

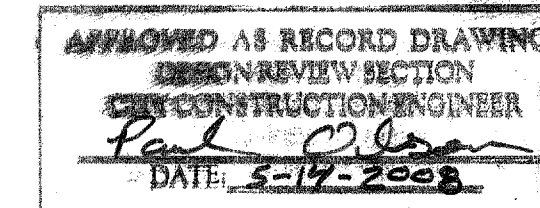
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6932-18-08

SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR LADERA BUSINESS PARK - LOT 9 ALBUQUERQUE, NEW MEXICO

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2	SITE PLAN - Utility Plan
3	UTILITY IMPROVEMENTS



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Timothy Aldrich, NMPS number 7719.

John M. MacKenzie
John M. MacKenzie NMPE 11619
01-28-08

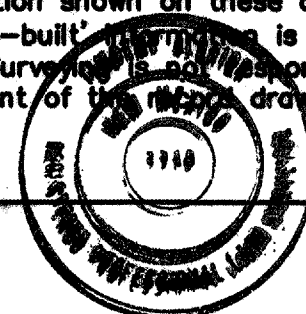
I, John M. MacKenzie, certify that the electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on 01-28-08, 2008.

This set of drawings is accepted for RECORD purposes by _____ on _____, 2007.

SURVEYOR'S CERTIFICATION

of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief. Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the drawings.

Timothy Aldrich, P.S. No. 7719

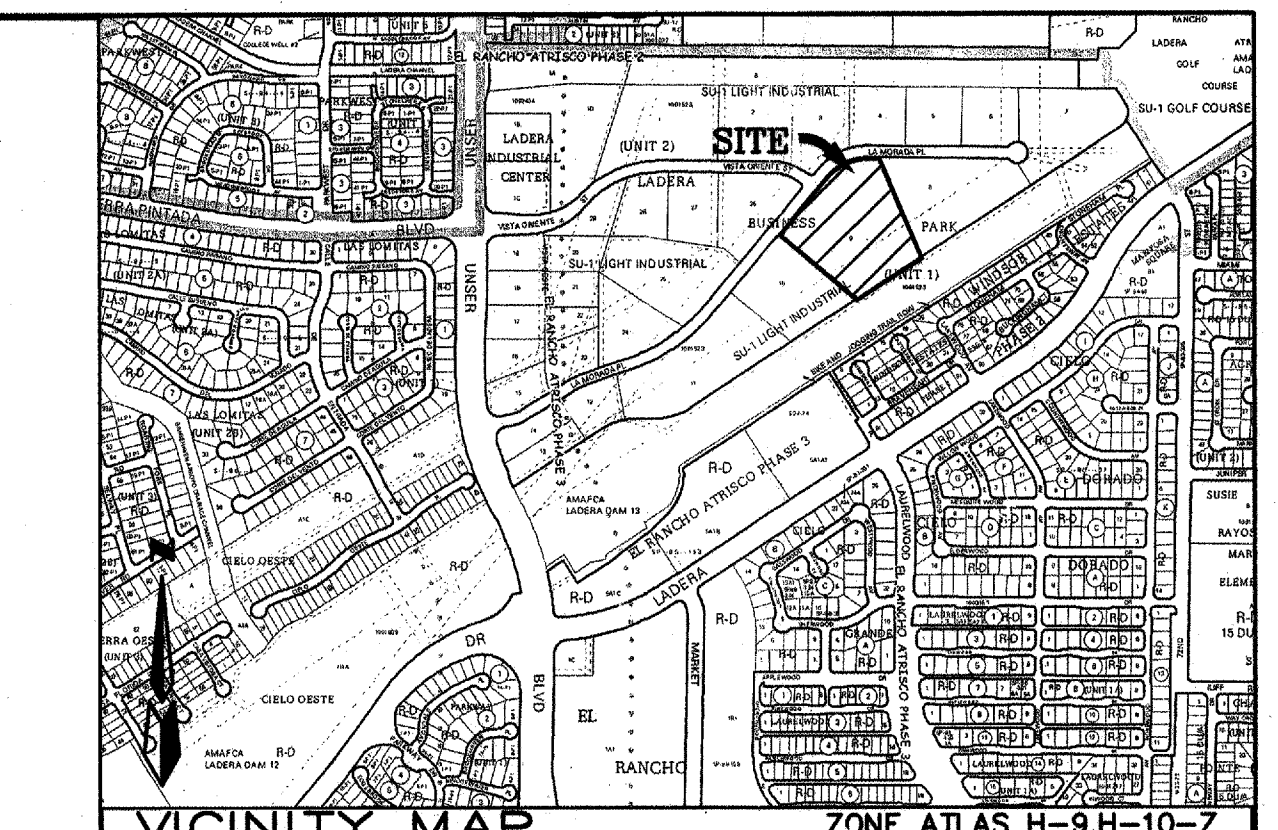


DRB PROJECT NO.
1005348

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	2, 3						
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
DRC CHAIRMAN		Subodh	11/16/07	11/16/07	APPROVED FOR CONSTRUCTION DATE 12-12-07		
TRANSPORTATION		John M. MacKenzie	01-28-08	01-28-08			
WATER/WASTEWATER		William J. Paster	01-28-08	01-28-08			
HYDROLOGY		William J. Paster	01-28-08	01-28-08			
CIP		William J. Paster	01-28-08	01-28-08			
CONSTR. MGMT.					SHEET OF 1 3		
CONSTR. COORD.							
A.M.A.F.C.A.							
CITY PROJECT NO.							



VICINITY MAP
ZONE ATLAS H-9,H-10-Z
SCALE: NONE

GENERAL NOTES

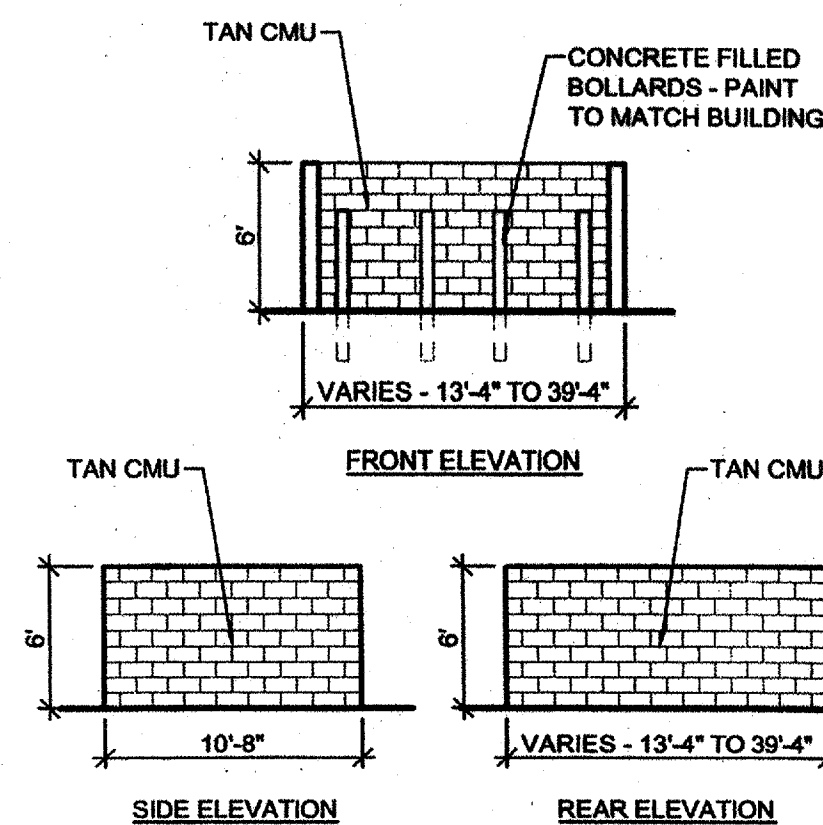
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT #1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (824-3400) PRIOR TO OCCUPANCY AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED. WITHOUT PERMISSION, REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL COORDINATE WITH THE A.B.C.U.A. (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING UTILITIES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER UTILITIES DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
- ALL EXCAVATION, TRENCHING AND SHORING ACTS MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650, SUBPART P.
- ELECTRONIC MAPPER DISKS (EMD) WILL BE PLACED, ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THESE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.

THE FOLLOWING NOTICES ALSO APPLY WHEN CHECKED

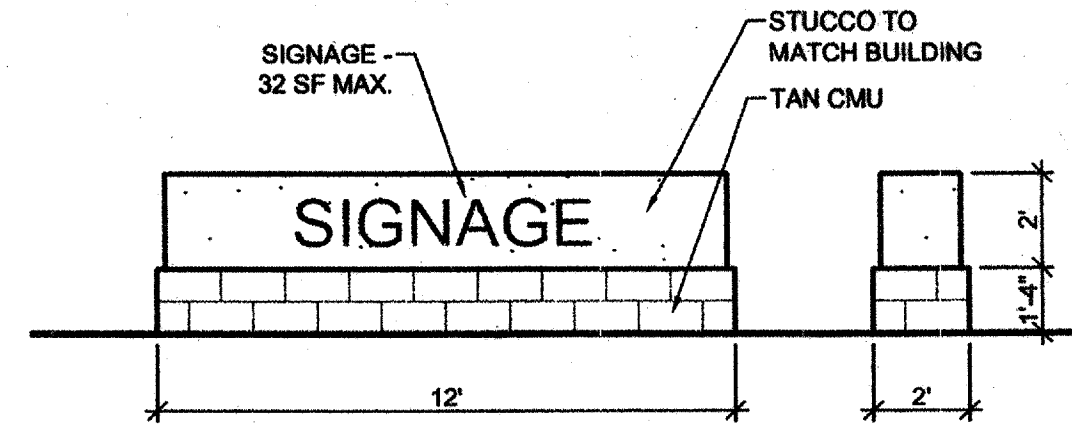
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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PLANNING



D2 TRASH ENCLOSURE ELEV.

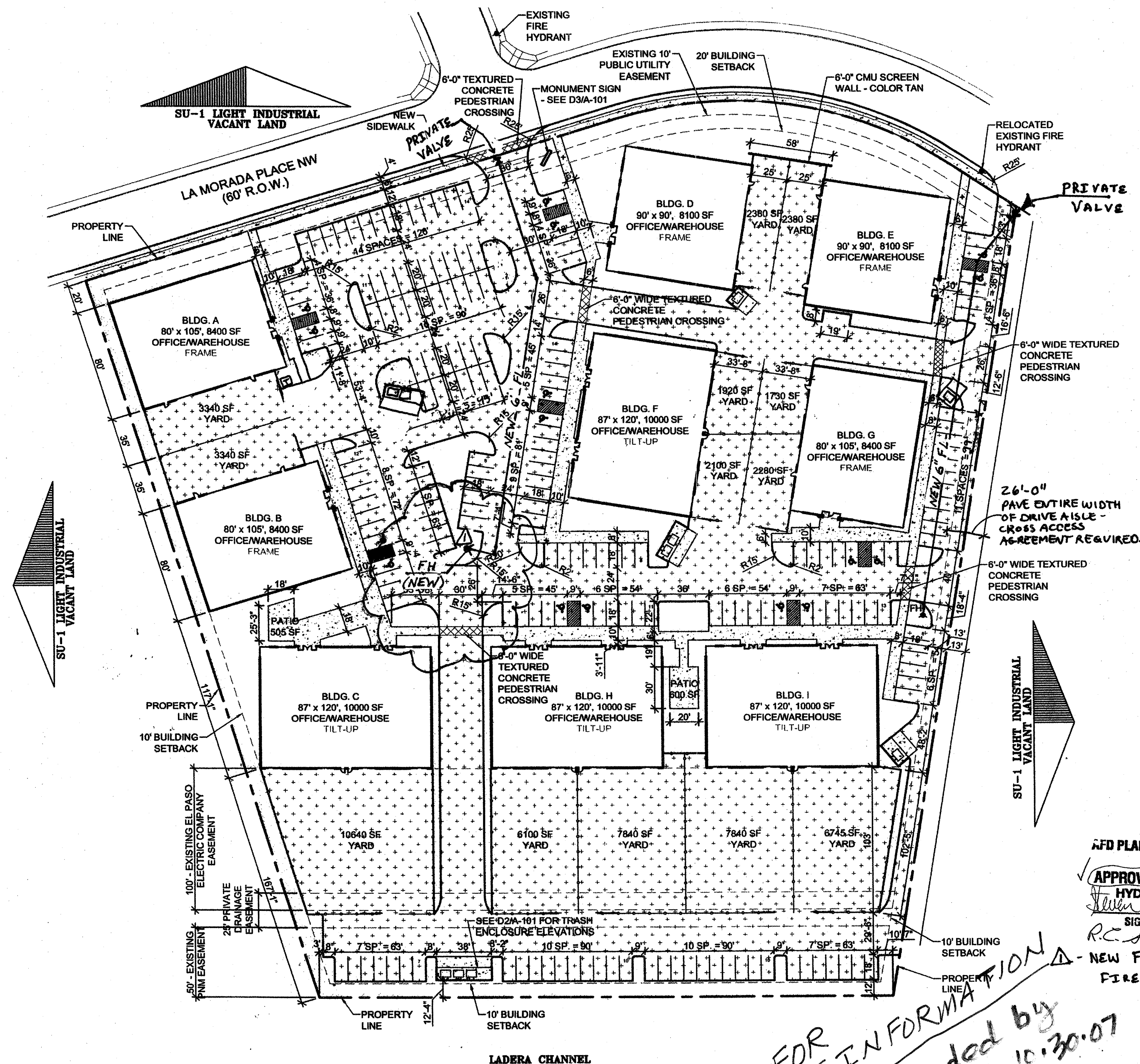
SCALE: 1/8" = 1'-0"



D3 MONUMENT SIGN

SCALE: 1/4" = 1'-0"

PROJECT: LADERA BUSINESS PARK TRACT 9
LEGAL DESCRIPTION: TRACT 9, LADERA BUSINESS PARK, UNIT 1
ZONING ATLAS MAP: H-10
ZONING CLASSIFICATION: SU-1
APPLICABLE BUILDING CODE: 2003 IBC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II-B
NUMBER OF FLOORS: ONE
GROSS SQUARE FOOTAGE: 13,237 SF
PARKING ANALYSIS:
TOTAL BUILDING AREA: 81400 SF
40% OFFICE = 32560 SF 32560 / 200 = 163
60% WAREHOUSE = 48840 SF 48840 / 2000 = 25
REQUIRED: 163 + 25 = 188 SPACES
PROVIDED: 199 SPACES
ADA SPACES: 8 REQ'D, 16 PROVIDED
BICYCLE PARKING REQ'D: 188 / 20 = 10, 20 PROVIDED
PARKING SPACE SIZES:
REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
TOTAL LOT AREA: 316,410 SF = 7.26 ACRES



FOR INFORMATION
Superseded by
Sht 2A 10.30.07
JMM

AFD PLANS CHECKING OFFICE
924-3511
APPROVED/DISAPPROVED
HYDRANT (S) CITY
Signature: [Signature]
R.C. 8-27-07
NEW FIRE HYDRANT AND
FIRE LINE.

SITE PLAN

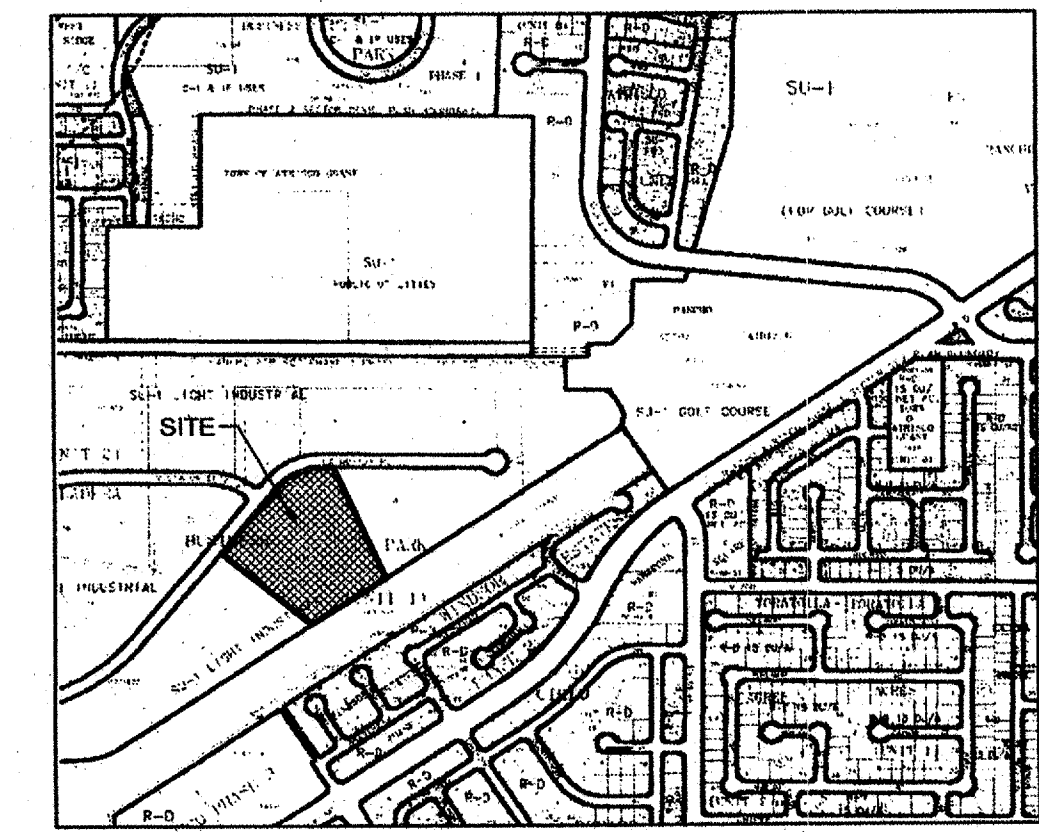
SCALE: 1" = 50'

SIGNATURE BLOCK

PROJECT NUMBER: 1005348
APPLICATION NUMBER: 07085-00043, 07088-00270
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 APPROVAL:
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 7-12-07
[Signature] 3/14/07
RECREATION DEPARTMENT 3/14/07
[Signature] 3/14/07
UTILITIES DEVELOPMENT 7/12/07
[Signature] 3/14/07
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA 7/12/07
ENVIRONMENTAL HEALTH DEPARTMENT (conditional) 3/10/07
[Signature] 7/12/07
SOLID WASTE MANAGEMENT 7/12/07
[Signature] 7/12/07
DRB CHAIRPERSON, PLANNING DEPARTMENT 7/12/07
[Signature] 7/12/07
PLN2(10708) 12/16/03

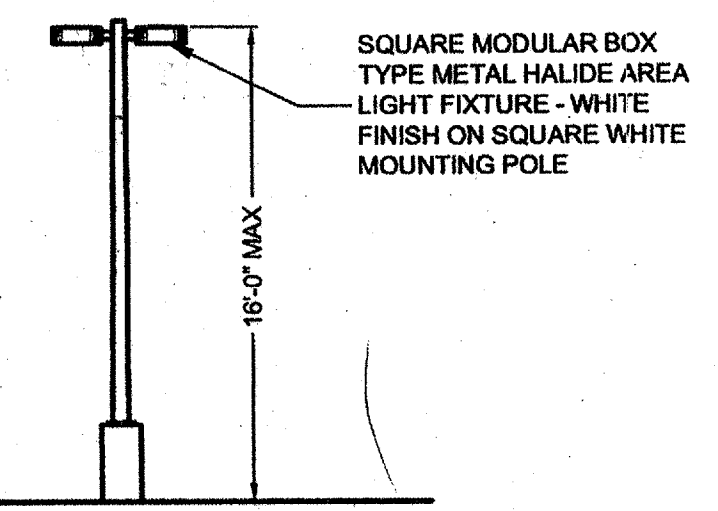
SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREA
- INDICATES EXTENT OF NEW ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
- INDICATES EXTENT OF NEW CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES
- 6'-0" TALL CHAIN LINK FENCE



B5 VICINITY MAP H-10

SCALE: N.T.S.



SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.
ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

A5

LIGHTING DETAIL

SCALE: N.T.S.

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



LADERA BUSINESS PARK

TRACT 9

7500 LA MORADA PL, NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06270
DRAWING FILE: 062703DESDEVLP A-101
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: MARCH 5, 2007

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER
44101 2 of 3

A2

SCALE: 1" = 50'

CPN 693285

SCANNED BY
PLANNING

REMOVE, CAP SERVICE LINE AND
SALVAGE EXISTING WATER METER BOX
REMOVE EXISTING 6" FIRE HYDRANT
LINE AND REPLACE WITH 8" FIRE LINE
(PER CITY PROJECT NO.693285)

NEW FIRE HYDRANT
35+76
INV=47.20

NEW SAS MH #1
4" Ø TYPE E MH
RIM = 56.40

NEW SAS MH #2
4" Ø TYPE E MH
RIM = 57.60

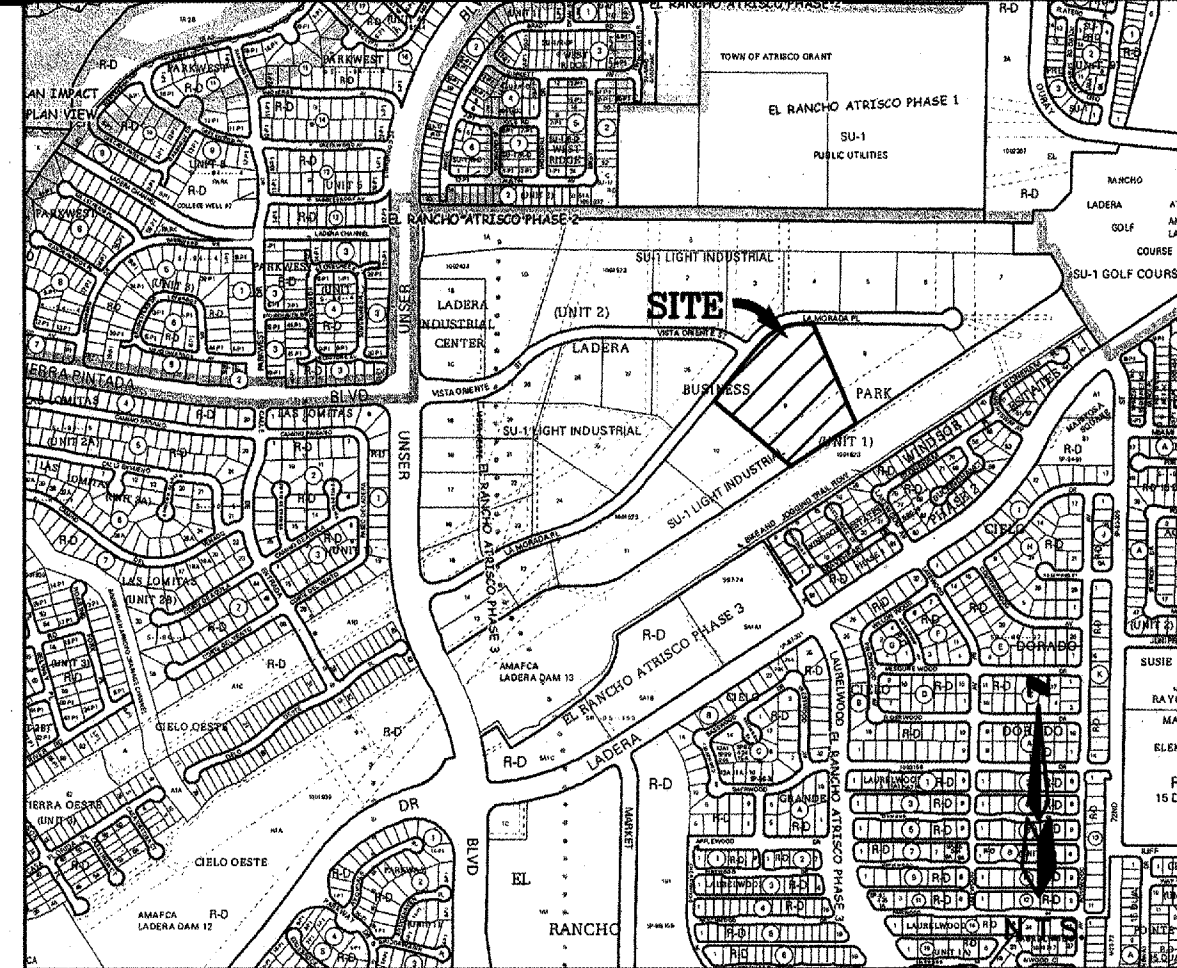
NEW 6" FIRE SERVICE
NEW SAS MH #3
4" Ø TYPE E MH
RIM = 56.70

NEW 6" FIRE SERVICE
NEW SAS MH #4
4" Ø TYPE E MH
RIM = 52.27

NOTE:

ALL WORK WITHIN CITY RIGHT OF WAY, INCLUDING PRIVATE VALVES
ALONG RIGHT OF WAY, SHALL BE INSTALLED WITH CITY WORK ORDER
UNDER PROJECT 693285

SCALE: 1" = 40'



VICINITY MAP ZONE MAP: H-9,10-Z

ACS BENCHMARK

LEGAL DESCRIPTION

LADERA BUSINESS PARK TRACT 9 UNIT 1

LEGEND

- EXISTING CURB
- STANDARD 8" CURB & GUTTER
- PROPOSED SPOT ELEVATION
- WATER BLOCK
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- FINISHED PAD ELEVATION
- NEW BUILDINGS
- PROPOSED PROPERTY LINE
- NEW SAS MANHOLE
- EXISTING SAS MANHOLE
- SAS SERVICE LINE 6"
- REMOVE & REPLACE EXIST. P.W.M.T.
- EXISTING WATER METER

LADERA BUSINESS PARK LOT#9

UTILITY PLAN

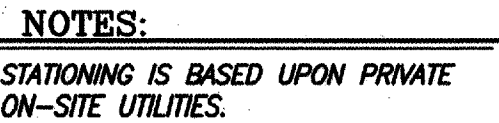
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: CAR Checked: JMM Sheet of 2A 3
Scale: 1" = 40' Date: 01/18/07 Job: A6093

FOR INFORMATION ONLY

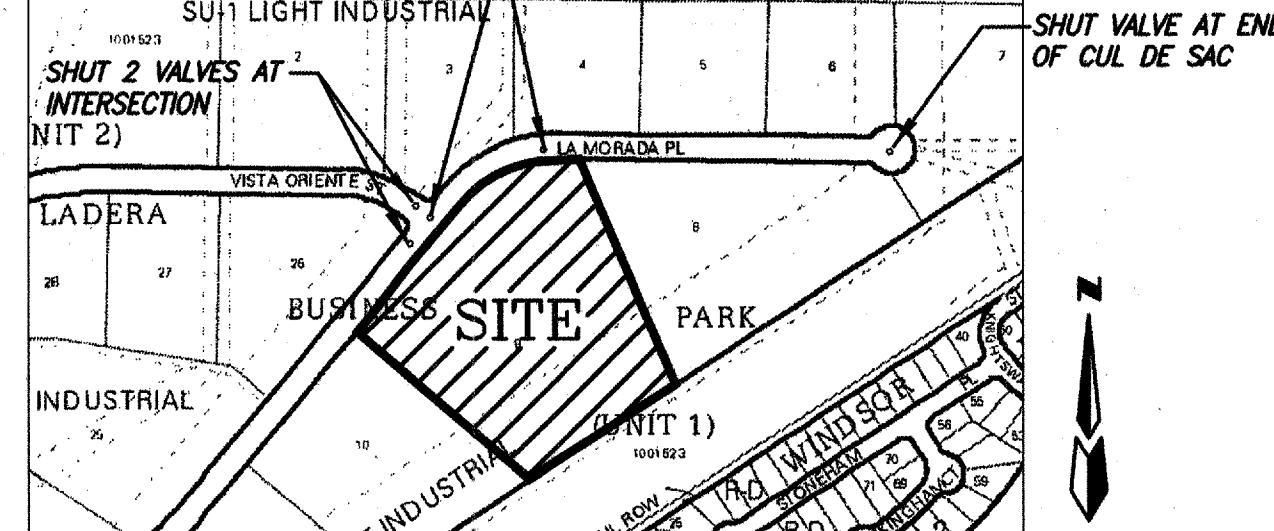
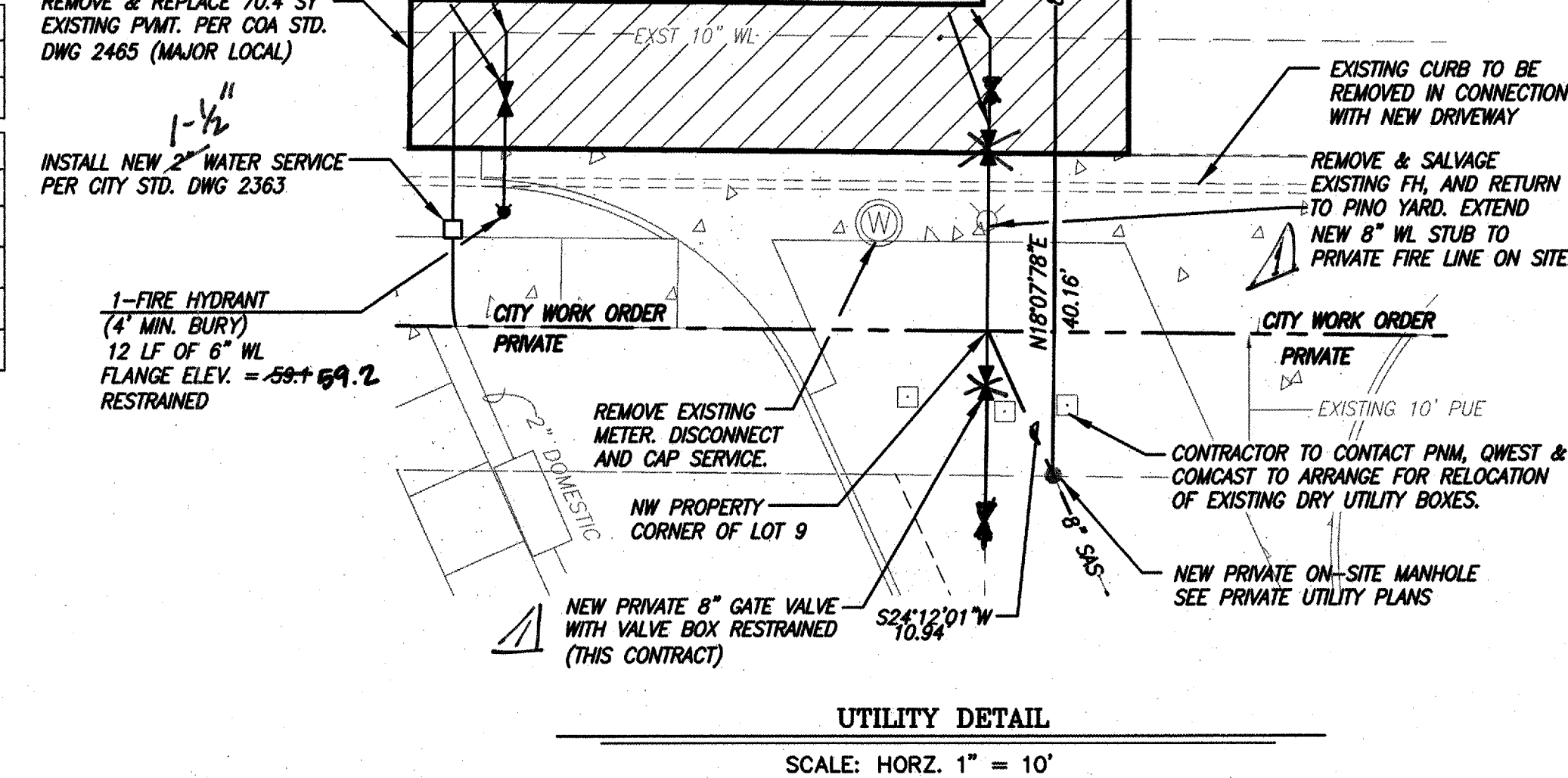
CPN693285

F:\A06\JOBS\A6093 Ladera BP lot 9\A6093UT2.dwg 11/8/07 CAR RDQ DER



RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
10" X 6"	44'	—

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"X10"X10"	15'	5'
10"X10"X8"	8'	1'
10"X10"X6"	6'	1'
6"X6"X6"	10'	2'



1. TO CONNECT NEW 8" WATER LINES TO EXISTING 10" WATER LINE IN LA MORADA PLACE N.W. VALVES AS SHOWN ABOVE HAVE TO BE CLOSED.
2. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, SEVEN (7) DAYS PRIOR TO NECESSARY SHUT-OFF.
3. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES
SEE THIS SHEET FOR VALVE LOCATIONS.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me and personnel under my direction, and survey information provided by Timothy Aldrich, NMPS number: 7719.

John MacKenzie
John M. MacKenzie NMPE 11619
01-28-08

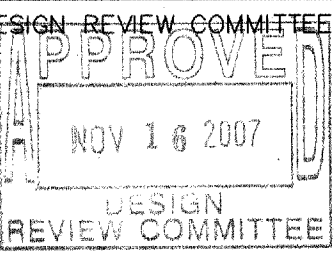


I, John M. MacKenzie, certify that this as-built drawing is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on 01-28-08, 2008.

F:\A06JOBS\A6093 Ladera BP lot 9\dwg\A06093-UP-1-infoonly.dwg 11/8/07 SPS RDQ DER RFH ACH CAR

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		STATION "3-H10" IS LOCATED 4.5 MI. NW OF DOWNTOWN ALBUQUERQUE SOUTHWEST OF THE LADERA GOLF COURSE. THE STATION IS NORTHEAST OF THE INTERSECTION OF UNSER BLVD. AND LADERA DRIVE. THE STATION MARK IS A STANDARD BRASS CAP STAMPED "3-H10" SET FLUSH IN THE CONCRETE SURFACE OF THE SPILLWAY.		CONTRACTOR	
		NO.	BY			WORK INSPECTED BY	DATE
DESIGNED BY	G/K	DATE	07/05	WORK INSPECTED BY	AL.S	DATE	1/08
DRAWN BY	ACH	DATE	07/05	ACCEPTANCE BY	DMG	DATE	1/08
CHECKED BY	DMG	DATE	07/05	VERIFICATION BY	AL.S	DATE	1/08
REVISIONS				DRAWINGS		MICRO-FILM INFORMATION	
				CORRECTED BY		RECORDED BY	
DESIGN				NO.		DATE	

[illegible]

		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539		10/30/07 10/30/07 10/30/07	NO. DATE 	DESIGNED BY 	DRAWN BY 	CHECKED BY
		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT						
TITLE: LADERA BUSINESS PARK LOT #9 PRIVATE ENTRANCE & UTILITY IMPROVEMENTS								
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE 	MO./DAY/YR. 	MO./DAY/YR. 		
CITY PROJECT NO. 693285		ZONE MAP NO.		SHEET		OF		
				3		3		