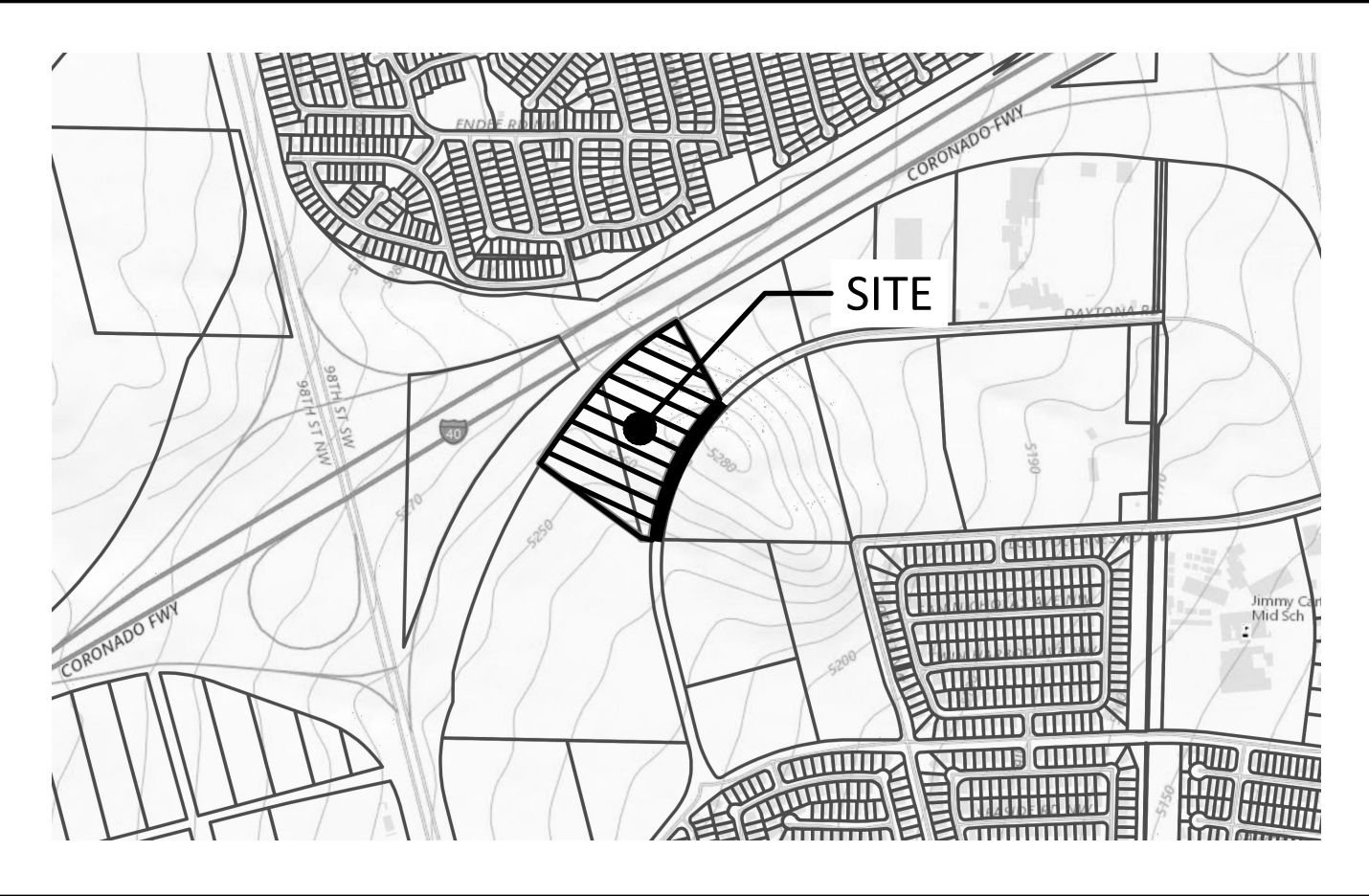


CITY OF ALBUQUERQUE
NEW MEXICO
DEPARTMENT OF
MUNICIPAL DEVELOPMENT
DESIGN AND REVIEW COMMITTEE



VICINITY MAP
ZONE ATLAS MAP J9 AND K9
NTS



7/29/2024

WESTPOINTE DATA CENTER
DAYTONA ROAD IMPROVEMENTS
TRACT 2A AND TRACT 1 OF
THE AVALON SUBDIVISION UNIT 5
655779

INDEX TO DRAWINGS	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	GENERAL NOTES
4	PLAT
5	PLAT
6	REMOVALS AND EROSION CONTROL PLAN
7	APPROVED GRADING AND DRAINAGE PLAN
8	POST-CONSTRUCTION STABILIZATION PLAN
9	DAYTONA RD IMPROVEMENTS
10	DAYTONA RD UTILITY IMPROVEMENTS
11	DAYTONA RD STORM DRAIN IMPROVEMENTS
12	DETAILS
13	ELECTRICAL SCHEDULES AND DETAILS
14	ELECTRICAL DETAILS AND RISER
15	STREET LIGHTING PLAN
16	STREET LIGHTING PLAN



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

WATER AVAILABILITY STATEMENT NO. 240107

ENGINEER STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****
	DRC CHAIRPERSON			APPROVED FOR CONSTRUCTION
	TRANSPORTATION			
	WATER/WASTEWATER			
	HYDROLOGY			
	PARKS			CITY ENGINEER DATE
	CONST. MGMT.			
	CONST. COORD.			SHEET
	CITY PROJECT NO.			
		655779		1 OF 16

PROJECT NAME PROJECT NUMBER PROJECT LIMITS SUBMITAL NUMBER

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE IN CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
6. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE 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 COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
7. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
9. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
12. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
13. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT http://www.abcwua.org/For_Builders.aspx
3. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES NOT TO BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER CO STANDARD DRAWINGS 2460 AND 2461.
4. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER (pretreatment@abcwua.org) or (505)289-3419) FOR INSPECTION TO ENSURE THE COMPLIANCE WITH THE INDUSTRIAL PRETREATMENT PROGRAM. METERED SERVICE AND IN-PLACE SEWER DISCHARGE PERMITS WILL BE ONLY BE ISSUED UPON APPROVED INSTALLATION OF THE REQUIREMENTS.
5. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY CROSS CONNECTION SECTION(backflow@abcwua.org or 505-289-3454) TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.
6. MAN-OLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)
8. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900; DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48"). SEE THE ABCWUA APPROVED PRODUCTS LIST (http://www.abcwua.org/Approved_Products_List-April-2021-Signed.pdf) FOR A COMPREHENSIVE LIST OF MATERIALS AND MANUFACTURERS.
9. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
10. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
11. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.
12. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.1.42 AND STANDARD DRAWING NUMBER 2465.
13. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE ABCWUA STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
14. TRACER WIRE, INCLUDING TEST SPENCERS SHALL BE INCLUDED FOR ALL PUBLIC WATER, SEWER MAINS AND WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS DWG 2190 AND DWG 2191.
15. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDROSTATIC TEST PLANS CONFORMING WITH AWWA C600 TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS. DISINFECTION AND VERIFICATION TEST PLAN CONFORMING WITH AWWA 651 WILL BE REQUIRED CONCURRENTLY.
16. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FIL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FIL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
17. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)
18. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/For_Builders.aspx](http://www.abcwua.org/For_Builders.aspx)

19. CONTRACTOR SHALL COMPLY WITH NEW MEXICO ONE-CALL LAW. IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287. NOTE THAT THERE ARE SPECIFIC RESPONSE AND DOCUMENTATION REQUIREMENTS SHOULD A SANITARY SEWER FACILITY BE DAMAGED THAT RESULTS IN A SANITARY SEWER OVERFLOW (SSO).
20. ALL WORK PERFORMED ON PRIVATELY OWNED SEWER LINE AND SERVICE LINES MUST BE INSPECTED BY THE CITY OF ALBUQUERQUE'S CODE ADMINISTRATION DIVISION OR BERNALILLO CODE ADMINISTRATION. IN ORDER THAT INSPECTION BY THE CITY PLANNING DEPARTMENT, CODE ADMINISTRATION DIVISION, PLUMBING SECTION CAN BE EFFICIENTLY HANDLED, WITH A MINIMUM LOSS OF TIME TO CONTRACTOR, THE FOLLOWING SHALL BE NOTED: INSPECTION ARRANGEMENTS FOR A SEWER SERVICE LINE SHALL BE MADE BY THE CONTRACTOR CALLING THE CITY OF ALBUQUERQUE, CODE ADMINISTRATION DIVISION, PLUMBING SECTION. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 8:00 A.M. AND 12:00 NOON WILL BE INSPECTED THE SAME AFTERNOON. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 1:00 P.M. AND 5:00 P.M. WILL BE INSPECTED THE FOLLOWING MORNING, EXCEPT IN CASES OF EMERGENCY.
21. THE MINIMUM BURY DEPTH INDICATED ON THE PLANS IS A LIMIT STATE AND NOT TO BE USED FOR GENERAL CONSTRUCTION. PIPING SHALL BE INSTALLED BASED ON THE ELEVATIONS SPECIFIED.

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
2. WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERE TO.
11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPD) AT 827-6320.
12. IF DISTURBING PCC PAVEMENT FOR ART LANES: CONTRACTOR SHALL CONTACT ABQ TRANSIT DEPARTMENT AT LEAST TWO WEEKS PRIOR TO DISTURBING THE PCC PAVEMENT ASSOCIATED WITH THE ART LANES. CONTACT INFO: ROLANDO SUAREZ, PH. 505.205.3444 (RSUAREZ@CABQ.GOV) OR SHAUN GIBSON, PH. 505.250.5269 (SGIBSON@CABQ.GOV).

1. CITY OF ALBUQUERQUE (CITY) STANDARD SPECIFICATIONS AND REQUIREMENTS.
2. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY SPECIFICATIONS AND REQUIREMENTS.
3. NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" LATEST EDITION AND SUPPLEMENTS.
4. CITY/UTILITY PROVIDER SPECIFICATIONS, LOCAL PLUMBING CODE.
5. APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES

1. MUNICIPALITY: CITY OF ALBUQUERQUE (CITY)
2. ROW AUTHORITY: CITY OF ALBUQUERQUE, BERNALILLO COUNTY, AND NMDOT
3. UTILITY AUTHORITY: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
4. OTHER AUTHORITIES: TO BE DETERMINED
5. NOTE: NOT ALL APPLICABLE AUTHORITIES MAY BE LISTED.

1. UNTIL REVISION BLOCK STAKES "ISSUED FOR CONSTRUCTION", THE PLAN SET IS NOT CERTIFIED FOR CONSTRUCTION AND CONTRACTOR IS BUILDING AT THEIR OWN RISK.
2. EXISTING CONDITIONS SHOWN ARE FROM A TOPOGRAPHIC SURVEY COMPLETED BY STANTEC CONSULTING SERVICES INC., DATED JANUARY 2024. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
3. SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". EXACT LOCATION/DEPTH OF SUBSURFACE UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPELINES, ELECTRICAL, AND CABLE TV ARE UNKNOWN AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING NM811 (811 OR 1-800-321-2537) A MINIMUM OF 2 WORKING DAYS (NOT INCLUDING THE DAY OF CALL) IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) BEFORE STARTING WORK FOR LOCATIONS OF UNDERGROUND UTILITIES.
5. CONTRACTOR SHALL ANTICIPATE PRIVATE UTILITY CONFLICTS THROUGHOUT THE PROJECT SUB CUT AND TRENCH AREAS AND MUST COORDINATE THE RELOCATION OR PROTECTION OF EXISTING UTILITIES, OR INSTALLATION OF NEW UTILITIES WITH UTILITY OWNERS THAT MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE STARTING WORK. COSTS FOR SUCH WORK, INCLUDING EXTRA TIME AND EFFORT FOR PROVISIONS NECESSARY TO WORK AROUND OR UNDER UTILITIES, IS THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. FEES OR CHARGES WHICH ARE TO BE PAID TO THE UTILITY COMPANY, INCLUDING WORK THAT MUST BE PERFORMED BY THE UTILITY COMPANY, ARE TO BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
6. QUANTITIES ARE APPROXIMATE, AND MAY VARY TO ALLOW COMPLETION OF WORK.
7. WORK AND MATERIALS MUST COMPLY WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES.
8. CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE AND MAINTAIN MAIL, GARBAGE, AND RECYCLING SERVICES TO PROPERTIES THROUGHOUT CONSTRUCTION. COORDINATE WITH THE LOCAL POSTMASTER, RECYCLING AND RECYCLING SERVICES.
10. CONTRACTOR SHALL COORDINATE AND MAINTAIN STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION (BOTH PIPED AND OVERLAND FLOW).
11. CONTRACTOR SHALL COORDINATE AND MAINTAIN WATER AND SANITARY FLOW TO AND FROM PROPERTIES. PROVIDE BYPASS AND TEMPORARY SYSTEMS, AS NECESSARY.
12. CONTRACTOR SHALL COORDINATE AND MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICE MUST NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER, CITY, AND ADJACENT PROPERTIES.
13. CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICES FOR SMALL DRY UTILITY INSTALLATION.
14. CONSTRUCTION LIMITS ARE TO PROPERTY LINE AND RIGHT-OF-WAY UNLESS SHOWN OR NOTED OTHERWISE. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON PLANS WITHIN THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., UNLESS NOTED OR SHOWN OTHERWISE.
16. CONTRACTOR SHALL PHOTO OR VIDEO DOCUMENT EXISTING CONDITIONS OF TREES AND PLANTINGS, ADJOINING CONSTRUCTION, SURFACES, AND SITE IMPROVEMENTS, ETC. TO REMAIN THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. SUBMIT TO ENGINEER AND OWNER BEFORE CONSTRUCTION BEGINS. USE ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS. INCLUDE PLANS AND NOTATIONS TO INDICATE SPECIFIC EXISTING DAMAGE CONDITIONS OF ITEMS DESIGNATED TO REMAIN. ANY DAMAGE TO THE EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURE TO REMAIN MUST BE REPLACED BY THE CONTRACTOR, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES.
18. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
19. CONTRACTOR SHALL HAVE ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND ONE COPY OF THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SPECIAL CONDITIONS AND PROVISIONS, ETC.) AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
20. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTATION AND ENFORCEMENT OF SAFE WORK PRACTICES, INCLUDING BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING, MATERIALS HANDLING AND DRILLING, OPERATION OF EQUIPMENT, AND SAFETY OF PUBLIC DURING PROGRESS OF WORK.
21. CONTRACTOR SHALL PLAN FOR AND ENSURE PERSONNEL COMPLY WITH PROVISIONS OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) AS APPROPRIATE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR SAFETY OF EMPLOYEES ON PROJECT SITE AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED BY THE PROJECT. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY IN CONNECTION WITH WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED, AND ENGINEER HAS ISSUED NOTICE TO CONTRACTOR THAT WORK IS COMPLETE.
23. HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND OTHER HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, BY THE CONTRACTOR, INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH LOCAL/STATE/FEDERAL REGULATIONS. CONTRACTOR SHALL REMOVE SPILL OF FUELS, OILS, OR OTHER CHEMICALS IMMEDIATELY UPON DETECTION.
24. CONTRACTOR SHALL DOCUMENT AND MAINTAIN AS-BUILT INFORMATION AS CONSTRUCTION PROGRESSES AND IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AS REQUIRED BY JURISDICTIONAL AGENCIES FOR CERTIFICATION. ALL AS-BUILT DATA MUST BE COLLECTED BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE PROJECT'S STATE WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR MUST NOTIFY OWNER, ENGINEER, AND CITY IN WRITING A MINIMUM OF 3 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING ACTIVITIES FOR ATTENDANCE AND OBSERVATION: PRE-CONSTRUCTION MEETING, UNDERGROUND PIPING AND UTILITIES INSTALLATION, UTILITY TESTING, STRUCTURES AND APPURTENANCES INSTALLATION, SUBGRADE PREPARATION, BASE INSTALLATION, CURB INSTALLATION, AND PAVEMENT INSTALLATION.



ACS MONUMENT "7-K9"
RECORD INFORMATION:
NAD 1983 NM SPC CENTRAL ZONE (GRID)
N=1482904.725 (U.S. SURVEY FEET)
E=1496061.706 (U.S. SURVEY FEET)
ELEV=5140.082 (NAVD88, U.S. SURVEY FEET)
G-G-0.0.999681940
MAPPING ANGLE = -0°16'38.12"

[illegible]

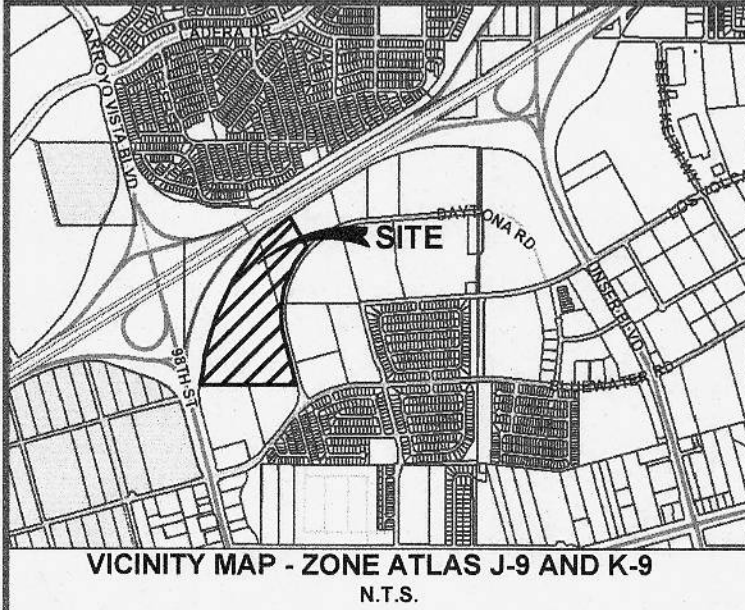
DESIGNED BY:	HKK
DRAWN BY:	HKK
CHECKED BY:	JRA
DATE	7/29/202

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

WESTPOINTE DATA CENTER

GENERAL NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-09-Z & K-09-Z
		CITY PROJECT NO. 655779
		SHEET NO. 2 TO 16



INDEXING INFORMATION:

PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M. TOWN OF ATRISCO GRANT SUBDIVISION: AVALON SUBDIVISION,
UNIT 5
OWNER: 9TH AND 1-40 LAND LLC.
UPC# 100905710441420301 & 100905814301230101

PURPOSE OF PLAT:

- 1) SUBDIVIDE (LOT LINE ADJUSTMENT) AS SHOWN HEREON.

TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 100905710441420301 & 100905814301230101

PROPERTY OWNER OF RECORD:
98TH AND 1-40 LAND LLC

BERNALILLO COUNTY TREASURER'S OFFICE

REPLAT OF TRACT 2A AND TRACT 1 OF
THE AVALON SUBDIVISION UNIT 5
BEING COMPRISED OF TRACT 2A OF THE "PLAT FOR
TRACT 2-A AND 2-B AVALON UNIT 5" AND TRACT 1 OF
THE "PLAT OF TRACTS 1 THROUGH 12 AVALON UNIT 5"

APRIL 2024

DOCUMENTS:

- 1) TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE
COMPANY, HAVING COMMITMENT NUMBER: 2850499, ISSUED
JANUARY 04, 2024 AT 8:00 A.M.
- 2) PLAT OF RECORD FOR AVALON SUBDIVISION, UNIT 5, FILED MAY
22, 2014 IN PLAT BOOK 2014C, PAGE 46 AND ON JULY 22, 2021,
IN PLAT BOOK 2021C, PAGE 82.

NOTES:


- 1) FIELD SURVEY PERFORMED IN JANUARY 2024.
- 2) ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT
- 3) THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE
COORDINATES (NAD83-CENTRAL ZONE). DISTANCES SHOWN HEREON
ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY BY THE
SITE-SPECIFIC COMBINATION FACTOR OF 0.9996769180157034.

DETERMINATIONS:

- 1) THE DHO APPROVED THE DETERMINATION TO MAINTAIN THE
EXISTING RIGHT-OF-WAY AT 60 FEET ON 4/24/2024

SURVEYOR'S CERTIFICATE:

I, GERARDO TORRES, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW
MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY
SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORDED OR MADE KNOWN TO ME BY
THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER
INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY S FOR THE
CITY ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF
NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


GERARDO M. TORRES, NMPLS
PROFESSIONAL LAND SURVEYOR
NEW MEXICO P.L.S. NO. 23264
04/30/2024
DATE



SOLAR COLLECTION NOTE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION
SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION,
COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED
ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT,
THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO
APPROVAL OF THIS PLAT



Stantec Consulting Services Inc.
3831 E. LOHMAN AVE., SUITE 200
LAS CRUCES, NEW MEXICO 88011
Tel: (575) 524-2007
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the
drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction
or use for any purpose other than that authorized by Stantec is forbidden.

SUBDIVISION DATA:

GROSS ACREAGE.....40.698 ACRES
ZONE ATLAS PAGE NO.J-9 AND K-9
NUMBER OF EXISTING TRACTS.....2
NUMBER OF TRACTS CREATED.....2 NEW TRACTS
MILES OF FULL-WIDTH STREETS......0 MILES
MILES OF HALF-WIDTH STREETS......0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0 ACRES
DATE OF SURVEY..... JANUARY 2024

LEGAL DESCRIPTION:

PARCEL 1:

TRACT NUMBERED ONE (1) OF AVALON SUBDIVISION, UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON SAID
PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22,
2014, IN PLAT BOOK 2014C, PAGE 46.

AND

PARCEL 2:

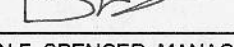
TRACT NUMBERED TWO-A (2-A) OF AVALON SUBDIVISION, UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON
SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON
JULY 22, 2021, IN PLAT BOOK 2021C, PAGE 82.

FREE CONSENT

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS
(P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS,
ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES,
CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF
INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING
THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS
SUBDIVISION IS THEIR FREE ACT AND DEED.

98TH & I-40 LAND LLC,

BY: TITAN PROPERTY MANAGEMENT, LLC, ITS MANAGER,

BY: 
BEN F. SPENCER, MANAGER

5-13-24
DATE

STATE OF NEW MEXICO

COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 13, 2024

BY _____, BEN F. SPENCER, MANAGER OF TITAN PROPERTY MANAGEMENT, LLC, AS
MANAGER OF 98TH & I-40 LAND LLC, ON BEHALF OF THE COMPANY.

BY 
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/23/25

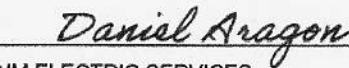
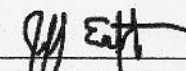
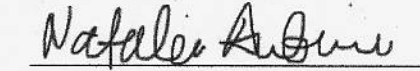
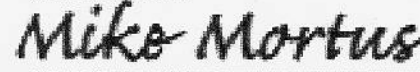


PROJECT NUMBER: PR-2020-004747

APPLICATION NUMBER: SD-2024-0081 - PRELIMINARY / FINAL



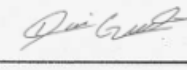

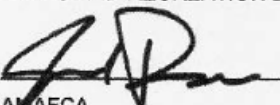
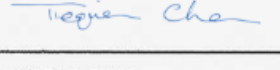
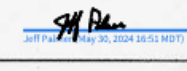
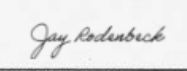

PLAT APPROVALS:

UTILITY APPROVALS:

	05/08/2024
PNM ELECTRIC SERVICES	DATE
	5/6/2024
NEW MEXICO GAS COMPANY	DATE
	5/2/2024
CENTURY LINK	DATE
	05/06/2024
COMCAST	DATE

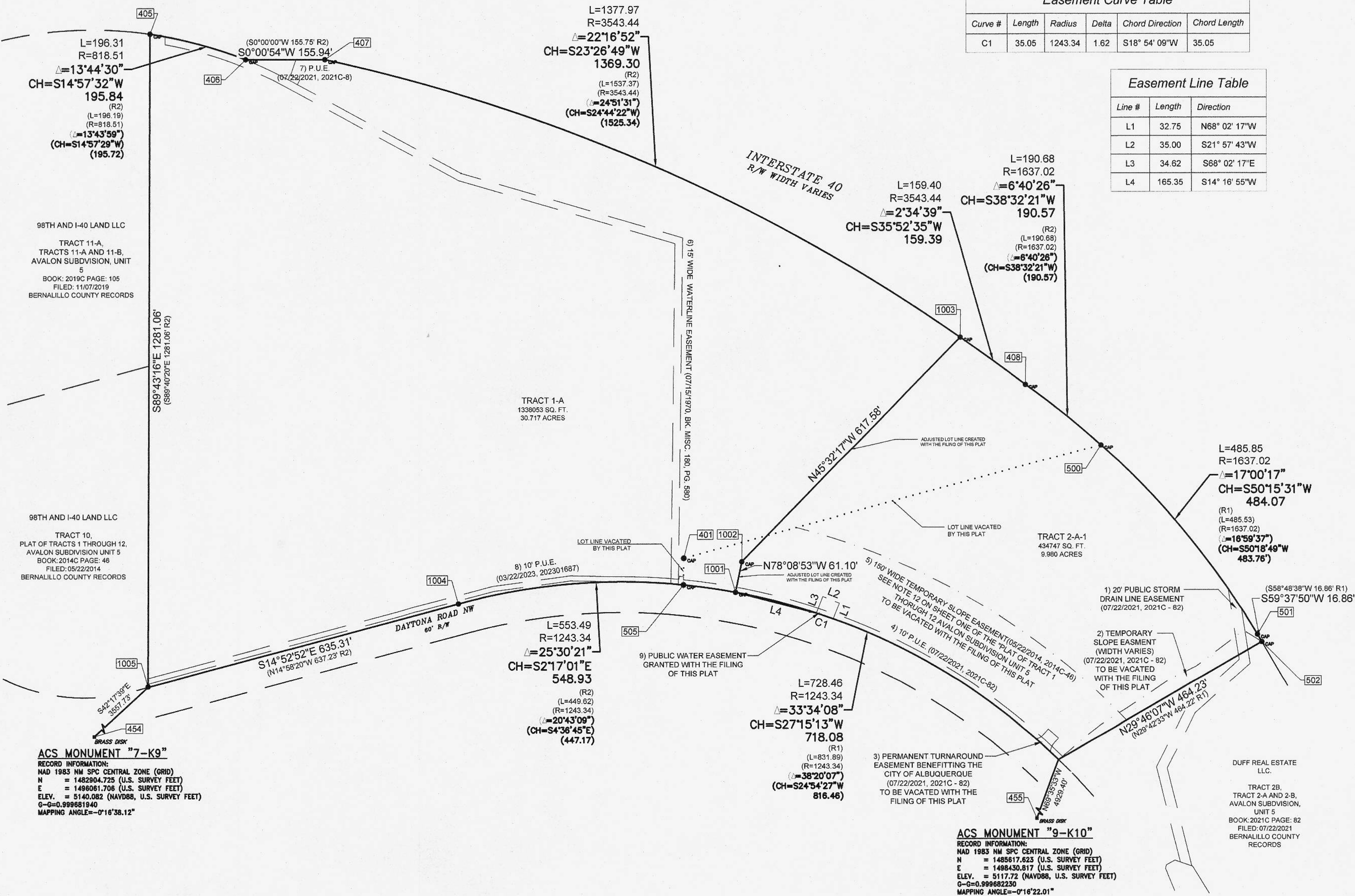
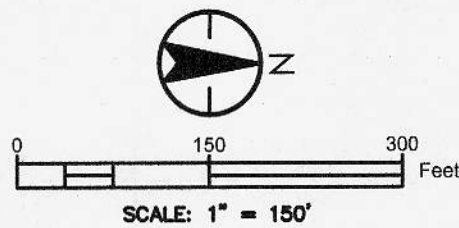
CITY APPROVALS:

DHO APPROVAL GRANTED ON 4/24/2024, VERIFICATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL
BY THE REQUIRED COMMENTING AGENCIES PROVIDED BELOW

	5/1/2024
CITY SURVEYOR	DATE
	May 30, 2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	Jun 14, 2024
ABCWUA	DATE
	May 30, 2024
PARKS AND RECREATION DEPARTMENT	DATE
	5/6/2024
AMAFCA	DATE
	May 30, 2024
HYDROLOGY	DATE
	May 30, 2024
CODE ENFORCEMENT	DATE
	May 30, 2024
PLANNING DEPARTMENT	DATE
	Jun 24, 2024
CITY ENGINEER	DATE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND W/CAP
- BRASS DISK FOUND AS NOTED
- (R1) RECORD INFORMATION (7/22/2021, 2021C-82)
- (R2) RECORD INFORMATION (5/22/2014, 2014C-46)



Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.05	1243.34	1.62	S18° 54' 09" W	35.05

Easement Line Table

Line #	Length	Direction
L1	32.75	N68° 02' 17" W
L2	35.00	S21° 57' 43" W
L3	34.62	S68° 02' 17" E
L4	165.35	S14° 16' 55" W

REPLAT OF TRACT 2A AND TRACT 1 OF THE AVALON SUBDIVISION UNIT 5 BEING COMPRISED OF TRACT 2A OF THE "PLAT FOR TRACT 2-A AND 2-B AVALON UNIT 5" AND TRACT 1 OF THE "PLAT OF TRACTS 1 THROUGH 12 AVALON UNIT 5" APRIL 2024

FOUND MONUMENTS

- 401 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 405 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 406 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 407 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 408 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 454 FOUND CITY OF ALBUQUERQUE SURVEY CONTROL MARKER BRASS CAP (7-K9)
- 455 FOUND CITY OF ALBUQUERQUE SURVEY CONTROL MARKER BRASS CAP (9-K10)
- 500 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 501 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 502 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:18374)
- 503 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:10464)
- 504 FOUND PAINTED "X" ON CONCRETE
- 505 FOUND YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:ILLEGIBLE)
- 1001-1005 SET YELLOW PLASTIC CAPPED 1/2" IRON REBAR (PS#:23264)

EASEMENT NOTES

- EXISTING 20' PUBLIC DRAIN LINE EASEMENT AS SHOWN AS SHOWN AND DESCRIBED IN PLAT 2021C-82, 07/22/2021
- EXISTING TEMPORARY SLOPE EASEMENT (UNTIL TRACT 2 IS DEVELOPED) AS SHOWN AND DESCRIBED IN PLAT 2021-82, 07/22/2021; TO BE VACATED BY THIS PLAT
- EXISTING PERMANENT TURNAROUND EASEMENT BENEFITING THE CITY OF ALBUQUERQUE AS SHOWN AND DESCRIBED IN PLAT 2021-82, 07/22/2021; TO BE VACATED BY THIS PLAT
- EXISTING 10' P.U.E. AS SHOWN AND DESCRIBED IN PLAT 2021-82, 07/22/2021
- EXISTING 150' TEMPORARY SLOPE EASEMENT AS SHOWN AND DESCRIBED IN PLAT 2014C-46, 05/22/2014; TO BE VACATED BY THIS PLAT
- EXISTING 15' WATERLINE EASEMENT AS SHOWN AND DESCRIBED IN PLAT 2021-82, 07/22/2021 AND MISC. BOOK 180, PAGE 580
- EXISTING P.U.E. AS SHOWN AND DESCRIBED IN PLAT 2003C-129, 05/08/2003
- EXISTING P.U.E. AS SHOWN AND DESCRIBED IN RECORD INSTRUMENT # 202306187, 03/22/2023, FOLLOWING THE CENTERLINE OF EXISTING UNDERGROUND ELECTRIC LINE
- P.U.E. GRANTED WITH THE FILING OF THIS PLAT

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



Stantec Consulting Services Inc.
3631 E. LOHMAN AVE., SUITE 200
LAS CRUCES, NEW MEXICO 88011
Tel: (505) 524-2007
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any error or omission shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

ORIGINAL SHEET - ARCH C



REMOVALS AND EROSION CONTROL PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-09-Z & K-09-Z
		CITY PROJECT NO. 655779
		SHEET NO. 6 TO 16

ESC SHOWN FOR INFORMATION
ONLY. NOT PART OF CITY
WORK ORDER.

LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	QUARTER LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	REMOVE BITUMINOUS PAVEMENT
	REMOVE GRAVEL SURFACE
	REMOVE CURB AND GUTTER
	SAWCUT PAVEMENT
	ROCK CONSTRUCTION EXIT
	SILT FENCE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER

NOTES	
<ol style="list-style-type: none"> SEE SHEETS 2, 3 FOR ADDITIONAL PROJECT NOTES. CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF. UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED 	

4. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.

5. CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE.

6. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.

KEYNOTES

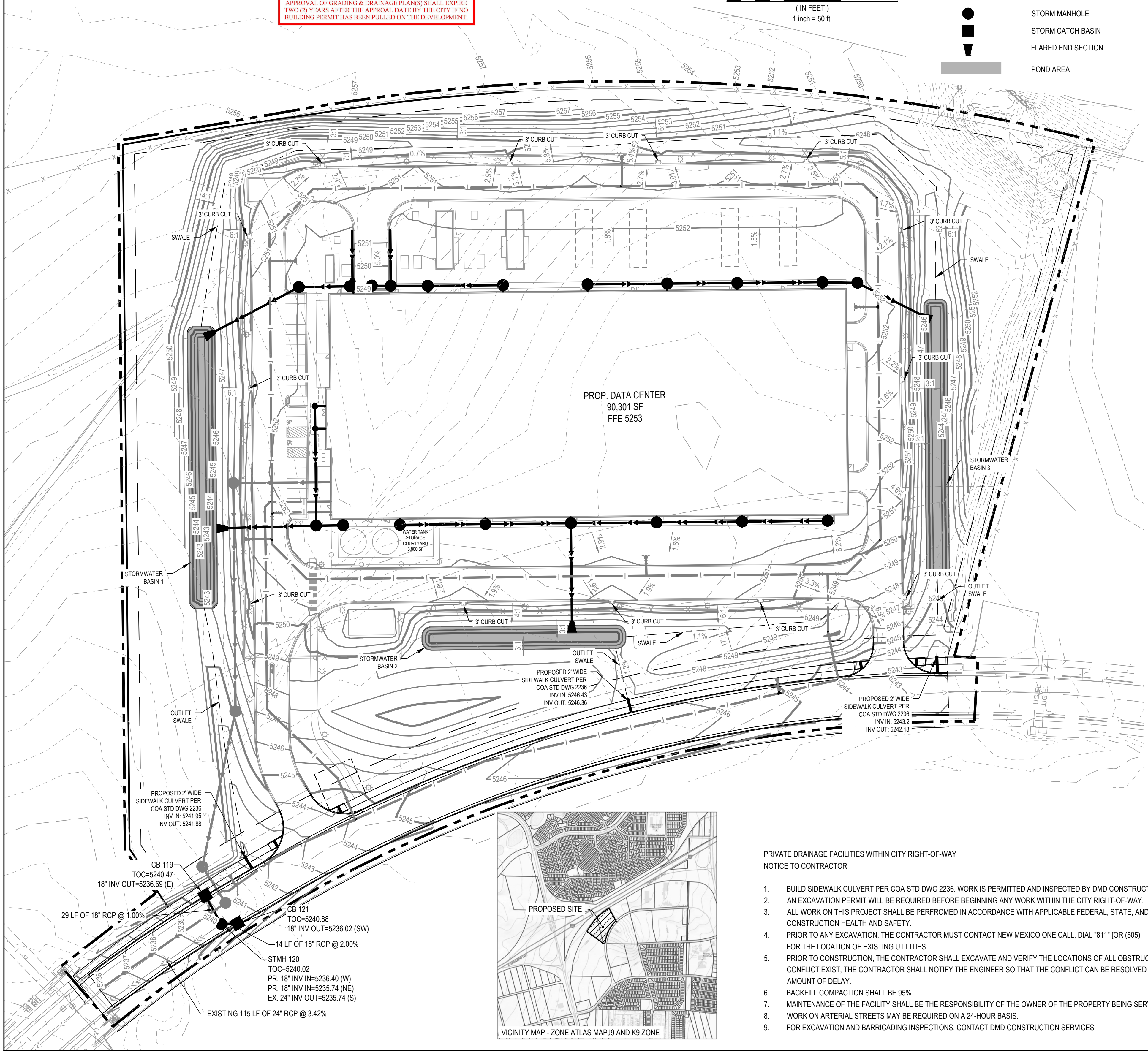
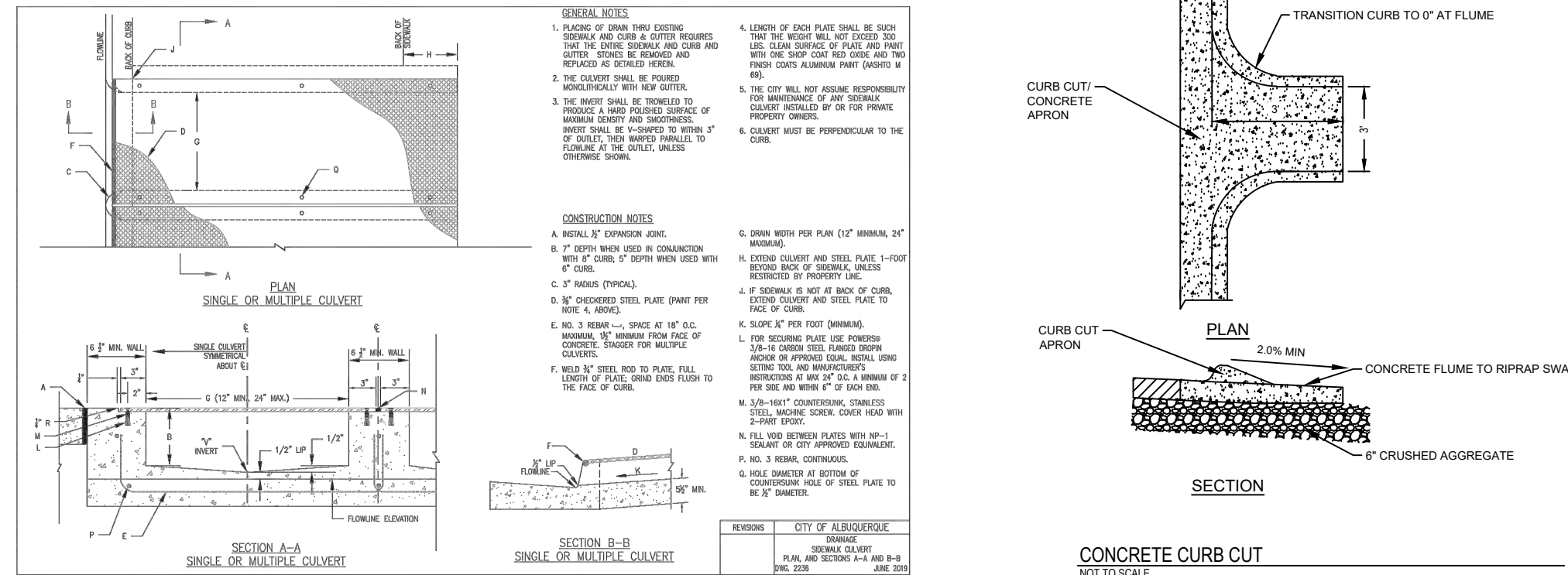
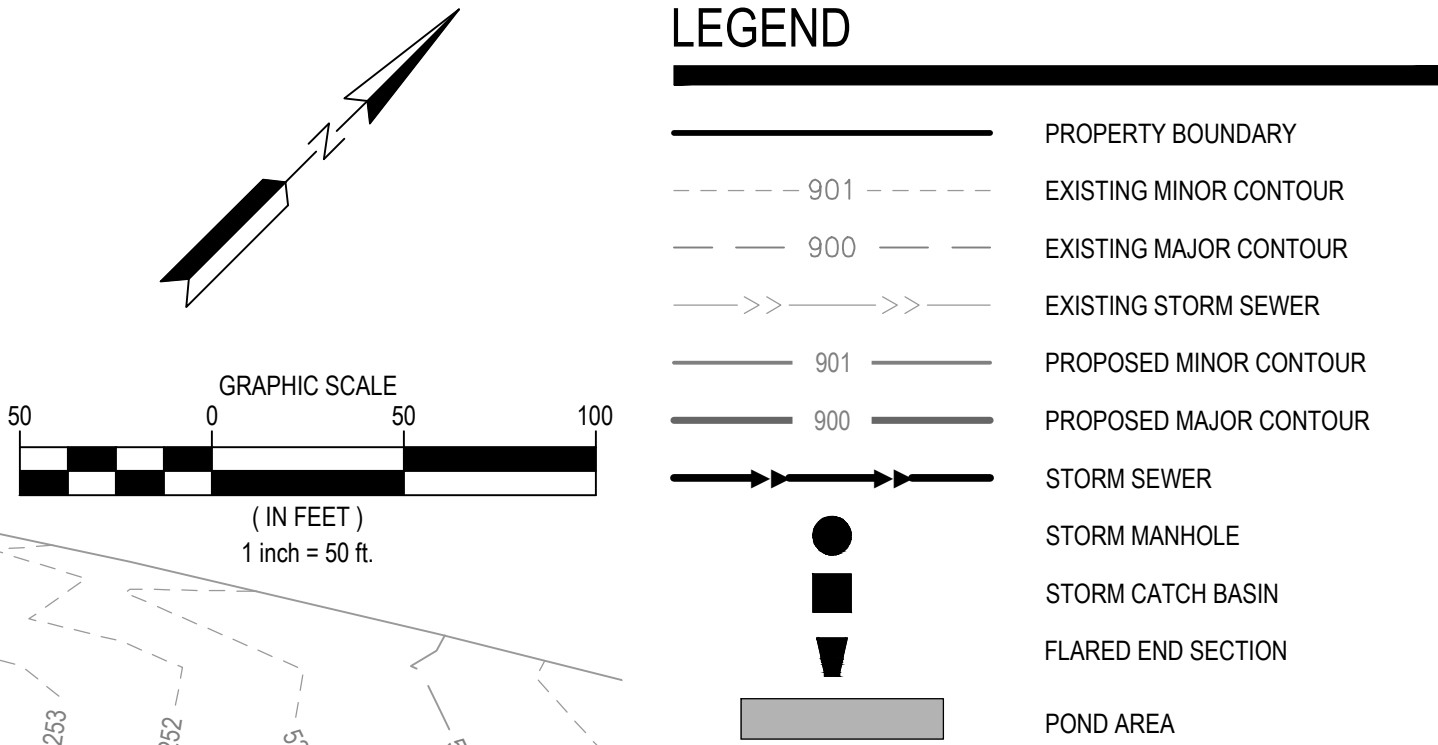
REAL




COLLEEN M. RUZ
NEW MEXICO
16240
07/29/2024
PROFESSIONAL ENGINEER
Colleen Ruz

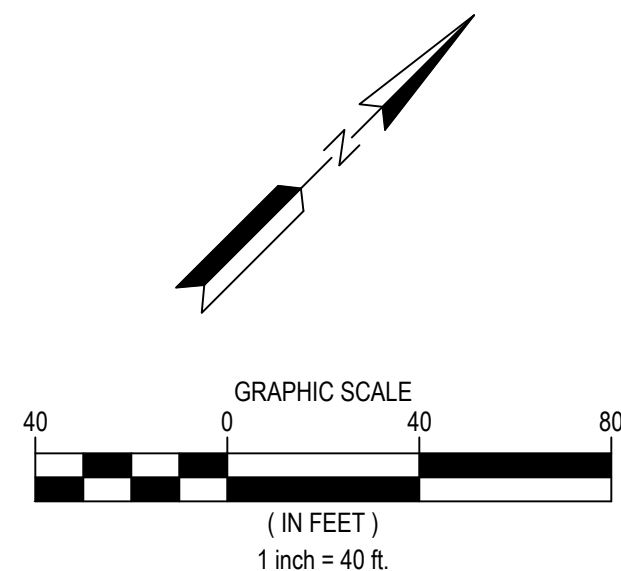
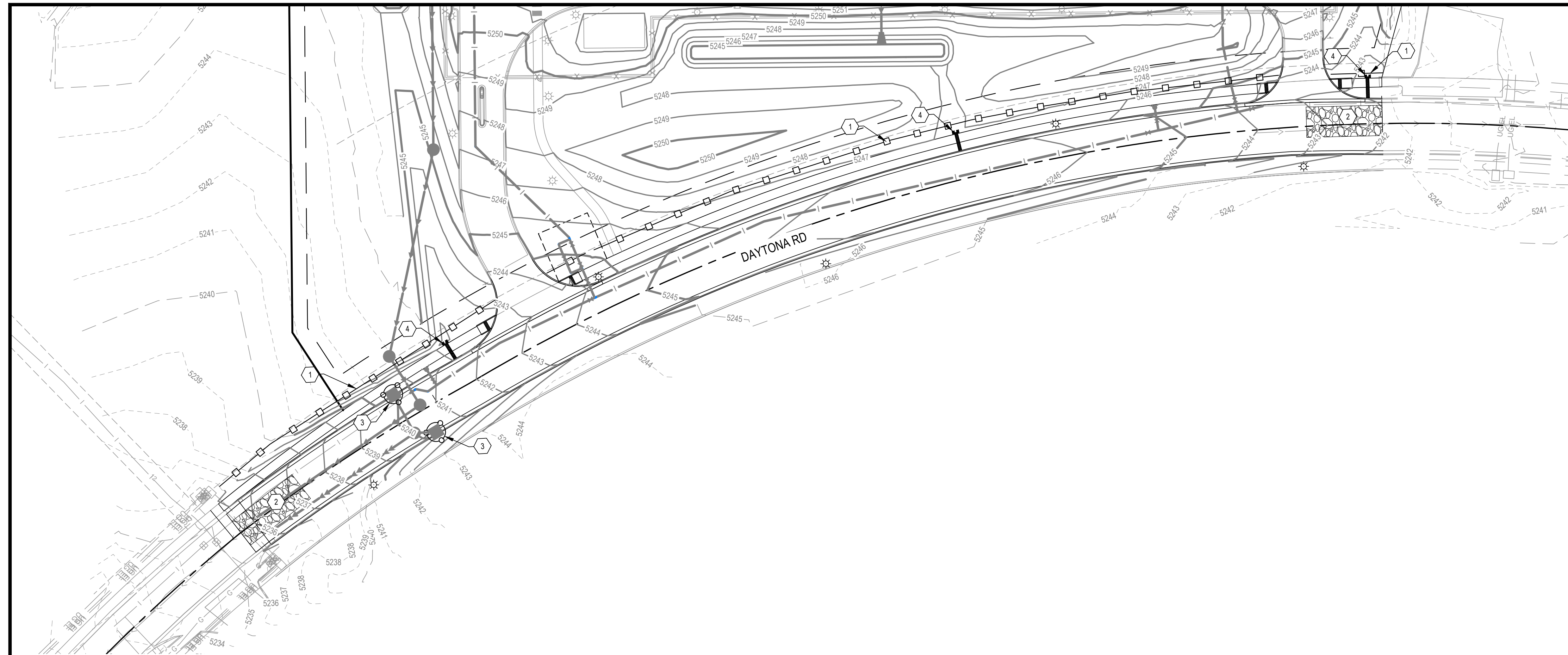
[illegible]

DESIGNED BY:	HKK
DRAWN BY:	HKK
CHECKED BY:	JRA
DATE	7/29/2024

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION	
APPROVED	
DATE: _____	06/10/24
BY: _____	<i>Rose C. Brissett</i>
HydroTrans # _____	K09D026D
<small>THE APPROVAL OF THESE PLANS/PERMIT SHALL NOT BE CONSIDERED TO PREVENT THE CITY FROM ANY CITY, STATE OR ORDINANCE OR STATE LAW, AND SHALL NOT PROVIDE GUARANTEE OF ACCURACY OR PERFORMANCE OF THE PLANS/PERMIT. THE CITY OF ALBUQUERQUE MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY SPECIFICATIONS OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.</small>	
APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.	

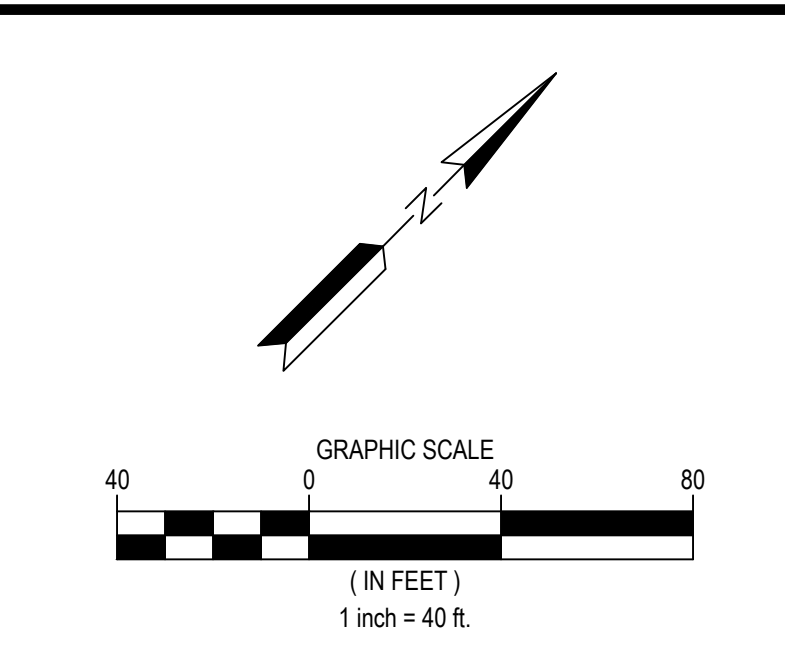
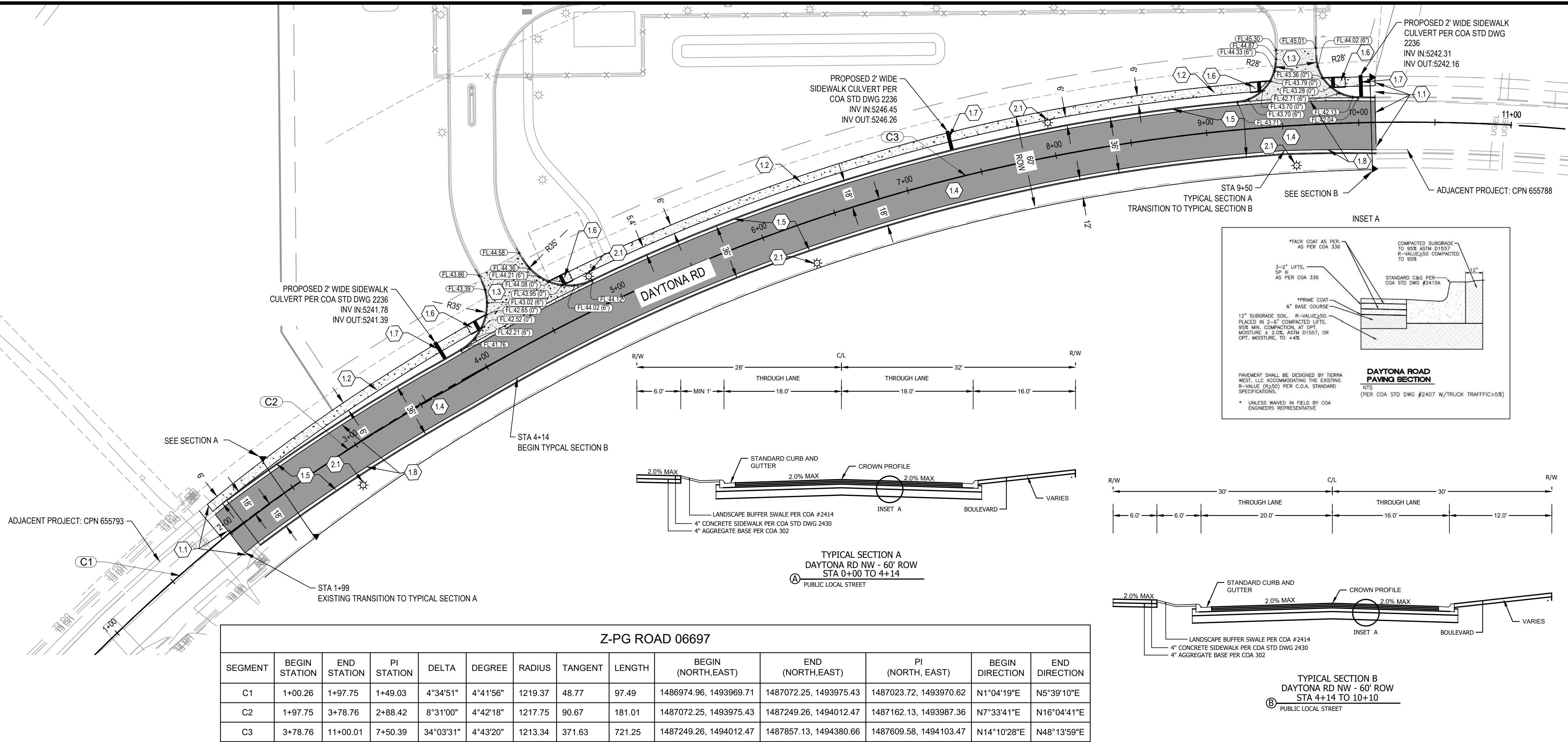


<div> Stantec</div> <div>733 MARQUETTE AVE SUITE 1000 MINNEAPOLIS, MN 55402 WWW.STANTEC.COM</div>			
CLIENT:		<div> OPPIDAN <small>builder of towers. creator of value</small></div>	
PROJECT TITLE:		<div>ALBUQUERQUE 10 MW DATA CENTER DAYTONA RD NW ALBUQUERQUE, NEW MEXICO 87121</div>	
ISSUE NO.:	DESCRIPTION:	DATE:	
0	PRE APPLICATION SUBMITTAL	01/08/2024	
1	DRE SUBMITTAL	03/08/2024	
2	IBID SET	03/20/2024	
3	DFT RESUBMITTAL	05/10/2024	
4	PERMIT SET	06/03/2024	
CERTIFICATION:			
<div> <i>Coleen Ruiz</i></div>			
PROJECT NO.: 193806697			
DWN BY: HKK	CHKD BY: JARA	APP'D BY: CMPR	
ISSUE DATE:		06/03/2024	
ISSUE NO.:		4	
SHEET TITLE:			
GRADING AND DRAINAGE PLAN			
SHEET NO.:			
C-505			



DESIGNED BY:	HKK
DRAWN BY:	HKK
CHECKED BY:	JRA
DATE	7/29/2024

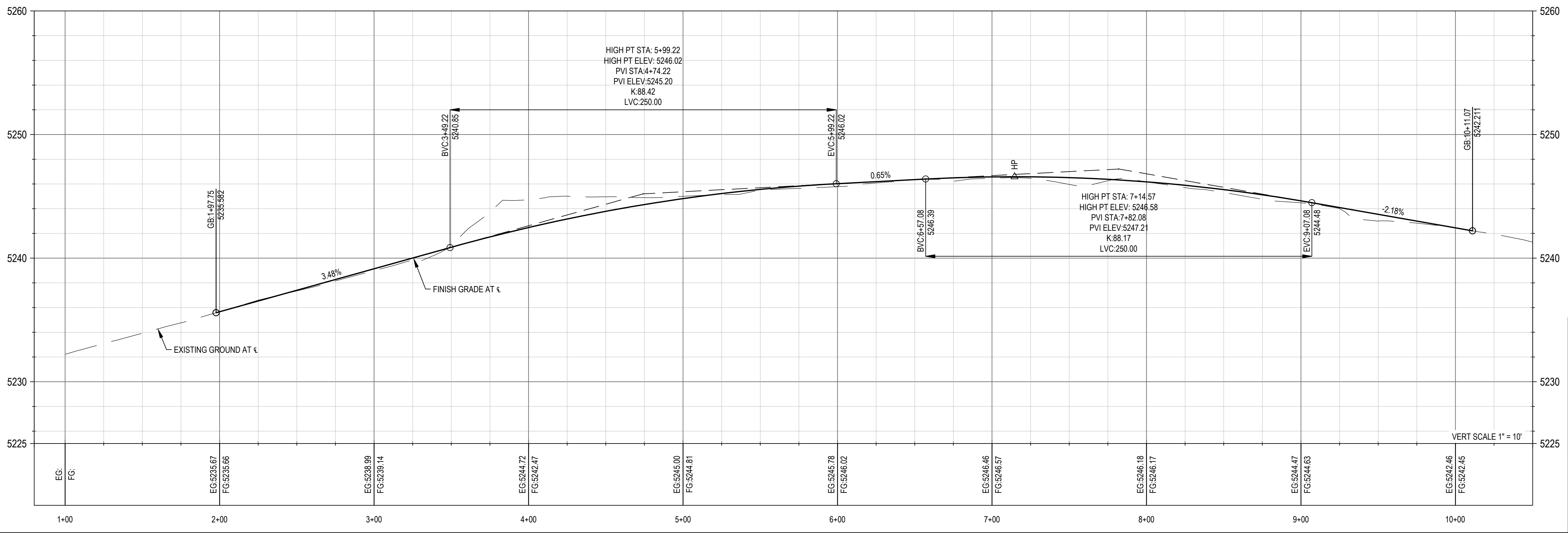
\\US02\2-PPF\561\SHARED_PROJECTS\16366697\5_DESIGN\CAD\ROADWAY\PLANS\SHEETS\C1\1 SITE PLAN.DWG



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - SECTION LINE
 - QUARTER LINE
 - CURB AND GUTTER
 - ROAD CENTERLINE
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONSTRUCTION LIMITS

- NOTES**
- SEE SHEETS 2, 3 FOR ADDITIONAL PROJECT NOTES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
 - DESIGNED BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.
 - CONTRACTOR TO INSTALL CONCRETE PAD ON ALL STRUCTURES, VALVES, AND HYDRANTS PER STANDARD DRAWING 2461

- KEYNOTES**
- STANTEC DESIGN ITEMS
 - MATCH EXISTING CONCRETE SIDEWALK - PER COA STANDARD DETAILS #2446, 2447, & 2430
 - PAVING MEDIAN CUT - PER COA STANDARD DETAIL #2420
 - FLEXIBLE PAVEMENT SECTION - PER COA STANDARD DETAIL #2407
 - STANDARD CURB AND GUTTER - PER COA STANDARD DETAIL #2415A
 - CURB RAMP WITH TRUNCATED DOMES - PER COA STANDARD DETAILS #2446, 2447 & 2430
 - 2' SIDEWALK CULVERT PER COA STANDARD DETAIL 2236
 - 1:30 TAPER
 - DESIGN BY OTHERS
 - STREET LIGHTING - SEE ELECTRICAL



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

WESTPOINTE DATA CENTER
DAYTONA RD IMPROVEMENTS

DESIGNED BY: HKK
DRAWN BY: HKK
CHECKED BY: JRA
DATE: 7/29/2024

ZONE MAP NO.
J-09-Z & K-09-Z
CITY PROJECT NO.
655779
SHEET NO.
9 TO 16

Stantec

CONSULTANTS

BENCH MARKS

ACS MONUMENT "7-K9"
RECORD INFORMATION:
NAD 1983 NM SPC CENTRAL ZONE (GRID)
N=1482904.725 (U.S. SURVEY FEET)
E=1496061.706 (U.S. SURVEY FEET)
ELEV=5140.082 (NAVD88, U.S. SURVEY FEET)
G-G=0.99661940
MAPPING ANGLE=-0°16'38.12"

SEAL

COLLEEN M. RUIZ
NEW MEXICO
16240
07/29/2024
PROFESSIONAL ENGINEER

NO. DATE DESCRIPTION BY
AS-BUILT INFORMATION CONTRACTOR:
WORK STAKED BY:
INSPECTOR'S ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:

DATE: DATE: DATE: DATE: DATE:

