

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 2025

Derek Metson  
Greenbox Architecture  
502 7<sup>th</sup> Street, Suite 203  
Oregon City, OR 97045

**RE: Kairos Power Expansion SP  
5201 Hawking Drive SE  
Grading and Drainage Plan  
Engineer's Stamp Date: could not find  
Hydrology File: Q16DA5000A**

Dear Mr. Metson:

Based upon the information provided in your submittal received 10/01/2024, the Conceptual Grading & Drainage Plan **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. Since the retention pond on the west side of the lot is already constructed, change the note to EXISTING STORM WATER BASIN and remove the "(BY OTHERS)" note on sheet 008 and 009.
2. Update the NOTES section – Note #4 - update per comment #1 above.
3. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
  - a. Please provide a licensed New Mexico civil engineer's stamp with a signature and date.
  - b. Please use 1" = 20' for the scale. (This may make two sheets)
  - c. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
  - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
  - e. Please provide the FIRM Map and flood plain note with effective date.
  - f. Please provide a legal Description of the property.
4. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
5. Accurately state allowable downstream capacity in the drainage plan.

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6. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year 6-hour storm event.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E., CFM  
Senior Engineer  
Development Review Services

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