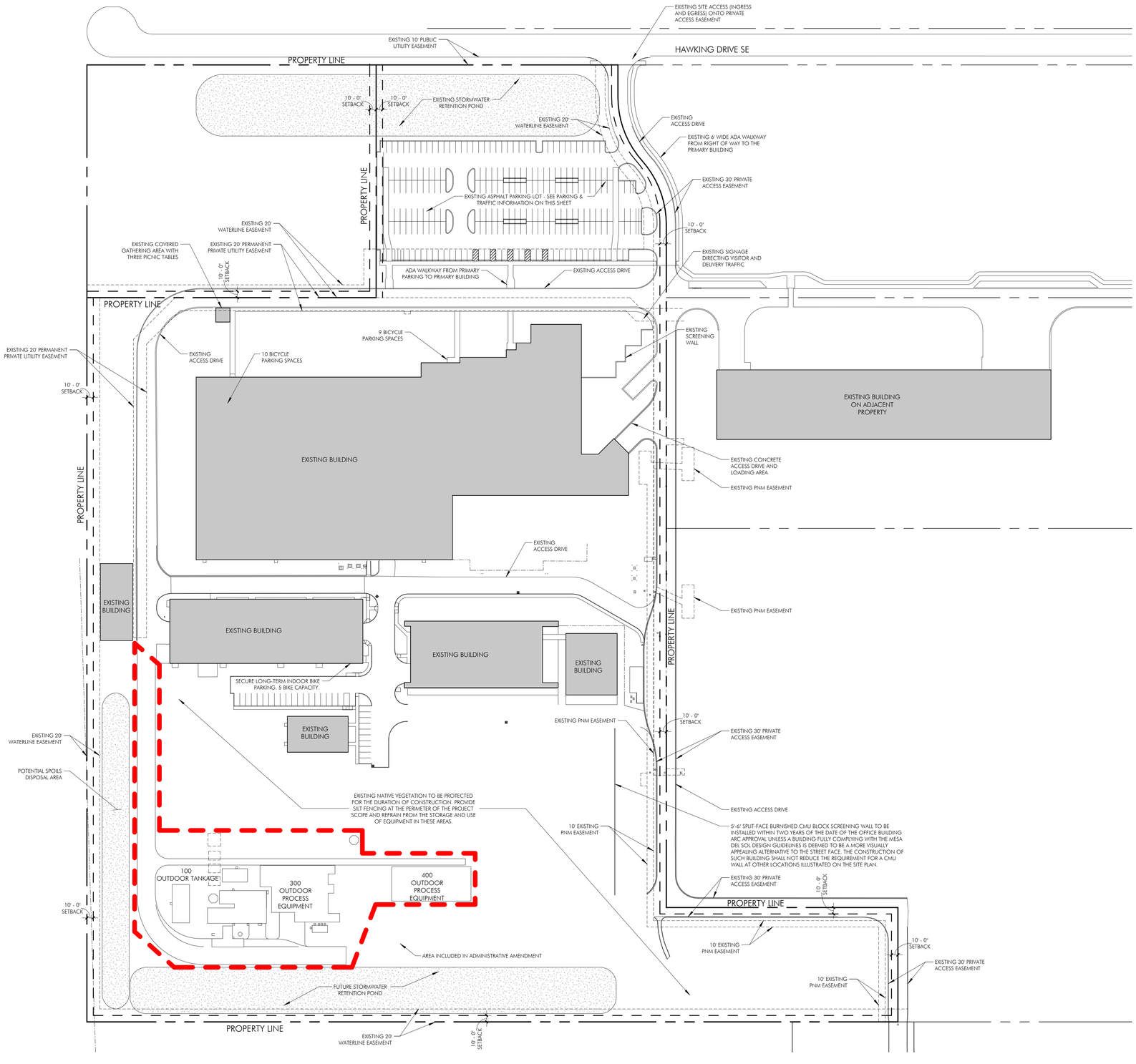


A1 SITE PLAN-ADMIN AMENDMENT

1" = 80'-0"

PROJECT INFORMATION

ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
ZONING:	PC
UPC:	101605232916640206 & 101605227017740201
OVERLAY:	AIRPORT PROTECTION OVERLAY (APO)
PREVIOUS LAND USE ACTIONS:	PR-2020-004448, SI-2020-00964
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F)
LOT SIZE:	1,238,746.212 SF (28.4377 ACRES)
PREVIOUSLY APPROVED BUILDING AREA:	231,452 SF
NEW COVERED AREA:	0 SF
NEW CONCRETE EQUIPMENT SLABS*:	22,820 SF*
FAR:	AS PREVIOUSLY APPROVED: 0.187 PROPOSED: 0.21

* WILL REMAIN AS UNCOVERED AREA

GENERAL NOTES - SITE

1. ALL PROPOSED CONSTRUCTION IS UNCOVERED CONCRETE PADS FOR MOUNTED EQUIPMENT AND STORAGE. NO COVERED STRUCTURES WILL BE ERECTED ON PADS.
2. PROJECT DOES NOT REQUIRE ADDITIONAL LANDSCAPING.
3. CONSTRUCTION WILL NOT REDUCE ANY PREVIOUSLY APPROVED LANDSCAPING.
4. EXISTING NATIVE VEGETATION TO BE PROTECTED FOR THE DURATION OF CONSTRUCTION. PROVIDE SILT FENCING AT THE PERIMETER OF THE PROJECT SCOPE AND REFRAIN FROM THE STORAGE AND USE OF EQUIPMENT IN THESE AREAS.
5. PER THE IDO, PROPOSED ADDITIONAL AREAS ARE CONSIDERED OUTDOOR STORAGE/WAREHOUSING AND DO NOT REQUIRE PARKING.

PARKING CALCULATIONS

REQUIRED PARKING CALCULATIONS — IDO SECTION 14-16-5-5(C)

Primary Use	Parking Requirement	Area	Required Spaces
LIGHT MANUFACTURING	1 SPACE / 1000 SF	220,188 SF	220 SPACES
OFFICE	3.5 SPACES / 1000 SF	5,264 SF	18 SPACES
TOTAL SPACES REQUIRED			238 SPACES
TOTAL SPACES PROVIDED			245 SPACES

ADA SPACES REQUIRED — PER STATE OF NM

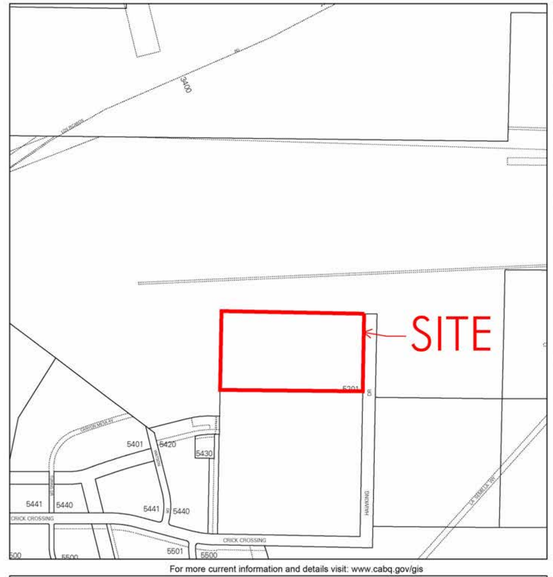
Total Parking Spaces	Total Accessible Spaces Required/Provided	Total Van Accessible Required/Provided
151-300	8/12	2/6

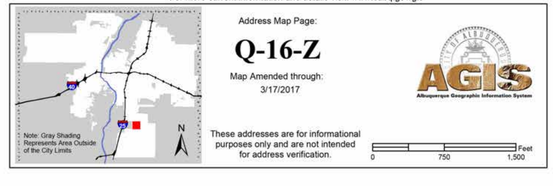
MOTORCYCLE SPACES REQUIRED — PER IDO 14-16-5-5(D)

Total Parking Spaces	Motorcycle Spaces Required/Provided
151-300	5/12

BICYCLE PARKING REQUIRED — PER IDO 14-16-5-5(E)

Use	Bicycle Space Requirement	Off-Street Parking Required	Bicycle Spaces Required/Provided
OTHER	3 spaces/10% of req'd parking	238	24/24





A4 VICINITY MAP

NTS

NOT FOR CONSTRUCTION

EQUITERRA
regenerative design
302 central ave se
albuquerque, nm 87102
ph 505.242.2851
www.equiterra.design

KAIROS SALT PRODUCTION FACILITY

KAIROS POWER, LLC

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106

STATE OF NEW MEXICO
KENT D. BEIERLE
No. 005188
2024.04.19
REGISTERED ARCHITECT

SITE PLAN - ADMINISTRATIVE

DRAWN BY:	IG, MG
CHECKED BY:	KDB, DD
DATE :	APR 18, 2025

SITE PLAN

24014

AA101

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KAIROS POWER FACILITY EXPANSION

MS AND TDL FACILITY PERSPECTIVE - SOUTH

OFFICE PERSPECTIVE - SOUTH

PROJECT TEAM

OWNER:

KAIROS POWER
5201 HAWKING DR SE
ALBUQUERQUE, NM 87106

ARCHITECT:

GREENBOX ARCHITECTURE, LLC
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

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OWNERS REPRESENTATIVE:

RPM TEAM

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CONTACT:
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DAVID@RPM-TEAM.COM

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john@jt2cmi.com

MECHANICAL & PLUMBING ENGINEER:

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SCOTTSDALE, AZ 85251

P: 480.626.1873

CONTACT:
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BRENTON@ARDEBILIENG.COM

ELECTRICAL ENGINEER:

ARDEBILI ENGINEERING
8100 E INDIAN ROAD, SUITE 205
SCOTTSDALE, AZ 85251

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CONTACT:
JONATHAN ORTIZ
JONATHAN@ARDEBILIENG.COM

LANDSCAPE ARCHITECT:

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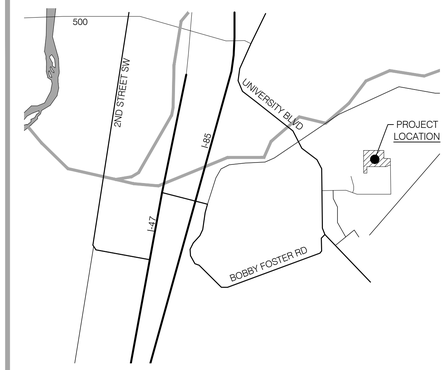
ALBUQUERQUE, NM 87104

P: 505.822.8200

CONTACT:
WENDI FOX
wfox@sites-sw.com



VICINITY MAP

SCALE: 1" = 4,000'-0"

N

SITE INFORMATION

SITE ADDRESS:	5201 HAWKING DR SE ALBUQUERQUE, NM 87106
ZONING:	PLANNED COMMUNITY (PC)
ZONE ATLAS PAGE:	Q-16-Z
UPC:	101605232916640206 & 101605227017740201
OVERLAY:	AIRPORT PROTECTION OVERLAY (APO) - AIR SPACE PROTECTION SUB-AREA
PREVIOUS LAND USE ACTIONS:	PR-2020-004448, SI-2020-00964
CONSTRUCTION TYPE:	II-B, V-B
PROPOSED USE:	LIGHT MANUFACTURING, OFFICE

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). A SEPARATE SUBMITTAL PACKAGE HAS BEEN PROVIDED FOR A CONCURRENT SUBDIVISION - MINOR REVIEW BY THE DEVELOPMENT HEARING OFFICER (DHO). THE SCOPE OF THIS SUBMITTAL INCLUDES SITE PREPARATION, CONCRETE FOUNDATIONS, AND BASIC UTILITIES FOR TWO LIGHT MANUFACTURING BUILDINGS AND ONE OFFICE BUILDING.

THE 104'X240' TRISO DEVELOPMENT LAB (TDL) FACILITY WILL HOUSE LIGHT INDUSTRIAL ACTIVITY FOR RESEARCH AND DEVELOPMENT. THE SCOPE OF THIS PROJECT IS TO CONSTRUCT THE MOST BASIC ELEMENTS OF THE MAIN BUILDING STRUCTURE OR "SHELL" WITH THE INTERIOR BUILD OUT TO BE COMPLETED LATER BY THE OWNER, KAIROS POWER. THE BUILDING WILL CONSISTS OF A TENSIONED MEMBRANE STRUCTURE MOUNTED ON ONE LEVEL OF SHIPPING CONTAINERS.

THE 100'X300' MODULAR SYSTEMS (MS) FACILITY WILL HOUSE LIGHT INDUSTRIAL ACTIVITY AND SYSTEMS MANUFACTURING TO SUPPORT RESEARCH AND DEVELOPMENT. THE SCOPE OF THIS PROJECT IS TO CONSTRUCT THE MOST BASIC ELEMENTS OF THE MAIN BUILDING STRUCTURE OR 'SHELL' WITH THE INTERIOR BUILD OUT TO BE COMPLETED LATER BY THE OWNER, KAIROS POWER. THE BUILDING WILL CONSIST OF A TENSIONED MEMBRANE STRUCTURE MOUNTED DIRECTLY ONTO A CONCRETE FOUNDATION (NO SHIPPING CONTAINERS).

THE 56' X 96' OFFICE BUILDING WILL HOUSE OFFICE AND ADMINISTRATION SERVICES IN SUPPORT OF THE ABOVE RESEARCH AND DEVELOPMENT BUILDINGS. THE SCOPE OF THIS PROJECT IS TO INSTALL A SINGLE-STORY PRE-ENGINEERED STRUCTURE TO A STEM WALL FOUNDATION.

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LP-101	LANDSCAPE SITE PLAN CALCS
LP-102	LANDSCAPE PLANTING PLAN ENLARGEMENT
LP-501	LANDSCAPE CONSTRUCTION DETAILS

CIVIL ENGINEERING

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C3	FINE GRADING PLAN 1
C4	FINE GRADING PLAN 2
C5	FINE GRADING PLAN 3
C6	EROSION CONTROL PLAN
C7	CIVIL DETAILS
C8	CIVIL DETAILS
C9	CIVIL DETAILS UTILITIES
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UT2	ENLARGED UTILITY PLAN
UT3	IT LINE AND ELECTRICAL
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E0.3	ELECTRICAL SITE PLAN & COMCHECK
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TYPICAL ABBREVIATIONS

C	CENTER LINE
°	DEGREE(S)
Ø	DIAMETER
'L	INCH (ES)
'	FOOT (FEET)
#	NUMBER
P	PLATE
x	BY (i.e. 2x4)
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE, ALTERNATIVE
BATT	BATT INSULATION
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BO	BOTTOM OF
BOC	BACK OF CURB
BOT	BOTTOM
CB	CATCH BASIN
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CPT	CARPET
CTR	CENTER
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
EXT	EXTENSION or EXTERIOR
F&I	FURNISH & INSTALL
FA	FIRE ALARM
FE	FIRE EXTINGUISHER & BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FND	FOUND(ATION)
FO	FACE OF
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
GYP	GYPSUM
GYP SH	GYPSUM SHEATHING
HT	HEIGHT
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
JAN	JANITOR
JC	JANITORS CLOSET
LAV	LAVATORY
MAX	MAXIMUM
MI	MIRROR
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
PL	PLATE
PT	PRESSURE TREATED
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS, RISER
RD	ROOF DRAIN
REQ	REQUIRED
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
SYM	SYMBOL OR SYMMETRICAL
T&G	TONGUE & GROOVE
TD	TRENCH DRAIN
THK	THICK(NESS)
TO	TOP OF
TOD	TOP OF DECK
TOP	TOP OF PARAPET
TOS	TOP OF SLAB or TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

GENERAL PROJECT NOTES

A. ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, WHICH EVER IS MOST STRICT. SPECIFICATIONS AND STANDARDS MEAN, AND ARE INTENDED TO BE, THE ADOPTED EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD(S) IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.

B. USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

C. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID, UNLESS NOTED OTHERWISE.

D. CONDITIONS AND DETAILS MARKED "TYPICAL" APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT. VERIFY QUANTITY PRIOR TO CONSTRUCTION.

E. DISCREPANCIES IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM THE WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.

F. A COMPLETE, CURRENT SET OF THE PERMITTED CONSTRUCTION DOCUMENTS MUST BE KEPT ON THE JOB SITE AND AVAILABLE TO THE BUILDING OFFICIAL FOR THE DURATION OF THE PROJECT.

G. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF A STRUCTURAL ENGINEER.

H. EVENLY DISTRIBUTE CONSTRUCTION MATERIALS IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET.

J. ALL SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES, INCLUDING PENETRATIONS OR OPENINGS, TO MEET OR EXCEED AIRBORNE AND IMPACT SOUND INSULATION EQUAL TO SOUND TRANSMISSION CLASS AND IMPACT INSULATION CLASS REQUIRED BY GOVERNING AUTHORITIES; PROVIDE CONSTRUCTION METHOD, ACCESSORIES, DEVICES AND APPURTENANCES AS REQUIRED FOR SAME. PROVIDE SEALANT AT ALL OPENINGS AND JOINTS MADE IN WALL AND FLOOR SURFACES AND FRAMING FOR SUPPLY AND DRAIN LINES; PROVIDE SEALANT, AIR TIGHT, AROUND ELECTRICAL OUTLETS AND JUNCTION BOXES.

K. THE 'TOP OF SLAB" DESIGNATION CORRESPONDS TO THE TOP OF CONCRETE SLAB OR CEMENTITIOUS UNDERLAYMENT AND DOES NOT ACCOUNT FOR THE THICKNESS OF THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

L. THE FINISH FLOOR DESIGNATION CORRESPONDS TO THE "TOP OF DECK", UNLESS NOTED OTHERWISE.

M. PROVIDE ALL WORK IDENTIFIED IN THESE CONTRACT DOCUMENTS IN THE CONFIGURATION(S) SHOWN. DO NOT TO DEVIATE FROM THESE CONFIGURATION(S) WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE DESIGNER

N. PROTECT PROPERTY, ADJACENT PROPERTY AND BUILDING MATERIALS FROM DAMAGE DUE TO CONSTRUCTION.

P. CONTRACTOR TO PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED OBSERVATIONS AND INSPECTIONS.

Q. MAINTAIN DUST CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT, AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

R. PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES, REFER TO FINISH SCHEDULE. NOTIFY DESIGNER IN WRITING IF DAMAGE TO FRAMING OR SUPPORT ELEMENTS EXISTS.

S. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

T. REFER TO SPECIFICATIONS FOR ADDITIONAL FINISH, FIXTURE AND EQUIPMENT INFORMATION AND LOCATIONS.

U. GENERAL CONTRACTOR TO COORDINATE APPROVED STAGING AND STORAGE LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK.

V. PROVIDE A 1/8" MIN (1/4" AT WALLS OF OVER 40 FEET IN LENGTH) GAP WITH METAL JOINT FLASHING AT ALL VERTICAL CEMENTITIOUS LAP SIDING JOINTS.

ENERGY CODE:

ALL NEW SYSTEMS TO COMPLY WITH COMMERCIAL ENERGY CODE, ASHRAE STANDARD 90.1 AND IECC TABLE C402.4 BERNALILLO COUNTY CLIMATE ZONE 4B

CLIMATE ZONE: BERNALILLO 4B	TABLE C301.1	
ROOFS	TABLE C402.1.3	TABLE C402.1.4
METAL BUILDING[b]	R-19 + R-11 LS	U-0.35
WALLS, ABOVE GRADE	TABLE C402.1.3	TABLE C402.1.4
MASS	R-9.5ci[g]	U-0.104[g]
METAL BUILDING	R-13 + R-13ci	U-0.052
METAL FRAMED	R-13 + R-7.5ci	U-0.064
WOOD FRAMED & OTHERS	R-13 + R-3.8ci or R-20	U-0.064[c]
WALLS, BELOW GRADE	TABLE C402.1.3	TABLE C402.1.4
BELOW GRADE WALL	R-7.5ci[d]	U-0.104[c]
FLOORS	TABLE C402.1.3	TABLE C402.1.4
MASS	R-10ci[e]	U-0.104
JOIST/FRAMING	R-30	U-0.052
SLAB-ON-GRADE FLOORS	TABLE C402.1.3	TABLE C402.1.4
UNHEATED SLABS	R-10 FOR 24" BELOW	F-0.54
OPAQUE DOORS	TABLE C402.1.3	TABLE C402.1.4
SWINGING	---	U-0.61
GARAGE DOOR < 14% GLAZING	---	U-0.31
VERTICAL FENESTRATION		TABLE C402.4
FIXED		U-0.38
OPERABLE		U-0.45
ENTRANCE DOORS		U-0.77
SHGC		
PF < 0.2		0.36
0.2 ≤ PF < 0.5		0.43
PF ≥ 0.5		0.58

TABLE C402.1.3 NOTES

ci = CONTINUOUS INSULATION
b = WHERE USING R-VALUE COMPLIANCE METHOD, A THERMAL SPACER SHALL BE PROVIDED OTHERWISE USE THE U-FACTOR COMPLIANCE METHOD IN TABLE C402.1.4.
d = WHERE HEATED SLABS ARE BELOW GRADE, BELOW GRADE WALLS SHALL COMPLY WITH EXTERIOR INSULATION REQUIREMENTS FOR HEATED SLABS.
e = "MASS FLOORS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3
g = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3
LS = LINEAR SYSTEM

TABLE C402.4 NOTES

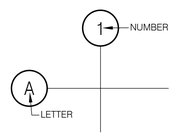
PF = PROJECTION FACTOR

TABLE C402.1.4 NOTES

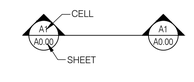
ci = CONTINUOUS INSULATION
b = WHERE USING R-VALUE COMPLIANCE METHOD, A THERMAL SPACER SHALL BE PROVIDED OTHERWISE USE THE U-FACTOR COMPLIANCE METHOD IN TABLE C402.1.4.
d = "MASS FLOORS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3
e = THESE C- F- AND U-FACTORS ARE BASE ON ASSEMBLIES THAT ARE NOT REQUIRED TO CONTAIN INSULATION.
g = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3
LS = LINEAR SYSTEM

THAT THESE INSULATION REQUIREMENTS SHALL BE MET AT NEW BUILDINGS AND WHERE EXISTING EXTERIOR ENVELOPE IS EXPOSED.

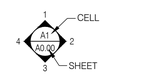
TYPICAL SYMBOLS



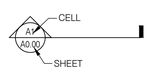
REFERENCE GRID LINES



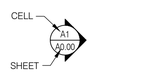
BUILDING SECTION



INTERIOR ELEVATION TAG



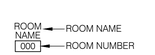
PARTIAL SECTION



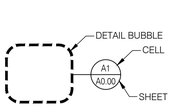
EXTERIOR ELEVATION TAG

CEILING HEIGHT TAG
(REFERENCED FROM LEVEL BELOW)

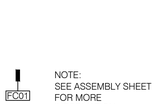
DOOR TAG



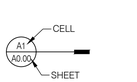
ROOM TAG



DETAIL REFERENCE BUBBLE



FLOOR/CEILING/ROOF ASSEMBLY TAG



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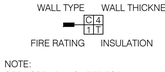


WALL ASSEMBLY TAG

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK M METSON
NO. 6305
REGISTERED ARCHITECT

1/6/23

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

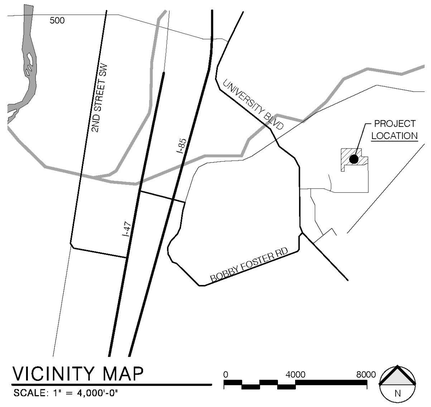
KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

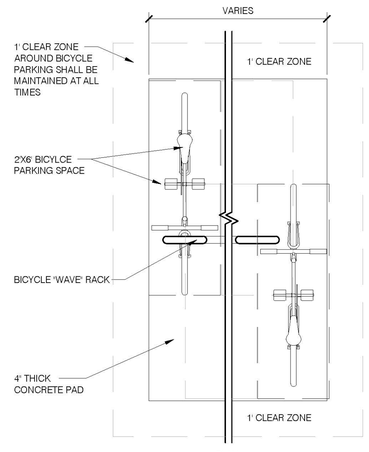
COVER SHEET

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

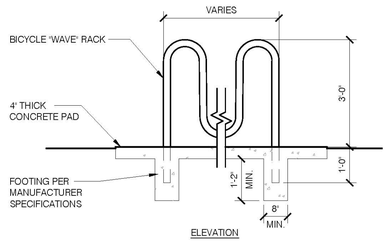
CS



VICINITY MAP
SCALE: 1" = 4,000'-0"



PLAN



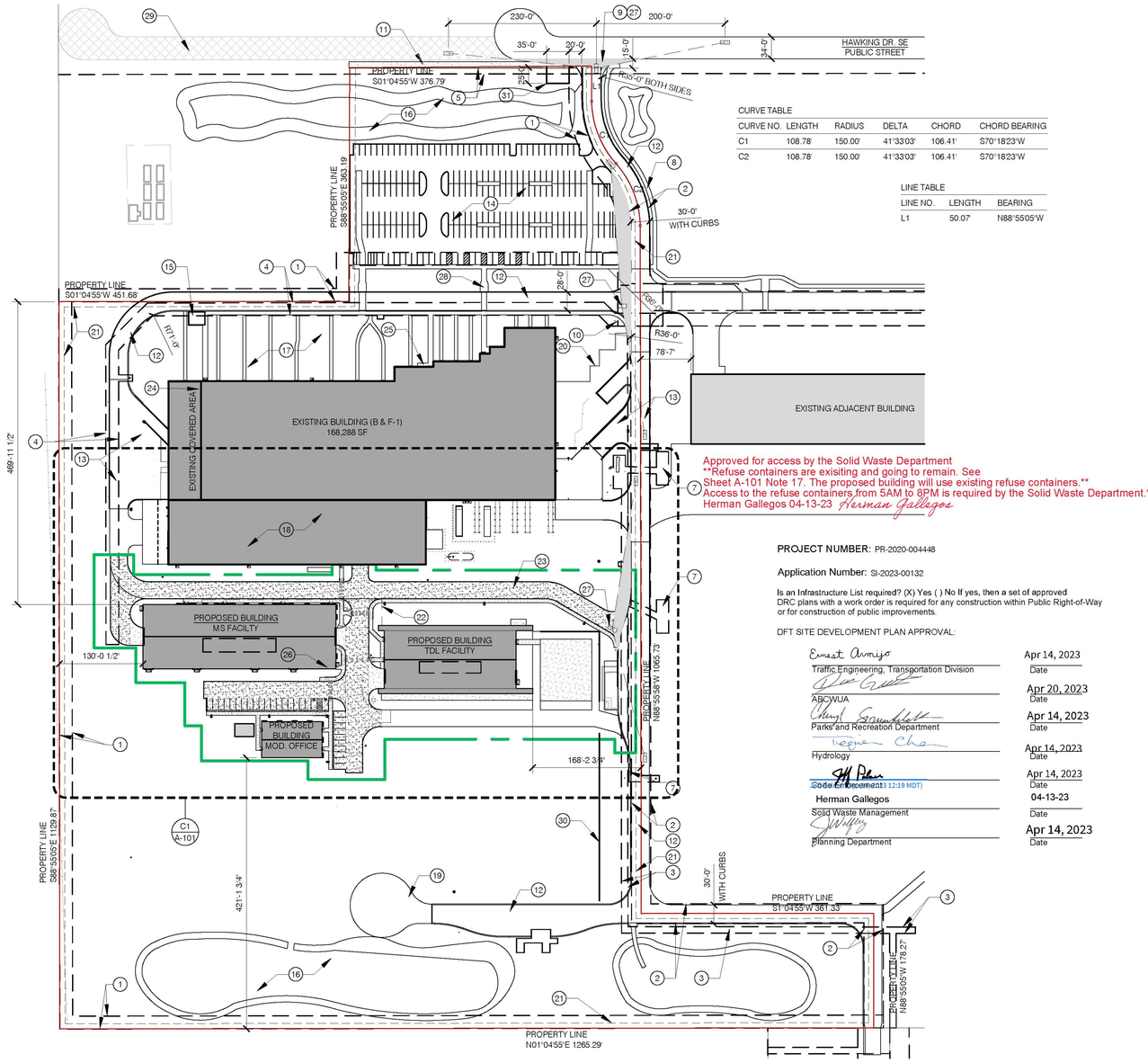
ELEVATION

NOTES:
A. BICYCLES FRAMES ARE SUPPORTED HORIZONTALLY IN TWO PLACES
B. THIS BICYCLE RACK STORES BICYCLES IN AN UPRIGHT POSITION
C. THIS RACK ALLOWS FOR VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
D. BICYCLES ARE NOT REQUIRED TO BE LIFTED INTO THE RACK
E. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING OTHER BICYCLES
F. BICYCLE RACK TO BE INSTALLED WITH CONCRETE FOOTINGS AS SHOWN OR ANCHORED TO CONCRETE SLAB PER MANUFACTURERS SPECIFICATIONS

D1 A-100 BICYCLE RACK DETAIL
SCALE: 1/2" = 1'

LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- LIMIT OF CONSTRUCTION
- PROPERTY LINE



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	108.78'	150.00'	41°33'03"	106.41'	S70°18'23"W
C2	108.78'	150.00'	41°33'03"	106.41'	S70°18'23"W

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	50.07'	N88°55'05"W

Approved for access by the Solid Waste Department
Refuse containers are exisiting and going to remain. See Sheet A-101 Note 17. The proposed building will use existing refuse containers.
Access to the refuse containers from 5AM to 8PM is required by the Solid Waste Department.**
Herman Gallegos 04-13-23 *Herman Gallegos*

PROJECT NUMBER: PR-2020-004448

Application Number: SI-2023-00132

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo Traffic Engineering, Transportation Division	Apr 14, 2023 Date
ABCWUA	Apr 20, 2023 Date
Parks and Recreation Department	Apr 14, 2023 Date
Hydrology	Apr 14, 2023 Date
Code Enforcement (Apr 13 12:19 MDT) Herman Gallegos Solid Waste Management	04-13-23 Date
Planning Department	Apr 14, 2023 Date

C2 A-100 SITE PLAN
SCALE: 1" = 100'

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. EXISTING 20' PRIVATE UTILITY EASEMENT
7. EXISTING PNM EASEMENT
8. EXISTING 6' WIDE ADA WALKWAY FROM RIGHT OF WAY TO THE PRIMARY BUILDING
9. EXISTING SITE ACCESS (INGRESS AND EGRESS) ONTO PRIVATE ACCESS EASEMENT
10. EXISTING SIGNAGE DIRECTING VISITOR AND DELIVERY TRAFFIC
11. 10' WIDE CONCRETE SIDEWALK TO BE CONSTRUCTED PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT# PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL.
12. EXISTING ASPHALT ACCESS DRIVE
13. EXISTING CONCRETE ACCESS DRIVE AND LOADING AREA
14. EXISTING ASPHALT PARKING LOT - SEE PARKING & TRAFFIC INFORMATION ON THIS SHEET
15. EXISTING COVERED GATHERING AREA WITH THREE PICNIC TABLES
16. EXISTING STORMWATER RETENTION POND
17. EXISTING WATER HARVESTING AND LANDSCAPED AREA
18. RECENT FACILITY ADDITION PER DRB PROJECT NUMBER PR-2020-004448
19. EXISTING GRAVEL AREA. VEHICULAR ACCESS RESTRICTED BY CONCRETE BARRICADES
20. EXISTING SCREENING WALL
21. 10' BUILDING SETBACKS PER MESA DEL SOL LEVEL B MASTER PLAN
22. EXISTING ASPHALT AREA TO BE REMOVED, APPROXIMATELY 15,400 SF
23. EXISTING GRAVEL ACCESS DRIVE TO BE PAVED WITH ASPHALT
24. EXISTING BIKE PARKING 7 - BIKE CAPACITY AND PROPOSED BIKE PARKING 3 - BIKE CAPACITY. COLOR TO BE SELECTED BY OWNER. BICYCLE RACKS SHALL MEET THE DESIGN CRITERIA IN SECTION 7-4(K)(2) OF THE DEVELOPMENT PROCESS MANUAL
25. EXISTING BIKE PARKING 9 - BIKE CAPACITY
26. SECURE LONG-TERM INDOOR BIKE PARKING 5 - BIKE CAPACITY
27. CLEAR SIGHT TRIANGLES AS REQUESTED BY THE TRANSPORTATION SECTION. 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. SEE SHEET A-101 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
28. ADA WALKWAY FROM PRIMARY PARKING TO PRIMARY BUILDING
29. PUBLIC WATER, SEWER, AND STREET EXTENSION PER INFRASTRUCTURE AGREEMENT BY OTHERS, PROJECT# PR-2019-001971. THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL, BUT ARE TO BE INCLUDED IN A NEW INFRASTRUCTURE IMPROVEMENT AGREEMENT, MORE INFORMATION PROVIDED IN THE 'UT' SHEETS
30. 5'-6" SPLIT FACE BURNISHED CMU BLOCK SCREENING WALL TO BE INSTALLED WITHIN TWO YEARS OF THE DATE OF THE OFFICE BUILDING ARC APPROVAL, UNLESS A BUILDING FULLY COMPLYING WITH THE MESA DEL SOL DESIGN GUIDELINES IS DEEMED TO BE A MORE VISUALLY APPEALING ALTERNATIVE TO THE STREET FACE. THE CONSTRUCTION OF SUCH BUILDING SHALL NOT REDUCE THE REQUIREMENT FOR A CMU WALL AT OTHER LOCATIONS ILLUSTRATED ON THE SITE PLAN.
31. NEW EASEMENT PROPOSED FOR NEW WATER METER VAULT AS REQUIRED BY ABCWUA. PAPER EASEMENT, IF REQUIRED, IS TO BE RECORDED PRIOR TO NEW WATER SERVICE CONNECTION.

PARKING AND TRAFFIC CONT'D:

PARKING STALL SIZING AND REQUIREMENTS
NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A

GENERAL NOTES:

A. TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) SHALL BE PROVIDED SEPARATE WATER AND SANITARY SEWER SERVICES THROUGH INDIVIDUAL, INDEPENDENT WATER, SEWER, AND FIRE LINES AS REQUIRED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) ORDINANCES WATER AND SEWER RATE ORDINANCE, § 1-1-3 (M) AND SEWER USE AND WASTEWATER CONTROL ORDINANCE, § 3-2-7. NO PROPERTY SHALL SHARE A WATER SERVICE OR FIRE LINE WITH ANY OTHER PROPERTY.
B. FUTURE BUILDINGS OR BUILDING ADDITIONS THAT ARE SERVED BY WATER, SEWER, AND FIRE LINES WITHIN TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) SHALL CONNECT TO SERVICES THAT ARE INDIVIDUAL AND INDEPENDENT TO TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) AS REQUIRED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) PER THE WATER AND SEWER RATE ORDINANCE, § 1-1-3 (M) AND SEWER USE AND WASTEWATER CONTROL ORDINANCE, § 3-2-7.
C. NO EASEMENTS ARE PROPOSED AS PART OF THIS SUBMITTAL.
D. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
E. ALL ADJACENT PROPERTIES ARE PLANNED COMMUNITY (PC) ZONED.
F. PARKING IS PROVIDED ON-SITE AND NO PARKING IS PROPOSED OFF-SITE.
G. NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
H. PROPOSED BUILDINGS ARE TO BE USED FOR LIGHT MANUFACTURING.
I. ACCESS EASEMENTS ARE NOT PROPOSED FOR THIS PROJECT.
J. ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
K. MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
L. A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITIES.
M. OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS PROJECT.
N. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
O. THERE ARE NO EXISTING STREET LIGHTS ON HAWKING DRIVE AND NONE ARE PROPOSED.
P. NO DRIVEWAYS FOR ADJACENT PROPERTIES OCCUR ON HAWKING DRIVE NEAR THE PROJECT SITE.
Q. NO ALTERNATE TRANSPORTATION FACILITIES, INCLUDING BIKEWAYS, TRAILS, OR PUBLIC TRANSIT, OCCUR NEAR THE PROJECT SITE.

GENERAL INFORMATION:

SITE INFORMATION

SITE ADDRESS:	5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106	
LEGAL DESCRIPTION:	A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING AND COMPRISED OF TRACT D-1 AND TRACT D-3 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 2017, AS DOCUMENT NUMBER 2017124120, IN BOOK: 2017C, PAGE: 159.	
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F) & OFFICE (B)	
LOT SIZE:	1,238,746.212 S.F. / 28.4377 ACRES	
BUILDING AREA:	MS FACILITY:	30,000 SF
	TDL FACILITY:	21,900 SF
	OFFICE BUILDING:	5,264 SF
	EXISTING:	168,288 SF
	TOTAL:	225,452 SF

PARKING AND TRAFFIC:

REQUIRED PARKING SPACES PER IDO TABLE 5-5-1:

USE	PARKING REQUIREMENT	TOTAL BUILDING SQ.FT.	REQUIRED PARKING
INDUSTRIAL -			
LIGHT INDUSTRIAL (EXISTING BUILDING)	1 SPACE /1,000 SF GFA	168,288	168 SPACES*
LIGHT MANUFACTURING (MS & TDL FACILITIES)	1 SPACE /1,000 SF GFA	51,900 TOTAL	51 SPACES*
OFFICES & SERVICES -			
OFFICE (MODULAR OFFICE)	3.5 SPACES / 1,000 SF GFA	5,264	18 SPACES*
	TOTAL REQUIRED (INCLUDING ACCESSIBLE SPACES)		238 SPACES

REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NMCBC TABLE 1106.1:
101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:
151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES

REQUIRED BICYCLE PARKING SPACES PER IDO TABLE 5-5-5:
NON-RESIDENTIAL USES NOT LISTED IN TABLE
10% OF REQUIRED OFF-STREET PARKING 238 X 0.10 = 24

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
TOTAL SPACES	238	193 + 30 NEW + 48 HOV** = 271
HOV SPACES	0	12
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	24	24 (8 NEW)

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

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RPM TEAM
Kairos Power

STATE OF NEW MEXICO
DEREK J. METSON
NO. 6345
REGISTERED ARCHITECT
2/11/23

1 REV1- DFT COMMENTS 2023-01-25
2 REV2- DFT COMMENTS 2023-03-01

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

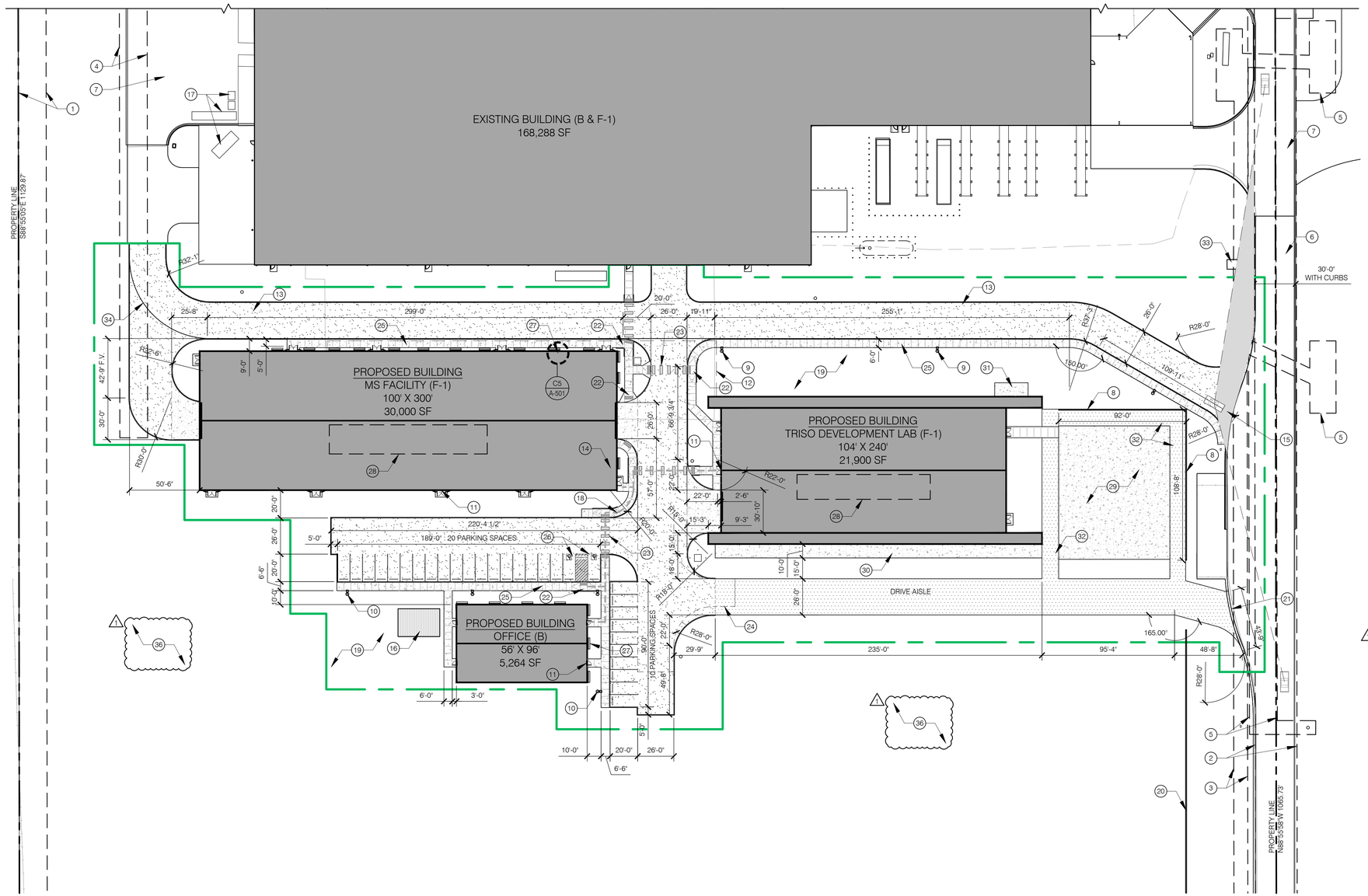
KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 19.4161 AC

SITE PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: MARCH 2, 2023

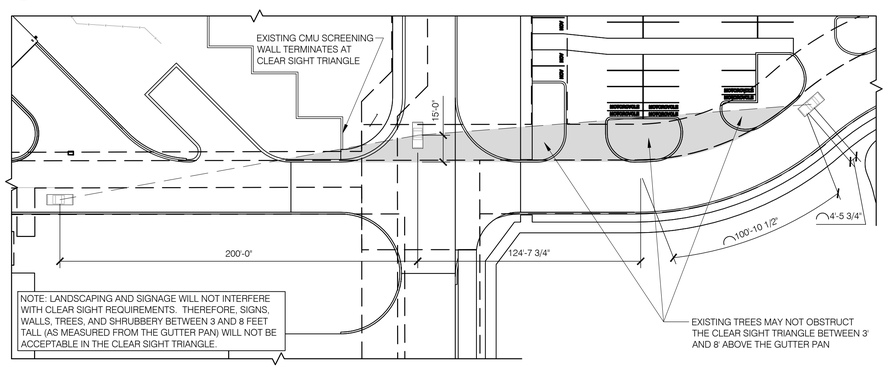
A-100



C1 A-101 ENLARGED SITE PLAN

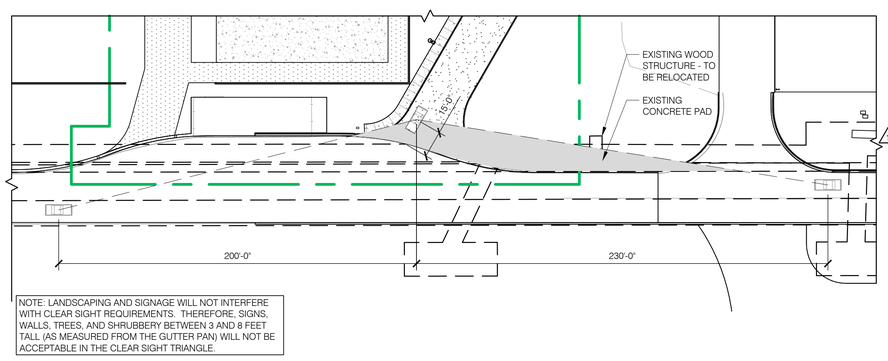
SCALE: 1" = 40'

0 50 100



D1 A-101 CLEAR SIGHT TRIANGLE - EAST OF EXISTING BUILDING

SCALE: 1" = 40'



D3 A-101 CLEAR SIGHT TRIANGLE - WEST OF EXISTING BUILDING

SCALE: 1" = 40'

GENERAL NOTES:

A. PROPOSED BUILDING ARE TO BE USED FOR LIGHT MANUFACTURING OR OFFICE USES.
B. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
C. NO PROPOSED REFUSE FACILITIES ARE INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.
D. REFER TO CIVIL DRAWINGS, SHEETS UT1 THROUGH UT6, FOR ADDITIONAL INFORMATION ON UTILITY LOCATIONS.
E. REFER TO PLUMBING DRAWING, SHEET P0.2, FOR UTILITY SIZING.
F. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE COVERAGE AND WATER HARVESTING DESIGN LAYOUT.
G. REFER TO STORM WATER CALCULATIONS FOR WATER HARVESTING CALCULATIONS.
H. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
I. NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.
J. PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LITHONIA MODEL WWDGE2 LED OR LITHONIA MODEL WDGE3 LED OVER SLIDING OR COILING DOORS. SEE SHEETS A-500 AND A-501 FOR MOUNTING HEIGHTS.
K. ALL PEDESTRIAN SIDEWALKS AND WALKWAYS OCCUR ON-SITE AND MAY BE AT LEAST 6' WIDE

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING PNM EASEMENT
6. EXISTING ASPHALT ACCESS DRIVE
7. EXISTING CONCRETE ACCESS DRIVE AND LOADING AREA
8. NEW 9' CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING SCREENING WALL TEXTURE. BLUE COLOR TO MATCH ADJACENT BUILDING ELEMENTS ON THE TDL FACILITY
9. NEW 25' POLE LIGHTS PER ELECTRICAL SITE AND PHOTOMETRIC PLAN - SHEETS E0.3 & E0.4
10. NEW 12' POLE LIGHTS TO ILLUMINATE NEW PARKING SPACED LESS THAN 100' APART PER PEDESTRIAN SCALE LIGHTING REQUIREMENTS - SEE ELECTRICAL SITE AND PHOTOMETRIC PLAN SHEETS E0.3 & E0.4
11. SITE LIGHTING AT PROPOSED BUILDINGS - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
12. EXISTING ASPHALT AREA TO BE REMOVED, APPROXIMATELY 15,400 SF
13. EXISTING GRAVEL ACCESS DRIVE TO BE PAVED WITH ASPHALT
14. SECURE LONG-TERM INDOOR BIKE PARKING 5 - BIKE CAPACITY SECURED BY ACCESS CONTROL AT EXTERIOR DOORS
15. CLEAR SIGHT TRIANGLE AS REQUESTED BY THE TRANSPORTATION SECTION. EXISTING AND PROPOSED 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. SEE BOTTOM OF THIS SHEET FOR ADDITIONAL INFORMATION AND DIMENSIONS.
16. NEW 1,600 SF OUTDOOR SEATING AND GATHERING AREA WITH 500 SF SHADE STRUCTURE AND 6 PICNIC TABLES. SURROUNDING AREA TO INCLUDE 4 ADDITIONAL PICNIC TABLES - SEE LANDSCAPE SHEET LP-102 FOR ADDITIONAL INFORMATION
17. EXISTING REFUSE FACILITIES (34 YD TRASH COMPACTOR, 30 YD OPEN TOP DUMPSTER, 6 YD DUMPSTER, & 6 YD RECYCLE DUMPSTER)
18. EXISTING ADA ACCESSIBLE WALKWAY FROM PARKING TO ADJACENT BUILDINGS
19. NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
20. 5'-6" SPLIT FACE BURNISHED CMU BLOCK SCREENING WALL TO BE INSTALLED WITHIN TWO YEARS OF THE DATE OF THE 11/15/2022 ARC APPROVAL, UNLESS A BUILDING FULLY COMPLYING WITH THE MESA DEL SOL DESIGN GUIDELINES IS DEEMED TO BE A MORE VISUALLY APPEALING ALTERNATIVE TO THE STREET FACE. THE CONSTRUCTION OF SUCH BUILDING SHALL NOT REDUCE THE REQUIREMENT FOR A CMU WALL AT OTHER LOCATIONS ILLUSTRATED ON THE SITE PLAN.
21. NEW CURB CUT IN EXISTING CURB FOR 26' WIDE DRIVE AISLE
22. CURB RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS, TYPICAL
23. PAINTED CROSS WALK STRIPING
24. BOUNDARY OF FIRE APPARATUS TURNAROUND
25. 6' WIDE CONCRETE WALKWAY WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH, TYPICAL
26. NEW ACCESSIBLE PARKING
27. NEW 8' TALL BY 8' WIDE TRELLISES SPACE A MAXIMUM OF 25' O.C.
28. NEW SIGNAGE PRINTED ON BUILDING FACADE. SIZE IS SKEWED DUE TO ROOF SLOPE. SEE EXTERIOR ELEVATION SHEETS A-500 AND A-501 FOR ADDITIONAL INFORMATION
29. NEW 96' X 80' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
30. NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
31. NEW 10' X 24' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
32. NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES
33. EXISTING WOOD STRUCTURE TO BE RELOCATED
34. EDGE OF EXISTING GRAVEL ACCESS AISLE
35. EXISTING CONCRETE PAD
36. EXISTING NATIVE VEGETATION TO BE PROTECTED FOR THE DURATION OF CONSTRUCTION. PROVIDE SILT FENCING AT THE PERIMETER OF THE PROJECT SCOPE AND REFRAIN FROM THE STORAGE AND USE OF EQUIPMENT IN THESE AREAS.

LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- LIMIT OF CONSTRUCTION

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RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6305
REGISTERED ARCHITECT

2/10/23

1 REV1- DFT COMMENTS 2023-01-25

KAIROS POWER FACILITY EXPANSION

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TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL SUBDIVISION OF TRACT D MES-A DEL SOL INNOVATIONPARK III CONT 16.4161 AC

ENLARGED SITE PLAN

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: FEBRUARY 10, 2023

A-101

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

2. ALL QUANTITIES SHOWN ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKEOFFS.

3. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.

4. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT TO RESOLVE ANY CONFLICTS.

5. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS, DESIGNATED TRAFFIC LANES, OR PEDESTRIAN TRAFFIC. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.

6. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITIES AND INFRASTRUCTURE. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 881 OR (811) 260-1990 FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING `FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

9. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

10. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES (IF ANY) FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING LOCATION, ELEVATIONS, AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE OWNER RESERVES THE RIGHT TO INSPECT ANY FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND TO HAVE THE CONTRACTOR REMOVE, REPLACE, AND/OR CORRECT ANY WORK THAT IS NOT IN COMPLIANCE AT THE CONTRACTOR'S EXPENSE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE; HOWEVER, FINAL RESPONSIBILITY FOR CORRECT INSTALLATION LIES WITH THE CONTRACTOR.

12. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.

14. A SAMPLE OF ALL MATERIALS AND COLORS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.

2. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.

PLANTING NOTES

1. THE LANDSCPAE PLANS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.

2. ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/8" CRUSHER FINES GRAVEL OR BARK MULCH EXCEPT WHERE NOTED IN THE PLAN.

3. ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.

4. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.

5. USE OF FRUIT TREES: GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANANCE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.

6. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF CONSTRUCTION.

7. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY AMERICAN HORT.

8. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.

9. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.

10. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.

11. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

12. PLANTS NOT WATERED ON THE SAME DAY AS PLANTED WILL BE REJECTED AND NO ADDITIONAL PAYMENT MADE THEREFORE.

13. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

14. ALL NEW PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. PLANTS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS INSTALLED AND FULLY OPERATIONAL.

SEEDING SCHEDULE

RECLAMATION SEED MIX
(per Section 1013 City of Abq. Seed Mix - a. Gravelly Uplands & Slopes)

Botanical	Common Name	#PLS/ AC
Bouteloua gracilis 'Hachita'	Blue Grama Bouteloua	7.0
Bouteloua curtipen dula 'Niner'	Side oats Grama	5.0
Stipa neomexicana	Needle & Thread Grass	2.0
Oryzopsis hymenoides	Indian Rice Grass	2.0
Koeleria macrantha	June Grass	1.0
Aristida purpurea	Purple Threeawn	1.0
Pleuraphis jamesii 'Viva'	Galleta	1.0
Dalea purpurea var purpurea	Purple Prairie Clover	0.25
Ratibida columnifera pulcherrima	Mexican Hat	0.25
Gaillardia aristata	Blanket Flower	0.25
Sphaeralcea parvifolia	Nelson Globemallow	0.25
Oenothera pallida	White Evening Primrose	0.25
Baileya multiradiata	Desert Marigold	0.25
Berlandiera lyrata	Chocolate Flower	0.25
Abronia fragrans or villosa	Sand Verbena	0.25

IRRIGATION PERFORMANCE SPECS.

GENERAL NOTES

1. THE WORK DESCRIBED AS "IRRIGATION" CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN THESE NOTES IN ADDITION TO MEETING ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS. ALL DESIGN, EQUIPMENT, INSTALLATION, AND TESTING SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS, SECTION 1001.

2. SYSTEM TO BE COMPRISED OF PVC MAINLINE, PVC LATERALS FOR TREE BUBBLERS, AND POLYETHYLENE FOR SHRUB DRIP ZONES. SYSTEM TO BE CONTROLLED BY AUTOMATIC IRRIGATION CONTROLLER, AUTOMATIC VALVES.

3. INSTALLATION FOR ALL IRRIGATION EQUIPMENT AND PIPE PER IRRIGATION DETAILS SHEET LI-501 AND LI-502.

4. PRIOR TO COMMENCING WORK CONTRACTOR SHALL PROVIDE A 30-SCALE PLAN TO THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHOWING COMPLETE SYSTEM LAYOUT, SCHEDULE OF VALVES, VALVE SIZES, MAINLINE AND LATERAL PIPE SIZES, SLEEVE LOCATIONS AND SIZES, AND COMPLETE LEGEND WITH A LIST OF COMPONENTS.

5. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERMITS NECESSARY FOR THE COMPLETION OF THE SYSTEM, EXCEPT THOSE SPECIFIED TO BE FURNISHED BY OTHERS. UNLESS OTHERWISE SPECIFIED OR INDICATED, THE CONSTRUCTION OF THE IRRIGATION SHALL INCLUDE THE FURNISHING, INSTALLING, AND TESTING OF ALL PIPE, FITTINGS, VALVES, HEADS, CONTROLLERS, WIRES, AIR RELEASE AND VACUUM VALVES, BACKFLOW PREVENTERS, AUTOMATIC DRAIN VALVES, MANUAL DRAIN VALVES, VALVE BOXES, AND ALL OTHER COMPONENTS PERTINENT TO THE DRAWINGS AND SPECIFICATIONS OF THIS SYSTEM. THE CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BORING, BACKFILLING, COMPACTING, CONCRETE POURING, ELECTRICAL WORK, WELDING, AND ANY OTHER WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

6. CONTRACTOR SHALL TEST AVAILABLE FLOW AND STATIC PRESSURE AND BASE DESIGN OFF OF THESE CONSTRAINTS., PRIOR TO SYSTEM INSTALLATION CONTRACTOR SHALL GAIN APPROVAL FROM LANDSCAPE ARCHITECT OF SYSTEM DESIGN AND COMPONENTS THROUGH SHOP DRAWINGS AND SUBMITTALS. CONTRACTOR SHALL BE LIABLE FOR ANY REWORK REQUIRED DUE TO INADEQUATE PRESSURE AT THE LAST HEAD OF ANY ZONE THAT CAUSES UNEVEN WATERING WITHIN THAT ZONE.

BACKFLOW PREVENTION

7. THE BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE ASSEMBLY INSTALLED TO MEET ALL LOCAL CODES, AND REQUIREMENTS. BACKFLOW DEVICE AND PLACEMENT MUST COMPLY WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE. INSTALL WITH POWER AND HEAT TAPE IN INSULATED FIBERGLASS BOX. PROVIDE BALL DRAINS ON THE VERTICAL INLET AND OUTLET PIPES. CONTRACTOR SHALL INSTALL PER DETAIL G/LI-501.

IRRIGATION CONTROLLER

8. PROVIDE COMMERCIAL TYPE CONTROLLER WITH CAPACITY FOR MORE THAN 8 STATIONS AND FLOW SENSOR MODULE. LOCATE CONTROLLER BEHIND (SOUTH OF) OFFICE BUILDING. COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE.

9. PROVIDE CONTROLLER AND COMPONENTS INSIDE OF METAL PEDESTAL MOUNT ENCLOSURE AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND THE DETAILS.

10. GROUND CONTROLLER AS PER MANUFACTURER'S INSTRUCTIONS.

BUBBLER COMPONENTS

11. BUBBLER EMITTERS SHALL BE LOW FLOW FULL CIRCLE TYPE AND PRESSURE COMPENSATING, 1/2" FIPT. INSTALLATION AT EACH PLANT SHALL BE PER DETAIL C&E/LI-502.

12. EACH TREE SHALL BE IRRIGATED WITH TWO (2) 1.0 GPM BUBBLERS PER 2" CALIPER OR LARGER TREE, AND (2) TWO 0.5 GPM BUBBLERS PER 15 GALLON OR 24" BOX TREE.

13. TREES AND SHRUBS MUST BE ZONED SEPARATELY. PLANT MATERIALS WITH NORTHERN AND EASTERN EXPOSURES SHALL BE ZONED SEPARATELY FROM THOSE WITH SOUTH AND WESTERN EXPOSURES IF LOCATED ADJACENT TO A BUILDING OR STRUCTURE.

DRIP COMPONENTS

11. POLY DRIP SUPPLY PIPING SHALL BE LOW DENSITY 3/4" POLYETHYLENE TUBING. DEPTH OF BURY SHALL BE 6". MAXIMUM RUN OF POLY PIPE SHALL BE 150 LINEAR FEET. MAXIMUM FLOW WITHIN A SECTION OF POLY PIPE SHALL BE 5 GPM. NO POLY PIPE SHALL BE INSTALLED UNDER PAVED AREAS. DISTRIBUTION TUBING SHALL BE 1/4" FLEXIBLE POLYVINYL TUBING. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE EIGHT FEET. INSTALL END CAPS AND LOCATE IN VALVE BOXES. FLUSH ALL TUBING BEFORE INSTALLING ANY EMITTERS. END CAPS FOR POLY TUBING OR MULTI EMITTIER DEVICE IF USED SHALL BE PLACED IN 6" VALVE BOX FOR EASY LOCATION IN THE FIELD.

12. PRESSURE REGULATORS SHALL BE USED THROUGHOUT EACH DRIP ZONE TO MINIMIZE PRESSURE FLUCTUATIONS WITHIN THE ZONE. ALL PRESSURE REGULATIONS SHALL BE LOCATED IN A VALVE BOX. PRESSURE REGULATOR SHALL REDUCE OPERATING PRESSURE TO 30 PSI AT THE REQUIRED FLOW FOR EACH DRIP ZONE.

13. DRIP EMITTERS SHALL BE BARB INLET TYPE AND PRESSURE COMPENSATING. ONE 1/4" TUBING STAKE SHALL BE LOCATED AT EACH EMITTER TO HOLD IT IN PLACE.

14. EACH SHRUB SHALL BE DRIP IRRIGATED WITH PRESSURE COMPENSATING 2.0 GPH EMITTERS. PROVIDE (2) TWO PER SHRUB.

IRRIGATION VALVES AND EQUIPMENT

15. INSTALLATION FOR ALL VALVES PER IRRIGATION DETAILS SHEET LI-501 AND LI-502.

16. CONTRACTOR SHALL INSTALL A TRUE-UNION-TYPE ISOLATION BALL-VALVE BETWEEN THE BACKFLOW PREVENTION DEVICE AND ANY SUBSEQUENT EQUIPMENT ALONG THE MAINLINE.

17. CONTRACTOR SHALL INSTALL A MANUAL DRAIN AT LOW POINT OF MAINLINE AND LOW POINT OF LATERAL LINE FOR EACH ZONE.

18. CONTRACTOR SHALL INSTALL AN AIR RELEASE VALVE AT HIGH POINT OF MAINLINE.

19. CONTRACTOR SHALL INSTALL A MASTER VALVE BETWEEN THE ISOLATION VALVE AND ANY SUBSEQUENT EQUIPMENT ALONG THE MAINLINE.

20. CONTRACTOR SHALL INSTALL A BRASS TYPE FLOW SENSOR AND CONNECT TO IRRIGATION CONTROLLER PER MANUFACTURER SPECIFICATIONS. FLOW SENSOR SHALL BE SIZED TO MAXIMUM AND MINIMUM FLOW OF IRRIGATION SYSTEM RATHER THAN PIPE SIZE.

21. VALVES FOR USE IN ELECTRICALLY CONTROLLED AUTOMATIC CONTROL SYSTEMS SHALL BE DIAPHRAGM ACTIVATED AND HYDRAULICALLY OPERATED SOLENOID VALVES.

22. AUTOMATIC VALVES FOR DRIP ZONES SHALL BE GLOBE VALVE TYPE WITH FILTER AND PRESSURE REGULATOR. SIZE AS ZONE DEMAND REQUIRES WITH A MAXIMUM FLOW OF 15 GPM. PLACE EACH VALVE IN A FIBERGLASS VALVE BOX. VALVE BOX SHALL BE TAN IF LOCATED IN GRAVEL OR NATURAL LANDSCAPE AREAS.

23. AUTOMATIC VALVES FOR TREE BUBBLER ZONES SHALL BE GLOBE VALVE TYPE. SIZE AS ZONE DEMAND REQUIRES WITH A MAXIMUM FLOW OF 30 GPM. PLACE EACH VALVE IN A FIBERGLASS VALVE BOX. VALVE BOX SHALL BE TAN IF LOCATED IN GRAVEL OR NATURAL LANDSCAPE AREAS. INSTALL VALVE PER DETAIL

PIPES AND FITTINGS

24. ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC. LATERAL PIPE CONFIGURATION PER APPROXIMATE LAYOUT AS SHOWN ON THE PLAN SHEET LI-104.

25. ALL MAINLINE PLASTIC PIPE WHICH IS 2" OR SMALLER, SHALL BE SCHEDULE 40 PVC AND SHALL CONFORM TO ASTM D 1785. ALL MAINLINE PIPE WHICH IS LARGER THAN 2" DIAMETER SHALL BE PVC 1120 OR 1220 (SDR-PR) PIPE, SDR-21 WITH A 200 PSI PRESSURE RATING AND CONFORMING TO ASTM D 2241, WITH FLEXIBLE JOINTS CONFORMING TO ASTM D 3139 UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. MAINLINE PIPE CONFIGURATION PER APPROXIMATE LAYOUT AS SHOWN ON THE PLAN SHEET LI-104.

26. ALL PIPING SHALL BE PLACED A MINIMUM OF 4' AND IDEALLY 10' FROM THE ROOT BALL OF EACH TREE. PIPE LAYOUT IN THE PLAN CONSIDERS THIS SPACING.

27. CONTRACTOR SHALL FURNISH AND INSTALL SUITABLE FITTINGS BETWEEN ALL PIPE AND COMPONENT CONNECTIONS.

DEPTH OF BURY

28. THERE SHALL BE MINIMUM OF 28" AND MAXIMUM OF 30" OF COVER FOR ALL CONSTANT PRESSURE MAINLINE. THERE SHALL BE A MINIMUM OF 18" AND MAXIMUM OF 20" COVER FOR ALL MAINLINE LOCATED DOWNSTREAM OF THE MASTER VALVE. THERE SHALL BE A MINIMUM OF 18" AND MAXIMUM OF 20" COVER FOR ALL LATERAL LINES.

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RPM TEAM
Kairos Power

STATE OF NEW MEXICO
ROBERT N. OBERDORFER
167
REGISTERED LANDSCAPE ARCHITECT
2/10/2023

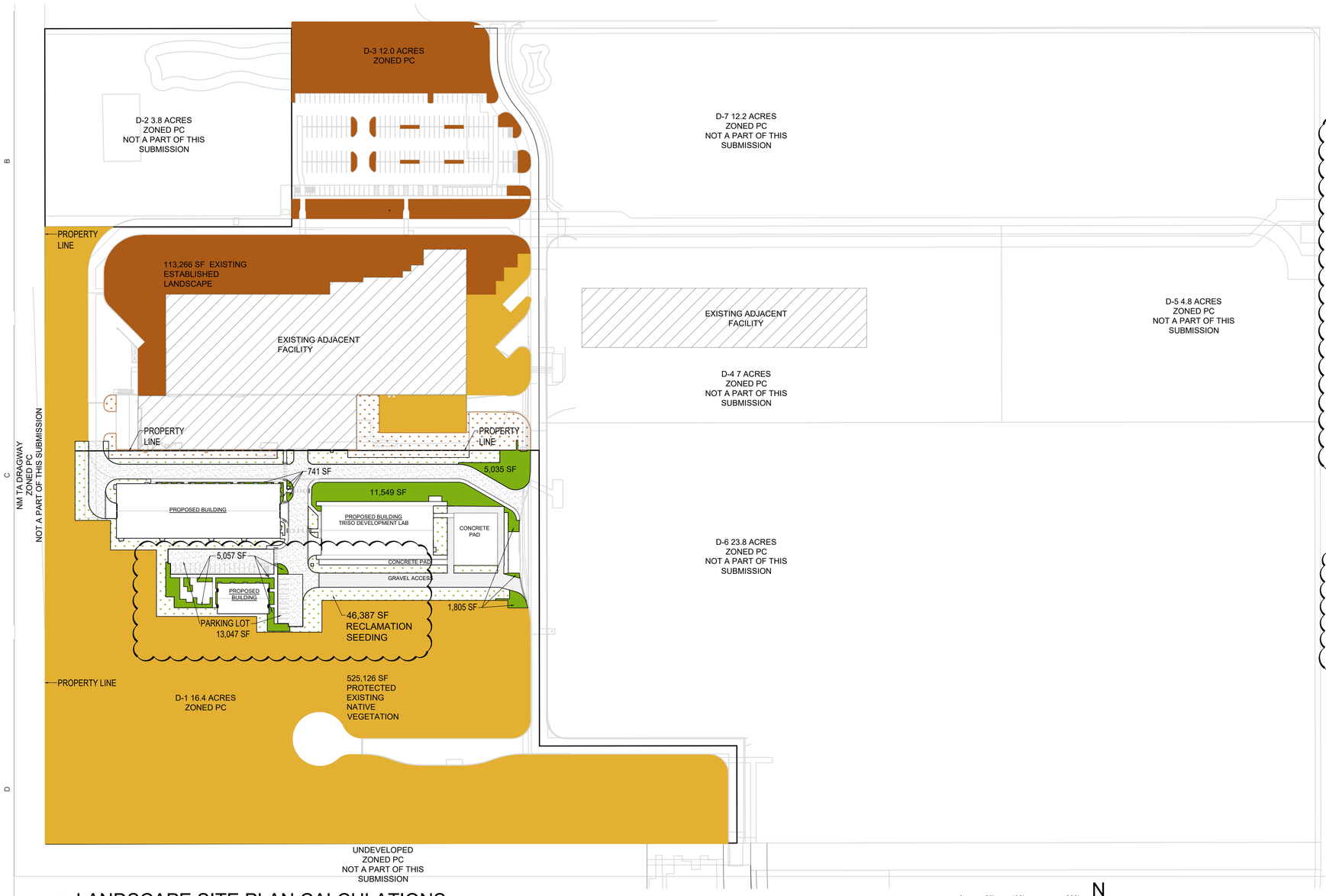
KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK #1 (CONT. 16.418 AC)

PROJECT NO.: 8000-22
DRAWN BY: WF
DATE: FEBRUARY 10, 2023

LANDSCAPE GENERAL NOTES

LP-100



A1 LANDSCAPE SITE PLAN CALCULATIONS
1" = 20'-0"

0 50' 100' 200'
SCALE: 1" = 100'

N

LEGEND LANDSCAPED AREA

- EXISTING ESTABLISHED LANDSCAPE AREAS TO REMAIN. 146,402 SQ. FT
- EXISTING RE-SEEDED AREAS TO REMAIN. 26,168 SQ. FT
- EXISTING NATIVE AREAS TO REMAIN. 515,126 SQ. FT
- NEW RE-SEEDED AREAS. 46,387 SQ. FT PROVIDED
- NEW IRRIGATED LANDSCAPE AREAS SURROUNDING THE BUILDING AND ENTRANCES. 24,188 SQ. FT PROVIDED.

COMPLIANCE WITH STANDARDS

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES (WITHIN 20' FROM BACK OF CURB) ALONG STREET FRONTAGES. ROAD RUNNING NORTH TO SOUTH ON THE EAST SIDE OF THE SITE IS A PRIVATE ACCESS ROAD, THEREFORE STREET TREES ARE NOT REQUIRED. LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

IDO 5-6 LANDSCAPING, BUFFERING AND SCREENING:
MINIMUM LANDSCAPE AREA 5-6(C)(2):
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
PLAN MEETS REQUIREMENTS OF IDO 5-6-G SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS.

PER IDO 5-6(F) PARKING LOT REQUIREMENTS. 10% OF PARKING LOT INTERIOR IS LANDSCAPED. ONE (1) TREE PER 10 PARKING SPACES REQUIREMENT IS MET. NO MORE THAN 10 PARKING SPACES BETWEEN TREES REQUIREMENT IS MET (ONE EXCEPTION APPROVED BY REVIEWERS IS DESCRIBED IN NOTE ON SHEET LP-102). NO PARKING SPACE IS MORE THAN 100 FEET IN ANY DIRECTION FROM A TREE TRUNK. PER MDS 2.2.2(G)(V) WATER HARVESTING TRENCHES FOR SURFACE RUNOFF ARE PROVIDED TO CAPTURE WATER FROM THE PARKING LOT.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVEL OR ORGANIC MULCH. COLOR, TAN, AVAILABLE FROM BUILDOLOGY (PH# 505-344-6626), OR APPROVED EQUAL. ORGANIC MULCH SHALL COVER MORE THAN 25% OF MULCHED AREAS. ALL MULCH SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.
PER COA SECTION 1013 DRAINAGE PONDS SLOPE STABILIZATION AND SEEDING REQUIREMENTS HAVE BEEN MET IF APPLICABLE.

LANDSCAPE AREAS ADJACENT TO THE PUBLIC SIDEWALK SHALL BE DEPRESSED BIOSWALES AT 12"-16" BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT.

ALL TREES IN THE PLAN ARE LISTED ON THE CITY OF ALBUQUERQUE OFFICIAL TREES LIST. RE-VEGETATION SEEDING PER SECTION 1030 SEED MIXES.

PLAN MEETS IDO 5-11(E)(3) REQUIREMENT TO PROVIDE AT LEAST ONE OUTDOOR SEATING AREA THAT IS A MINIMUM OF 500 S.F.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM HAS BEEN DESIGNED AND CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES, SHRUBS, & GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM.

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167
REGISTERED LANDSCAPE ARCHITECT
2/10/2023

KAIROS POWER FACILITY
EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16.4161 AC

LANDSCAPE
CONSTRUCTION DETAILS

PROJECT NO.: 8000-22
DRAWN BY: WF
DATE: FEBRUARY 10, 2023

LANDSCAPE
SITE PLAN
CALCS

LP-101

NEW DEVELOPMENT - PLANT AREA CALCULATIONS

VEGETATION - TREE	DIAMETER	AREA	QUANTITY	TOTAL AREA
Tree	70	3,847	0	0
	60	2,826	0	0
	50	1,963	0	0
	40	1,256	0	0
	30	707	0	0
	25	491	12	5888
	20	314	17	5338
	15	177	4	707
				11932

VEGETATION - SHRUB	DIAMETER	AREA	QUANTITY	TOTAL
Shrub	10	79	33	2591
	5	20	62	1216.75
	4	13	255	3202.8
	3	7	25	177
	2	3	437	1372
	1	1	0	0
				8559
TOTAL VEGETATIVE COVER				**20,491**

PARKING LOT ONLY - PLANT AREA CALCULATIONS

VEGETATION	DIAMETER	AREA	QUANTITY	TOTAL AREA
Tree	30	707	2	1413
	20	314	3	942
				2355
Shrub	10	79	4	314
	4	13	48	603
	2	3	79	248
1/2 of tree canopy counts toward understory				1177.5
				2342
TOTAL PARKING VEGETATIVE COVER				**4,697**

LANDSCAPE AREA CALCULATIONS

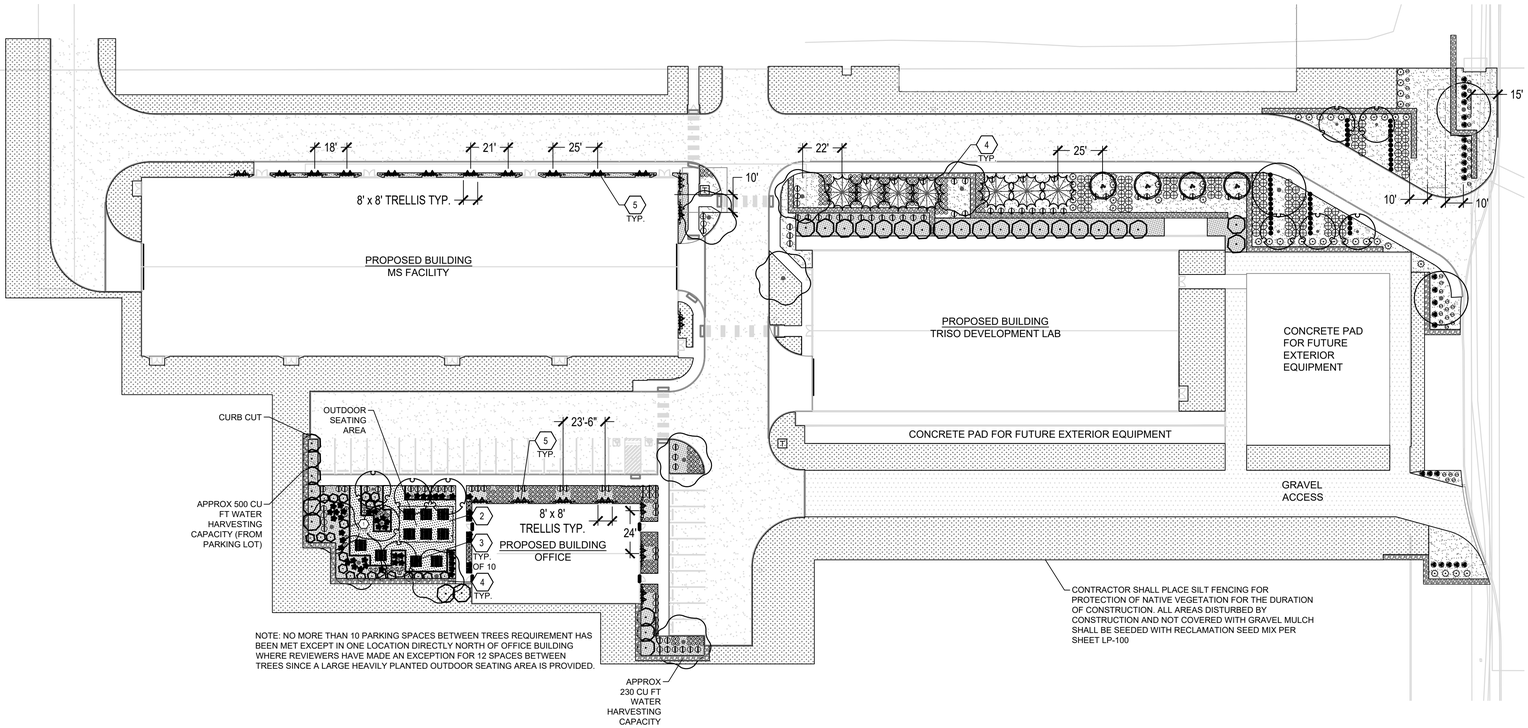
ITEM	SQFT	ACRE
Total Site Area	**1,238,750**	**28.44**
Gross Covered Area	211,435	4.85
Net Site Area	1,027,315	23.58
Landscape Area Required (15%)	154,097	3.54
Landscape Buffer Area Required	0	0.00
Total Landscape Area Required	**154,097**	**3.54**
Landscape Area Provided	170,430	3.91
Supplement seating areas (1/3)	1,981	0.05
Total Landscape Area provided	**172,411**	**3.96**
Landscaped Area Ratio to Site (Minimum of 15% required)	16.8%	
Total New Landscape Area provided Assumption: existing established landscape meets vegetative cover requirements	**24,188**	**0.56**
Total Required Vegetation Cover @ Maturity (75%)	18,141	0.42
Total Provided Vegetative Cover	**20,491**	**0.47**
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	7,256	0.17
Total Provided Vegetative Cover shrubs etc.	**8,559**	**0.20**
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)	84.7%	
Parking Lot Paved Area	**13,047**	**0.30**
Total Landscape required in parking lot (15%)	1,957	0.04
Parking Lot Landscape Area provided	**2,746**	**0.06**
Landscaped Area Ratio to Parking lot (Minimum of 15% required)	21.0%	
Total Provided Vegetative Cover in parking lot	**4,697**	**0.11**
Total Required Vegetation Cover with shrubs, groundcover, grasses (60%)	1,174	0.03
Total Provided Vegetative Cover shrubs etc. Including 50% of tree canopy coverage	**2,342**	**0.05**
Provided Cover Ratio to Proposed Landscape Area in parking lot (Minimum of 75% required)	85.3%	

LEGEND

- 1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.
- SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOILUTIONS, WITH DEWITT PRO-5 FILTER FABRIC.
- STABILIZED CRUSHER FINES, COMPACTED TO 95% MOD PROCTOR DENSITY. 4" DEPTH. COLOR: TAN
- COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501
- PERIPLOCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501

KEYED NOTES

1. 6" X 6" CONCRETE EDGER CURB. SEE DETAIL C/LP-501
2. 20' X 30' STEEL MONOSLOPE SHELTER. MFR. POLIGON SLOPE @ 12/1, MULTI-RIB METAL ROOF WITH 8' MINIMUM CLEAR HEIGHT. SEE DETAIL G/LP-501
3. 6' ADA ACCESSIBLE STEEL PICNIC TABLE, RECYCLED PLASTIC.MODEL: DuMor "TABLE 298-60-2PL" INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND DETAIL D/LC-501.
4. COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501
5. PLANTER AND TRELLIS PER ARCHITECT PLANS AND DETAIL F/LP-501
6. APPROXIMATE LOCATION OF EXISTING ELECTRICAL EQUIPMENT. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED AT LEAST 10' FROM ALL EQUIPMENT. CONTRACTOR SHALL SHIFT PLANTING ROWS AND GROUPINGS TO KEEP WITH THE DESIGN WHERE EQUIPMENT CONFLICTS EXIST.



A1 LANDSCAPE PLANTING PLAN ENLARGEMENT
1" = 20'-0"

0 20' 40' 80'
SCALE: 1" = 40'

N

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	HT. & SPD.	CAL.
	CELTIS LAEVIGATA RETICULATA NETLEAF HACKBERRY	25` X 25`	2" CAL.
	CHILOPSIS LINEARIS DESERT WILLOW	20` X 20`	2" CAL.
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30` X 20`	6` - 8` HT. B&B
	MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE	20` X 25`	2" CAL.
	VITEX AGNUS-CASTUS CHASTE TREE	15` X 15`	2" CAL.

SHRUBS	BOTANICAL / COMMON NAME	HT. & SPR.	SIZE
	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	3` X 4`	5 GAL.
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	12` X 10`	5 GAL.
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5` X 5`	5 GAL.
	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1` X 2`	1 GAL.
	SALVIA DORRII DESERT SAGE	2` X 3`	1 GAL.
	TEUCRIUM CHAMAEDRYS GERMANDER	1` X 2`	1 GAL.
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3` X 2`	1 GAL.
	MUHLENBERGIA RIGENS DEER GRASS	4` X 4`	1 GAL.
	NOLINA MICROCARPA SACAHUISTA	6` X 4`	1 GAL.
	NOLINA TEXANA TEXAS SACAHUISTA	2` X 2`	1 GAL.

SOD/SEED	BOTANICAL / COMMON NAME	SIZE	
	RECLAMATION SEED MIX PER CITY OF ABQ SECTION 1013, GRAVELY UPLANDS AND SLOPES SEE LP-100	SEED	46,758 SF

SEE PLANTING DETAILS A&B LP-501

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1200 CENTRAL AVE. SW, STE. B
ALBUQUERQUE, NM 87104
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RPM TEAM
Kairos Power

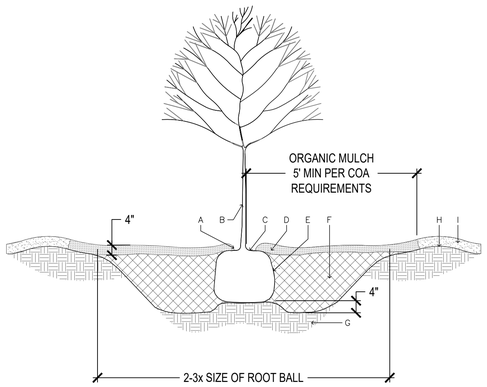
STATE OF NEW MEXICO
ROBERT N. OBERDORFER
167
REGISTERED LANDSCAPE ARCHITECT
2/10/2023

KAIROS POWER FACILITY
EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK) (CONT. 18.45 AC)

PROJECT NO.: 8000-22
DRAWN BY: WF
DATE: FEBRUARY 10, 2023

LANDSCAPE PLANTING PLAN ENLARGEMENT
LP-102



CONSTRUCTION NOTES:

A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.

B. TREE LOCATION AND SPECIES AS PER PLAN. A MINIMUM SETBACK OF 18" FROM THE TRUNK TO THE FACE OF CURB ALONG THE ROADWAY IS REQUIRED FOR ALL STREET TREES.

C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.

D. 4" DEPTH NATIVE BARK MULCH.

E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.

F. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (FROM WESTERN ORGANICS/GRO-WELL OR APPROVED EQUAL) AND 3/4 PART (BY VOLUME) EXISTING CLEAN SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.

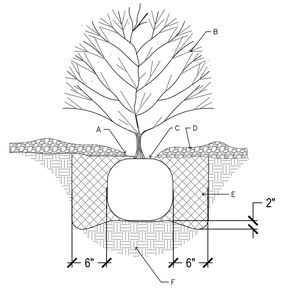
G. UNDISTURBED NATIVE SOIL.

H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.

I. MULCH PER PLAN

A ISOLATED TREE PLANTING

NOT TO SCALE



CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).

B. SHRUB LOCATION AND SPECIES AS PER PLAN

C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).

D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED

E. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (PER STANDARD COA SPECIFICATIONS) AND 3/4 PART (BY VOLUME) EXISTING SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.

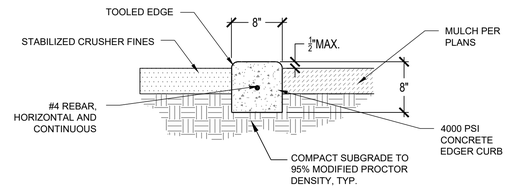
F. UNDISTURBED NATIVE SOIL.

B ISOLATED SHRUB PLANTING

NOT TO SCALE

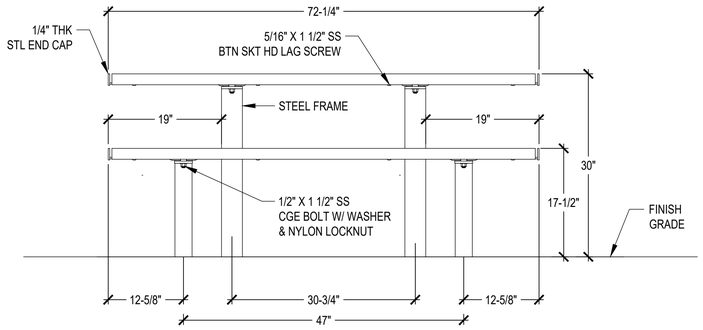
NOTE:

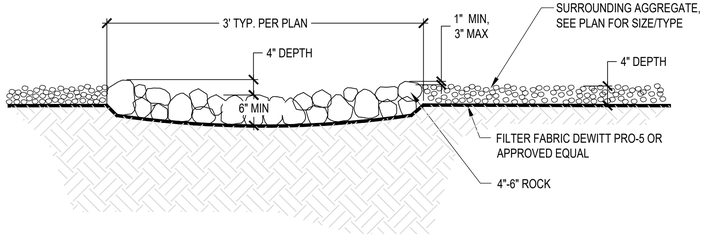
CONTROL JOINTS TO BE PLACED AT 5' O.C.
EXPANSION JOINTS TO BE PLACED AT 20' O.C.

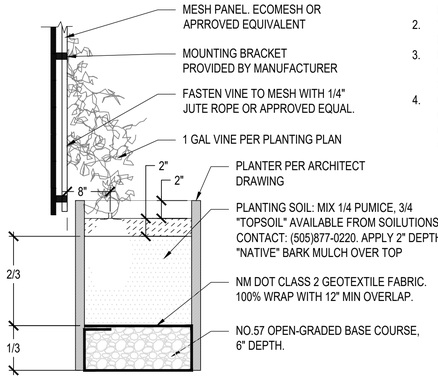


C CONCRETE EDGER CURB

NOT TO SCALE

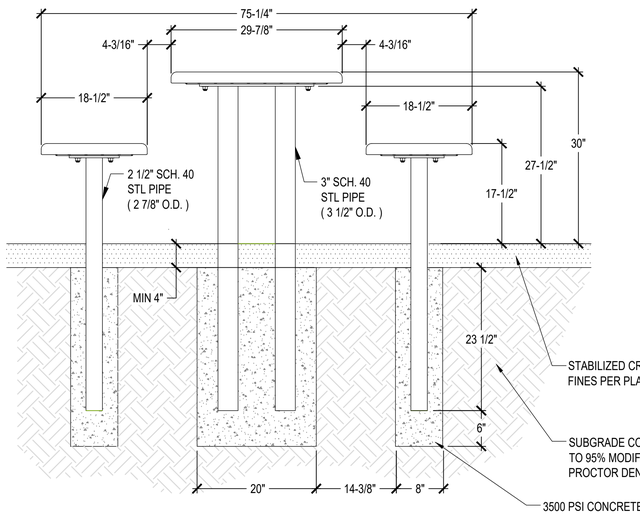






NOTE:

1. PANEL SHOULD BE CENTERED ON PLANTER.
2. WALL-MOUNTED INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
3. MFR: McNICHOLS (WWW.MCNICHOLS.COM) MODEL: 34EM033548
4. COLOR: POWDER-COATED RAL: 8017 OR APPROVED EQUAL PROVIDE COLOR SAMPLES FOR SELECTION BY OWNER'S REPRESENTATIVE.



D PICNIC TABLE INSTALLATION

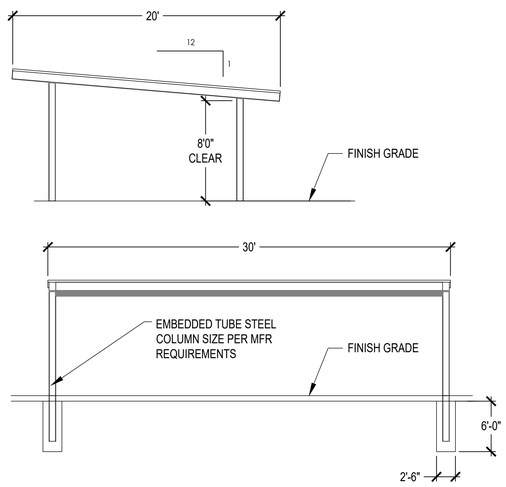
NOT TO SCALE

E LANDSCAPE COBBLE WATER HARVESTING TRENCH

NOT TO SCALE

NOTES:

1. MFR: DUMOR
2. ADA ACCESSIBLE MODEL: 298-60-2PL
3. IN GROUND MOUNT
4. RECYCLED PLASTIC SLATS, COLOR: REDWOOD
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING. COLOR: WHITE
6. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS

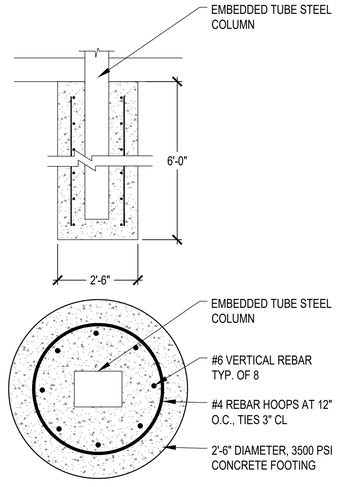


G 20' X 30' SHADE STRUCTURE INSTALLATION

NOT TO SCALE

F INSTALLATION VINES @ PLANTER AND TRELLIS

NOT TO SCALE



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RPM TEAM
Kairos Power

STATE OF NEW MEXICO
ROBERT N. OBERDORFER
167
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2/10/2023

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PERMIT REVIEW DOCUMENTS

KAIROS POWER FACILITY
EXPANSION

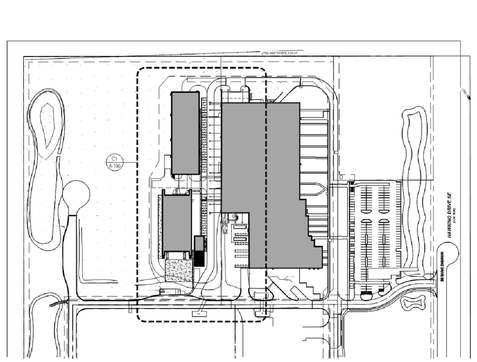
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.416 AC

LANDSCAPE
CONSTRUCTION DETAILS

PROJECT NO.: 8000-22
DRAWN BY: WF
DATE: FEBRUARY 10, 2023

LP-501

KAIROS POWER FACILITY CIVIL PLANS
5201 HAWKING DR, ALBUQUERQUE, NM 87106



1 VICINITY MAP

Scale: NTS

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF ALBUQUERQUE, NEW MEXICO STANDARD PLANS AND SPECIFICATIONS..
2. EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY THE OWNER FROM A PREVIOUS PROJECT DATED SEPTEMBER 2020. CONTRACTOR SHALL VERIFY SITE CONDITIONS.
3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY LOCATION BY OBTAINING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. EXERCISE CAUTION DURING EXCAVATION.
4. VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. RECORD LOCATION AND CHANGES TO UTILITIES IN SURVEY NOTES AND ON AS-BUILD DRAWINGS.
5. ELEVATION POINTS SHOWN ARE BASED ON NAVD88 DATUM.
6. RESTORE ALL DISTURBED PROPERTY OUTSIDE OF WORK LIMITS TO ORIGINAL CONDITIONS AND/OR IN ACCORDANCE WITH COUNTY OF SACRAMENTO STANDARDS..
7. THE CONTRACTOR SHALL FOLLOW ALL CITY OF ALBUQUERQUE REGULATION FOR NOISE HOURS OF OPERATIONS AND DUST CONTROL.
8. WATER RESULTING FROM CONTRACTOR'S DEWATERING EFFORT, IF ANY, MAY NOT BE PUMPED OF OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS PERMITS ARE OBTAINED BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, THOSE REQUIRED BY CITY STORM WATER PLAN REVIEW OFFICE. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM AN EXCAVATION ONTO ROADWAYS., CONTRACTOR SHALL PROVIDE A DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF NECESSARY PERMITS AND APPROVALS TO THE MOA RIGHT OF WAY PERMIT OFFICE.
9. KEEP SITE FREE OF CLUTTER.
10. MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. SWEEP SITE ENTRANCE AND EXIT DURING CONSTRUCTION WHEN SOILS ACCUMULATE TO DEPTHS GREATER THAN ONE-FOURTH INCH. WATER EXPOSED SOILS AS NECESSARY TO CONTROL GENERATION OF DUST. CONSTRUCTION ACTIVITIES SHALL BE MONITORED ON A DAILY BASIS TO DETERMINE IF TRACKING OF DIRT AND DEBRIS ONTO THE ADJACENT ROADWAYS HAS OCCURRED. ANY NECESSARY CLEANUP SHALL BE ACCOMPLISHED ON A DAILY BASIS.
11. REVISIONS THAT ALTER THE REVIEWED AND APPROVED DESIGN INTENT REFLECTED IN THIS SET OF SIGNED CONSTRUCTION DRAWINGS MUST BE SUBMITTED TO CITY DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ADJUSTMENTS NECESSARY TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE IF SUCH ADJUSTMENTS ARE WITHIN THE SCOPE OF THE DESIGN INTENT AND ARE APPROVED BY THE ENGINEER OF RECORD.
12. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR PRECISE LOCATIONS OF ALL STRUCTURES.
13. CONTRACTOR SHALL REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND TYPES OF UTILITY CONNECTIONS.
14. ALL MEANS AND METHODS OF CONSTRUCTION ARE AT THE DISCRETION OF THE CONTRACTOR.
15. ALL EARTHWORK SHORING AND STRUCTURAL SHORING IS BY CONTRACTOR.

LEGEND

TP:NAVD88	TOP OF PAVEMENT ELEVATION POINT
BW:NAVD88	BACK OF WALK ELEVATION POINT
TC:NAVD88	TOP OF CURB ELEVATION POINT
FL:NAVD88	FLOW LINE ELEVATION POINT
	NEW GRADNIG CONTOUR
	EXISTING ELEVATION POINT TO REMAIN
	EXISTING CONTOUR TO REMAIN
	ELECTRICAL CONDUIT – SEE MEP PLANS FOR SIZES
	NEW WATER LINE SEE MEP PLANS FOR ADDITIONAL INFO
	NEW SEWER LINE
	SEWER CLEANOUT
	LIGHT POLE

SHEET INDEX

SHEET NO.	SHEET TITLE
COVER	COVER
C1	EXISTING CONDITIONS
C2	GRADING & DRAINAGE
C3	FINE GRADING PLAN 1
C4	FINE GRADING PLAN 2
C5	FINE GRADING PLAN 3
C6	EROSION AND SEDIMENT CONTROL PLAN
C7	CIVIL DETAILS 1
C8	CIVIL DETAILS 2
C9	CIVIL DETAILS 3
UT1 - UT6	UTILITY PLANS

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RPM TEAM

PROFESSIONAL ENGINEER STATE OF NEW MEXICO
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
NO. 028082

DIEGO A. GOMEZ
NEW MEXICO
19357
2-12-22
PROFESSIONAL ENGINEER

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

EXISTING CONDITIONS

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

COVER

MESA DEL SOL
INNOVATION PARK II
FILED: AUGUST 7, 2008
(BK. 2008C, PG. 175)

EXISTING CONDITION

SCALE: 1" = 40'

C1

NOTE: EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS SHEET. REFER TO UTILITY PLANS ON SHEETS UT1 THROUGH UT7.

SCHEMATIC DESIGN PHASE

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RPM TEAM

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NEW MEXICO
19357
PROFESSIONAL ENGINEER
2-12-23

DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028082
PROFESSIONAL ENGINEER
STATE OF NEW MEXICO

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III) CONT 16.4161 AC

EXISTING CONDITIONS

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 10.8.2022

C1

EXISTING FF=5302.07

EXISTING FF=5302.07

COMPACTOR MOTOR

SILT:1.6

PROPOSED BUILDING
MS FACILITY

FF: 5300.55

PROPOSED BUILDING
TRISO DEVELOPMENT LAB

FF: 5300.90

CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT

CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT

FF: 5301.50

PREFAB. SD. FITTING

DRAIN INLET
TOD: 5299.60'
INV 5295.00'

DRAIN INLET
TOD: 5299.00'
INV 5297.00'

DRAIN INLET
TOD: 5299.20'
INV 5297.50'

DRAIN INLET
TOD: 5299.58'
INV 5293.00'

DRAIN INLET
TOD: 5299.90'
INV 5290.60'

8" SCH 40 PVC 1% MIN

10" PVC

12" SCH 40 PVC 1% MIN SLOPE

LIMITS OF GRADING

EXISTING RETENTION POND

3" HIGH BARBWIRE FENCE

APPROXIMATE PL

FOUND 1.25" PLASTIC CAP STAMPED "PHILLIPS PS 15517"

BH 21 099 01
SET 2" ALUMINUM CAP
STAMPED "BH 210901"
N=1458344.579
E=1455442.655
ELEV=5298.32

FOUND 1.25" NAIL WITH WASHER STAMPED "PS 15517"

EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT

EXISTING 20' WATERLINE EASEMENT GRANTED TO ABCWUA FILED: JANUARY 5, 2018 (DOC# 2018001454)

EXISTING PNM EASEMENT FILED: OCTOBER 16, 2008 (DOC #20081133431)

EXISTING 30' PERMANENT PRIVATE ACCESS EASEMENT FILED: DECEMBER 29, 2017 (BK: A50, PG: 299) SEE NOTE NO. 7

EXISTING PNM EASEMENT FILED: OCTOBER 16, 2008 (DOC #20081133431)

DIRT ROAD

PATH

LIGHTING PULL BOX

LIGHTING PULLBOX

CONC. DRIVE WAY

CONC. SIDEWALK

LANDSCAPING PER LANDSCAPE ARCHITECTURAL PLANS

N WATER HARVESTING TRENCH PER LANDSCAPE ARCHITECT

CLEARING AND GRUBBING :

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENT DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. IF APPLICABLE, ALL ABANDONED BUILDING AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSE), FENCES, VEGETATION AND ANY SURFACES DEBRIS SHALL BE REMOVED AND DISPOSED OFF THE SITE BY THE CONTRACTOR.

C. IF APPLICABLE, ALL ABANDONED SEPTIC TANK AND ANY OTHER SUBSURFACE STRUCTURE EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. IF APPLICABLE, ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOUSHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOIL ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED;

1. EXCAVATE AND TOTALLY REMOVE UTILITY LINE FROM THE TRENCH.
2. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
3. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET AND THE CONCRETE MIXED EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXCAVATION/TRENCHING :

A. UPON COMPLETION OF THE SITE PREPARATION, THE CONTRACTOR SHALL MAKE EXCAVATION TRENCHING FOR UTILITIES IN ACCORDANCE WITH THE CIVIL UTILITY PLANS, MEP PLANS, ALL FILL AND TRENCH RESTORATION SHALLBE IN ACCORDANCE WITH THE SOILS REPORT,BY GEOTEST INC., ROBERT D BOOTH.

SEASONAL LIMITS AND DRAINAGE CONTROL :

FILL MATERIAL SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

DUST CONTROL :

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOVE THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEMS OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

INDEMNITY :

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNITY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS,FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUR NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

SAFETY :

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

LEGEND

- TP/TG/NAVD88 — NEW TOP OF PAVEMENT OR TOP OF GRADE ELEVATION POINT
- BW/NAVD88 — NEW BACK OF WALK ELEVATION POINT (IF E IS INDICATED WF)
- TC/NAVD88 — NEW TOP OF CURB ELEVATION POINT (IF E IS INDICATED WF)
- FL/NAVD88 — NEW FLOW LINE ELEVATION POINT (IF E IS INDICATED WF)
- NEW GRADING CONTOUR
- EXISTING ELEVATION POINT TO REMAIN
- EXISTING CONTOUR TO REMAIN
- NEW ELEVATION CONTOUR
- NEW DRAINAGE CONDUIT PVC SCH 40, SIZE PER PLAN.
- NEW DRAINAGE INLET 24"x24"x36"D.

GRADING AND DRAINAGE KEYED NOTES

1. PARKING TO ASPHALT ROAD . SEE DETAIL 1 ON SHEET C7.
2. DRAINAGE CONDUIT SEE DETAILS 12 & 13 ON C8.
3. DRAINAGE INLET DETAIL 15, C8.
4. ASPHALT ROAD DETAIL 7 ON SHEET C7
5. GRAVEL ROAD DETAIL 8 ON SHEET C7
6. CONCRETE SIDEWALK DETAIL 10 ON SHEET C7. FOR THE CURB REFER TO DETAIL 11 ON C7.

DIEGO A. GOMEZ — NEW MEXICO — 19357 — PROFESSIONAL ENGINEER — 2-12-22

GRADING AND DRAINAGE PLAN

C2

SCALE: 1" = 40'

N

SCHEMATIC DESIGN PHASE

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER — STATE OF NEW MEXICO — DMITRIY LASHKEVICH — Exp : 12.31.2023 — CIVIL — NO 022808

KAIROS POWER FACILITY
EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16.4161 AC

GRADING & DRAINAGE PLAN

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C2

TC: 5300.45'
FL: 5299.75'

TC: 5300.45'
FL: 5299.85'

TC: 5300.40'
FL: 5299.60'

FL: 5299.70'

DRAIN INLET
TOD: 5299.60'
INV 5295.00'

TG: 5299.75'

TC: 5300.00'
FL: 5299.40'

BW: 5300.50'

BW: 5300.50'

BW: 5300.50'

BW: 5300.50'

TG: 5299.75'

TG: 5299.70'

TG: 5299.75'

PROPOSED BUILDING
MS FACILITY

DIEGO A. GOMEZ
NEW MEXICO
19357
2-12-22
PROFESSIONAL ENGINEER

FF: 5300.55

TG: 5300.55'

SEE ABBREVIATION LEGEND C2

TG: 5300.55'

CONCRETE DRIVEWAY 9/C7

CONC. DRIVEWAY 9/C7
2% SLOPE MAX

TG: 5300.00'

TG: 5300.00'

BW: 5300.35'

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR

TG: 5300.00'

TG: 5300.00'

TG: 5300.00'

TG: 5299.70'

TG: 5299.80'

TG: 5299.60'

TG: 5299.60'

TG: 5300.25'

TG: 5299.50'

TW: 5300.05'

TW: 5300.05'

TG: 5299.80'

TG: 5299.85'

TG: 5299.95'

TG: 5299.85'

TG: 5300.65'

NO PARKING

TC: 5300.60'
FL: 5300.10'

TC: 5300.70'
FL: 5300.20'

TC: 5300.80'
FL: 5300.50'

BW: 5300.70'

TC: 5300.80'
BW: 5300.90'

6" CURB

6" CURB

TG: 5301.00'

TG: 5300.05'

TG: 5300.80'

TG: 5300.00'

TG: 5301.70'

8" CURB

NOTE: TOPOGRAPHIC CONTOURS ARE NOT SHOWN ON THIS PLAN BECAUSE THE ELEVATION CHANGE IS SLIGHTLY OVER 1'. FOR ELEVATION CONTOURS AND LIMITS OF GRADING REFER TO C2.

R HARVESTING TRENCH PER LANDSCAPE ARCHITECT

C3 FINE GRADING PLAN 1

SCALE: 1" = 10'

N

Greenbox Architecture
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OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER
OREGON
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028063

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

FINE GRADING PLAN 1

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C3

BW: 5299.60'
TC: 5299.50'
FL: 5299.00'

BW: 5299.90'
TC: 5299.81'
FL: 5299.31'

BW: 5300.35'
TC: 5300.30'
FL: 5299.80'

FL: 5300.00'

DRAIN INLET
TOD: 5299.00'
INV 5297.00'

TG: 5300.90'

TG: 5300.90'

TG: 5300.90'

TG: 5300.40'

PROPOSED BUILDING
TRISO DEVELOPMENT LAB

FF: 5300.90

NOTE: TOPOGRAPHIC CONTOURS ARE NOT SHOWN ON THIS PLAN BECAUSE THE ELEVATION CHANGE IS SLIGHTLY OVER 1'. FOR ELEVATION CONTOURS AND LIMITS OF GRADING REFER TO C2.

SEE ABBREVIATION LEGEND C2

CONC. DRIVEWAY 9/C7

DRIVEWAY 9/C7

TG: 5301.90'

TG: 5301.60'

TG: 5301.90'

CONCR
FUTUR
EQUIPI

TG: 5300.10'

TG: 5300.90'

CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT

TG: 5300.80'

TG: 5300.90'

TG: 5299.90'

TG: 5299.50'

TG: 5299.90'

C4 FINE GRADING PLAN 2
SCALE: 1" = 10'

SCHEMATIC DESIGN PHASE

DIEGO A. GOMEZ
NEW MEXICO
19357
2-12-23
PROFESSIONAL ENGINEER

DMITRIY LASHKEVICH
PROFESSIONAL ENGINEER STATE OF NEVADA
Exp : 12.31.2023
CIVIL
No. 028082

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

KAIROS POWER FACILITY
EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

FINE GRADING PLAN 2

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C4

NOTE: TOPOGRAPHIC CONTOURS ARE NOT SHOWN ON THIS PLAN BECAUSE THE ELEVATION CHANGE IS SLIGHTLY OVER 1'. FOR ELEVATION CONTOURS AND LIMITS OF GRADING REFER TO C2.

TG: 5299.60'
TG: 5299.50'
TG: 5299.60'
TG: 5299.80'
TG: 5299.85'
TG: 5299.95'
TG: 5299.85'
TG: 5300.65'
TG: 5300.25'
TW: 5300.05'
TW: 5300.05'

TC: 5300.60'
FL: 5300.10'
BW: 5300.70'
TC: 5300.70'
FL: 5300.20'
TC: 5300.80'
FL: 5300.50'
TC: 5300.80'
BW: 5300.90'
NO PARKING
6" CURB
6" CURB
TG: 5300.80'
TG: 5301.00'
TG: 5300.05'
TG: 5300.00'
TG: 5301.70'
TG: 5301.70'
TG: 5301.50'
TG: 5301.50'
FF: 5301.50
6" CURB
TG: 5301.40'
TG: 5301.50'
BW: 5300.55
TC: 5300.50'
FL: 5300.00'
TG: 5301.30'
BW: 5300.35
TC: 5300.30'
FL: 5299.80'
LANDSCAPING PER LANDSCAPE ARCHITECTURAL PLANS
N WATER HARVESTING TRENCH PER LANDSCAPE ARCHITECT

DIEGO A. GOMEZ NEW MEXICO 19357 PROFESSIONAL ENGINEER 2-12-23

DRT
GS 5298.67' DRT
N WATER HARVESTING TRENCH PER LANDSCAPE ARCHITECT

GS 5298.54' DRT
GS 5298.08' DRT
GS 5299.30' DRT
GS 5301.86' DRT
GS 5298.54' DRT
GS 5299.11' DRT
GS 5301.32' DRT

5299
5299
5300
5300

C3 FINE GRADING PLAN 3
SCALE: 1" = 10'

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OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER STATE OF NEVADA
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028092

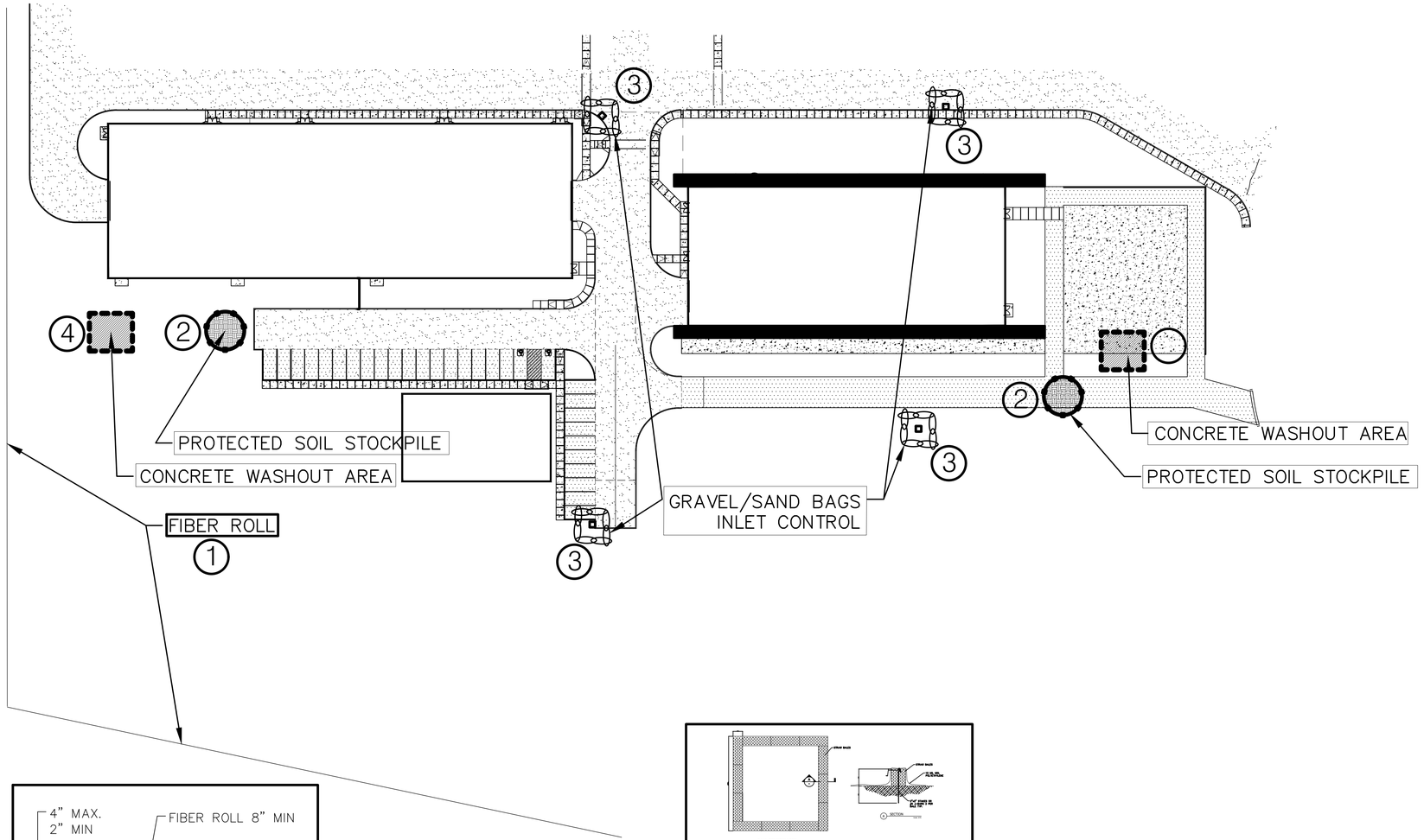
KAIROS POWER FACILITY
EXPANSION

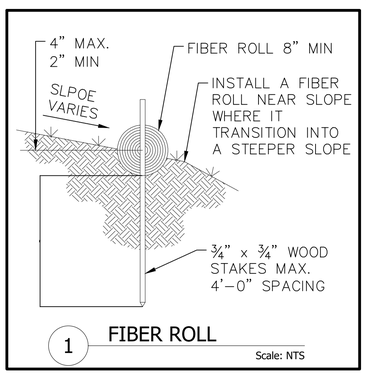
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK III) CONT 16.4161 AC

FINE GRADING PLAN 3

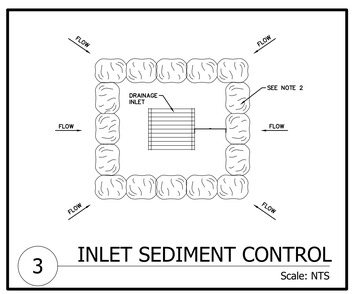
PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C5

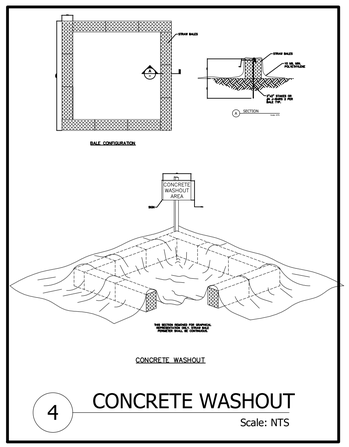




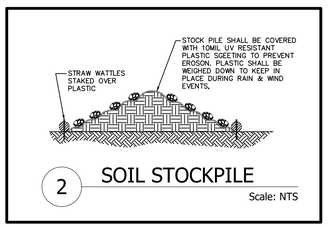
1 FIBER ROLL
Scale: NTS



3 INLET SEDIMENT CONTROL
Scale: NTS



4 CONCRETE WASHOUT
Scale: NTS



2 SOIL STOCKPILE
Scale: NTS

C6 EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

N

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RPM TEAM

DIMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
NO. 028082
REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON

DIEGO A. GOMEZ
NEW MEXICO
19357
PROFESSIONAL ENGINEER

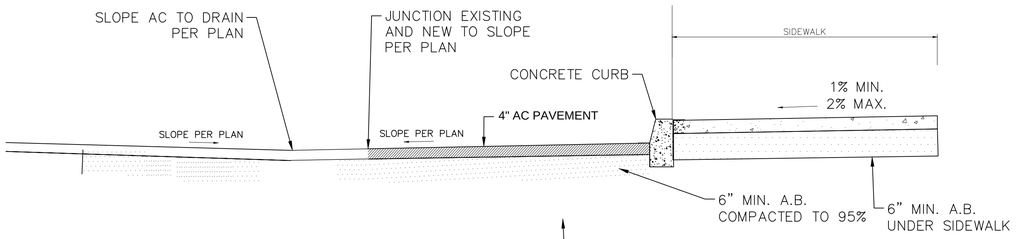
KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK III) CONT 16.4161 AC

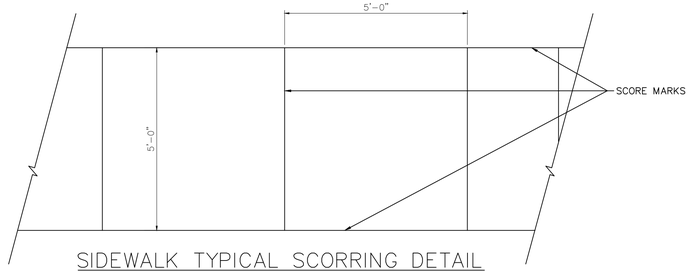
EROSION CONTROL PLAN

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C6



EXISTING ROAD TO NEW PARKING TRANSITION

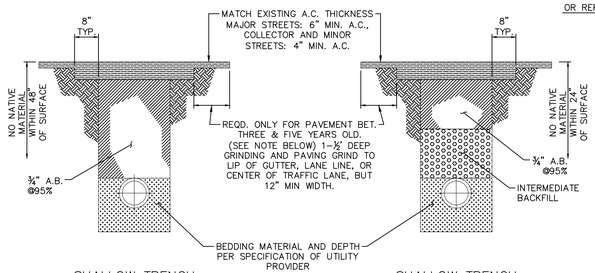


SIDEWALK TYPICAL SCORRING DETAIL

CROSS SECTION 1-1

1 NEW PARKING TO EXISTING ROAD SECTION

Scale: NTS



SHALLOW TRENCH

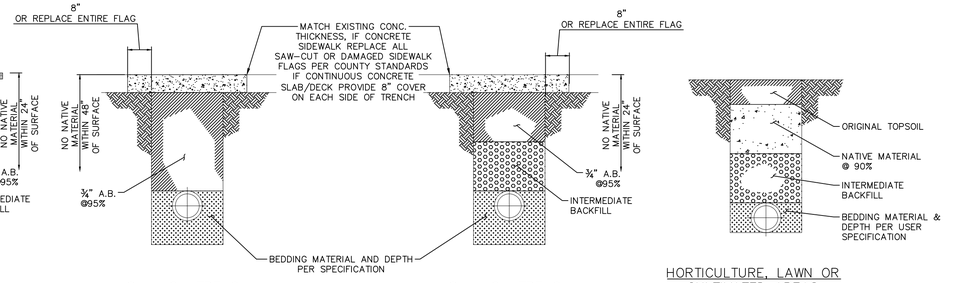
IN EXISTING PAVEMENT (LESS THAN 4' COVER)

SHALLOW TRENCH

IN EXISTING PAVED AREAS AND OTHER TREANCHING (4' OR MORE COVER)

2 SIDEWALK SCORRING TYP

Scale: NTS



SHALLOW TRENCH

IN EXISTING PAVEMENT (LESS THAN 4' COVER)

SHALLOW TRENCH

IN EXISTING PAVED AREAS AND OTHER TREANCHING (4' OR MORE COVER)

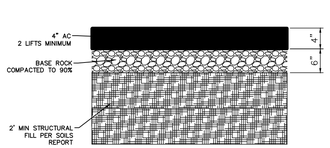
HORTICULTURE, LAWN OR CULTIVATED AREAS

NOTE"

NO PAVEMENT CUTS OR TRENCHES ARE ALLOWED IN PAVEMENT LESS THAN THREE YEARS OLD.

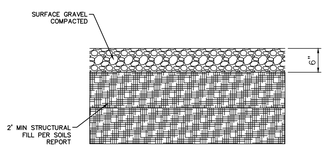
3 TRENCH RESTORATION SECTIONS

Scale: NTS



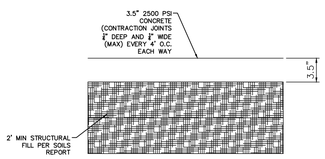
7 ASPHALT ROAD AND DRIVEWAY

Scale: NTS



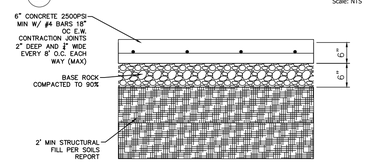
8 GRAVEL ROAD AND DRIVEWAY

Scale: NTS



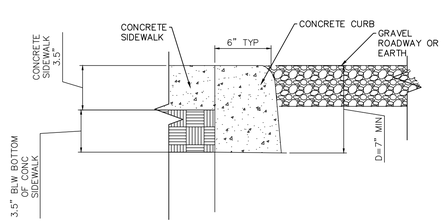
10 CONCRETE WALKWAY

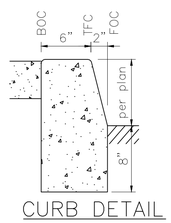
Scale: NTS



9 CONCRETE DRIVEWAY

Scale: NTS





CURB DETAIL

11 WALKWAY TO ROADWAY TRANSITION (CURBS TYP)

Scale: NTS

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RPM TEAM

PROFESSIONAL ENGINEER STATE OF NEW MEXICO DIMITRIY LASHKEVICH Exp : 12.31.2023 CIVIL NO. 028082

DIEGO A. GOMEZ NEW MEXICO 19357 PROFESSIONAL ENGINEER 2-12-22

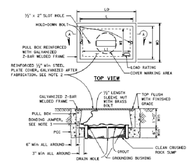
KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK III) CONT 16.4161 AC

CIVIL DETAILS

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C7



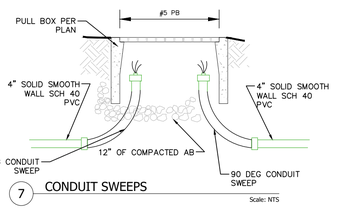
No. 3½(T), No. 5(T) AND
No. 6(T) TRAFFIC PULL BOX

DIMENSION TABLE

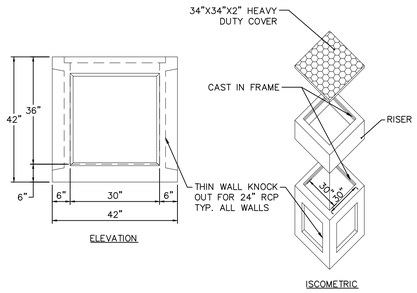
PULL BOX	PULL BOX						COVER	
	MINIMUM * THICKNESS	MINIMUM DEPTH BOX AND EXTENSION	LO	LI	WO	WI	L **	W **
No. 3½(T)	1½"	1'-0"	1'-10" - 1'-11"	1'-5" - 1'-6½"	1'-3" - 1'-4"	10" - 1'-0"	1'-8" - 1'-8½"	1'-1" - 1'-2"
No. 5(T)	1¾"	1'-0"	2'-5" - 2'-6"	2'-0" - 2'-1"	1'-6" - 1'-7"	1'-1" - 1'-2"	2'-3" - 2'-3½"	1'-4" - 1'-4½"
No. 6(T)	2"	1'-0"	2'-11" - 3'-1"	2'-6" - 2'-7"	1'-10" - 2'-0"	1'-5" - 1'-6"	2'-9" - 2'-9½"	1'-8" - 1'-8½"

* EXCLUDING CONDUIT WEB ** TOP DIMENSION

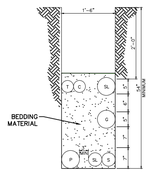
1 PULL BOX DETAIL
Scale: NTS



7 CONDUIT SWEEPS
Scale: NTS

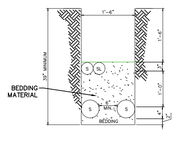


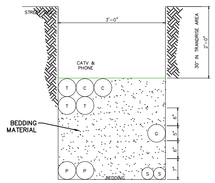
NOTE : GRADE 60 REINFORCEMENTS
4500 PSI CONCRETE H 20 LOADING

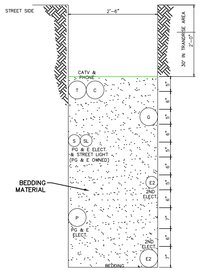


MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	T	DUCT OR C	S	P
G	(GAS) SEE NOTES 4,7 & 13	---	12"	12"	12"	6"
T	(TELEPHONE) DUCT	12"	---	1"	1"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	---	1"	12"
C	(CATV)	12"	1"	1"	---	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	1"	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	3"	---
SL	(STREET LIGHT) SEE NOTE 5	6"	12"	12"	3"	3"







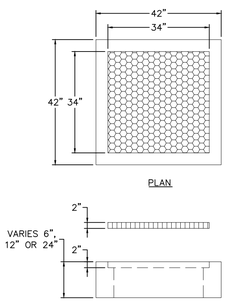
- TYPICAL DISTRIBUTION TRENCH
Scale: NTS

- TYPICAL SERVICE TRENCH
Scale: NTS

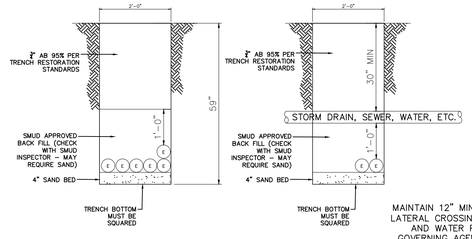
- 36" WIDE JOINT TRENCH
Scale: NTS

- 24" WIDE JOINT TRENCH
Scale: 1-1/2" :1'-0"

- JT W 2ND ELECTR LINE
Scale: NTS



16 DRAINAGE JUNCTION BOX
Scale: NTS



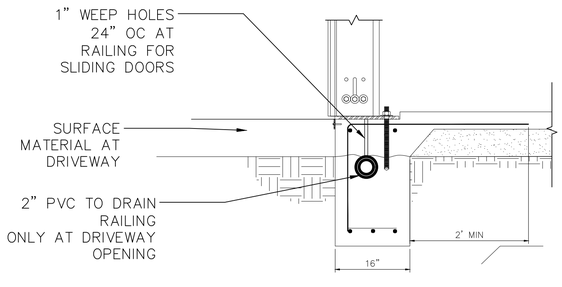
TYPE I – STANDARD TRN (24"x59")
TYPE II – STANDARD TRN (36"x59")
TYPE III – STANDARD TRN (48"x59")

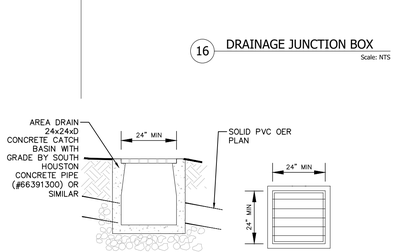
CRITICAL NOTES:

1. "NON–UTILITY FACILITIES ARE NOT PERMITTED IN THE JOINT TRENCH INSTALLATIONS WITH COMPANY FACILITIES." CPUC GENERAL ORDER 128, SECTION 111C 91).
2. NO CHANGES IN THE CONDUIT AND JT ROUTING ARE TO BE MADE WITHOUT PRIOR AUTHORIZATION FROM EACH UTILITY INVOLVED.
3. THE JT MUST MAINTAIN 3' HORIZONTAL AND 12" VERTICAL CLEARANCE FROM ANY WET UTILITY (SIDE OF TRENCH TO SIDE OF PIPE) AS PER SMUD REQUIREMENTS. THE ACTUAL DEPTH OF ANY CROSSING IS TO BE DETERMINED IN THE FIELD AND SHORING MAY BE REQUIRED.
4. DEVELOPER TO PROVIDE ALL PERMITS AND ENCROACHMENT PERMITS.

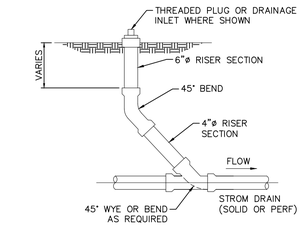
MAINTAIN 12" MINIMUM CLEARANCE AT LATERAL CROSSINGS TO STORM, SEWER AND WATER PIPES. SEE LOCAL GOVERNING AGENCIES FOR POSSIBLE REDUCTION IN 12" MIN CLEARANCE OVER OR UNDER WET PIPE. (SEE CRITICAL NOTES FOR REQUIRED DISTANCED FROM WET UTILITIES)

5 JOINT TRENCH TYPICAL DETAILS
Scale: NTS

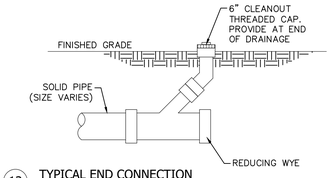




15 DRAINAGE INLET
Scale: NTS



12 TYPICAL RAISER FOR DRAIN PIPE
Scale: NTS



13 TYPICAL END CONNECTION
Scale: NTS

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER – STATE OF NEVADA
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028082

DIEGO A. GOMEZ
NEW MEXICO
19357
PROFESSIONAL ENGINEER

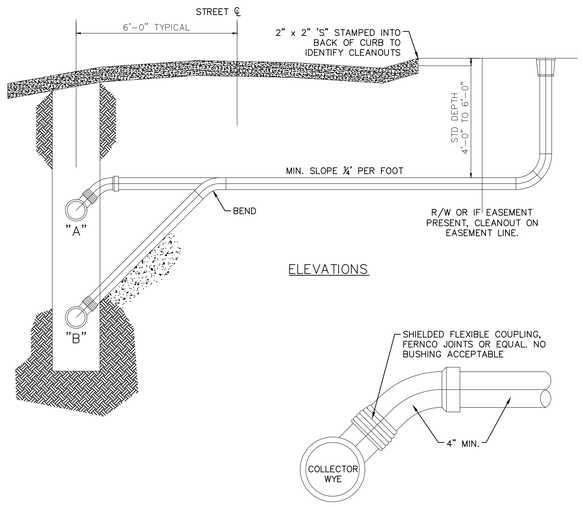
KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III) CONT 16.4161 AC

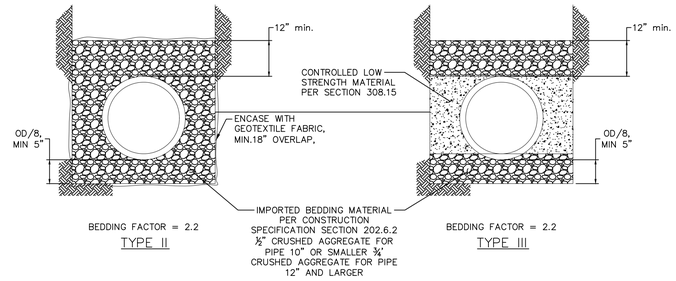
CIVIL DETAILS

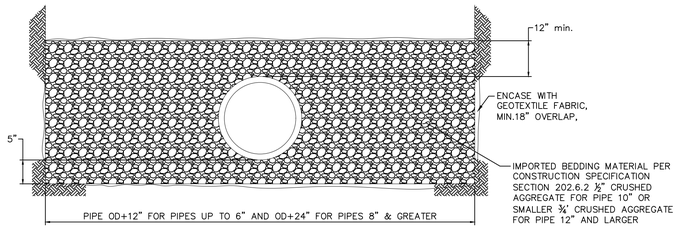
PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C8

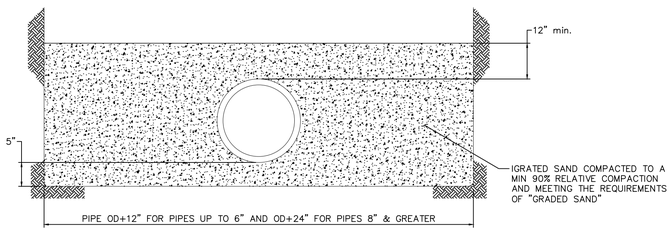


STANDARD LOWER LATERAL CONNECTION

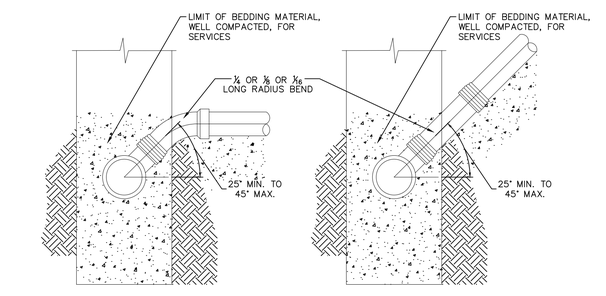


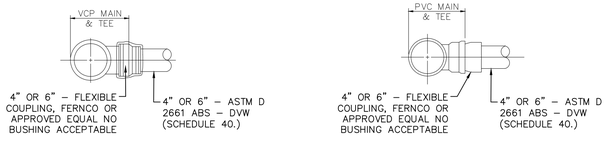


FOR FLEXIBLE GRAVITY PIPE

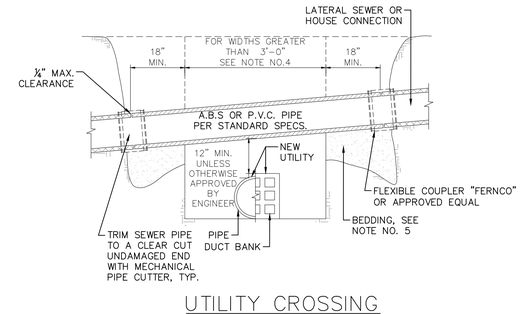


FOR ALL PRESSURE PIPE





CONNECTION DETAILS



UTILITY CROSSING

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

DIMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
NO. 028082
PROFESSIONAL ENGINEER
STATE OF NEW MEXICO

DIEGO A. GOMEZ
NEW MEXICO
19357
PROFESSIONAL ENGINEER

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK III) CONT 16.4161 AC

CIVIL DETAILS UTILITIES

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C9

10' WIDE CONCRETE SIDEWALK TO BE CONSTRUCTED PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-004448.

12" PUBLIC SEWER MAIN

EXISTING PUBLIC SEWER MAIN

STREET EXTENSION PER INFRASTRUCTURE AGREEMENT

PROJECT# PR-2019-001971.

HAWKING DRIVE SE

HAWKING DRIVE SE

N ABCWUA WATER METER VAULT EASEMENT

N PRIVATE FIRE WATER LINE CONNECTING TO N PUBLIC WATER MAIN

N PRIVATE WATER LINE CONNECTING TO N PUBLIC WATER MAIN

12" PUBLIC WATER MAIN

18" PUBLIC WATER MAIN

EXISTING BUILDING

EXISTING BUILDING

EXISTING ADJACENT FACILITY

CRICK CROSSING

LEGENDS:– SEE MEP PLAN FOR UTILITY SIZES AND UTILITIY PLACEMENT WITHIN STRUCTURES.

FIRE	FIRE WATER LINE
WL	WATER LINE
SS	SEWER LINE
GL	GAS LINE
EL	ELECTRICAL LINE
IT	IT LINE

NOTE:
1.CONTRACTOR SHALL COORDINATE CONSTRUCTION SEQUENCING WITH OWNER.
2. SITE SHALL DISCONNECT FROM SHARED SERVICES UPON COMPLETION OF THE WORK ORDER AND PRIOR TO CO GIVEN BY CITY OF ALBUQUERQUE.
3. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
4. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

1 1/31/2023

UT1 UTILITY PLAN

SCALE: 1" = 80'-0"

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER - STATE OF NEW MEXICO
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028082

DIEGO A. GOMEZ NEW MEXICO 19357 2-12-23 PROFESSIONAL ENGINEER

1 1/31/2023

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4181 AC

UTILITY PLAN

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 1

EXISTING BUILDING

EXISTING BUILDING

PROPOSED BUILDING
MS FACILITY

DEMOLISH FIRE LINE

DEMOLISH FIRE LINE

DEMOLISH FIRE LINE

EXISTING POWER LINE

EXISTING POWER LINE

FIRE HYDRANT

FIRE HYDRANT

FIRE RISER

ELECTRICAL

INV 6" (OUT)=5298.89

6" SAS @ S=1.00%

INV = 5297.35

INV = 5296.52

INV 4" (OUT)=5295.83

4" SAS @ S=2.00%

INV 4" (IN)=5295.63
INV 4" (OUT)=5295.63

4" SAS@S=2.00%

6" SAS @ S=1.00%

6" SAS @ S=1.00%

INV 6" (IN)=5298.72
INV 6" (OUT)=5298.72

INV 6" (IN)=5295.12
INV 4" (IN)=5295.12
INV 6" (OUT)=5295.12

EX-RIM=5298.01
INV 6" (IN)=5291.94
EX-INV 8" (OUT) = 5291.94

(N) FR

(N) FH

(N) FH

(TIE) S88°54'5

137.30' of 2

540.35' of 24" SD @ S=0.50%

115.00' of 24" SD @ S=0.50%

400.00' of 8" SAS @ S=0.50%

577.76' of 24" SD @ S=0.54%

361.33' of 8" SAS @ S=0.50%

116.40' of 24" SD @ S=2.29%

54.31' of 18"

2.00' of 8" SAS @ S=0.50%

INLET
N=1457459.91, E=1532757.09
TG=5298.15
INV 24" (IN)=5292.76
INV 24" (OUT)=5292.66

INLET
N=1457454.98, E=1533863.56
TG=5297.43
INV 12" (OUT)=5294.30

INLET
N=1457418.51, E=1532808.55
TG=5298.44
INV 18" (IN)=5293.69
INV 18" (OUT)=5293.49

SAS MANHOLE
N=1457437.75, E=1533763.03
RIM=5299.39
INV 8" (IN)=5292.46
INV 8" (IN)=5292.56
INV 8" (OUT)=5292.21
INV 8" (OUT)=5292.44

INLET
N=1457427.46, E=1532652.54
TG=5297.20
INV 18" (IN)=5292.39
INV 24" (OUT)=5292.29

INLET
N=1457423.96, E=1532521.10
TG=5297.20
INV 24" (IN)=5290.91
INV 24" (OUT)=5290.81

SAS MANHOLE E
N=1457440.12, E=1532538.55
RIM=5298.13
INV 8" (IN)=5291.06
INV 8" (OUT)=5291.21

INLET
N=1457426.13, E=1532404.71
TG=5297.20
INV 24" (IN)=5288.15
INV 24" (OUT)=5288.05

SD MH
N=1458240.04, E=1532016.83
RIM=5296.09
INV 24" (IN)=5289.96
INV 24" (OUT)=5289.86

END SECTION
N=1458085.55, E=1532054.31
INV=88.00

SAS MANHOLE
N=1457449.68, E=1532139.62
RIM=5296.26
INV 8" (IN)=5291.11
INV 8" (OUT)=5291.01

STUB OUT TO BUILDING
INV 6" (OUT)=5294.83

SAS MONITORING MANHOLE
N=1457442.53, E=1532539.76
RIM=5300.39
INV 6" (IN)=5292.76
INV 6" (OUT)=5292.71

LEGENDS: – SEE MEP PLAN FOR UTILITY SIZES AND UTILITIY PLACEMENT WITHIN STRUCTURES.

- FIRE WATER LINE
- WL — WL — WATER LINE
- SEWER LINE
- GL — GL — GAS LINE
- EL — EL — ELECTRICAL LINE
- IT — IT — IT LINE

Greenbox Architecture
682 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER — STATE OF NEVADA
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028083

DIEGO A. GOMEZ
NEW MEXICO
19357
2-12-23
PROFESSIONAL ENGINEER

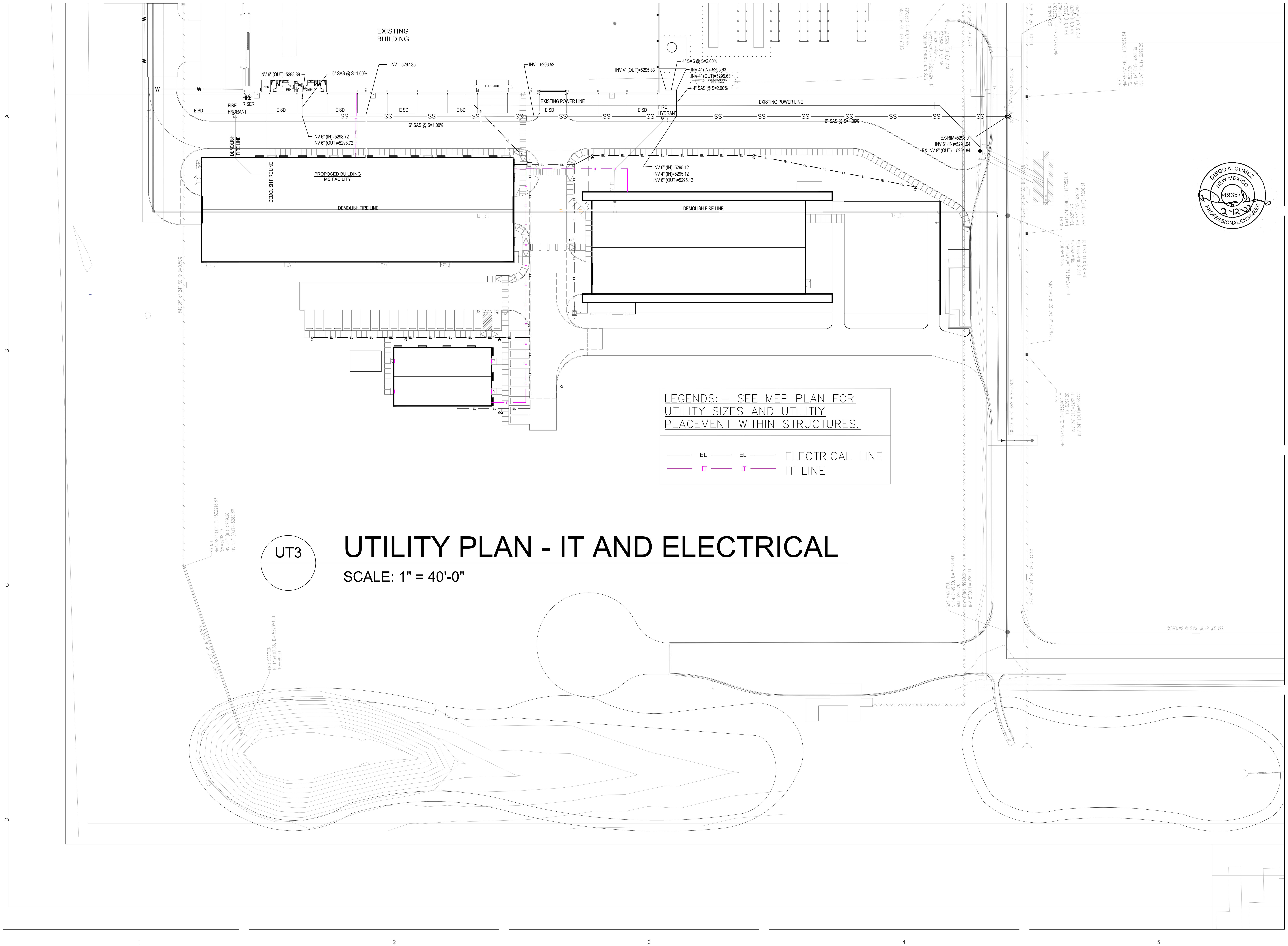
KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK I (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK I) CONT 18.41 AC

ENLARGED UTILITY PLAN

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 2



Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

DIEGO A. GOMEZ
NEW MEXICO
19357
PROFESSIONAL ENGINEER
2-12-23

PROFESSIONAL ENGINEER - STATE OF NEVADA
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028082

KAIROS POWER FACILITY EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

UTILITY PLAN - IT AND ELECTRICAL

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 3

EXISTING BUILDING

INV 6" (OUT)=5298.89

6" SAS @ S=1.00%

INV = 5297.35

INV = 5296.52

4" SAS @ S=2.00%

INV 4" (OUT)=5295.83

INV 4" (IN)=5295.63
INV 4" (OUT)=5295.63

4" SAS@S=2.00%

FIRE RISER

FIRE HYDRANT

E SD

SS

6" SAS @ S=1.00%

EXISTING POWER LINE

INV 6" (IN)=5298.72
INV 6" (OUT)=5298.72

DEMOLISH FIRE LINE

PROPOSED BUILDING
MS FACILITY

INV 6" (IN)=5295.12
INV 4" (IN)=5295.12
INV 6" (OUT)=5295.12

GL

STUB OUT TO BUILDING
INV 6"(OUT)=5292.83

SAS MONITORING MANHOLE
N=1457426.93, E=1532770.42
RIM=5295.38
INV 6"(IN)=5292.88
INV 6"(OUT)=5292.71

SAS MANHOLE
N=1457437.75, E=1532769.70
RIM=5295.38
INV 6"(IN)=5292.48
INV 8"(IN)=5292.51
INV 8"(OUT)=5292.41

INLET
N=1457421.46, E=1533052.54
TC=5297.28
INV = 18" (IN)=5292.39
INV 24" (OUT)=5292.24

EX-RIM=5293.01
INV 6" (IN)=5291.94
EX-INV 8" (OUT) = 5291.84

INLET
N=1457423.96, E=1532521.10
TC=5297.03
INV = 24" (IN)=5290.91
INV 24" (OUT)=5290.81

SAS MANHOLE
N=1457442.12, E=1532521.15
RIM=5288.13
INV 8"(IN)=5291.26
INV 8"(OUT)=5291.21

INLET
N=1457426.13, E=1532404.71
TC=5287.23
INV 24" (IN)=5288.15
INV 24" (OUT)=5288.05

SD MH
N=1457434.04, E=1532216.83
RIM=5286.09
INV 24" (IN)=5283.96
INV 24" (OUT)=5283.86

END SECTION
N=1458187.35, E=1532054.31
INV=-88.00

SAS MANHOLE
N=1457449.69, E=1532138.62
RIM=5288.38
INV 24"(IN)=5283.21
INV 8"(OUT)=5283.11

540.35' of 24" SD @ S=0.50%

400.00' of 8" SAS @ S=0.50%

116.40' of 24" SD @ S=2.29%

146.04' of 18" SD @ S=0.71%

39.19' of 6" SAS @ S=0.50%

377.78' of 24" SD @ S=0.54%

361.33' of 8" SAS @ S=0.50%

DEGO A. GOMEZ
NEW MEXICO
19357
12-12-22
PROFESSIONAL ENGINEER

DMITRIY LASHKEVICH
PROFESSIONAL ENGINEER
STATE OF NEVADA
Exp : 12.31.2023
CIVIL
NO. 022002

LEGENDS:- SEE MEP PLAN FOR UTILITY SIZES AND UTILITIY PLACEMENT WITHIN STRUCTURES.

SEWER LINE
GL GL GAS LINE

UT4

UTILITY PLAN - SEWER & GAS

SCALE: 1" = 40'-0"

Greenbox Architecture
662 SEVENTH STREET, SUITE 200
OREGON CITY, OREGON 97045

RPM TEAM

KAIROS POWER FACILITY
EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

UTILITY PLAN SEWER AND GAS

PROJECT NO.: 8800-22
DRAWN BY:
DATE:

UT4

NOTE: CONTRACTOR SHALL COORDINATE CONSTRUCTION SEQUENCING WITH OWNER.

EXISTING BUILDING

EXISTING BUILDING

PROPOSED BUILDING
MS FACILITY

DEMOLISH FIRE LINE

DEMOLISH FIRE LINE

DEMOLISH FIRE LINE

DEMOLISH FIRE LINE

FIRE RISER

FIRE HYDRANT

FIRE HYDRANT

EXISTING POWER LINE

EXISTING POWER LINE

INV = 5297.35

INV = 5296.52

INV 6" (OUT)=5298.89

6" SAS @ S=1.00%

4" SAS @ S=2.00%

INV 4" (OUT)=5295.83

INV 4" (IN)=5295.63
INV 4" (OUT)=5295.63

4" SAS @ S=2.00%

6" SAS @ S=17.00%

6" SAS @ S=1.00%

INV 6" (IN)=5298.72
INV 6" (OUT)=5298.72

INV 6" (IN)=5295.12
INV 4" (IN)=5295.12
INV 6" (OUT)=5295.12

EX-RIM=5298.01
INV 6" (IN)=5291.94
EX-INV 8" (OUT) = 5291.84

(N) FR

(N) FH

(N) FH

N FL

W

WL

E SD

SS

LEGENDS:– SEE MEP PLAN FOR UTILITY SIZES AND UTILITIY PLACEMENT WITHIN STRUCTURES.

FIRE WATER LINE

WL WL WATER LINE

INLET
N=1458229.81, E=1532757.09
RIM=5297.76
INV 24" (IN)=5292.76
INV 24" (OUT)=5292.66

137.30' of 24" SD @ S=0.50%

16.11' of 6" SAS @ S=1.00%
N=1458304.56
E=1532967.09

INV=5298.56
N=1458311.57
E=1532967.09

INV=11' of 6" SAS @ S=17.00%

STUB OUT TO BUILDING
INV 6"(OUT)=5300.53

90.99' of 6" SAS @ S=2.00%

INLET
N=1457454.98, E=1532863.56
TG=5297.40
INV 12" (OUT)=5294.53

297.84' of 8" SAS @ S=0.50%

INLET
N=1457417.49, E=1532862.85
INV 12" (IN)=5294.11
INV 18" (OUT)=5293.93

54.31' of 18" SD @ S=0.62%

SAS MANHOLE
N=1457418.51, E=1532805.55
RIM=5298.24
INV 8"(IN)=5292.46
INV 8"(IN)=5292.31
INV 18" (IN)=5293.39
INV 18" (OUT)=5293.49

STUB OUT TO BUILDING
INV 6"(OUT)=5292.83

SAS MONITORING MANHOLE
N=1457428.93, E=1532700.99
RIM=5299.76
INV 6"(IN)=5292.76
INV 6"(OUT)=5292.71

39.19' of 6" SAS @ S=0.50%

158.04' of 8" SD @ S=0.71%

INLET
N=1457421.46, E=1532652.54
TG=5297.20
INV 18" (IN)=5292.39
INV 24" (OUT)=5292.24

540.35' of 24" SD @ S=0.50%

INLET
N=1457423.96, E=1532521.10
TG=5297.20
INV 18" (IN)=5290.91
INV 24" (OUT)=5290.81

SAS MANHOLE
N=1457412.12, E=1532538.55
RIM=5298.13
INV 8"(IN)=5291.38
INV 8"(OUT)=5291.24

116.40' of 24" SD @ S=2.29%

INLET
N=1457436.13, E=1532464.70
TG=5297.20
INV 24" (IN)=5288.15
INV 24" (OUT)=5288.05

600.00' of 8" SAS @ S=0.50%

SD MH
N=1458240.04, E=1532216.83
RIM=5298.09
INV 24" (IN)=5289.96
INV 24" (OUT)=5289.86

SAS MANHOLE
N=1457440.63, E=1532138.62
RIM=5298.28
INV 8"(IN)=5288.61
INV 8"(OUT)=5288.51

577.76' of 24" SD @ S=0.34%

UT5

UTILITY PLAN - WATER AND FIRE

SCALE: 1" = 40'-0"

Greenbox Architecture
682 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER · STATE OF NEW MEXICO
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
No. 028082

DIEGO A. GOMEZ
NEW MEXICO
19357
2-12-23
PROFESSIONAL ENGINEER

KAIROS POWER FACILITY
EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK I (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 18.4181 AC

UTILITY PLAN - WATER AND FIRE LINES

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 5

LEGENDS: – SEE MEP PLAN FOR UTILITY SIZES AND UTILITIY PLACEMENT WITHIN STRUCTURES.

FIRE WATER LINE

WL — WL WATER LINE

UT6 UTILITY PLAN - WATER AND FIRE

SCALE: 1" = 40'-0"

NOTE:
1.CONTRACTOR SHALL COORDINATE CONSTRUCTION SEQUENCING WITH OWNER.
2. SITE SHALL DISCONNECT FROM SHARED SERVICES UPON COMPLETION OF THE WORK ORDER AND PRIOR TO CO GIVEN BY CITY OF ALBUQUERQUE.

1 1/31/2023

CONNECT EXISTING TRACT D-3 WATER AND FIRE LINES TO PROPOSED SERVICES ONCE WATER SERVICE IS ESTABLISHED BY THE 12-INCH DISTRIBUTION LINE IN HAWKING DRIVE.

NOTE: EXISTING WATER AND FIRE LINES SERVING TRACT D-4 FROM CRICK CROSSING ARE TO REMAIN. CONTRACTOR TO INSTALL END CAPS ON TRACT D-4 WATER AND FIRE LINES WHEN KAIROS POWER TRANSFERS SERVICE TO THE 12-INCH DISTRIBUTION LINE IN HAWKING DRIVE. THE EXISTING WATER AND FIRE LINES SERVING TRACT D-4 WILL NOT CONNECT TO THE PROPOSED SERVICESERVING TRACT D-3 FROM HAWKING DRIVE.

EXISTING BUILDING

EXISTING BUILDING

PROPOSED BUILDING
MS FACILITY

EXISTING POWER LINE

EXISTING POWER LINE

FIRE RISER

FIRE HYDRANT

FIRE HYDRANT

FIRE RISER

DEMOLISH FIRE LINE

INV = 5297.35

INV 6" (OUT)=5298.89

6" SAS @ S=1.00%

INV = 5296.52

INV 4" (OUT)=5295.83

4" SAS @ S=2.00%

INV 4" (IN)=5296.83

INV 4" (OUT)=5295.83

4" SAS @ S=2.00%

INV 6" (IN)=5298.72

INV 6" (OUT)=5298.72

INV 6" (IN)=5295.12

INV 4" (IN)=5295.12

INV 6" (OUT)=5295.12

EX-RIM=5298.01

INV 6" (IN)=5291.94

EX-INV 8" (OUT) = 5291.84

6" SAS @ S=1.00%

DIEGO A. GOMEZ
NEW MEXICO
19357
2-2-23
PROFESSIONAL ENGINEER

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

PROFESSIONAL ENGINEER - STATE OF NEVADA
DMITRIY LASHKEVICH
Exp : 12.31.2023
CIVIL
NO. 028082

1 1/31/2023

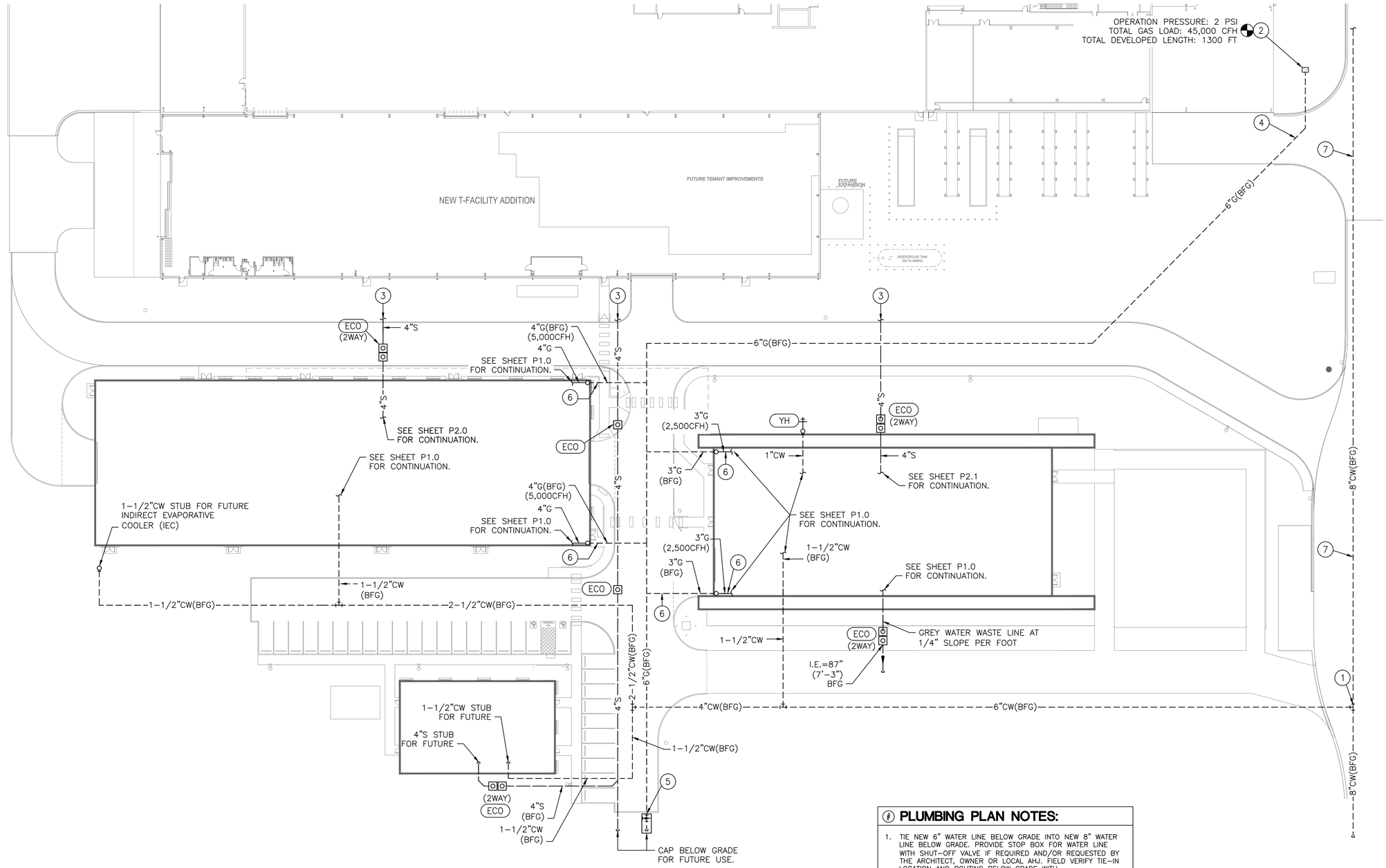
KAIROS POWER FACILITY
EXPANSION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK I (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK I) CONT 18.4181 AC

UTILITY PLAN - WATER AND FIRE LINES

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 6



1 PLUMBING SITE PLAN
SCALE: 1"=30'-0"

GENERAL NOTES:

A. PROVIDE AN IN-GROUND STOP BOX, WITH WATER-SHUTOFF VALVE, FOR EACH WATER LINE TO A BUILDING OR STUB IF REQUESTED BY THE ARCHITECT/OWNER OR REQUIRED BY THE LOCAL AHJ. VERIFY PRIOR TO ANY DEMO AND INSTALLATION.

(#) PLUMBING PLAN NOTES:

1. TIE NEW 6" WATER LINE BELOW GRADE INTO NEW 8" WATER LINE BELOW GRADE. PROVIDE STOP BOX FOR WATER LINE WITH SHUT-OFF VALVE IF REQUIRED AND/OR REQUESTED BY THE ARCHITECT, OWNER OR LOCAL AHJ. FIELD VERIFY TIE-IN LOCATION AND ROUTING BELOW GRADE WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
2. ROUTE NEW 6" GAS LINE UP FROM BELOW GRADE AND TO TIE INTO THE EXISTING GAS METER. TIE EXISTING GAS LINE INTO NEW 6" GAS LINE INTO METER, PROVIDE SHUT-OFF VALVES ON ALL GAS LINES AT METER. FIELD VERIFY METER LOCATION PRIOR TO DEMO AND INSTALLATION.
3. SEE CIVIL PLAN FOR CONTINUATION OF WASTE ROUTING.
4. PROVIDE NEW 6" PE UNDERGROUND RATED GAS PIPING, SMOOTH WALL, BELOW GRADE. NEW 6" GAS LINE SIZED FOR 45,000 CFH TOTAL GAS LOAD, 1300 FEET LONGEST RUN AND 2 PSI GAS PRESSURE WITH A 1 PSI PRESSURE DROP. 0.60 SPECIFIC GRAVITY.
5. PROVIDE STUB BOX WITH SHUT-OFF VALVE FOR GAS LINE BELOW GRADE.
6. CONTRACTOR FIELD VERIFY THE ROUTING INTO THE BUILDING PRIOR TO INSTALLATION.
7. THE NEW 8" WATER LINE ALONG THE SOUTHERN PROPERTY LINE MAY NOT BE REDUCED, UNLESS APPROVED BY THE OWNER. FIELD VERIFY AND COORDINATE WITH ARCHITECT, CIVIL & OWNER PRIOR TO INSTALLATION.

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OREGON CITY, OREGON 97045

RPM TEAM
Kairos Power

FAISAL ALTHALIS
NEW MEXICO
23799
PROFESSIONAL ENGINEER
11/04/23

KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 15.4181 AC

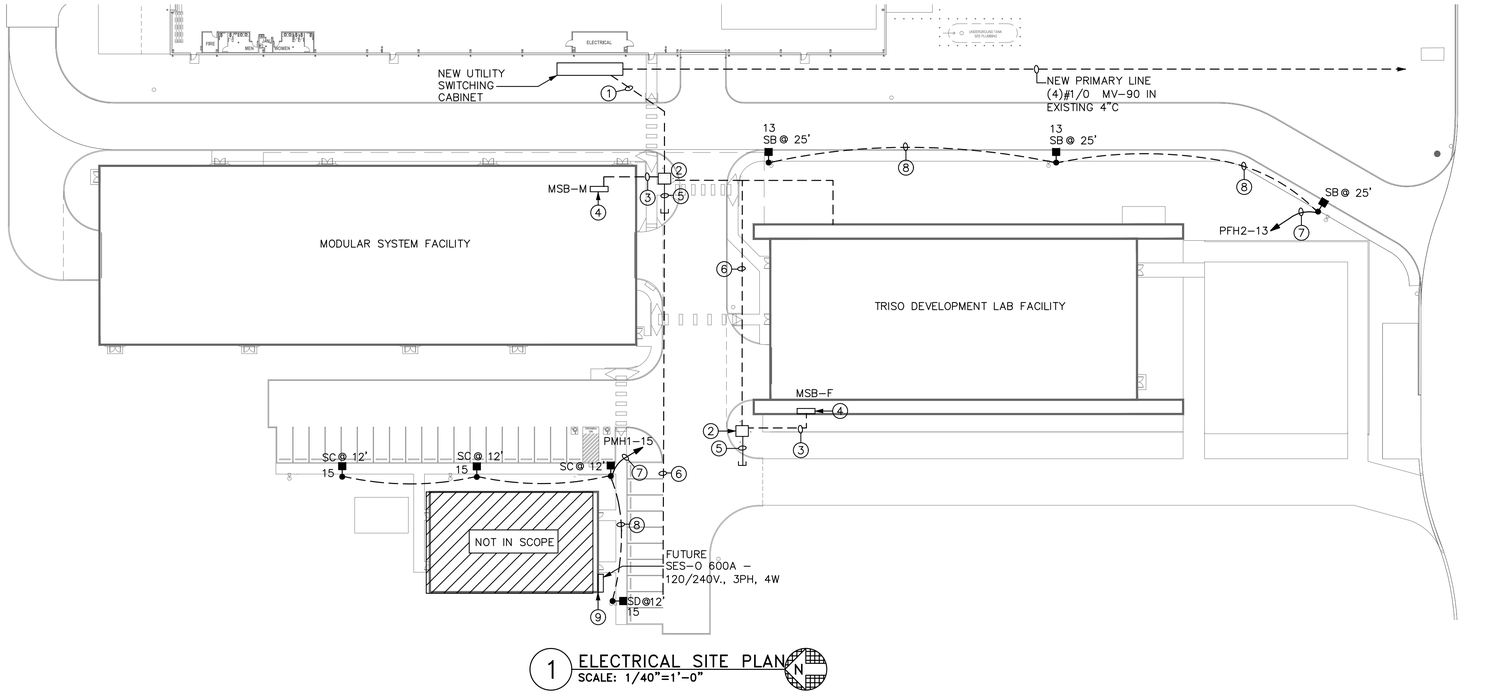
PERMIT REVIEW DOCUMENTS

PLUMBING SITE PLAN

PROJECT NO.: 8000-22
DRAWN BY: CK
DATE: OCTOBER 14, 2022

P0.2

ARDEBILI Engineering
Project Number: 22292 | Project Manager: BW
7328 E Stetson Dr. Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com



1 ELECTRICAL SITE PLAN
SCALE: 1/40"=1'-0"

GENERAL NOTES

A. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.

B. ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.

C. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.

D. CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.

E. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410-4. ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.

F. FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.

G. ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.

H. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.

KEYED NOTES

1. PROVIDE (2) 4" PVC SCH-40 CONDUIT WITH MEDIUM VOLTAGE CIRCUITS FOR MV XFMR TRN-F AND TRN-M. AND (2)2" CONDUIT WITH SWEEPING BENDS FOR FIBER OPTIC. REFER TO ONE-LINE DIAGRAM.
2. PAD MOUNTED 15KV TO 480V POWER COMPANY MEDIUM VOLTAGE CUSTOMER OWNED TRANSFORMER. PROVIDE PAD PER LOCAL UTILITY POWER COMPANY REQUIREMENTS. MAINTAIN 10'-0" FRONT CLEARANCE, 3'-0" SIDES AND REAR CLEARANCE.
3. SECONDARY FEEDERS. REFER TO ONE-LINE DIAGRAM.
4. SERVICE ENTRANCE SECTION IN NEMA 1 ENCLOSURE. REFER TO ONE-LINE DIAGRAM AND LOAD CALCULATIONS.
5. PROVIDE (1) 4" PVC CONDUIT W/MV CABLE TO NEW 1500KVA MV XFMR LOCATION AND (1) 2" CONDUIT FOR FIBER OPTIC TO TERMINATION LOCATION FOR NEW MODULAR BUILDING.
6. PROVIDE (1) 2" PVC CONDUIT FOR FIBER OPTIC TO TERMINATION LOCATION FOR NEW TDL BUILDING.
7. CIRCUIT THROUGH LIGHTING CONTACTOR. SEE DETAIL ON E1.0 SHEET.
8. ROUTE ¾" PVC CONDUIT BACK TO LIGHTING CONTACTOR W/ (2)#10, (1) #10 GND. CONDUCTORS. VERIFY EXACT ROUTING PRIOR TO INSTALLATION. TRENCH, BACKFILL, AND REPAIR LANDSCAPE/HARDSCAPE AS REQUIRED. ADHERE TO NEC 300.5 FOR BURIAL DEPTHS.
9. FUTURE SERVICE ENTRANCE SECTION IN NEMA 3R ENCLOSURE.

COMcheck Software Version 4.1.5.4
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: KARIOS POWER
Project Type: New Construction

Construction Site: 5201 HAWKING DRIVE SE Albuquerque, NM 87106
Owner/Agent:
Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Enhanced Interior Lighting Controls, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-F FACILITY (Common Space Types:Laboratory For Medical/Industrial/Research)	29865	1.45	43304
2-TRISO DEVELOPMENT LAB. (Common Space Types:Laboratory For Medical/Industrial/Research)	21841	1.45	31670
		Total Allowed Watts =	74974

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-F FACILITY (Common Space Types:Laboratory For Medical/Industrial/Research)				
LED 1: P1/P1E: PENDANT LIGHT: Other:	1	108	355	38340
LED 4: S2/S2E: 4' STRIP LED: Other:	1	8	54	432
2-TRISO DEVELOPMENT LAB. (Common Space Types:Laboratory For Medical/Industrial/Research)				
LED 2: P1/P1E: PENDANT LIGHT: Other:	1	75	355	26625
LED 3: S1/S1E: 4' STRIP LED: Other:	1	19	54	1026
LED 5: S2/S2E: 4' STRIP LED: Other:	1	5	54	270
		Total Proposed Watts =		66693

Interior Lighting PASSES: Design 11% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

HICHAM KHACHANE, PM. — Name - Title
Signature
09/30/22 — Date

Project Title: KARIOS POWER
Data filename: Z:\shared\01_Projects\2022\22292_GNBX_Karios Power\01_Construction Documents\ENERGY\22292_IECC.cck
Report date: 10/10/22
Page 1 of 9

COMcheck Software Version 4.1.5.1
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: KARIOS POWER
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site: 5201 HAWKING DRIVE SE Albuquerque, NM 87106
Owner/Agent:
Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
F-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface)	7990 ft2	0.07	No	599
TRISO-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface)	1760 ft2	0.07	No	132
Parking Area (Parking area)	7483 ft2	0.04	Yes	299
Sidewalk/Drive (Pedestrian and vehicular entrances and exits)	2231 ft of	14	Yes	31234
		Total Tradable Watts (a) =		31533
		Total Allowed Watts =		32265
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
F-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface 7990 ft2): Non-tradable Wattage				
LED 1: L1AE: WALL SCONCE: Other:	1	10	48	484
TRISO-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface 1760 ft2): Non-tradable Wattage				
LED 2: L2: WALL SCONCE: Other:	1	3	72	215
Parking Area (Parking area 7483 ft2): Tradable Wattage				
LED 5: SC: SITE POLE: LED Roadway-Parking Unit 67W:	1	3	69	207
LED 6: SD: SITE POLE: LED Roadway-Parking Unit 67W:	1	1	69	69
Sidewalk/Drive (Pedestrian and vehicular entrances and exits 2231 ft of door width): Tradable Wattage				
LED 4: SB: SITE POLE: LED Roadway-Parking Unit 220W:	1	3	216	648
		Total Tradable Proposed Watts =		924

Exterior Lighting PASSES: Design 97% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

HICHAM KHACHANE, PM. — Name - Title
Signature
09/30/22 — Date

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM
Kairos Power

OMID ARDEBILI
NEW MEXICO
21313
12/09/22
PROFESSIONAL ENGINEER

PERMIT REVIEW DOCUMENTS

KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION/PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION/PARK II) CONT 16.4161 AC

ELECTRICAL SITE PLAN & COMCHECK

PROJECT NO.: 8000-22
DRAWN BY:
DATE: OCTOBER 14, 2022

E0.3

ARDEBILI Engineering
Project Number: 22292 | Project Manager: HK
7328 E Stetson Dr. Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

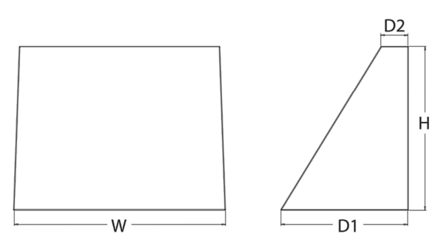
Buy American

Catalog Number	
Notes	
Type	L1AE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting – Shipped included	Mounting – Shipped separately
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[5] 480[5]	SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]	AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

- E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE[7] Photocell, Button Type
- DMG[8] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- BAA Buy America(n) Act Compliant

Standalone Sensors/Controls

- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

- NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
- NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR. One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED Rev. 03/01/22

WDGE3 LED
Architectural Wall Sconce

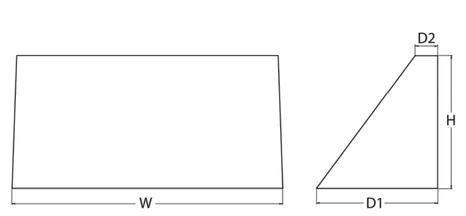
Buy American

Catalog Number	
Notes	
Type	L2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting – Shipped included	Mounting – Shipped separately
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]	AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

- E15WH Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE[2] Photocell, Button Type
- DMG[3] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- SPD10KV 10kV Surge pack
- BAA Buy America(n) Act Compliant

Standalone Sensors/Controls

- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

- NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
- NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

- WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
- WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

NOTES

1. 347V and 480V not available with E15WH and E20WC.
2. PE not available in 480V and with sensors/controls.
3. DMG option not available with sensors/controls.
4. Not qualified for DLC. Not available with emergency battery backup or sensors/controls

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WDGE3 LED Rev. 03/01/22

KAD LED
LED Area Luminaire

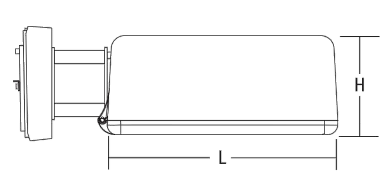
NIGHTTIME FRIENDLY. Buy American

Catalog Number	
Notes	
Type	SB/SC/SD

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[1] – Shipped included	Mounting – Shipped separately
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 120[4] 208[4,5] 240[4,5] 277[4] 347[1,3] 480[1,3]	SPUMBAK__ Square pole universal mounting adaptor[6] RPUMBAK__ Round pole universal mounting adaptor[6] SPD__ Square pole RPD__ Round pole WBD__ Wall bracket[2] WWD__ Wood pole or wall 04 4" arm 06 6" arm 09 9" arm[5] 12 12" arm[6]	DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options

Shipped installed

- PER5 NEMA twist-lock five-wire receptacle only (no controls)[7,8,9]
- PER7 Seven-wire receptacle only (no controls)[7,8,9]
- SF Single fuse (120, 277, 347V)[4]
- DF Double fuse (208, 240, 480V)[4]
- PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- BL30 Bi-level switched dimming, 30%[3,9,10,11]
- BL50 Bi-level switched dimming, 50%[3,9,10,11]
- PNMTDD3 Part night, dim till dawn[3,11,16]
- PNMT5D3 Part night, dim 5 hrs[3,11,16]
- PNMT6D3 Part night, dim 6 hrs[3,11,16]
- PNMT7D3 Part night, dim 7 hrs[3,11,16]
- HS Houseside shield[17]

Shipped separately[17]

- WG Wire guard

Finish *(required)*

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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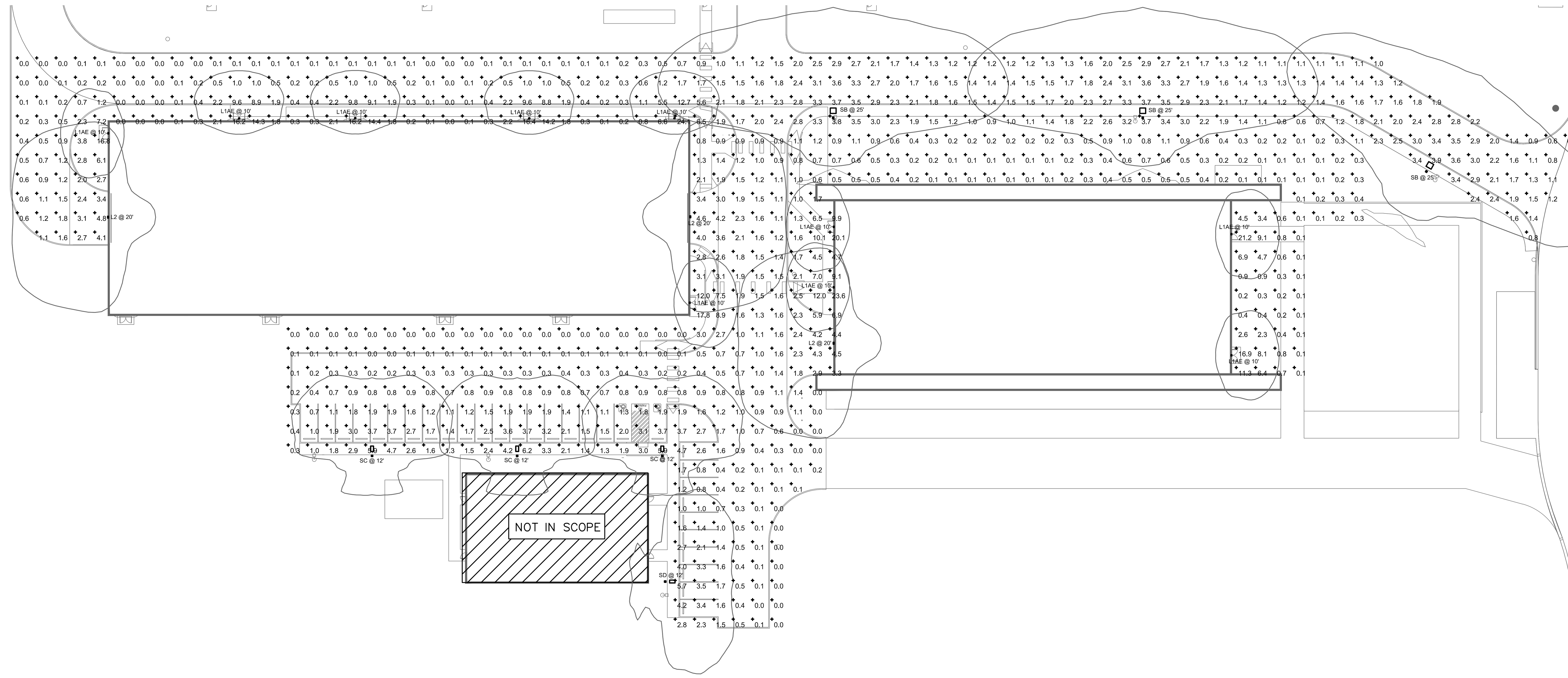
KAD-LED Rev. 02/24/22 Page 1 of 5



1 PHOTOMETRIC SITE PLAN
SCALE: 1/40"=1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.7 fc	24.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	L1AE	10	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VW MVOLT E20WC (FINISH)	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P5_40K_80CRI_VW.ies	6151	0.91	48.44
	L2	3	Lithonia Lighting	WDGE3 LED P3 80CRI R4 40K MVOLT (FINISH)	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 OPTIC	LED - 4000K	WDGE3_LED_P3_70CRI_R4_40K.ies	10360	0.91	71.6952
	SB	3	Lithonia Lighting	KAD LED 60C 1000 40K R2 MVOLT SPD04 (FINISH) / SSS 22.5' W/2.5' BASE	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED - 4000K	KAD_LED_60C_1000_40K_R2_MVOLT.ies	20753	0.91	216
	SC	3	Lithonia Lighting	KAD LED 30C 700 40K R4 MVOLT SPD04 (FINISH) / SSS 9.5' W/2.5' BASE	KAD LED, 30 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED - 4000K	KAD_LED_30C_700_40K_R4_MVOLT.ies	8369	0.91	69
	SD	1	Lithonia Lighting	KAD LED 30C 700 40K R3 MVOLT SPD04 (FINISH) / SSS 9.5' W/2.5' BASE	KAD LED, 30 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED - 4000K	KAD_LED_30C_700_40K_R3_MVOLT.ies	8360	0.91	69

ARDEBILI Engineering
Project Number: 22292 | Project Manager: HK
7328 E Stetson Dr. Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

PERMIT REVIEW DOCUMENTS

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RPM TEAM

Kairos Power

OMID ARDEBILI
NEW MEXICO
21313
PROFESSIONAL ENGINEER
12/09/22

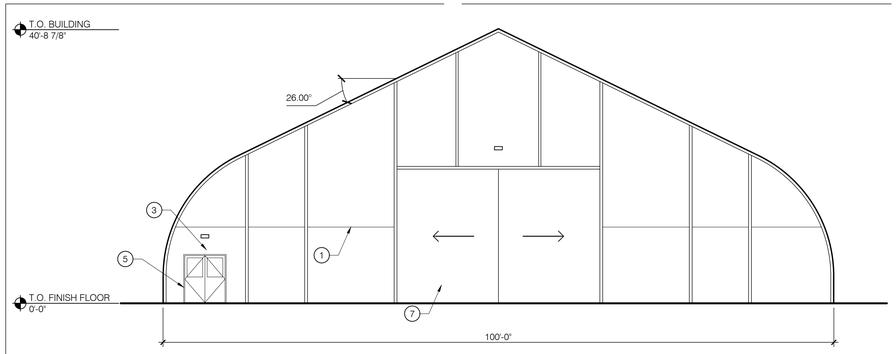
KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

PHOTOMETRIC SITE PLAN & CUT-SHEET

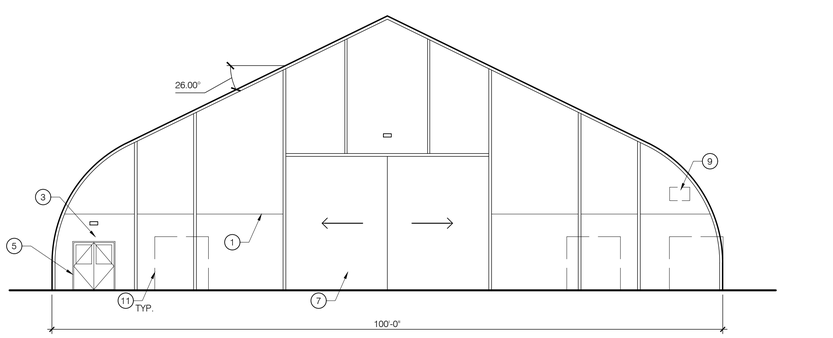
PROJECT NO.: 8000-22
DRAWN BY:
DATE: OCTOBER 14, 2022

E0.4



A1 / A-500 NORTH ELEVATION - MS

SCALE: 3/32" = 1'-0"



A3 / A-500 SOUTH ELEVATION - MS

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

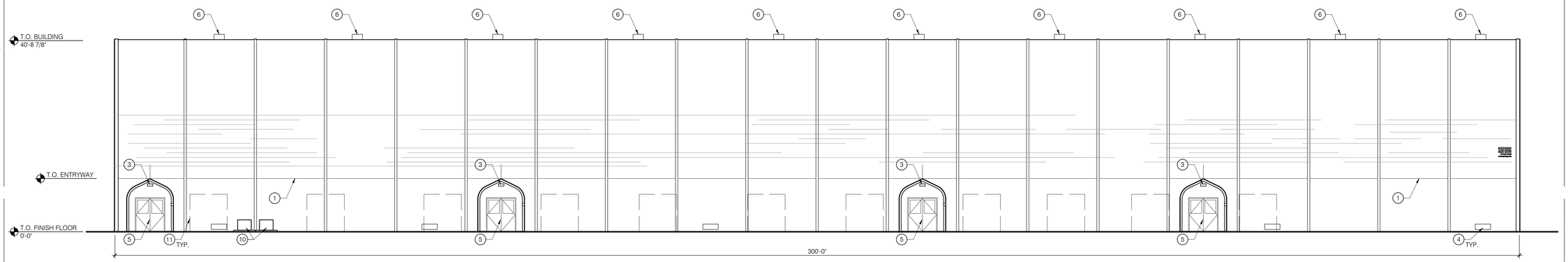
A. EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED

B. IDO SIGN RESTRICTIONS FOR ON-PREMISES SIGNS: DUE TO THE ZONING DESIGNATION OF PLANNED COMMUNITY (PC) SIGN RESTRICTIONS SHALL BE SET FORTH BY THE APPROVE PLAN. PROPOSED SIGNS HAVE BEEN REVIEWED AND APPROVED BY THE ARC.

C. SIGN PERMITS TO BE EXECUTED BY OTHERS VIA A SEPARATE PERMIT - NOT PART OF THIS SUBMITTAL.

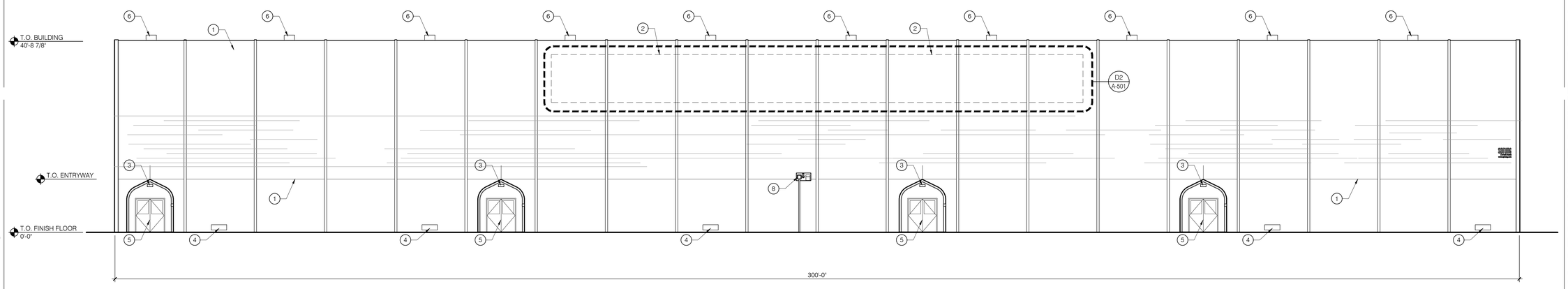
KEYED NOTES: (X)

1. TEDLAR MEMBRANE WITH SANDSTONE AT UPPER AND DESERT SAND AT LOWER. REFERENCE COLOR RENDERING ON SHEET CS
2. SIGNAGE WITH OWNER NAME AND LOGO - GRAPHIC PRINTED DIRECTLY ON SPRUNG TEDLAR MEMBRANE. GRAPHIC SIZE IS SKEWED DUE TO ROOF SLOPE.
3. LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4
4. LOUVERED VENTILATION INTAKE
5. HOLLOW METAL DOOR AND FRAME - WHITE
6. ROOF EXHAUST FAN
7. OVERSIZED SLIDING DOOR IN SANDSTONE
8. EXHAUST DUCT PENETRATION
9. ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EACH CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL
10. MECHANICAL OUTDOOR CONDENSING UNIT SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THE EXISTING BUILDING - 35" WIDE, 26 1/2" TALL, 13 1/2" DEEP
11. 8'X8' TRELLISES SPACED NO GREATER THAN 25' O.C.



C1 / A-500 EAST ELEVATION - MS

SCALE: 3/32" = 1'-0"



D1 / A-500 WEST ELEVATION - MS

SCALE: 3/32" = 1'-0"

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
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RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6305
REGISTERED ARCHITECT

1/6/23

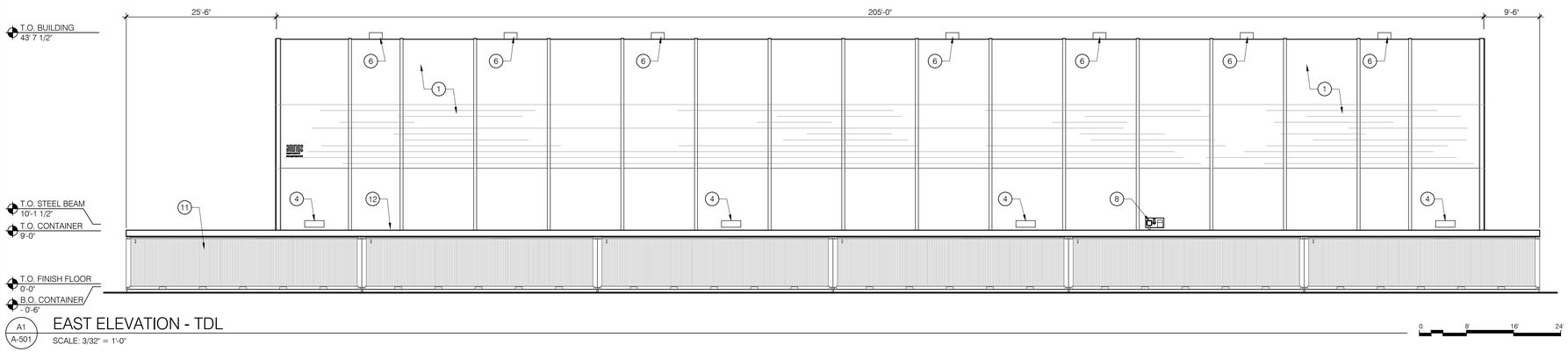
KAIROS POWER FACILITY EXPANSION

6201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK III SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

EXTERIOR ELEVATIONS - MS FACILITY

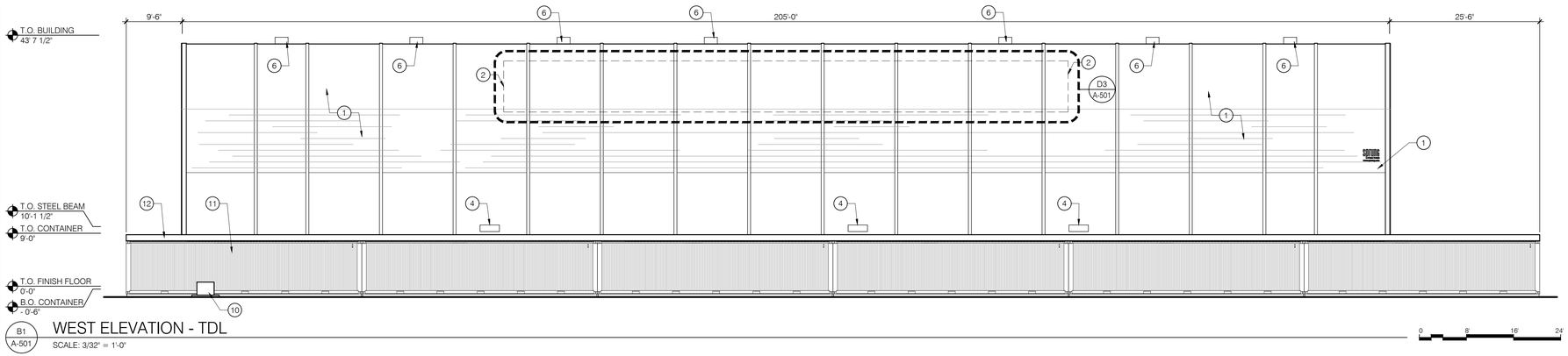
PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

A-500



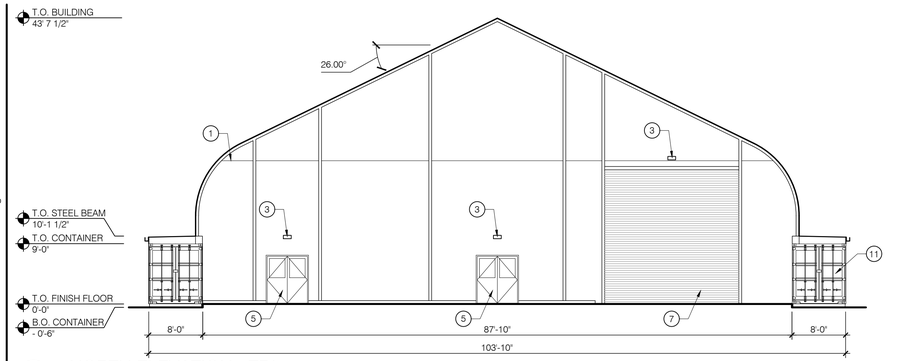
A1 / A-501 EAST ELEVATION - TDL

SCALE: 3/32" = 1'-0"



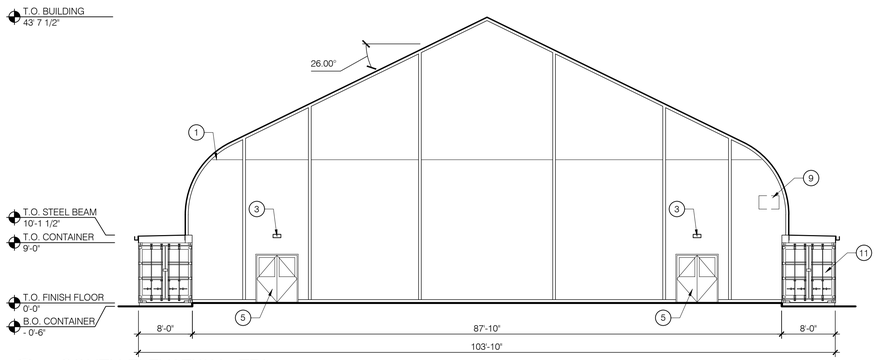
B1 / A-501 WEST ELEVATION - TDL

SCALE: 3/32" = 1'-0"



C1 / A-501 NORTH ELEVATION - TDL

SCALE: 3/32" = 1'-0"



C3 / A-501 SOUTH ELEVATION - TDL

SCALE: 3/32" = 1'-0"

APPROXIMATE AREA: 2,650 SF

COLORS*: C:100 M:76 Y:25 K:9 / C:85 M:39 Y:0 K:0 / C:75 M:21 Y:0 K:0 *COLORS MAY VARY

LIGHTING/POWER: NONE PROVIDED

APPROXIMATE AREA: 1,900 SF

COLORS*: C:100 M:76 Y:25 K:9 / C:85 M:39 Y:0 K:0 / C:75 M:21 Y:0 K:0 *COLORS MAY VARY

LIGHTING/POWER: NONE PROVIDED

APPLICABLE IDO SIGN RESTRICTIONS*:

5-12(E)(2)(A)
NO SIGN OR PART OF A SIGN SHALL BE LOCATED ON ANY PROPERTY WITHOUT THE CONSENT OF THE OWNER, HOLDER, LESSEE, AGENT, TRUSTEE, OR OTHER PARTY CONTROLLING THE USE OF SUCH PROPERTY.
5-12(E)(2)(B)
SIGNS SHALL NOT BE LOCATED WITHIN PUBLIC WATERLINE OR SANITARY SEWER EASEMENTS.
5-12(E)(4)(A)
ALL SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIAL AND MAINTAINED IN GOOD CONDITION AND REPAIR, SHALL BE SECURELY ANCHORED AND CONSTRUCTED TO PREVENT LATERAL MOVEMENT THAT WOULD CAUSE WEAR ON SUPPORTING CONNECTIONS, AND SHALL BE CONSTRUCTED TO WITHSTAND EXPECTED WIND LOADS APPROPRIATE TO DESIGN AND INSTALLATION.

*IN A PC ZONE, SIGN RESTRICTIONS ARE ESTABLISHED BY THE APPROVED PLAN, MESA DEL SOL LEVEL B MASTER PLAN (MDS MASTER PLAN). THE ARC HAS REVIEWED AND DEEMED THE PROPOSED SIGNAGE AS COMPLIANT WITH THE MDS MASTER PLAN BY THE ARC. THE ARC APPROVAL LETTER IS INCLUDED IN THE OVERALL SUBMITTAL.

D2 / A-501 MS FACILITY SIGNAGE

SCALE: 1" = 20'-0"

APPLICABLE IDO SIGN RESTRICTIONS*:

5-12(E)(2)(A)
NO SIGN OR PART OF A SIGN SHALL BE LOCATED ON ANY PROPERTY WITHOUT THE CONSENT OF THE OWNER, HOLDER, LESSEE, AGENT, TRUSTEE, OR OTHER PARTY CONTROLLING THE USE OF SUCH PROPERTY.
5-12(E)(2)(B)
SIGNS SHALL NOT BE LOCATED WITHIN PUBLIC WATERLINE OR SANITARY SEWER EASEMENTS.
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*IN A PC ZONE, SIGN RESTRICTIONS ARE ESTABLISHED BY THE APPROVED PLAN, MESA DEL SOL LEVEL B MASTER PLAN (MDS MASTER PLAN). THE ARC HAS REVIEWED AND DEEMED THE PROPOSED SIGNAGE AS COMPLIANT WITH THE MDS MASTER PLAN BY THE ARC. THE ARC APPROVAL LETTER IS INCLUDED IN THE OVERALL SUBMITTAL.

D3 / A-501 TDL FACILITY SIGNAGE

SCALE: 1" = 20'-0"

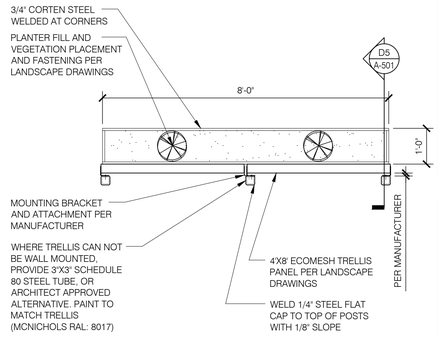
GENERAL NOTES:

1. EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED.

2. IDO SIGN RESTRICTIONS FOR ON-PREMISES SIGNS: DUE TO THE ZONING DESIGNATION PLANNED COMMUNITY (PC) SIGN RESTRICTIONS SHALL BE SET FORTH BY THE APPROVE PLAN. PROPOSED SIGNS HAVE BEEN REVIEWED AND APPROVED BY THE ARC.

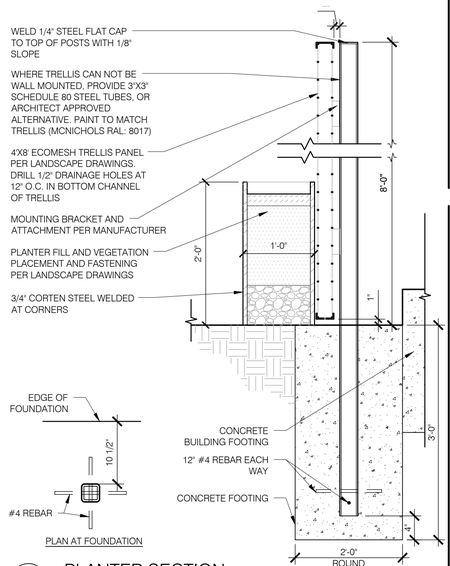
KEYED NOTES: (X)

1. TEDLAR MEMBRANE WITH SANDSTONE AT UPPER AND DESERT SAND AT LOWER. REFERENCE COLOR RENDERING ON SHEET CS
2. SIGNAGE WITH OWNER NAME AND LOGO - GRAPHIC PRINTED DIRECTLY ON SPRUNG TEDLAR MEMBRANE. GRAPHIC SIZE IS SKEWED DUE TO ROOF SLOPE.
3. LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4
4. LOUVERED VENTILATION INTAKE
5. HOLLOW METAL DOOR AND FRAME - WHITE
6. ROOF EXHAUST FAN
7. OVERHEAD ROLLING SERVICE DOOR IN WHITE
8. EXHAUST DUCT PENETRATION
9. ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EACH CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL
10. MECHANICAL OUTDOOR CONDENSING UNIT SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THIS PROPOSED FACILITY - 35' WIDE, 26 1/2" TALL, 13 1/2" DEEP
11. SHIPPING CONTAINER - PAINTED RAL 5012 LIGHT BLUE. REFERENCE COLOR RENDERING ON SHEET CS
12. STEEL "**W**" BEAM



C5 / A-501 PLANTER WITH TRELLIS

SCALE: 1/2" = 1'-0"



D5 / A-501 PLANTER SECTION

SCALE: 1" = 1'-0"

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STATE OF NEW MEXICO
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REGISTERED ARCHITECT

1/6/23

KAIROS POWER FACILITY EXPANSION

6201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

EXTERIOR ELEVATIONS - TDL FACILITY

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

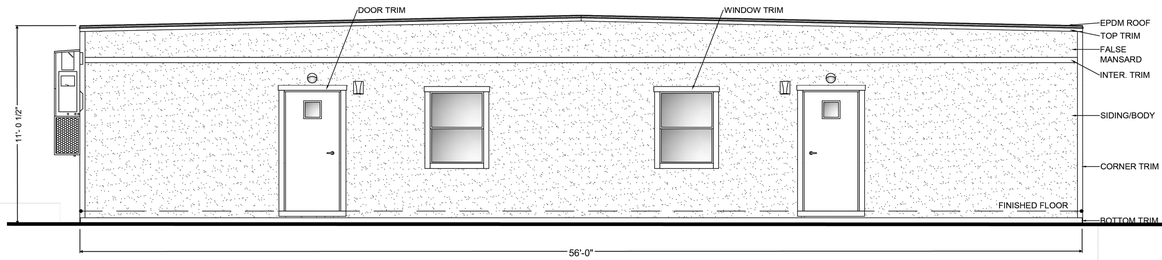
A-501

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

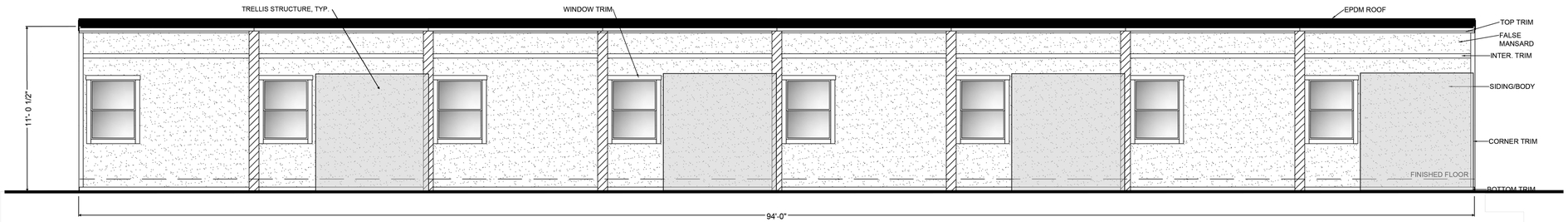
ELEVATION NOTES:

A. TRELLISES ARE 8' TALL AND 8' WIDE, TO BE SPACED LESS THAN OR EQUAL TO 25' O.C.

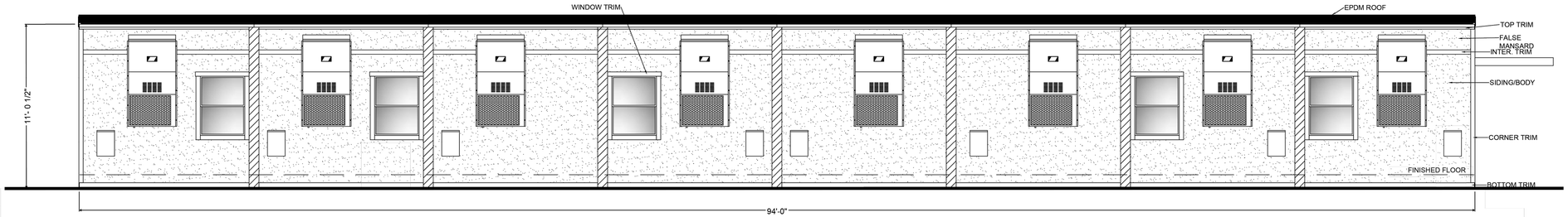
B. MECHANICAL HVAC UNITS ARE SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THIS BUILDING. UNITS ARE APPROXIMATELY 74" H, 38" W, 17" D



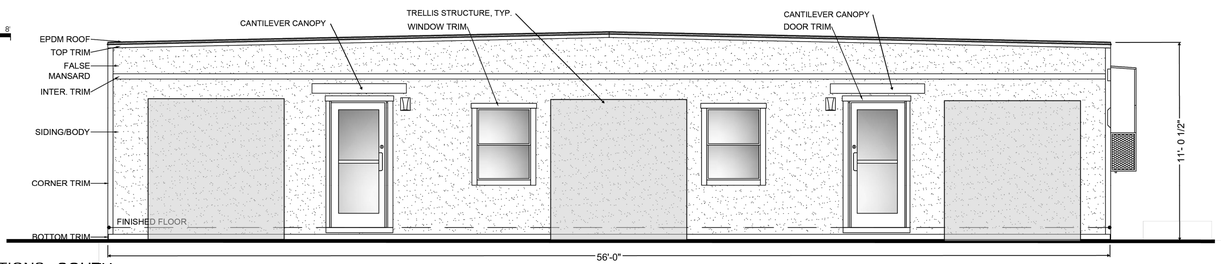
B ELEVATIONS - NORTH
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



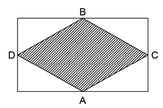
D ELEVATIONS - EAST
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



C ELEVATIONS - WEST
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



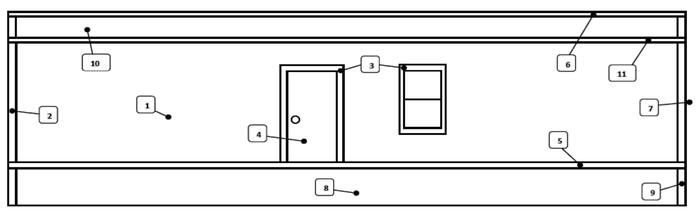
A ELEVATIONS - SOUTH
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



HATCHING DENOTES SHIPLOOSE TRIM

SIGN — DEALER SIGN (PROVIDED BY DEALER & INSTALLED @ FACTORY)

FINISH INFORMATION:



NOTE: Not all color selection fields below may apply and actual color(s) may vary.

(1) Body:	Olympus White SW 6253
(2) Corner Trim (Body):	Blue Chip SW 6959
(3) Door & Window Trim:	Blue Chip SW 6959
*** (4) Exterior Door/Frame:**	see Telstar below
(5) Bottom Horiz. Trim:	Blue Chip SW 6959
(6) Top Horiz. Trim:	Blue Chip SW 6959

Telstar ✓

** Telstar Door/Frames has 3 standard color options (see below).*

(7) Mateline Trim:	Blue Chip SW 6959
(8) Skirting:	N/A
(9) Corner Trim (Skirting):	N/A
(10) Mansard:	Olympus White SW 6253
(11) Intermediate Horiz Trim:	Blue Chip SW 6959

Roof: 45 mil White EPDM

Vinyl Windows:
- ☐ Clay
- ✓ White

HVAC Unit:
- ✓ Gray
- ☐ Beige

Telstar Exterior Door/Frame:
- ✓ Bright White

Exterior Body & Trim:
- ✓ Olympus White SW 6253
- ✓ Blue Chip SW 6959

AMTEX CORP.
832 EAST WALNUT ST - GARLAND, TX 75040
PH (972)-276-7626 FAX (972)-276-0407
SUNBELT MODULAR, INC.

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DEALER: SUSTAINABLE MODULAR MANAGEMENT

PROJECT: KAIROS OFFICE - 2022 (8-PLEX)

PROJECT #: SMM9660-1

STATES: NM, TX

SERIAL NUMBERS: #17444-51

DRAWN BY: ELV

PLOT DATE: 8/25/2022

REV # / DATE:
8/25: STOREFRONT

ROGER DE CHAVEZ, P.E.
ENGINEER
SUNBELT MODULAR, INC.
5301 W. MADISON ST.
PHOENIX, AZ. 85043
(602) 447-6460

SHEET: 9 *OF* 11

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RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK M. METSON
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SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

KAIROS POWER FACILITY
EXPANSION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 BEING A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III) CONT 16.4161 AC

EXTERIOR ELEVATIONS - OFFICE BUILDING PER MANUFACTURER

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

A-502

11/10/2020 5:47:01 PM
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PARKING REQUIREMENTS

Number of Parking Spaces Required	**IDO TABLE 5-5**
Industrial Uses Special manufacturing	1 space / 1,000 sq. ft. Gross Floor Area
168,288 sq. ft. / 1,000sq. ft. = 168.3 spaces	

Total spaces required = 169

NMBC TABEL 1106.1 – NUMBER OF ACCESSIBLE PARKING SPACES

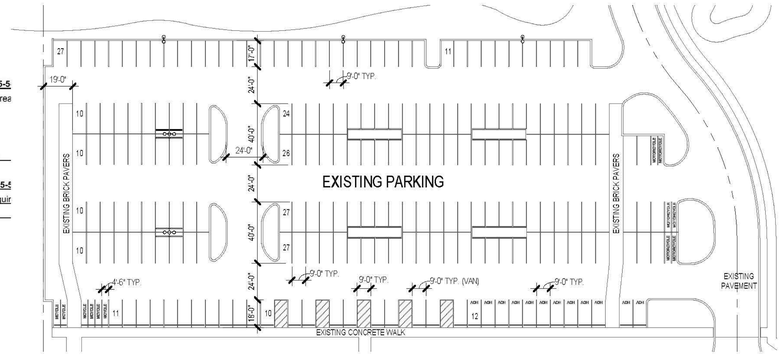
Total Parking Spaces:	Total Required Accessible Parking Spaces:
101-300	
Number Required to be Van Accessible:	2

Motorcycle Parking Requirements	**IDO TABLE 5-5**
Total Parking Spaces required by Table 5-5-1	No. of Motorcycle Spaces Requir
151-300	5 spaces

Number of Existing Parking Spaces Provided

193 Standard Spaces
10 ADA Accessible Spaces (Van Accessible)
12 H.O.V. Spaces
12 Motorcycle Spaces

Total Parking Spaces Provided = 227 (Existing)

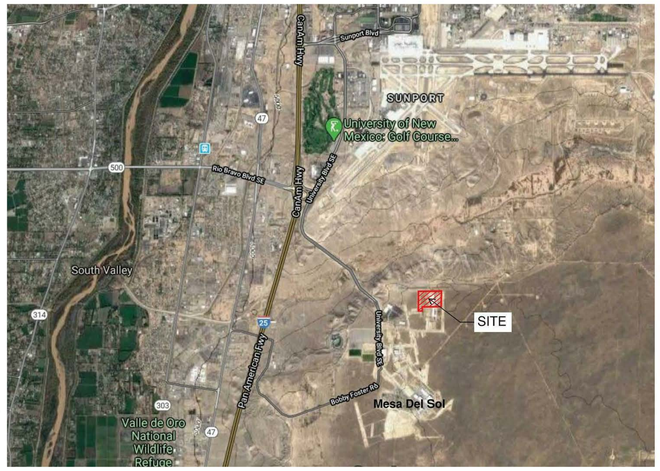


D1 ENLARGED EXISTING PARKING PLAN

1" = 40'-0"

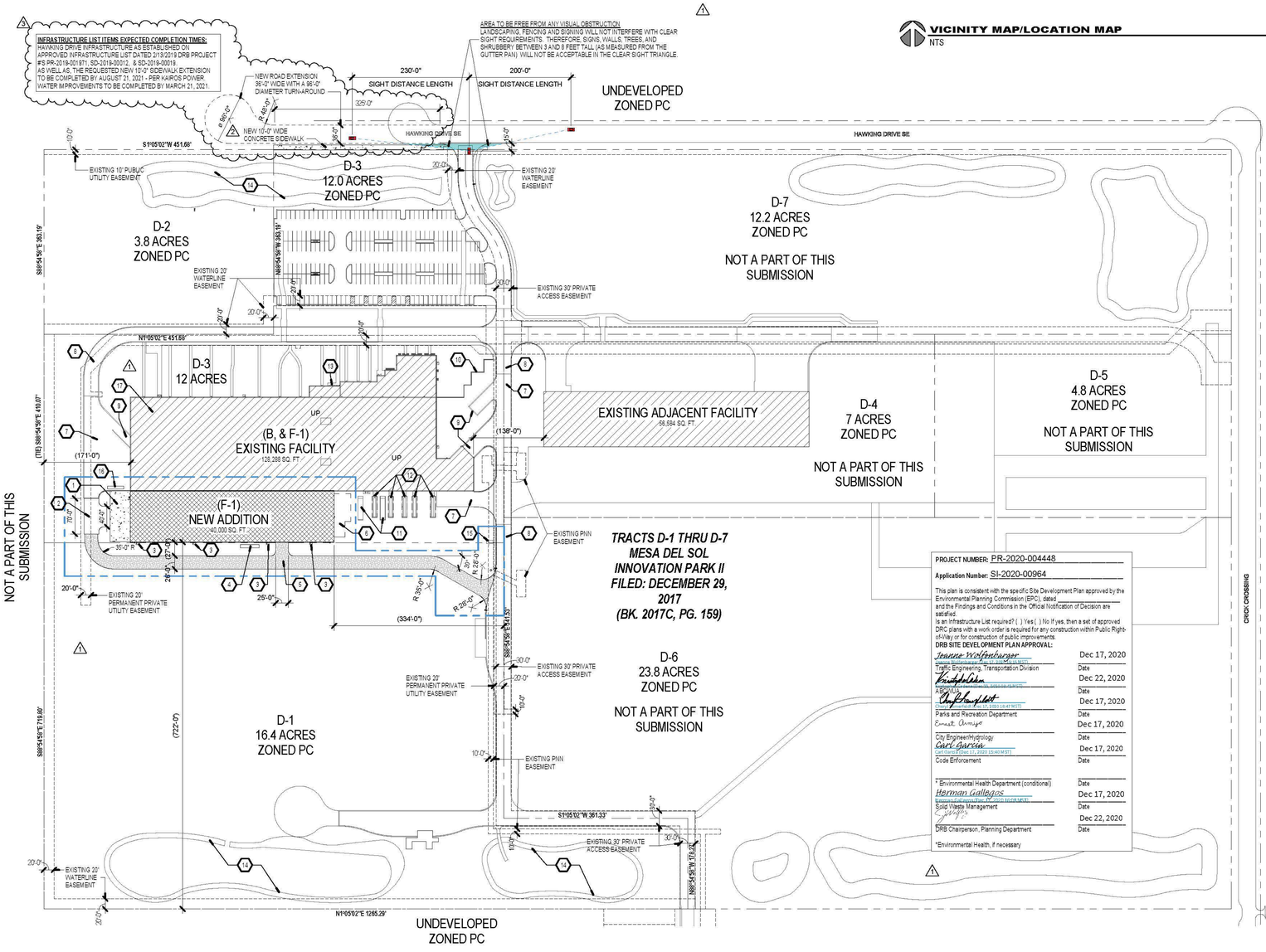
0 20' 40' 80'

Plan North True North



VICINITY MAP/LOCATION MAP

NTS



PROJECT NUMBER: PR-2020-004448
Application Number: SI-2020-00964

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jennie Wolfenbarger	Dec 17, 2020
Traffic Engineering, Transportation Division	Date
Kristal Metzo	Dec 22, 2020
ABCWUA	Date
Chip Pamplin	Dec 17, 2020
Parks and Recreation Department	Date
Ernest Armijo	Dec 17, 2020
City Engineer/Hydrology	Date
Carl Garcia	Dec 17, 2020
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos	Dec 17, 2020
Solid Waste Management	Date
	Dec 22, 2020
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary

A1 SITE PLAN

1" = 100'-0"

0 50' 100' 200'

Plan North True North

PROJECT DATA

ADDRESS:
5201 HAWKING DRIVE SE

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT:
TRACTS D-1 AND D-3 MESA DEL SOL INNOVATION PARK II
SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 EAST, NMPM.,
ALBUQUERQUE, NEW MEXICO
PHYSICAL ADDRESS OF SUBJECT SITE:
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87105
SUBJECT SITE CROSS STREETS:
HAWKING DRIVE SE
OTHER SUBJECT SITE IDENTIFIERS:
MESA DEL SOL, INNOVATION PARK
THIS SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE:
Q-16-Z

KEYED NOTES

1 NEW 40' X 100' REINFORCED CONCRETE DRIVE PAD.
2 NEW ASPHALT DRIVE.
3 NEW 5' X 5' CONCRETE WALK PAD.
4 NEW CONCRETE TRANSFORMER PAD.
5 NEW BASE COURSE DRIVE PAD.
6 FUTURE EXPANSION.
7 EXISTING CONCRETE DRIVE.
8 EXISTING ASPHALT DRIVE.
9 EXISTING LOADING DOCK
10 EXISTING CMU & STUCCO SCREENING WALL WITH PRECAST CONCRETE CAP (COLOR DARK ORANGE) SEE BUILDING ELEVATIONS SHEET - 5 FOR HEIGHTS.
11 EXISTING GENERATOR
12 EXISTING HVAC UNIT ⚠1
13 EXISTING SEPENTINE BIKE RACK (9 BIKES)
14 EXISTING STORM DRAINAGE POND
15 EXISTING WOOD STRUCTURE.
16 EXISTING TRASH COMPACTOR.
17 NEW SEPENTINE BIKE RACK (7 BIKES) LOCATED UNDER EXISTING CANOPY.

⚠1

LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- NEW CONCRETE
- NEW ASPHALT PAVING
- BASE COURSE ACCESS ROAD
- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF NEW WORK

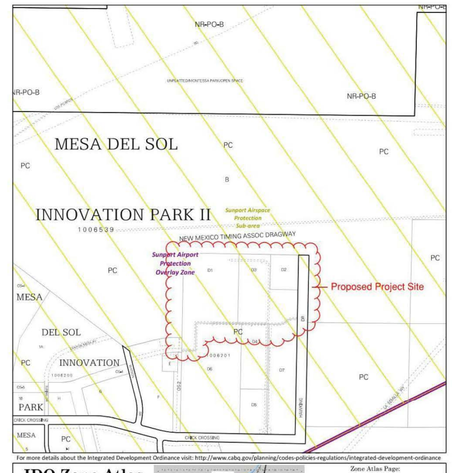
EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED, FULL CUT-OFF TYPE FIXTURES AND DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 4: LIGHTING.

EXTERIOR SIGNAGE:

ALL EXTERIOR SIGNAGE SHALL BE DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 5: SIGNAGE.

NO ADDITIONAL SIGNAGE AT THIS TIME.



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

IDO Zone Atlas May 2018

AGIS Albuquerque Geographic Information System

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

Zone Atlas Page: **Q-16-Z**

Gray Shading Represents Area Outside of the City Limits

Easement Escarpment
Petroglyph National Monument
Areas Outside of City Limits
Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone
0 250 500 1,000 Feet

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CONSULTANTS

Architect Engineer

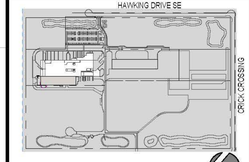
STATE OF NEW MEXICO
CHARLES ANDREW BENSON
NO. 4298
REGISTERED ARCHITECT

Digitally signed by Charles Andrew Benson
Reason: I have reviewed this document
Date: 2020.11.17 17:45:47 -07'00'

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105



Key Plan
NTS

No	Date	Description
1	10/20/2020	CABQ COMMENTS
2	11/03/2020	CABQ COMMENTS
3	11/10/2020	CABQ COMMENTS

Revision Schedule

ISSUE:	SHELL (ONLY) PERMIT
PROJECT NUMBER:	2018
FILE:	Kairos Power - Arch_Central
DRAWN BY:	JMB
CHECKED BY:	CAB
DATE:	09/30/2020

SHEET TITLE
SITE PLAN

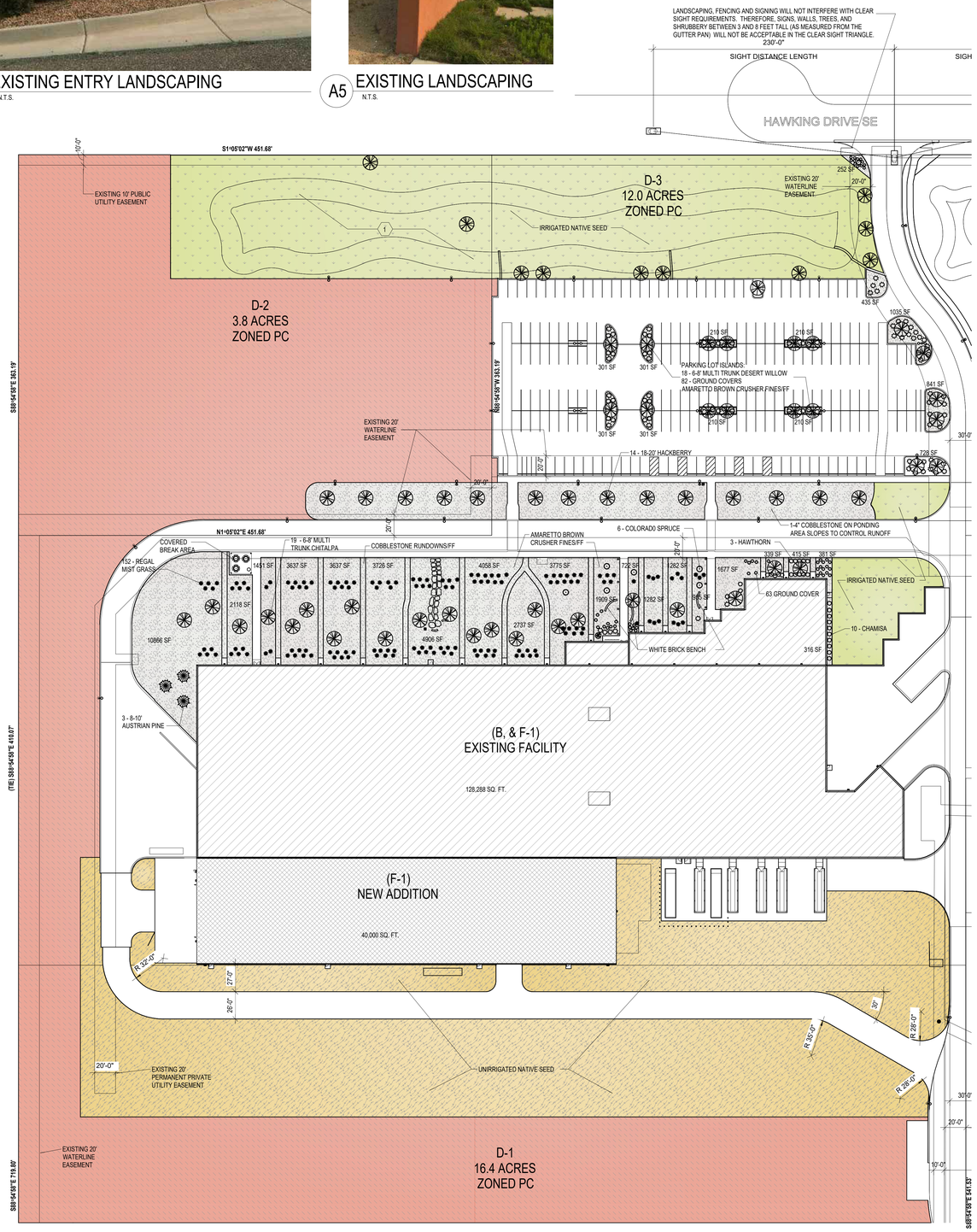
AS-100

E1 EXISTING ENTRY LANDSCAPING
N.T.S.

A5 EXISTING LANDSCAPING
N.T.S.

B5 EXISTING FRONT LANDSCAPING
N.T.S.

C5 EXISTING LANDSCAPING
N.T.S.



A1 LANDSCAPE PLAN
1" = 50'-0"

NEW MEXICO TIMING ASSOC. DRAGWAY ZONED PC
NOT A PART OF THIS SUBMISSION

PROJECT DATA

ADDRESS:
5201 HAWKING DRIVE SE

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT:
TRACTS D-1 AND D-3 MESA DEL SOL INNOVATION PARK II
SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 EAST, NMPM,
ALBUQUERQUE, NEW MEXICO
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SUBJECT SITE CROSS STREETS:
HAWKING DRIVE SE
OTHER SUBJECT SITE IDENTIFIERS:
MESA DEL SOL, INNOVATION PARK
THIS SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE:
Q-16-Z

KEYED NOTES

1 EXISTING STORM DRAINAGE POND

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	EXISTING IRRIGATED NATIVE SEED	88,574 SF
	PROPOSED UNIRRIGATED NATIVE SEED TEMPORARY IRRIGATION UNTIL ESTABLISHED	119,925 SF
	EXISTING NATIVE AREA TO REMAIN	242,884 SF
	EXISTING ROCK MULCH	78,630 SF

EXISTING PLANTS

SYMBOL	QUANTITY	TYPE	COVERAGE (SF)	TOTAL COVERAGE (SF)
	10	EVERGREEN TREE	400	4000
	65	DECIDUOUS TREE	500	32,500
○	37	GROUND LEVEL PLANT - SHRUB	25	925
•	152	GROUND LEVEL PLANT - ORNAMENTAL GRASS	9	1368
◦	127	GROUND LEVEL PLANT - GROUNDCOVER	25	3175
			TOTAL:	41,968

LANDSCAPE DATA

ADDRESS	SIZE (ACRES)	IDO UPC#	ZONING DESIGNATION
5201 HAWKING DRIVE SE	12.02	101605232916640206	PC - PLANNED COMMUNITY
"HAWKING DR SE"	3.77	101605236619840205	PC - PLANNED COMMUNITY
"HAWKING DR SE"	16.42	101605227017740201	PC - PLANNED COMMUNITY
GROSS AREA OF LOTS (AC)	32.20		
GROSS AREA OF LOTS (SF)	1402793		
LESS BUILDINGS (SF)	52288		
NET AREA OF LOTS (SF)	1,350,505		

MINIMUM LANDSCAPE AREA - 15 % OF NET LOT AREA*

	REQUIRED	PROVIDED*
PERCENT	15%	39%
AREA (SF)	202576	529423
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	151932	249,872
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	37983	213372

* UNLESS PARCEL IS LOCATED IN DT-UC-MS-PT AREAS, IN WHICH CASE MINIMUM IS 10% OF NET LOT AREA

STREET TREES

	REQUIRED	PROVIDED
STREET FRONTAGE (LF)	-	-
TREES (1 PER 25 LF)**	0	0

PARKING LOT SCREENING

AT FRONT LOT LINE (CONTINUOUS 3' HT SHRUBS)	-	34

PARKING LOT INTERIOR

	REQUIRED	PROVIDED
PARKING STALLS	-	221
PARKING LOT AREA (SF)		72645
LANDSCAPED AREA (15% OF TOTAL)	10897	4871
TREES (1 PER 10 PARKING SPACES)	22	24

TOTALS:

	REQUIRED	PROVIDED
TREES	22	75
SHRUBS		316

** PER IDO 5-6(D)(1)(e) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.

0 25' 50' 100'
Plan North True North

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CONSULTANTS

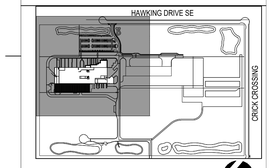
Architect Engineer

STATE OF NEW MEXICO
JOHN MILLER GRALY
1370
REGISTERED LANDSCAPE ARCHITECT

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105



Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE:	SHELL (ONLY) PERMIT
PROJECT NUMBER:	2018
FILE:	Kairos Power - Arch_Central
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	09/30/2020

SHEET TITLE
LANDSCAPING PLAN

LS-101

Z:\SHARED\HULC\DESIGN - TRANSFER\1 - ACTIVE JOBS\Kairos Power\CAD\Kairos Power - LS-101 - LANDSCAPING PLAN WITH CALCULATIONS_2020.11.03.dwg, Layout1, 11/3/2020 5:14:26 PM

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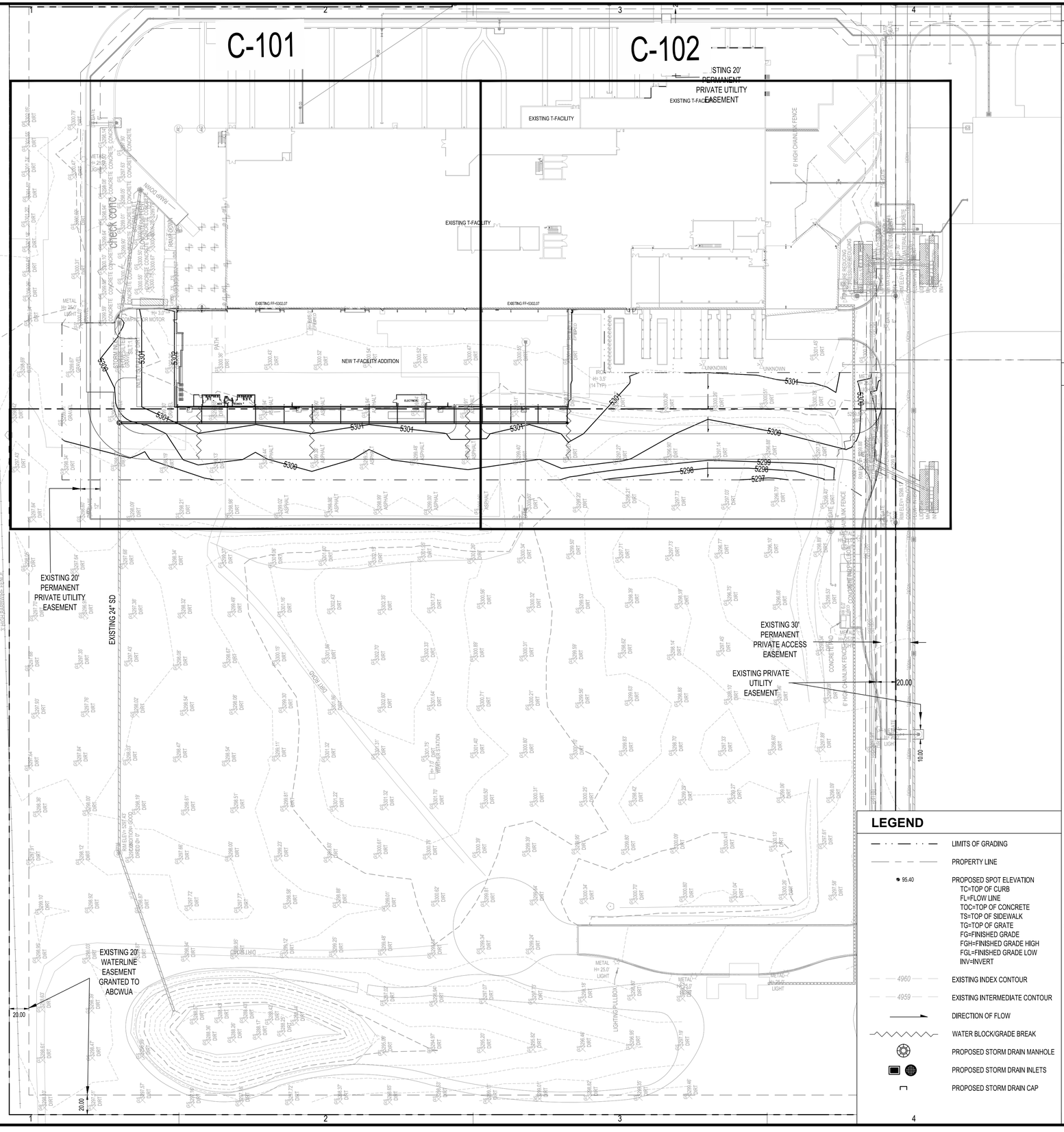

LEGEND

- LIMITS OF GRADING
- PROPERTY LINE
- 95.40 — PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP

GRADING NOTES

A. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

B. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.

C. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

D. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

E. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

F. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE INSPECTOR. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

G. PAVING AND ROADWAY GRADES SHALL BE +/-0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/-0.05' FROM BUILDING PLAN ELEVATION.

H. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

J. THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE THE STATE OF ARIZONA. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY.

B. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

C. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

E. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

G. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

H. 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.

I. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

J. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

O. THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.

N
50 25 0 50
1"=50'

Bohannan Huston
www.bhinc.com 800.877.5332

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CONSULTANTS

Architect Engineer

MATTHEW H. SATCHES
NEW MEXICO
24572
REGISTERED PROFESSIONAL ENGINEER
7/20/2020

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE:	DRB SUBMITTAL/FOUNDATION
PROJECT NUMBER:	2018
FILE:	
DRAWN BY:	BF
CHECKED BY:	MS
DATE:	09/09/2020

SHEET TITLE
OVERALL GRADING PLAN

C-100

7/20/2020 11:54:01 AM

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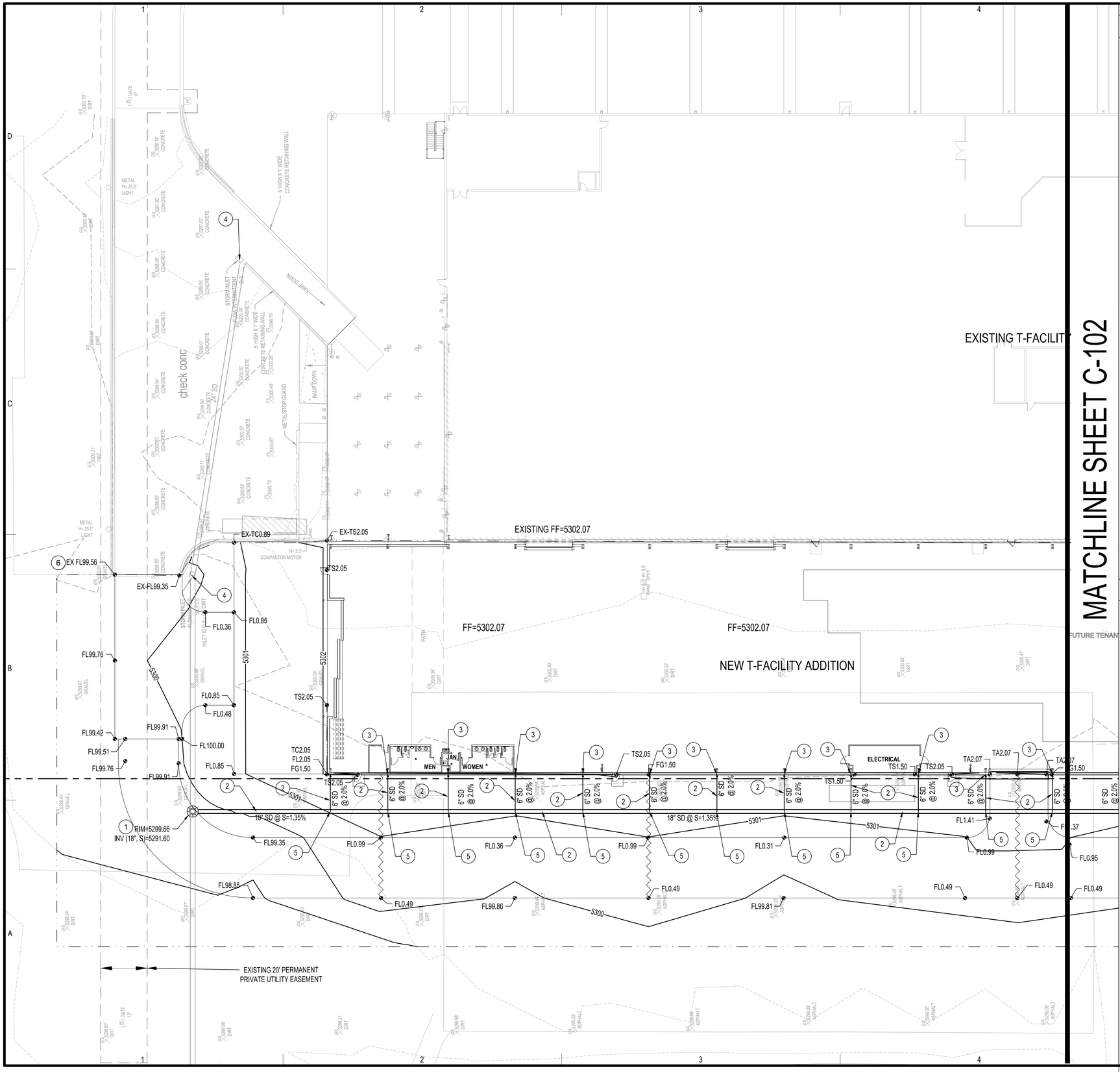

GRADING KEYED NOTES

1. CONNECT TO EXISTING STORM DRAIN. CONSTRUCT 4' DIA TYPE "E" STORM DRAIN MANHOLE PER NMAPWA STD DWG 2102.
2. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL STORM DRAIN PIPE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. INVERT OF ROOF DRAIN TO BE 3' BELOW FINISHED FLOOR MINIMUM.
4. EXISTING INLET TO REMAIN.
5. INSTALL PREFABRICATED STORM DRAIN FITTING. SEE PLAN FOR SIZE.
6. MATCH EXISTING ELEVATION.

LEGEND

- LIMITS OF GRADING
- PROPERTY LINE
- 95.40 PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
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- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP

N
20 10 0 20
1"=20'

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CONSULTANTS

Architect Engineer

MATTHEW H. SATCHER
NEW MEXICO
24572
REGISTERED PROFESSIONAL ENGINEER
07/20/2020

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

No	Date	Description

Revision Schedule

ISSUE:	DRB SUBMITTAL/FOUNDATION
PROJECT NUMBER:	2018
FILE:	
DRAWN BY:	BF
CHECKED BY:	MS
DATE:	09/09/2020

SHEET TITLE
GRADING PLAN

C-101

7/20/2020 11:54:01 AM
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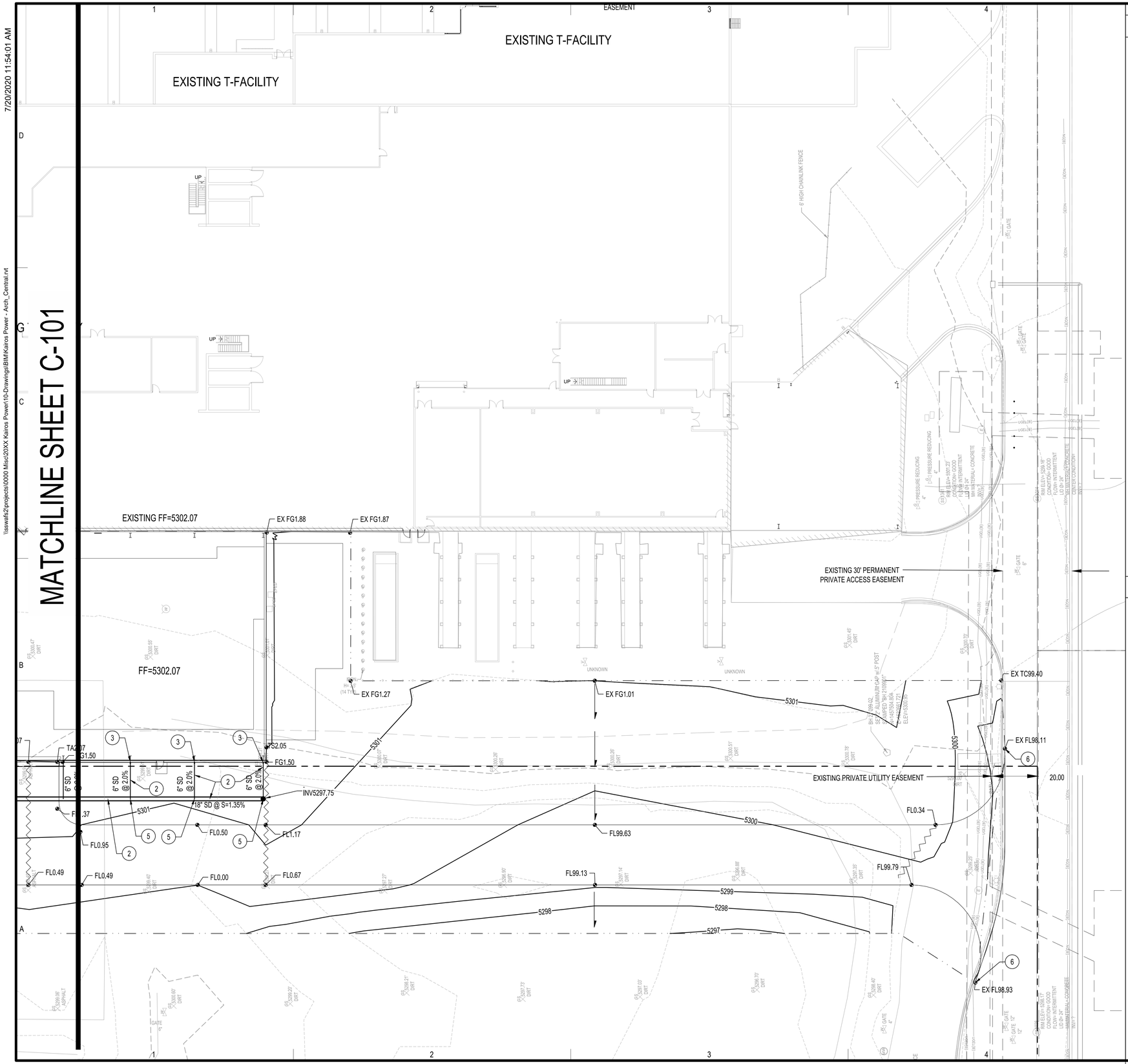

GRADING KEYED NOTES

1. CONNECT TO EXISTING STORM DRAIN. CONSTRUCT 4' DIA TYPE "E" STORM DRAIN MANHOLE PER NMAPWA STD DWG 2102.
2. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL STORM DRAIN PIPE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. INVERT OF ROOF DRAIN TO BE 3' BELOW FINISHED FLOOR MINIMUM.
4. EXISTING INLET TO REMAIN.
5. INSTALL PREFABRICATED STORM DRAIN FITTING. SEE PLAN FOR SIZE.
6. MATCH EXISTING ELEVATION.

LEGEND

- LIMITS OF GRADING
- PROPERTY LINE
- 95.40 — PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP

N

20 10 0 20
1"=20'

Bohannan Huston
www.bhinc.com 800.877.5332

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CONSULTANTS

Architect Engineer

MATTHEW H. SATCHER
NEW MEXICO
24572
REGISTERED PROFESSIONAL ENGINEER
07/20/2020

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE:	DRB SUBMITTAL/FOUNDATION
PROJECT NUMBER:	2018
FILE:	
DRAWN BY:	BF
CHECKED BY:	MS
DATE:	09/09/2020

SHEET TITLE

GRADING PLAN

C-102

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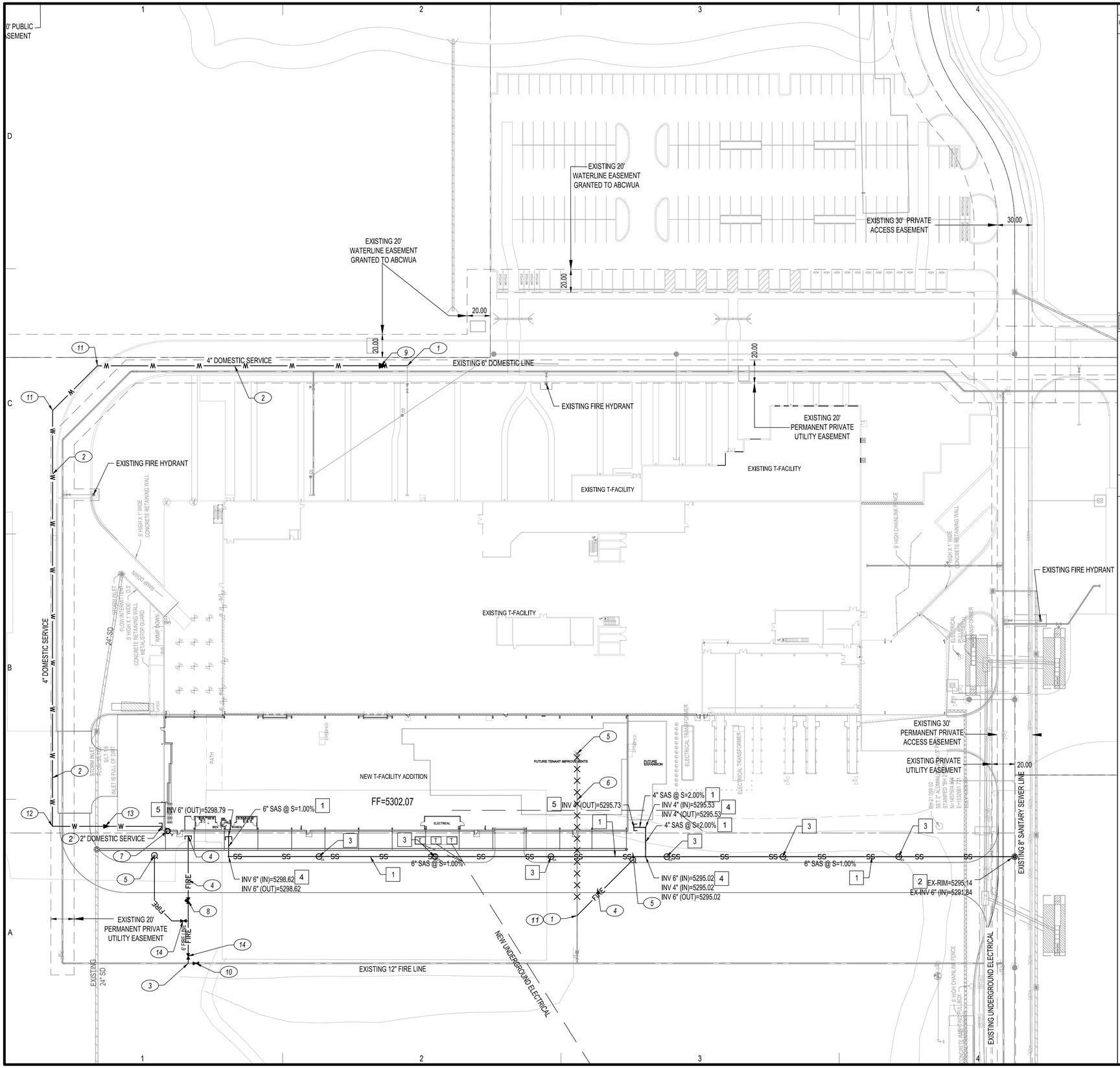

WATERLINE KEYED NOTES

1. CONNECT TO EXISTING 6" DOMESTIC SERVICE. INSTALL 1-6"X6" TEE W/ RESTRAINED JOINTS AS NECESSARY. REMOVE AND DISPOSE OF EXISTING ELBOW.
2. INSTALL NEW DOMESTIC SERVICE. SEE PLAN FOR SIZE.
3. CONNECT TO EXISTING 12" FIRE LOOP. INSTALL 1-12"X6" TEE W/ RESTRAINED JOINTS AS NECESSARY.
4. INSTALL NEW 6" FIRE PROTECTION LINE.
5. INSTALL FIRE HYDRANT PER COA STD DWG 2340.
6. REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT LINE AND ASSOCIATED FIRE HYDRANT.
7. WALL MOUNTED FDC.
8. INSTALL POST INDICATOR VALVE.
9. INSTALL 1-6"X4" REDUCER W/ RESTRAINED JOINTS AS NECESSARY.
10. INSTALL 1-12" GATE VALVE PER COA STD DWG 2326.
11. INSTALL 45° W/ RESTRAINED JOINTS AS NECESSARY. SEE PLAN FOR SIZE.
12. INSTALL 90° W/ RESTRAINED JOINTS AS NECESSARY. SEE PLAN FOR SIZE.
13. INSTALL 1-4"X2" REDUCER W/ RESTRAINED JOINTS AS NECESSARY.
14. INSTALL 1-6" GATE VALE PER COA STD DWG 2326.

NOTE: DOMESTIC SERVICE FOR KAIROS POWER WILL CONNECT TO EXISTING DOMESTIC SERVICE EAST OF THE FORMER SCHOTT SOLAR BUILDING. THIS EXISTING SERVICE IS CONNECTED TO AN EXISTING 4" METER LOCATED AT CRICK CROSSING.

SANITARY SEWER KEYED NOTES

1. INSTALL NEW SANITARY SEWER SERVICE. SEE PLAN FOR SIZE AND SLOPE.
2. CONNECT TO EXISTING SANITARY SEWER PER COA STD 2118.
3. INSTALL SANITARY SEWER CLEANOUT.
4. INSTALL WATERTIGHT PRE-FABRICATED SANITARY SEWER FITTING.
5. INSTALL SANITARY SEWER TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

LEGEND

- EASEMENTS
- PROPERTY LINE
- W(EOBD) — EXISTING WATER LINE
- SS(EOBD) — EXISTING SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- FIRE — PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CAP
- W(EXIS) — EXISTING UTILITY TO BE REMOVED

N

40 20 0 40
1"=40'

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9/9/2020

NOT FOR CONSTRUCTION

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE:	DRB SUBMITTAL/FOUNDATION
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FILE:	
DRAWN BY:	BF
CHECKED BY:	MS
DATE:	09/09/2020

SHEET TITLE
UTILITY PLAN

C-200

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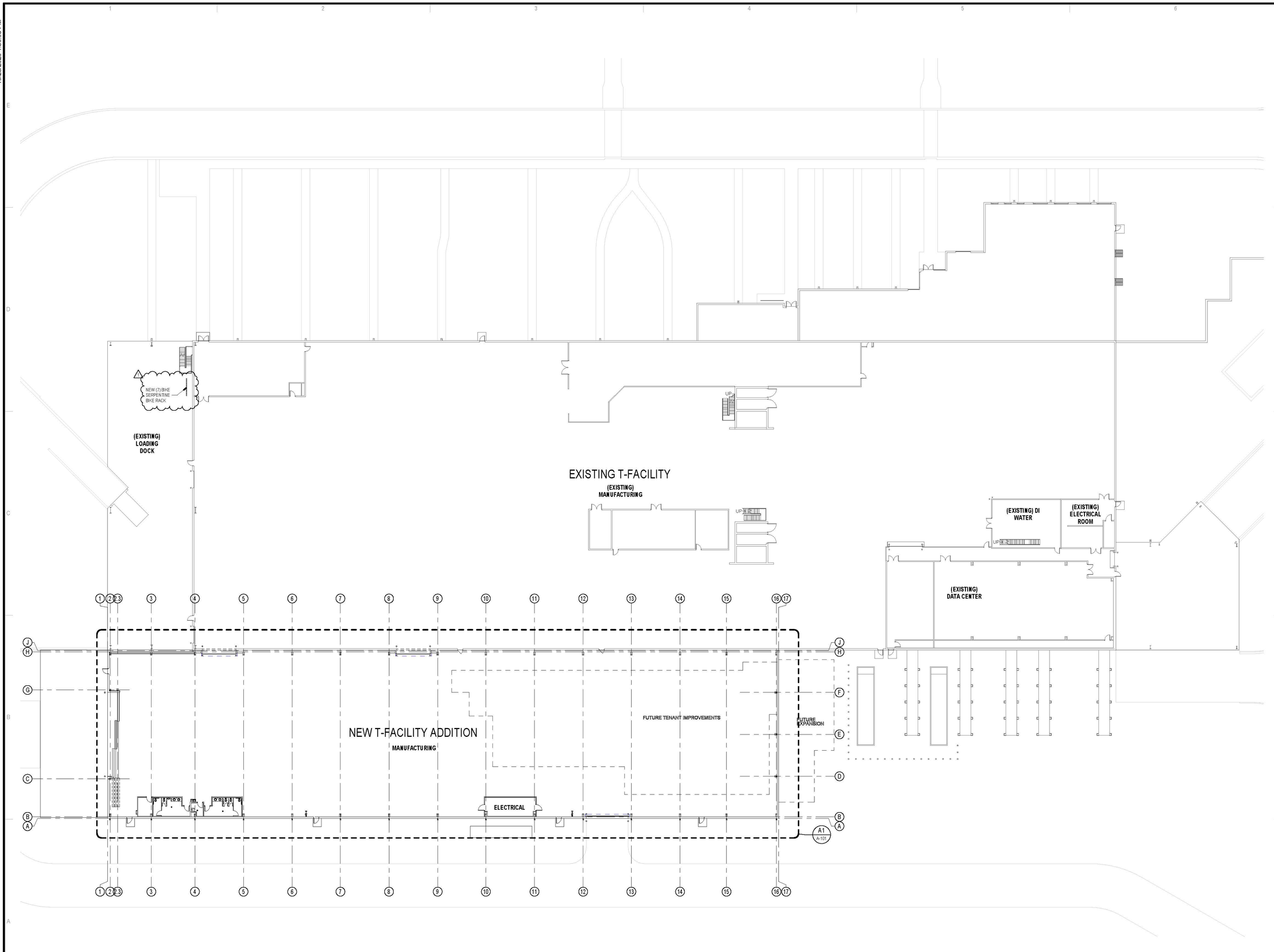

A1 OVERALL - MAIN FLOOR PLAN
3/64" = 1'-0"

Plan North True North

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NO. 4298
REGISTERED ARCHITECT

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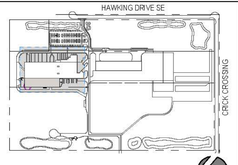
Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105



Key Plan
NTS

No	Date	Description
1	10/20/2020	CABQ COMMENTS

Revision Schedule

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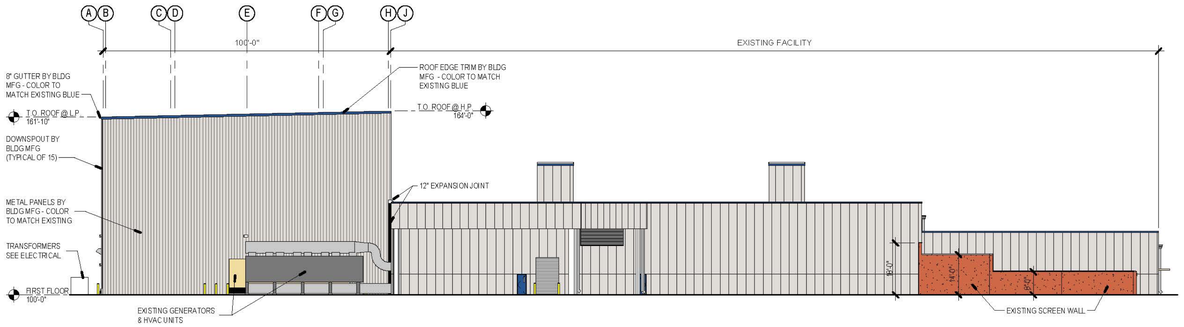
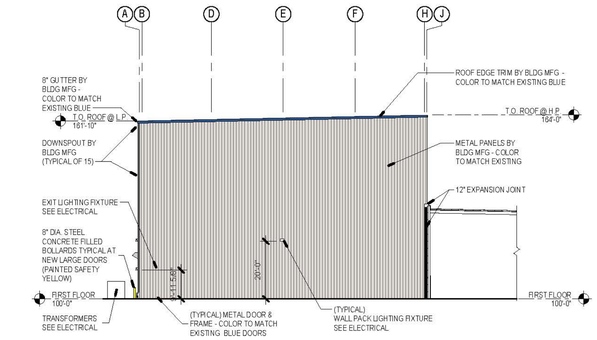
CHECKED BY:	CAB
DATE:	09/30/2020

SHEET TITLE
OVERALL - MAIN FLOOR PLAN

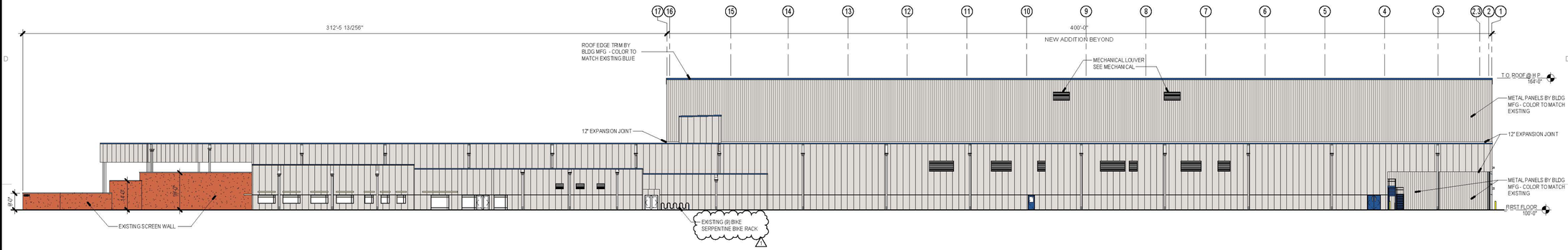
A-100



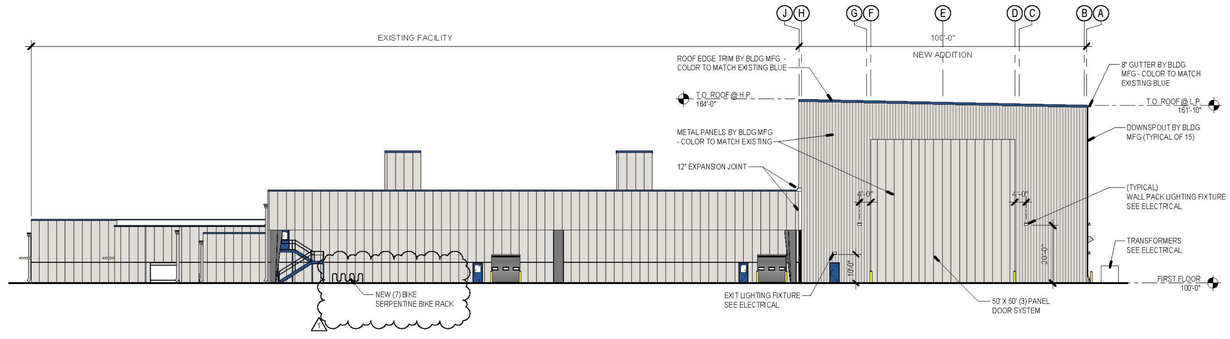
D1 SOUTH BUILDING ELEVATION
3/64" = 1'-0"
0 16' 32' 48'



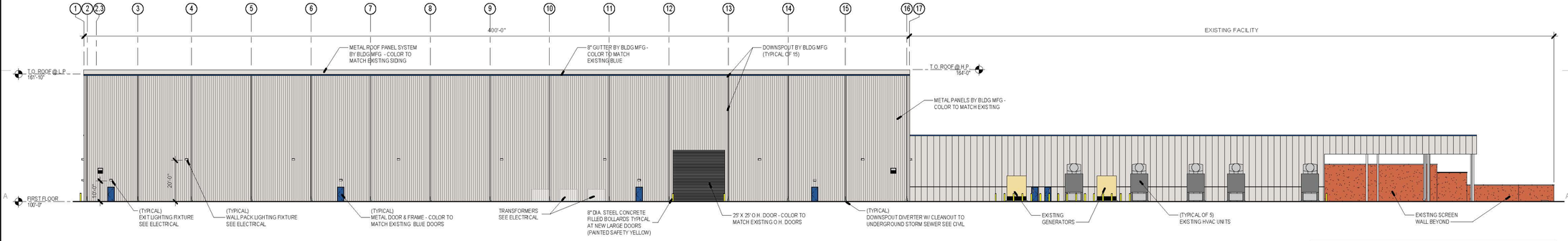
D5 SOUTH BUILDING ELEVATION ADDITION
3/64" = 1'-0"
0 16' 32' 48'



C2 EAST BUILDING ELEVATION
3/64" = 1'-0"
0 16' 32' 48'



B2 NORTH BUILDING ELEVATION
3/64" = 1'-0"
0 16' 32' 48'



A2 WEST BUILDING ELEVATION
3/64" = 1'-0"
0 16' 32' 48'

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED, FULL CUT-OFF TYPE FIXTURES AND DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 4: LIGHTING.

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Architect Engineer

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CHARLES ANDREW BENSON
NO. 4298
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Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

No	Date	Description
1	10/20/2020	CABQ COMMENTS

Revision Schedule

ISSUE:	SHELL (ONLY) PERMIT
PROJECT NUMBER:	2018
FILE:	Kairos Power - Arch_Central
DRAWN BY:	JMB
CHECKED BY:	CAB
DATE:	09/30/2020

SHEET TITLE
EXTERIOR ELEVATIONS

A-200

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SCHOTT solar

Logistics

Crimped Straw/ Native Seed (Unirrigated)

Logistics

Solar Receiver
Technical Spine/Media/Office & Social

Future Extension

260 sf

10 – 5 gal. Chamisa

84 – 1 gal. Groundcover

White Slumprock Seatbench

Gray Crusher Fines
Steel Edge

3 – 3" cal. Hawthorn

Irrigated Native Seed

294 sf

294 sf

342 sf

1390 sf

742 sf

1030 sf

1030 sf

437 sf

1803 sf

2926 sf

2914 sf

3193 sf

4616 sf

3193 sf

3193 sf

3193 sf

1236 sf

2398 sf

10047 sf

SOLAR TOWERS REMOVED (TYP.)

3 – 8-10' Austrian Pine

2" Water Stub (65 psi)/
Power for Timer and BFP

Steel Schott Solar Symbol (See Detail)

Amaretto Brown Crusher Fines/ FF

152 – 1 gal. Regal Mist Grass

20 – 6-8' Multi Trunk Chitalpa

Cobblestone Rundowns/ FF

FENCE REMOVED

1-4" Cobblestone on Ponding Area Slopes
To Control Runoff

Irrigated Native Seed

Phase 1 Boundary

1278 sf

HOV HOV HOV HOV HOV HOV HOV HOV HOV HOV HOV

14 – 18-20' Hackberry

¾" Gray Gravel/ Filter Fabric Pond Bottom

BOUNDARY PHASE LINE (TYP.)

753 sf

MOVCLE MOVCLE MOVCLE MOVCLE

200 sf

200 sf

260 sf

260 sf

580 sf

Parking Lot Islands:
20– 6-8' Multi Trunk Desert Willow/
65-1 gal. Groundcovers
Amaretto Brown Crusher Fines/ FF

MOVCLE MOVCLE

937 sf

200 sf

200 sf

260 sf

260 sf

580 sf

Temporary Crimped Straw/ Native Seed (Unirrigated)
In Future Parking Area

Phase 1 Boundary

TREE LOCATIONS CHANGED

341 sf

2 ½" cal. Ash

Irrigated Native Seed

6 – 18-20' Ash

618 sf

33 – 5 gal. Cotoneaster gl.

430 sf

6 – 2 ½" cal. Navaho Willow/ Netafim Spiral/
Bark Mulch Pits

Irrigated Native Seed

Native Seed Mix (% by Weight)
Indian Ricegrass 18.18%
Galleta 18.18%
Sideoats Grama 18.18%
Blue Grama 27.28%
Sand Dropseed 9.09%
Four-Wing Saltbush 9.09%

Irrigated Native Seed

5302107.6N

5302

5301702.6N

5301613.1N

5300008.5N

5299958.1N

PHASE 1 BOUNDARY PARK OR SIDEWALK

Streetscaping in Phase 2

DRAWING 2 OF 2

GRAPHIC SCALE

20 10 0 10 20

JAMES FLON 0007 REGISTERED LANDSCAPE ARCHITECT

12-29-08
REV. 2/23/09
REV. 5/7/09

RECEIVED
APPROVED
DATE 7/15/09
ENVIRONMENTAL PLANNING COMMISSION

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
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cm@hilltoplandscaping.com

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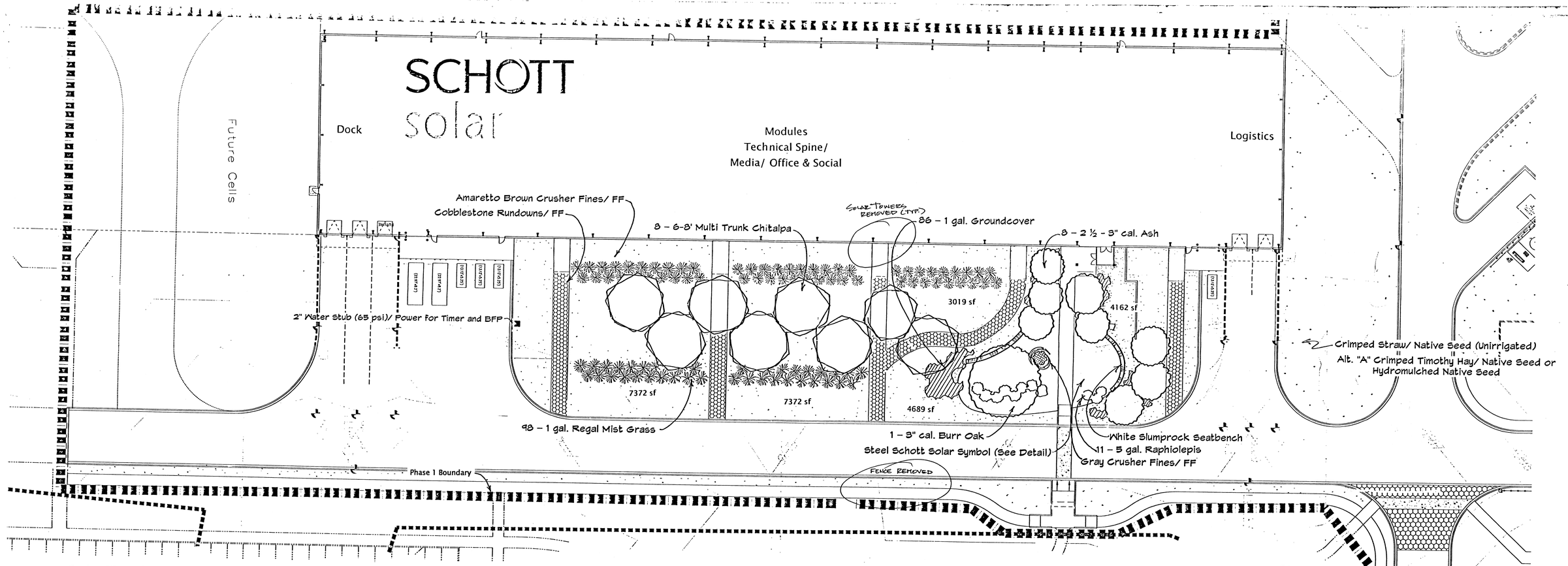
1006201



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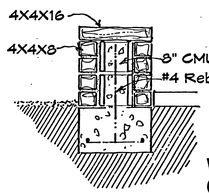
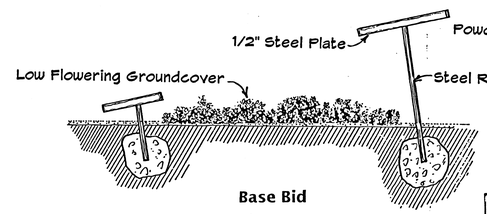


White Slumprock Masonry Seatbench Detail (NTS)



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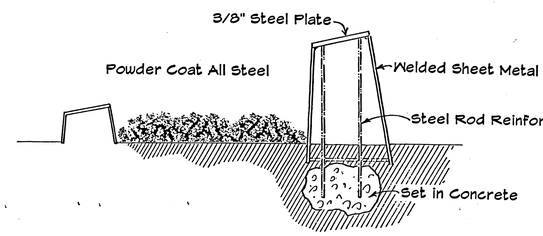
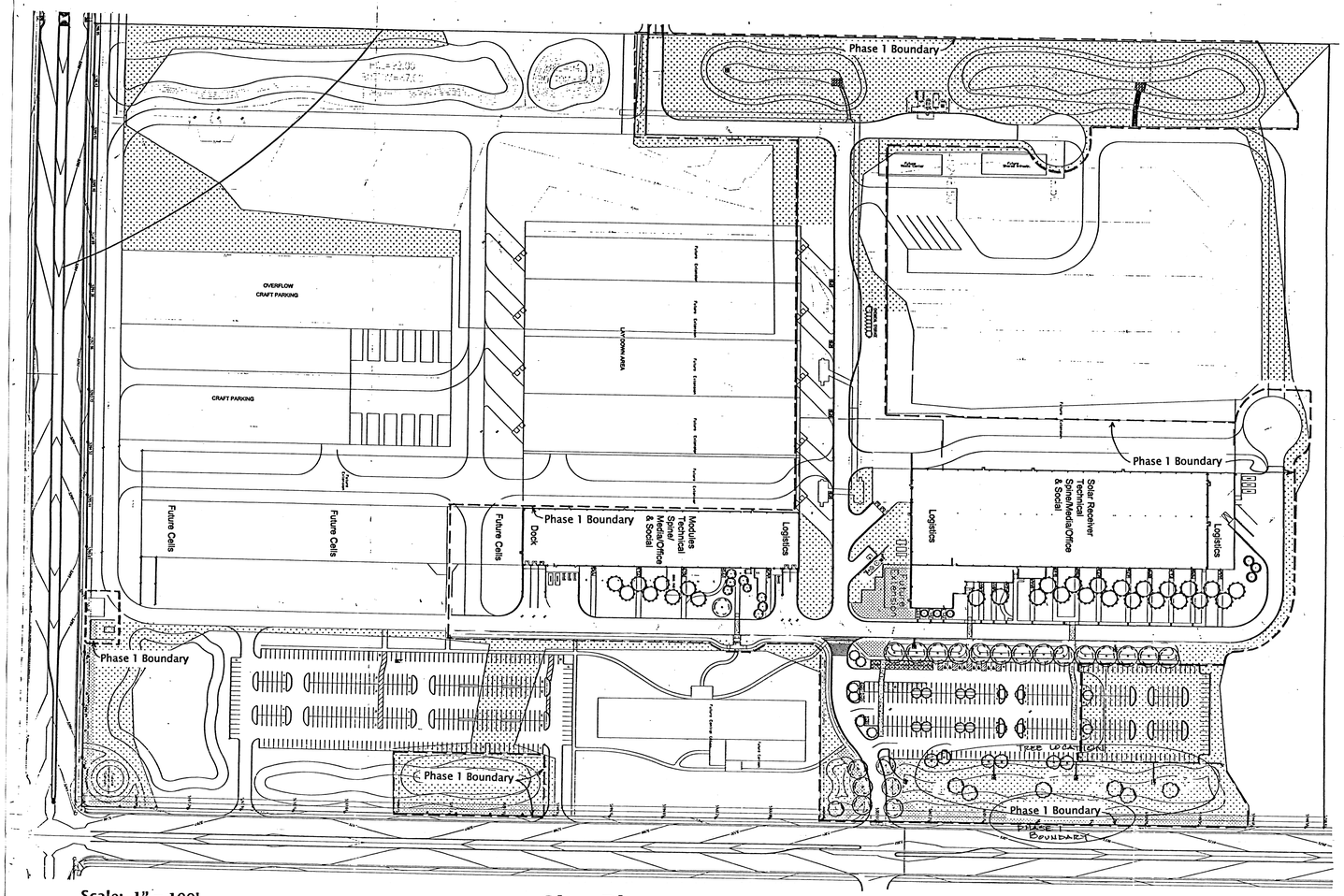


Alternate Upgrade

Section: Schott Solar Symbol (NTS)



Scale: 1" = 100'

Site Plan

ADMINISTRATIVE AMENDMENT
F: 09AA-10049 Project # 1006201
Revised landscaping and solar towers removed
Russell Brito 08 May 2009
APPROVED BY DATE

Approved for compliance with PC Zoning Level "A" and Level "B" Plans and compliance with the Design Standards of the Mesa del Sol Employment Center Convenants, Conditions & Restrictions.

Architectural Review Committee
Mesa del Sol Employment Center
By: Carrie Biesiot
Carrie Biesiot, Administrator

REVIEWED & APPROVED DATE 2/25/09
DESIGN REVIEW, ADMINISTRATOR

The Hilltop
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STATE OF NEW MEXICO
CHRIS DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

12-24-08
Rev. 2/23/09
Rev. 5/7/09

DRAWING 1 OF 2

PR-2020-004448_SI-2020-00964_Site_Plan_Amendment_Approved_12-16-20 Sheet 1

Final Audit Report 2020-12-22

Created:	2020-12-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF9_V655Y6uUSRXaEGDgVDXWTgrXUnbT7

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Final Audit Report 2023-04-20

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By:	Leila Shadabi (lshadabi@cabq.gov)
Status:	Signed
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2023-04-18 - 2:17:46 PM GMT

Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
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Agreement completed.
2023-04-20 - 5:54:42 PM GMT

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SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department**.** **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

6-12-2025

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan (**including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

X	1.	Date of drawing and/or last revision	
X	2.	Scale: 1.0 acre or less	1" = 10'
		1.0 - 5.0 acres	1" = 20'
		Over 5 acres	1" = 50'
		Over 20 acres	1" = 100'

X 3. Bar scale
X 4. North arrow
X 5. Legend
X 6. Scaled vicinity map
X 7. Property lines (clearly identify)
X 8. Existing and proposed easements (identify each)
N/A 9. Phases of development, if applicable Proposed development is to be constructed in one phase

B. Proposed Development

1. Structural

X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
X B. Square footage of each structure
X C. Proposed use of each structure
X D. Signs (freestanding) and other improvements
X E. Walls, fences, and screening: indicate height, length, color and materials
X F. Dimensions of all principal site elements or typical dimensions
X G. Loading facilities
X H. Site lighting (indicate height & fixture type)
N/A I. Indicate structures within 20 feet of site No structures within 20' of property line.
N/A J. Elevation drawing of refuse container and enclosure, if applicable.
X K. Existing zoning/land use of all abutting properties No new refuse containers or enclosures are proposed

2. Parking, Loading and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
- X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- N/A 3. On street parking spaces No on-street parking spaces are proposed

X B. Bicycle parking & facilities
- X 1. Bicycle racks – location and detail
- N/A 2. Other bicycle facilities, if applicable Bicycle racks are proposed, but no other bicycle facilities are proposed

X C. Vehicular Circulation (Refer to DPM and IDO)
- X 1. Ingress and egress locations, including width and curve radii dimensions
- X 2. Drive aisle locations, including width and curve radii dimensions
- X 3. End aisle locations, including width and curve radii dimensions
- N/A 4. Location & orientation of refuse enclosure, with dimensions ← No new refuse containers or enclosures are proposed, existing to serve all existing and proposed development
- X 5. Loading, service area, and refuse service locations and dimensions

X D. Pedestrian Circulation
- X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location and description of amenities, including patios, benches, tables, etc.

X E. Off-Street Loading
N/A 1. Location and dimensions of all off-street loading areas

N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities — No vehicle stacking, drive-through, or drive-up facilities are proposed
N/A 1. Location and dimensions of vehicle stacking spaces and queuing lanes
N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
N/A 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

X A. Locate and identify adjacent public and private streets and alleys.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
N/A 3. Location of traffic signs and signals related to the functioning of the proposal
N/A 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed
N/A 6. Location of street lights
X 7. Show and dimension clear sight triangle at each site access point
X 8. Show location of all existing driveways fronting and near the subject site.

No turn lanes, deceleration lanes, or similar features, traffic signs and signals, medians, median cuts, or street lights are proposed

N/A B . Identify Alternate transportation facilities within site or adjacent to site — No alternate transportation facilities are proposed
N/A 1. Bikeways and bike-related facilities
N/A 2. Pedestrian trails and linkages
N/A 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

Proposed development is to be constructed in one phase

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5 Existing and proposed easements
X 6. Identify nature of ground cover materials
X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
X B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
X C. Ponding areas either for drainage or landscaping/recreational use

X 7. Identify type, location and size of plantings (common and/or botanical names).

N/A A. Existing, indicating whether it is to preserved or removed. ← Existing landscaping to be preserved, unless within the limit of construction boundary

X B. Proposed, to be established for general landscaping.

N/A C. Proposed, to be established for screening/buffering. No screening/buffering required per the IDO, see justification letter for additional information

X 8. Describe irrigation system – Phase I & II . . .

X 9. Planting Beds, indicating square footage of each bed

N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. No turf area is proposed

X 11. Responsibility for Maintenance (statement)

X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)

N/A 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan) No buffering required per the IDO, see justification letter for additional information

X 14. Planting or tree well detail

N/A 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted) No street trees are proposed. The proposed development occurs West of the existing buildings

X 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

N/A 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material No buffering required per the IDO, see justification letter for additional information

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

X 1. Scale - must be same as Sheet #1 - Site Plan

X 2. Bar Scale

X 3. North Arrow

X 4. Property Lines

X 5. Existing and proposed easements

X 6. Building footprints

N/A 7. Location of Retaining walls No retaining walls are proposed

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

X 3. Identify ponding areas, erosion and sediment control facilities.

N/A 4. Cross Sections Grade change is not greater than 4' at the property line
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

__X__ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
__X__ B. Distribution lines
__X__ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
__X__ D. Existing water, sewer, storm drainage facilities (public and/or private).
__X__ E. Proposed water, sewer, storm drainage facilities (public and/or private)
__X__ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

___ A. Scale
__X__ B. Bar Scale

__X__ C. Detailed Building Elevations for each facade
- __X__ 1. Identify facade orientation
- __X__ 2. Dimensions of facade elements, including overall height and width
- __X__ 3. Location, material and colors of windows, doors and framing
- __X__ 4. Materials and colors of all building elements and structures
- __X__ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- __X__ 1. Site location(s)
- __X__ 2. Sign elevations to scale
- __X__ 3. Dimensions, including height and width
- __X__ 4. Sign face area - dimensions and square footage clearly indicated
- N/A 5. Lighting Proposed signage does not include lighting
- __X__ 6. Materials and colors for sign face and structural elements.
- __X__ 7. List the sign restrictions per the IDO

X

PLAN SNAPSHOT REPORT SP-2025-00055
FOR CITY OF ALBUQUERQUE

Plan Type:	Site Plan	**Project:**	PR-2020-004448 (PR-2020-004448)	**App Date:**	07/12/2025
Work Class:	Administrative DFT	**District:**	City of Albuquerque	**Exp Date:**	07/11/2028
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: This proposed salt plant expansion adds approximately 47,000 square feet of enclosed building space and
38,300 square feet of equipment pad area to accommodate salt production activities. The project supports the existing facility's operations and
includes twelve buildings, ranging in size from 400 SF to 8,700 SF and heights from 14 to 31 feet, primarily for light manufacturing, storage, and office uses. The processing plant structures vary in height but are as shown on the plans and elevations. The site will also include seven equipment pads to support process piping, tanks, and related systems, with structural supports as needed.

Parcel:	**Address:**	**Zone:**
101605230917540201 Main	5201 Hawking Dr Se Albuquerque, NM	
	5201 Hawking Dr Se Main Albuquerque, NM 87106	

Applicant
Derek Metson
502 Seventh Street Suite 203
Oregon City, OR 97045
Business: (503) 207-5537

Owner
Dan Schaefer
Home: (315) 486-1112
Business: (315) 486-1112
Mobile: (315) 486-1112

Plan Custom Fields

Existing Project Number		Existing Zoning	PC - Planned Community	Number of Existing Lots	1
Total Area of Site in Acres	28.44	Site Location Between Streets	North end/ termination of Hawking Drive	Case History	Starting with the adaptive reuse of the former Schott Solar Receiver Manufacturing building and a subsequent 40,000 SF addition permitted under project number PR-2020-004448. That expansion included two infrastructure agreements that have since expired and have now been superseded by updated infrastructure documentation submitted under PR-2020-004448_SI-2023-00132 which have been completed prior to this application. Prior Development Review Board (DRB/DFT) approvals include: 1004817, 1004260, 1006201, 1004075, PR-2020-004448 and most recently Administrative Amendment SP-2025-00028 - Approval of 22,280 s.f. of equipment foundations related to existing and

PLAN SNAPSHOT REPORT (SP-2025-00055)

	previously approved manufacturing use."	Number of Signs	1	Building Size (Sq. Ft.)	272452
Total Number of Dwelling Units	0	Lot and/or Tract Number	D1A	Total Gross Square Footage5	0
Block Number	0000	Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK II	Legal Description	TR D-1-A PLAT OF TRACT D-1-A MESA DEL SOL INNOVATION PARK II(BEING A REPLAT OF TRACT D-1 & D-3 MESA DEL SOL INNOVATIONPARK II) CONT 28.4377 AC
Existing Zone District	PC	Zone Atlas Page(s)	Q-16	Acreage	28.4377
Calculated Acreage	28.4372	Council District	6	Community Planning Area(s)	Mesa del Sol
Development Area(s)	Change	Current Land Use(s)	06 | Industrial	Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area
Center Type	Employment	IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))
IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District	PC
Pre-IDO Zoning Description	EMPLOYMENT CENTER	Public Property Entity	NEW MEXICO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, CITY OF ALBUQUERQUE	FEMA Flood Zone	X
Are you asking for a deviation?	No	Total Gross Square Footage3	0	Total Gross Square Footage4	272452
Credit Multiplier6	2	Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4
Spaces Credited Towards Minimum Required	0	Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0
Credit Multiplier2	4	Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1
Spaces Credited Towards Minimum Required2	0	Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0
Total Gross Square Footage	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Derek_Metson_7/12/2025.jpg	07/12/2025 17:05	Metson, Derek		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00034487	Facilitated Meeting Fee for Public Hearing Cases	$50.00	$0.00
	Published Notice Fee	$75.00	$0.00
	Posted Sign Fee	$10.00	$0.00
	Site Plan Administrative Application Fee	$385.00	$0.00
	Technology Fee	$36.40	$0.00

PLAN SNAPSHOT REPORT (SP-2025-00055)

Total for Invoice INV-00034487	$556.40	$0.00
Grand Total for Plan	**$556.40**	**$0.00**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	07/23/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			
Application Intake v.1		07/16/2025 11:12	07/16/2025 12:30
~~Check for Threshold and Assign Case v.1~~	Generic Action		07/16/2025 12:29
Associate Project Number v.1	Generic Action		07/16/2025 11:13
Screen for Completeness v.1	Generic Action		07/16/2025 12:30
~~Sign Posting v.1~~	Generic Action		07/16/2025 12:30
~~Verify Payment v.1~~	Generic Action		07/16/2025 12:30
Application Review v.1		07/16/2025 12:30	
DFT Meeting v.1	Hold Meeting	07/16/2025 12:30	07/16/2025 12:31
Site Plan Administrative Application DFT v.1	Receive Submittal		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Add in Conditions of Approval v.1	Generic Action		
Linked Applications v.1			

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: July 1, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2020-004448, AC-2025-00009
Agent:	Derek Metson
Applicant:	Kairos Power
Legal Description:	TR D-1 & D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II
Zoning:	PC
Acreage:	28.4377
Zone Atlas Page(s):	Q-16-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: n/a

RECOMMENDATIONS:

The property was developed between 2007 and 2009 (bladed, structures added) and had been previously surveyed under NMCRIS 109134 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

7-1-2025

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

Mesa del Sol Architectural Review Committee
5700 University Blvd. SE Ste. 300
Albuquerque, New Mexico 87106

December 12th, 2024

Derek Metson, AIA
Greenbox Architecture
502 7th Street, Suite 203
Oregon City, OR 97045

Re: Mesa del Sol Architectural Review Committee
Step 2 Submission Approval for Kairos Power

Dear Derek,

This letter serves as formal confirmation of the Mesa del Sol Architectural Review Committee's (MdS ARC) approval of the Kairos Power Step 2 Submission. We are pleased to announce that the approval response has been finalized as of December 12th, 2024.

The submission of plans includes the following details:

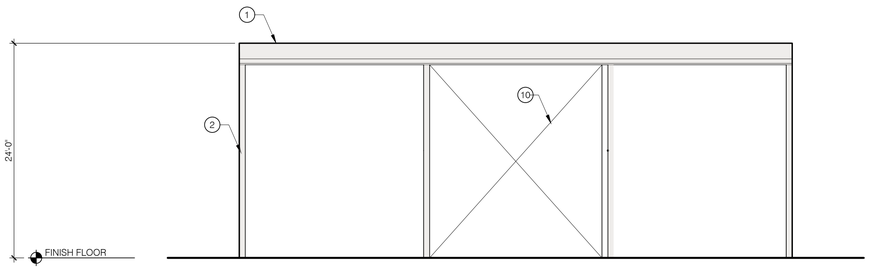
- Project Title: KAIROS POWER FACILITY SALT PLAN EXPANSION
- Project Address: 5201 HAWKING DR SE ALBUQUERQUE, NM 8710
- Project Number: 8003-22
- Project Dated: SEPTEMBER 17, 2024

For additional information regarding this submission and its approval, please contact the Mesa del Sol Architectural Review Committee. We anticipate a collaborative effort in the development process and look forward to working closely with you.

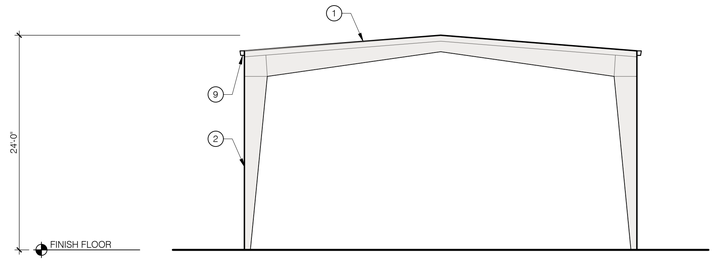
Sincerely,

Jerome Gonzales

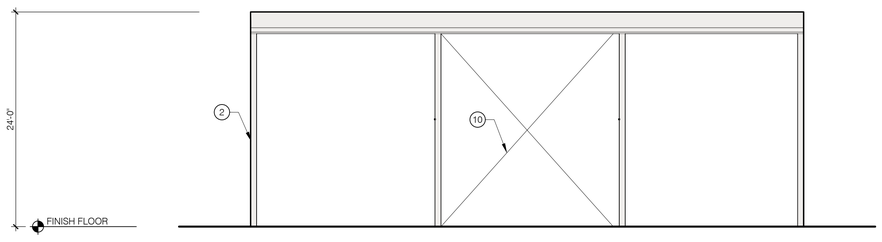
Jerome Gonzales
Architectural Review Committee
Mesa del Sol



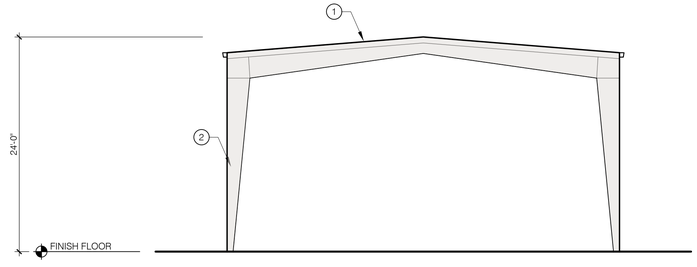
B1 A-500 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 A-500 WEST ELEVATION
SCALE: 1/8" = 1'-0"

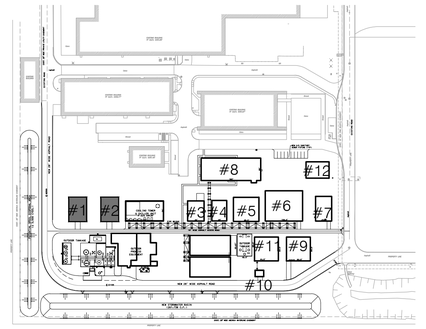


D1 A-500 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 A-500 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

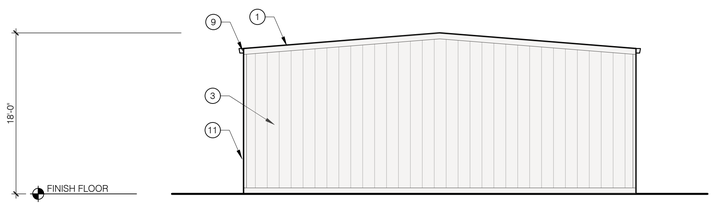
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 1 & 2

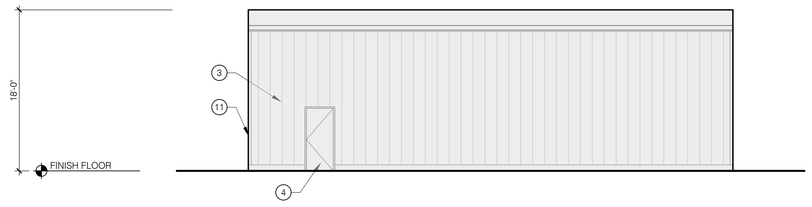
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-500



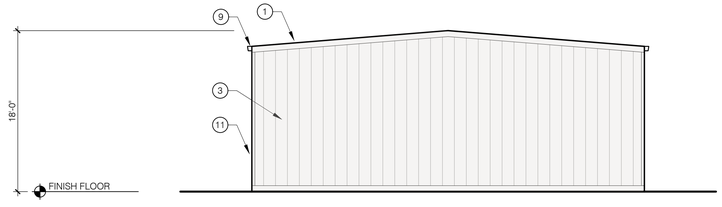
B1 A-501 WEST ELEVATION

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



B3 A-501 NORTH ELEVATION

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



D1 A-501 EAST ELEVATION

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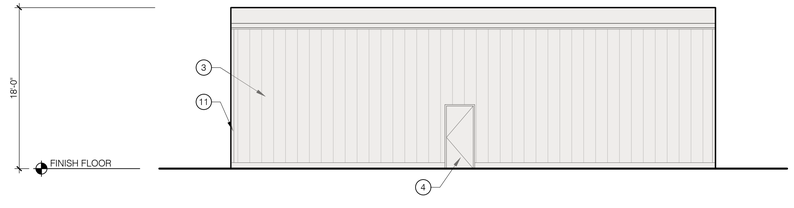
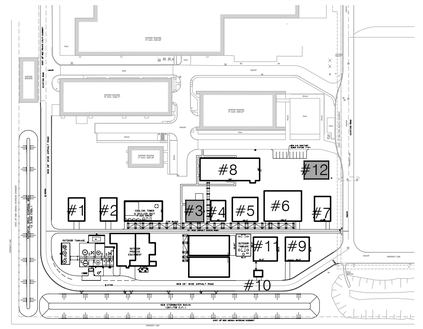


D3 A-501 SOUTH ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

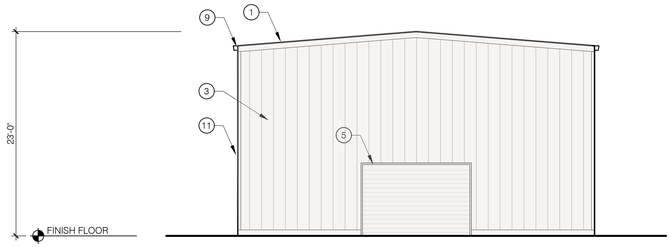
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

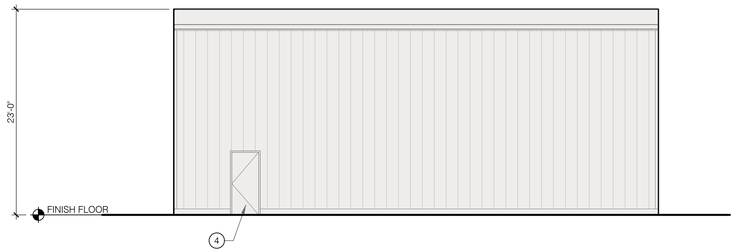
EXTERIOR ELEVATIONS
BUILDING 3 & 12

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

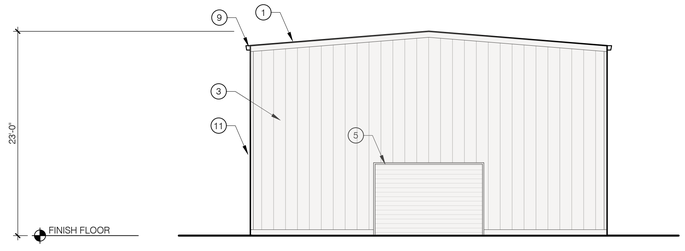
A-501



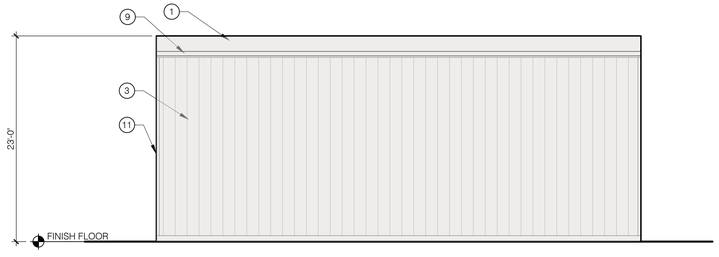
B1 / A-502 — WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-502 — NORTH ELEVATION
SCALE: 1/8" = 1'-0"

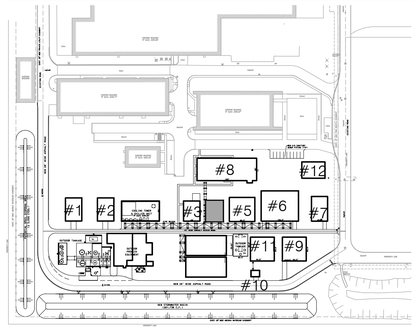


D1 / A-502 — EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 / A-502 — SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

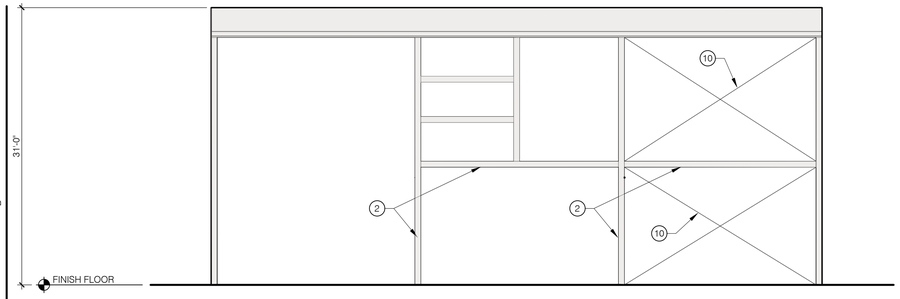
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 4

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

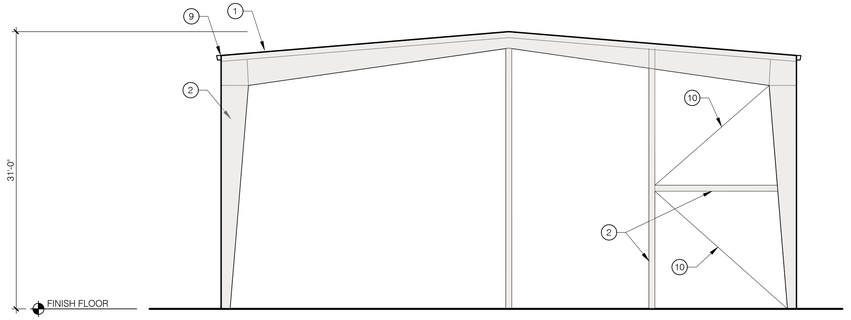
A-502



B1 A-503

NORTH ELEVATION

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

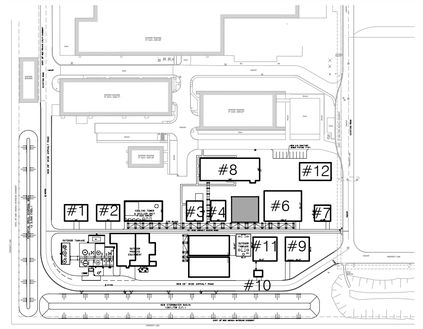


B3 A-503

WEST ELEVATION

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

SITE PLAN KEY



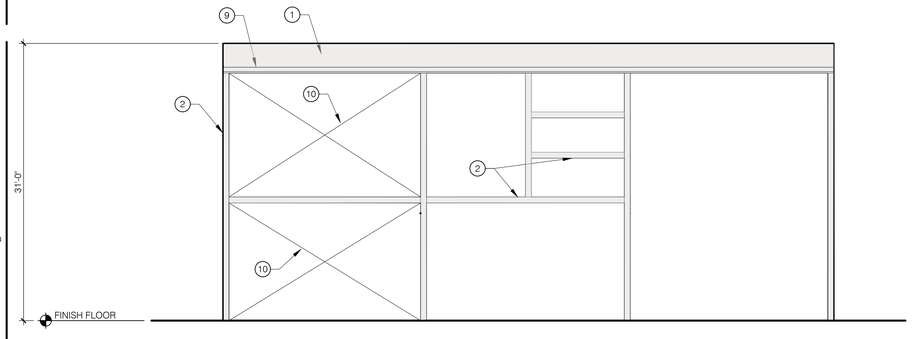
KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

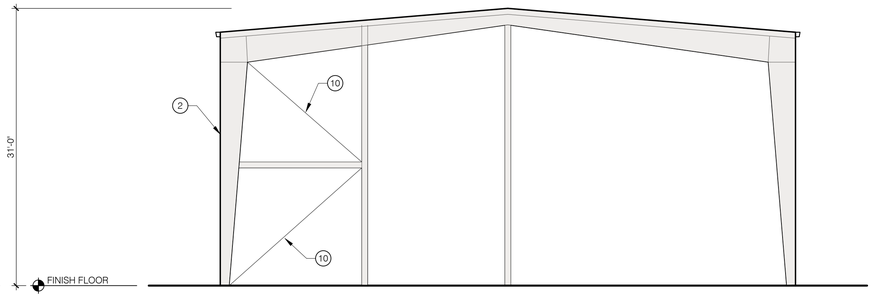
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)



D1 A-503

SOUTH ELEVATION

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



D3 A-503

EAST ELEVATION

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

Greenbox Architecture
562 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 5

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-503

KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
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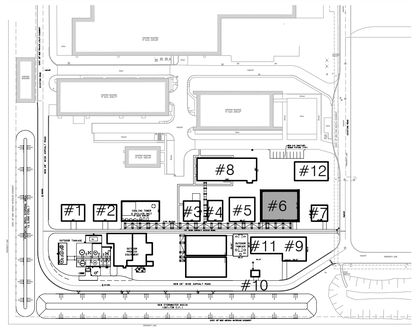
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

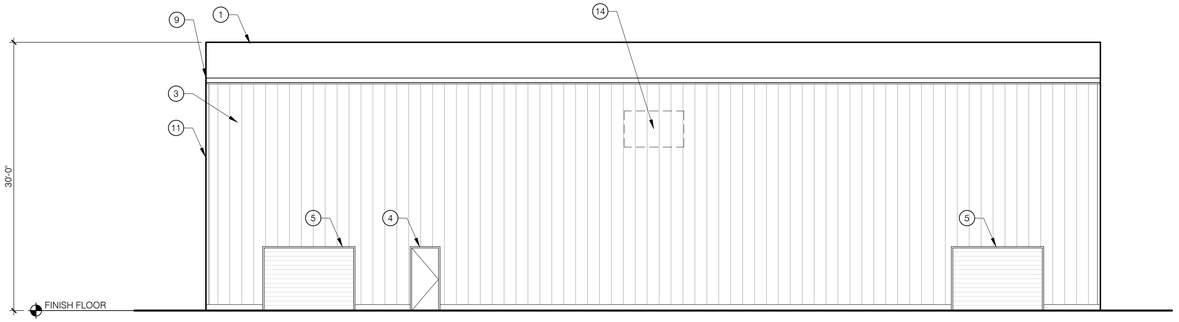
LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

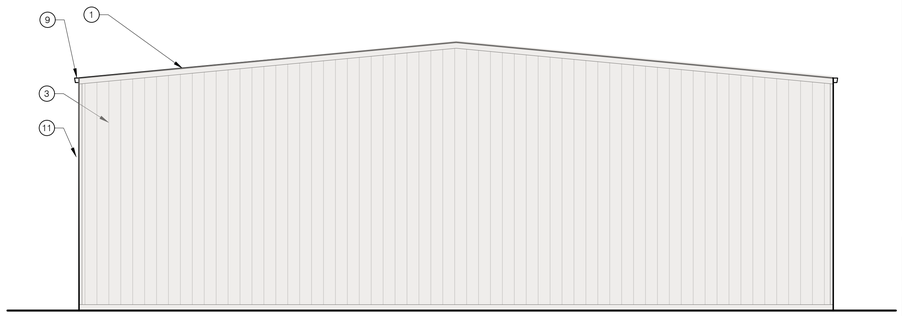
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

SITE PLAN KEY

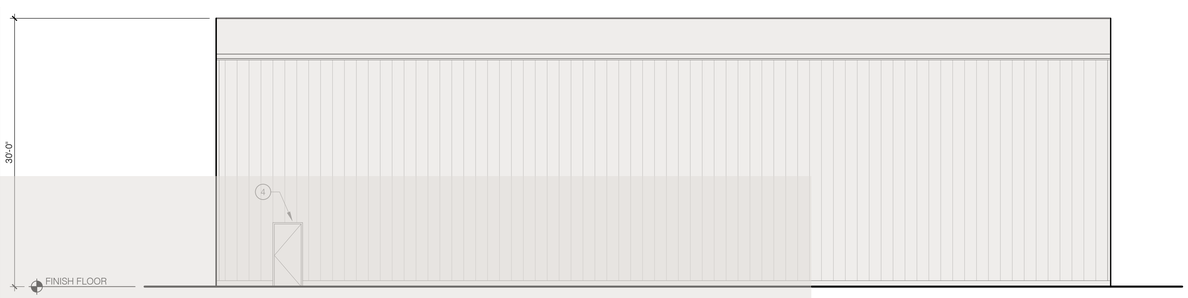




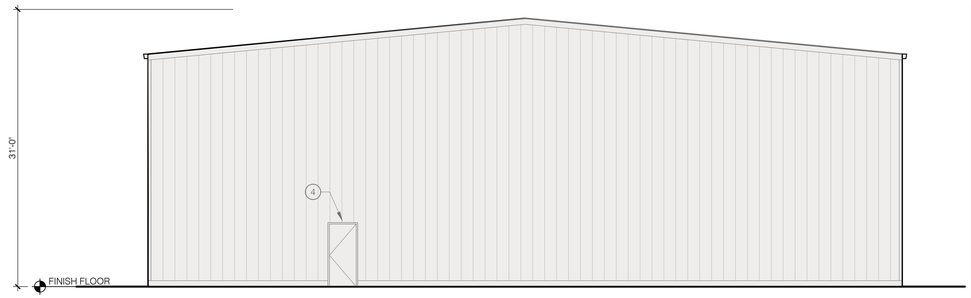
B1 / A-504 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-504 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D1 / A-504 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 / A-504 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE REVIEW

Greenbox Architecture
562 SEVENTH STREET, SUITE 200
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

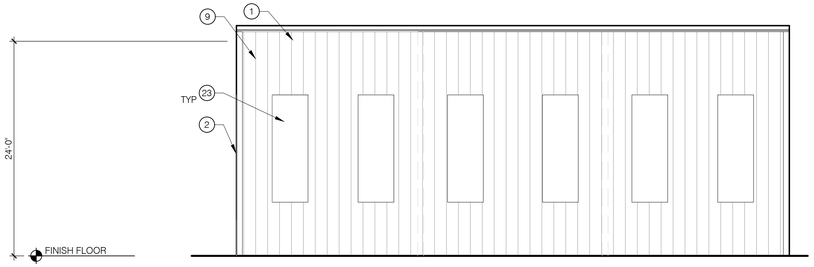
NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 6

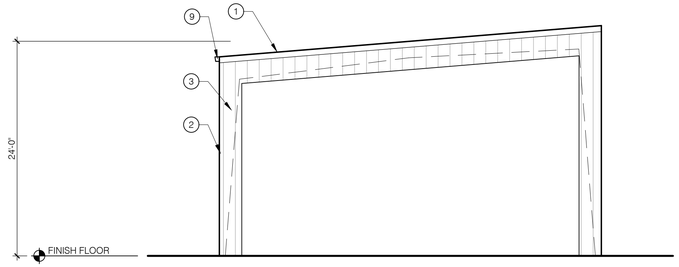
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-504



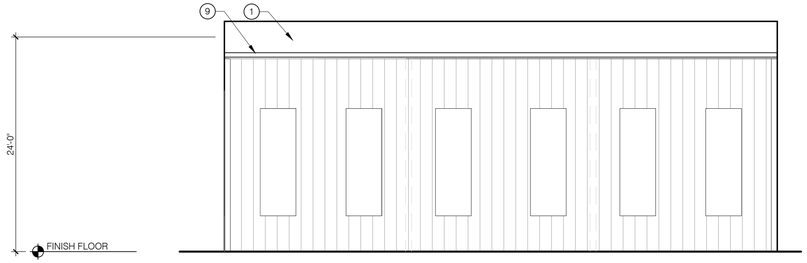
B1 A-505 SOUTH ELEVATION

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



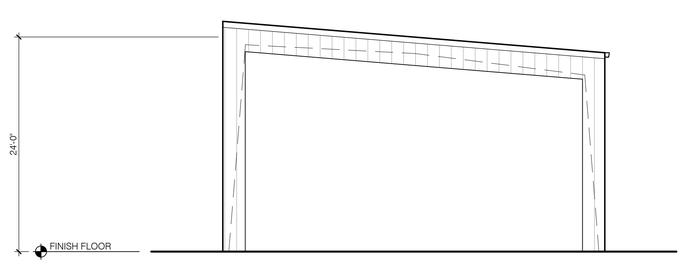
B3 A-505 WEST ELEVATION

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



D1 A-505 NORTH ELEVATION

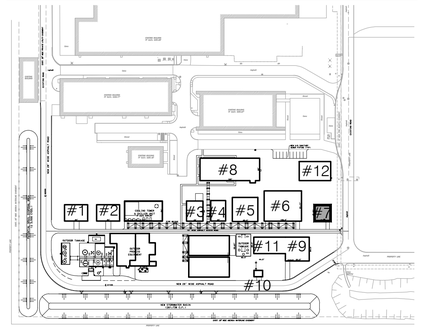
SCALE: 1/8" = 1'-0"



D3 A-505 SOUTH ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
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12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

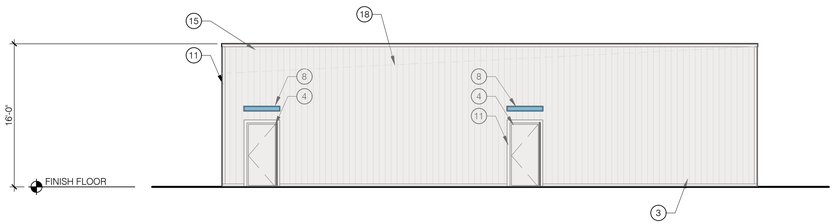
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 7

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

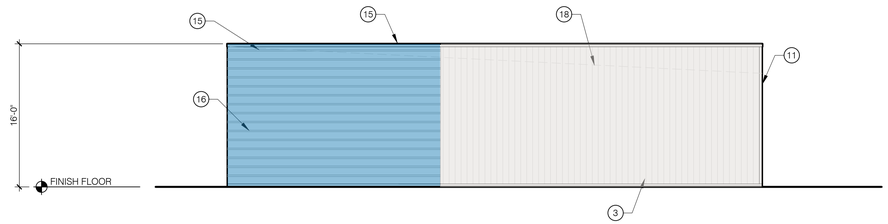
A-505



B1 A-506

SOUTH ELEVATION

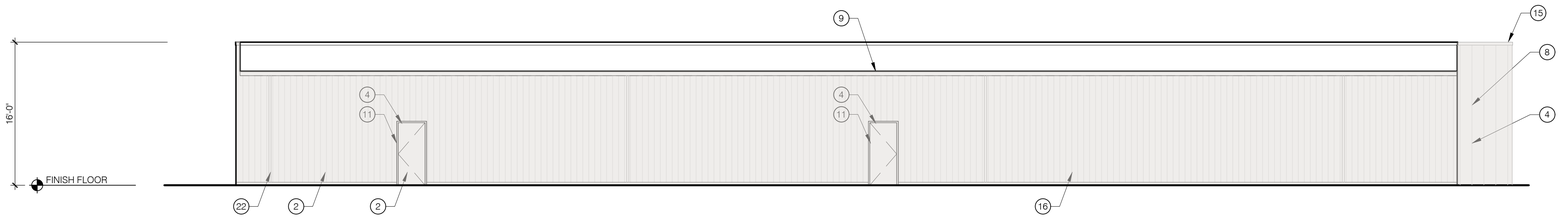
SCALE: 1/8" = 1'-0"



B3 A-506

NORTH ELEVATION

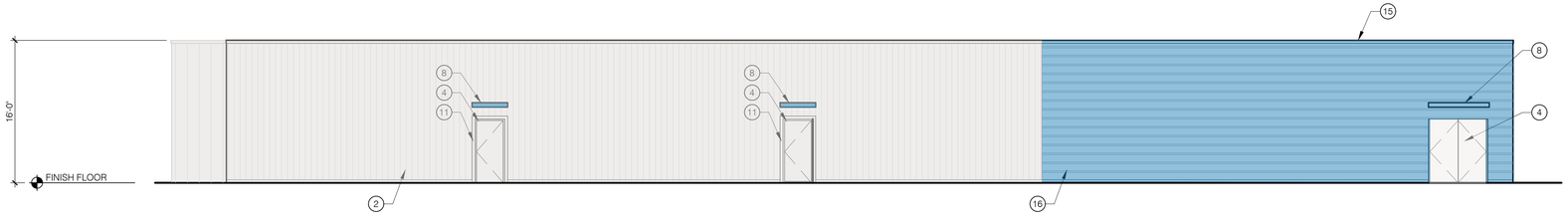
SCALE: 1/8" = 1'-0"



D1 A-506

WEST ELEVATION

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

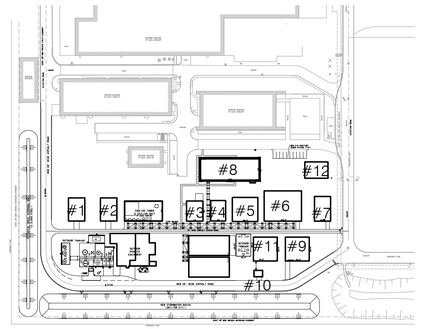


D1 A-506

EAST ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
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16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

NOTE: THE HEIGHT OF THIS ADMINISTRATION BUILDING MAY BE AS HIGH AS 18 FEET

Cerulean Blue
#008ccc

PMS Color Code
Process Blue

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

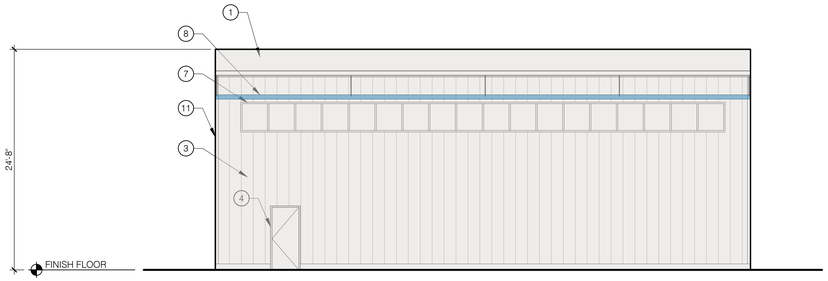
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 8

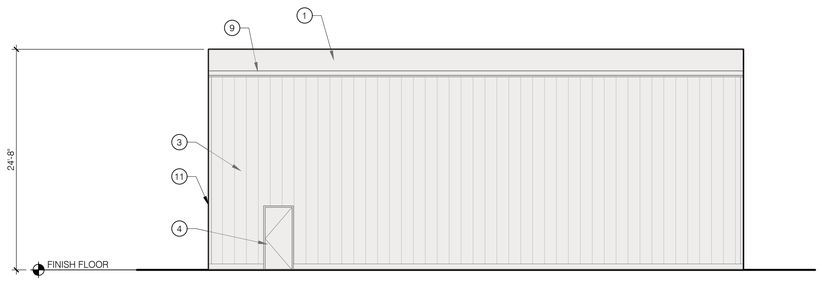
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-506

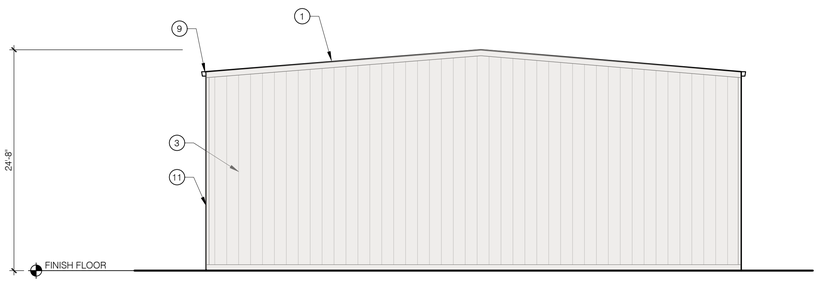
LAND USE REVIEW



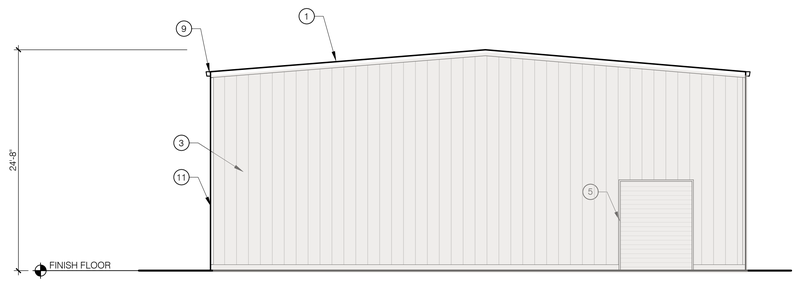
B1 / A-507 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-507 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

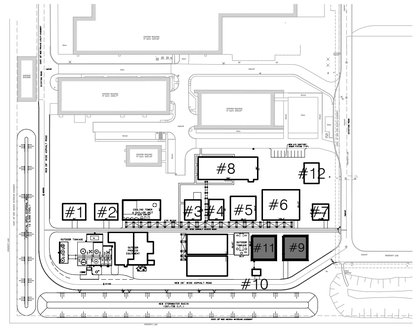


D1 / A-507 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 / A-507 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

NOTE: WINDOW AND AWNING ON SOUTH FACING FACADE AT BUILDING 9 ONLY.

Cerulean Blue
#008ccc

PMS Color Code
Process Blue

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 9 & 11

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

A-507

KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
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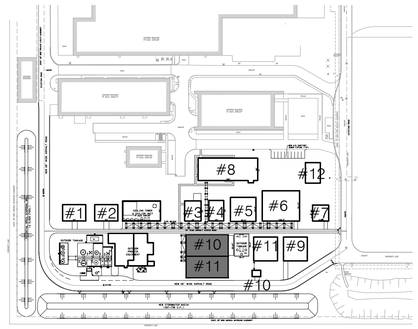
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

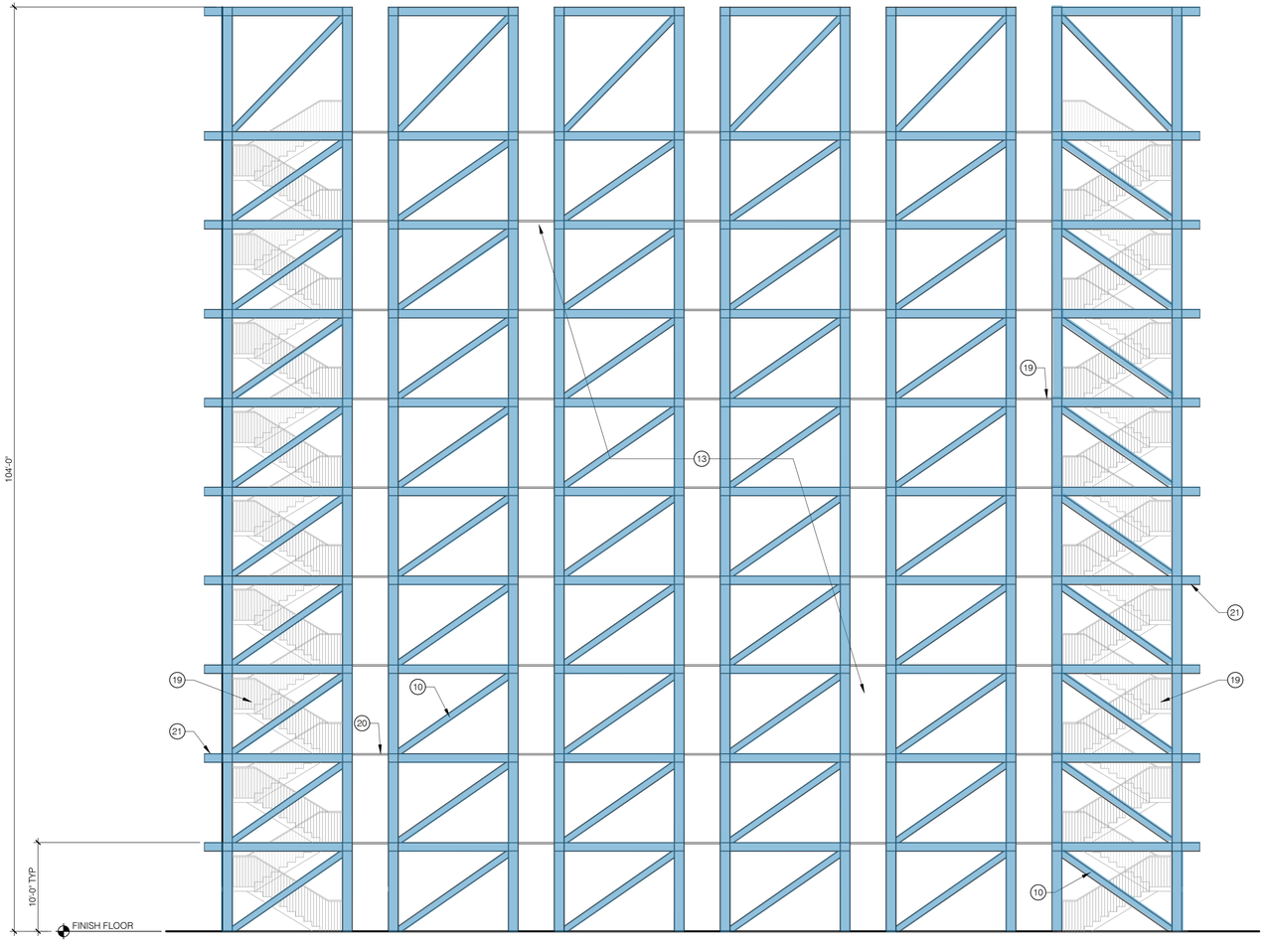
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

SITE PLAN KEY

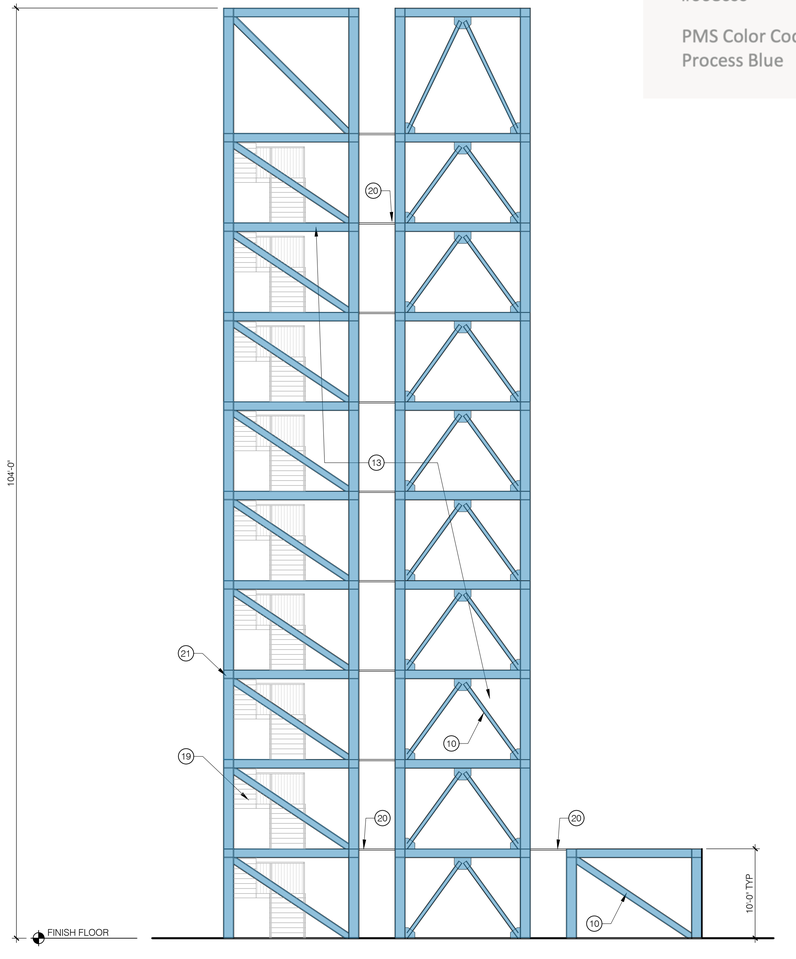


Cerulean Blue
#008ccc

PMS Color Code
Process Blue



D1 A-508 EAST ELEVATION (WEST SIMILAR)
SCALE: 1/8" = 1'-0"



D1 A-508 NORTH ELEVATION (SOUTH MIRRIORED)
SCALE: 1/8" = 1'-0"

Greenbox Architecture
562 SEVENTH STREET, SUITE 200
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

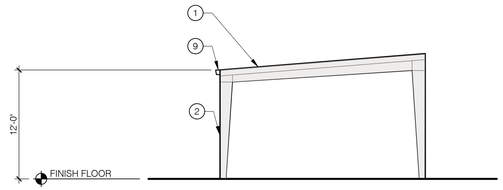
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
EQUIPMENT PAD 6 & 7

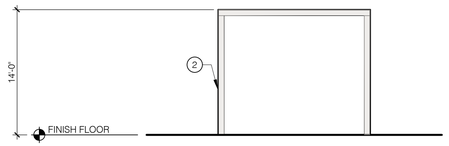
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-508

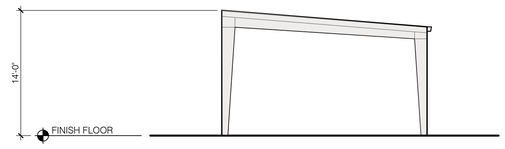
LAND USE REVIEW



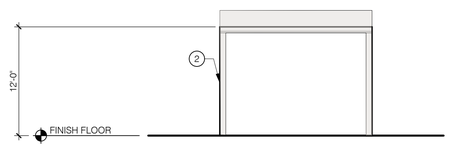
B1 A-509 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 A-509 WEST ELEVATION
SCALE: 1/8" = 1'-0"

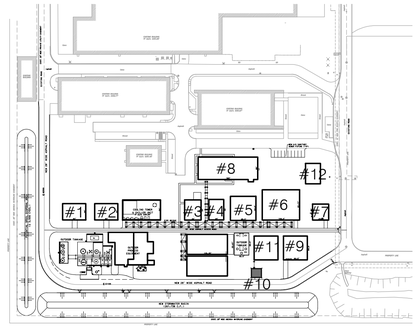


D1 A-509 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 A-509 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
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18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

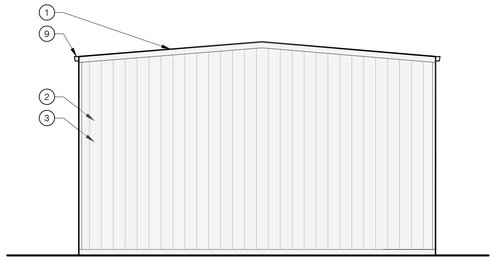
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

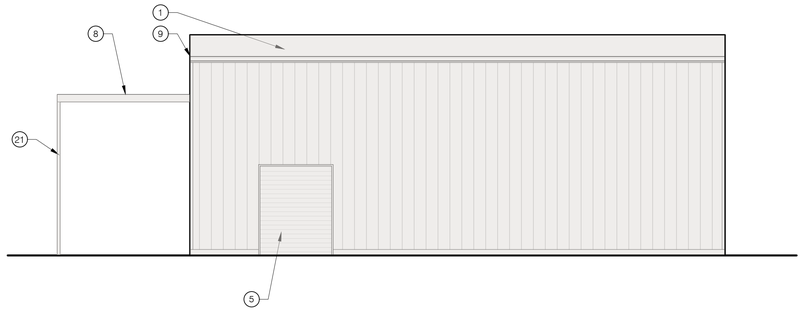
EXTERIOR ELEVATIONS
BUILDING 10

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

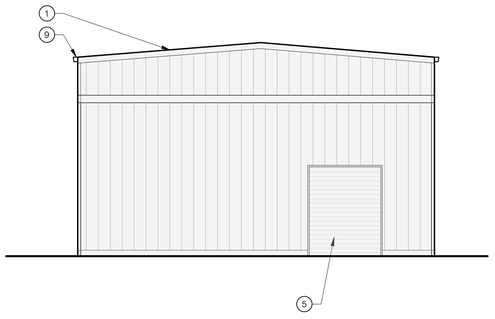
A-509



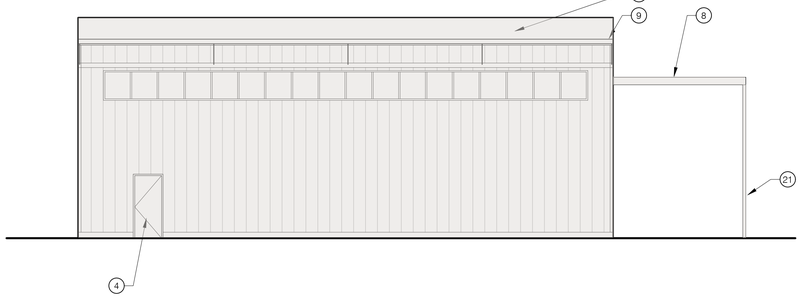
B1 A-510 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



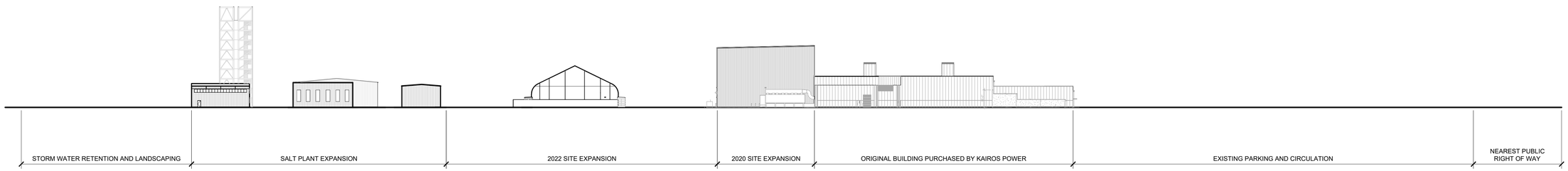
B3 A-510 WEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 A-510 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

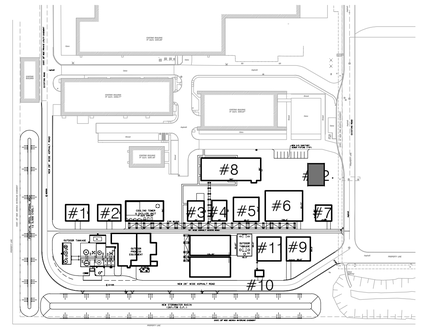


C1 A-510 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D1 A-510 SOUTH ELEVATION ALONG ENTIRE PROPERTY
SCALE: 1" = 50'

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
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7. WINDOW
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22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 12

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

LAND USE REVIEW

A-510

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

Legal Description & Location: TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC & TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC

Request Description: Pre-approval for a Major Amendment

☐ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	_____ NA
• Grading and Drainage Plan	____ Approved	_____ NA
• AMAFCA	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA
• MRGCD	____ Approved	_____ NA

_____ _____
Hydrology Department Date

☐ ***Transportation:*** TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC & TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC

• Traffic Circulations Layout (TCL)	____ Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• MRCOG	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA
• MRGCD	____ Approved	_____ NA

_____ _____
Transportation Department Date

☒ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

- Request for Availability submitted? X Yes ___No ___NA
- Availability Statement/Serviceability Letter Number #250111.
- Note: Commitment for service is required prior to application approval.

Eddie Kemp III 06/25/2025
ABCWUA Date

☐ Infrastructure Improvements Agreement (IIA*)	____ Approved	_____ NA
☒ Solid Waste Department Signature on the Plan	____ Approved	_____ NA
☒ Fire Marshall Signature on the Plan	____ Approved	_____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

Legal Description & Location: TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC & TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC

Request Description: Pre-approval for a Major Amendment

☒ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	__X__ NA
• Grading and Drainage Plan	__X__ Approved	_____ NA
• AMAFCA	____ Approved	__X__ NA
• Bernalillo County	____ Approved	__X__ NA
• NMDOT	____ Approved	__X__ NA
• MRGCD	____ Approved	__X__ NA

Tiegue Cho _____ 1/13/2025

Hydrology Department Date

☒ ***Transportation:***

• Traffic Circulations Layout (TCL)	____ Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• MRCOG	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA
• MRGCD	____ Approved	_____ NA

_____ _____

Transportation Department Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

- Request for Availability submitted? ___Yes ___No ___NA
- Availability Statement/Serviceability Letter Number_____
- Note: Commitment for service is required prior to application approval.

_____ _____

ABCWUA Date

❑ Infrastructure Improvements Agreement (IIA*)	____ Approved	_____ NA
❑ Solid Waste Department Signature on the Plan	____ Approved	_____ NA
❑ Fire Marshall Signature on the Plan	____ Approved	_____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

Legal Description & Location: TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC & TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC

KAIROS

Request Description: Pre-approval for a Major Amendment

☒ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	_____ NA
• Grading and Drainage Plan	____ Approved	_____ NA
• AMAFCA	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA
• MRGCD	____ Approved	_____ NA

_____ _____
Hydrology Department Date

☒ ***Transportation:***

• Traffic Circulations Layout (TCL)	X Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	X NA
• Neighborhood Impact Analysis (NIA)	____ Approved	X NA
• Bernalillo County	____ Approved	X NA
• MRCOG	____ Approved	X NA
• NMDOT	____ Approved	X NA
• MRGCD	____ Approved	X NA

Ernest Armijo 1/17/2025
Transportation Department Date

☐ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

- Request for Availability submitted? ___Yes ___No ___NA
- Availability Statement/Serviceability Letter Number_____
- Note: Commitment for service is required prior to application approval.

_____ _____
ABCWUA Date

☐ Infrastructure Improvements Agreement (IIA*)	____ Approved	_____ NA
☐ Solid Waste Department Signature on the Plan	____ Approved	_____ NA
☐ Fire Marshall Signature on the Plan	____ Approved	_____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

Greenbox Architecture

June 19, 2025

Development Facilitation Team
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Request for Major Amendment to Site Plan for Building Permit – Expansion of Kairos Power Campus (Salt Production Phase)

Dear Development Facilitation Team,

As the authorized agent for Kairos Power, Greenbox Architecture respectfully submits this request for a Major Amendment to the Site Plan to support the next phase of development at the Kairos Power facility located at 5201 Hawking Dr. SE, Albuquerque, NM. This phase continues the buildout of Tract D-1-A in the Mesa del Sol Innovation Park II.

Kairos Power has steadily expanded its presence in Albuquerque, starting with the adaptive reuse of the former Schott Solar Receiver Manufacturing building and a subsequent 40,000 SF addition permitted under project number PR-2020-004448. That expansion included two infrastructure agreements that have since expired and have now been superseded by updated infrastructure documentation submitted under PR-2020-004448_SI-2023-00132 which have been completed prior to this application. Prior Development Review Board (DRB/DFT) approvals include: 1004817, 1004260, 1006201, 1004075, PR-2020-004448 and most recently Administrative Amendment SP-2025-00028 - Approval of 22,280 s.f. of equipment foundations related to existing and previously approved manufacturing use."

This proposed expansion adds approximately 47,000 square feet of enclosed building space and 38,300 square feet of equipment pad area to accommodate salt production activities. The project includes twelve buildings, ranging in size from 400 SF to 8,700 SF and heights from 14 to 31 feet, primarily for light manufacturing, storage, and office uses. The processing plant structures vary in height but are as shown on the plans and elevations. The site will also include seven equipment pads to support process piping, tanks, and related systems, with structural supports as needed.

All structures are single-story pre-engineered steel buildings with metal siding and are classified as Type II-B construction. Most buildings will be constructed concurrently under a design-bid-build delivery method, although some variation in size and location may occur based on evolving equipment requirements. The site plan illustrates the general configuration of all buildings and equipment pads.

Site access remains via the existing shared private drive off Hawking Drive SE. A previously established gravel fire lane will be improved and paved to provide emergency access to the new buildings. Proposed site access roads meet or exceed standards for fire apparatus access and circulation. Additional internal circulation, parking, and pedestrian connectivity will be provided in

compliance with Integrated Development Ordinance (IDO), the Development Process Manual (DPM).

The current expansion will tie into existing utilities where feasible. Water upgrades are underway and expected to be complete prior to building construction. Electrical service will be extended from the existing concrete pad near the TDL building, and new transformers will be installed to support new equipment loads. Sanitary sewer and data will be extended from the existing facility. The existing stormwater pond on the west end of the property will be reshaped and expanded, and a new facility measuring approximately 50 feet by 700 feet will run along the east and north sides of the site.

The proposed site improvements and new construction have been reviewed and approved by the Mesa del Sol Architectural Review Committee (ARC). The site plan, architectural character, and landscape improvements are consistent with the Mesa del Sol Level B Master Plan and previously approved design elements.

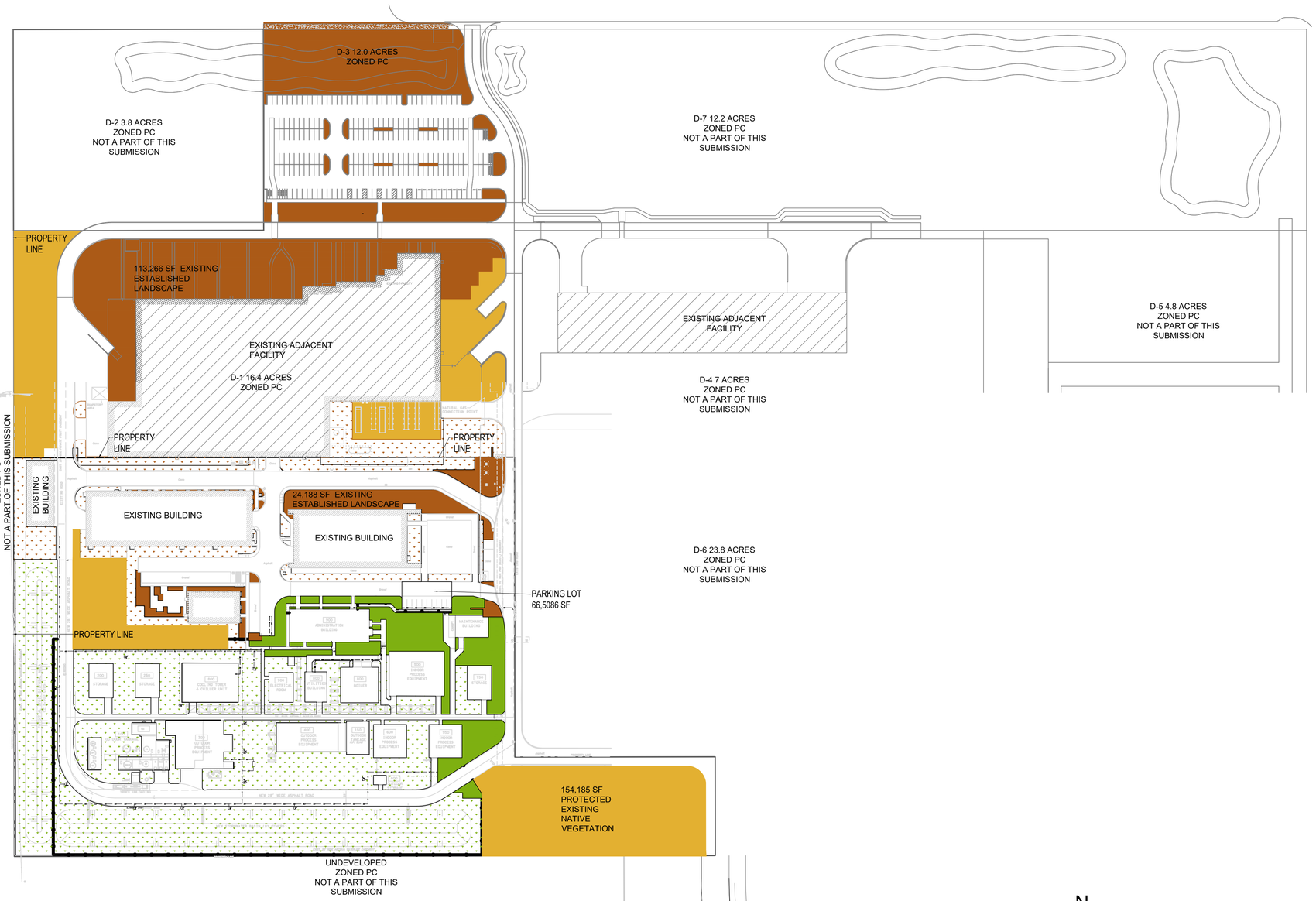
Thank you for your consideration of this request. Please do not hesitate to contact us if further information is required.

Sincerely,

Derek Metson, AIA, NCARB
Principal Architect
Greenbox Architecture
License: 6385

LEGEND LANDSCAPED AREA

- EXISTING ESTABLISHED LANDSCAPE AREAS TO REMAIN. 171,058 SQ. FT
- EXISTING RE-SEEDED AREAS TO REMAIN. 64,106 SQ. FT
- EXISTING NATIVE AREAS TO REMAIN. 154,185 SQ. FT
- NEW RE-SEEDED AREAS. 200,589 SQ. FT PROVIDED
- NEW IRRIGATED LANDSCAPE AREAS SURROUNDING THE BUILDING AND ENTRANCES. 35,936 SQ. FT PROVIDED.



A1 LANDSCAPE SITE PLAN CALCULATIONS
1" = 20'-0"

0 50' 100' 200'
SCALE: 1" = 100'
N

COMPLIANCE WITH STANDARDS

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES (WITHIN 20' FROM BACK OF CURB) ALONG STREET FRONTAGES. ROAD RUNNING NORTH TO SOUTH ON THE EAST SIDE OF THE SITE IS A PRIVATE ACCESS ROAD, THEREFORE STREET TREES ARE NOT REQUIRED. LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

IDO 5-6 LANDSCAPING, BUFFERING AND SCREENING:
MINIMUM LANDSCAPE AREA 5-6(C)(2):
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
PLAN MEETS REQUIREMENTS OF IDO 5-6-G SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS.

PER IDO 5-6(F) PARKING LOT REQUIREMENTS. 10% OF PARKING LOT INTERIOR IS LANDSCAPED. ONE (1) TREE PER 10 PARKING SPACES REQUIREMENT IS MET. NO MORE THAN 10 PARKING SPACES BETWEEN TREES REQUIREMENT IS MET (ONE EXCEPTION APPROVED BY REVIEWERS IS DESCRIBED IN NOTE ON SHEET LP-102). NO PARKING SPACE IS MORE THAN 100 FEET IN ANY DIRECTION FROM A TREE TRUNK. PER MDS 2.2.2(G)(V) WATER HARVESTING TRENCHES FOR SURFACE RUNOFF ARE PROVIDED TO CAPTURE WATER FROM THE PARKING LOT.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVEL OR ORGANIC MULCH. COLOR, TAN, AVAILABLE FROM BUILDOLOGY (PH# 505-344-6626), OR APPROVED EQUAL. ORGANIC MULCH SHALL COVER MORE THAN 25% OF MULCHED AREAS. ALL MULCH SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.
PER COA SECTION 1013 DRAINAGE PONDS SLOPE STABILIZATION AND SEEDING REQUIREMENTS HAVE BEEN MET IF APPLICABLE.

LANDSCAPE AREAS ADJACENT TO THE PUBLIC SIDEWALK SHALL BE DEPRESSED BIOSWALES AT 12"-16" BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT.

ALL TREES IN THE PLAN ARE LISTED ON THE CITY OF ALBUQUERQUE OFFICIAL TREES LIST. RE-VEGETATION SEEDING PER SECTION 1030 SEED MIXES.

PLAN MEETS IDO 5-11(E)(3) REQUIREMENT TO PROVIDE AT LEAST ONE OUTDOOR SEATING AREA THAT IS A MINIMUM OF 500 S.F.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES, SHRUBS, & GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM. SEE LANDSCAPE IRRIGATION PERFORMANCE SPEC ON SHEET LP-001

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PHONE: 505-922-2282
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WEB: www.sites-sw.com

NOT FOR CONSTRUCTION

KAIROS POWER SALT FACILITY
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE CALCULATIONS

LP-100

LEGEND

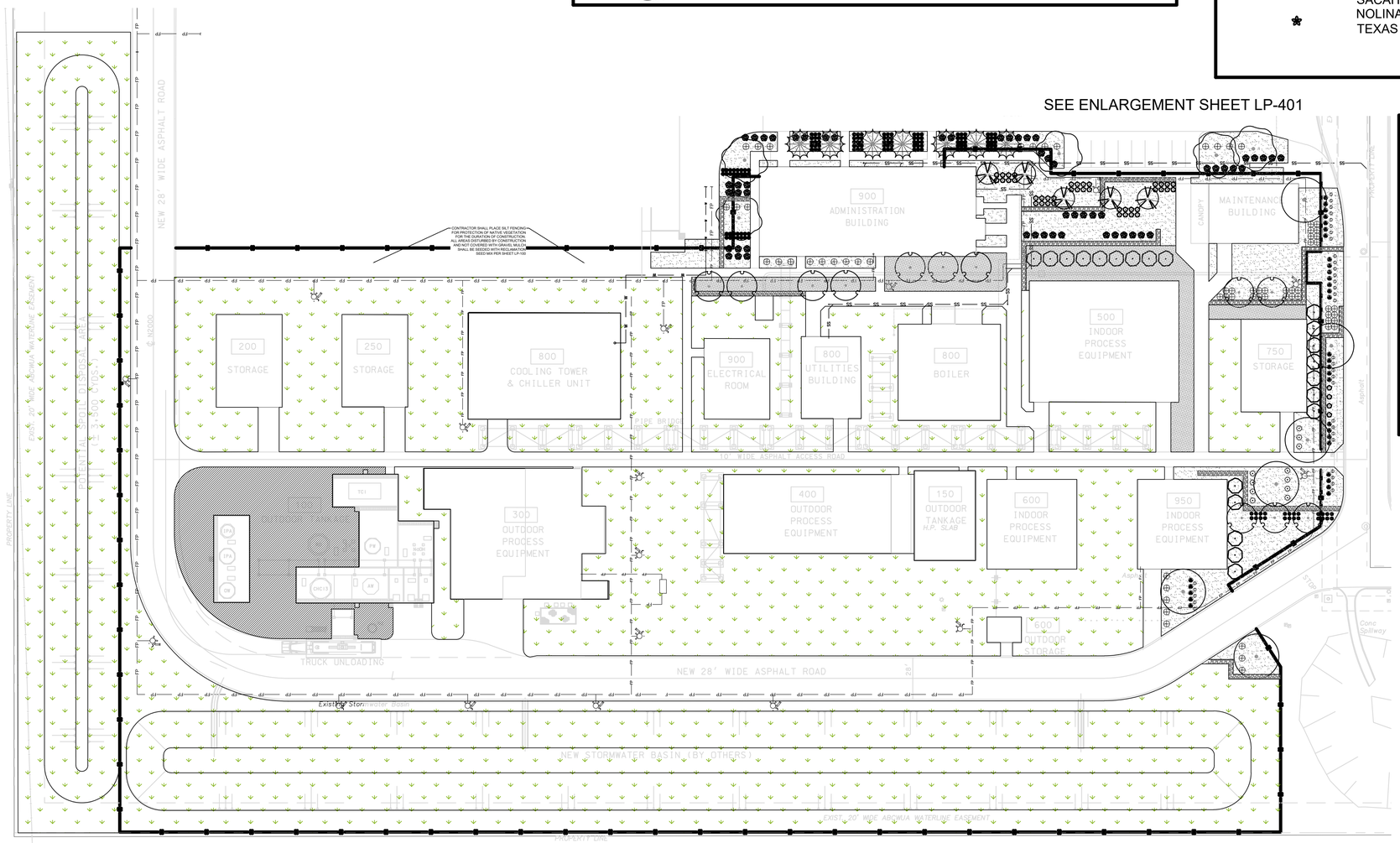
		QTY
	1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.	25,598 SF
	SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOILUTIONS, WITH DEWITT PRO-5 FILTER FABRIC.	7,514 SF
	COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501	2,495 SF
	PERIPLOCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501	42

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPD.	CAL.	QTY
TREES				
	CELTIS LAEVIGATA RETICULATA NETLEAF HACKBERRY	25` X 25`	2" CAL.	6
	CHILOPSIS LINEARIS DESERT WILLOW	20` X 20`	2" CAL.	12
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30` X 20`	6` - 8` HT. B&B	7
	SAPINDUS DRUMMONDII WESTERN SOAPBERRY	25` X 30`	2" CAL.	5
	VITEX AGNUS-CASTUS CHASTE TREE	15` X 15`	2" CAL.	5

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPR.	SIZE	QTY
SHRUBS				
	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	3` X 4`	5 GAL.	57
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	12` X 10`	5 GAL.	22
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5` X 5`	5 GAL.	1
	FALLOPIA AUBERTII SILVER LACE VINE	5 LBS		2
	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1` X 2`	1 GAL.	25
	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL	3` X 3`	1 GAL.	44
	SALVIA DORRII DESERT SAGE	2` X 3`	1 GAL.	33
	TEUCRIUM CHAMAEDRYS GERMANDER	1` X 2`	1 GAL.	35
GRASSES				
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3` X 2`	1 GAL.	121
	MUHLENBERGIA RIGENS DEER GRASS	4` X 4`	1 GAL.	65
	NOLINA MICROCARPA SACAHUISTA	6` X 4`	1 GAL.	12
	NOLINA TEXANA TEXAS SACAHUISTA	2` X 2`	1 GAL.	1

SEE ENLARGEMENT SHEET LP-401



SEEDING SCHEDULE

RECLAMATION SEED MIX
(per Section 1013 City of Abq. Seed Mix - a. Gravelly Uplands & Slopes)

Botanical	Common Name	#PLS/ AC
Bouteloua gracilis 'Hachita'	Blue Grama Bouteloua	7.0
Bouteloua curtipen dula 'Niner'	Side oats Grama	5.0
Stipa neomexicana	Needle & Thread Grass	2.0
Oryzopsis hymenoides	Indian Rice Grass	2.0
Koeleria macrantha	June Grass	1.0
Aristida purpurea	Purple Threeawn	1.0
Pleuraphis jamesii 'Viva'	Galleta	1.0
Dalea purpurea var purpurea	Purple Prairie Clover	0.25
Ratibida columnifera pulcherrima	Mexican Hat	0.25
Gaillardia aristata	Blanket Flower	0.25
Sphaeralcea parvifolia	Nelson Globemallow	0.25
Oenothera pallida	White Evening Primrose	0.25
Baileya multiradiata	Desert Marigold	0.25
Berlandiera lyrata	Chocolate Flower	0.25
Abronia fragrans or villosa	Sand Verbena	0.25

A1 LANDSCAPE PLANTING PLAN
1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'

N

Greenbox Architecture
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NOT FOR CONSTRUCTION

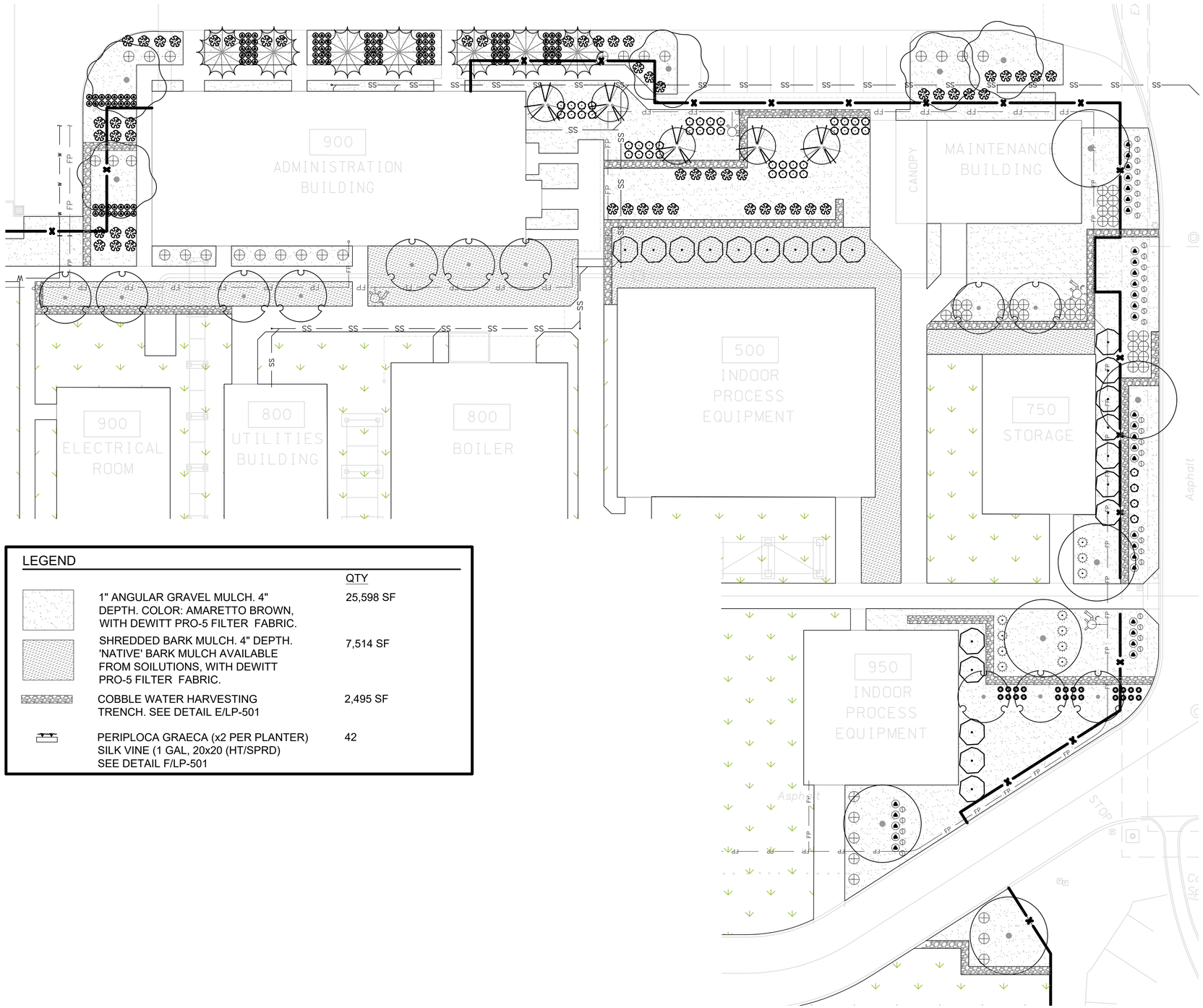
KAIROS POWER SALT FACILITY

5001 HANKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE PLANTING PLAN
LP-101



LEGEND

		QTY
	1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.	25,598 SF
	SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOILUTIONS, WITH DEWITT PRO-5 FILTER FABRIC.	7,514 SF
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	PERIPLOCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501	42

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPD.
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SHRUBS		
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GRASSES		
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3` X 2`
	MUHLENBERGIA RIGENS DEER GRASS	4` X 4`
	NOLINA MICROCARPA SACAHUISTA	6` X 4`
	NOLINA TEXANA TEXAS SACAHUISTA	2` X 2`

SEE PLANTING DETAILS A&B LP-501

A1 LANDSCAPE PLAN ENLARGEMENT
1" = 20'-0"

0 50' 100' 200'
SCALE: 1" = 100'

N

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NOT FOR CONSTRUCTION

KAIROS POWER SALT FACILITY

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TR D-1-A MESA DEL SOL INNOVATION PARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE PLAN ENLARGEMENT
LP-401

KAIROS POWER EMPLOYEE PATIO

5201 Hawking Dr SE
ALBUQUERQUE, NM 87106

JULY 12, 2024

100% CONSTRUCTION DOCUMENTS

1. G001 COVER SHEET
2. LD101 DEMOLITION PLAN
3. LS101 SITE PLAN
4. LS501 SITE DETAILS
5. LK101 DIMENSION PLAN
6. LP101 PLANTING PLAN
7. LP501 PLANTING DETAILS
8. LI101 IRRIGATION PLAN
9. LI501 IRRIGATION DETAILS

DESIGN TEAM:

LANDSCAPE ARCHITECT

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505-265-9637 FX
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LIDRISS@PLANDCOLLAB.COM

OWNER:

KAIROS POWER

5201 HAWKING DR SE,
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505-431-1255 PH
ATTN: RHONDA REYNOLDS
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PROJECT AREA

VICINITY MAP

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CONSULTANTS

SEAL

PROJECT NAME AND ADDRESS

KAIROS POWER
EMPLOYEE PATIO
5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL 100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

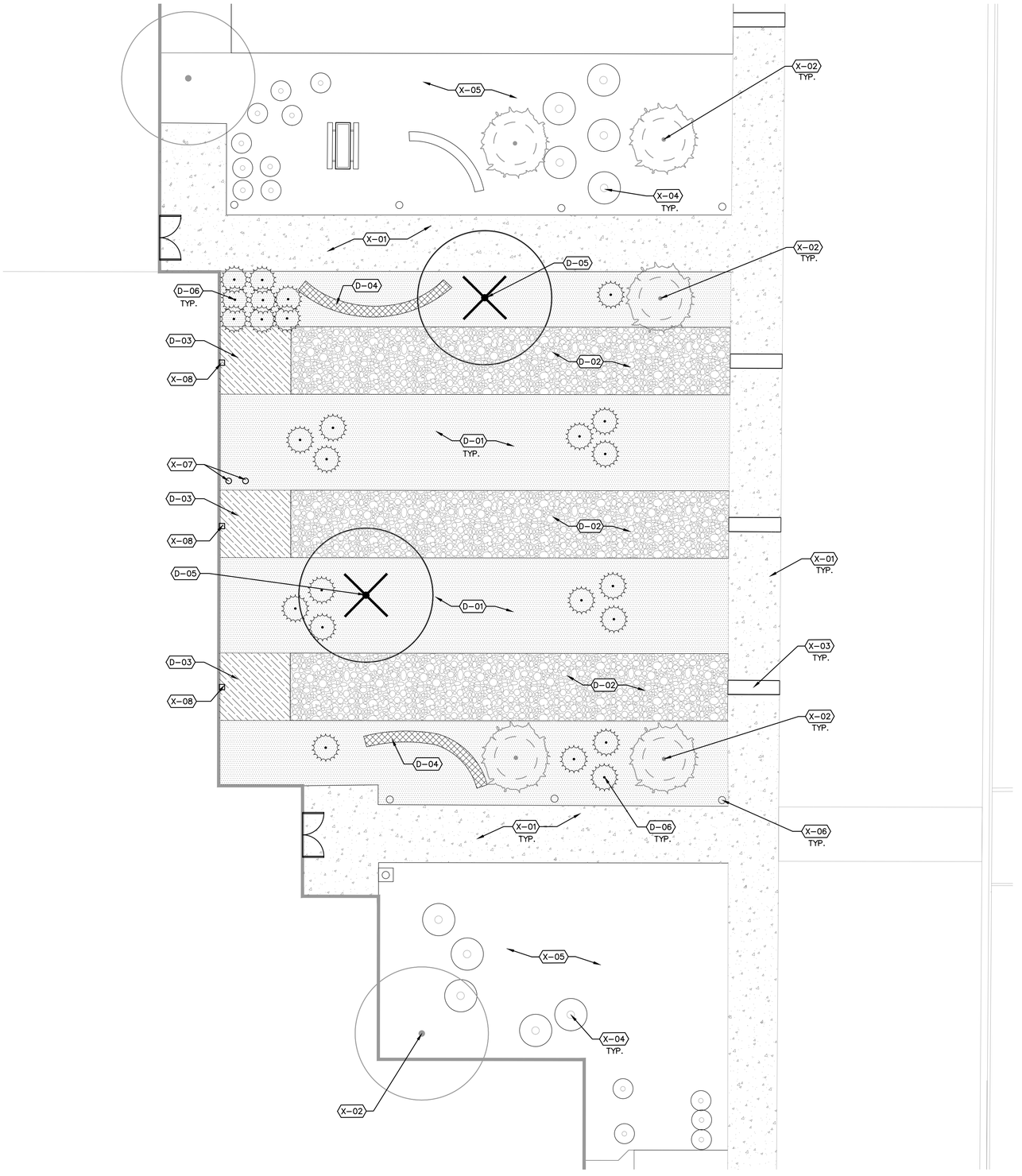
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE-FB

SHEET TITLE

COVER
SHEET

SHEET NUMBER

G001



A1 DEMOLITION PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL DEMOLITION NOTES

CODE	DESCRIPTION
GD-01	CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
GD-02	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (1-800-321-2537) FOR LOCATION OF EXISTING UTILITIES.
GD-03	CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE NO DAMAGE OCCURS TO EXISTING STRUCTURES, PAVEMENT TO REMAIN, OR ITEMS TO BE SALVAGED. ANY DAMAGE TO ITEMS TO REMAIN OR TO BE SALVAGED RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
GD-04	CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE BID AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. NO ADJUSTMENTS TO THE CONTRACT SUM OR TIME SHALL BE MADE FOR CONDITIONS THAT ARE CLEARLY VISIBLE, YET NOT VERIFIED. FAILURE TO COMPLETE ADEQUATE FIELD VERIFICATION PRIOR TO BID IS DONE SO AT THE CONTRACTOR'S OWN RISK.
GD-05	PRIOR TO DEMOLITION OPERATIONS, THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL EXISTING CONDITIONS DIRECTLY ADJACENT TO THE PROJECT AREA AND THE CONDITION OF ANY EXISTING ITEMS TO REMAIN WITHIN THE PROJECT AREA. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE OWNER BEFORE PROCEEDING WITH ANY WORK.
GD-06	ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES.

TREE PROTECTION NOTES

CODE	DESCRIPTION
TP-01	CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
TP-02	CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
TP-03	CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES, OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
TP-04	CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
TP-05	CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
TP-06	CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY HAND OR BY BORING UNDER TREE ROOTS.
TP-07	CONTRACTOR SHALL PROVIDE TEMPORARY WATERING AS REQUIRED TO MAINTAIN THE HEALTH OF THE TREE THROUGHOUT THE DURATION OF CONSTRUCTION OPERATIONS.
TP-08	CONTRACTOR SHALL REVIEW PROPOSED SCOPE OF TREE PROTECTION AND TEMPORARY WATERING WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

DEMOLITION SCHEDULE

CODE	DESCRIPTION
D-01	REMOVE AND PROPERLY DISPOSE OF GRAVEL MULCH AND SOIL TO DEPTH REQUIRED FOR NEW WORK. SEE SITE PLAN,
D-02	REMOVE AND PROPERLY DISPOSE OF COBBLE MULCH AND SOIL TO DEPTH REQUIRED FOR NEW WORK. SEE SITE PLAN.
D-03	REMOVE AND PROPERLY DISPOSE OF CONCRETE SPLASH PAD.
D-04	REMOVE AND PROPERLY DISPOSE OF SLUMP BLOCK SEAT WALL AND ASSOCIATED CONCRETE FOOTING.
D-05	REMOVE AND PROPERLY DISPOSE OF TREE. GRIND STUMP TO A DEPTH OF 24" BELOW FINISHED GRADE. REMOVE STUMP GRINDINGS, FILL AND COMPACT VOID WITH CLEAN SOIL BACKFIL
D-06	REMOVE AND PROPERLY DISPOSE OF EXISTING SHRUB.

EXISTING CONDITIONS NOTES

CODE	DESCRIPTION
X-01	EXISTING SIDEWALK TO REAMIN.
X-02	EXISTING TREE TO REMAIN. SEE TREE PROTECTION NOTES.
X-03	EXISTING SIDEWALK CULVERT TO REMAIN.
X-04	EXISTING SHRUB TO REMAIN.
X-05	EXISTING LANDSCAPE MULCH TO REMAIN.
X-06	EXISTING BOLLARD LIGHT TO REMAIN.
X-07	EXISTING SEWER CLEANOUT. ADJUST TO BE FLUSH WITH NEW FINISH GRADE MATERIAL – SEE SITE PLAN.
X-08	EXISTING DOWNSPOUT. SEE SITE PLAN FOR MODIFICATION.

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plandcollab.com 505 268 2266

CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

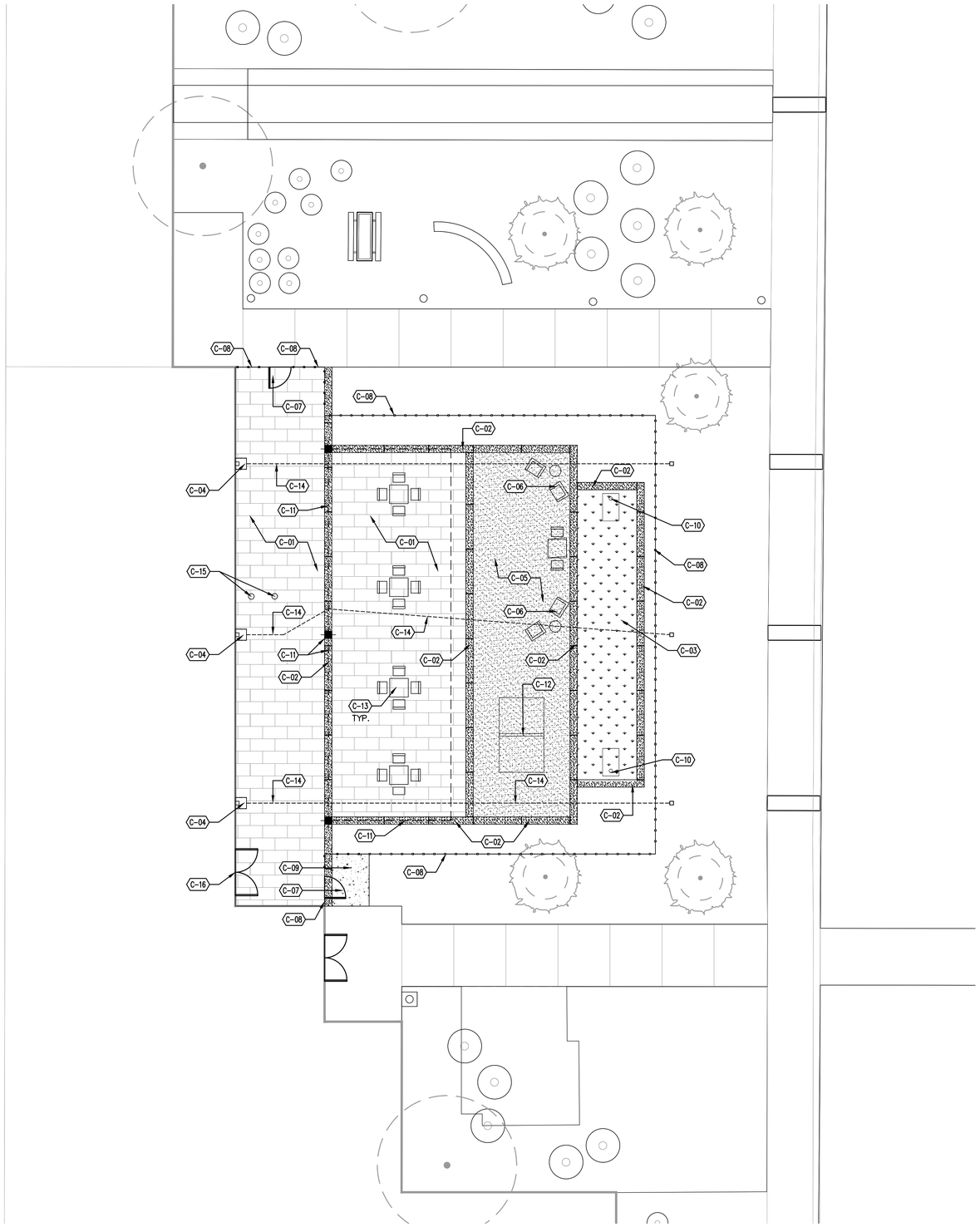
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE

SHEET TITLE

DEMOLITION PLAN

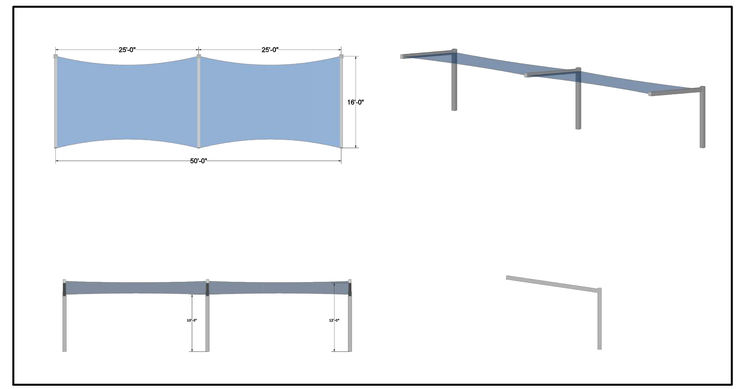
SHEET NUMBER

LD101



KEYED NOTES

CODE	DESCRIPTION	DETAIL
C-01	INSTALL BRICK PAVERS OVER COMPACTED BASE COURSE. PATTERN: BASKETWEAVE. COLOR: SUMMIT DESERT MIRAGE. AS AVAILABLE FROM KINNEY BRICK (505-877-4550).	A5/LS501
C-02	CONSTRUCT 12" WIDE CONCRETE ACCENT BAND WITH BROOM FINISH AND INTEGRAL COLOR. COLOR: DAVIS SIERRA 61078. PROVIDE EXPANSION JOINTS AT MAX. 20'-0" AND CONTROL JOINTS AT MAX. 5'-0".	C3/LS501
C-03	INSTALL ARTIFICIAL TURF OVER PREPARED BASE.	A3/LS501
C-04	INSTALL 18" SQUARE CATCH BASIN AND MODIFY EXISTING DOWNSPOUT.	C5/LS501
C-05	INSTALL STABILIZED CRUSHER FINES PAVING. CRUSHER FINES SHALL BE 'SANTA FE BROWN', AS AVAILABLE FROM BUILDOLOGY (505-344-6626).	D5/LS501
C-06	OWNER-PROVIDED LOUNGE CHAIRS AND SIDE TABLE- N.I.C.	
C-07	CONSTRUCT 4' HEIGHT BY 3' WIDE WELDED WIRE MESH GATE.	A1/LS501
C-08	CONSTRUCT 4' HEIGHT WELDED WIRE MESH FENCING.	D1/LS501
C-09	CONSTRUCT 4" CONCRETE WITH BROOM FINISH. COLOR: GREY.	B3/LS501
C-10	OWNER-PROVIDED CORNHOLE- N.I.C.	
C-11	FURNISH AND INSTALL 16' X 50' FABRIC SHADE STRUCTURE, SKYWAYS CP039590, AS AVAILABLE FROM EXERPLAY, INC. (505-281-0151). COLOR: SKY BLUE. SEE A4/LS101.	
C-12	OWNER-PROVIDED PING PONG TABLE- N.I.C.	
C-13	OWNER-PROVIDED TABLE AND CHAIRS- N.I.C.	
C-14	INSTALL 8" PVC PIPING.	
C-15	ADJUST EXISTING SANITARY SEWER CLEANOUT TO BE FLUSH WITH FINISH GRADE. INSTALL FLUSH THREADED BRASS CLEANOUT PLUG.	
C-16	NEW EXIT DOOR – BY OTHERS. N.I.C.	



A1 SITE PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

A4 SHADE STRUCTURE 3D RENDERING
SCALE: N.T.S.

pland COLLABORATIVE
plandcollab.com 505 268 2266

CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
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PROJECT NAME AND ADDRESS

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REVISIONS

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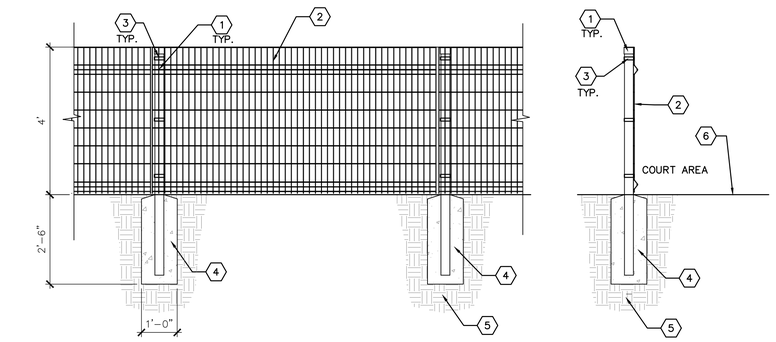
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY FB

SHEET TITLE

SITE PLAN

SHEET NUMBER

LS101



KEYED NOTES

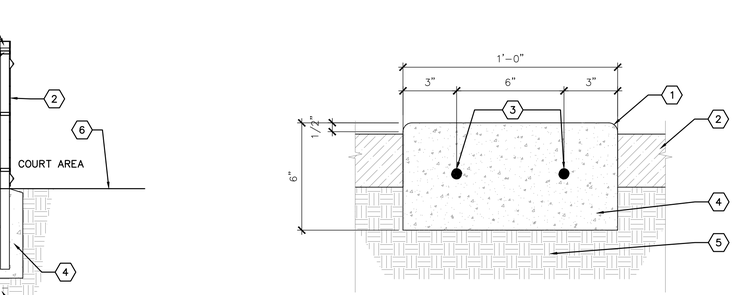
1. 3" X 3" X 11 GAUGE STEEL POST, SPACED AT 8'-0" O.C. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH VERTICAL DESIGNMASTER CLASSIC FENCE PANEL AS AVAILABLE FROM VALLEY FENCE (505-877-1155) OR APPROVED EQUAL.
3. STANDARD BRACKET. FENCE PANELS SHALL BE ATTACHED TO POSTS WITH STANDARD BRACKETS. SEE GENERAL NOTE B.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE, MATERIAL VARIES – SEE CONSTRUCTION PLAN.

GENERAL NOTES

A. THE DESIGNMASTER FENCE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
B. THE STANDARD BRACKET SHALL BE INSTALLED SO THE BOLT SIDE IS ON THE OUTSIDE OF THE PATIO.
C. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS. SEE DETAIL A1/LS501.
D. POSTS, RAILS, AND FENCE PANEL POWDER COATING COLOR SHALL BROWN 7006.

D1 4' HT. DESIGNMASTER CLASSIC FENCE

1/2" = 1'-0"



KEYED NOTES

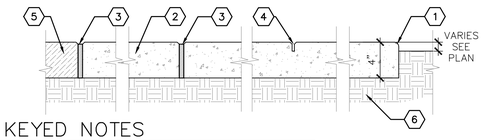
1. 1/2" RADIUS TOOLED EDGE.
2. LANDSCAPE AREA, MATERIAL VARIES.
3. #4 REBAR, HORIZ. AND CONT.
4. 3000 PSI CONCRETE.
5. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. PLACE EXPANSION JOINTS @ 20'-0" O.C. MAXIMUM WITH CONTROL JOINTS @ 5'-0" O.C. MAXIMUM.
B. TOP SURFACE OF EDGER SHALL HAVE A MEDIUM BROOM FINISH.

C3 12" CONCRETE ACCENT BAND

3" = 1'-0"



KEYED NOTES

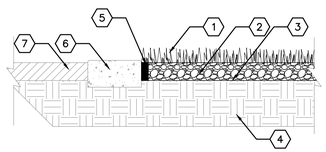
1. TOOLED EDGE, 1/2" RADIUS
2. 3000 PSI CONCRETE
3. 1/2" WIDE EXPANSION JOINT WITH FELT EXPANSION MATERIAL
4. 1/8" X 1" CONTROL JOINT
5. ADJACENT CONCRETE
6. SUBGRADE COMPACTED TO 95%

GENERAL NOTES

A. CONTROL JOINTS SHALL BE AT MAXIMUM EVERY 10' OR AS SHOWN ON PLAN.
B. EXPANSION JOINTS SHALL BE AT MAXIMUM EVERY 30' OR AS SHOWN ON PLAN AND WHERE PAVING ABUTS EXISTING BUILDINGS, CURBS, SEATING WALLS, WALKS AND OTHER HARD CONSTRUCTION.
C. FELT EXPANSION MATERIAL SHALL BE RECESSED 1/2" AND SET WITH PLASTIC EXPANSION JOINT CAP. TOP OF CAP SHALL BE FLUSH WITH TOP OF CONCRETE. OPPOSING CONCRETE EDGES OF JOINT SHALL HAVE 1/4" RADIUS TOOLED EDGE.
D. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT TO INDICATED DEPTH. SAW CUT JOINTS SHALL BE CUT AFTER FINISHING OF CONCRETE USING AN EARLY ENTRY TYPE DRY CUT SAW. SPALLING OF CONCRETE FINISH AT EDGE OF CUT IS NOT ACCEPTABLE.
E. PROVIDE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED ON THE PLANS.

B3 4" THICK CONCRETE PAVING

1 1/2" = 1'-0"



KEYED NOTES

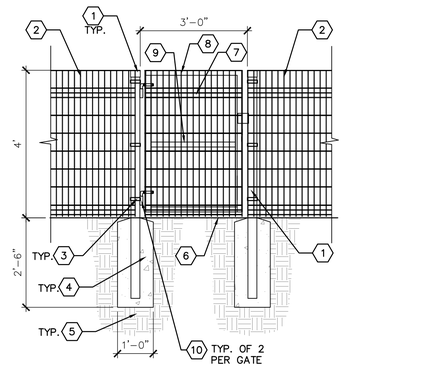
1. SYNTHETIC TURF SYSTEM WITH FILL MATERIAL – 'SYNBLUE 745' AS AVAILABLE FROM SYNLAWN (505-890-8889), OR APPROVED EQUAL.
2. 4" MINIMUM DEPTH OF BASE COURSE MATERIAL – NMDOT TYPE 1.
3. MIRAFI 180N HEAVY WEIGHT NONWOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.
4. SUBGRADE COMPACTED TO 95% PROCTOR. SLOPE OF SUBGRADE SHALL BE PER GRADING PLAN.
5. 2" x 4" PRESSURE TREATED PINE OR RECYCLED PLASTIC NAILER BOARD, SEE GENERAL NOTE #1. NAILER BOARD SHALL BE SET 2" BELOW TOP OF CONCRETE.
6. CONCRETE ACCENT BAND – SEE PLAN
7. LANDSCAPE AREA, MATERIAL VARIES

GENERAL NOTES

1. NAILER BOARD AT ALL CORNERS AND CHANGES IN DIRECTIONS SHALL BE CONNECTED TOGETHER WITH (3) STAINLESS STEEL SCREWS TO CREATE A CONTINUOUS FRAME. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR HARDWARE USED TO FASTEN NAILER BOARD TO CONCRETE SURFACES.

A3 SYNTHETIC TURF

3/4" = 1'-0"



KEYED NOTES

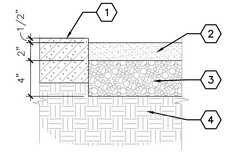
1. 3" X 3" X 11 GAUGE STEEL GATE POST. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH DESIGNMASTER CLASSIC FENCE – SEE DETAIL D1/LS501.
3. STANDARD 3" X 3" BRACKET FOR 3" GATE POST. FENCE PANELS SHALL BE ATTACHED TO GATE POSTS WITH STANDARD 3" BRACKETS. SEE GENERAL NOTE B.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE – SEE PLAN.
7. 4' HT. DESIGNMASTER CLASSIC PANEL. THE PANEL SHALL BE CUT TO LENGTH AND WELDED TO GATE FRAME. SEE GENERAL NOTE A.
8. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE, FOR GATE FRAME. INSTALL CAPS OR WELD OPEN ENDS. SEE GENERAL NOTES E & F.
9. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE CENTER RAIL FOR GATE. SEE GENERAL NOTES E & F.
10. 3/4" STEEL J-BOLT ADJUSTABLE BARREL HINGE TO ALLOW THE GATE TO OPEN IN BOTH DIRECTIONS.

GENERAL NOTES

A. TOUCH UP PAINT ON PANEL PER THE MANUFACTURER'S SPECIFICATIONS.
B. THE STANDARD BRACKET SHALL BE INSTALLED SO THE BOLT SIDE IS ON THE OUTSIDE OF THE COURT AREA.
C. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS.
D. POSTS, GATE, & FENCE PANELS POWDER COATING COLOR SHALL BE BROWN 7006.
E. ALL WELDS SHALL BE GROUND SMOOTH.
F. GATE SHALL BE CONSTRUCTED WITH ALL JOINTS WELDED. THE GATE SHALL ALSO BE CONSTRUCTED TO OPEN 180 DEGREES IN BOTH DIRECTIONS AND LATCH TO ADJACENT FENCE.

A1 4' HT. X 3' WIDE SINGLE GATE

1/2" = 1'-0"



KEYED NOTES

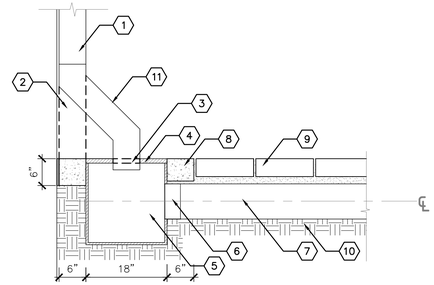
1. HARDENED EDGE ADJACENT CONDITION (CONCRETE CUB, PAVING, ETC.) – SEE PLAN.
2. CRUSHER FINES – SEE PLAN.
3. BASE COURSE COMPACTED TO 95%.
4. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. CRUSHER FINES SHALL BE STABILIZED WITH 'STABILIZER' NATURAL BINDER, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
B. NATURAL BINDER SHALL BE APPLIED AT A RATE OF 15 LBS. PER TON OF CRUSHER FINES.

D5 STABILIZED CRUSHER FINES PAVING

1 1/2" = 1'-0"

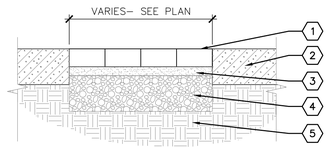


KEYED NOTES

1. EXISTING DOWNSPOUT
2. REMOVE PORTION OF EXISTING DOWNSPOUT
3. CUT GRATE TO ACCOMMODATE DOWNSPOUT
4. 18" SQUARE STRUCTURAL FOAM POLYOLEFIN GRATE WITH UV INHIBITOR, GRAY, NDS, PART NO. 1810
5. 18" X 18" EXPANDABLE CATCH BASIN, NDS, PART NO. 1800
6. 8" UNIVERSAL OUTLET, NDS, PART NO.1888
7. 8" DIAMETER PVC PIPING
8. 6" CONCRETE COLLAR
9. PAVERS, SEE PLAN
10. SUBGRADE COMPACTED TO 95%
11. FABRICATE REMOVABLE PORTION OF DOWNSPOUT, MATCHING COLOR AND PROFILE. FASTEN SECURELY TO EXISTING DOWNSPOUT USING APPROPRIATE HARDWARE.

C5 CATCH BASIN – DOWNSPOUT

3/4" = 1'-0"



KEYED NOTES

1. PAVERS – SEE PLANS.
2. ADJACENT CONDITION VARIES – SEE PLAN.
3. 1" DEPTH CONCRETE SAND LEVELING COURSE.
4. 4" DEPTH COMPACTED BASE COURSE (U.T.B.C. 1).
5. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. REFERENCE PLAN FOR PAVER TYPE, COLOR, AND INSTALLATION PATTERN.
B. WHERE PAVERS ABUT HARD CONSTRUCTION, PAVERS SHALL BE CLEANLY SAWCUT AS REQUIRED TO FIT.
C. TOP OF PAVERS SHALL BE INSTALLED FLUSH WITH TOP OF ADJACENT PAVEMENT.
D. AFTER PLACING PAVERS ON SAND LEVELING COURSE CONTRACTOR SHALL SWEEP DRY CONCRETE SAND INTO PAVER JOINTS AND VIBRATE WITH A PLATE COMPACTOR TO VIBRATE SAND INTO JOINTS. THESE STEPS SHALL BE REPEATED UNTIL ALL PAVER JOINTS ARE FILLED WITH CONCRETE SAND. UPON COMPLETION THE CONTRACTOR SHALL SWEEP OFF EXCESS SAND.
E. ALL JOINT LINES SHALL NOT DEVIATE MORE THAN 1/2" OVER 50' FROM STRING LINES.
F. PROVIDE JOINTS BETWEEN PAVERS 1/16" AND 3/16" WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
G. FINAL SURFACE TOLERANCE FROM GRADE ELEVATIONS SHALL NOT DEVIATE MORE THAN 1/4" UNDER A 10' STRAIGHT EDGE.
H. ALL PAVERS SHALL HAVE NO GREATER THAN 1/8" DIFFERENCE IN HEIGHT BETWEEN ADJACENT PAVERS.
I. ALL PAVER JOINT LINES SHALL BE TRUE PARALLEL AND PERPENDICULAR TO EDGE OF ADJACENT HARD CONSTRUCTION.
J. REFERENCE MANUFACTURER'S GUIDELINES FOR ADDITIONAL INSTALLATION REQUIREMENTS.
K. TOP OF UTILITY BOXES SHALL BE FLUSH WITH TOP OF PAVERS. IRRIGATION BOXES, LIGHTING PULL BOXES, AND OTHER SURFACE APPURTENANCES SHALL BE SET PARALLEL TO THE RUN OF PRICK PAVERS.

A5 PAVERS ON COMPACTED BASE COURSE

1 1/2" = 1'-0"

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CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

MRWM PROJECT NO 24025
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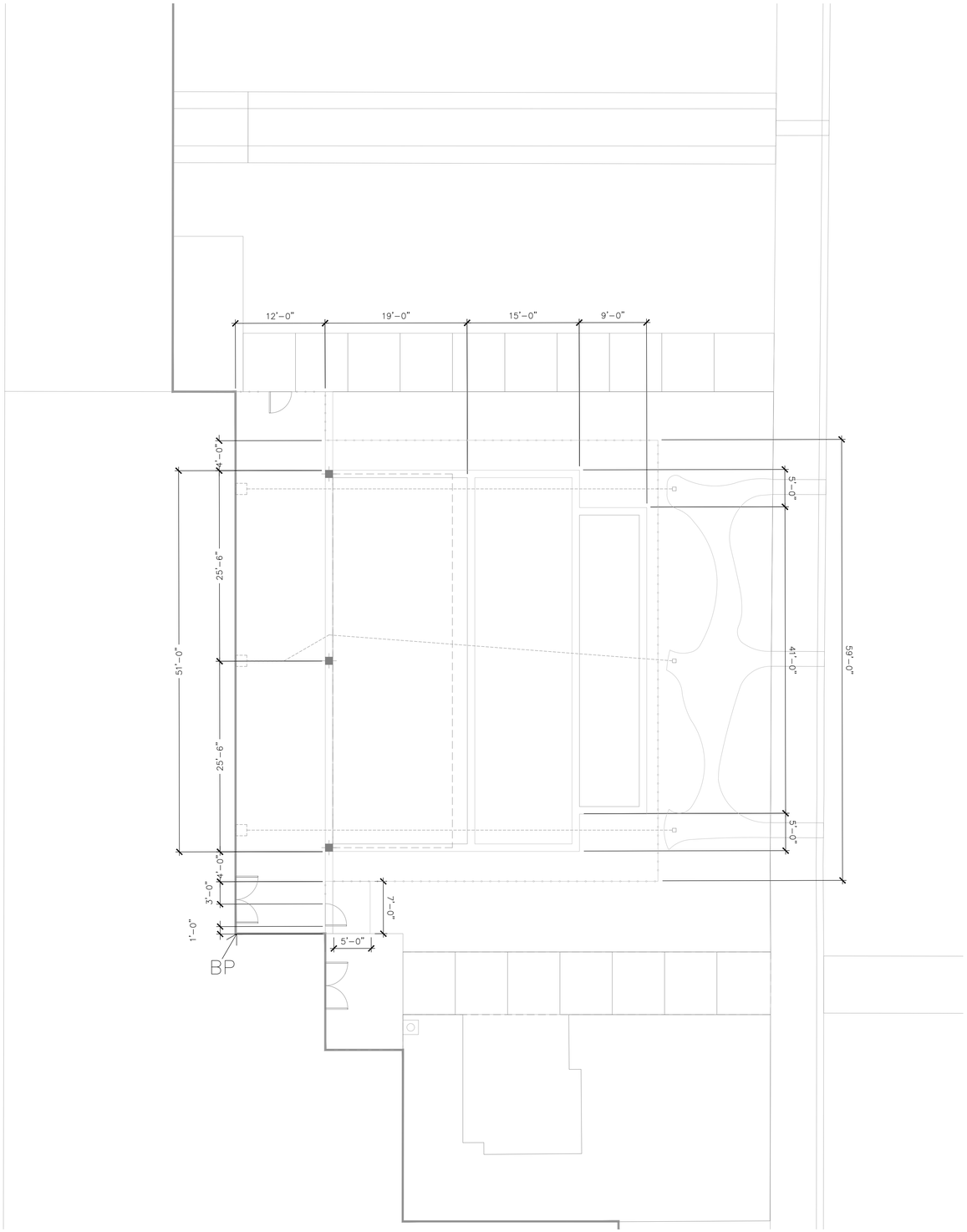
DRAWN BY CE

SHEET TITLE

SITE DETIALS

SHEET NUMBER

LS501



A1 DIMENSION AND LAYOUT PLAN

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

0 8' 16'

NORTH

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CONSULTANTS

SEAL

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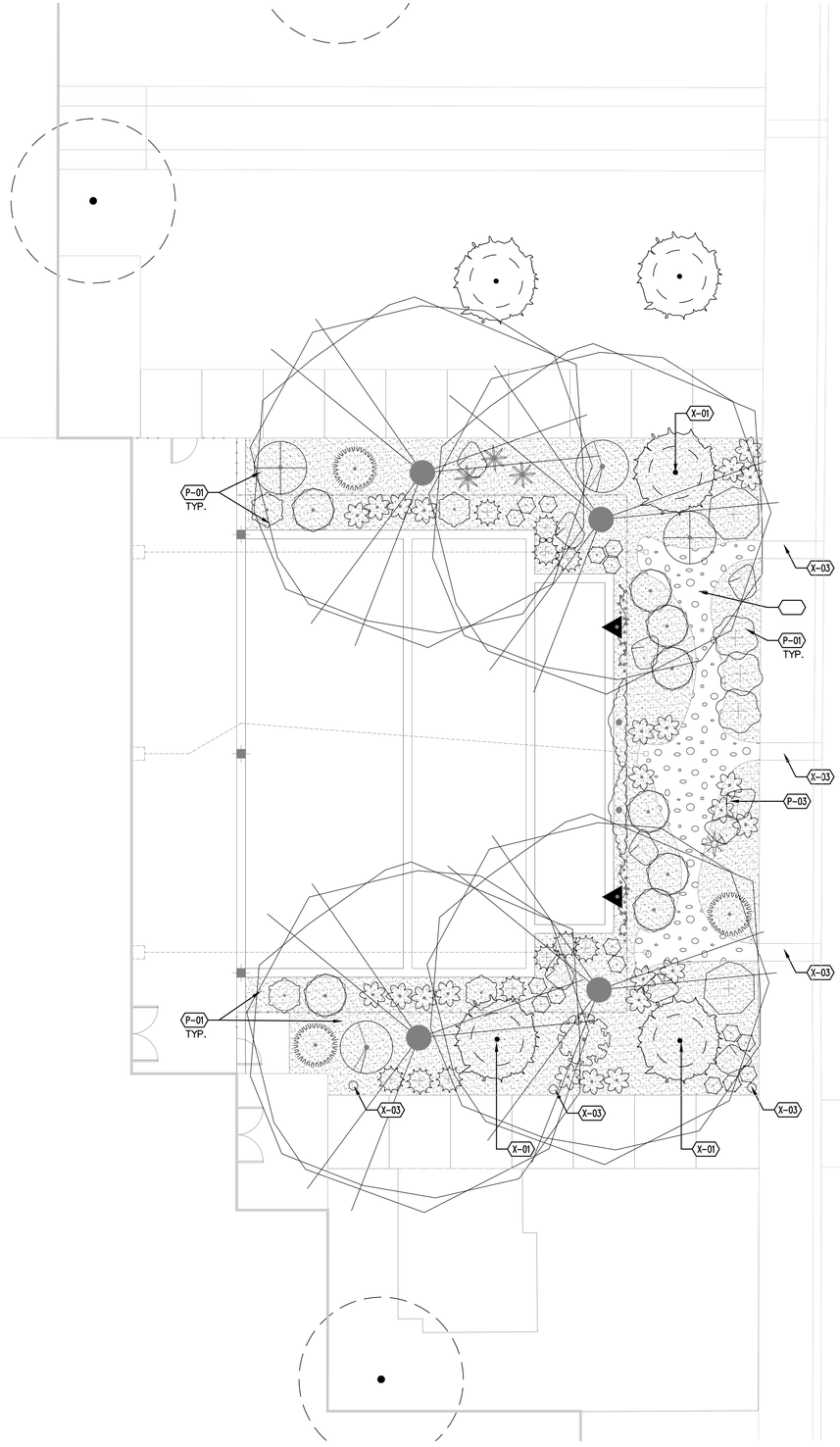
SHEET TITLE

DIMENSION AND LAYOUT PLAN

SHEET NUMBER

LK101



A1 PLANTING PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL PLANTING NOTES

CODE	DESCRIPTION
GP-01	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-02	IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-03	FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
GP-04	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-05	THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-08	THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A5/LP501.
GP-09	THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL C5/LP501.
GP-10	THE CONTRACTOR SHALL INSTALL VINES PER DETAIL C3/LP501.

EXISTING CONDITIONS

CODE	DESCRIPTION
X-01	EXISTING TREE TO REMAIN.
X-02	EXISTING SIDEWALK CULVERT TO REMAIN.
X-03	EXISTING BOLLARD LIGHT TO REMAIN.

PLANTING SCHEDULE

CODE	DESCRIPTION
P-01	ROCK MULCH SHALL BE A BLEND OF 60% FINES, 40% 7/16" 'SANTA FE BROWN', AS AVAILABLE FROM BUILDOLOGY (505-344-6626), AT 3" DEPTH, OVER FILTER FABRIC.
P-02	2"-4" COBBLE OVER WOOD MULCH. RIP RAP MULCH SHALL BE 2"-4" 'DESERT BRONZE', AS AVAILABLE FROM BUILDOLOGY (505-344-6626), INSTALLED AT 4" DEPTH WITHOUT FILTER FABRIC. WOOD MULCH SHALL BE "NATIVE MULCH" AS AVAILABLE FROM SOILUTIONS (505-877-0220), OR APPROVED EQUAL, INSTALL AT 3" DEPTH.

SYMBOL	DESCRIPTION
P-03	BOULDER SHALL BE A 12-18 C.F. INSTALL PER DETAIL D5/LP501.

PLANT SCHEDULE

SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
TREES			
	TE	TRIUMPH ELM	ULMUS X 'MORTON GLOSSY' TM
SHRUBS			
	FP	APACHE PLUME	FALLUGIA PARADOXA
	BC	BEARBERRY COTONEASTER	COTONEASTER DAMMERI
	EN	CHAMISA	ERICAMERIA NAUSEOSA
	CM	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	RW	WOODS ROSE	ROSA WOODSII
VINES			
	BC2	CROSS VINE	BIGNONIA CAPREOLATA
	VC	ROGER'S RED GRAPE	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED'
DESERT ACCENTS			
	YB	BANANA YUCCA	YUCCA BACCATA
	BG	BEAR GRASS	NOLINA TEXANA
	BA	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	HP	RED YUCCA	HESPERALOE PARVIFLORA
GROUNDCOVERS			
	CAT	CATMINT	NEPETA FAASSENII
	TC	CREEPING GERMANDER	TEUCRIUM COSSONII
	MR	CREEPING MAHONIA	MAHONIA REPENS

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ALBUQUERQUE NM 87106

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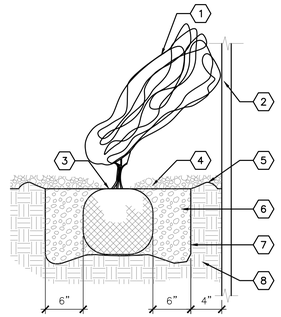
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

LP101

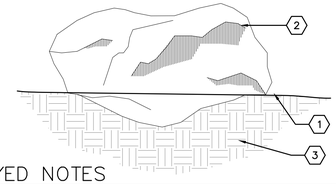


KEYED NOTES

1. VINE – SEE PLAN FOR SPECIES AND LOCATION.
2. VERTICAL STRUCTURE – SEE PLAN.
3. PLANT AT SAME DEPTH AS MAINTAINED AT NURSERY.
4. MULCH – SEE PLAN. HOLD BACK 2" FROM VINE STEMS.
5. EARTHEN BERM, 6" HEIGHT
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

C3 VINE PLANTING

NOT TO SCALE

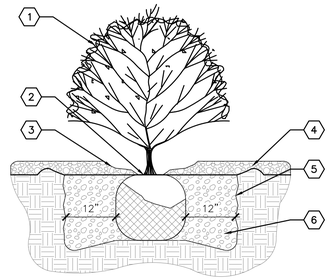


KEYED NOTES

1. FINISH GRADE (MATERIAL VARIES) – BOULDER SHALL BE BURIED TO MIN 8" DEPTH BELOW FINISH GRADE.
2. BOULDER, MOSSROCK OR APPROVED ALTERNATE MATERIAL AS LOCALLY AVAILABLE.
3. SUBGRADE COMPACTED TO 95%.

D5 ACCENT BOULDER

NOT TO SCALE



KEYED NOTES

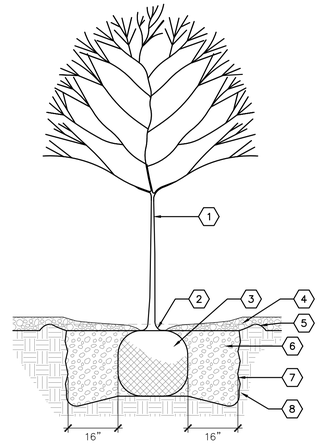
1. SHRUB – SEE PLAN FOR SPECIES AND LOCATIONS.
2. PLANT AT SAME DEPTH MAINTAINED AT NURSERY.
3. FEATHER MULCH TO A 2" DEPTH ON TOP OF ROOT BALL AND HOLD BACK 2" FROM SHRUB STEM(S).
4. GRAVEL MULCH
5. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS.

C5 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
TREES								
	TE	4	TRIUMPH ELM	ULMUS X 'MORTON GLOSSY' TM	B&B	50'	40'	2" CAL., 10'–12' HT.
SHRUBS								
	FP	2	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	BC	3	BEARBERRY COTONEASTER	COTONEASTER DAMMERI	5 GAL.	1'	5'	MIN. 12" SPD.
	EN	2	CHAMISA	ERICAMERIA NAUSEOSA	5 GAL.	5'	6'	MIN. 8" HT.
	CM	2	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	4–6'	4–6'	MIN. 8" HT
	GLS	3	GRO–LOW SUMAC	RHUS AROMATICA 'GRO–LOW'	5 GAL.	3'	5'	MIN. 18" SPD.
	RW	1	WOODS ROSE	ROSA WOODSII	5 GAL.	6'	6'	MIN. 18" SPD.
VINES								
	BC2	2	CROSS VINE	BIGNONIA CAPREOLATA	5 GAL.	20'	20'	MIN. 18" HT.
	VC	2	ROGER'S RED GRAPE	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED'	5 GAL.	20'	20'	MIN. 18" HT.
DESERT ACCENTS								
	YB	1	BANANA YUCCA	YUCCA BACCATA	5 GAL.	3'	3'	MIN. 12" HT.
	BG	8	BEAR GRASS	NOLINA TEXANA	5 GAL.	4'	5'	MIN. 12" HT.
	BA	23	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	3 GAL.	2'	3'	MIN. 8" HT.
	HP	3	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.
GROUNDCOVERS								
	CAT	11	CATMINT	NEPETA FAASSENII	1 GAL.	1'	3'	MIN. 6" SPD.
	TC	16	CREEPING GERMANDER	TEUCRIUM COSSONII	1 GAL.	6"	1'–6"	MIN. 6" SPD.
	MR	4	CREEPING MAHONIA	MAHONIA REPENS	5 GAL.	1'	3'	MIN. 18" SPD.



KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATIONS.
2. ROOT FLARE SHALL BE 2"–3" ABOVE GRADE. REMOVE EXISTING SOIL FROM NURSERY TO EXPOSE ROOT FLARE.
3. PLACE TREE IN HOLE VERTICALLY. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILLING.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" OF DISTANCE FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

A5 TREE PLANTING

NOT TO SCALE

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EMPLOYEE PATIO
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REVISIONS

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DESIGNED BY LI CHECKED BY AZ
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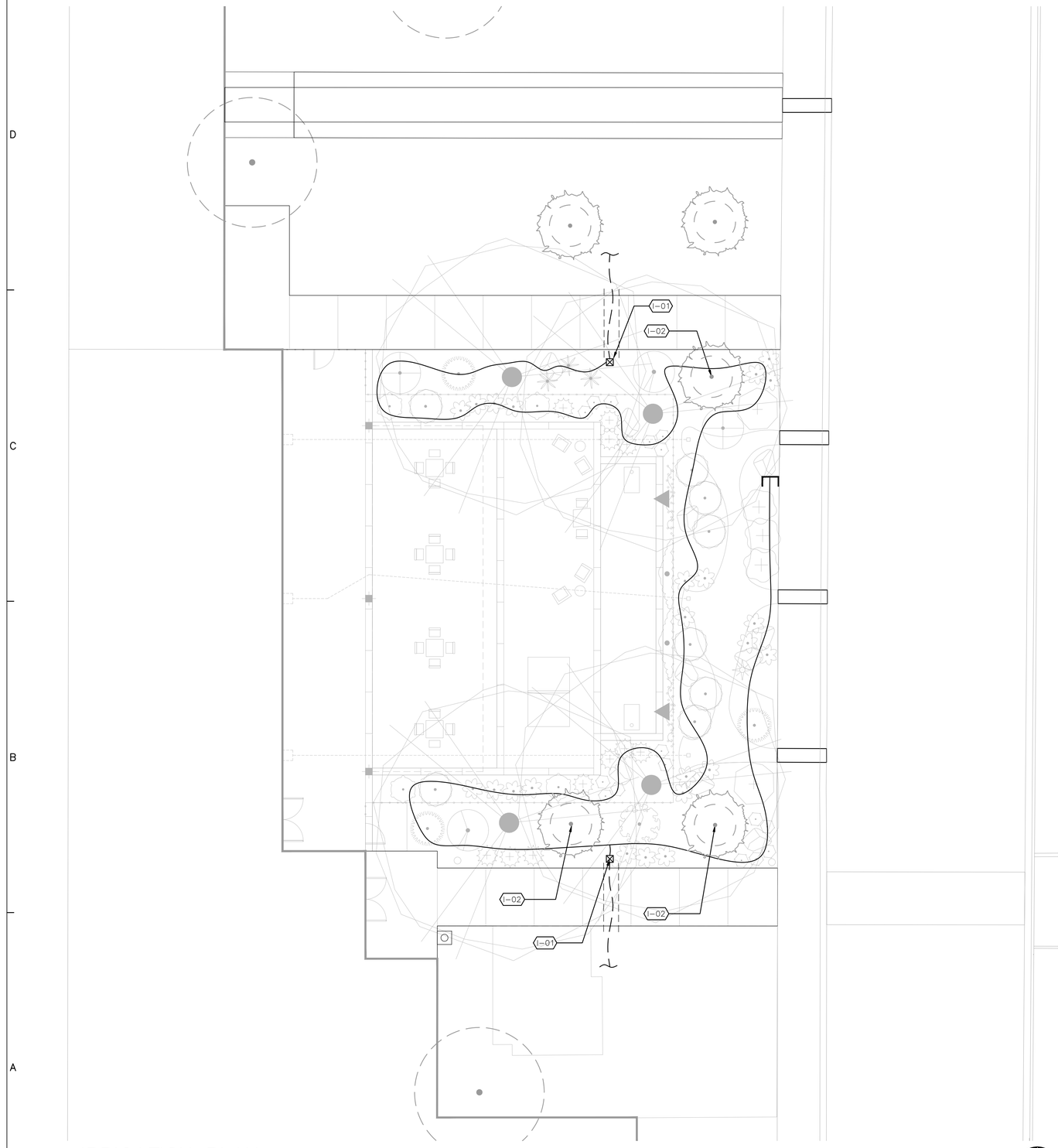
SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

LP501



A1 IRRIGATION PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL IRRIGATION NOTES

CODE	DESCRIPTION	DETAIL
GI-01	FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 – LANDSCAPE IRRIGATION SYSTEM.	
GI-02	THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.	
GI-03	THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.	

IRRIGATION KEYED NOTES

CODE	DESCRIPTION
I-01	TIE INTO AND EXTEND EXISTING DRIP POLY TUBING (LOCATION SHOWN IS APPROXIMATE – FIELD VERIFY).
I-02	ADD DRIP EMITTERS TO EXISTING TREE TO REMAIN.

IRRIGATION LEGEND

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	DETAIL
	EXISTING SLEEVE TO REMAIN.	
	3/4" POLY DRIP TUBING WITH RAIN BIRD PC SERIES PRESSURE COMPENSATING BARBED EMITTERS AND END CAP. SEE EMITTER SCHEDULE FOR MODEL AND QUANTITY.	A5/LI501, C5/LI501
	EXISTING POLY TO REMAIN.	

EMITTER SCHEDULE

PLANT NAME		EMITTER QTY	EMITTER
TREES			
–	EXISTING TREE	6	XB-20PC
TE	TRIUMPH ELM	6	XB-20PC
SHRUBS/GROUND COVERS/GRASSES/DESERT ACCENT/VINE			
FP	APACHE PLUME	2	XB-10PC
BC	BARBERRY COTONEASTER	2	XB-10PC
EN	CHAMISA	2	XB-10PC
CM	FURNBUSH	2	XB-10PC
GLS	GROW-LOW-SUMAC	2	XB-10PC
RW	WOODS ROSE	2	XB-10PC
BC2	CROSS VINE	2	XB-10PC
VC	ROGER'S RED GRAPE	2	XB-10PC
YB	BANANA YUCCA	2	XB-10PC
BG	BEAR GRASS	2	XB-10PC
BA	BLONE AMBITION BLUE GRAMA	2	XB-10PC
HP	RED YUCCA	2	XB-10PC
CAT	CATMINT	2	XB-10PC
TC	CREEPING GERMANDER	2	XB-10PC
MR	CREEPING MAHONIA	2	XB-10PC

pland COLLABORATIVE
plandcollab.com 505 268 2266

CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

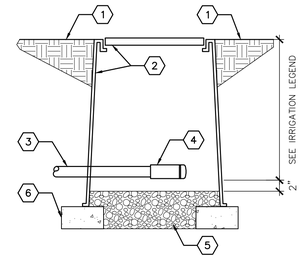
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY FB

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

LI101

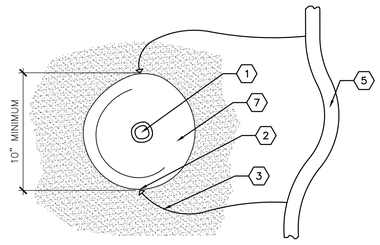


KEYED NOTES

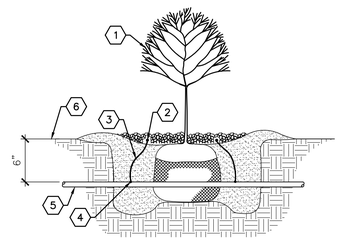
1. FINISH GRADE.
2. APPLIED ENGINEERING SERIES 610, 6" ROUND VALVE BOX. (COLOR: TAN)
3. 1/2" POLYETHYLENE DRIP TUBING.
4. 1/2" RAIN BIRD EASY FIT COMPRESSION COUPLER WITH REMOVABLE FLUSH CAP.
5. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE FREE OF DIRT AND FINES.
6. SOLID CMU BLOCK (2 EACH).

C5 DRIP LINE FLUSH CAP

NOT TO SCALE



PLAN



SECTION

KEYED NOTES

1. TREE OR SHRUB PLANTING.
2. DRIP EMITTER (SEE LEGEND).
3. 1/4" DRIPLINE.
4. TRANSFER BARB.
5. 1/2" POLYETHYLENE DRIP TUBING.
6. FINISH GRADE.
7. PLANT ROOTBALL.

GENERAL NOTES

A. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.
B. EMITTERS ARE TO BE INSTALLED TO CLEAR TOP OF FINISH GRADE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
C. FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" TUBING, PRIOR TO EMITTER INSTALLATION.
D. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL ALL EMITTERS ON UPHILL SIDE OF ROOTBALL.
E. REFER TO IRRIGATION LEGEND & EMITTER SCHEDULE FOR EMITTER TYPE AND QUANTITY.

A5 DRIP EMITTER PLACEMENT

NOT TO SCALE

pland COLLABORATIVE
plandcollab.com 505 268 2266

CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

LI501

Kairos Power

5201 Hawking Dr SE
Albuquerque, NM 87106
510.808.5265

June 10, 2022

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Authorizing, Derek Metson, Greenbox Architecture, as an agent of the Property Owner(s)

To Whom It May Concern:

Kairos Power, LLC authorizes Derek Metson, Greenbox Architecture, to act as authorized agent for the development project to be constructed at 5201 Hawking Drive S.E. Albuquerque, New Mexico. Mr. Metson shall be authorized to act on all matters pertaining to the Facility Expansion on this property.

Sincerely,

Lara Gutierrez
Senior Facilites Engineer

City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	
■ Site Plan Administrative DFT *(Forms P & P2)*	☐ Extension of Infrastructure List or IIA *(Form S3)*
☐ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	**PRE-APPLICATIONS**
☐ Amendment to Infrastructure List (*Form S3*)	☐ Sketch Plat Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	**APPEAL**
	☐ Administrative Decision *(Form A)*

BRIEF DESCRIPTION OF REQUEST

The scope of this submittal includes the site preparation, concrete foundations, and basic utilities for approximately twelve new detached buildings and equipment suport structures. The proposed buildings are an expansion to the existing Kairos Power campus and are to be used for manufacturing an office uses supportive of there existing buildings

APPLICATION INFORMATION

Applicant/Owner: Kairos Power, Attn: Dan Schaefer		Phone: 315.486.1112
Address: 5201 Hawking Drive SE		Email: Schaefer@kairospower.com
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): Greenbox Architecture, Attn: Derek Metson		Phone: (503) 207-5537
Address: 502 Seventh Street, Suite 203		Email: permits@greenboxpdx.com
City: Oregon City	State: OR	Zip: 97045
Proprietary Interest in Site: N/A	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot D-1-A	Block: 0000	Unit: N/A
Subdivision/Addition: Mesa del Sol Innovation Park II	MRGCD Map No.: N/A	UPC Code: See bottom of page.
Zone Atlas Page(s): Q-16-Z	Existing Zoning: PC	Proposed Zoning PC - No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 28.4377

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5201 Hawking Dr. SE	Between: Hawking Dr.	and: Crick Ave.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1004817, 1004260, 1006201, 1004075, PR-2020-004448, PR-2021-005684

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	**Date:** 07-10-2025
Printed Name: Derek Metson	☐ Applicant or ■ Agent

Site UPC Codes:
D1: 101605227017740201
D3: 101605232916640206

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

June 6, 2025

Derek Metson
Greenbox Architecture
1973 Shadow Wood Dr
West Linn, Oregon 97068

RE: Water and Sanitary Sewer Availability Statement #250111
Project Name: 8003-24 Kairos Power SP Expansion (a.k.a. Phase 3)
Project Address: 5201 Hawking Dr SE, Albuquerque, NM 87106
Legal Description: TR D-1-A plat of tract D-1-A Mesa Del Sol Innovation Park II
UPC: 101605230917540201
Zone Atlas Map: Q-16-Z

Dear Mr. Metson:

Project Description: The subject site is located north of Crick Crossing and west of Hawkin Drive, within the City of Albuquerque. The proposed development consists of approximately 28.4377 acres and the property is currently zoned PC for Planned Community use. The property lies within the Pressure Zone 3E in the Hubbell Trunk.

The Request for Availability is for Phase 3 of the Kairos industrial development. Phases 1 and Phase 2 have already been committed service via a previous Availability Statement. This development includes 12 proposed buildings and supporting structures on the existing Kairos Power campus. The light and special manufacturing buildings will be industrial in nature. Per the water budget provided by the engineer, Phase 3 accounts for 138,840 gallons per day (gpd) of the total 165,000 gpd for the entire Kairos development.

Existing Development Agreement: Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service; however, since an approved Development Agreement (R-07-32) currently exists for the property, Board approval is not required. This Availability Statement establishes the conditions of service in addition to those stated in the existing Development Agreement.

Existing Conditions: Water infrastructure in the area consists of the following:

- 18-inch ductile iron distribution line (project #26-7754.81-09) along Crick Crossing.
- 12-inch PVC distribution line (project #26-7754.89-09) along Watson Drive.
- Eight-inch PVC distribution line (project #26-7755.80-23) along Tract D Entrance Drive.
- 12-inch PVC distribution line (project #26-7755.80-23) along Hawking Drive.

Sanitary sewer infrastructure in the area consists of the following:

- 24-inch PVC sanitary sewer interceptor (project #26-7754.89-09) along Crick Crossing.
- 12-inch PVC sanitary sewer collector (project #26-7754.89-09) Watson Drive.

- Eight-inch PVC sanitary sewer collector (project #26-7754.89-09) Schott Entrance Road.
- 12-inch PVC sanitary sewer interceptor (project #26-7755.80.23) along Hawking Drive.
- Eight-inch PVC sanitary sewer collector (project #26-7755.80-23) along Tract D Entrance Drive.

Water Service: This site currently has water service for Phases 1 and 2. Currently there is no proposed new water service connection as Phase 3 is proposed to utilize the existing water meter. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

As a condition of service for this increased water demand for Phase 3, a proposed 12-in public water line is required to be looped from the existing 12-in water line along Hawking and proceed west along the northern property line and then south along the western property line and then connect to the existing eight-inch water line located near the southwestern corner of Lot D-1-A. Additional water services and/or private fire lines can connect to this proposed public water line.

The proposed public 12-inch water line loop increases the available pressure in the area meaning that the existing private fire pump has a potential to provide more than the previously determined flow rate of 3,500 gallons per minute (GPM). The required public 12-inch water line loop will require recalibration of the existing private fire pump and control valve, so the settings do not allow the private fire pump to draw more than the previously determined flow rate of 3,500 GPM.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: If non-potable water is desired, there may be an opportunity once the Tijeras Reuse Reservoir and Pump Station (RRPS) project is completed, which is expected around 2027/2028. Once the Tijeras RRPS is constructed, a future Availability Statement will be required and would identify the necessary infrastructure to provide non-potable service, which may include extensions of non-potable water line that is downstream of the Tijeras RRPS which will provide non-potable water at Mesa Del Sol.

Sanitary Sewer Service: This site currently has sanitary sewer service. At present, no new sanitary sewer service connection is proposed. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the engineer's calculated fire flow, the instantaneous fire flow requirements for the project are 2,000 GPM. Two fire hydrants are required. There is one existing public hydrant available and 14 new private hydrants are proposed with

this project. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at existing fire hydrant #00314 on Hawking Dr.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Industrial Use: The user is considered to potentially be a Significant Industrial User (as defined in the Sewer Use and Wastewater Control Ordinance (SUO) and summarized below) the user must obtain a Wastewater Discharge Permit from the Industrial Pretreatment Program and comply with all permitting requirements per the SUO section 3-4.

1. The industry falls under one or more EPA categorical pretreatment standards found in Title 40 Code of Federal Regulations, Chapter 1, Subchapter N, Sections 405-471 https://www.ecfr.gov/current/title-40/chapter-I/subchapter-N
2. The industry plans to discharge more than 25,000 gallons of wastewater per day.
3. Has reasonable potential to adversely affect the POTWs (sewer system) operation or for violating any pretreatment standard or requirement. (such as the potential to discharge a prohibited discharge SUO 3-2-1 or concentrated waste over a Local Limit SUO 3-2-3)

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website: https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Work Order process. The developer is responsible for verifying with the City of Albuquerque to confirm that the project does not need to go through the city work order process. Designs must be performed by a licensed, professional engineer registered in the state of New Mexico. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, a UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

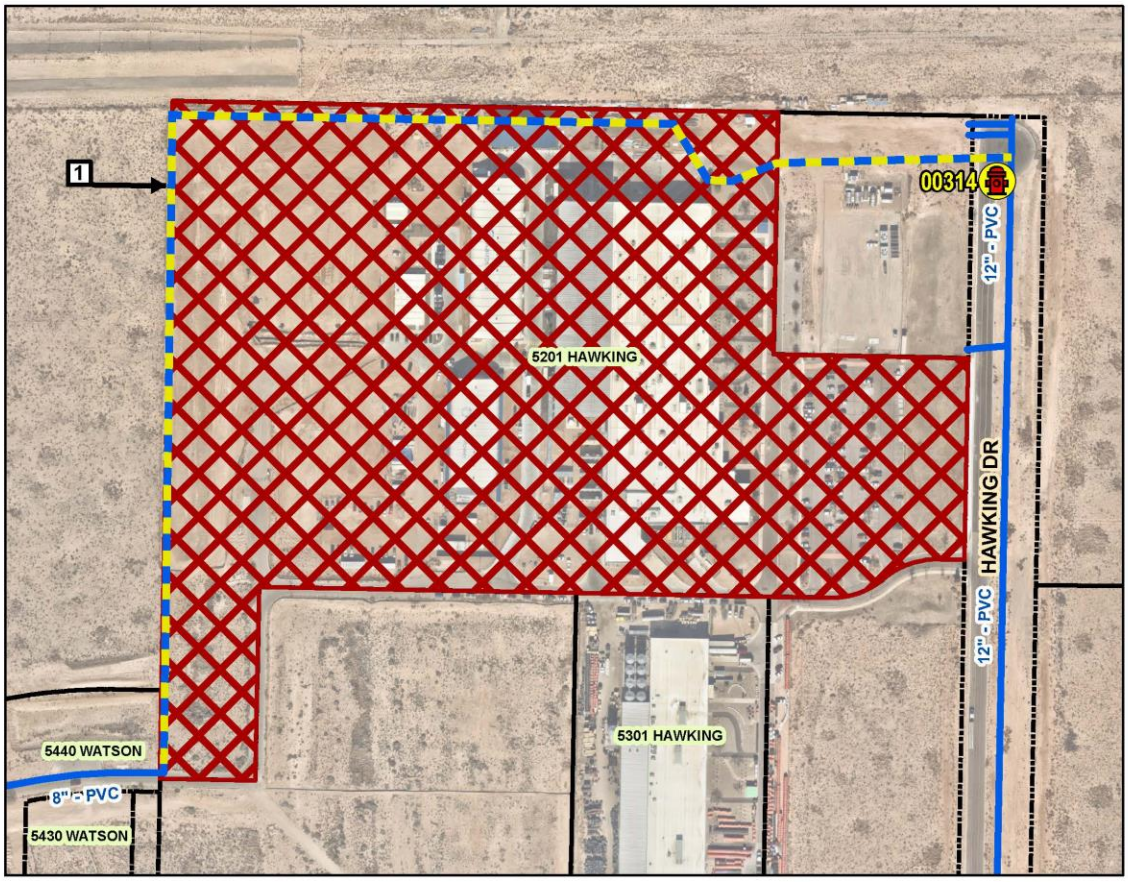
Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #250111**

250111 - Water



0 500 1,000 Feet

N W E S

Legend

Hydrant

Project Location

Water Pipe

Subtype

Distribution Line

Hydrant Leg

Fire Flow Analysis Points

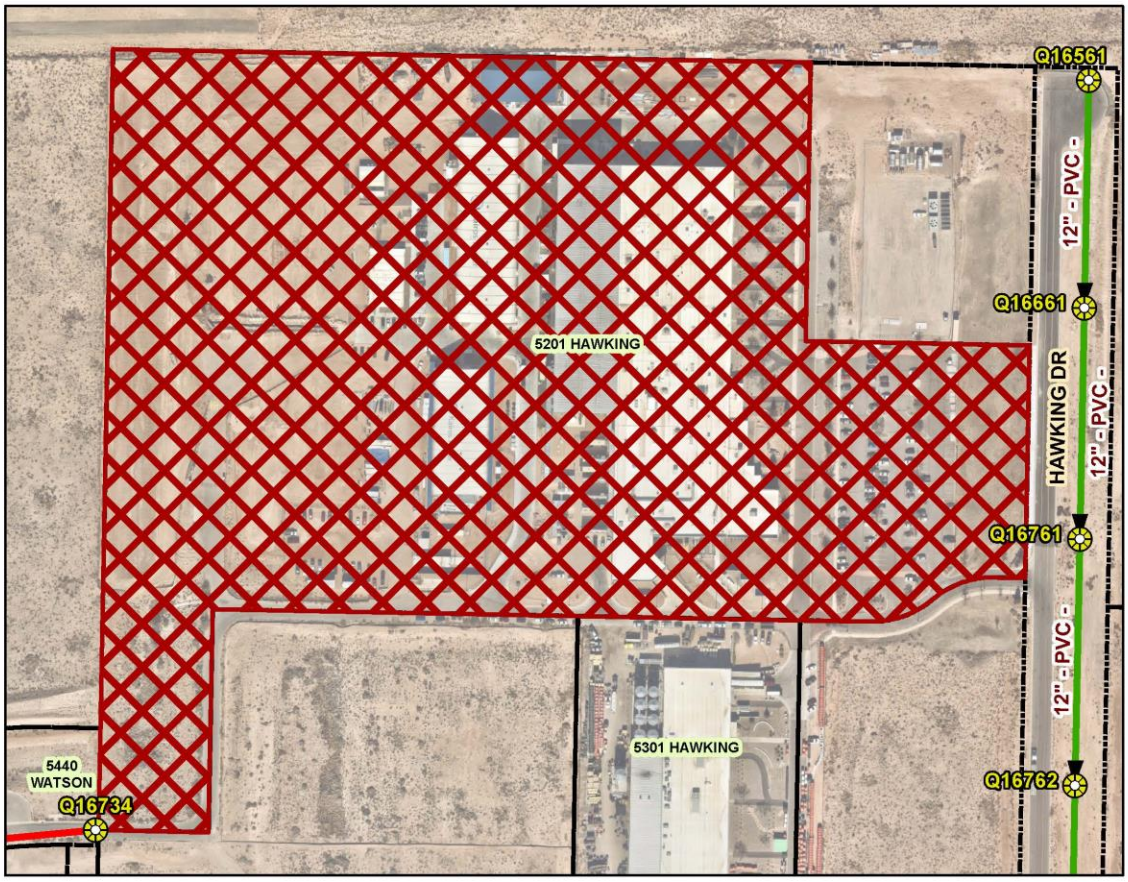
Analysis Point - Existing Hydrant (1)

--- General Map Keyed Notes

1 - Proposed 12-inch water line extension

Water Utility Authority

250111 - Sanitary Sewer



0 470 940 Feet

N
W E
S

Legend

- Sewer Manhole
- Project Location

Sewer Pipe

Subtype

- COLLECTOR
- INTERCEPTOR

Water Utility Authority

Derek Metson

From: Boyd, Brian <bboyd@cabq.gov>
Sent: Wednesday, January 22, 2025 8:28 AM
To: Derek Metson
Cc: McCurley, Richard
Subject: RE: Kairos Power City Aviation Submittal

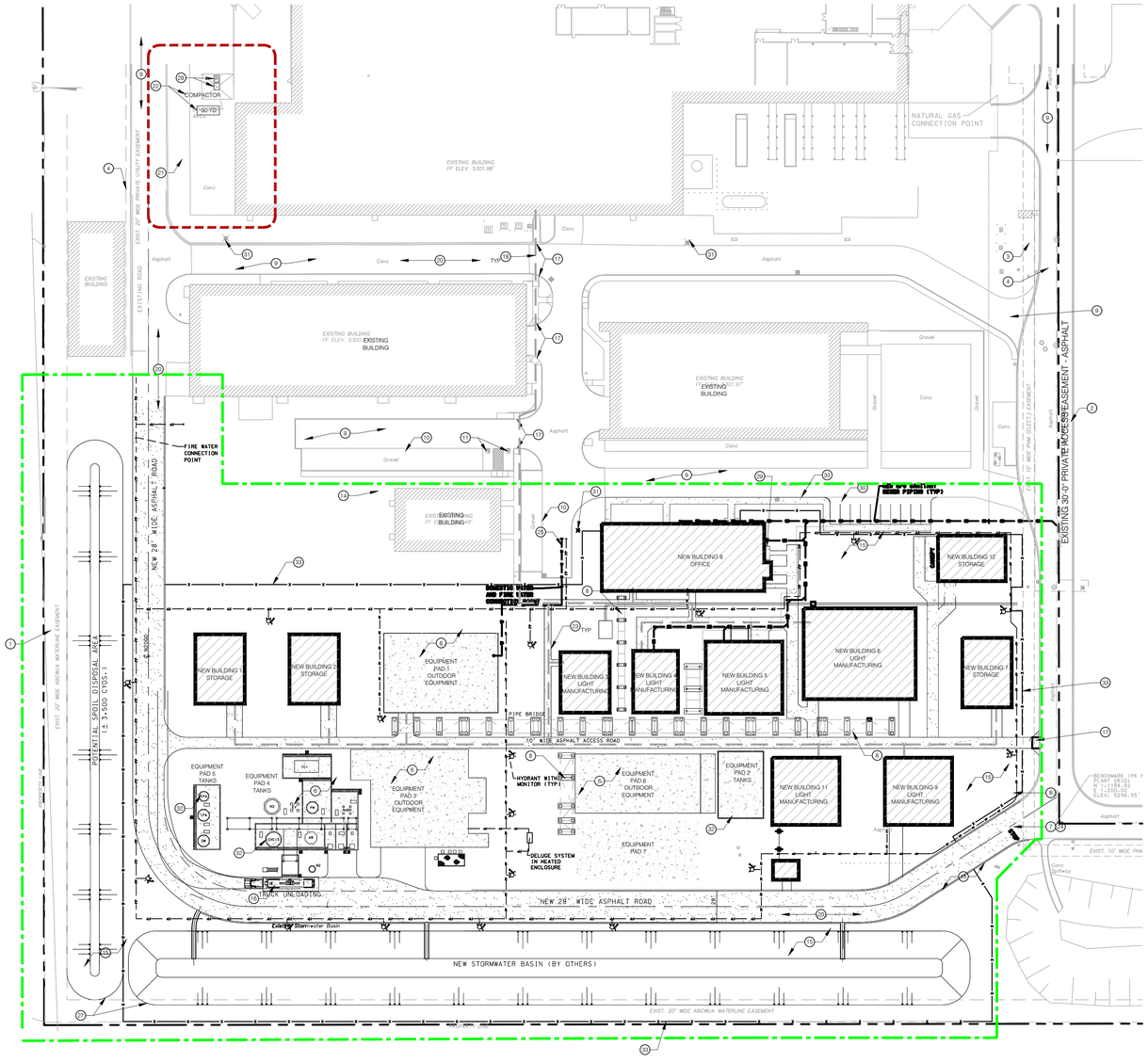
Mr. Metson,
In response to your new inquiry, The Albuquerque International Sunport team reviewed the submitted information and provide the following comments:

1. Airspace – Submittal of FAA Form 7460-1 to FAA for construction (Cranes).
2. Airport Protection Overlay Zone – The site is within the APOZ and will need to ensure compliance with requirements in the Integrated Development Ordinance 3-3 Airport Protection Overlay Zone
3. Operational – no impact to airport operations
4. Environmental – outside the 65 DNL noise contour.

If you have any questions, please feel free to contact me at 505-328-8708

BRIAN P BOYD
deputy director-operations
o 505.244.7725
m 505.328.8708
abqsunport.com

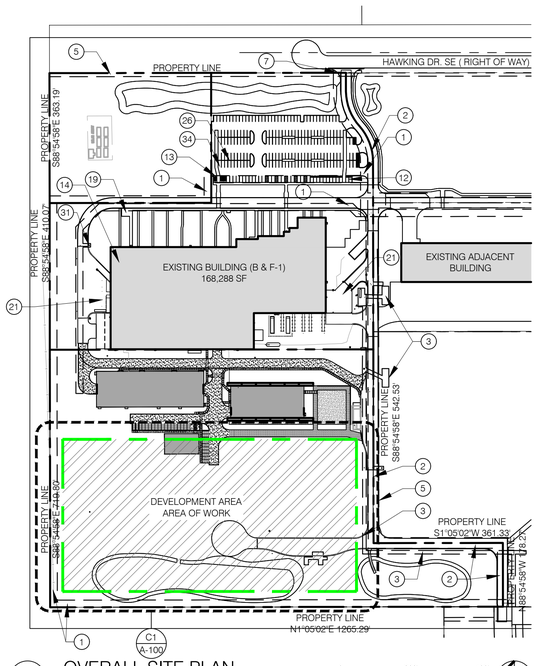
From: Derek Metson <derekm@greenboxpdx.com>
Sent: Friday, January 17, 2025 5:31 PM
To: Boyd, Brian <bboyd@cabq.gov>
Subject: Re: Kairos Power City Aviation Submittal



C1 / A-100 ENLARGED SITE PLAN

SCALE: 1" = 60'

0 50 100 N



B4 / A-100 OVERALL SITE PLAN

SCALE: 1" = 200'

0 200' 400' N

PROJECT NUMBER:

Application Number:

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

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
Solid Waste Management (Adrian Marez 1-9-25)	
Planning Department	Date

GENERAL INFORMATION:

SITE INFORMATION

SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
LOT SIZE:	1,238,746.212 S.F. / 28.4377 ACRES
LOT COVERAGE (FAR):	20.64%
LANDSCAPING:	EXISTING: 170,590 SF PROPOSED: TBD SF
LOT COVERAGE:	EXISTING: 225,452 SF PROPOSED: 267,652 SF
BUILDING AREA:	NEW BUILDING AREA: 42,200 SF EXISTING: 225,452 SF 267,652 SF
BUILDING TYPE:	II-B
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F)

PARKING AND TRAFFIC

EXISTING PARKING SPACES:	223 STANDARD SPACES 12 HOV SPACES 12 ADA SPACES (5 VAN ACCESSIBLE) 12 MOTORCYCLE SPACES 24 BIKE PARKING SPACES
PROPOSED PARKING SPACES:	8 STANDARD SPACES+2 VANPOOL SPACES
TOTAL SPACES	223 +10 NEW + 48 HOV**+14 VANPOOL = 295

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

*** 2 SPACES X 7 VAN POOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 14 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. PROPOSED SITE LIGHTING - SEE SITE LIGHTING SHEETS FOR ADDITIONAL INFORMATION
7. ALTER EXISTING SITE ACCESS ALIGNMENT
8. NEW PIPE TRELLIS
9. EXISTING PAVED ACCESS ROAD
10. EXISTING PARKING
11. EXISTING ACCESSIBLE PARKING
12. EXISTING HOV PARKING
13. EXISTING MOTORCYCLE PARKING
14. EXISTING AND PROPOSED BICYCLE PARKING - SERPENTINE BIKE RACK TO MATCH EXISTING
15. NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
16. NEW LOADING AREA
17. EXISTING CURB RAMPS IN SIDEWALK FOR ACCESSIBLE SITE EGRESS
18. EXISTING DRIVE AISLE CROSSING
19. EXISTING MIN. 500 SF PATIO AS REQUIRED BY SUBSECTION 5-11(E)(3)(a) OF THE IDO
20. FIRE APPARATUS MAY TRAVEL CONTINUOUSLY THROUGH THE SITE
21. EXISTING LOADING AND SERVICE AREAS
22. EXISTING 34 YARD TRASH COMPACTOR AND 30 YARD OPEN TOP DUMPSTER TO BE USED FOR NEW BUILDINGS
23. 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
24. CLEAR SIGHT TRIANGLES - 11'-0" SIDES AS SPECIFIED IN SECTION 7-4(I)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS OF THE DPM.
25. NEW DOMESTIC WATER
26. EXISTING PARKING, SEE PARKING COUNTS IN GENERAL INFORMATION ON THIS SHEET
27. RELOCATE STORM SWALES
28. 6 YARD DUMPSTER AND 6 YARD RECYCLE DUMPSTER TO BE USED FOR NEW BUILDINGS
29. CONCRETE LANDING
30. NEW PARKING
31. EXISTING FIRE HYDRANT
32. OUTDOOR TANKS
33. NEW CHAIN LINK FENCE
34. 2 NEW VAN POOL PARKING SPACES

GENERAL NOTES:

A. PROPOSED BUILDING ARE TO BE USED FOR INDUSTRIAL MANUFACTURING.

B. THIS PROJECT IS NOT A PHASED DEVELOPMENT. BOTH PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ONE PHASE. "FUTURE MODULAR OFFICE BUILDING" IS NOT PART OF THIS PROPOSAL.

C. NO ADJACENT STRUCTURES ARE WITHIN 20' OF THE SITE.

D. NO PROPOSED REFUSE FACILITY IS INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR AND DUMPSTERS TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.

E. ALL ABUTTING PROPERTIES ARE ZONED PC- PLANNED COMMUNITY.

F. REFER TO SHEET C10 IN THE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON UTILITY LINES AND LOCATIONS.

G. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE COVERAGES AND WATER HARVESTING DESIGN LAYOUT.

H. REFER TO STORM WATER CALCULATIONS FOR WATER HARVESTING CALCULATIONS.

I. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITY INFORMATION.

J. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

K. NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.

L. SITE LIGHTING SHALL COMPLY TO SECTION 4 AND LIGHTING DESIGN STANDARDS 7.4 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.

M. SIGNAGE SHALL COMPLY TO SECTION 5 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.

N. REFER TO THE ATTACHED NARRATIVE FOR INFORMATION REGARDING SUSTAINABILITY OF THE PROJECT.

O. PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED.

LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- EXISTING BUILDING
- NEW BUILDING
- NEW STRUCTURE/ PROCESS PIPING
- LIMIT OF CONSTRUCTION
- ACCESSIBLE PATH - 6' WALKWAY WITH 5% OR LESS GRADE IN THE DIRECTION OF TRAVEL 2% MAX CROSS SLOPE

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

.\Kairos Logo.png

STATE OF NEW MEXICO
DEREK M METSON NO. 6305
REGISTERED ARCHITECT

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

KAIROS POWER FACILITY
SALT PLANT EXPANSION

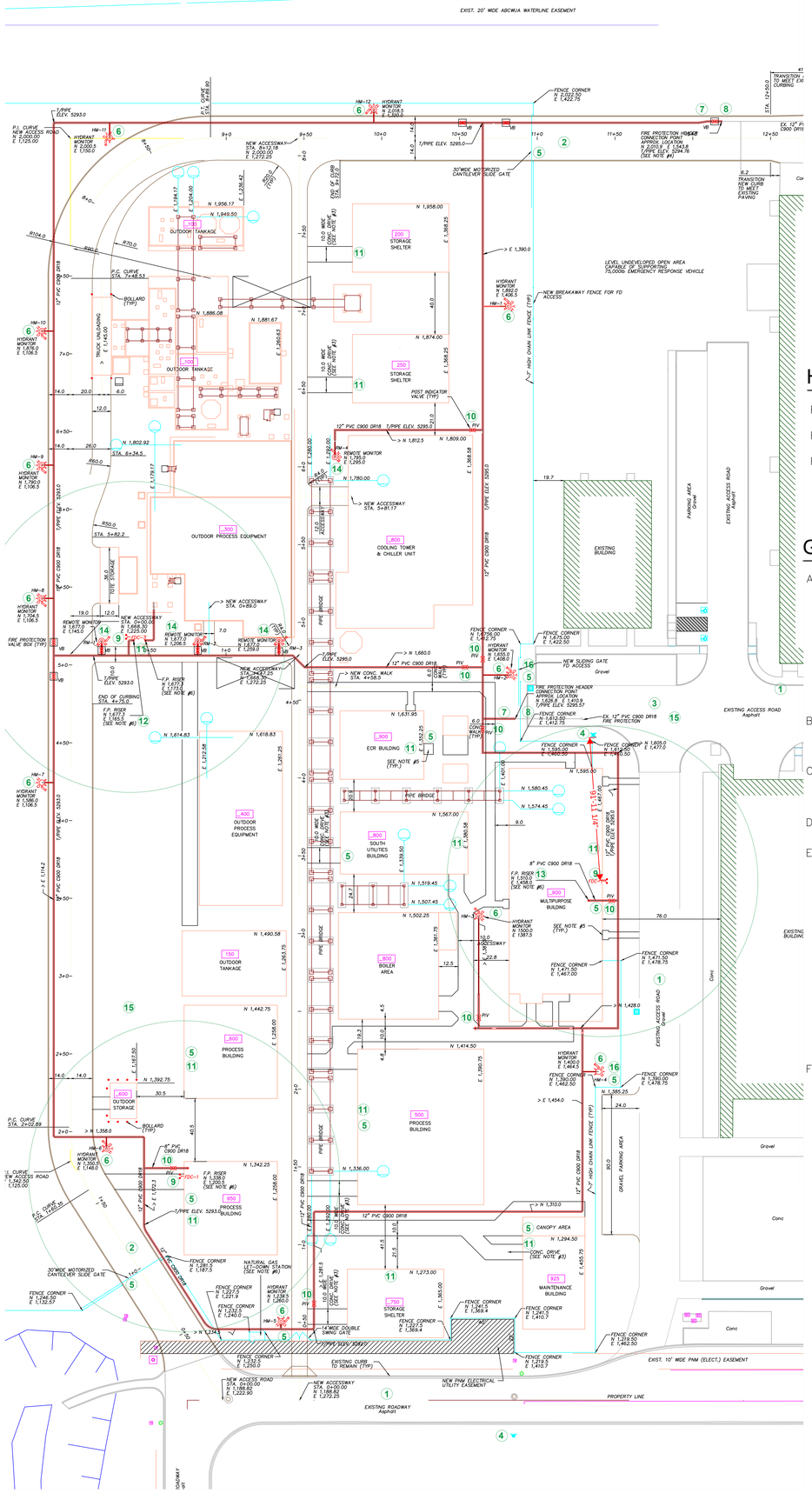
NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL SUBDIVISION OF TRACT D MES-A DEL SOL INNOVATION PARK (I) CONT 16.4161 AC

ENLARGED SITE PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 19, 2024

A-100



D1
FIRE-1

ENLARGED FIRE-1 PLAN

SCALE : 1": 30'

0' 30' 60' 90'

N

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). THE SCOPE OF THIS SUBMITTAL INCLUDES THE SITE PREPARATION, BASIC UTILITIES AND SEVERAL NEW DETACHED BUILDINGS. THE PROPOSED BUILDINGS ARE AN EXPANSION TO THE EXISTING KAIROS POWER CAMPUS AND ARE TO BE USED FOR LIGHT MANUFACTURING.

THESE NEW BUILDINGS SUPPORT THE EXISTING MANUFACTURING IN THE EXISTING BUILDINGS. IN ADDITION TO BUILDINGS THERE SHALL BE EQUIPMENT, PIPING AND TANKS SIMILAR TO THOSE LOCATED SOUTH OF THE EXISTING TDL BUILDING. THIS PRODUCTION AREA IS REFERED TO AS THE SALT PRODUCTION FACILITY (SPF).

APPROXIMATELY 12 METAL BUILDINGS WILL BE CONSTRUCTED TO SUPPORT SALT PRODUCTION. THE PRE-ENGINEERED METAL BUILDINGS WILL HOUSE THE MANUFACTURING PROCESS. PIPE STANDS AND TANKS WILL BE LOCATED AROUND THESE BUILDINGS TO TRANSFER MATERIALS BETWEEN THE BUILDINGS DURING THE PROCESS. EQUIPMENT PADS THAT SUPPORT VARIOUS TANKS AND THE PROCESS EQUIPMENT WILL BE LOCATED SEVERAL HUNDRED FEET FROM THE SOUTH PROPERTY LINE.

THE STORM WATER SWALE WILL BE RECONFIGURED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE ACCESS ON THE WEST END OF THE SITE WILL BE CONNECTED TO THE REST OF THE CIRCULATION SYSTEM.

HYDRANT AND FDC SPACING/DISTANCES:

FDC-1 TO EXISTING HYDRANT :	99'-0"
FDC-2 TO HYDRANT MONITOR HM-6:	53'-0"
FDC-3 TO HYDRANT MONITOR HM-8:	62'-4"

GENERAL NOTES:

A. ALL FIRE ACCESS AISLES SHALL BE IDENTIFIED BY CURBS PAINTED RED ON BOTH TOP AND FACE ALONG THE ENTIRE LENGTH OF THE FIRE LANE. WHERE NO CURB EXISTS OR A ROLLED CURB IS INSTALLED, A 6-INCH WIDE RED STRIPE APPLIED THE FULL LENGTH OF THE FIRE LANE. NO PARKING-FIRE LANE SHALL BE MARKED EVERY 15-FEET ALONG THE LENGTH OF A FIRE LANE WITH WHITE BLOCK CAPITAL LETTERS OF NOT LESS THAN 5-INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN ¾INCHES.

B. FIRE LINES SUPPLIED BY 18" PUBLIC WATER MAIN LOCATED ON CRICK AVE SE. SEE VICINITY MAP AND UTILITY PLANS FOR MORE INFORMATION.

C. NO FIRE ACCESS APPARATUS ACCESS ROADS WITH A DEAD END REQUIRE ACCESS GREATER THAN 150' OR EXCEED 5% GRADE.

D. NO FIRE APPARATUS ROADS ON SITE TO EXCEED 5% GRADE.

E. PER THE GEOTECHNICAL REPORT DATED FEBRUARY 28, 2022 AS PREPARED BY GEO-TEST, INC. ALL ASPHALT ACCESS ROADS SHALL MEET THE FOLLOWING REQUIREMENTS: MINIMUM ASPHALTIC PAVEMENT SECTION OF 3.0 INCHES OF HOT MIX ASPHALT (HMA) OVER 6.0 INCHES OF AGGREGATE BASE COURSE OVER 12 INCHES OF COMPACTED SUBGRADE IS RECOMMENDED FOR AREAS SUBJECT TO LIGHT AUTOMOBILE TRAFFIC AND PARKING AREAS. WHERE TRAFFIC LANES ARE SUBJECT TO HEAVY AUTOMOBILE OR HEAVY TRUCK TRAFFIC, THE ABOVE SECTION SHOULD BE THICKENED BY AN ADDITIONAL ONE INCH OF ASPHALT PAVEMENT. THE PAVEMENT RECOMMENDATIONS ARE IN GENERAL CONFORMANCE WITH PUBLICATIONS PREPARED BY THE ASPHALT INSTITUTE. 12 INCHES OF COMPACTED BASE COARSE FOR NON-PAVED AREAS.

F. PER THE GEOTECHNICAL REPORT DATED FEBRUARY 28, 2022 AS PREPARED BY GEO-TEST, INC. ALL GRAVEL ACCESS ROADS SHALL MEET THE FOLLOWING REQUIREMENTS: MINIMUM 6.0 INCHES OF AGGREGATE BASE COURSE OVER 12 INCHES OF COMPACTED SUBGRADE IS RECOMMENDED FOR AREAS SUBJECT TO LIGHT AUTOMOBILE TRAFFIC AND PARKING AREAS. 12 INCHES OF COMPACTED BASE COARSE FOR NON-PAVED AREAS.

GENERAL INFORMATION:

SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106	
LOT SIZE:	1,238,746.212 S.F. / 28.4377 ACRES	
LOT COVERAGE (FAR):	22.2%	
LANDSCAPING:	EXISTING:	170,590 SF
	PROPOSED:	206,239 SF
LOT COVERAGE:	EXISTING:	225,452 SF
	PROPOSED:	311,752
BUILDING AREA:	NEW BUILDING AREA:	48,441 SF
	EXISTING BUILDING AREA:	225,452 SF
	TOTAL PROPOSED:	273,893 SF

NEW BUILDING's LARGEST FIRE FLOW (PER IFC APPENDIX B)

UNIT 500 PROCESS BUILDING

BUILDING SIZE:	9,761 ft²
BUILDING TYPE:	II-B
PROPOSED OCCUPANCY:	F-1
REQUIRED FIRE FLOW:	2000GPM PER APPENDIX B TABLE B105.1(2)
SPRINKLER SYSTEM:	NON-SPRINKLERED

	Area (ft2)	Height (ft)	Construction Type	Occupancy	Fire-Flow @20psi (GPM)	Duration (hr)	Minimum Number of Hydrants	Sprinklered (Y/N)
Unit 200 Storage Shelter	2800	24	IIB	S-1	1500	2	1	N
Unit 250 Storage Shelter	2800	24	IIB	S-1	1500	2	1	N
Unit 900 Multipurpose Building	9760.5	18	IIB	F-1	2000*	2	2	Y
Unit 900 ECR Building	2400	23	IIB	F-1	1500	2	1	N
Unit 800 South Utilities Building	2200	31	IIB	F-1	1500	2	1	N
Unit 800 Boiler Area	4500	30	IIB	F-1	1500	2	1	N
Unit 500 Process Building	8100	24	IIB	F-1	2000	2	2	N
Unit 925 Maintenance Building	2880	25	IIB	S-1	1500	2	1	N
Unit 750 Storage Shelter	2000	25	IIB	S-1	1500	2	1	N
Unit 600 Process Building	3600	14	IIB	F-1	1500	2	1	N
Unit 950 Process Building	7000	25	IIB	F-1	1750*	2	1	Y
Unit 600 Outdoor Storage Shelter	400	24	IIB	S-1	1500	2	1	N

*Can be reduced to the greater of 1000 GPM or Calculated Sprinkler Demand per Table B105.2

NOTE: THE LARGEST BUILDING WITH FIRE DEMAND IS THE EXISTING BUILDING, WHICH IS 168,288 SF INCLUDING ALL ADDITIONS. THE CONSTRUCTION TYPE FOR THIS BUILDING IS TYPE IIB, WHICH IS FOR METAL FRAMED BUILDINGS. PER TABLE B105.1(2) IN APPENDIX B OF THE 2021 INTERNATIONAL FIRE CODE, THE REQUIRED FIRE FLOW AT 8,000 GPM FOR BUILDINGS 138,301SF AND LARGER. 50% REDUCTION APPLIES TO FULLY SPRINKLERED BUILDINGS. THE EXISTING BUILDING AND ADDITION IS FULLY SPRINKLERED. MAXIMUM DEMAND IS 4,000 GPM. NO INCREASE FROM THE EXISTING DEMAND

KEYED NOTES:

1. EXISTING SITE ACCESS
2. NEW 26'-0" (MIN) WIDE FIRE ACCESS AISLE/FIRE LANE
3. NEW FIRE APPARATUS TURNAROUND
4. EXISTING FIRE HYDRANT
5. NEW ILLUMINATED KNOX BOX – MOUNT 4'-0" TO 6'-0" ABOVE GRADE. KNOX BOX TO BE 3200 OR 4400 AS REQUIRED BY ALBUQUERQUE FIRE RESCUE
6. NEW FIRE HYDRANT-MONITOR
7. 12" WATER LINE
8. EXISTING 12" FIRE LINE
9. SPRINKLER FIRE DEPARTMENT CONNECTION (FDC) – INLET TO BE BETWEE 18" TO 48" ABOVE GRADE – FDC TO BE UNOBSTRUCTED FROM PERMANI OBJECTS WITH A 3'-0" RADIUS OF CLEAR SPACE AND 6'-6" IN HEIGHT.
10. POST INDICATOR VALVE (PIV) INSTALLED PER NFPA 13
11. ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EAC CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL
12. DELUGE SYSTEM RISER
13. SPRINKLER SYSTEM RISER
14. REMOTELY OPERATED MONITORS
15. RADIUS 100'-0" RADIUS AROUND FDC – ATLEAST 1 HYDRANT TO FAL WITHIN THIS
16. NEW SLIDING GATE FOR HYDRANT-MONITOR ACCESS
17. EXISTING PREMISE IDENTIFICATION AND ADDRESS NUMBERS

APPLICATION NUMBER

FP25100026

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

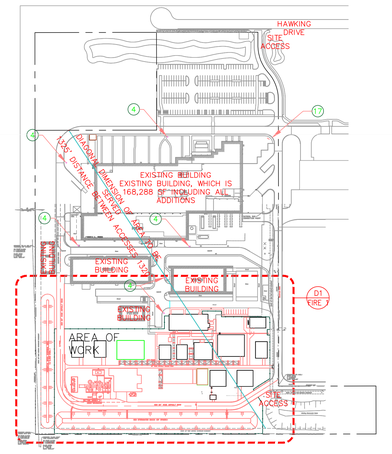
PERMIT NUMBER: FP-25-100026

APPROVED DATE: 04/30/2025

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.

FIRE FLOW: 2000 GPM, 2 HYDRANTS.



D4
FIRE 1

OVERALL SITE PLAN

SCALE: 1" = 200'

N

NOT FOR CONSTRUCTION

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP

KBR Kairos Power

EXPORT COMPLIANCE STATEMENT
THIS DOCUMENT CONTAINS INFORMATION CONTROLLED BY U.S. EXPORT CONTROL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO 10 C.F.R. PART 810 AND THE EXPORT ADMINISTRATION REGULATIONS. THIS EXPORT-CONTROLLED INFORMATION CANNOT BE EXPORTED OR REEXPORTED (INCLUDING DEEMED EXPORT) WITHOUT THE PRIOR WRITTEN CONSENT OF SAGUARO PROJECT AND, WHERE APPLICABLE, THE U.S. GOVERNMENT.

CONFIDENTIALITY STATEMENT
THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO KELLOGG BROWN & ROOT LLC. (KBR) AND IS TO BE HELD IN CONFIDENCE AS PER THE CONFIDENTIALITY AGREEMENT BETWEEN THE PARTIES. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE COPIED OR USED FOR OTHER THAN THE PURPOSES OF WHICH IT IS OR HAS BEEN PROVIDED OR DISCLOSED IN ANY FORM OR MEDIUM TO THIRD PARTIES EXCEPT AS EXPRESSLY PERMITTED BY KBR

COOLANT PRODUCTION FACILITY FIRE -1 PLAN

DRAWN	TB	CHECKED	APPROVED	DATE
SCALE	1" = 30'	DRAWING NUMBER		REV.
PROJ	218356	KPS-SLT-K11-XXX-X-XXX		A

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Mesa del Sol Innovation Park Ponding Hydrology File # _____
Legal Description: TR D-1 [;AT PF TRACTS D-1 TJRI D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT 3 MESA DEL SOL INNOVATION PARK II)
City Address, UPC, OR Parcel: 101605227017740201

Applicant/Agent: Tierra West LLC Contact: Luis Noriega
Address: 5571 Midway Park Pl NE Phone: 505-858-3100
Email: lnoriega@tierrawestllc.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

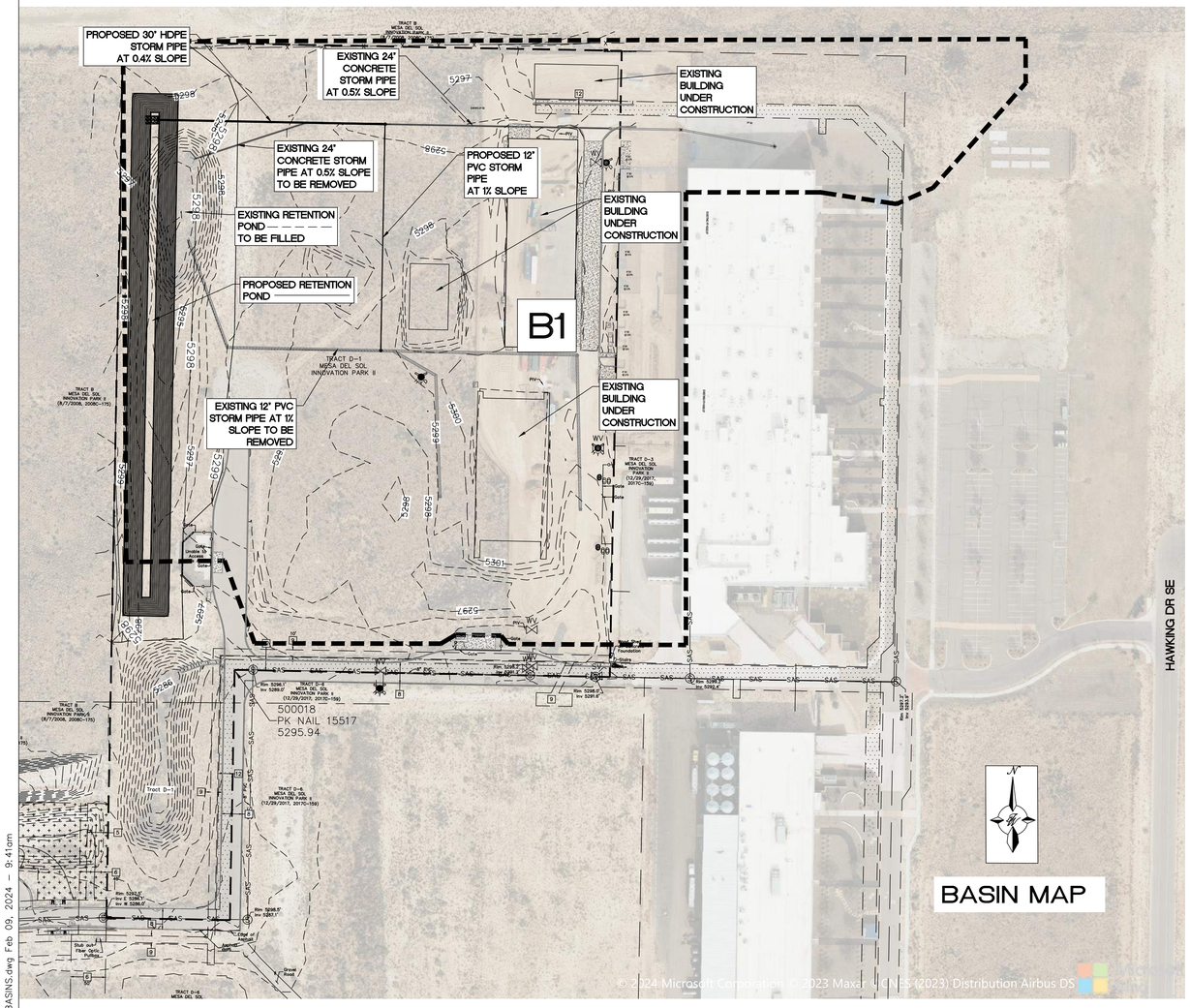
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☑ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 02/09/2023

REV. 09/13/23



LEGEND

- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- BUILDING
- SIDEWALK/CONCRETE
- STORM DRAIN
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CONCRETE STORM DRAIN PIPE
- EXISTING PVC STORM DRAIN PIPE
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- BASIN BOUNDARY LINE

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF ALBUQUERQUE WITHIN THE MESA DEL SOL INNOVATION PARK. THE PROJECT BASIN AS OF 02/06/2024 HAS RECENTLY BEEN DEVELOPED AT ROUGHLY 50% WITH SEVERAL BUILDINGS AND INCLUDES PAVING, UTILITIES AND STORM DRAIN. STORM WATER WITHIN THE BASIN BOUNDARY CURRENTLY FLOWS TO A RETENTION POND LOCATED ON THE WEST SIDE OF THE BASIN BOUNDARY. THE INTEND OF THIS DRAINAGE REPORT IS TO IDENTIFY THE MINIMUM RETENTION POND SIZE REQUIRED TO CONTAIN THE 100 YR- 10 DAY STORM FOR FULLY DEVELOPED CONDITIONS.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP

FIRM MAP: 35001C0363G

LEGAL DESCRIPTION

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16.4161 AC

ACS BENCHMARK

A.G.R.S. MONUMENT "4-016"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
PUBLISHED EL=5298.643 US SURVEY FT (NAVD 1988)

DPM Weighted E Method

Precipitation Zone 2
Area Vicinity
Site Name and Address: Mesa Del Sol Kairos Pond
TWLLC **Date** 2/6/2024

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed
Volume = Weighted E * Total Area
Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

HYDROLOGY CALCULATION TABLES

EXISTING CONDITIONS

Basin Descriptions												100-Year, 10-Day			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Volume (cf)
B1	783,028	17.98	0.02809	0%	0.000	0%	0.000	60%	10.786	40%	7.190	1.550	3.119	64.10	135855.046
Total	**783,028.00**	**17.976**	**0.02809**		**0.000**		**0.000**		**0.000**		**7.190**		**3.119**	**64.10**	**135855.05**

FULLY DEVELOPED CONDITIONS

Basin Descriptions												100-Year, 10-Day			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Volume (cf)
B1	783,028	17.98	0.02809	0%	0.000	0%	0.000	15%	2.696	85%	15.279	2.135	4.892	74.54	213081.005
Total	**783,028.00**	**17.976**	**0.02809**		**0.000**		**0.000**		**0.000**		**15.279**		**4.892**	**74.54**	**213081.01**

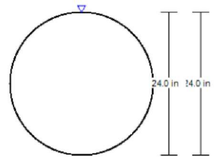
Retention Pond Volume Calculation		
Top Elevation	5,297.50	Ft.
Top Area	49,764	Sq. Ft.
Bottom Elevation	5,288.50	Ft.
Bottom Area	8,400	Sq. Ft.
Total Volume	261,738.00	Cubic Ft.
Max Water Elevation	5,296.50	Ft.
Max Water Elevation Area	44,880.00	Sq. Ft.
Max Water Volume	213,120.00	Cubic Ft.
Required Volume	213,081.01	Cubic Ft.
Design Free Board	1.00	Ft.
Note: Existing Pond Volume = 100,431 Cubic Ft.		

Pipe Sizing Calculation		
24" Conc Pipe Max Flow	16.00	CFS
12" PVC Pipe Max Flow	5.15	CFS
Combined Max Flow	21.15	CFS
30" HDPE Pipe Max Flow	28.10	CFS
Flow Required	21.15	CFS
Note: Previous Drainage Reports Q16DA5000A and Q16DA5000B indicate that the existing storm drain pipe system is flowing at max capacity. Note: See pipe capacity charts for additional pipe information.		

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 2/13/2024
BY:
HydroTrans # R16DA5000D
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF ANY CITY ORDINANCE OR STATE LAW. NOR SHALL IT BE CONSTRUED AS A WAIVER BY THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSION IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

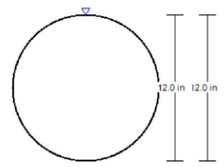
24" CONCRETE PIPE CAPACITY

Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Normal Depth	24.0 in
Diameter	24.0 in
Discharge	16.00 cfs



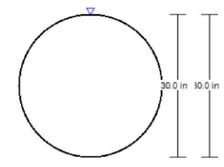
12" PVC PIPE CAPACITY

Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.009
Channel Slope	0.010 ft/ft
Normal Depth	12.0 in
Diameter	12.0 in
Discharge	5.15 cfs



30" HDPE PIPE CAPACITY

Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.012
Channel Slope	0.004 ft/ft
Normal Depth	30.0 in
Diameter	30.0 in
Discharge	28.10 cfs



ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
02/06/2024
RONALD R. BOHANNAN P.E. #7868

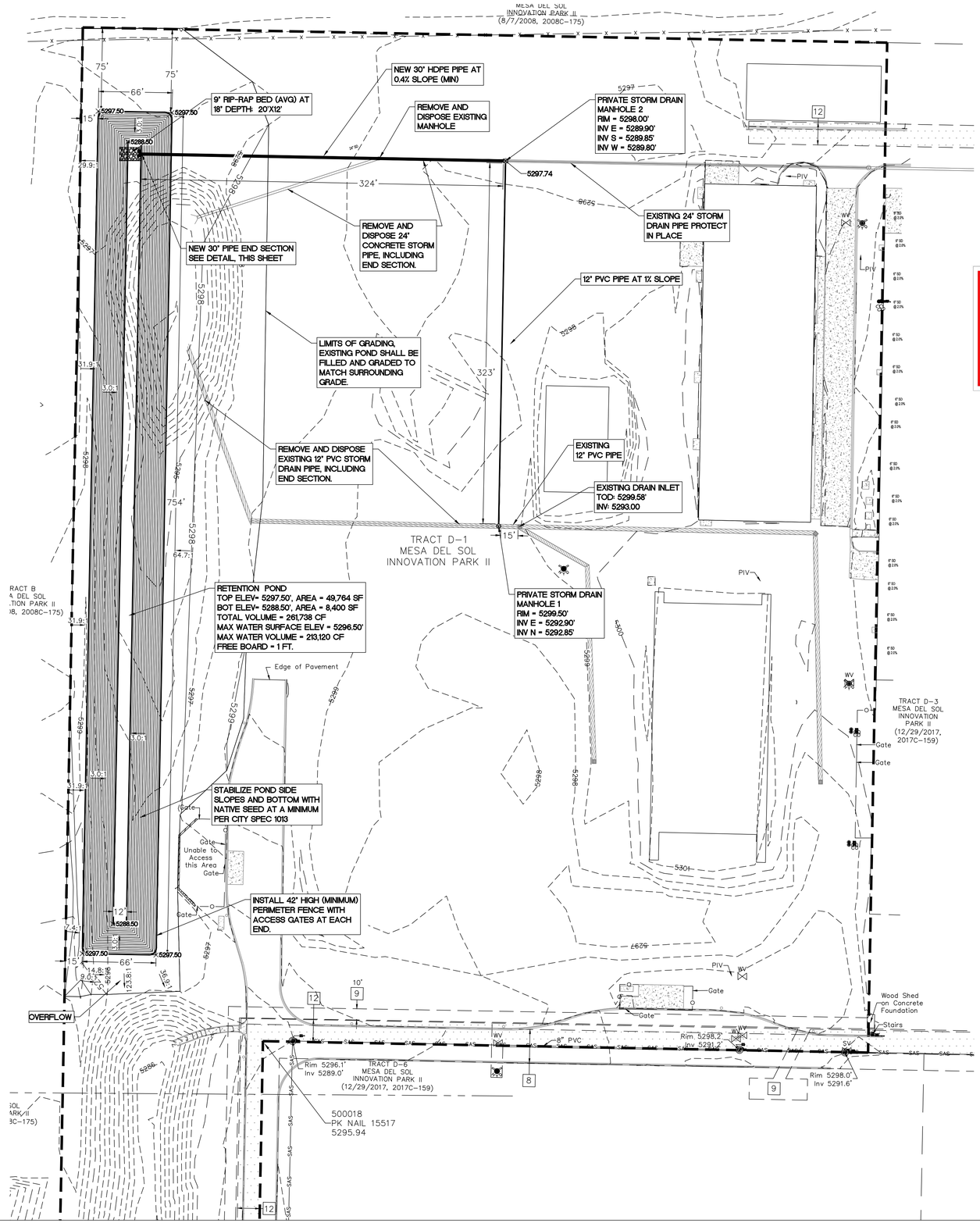
KAIROS FULLY DEVELOEPD POND
ALBUQUERQUE, NM

GRADING AND DRAINAGE BASIN MAP

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: BF
DATE: 02/06/2024
2023103_BASINS
SHEET # GR-0
JOB # 2023103

\\TWAS\Z_Drive\2023\2023103 Mesa Del Sol Innovation Park Ponding\dwg\Construction\2023103_BASINS.dwg Feb 09, 2024 - 9:41am



GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 2/13/2024
BY:
HydroTrans # R16DA5000D
THIS APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

LEGEND

CURB & GUTTER		x 5048.25	SPOT ELEVATION
BOUNDARY LINE		FLOW ARROW	
EASEMENT		EXISTING CONCRETE STORM DRAIN PIPE	
BUILDING		EXISTING PVC STORM DRAIN PIPE	
SIDEWALK/CONCRETE		5010	EXISTING CONTOUR MAJOR
STORM DRAIN		5011	EXISTING CONTOUR MINOR
5010	CONTOUR MAJOR		
5011	CONTOUR MINOR		

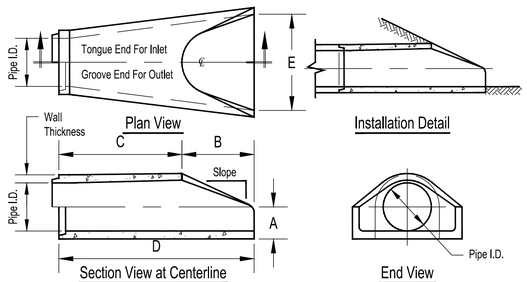
CAUTION

ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING ROADWAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Flared End Section
12" - 72" Diameter Pipe



Pipe Inner Diameter (inches)	Wall Thickness (inches)	A (inches)	B (inches)	C (inches)	D (inches)	E (inches)	Slope
12	2	4	24	48 7/8	72 7/8	30	3:1
15	2 1/4	6	27	46	73	30	3:1
18	2 1/2	9	27	46	73	36	3:1
24	3	9 1/2	43 1/2	30	73 1/2	48	3:1
30	3 1/2	12	54	19 3/4	73 3/4	60	3:1
36	4	15	63	34 3/4	97 3/4	72	3:1
42	4 1/2	21	63	35	98	78	3:1
48	5	24	72	26	98	84	3:1
54	5 1/2	27	65	35	100	90	2.4:1
60	6	30	60	39	99	96	2:1
66	6 1/2	32	78	21	99	102	2:1
72	7	34	78	21	99	108	2:1

Dimensions may vary depending upon equipment availability.

Notes:
1. Produced to meet ASTM specifications.
2. Contact a Concrete Pipe Division representative for details not listed on this sheet.

FLARED END SECTION DETAIL
NTS

Rinker

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
02/06/2024
RONALD R. BOHANNAN P.E. #7868

KAIROS FULLY DEVELOEPD POND
ALBUQUERQUE, NM

GRADING & DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: BF
DATE: 02/06/2024
2023103_GRB
SHEET #: GR-1
JOB #: 2023103

\\TWAS\Z_Drive\2023\2023103 Mesa Del Sol Innovation Park Ponding\dwg\Construction\2023103_GRB.dwg Feb 09, 2024 - 9:43am

Kairos Power

5201 Hawking Dr SE
Albuquerque, NM 87106
510.808.5265

June 10, 2022

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Authorizing, Derek Metson, Greenbox Architecture, as an agent of the Property Owner(s)

To Whom It May Concern:

Kairos Power, LLC authorizes Derek Metson, Greenbox Architecture, to act as authorized agent for the development project to be constructed at 5201 Hawking Drive S.E. Albuquerque, New Mexico. Mr. Metson shall be authorized to act on all matters pertaining to the Facility Expansion on this property.

Sincerely,

Lara Gutierrez
Senior Facilites Engineer

GENERAL NOTES:

A. THIS PROJECT IS NOT A PHASED DEVELOPMENT. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ONE PHASE.
B. THE OFFICE BUILDING FOUNDATION IS INCLUDED IN THE SCOPE OF THIS PERMIT, BUT THE BUILDING SHALL BE PERMITTED SEPARATELY THROUGH THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
C. NO ADJACENT STRUCTURES ARE WITHIN 20' OF THE SITE.
D. NO PROPOSED REFUSE FACILITY IS INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.
E. ALL ABUTTING PROPERTIES ARE ZONED PC- PLANNED COMMUNITY.
F. LANDSCAPE DRAWINGS NOT DEVELOPED AT THIS TIME BUT WILL INCLUDE WATER HARVESTING DESIGN LAYOUT.
G. STORM WATER CALCULATIONS WILL INCLUDE WATER HARVESTING CALCULATIONS.
H. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
I. NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.
J. SITE LIGHTING SHALL COMPLY TO SECTION 4 AND LIGHTING DESIGN STANDARDS 7.4 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
K. SIGNAGE SHALL COMPLY TO SECTION 5 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
L. PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR.
M. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL MEASURED FROM GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
N. NO EXISTING STRUCTURES WITHIN 20' OF THE SITE

PROJECT NUMBER:

Application Number:

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

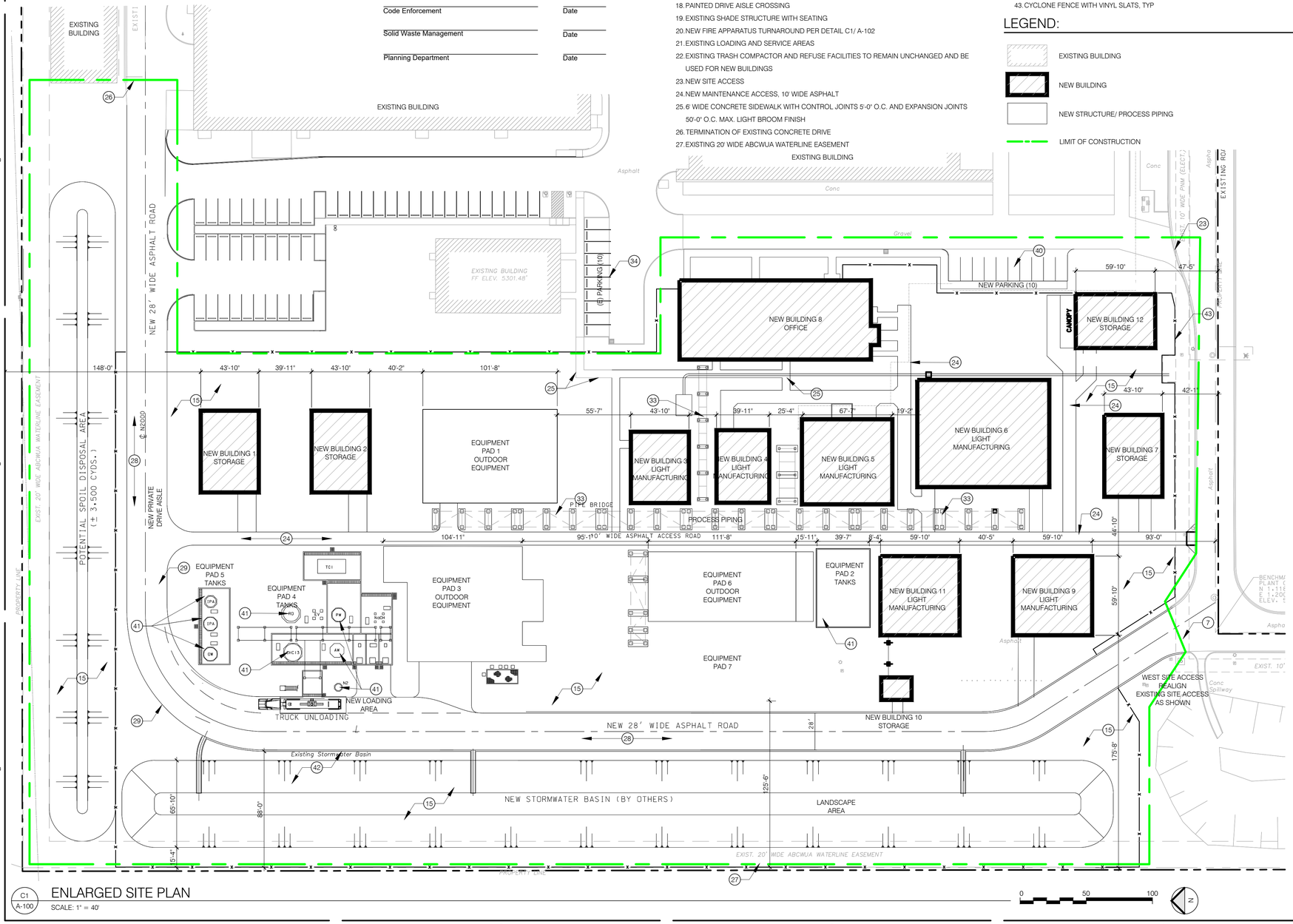
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Planning Department	Date

KEYED NOTES: (X)

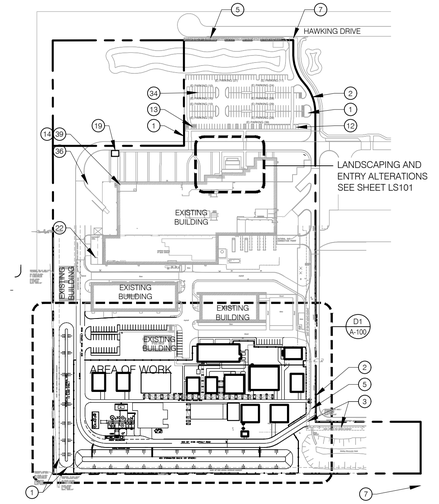
1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. EXISTING NATIVE VEGETATION TO BE PROTECTED FOR THE DURATION OF CONSTRUCTION. PROVIDE SILT FENCING AT THE PERIMETER OF THE PROJECT SCOPE AND REFRAIN FROM THE STORAGE AND USE OF EQUIPMENT IN THESE AREAS.
7. EXISTING SITE ACCESS
8. NEW FDC
9. EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
10. NEW ASPHALT PARKING AND 6' WIDE CONCRETE TIRE STOPS
11. NEW ACCESSIBLE PARKING, SEE SHEET A-101
12. EXISTING HOV PARKING
13. EXISTING MOTORCYCLE PARKING
14. EXISTING AND PROPOSED BICYCLE PARKING - NEW SERPENTINE BIKE RACK TO MATCH EXISTING - 3 NEW SPACES MINIMUM, REFERENCE DETAIL D4/A-103
15. NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
16. CONCRETE DRIVE PAD ENTRIES AT OVERSIZED AND OVERHEAD DOORS, ALIGN WITH ADJACENT CURB LINES AS SHOWN
17. CURB RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
18. PAINTED DRIVE AISLE CROSSING
19. EXISTING SHADE STRUCTURE WITH SEATING
20. NEW FIRE APPARATUS TURNAROUND PER DETAIL C1/ A-102
21. EXISTING LOADING AND SERVICE AREAS
22. EXISTING TRASH COMPACTOR AND REFUSE FACILITIES TO REMAIN UNCHANGED AND BE USED FOR NEW BUILDINGS
23. NEW SITE ACCESS
24. NEW MAINTENANCE ACCESS, 10' WIDE ASPHALT
25. 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
26. TERMINATION OF EXISTING CONCRETE DRIVE
27. EXISTING 20' WIDE ABCWUA WATERLINE EASEMENT
28. NEW DRIVE AISLE, 28' WIDE ASPHALT
29. NEW ASPHALT DRIVE AISLE
30. TRAFFIC SIGN
31. EXTERIOR WALL MOUNTED LIGHTING ABOVE ALL DOORS - SEE ELECTRICAL DRAWINGS AND A-500 SHEETS FOR ADDITIONAL INFORMATION
32. CLEAR SIGHT TRIANGLES - MEASURED 15' FROM ROADWAY, 230' FOR LEFT TURNS AND 200' FOR RIGHT TURNS. LANDSCAPING, FENCING, AND SIGNING BETWEEN 3' AND 8' TALL WILL NOT BE ACCEPTABLE WITHIN CLEAR SIGHT TRIANGLES. SEE C1 & D1 ON SHEET A-101 FOR ADDITIONAL INFORMATION
33. ELEVATED PROCESS PIPING AND
34. EXISTING PARKING, SEE PARKING COUNTS IN GENERAL INFORMATION ON THIS SHEET
35. EDGE OF EXISTING GRAVEL ACCESS ROAD
36. EXISTING FIRE HYDRANT
37. NEW FIRE HYDRANT
38. NEW ILLUMINATED KNOX BOX - MOUNT 4'-0" TO 6'-0" ABOVE GRADE. KNOX BOX TO BE 3200 OR 4400 AS REQUIRED BY ALBUQUERQUE FIRE RESCUE. MOUNT KNOX BOX CLOSE TO ADJACENT DOORWAYS TO BE ILLUMINATED BY EXTERIOR LIGHTS ABOVE DOORS.
39. EXISTING INTERIOR BIKE PARKING WITH 5 BIKE CAPACITY
40. NEW PARKING
41. STORAGE TANK
42. EXISTING STORM SWALE ALTERED FOR NEW BUILDINGS AND ACCESS ROAD
43. CYCLONE FENCE WITH VINYL SLATS, TYP

LEGEND:

- EXISTING BUILDING
- NEW BUILDING
- NEW STRUCTURE/ PROCESS PIPING
- LIMIT OF CONSTRUCTION



C1 / A-100 ENLARGED SITE PLAN
SCALE: 1" = 40'
0 50 100 N



B4 / A-100 OVERALL SITE PLAN
SCALE: 1" = 200'
0 200' 400' N

GENERAL INFORMATION:

SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
LOT SIZE:	1,238,746.212 S.F. / 28.4377 ACRES
LOT COVERAGE (FAR):	22.2%
LANDSCAPING:	EXISTING: 170,590 SF PROPOSED: 206,239 SF
LOT COVERAGE:	EXISTING: 225,452 SF PROPOSED: 311,752

APPROXIMATE NEW AREA BY BUILDING

1.	2,800 SF	7.	2,000 SF
2.	2,800 SF	8.	8,700 SF
3.	2,400 SF	9.	7,000 SF
4.	2,200 SF	10.	400 SF
5.	4,500 SF	11.	3,600 SF
6.	8,100 SF	12.	2,500 SF

TOTAL: 47,000 SF

BUILDING AREA:	NEW BUILDING AREA:	47,000 SF
	EXISTING:	225,452 SF
	PROPOSED	272,452 SF
BUILDING TYPE:	II-B	
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F)	

PARKING AND TRAFFIC

EXISTING PARKING SPACES:	223 STANDARD SPACES 12 HOV SPACES 12 ADA SPACES (5 VAN ACCESSIBLE) 12 MOTORCYCLE SPACES 24 BIKE PARKING SPACES 2 VAN POOL
PROPOSED PARKING SPACES:	8 STANDARD SPACES+2 VANPOOL SPACES
TOTAL SPACES	223 +40 NEW + 48 HOV**+14 VAN POOL = 335

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

*** 2 SPACES X 7 VAN POOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 14 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). THE SCOPE OF THIS SUBMITTAL INCLUDES THE SITE PREPARATION, BASIC UTILITIES AND SEVERAL NEW DETACHED BUILDINGS. THE PROPOSED BUILDINGS ARE AN EXPANSION TO THE EXISTING KAIROS POWER CAMPUS AND ARE TO BE USED FOR LIGHT MANUFACTURING.

THESE NEW BUILDINGS SUPPORT THE EXISTING MANUFACTURING IN THE EXISTING BUILDINGS. IN ADDITION TO BUILDINGS THERE SHALL BE EQUIPMENT, PIPING AND TANKS SIMILAR TO THOSE LOCATED SOUTH OF THE EXISTING TDL BUILDING. THIS PRODUCTION AREA IS REFERED TO AS THE SALT PRODUCTION FACILITY (SPF).

APPROXIMATELY 12 METAL BUILDINGS WILL BE CONSTRUCTED TO SUPPORT SALT PRODUCTION. THE PRE-ENGINEERED METAL BUILDINGS WILL HOUSE THE MANUFACTURING PROCESS. PIPE STANDS AND TANKS WILL BE LOCATED AROUND THESE BUILDINGS TO TRANSFER MATERIALS BETWEEN THE BUILDINGS DURING THE PROCESS. EQUIPMENT PADS THAT SUPPORT VARIOUS TANKS AND THE PROCESS EQUIPMENT WILL BE LOCATED SEVERAL HUNDRED FEET FROM THE SOUTH PROPERTY LINE.

THE STORM WATER SWALE WILL BE RECONFIGURED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE ACCESS ON THE WEST END OF THE SITE WILL BE CONNECTED TO THE REST OF THE CIRCULATION SYSTEM.

Greenbox Architecture

Kairos Power

STATE OF NEW MEXICO
DEREK J. METSON
NO. 6335
REGISTERED ARCHITECT
12/31/2025

LAND USE REVIEW

PRELIMINARY SITE PLAN

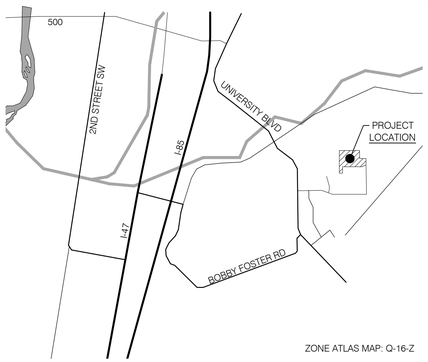
KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 12, 2025

A-100



ZONE ATLAS MAP: Q-16-Z

VICINITY MAP
SCALE: 1" = 4,000'-0"

0 4000 8000 N

PARKING AND TRAFFIC:

REQUIRED PARKING SPACES PER IDO TABLE 5-5-1:

USE	PARKING REQUIREMENT	TOTAL BUILDING SQ.FT.	REQUIRED PARKING
INDUSTRIAL			
SPECIAL MANUFACTURING (EXISTING BUILDING)	1 SPACE /1,000 SF GFA	168,288	168 SPACES*
LIGHT MANUFACTURING (MS & TDL FACILITIES)	1 SPACE /1,000 SF GFA	91,100 TOTAL	91 SPACES*
OFFICES & SERVICES			
OFFICE (MODULAR OFFICE)	3.5 SPACES / 1,000 SF GFA	8,264	28 SPACES*
		TOTAL REQUIRED (INCLUDING ACCESSIBLE SPACES)	287 SPACES

REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NMCBC TABLE 1106.1:

101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:

151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES

REQUIRED BICYCLE PARKING SPACES PER IDO TABLE 5-5-5:

NON-RESIDENTIAL USES NOT LISTED IN TABLE

10% OF REQUIRED OFF-STREET PARKING 287 X 0.10 = 29

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
TOTAL SPACES	287	223 + 40 NEW + 48 HOV**+14VP*** = 325
HOV SPACES	0	12
VANPOOL PARKING	0	2
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	24	24 (8 NEW)

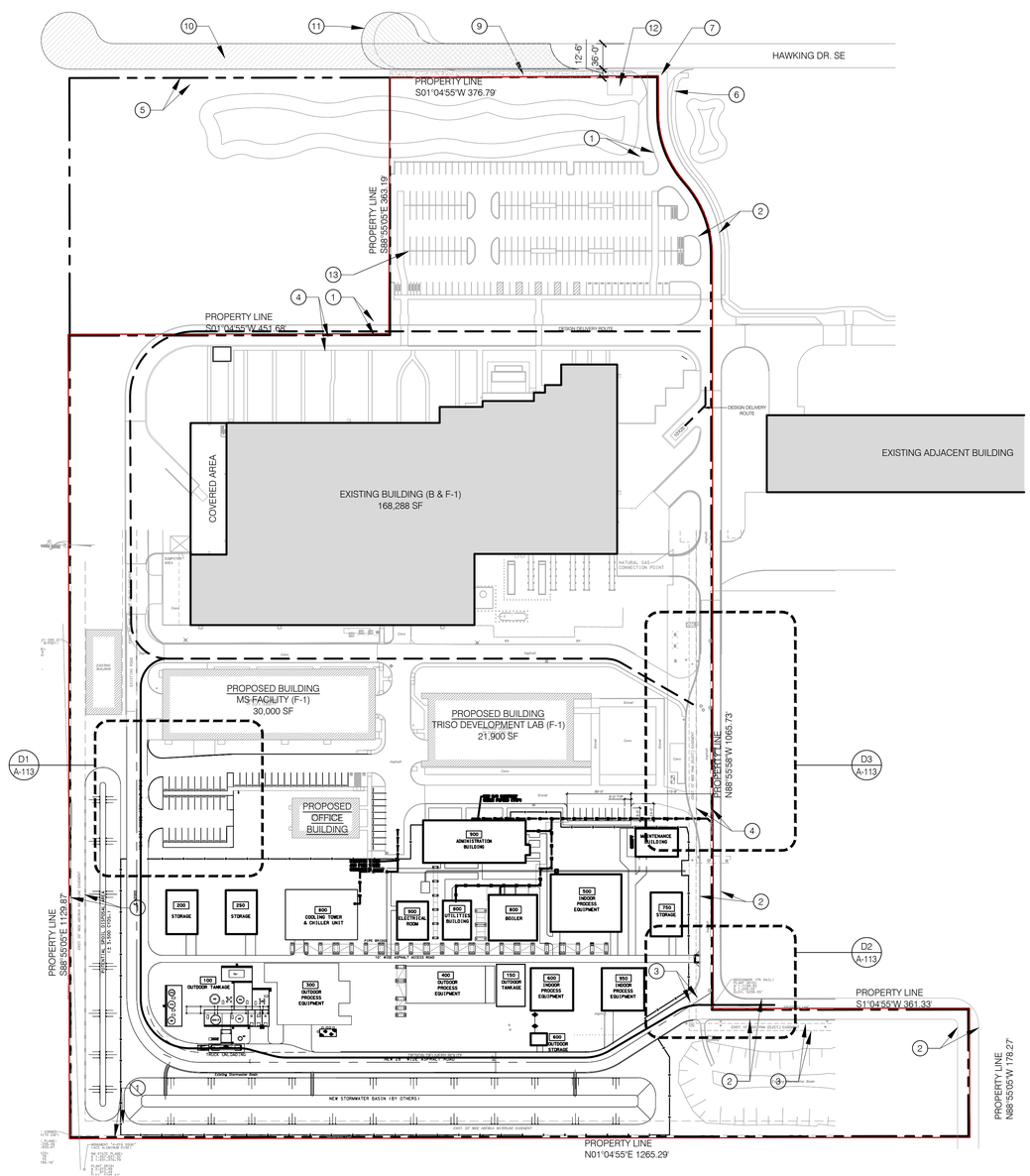
PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT



D2 A-110 SITE PLAN
SCALE: 1" = 100'

0 100' 200' N

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
7. EXISTING SITE ACCESS, SHARED WITH NEIGHBORING PROPERTY
8. NOT USED
9. NEW 10' WIDE CONCRETE SIDEWALK PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT# PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL. SIDEWALK MAY BE PLACED AT THE PROPERTY LINE
10. PUBLIC ROADWAY IMPROVEMENTS BY ADJACENT DEVELOPER TO INCLUDE "PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREETLIGHTS (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 780 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2019-001971 AND SD-2019-00012/00019
11. PUBLIC ROADWAY IMPROVEMENTS BY KAIROS POWER TO INCLUDE "PAVED ROADWAY, STRIPING, CURB AND GUTTER (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 350 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2020-004448 & SI-2023-00132
12. PROPOSED WATER METER VAULT WITHIN 25'X35' EASEMENT. FINAL LOCATION TO BE DETERMINED AND EASEMENT GRANTED AS PART OF A FUTURE ABCWUA CONNECTION PERMIT
13. 2 NEW VAN POOL PARKING SPACES
14. GRAVEL PARKING, SEE DETAIL D1/ A-113

GENERAL NOTES:

A. NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
B. NO ACCESS EASEMENTS ARE PROPOSED WITHIN THE SCOPE OF THIS PROJECT.
C. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
D. PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING OR OFFICE USES.
E. ACCESS EASEMENTS ARE NOT PROPOSED WITHIN THE SCOPE OF THIS TRAFFIC CIRCULATION LAYOUT.
F. ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
G. MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
H. A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
I. OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS TRAFFIC CIRCULATION LAYOUT.
J. HAWKING DRIVE SE IS CLASSIFIED AS A LOCAL URBAN STREET AND DOES NOT HAVE ACCESS POINT LANES OR QUEUING REQUIREMENTS. HOWEVER, THE EXISTING PARKING AREA IS ACCESSED NEARLY 150' FROM HAWKING DRIVE.
K. NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
L. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

SEE SHEET A-100

PLANNING HISTORY:

MASTER PLAN

PLANNED COMMUNITY (PC) ZONE: MESA DEL SOL - EMPLOYMENT CENTER AS ESTABLISHED IN THE MESA DEL SOL LEVEL B PLAN

SUBDIVISIONS

2017 CURRENT PROPERTY BOUNDARIES ESTABLISHED IN SUBDIVISION OF TRACT D.
PROJECT NUMBER 1006201, APPLICATION NUMBER 17DRB-70318

2023 CONSOLIDATION OF TRACTS D-1 AND D-3 (D-1-A) FOR EXPANSION OF KAIROS POWER CAMPUS - APPROVED PER DHO AGENDA (2023.02.08) AND AWAITING NOTICE OF DECISION AND SIGNATURES.
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SD-2023-00029

SITE PLANS

2009 ADMINISTRATIVE AMENDMENT FOR "REVISED LANDSCAPING AND SOLAR TOWERS REMOVED" FOR THE EXISTING BUILDING (PREVIOUSLY SCHOTT SOLAR BUILDING). NO EARLIER SITE PLAN REVIEW INFORMATION AVAILABLE.
PROJECT NUMBER 1006201, APPLICATION NUMBER 09AA-10019

2020 MAJOR AMENDMENT TO SITE PLAN FOR 40,000 SF BUILDING ADDITION
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2020-00964

2023 SITE PLAN ADMINISTRATIVE DFT FOR THREE NEW BUILDINGS, IN PROGRESS
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2023-00132

EXECUTIVE SUMMARY:

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). THE SCOPE OF THIS SUBMITTAL INCLUDES THE SITE PREPARATION, BASIC UTILITIES AND SEVERAL NEW DETACHED BUILDINGS. THE PROPOSED BUILDINGS ARE AN EXPANSION TO THE EXISTING KAIROS POWER CAMPUS AND ARE TO BE USED FOR LIGHT MANUFACTURING.

THESE NEW BUILDINGS SUPPORT THE EXISTING MANUFACTURING IN THE EXISTING BUILDINGS. IN ADDITION TO BUILDINGS THERE SHALL BE EQUIPMENT, PIPING AND TANKS SIMILAR TO THOSE LOCATED SOUTH OF THE EXISTING TDL BUILDING. THIS PRODUCTION AREA IS REFERED TO AS THE SALT PRODUCTION FACILITY (SPF).

APPROXIMATELY 12 METAL BUILDINGS WILL BE CONSTRUCTED TO SUPPORT SALT PRODUCTION. THE PRE-ENGINEERED METAL BUILDINGS WILL HOUSE THE MANUFACTURING PROCESS. PIPE STANDS AND TANKS WILL BE LOCATED AROUND THESE BUILDINGS TO TRANSFER MATERIALS BETWEEN THE BUILDINGS DURING THE PROCESS. EQUIPMENT PADS THAT SUPPORT VARIOUS TANKS AND THE PROCESS EQUIPMENT WILL BE LOCATED SEVERAL HUNDRED FEET FROM THE SOUTH PROPERTY LINE.

THE STORM WATER SWALE WILL BE RECONFIGURED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE ACCESS ON THE WEST END OF THE SITE WILL BE CONNECTED TO THE REST OF THE CIRCULATION SYSTEM.

Greenbox Architecture
642 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6395
REGISTERED ARCHITECT

EXP: 12/31/2025

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

KAIROS POWER FACILITY SALT PLANT EXPANSION

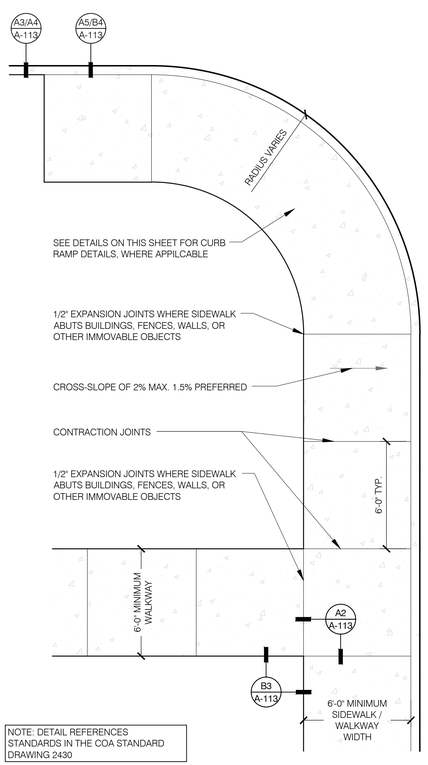
NOT FOR CONSTRUCTION

8201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-3 (D-1-A) AS SHOWN ON PLAT FILED IN BOOK 2021C, PAGE 161 AS DOC#2021161 AC
INNOVATIONPARK III CONT 16.4161 AC

TRAFFIC CIRCULATION PLAN

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

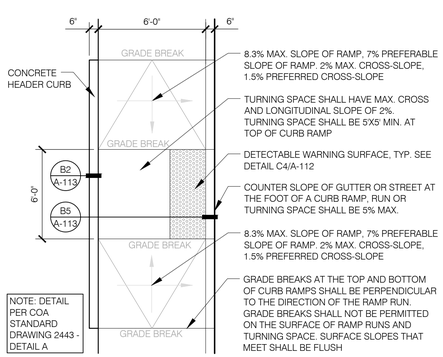
A-110



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2430

D1 A-112 CURB TYPE SIDEWALK

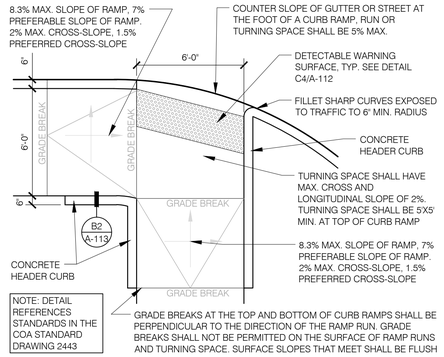
SCALE: 1" = 1/4"



NOTE: DETAIL PER COA STANDARD DRAWING 2443 - DETAIL A

C2 A-112 PARALLEL CURB RAMP

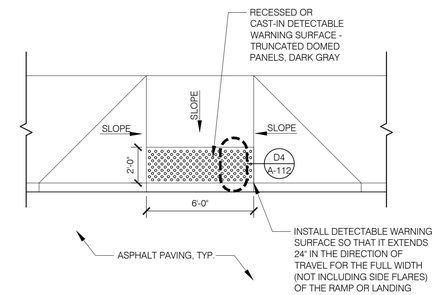
SCALE: 1" = 1/4"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2443

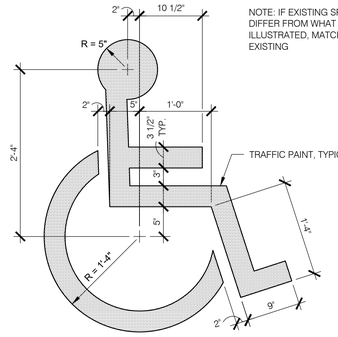
C3 A-112 PAIRED CURB RAMPS - COMMON LANDING

SCALE: 1" = 1/4"



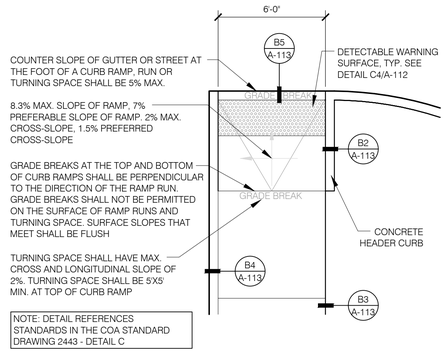
C4 A-112 TRUNCATED DOMES - TYPICAL

SCALE: 1" = 1/4"



C5 A-112 DETAIL- PAINTED HANDICAP PARKING SYM.

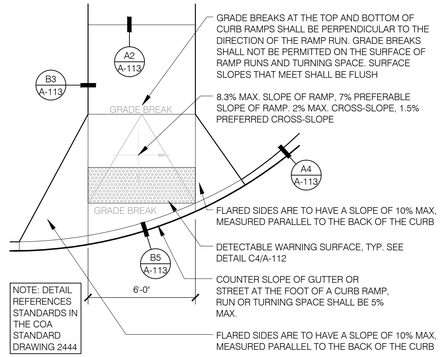
1"=1'-0"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2443 - DETAIL C

D2 A-112 PERPENDICULAR CURB RAMP

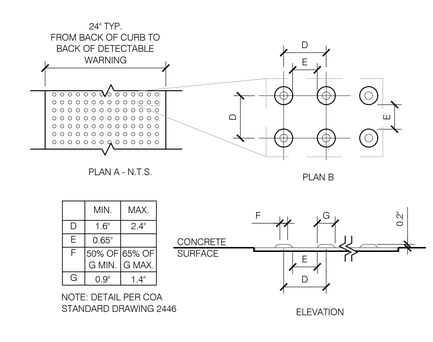
SCALE: 1" = 1/4"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2444

D3 A-112 CURB RAMP WITH FLARED SIDES

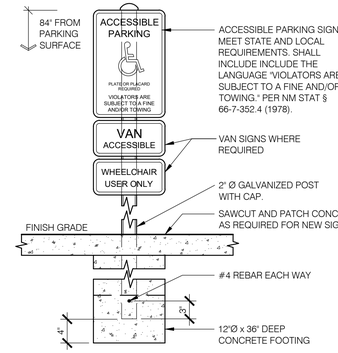
SCALE: 1" = 1/4"



NOTE: DETAIL PER COA STANDARD DRAWING 2446

D4 A-112 TRUNCATED DOME DETAIL

SCALE: 1" = 3"



D5 A-112 DETAIL- HANDICAP PARKING SIGN

1"=1'-0"

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
DEREK J. METSON
NO. 6395
REGISTERED ARCHITECT

EXP: 12/31/2025

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

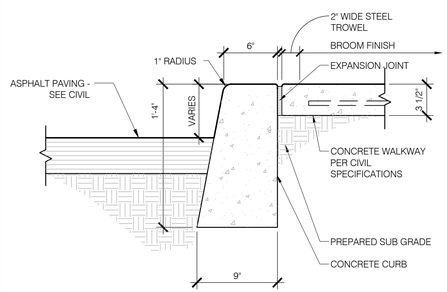
3201 HAWKINS DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

ENLARGED TRAFFIC CIRCULATION LAYOUT

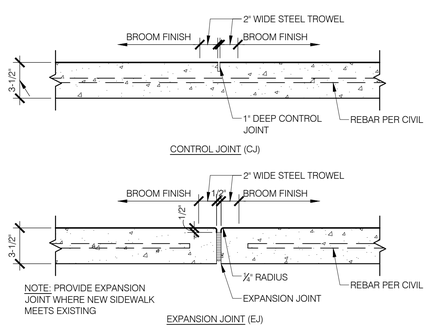
PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

A-112



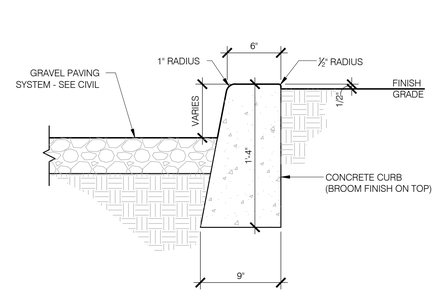
A1 / A-113 DETAIL - ASPHALT - CURB AT SIDEWALK

1 1/2" = 1'-0"



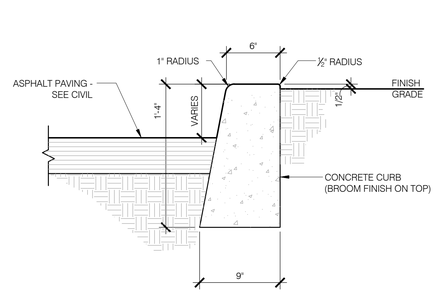
A2 / A-113 DETAIL- EXPANSION & CONTROL JOINT

1 1/2" = 1'-0"



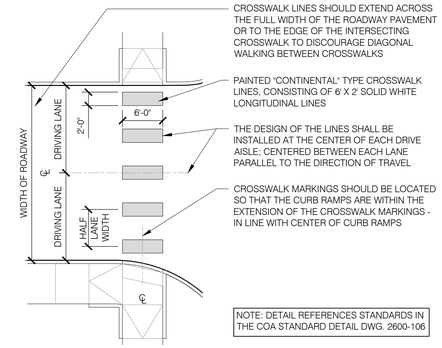
A3 / A-113 DETAIL - GRAVEL - CURB AT LANDSCAPE

1 1/2" = 1'-0"



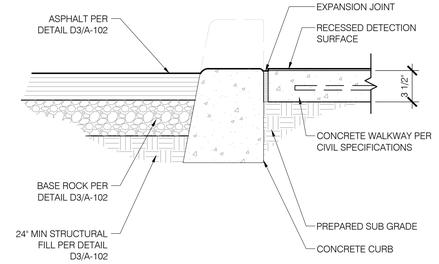
A4 / A-113 DETAIL- ASPHALT - CURB AT LANDSCAPE

1 1/2" = 1'-0"



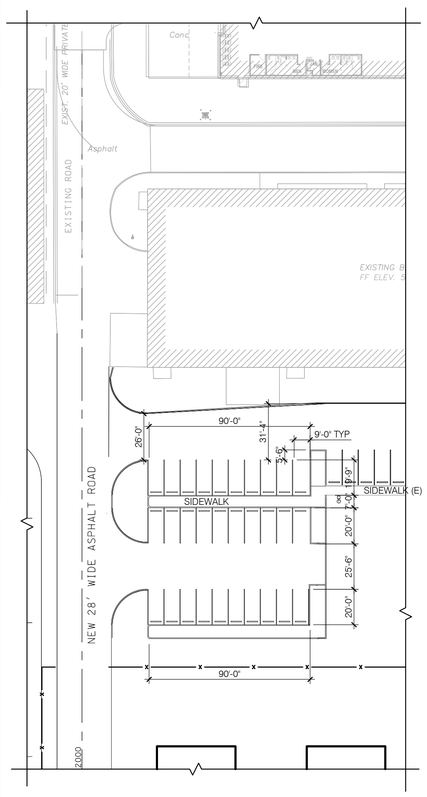
A5 / A-113 DETAIL - CROSSWALK MARKINGS

SCALE: 1" = 3/32"



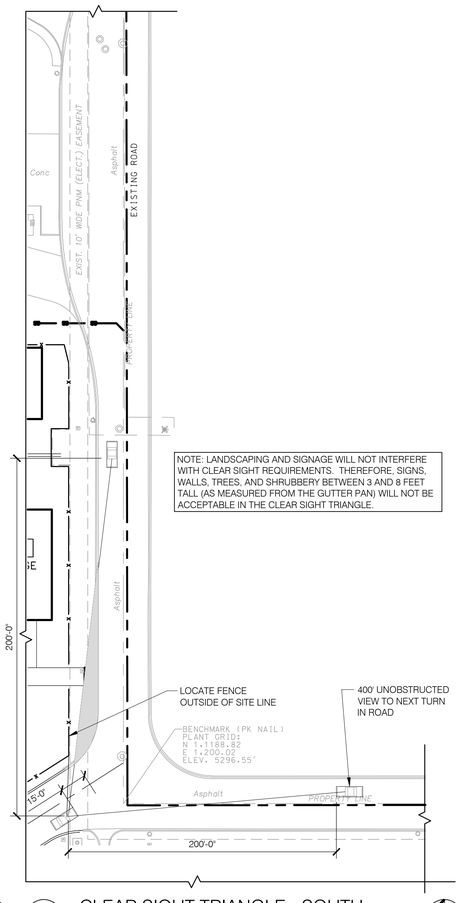
B5 / A-113 DETAIL - ASPHALT - CURB RAMP

1 1/2" = 1'-0"



D1 / A-113 NORTH PARKING

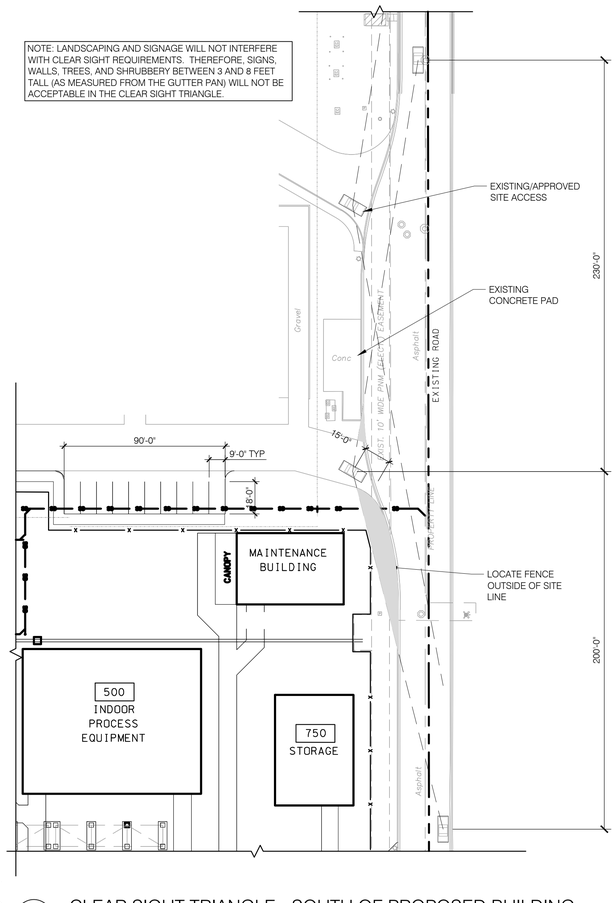
SCALE: 1" = 40'



D2 / A-113 CLEAR SIGHT TRIANGLE - SOUTH

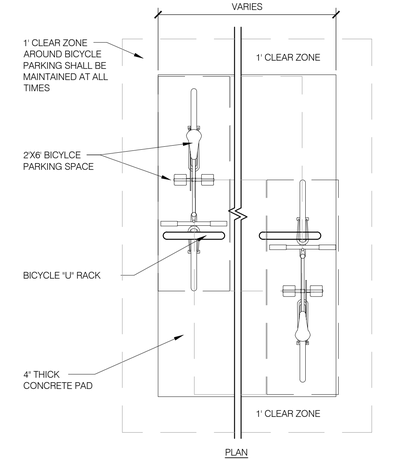
SCALE: 1" = 40'

NOTE: 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.



D3 / A-113 CLEAR SIGHT TRIANGLE - SOUTH OF PROPOSED BUILDING

SCALE: 1" = 40'



NOTES:

A. BICYCLES FRAMES ARE SUPPORTED HORIZONTALLY IN TWO PLACES
B. THIS BICYCLE RACK STORES BICYCLES IN AN UPRIGHT POSITION
C. THIS RACK ALLOWS FOR VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
D. BICYCLES ARE NOT REQUIRED TO BE LIFTED INTO THE RACK
E. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING OTHER BICYCLES
F. BICYCLE RACK TO BE INSTALLED WITH CONCRETE FOOTINGS AS SHOWN OR ANCHORED TO CONCRETE SLAB PER MANUFACTURERS SPECIFICATIONS

D4 / A-113 BICYCLE RACK DETAIL

SCALE: 1/2" = 1'

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6305
REGISTERED ARCHITECT

EXP: 12/31/2025

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKINS DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 AND E-1 AND E-2 BEING A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

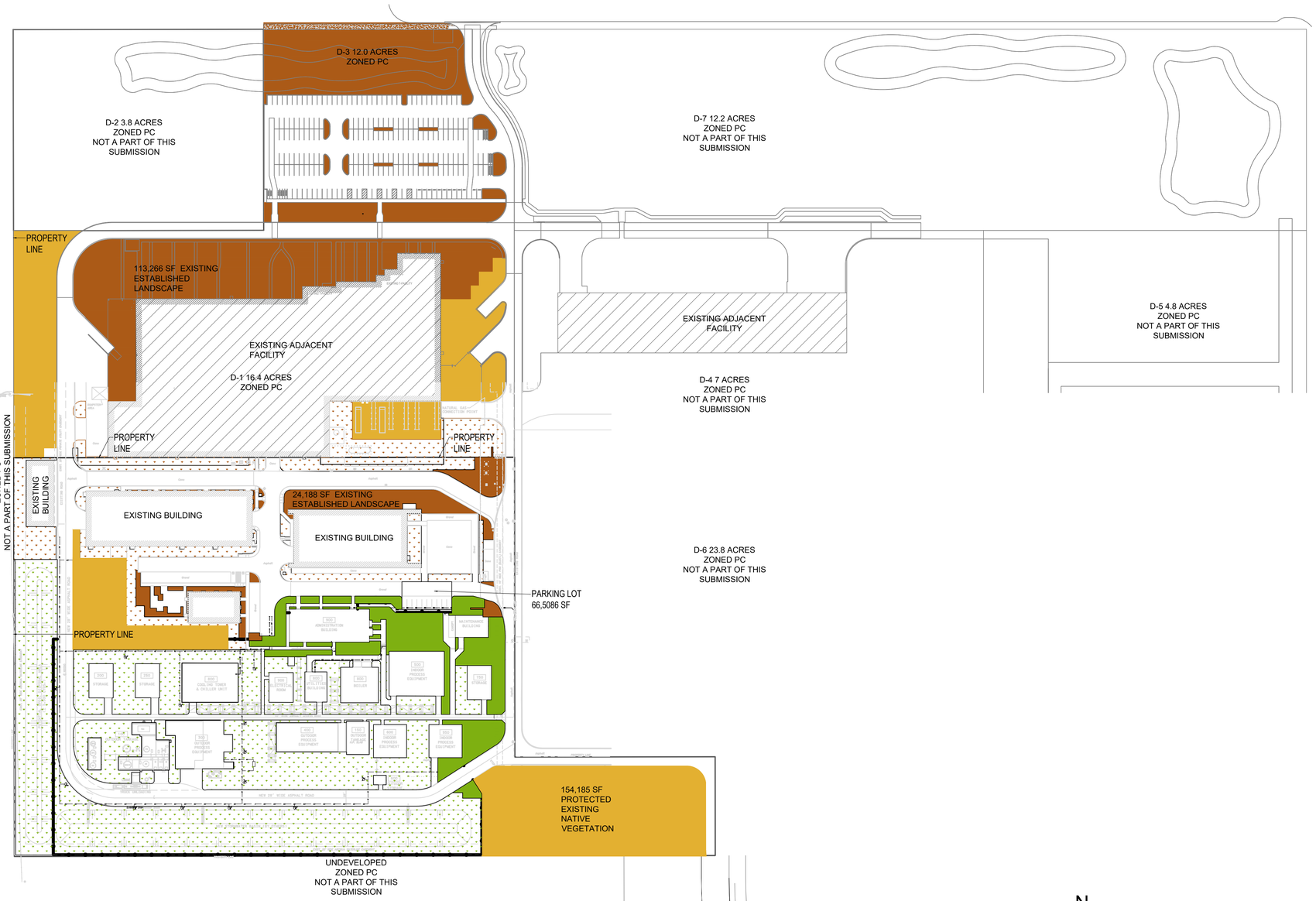
SITE PLAN DETAILS

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

A-113

LEGEND LANDSCAPED AREA

- EXISTING ESTABLISHED LANDSCAPE AREAS TO REMAIN. 171,058 SQ. FT
- EXISTING RE-SEEDED AREAS TO REMAIN. 64,106 SQ. FT
- EXISTING NATIVE AREAS TO REMAIN. 154,185 SQ. FT
- NEW RE-SEEDED AREAS. 200,589 SQ. FT PROVIDED
- NEW IRRIGATED LANDSCAPE AREAS SURROUNDING THE BUILDING AND ENTRANCES. 35,936 SQ. FT PROVIDED.



A1 LANDSCAPE SITE PLAN CALCULATIONS
1" = 20'-0"

0 50' 100' 200'
SCALE: 1" = 100'
N

COMPLIANCE WITH STANDARDS

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES (WITHIN 20' FROM BACK OF CURB) ALONG STREET FRONTAGES. ROAD RUNNING NORTH TO SOUTH ON THE EAST SIDE OF THE SITE IS A PRIVATE ACCESS ROAD, THEREFORE STREET TREES ARE NOT REQUIRED. LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

IDO 5-6 LANDSCAPING, BUFFERING AND SCREENING:
MINIMUM LANDSCAPE AREA 5-6(C)(2):
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
PLAN MEETS REQUIREMENTS OF IDO 5-6-G SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS.

PER IDO 5-6(F) PARKING LOT REQUIREMENTS. 10% OF PARKING LOT INTERIOR IS LANDSCAPED. ONE (1) TREE PER 10 PARKING SPACES REQUIREMENT IS MET. NO MORE THAN 10 PARKING SPACES BETWEEN TREES REQUIREMENT IS MET (ONE EXCEPTION APPROVED BY REVIEWERS IS DESCRIBED IN NOTE ON SHEET LP-102). NO PARKING SPACE IS MORE THAN 100 FEET IN ANY DIRECTION FROM A TREE TRUNK. PER MDS 2.2.2(G)(V) WATER HARVESTING TRENCHES FOR SURFACE RUNOFF ARE PROVIDED TO CAPTURE WATER FROM THE PARKING LOT.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVEL OR ORGANIC MULCH. COLOR, TAN, AVAILABLE FROM BUILDOLOGY (PH# 505-344-6626), OR APPROVED EQUAL. ORGANIC MULCH SHALL COVER MORE THAN 25% OF MULCHED AREAS. ALL MULCH SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.
PER COA SECTION 1013 DRAINAGE PONDS SLOPE STABILIZATION AND SEEDING REQUIREMENTS HAVE BEEN MET IF APPLICABLE.

LANDSCAPE AREAS ADJACENT TO THE PUBLIC SIDEWALK SHALL BE DEPRESSED BIOSWALES AT 12"-16" BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT.

ALL TREES IN THE PLAN ARE LISTED ON THE CITY OF ALBUQUERQUE OFFICIAL TREES LIST. RE-VEGETATION SEEDING PER SECTION 1030 SEED MIXES.

PLAN MEETS IDO 5-11(E)(3) REQUIREMENT TO PROVIDE AT LEAST ONE OUTDOOR SEATING AREA THAT IS A MINIMUM OF 500 S.F.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES, SHRUBS, & GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM. SEE LANDSCAPE IRRIGATION PERFORMANCE SPEC ON SHEET LP-001

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OREGON CITY, OREGON 97045

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ALBUQUERQUE, NM 87104
PHONE: 505-922-2282
FAX: 505-922-2283
WEB: www.sites-sw.com

NOT FOR CONSTRUCTION

KAIROS POWER SALT FACILITY
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE CALCULATIONS

LP-100

LEGEND

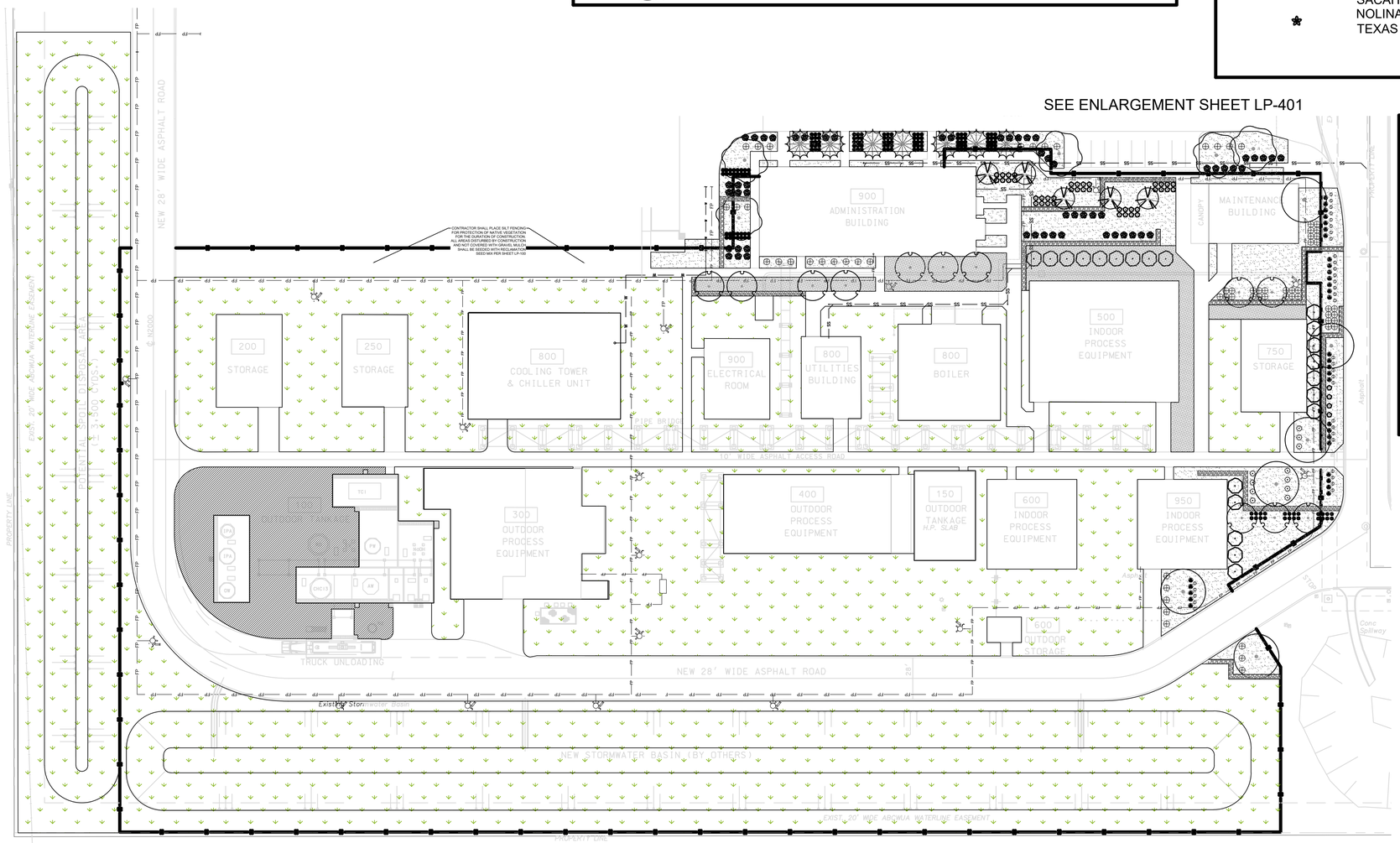
		QTY
	1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.	25,598 SF
	SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOILUTIONS, WITH DEWITT PRO-5 FILTER FABRIC.	7,514 SF
	COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501	2,495 SF
	PERIPLOCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501	42

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPD.	CAL.	QTY
TREES				
	CELTIS LAEVIGATA RETICULATA NETLEAF HACKBERRY	25` X 25`	2" CAL.	6
	CHILOPSIS LINEARIS DESERT WILLOW	20` X 20`	2" CAL.	12
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30` X 20`	6` - 8` HT. B&B	7
	SAPINDUS DRUMMONDII WESTERN SOAPBERRY	25` X 30`	2" CAL.	5
	VITEX AGNUS-CASTUS CHASTE TREE	15` X 15`	2" CAL.	5

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPR.	SIZE	QTY
SHRUBS				
	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	3` X 4`	5 GAL.	57
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	12` X 10`	5 GAL.	22
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5` X 5`	5 GAL.	1
	FALLOPIA AUBERTII SILVER LACE VINE	5 LBS		2
	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1` X 2`	1 GAL.	25
	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL	3` X 3`	1 GAL.	44
	SALVIA DORRII DESERT SAGE	2` X 3`	1 GAL.	33
	TEUCRIUM CHAMAEDRYS GERMANDER	1` X 2`	1 GAL.	35
GRASSES				
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3` X 2`	1 GAL.	121
	MUHLENBERGIA RIGENS DEER GRASS	4` X 4`	1 GAL.	65
	NOLINA MICROCARPA SACAHUISTA	6` X 4`	1 GAL.	12
	NOLINA TEXANA TEXAS SACAHUISTA	2` X 2`	1 GAL.	1

SEE ENLARGEMENT SHEET LP-401



SEEDING SCHEDULE

RECLAMATION SEED MIX
(per Section 1013 City of Abq. Seed Mix - a. Gravelly Uplands & Slopes)

Botanical	Common Name	#PLS/ AC
Bouteloua gracilis 'Hachita'	Blue Grama Bouteloua	7.0
Bouteloua curtipen dula 'Niner'	Side oats Grama	5.0
Stipa neomexicana	Needle & Thread Grass	2.0
Oryzopsis hymenoides	Indian Rice Grass	2.0
Koeleria macrantha	June Grass	1.0
Aristida purpurea	Purple Threeawn	1.0
Pleuraphis jamesii 'Viva'	Galleta	1.0
Dalea purpurea var purpurea	Purple Prairie Clover	0.25
Ratibida columnifera pulcherrima	Mexican Hat	0.25
Gaillardia aristata	Blanket Flower	0.25
Sphaeralcea parvifolia	Nelson Globemallow	0.25
Oenothera pallida	White Evening Primrose	0.25
Baileya multiradiata	Desert Marigold	0.25
Berlandiera lyrata	Chocolate Flower	0.25
Abronia fragrans or villosa	Sand Verbena	0.25

A1 LANDSCAPE PLANTING PLAN
1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'

N

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

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ALBUQUERQUE, NM 87104
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E-MAIL: info@sites-sw.com
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NOT FOR CONSTRUCTION

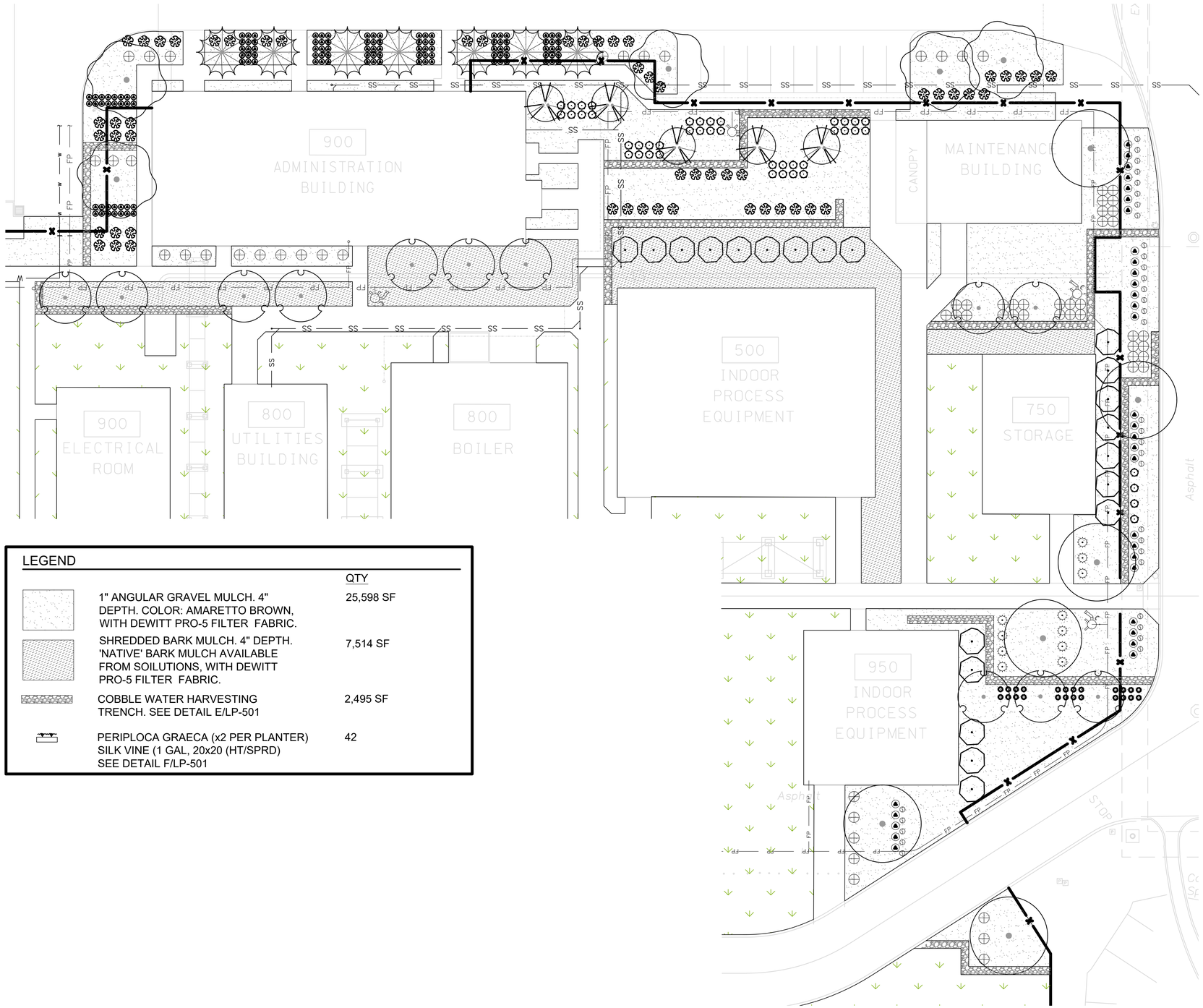
KAIROS POWER SALT FACILITY

5001 HANKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE PLANTING PLAN
LP-101



LEGEND

		QTY
	1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.	25,598 SF
	SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOILUTIONS, WITH DEWITT PRO-5 FILTER FABRIC.	7,514 SF
	COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501	2,495 SF
	PERIPLOCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501	42

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPD.
TREES		
	CELTIS LAEVIGATA RETICULATA NETLEAF HACKBERRY	25` X 25`
	CHILOPSIS LINEARIS DESERT WILLOW	20` X 20`
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30` X 20`
	SAPINDUS DRUMMONDII WESTERN SOAPBERRY	25` X 30`
	VITEX AGNUS-CASTUS CHASTE TREE	15` X 15`

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPR.
SHRUBS		
	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	3` X 4`
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	12` X 10`
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5` X 5`
	FALLOPIA AUBERTII SILVER LACE VINE	5 LBS
	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1` X 2`
	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL	3` X 3`
	SALVIA DORRII DESERT SAGE	2` X 3`
	TEUCRIUM CHAMAEDRYS GERMANDER	1` X 2`
GRASSES		
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3` X 2`
	MUHLENBERGIA RIGENS DEER GRASS	4` X 4`
	NOLINA MICROCARPA SACAHUISTA	6` X 4`
	NOLINA TEXANA TEXAS SACAHUISTA	2` X 2`

SEE PLANTING DETAILS A&B LP-501

A1 LANDSCAPE PLAN ENLARGEMENT
1" = 20'-0"

0 50' 100' 200'
SCALE: 1" = 100'

N

Greenbox Architecture
682 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power
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PHONE: (505) 242-7852
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NOT FOR CONSTRUCTION

KAIROS POWER SALT FACILITY

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATION PARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II

LAND USE REVIEW

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 1, 2024

LANDSCAPE PLAN ENLARGEMENT
LP-401

KAIROS POWER EMPLOYEE PATIO

5201 Hawking Dr SE
ALBUQUERQUE, NM 87106

JULY 12, 2024

100% CONSTRUCTION DOCUMENTS

1. G001 COVER SHEET
2. LD101 DEMOLITION PLAN
3. LS101 SITE PLAN
4. LS501 SITE DETAILS
5. LK101 DIMENSION PLAN
6. LP101 PLANTING PLAN
7. LP501 PLANTING DETAILS
8. LI101 IRRIGATION PLAN
9. LI501 IRRIGATION DETAILS

DESIGN TEAM:

LANDSCAPE ARCHITECT

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505-265-9637 FX
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KAIROS POWER

5201 HAWKING DR SE,
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505-431-1255 PH
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PROJECT AREA

VICINITY MAP

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CONSULTANTS

SEAL

PROJECT NAME AND ADDRESS

KAIROS POWER
EMPLOYEE PATIO
5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL 100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

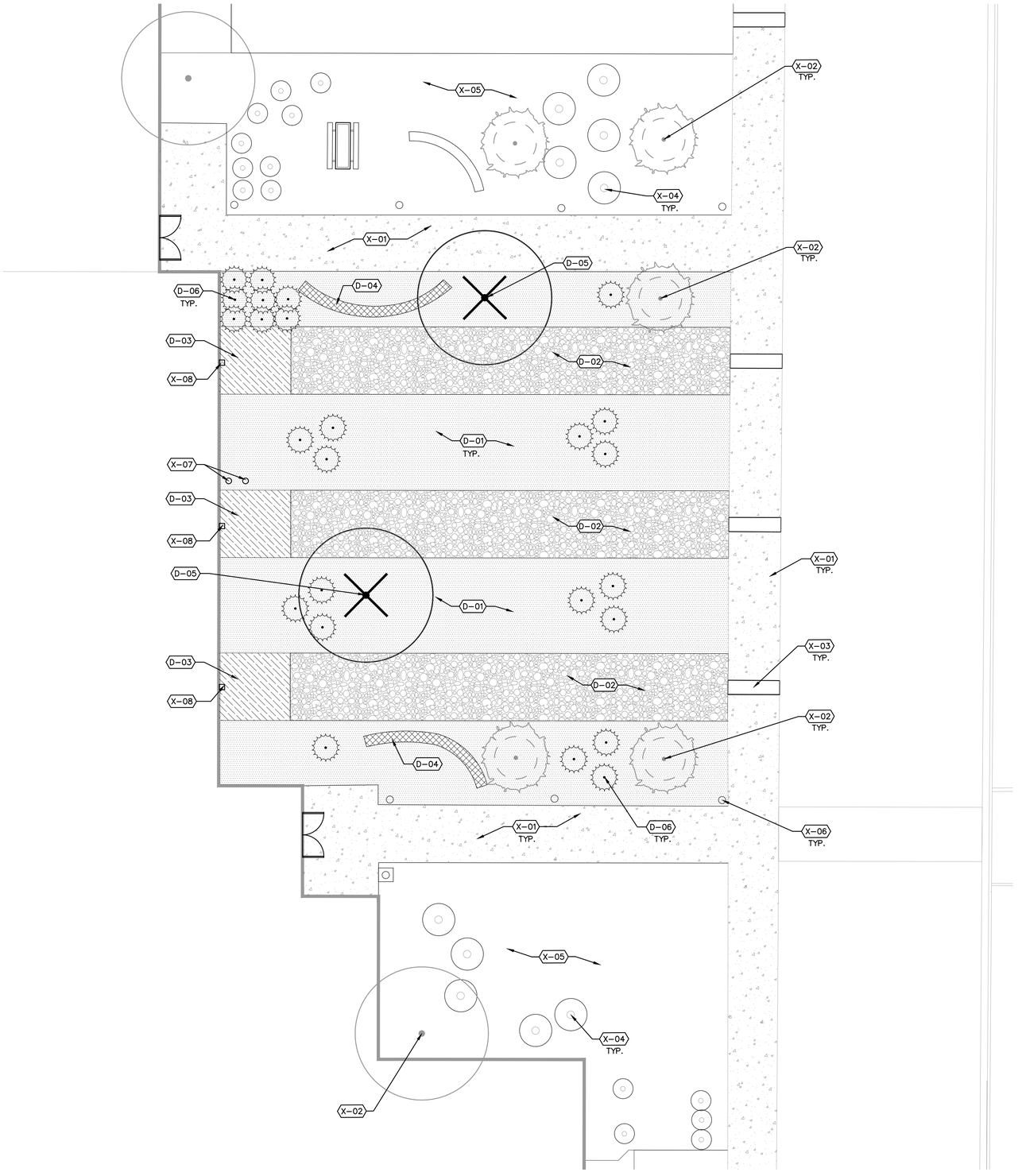
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE-FB

SHEET TITLE

COVER
SHEET

SHEET NUMBER

G001



A1 DEMOLITION PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL DEMOLITION NOTES

CODE	DESCRIPTION
GD-01	CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
GD-02	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (1-800-321-2537) FOR LOCATION OF EXISTING UTILITIES.
GD-03	CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE NO DAMAGE OCCURS TO EXISTING STRUCTURES, PAVEMENT TO REMAIN, OR ITEMS TO BE SALVAGED. ANY DAMAGE TO ITEMS TO REMAIN OR TO BE SALVAGED RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
GD-04	CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE BID AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. NO ADJUSTMENTS TO THE CONTRACT SUM OR TIME SHALL BE MADE FOR CONDITIONS THAT ARE CLEARLY VISIBLE, YET NOT VERIFIED. FAILURE TO COMPLETE ADEQUATE FIELD VERIFICATION PRIOR TO BID IS DONE SO AT THE CONTRACTOR'S OWN RISK.
GD-05	PRIOR TO DEMOLITION OPERATIONS, THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL EXISTING CONDITIONS DIRECTLY ADJACENT TO THE PROJECT AREA AND THE CONDITION OF ANY EXISTING ITEMS TO REMAIN WITHIN THE PROJECT AREA. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE OWNER BEFORE PROCEEDING WITH ANY WORK.
GD-06	ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES.

TREE PROTECTION NOTES

CODE	DESCRIPTION
TP-01	CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
TP-02	CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
TP-03	CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES, OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
TP-04	CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
TP-05	CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
TP-06	CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY HAND OR BY BORING UNDER TREE ROOTS.
TP-07	CONTRACTOR SHALL PROVIDE TEMPORARY WATERING AS REQUIRED TO MAINTAIN THE HEALTH OF THE TREE THROUGHOUT THE DURATION OF CONSTRUCTION OPERATIONS.
TP-08	CONTRACTOR SHALL REVIEW PROPOSED SCOPE OF TREE PROTECTION AND TEMPORARY WATERING WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

DEMOLITION SCHEDULE

CODE	DESCRIPTION
D-01	REMOVE AND PROPERLY DISPOSE OF GRAVEL MULCH AND SOIL TO DEPTH REQUIRED FOR NEW WORK. SEE SITE PLAN,
D-02	REMOVE AND PROPERLY DISPOSE OF COBBLE MULCH AND SOIL TO DEPTH REQUIRED FOR NEW WORK. SEE SITE PLAN.
D-03	REMOVE AND PROPERLY DISPOSE OF CONCRETE SPLASH PAD.
D-04	REMOVE AND PROPERLY DISPOSE OF SLUMP BLOCK SEAT WALL AND ASSOCIATED CONCRETE FOOTING.
D-05	REMOVE AND PROPERLY DISPOSE OF TREE. GRIND STUMP TO A DEPTH OF 24" BELOW FINISHED GRADE. REMOVE STUMP GRINDINGS, FILL AND COMPACT VOID WITH CLEAN SOIL BACKFIL
D-06	REMOVE AND PROPERLY DISPOSE OF EXISTING SHRUB.

EXISTING CONDITIONS NOTES

CODE	DESCRIPTION
X-01	EXISTING SIDEWALK TO REAMIN.
X-02	EXISTING TREE TO REMAIN. SEE TREE PROTECTION NOTES.
X-03	EXISTING SIDEWALK CULVERT TO REMAIN.
X-04	EXISTING SHRUB TO REMAIN.
X-05	EXISTING LANDSCAPE MULCH TO REMAIN.
X-06	EXISTING BOLLARD LIGHT TO REMAIN.
X-07	EXISTING SEWER CLEANOUT. ADJUST TO BE FLUSH WITH NEW FINISH GRADE MATERIAL – SEE SITE PLAN.
X-08	EXISTING DOWNSPOUT. SEE SITE PLAN FOR MODIFICATION.

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CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

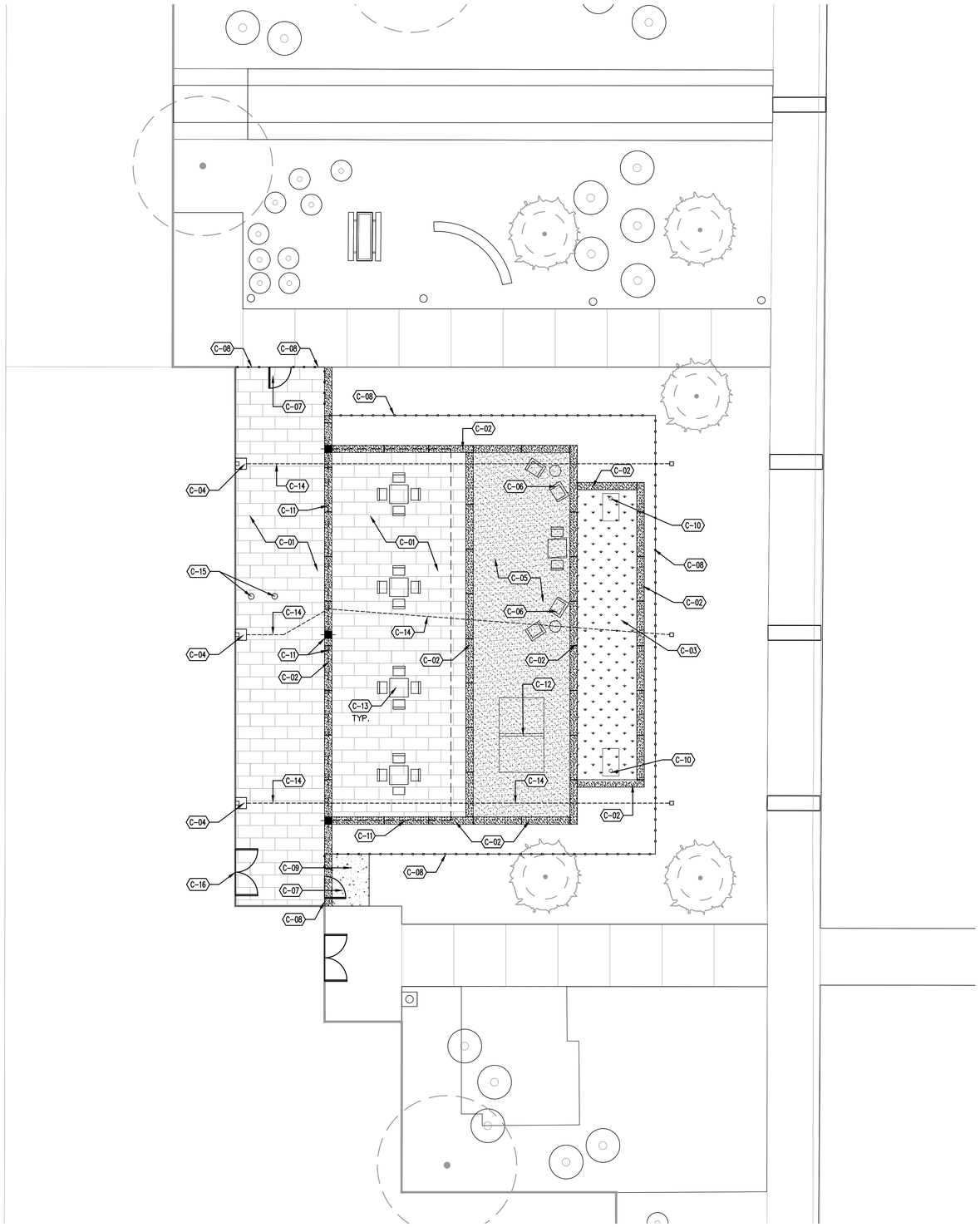
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE

SHEET TITLE

DEMOLITION PLAN

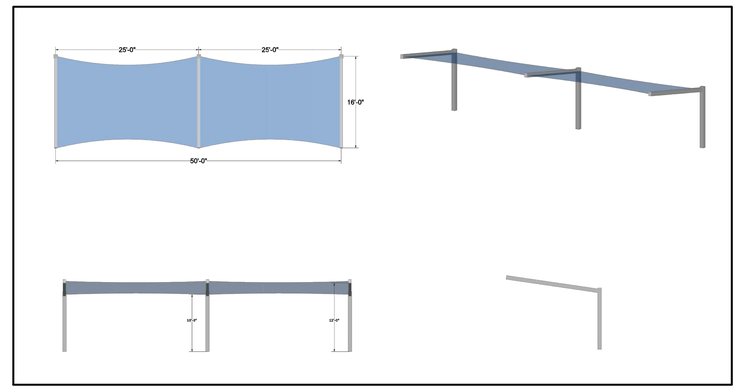
SHEET NUMBER

LD101



KEYED NOTES

CODE	DESCRIPTION	DETAIL
C-01	INSTALL BRICK PAVERS OVER COMPACTED BASE COURSE. PATTERN: BASKETWEAVE. COLOR: SUMMIT DESERT MIRAGE. AS AVAILABLE FROM KINNEY BRICK (505-877-4550).	A5/LS501
C-02	CONSTRUCT 12" WIDE CONCRETE ACCENT BAND WITH BROOM FINISH AND INTEGRAL COLOR. COLOR: DAVIS SIERRA 61078. PROVIDE EXPANSION JOINTS AT MAX. 20'-0" AND CONTROL JOINTS AT MAX. 5'-0".	C3/LS501
C-03	INSTALL ARTIFICIAL TURF OVER PREPARED BASE.	A3/LS501
C-04	INSTALL 18" SQUARE CATCH BASIN AND MODIFY EXISTING DOWNSPOUT.	C5/LS501
C-05	INSTALL STABILIZED CRUSHER FINES PAVING. CRUSHER FINES SHALL BE 'SANTA FE BROWN', AS AVAILABLE FROM BUILDOLOGY (505-344-6626).	D5/LS501
C-06	OWNER-PROVIDED LOUNGE CHAIRS AND SIDE TABLE- N.I.C.	
C-07	CONSTRUCT 4' HEIGHT BY 3' WIDE WELDED WIRE MESH GATE.	A1/LS501
C-08	CONSTRUCT 4' HEIGHT WELDED WIRE MESH FENCING.	D1/LS501
C-09	CONSTRUCT 4" CONCRETE WITH BROOM FINISH. COLOR: GREY.	B3/LS501
C-10	OWNER-PROVIDED CORNHOLE- N.I.C.	
C-11	FURNISH AND INSTALL 16' X 50' FABRIC SHADE STRUCTURE, SKYWAYS CP039590, AS AVAILABLE FROM EXERPLAY, INC. (505-281-0151). COLOR: SKY BLUE. SEE A4/LS101.	
C-12	OWNER-PROVIDED PING PONG TABLE- N.I.C.	
C-13	OWNER-PROVIDED TABLE AND CHAIRS- N.I.C.	
C-14	INSTALL 8" PVC PIPING.	
C-15	ADJUST EXISTING SANITARY SEWER CLEANOUT TO BE FLUSH WITH FINISH GRADE. INSTALL FLUSH THREADED BRASS CLEANOUT PLUG.	
C-16	NEW EXIT DOOR – BY OTHERS. N.I.C.	



A1 SITE PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

A4 SHADE STRUCTURE 3D RENDERING
SCALE: N.T.S.

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CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

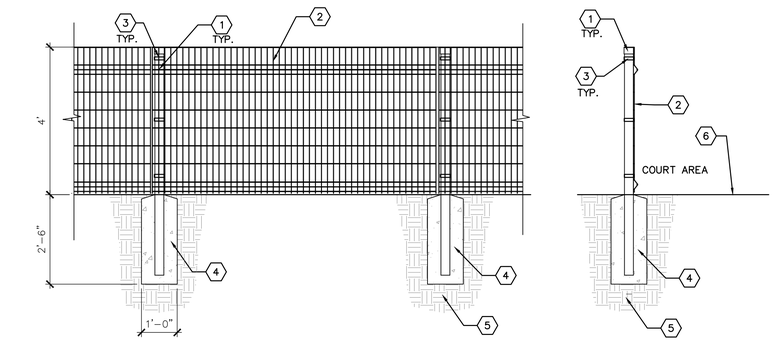
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY FB

SHEET TITLE

SITE PLAN

SHEET NUMBER

LS101



KEYED NOTES

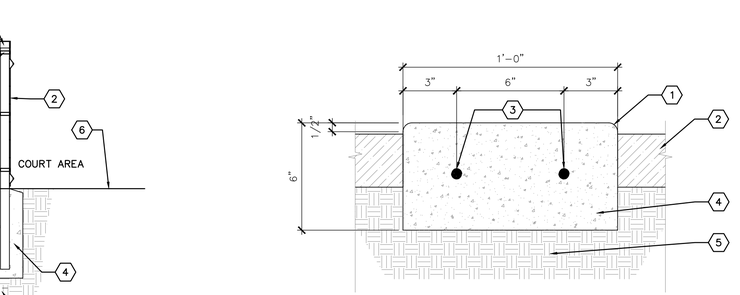
1. 3" X 3" X 11 GAUGE STEEL POST, SPACED AT 8'-0" O.C. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH VERTICAL DESIGNMASTER CLASSIC FENCE PANEL AS AVAILABLE FROM VALLEY FENCE (505-877-1155) OR APPROVED EQUAL.
3. STANDARD BRACKET. FENCE PANELS SHALL BE ATTACHED TO POSTS WITH STANDARD BRACKETS. SEE GENERAL NOTE B.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE, MATERIAL VARIES – SEE CONSTRUCTION PLAN.

GENERAL NOTES

A. THE DESIGNMASTER FENCE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
B. THE STANDARD BRACKET SHALL BE INSTALLED SO THE BOLT SIDE IS ON THE OUTSIDE OF THE PATIO.
C. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS. SEE DETAIL A1/LS501.
D. POSTS, RAILS, AND FENCE PANEL POWDER COATING COLOR SHALL BROWN 7006.

D1 4' HT. DESIGNMASTER CLASSIC FENCE

1/2" = 1'-0"



KEYED NOTES

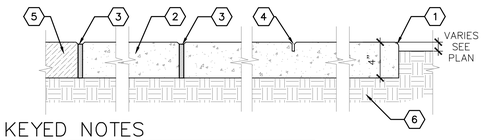
1. 1/2" RADIUS TOOLED EDGE.
2. LANDSCAPE AREA, MATERIAL VARIES.
3. #4 REBAR, HORIZ. AND CONT.
4. 3000 PSI CONCRETE.
5. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. PLACE EXPANSION JOINTS @ 20'-0" O.C. MAXIMUM WITH CONTROL JOINTS @ 5'-0" O.C. MAXIMUM.
B. TOP SURFACE OF EDGER SHALL HAVE A MEDIUM BROOM FINISH.

C3 12" CONCRETE ACCENT BAND

3" = 1'-0"



KEYED NOTES

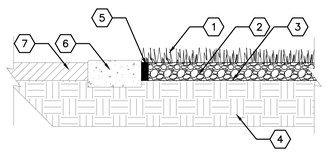
1. TOOLED EDGE, 1/2" RADIUS
2. 3000 PSI CONCRETE
3. 1/2" WIDE EXPANSION JOINT WITH FELT EXPANSION MATERIAL
4. 1/8" X 1" CONTROL JOINT
5. ADJACENT CONCRETE
6. SUBGRADE COMPACTED TO 95%

GENERAL NOTES

A. CONTROL JOINTS SHALL BE AT MAXIMUM EVERY 10' OR AS SHOWN ON PLAN.
B. EXPANSION JOINTS SHALL BE AT MAXIMUM EVERY 30' OR AS SHOWN ON PLAN AND WHERE PAVING ABUTS EXISTING BUILDINGS, CURBS, SEATING WALLS, WALKS AND OTHER HARD CONSTRUCTION.
C. FELT EXPANSION MATERIAL SHALL BE RECESSED 1/2" AND SET WITH PLASTIC EXPANSION JOINT CAP. TOP OF CAP SHALL BE FLUSH WITH TOP OF CONCRETE. OPPOSING CONCRETE EDGES OF JOINT SHALL HAVE 1/4" RADIUS TOOLED EDGE.
D. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT TO INDICATED DEPTH. SAW CUT JOINTS SHALL BE CUT AFTER FINISHING OF CONCRETE USING AN EARLY ENTRY TYPE DRY CUT SAW. SPALLING OF CONCRETE FINISH AT EDGE OF CUT IS NOT ACCEPTABLE.
E. PROVIDE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED ON THE PLANS.

B3 4" THICK CONCRETE PAVING

1 1/2" = 1'-0"



KEYED NOTES

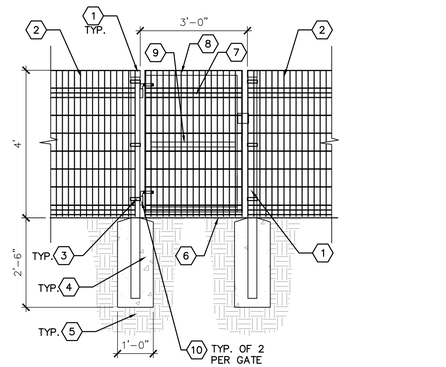
1. SYNTHETIC TURF SYSTEM WITH FILL MATERIAL – 'SYNBLUE 745' AS AVAILABLE FROM SYNLAWN (505-890-8889), OR APPROVED EQUAL.
2. 4" MINIMUM DEPTH OF BASE COURSE MATERIAL – NMDOT TYPE 1.
3. MIRAFI 180N HEAVY WEIGHT NONWOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.
4. SUBGRADE COMPACTED TO 95% PROCTOR. SLOPE OF SUBGRADE SHALL BE PER GRADING PLAN.
5. 2" x 4" PRESSURE TREATED PINE OR RECYCLED PLASTIC NAILER BOARD, SEE GENERAL NOTE #1. NAILER BOARD SHALL BE SET 2" BELOW TOP OF CONCRETE.
6. CONCRETE ACCENT BAND – SEE PLAN
7. LANDSCAPE AREA, MATERIAL VARIES

GENERAL NOTES

1. NAILER BOARD AT ALL CORNERS AND CHANGES IN DIRECTIONS SHALL BE CONNECTED TOGETHER WITH (3) STAINLESS STEEL SCREWS TO CREATE A CONTINUOUS FRAME. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR HARDWARE USED TO FASTEN NAILER BOARD TO CONCRETE SURFACES.

A3 SYNTHETIC TURF

3/4" = 1'-0"



KEYED NOTES

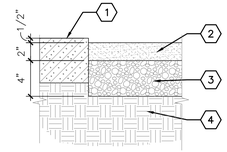
1. 3" X 3" X 11 GAUGE STEEL GATE POST. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH DESIGNMASTER CLASSIC FENCE – SEE DETAIL D1/LS501.
3. STANDARD 3" X 3" BRACKET FOR 3" GATE POST. FENCE PANELS SHALL BE ATTACHED TO GATE POSTS WITH STANDARD 3" BRACKETS. SEE GENERAL NOTE B.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE – SEE PLAN.
7. 4' HT. DESIGNMASTER CLASSIC PANEL. THE PANEL SHALL BE CUT TO LENGTH AND WELDED TO GATE FRAME. SEE GENERAL NOTE A.
8. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE, FOR GATE FRAME. INSTALL CAPS OR WELD OPEN ENDS. SEE GENERAL NOTES E & F.
9. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE CENTER RAIL FOR GATE. SEE GENERAL NOTES E & F.
10. 3/4" STEEL J-BOLT ADJUSTABLE BARREL HINGE TO ALLOW THE GATE TO OPEN IN BOTH DIRECTIONS.

GENERAL NOTES

A. TOUCH UP PAINT ON PANEL PER THE MANUFACTURER'S SPECIFICATIONS.
B. THE STANDARD BRACKET SHALL BE INSTALLED SO THE BOLT SIDE IS ON THE OUTSIDE OF THE COURT AREA.
C. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS.
D. POSTS, GATE, & FENCE PANELS POWDER COATING COLOR SHALL BE BROWN 7006.
E. ALL WELDS SHALL BE GROUND SMOOTH.
F. GATE SHALL BE CONSTRUCTED WITH ALL JOINTS WELDED. THE GATE SHALL ALSO BE CONSTRUCTED TO OPEN 180 DEGREES IN BOTH DIRECTIONS AND LATCH TO ADJACENT FENCE.

A1 4' HT. X 3' WIDE SINGLE GATE

1/2" = 1'-0"



KEYED NOTES

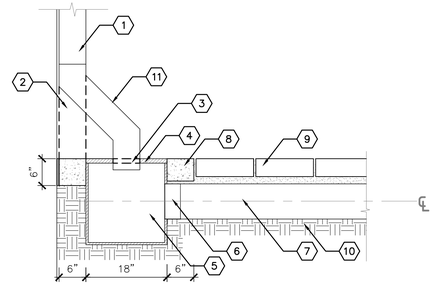
1. HARDENED EDGE ADJACENT CONDITION (CONCRETE CUB, PAVING, ETC.) – SEE PLAN.
2. CRUSHER FINES – SEE PLAN.
3. BASE COURSE COMPACTED TO 95%.
4. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. CRUSHER FINES SHALL BE STABILIZED WITH 'STABILIZER' NATURAL BINDER, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
B. NATURAL BINDER SHALL BE APPLIED AT A RATE OF 15 LBS. PER TON OF CRUSHER FINES.

D5 STABILIZED CRUSHER FINES PAVING

1 1/2" = 1'-0"

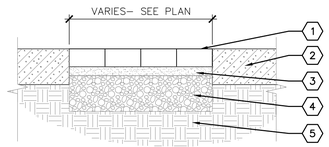


KEYED NOTES

1. EXISTING DOWNSPOUT
2. REMOVE PORTION OF EXISTING DOWNSPOUT
3. CUT GRATE TO ACCOMMODATE DOWNSPOUT
4. 18" SQUARE STRUCTURAL FOAM POLYOLEFIN GRATE WITH UV INHIBITOR, GRAY, NDS, PART NO. 1810
5. 18" X 18" EXPANDABLE CATCH BASIN, NDS, PART NO. 1800
6. 8" UNIVERSAL OUTLET, NDS, PART NO.1888
7. 8" DIAMETER PVC PIPING
8. 6" CONCRETE COLLAR
9. PAVERS, SEE PLAN
10. SUBGRADE COMPACTED TO 95%
11. FABRICATE REMOVABLE PORTION OF DOWNSPOUT, MATCHING COLOR AND PROFILE. FASTEN SECURELY TO EXISTING DOWNSPOUT USING APPROPRIATE HARDWARE.

C5 CATCH BASIN – DOWNSPOUT

3/4" = 1'-0"



KEYED NOTES

1. PAVERS – SEE PLANS.
2. ADJACENT CONDITION VARIES – SEE PLAN.
3. 1" DEPTH CONCRETE SAND LEVELING COURSE.
4. 4" DEPTH COMPACTED BASE COURSE (U.T.B.C. 1).
5. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

A. REFERENCE PLAN FOR PAVER TYPE, COLOR, AND INSTALLATION PATTERN.
B. WHERE PAVERS ABUT HARD CONSTRUCTION, PAVERS SHALL BE CLEANLY SAWCUT AS REQUIRED TO FIT.
C. TOP OF PAVERS SHALL BE INSTALLED FLUSH WITH TOP OF ADJACENT PAVEMENT.
D. AFTER PLACING PAVERS ON SAND LEVELING COURSE CONTRACTOR SHALL SWEEP DRY CONCRETE SAND INTO PAVER JOINTS AND VIBRATE WITH A PLATE COMPACTOR TO VIBRATE SAND INTO JOINTS. THESE STEPS SHALL BE REPEATED UNTIL ALL PAVER JOINTS ARE FILLED WITH CONCRETE SAND. UPON COMPLETION THE CONTRACTOR SHALL SWEEP OFF EXCESS SAND.
E. ALL JOINT LINES SHALL NOT DEVIATE MORE THAN 1/2" OVER 50' FROM STRING LINES.
F. PROVIDE JOINTS BETWEEN PAVERS 1/16" AND 3/16" WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
G. FINAL SURFACE TOLERANCE FROM GRADE ELEVATIONS SHALL NOT DEVIATE MORE THAN 1/4" UNDER A 10' STRAIGHT EDGE.
H. ALL PAVERS SHALL HAVE NO GREATER THAN 1/8" DIFFERENCE IN HEIGHT BETWEEN ADJACENT PAVERS.
I. ALL PAVER JOINT LINES SHALL BE TRUE PARALLEL AND PERPENDICULAR TO EDGE OF ADJACENT HARD CONSTRUCTION.
J. REFERENCE MANUFACTURER'S GUIDELINES FOR ADDITIONAL INSTALLATION REQUIREMENTS.
K. TOP OF UTILITY BOXES SHALL BE FLUSH WITH TOP OF PAVERS. IRRIGATION BOXES, LIGHTING PULL BOXES, AND OTHER SURFACE APPURTENANCES SHALL BE SET PARALLEL TO THE RUN OF PRICK PAVERS.

A5 PAVERS ON COMPACTED BASE COURSE

1 1/2" = 1'-0"

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NO. 415
REGISTERED LANDSCAPE ARCHITECT
7/12/24

PROJECT NAME AND ADDRESS

KAIROS POWER EMPLOYEE PATIO

5201 HAWKING DR
ALBUQUERQUE NM 87106

DATE JULY 12, 2024
SUBMITTAL
100%
CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

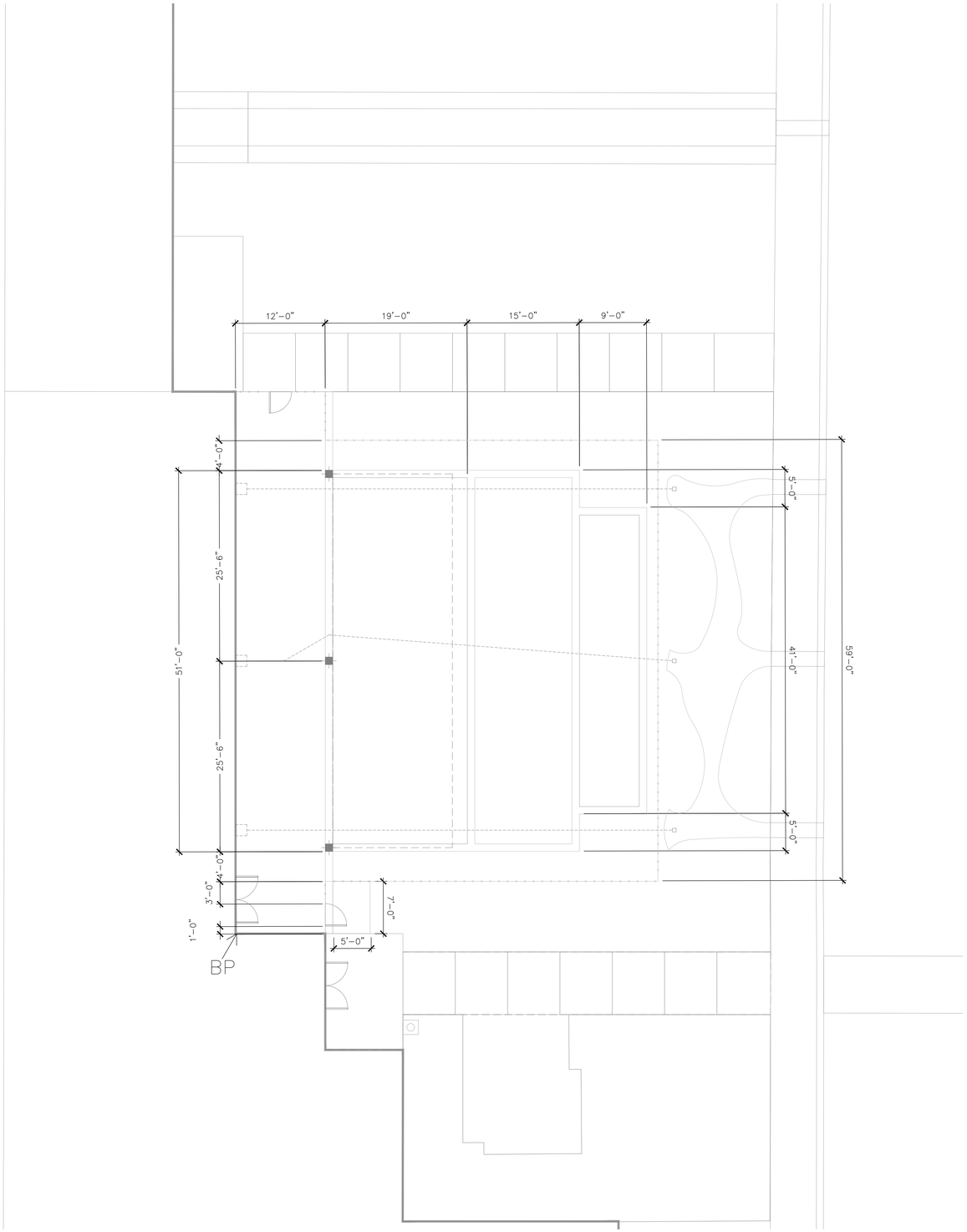
MRWM PROJECT NO 24025
DESIGNED BY LI CHECKED BY AZ
DRAWN BY CE

SHEET TITLE

SITE DETIALS

SHEET NUMBER

LS501



A1 DIMENSION AND LAYOUT PLAN

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

0 8' 16'

NORTH

pland COLLABORATIVE
plandcollab.com 505 268 2266

CONSULTANTS

SEAL

STATE OF NEW MEXICO
AARON ZAHN
NO. 415
REGISTERED LANDSCAPE ARCHITECT
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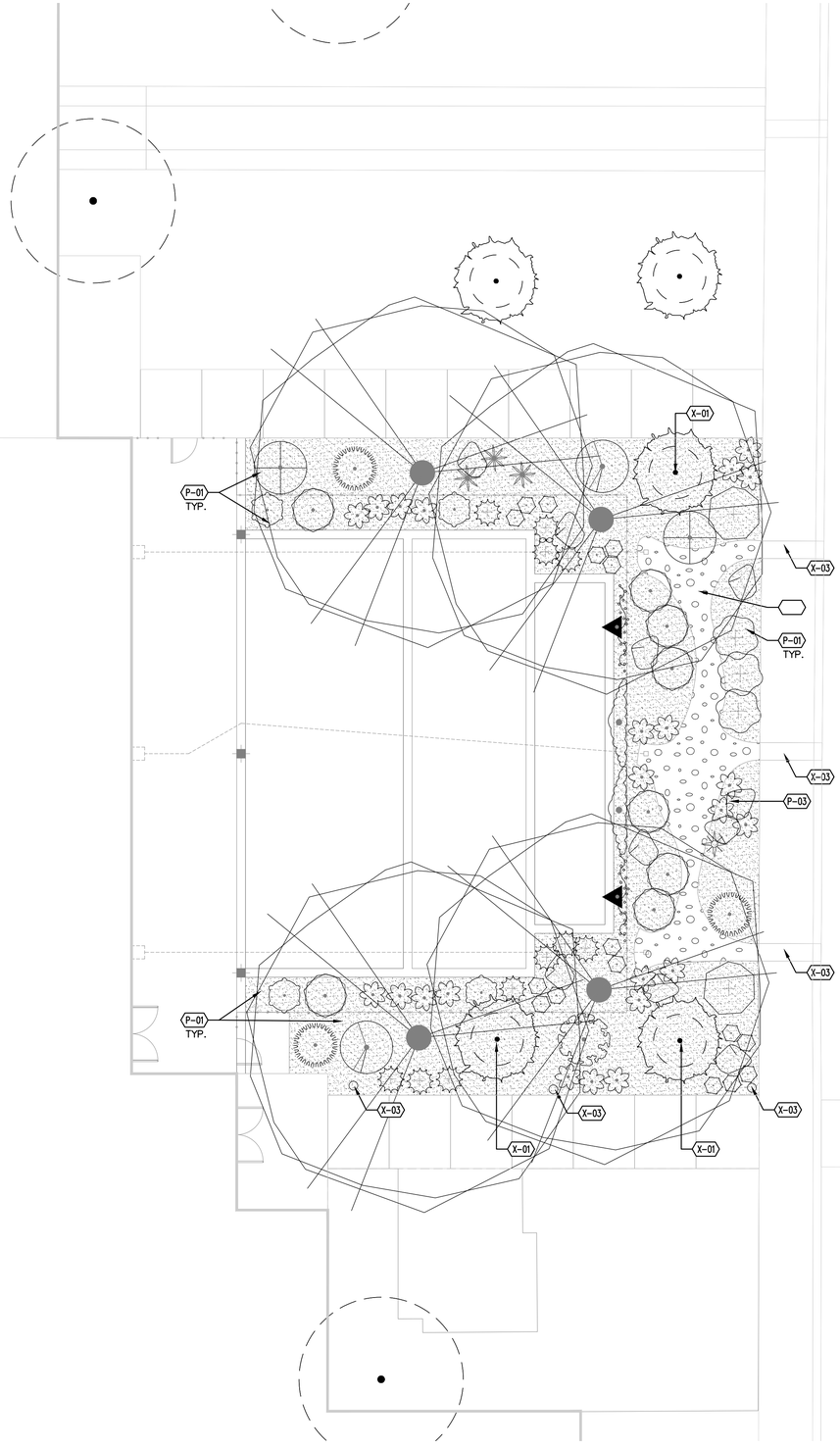
DIMENSION AND LAYOUT PLAN

SHEET NUMBER

LK101



A1 PLANTING PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL PLANTING NOTES

CODE	DESCRIPTION
GP-01	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-02	IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-03	FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
GP-04	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-05	THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-08	THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A5/LP501.
GP-09	THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL C5/LP501.
GP-10	THE CONTRACTOR SHALL INSTALL VINES PER DETAIL C3/LP501.

EXISTING CONDITIONS

CODE	DESCRIPTION
X-01	EXISTING TREE TO REMAIN.
X-02	EXISTING SIDEWALK CULVERT TO REMAIN.
X-03	EXISTING BOLLARD LIGHT TO REMAIN.

PLANTING SCHEDULE

CODE	DESCRIPTION
P-01	ROCK MULCH SHALL BE A BLEND OF 60% FINES, 40% 7/16" 'SANTA FE BROWN', AS AVAILABLE FROM BUILDOLOGY (505-344-6626), AT 3" DEPTH, OVER FILTER FABRIC.
P-02	2"-4" COBBLE OVER WOOD MULCH. RIP RAP MULCH SHALL BE 2"-4" 'DESERT BRONZE', AS AVAILABLE FROM BUILDOLOGY (505-344-6626), INSTALLED AT 4" DEPTH WITHOUT FILTER FABRIC. WOOD MULCH SHALL BE "NATIVE MULCH" AS AVAILABLE FROM SOILUTIONS (505-877-0220), OR APPROVED EQUAL, INSTALL AT 3" DEPTH.

SYMBOL	DESCRIPTION
P-03	BOULDER SHALL BE A 12-18 C.F. INSTALL PER DETAIL D5/LP501.

PLANT SCHEDULE

SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
TREES			
	TE	TRIUMPH ELM	ULMUS X 'MORTON GLOSSY' TM
SHRUBS			
	FP	APACHE PLUME	FALLUGIA PARADOXA
	BC	BEARBERRY COTONEASTER	COTONEASTER DAMMERI
	EN	CHAMISA	ERICAMERIA NAUSEOSA
	CM	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	RW	WOODS ROSE	ROSA WOODSII
VINES			
	BC2	CROSS VINE	BIGNONIA CAPREOLATA
	VC	ROGER'S RED GRAPE	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED'
DESERT ACCENTS			
	YB	BANANA YUCCA	YUCCA BACCATA
	BG	BEAR GRASS	NOLINA TEXANA
	BA	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	HP	RED YUCCA	HESPERALOE PARVIFLORA
GROUNDCOVERS			
	CAT	CATMINT	NEPETA FAASSENII
	TC	CREEPING GERMANDER	TEUCRIUM COSSONII
	MR	CREEPING MAHONIA	MAHONIA REPENS

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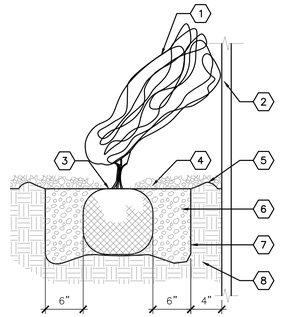
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

LP101

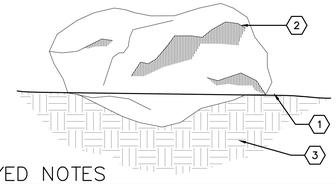


KEYED NOTES

1. VINE – SEE PLAN FOR SPECIES AND LOCATION.
2. VERTICAL STRUCTURE – SEE PLAN.
3. PLANT AT SAME DEPTH AS MAINTAINED AT NURSERY.
4. MULCH – SEE PLAN. HOLD BACK 2" FROM VINE STEMS.
5. EARTHEN BERM, 6" HEIGHT
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

C3 VINE PLANTING

NOT TO SCALE

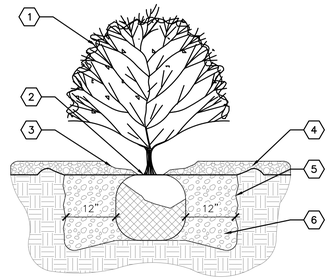


KEYED NOTES

1. FINISH GRADE (MATERIAL VARIES) – BOULDER SHALL BE BURIED TO MIN 8" DEPTH BELOW FINISH GRADE.
2. BOULDER, MOSSROCK OR APPROVED ALTERNATE MATERIAL AS LOCALLY AVAILABLE.
3. SUBGRADE COMPACTED TO 95%.

D5 ACCENT BOULDER

NOT TO SCALE



KEYED NOTES

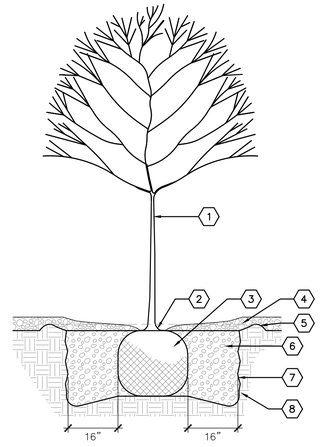
1. SHRUB – SEE PLAN FOR SPECIES AND LOCATIONS.
2. PLANT AT SAME DEPTH MAINTAINED AT NURSERY.
3. FEATHER MULCH TO A 2" DEPTH ON TOP OF ROOT BALL AND HOLD BACK 2" FROM SHRUB STEM(S).
4. GRAVEL MULCH
5. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS.

C5 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
TREES								
	TE	4	TRIUMPH ELM	ULMUS X 'MORTON GLOSSY' TM	B&B	50'	40'	2" CAL., 10'–12' HT.
SHRUBS								
	FP	2	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	BC	3	BEARBERRY COTONEASTER	COTONEASTER DAMMERI	5 GAL.	1'	5'	MIN. 12" SPD.
	EN	2	CHAMISA	ERICAMERIA NAUSEOSA	5 GAL.	5'	6'	MIN. 8" HT.
	CM	2	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	4–6'	4–6'	MIN. 8" HT
	GLS	3	GRO–LOW SUMAC	RHUS AROMATICA 'GRO–LOW'	5 GAL.	3'	5'	MIN. 18" SPD.
	RW	1	WOODS ROSE	ROSA WOODSII	5 GAL.	6'	6'	MIN. 18" SPD.
VINES								
	BC2	2	CROSS VINE	BIGNONIA CAPREOLATA	5 GAL.	20'	20'	MIN. 18" HT.
	VC	2	ROGER'S RED GRAPE	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED'	5 GAL.	20'	20'	MIN. 18" HT.
DESERT ACCENTS								
	YB	1	BANANA YUCCA	YUCCA BACCATA	5 GAL.	3'	3'	MIN. 12" HT.
	BG	8	BEAR GRASS	NOLINA TEXANA	5 GAL.	4'	5'	MIN. 12" HT.
	BA	23	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	3 GAL.	2'	3'	MIN. 8" HT.
	HP	3	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.
GROUNDCOVERS								
	CAT	11	CATMINT	NEPETA FAASSENII	1 GAL.	1'	3'	MIN. 6" SPD.
	TC	16	CREEPING GERMANDER	TEUCRIUM COSSONII	1 GAL.	6"	1'–6"	MIN. 6" SPD.
	MR	4	CREEPING MAHONIA	MAHONIA REPENS	5 GAL.	1'	3'	MIN. 18" SPD.



KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATIONS.
2. ROOT FLARE SHALL BE 2"–3" ABOVE GRADE. REMOVE EXISTING SOIL FROM NURSERY TO EXPOSE ROOT FLARE.
3. PLACE TREE IN HOLE VERTICALLY. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILLING.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" OF DISTANCE FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

A5 TREE PLANTING

NOT TO SCALE

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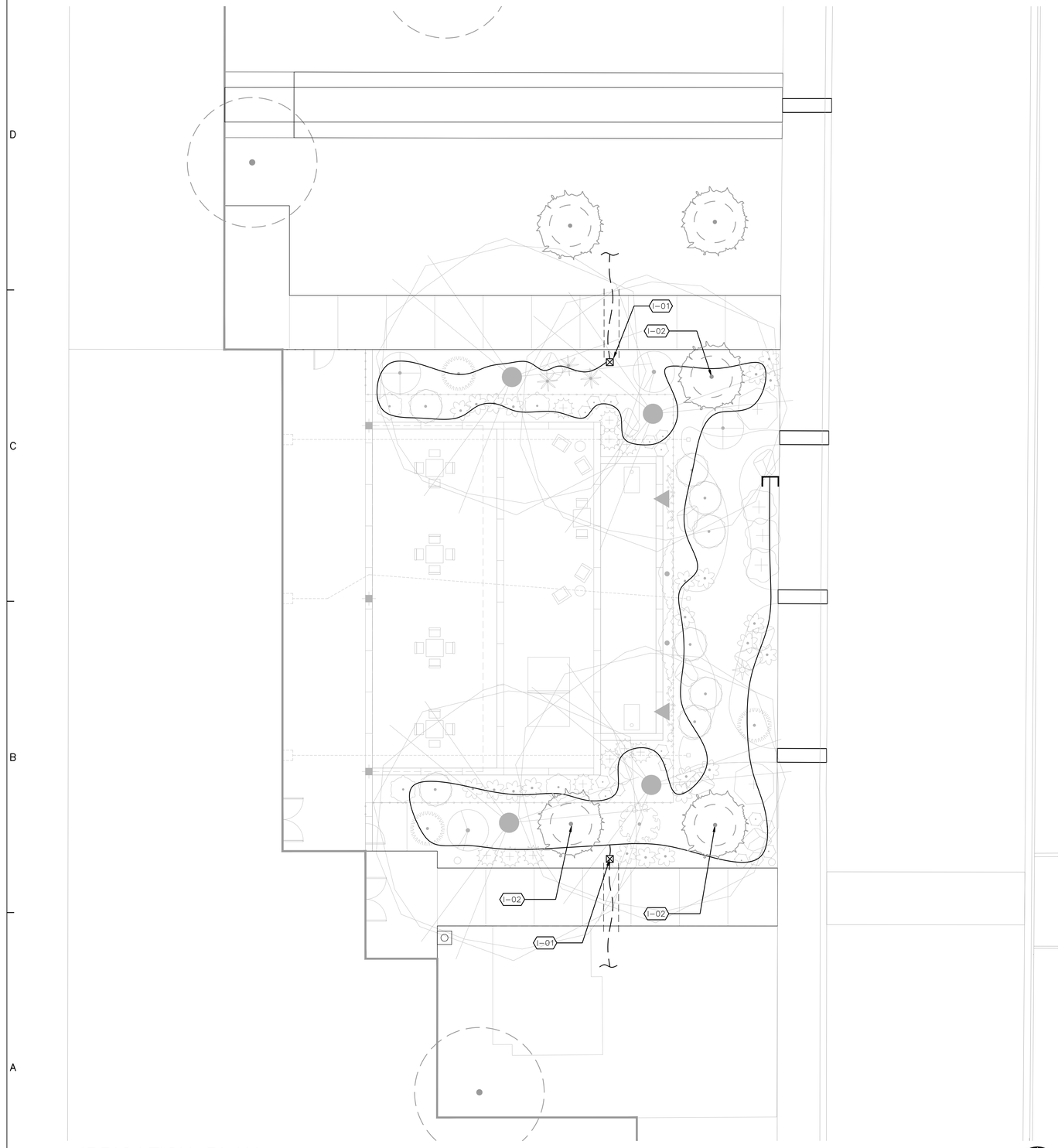
SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

LP501



A1 IRRIGATION PLAN
SCALE: 1/8"=1'-0"

0 8' 16'

NORTH

GENERAL IRRIGATION NOTES

CODE	DESCRIPTION	DETAIL
GI-01	FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 – LANDSCAPE IRRIGATION SYSTEM.	
GI-02	THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.	
GI-03	THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.	

IRRIGATION KEYED NOTES

CODE	DESCRIPTION
I-01	TIE INTO AND EXTEND EXISTING DRIP POLY TUBING (LOCATION SHOWN IS APPROXIMATE – FIELD VERIFY).
I-02	ADD DRIP EMITTERS TO EXISTING TREE TO REMAIN.

IRRIGATION LEGEND

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	DETAIL
	EXISTING SLEEVE TO REMAIN.	
	3/4" POLY DRIP TUBING WITH RAIN BIRD PC SERIES PRESSURE COMPENSATING BARBED EMITTERS AND END CAP. SEE EMITTER SCHEDULE FOR MODEL AND QUANTITY.	A5/LI501, C5/LI501
	EXISTING POLY TO REMAIN.	

EMITTER SCHEDULE

PLANT NAME		EMITTER QTY	EMITTER
TREES			
–	EXISTING TREE	6	XB-20PC
TE	TRIUMPH ELM	6	XB-20PC
SHRUBS/GROUND COVERS/GRASSES/DESERT ACCENT/VINE			
FP	APACHE PLUME	2	XB-10PC
BC	BARBERRY COTONEASTER	2	XB-10PC
EN	CHAMISA	2	XB-10PC
CM	FURNBUSH	2	XB-10PC
GLS	GROW-LOW-SUMAC	2	XB-10PC
RW	WOODS ROSE	2	XB-10PC
BC2	CROSS VINE	2	XB-10PC
VC	ROGER'S RED GRAPE	2	XB-10PC
YB	BANANA YUCCA	2	XB-10PC
BG	BEAR GRASS	2	XB-10PC
BA	BLONE AMBITION BLUE GRAMA	2	XB-10PC
HP	RED YUCCA	2	XB-10PC
CAT	CATMINT	2	XB-10PC
TC	CREEPING GERMANDER	2	XB-10PC
MR	CREEPING MAHONIA	2	XB-10PC

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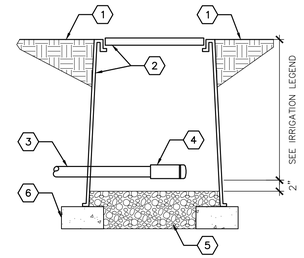
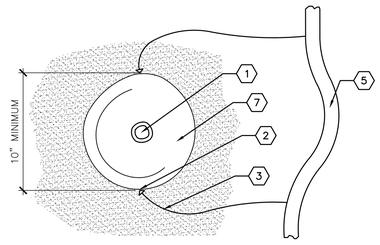


KEYED NOTES

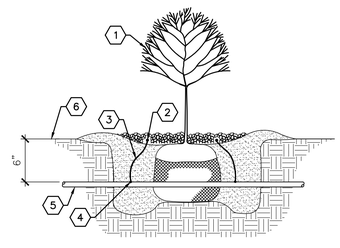
1. FINISH GRADE.
2. APPLIED ENGINEERING SERIES 610, 6" ROUND VALVE BOX. (COLOR: TAN)
3. 1/2" POLYETHYLENE DRIP TUBING.
4. 1/2" RAIN BIRD EASY FIT COMPRESSION COUPLER WITH REMOVABLE FLUSH CAP.
5. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE FREE OF DIRT AND FINES.
6. SOLID CMU BLOCK (2 EACH).

C5 DRIP LINE FLUSH CAP

NOT TO SCALE



PLAN



SECTION

KEYED NOTES

1. TREE OR SHRUB PLANTING.
2. DRIP EMITTER (SEE LEGEND).
3. 1/4" DRIPLINE.
4. TRANSFER BARB.
5. 1/2" POLYETHYLENE DRIP TUBING.
6. FINISH GRADE.
7. PLANT ROOTBALL.

GENERAL NOTES

A. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.
B. EMITTERS ARE TO BE INSTALLED TO CLEAR TOP OF FINISH GRADE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
C. FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" TUBING, PRIOR TO EMITTER INSTALLATION.
D. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL ALL EMITTERS ON UPHILL SIDE OF ROOTBALL.
E. REFER TO IRRIGATION LEGEND & EMITTER SCHEDULE FOR EMITTER TYPE AND QUANTITY.

A5 DRIP EMITTER PLACEMENT

NOT TO SCALE

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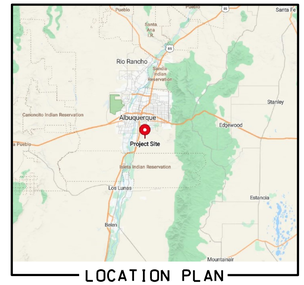

LOCATION PLAN

NOTE:

BUILDING CLASSIFICATION AND BUILDING SPACING SHALL BE REVIEWED AND VERIFIED BY REGISTERED ARCHITECT OR ENGINEER OF RECORD RESPONSIBLE FOR DESIGNING BUILDING.

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
G	11-15-24	REV. U/G UTILITIES & FUTURE STRUCTURES	EJO		
F	9-09-24	REV. BLDG. SIZES	EJO		
E	8-30-24	REV. BLDG. SIZES. ADDED MAINTENANCE BLDG.	EJO		
D	8-09-24	ADDED DUMPSTER AREA	EJO		
C	7-08-24	ISSUED FOR DESIGN	EJO		
B	5-08-24	ISSUED FOR DESIGN	EJO		
A	4-11-24	ISSUED FOR CLIENT REVIEW	EJO		

KBR Kairos Power

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KPSW PROJECT SAGUARO
CIVIL KEY PLAN

DRAWN	CHECKED	APPROVED	DATE
EJO			

SCALE	DRAWING NUMBER	REV.
1" = 40'	KPS-SLT-K11-900-1-001	G
PROJ 218356		

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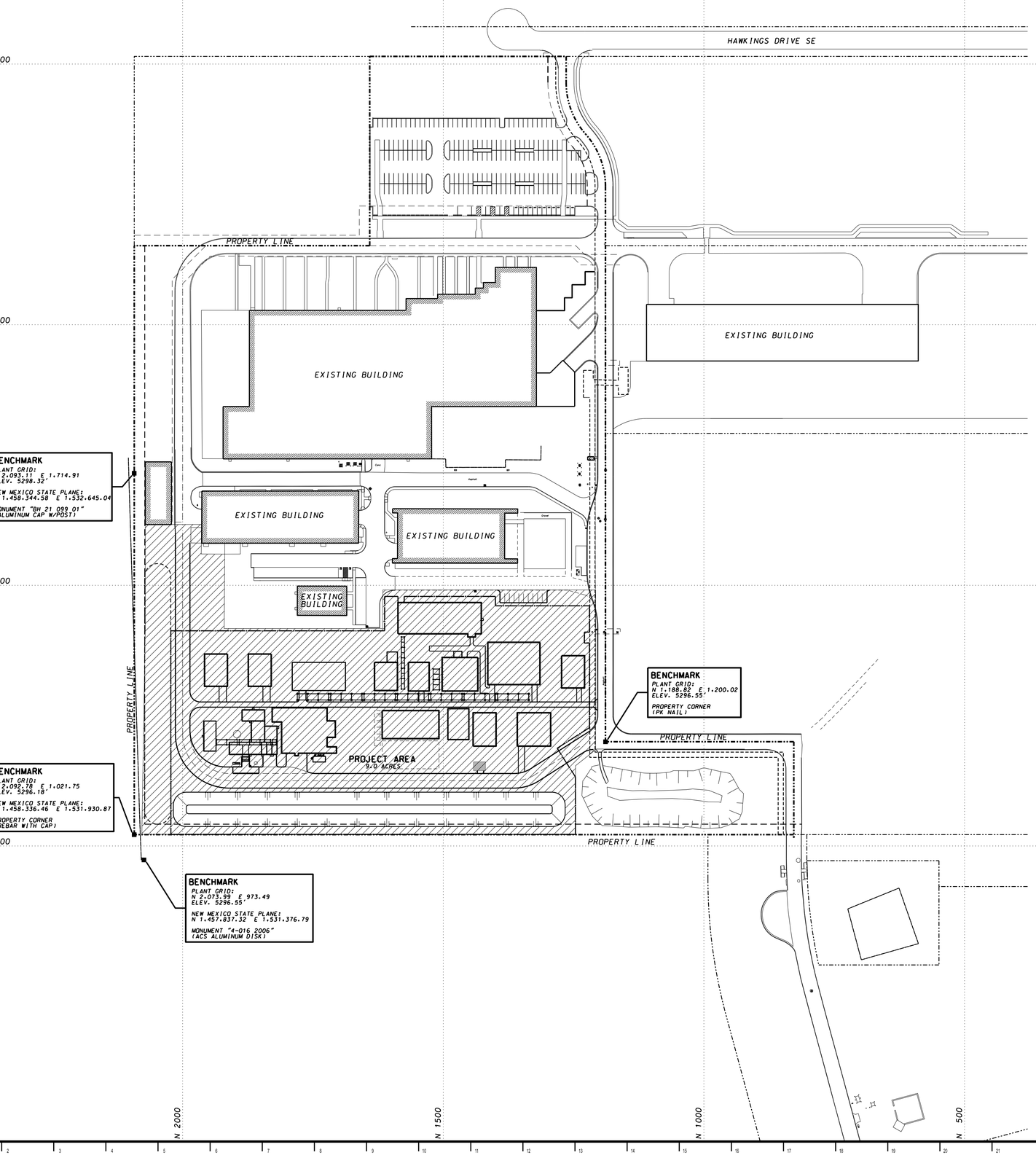
24X36



GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE AND OSHA SAFETY AND CONSTRUCTION PRACTICES AND SHALL BE IN ACCORDANCE WITH ALL PROJECT DOCUMENTS AND PROJECT SPECIFICATION N212-KBR-CV-SPEC-G20-4007.
2. ALL COORDINATES SHOWN ARE BASED UPON THE PLANT COORDINATE SYSTEM. EXISTING PLANT MONUMENTS TO BE USED FOR THIS PROJECT ARE SHOWN.
3. EXISTING TOPOGRAPHY AND THE LOCATION OF EXISTING FACILITIES WITHIN THE PROJECT AREA ARE TAKEN FROM A FIELD SURVEY PERFORMED BY CSI-CARTESIAN SURVEYS INC. OF RIO RANCHO. NM AND DATED JAN. 2024. BALANCE OF EXISTING SITE FACILITIES SHOWN ARE BASED UPON EXISTING SITE DEVELOPMENT DRAWINGS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITHIN THE PROJECT AREA IN THE FIELD PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS. IN THE CONTRACTOR'S OPINION. WOULD RENDER THE PROPOSED DESIGN INEFFECTIVE OR INAPPROPRIATE.
5. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE NOT GUARANTEED. NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WITHIN THE PROJECT AREA ARE SHOWN. THE EXISTENCE OF ALL UNDERGROUND FACILITIES SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR AND CONSTRUCTION MANAGER IN THE FIELD PRIOR TO COMMENCING WORK.
5. A MINIMUM OF THREE (3') FEET SEPARATION FROM EXISTING STRUCTURES OR UTILITIES SHALL BE MAINTAINED WHEN USING POWER EXCAVATING EQUIPMENT. IF THIS SEPARATION CANNOT BE MAINTAINED THE CONTRACTOR SHALL USE HAND EXCAVATING TECHNIQUES TO EXPOSE AND COMPLETELY LOCATE THE EXISTING ITEM PRIOR TO PROCEEDING WITH POWERED EXCAVATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE ALL REQUIRED SHORING ELEMENTS NEEDED TO FACILITATE NEW CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION. NEW UTILITY CONNECTIONS AND RELOCATIONS OR REMOVAL WORK SHALL BE COORDINATED THE APPROPRIATE UTILITY.
7. DO NOT SCALE THE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS. BUILDINGS. STRUCTURES. ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN.
8. CONTRACTOR'S BULK STORAGE AND MATERIAL LAYDOWN WILL BE PERMITTED IN SPECIFIED AREAS ON-SITE AS DESIGNATED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF MATERIALS AND EQUIPMENT AND NO MATERIAL MAY BE STORED IN PUBLIC RIGHT-OF-WAYS OR OTHERWISE IMPEDE ACCESS TO PUBLIC UTILITY COMPONENTS. CLEAN-UP FOR ALL AREAS WILL BE TO AN "AS FOUND" OR BETTER CONDITION IMMEDIATELY FOLLOWING THE PROJECT.
9. MATERIAL DEMOLISHED AND REMOVED SHALL NOT BE DEPOSITED ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSPORT AND DISPOSAL OF MATERIAL AT AN APPROPRIATE RECEIVING FACILITY. DEBRIS SHALL BE HANDLED IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL LAWS.
10. STORM WATER ACCUMULATED IN EXCAVATED AREAS SHALL BE PUMPED TO AN APPROVED FILTRATION DEVICE OR PORTABLE SEDIMENT TANK PRIOR TO RELEASE FROM THE PROJECT AREA.
11. ALL LITTER, CONSTRUCTION DEBRIS AND CHEMICALS EXPOSED TO WEATHER SHALL BE REMOVED PRIOR TO ANTICIPATED RAIN EVENTS OR OTHERWISE PROTECTED SUCH THAT THEY DO NOT BECOME A POLLUTANT SOURCE.
12. ALTERNATE ROUTES OF TRAVEL SHALL BE ESTABLISHED DURING ROAD CLOSURES TO ALLOW SUFFICIENT INGRESS/EGRESS TO EXISTING FACILITIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL ROADS AND PAVED AREAS TO REMOVE DIRT AND/OR CONSTRUCTION DEBRIS CAUSED BY THE WORK.
14. THIS SITE FALLS IN THE AIR SPACE PROTECTION SUB-AREA FOR THE ALBUQUERQUE INTERNATIONAL SUNPORT.

LOCATION PLAN

REFERENCE DRAWINGS & DOCUMENTS:

KPS-SLT-K11-900-1-001	CIVIL KEY PLAN
KPS-SLT-K11-900-1-002	OVERALL SITE PLAN
KPS-SLT-K11-900-1-003	DEMOLITION PLAN
KPS-SLT-K11-900-1-004	LAYOUT PLAN, SHT 1
KPS-SLT-K11-900-1-005	LAYOUT PLAN, SHT 2
KPS-SLT-K11-900-1-006	TYPICAL ROAD CROSS SECTIONS
KPS-SLT-K11-900-1-007	TYPICAL SITE DETAILS
KPS-SLT-K11-900-1-008	GRADING & DRAINAGE PLAN, SHT #1
KPS-SLT-K11-900-1-009	GRADING & DRAINAGE PLAN, SHT #2
KPS-SLT-K11-900-1-010	TYPICAL DRAINAGE DETAILS
KPS-SLT-K11-900-1-011	UNDERGROUND UTILITY PLAN, SHT #1
KPS-SLT-K11-900-1-012	UNDERGROUND UTILITY PLAN & DETAILS
KPS-SLT-K11-900-1-013	UNDERGROUND UTILITY PLAN, SHT #2
N212-KBR-CV-SPEC-G20-4007	CIVIL SPECIFICATION

THE PROFESSIONAL ENGINEER SIGNING AND SEALING THIS DRAWING IS ONLY RESPONSIBLE FOR THE AREA SHOWN HATCHED.

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR ENGINEERING, LLC
601 JEFFERSON STREET
HOUSTON, TX 77002

ZAHEERUDDIN A. MOHAMMED
PROFESSIONAL ENGINEER - NEW MEXICO
LICENSE NO. 26909
EXPIRES 12/31/2025

ZAHEERUDDIN A. MOHAMMED NEW MEXICO 26909 PROFESSIONAL ENGINEER

KBR Kairos Power

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KPSW PROJECT SAGUARO
OVERALL SITE PLAN

DRAWN EJO	CHECKED AS	APPROVED CS	DATE 7-30-24	
SCALE 1" = 100'	DRAWING NUMBER KPS-SLT-K11-900-1-002			REV. 0
PROJ 218356				

ARCH D
24X36

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. ALL COORDINATES SHOWN FOR BASED ON THE PLANT COORDINATE SYSTEM. REFER TO DWG. No. KPS-SLT-K11-900-1-002 FOR BENCHMARK INFORMATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA.
4. ALL WORK IN THE PROJECT AREA MUST BE COORDINATED WITH THE CONSTRUCTION MANAGER TO MINIMIZE ANY INTERRUPTION OF PLANT OPERATIONS OR OTHER CONSTRUCTION ACTIVITES.
5. TOPOGRAPHIC SURVEY WAS PERFORMED DURING SITE CONSTRUCTION OF ADJACENT BUILDINGS AND PRIOR TO NEW BASIN CONSTRUCTION. EXISTING GRADES SHOWN MAY NOT EXACTLY REFLECT FIELD CONDITIONS AT TIME OF THIS CONTRACT EXECUTION.

EXISTING BUILDING FF ELEV. 5300.77'

EXISTING BUILDING FF ELEV. 5301.97'

EXISTING BUILDING FF ELEV. 5301.48'

EXISTING PAVING TO REMAIN

EXISTING FIRE HYDRANT TO REMAIN

EXISTING STORM INLET TO REMAIN

EXISTING STORM INLET TO REMAIN

EXISTING ELECTRICAL HANDHOLE TO REMAIN

EXISTING LIGHT POLE & HANDHOLE TO BE REMOVED

EXISTING CURBING TO BE REMOVED (TYP)

EXISTING PAVING TO BE REMOVED

SAW-CUT EXISTING CURBING AND PAVEMENT N 1,219.20 E 1,221.27

SAW-CUT EXISTING CURBING AND PAVEMENT N 1,207.53 E 1,185.21

EXISTING LIGHT POLES AND HANDHOLES TO BE REMOVED (TYP)

EXISTING CONC. PAVEMENT FENCING AND BOLLARDS TO BE REMOVED (BY OTHERS)

EXISTING ELECTRICAL EQUIPMENT & SLAB TO BE REMOVED (BY OTHERS)

EXISTING BLOCK WALL TO BE REMOVED (BY OTHERS)

EXISTING CONCRETE SPILLWAY TO REMAIN

EXISTING STORMWATER BASIN TO REMAIN

EXISTING STORMWATER BASIN TO BE RECONFIGURED (BY OTHERS) (SEE NOTE #5)

SAW-CUT AND REMOVE EXISTING CURB FOR DEPRESSED CURB INSTALLATION

22.0'

℄ 1,271.25

EXIST. 10' WIDE PNM (ELECT.) EASEMENT

EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT

PROPERTY LINE

PROPERTY LINE

Asphalt

Gravel

Conc

N 1800

N 1600

N 1400

N 1200

E 1200

E 1400

E 1000

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

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KPSW PROJECT SAGUARO DEMOLITION PLAN

DRAWN	EJO	CHECKED	AS	APPROVED	CS	DATE	7-30-24	
SCALE	1" = 30'	DRAWING NUMBER						REV.
PROJ	218356	KPS-SLT-K11-900-1-003						0

ARCH D
24X36

PROPERTY LINE

EXISTING FENCE

EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT

E 1,100 | E 1,200 | E 1,300 | E 1,400 | E 1,500 | E 1,600

FENCE CORNER
N 2,022.50
E 1,022.25

P.I. CURVE
NEW ACCESS ROAD
N 2,000.00
E 1,125.00

N 2,000

P.T. CURVE
STA. 8+89.90

NEW CURBING

FENCE CORNER
N 2,022.50
E 1,412.75

NEW CURBING

41.7'
TRANSITION NEW CURB TO MEET EXISTING CURBING
STA. 12+50.0

EXISTING BUILDING

9+0 | 9+50 | 10+0 | 10+50 | 11+0 | 11+50 | 12+0 | 12+50 | 13+0 | 13+50

NEW ACCESSWAY
STA. 8+11.18
N 2,000.00
E 1,271.25

8+50

8+0

R 104.0'

R 90.0'

R 70.0'

R 20.0' (TYP)

E 1,234.00

E 1,204.00

E 1,194.17

N 1,949.50

N 1,949.50

100
OUTDOOR TANKAGE

14.0'

14.0'

NEW 28' WIDE ACCESS ROAD
Asphalt

EXISTING ACCESS ROAD
Asphalt

30' WIDE MOTORIZED CANTILEVER SLIDE GATE

NEW CURBING

6.2'
TRANSITION NEW CURB TO MEET EXISTING PAVING

Conc.

END OF CURB
STA. 9+70.0

10.0' WIDE CONC. DRIVE (SEE NOTE #3)

N 1.958.00
E 1,768.25

200
STORAGE

EXISTING BUILDING

7+50

P.C. CURVE
STA. 7+48.53

STONE SURFACING (SEE NOTE #4)

N 1.900

EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT

TRUCK UNLOADING
E 1,145.00

N 1,880.33

E 1,261.46

N 1,862.66

7+0

BOLLARD (TYP)

100
OUTDOOR TANKAGE

14.0' | 20.0' | 6.0'

12.0'

6+50

N 1,874.00
E 1,768.25

250
STORAGE

40.0'

40.3'

10.0' WIDE CONC. DRIVE (SEE NOTE #3)

℄ NEW 10' WIDE ACCESSWAY
Asphalt 7+0

STONE SURFACING (SEE NOTE #4)

14.0' | 26.0'

N 1,802.92

STA. 6+34.5

R 60.0'

E 1,179.17

PIPE BRIDGE

E 1,280.00

E 1,292.00

N 1,789.72
E 1,369.25

1

R 5.0' (TYP)

N 1,780.00

300
OUTDOOR PROCESS EQUIPMENT

℄ NEW ACCESSWAY
STA. 5+81.17

6+0

℄ NEW 28' WIDE ACCESS ROAD
Asphalt

R 50.0'

STA. 5+82.2

12.0' ACCESSWAY

800
COOLING TOWER & CHILLER UNIT

5+50

END OF CURBING
STA. 5+50.0

36.2'

N 1,700

PROPERTY LINE

NEW CURBING

NEW CURBING

STONE SURFACING (SEE NOTE #4)

5+0

PIPE BRIDGE

STONE SURFACING (SEE NOTE #4)

℄ NEW CONC. WALK
STA. 4+53.5

6.0' CONC. WALK (TYP)

1

7' HIGH CHAIN LINK FENCE (TYP)

29.6'

PARKING AREA
Gravel

EXISTING ACCESS ROAD
Asphalt

EXISTING BUILDING

Gravel

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. ALL COORDINATES SHOWN FOR BASED ON THE PLANT COORDINATE SYSTEM. REFER TO DWG. No. KPS-SLT-K11-900-1-002 FOR BENCHMARK INFORMATION.
3. 10' WIDE CONCRETE ACCESS DRIVE SHALL BE CENTERED ON BUILDING OPENING.
4. LIMITS OF STONE SURFACING TO BE DETERMINED BY THE OWNER

KBR ENGINEERING COMPANY
601 JEFFERSON STREET
HOUSTON, TX 77002
NM SCC NUMBER 1570407

ZAHEERUDDIN A. MOHAMMEND
PROFESSIONAL ENGINEER - NEW MEXICO
LICENSE NO. 26909
EXPIRES 12/31/2025

ZAHEERUDDIN A. MOHAMMED
NEW MEXICO
26909
PROFESSIONAL ENGINEER

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
1	9-24-24	REV. UNIT 800 & CONC. WALK WIDTH	EJO	AS	ZM
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR | Kairos Power

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KPSW PROJECT SAGUARO
LAYOUT PLAN
SHEET #1

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
1" = 20'	KPS-SLT-K11-900-1-004	1
PROJ 218356		

ARCH D
24X36

MATCH LINE (N 1,640.0)

SEE DWG. No. KPS-SLT-K11-900-1-005 FOR CONTIN.

MATCH LINE (N 1.640.0)

SEE DWG. No. KPS-SLT-K11-900-1-004 FOR CONTIN.

EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT

NEW 28' WIDE ACCESS ROAD
Asphalt

NEW 10' WIDE ACCESSWAY
Asphalt

EXISTING ACCESS ROAD
Asphalt

EXISTING ACCESS ROAD
Gravel

EXISTING BUILDING

Conc

Gravel

Conc

Gravel

Conc

EXIST. 10' WIDE PNM (ELECT.) EASEMENT

EXISTING STORMWATER BASIN TO REMAIN

EXISTING ROADWAY
Asphalt

PROPERTY LINE

900 ELECTRICAL ROOM

400 OUTDOOR PROCESS EQUIPMENT

800 UTILITIES BUILDING

150 OUTDOOR TANKAGE

800 BOILER

900 ADMINISTRATION BUILDING

600 OUTDOOR STORAGE

600 INDOOR PROCESS EQUIPMENT

500 INDOOR PROCESS EQUIPMENT

950 INDOOR PROCESS EQUIPMENT

750 STORAGE

925 MAINTENANCE

CANOPY AREA

GRAVEL PARKING AREA

PIPE BRIDGE

STONE SURFACING (SEE NOTE #4)

10.0' WIDE CONC. DRIVE (SEE NOTE #3)

6.0' CONC. WALK (TYP)

SEE NOTE #5 (TYP.)

10.0' ACCESSWAY

76.0'

22.8'

12.5'

18.0'

4.5'

6.0'

9.0'

24.0'

90.0'

7' HIGH CHAIN LINK FENCE (TYP)

BOLLARD (TYP)

14.0' 14.0'

30.5'

40.5'

24.7'

41.5'

21.5'

19.3'

10.0'

4.8'

20.9'

P.C. CURVE STA. 2+02.89

P.I. CURVE NEW ACCESS ROAD N 1.342.50 E 1.125.00

P.C. CURVE STA. 1+60.35

30' WIDE MOTORIZED CANTILEVER SLIDE GATE

14' WIDE DOUBLE SWING GATE

EXISTING CURB TO REMAIN (TYP)

NEW PNM ELECTRICAL UTILITY EASEMENT

NEW ACCESS ROAD STA. 0+00.00 N 1,188.82 E 1,222.90

NEW ACCESSWAY STA. 0+00.00 N 1,188.82 E 1,271.25

FENCE CORNER N 1.612.50 E 1.412.75

FENCE CORNER N 1.612.50 E 1.460.50

FENCE CORNER N 1,595.00 E 1,460.50

FENCE CORNER N 1.471.50 E 1.478.75

FENCE CORNER N 1.471.50 E 1.467.00

FENCE CORNER N 1.400.00 E 1.462.50

FENCE CORNER N 1.400.00 E 1.478.75

FENCE CORNER N 1.219.5 E 1.410.5

FENCE CORNER N 1.219.5 E 1.462.50

FENCE CORNER N 1.219.5 E 1.227.0

FENCE CORNER N 1.281.5 E 1.187.5

FENCE CORNER N 1.246.50 E 1.022.25

FENCE CORNER N 1.246.50 E 1.132.57

FENCE CORNER N 1.229.50 E 1.388.75

FENCE CORNER N 1.229.5 E 1.410.5

FENCE CORNER N 1.219.50 E 1.388.75

N 1.631.95 E 1.352.25

N 1.618.83 E 1.261.25

N 1.614.83 E 1.211.92

N 1.567.00 E 1.363.45

N 1.339.50

N 1.519.45

N 1.507.45

N 1.502.25 E 1.361.75

N 1.490.58 E 1.263.75

N 1.442.75 E 1.167.50

N 1.442.75 E 1.258.00

N 1.342.25 E 1.258.00

N 1.336.00

N 1.292.00 E 1.280.00

N 1.273.00 E 1.365.00

N 1.414.50 E 1.390.75

N 1.391.25

N 1.294.50 E 1.455.75

N 1.580.45

N 1.574.45

N 1.595.00 E 1.467.00

N 1.401.00

E 1.100

E 1.200

E 1.300

E 1.400

E 1.500

E 1.600

N 1.600

N 1.500

N 1.400

N 1.300

N 1.200

4+50

4+0

3+50

3+0

2+50

2+0

1+50

1+0

0+50

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. ALL COORDINATES SHOWN FOR BASED ON THE PLANT COORDINATE SYSTEM. REFER TO DWG. No. KPS-SLT-K11-900-1-002 FOR BENCHMARK INFORMATION.
3. 10' WIDE CONCRETE ACCESS DRIVE SHALL BE CENTERED ON BUILDING OPENING.
4. LIMITS OF STONE SURFACING TO BE DETERMINED BY THE OWNER
5. DOOR PAD SIZE AND LOCATIONS AND SIDEWALK LOCATION SHALL BE ADJUSTED AS REQUIRED TO MEET FINAL BUILDING DESIGN AND DOOR LOCATIONS.

KBR ENGINEERING COMPANY
601 JEFFERSON STREET
HOUSTON, TX 77002
NM SCC NUMBER 1570407

ZAHEERUDDIN A. MOHAMMEND
PROFESSIONAL ENGINEER - NEW MEXICO
LICENSE NO. 26909
EXPIRES 12/31/2025

ZAHEERUDDIN A. MOHAMMED NEW MEXICO 26909 PROFESSIONAL ENGINEER

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
1	9-24-24	GENERAL REVISION: REV. BLDG SIZE & LOCATION OF 150, 600, 800, 900 & 950, REV. FENCE, ADDED BLDG. 925,	EJO	AS	ZM
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR

Kairos Power

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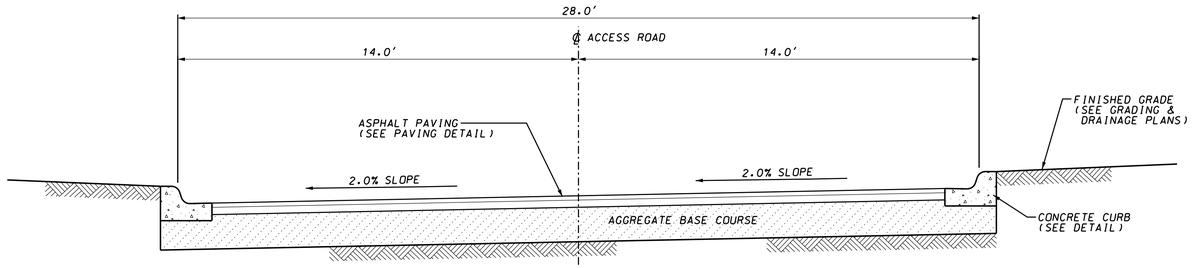
KPSW PROJECT SAGUARO
LAYOUT PLAN
SHEET #2

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
1" = 20'	KPS-SLT-K11-900-1-005	1

PROJ 218356

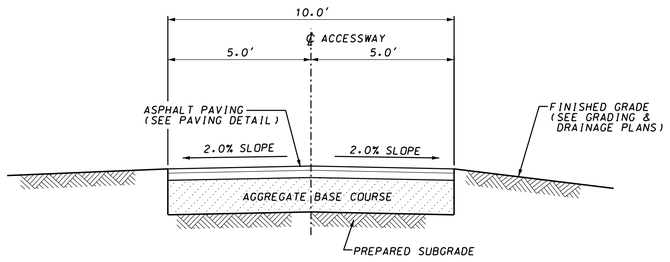
ARCH D
24X36



STA. 0+40.0 TO STA. 5+50.0

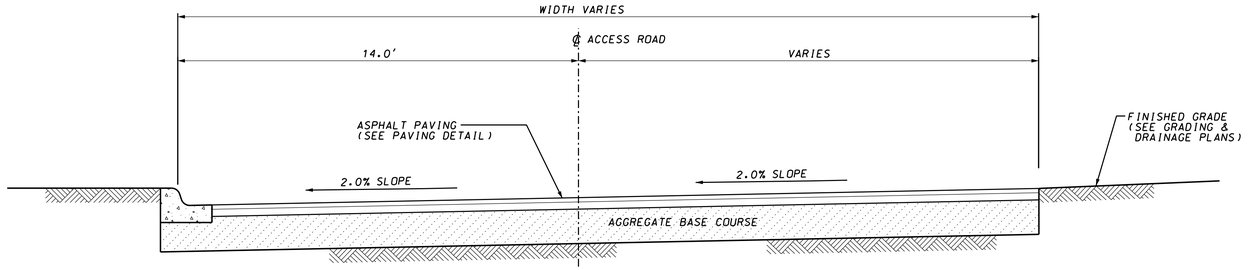
ACCESS ROAD CROSS SECTION

SCALE: ¼" = 1'-0" (SEE NOTE *2)



ACCESSWAY CROSS SECTION

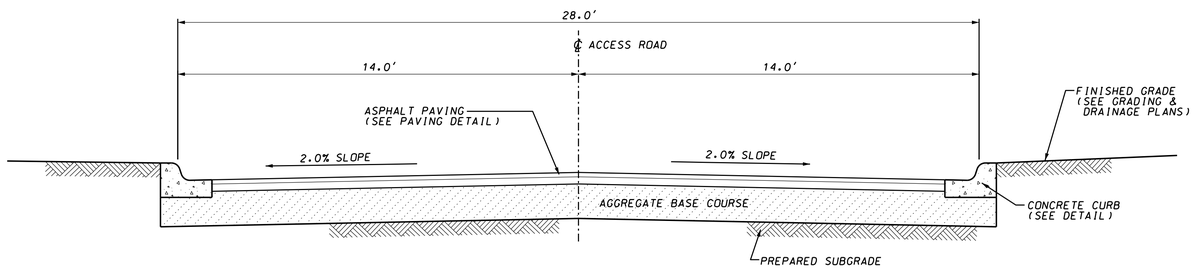
SCALE: ¼" = 1'-0" (SEE NOTE *2)



STA. 5+50.0 TO STA. 9+00.0

ACCESS ROAD CROSS SECTION

SCALE: ¼" = 1'-0" (SEE NOTE *2)



STA. 9+50.0 TO STA. 12+50.0

ACCESS ROAD CROSS SECTION

SCALE: ¼" = 1'-0" (SEE NOTE *2)

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. REFER TO DRAWING No. KPS-SLT-K11-900-1-007 FOR TYPICAL SITE DETAILS.
3. ROAD CROSS SLOPE SHALL WARP AT STA. 0+40.0 AND AT STA. 12+50.0 TO MEET THE ELEVATION OF EXISTING PAVING TO REMAIN.

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR Kairos Power

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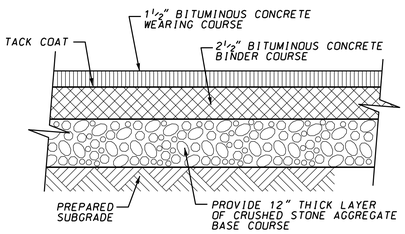
KPSW PROJECT SAGUARO
TYPICAL ROAD CROSS SECTIONS

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

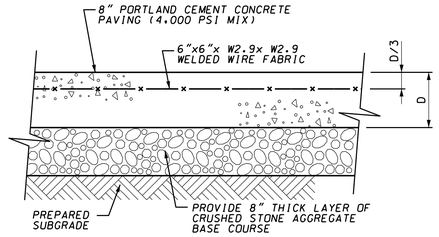
SCALE	DRAWING NUMBER	REV.
AS NOTED	KPS-SLT-K11-900-1-006	0

PROJ 218356

ARCH D
24X36



TYPE 1
ASPHALT PAVING

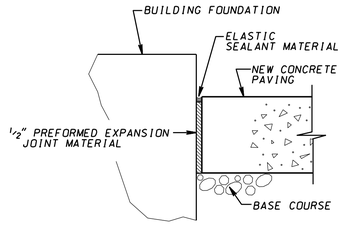


TYPE 2
CONCRETE PAVING

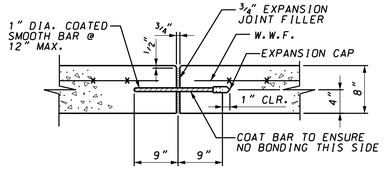
NOTES:

1. THE SUBGRADE SHOULD BE PROOF-ROLLED TO DETECT ANY SOFT OR LOOSE SURFACE ZONES AND TO COMPACT ON GRADE PRIOR TO SPREADING THE AGGREGATE BASE COURSE. ANY UNSTABLE SOILS WHICH ARE DETECTED BY THE PROOF-ROLLING, AND WHICH CANNOT BE STABILIZED BY ADDITIONAL COMPACTION, SHOULD BE EXCAVATED TO STABLE SOIL OR TO A MAXIMUM DEPTH OF 2 FEET, WHICHEVER OCCURS FIRST AND REPLACED WITH COMPACTED STRUCTURAL FILL. METHODS & MATERIALS OF CONSTRUCTION SHALL BE PER THE PROJECT SPECIFICATION.
2. ASPHALT PAVING SHALL BE PLACED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. USE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) MAY BE USED AS AN APPROVED ALTERNATE.

TYPICAL PAVING DETAILS
NOT TO SCALE



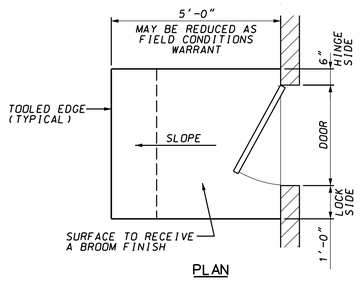
TYPICAL ISOLATION JOINT DETAIL
NOT TO SCALE

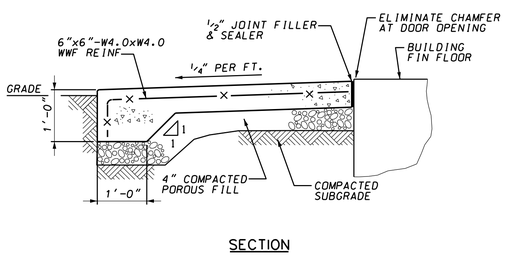


TYPICAL EXPANSION or CONSTRUCTION JOINT DETAIL
NOT TO SCALE

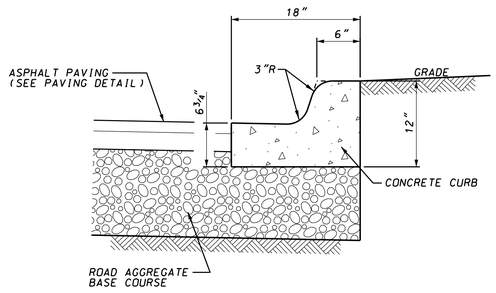
TYPICAL CONTRACTION or CONTROL JOINT DETAIL
NOT TO SCALE

TYPICAL LAP DETAIL FOR WELDED WIRE FABRIC
NOT TO SCALE





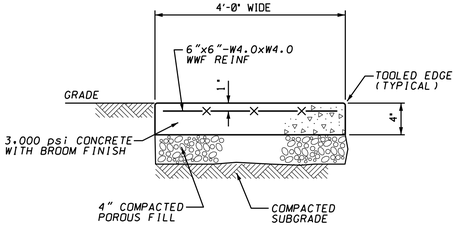
TYPICAL DOOR PAD DETAIL
NOT TO SCALE



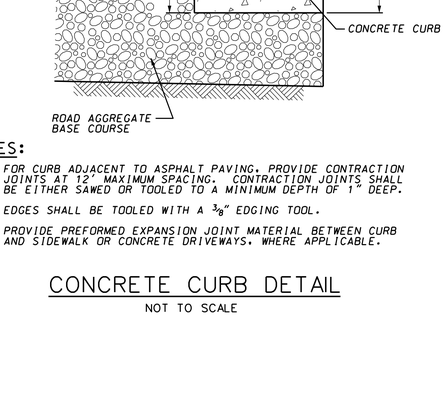
NOTES:

1. FOR CURB ADJACENT TO ASPHALT PAVING, PROVIDE CONTRACTION JOINTS AT 12' MAXIMUM SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED TO A MINIMUM DEPTH OF 1" DEEP.
2. EDGES SHALL BE TOOLED WITH A ⅜" EDGING TOOL.
3. PROVIDE PREFORMED EXPANSION JOINT MATERIAL BETWEEN CURB AND SIDEWALK OR CONCRETE DRIVEWAYS, WHERE APPLICABLE.

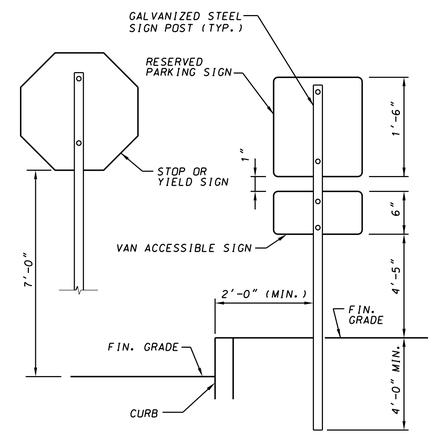
CONCRETE CURB DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



GUARD POST (BOLLARD) DETAIL
NOT TO SCALE



ELEVATION

STANDARD SIGN DETAILS
NOT TO SCALE

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.

SIGNS:

1. ALL SIGNS SHALL BE REFLECTORIZED.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS".
3. TWO PIECE STEEL POSTS SHALL BE EMBEDDED 3'-8" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MAX.
4. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING.
5. BOLTS SHALL NOT PROTRUDE MORE THAN ¾" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
6. THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE:

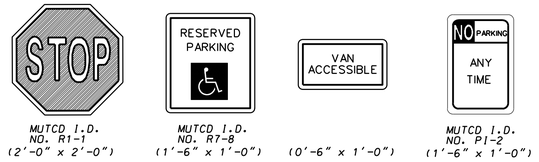
   EDGE OF PAVEMENT TO BOTTOM OF SIGN AS PER SECTION 2A-23 OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS".

   GROUNDLINE TO BOTTOM OF SIGN SHALL BE 7 FEET.

   FOR SINGLE POST INSTALLATIONS, THE MINIMUM DISTANCE FROM GROUNDLINE TO THE TOP OF SIGN MUST BE 9 FEET.
7. ALL SIGNS DISPLACED BY CONSTRUCTION SHALL BE RESET OR RELOCATED TO AN APPROPRIATE LOCATION IF SIGN IS STILL APPLICABLE.
8. ANY NEW SIGN OR EXISTING SIGN IN THE PROJECT AREA THAT IS INCONSISTANT WITH THE NORMAL FLOW OF TRAFFIC SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

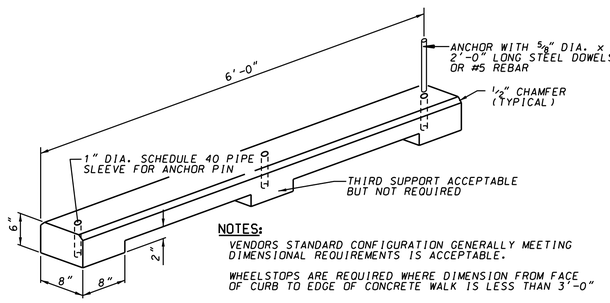
PAVEMENT STRIPPING:

1. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACES, ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED A REFLECTIVE "BRIGHT BLUE".
2. PEDESTRIAN CROSSING LINES SHALL BE SOLID WHITE LINES MARKING BOTH EDGES OF THE CROSSWALK. LINES SHALL BE NOT LESS THAN SIX (6") INCHES WIDE AND NOT FURTHER THAN SIX (6') FEET APART. LINES ON BOTH SIDES OF THE CROSSWALK SHALL EXTEND ACROSS THE FULL LENGTH OF THE PAVEMENT. WHEN A CROSSWALK IS INDICATED AT A STOP SIGN THERE SHALL BE A FOUR (4') FEET GAP BETWEEN THE STOP LINE AND THE PEDESTRIAN CROSSING.



NOTE:
SIGNAGE SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE "AMERICANS WITH DISABILITIES ACT".

TYPICAL SIGN DETAILS
NOT TO SCALE



NOTES:
VENDORS STANDARD CONFIGURATION GENERALLY MEETING DIMENSIONAL REQUIREMENTS IS ACCEPTABLE.

WHEELSTOPS ARE REQUIRED WHERE DIMENSION FROM FACE OF CURB TO EDGE OF CONCRETE WALK IS LESS THAN 3'-0"

CONCRETE WHEELSTOP DETAIL
NOT TO SCALE

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR Kairos Power

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KPSW PROJECT SAGUARO
TYPICAL SITE DETAILS

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
AS NOTED	KPS-SLT-K11-900-1-007	0

PROJ 218356

ARCH D
24X36

BENCHMARK
PLANT GRID:
N 2,092.78 E 1,021.75
ELEV. 5296.18'

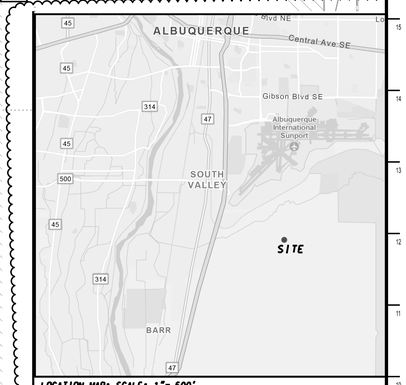
NEW MEXICO STATE PLANE:
N 1,458,336.46 E 1,531,930.87

PROPERTY CORNER
(REBAR WITH CAP)

PROPERTY LINE
EXISTING FENCE
EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT
POTENTIAL SPOIL DISPOSAL AREA
EXISTING BUILDING
MATCH EXISTING CURB AND PAVEMENT ELEVATION AT THIS LOCATION
RIPRAP APRON (TYP) SEE DETAIL ON DWG. No. KPS-SLT-K11-900-1-010
FLARED END SECTION INVERT ELEV. 5288.5' (BY OTHERS)
TOP OF BASIN ELEV. 5297.5'
HIGH POINT 5298.71 STA. 9+00.0
TC:5298.94 FL:5298.44
CATCH BASIN "A" GRATE ELEV. 5297.25' (SEE NOTE #3 TYP.)
12" Corr. HDPE @ 0.50% SLOPE
ACCESSWAY PAVING ELEVATION TO MATCH ACCESS ROAD FLOW LINE
STORM MANHOLE "3" RIM ELEV. 5299.0'
CATCH BASIN "B" GRATE ELEV. 5297.25'
EXISTING 30" Corr. HDPE @ 0.40% SLOPE (SEE NOTE #4)
EXISTING 24" RCP
SPILLWAY "S1" T.O.C. ELEV. 5297.55' (SEE NOTE #3 TYP.)
LOW POINT 5297.83 STA. 7+89.0
80 LF - 6" Corr. HDPE @ 1.0% SLOPE
100 OUTDOOR TANKAGE
HOLD
200 STORAGE FIN. FLOOR ELEV. 5299.50'
EX. STORM MANHOLE "2" RIM ELEV. 5298.0' (SEE NOTES #3 & #4)
EXISTING BUILDING FIN. FLOOR ELEV. 5300.77'
CATCH BASIN "C" GRATE EL. 5298.75'
43 LF - 12" Corr. HDPE @ 0.74% SLOPE
CATCH BASIN "D" GRATE ELEV. 5298.75' (SEE NOTE #3 TYP.)
62 LF - 15" Corr. HDPE @ 0.81% SLOPE
34 LF - 6" Corr. HDPE @ 1.0% SLOPE
22 LF - 6" Corr. HDPE @ 1.0% SLOPE
TRUCK SPOT H.P. ELEV. 5299.0'
HIGH POINT 5298.67 STA. 6+86.0
68 LF - 6" Corr. HDPE @ 1.0% SLOPE
81 LF - 12" Corr. HDPE @ 0.93% SLOPE
CATCH BASIN "F" GRATE ELEV. 5299.50'
250 STORAGE FIN. FLOOR ELEV. 5300.50'
EX. 12" PVC @ 1.0% SLOPE (SEE NOTE #4)
CATCH BASIN "E" GRATE ELEV. 5298.75'
PROPOSED GRADE OF ADJACENT PROJECT (SEE NOTE #2)
TC:5300.60 FL:5300.10
EXISTING 12" PVC @ 1.0% SLOPE (SEE NOTE #4)
300 OUTDOOR PROCESS EQUIPMENT T/GRATING ELEV. 5302.0'
HIGH POINT 5300.50
800 COOLING TOWER & CHILLER UNIT H.P. SLAB ELEV. 5301.0'
EXISTING BUILDING FIN. FLOOR ELEV. 5301.48'
PARKING AREA Gravel
EXISTING ACCESS ROAD Asphalt
SPILLWAY "S2" T.O.C. ELEV. 5297.55' (SEE NOTE #3 TYP.)
LOW POINT 5297.83 STA. 5+90.0
EXISTING STORMWATER BASIN TOP ELEV. 5297.50 BOTTOM ELEV. 5288.50 (BY OTHERS) KPS-SLT-K11-900-1-009
END OF CURB TC:5298.87 FL:5298.37
SWALE
164 LF - 12" Corr. HDPE @ 1.77% SLOPE
FLARED END SECTION INVERT ELEV. 5293.0'
CATCH BASIN "H" GRATE ELEV. 5298.70' (SEE NOTE #3 TYP.)
34 LF - 12" Corr. HDPE @ 0.67% SLOPE
TRENCH DRAIN "T1"
PORTION OF EXISING PIPE TO REMAIN
EX. STORM MANHOLE "1" RIM ELEV. 5299.5' (SEE NOTES #3 & #4)
EXISTING STORM INLET GRATE ELEV. 5299.58' (SEE NOTES #3 & #4)
EX. 12" PVC
EXISTING 10" PVC @ 1.0% SLOPE
SEE NOTE #2
Conc.
Gravel

N 2,000
N 1,900
N 1,800
N 1,700
E 1,100
E 1,200
E 1,300
E 1,400
E 1,500
E 1,600
9+0
9+50
10+0
10+50
11+0
11+50
12+0
12+50
13+0
13+50
7+50
8+0
8+50
7+0
6+50
6+0
5+50
5+0

MATCH LINE (N 1,640.0)
SEE DWG. No. KPS-SLT-K11-900-1-009 FOR CONTIN.



LOCATION MAP: SCALE: 1"= 500'

FOR NOTES REFER TO DWG. KPS-SLT-K11-900-1-009

LEGAL DESCRIPTION
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK I)) CONT 16.4161 AC & TR D-3 PLAT OF TACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK I) (A SUBDIVISION OF TRACT D MESA DEL SOL (TIOVATION PARK I)) CONT 12.0217 AC.

KBR ENGINEERING COMPANY
601 JEFFERSON STREET
HOUSTON, TX 77002
NM SCC NUMBER 1570407

ZAHEERUDDIN A. MOHAMMEND
PROFESSIONAL ENGINEER - NEW MEXICO
LICENSE NO. 26909
EXPIRES 12/31/2025

ZAHEERUDDIN A. MOHAMMED NEW MEXICO 26909 PROFESSIONAL ENGINEER

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
2	02-12-25	REV. PER CITY COMMENTS DATED 02-06-25	EJO	AS	ZM
1	11-15-24	REV. GRADING/DRAINAGE AT UNIT 100 & 300	EJO	AS	ZM
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR
Kairos Power

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KPSW PROJECT SAGUARO GRADING & DRAINAGE PLAN SHEET #1

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
1" = 20'	KPS-SLT-K11-900-1-008	2
PROJ 218356		

ARCH D
24X36

MATCH LINE (N 1,640.0)

SEE DWG. No. KPS-SLT-K11-900-1-008 FOR CONTIN.

EXIST. 20' WIDE ABCWUA WATERLINE EASEMENT

EXISTINGSTORMWATER BASIN
TOP ELEV. 5297.50
BOTTOM ELEV. 5288.50
SEE DWG. NO. #4

3

TC:5299.50
FL:5299.00

TC:5299.50
FL:5299.00

TC:5300.06
FL:5299.56

HIGH POINT
5299.28
STA. 4+04.0

TC:5299.50
FL:5299.00

TC:5299.06
FL:5298.56

TC:5297.91
FL:5297.41

TC:5297.35
FL:5296.85

LOW POINT
5299.30
STA. 4+51.0

HIGH POINT
5300.25
STA. 3+45.0

HIGH POINT
5299.50
STA. 1+20.0

HIGH POINT
5298.28
STA. 1+60.0

HIGH POINT
TC:5298.50
FL:5298.00

LOW POINT
5297.83
STA. 2+18.0

HIGH POINT
5301.30

CATCH BASIN "G"
GRATE ELEV. 5298.70'

CATCH BASIN "K"
GRATE ELEV. 5298.25'

CATCH BASIN "J"
GRATE ELEV. 5298.00'

400
OUTDOOR PROCESS EQUIPMENT
T/GRATING
ELEV. 5302.19'

900
ELECTRICAL ROOM
FIN. FLOOR
ELEV. 5301.50'

800
UTILITIES BUILDING
FIN. FLOOR
ELEV. 5301.50'

900
ADMINISTRATION BUILDING
FIN. FLOOR
ELEV. 5301.50'

150
OUTDOOR TANKAGE
H.P. SLAB
ELEV. 5300.50'

800
BOILER
FIN. FLOOR
ELEV. 5301.50'

600
INDOOR PROCESS EQUIPMENT
FIN. FLOOR
ELEV. 5300.0'

500
INDOOR PROCESS EQUIPMENT
FIN. FLOOR
ELEV. 5301.0'

950
INDOOR PROCESS EQUIPMENT
FIN. FLOOR
ELEV. 5300.0'

600
OUTDOOR STORAGE

750
STORAGE
FIN. FLOOR
ELEV. 5299.50'

925
MAINTENANCE
FIN. FLOOR
ELEV. 5300.75'

SPILLWAY "S3"
T.O.C. ELEV. 5297.55'
(SEE NOTE #3 TYP.)

FLARED END SECTION
INVERT ELEV. 5293.0'

TOP OF BASIN
ELEV. 5297.5'

164 LF - 12" Corr. HDPE @ 1.52% SLOPE

27 L.F. - 12" Corr.
HDPE @ 0.75% SLOPE

TRENCH DRAIN "T2"

TRENCH DRAIN "T3"
(SEE NOTE #3 TYP.)

TRENCH DRAIN "T4"

SWALE

MATCH EXISTING CURB AND PAVEMENT ELEVATION AT SAW-CUT LOCATION

EXISTING CURB TO REMAIN (TYP)

EXISTING ROADWAY
Asphalt

EXISTING 8" PVC @ 1.0% SLOPE

EXISTING ACCESS ROAD
Asphalt

PROPOSED GRADE OF ADJACENT PROJECT (SEE NOTE #2)

SEE NOTE #2

EXISTING BUILDING
FIN. FLOOR
ELEV. 5301.97'

EXISTING ACCESS ROAD
Gravel

EXISTING STORM INLET
GRATE ELEV. 5299.20'

GRAVEL PARKING AREA

PROPOSED GRADE OF ADJACENT PROJECT (SEE NOTE #2)

EXIST. 10' WIDE PNM (ELECT.) EASEMENT

PROPERTY LINE

BC=5298.00'
FL=5297.50'

N 1.600
N 1.500
N 1.400
N 1.300
N 1.200
E 1,100
E 1,200
E 1,300
E 1,400
E 1,500

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. TOPOGRAPHIC SURVEY WAS PERFORMED DURING SITE CONSTRUCTION OF ADJACENT BUILDINGS. EXISTING GRADES MAY NOT EXACTLY REFLECT FIELD CONDITIONS. SEE NOTE #3 ON DWG. No. KPS-SLT-K11-900-1-002.
3. REFER TO DRAWING No. KPS-SLT-K11-900-1-010 FOR DRAINAGE STRUCTURE SCHEDULE AND DETAILS.
4. EXISTING RETENTION POND AND 30" PIPING. RETENTION POND DIMENSIONS, PIPE SIZE AND SLOPE SHOWN ARE TAKEN FROM CITY OF ALBUQUERQUE (COA) APPROVED GRADING AND DRAINAGE PLAN, SHEET No. GR-1 BY TIERRA WEST, LLC OF ALBUQUERQUE, NM
5. RETENTION POND SURFACE DISTURBED BY SPILLWAY OR CULVERT INSTALLATION SHALL BE STABILIZED PER COA SPECIFICATION 1013 (SEEDING).
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STORM RUN-OFF ON SITE DURING CONSTRUCTION.
7. THIS SITE IS LOCATED IN FLOOD ZONE "X" DESIGNATED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEMA FIRM MAP 35001C0363G DATED SEPTEMBER 26, 2008- PANEL 363 OF 825.
8. REFER TO DWG. KPS-SLT-K11-900-1-008 FOR LEGAL DESCRIPTION, LOCATION MAP AND BENCHMARK INFORMATION.

HOLD LOG:

01 FINAL CONNECTION DETAILS: SECONDARY CONTAINMENT CLEAN WATER DRAINAGE MULTIPLE LOCATIONS

KBR ENGINEERING COMPANY
601 JEFFERSON STREET
HOUSTON, TX 77002
NM SCC NUMBER 1570407

ZAHEERUDDIN A. MOHAMMEND
PROFESSIONAL ENGINEER - NEW MEXICO
LICENSE NO. 26909
EXPIRES 12/31/2025

ZAHEERUDDIN A. MOHAMMED
NEW MEXICO
26909
PROFESSIONAL ENGINEER

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
3	02-12-25	REV. PER CITY COMMENTS DATED 02-06-25	EJO	AS	ZM
2	11-15-24	REV. GRADING/DRAINAGE AT UNIT 150, 600 & 900	EJO	AS	ZM
1	9-24-24	GENERAL REVISION: REV. SITE GRADING & DRAINAGE FOR BLDGS. 150, 600, 800, 900, 925 & 950.	EJO	AS	ZM
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR

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KPSW PROJECT SAGUARO GRADING & DRAINAGE PLAN SHEET #2

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
1" = 20'	KPS-SLT-K11-900-1-009	3

PROJ 218356

ARCH D
24X36

STORM MANHOLE SCHEDULE

NAME	TYPE	COVER	LOCATION NORTH	LOCATION EAST	RIM ELEV	INLET PIPE DIA	INLET INVERT ELEV	OUTLET PIPE DIA	OUTLET INVERT ELEV	PLAN DWG. No.	REMARKS
1	2	A	1646.6	1402.0	5299.50	12"	5292.90	12"	5292.85	900-1-008	INSTALLED BY OTHERS
2	1	A	1965.4	1402.0	5298.00	12"	5289.85			900-1-008	INSTALLED BY OTHERS
						12"	5294.20				NEW CULVERT @ EX. MANHOLE
						24"	5289.90	30"	5289.80		INSTALLED BY OTHERS
3	5	A	1965.4	1285.0	5299.00	8"	5297.00			900-1-008	NEW MANHOLE
						15"	5295.25				
						30"	5289.34	30"	5289.32		INSTALLED BY OTHERS

CATCH BASIN SCHEDULE

NAME	TYPE	COVER	LOCATION NORTH	LOCATION EAST	GRATE ELEV	INLET PIPE DIA	INLET INVERT ELEV	OUTLET PIPE DIA	OUTLET INVERT ELEV	PLAN DWG. No.	REMARKS
A	3	D	2012.5	1415.0	5297.25			12"	5294.75	900-1-008	
B	3	D	1987.5	1415.0	5297.25	12"	5294.55	12"	5294.50	900-1-008	
C	4	C	1900.0	1238.5	5298.75	6"	5296.75	12"	5296.25	900-1-008	
D	4	C	1900.0	1285.0	5298.75	12"	5296.00			900-1-008	
						12"	5296.00	15"	5295.75		
E	4	C	1874.0	1402.0	5298.75	12"	5290.75	12"	5290.70	900-1-008	NEW STRUCTURE @ EX. CULVERT
F	4	C	1815.5	1285.0	5299.50			12"	5297.00	900-1-008	
G	4	C	1637.5	1256.3	5298.70			12"	5296.20	900-1-009	
H	4	C	1622.0	1286.0	5298.70	12"	5296.00	12"	5295.90	900-1-009	
J	4	C	1385.0	1256.3	5298.70			12"	5295.75	900-1-009	
K	4	C	1385.0	1286.0	5298.70	12"	5296.00	12"	5295.50	900-1-009	

TRENCH DRAIN SCHEDULE

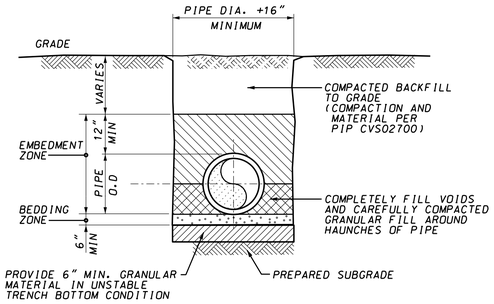
NAME	LOCATION NORTH	LOCATION EAST	TRENCH WIDTH	TRENCH LENGTH	GRATE ELEV	INLET INVERT ELEV	OUTLET INVERT ELEV	PLAN DWG. No.	REMARKS
T1	1642.3	1286.0	12"	4'	5299.35	5298.92	5298.88	900-1-008	ADJUST LOCATION WITH CONCRETE WALK OR DRIVE
T2	1965.4	1286.0	12"	10'	5298.00	5298.50	5298.37	900-1-009	
T3	1325.0	1286.0	12"	10'	5299.80	5298.60	5298.50	900-1-009	

NOTES

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. PRECAST CONCRETE MANHOLE SHALL BE ROUND CONFORMING TO THE REQUIREMENTS SPECIFIED IN THE LATEST EDITION OF ASTM C478. MINIMUM INSIDE CLEAR DIMENSION SHALL BE 48 INCHES. IN ADDITION TO LATERAL LOADS DUE TO EARTH PRESSURE, MANHOLES SHALL BE DESIGNED FOR AASHTO HS20-44 TRUCK LOADING, INCLUDING IMPACT.
3. PRECAST CONCRETE CATCH BASINS SHALL BE EITHER ROUND OR SQUARE, CONFORMING TO THE REQUIREMENTS SPECIFIED IN THE LATEST EDITION OF ASTM C478 OR C913, RESPECTIVELY MINIMUM INSIDE CLEAR DIMENSION SHALL BE 48 INCHES, UNLESS OTHERWISE NOTED. IN ADDITION TO LATERAL LOADS DUE TO EARTH PRESSURE, CATCH BASINS SHALL BE DESIGNED FOR AASHTO HS20-44 TRUCK LOADING, INCLUDING IMPACT.
4. HEAVY-DUTY FRAME AND GRATE/COVER SHALL BE AS MANUFACTURED BY EAST JORDON IRON WORKS OF SMYRNA, GEORGIA OR ENGINEER APPROVED EQUAL. MANHOLE COVER AND CATCH BASIN GRATE TYPES SHALL BE AS FOLLOWS:

   TYPE A: MODEL No. 1020 TYPE 'A' MANHOLE SOLID COVER & FRAME FURNISHED WITH CAST-IN LETTERING READING "STORM"
   TYPE B: MODEL No. 1720 CATCH BASIN INLET FRAME & TYPE 'P' CONCAVE GRATE
   TYPE C: MODEL No. 5370 SQUARE CATCH BASIN INLET FRAME & GRATE
   TYPE D: MODEL No. 7075 CURB INLET FRAME, TYPE 'M1' GRATE & ADJUSTABLE CURB BOX

5. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
6. HEIGHT OF INTERMEDIATE RISER SECTION VARY FROM 1' TO 4'.
7. PIPES TO CATCH BASIN JOINTS SHALL BE COMPLETELY SEALED AS TO NOT ALLOW ANY GROUNDWATER INTRUSION.
8. MANHOLE STEPS SHALL BE ORIENTED SO AS NOT TO INTERFERE WITH PIPE OPENINGS AND EXTEND TO 12" FROM BOTTOM OF THE STRUCTURE. STEPS MAY BE ELIMINATED FOR STRUCTURE WITH A DEPTH LESS THAN 32" OR LESS THAN 48" CLEAR OPENING.
9. PIPE BEDDING MATERIAL SHALL BE WELL GRADED SOIL WITH NO MORE THAN 15% PASSING A No. 200 SIEVE. MAXIMUM PARTICLE SIZE SHALL NOT EXCEED ONE INCH. EMBEDMENT AND BEDDING ZONE MATERIAL SHALL BE TYPE "SC", "SM", "SW", "SP", "GW" OR "GP" PER THE UNIFIED SOIL CLASSIFICATION SYSTEM COMPACTED TO 95% DRY DENSITY PER ASTM D1557. SOILS CLASSIFIED AS "ML", "CL", "MH", "CH" OR "OH" ARE NOT ACCEPTABLE FOR COMPACTION.
10. GEOTECHNICAL FABRIC BELOW RIPRAP LINING SHALL BE MIRAFI NON-WOVEN TYPE 140N OR ENGINEER APPROVED EQUAL.

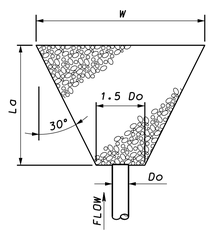


NOTES:

1. EMBEDMENT AND BEDDING ZONE MATERIAL SHALL BE TYPE "SC", "SM", "SW", "SP", "GW" OR "GP" PER THE UNIFIED SOIL CLASSIFICATION SYSTEM COMPACTED TO 95% DRY DENSITY PER ASTM D1557.
2. SOILS CLASSIFIED "ML", "CL", "MH", "CH" OR "OH" ARE NOT ACCEPTABLE FOR COMPACTION.
3. CITY OF ALBUQUERQUE SECTION 2200, DWG. 2240 MAY BE USED AS AN APPROVED ALTERNATIVE.

HDPE PIPE BEDDING DETAIL

NOT TO SCALE



PLAN VIEW

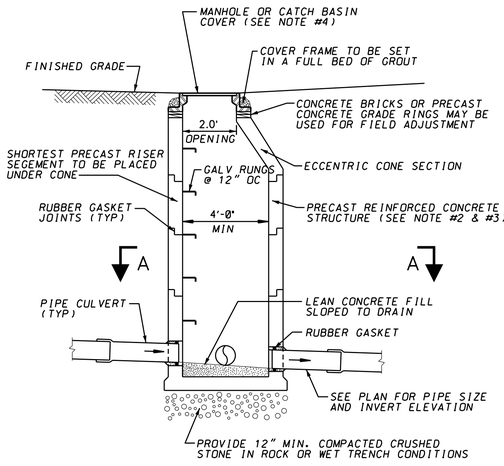
SCHEDULE				
CULVERT SIZE (Do)	APRON WIDTH (W)	APRON LENGTH (Lo)	STONE SIZE (d_{50})	REMARKS
12"	6'	9'	1"	
30"	12'	20'	9"	BY OTHERS
SPILLWAY	5'	10'	1"	

RIPRAP NOTES:

1. 50% BY WEIGHT OF THE RIPRAP SHALL BE SMALLER THAN THE MEDIAN STONE SIZE, AS DESIGNATED BY d_{50}, AND 50% BY WEIGHT SHALL BE LARGER. RIPRAP SHALL BE WELL GRADED AND THE LARGEST STONE SHALL NOT EXCEED 1.5 TIMES THE d_{50} SIZE.
2. RIPRAP APRON THICKNESS SHALL EQUAL 3 TIMES THE d_{50} STONE SIZE.

RIPRAP APRON DETAIL

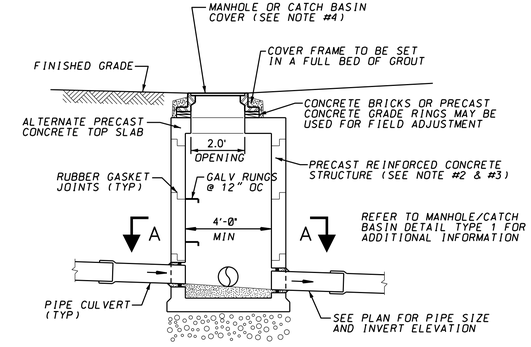
NOT TO SCALE



TYPE 1

TYPICAL MANHOLE/CATCH BASIN DETAIL

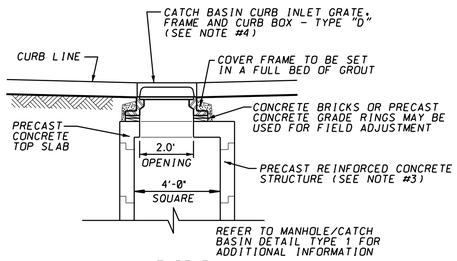
NOT TO SCALE



TYPE 2

TYPICAL MANHOLE/CATCH BASIN DETAIL

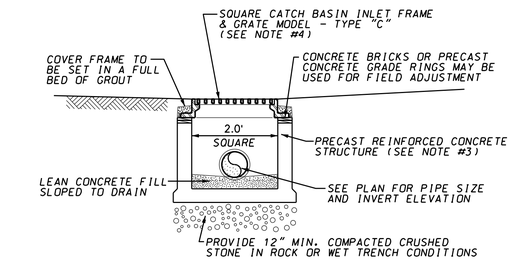
NOT TO SCALE



TYPE 3

TYPICAL CATCH BASIN DETAIL

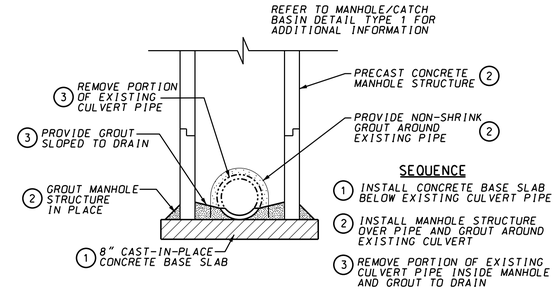
NOT TO SCALE



TYPE 4

TYPICAL CATCH BASIN DETAIL

NOT TO SCALE



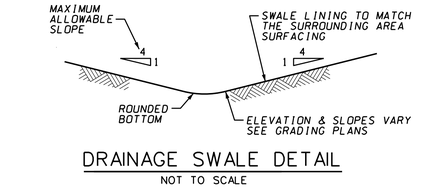
SEQUENCE

1. INSTALL CONCRETE BASE SLAB BELOW EXISTING CULVERT PIPE
2. INSTALL MANHOLE STRUCTURE OVER PIPE AND GROUT AROUND EXISTING CULVERT
3. REMOVE PORTION OF EXISTING CULVERT PIPE INSIDE MANHOLE AND GROUT TO DRAIN

TYPE 5

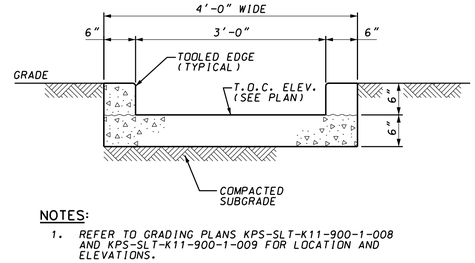
TYPICAL MANHOLE DETAIL

NOT TO SCALE



DRAINAGE SWALE DETAIL

NOT TO SCALE

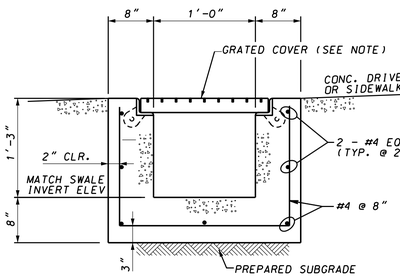


NOTES:

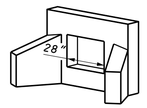
1. REFER TO GRADING PLANS KPS-SLT-K11-900-1-008 AND KPS-SLT-K11-900-1-009 FOR LOCATION AND ELEVATIONS.
2. CONCRETE SHALL BE MINIMUM 3,000 psi STRENGTH AT 28 DAYS.
3. SPLAY UPSTREAM END 7'-0" WIDE AND MERGE INTO ROADWAY CURBING.

TYPICAL SPILLWAY DETAIL

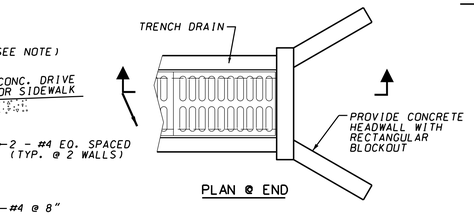
NOT TO SCALE



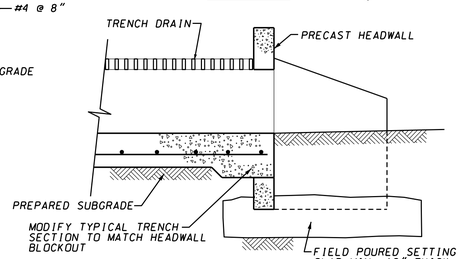
TYPICAL SECTION



HEADWALL BLOCKOUT



PLAN @ END



END SECTION

NOTES:

1. GRATED COVER TO BE HEAVY-DUTY TRENCH FRAME & GRATE MODEL No V-7312 AS MANUFACTURED BY EAST JORDON IRON WORKS OF SMYRNA, GEORGIA OR ENGINEER APPROVED EQUAL.
2. REINFORCED CONCRETE SHALL MEET ALL APPLICABLE REQUIREMENTS OF ACI 318. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4,000 psi (MINIMUM) AT 28 DAYS. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
3. A PREFORMED, MANUFACTURED TRENCH SYSTEM IS AN ACCEPTABLE ALTERNATIVE WITH ENGINEER'S APPROVAL.

TRENCH DRAIN DETAIL

NOT TO SCALE

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR

Kairos Power

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KPSW PROJECT SAGUARO
TYPICAL DRAINAGE DETAILS

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
AS NOTED	KPS-SLT-K11-900-1-010	0

PROJ 218356

ARCH D
24X36

E 1.100 E 1.200 E 1.300 E 1.400 E 1.500 E 1.600

N 2.000 N 1.900 N 1.800 N 1.700

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. ALL COORDINATES SHOWN FOR BASED ON THE PLANT COORDINATE SYSTEM. REFER TO DWG. No. KPS-SLT-K11-900-1-002 FOR BENCHMARK INFORMATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA.
4. FIRE PROTECTION EQUIPMENT AND PIPING SHALL BE DESIGNED AND INSTALLED PER UNDERGROUND FIRE WATER LOOP SPECIFICATION & SCOPE OF WORK DOCUMENT No. N212-KBR-FP-SPEC-G10-0002.
5. DOMESTIC WATER AND SANITARY SEWER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) SPECIFICATIONS.
6. FINAL RISER LOCATION MUST BE COORDINATED WITH FIRE SPRINKLER CONTRACTOR.
7. REFER TO DWG. No. KPS-SLT-K11-900-1-012 FOR UNDERGROUND UTILITY DETAILS.

T/PIPE ELEV. 5293.0

HYDRANT N 2.000.5 E 1.150.0

HYDRANT N 2.018.5 E 1.320.0

12" PVC C900 DR18

T/PIPE ELEV. 5295.0

VB

12" PVC C900 DR18

VB

FIRE PROTECTION HEADER CONNECTION POINT APPROX. LOCATION N 2,010.9 E 1,543.8 T/PIPE ELEV. 5294.76 (SEE NOTE #4)

FP FP EX. 12" PVC C900 DR18

FP

100

200

250

100

300

800

400

900

12" PVC C900 DR18 T/PIPE ELEV. 5293.0

STORM DRAINAGE PIPING (TYP) SEE DWGS. KPS-SLT-K11-900-1-008 & KPS-SLT-K11-900-1-009

HYDRANT N 1.892.7 E 1.380.5

HYDRANT N 1.876.0 E 1.106.5

12" PVC C900 DR18 T/PIPE ELEV. 5295.0

POST INDICATOR VALVE (TYP)

PIV

12" PVC C900 DR18

HYDRANT N 1.790.0 E 1.106.5

HYDRANT N 1.675.0 E 1.204.4

F.P. RISER N 1.723.4 E 1.204.4 (SEE NOTE #6)

℄ E 1.194.6

10" PVC C900 DR18 T/PIPE ELEV. 5296.0

HYDRANT N 1.704.5 E 1.106.5

FIRE PROTECTION VALVE BOX (TYP)

VB

T/PIPE ELEV. 5293.0

12" PVC C900 DR18

VB

HYDRANT N 1.675.0 E 1.153.0

HYDRANT N 1.675.0 E 1.207.0

HYDRANT N 1.675.0 E 1.262.5

T/PIPE ELEV. 5295.0

F.P. RISER N 1.660.2 E 1.177.6 (SEE NOTE #6)

F.P. RISER N 1.660.2 E 1.185.1 (SEE NOTE #6)

STORM DRAINAGE PIPING (TYP) SEE DWGS. KPS-SLT-K11-900-1-008 & KPS-SLT-K11-900-1-009

DOMESTIC WATER RISER CONNECTION N 1691.57 E 1349.20 T/FLANGE ELEV. 5302.5'

PIV

6" PVC C900 DR18 DOMESTIC WATER T/PIPE ELEV. 5297.0

12" PVC C900 DR18

℄ N 1.680.5

PIV

℄ E 1.394.5

PIV

HYDRANT N 1.659.0 E 1.358.8

℄ N 1.659.0

℄ E 1.391.0

EXISTING BUILDING FF ELEV. 5301.48'

Gravel

DOMESTIC WATER CONNECTION POINT APPROX. LOCATION N 1,630.7 E 1,410.9 T/PIPE ELEV. 5296.53 (SEE NOTE #5)

Gravel

EXISTING BUILDING FF ELEV. 5300.77'

EX. 6" PVC C900 DR18 DOMESTIC WATER

W W W

FP FP

EX. 12" PVC C900 DR18 FIRE PROTECTION

Asphalt

FIRE PROTECTION HEADER CONNECTION POINT APPROX. LOCATION N 1,626.8 E 1,410.9 T/PIPE ELEV. 5295.57

PIV

MATCH LINE (N 1.600.0)

SEE DWG. No. KPS-SLT-K11-900-1-013 FOR CONTIN.

ARCH D 24X36

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR Kairos Power

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KPSW PROJECT SAGUARO UNDERGROUND UTILITY PLAN SHEET #1

DRAWN	CHECKED	APPROVED	DATE
EJO	AS	CS	7-30-24

SCALE	DRAWING NUMBER	REV.
1" = 20'	KPS-SLT-K11-900-1-011	0

PROJ 218356

MATCH LINE (N 1.600.0)

SEE DWG. No. KPS-SLT-K11-900-1-011 FOR CONTIN.

HYDRANT N 1.586.0 E 1.106.5

℄ E 1.114.2

12" PVC C900 DR18 T/PIPE ELEV. 5293.0

400

150

600

600

HYDRANT N 1.460.0 E 1.158.0

℄ N 1.452.5

℄ E 1.172.3

12"x 8" TEE WITH BLIND FLANGE

N 1.500

N 1.400

STORM DRAINAGE PIPING (TYP) SEE DWGS. KPS-SLT-K11-900-1-008 & KPS-SLT-K11-900-1-009

12" PVC C900 DR18

8" PVC C900 DR18

PIV

F.P. RISER N 1.350.0 E 1.195.5

950

T/PIPE ELEV. 5293.0

N 1.300

12" PVC C900 DR18

HYDRANT N 1.230.5 E 1.260.0

T/PIPE ELEV. 5292.0

PIV

12" PVC C900 DR18

N 1.200

Conc Spillway

EXISTING STORMWATER BASIN TO REMAIN

EX. SANITARY MANHOLE RIM ELEV. 5296.26 INVERT ELEV. 5289.21' INVERT ELEV. 5289.11'(OUT)

EX. 8" SAN. SEWER MAIN @ 0.50% SLOPE

750

E 1.300

E 1.400

E 1.500

E 1.600

ELECTRICAL CONNECTION N 1.591.7 E 1.378.9

12" PVC C900 DR18 T/PIPE ELEV. 5295.0

800

3.0' TYP.

CO

BLDG. CONNECTION N 1.548.6 E 1.356.5, INVERT ELEV. 5298.52'

℄ E 1.375.0

8" PVC C900 DR18

F.P. RISER N 1.514.5 E 1.408.6

PIV

NATURAL GAS CONNECTION N 1.505.0 E 1.354.5

HYDRANT N 1508.5 E 1387.0

BLDG. CONNECTION N 1.485.9 E 1.364.8 INVERT ELEV. 5297.63'

4" PVC SANITARY SEWER @ 1.25% SLOPE

800

℄ E 1.391.0

℄ E 1.372.0

FINAL BUILDING LATERAL CONNECTIONS SHALL BE DETERMINED BY BUILDING DESIGNER (TYP)

SEE UTILITY CROSSING DETAIL

4" PVC SANITARY SEWER @ 2.0% SLOPE

PIV

CO

3.0'

℄ N 1.421.0

INVERT ELEV. 5296.80'

BLIND FLANGE

4" PVC SANITARY SEWER @ 1.25% SLOPE

CO

T/CONC EL. 5298.0

℄ N 1.413.0

INVERT ELEV. 5296.0'

T/PIPE ELEV. 5295.0

ELECTRICAL MANHOLE SEE DWG. - Later

INVERT ELEV. 5296.40'

HOLD

500

ELECTRICAL DUCTBANK (CONC.) 1'-6" WIDE x 11" DEEP

T/CONC EL. 5297.5

℄ E 1.464.5

℄ E 1.455.2

℄ E 1.395.5

12" PVC C900 DR18

4" PVC SANITARY SEWER @ 2.0% SLOPE

HYDRANT N 1.354.5 E 1.443.0

T/CONC EL. 5295.0

℄ N 1.224.5

T/PIPE ELEV. 5292.0

NEW PNM ELECTRIC UTILITY EASEMENT (10'x20')

HYDRANT N 1.236.0 E 1.410.0

℄ N 1.229.8

T/PIPE ELEV. 5293.0

12" PVC C900 DR18

CO

SANITARY CLEANOUT (TYP) SEE KPS-SLT-K11-900-1-012 FOR DETAIL (SEE NOTE #5)

℄ N 1.418.0

T/PIPE ELEV. 5294.5

4"x4" WYE FITTING (TYP) INVERT ELEV. 5295.18

℄ E 1.469.5

EXISTING BUILDING FF ELEV. 5301.97'

Gravel

Conc

Gravel

Gravel

SEE DWG. No. KPS-SLT-K11-900-1-012 FOR CONTINUATION

6" CARBON STEEL NATURAL GAS MAIN INSTALLED BY UTILITY (SEE NOTE #8)

℄ N 1.249.5

EXIST. 10' WIDE PNM (ELECT.) EASEMENT

SEWER CONNECTION SHALL BE PER ABCWUA DWG. 2125. EX. INVERT ELEV. 5290.41' NEW 4" INVERT ELEV. 5290.74' (SEE NOTE #5)

EX. 8" SAN. SEWER MAIN @ 0.50% SLOPE

EX. SANITARY MANHOLE RIM ELEV. 5298.13 INVERT ELEV. 5291.26' INVERT ELEV. 5291.21'(OUT)

NOTES:

1. REFER TO DRAWING No. KPS-SLT-K11-900-1-002 FOR GENERAL NOTES AND LIST OF REFERENCE DRAWINGS.
2. ALL COORDINATES SHOWN FOR BASED ON THE PLANT COORDINATE SYSTEM. REFER TO DWG. No. KPS-SLT-K11-900-1-002 FOR BENCHMARK INFORMATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA.
4. FIRE PROTECTION EQUIPMENT AND PIPING SHALL BE DESIGNED AND INSTALLED PER UNDERGROUND FIRE WATER LOOP SPECIFICATION & SCOPE OF WORK DOCUMENT No. N212-KBR-FP-SPEC-G10-0002.
5. DOMESTIC WATER AND SANITARY SEWER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) SPECIFICATIONS.
6. FINAL RISER LOCATION MUST BE COORDINATED WITH FIRE SPRINKLER CONTRACTOR.
7. REFER TO DWG. No. KPS-SLT-K11-900-1-012 FOR UNDERGROUND UTILITY DETAILS.
8. LOCATION AND SIZE OF CARBON STEEL NATURAL GAS MAIN SHOWN SHALL BE VERIFIED WITH THE GAS UTILITY COMPANY PRIOR TO INSTALLATION.

HOLD LOG:

01 ELECTRICAL MANHOLE
FINAL MANHOLE LOCATION AND DETAILS ARE PENDING.

REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHK	APP
0	8-05-24	ISSUED FOR CONSTRUCTION	EJO	AS	ZM

KBR

Kairos Power

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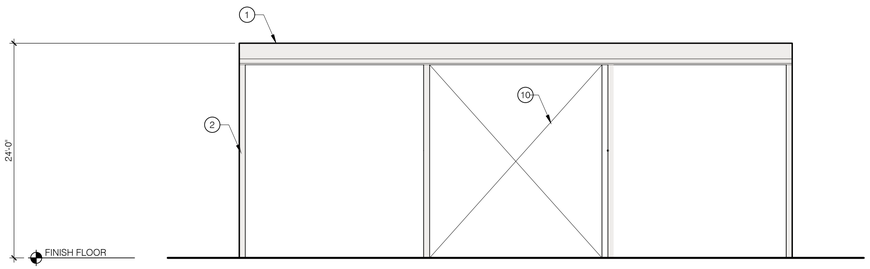
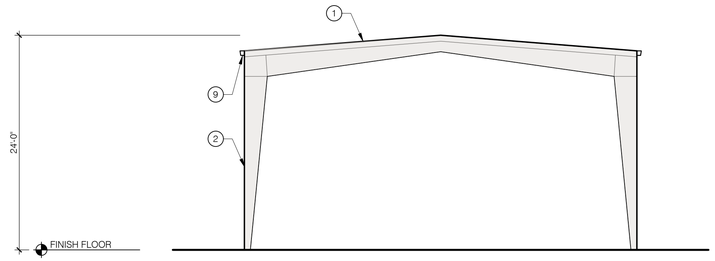
KPSW PROJECT SAGUARO UNDERGROUND UTILITY PLAN SHEET #2

DRAWN EJO	CHECKED AS	APPROVED CS	DATE 7-30-24	
SCALE 1" = 20'	DRAWING NUMBER KPS-SLT-K11-900-1-013			REV. 0
PROJ 218356				

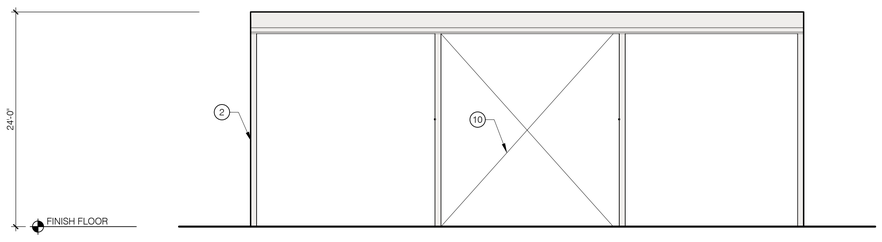
ARCH D
24X36



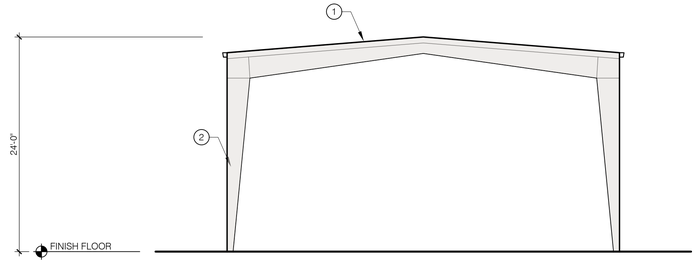
B1 A-500 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 A-500 WEST ELEVATION
SCALE: 1/8" = 1'-0"

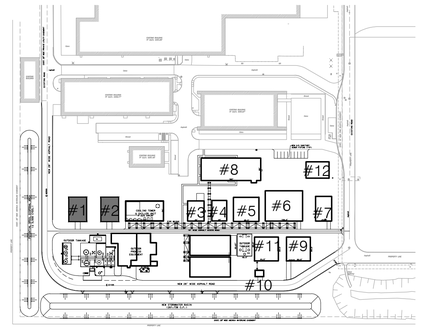


D1 A-500 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 A-500 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

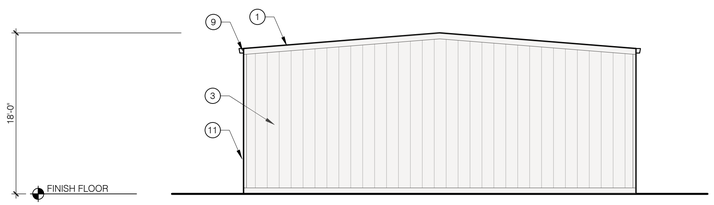
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 1 & 2

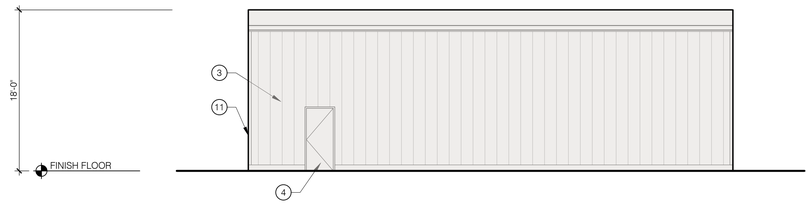
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-500



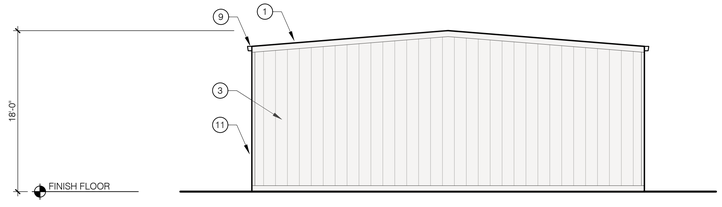
B1 A-501 WEST ELEVATION

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



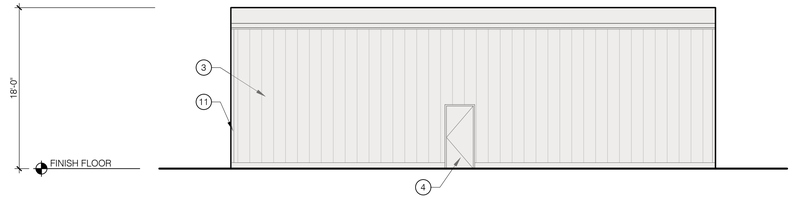
B3 A-501 NORTH ELEVATION

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



D1 A-501 EAST ELEVATION

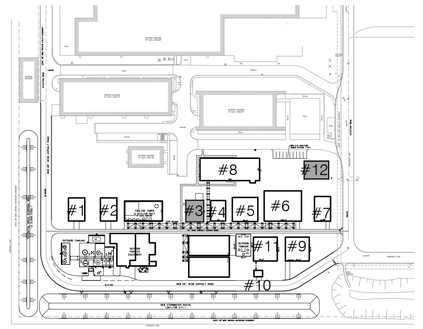
SCALE: 1/8" = 1'-0"



D3 A-501 SOUTH ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

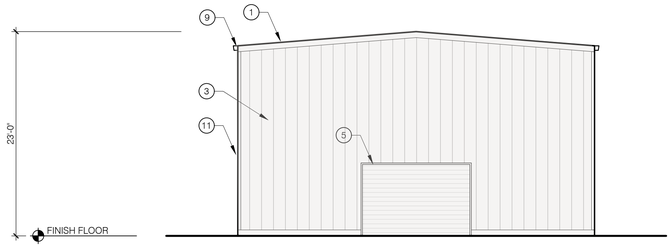
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

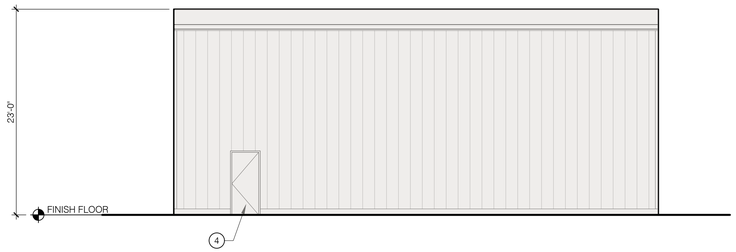
EXTERIOR ELEVATIONS
BUILDING 3 & 12

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

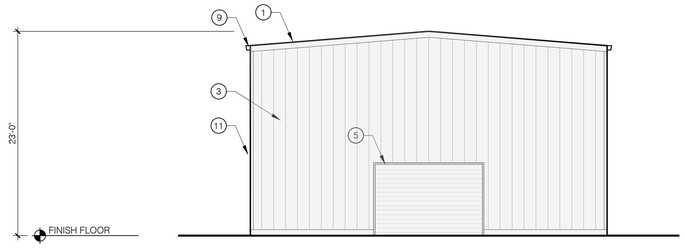
A-501



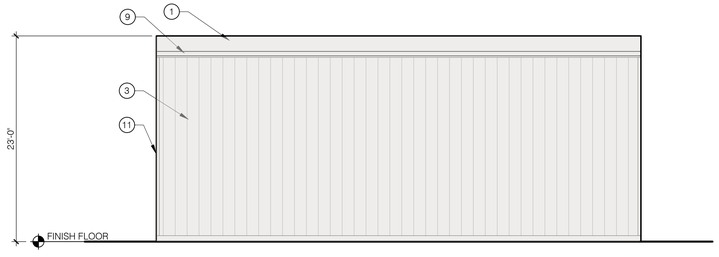
B1 / A-502 — WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-502 — NORTH ELEVATION
SCALE: 1/8" = 1'-0"

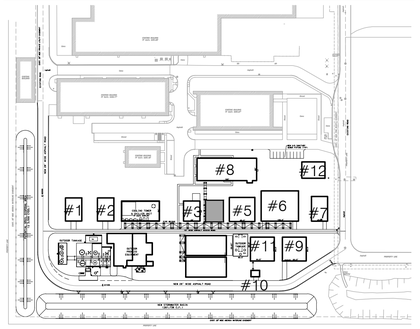


D1 / A-502 — EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 / A-502 — SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

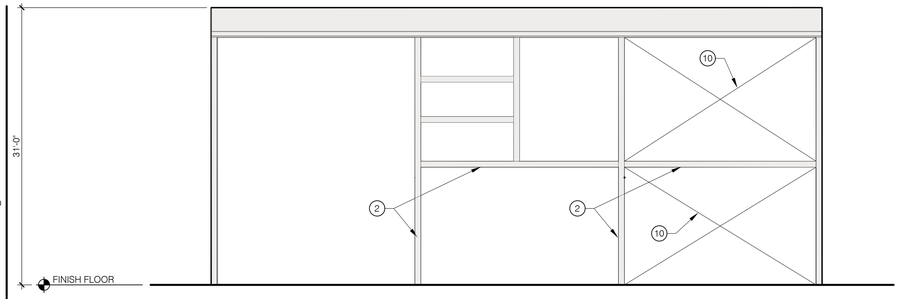
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 4

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

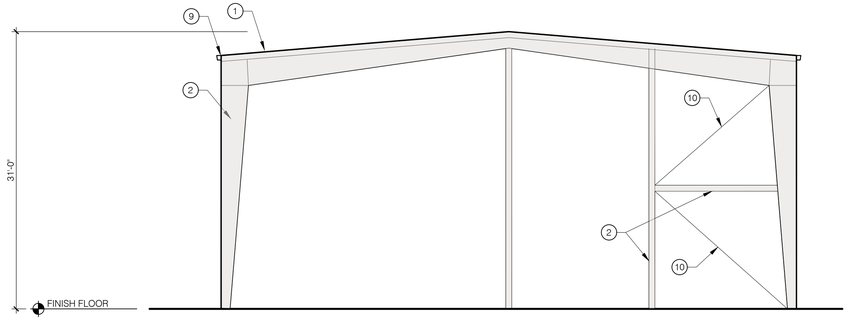
A-502



B1 A-503

NORTH ELEVATION

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

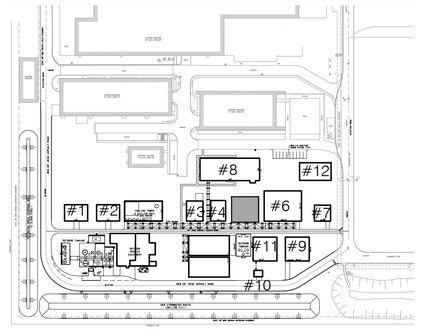


B3 A-503

WEST ELEVATION

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

SITE PLAN KEY



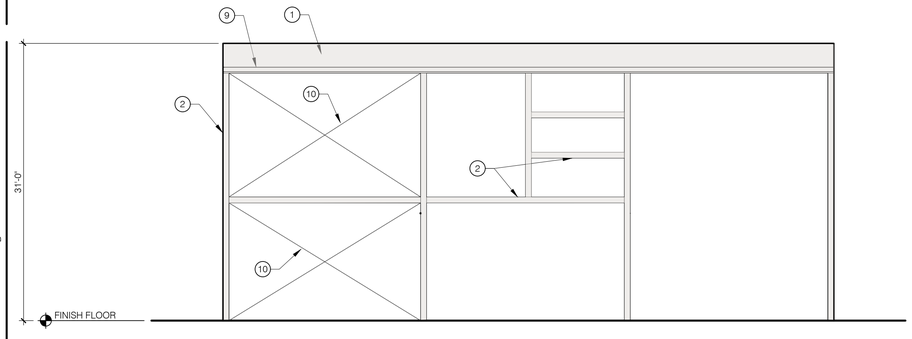
KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

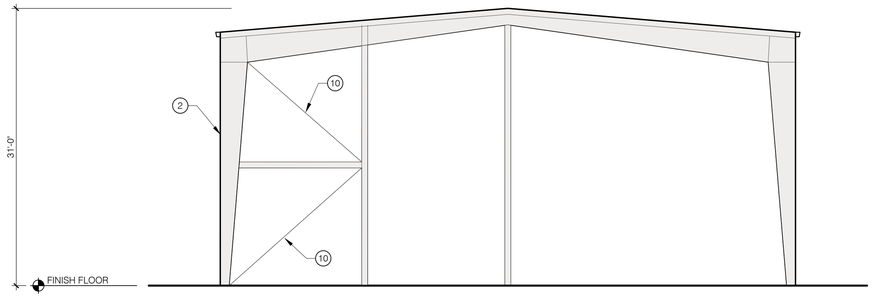
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)



D1 A-503

SOUTH ELEVATION

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



D3 A-503

EAST ELEVATION

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

Greenbox Architecture
562 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

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KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 5

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-503

KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
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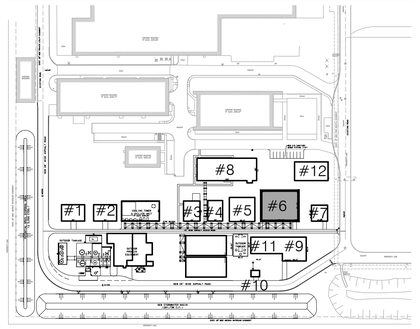
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

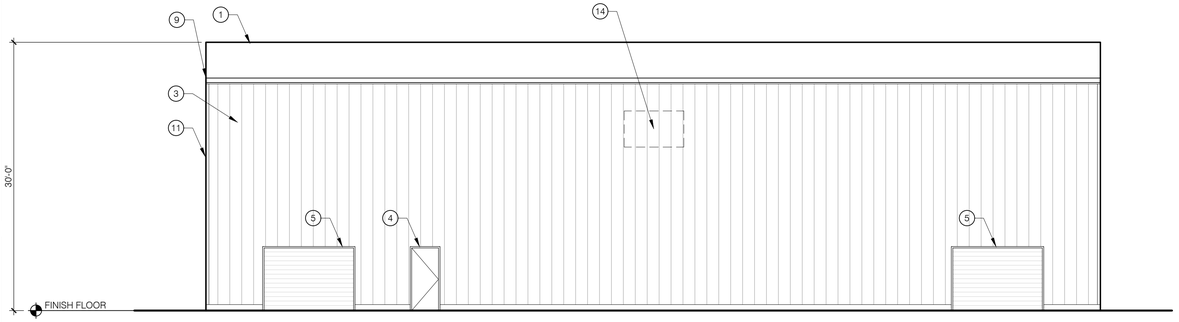
LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

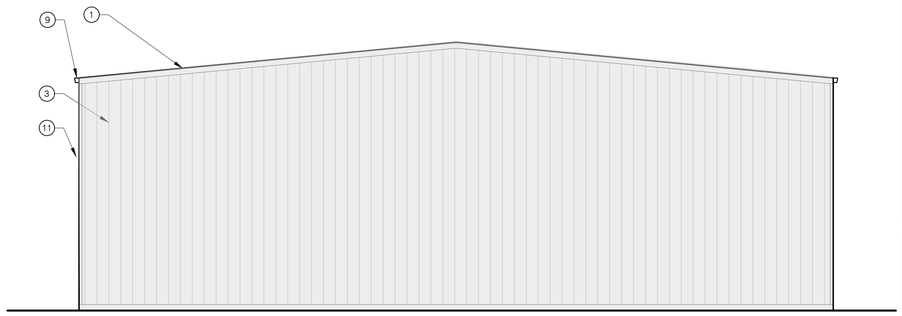
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

SITE PLAN KEY

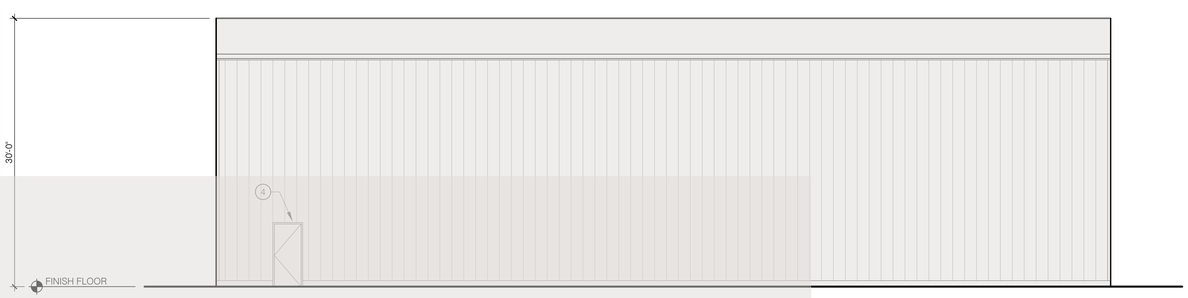




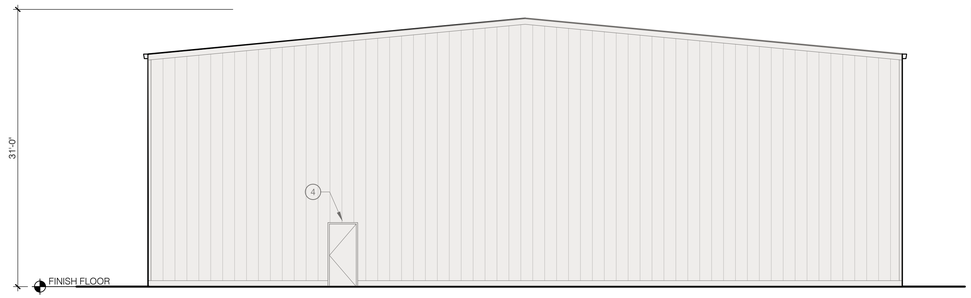
B1 / A-504 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-504 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D1 / A-504 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 / A-504 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE REVIEW

Greenbox Architecture
562 SEVENTH STREET, SUITE 200
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

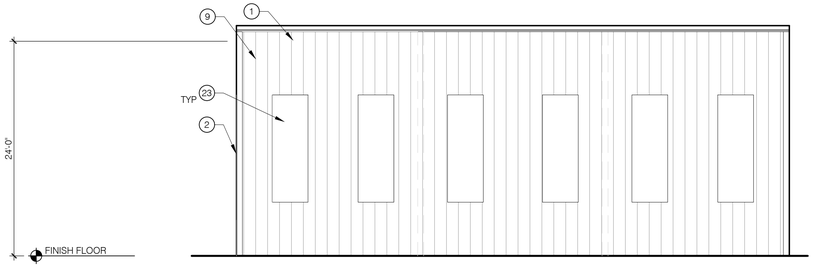
NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 6

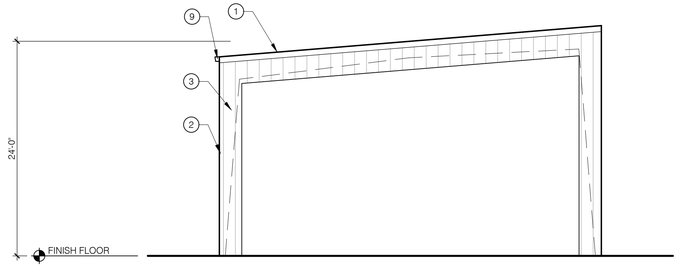
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-504



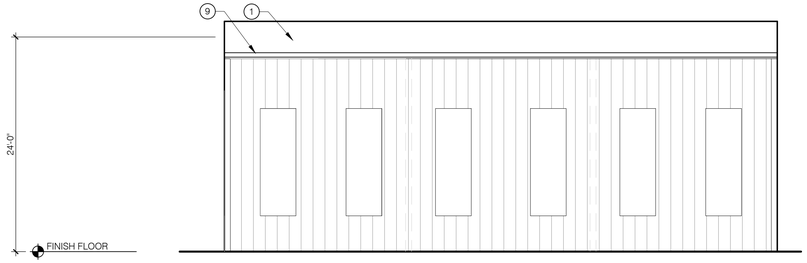
B1 A-505 SOUTH ELEVATION

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



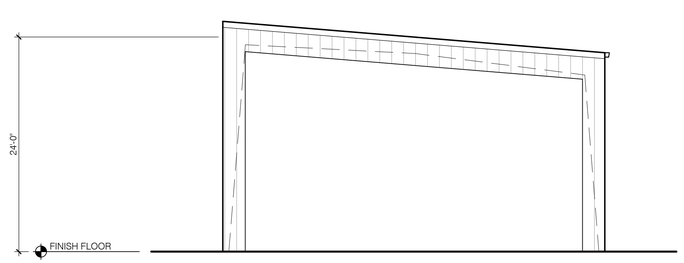
B3 A-505 WEST ELEVATION

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



D1 A-505 NORTH ELEVATION

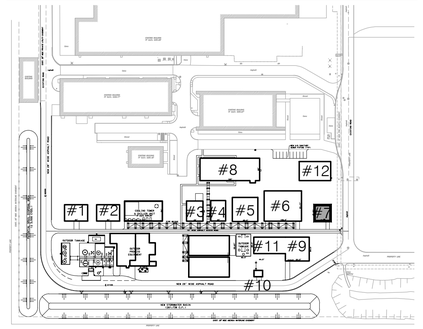
SCALE: 1/8" = 1'-0"



D3 A-505 SOUTH ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
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11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

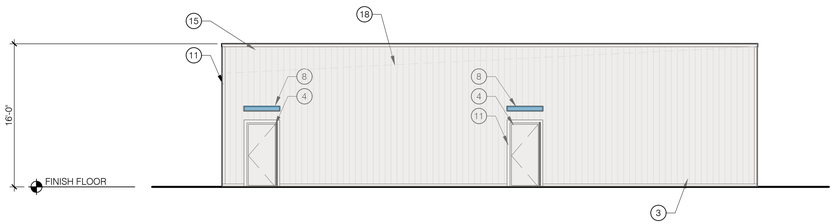
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 7

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

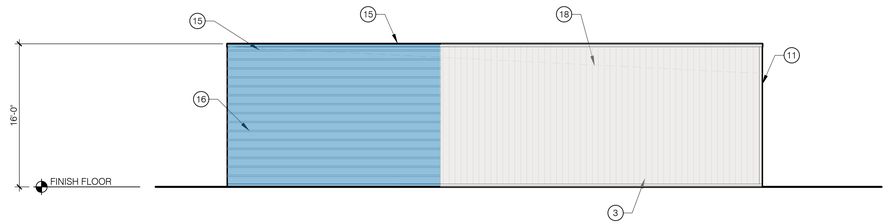
A-505



B1 A-506

SOUTH ELEVATION

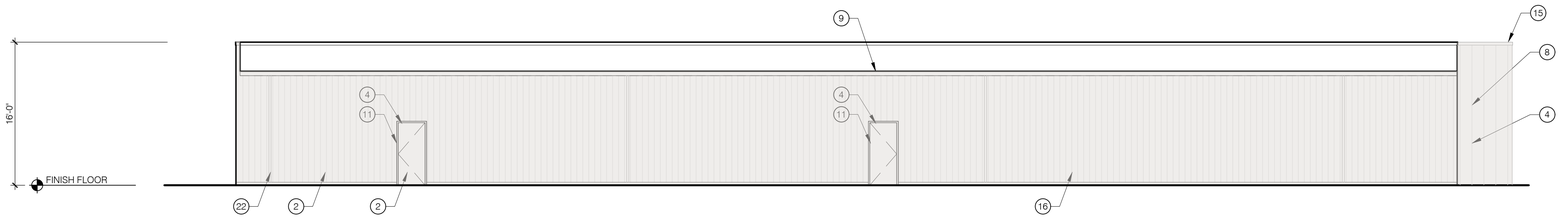
SCALE: 1/8" = 1'-0"



B3 A-506

NORTH ELEVATION

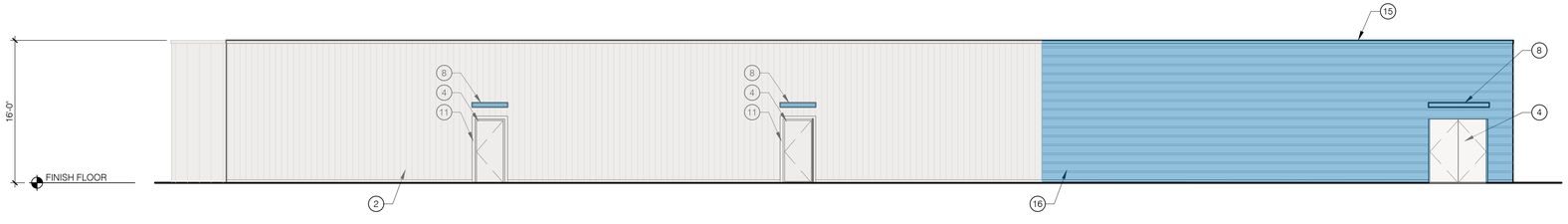
SCALE: 1/8" = 1'-0"



D1 A-506

WEST ELEVATION

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

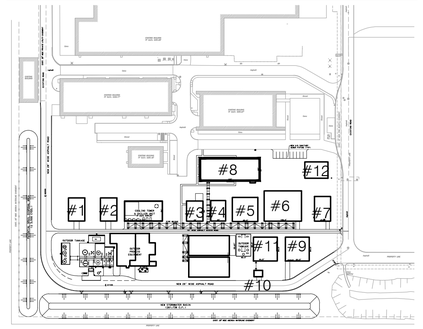


D1 A-506

EAST ELEVATION

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

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

NOTE: THE HEIGHT OF THIS ADMINISTRATION BUILDING MAY BE AS HIGH AS 18 FEET

Cerulean Blue
#008ccc

PMS Color Code
Process Blue

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

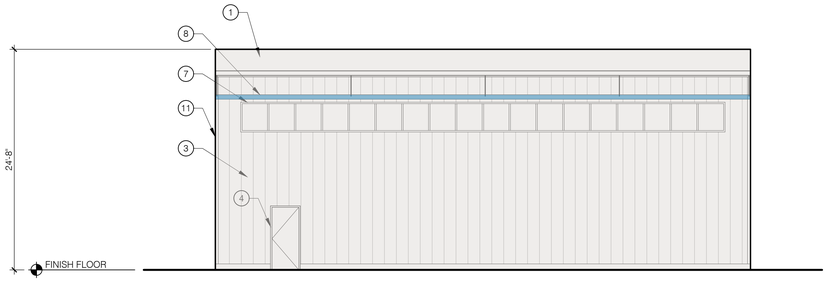
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 8

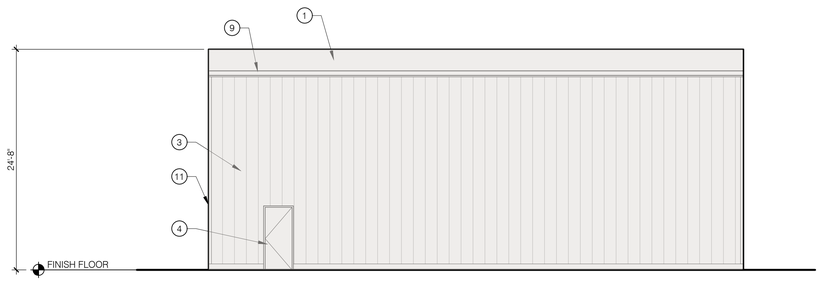
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-506

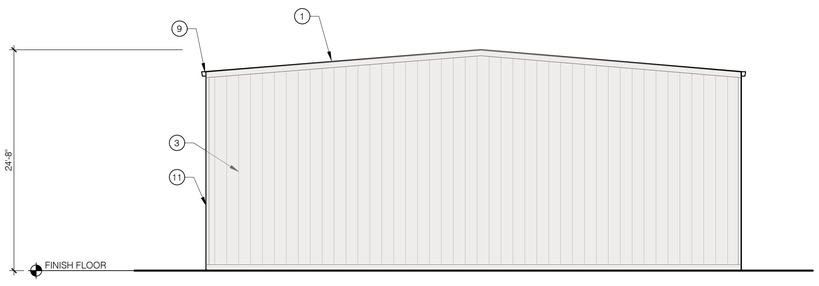
LAND USE REVIEW



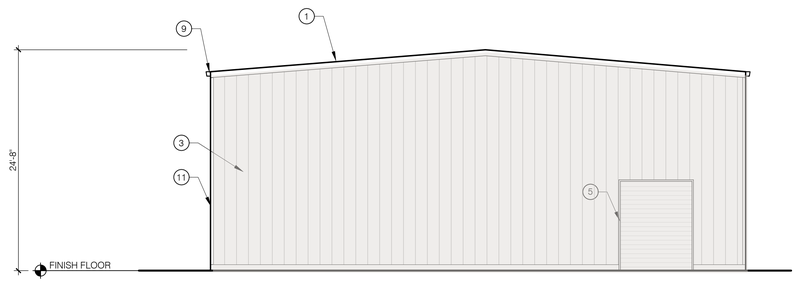
B1 / A-507 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 / A-507 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

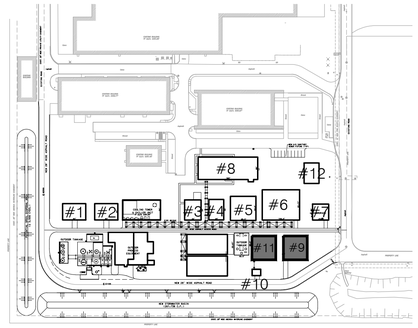


D1 / A-507 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 / A-507 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
13. STEEL SUPPORT STRUCTURE WITH PROCESS PIPING THROUGHOUT
14. MECHANICAL PENETRATION
15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

NOTE: WINDOW AND AWNING ON SOUTH FACING FACADE AT BUILDING 9 ONLY.

Cerulean Blue
#008ccc

PMS Color Code
Process Blue

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1-A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

EXTERIOR ELEVATIONS
BUILDING 9 & 11

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

A-507

KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
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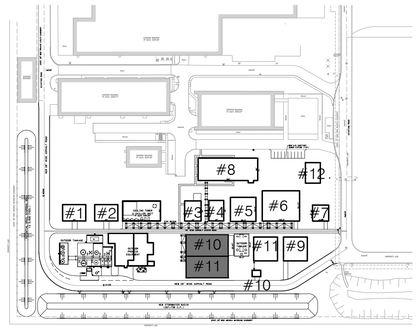
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

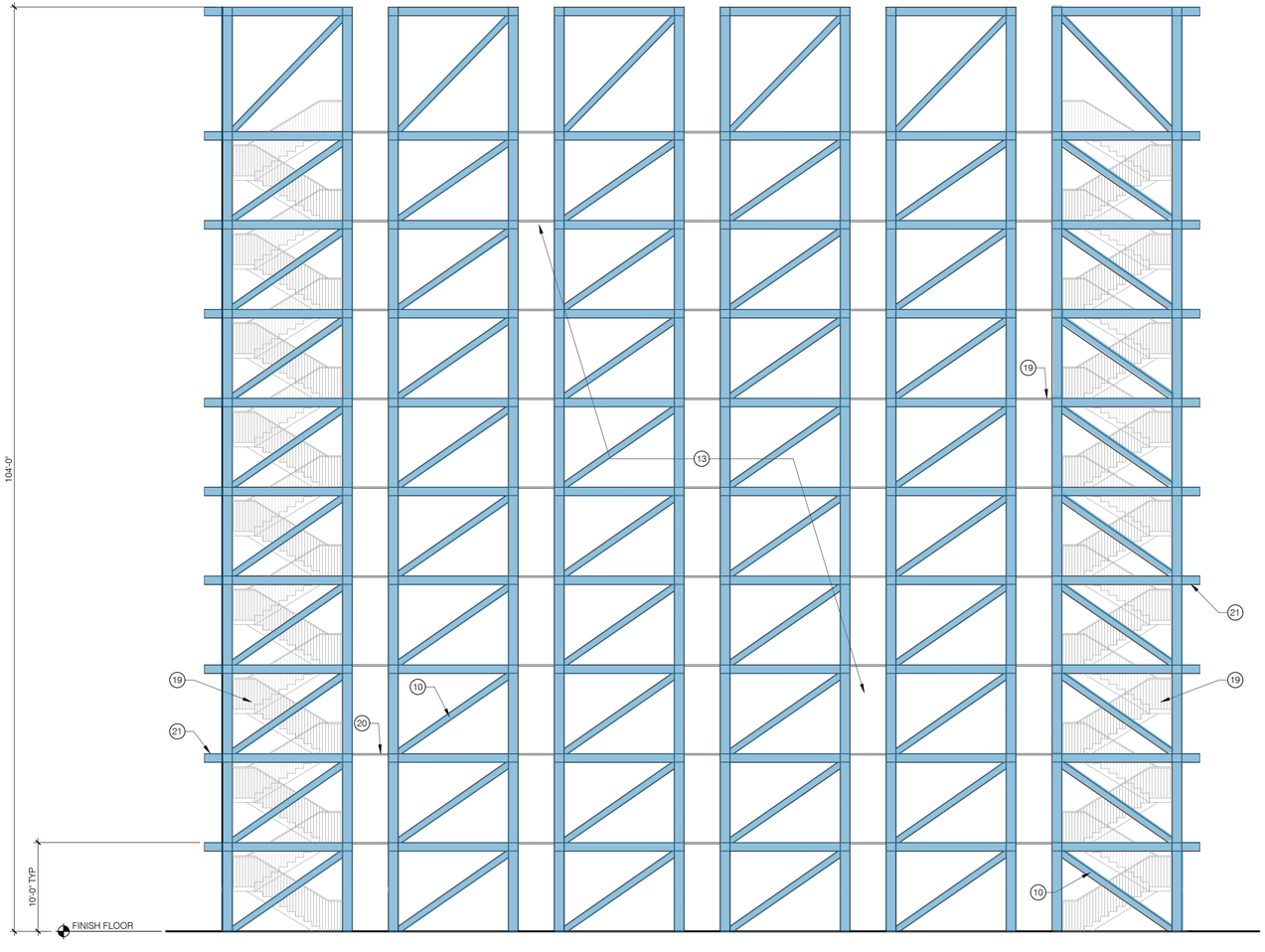
METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

SITE PLAN KEY

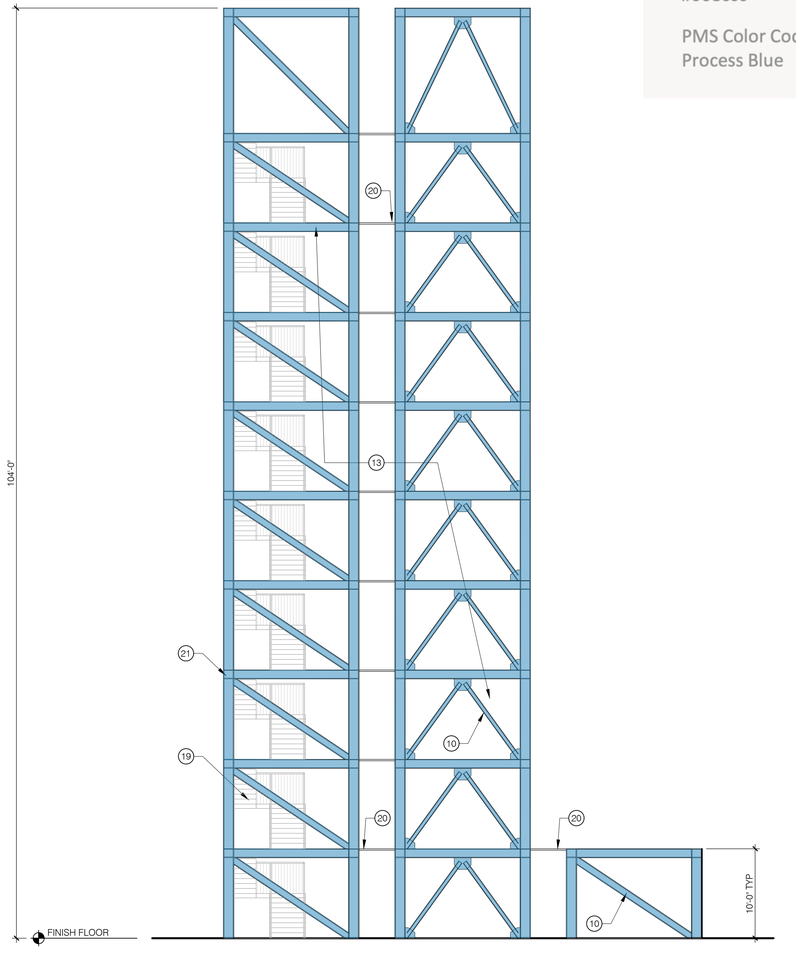


Cerulean Blue
#008ccc

PMS Color Code
Process Blue



D1 A-508 EAST ELEVATION (WEST SIMILAR)
SCALE: 1/8" = 1'-0"



D1 A-508 NORTH ELEVATION (SOUTH MIRRIORED)
SCALE: 1/8" = 1'-0"

Greenbox Architecture
562 SEVENTH STREET, SUITE 200
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

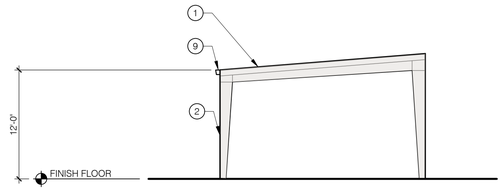
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
EQUIPMENT PAD 6 & 7

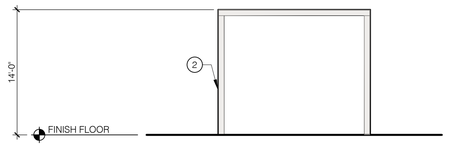
PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

A-508

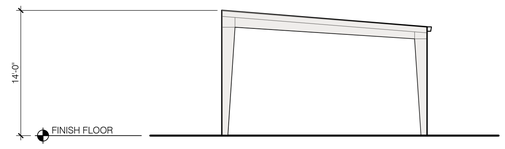
LAND USE REVIEW



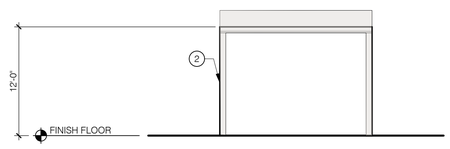
B1 A-509 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 A-509 WEST ELEVATION
SCALE: 1/8" = 1'-0"

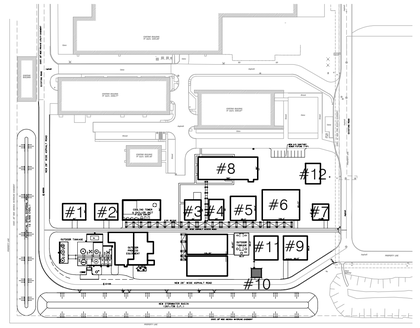


D1 A-509 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 A-509 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
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15. PARAPET WALL
16. HORIZONTAL METAL WALL PANEL
17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

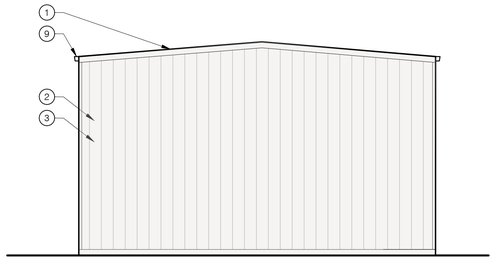
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

LAND USE REVIEW

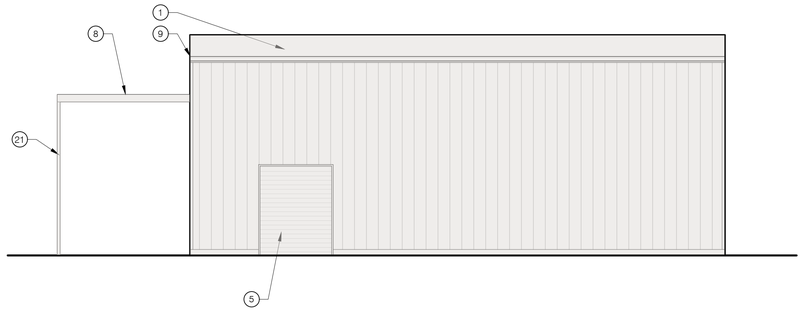
EXTERIOR ELEVATIONS
BUILDING 10

PROJECT NO.: 8000-22
DRAWN BY:
DATE: SEPTEMBER 17, 2024

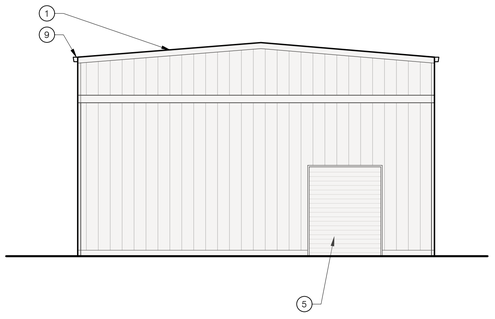
A-509



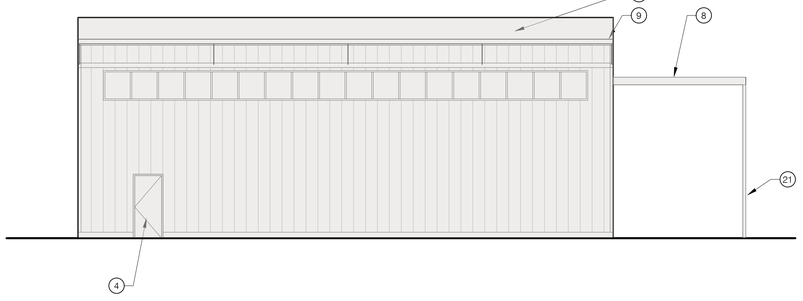
B1 A-510 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



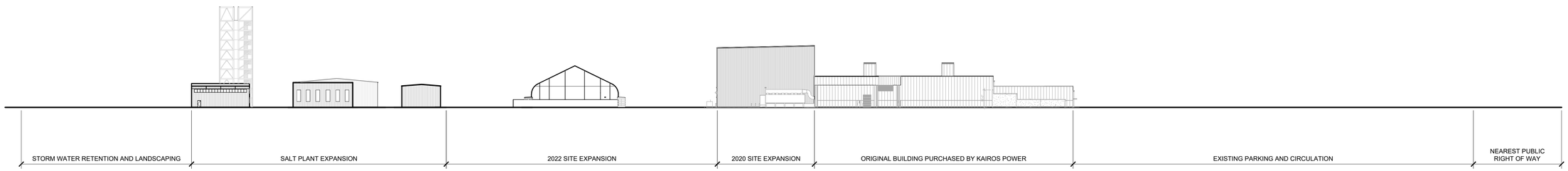
B3 A-510 WEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 A-510 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

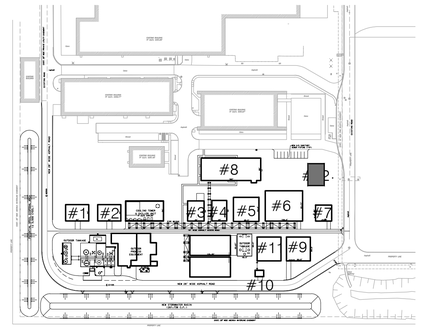


C1 A-510 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D1 A-510 SOUTH ELEVATION ALONG ENTIRE PROPERTY
SCALE: 1" = 50'

SITE PLAN KEY



KEY NOTES:

1. LOW SLOPE METAL ROOF (1:12-4:12 PITCH)
2. PRE ENGINEERED METAL FRAME BUILDING
3. METAL SIDING TO MATCH EXISTING
4. METAL DOOR
5. STEEL COILING DOOR
6. STOREFRONT DOOR SYSTEM
7. WINDOW
8. STEEL AWNING
9. GUTTER
10. DIAGONAL BRACING
11. METAL TRIM
12. PARAPET WITH METAL COPING
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14. MECHANICAL PENETRATION
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17. FROSTED WINDOW GLAZING
18. LOW SLOPE TPO ROOF
19. EXTERIOR STAIRS
20. STEEL WALKING PLATFORM
21. STEEL FRAME EXTENSION, TYP
22. DOWNSPOUT, TYP
23. FRAMED OPENING IN SIDING OPEN TO INTERIOR FOR FIRE APPARATUS ACCESS

LEGEND:

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

METAL SIDING (ASH GREY (25) TO MATCH EXISTING)

Greenbox Architecture

Kairos Power

NOT FOR CONSTRUCTION

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1A MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II

EXTERIOR ELEVATIONS
BUILDING 12

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JANUARY 3, 2025

LAND USE REVIEW

A-510

Derek Metson

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, July 16, 2025 9:27 AM
To: Derek Metson
Subject: RE: 5201 Hawking Dr SE Public Notice Inquiry Sheet Submission

Good morning,

As of July 16, 2025 there are **NO** neighborhood associations to notify.

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: Derek Metson <derekm@greenboxpdx.com>
Sent: Wednesday, July 16, 2025 9:56 AM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: RE: 5201 Hawking Dr SE Public Notice Inquiry Sheet Submission

Hello Suzanna,

Would you please confirm there is no neighborhood association to be notified for a development at **5201 Hawking Dr SE, Albuquerque, NM 87106.** Additional project information is below.

Thank you,

Derek Metson, AIA
Greenbox Architecture
p: (503) 207-5537

From: Derek Metson
Sent: Wednesday, January 15, 2025 3:56 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: RE: 5201 Hawking Dr SE Public Notice Inquiry Sheet Submission

Thank you,

Derek Metson, AIA
Greenbox Architecture
p: (503) 207-5537

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, January 15, 2025 3:46 PM
To: permits@greenboxpdx.com
Subject: FW: 5201 Hawking Dr SE Public Notice Inquiry Sheet Submission
Importance: High

Dear Applicant:

As of January 15, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: Derek Metson <derekm@greenboxpdx.com>
Sent: Wednesday, January 15, 2025 4:35 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: 5201 Hawking Dr SE Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello,

I'm reaching out to determine what if any neighborhood association will need to be notified for a development at **5201 Hawking Dr SE, Albuquerque, NM 87106.** Additional project information is below.

Contact Name
Derek Metson
Telephone Number
5032075537
Email Address
permits@greenboxpdx.com
Company Name
Greenbox Architecture
Company Address

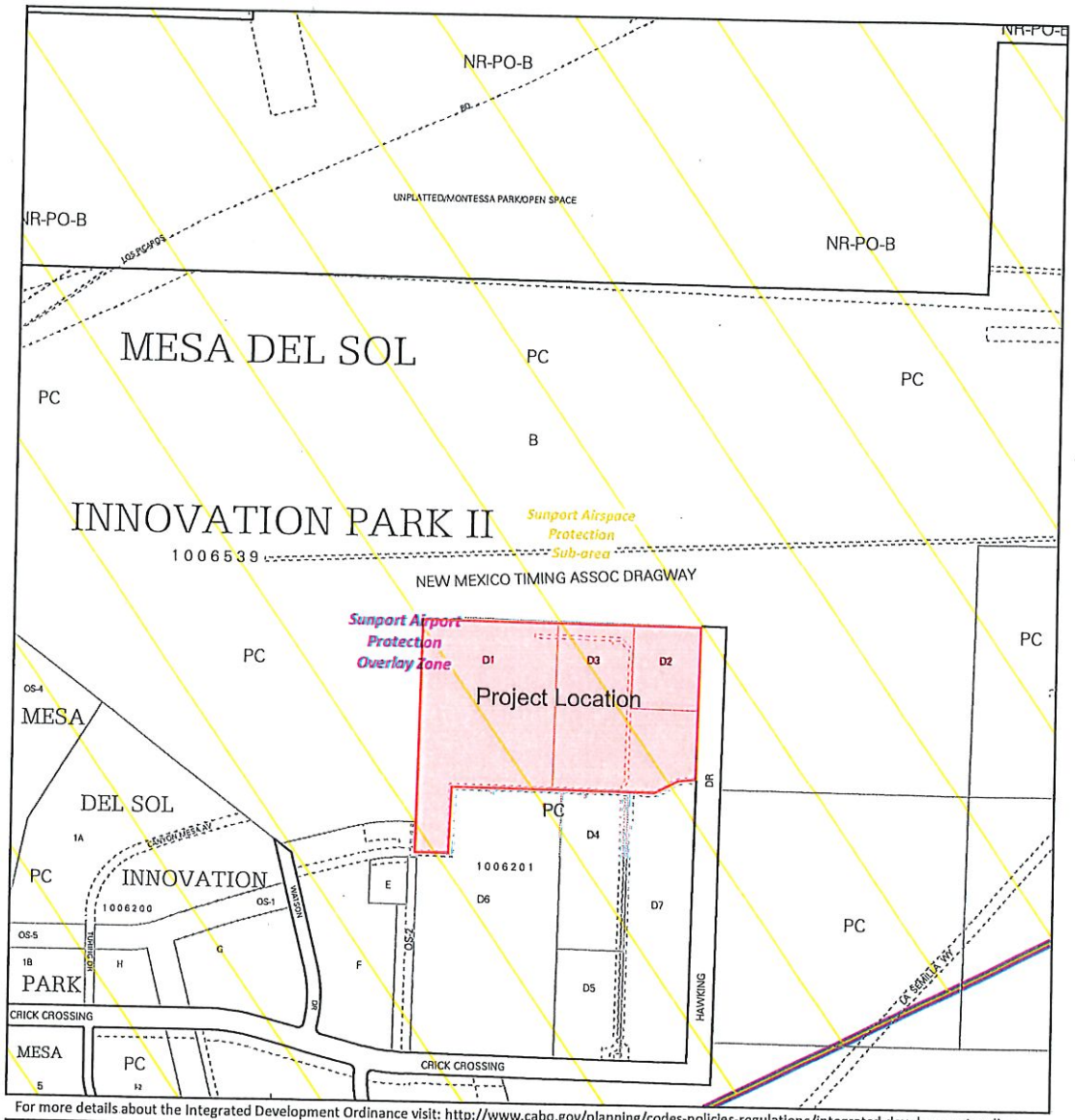
502 Seventh Street, Suite 203
City
Oregon City
State
OR
ZIP
97045
Legal description of the subject site for this project:
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC
&
TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC
Physical address of subject site:
5201 Hawking Dr SE, Albuquerque, NM 87106
Subject site cross streets:
Crick Ave.
Other subject site identifiers:
This site is located on the following zone atlas page:
Q-16-Z
Captcha
x

Thank you,

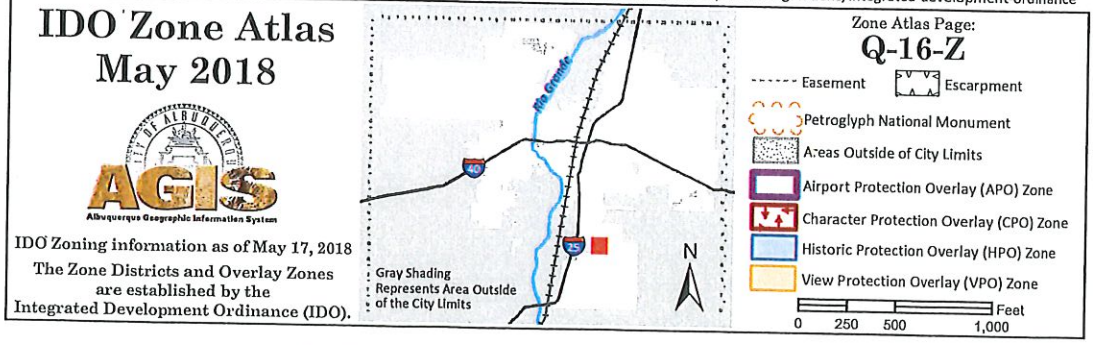
Derek Metson, AIA
Greenbox Architecture
p: (503) 207-5537
w: www.greenboxpdx.com

RPM Team LLC
408-439-3283
david@rpm-team.com
6724 Langley Cyn Rd, Salinas, CA 93907

SENSITIVE LAND ANALYSIS
5201 HAWKING DR, ALBUQUERQUE, NM 87106



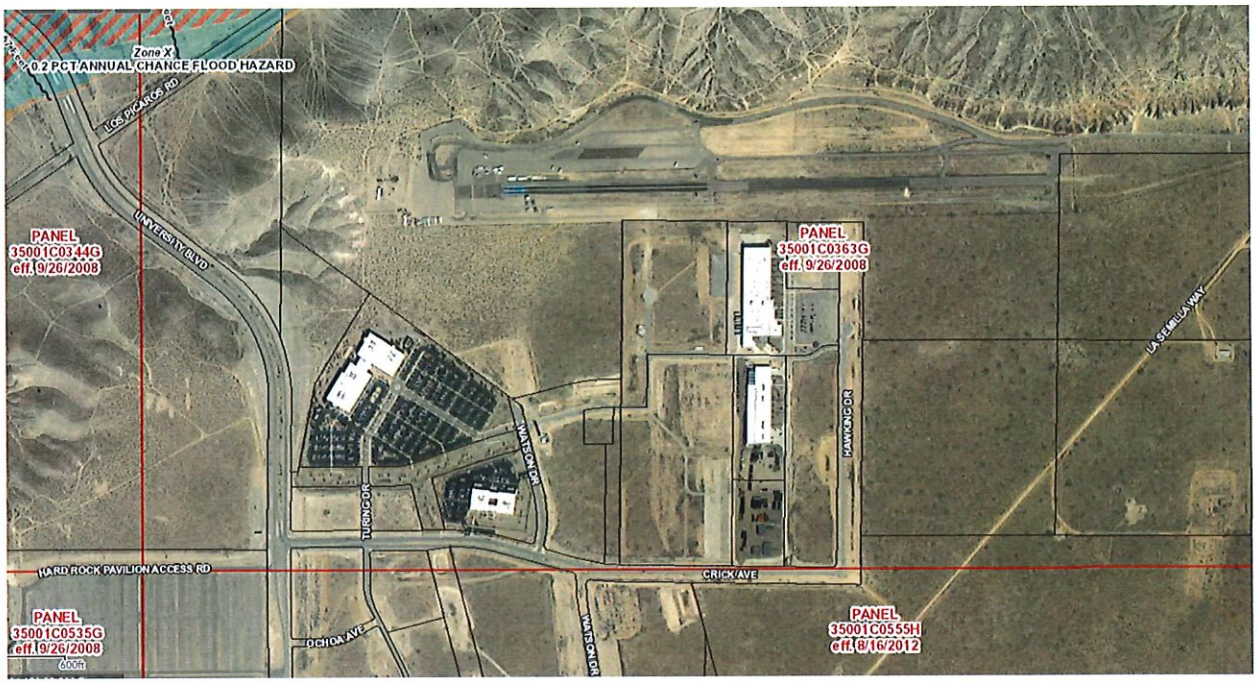
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



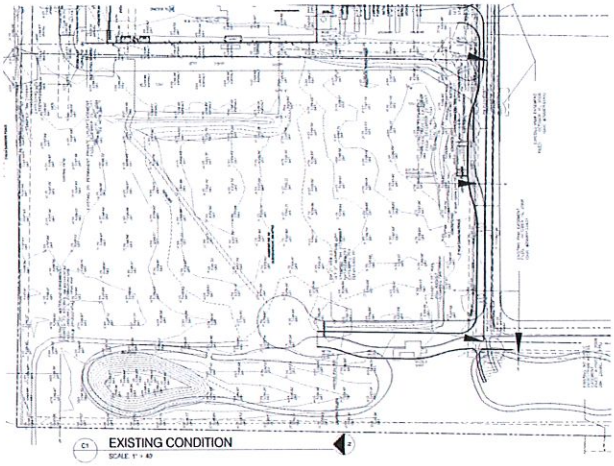
(PROJECT LOCATION)

INVENTORY OF SENSITIVE LAND FEATURES: SITE WAS SURVEYED AND SENSITIVE LAND FEATURES **WERE NOT FOUND.**

1. **FLOOD ZONE**: ZONE X – FLOOD ZONE IS NOT APPLICABLE



2. **STEEP SLOPES**: NOT APPLICABLE, SITE IS FLAT RANGING FROM 5310FT TO 5299FT NAVD88. SEE SHEET C1 OF CIVIL PLANS FOR EXISTING TOPOGRAPHIC INFORMATION.



3. **UNSTABLE SOILS**: NOT APPLICABLE. SOILS ON THE SITE ARE STABLE. SEE SOILS REPORT BY BLACK AND VEACH.
4. **WETLAND**: NOT APPLICABLE. NO WETLANDS ARE LOCATED AT THE SITE.
5. **ARROYOS**: NOT APPLICABLE. NO ARROYOS ARE LOCATED AT THE SITE.
6. **IRRIGATION FACILITIES**: NOT APPLICABLE. NO IRRIGATION FACILITIES ARE LOCATED AT THE SITE.
7. **ESCARPMENT**: NOT APPLICABLE. NO ESCARPMENT LOCASTED AT THE SITE.
8. **ROCK OUTCROPPINGS**: NOT APPLICABLE. NO ROCK OUTCROPPINGS ARE LOCATED AT THE SITE.
9. **LARGE STRANDS OF MATURE TREES**: NOT APPLICABLE. LARGE STRANDS OF MATURE TREES ARE NOT PRESENT AT THE SITE.
10. **ARCHEOLOGICAL CERTIFICATE**: BY OTHERS.

SUMMARY: SITE IS LOCATED MESA DEL SOL INNOVATION PARK 2 BUSINESS AREA. THE SITE IS FLAT AND BARREN AND WELL CONTAINED WITH SURROUNDING TOPOGRAPHY. SENSITIVE NATURAL FEATURES ARE NOT PRESENT AT THE SITE.

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1 All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted within 3 days of application acceptance and remain for at least 15 days. Evidence of the sign posting must also be provided within 3 days. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

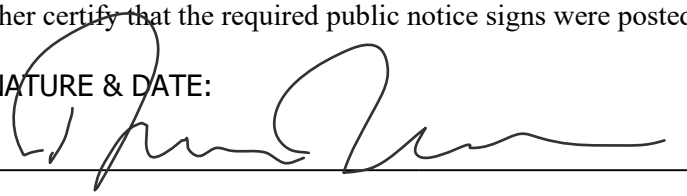
LOCATION
A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
B. The face of the sign shall be parallel to the street.
C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER
A. One sign shall be posted on each street frontage.
B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

PHYSICAL POSTING
A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
B. Large nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that:
I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (15) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.
I further certify that the required public notice signs were posted per the instructions above.

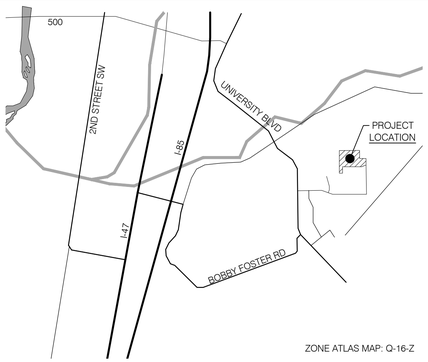
SIGNATURE & DATE:



7-10-2025

PROJECT NUMBER & ADDRESS:

5201 Hawking Dr SE, Albuquerque, NM 87106



ZONE ATLAS MAP: Q-16-Z

VICINITY MAP
SCALE: 1" = 4,000'-0"

0 4000 8000 N

PARKING AND TRAFFIC:

REQUIRED PARKING SPACES PER IDO TABLE 5-5-1:

USE	PARKING REQUIREMENT	TOTAL BUILDING SQ.FT.	REQUIRED PARKING
INDUSTRIAL			
SPECIAL MANUFACTURING (EXISTING BUILDING)	1 SPACE /1,000 SF GFA	168,288	168 SPACES*
LIGHT MANUFACTURING (MS & TDL FACILITIES)	1 SPACE /1,000 SF GFA	91,100 TOTAL	91 SPACES*
OFFICES & SERVICES			
OFFICE (MODULAR OFFICE)	3.5 SPACES / 1,000 SF GFA	8,264	28 SPACES*
		TOTAL REQUIRED (INCLUDING ACCESSIBLE SPACES)	287 SPACES

REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NMCBC TABLE 1106.1:

101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:

151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES

REQUIRED BICYCLE PARKING SPACES PER IDO TABLE 5-5-5:

NON-RESIDENTIAL USES NOT LISTED IN TABLE

10% OF REQUIRED OFF-STREET PARKING 287 X 0.10 = 29

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
TOTAL SPACES	287	223 + 40 NEW + 48 HOV**+14VP*** = 325
HOV SPACES	0	12
VANPOOL PARKING	0	2
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	24	24 (8 NEW)

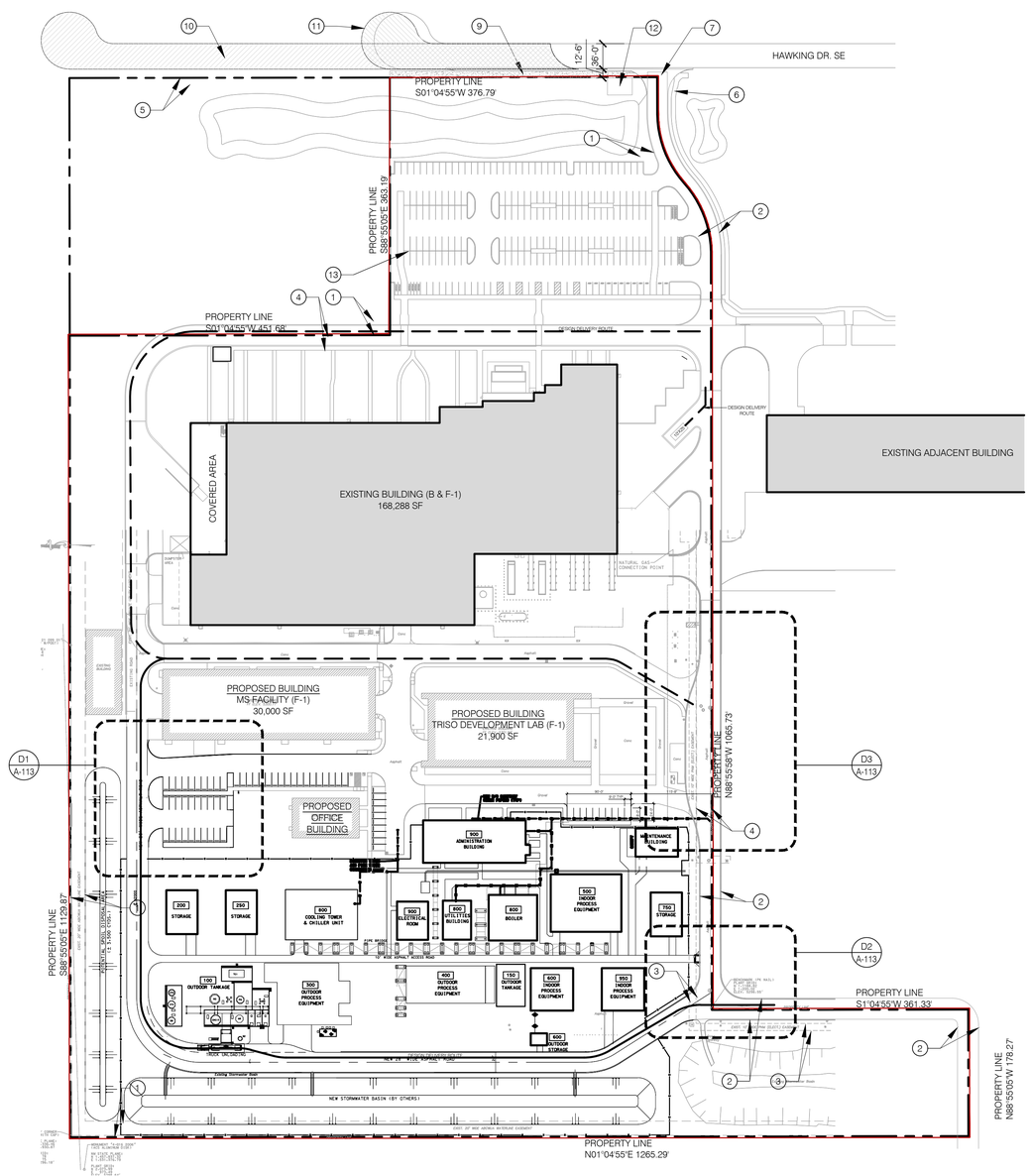
PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT



D2 A-110 SITE PLAN
SCALE: 1" = 100'

0 100' 200' N

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNM EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
7. EXISTING SITE ACCESS, SHARED WITH NEIGHBORING PROPERTY
8. NOT USED
9. NEW 10' WIDE CONCRETE SIDEWALK PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT# PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL. SIDEWALK MAY BE PLACED AT THE PROPERTY LINE
10. PUBLIC ROADWAY IMPROVEMENTS BY ADJACENT DEVELOPER TO INCLUDE "PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREETLIGHTS (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 780 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2019-001971 AND SD-2019-00012/00019
11. PUBLIC ROADWAY IMPROVEMENTS BY KAIROS POWER TO INCLUDE "PAVED ROADWAY, STRIPING, CURB AND GUTTER (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 350 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2020-004448 & SI-2023-00132
12. PROPOSED WATER METER VAULT WITHIN 25'X35' EASEMENT. FINAL LOCATION TO BE DETERMINED AND EASEMENT GRANTED AS PART OF A FUTURE ABCWUA CONNECTION PERMIT
13. 2 NEW VAN POOL PARKING SPACES
14. GRAVEL PARKING, SEE DETAIL D1/ A-113

GENERAL NOTES:

A. NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
B. NO ACCESS EASEMENTS ARE PROPOSED WITHIN THE SCOPE OF THIS PROJECT.
C. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
D. PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING OR OFFICE USES.
E. ACCESS EASEMENTS ARE NOT PROPOSED WITHIN THE SCOPE OF THIS TRAFFIC CIRCULATION LAYOUT.
F. ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
G. MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
H. A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
I. OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS TRAFFIC CIRCULATION LAYOUT.
J. HAWKING DRIVE SE IS CLASSIFIED AS A LOCAL URBAN STREET AND DOES NOT HAVE ACCESS POINT LANES OR QUEUING REQUIREMENTS. HOWEVER, THE EXISTING PARKING AREA IS ACCESSED NEARLY 150' FROM HAWKING DRIVE.
K. NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
L. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

SEE SHEET A-100

PLANNING HISTORY:

MASTER PLAN

PLANNED COMMUNITY (PC) ZONE: MESA DEL SOL - EMPLOYMENT CENTER AS ESTABLISHED IN THE MESA DEL SOL LEVEL B PLAN

SUBDIVISIONS

2017 CURRENT PROPERTY BOUNDARIES ESTABLISHED IN SUBDIVISION OF TRACT D.
PROJECT NUMBER 1006201, APPLICATION NUMBER 17DRB-70318

2023 CONSOLIDATION OF TRACTS D-1 AND D-3 (D-1-A) FOR EXPANSION OF KAIROS POWER CAMPUS - APPROVED PER DHO AGENDA (2023.02.08) AND AWAITING NOTICE OF DECISION AND SIGNATURES.
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SD-2023-00029

SITE PLANS

2009 ADMINISTRATIVE AMENDMENT FOR "REVISED LANDSCAPING AND SOLAR TOWERS REMOVED" FOR THE EXISTING BUILDING (PREVIOUSLY SCHOTT SOLAR BUILDING). NO EARLIER SITE PLAN REVIEW INFORMATION AVAILABLE.
PROJECT NUMBER 1006201, APPLICATION NUMBER 09AA-10019

2020 MAJOR AMENDMENT TO SITE PLAN FOR 40,000 SF BUILDING ADDITION
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2020-00964

2023 SITE PLAN ADMINISTRATIVE DFT FOR THREE NEW BUILDINGS, IN PROGRESS
PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2023-00132

EXECUTIVE SUMMARY:

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). THE SCOPE OF THIS SUBMITTAL INCLUDES THE SITE PREPARATION, BASIC UTILITIES AND SEVERAL NEW DETACHED BUILDINGS. THE PROPOSED BUILDINGS ARE AN EXPANSION TO THE EXISTING KAIROS POWER CAMPUS AND ARE TO BE USED FOR LIGHT MANUFACTURING.

THESE NEW BUILDINGS SUPPORT THE EXISTING MANUFACTURING IN THE EXISTING BUILDINGS. IN ADDITION TO BUILDINGS THERE SHALL BE EQUIPMENT, PIPING AND TANKS SIMILAR TO THOSE LOCATED SOUTH OF THE EXISTING TDL BUILDING. THIS PRODUCTION AREA IS REFERED TO AS THE SALT PRODUCTION FACILITY (SPF).

APPROXIMATELY 12 METAL BUILDINGS WILL BE CONSTRUCTED TO SUPPORT SALT PRODUCTION. THE PRE-ENGINEERED METAL BUILDINGS WILL HOUSE THE MANUFACTURING PROCESS. PIPE STANDS AND TANKS WILL BE LOCATED AROUND THESE BUILDINGS TO TRANSFER MATERIALS BETWEEN THE BUILDINGS DURING THE PROCESS. EQUIPMENT PADS THAT SUPPORT VARIOUS TANKS AND THE PROCESS EQUIPMENT WILL BE LOCATED SEVERAL HUNDRED FEET FROM THE SOUTH PROPERTY LINE.

THE STORM WATER SWALE WILL BE RECONFIGURED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE ACCESS ON THE WEST END OF THE SITE WILL BE CONNECTED TO THE REST OF THE CIRCULATION SYSTEM.

Greenbox Architecture
642 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6395
REGISTERED ARCHITECT

EXP: 12/31/2025

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

KAIROS POWER FACILITY SALT PLANT EXPANSION

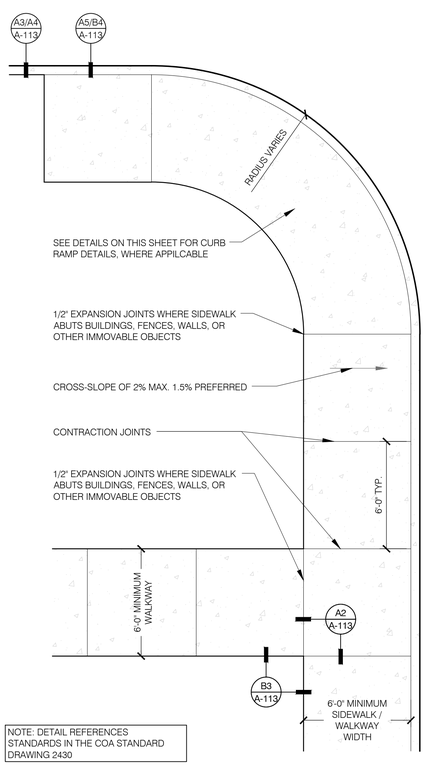
NOT FOR CONSTRUCTION

8201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-3 (D-1-A) AS SHOWN ON PLAT FILED IN BOOK 2021C, PAGE 161 AS DOC#2021161 AC
INNOVATIONPARK III CONT 16.4161 AC

TRAFFIC CIRCULATION PLAN

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

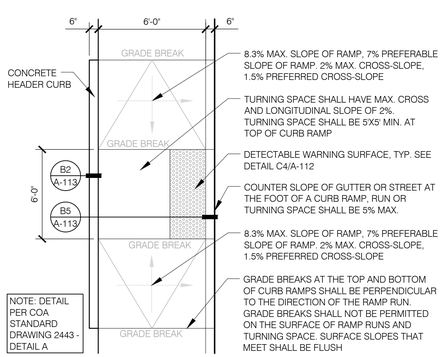
A-110



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2430

D1 A-112 CURB TYPE SIDEWALK

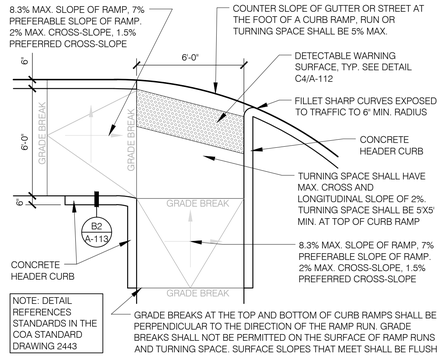
SCALE: 1" = 1/4"



NOTE: DETAIL PER COA STANDARD DRAWING 2443 - DETAIL A

C2 A-112 PARALLEL CURB RAMP

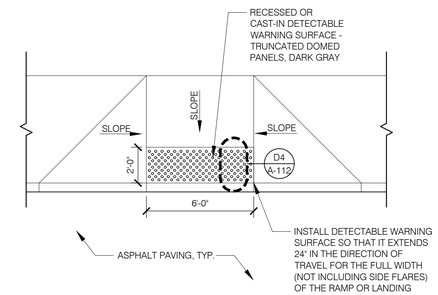
SCALE: 1" = 1/4"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2443

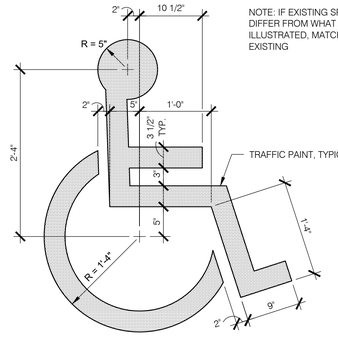
C3 A-112 PAIRED CURB RAMPS - COMMON LANDING

SCALE: 1" = 1/4"



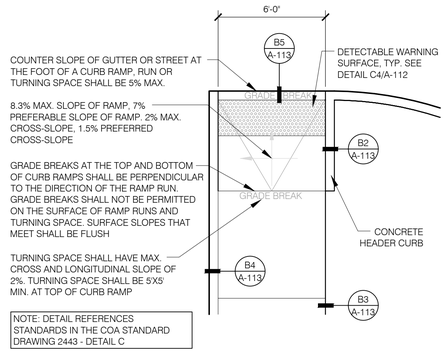
C4 A-112 TRUNCATED DOMES - TYPICAL

SCALE: 1" = 1/4"



C5 A-112 DETAIL- PAINTED HANDICAP PARKING SYM.

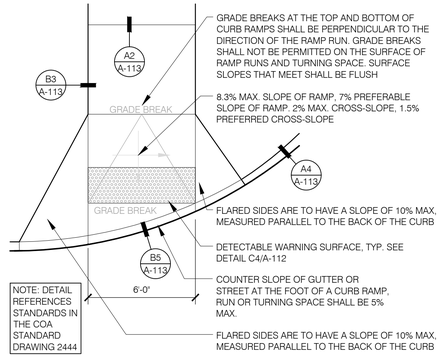
1"=1'-0"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2443 - DETAIL C

D2 A-112 PERPENDICULAR CURB RAMP

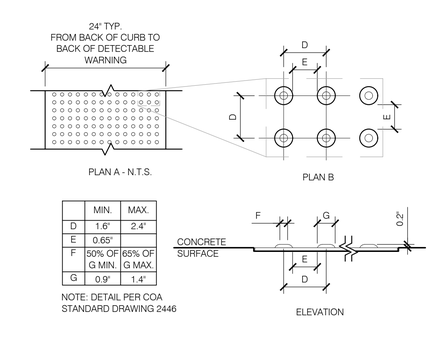
SCALE: 1" = 1/4"



NOTE: DETAIL REFERENCES STANDARDS IN THE COA STANDARD DRAWING 2444

D3 A-112 CURB RAMP WITH FLARED SIDES

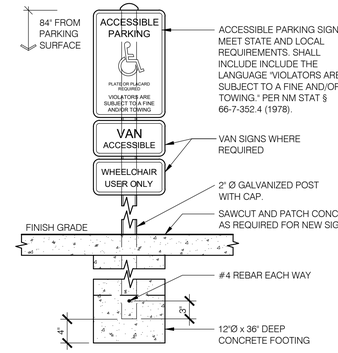
SCALE: 1" = 1/4"



NOTE: DETAIL PER COA STANDARD DRAWING 2446

D4 A-112 TRUNCATED DOME DETAIL

SCALE: 1" = 3"



D5 A-112 DETAIL- HANDICAP PARKING SIGN

1"=1'-0"

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
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REGISTERED ARCHITECT

EXP: 12/31/2025

KAIROS POWER FACILITY
SALT PLANT EXPANSION

NOT FOR CONSTRUCTION

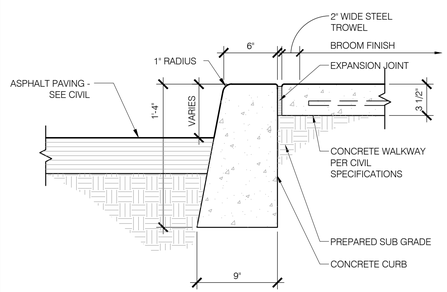
3201 HAWKINS DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

ENLARGED TRAFFIC CIRCULATION LAYOUT

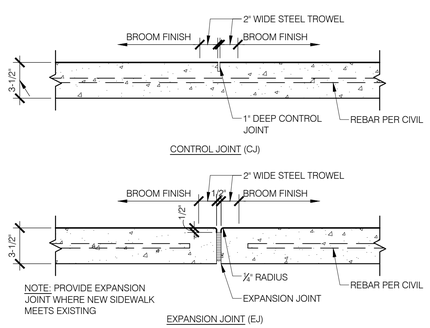
PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

A-112



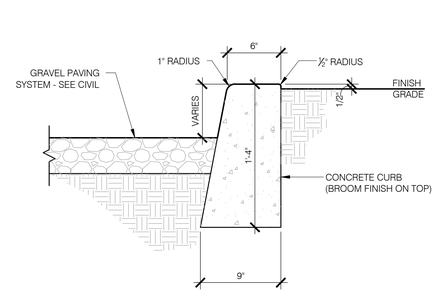
A1 / A-113 DETAIL - ASPHALT - CURB AT SIDEWALK

1 1/2" = 1'-0"



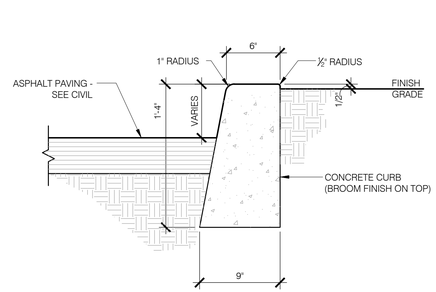
A2 / A-113 DETAIL- EXPANSION & CONTROL JOINT

1 1/2" = 1'-0"



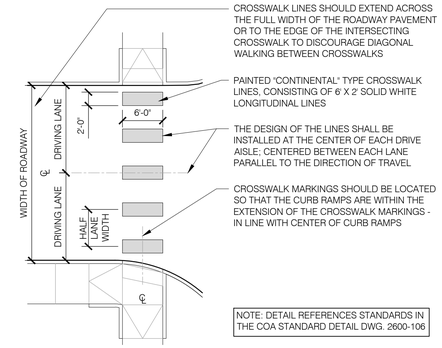
A3 / A-113 DETAIL - GRAVEL - CURB AT LANDSCAPE

1 1/2" = 1'-0"



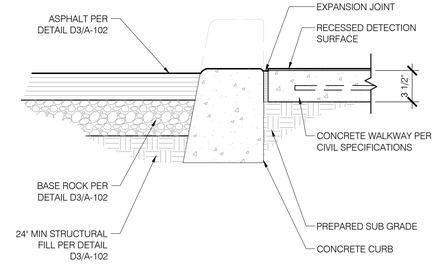
A4 / A-113 DETAIL- ASPHALT - CURB AT LANDSCAPE

1 1/2" = 1'-0"



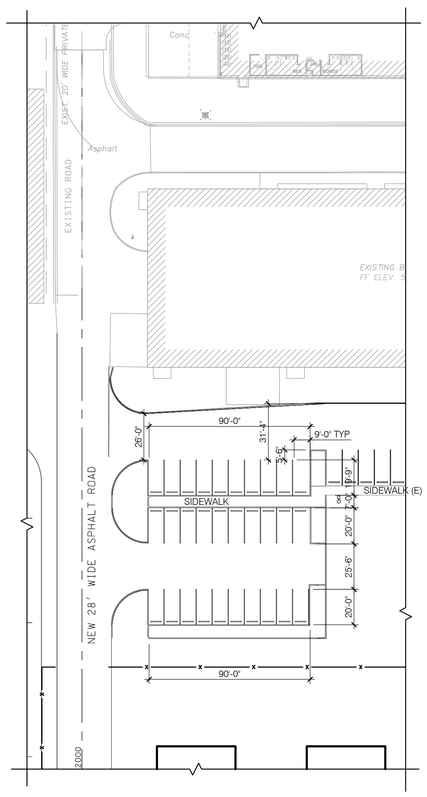
A5 / A-113 DETAIL - CROSSWALK MARKINGS

SCALE: 1" = 3/32"



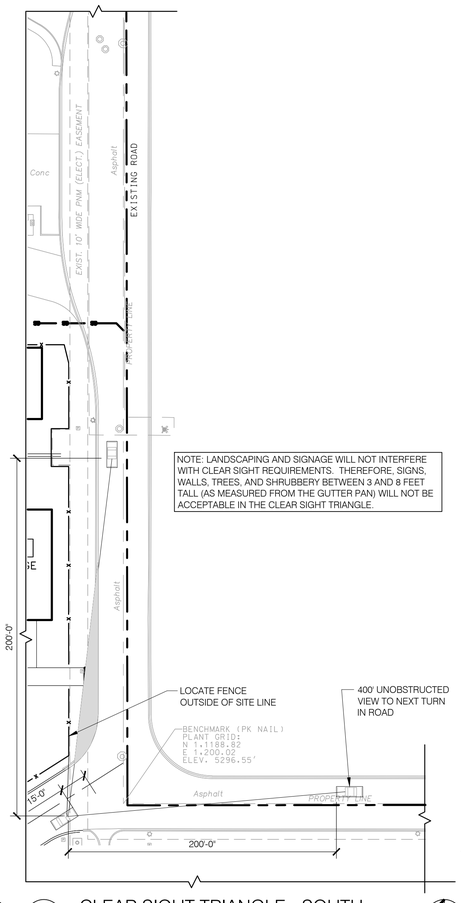
B5 / A-113 DETAIL - ASPHALT - CURB RAMP

1 1/2" = 1'-0"



D1 / A-113 NORTH PARKING

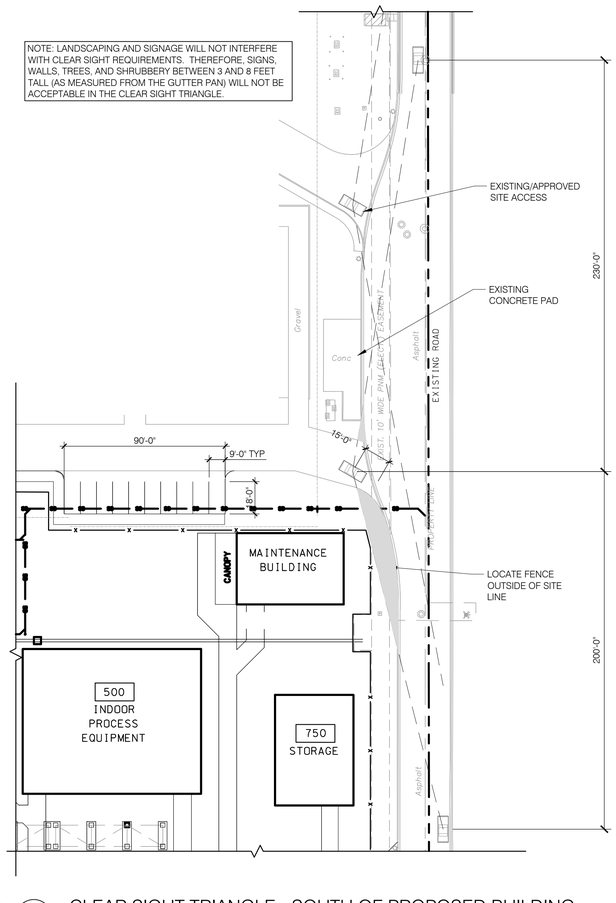
SCALE: 1" = 40'



D2 / A-113 CLEAR SIGHT TRIANGLE - SOUTH

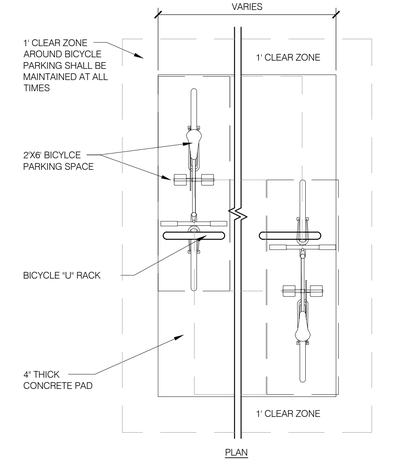
SCALE: 1" = 40'

NOTE: 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.



D3 / A-113 CLEAR SIGHT TRIANGLE - SOUTH OF PROPOSED BUILDING

SCALE: 1" = 40'



NOTES:

A. BICYCLES FRAMES ARE SUPPORTED HORIZONTALLY IN TWO PLACES
B. THIS BICYCLE RACK STORES BICYCLES IN AN UPRIGHT POSITION
C. THIS RACK ALLOWS FOR VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
D. BICYCLES ARE NOT REQUIRED TO BE LIFTED INTO THE RACK
E. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING OTHER BICYCLES
F. BICYCLE RACK TO BE INSTALLED WITH CONCRETE FOOTINGS AS SHOWN OR ANCHORED TO CONCRETE SLAB PER MANUFACTURERS SPECIFICATIONS

D4 / A-113 BICYCLE RACK DETAIL

SCALE: 1/2" = 1'

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

Greenbox Architecture
602 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

Kairos Power

2024.09.19

STATE OF NEW MEXICO
DEREK M. METSON
NO. 6305
REGISTERED ARCHITECT

EXP: 12/31/2025

KAIROS POWER FACILITY
SALT PLANT EXPANSION

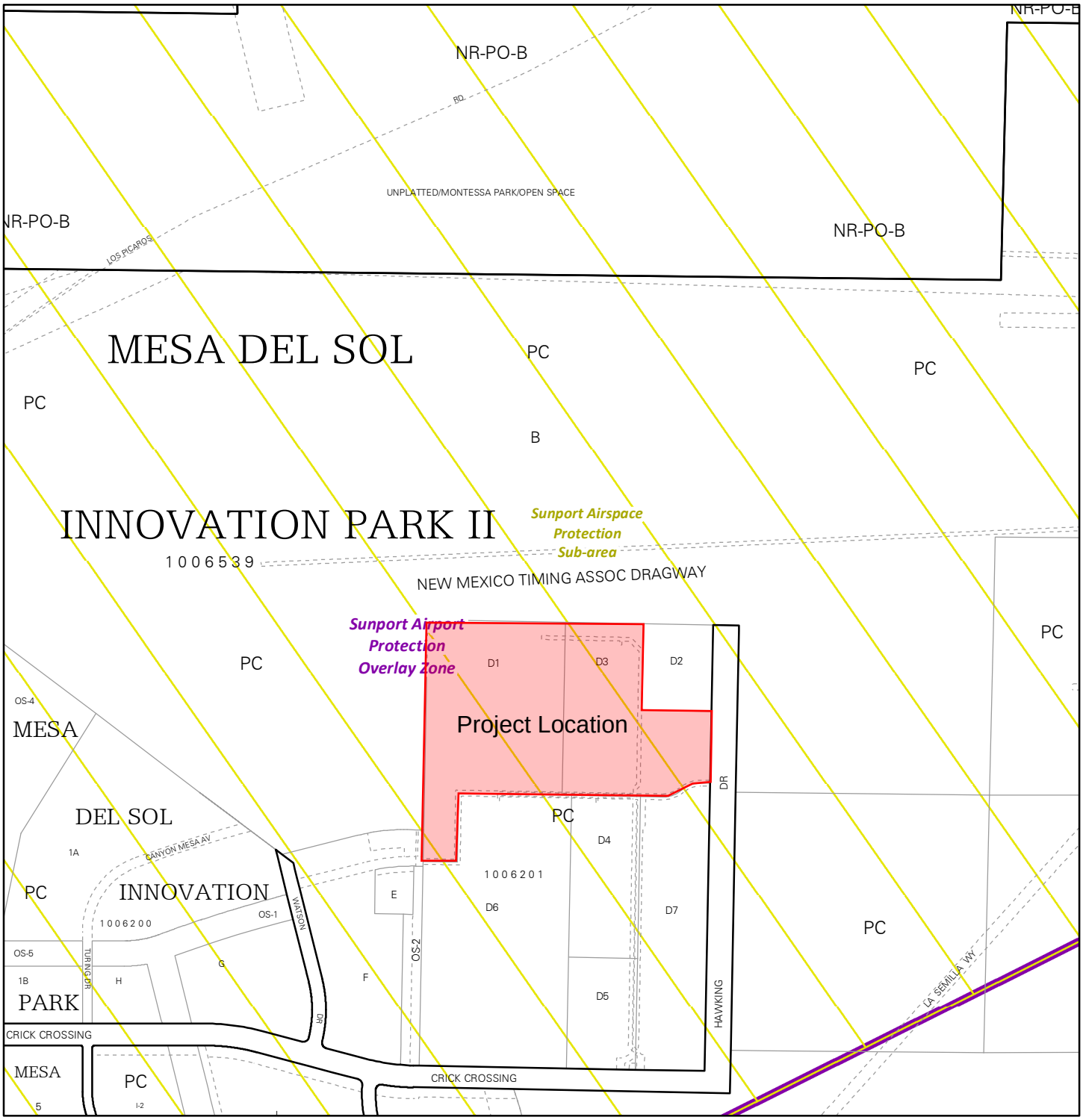
NOT FOR CONSTRUCTION

5201 HAWKINS DRIVE SE, ALBUQUERQUE, NM 87106
TR D-1 PLAT OF TRACTS D-1 THRU D-4 AND E-1 AND E-2 BEING A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK III CONT 16.4161 AC

SITE PLAN DETAILS

PROJECT NO.: 8003-22
DRAWN BY:
DATE: JULY 10, 2025

A-113



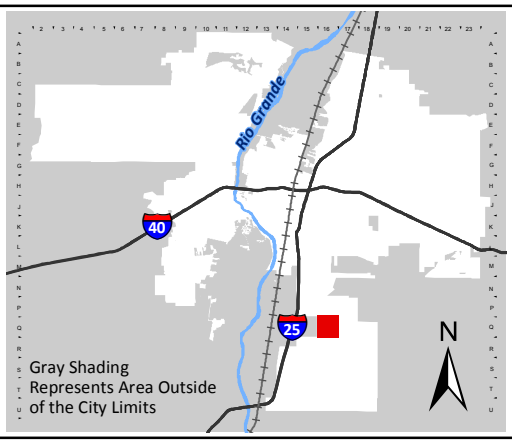
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

Q-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000