

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 26, 2024

David Renard
RPM Team
295 Main Street, Suite 210
Salinas, CA 93901

**RE: Kairos Power Facility Expansion
5201 Hawking Drive SE
30-Day Temporary Certificate of Occupancy - Accepted
Engineer's Certification Date: 4/1/24
Engineer's Stamp Date: 11/23/23
Hydrology File: Q16DA5000A**

Dear Mr. Renard:

Based on the Engineer's Drainage Certification received 10/24/2024 and site visit on 11/26/2024, this letter serves as a "green tag" from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the Kairos Power Facility Expansion located at 5201 Hawking Drive SE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

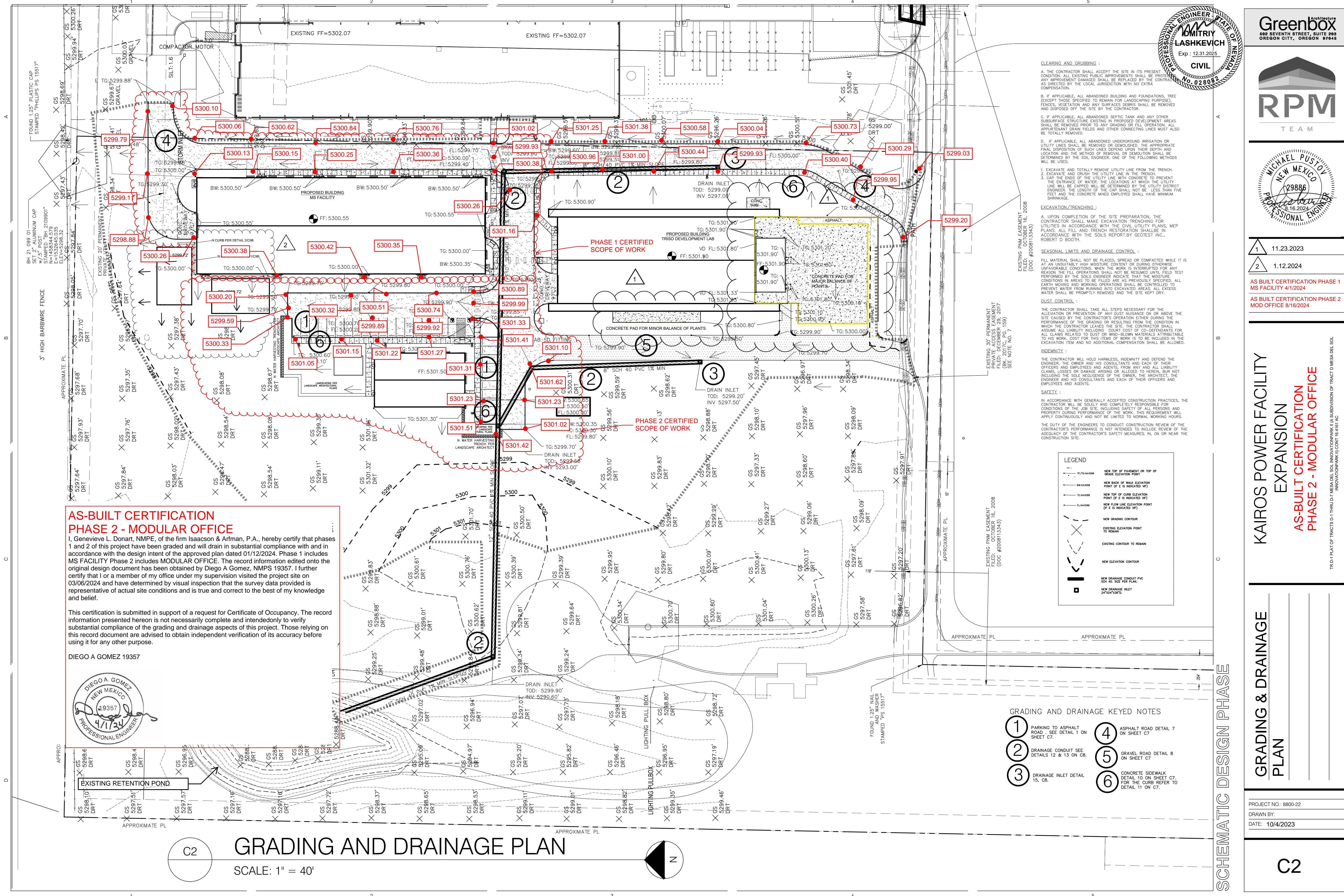
Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



AS-BUILT CERTIFICATION PHASE 2 - MODULAR OFFICE

I, Genevieve L. Donart, NMPE, of the firm Isaacson & Arfman, P.A., hereby certify that phases 1 and 2 of this project have been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 01/12/2024. Phase 1 includes MS FACILITY Phase 2 includes MODULAR OFFICE. The record information edited onto the original design document has been obtained by Diego A Gomez, NMPS 19357. I further certify that I or a member of my office under my supervision visited the project site on 03/06/2024 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

This certification is submitted in support of a request for Certificate of Occupancy. The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

DIEGO A GOMEZ 19357



GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

- CLEARING AND GRUBBING :**
1. IF APPLICABLE, 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.
 2. IF APPLICABLE, ALL ABANDONED BUILDING AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACES DEBRIS SHALL BE REMOVED AND DISPOSED OFF THE SITE BY THE CONTRACTOR.
 3. 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 APPROPRIATE DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
 4. IF APPLICABLE, ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DECOMMISSIONED. 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 LOCATION 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 :**
1. 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 SHALL BE IN ACCORDANCE WITH THE SOILS REPORT BY GEOTECH INC., ROBERT D. BODTH.
- 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 ALLEVATION 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 ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- INDEMNITY :**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY 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 DAMAGES ARISING OR ALLEGED TO HEREIN, BUT 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

- NEW TOP OF PAVEMENT OR TOP OF GRADE ELEVATION POINT
- NEW BACK OF WALK ELEVATION POINT (IF E IS INDICATED VP)
- NEW TOP OF CURB ELEVATION POINT (IF E IS INDICATED VP)
- NEW FLOW LINE ELEVATION POINT (IF E IS INDICATED VP)
- NEW GRADING CONTOUR
- EXISTING ELEVATION POINT TO REMAIN
- EXISTING CONTOUR TO REMAIN
- NEW ELEVATION CONTOUR
- NEW DRAINAGE CONDUIT PVC 24" 40' SIZE PER PLAN
- NEW DRAINAGE INLET 24"x24"x30"

- 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.

Greenbox

502 SEVENTH STREET, SUITE 203

OREGON CITY, OREGON 97045

RPM

TEAM

MICHAEL PUSTOV

NEW MEXICO

29886

8.16.2024

PROFESSIONAL ENGINEER

KAIAOS POWER FACILITY

EXPANSION

AS-BUILT CERTIFICATION PHASE 2 - MODULAR OFFICE

GRADING & DRAINAGE

PLAN

C2

PROJECT NO.: 8800-22

DRAWN BY:

DATE: 10/4/2023

C2

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11.23.2023
1.12.2024
AS BUILT CERTIFICATION PHASE 1
MS FACILITY 4/1/2024
AS BUILT CERTIFICATION PHASE 2
MOD OFFICE 8/16/2024

KAIAOS POWER FACILITY
EXPANSION
AS-BUILT CERTIFICATION
PHASE 2 - MODULAR OFFICE

GRADING & DRAINAGE
PLAN

PROJECT NO.: 8800-22
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C2