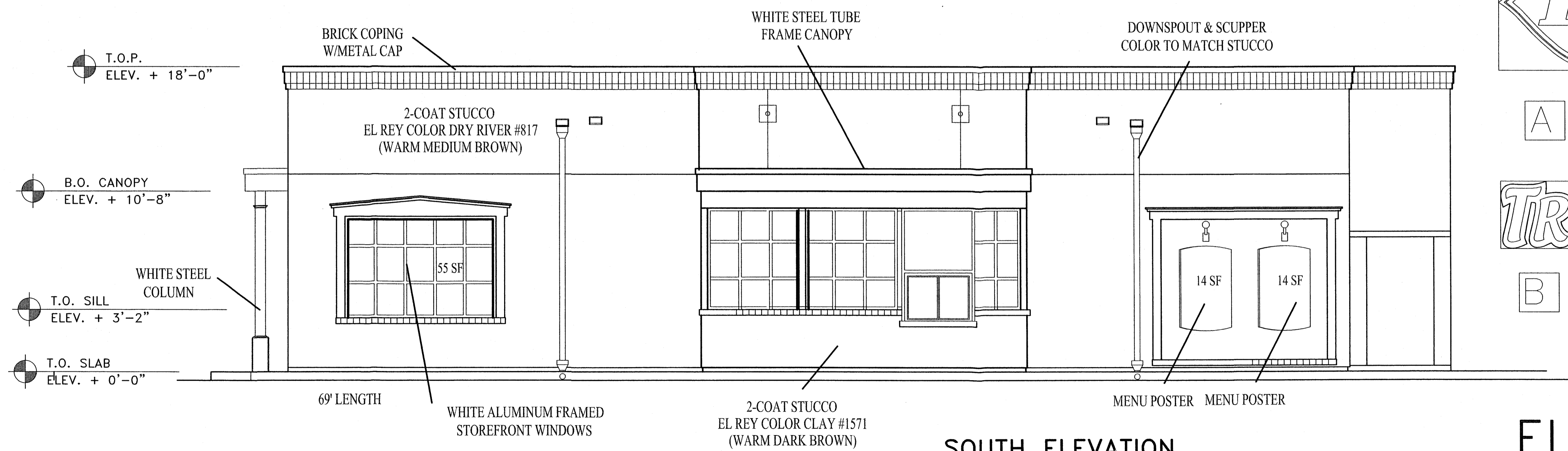
EAST ELEVATION



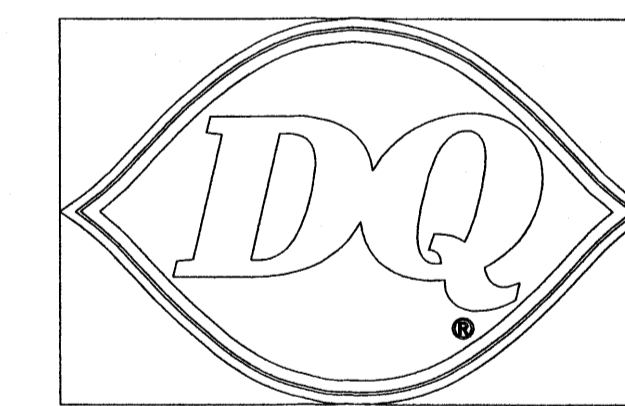
WEST ELEVATION



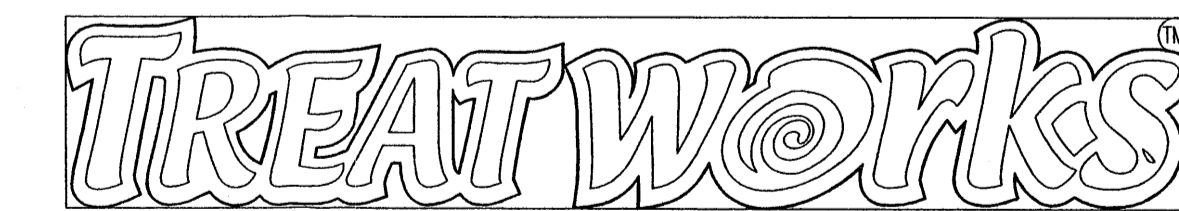
NORTH ELEVATION



SOUTH ELEVATION



A SIGNAGE
4'-0" x 6'-2" (NOMINAL)
DAIRY QUEEN LOGO (ILLUM.) = 17.07 SF
SQ.FT. (PROFILE) = 15.56 SF
SQ.FT. (RECTANGULAR) = 24.79 SF

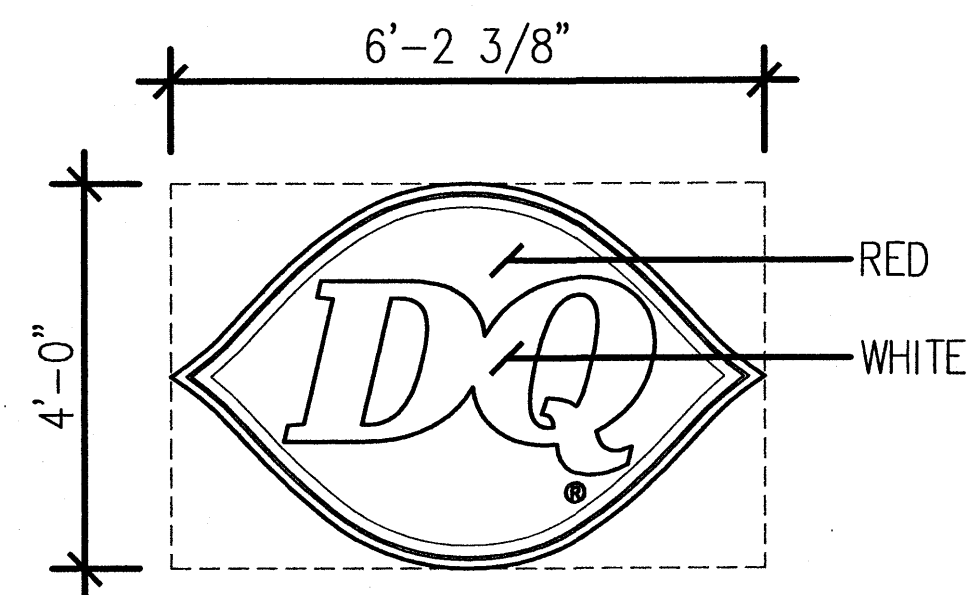


B 24" CHANNEL LETTER (ILLUM.)
SQ.FT. (PROFILE LETTER) = 17.07 SF
SQ.FT. (RECTANGULAR) = 23.58 SF

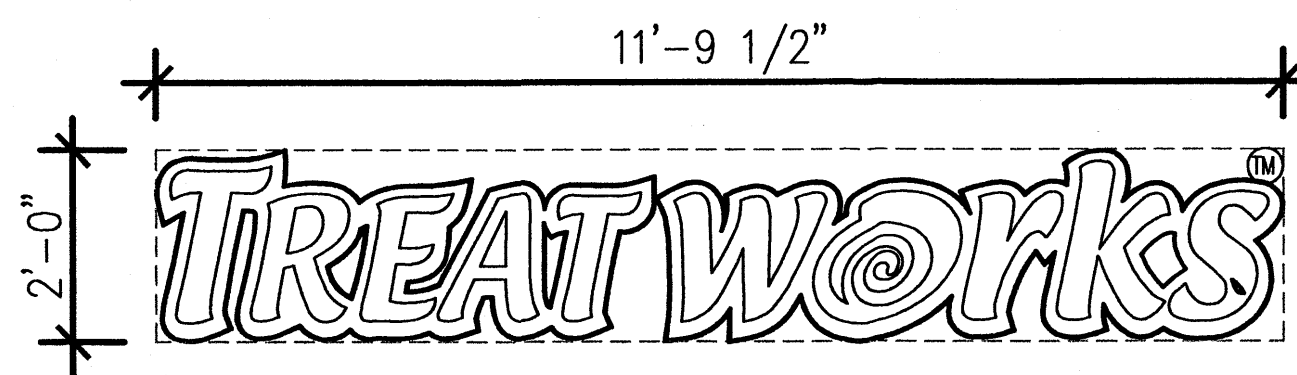
ELEVATIONS

1/4" = 1'-0"

DATE	08.30.2005	SCALE		DRAWN		CHECKED		APPROVED		NO.	1	DATE	9.17.05	EPC COMMENTS	US	REVISION	BT
AMERICAN DAIRY QUEEN MINNEAPOLIS, MINN. U.S.A. <small>The US Pat. Off. has D.Q. Corp. as the owner of the Dairy Queen logo and the Dairy Queen name. The drawing, if a Design Patent and Invention, are the property of the Dairy Queen Corporation. No other person is authorized to use the Dairy Queen logo or name without the written consent of D.Q. Corp.</small>																	
Dairy Queen TreatWorks																	
LA ORILLA & COORS ALBUQUERQUE, NM																	
SHEET NO. C4																	
JOB NO.																	

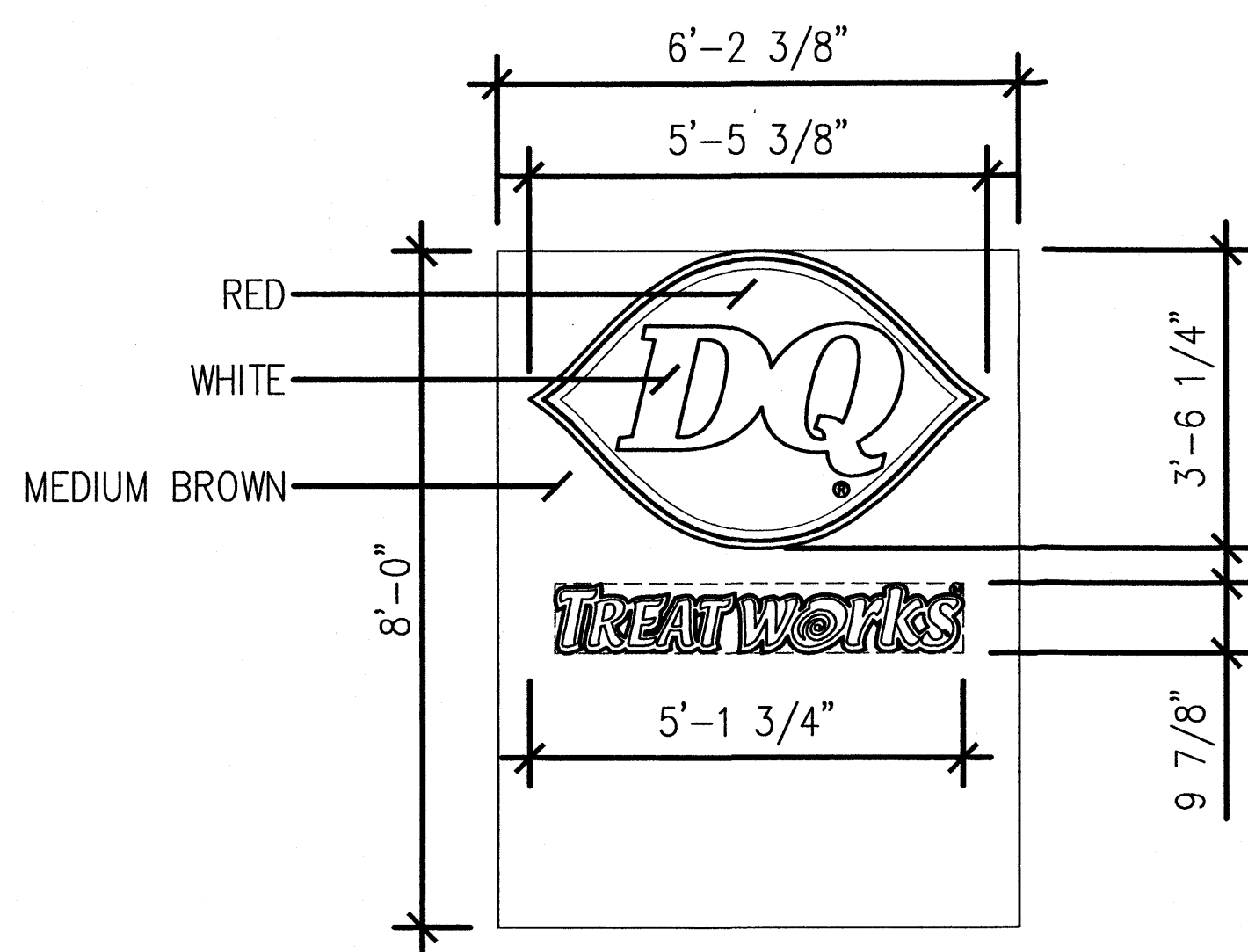


A BUILDING SIGNAGE:
 4'-0" x 6'-2" (NOMINAL)
 DAIRY QUEEN LOGO (ILLUM.)
 SQ.FT. (PROFILE) = 15.56 SF
 SQ.FT. (RECTANGULAR) = 24.79 SF



B BUILDING SIGNAGE:
 24" CHANNEL LETTER (ILLUM.)
 SQ.FT. (PROFILE LETTER) = 17.07 SF
 SQ.FT. (RECTANGULAR) = 23.58 SF

BUILDING SIGNAGE
 SCALE: 1/2"=1'

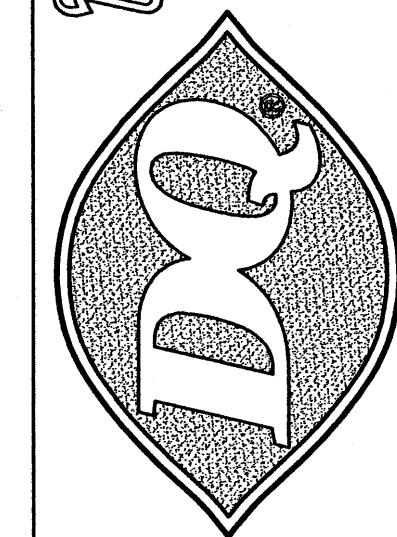


MONUMENT SIGN
 SQ.FT. (PROFILE LETTER) = 12.0 SF
 SQ.FT. (RECTANGULAR) = 4.0 SF

MONUMENT SIGN
 SCALE: 1/2"=1'

DATE	02.08.2005
SCALE	AS SHOWN
DRAWN	
CHECKED	
APPROVED	
IND.	
DATE	
REVISION	
BY	

TREATWORKS
 AMERICAN DAIRY QUEEN
 MINNEAPOLIS, MINN. U.S.A.
This drawing is the property of American Dairy Queen Inc. and shall not be copied, reproduced, or used in any manner without prior consent without A.D.Q. consent.

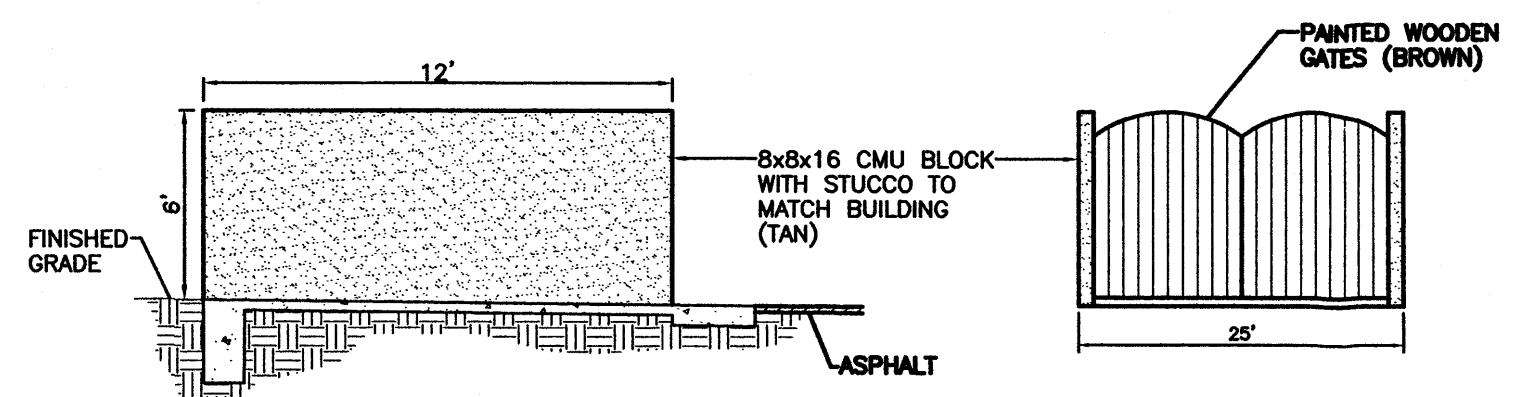
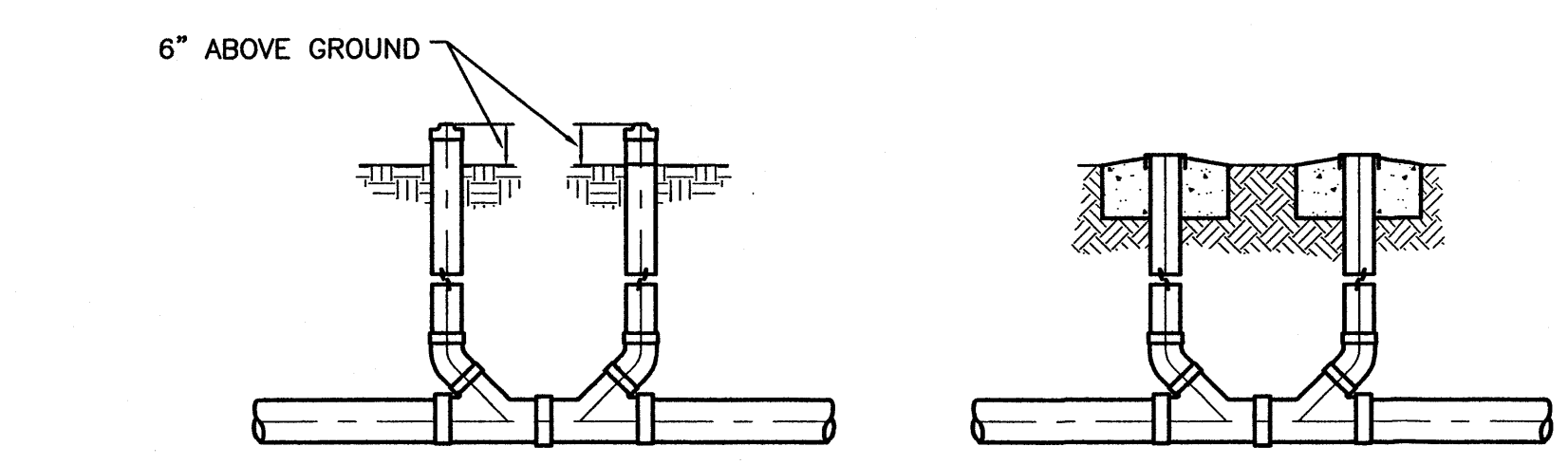
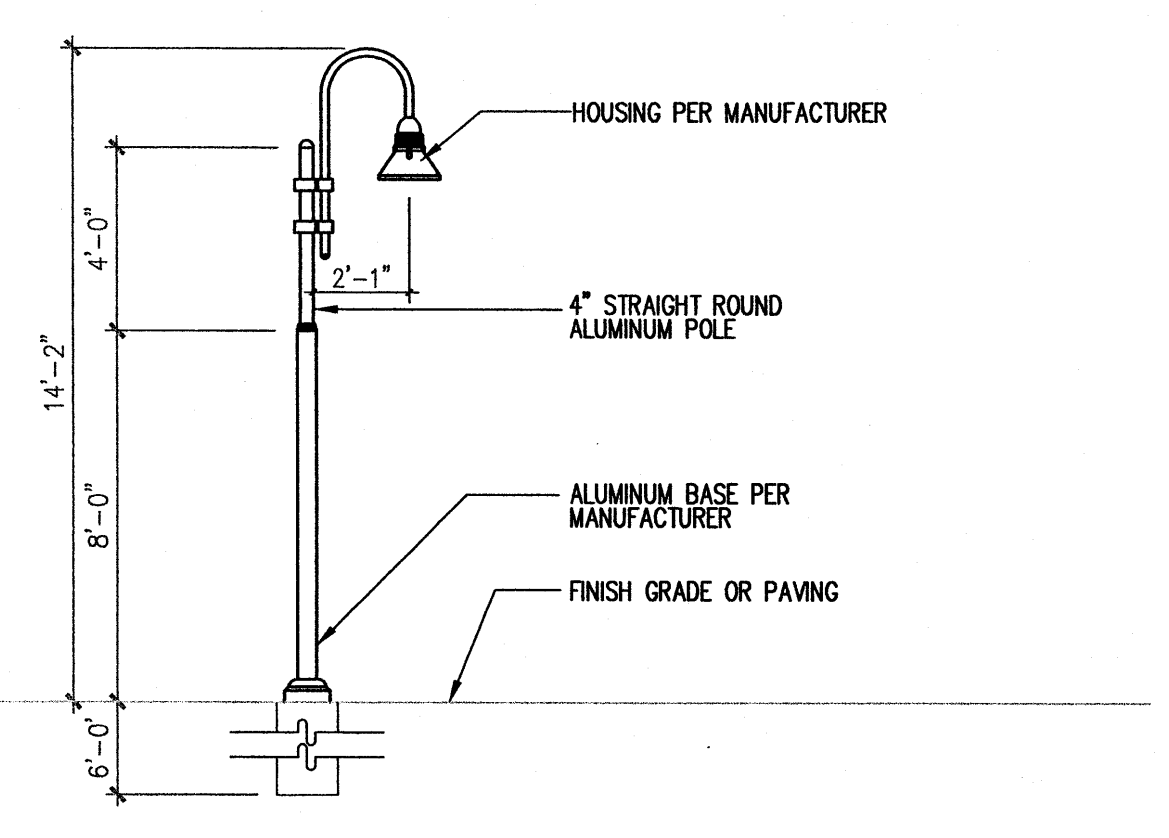
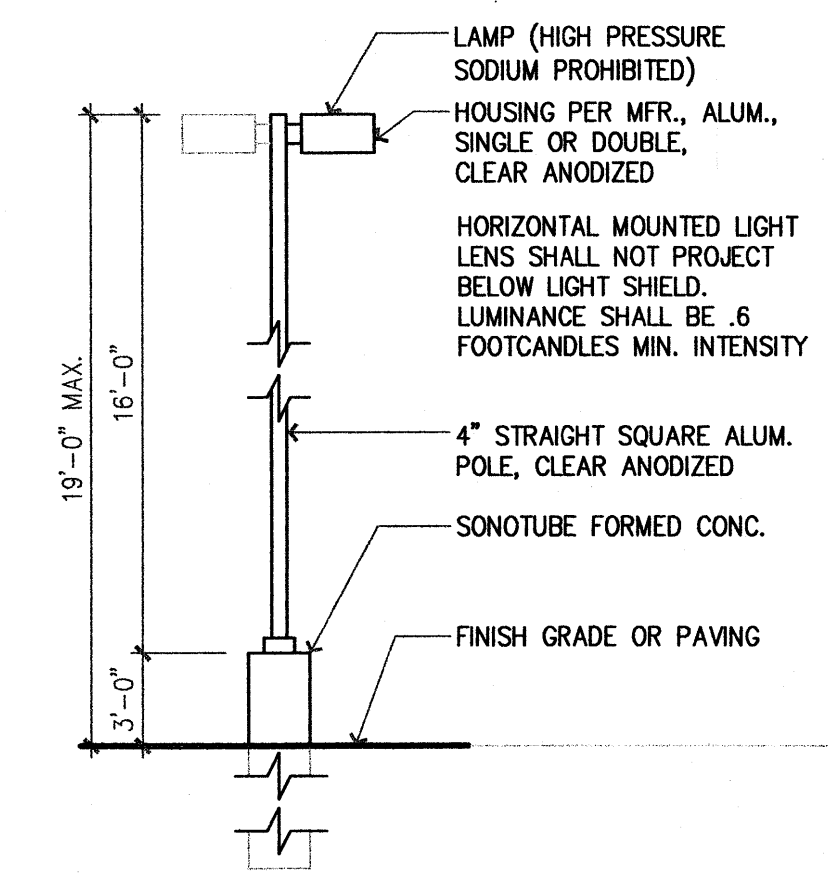
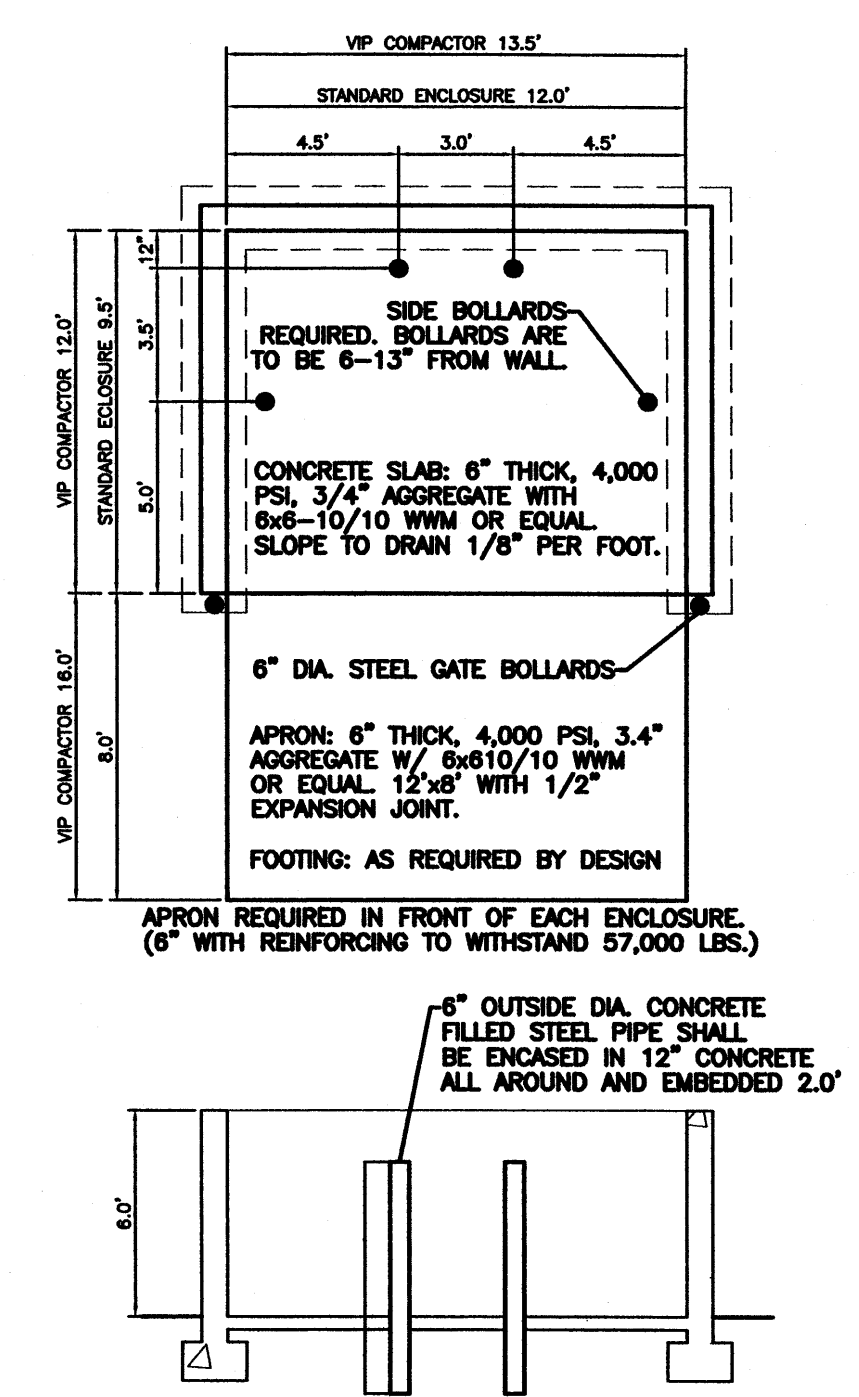
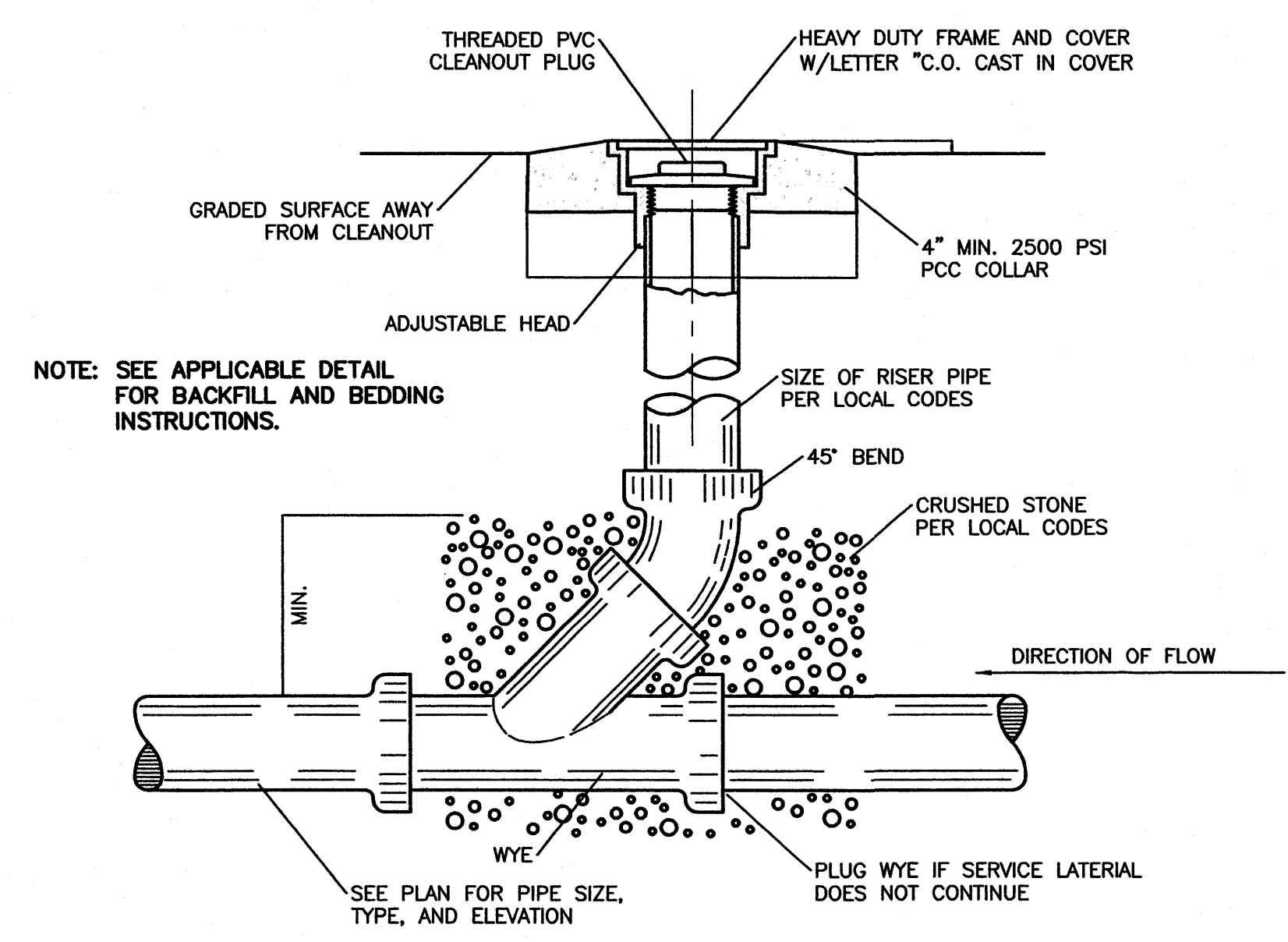
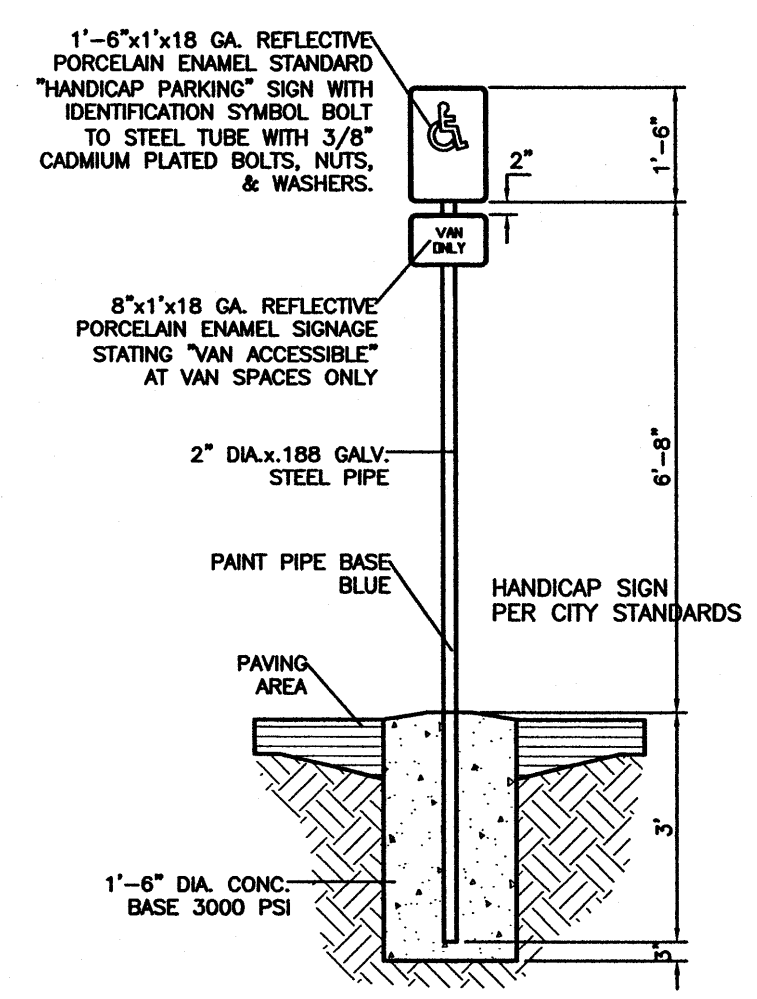
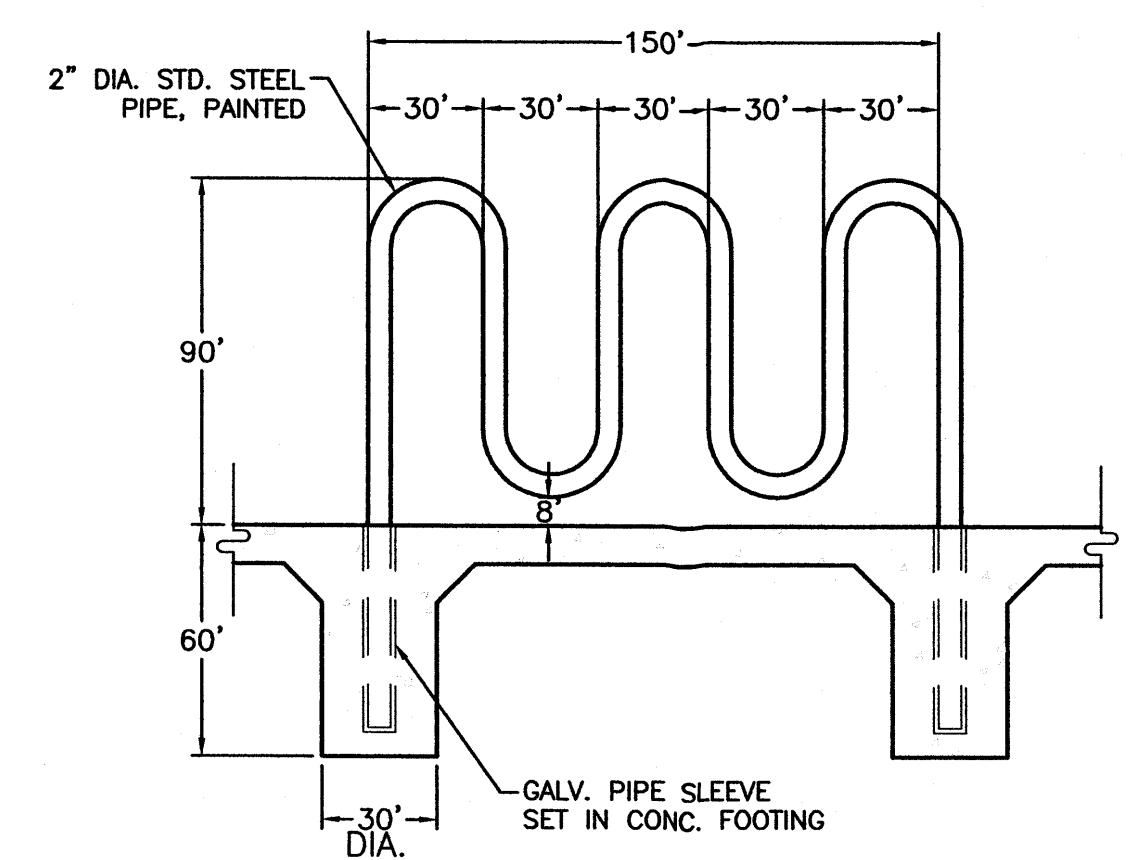
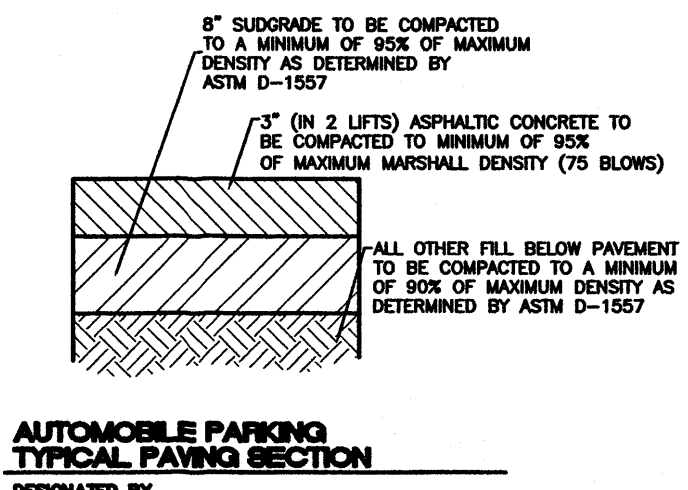
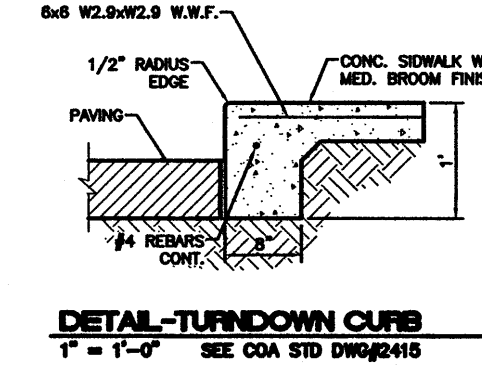
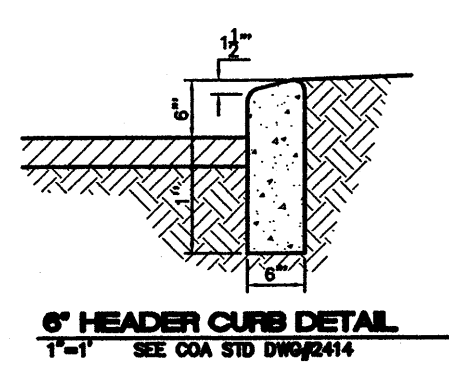


DQ TreatWorks H.5
 SIGN ELEVATIONS
 "NOT FOR CONSTRUCTION"
 MAIN STREET, USA

NORTH
 THIS IS "PLAN" NORTH
 FOR ACTUAL BUILDING
 ORIENTATION REFER TO
 SITE PLAN (BY OTHERS)

SHEET NO.
C5

JOB NO.
 000000



	ENGINEER'S SEAL	DAIRY QUEEN	DRAWN BY B/JF
		DETAIL SHEET	DATE 11-02-05
			23141-Details
			SHEET # C6
			JOB # 23141
		8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

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LANDSCAPE CALCULATIONS

TOTAL LOT AREA	27234	square feet
TOTAL BUILDINGS AREA	1850	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	25384	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3808	square feet
TOTAL BED PROVIDED	10125	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	7594	square feet
TOTAL GROUND COVER PROVIDED	8261 (82%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	10125 (40%)	square feet

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance and the Bosque Plaza Design Guidelines:

1 Tree per 25 Linear Feet of Public Roadway
 60% Deciduous 40% Evergreen
 Name of Street Coors Blvd
 Required # 6 Provided # 6
 Deciduous # 4 Evergreen # 2

PARKING TREE REQUIREMENTS

Parking Lot trees required under the COA Parking Lot Tree Ordinance and the Bosque Plaza Design Guidelines:

1 Tree per 10 spaces
 75% Deciduous 25% Evergreen
 Parking Spaces provided 21
 Required # 2 Provided # 8
 Deciduous # 6 Evergreen # 2

PLANT LEGEND

TREES

ASH (H) OR HONEY LOCUST (M) 6
 Fraxinus pennsylvanica
 Gleditsia triacanthos
 2" Cal.

AUSTRIAN PINE (M) 4
 Pinus rigra
 10'

PURPLE-LEAF PLUM (M) 7
 Prunus spp.
 1 1/2" Cal.

SHRUBS

DESERT WILLOW (L) 6
 Chiloopsis linearis
 15 Gal. 225sf

MUGO PINE (M) 2
 Pinus mugo
 5 Gal. 25sf

BIRD OF PARADISE (L) 6
 Caesalpinia gilliesii
 5 Gal. 100sf

BUTTERFLY BUSH (M) 6
 Buddleia davidii
 5 Gal. 100sf

RED YUCCA (L) 3
 Hesperaloe parviflora
 5 Gal. 4sf

RUSSIAN SAGE (M) 15
 Perovskia atriplicifolia
 5 Gal. 36sf

GREEN SPIRE (M) 2
 Eucrymus japonicus
 5 Gal. 60sf

BLUE MIST SPIREA (M) 24
 Caryopteris clandonensis
 5 Gal. 4sf

ROSEMARY (M) 21
 Rosmarinus officinalis
 2 Gal. 4sf

AUTUMN SAGE (M) 36
 Salvia greggii
 2 Gal. 4sf

GROUND COVER/GRASSES

HONEYSUCKLE (M) 28
 Juniperus 'Halliana'
 1 Gal. 144sf
 Unstaked-Groundcover

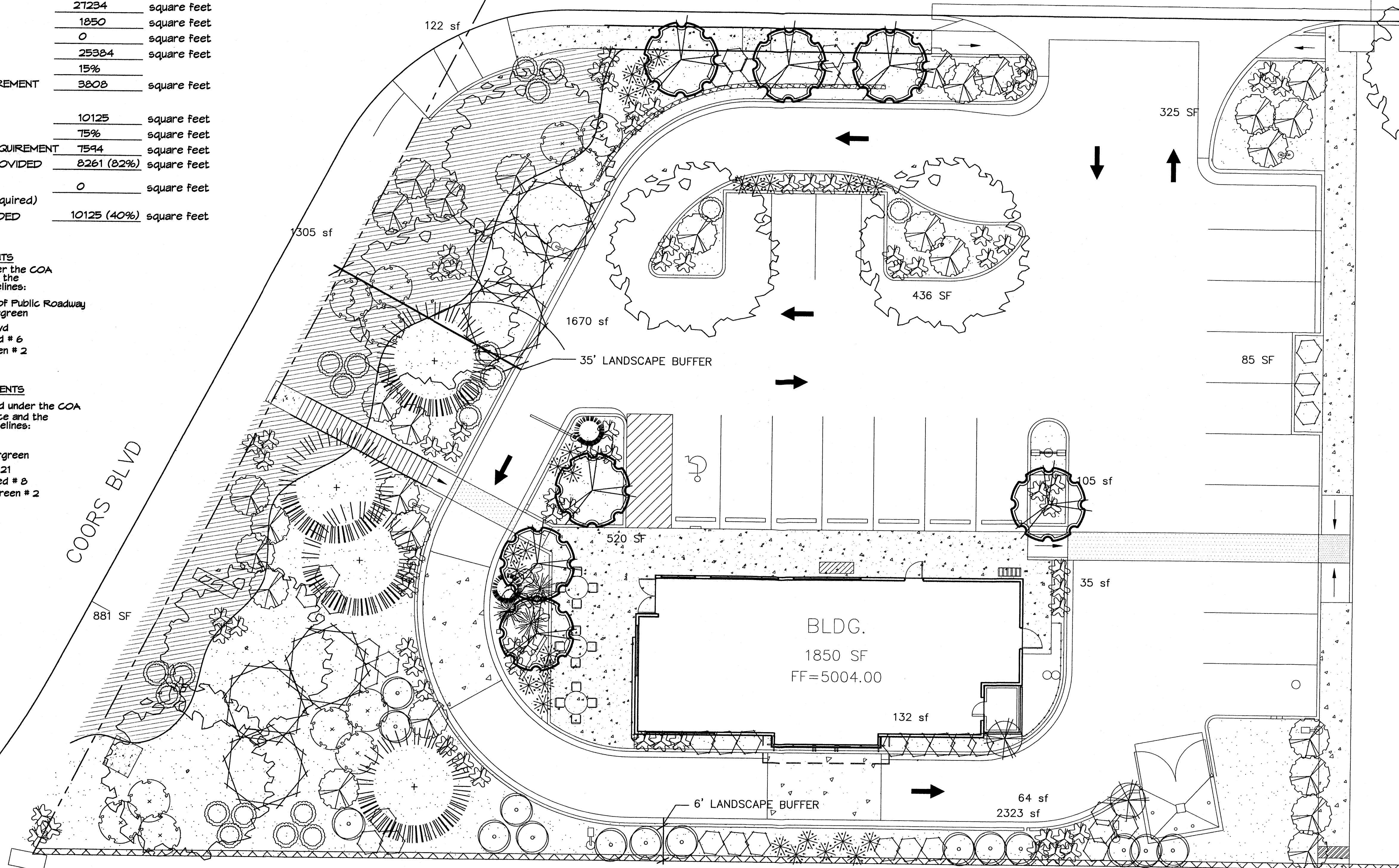
THREADGRASS (M) 12
 Stipa tenuissima
 1 Gal. 4sf

NATURAL EDGE

SANTA FE BROWN CRUSHER FINES
 # 3 BOULDERS

SANTA ANA TAN GRAVEL
 WITH FILTER FABRIC

EVERGREEN PLANT MATERIAL



COORS BLVD

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.
 Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

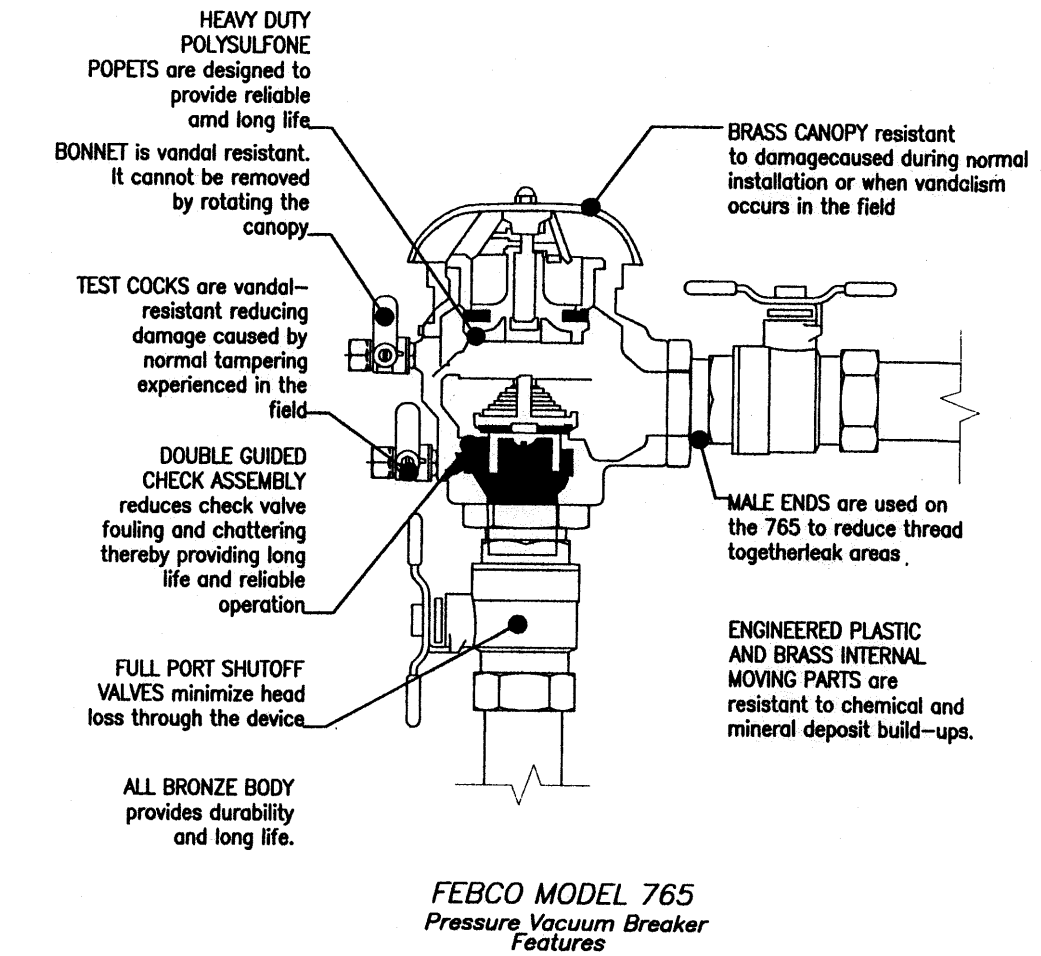
IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

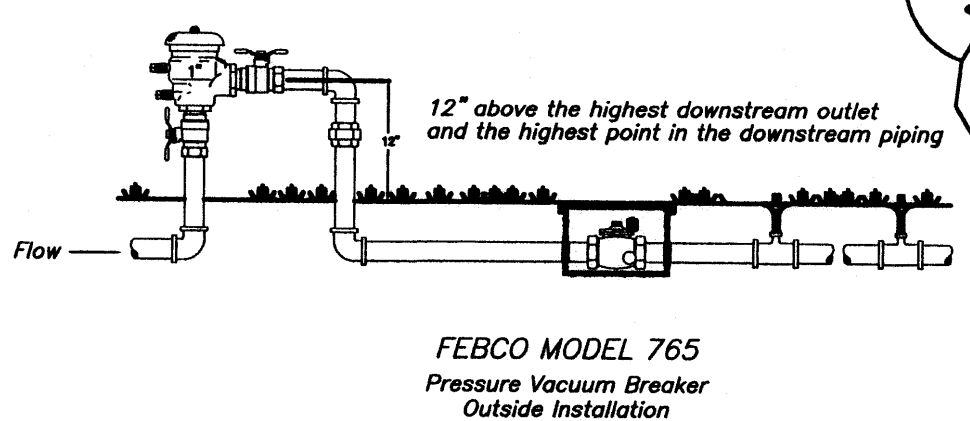
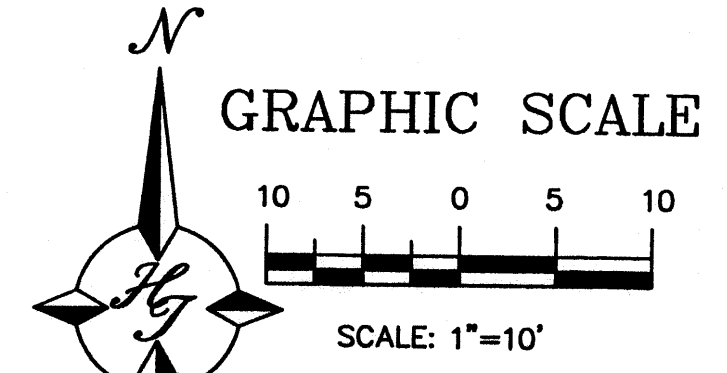
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



BACKFLOW PREVENTER DETAIL

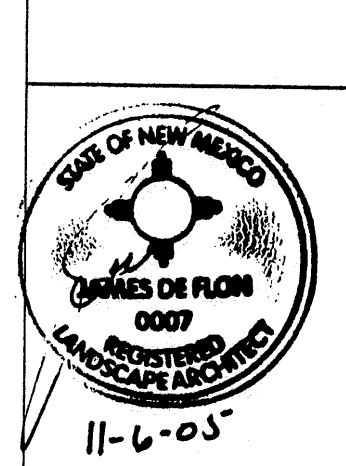
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



The Hilltop

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DAIRY QUEEN
 ALBUQUERQUE, NM

LANDSCAPE PLAN

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 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100

DRAWN BY: drf
 DATE: 7/19/05
 LAYOUT-06-15-05
 SHEET #: L1
 JOB #: 230141

no scale
 PRELIMINARY PLAN

11-07-05 revised site plan drr
 11-07-05 revised site plan drr