

SITE USAGE CHART

NOTE: UNLESS NOTED OTHERWISE, BUILDINGS, DRIVEWAYS, DRIVEWAYS, RV SPACES ETC. ARE PER PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.

SPACE	CAMPSITE		UTILITIES PROVIDED	
	EXISTING (APPROVED)	REVISED	ELECTRIC & WATER-SEWER	ELECTRIC ONLY
1	X		X	
2	X		X	
3	X		X	
4	X		X	
5	X		X	
6	X		X	
7	X		X	
8	X		X	
9	X		X	
10	X		X	
11	X		X	
12	X		X	
13	X		X	
14	X		X	
15	X		X	
16	X		X	
17	X		X	
18	X		X	
19	X		X	
20		X	X	
21		X	X	
22		X	X	
23		X	X	
24		X	X	
25		X	X	
26		X	X	
27		X	X	
28		X		X
29		X		X
30		X		X
31		X		X
32		X		X
33		X		X
34		X		X
35		X		X
36		X		X
37		X	X	
38		X	X	
39		X	X	
40		X	X	
41		X	X	
42		X	X	
43		X	X	
44		X	X	
45		X	X	
A		X	X	
B		X	X	
C		X	X	
D		X	X	
E		X	X	
F		X	X	
G		X	X	
H		X	X	
I		X	X	
J		X	X	
K		X	X	
L		X	X	
M		X	X	

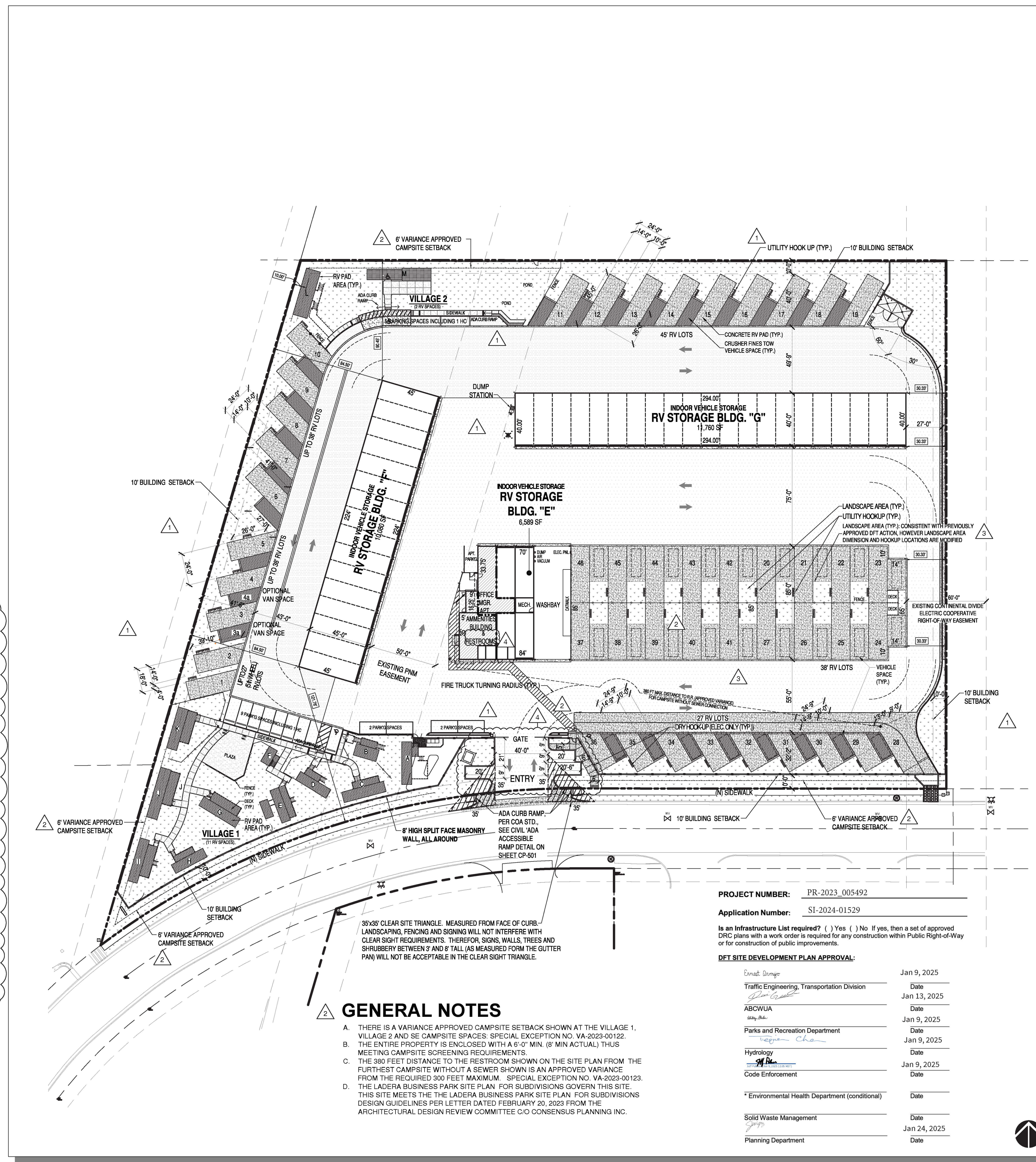
CAMPGROUND USE SPECIFIC STANDARDS (INTEGRATED DEVELOPMENT ORDINANCE AS OF AUGUST 2024)

4-3(D)(14) Campground or Recreational Vehicle Park

- 4-3(D)(14)(a) Minimum project size for a campground or recreational vehicle park is 1 acre.
- 4-3(D)(14)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.
- 4-3(D)(14)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site.
- 4-3(D)(14)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground.
- 4-3(D)(14)(e) Camp sites shall be set back a minimum of 20 feet from each property line.
- 4-3(D)(14)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street.
- 4-3(D)(14)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking regulations in the DPM.
- 4-3(D)(14)(h) Water-flush toilets and urinals shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.
- 4-3(D)(14)(i) Toilets and lavatories shall be provided as required by with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code).
- 4-3(D)(14)(j) On any side of the premises adjacent to any Residential zone district, an opaque wall or fence at least 6 feet high is required.
- 4-3(D)(14)(k) A nonconforming campground and recreational vehicle park use constructed prior to the effective date of this IDO is allowed as a permissive primary use.

COMPLIANCE WITH USE-SPECIFIC STANDARDS

- THE SITE IS 5.25 ACRES
- MAX. NUMBER OF CAMPSITE = 131 PROVIDED = 59
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- N.A.



GENERAL NOTES

- THERE IS A VARIANCE APPROVED CAMPSITE SETBACK SHOWN AT THE VILLAGE 1, VILLAGE 2 AND SE CAMPSITE SPACES. SPECIAL EXCEPTION NO. VA-2023-00122.
- THE ENTIRE PROPERTY IS ENCLOSED WITH A 6'-0" MIN. (8' MIN ACTUAL) THUS MEETING CAMPSITE SCREENING REQUIREMENTS.
- THE 380 FEET DISTANCE TO THE RESTROOM SHOWN ON THE SITE PLAN FROM THE FURTHEST CAMPSITE WITHOUT A SEWER SHOWN IS AN APPROVED VARIANCE FROM THE REQUIRED 300 FEET MAXIMUM. SPECIAL EXCEPTION NO. VA-2023-00123.
- THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS GOVERN THIS SITE. THIS SITE MEETS THE THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS DESIGN GUIDELINES PER LETTER DATED FEBRUARY 20, 2023 FROM THE ARCHITECTURAL DESIGN REVIEW COMMITTEE C/O CONSENSUS PLANNING INC.

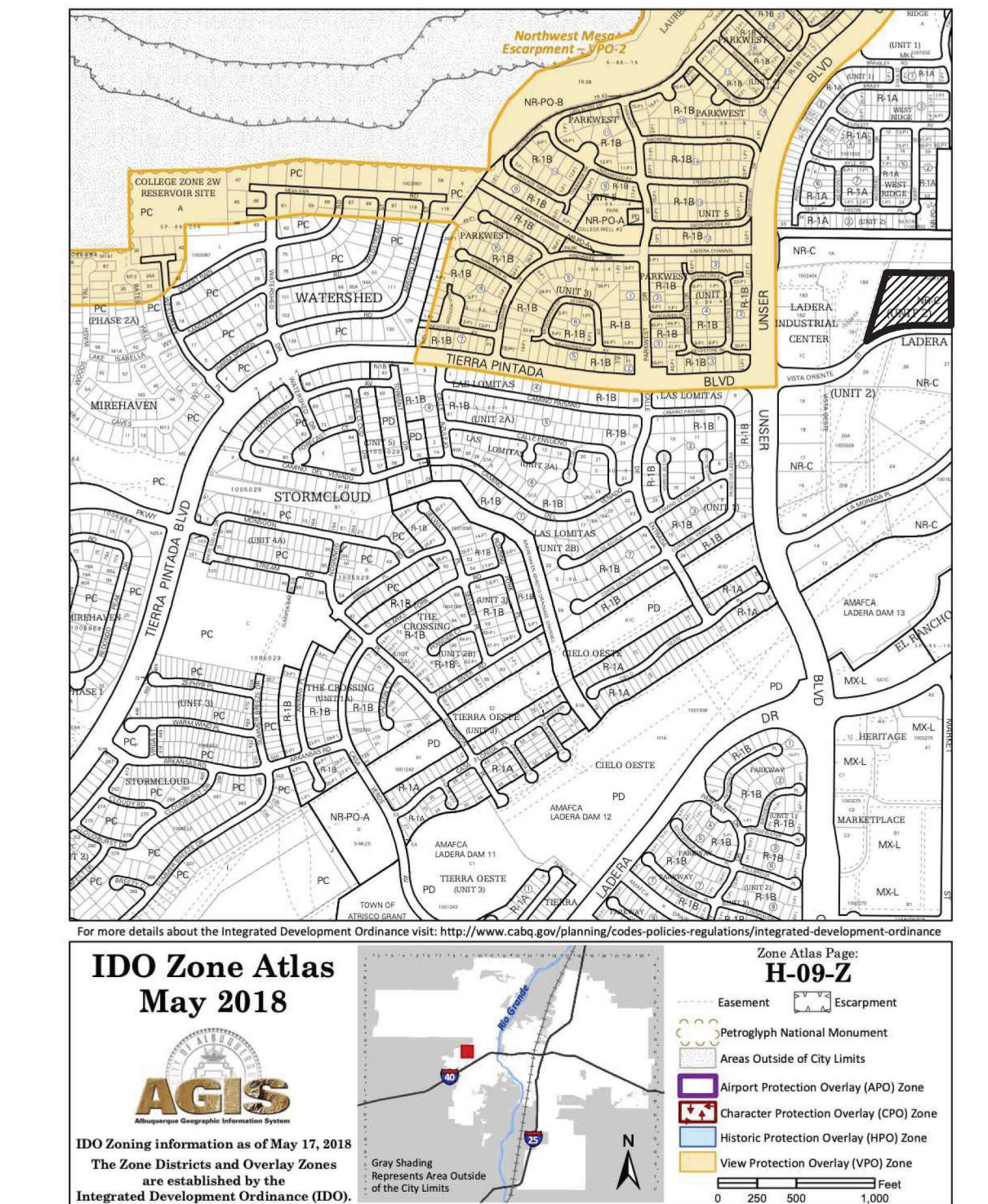
PROJECT NUMBER: PR-2023_005492
 Application Number: SI-2024-01529

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

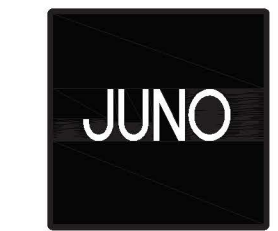
Enact Design	Jan 9, 2025
Traffic Engineering, Transportation Division	Date
ABCWUA	Jan 13, 2025
Jan 9, 2025	Date
Parks and Recreation Department	Jan 9, 2025
Hydrology	Jan 9, 2025
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Jan 24, 2025
Planning Department	Date

VICINITY MAP



SITE DATA

- PROJECT: ALBUQUERQUE RV AND BOAT STORAGE
 ADDRESS: 2201 VISTA ORIENTE NW
 OWNER: LADERA ENTERPRISES LLC
 LEGAL DESCRIPTION: TRACT 1 UNIT 2 LADERA BUSINESS PARK
 TOTAL LOT AREA: 5.215 ACRES
 ZONING MAP: H-9-Z
 CURRENT ZONING CLASSIFICATION: NR-C LIGHT INDUSTRIAL
 BUILDING TYPE: II B. (NFPA 13D SPRINKLERED FOR R3 (APARTMENT) FIRE AREA)
 TOTAL BUILDING AREA:
- NEW BUILDING E CONFIGURATION: 6,589 SF (18,489 SF PREVIOUS APPROVAL) (27,773 SF ORIGINAL PERMIT NO. BP-2021-07160) (27,729 SF PREVIOUS PERMIT NO. BP-2022-07008)
 - EXISTING BUILDING F: 10,080 SF
 - EXISTING BUILDING G: 11,760 SF
 - TOTAL: 28,429 SF (40,329 SF PREVIOUS APPROVAL) (49,613 SF ORIGINAL)
 - CANOPY 8 REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW)
 - NUMBER OF INDOOR RV STORAGE UNITS: 41 (65 PREVIOUS APPROVAL) (81 PREVIOUS)
 - NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46 (36 PREVIOUS APPROVAL) (32 PREVIOUS)
 - NUMBER OF CANOPY COVERED RV SPACE: 0 (18 PREVIOUS)
 - NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13 (13 RECONFIGURED / 13 PREVIOUS)
 - NUMBER OF OPEN RV VEHICLE STORAGE SPACES: 0 (4 PREVIOUS)
 - NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK
 1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
 52 SPACES PROVIDED (49 REQUIRED) (25 PREVIOUS)
 - MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED) (SAME AS PREVIOUS)
 - DELIVERY PARKING: 3 SPACES



7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT: ABQ RV + BOAT STORAGE + CAMPSITE FACILITY 2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

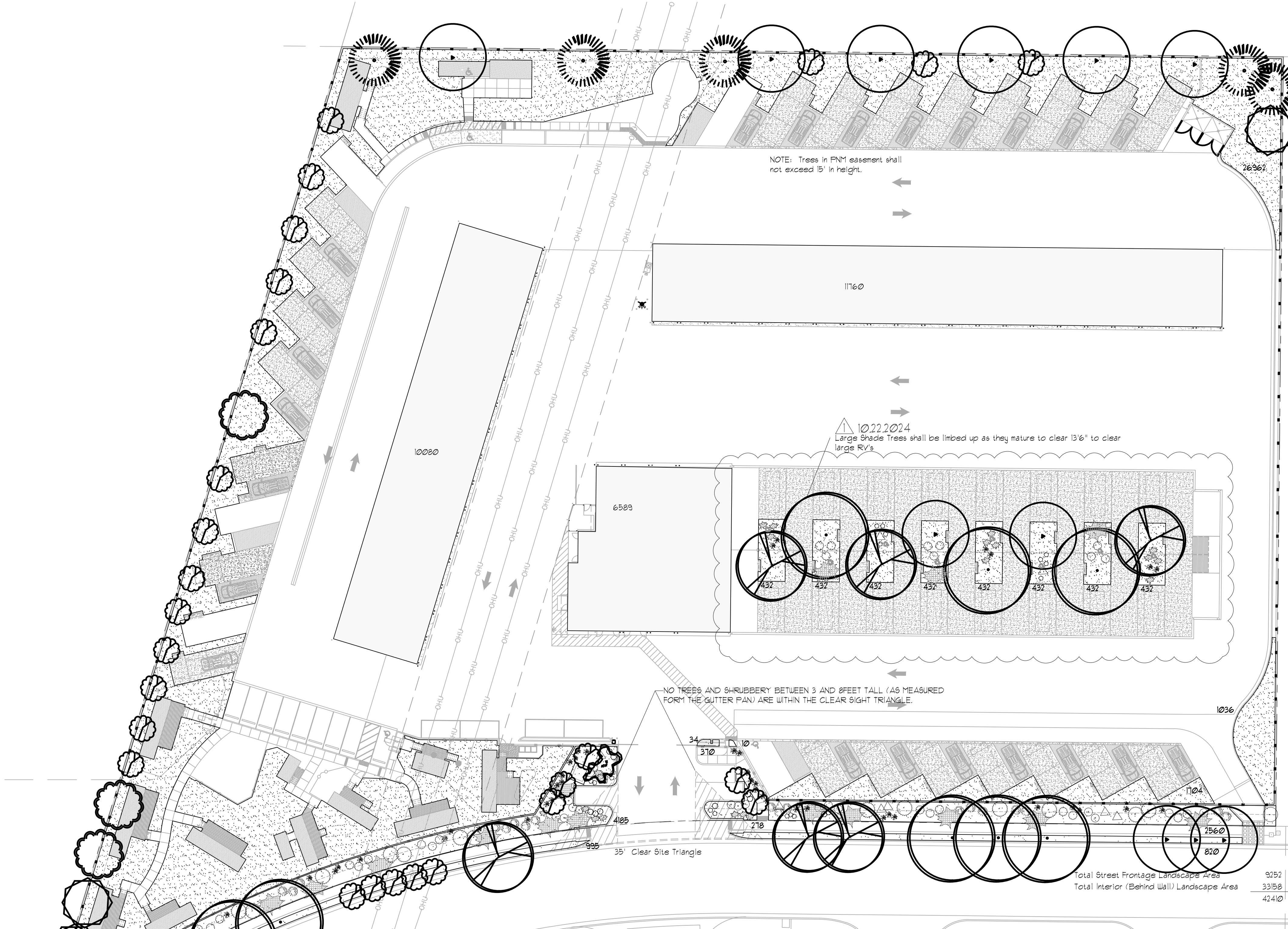
SHEET TITLE: PROPOSED SITE PLAN REVISIONS

NO.	REVISION	DATE
1	SITE PLAN REVISIONS	2/21/23
2	DFT CODE ENFORCEMENT COMMENTS / GEN./ REV.	7/13/23
3	SITE PLAN REVISION BUILDING 'E' AREA	10/14/24
4	DFT CODE ENFORCEMENT COMMENTS / GEN./ REV.	11/25/24

ARCHITECT STAMP: KEVIN JUNO NO. 1603
 CONSULTANT STAMP: DATE: 2/24/23
 PROJECT NO. 1614
 SHEET NO. AA-SP-1

PROPOSED SITE PLAN REVISIONS

1
AA-SP-1



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

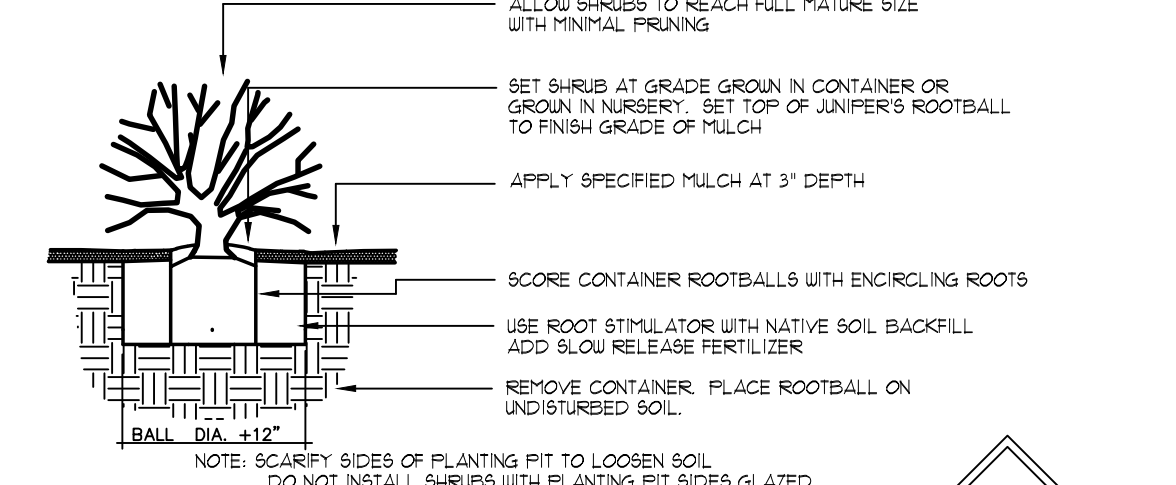
Trees

8	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	1590	12120	M
6	2" cal	Modesto Ash <i>Fraxinus velutina</i>	50x45	1590	9540	M
15	2" cal	Frontier Elm <i>Ulmus 'Frontier'</i>	35x25	491	1365	M
5	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	491	2485	M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	15x20	314	314	M
3	15 Gal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	25x25	491	1473	M
26	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	113	2938	M
4	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	491	1964	M
Total Tree Coverage						38769

Shrubs & Groundcovers

21	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x6	2826	593	M
49	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	2.5x3	7	343	M
21	5 Gal	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	2x3	7	147	M
10	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1	38	380	M
17	5 Gal	Buffalo Juniper <i>Juniperus sabinia 'Buffalo'</i>	1x2	113	1921	M
11	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	7	77	M
13	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	7	91	M
2	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	38	76	L
15	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	38	570	L
31	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	4x6	28	868	L
20	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	13	260	L
Total Shrub Coverage						5326

9252	Exterior Landscape Crusher Fines / Filter Fabric To Be Determined
33158	Interior Landscape Crusher Fines / Filter Fabric To Be Determined

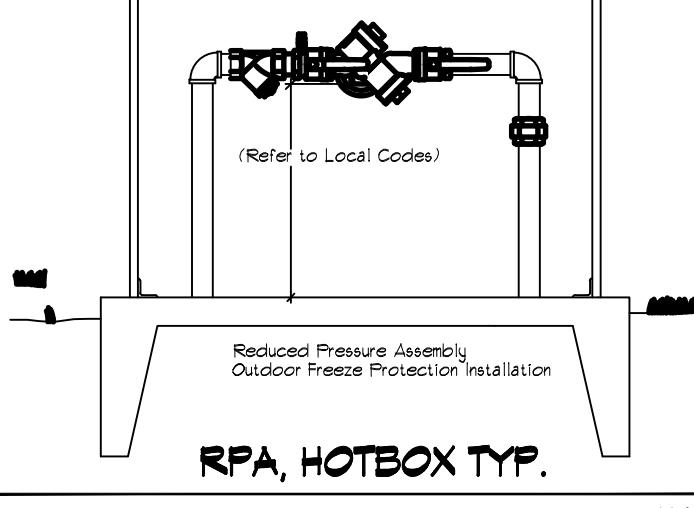


GRAPHIC SCALE



LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	227,165
BUILDING AREA	-28,429
AREA NOT REQUIRED FOR OFF STREET PARKING	-98,544
OFF-SITE LANDSCAPE PROVIDED	-9,946
NET LOT AREA (sf)	90,246
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	13,537
TOTAL ON-SITE LANDSCAPE PROVIDED	42,410
TOTAL LIVE PLANT COVERAGE REQUIRED	31,808
TOTAL LIVE PLANT COVERAGE PROVIDED	44,025



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

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

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas indicated on the plan.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end.

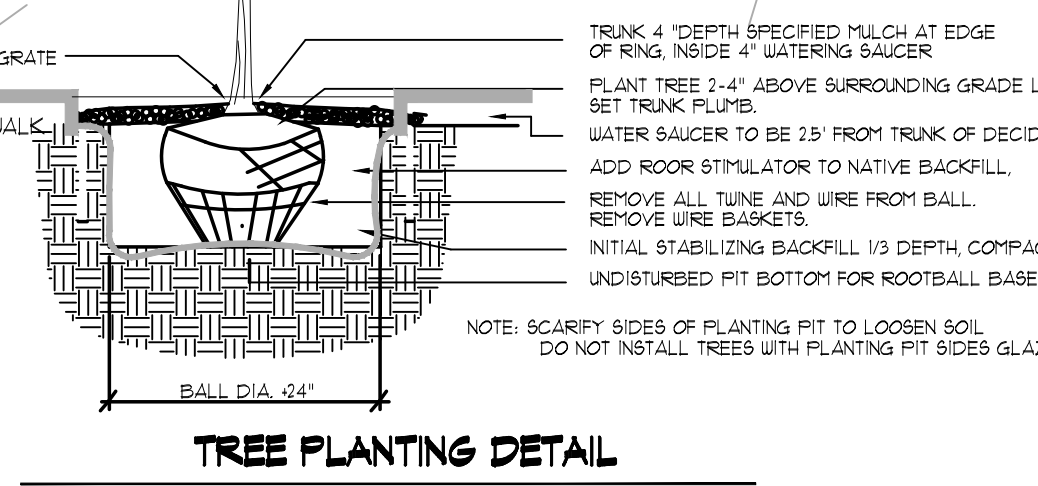
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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.

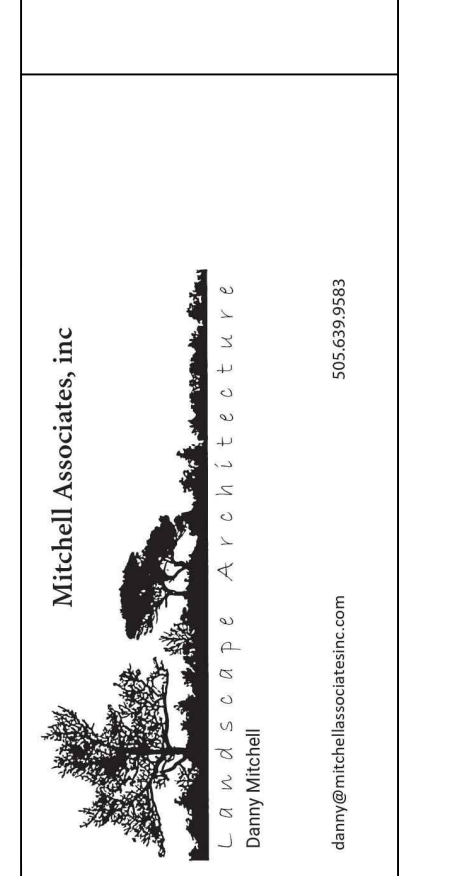


TREE PLANTING DETAIL

Designed By: D. Mitchell
Drawn By: dm
Approved By: D. Mitchell
Date: October 22, 2024
NEW MEXICO ONE PLAN STATE WIDE ALERT (2537)
1-800-321-ALERT (2537)
www.nmrecall.org
Call two working days before you dig.
File ID: 2021-069

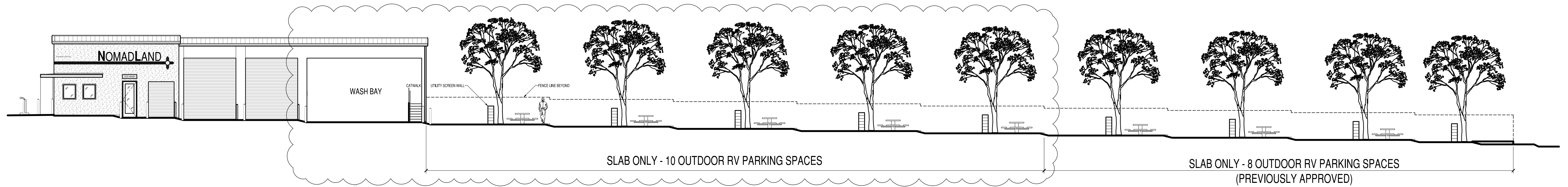
Landscape Plan

Albuquerque RV and Boat
2201 Vista Oriente NW
Albuquerque, NM 87121



Seal: Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
October 22, 2024
December 16, 2024

PROJECT NO: 2021-069
DRAWING NO: LS-101



SOUTH ELEVATION
3/32" = 1'-0"

1
AS-201

For Review JUNO
10/13/2024 8:42:53 PM

ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
ABQ RV + BOAT STORAGE + CAMPSITE FACILITY
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:

ELEVATION

NO.	REVISION	DATE
1	DFT CODE ENFORCEMENT COMMENTS (NEW SHEET)	7/20/23
2	SITE PLAN REVISION BUILDING 'G' AREA	10/14/24

ARCHITECT STAMP CONSULTANT STAMP DATE:



Kevin J. Juno
7-20-23

DATE:
7/20/23
PROJECT NO.
1614
SHEET NO.

AS-201



RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED TO THE RESTRAINED JOINT CRITERIA FOR GAS LINE SIZING. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM FITTING LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS TO THE RESTRAINED JOINT CRITERIA FOR GAS LINE SIZING. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM
 1.50 FACTOR OF SAFETY:

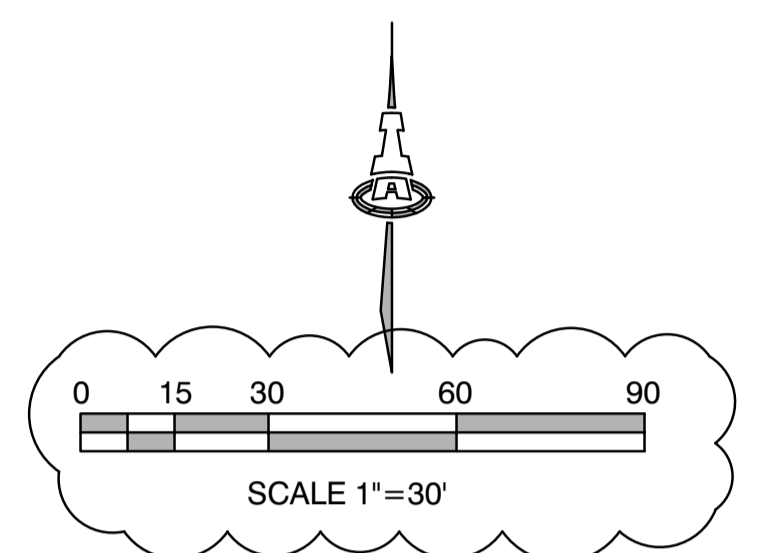
MATERIAL: PVC
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI

TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWA.

NOTES

- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

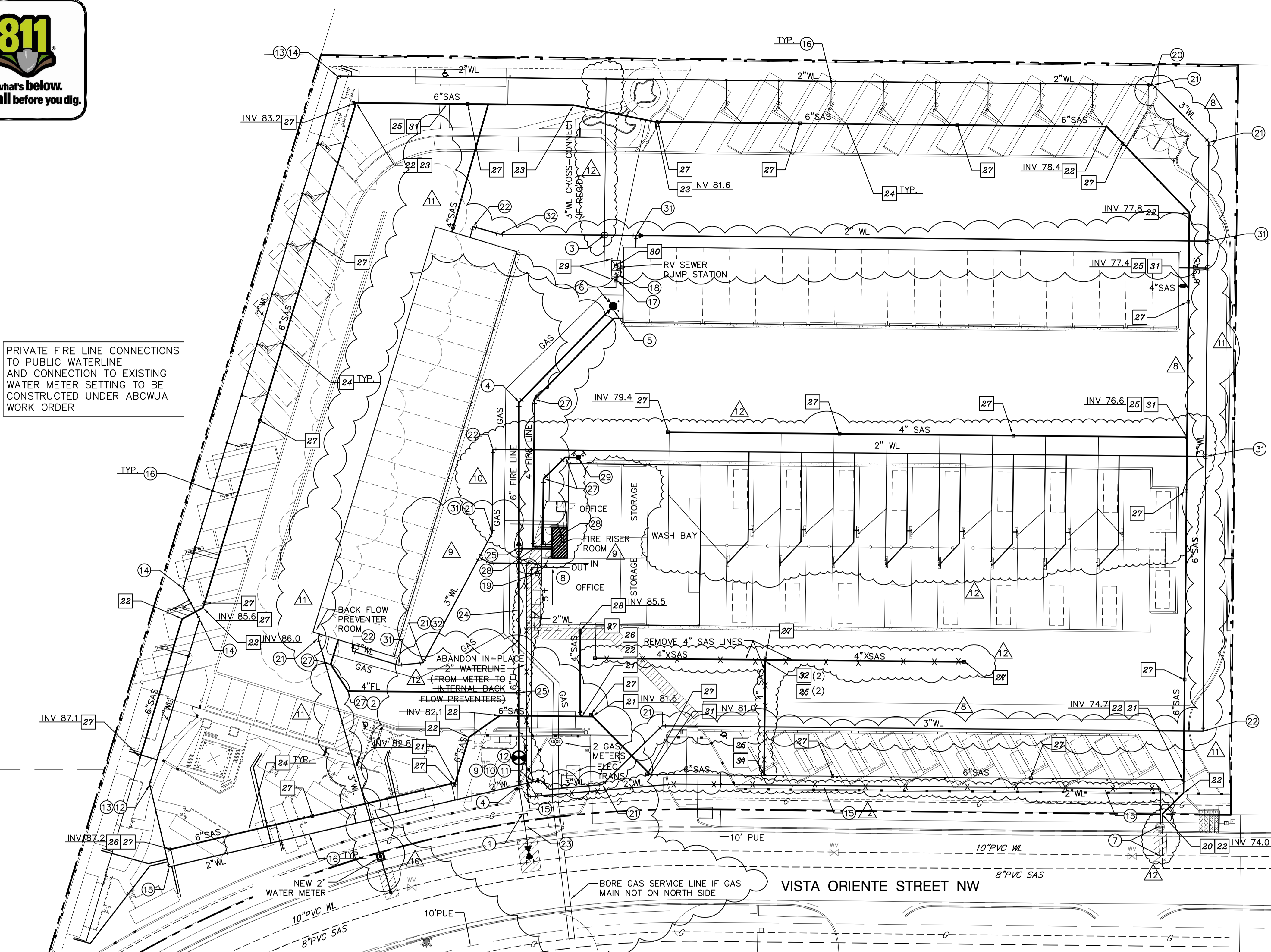


KEYED NOTES

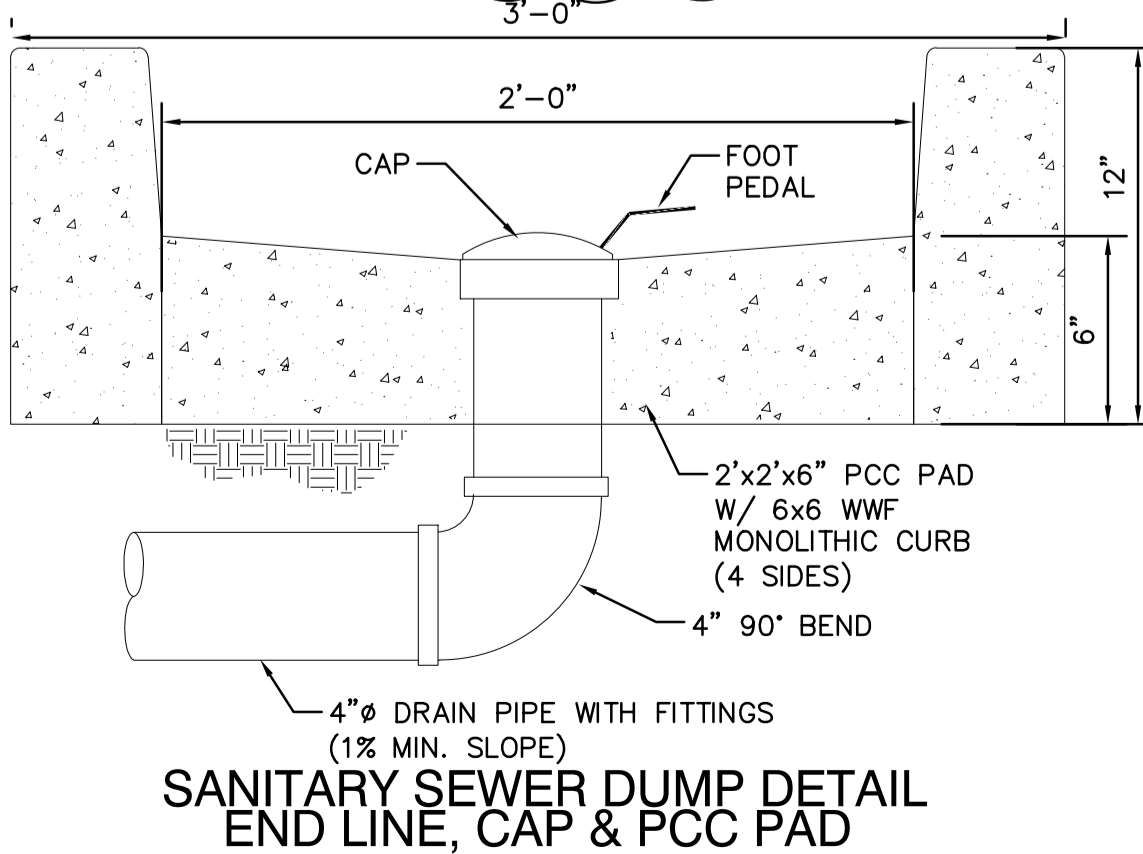
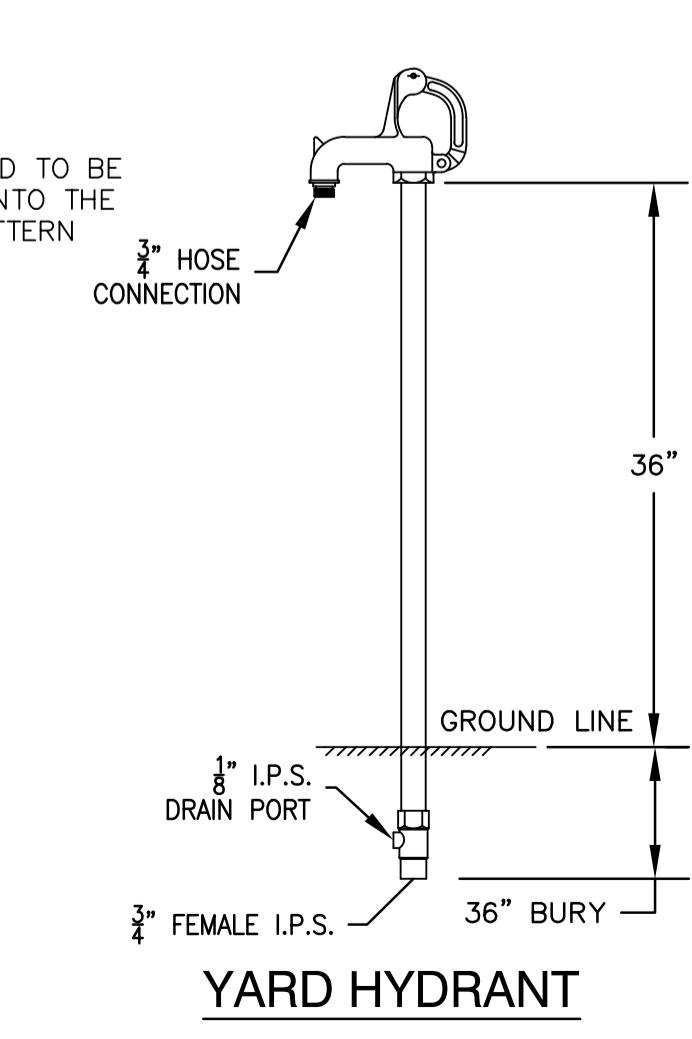
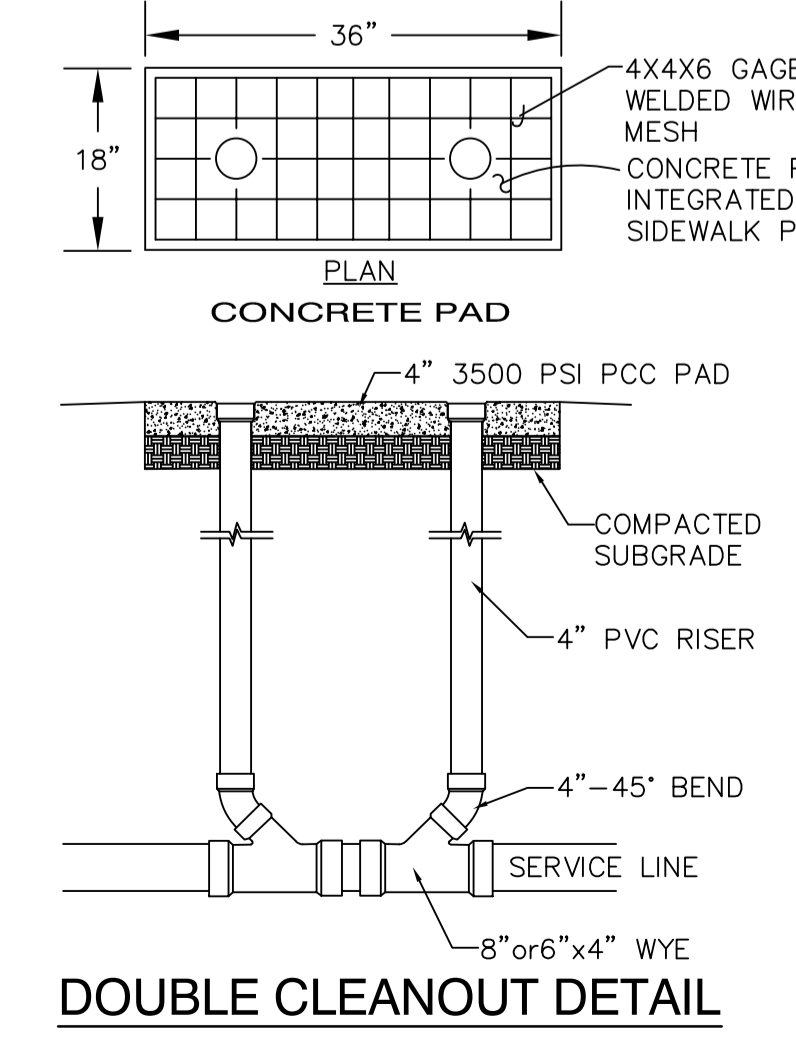
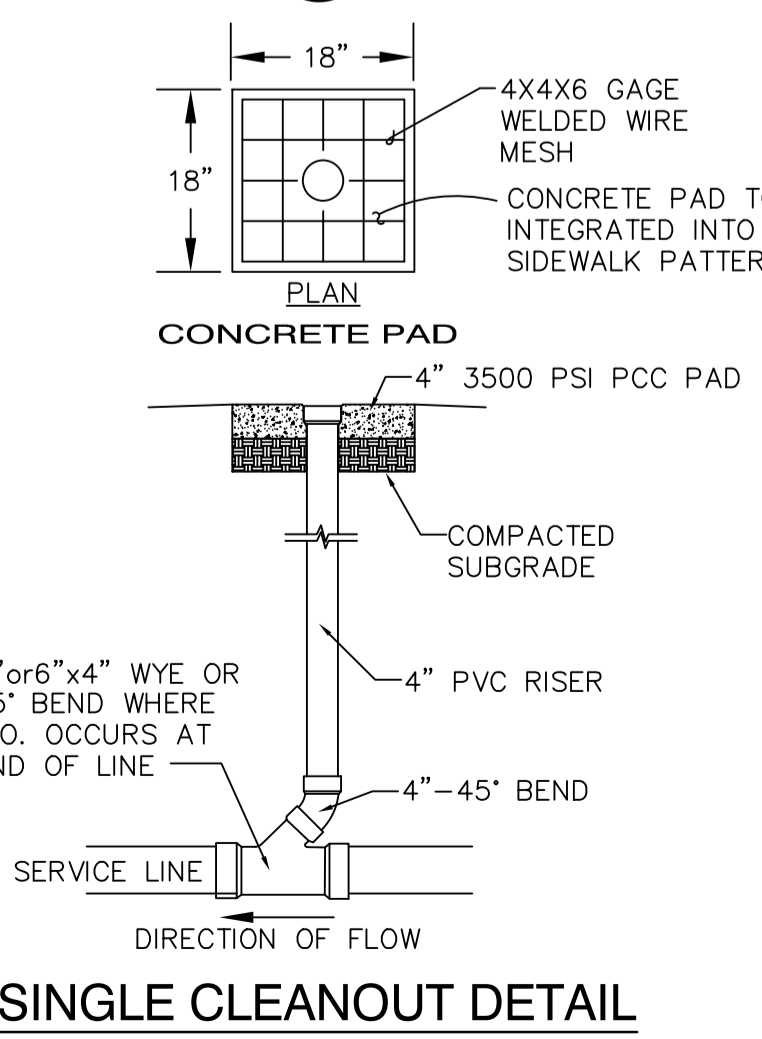
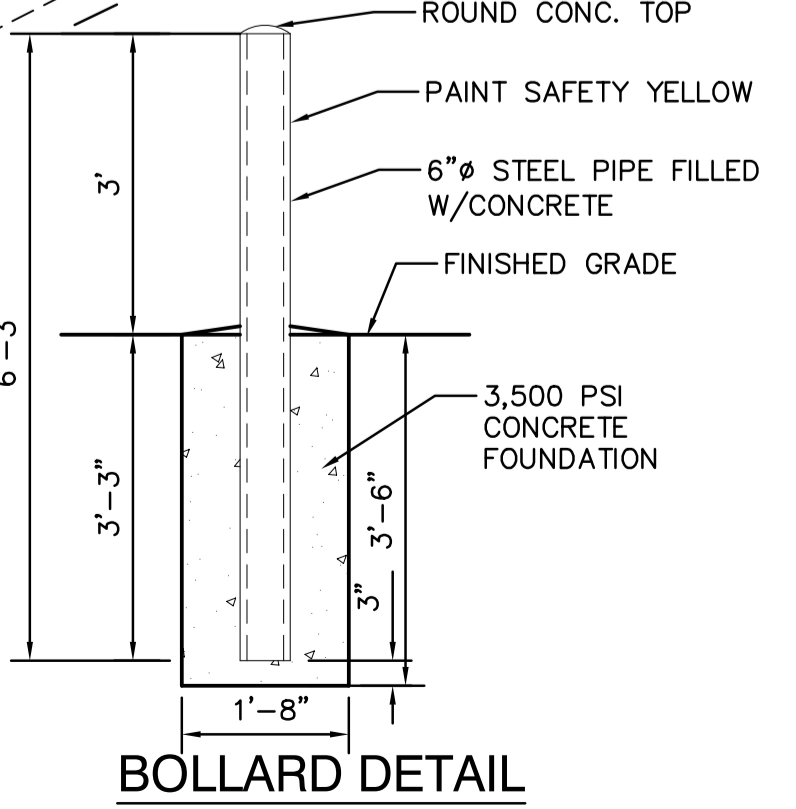
WATER KEYED NOTES

- REMOVE EXISTING 6" CAP AND CONNECT NEW 6" WATERLINE.
- 4" 11.25' BEND.
- 3"x3"x2"x2" CROSS
- 6" 11 1/2' BEND. (LT=2')
- FIRE HYDRANT PER ABCWA STD DWG 2340. PAINTED SAFETY ORANGE.
- 4 EA. BOLLARDS (5'X5' SQUARE AROUND FIRE HYDRANT). SEE DETAIL BELOW.
- ABANDON 1 1/2" METER, KILL SERVICE AT MAX.
- INTERNAL BACK FLOW PREVENTERS.
- 2" TEE.
- 2"x1 1/2" REDUCER.
- 1 1/2" CAP.
- 2" - 11 1/2' BEND.
- 2" - 22 1/2' BEND.
- 2" - 45' BEND.
- ABANDON 2" WATERLINE (IN PLACE).
- 3/4" WATER SERVICE CONNECTION, W/ 3/4" CAP AT END.
- 3/4" PRESSURE VACUUM BREAKER.
- 3" BURY 3" YARD HYDRANT.
- 1" IRRIGATION STUB WITH CAP.
- 3"x3" REDUCER.
- 3" 45' BEND, 3" 22 1/2' BEND
- 3" 90' BEND.
- 3" PVC (POST INDICATOR VALVE)
- 3/4" CONDUIT FROM PIV TO FIRE RISER ROOM.
- 6"x4" TEE..(LT=NA)

- 4"x4" TEE. (LT=NA)
- 4" - 45' BEND. (LT=6')
- 4" - 90' BEND. (LT=15')
- FDC (FIRE DEPARTMENT CONNECTION).
- 3" TEE.
- 3" X 3" TEE, 3" X 2" RED. (IF NECESSARY).
- 3" 11 1/2' BEND.
- SEWER
- CONNECT NEW 6" SAS SERVICE LINE TO EXISTING 6" SAS STUB AT ROW.
- 6"x6" WYE/TEE.
- 6" 45' BEND.
- 6" 22 1/2' BEND.
- 6"x4" SERVICE CONNECTION W/ 4" CAP AT END.
- 4" 45' BEND.
- 6"x4" REDUCER.
- SANITARY SEWER SINGLE CLEAN OUT.
- SANITARY SEWER DOUBLE CLEAN OUT.
- BOLLARD PER DETAIL THIS SHEET.
- 4" SANITARY SEWER DUMP PER DETAIL THIS SHEET.
- 6"x4" WYE/TEE
- 4" WYE/TEE



PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE AND CONNECTION TO EXISTING WATER METER SETTING TO BE CONSTRUCTED UNDER ABCWA WORK ORDER



ALL PERIMETER WATER AND SEWER SERVICE STUBS TO BE CAPPED. 3/4" CAP FOR WATER AND 4" CAP FOR SEWER.

REVISION NOTE 12: REVISIONS TO WATER AND SEWER LINES 11/15/2024
 REVISION NOTE 11: REVISIONS TO WATER AND SEWER LINES 10/21/2024

FRED G. ARFMAN
 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 7322

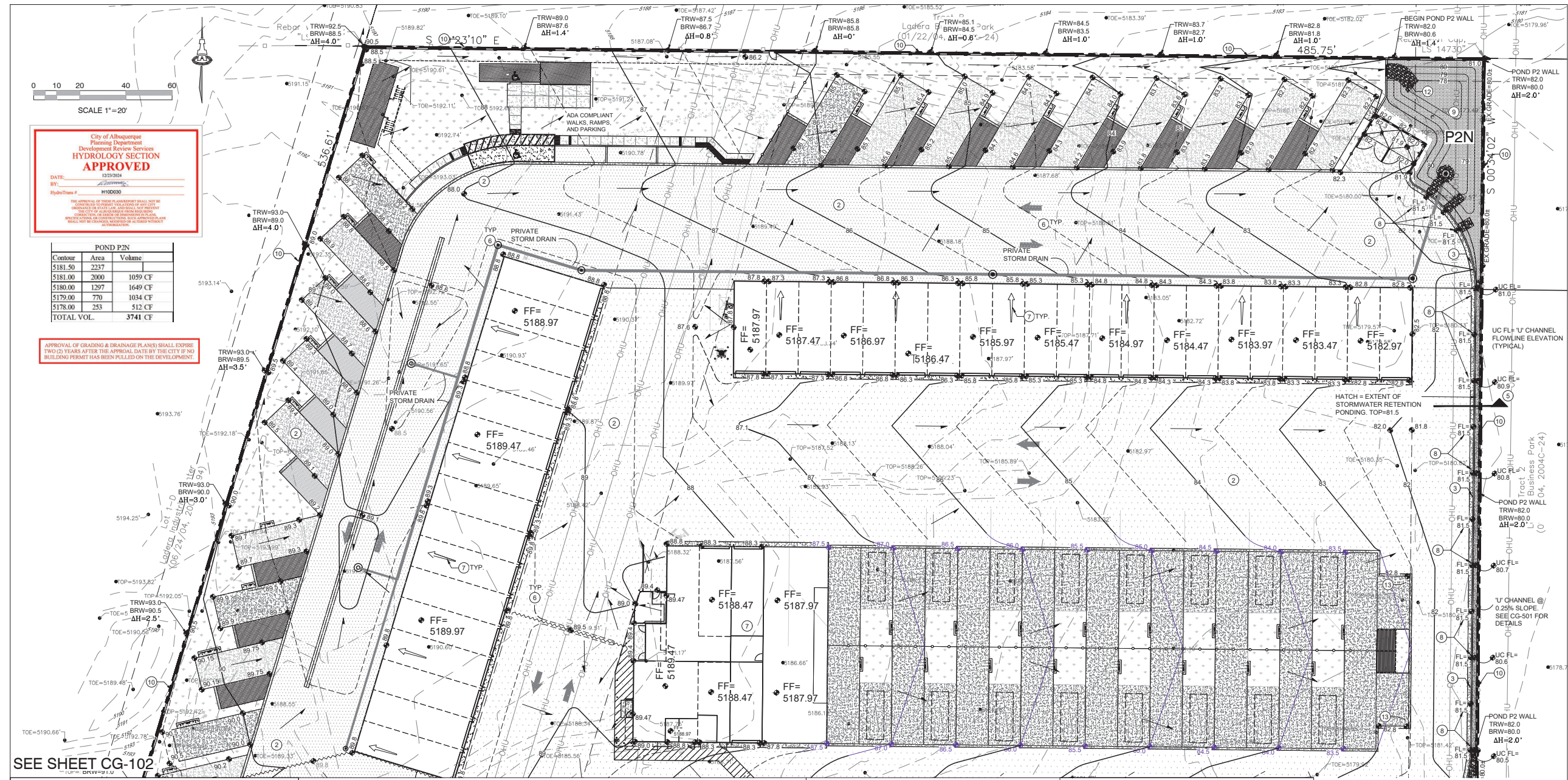
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-266-8828 www.iaa.com

2278 CU-101.dwg Nov 22, 2024

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ABQ RV & BOAT STORAGE LADERA ENTERPRISES LLC			
UTILITY PLAN			
Date:	No. Revision:	Date:	Job No.
	3	07/08/21	2278
	4	07/12/21	
	5	08/10/21	
	6	08/24/21	
	7	02/24/22	
Drawn By:			CU-101
Okd By:			
			SH. OF

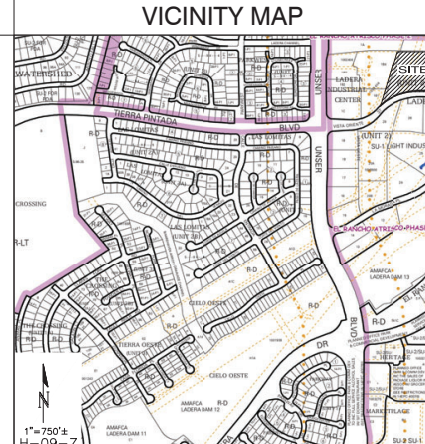
8 ADD 3" WATERLINE 04/13/22
 9 ADD 4" FIRELINE TO FIRE RM 05/03/23
 10 ADD 2" WM 3" WL 4" SAS GAS 05/03/23



- S.O.19 : NOTICE TO CONTRACTORS**
- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY**
- Build sidewalk culvert per COA STD DWG 2236.
 - Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
 - An excavation permit will be required before beginning any work within City Right-Of-Way.
 - All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 - Two working days prior to any excavation, the contractor must contact **New Mexico One Call "811"** for the location of existing utilities.
 - Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - Backfill compaction shall be according to traffic/street use.
 - Maintenance of the facility shall be the responsibility of the owner of the property being served.
 - Work on arterial streets may be required on a 24-hour basis.
 - Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

- KEYED NOTES**
- KEYED NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- CONSTRUCT ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, AND ADA COMPLIANT RAMPS PER COA STD. DETAILS AND SPECIFICATIONS. SEE CP-101 FOR ADDITIONAL INFORMATION.
 - CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE CP-101 FOR ADDITIONAL INFORMATION FOR MATERIAL, EXTENTS, JOINTS, AND PAVING SECTIONS.
 - CONSTRUCT 6" HIGH CURB (HEADER OR MEDIAN CURB AND GUTTER - OWNER'S OPTION). NOTE: ENGINEER RECOMMENDS MEDIAN CURB AND GUTTER FOR CONCENTRATED FLOWPATHS.
 - CONSTRUCT 2' WIDE CONC. ALLEY GUTTER. SEE CG-501 FOR SECTION.
 - SEE CG-501 FOR SECTION THROUGH EAST PROPERTY LINE.
 - 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
 - BUILDING AND OVERHEAD CANOPY ROOF DISCHARGE DIRECTION. (OWNER'S OPTION - ENGINEER RECOMMENDS CONCRETE SPLASHPAD FOR CONCENTRATED ROOF DISCHARGE TO ASPHALT PAVEMENT.) SEE BUILDING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION.
 - PROVIDE 2' WIDE OPENING(S) IN CURB TO PASS FLOW. INSTALL 4'X4'X8" DEEP ROCK EROSION PROTECTION AT CURB OPENINGS.
 - CONSTRUCT STORMWATER QUALITY RETENTION POND AT ELEVATIONS AND VOLUMES SHOWN. ALL STORMWATER QUALITY PONDING VOLUMES REQUIRE VERIFICATION AS PART OF AS-BUILT ENGINEER'S CERTIFICATION PROCEDURE. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - CONSTRUCT PERIMETER RETAINING/PRIVACY WALLS TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL FOR DETAILS, ADDITIONAL WALL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC. NO STRUCTURE OR FOOTING MAY BE CONSTRUCTED ON ADJACENT PROPERTIES WITHOUT ADJACENT PROPERTY OWNER PERMISSION.
- TRW=HIGH SIDE GRADE + 6" OR AS NOTED
BRW=LOW SIDE GRADE OR AS NOTED
- ADDITIONAL WALL SEE ARCHITECTURAL
ΔH VARIES
- SEE CG-102 FOR ENLARGED PLAN OF OUTFALL TO VISTA ORIENTE STREET NW.
 - SEE CG-501 FOR ROCK EROSION PROTECTION DETAIL.
 - COORDINATE GRADE TRANSITION WITH OWNER. TYPICAL.

- LEGEND**
- 5105.65' EXISTING SPOT ELEVATION
 - 5110 EXISTING CONTOUR
 - 12 PROPOSED CONTOUR (1' INCREMENT)
 - 10.5 PROPOSED CONTOUR (0.5' INCREMENT)
 - 80.9 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PROPOSED STORMWATER QUALITY RETENTION POND LIMITS
 - ROOF / CANOPY DISCHARGE DIRECTION
 - GRADE BREAK
 - EROSION CONTROL (TO EXTENTS SHOWN)
 - PERIMETER RETAINING WALL (>16" RETAINING)
 - PERIMETER WALL (<16" RETAINING)



FRED C. ARMSTRONG
NEW MEXICO
7322
12-20-2024

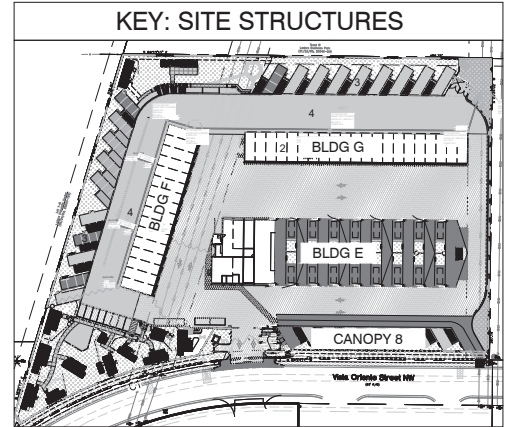
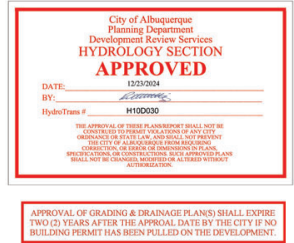
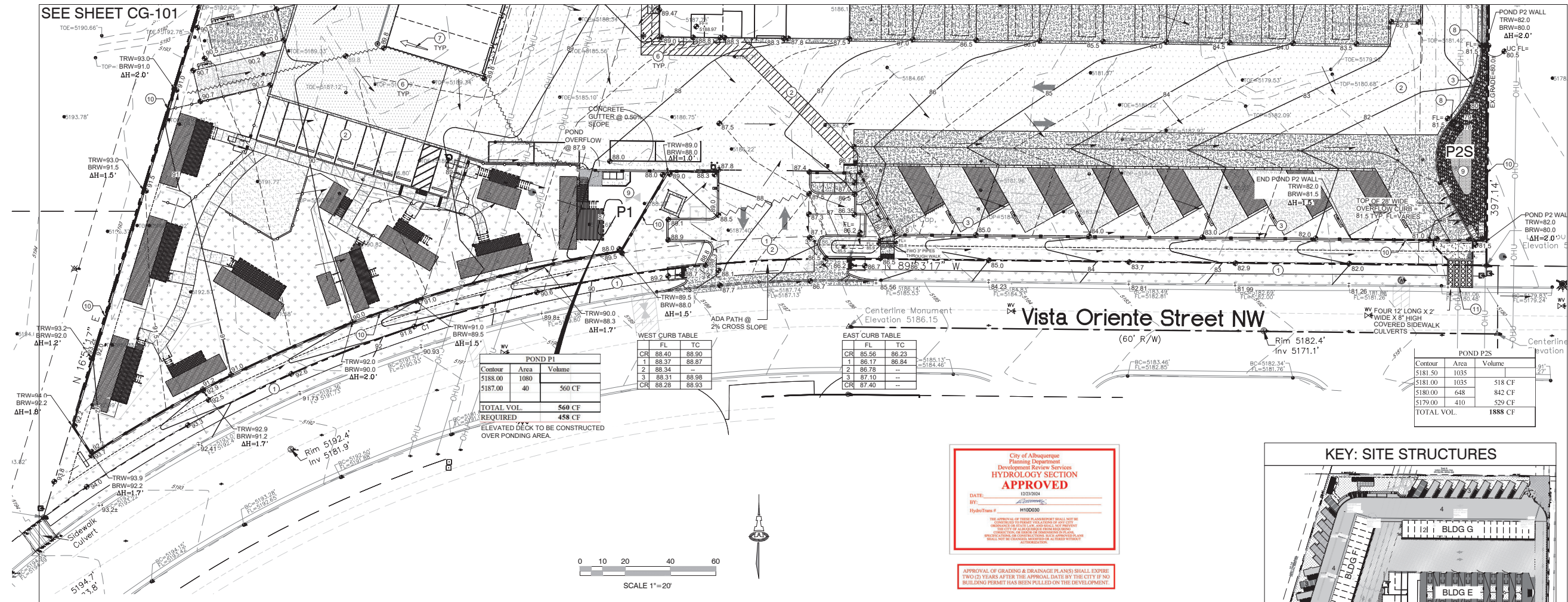
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com

ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

GRADING & DRAINAGE PLAN 1 OF 2

Date: 12-20-24
Drawn By: BJB
Ckd By: FCA

Job No. 2278
CG-101
SH. OF



LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR (1' INCREMENT)
- - - - - PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- ▨ PROPOSED STORMWATER QUALITY RETENTION POND LIMITS
- ← ROOF / CANOPY DISCHARGE DIRECTION
- ~ GRADE BREAK
- ▨ EROSION CONTROL (TO EXTENTS SHOWN)
- ▬ PERIMETER RETAINING WALL (>16" RETAINING)
- - - - - PERIMETER WALL (<16" RETAINING)

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- ΔH VARIES
- BRW=LOW SIDE GRADE OR AS NOTED
- SEE CG-102 FOR ENLARGED PLAN OF OUTFALL TO VISTA ORIENTE STREET NW.
 - SEE CG-501 FOR ROCK EROSION PROTECTION DETAIL.
 - COORDINATE GRADE TRANSITION WITH OWNER. TYPICAL.

PROJECT DATA

PROPERTY: THE SITE IS A 5.22 ACRE, UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-09. THE SITE IS BOUND TO THE LADERA CHANNEL, TO THE WEST AND EAST BY UNDEVELOPED LAND, AND TO THE SOUTH BY VISTA ORIENTE ST NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE SELF STORAGE BUILDINGS AND OUTDOOR RV STORAGE WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

PROPERTY ADDRESS: 2201 VISTA ORIENTE ST. NW, ALBUQUERQUE, 87120

LEGAL: TRACT 1, LADERA BUSINESS PARK, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO CNTY, NM.

BENCHMARK: BRASS CAP STAMPED "2-H9, 1980". ON THE WEST MESA UNDER POWER LINES RUNNING NE/SW, 0.2 MI. NORTH OF LADERA DR. NW, 111 FT. WEST OF THE CENTERLINE OF UNSER BLVD., IN THE MIDDLE OF A SET OF POWERPOLES.

OFF-SITE FLOW: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0326J, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE FOR THIS TRACT WAS INCLUDED IN THE LADERA BUSINESS PARK MASTER DRAINAGE REPORT (MDR) BY MARK GOODWIN & ASSOCIATES DATED 11-21-02. PER THE MDR, THIS PROPERTY (DESIGNATED AS BASIN B-1) IS PERMITTED FREE DISCHARGE.

ENGINEER: FRED C. ARFMAN: NMPE 7322 - ISAACSON & ARFMAN, PA
128 MONROE NE 87108 - (505) 268-8628

SURVEYOR: WILL PLOTNER JR.: NMPS NO. 14271 - CARTESIAN SURVEYS INC
P.O. BOX 44414 RIO RANCHO, NM 87174 - (505) 891-0244

FRED C. ARFMAN
NEW MEXICO
7322
12-20-2024

ISAACSON & ARFMAN, P.A.
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Albuquerque, New Mexico 87108
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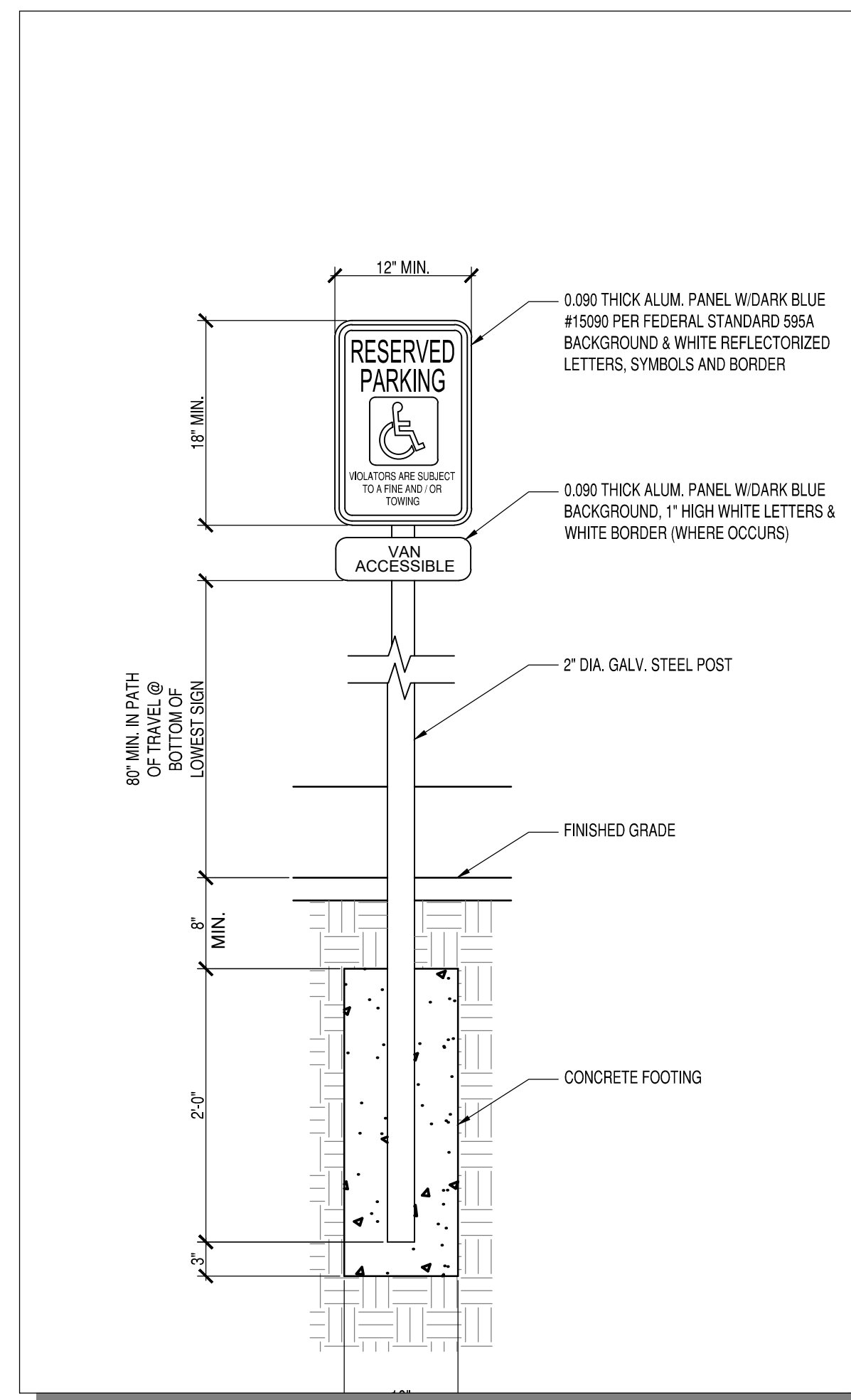
2278 CG-101 NOMAD.dwg Dec 20, 2024

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ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

GRADING & DRAINAGE PLAN 2 OF 2

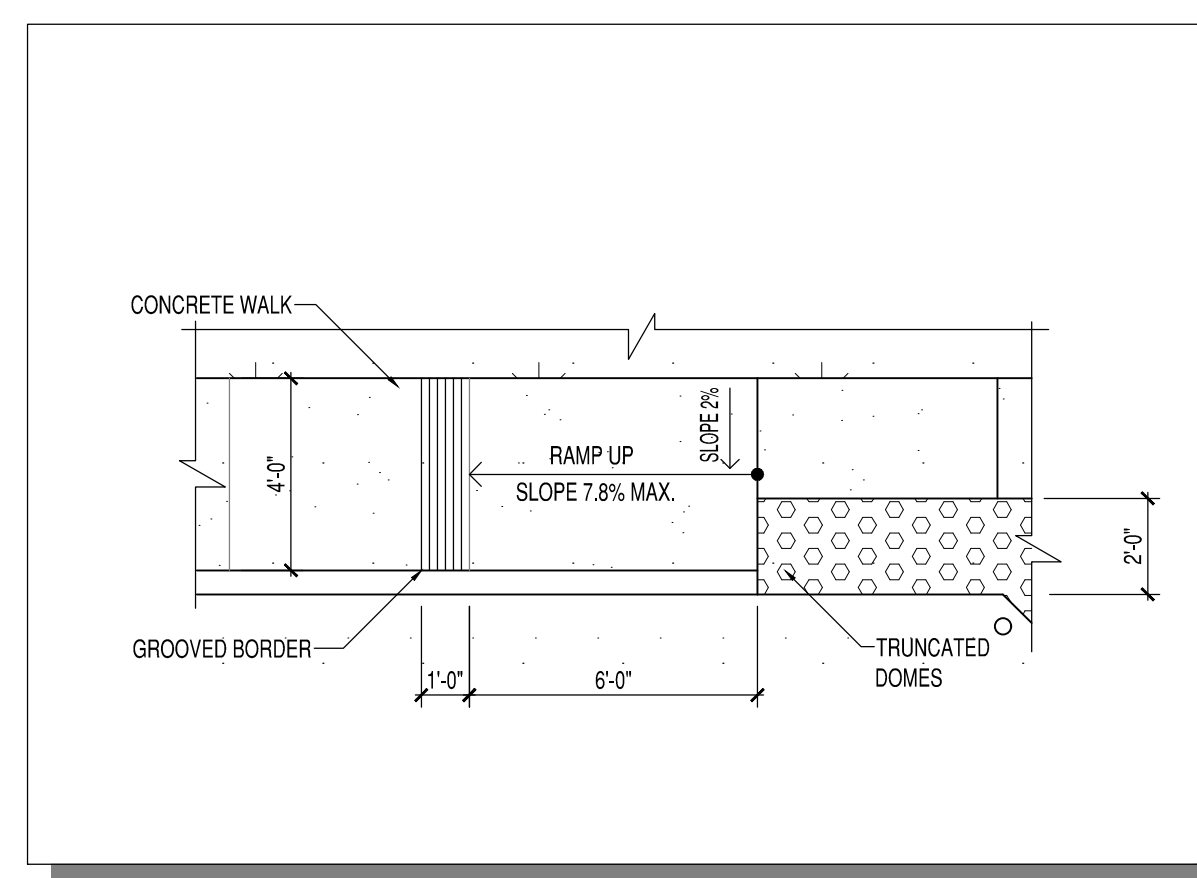
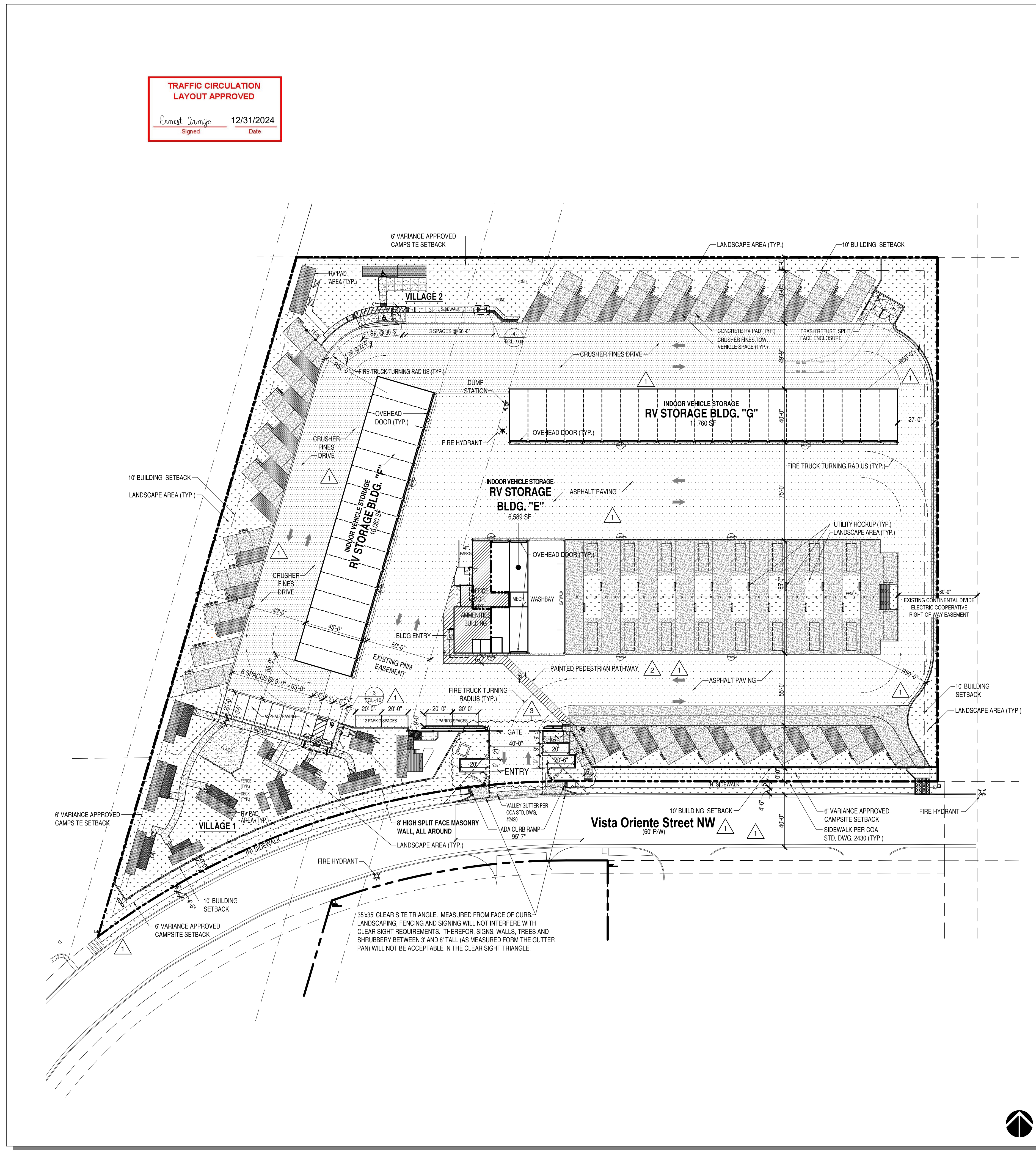
Date:	No.	Revision:	Date:	Job No.
12-20-24				2278
Drawn By:				CG-102
BJB				
Chk By:				SHL CF
FCA				



TCL ADA PARKING SIGN **2**
 1" = 1'-0" **TCL-101**

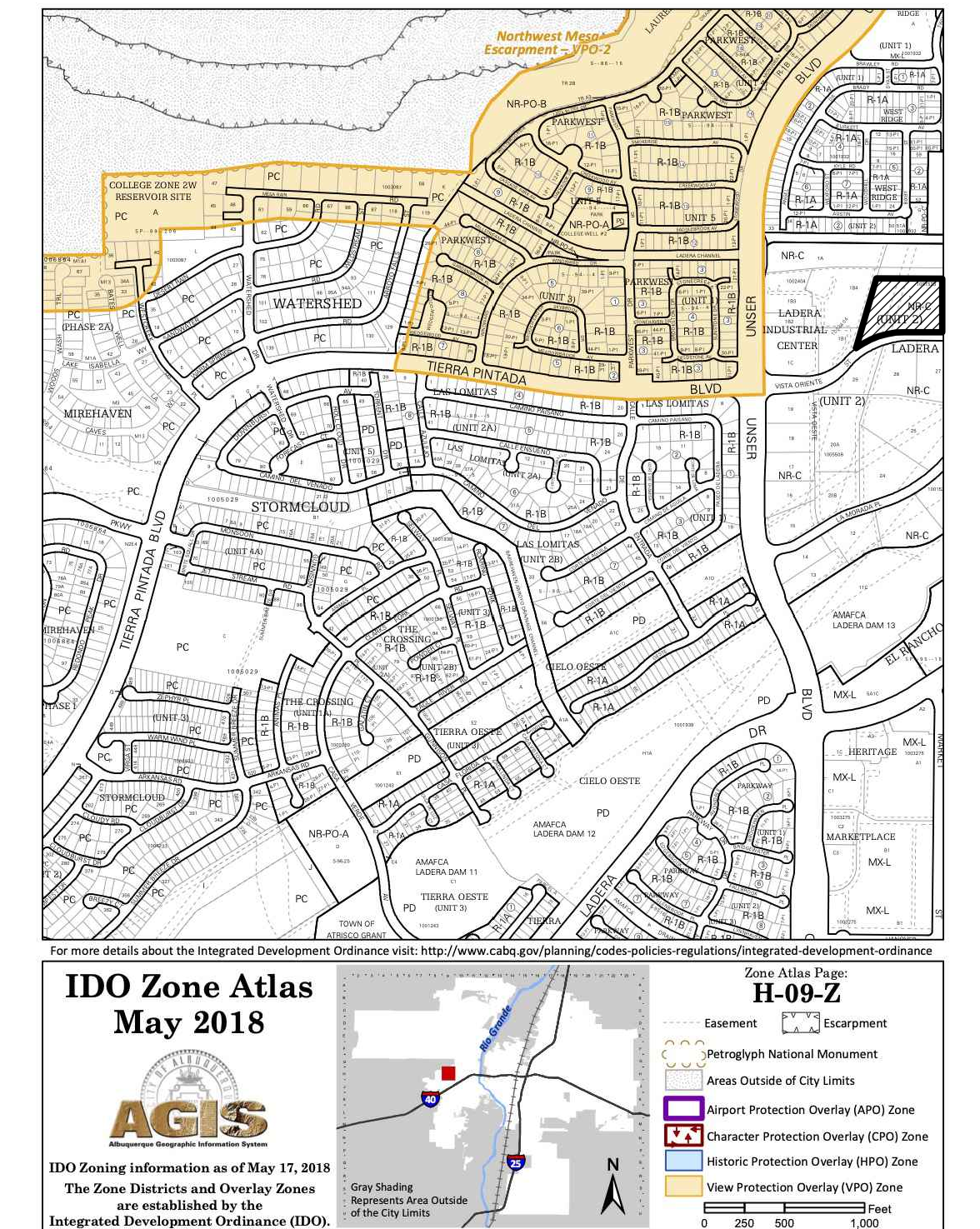
TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Ramirez 12/31/2024
 Signed Date



ADA RAMP DETAIL 2 **4**
 1/4" = 1'-0" **TCL-101**

TRAFFIC CONTROL LAYOUT **1**
 1" = 40' **TCL-101**



SITE CRITERIA

PROJECT: ALBUQUERQUE RV + BOAT STORAGE + CAMPSITES
ADDRESS: 2201 VISTA ORIENTE NW
OWNER: LADERA ENTERPRISES LLC
LEGAL DESCRIPTION: TRACT 1 UNIT 2 LADERA BUSINESS PARK
TOTAL LOT AREA: 5.215 ACRES
ZONING MAP: H-9-Z
CURRENT ZONING CLASSIFICATION: NR-C LIGHT INDUSTRIAL
BUILDING TYPE: II B. (NFPA 13D SPRINKLERED FOR R3 (APARTMENT) FIRE AREA)
TOTAL BUILDING AREA:

BUILDING E:	6,589 SF
EXISTING BUILDING F:	10,080 SF
EXISTING BUILDING G:	11,760 SF
TOTAL	28,429 SF

NUMBER OF INDOOR RV STORAGE UNITS: 41
NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46
NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13
NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK
 1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
 52 SPACES PROVIDED (49 REQUIRED)
MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED)
DELIVERY PARKING SPACES: 3

NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ARCHITECTS

7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

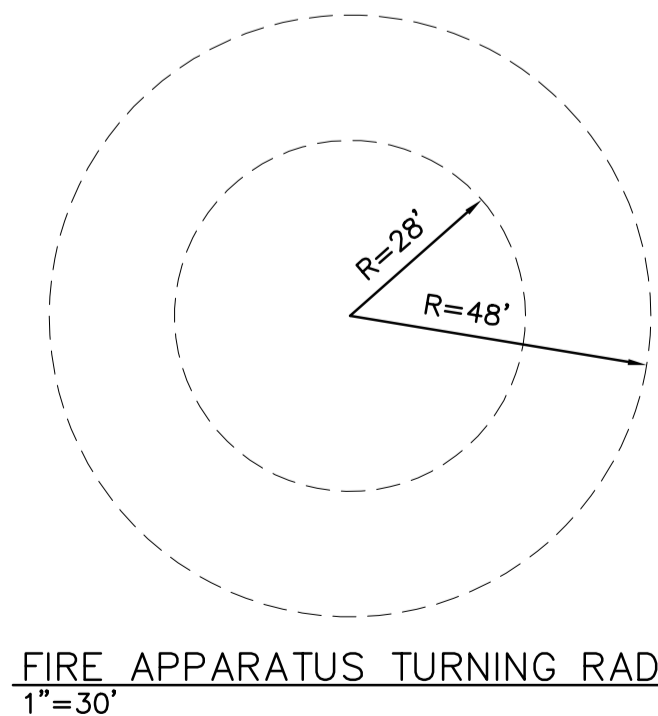
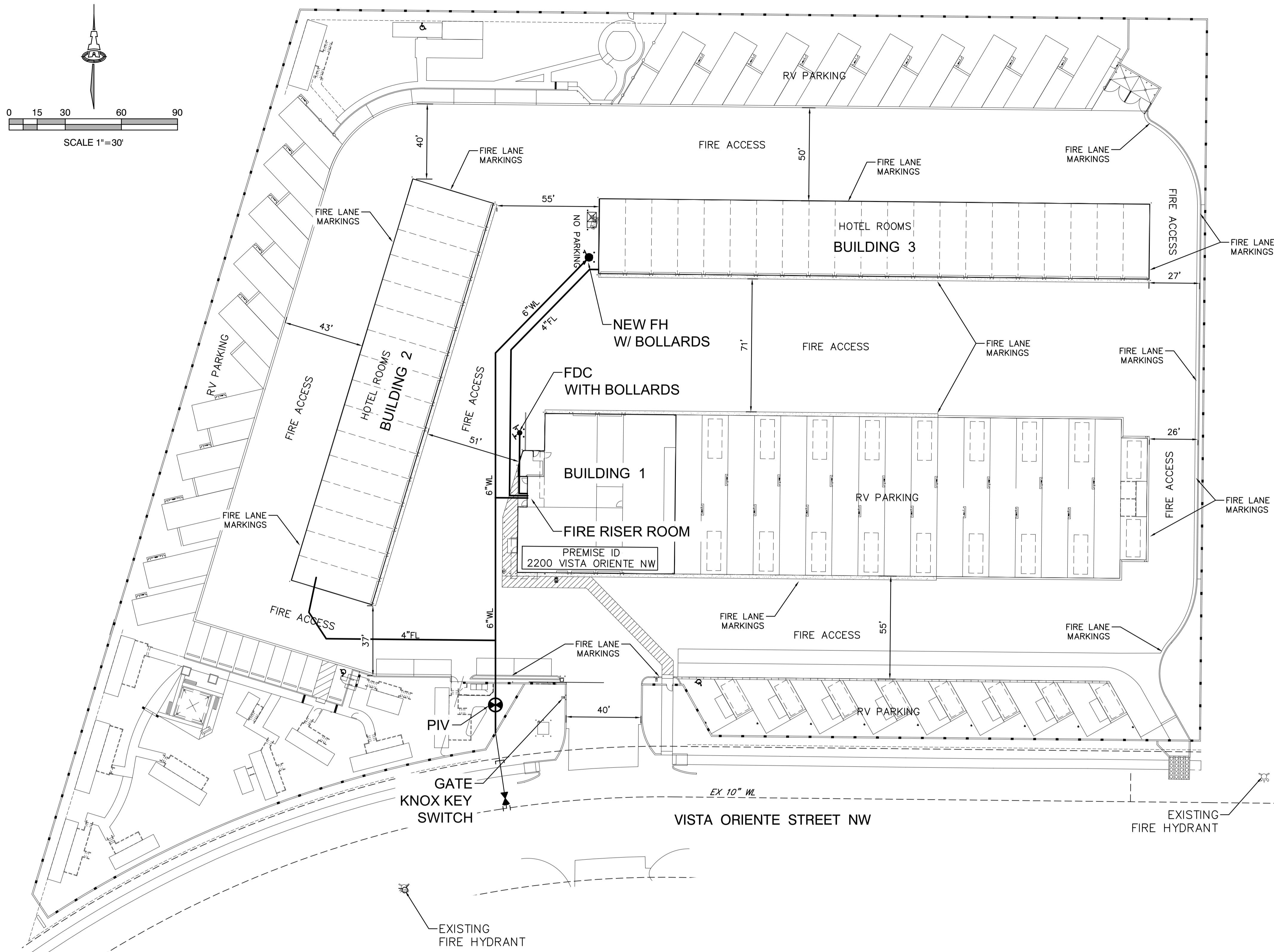
PROJECT:
ABQ RV + BOAT STORAGE + CAMPSITE FACILITY
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
TRAFFIC CONTROL LAYOUT

NO.	REVISION	DATE
1	DEVELOPMENT REVIEW COMMENTS	9/5/23
2	SITE PLAN REVISION BUILDING 'G' AREA	10/14/24
3	SITE PLAN REVISION - ENTRY PARKING	12/11/24

ARCHITECT STAMP CONSULTANT STAMP DATE:
 STATE OF NEW MEXICO KEVIN JUNO 7/20/23
 NO. 1603 PROJECT NO. 1614
 SHEET NO.

TCL-101



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-005153
APPROVED DATE: 11/15/24
APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

2200 VISTA ORIENTE N.W.,
ALBUQUERQUE, NM 87120
PREVIOUS FIRE 1 PLAN 21-005153

BUILDING 1-6,770 SQ. FT
TYPE 2B CONSTRUCTION
SPRINKLED
FIRE FLOW = 1,750 GPM / 2 = 875, 1,750 MIN. = 1 FH
OCCUPANCY GROUP - RESIDENTIAL GROUP R-1
18'-0" BUILDING HEIGHT

BUILDING 2-10,080 SQ FT
TYPE 2B CONSTRUCTION
SPRINKLED
FIRE FLOW = 2,250 GPM / 2 = 1,125, 1,750 MIN. = 1 FH
OCCUPANCY GROUP - RESIDENTIAL GROUP R-1
18'-0" BUILDING HEIGHT

BUILDING 3 -11,760 SQ. FT BUILDINGS
TYPE 2B CONSTRUCTION
SPRINKLED
FIRE FLOW = 2,250 GPM / 2 = 1,125, 1,750 MIN. = 1 FH
OCCUPANCY GROUP - RESIDENTIAL GROUP R-1
18'-0" BUILDING HEIGHT.

2 EXISTING FIRE HYDRANT NEAR SITE.
1 NEW FIRE HYDRANTS ON SITE.

FIRE DEPARTMENT CONNECTION'S (FDC) SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND SHALL BE 36" MIN. CLEAR SPACING.

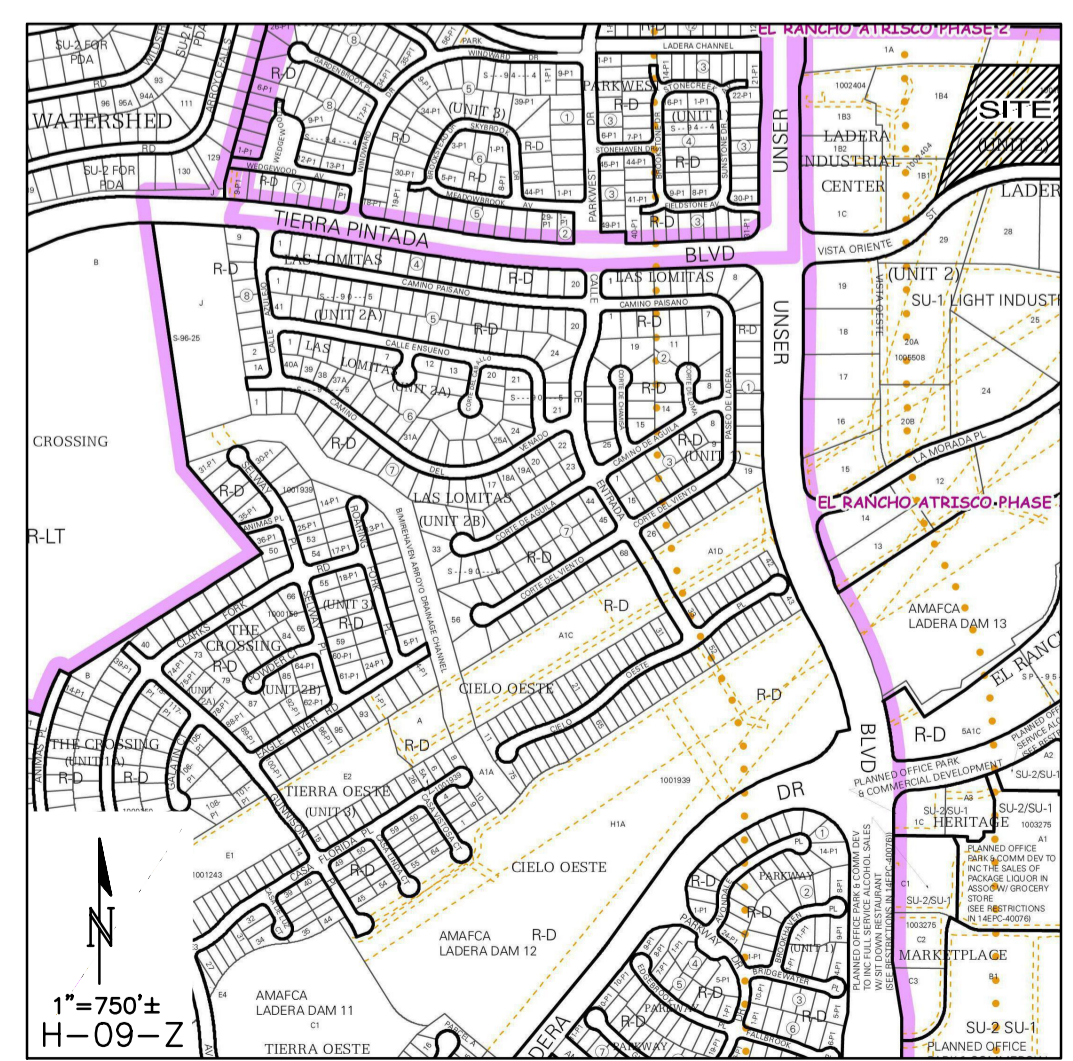
POST INDICATOR VALVES (PIV) SHALL BE PROVIDED PER NFPA 13.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE LANES WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS.

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS.



Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.isacvil.com

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NOT FOR CONSTRUCTION

Engineer

**ABQ RV STORAGE & HOTEL
2200 VISTA ORIENTE NW**

DESIGN	ISSUE
DEVELOPMENT	NUMBER
PROJECT NUMBER: IA XXXX	FILE:
DRAWN BY:	CHECKED BY:
DATE:	DATE:

No	Date	Description

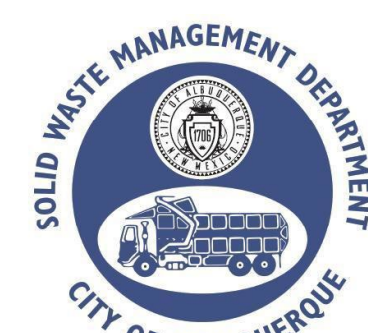
SHEET TITLE
**FIRE
HYDRANT
LOCATION
& ACCESS
PLAN**

SHEET NUMBER
FIRE 1

SITE USAGE CHART

NOTE: UNLESS NOTED OTHERWISE, BUILDINGS, DRIVEWAYS, RV SPACES ETC. ARE PER PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.

SPACE	CAMPSITE		UTILITIES PROVIDED	
	EXISTING (APPROVED)	REVISED	ELECTRIC & WATER-SEWER	ELECTRIC ONLY
1	X		X	
2	X		X	
3	X		X	
4	X		X	
5	X		X	
6	X		X	
7	X		X	
8	X		X	
9	X		X	
10	X		X	
11	X		X	
12	X		X	
13	X		X	
14	X		X	
15	X		X	
16	X		X	
17	X		X	
18	X		X	
19	X		X	
20		X	X	
21		X	X	
22		X	X	
23		X	X	
24		X	X	
25		X	X	
26		X	X	
27		X	X	
28		X	X	X
29		X	X	X
30		X	X	X
31		X	X	X
32		X	X	X
33		X	X	X
34		X	X	X
35		X	X	X
36		X	X	X
37		X	X	X
38		X	X	X
39		X	X	X
40		X	X	X
41		X	X	X
42		X	X	X
43		X	X	X
44		X	X	X
45		X	X	X
46		X	X	X
A		X	X	
B		X	X	
C		X	X	
D		X	X	
E		X	X	
F		X	X	
G		X	X	
H		X	X	
I		X	X	
J		X	X	
K		X	X	
L		X	X	
M		X	X	



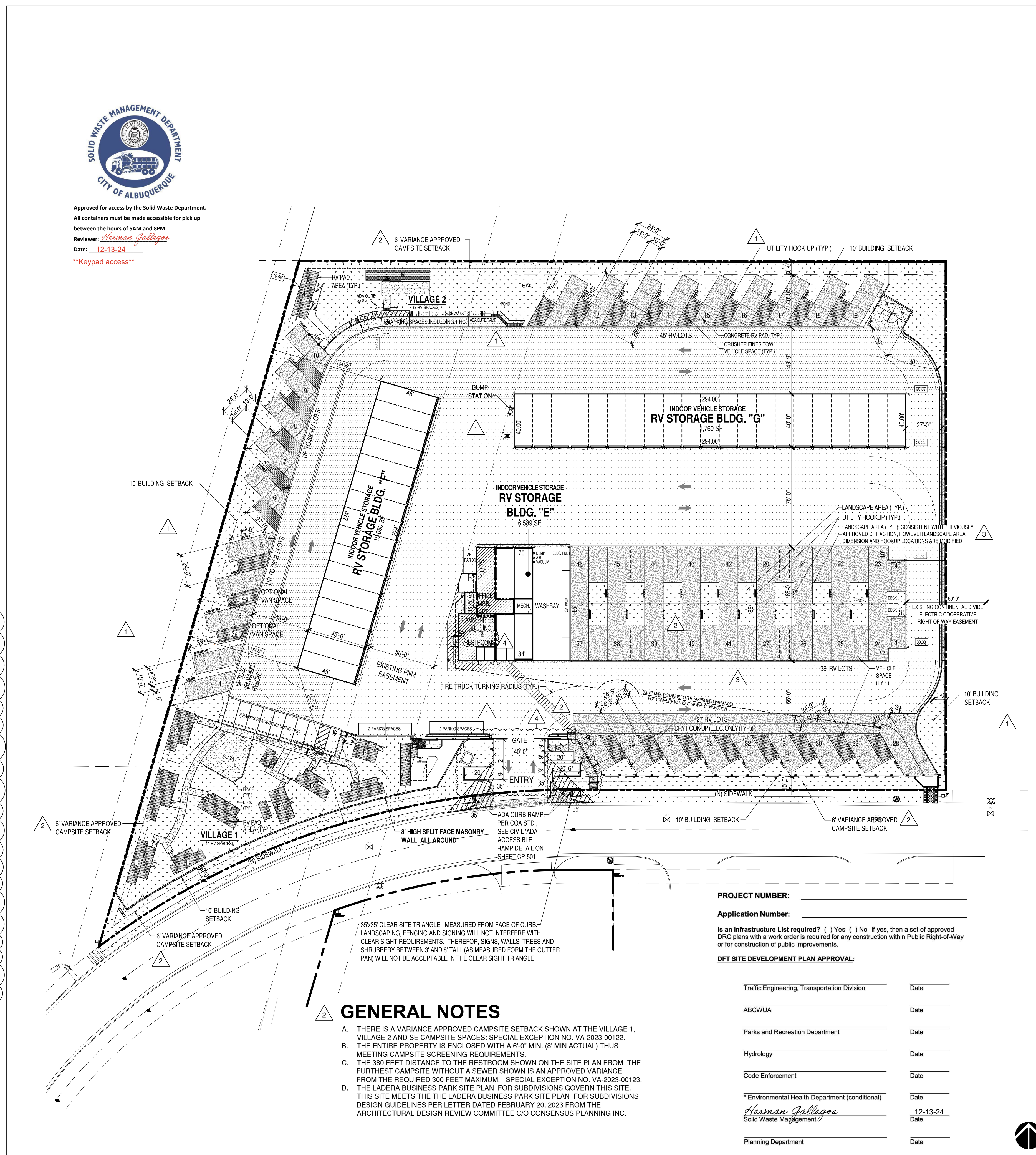
Approved for access by the Solid Waste Department. All containers must be made accessible for pick up between the hours of 5AM and 8PM. Reviewer: Herman Gallegos Date: 12-13-24 **Keypad access**

CAMPGROUND USE SPECIFIC STANDARDS (INTEGRATED DEVELOPMENT ORDINANCE AS OF AUGUST 2024)

- 4-3(D)(14) Campground or Recreational Vehicle Park
- 4-3(D)(14)(a) Minimum project size for a campground or recreational vehicle park is 1 acre.
- 4-3(D)(14)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.
- 4-3(D)(14)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site.
- 4-3(D)(14)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground.
- 4-3(D)(14)(e) Camp sites shall be set back a minimum of 20 feet from each property line.
- 4-3(D)(14)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street.
- 4-3(D)(14)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking regulations in the DPM.
- 4-3(D)(14)(h) Water-flush toilets and urinals shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.
- 4-3(D)(14)(i) Toilets and lavatories shall be provided as required by with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code).
- 4-3(D)(14)(j) On any side of the premises adjacent to any Residential zone district, an opaque wall or fence at least 6 feet high is required.
- 4-3(D)(14)(k) A nonconforming campground and recreational vehicle park use constructed prior to the effective date of this IDO is allowed as a permissive primary use.

COMPLIANCE WITH USE-SPECIFIC STANDARDS

- THE SITE IS 5.25 ACRES
- MAX. NUMBER OF CAMPSITE = 131 PROVIDED = 59
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- COMPLIES
- N.A.

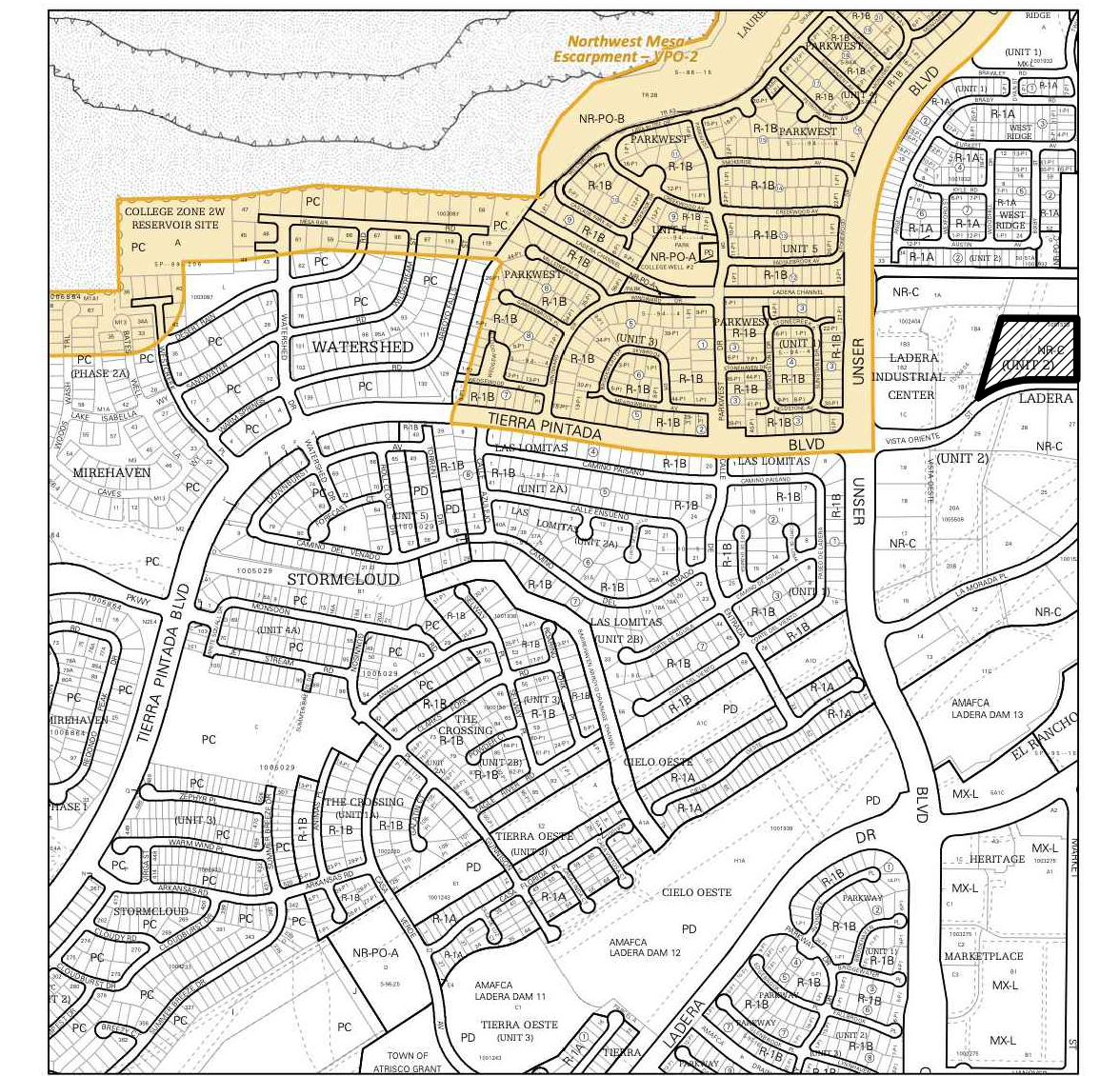


GENERAL NOTES

- A. THERE IS A VARIANCE APPROVED CAMPSITE SETBACK SHOWN AT THE VILLAGE 1, VILLAGE 2 AND SE CAMPSITE SPACES: SPECIAL EXCEPTION NO. VA-2023-00122.
- B. THE ENTIRE PROPERTY IS ENCLOSED WITH A 6" OF MIN. (6' MIN ACTUAL) THUS MEETING CAMPSITE SCREENING REQUIREMENTS.
- C. THE 380 FEET DISTANCE TO THE RESTROOM SHOWN ON THE SITE PLAN FROM THE FURTHEST CAMPSITE WITHOUT A SEWER SHOWN IS AN APPROVED VARIANCE FROM THE REQUIRED 300 FEET MAXIMUM. SPECIAL EXCEPTION NO. VA-2023-00123.
- D. THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS GOVERN THIS SITE. THIS SITE MEETS THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS DESIGN GUIDELINES PER LETTER DATED FEBRUARY 20, 2023 FROM THE ARCHITECTURAL DESIGN REVIEW COMMITTEE C/O CONSENSUS PLANNING INC.

PROJECT NUMBER: _____
 Application Number: _____
 Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
 DFT SITE DEVELOPMENT PLAN APPROVAL:
 Traffic Engineering, Transportation Division _____ Date _____
 ABCWUA _____ Date _____
 Parks and Recreation Department _____ Date _____
 Hydrology _____ Date _____
 Code Enforcement _____ Date _____
 *Environmental Health Department (conditional) _____ Date _____
 Herman Gallegos _____ Date 12-13-24
 Solid Waste Management _____
 Planning Department _____ Date _____

VICINITY MAP



For more details about the Integrated Development Ordinance visit: <http://www.ciabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

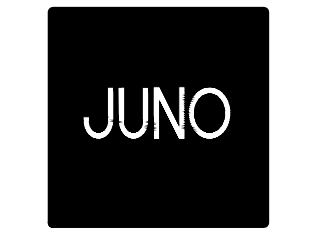
Zone Atlas Page: H-09-Z

AGIS

IDO Zoning Information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

SITE DATA

PROJECT: ALBUQUERQUE RV AND BOAT STORAGE
 ADDRESS: 2201 VISTA ORIENTE NW
 OWNER: LADERA ENTERPRISES LLC
 LEGAL DESCRIPTION: TRACT 1 UNIT 2 LADERA BUSINESS PARK
 TOTAL LOT AREA: 5.215 ACRES
 ZONING MAP: H-9-Z
 CURRENT ZONING CLASSIFICATION: NR-C LIGHT INDUSTRIAL
 BUILDING TYPE: II B. (NFPA 13D SPRINKLERED FOR R3 (APARTMENT) FIRE AREA)
 TOTAL BUILDING AREA:
 NEW BUILDING E CONFIGURATION: 6,589 SF (18,489 SF PREVIOUS APPROVAL) (27,773 SF ORIGINAL PERMIT NO. BP-2021-07160) (27,729 SF PREVIOUS PERMIT NO. BP-2022-07008)
 EXISTING BUILDING F: 10,080 SF
 EXISTING BUILDING G: 11,760 SF
 TOTAL: 28,429 SF (40,329 SF PREVIOUS APPROVAL) (49,613 SF ORIGINAL)
 CANOPY 8 REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW)
 NUMBER OF INDOOR RV STORAGE UNITS: 41 (65 PREVIOUS APPROVAL) (81 PREVIOUS)
 NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46 (36 PREVIOUS APPROVAL) (32 PREVIOUS)
 NUMBER OF CANOPY COVERED RV SPACES: 0 (18 PREVIOUS)
 NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13 (13 RECONFIGURED / 13 PREVIOUS)
 NUMBER OF OPEN RV VEHICLE STORAGE SPACES: 0 (4 PREVIOUS)
 NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK
 1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
 52 SPACES PROVIDED (49 REQUIRED) (25 PREVIOUS)
 MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED) (SAME AS PREVIOUS)
 DELIVERY PARKING: 3 SPACES



7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
ABQ RV + BOAT STORAGE + CAMPSITE FACILITY
 2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

PROPOSED SITE PLAN REVISIONS

NO.	REVISION	DATE
1	SITE PLAN REVISIONS	2/21/23
2	DFT CODE ENFORCEMENT COMMENTS / GEN. REV.	7/13/23
3	SITE PLAN REVISION BUILDING 'E' AREA	10/14/24
4	DFT CODE ENFORCEMENT COMMENTS / GEN. REV.	11/25/24

ARCHITECT STAMP: KEVIN JUNO NO. 1693
 CONSULTANT STAMP: DATE: 2/24/23
 PROJECT NO. 1614
 SHEET NO.

PROPOSED SITE PLAN REVISIONS

1" = 40'

1
 AA-SP-1

AA-SP-1











1_SITE PLAN_PR-2023_005492_Application SI-2024-01529_

Final Audit Report

2025-01-24

Created:	2025-01-09
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAykg2XUmHqqTTFTmNJmmO1CXffU169TrN

"1_SITE PLAN_PR-2023_005492_Application SI-2024-01529_" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-01-09 - 3:14:06 PM GMT
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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-  Document e-signed by Whitney Phelan (wphelan@cabq.gov)
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2025-01-24 - 6:20:40 PM GMT

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 Agreement completed.

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