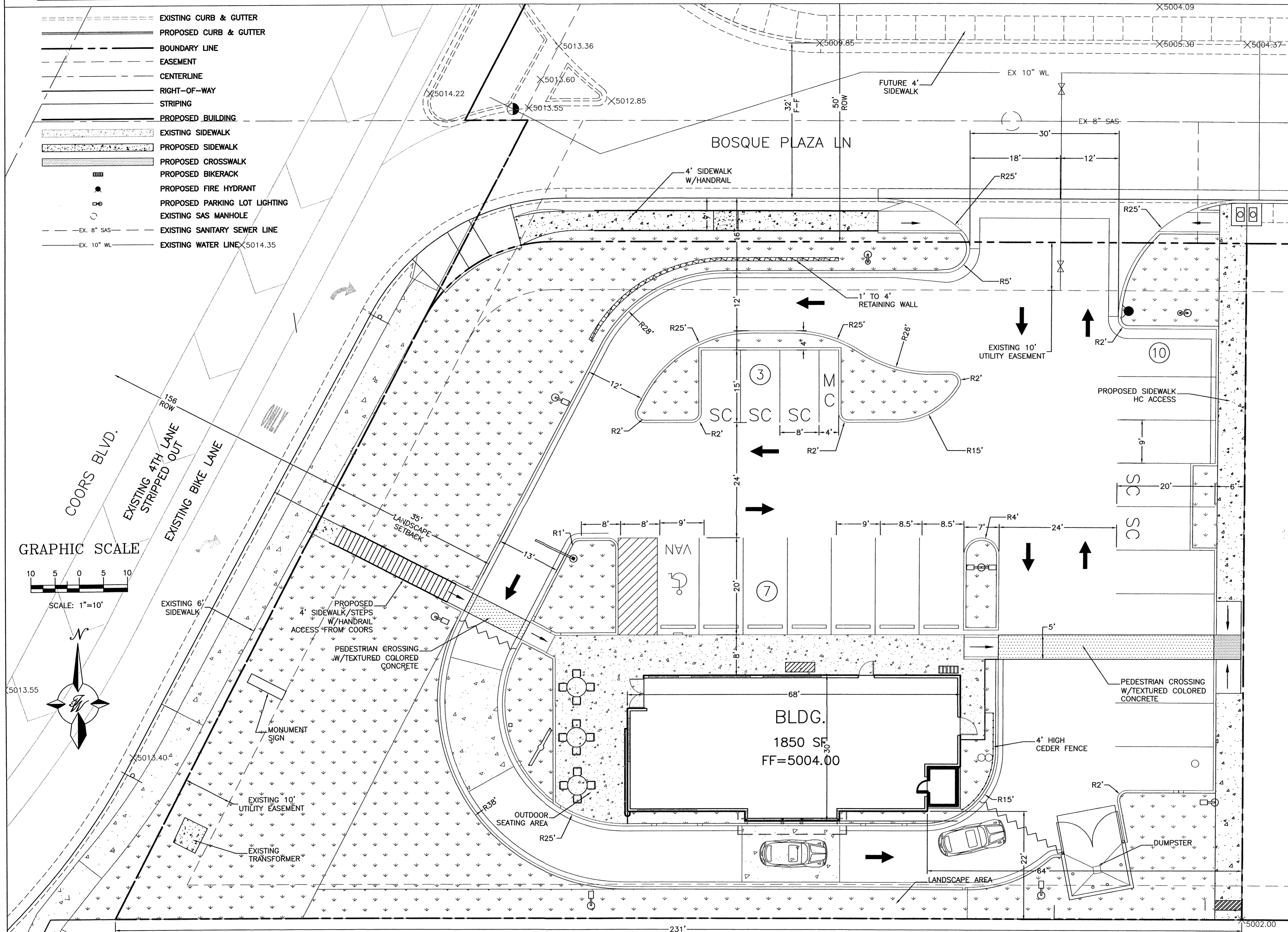
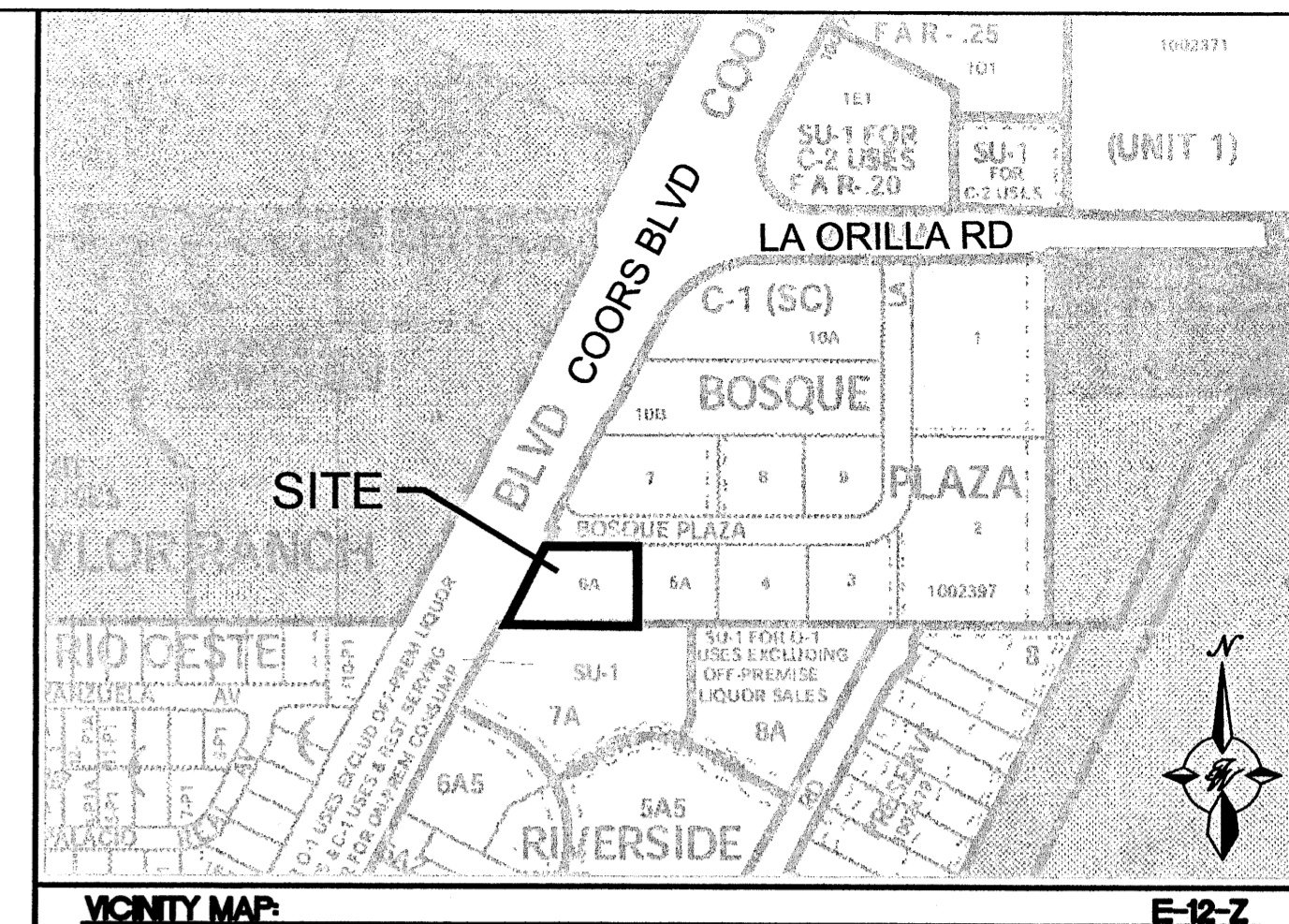


**LEGEND**

- 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



**GRAPHIC SCALE**



**LEGAL DESCRIPTION**  
LOT 6A, LANDS OF MARTIN L TAYLOR

**SITE DATA**

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

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

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/21/05, 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 DRC 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
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

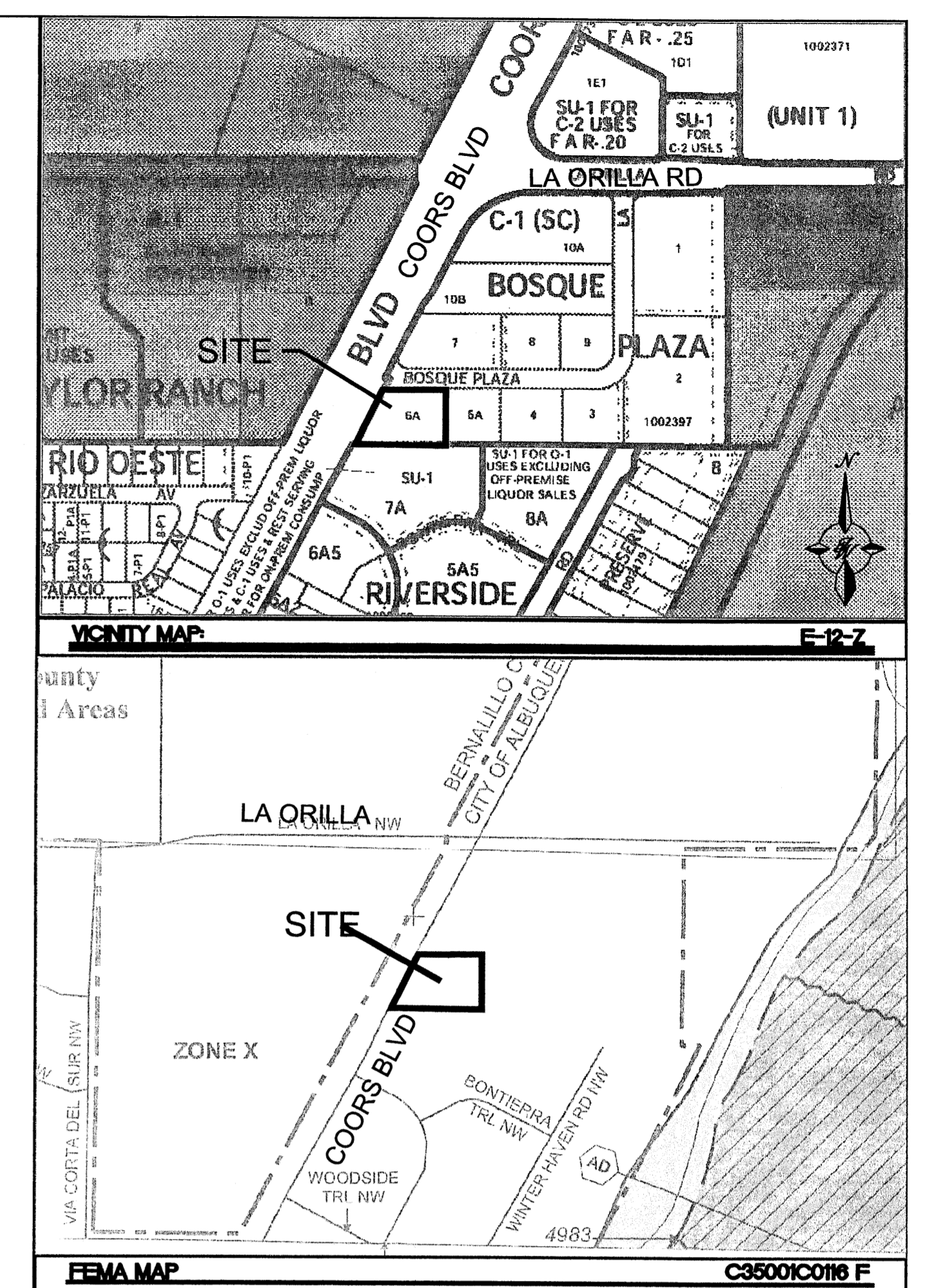
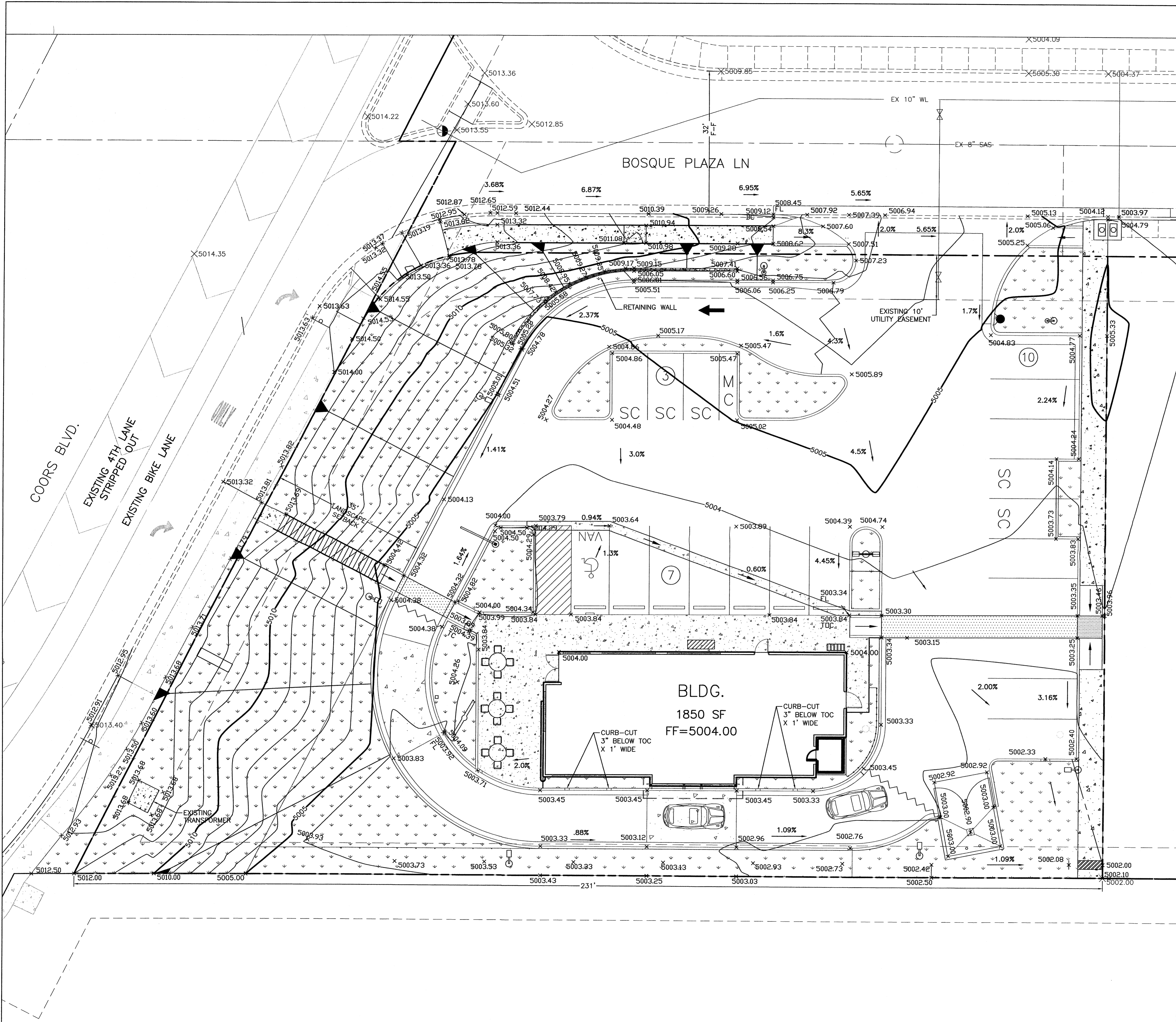
\* Environmental Health, if necessary

- 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.

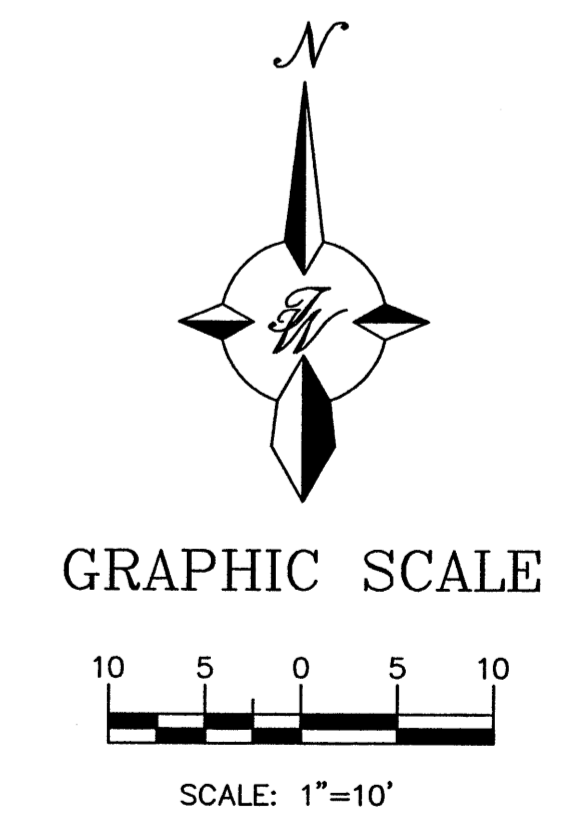
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16" WITH FULL CUT OFF SHIELDS ON FIXTURES 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	<b>DAIRY QUEEN</b>	DRAWN BY BJF
	<b>SITE PLAN</b>	DATE 11-02-05
		23141-SPB
		SHEET # <b>C1</b>
		JOB # 230141
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		
RONALD R. BOHANNAN P.E. #7868		



**LEGAL DESCRIPTION:**  
 LOT 6A, LANDS OF MARTIN L TAYLOR

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



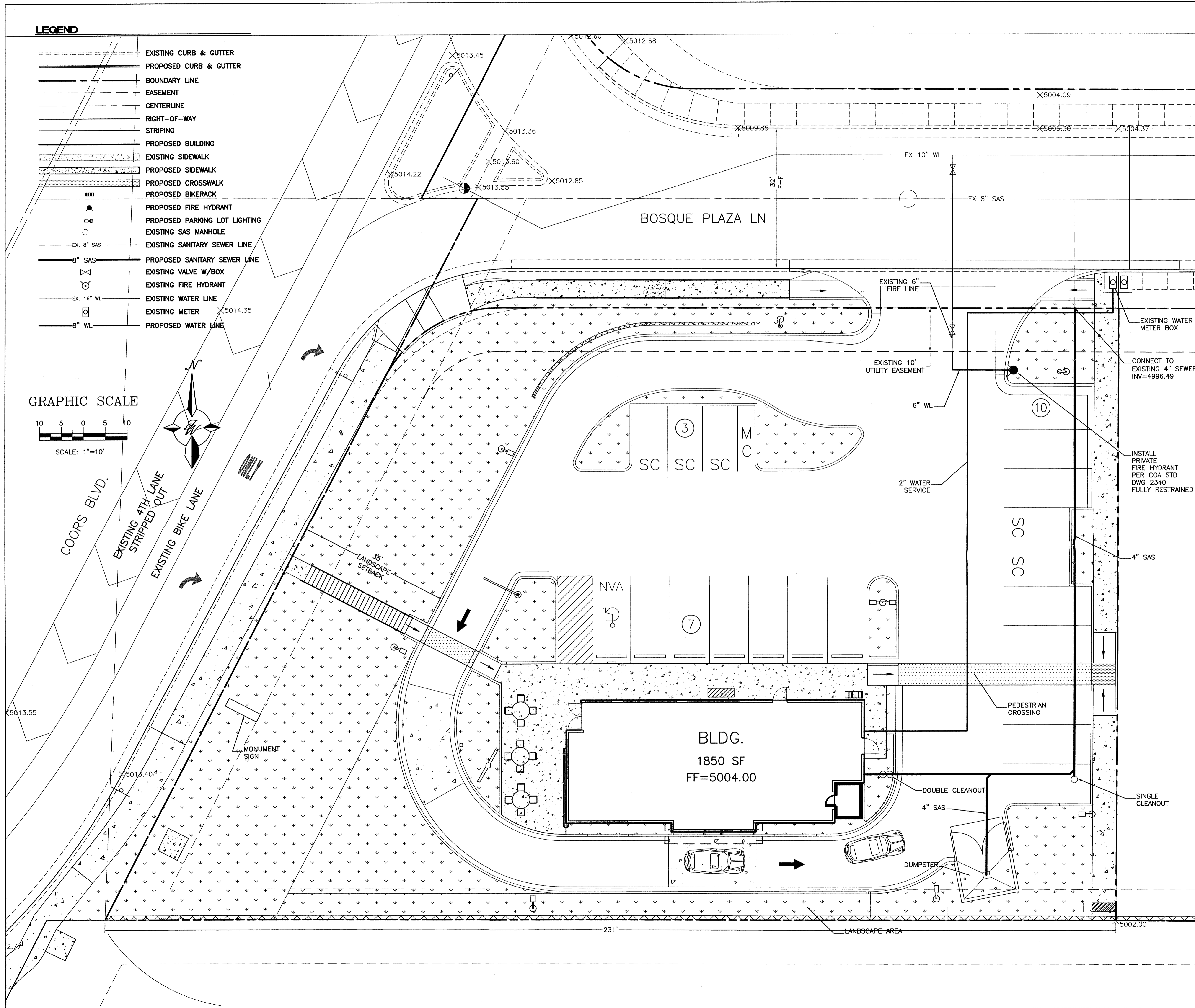
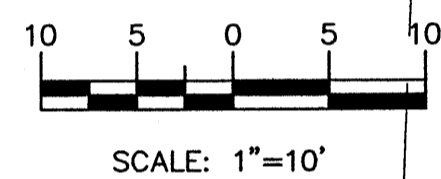
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>DAIRY QUEEN</b>	DRAWN BY: BJF DATE: 11-02-05 23141-GRB
	<b>GRADING AND DRAINAGE PLAN</b>	SHEET # <b>C2</b>
	 TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 230141

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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
- 8" SAS
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL
- EXISTING WATER LINE
- EXISTING METER
- 8" WL
- PROPOSED WATER LINE

**GRAPHIC SCALE**



**VICINITY MAP**

- 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

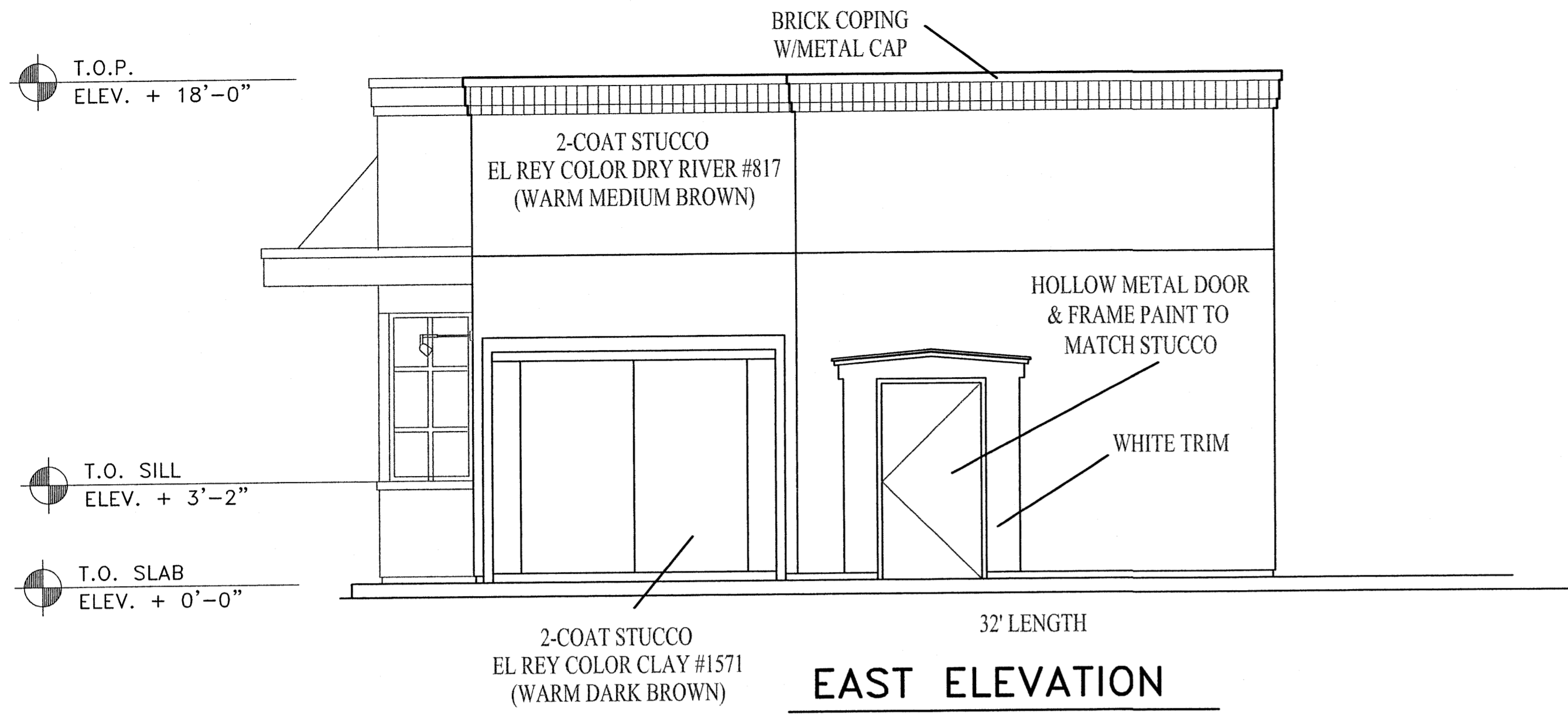
**NOTICE TO CONTRACTORS**

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.

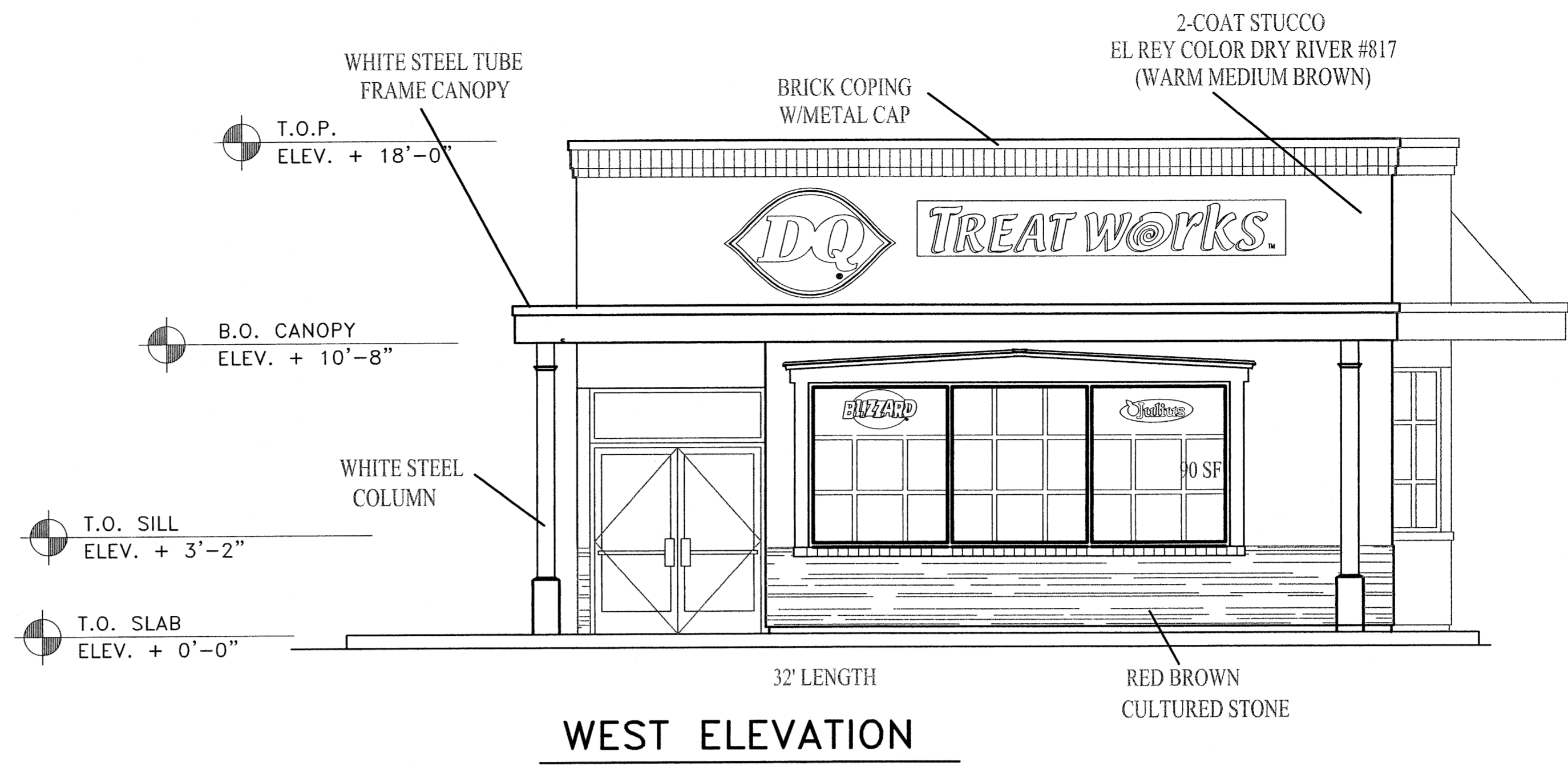
**GENERAL NOTES**

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.

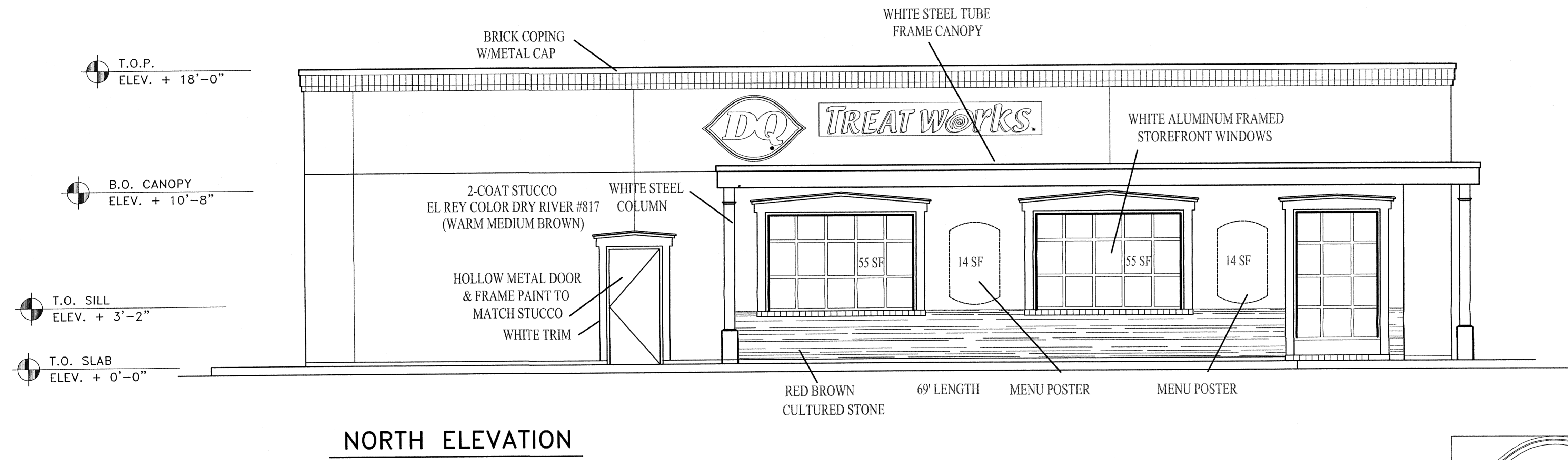
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>DAIRY QUEEN</b>	DRAWN BY BJF
	<b>MASTER UTILITY PLAN</b>	DATE 11-02-05
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	23141-SPB
		SHEET # <b>C3</b>
		JOB # 230141



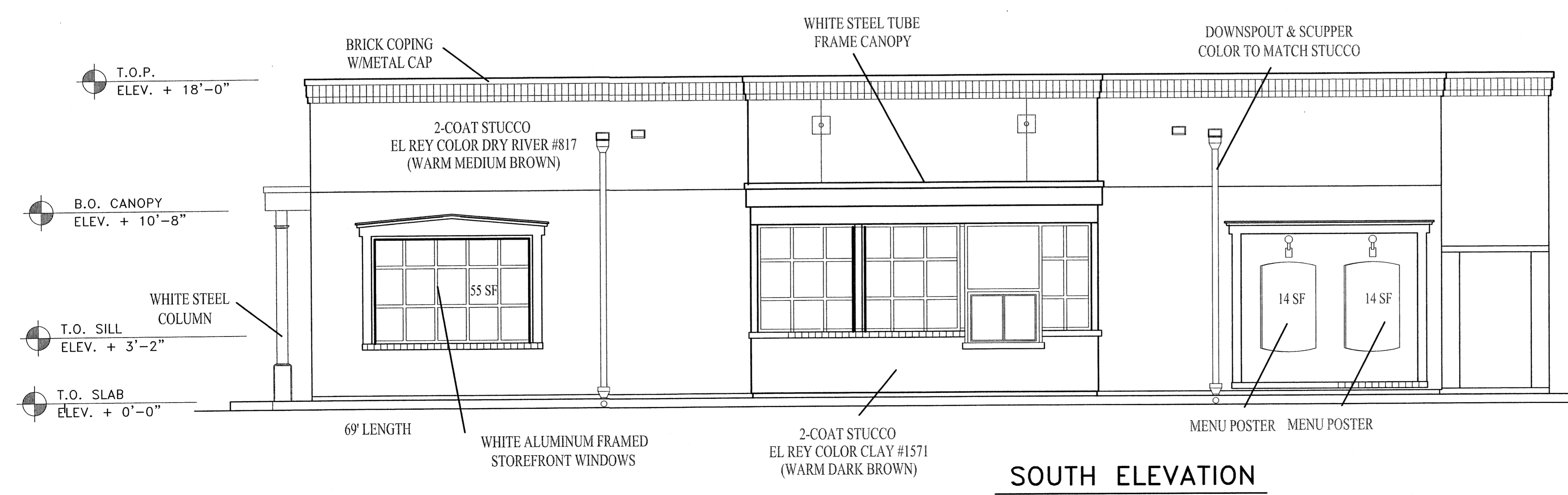
**EAST ELEVATION**



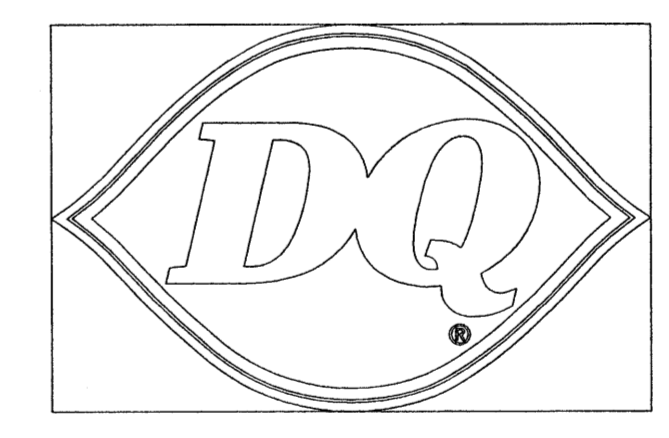
**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



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



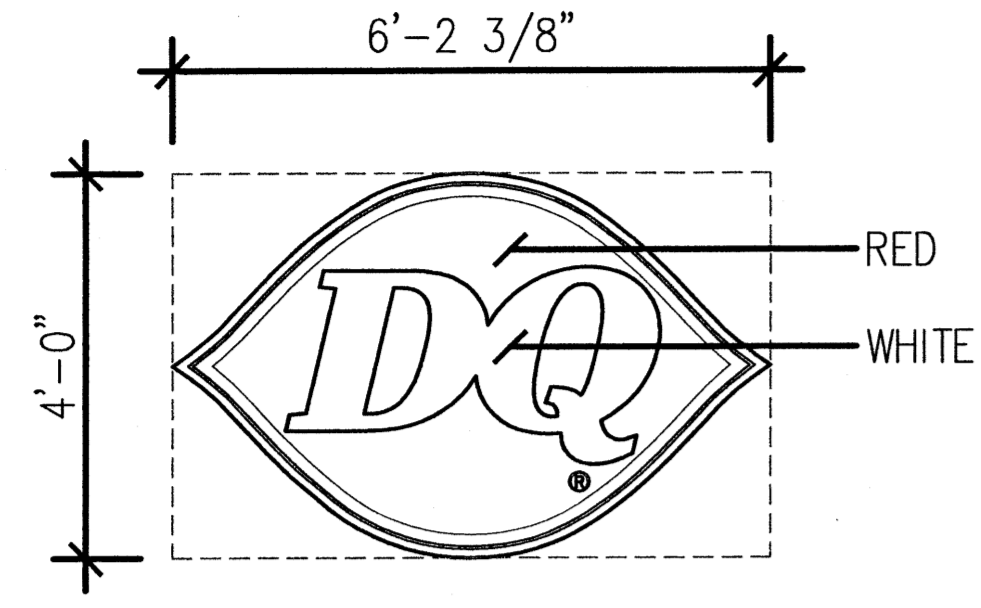
**B** 24" CHANNEL LETTER (ILLUM.)  
 SQ.FT. (PROFILE LETTER) = 17.07 SF  
 SQ.FT. (RECTANGULAR) = 23.58 SF

**ELEVATIONS**

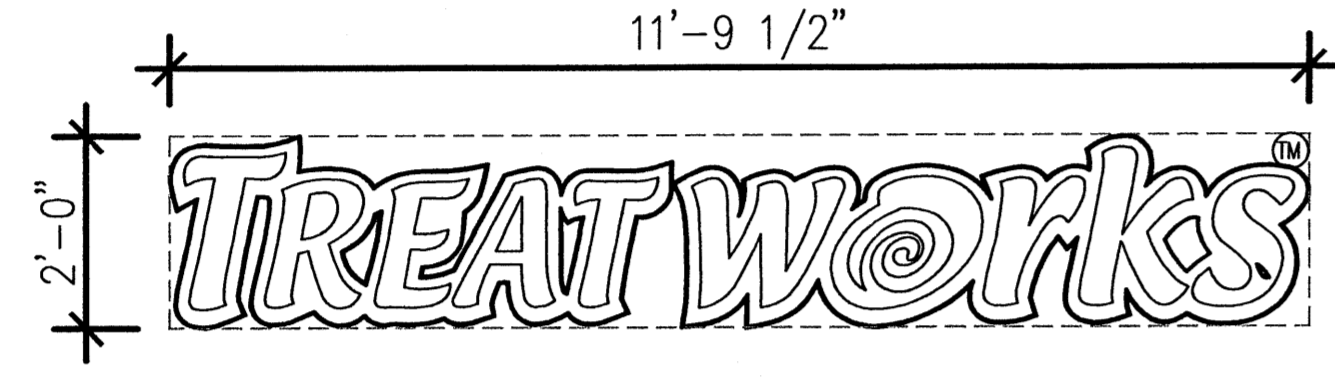
1/4" = 1'-0"

DATE	08.30.2005	SCALE		DRAWN		CHECKED		APPROVED		NO.	1	DATE	9.17.05	EPC COMMENTS		BY	
AMERICAN DAIRY QUEEN MINNEAPOLIS, MINN., U.S.A. <small>Reg. U.S. Pat. Off., Am. D.Q. Corp. All rights reserved. Use of the name of AMERICAN DAIRY QUEEN, INC. and shall not be copied in any form without the written consent of AMERICAN DAIRY QUEEN, INC.</small>																	
Dairy Queen TreatWorks																	
LA ORILLA & COORS ALBUQUERQUE, NM																	
SHEET NO. <b>C4</b>																	

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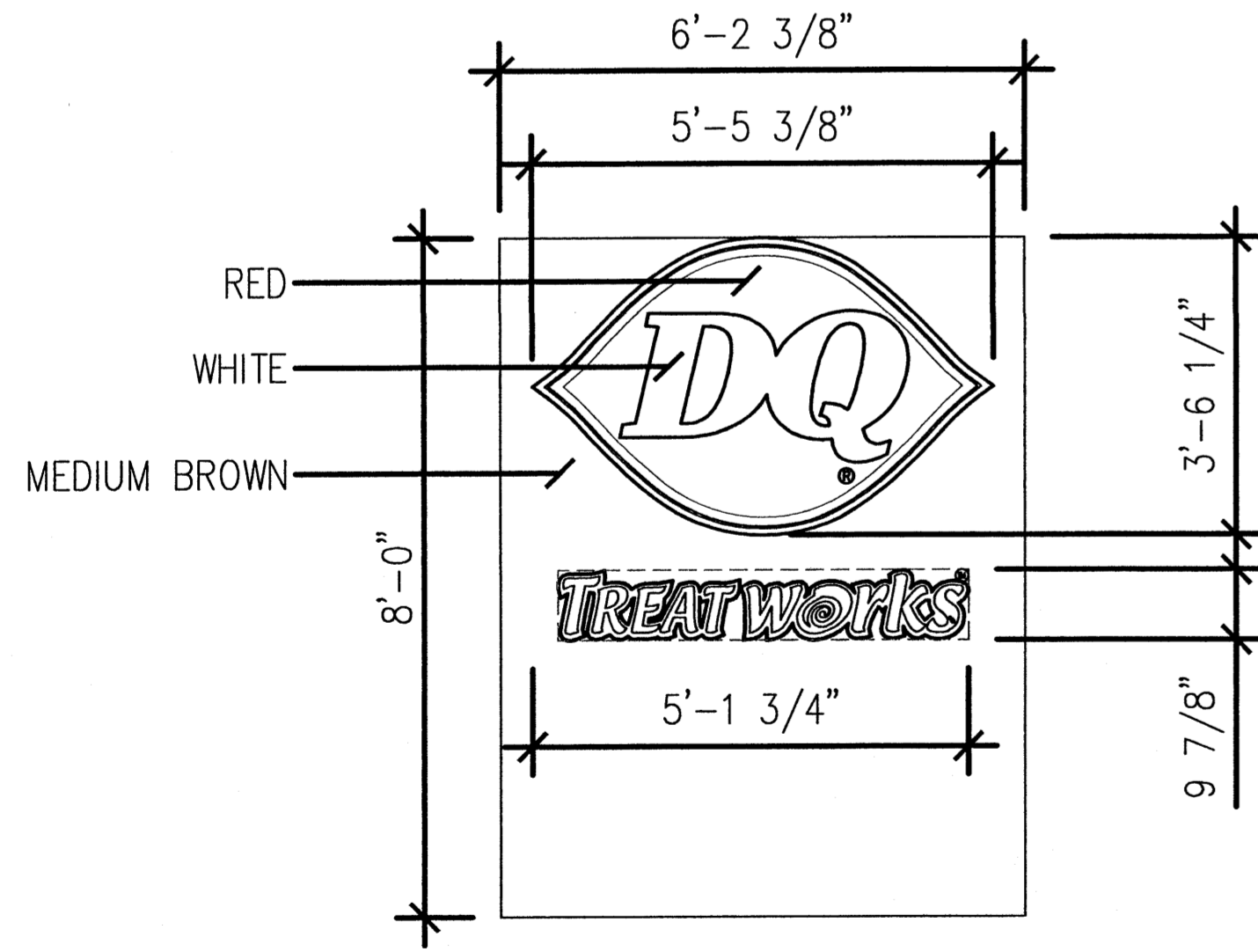


**A** BUILDING SIGNAGE:  
 4'-0" x 6'-2" (NOMINAL)  
 DAIRY QUEEN LOGO (ILLUM.)  
 SQ.FT. (PROFILE) = 15.56 SF  
 SQ.FT. (RECTANGULAR) = 24.79 SF



**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'

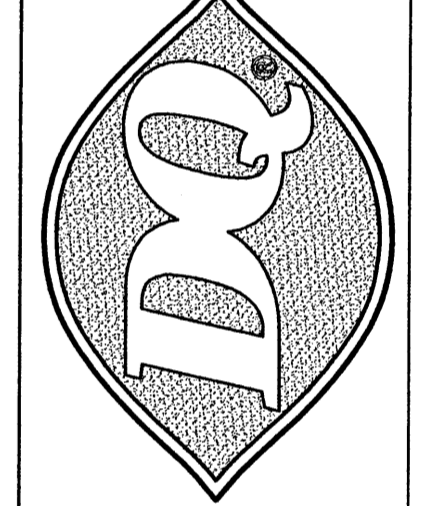


MONUMENT SIGN  
 SQ.FT. (PROFILE LETTER) = 12.0 SF  
 SQ.FT. (RECTANGULAR) = 4.0 SF

**MONUMENT SIGN**  
 SCALE: 1/2"=1'

DATE	02.08.2005
SCALE	AS SHOWN
DRAWN	
CHECKED	
APPROVED	
NO.	
DATE	
REVISION	
BY	

**TREATworks**  
 AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MINN., U.S.A.  
\*Reg. U.S. Pat. & TM Off. All rights reserved. This drawing, its design details and invention, are the property of TREATWORKS, INC. and shall not be copied, reproduced, stored in a retrieval system, or transmitted in any form, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without A.D.Q. consent.

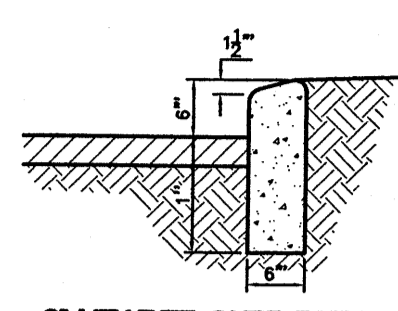


DQ TreatWorks H.5  
 SIGN ELEVATIONS  
 NOT FOR CONSTRUCTION  
 MAIN STREET, USA

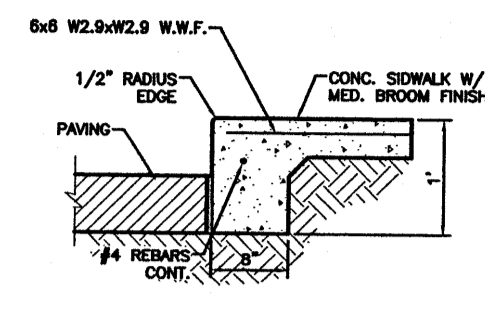
**NORTH**  
THIS IS "PLAN" NORTH  
 FOR ACTUAL BUILDING  
 ORIENTATION REFER TO  
 SITE PLAN (BY OTHERS)

SHEET NO.  
**05**

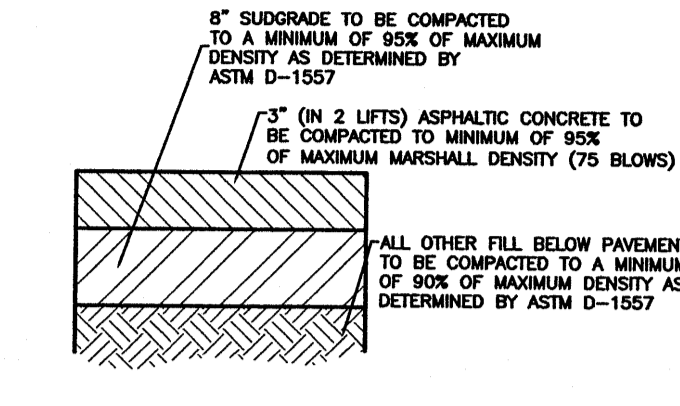
JOB NO.  
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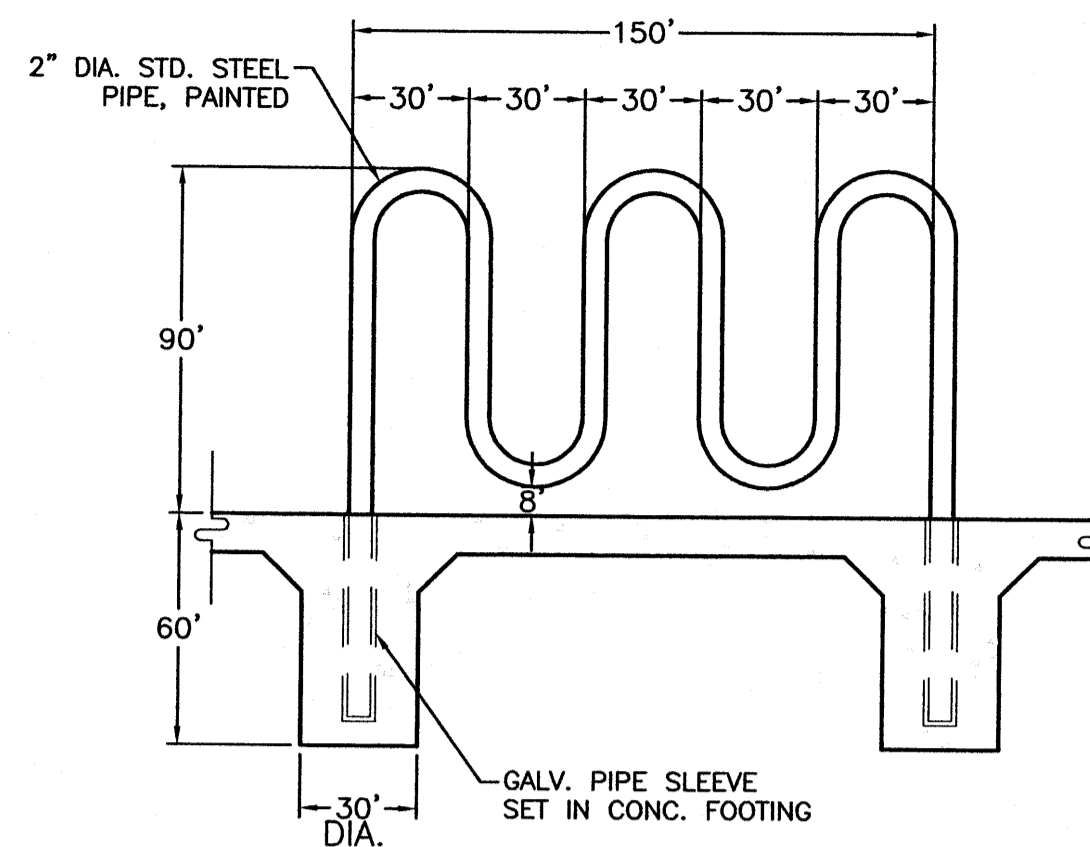
**6" HEADER CURB DETAIL**  
1" = 1'-0" SEE COA STD DWG2044



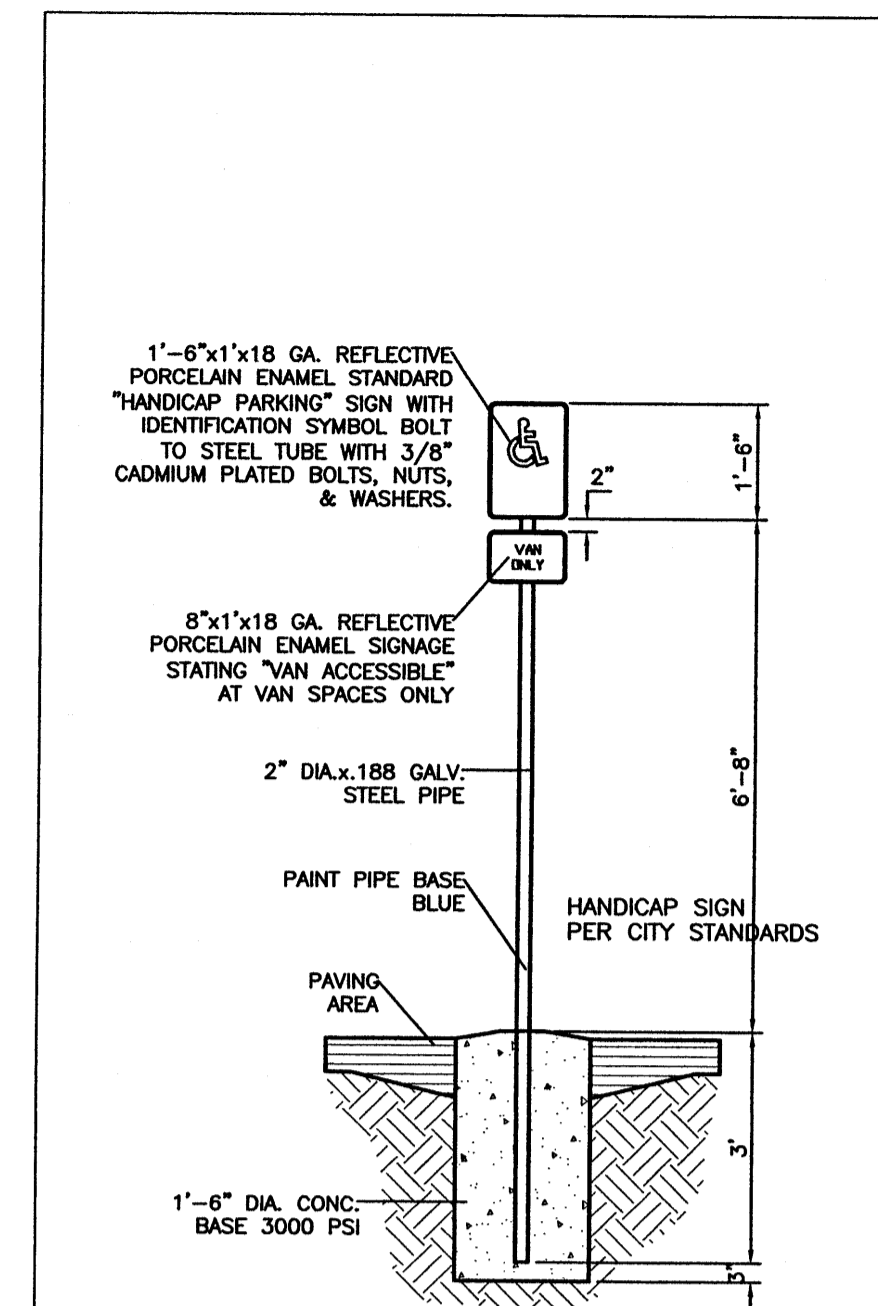
**DETAIL-TURNDOWN CURB**  
1" = 1'-0" SEE COA STD DWG2045



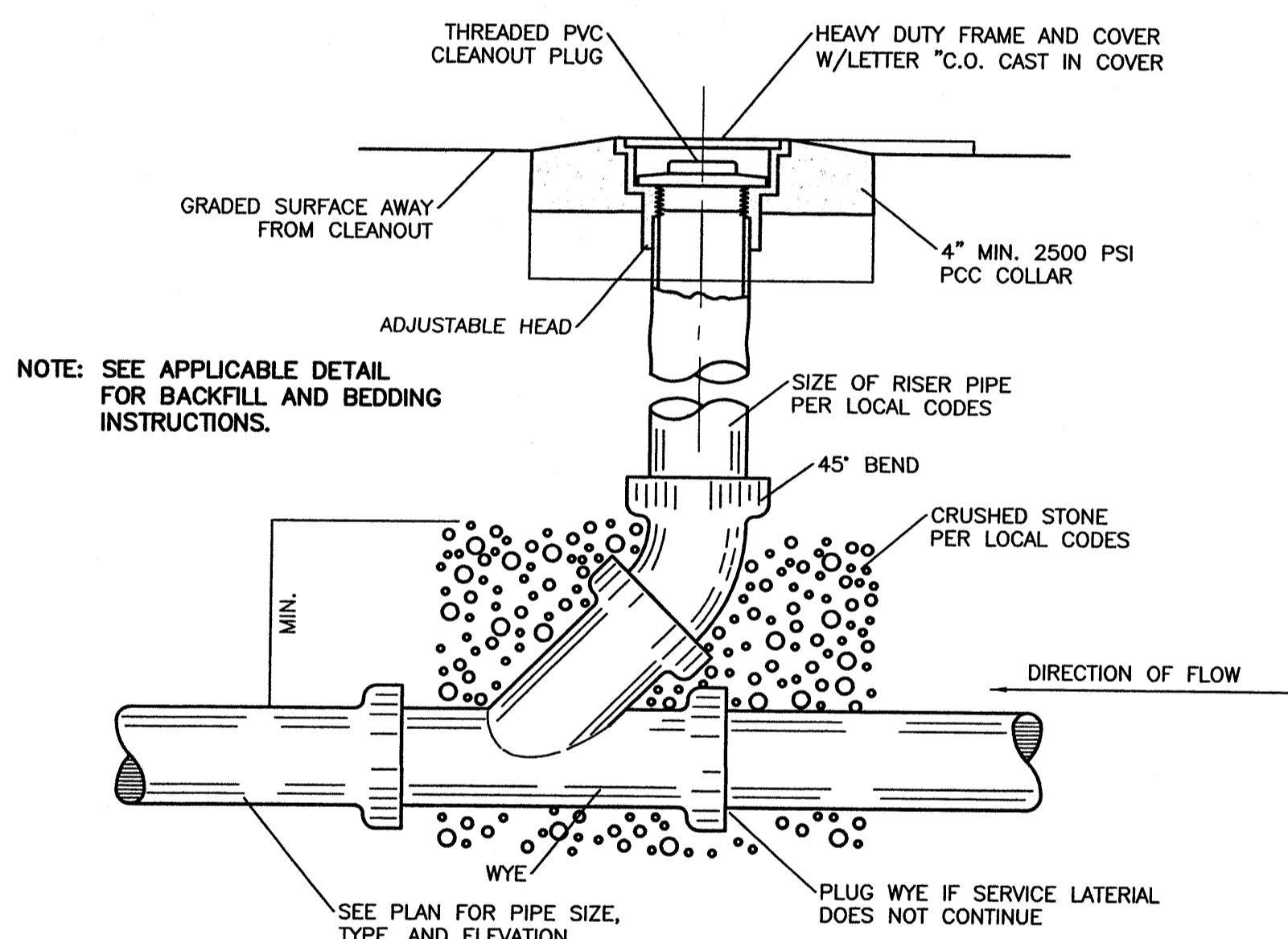
**AUTOMOBILE PARKING TYPICAL PAVING SECTION**  
DESIGNATED BY -



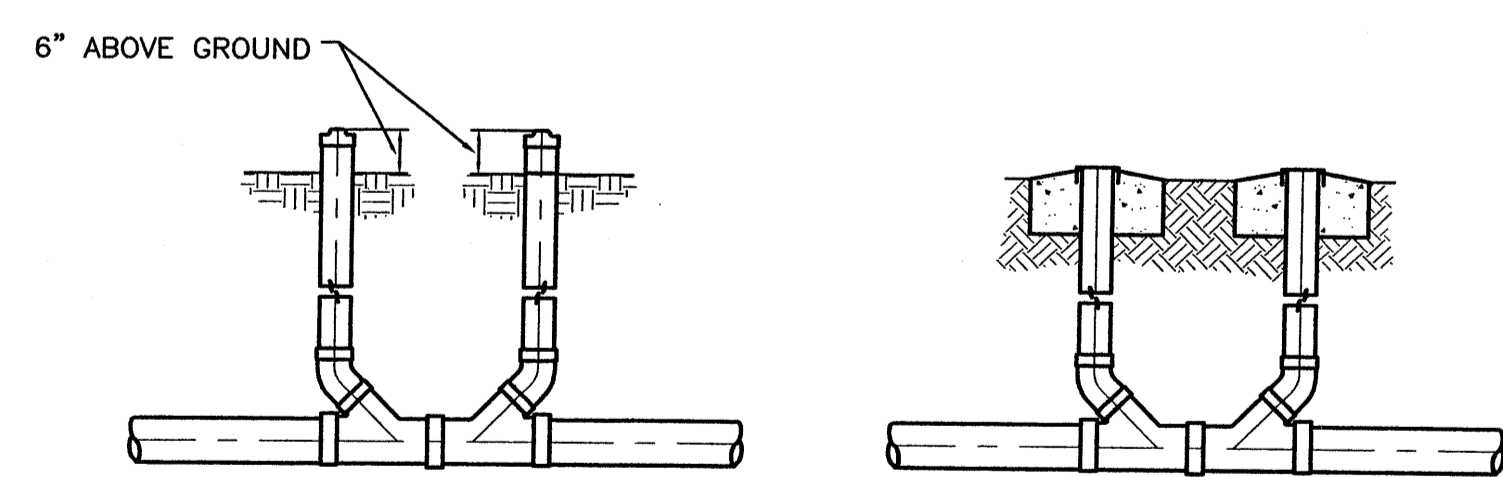
**BIKE RACK DETAIL**  
NTS



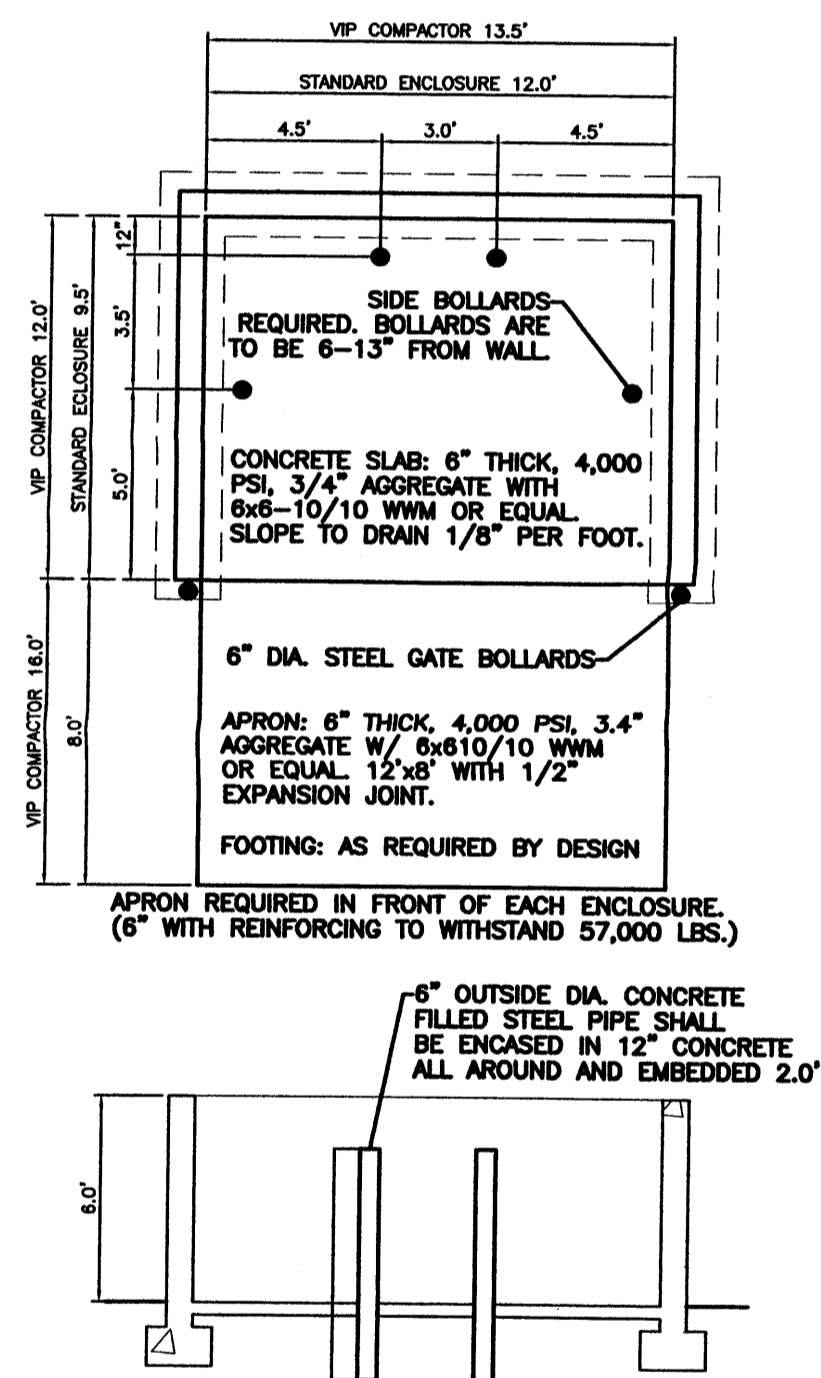
**HANDICAP SIGN**  
NTS



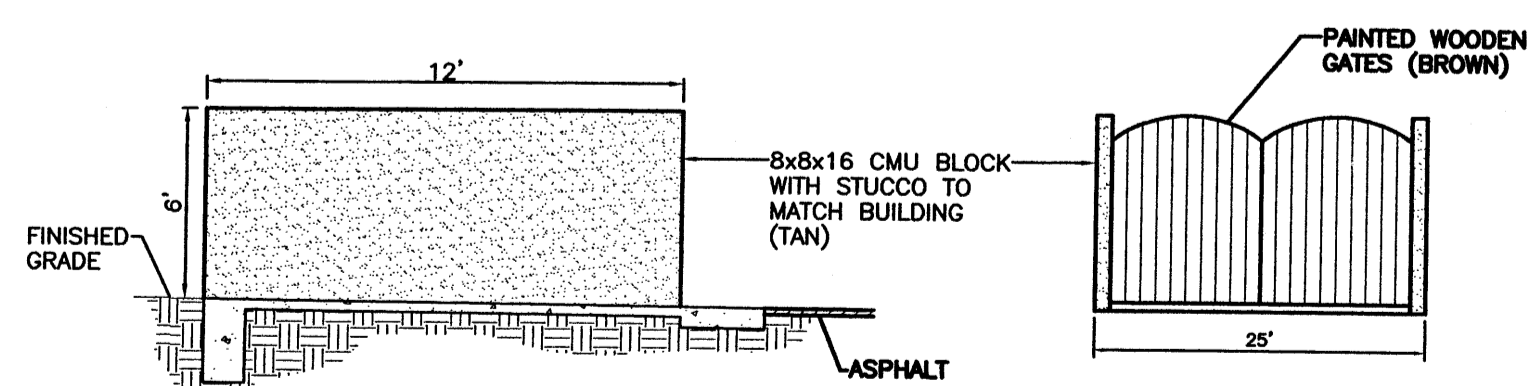
**SANITARY SEWER CLEAN-OUT**  
NTS



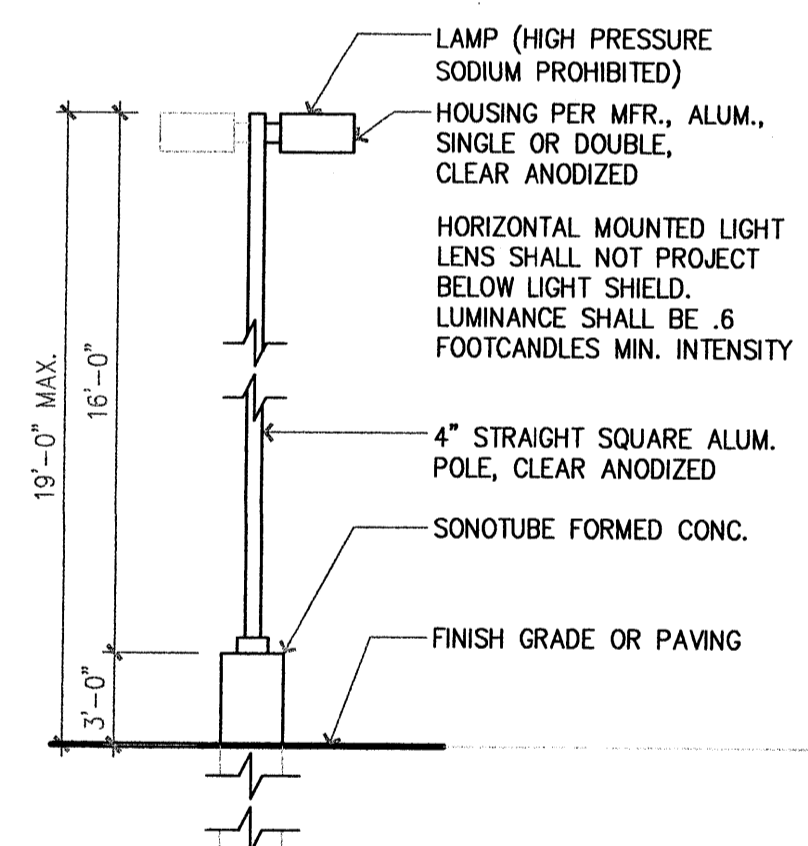
**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



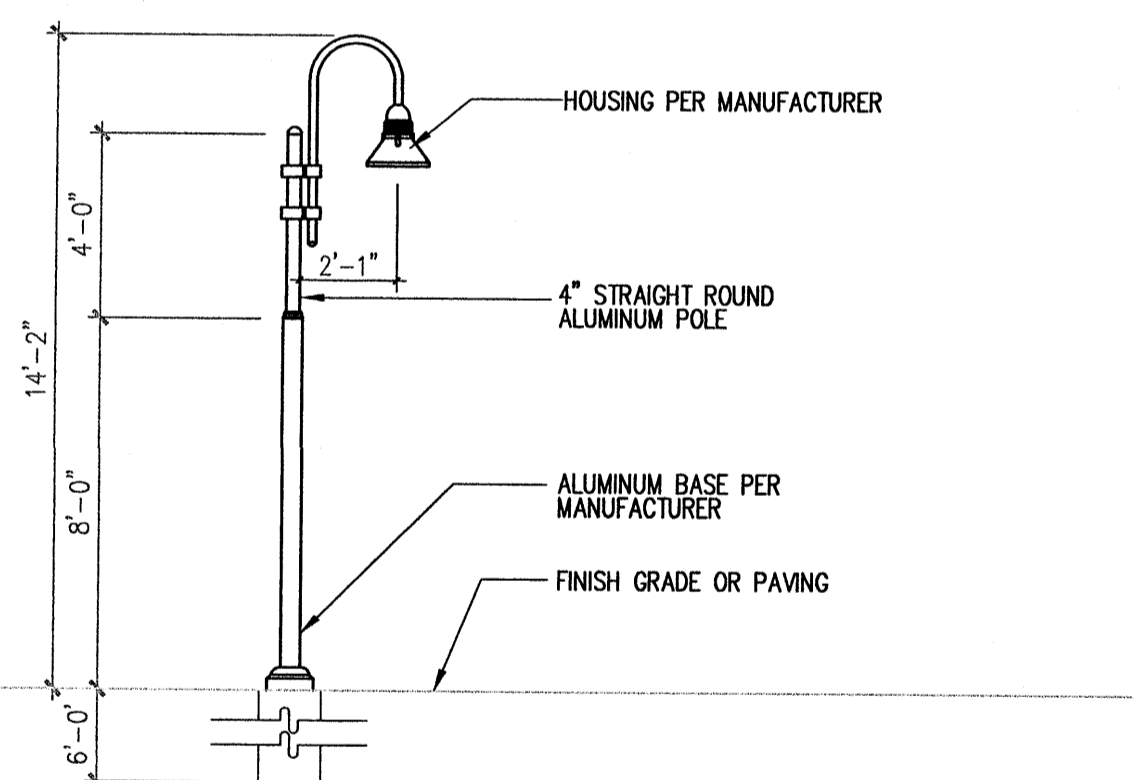
**DUMPSTER ENCLOSURE DETAIL**  
NTS



**DUMPSTER ENCLOSURE ELEVATION**  
NTS



**LIGHT POLE DETAIL**  
NTS



**DECORATIVE STREET LIGHT DETAIL**  
NTS

ENGINEER'S SEAL	DAIRY QUEEN	DRAWN BY BUF
	DETAIL SHEET	DATE 11-02-05
RONALD R. BOHANNAN P.E. #7868	 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	23141-Details
		SHEET #
		<b>C6</b>
		JOB # 23141

# LANDSCAPE CALCULATIONS

TOTAL LOT AREA	21234	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

### 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.

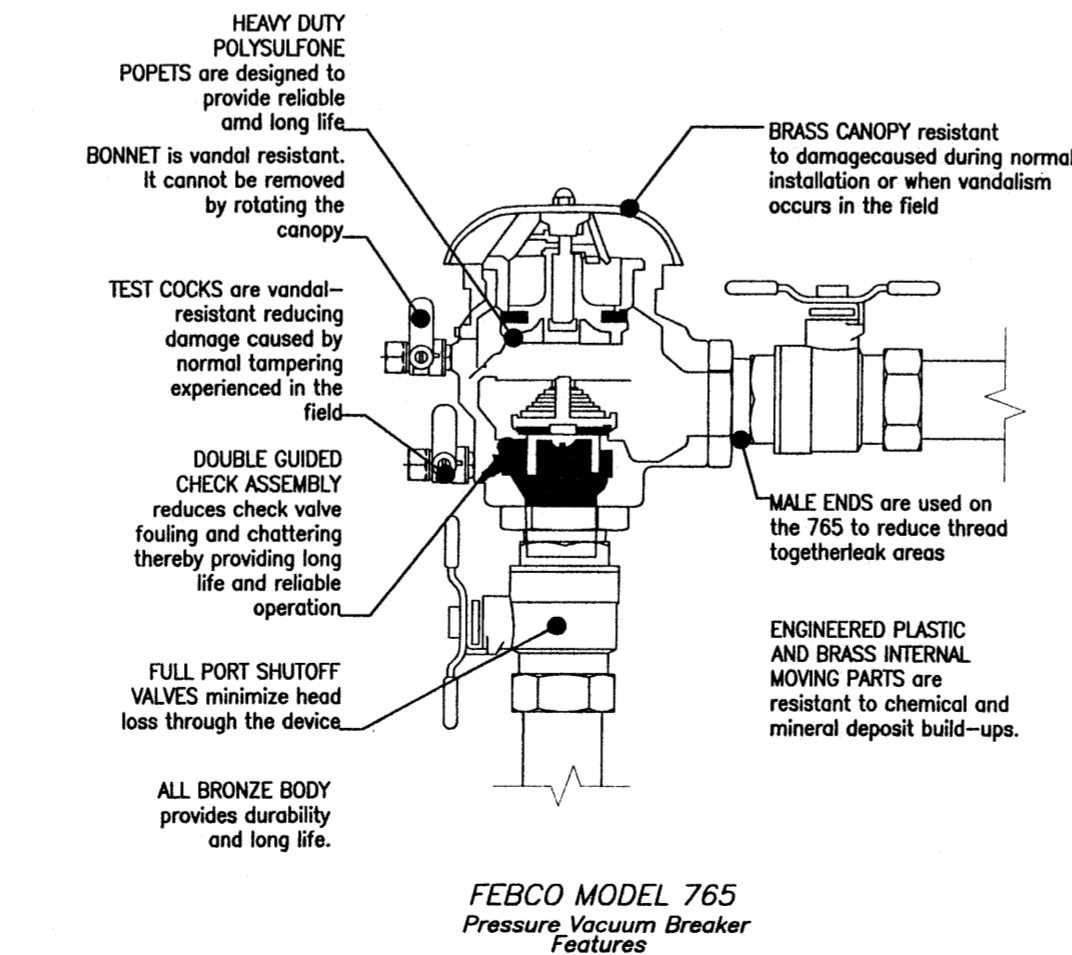
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.

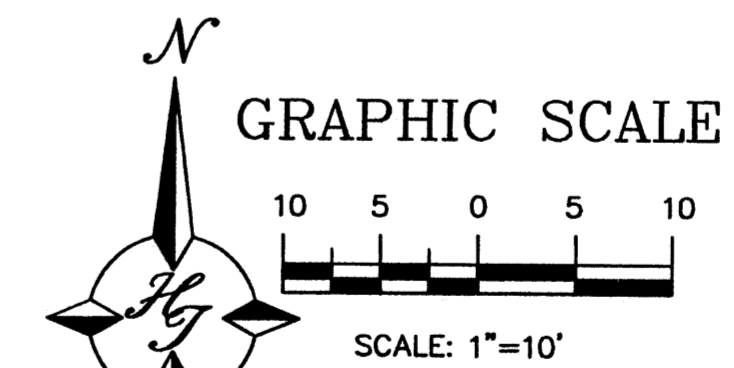
Irrigation maintenance shall be the responsibility of the Property Owner.

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**  
 LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458  
 7909 Edith N.E.  
 Albuquerque, NM 87184  
 Ph. (505) 898-9690  
 Fax (505) 898-7737  
 cjohnson@hilltoplandscaping.com

no scale

PRELIMINARY PLAN

# PLANT LEGEND

## TREES

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

AUSTRIAN PINE (M) 4  
 Pinus nigra  
 10"

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

## SHRUBS

DESERT WILLOW (L) 6  
 Chilopsis 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. 96sf

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

BLUE MIST SPIREA (M) 29  
 Corydalis 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  
 4 3 BOULDERS

SANTA ANA TAN GRAVEL  
 WITH FILTER FABRIC

\* EVERGREEN PLANT MATERIAL



DAIRY QUEEN  
 ALBUQUERQUE, NM

LANDSCAPE PLAN

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

DRAWN BY drr

DATE 7/19/05

LAYOUT-06-15-05

SHEET #

L1

JOB # 230141

9-21-05 revised site plan drr  
 10-05-05 revised site plan drr  
 11-07-05 revised site plan drr