

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 18, 2024

Haley Kuechle, P.E.
Stantec
733 Marquette Ave.
Minneapolis, MN 55402

**Re: ABQ 10MW Data Center
Daytona Rd NW BETWEEN 94TH and 90TH
Traffic Circulation Layout
Engineer's Stamp 06-03-24 (K09-D026D)**

Dear Ms. Kuechle,

The TCL submittal received 06-04-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **A Sidewalk Easement is a condition of releasing the final CO.**

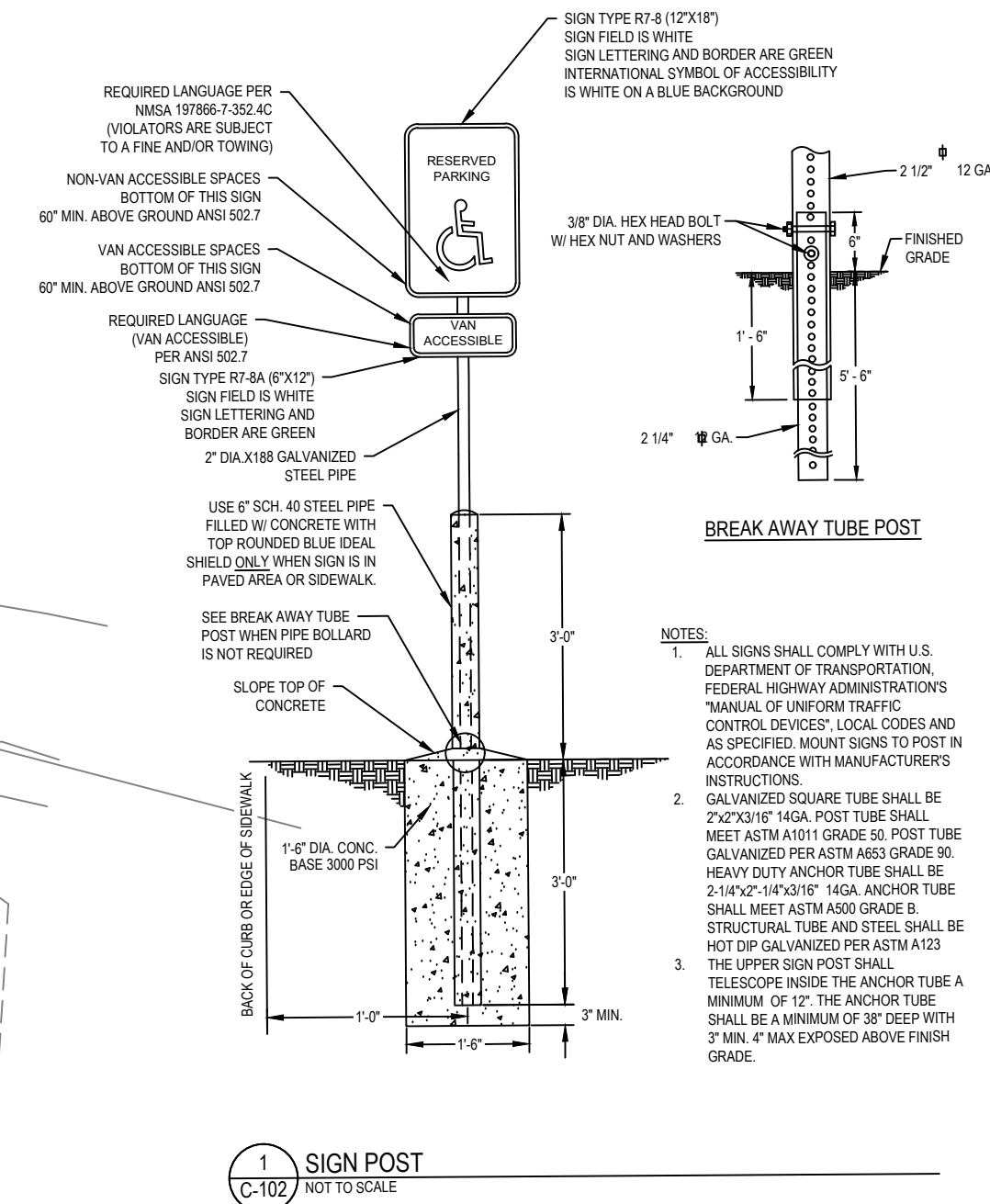
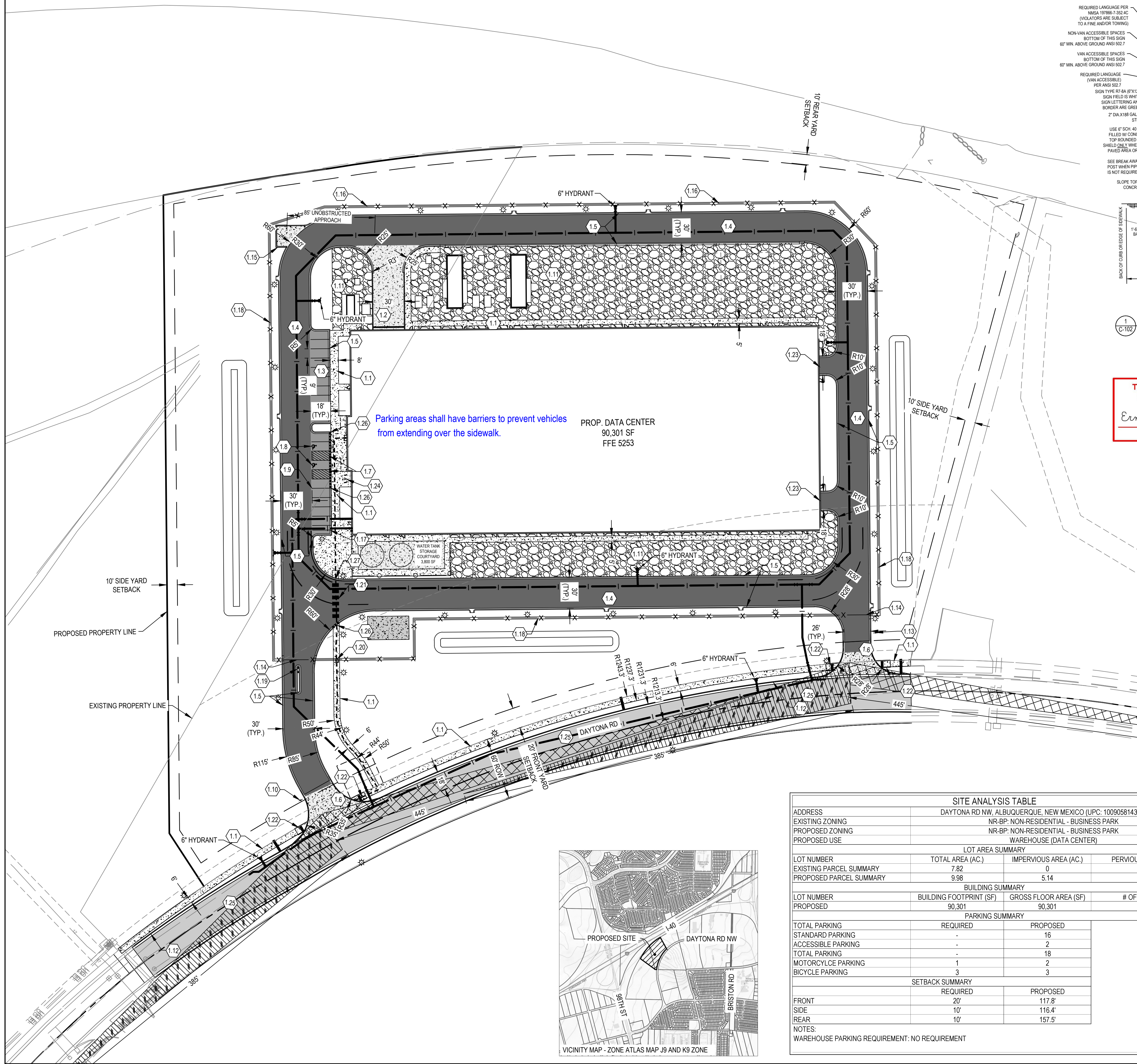
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Sidewalk Easement is a condition of releasing the final CO.



TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Arroyo 6/18/2024
 Signed Date

LEGEND

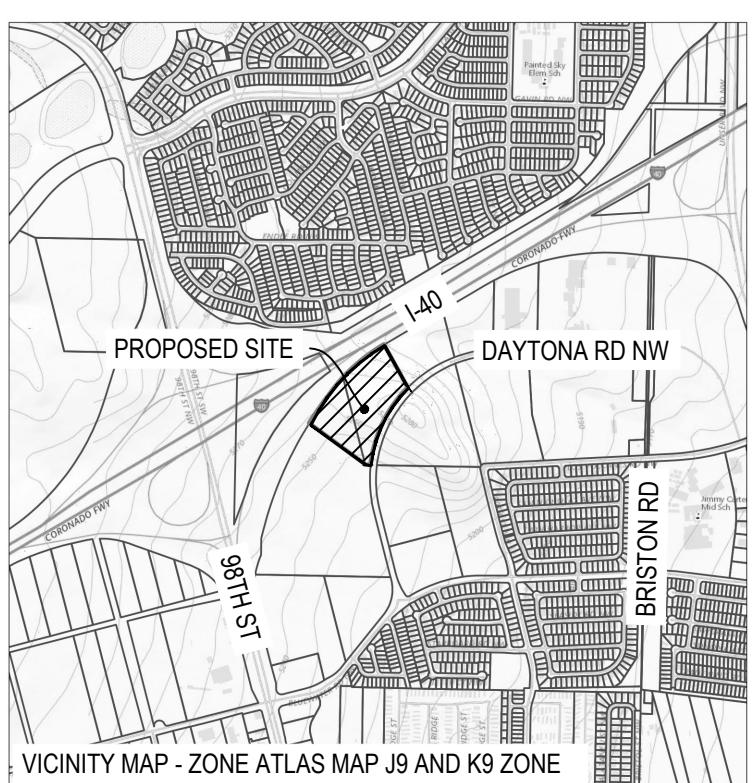
(IN FEET)
1 inch = 50 ft.

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DAYTONA ROAD ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- GRAVEL SURFACING
- SCREEN WALL
- PERIMETER FENCE
- FIRE APPARATUS TURNING RADIUS - INSIDE MIN. 28'
- ADA PATHWAY
- FLUSH CURB
- LEFT CLEAR SITE TRIANGLE
- RIGHT CLEAR SITE TRIANGLE
- HYDRANT
- GATE VALVE
- LIGHTPOLE
- SIGN
- BOLLARD

- ### NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

- ### KEYNOTES
- CONCRETE SIDEWALK - SEE COA DWG. 2430
 - 7.5" CONCRETE PAVEMENT - SEE DETAIL 1/C-804
 - STANDARD DUTY ASPHALT PAVEMENT - SEE COA DWG. 2405A
 - HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL 4/C-804
 - 6" CURB AND GUTTER - SEE COA DWG. 2415A
 - CONCRETE DRIVEWAY APRON
 - ADA ACCESSIBLE AISLE
 - ADA VAN ACCESSIBLE STALL W/ SIGN
 - 4" WHITE PAINT STRIPE (TYP.)
 - STOP SIGN - SEE COA DWG. 2600-201, 2600-701, 702, 703
 - GRAVEL SURFACING
 - STANDARD CURB AND GUTTER - SEE COA DWG. 2415A
 - "EMERGENCY VEHICLES ONLY" SIGN - SEE COA DWG. 2600-701, 702, 703
 - 30" ROLLING GATE WITH KNOX BOX
 - TRASH/RECYCLING ENCLOSURE - SEE ARCHITECTURAL PLANS
 - SCREEN WALL - SEE ARCHITECTURAL PLANS
 - MOTORCYCLE PARKING
 - PERIMETER FENCE - SEE ARCHITECTURAL PLANS
 - CARD READER PEDESTAL - SEE ELECTRICAL PLANS
 - PEDESTRIAN GATE - SEE ARCHITECTURAL PLANS
 - CROSSWALK - SEE COA DWG. 2600-106
 - CURB RAMP WITH TRUNCATED DOMES - SEE COA DWG. 2446
 - DRIVE IN DOORS FOR FORKLIFT TRAFFIC ONLY - NO TRUCK DELIVERIES
 - BIKE RACK - SEE LANDSCAPE PLANS
 - DAYTONA ROAD ASPHALT PAVEMENT - SEE COA DWG. 2407
 - FLUSH CURB
 - PERPENDICULAR CURB RAMP W/O TRUNCATED DOME - SEE COA DWG. 2446

SITE ANALYSIS TABLE			
ADDRESS	DAYTONA RD NW, ALBUQUERQUE, NEW MEXICO (UPC: 100905814301230101)		
EXISTING ZONING	NR-BP: NON-RESIDENTIAL - BUSINESS PARK		
PROPOSED ZONING	NR-BP: NON-RESIDENTIAL - BUSINESS PARK		
PROPOSED USE	WAREHOUSE (DATA CENTER)		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	7.82	0	7.82
PROPOSED PARCEL SUMMARY	9.98	5.14	4.84
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED	90,301	90,301	1
PARKING SUMMARY			
	REQUIRED	PROPOSED	
TOTAL PARKING	-	16	
STANDARD PARKING	-	2	
ACCESSIBLE PARKING	-	18	
TOTAL PARKING	1	2	
MOTORCYCLE PARKING	3	3	
BICYCLE PARKING			
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	20'	117.8'	
SIDE	10'	116.4'	
REAR	10'	157.5'	
NOTES:	WAREHOUSE PARKING REQUIREMENT: NO REQUIREMENT		



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT NM11 (811 OR 1-800-321-2537) AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Stantec
733 MARQUETTE AVE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT:
OPPIDAN
Group of Experts, creator of oppidan

ALBUQUERQUE 10 MW DATA CENTER
DAYTONA RD NW
ALBUQUERQUE, NEW MEXICO 87121

DATE	DESCRIPTION	ISSUE NO.
01/08/2024	PRE APPLICATION SUBMITTAL	0
03/08/2024	PRB SUBMITTAL	1
03/20/2024	BID SET	2
05/10/2024	DOT RESUBMITTAL	3
06/03/2024	PERMIT SET	4

CERTIFICATION:

PROJECT NO.: 193806697
DWN BY: HKK CHKD BY: JRA APPD BY: CMR
ISSUE DATE: 06/14/2024
ISSUE NO.: 4
SHEET TITLE: TCL PLAN
SHEET NO.: C-102