

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 28, 2025

Luis Noriega
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Kairos Power – Laydown Yard
99999 Hawking Drive SE
Grading and Drainage Plans
Engineer's Stamp Date: 04/23/2025
Hydrology File: Q16DA5000C3
Case # HYDR-2025-00142**

Dear Mr. Noriega:

PO Box 1293

Based upon the information provided in your submittal received 4/23/2025, the Grading & Drainage Plan is approved for Rough Grading / Grading Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

www.cabq.gov

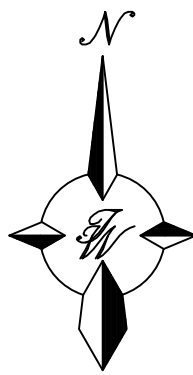
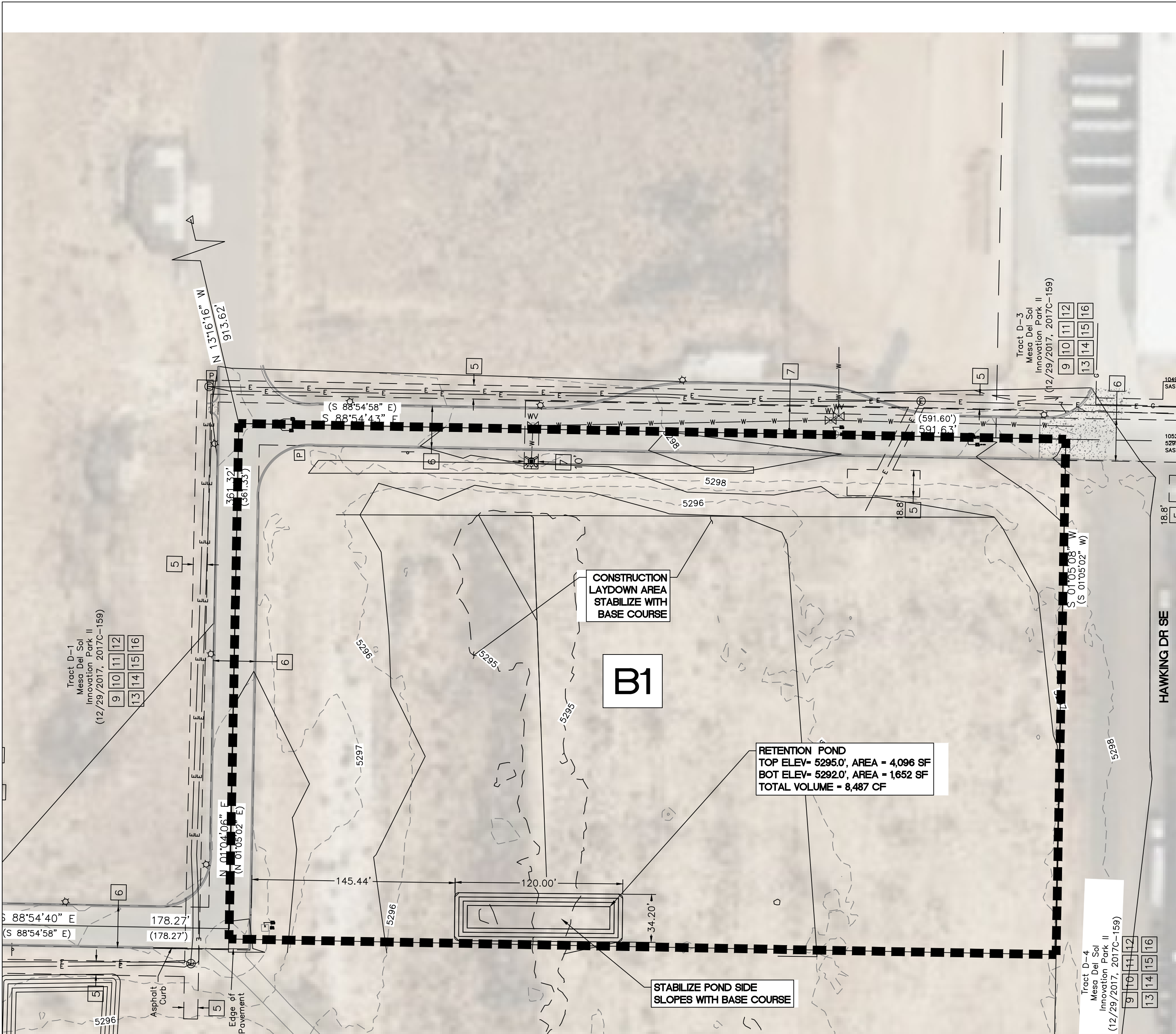
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer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

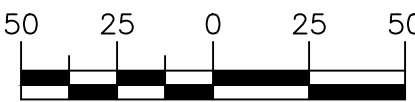
Sincerely,

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

\\TWNAS\Z_Drive\2023\2023103 Mesa Del Sol Innovation Park Pending.dwg Construction\2023103_BASINS-LA.dwg Apr 23, 2025 -- 3:07pm



GRAPHIC SCALE



SCALE: 1"=50'

LEGEND

	CURB & GUTTER	x 5048.25	SPOT ELEVATION
	PROPERTY LINE		FLOW ARROW
	EASEMENT		EXISTING CONCRETE STORM DRAIN PIPE
	BUILDING		EXISTING PVC STORM DRAIN PIPE
	SIDEWALK/CONCRETE		EXISTING CONTOUR MAJOR
	STORM DRAIN		EXISTING CONTOUR MINOR
	CONTOUR MAJOR		BASIN BOUNDARY LINE
	CONTOUR MINOR		

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF ALBUQUERQUE WITHIN THE MESA DEL SOL INNOVATION PARK. THE PROJECT SITE IS CURRENTLY UNDISTURBED.

THE PROPOSED PROJECT INTENT IS TO LAY BASE COURSE OVER THE SITE TO FOR A TEMPORARY CONSTRUCTION LAYDOWN AREA. INCREASED FLOWS SHALL BE MAINTAINED BY A PROPOSED RETENTION POND LOCATED ON THE SOUTH SIDE OF THE PROPERTY. THE RETENTION POND IS INTENDED TO REDUCE EXCESS FLOW TO HISTORIC CONDITIONS.

DPM Weighted E Method

Precipitation Zone 2

Area Vicinity

Site Name and Address: Mesa Del Sol Kairos Laydown Area

TWLLC

Date

4/23/2025

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												100-Year, 10-Day			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								Weighted E (in)	Volume (ac-ft)	Flow cfs	Volume (cf)
				Treatment A %	(acres)	Treatment B %	(acres)	Treatment C %	(acres)	Treatment D %	(acres)				
B1	224,946	5.16	0.00807	100%	5.164	0%	0.000	0%	0.000	0%	0.000	0.620	0.267	8.83	11622
Total	224,946.00	5.164	0.00807		0.000		0.000		0.000		0.000		0.267	8.83	11622.18

PROPOSED CONDITIONS												100-Year, 10-Day			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								Weighted E (in)	Volume (ac-ft)	Flow cfs	Volume (cf)
				Treatment A %	(acres)	Treatment B %	(acres)	Treatment C %	(acres)	Treatment D %	(acres)				
B1	224,946	5.16	0.00807	0%	0.000	0%	0.000	100%	5.164	0%	0.000	1.030	0.443	15.75	19308
Total	224,946.00	5.164	0.00807		0.000		0.000		0.000		0.000		0.443	15.75	19307.82

RETENTION POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
0	1652	0	0
1	2398	2025	2025
2	3215	2806.5	4832
3	4096	3655.5	8487
VOLUME REQUIRED		19307-11622 = 7685	
VOLUME PROPOSED		8487	

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 5/28/2025
BY:
HydroTrans #: Q16DA5000C3

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

<div>ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868</div>	KAIROS POWER LAYDOWN YARD ALBUQUERQUE, NM	DRAWN BY LN
		DATE 04/23/2025
	GRADING AND DRAINAGE PLAN	2023103_BASINS-LA
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-0 JOB # 2023103