

ADMINISTRATIVE AMENDMENT

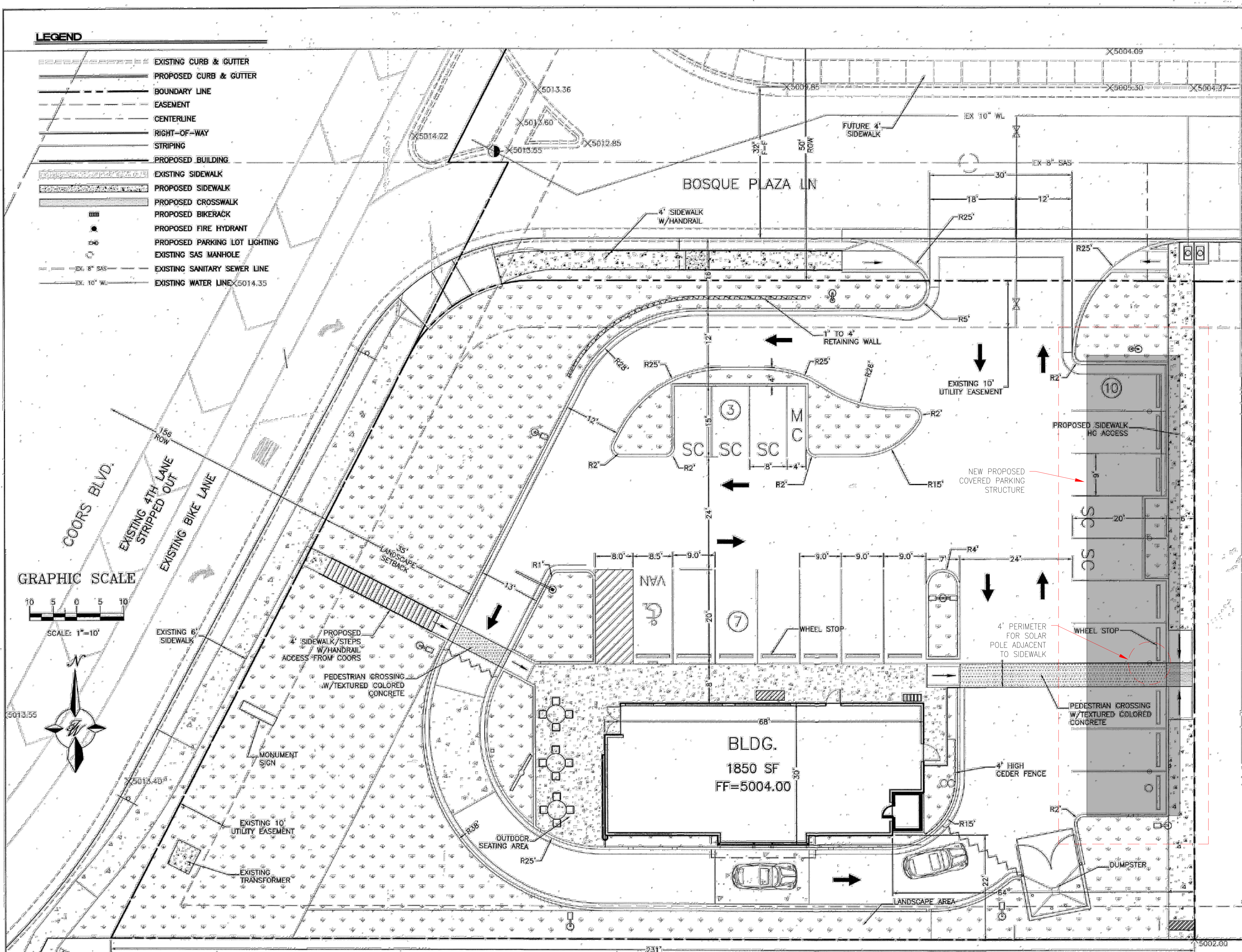
FILE #: _____ PROJECT #: _____

APPROVED BY

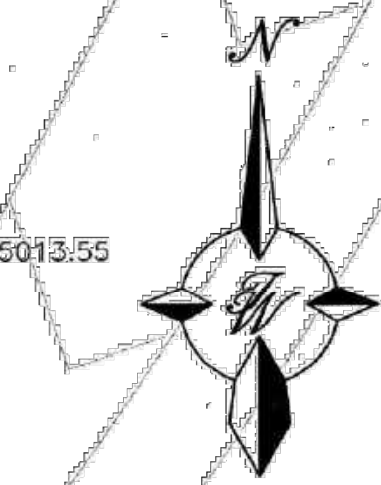
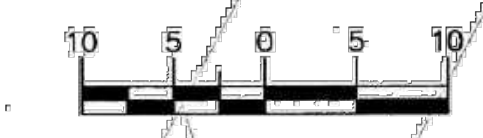
DATE

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
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE



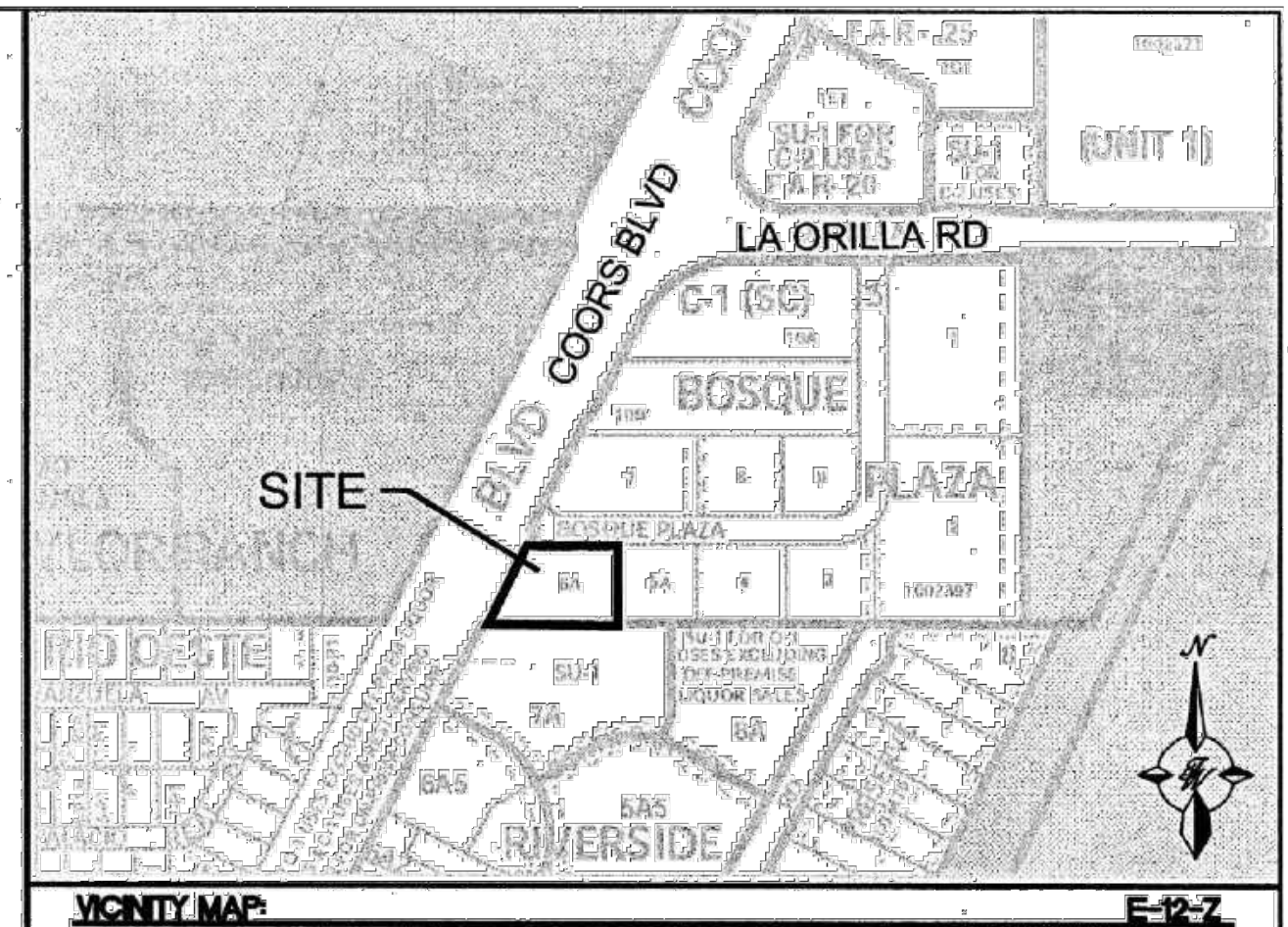
GRAPHIC SCALE



GENERAL NOTES:

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
- 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.
- 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.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

- 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.
- 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.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.



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 10/20/05, 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 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:

<i>[Signature]</i>	Date
Traffic Engineering Division	11-26-05
<i>Royal Blue</i>	Date
Water Utility Development	11-16-05
<i>Christina Sandoval</i>	Date
Parks & Recreation Department	11/16/05
<i>[Signature]</i>	Date
City Engineer	11-16-05
<i>N/A</i>	Date
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	Date
Solid Waste Management	12/20/05
<i>[Signature]</i>	Date
DRB Chairperson, Planning Department	12/20/05
Environmental Health, if necessary	Date

- 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

	DAIRY QUEEN	DRAWN BY BJF
	SITE PLAN	DATE: 11-02-05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	23141-SPB	SHEET #
		C1

1004365

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
Boque 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
Boque Plaza Design Guidelines:
1 Tree per 10 spaces
75% Deciduous 25% Evergreen
Parking Spaces provided 21
Required # 2 Provided # 2
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.

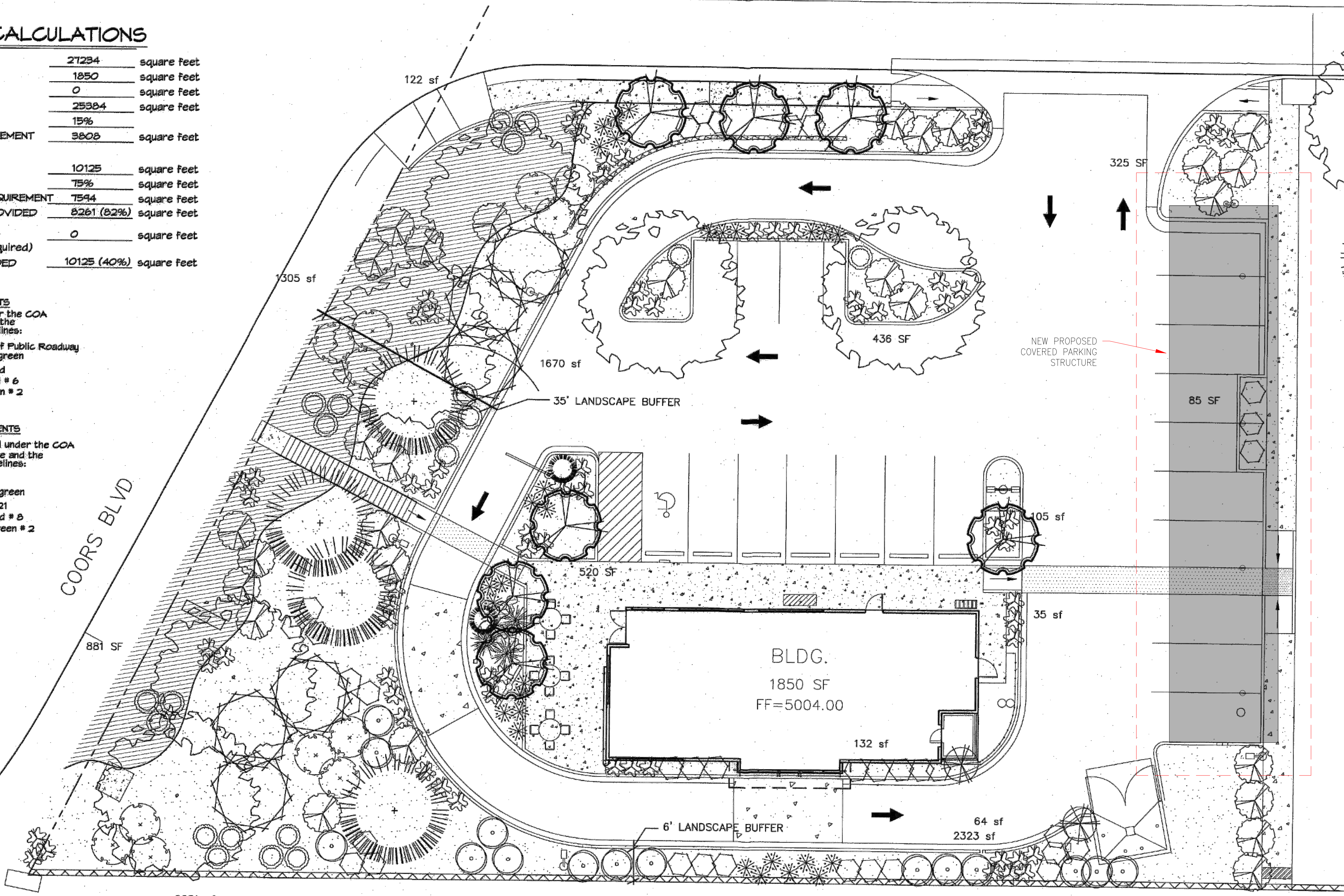
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

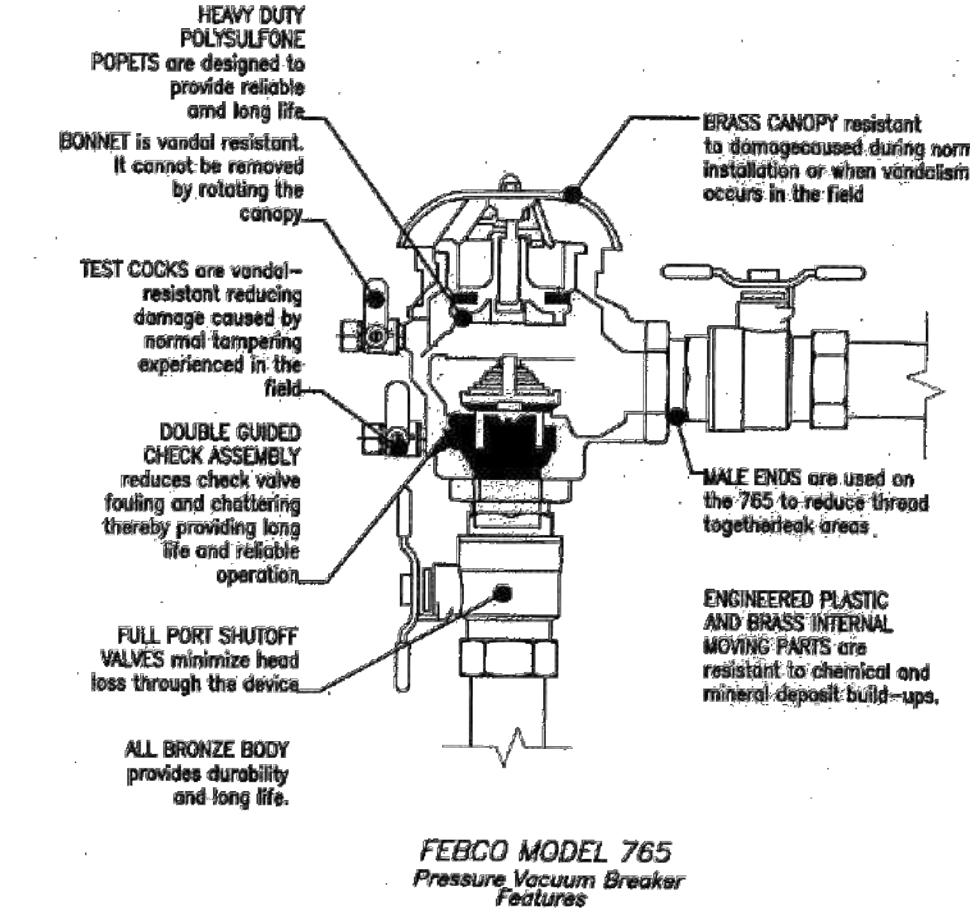
Water and Power source shall be the responsibility of the Developer/Builder.

10-25-05 revised site plan drr
11-01-05 revised site plan drr



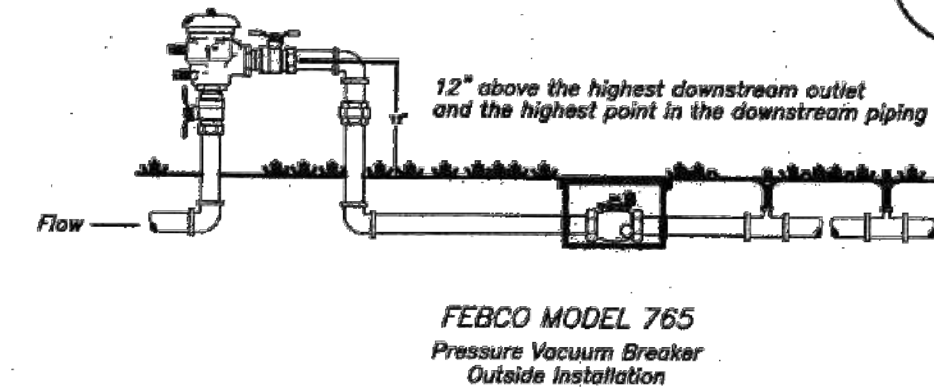
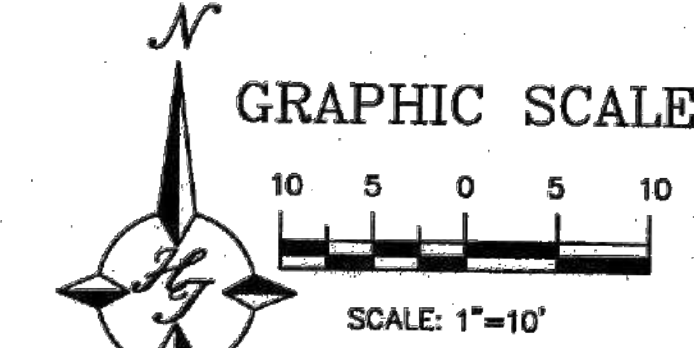
PLANT LEGEND

- 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 gillesii
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
Eucrymum 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) 20
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



BACKFLOW PREVENTER DETAIL

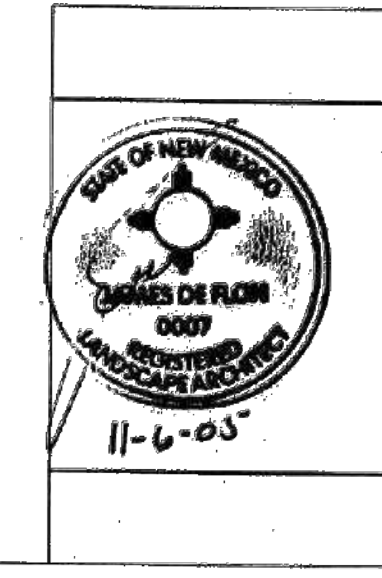
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

no scale
PRELIMINARY PLAN



DAIRY QUEEN ALBUQUERQUE, NM	DRAWN BY drr
LANDSCAPE PLAN	DATE 7/19/05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	LAYOUT-06-15-05
	SHEET # L1
	JOB # 230141