

SITE DATA

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 28 & 29, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING AND COMPRISING ALL OF LOTS 3 AND 4, BLOCK 1, LANDS OF THE ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 26, 1962, IN BOOK D03, PG. 026.

SITE AREA: 8.8687 ACRES

EXISTING ZONING: NR-LM

PR-2024-009768

SI-2024-01305

PROPOSED LAND USE: BATTERY STORAGE AND ELECTRIC UTILITY SUBSTATION

GENERAL NOTES

- 1) THERE ARE NO REGULAR EMPLOYEES ASSOCIATED WITH BATTERY STORAGE OR SUBSTATION USE; THEREFORE, THERE ARE NO PARKING REQUIREMENTS.
- 2) THE SITE PLAN IS DESIGNED IN ACCORDANCE WITH IDO SECTION 14-16-4-3(E)(8).
- 3) PER IDO SECTION 4-3(E)(8)(A), THE AREA CONTAINING AN ELECTRIC UTILITY SUBSTATION SHALL BE SURROUNDED BY A 12-FOOT PERIMETER WALL AND SET BACK BY A MINIMUM OF 10 FEET FROM ALL PROPERTY LINES TO ALLOW FOR PERIMETER LANDSCAPE (SEE LANDSCAPE PLAN).
- 4) PER IDO SECTION 4-3(E)(9)(A), ENERGY STORAGE SYSTEM (BATTERY STORAGE) USE SHALL BE SURROUNDED BY AN OPAQUE WALL OR FENCE AT LEAST 8 FEET AND NOT MORE THAN 12 FEET HIGH THAT IS A COMBINATION OF SPLIT FACE AND SMOOTH FACE BLOCKS, CAST-IN-PLACE WALLS
- 5) PER IDO SECTION 4-3(E)(9)(B), EXCEPT WHERE ABUTTING INDUSTRIAL DEVELOPMENT, A LANDSCAPED BUFFER AREA SHALL BE PROVIDED THAT IS AT LEAST 10 FEET WIDE AND CONTAINS AT LEAST 1 TREE FOR EVERY 25 FEET ALONG THE LOT LINE THAT COMPLIES WITH THE SAFETY AND MAINTENANCE REQUIREMENTS FOR AN ESS, IN ADDITION TO ALL APPLICABLE STANDARDS IN SECTION 14-16-5-6 (LANDSCAPING, BUFFERING, AND SCREENING), INCLUDING BUT NOT LIMITED TO SUBSECTION 14-16-5- 6(C)(10) PLANTING NEAR UTILITIES.
- 6) PER IDO SECTION 4-3(E)(9)(C) ALL ONSITE UTILITY LINES AND ASSOCIATED EQUIPMENT SHALL BE PLACED UNDERGROUND OR PAD MOUNTED, UNLESS SOIL CONDITIONS, SHAPE OR TOPOGRAPHY OF THE SITE AS VERIFIED BY THE CITY ENGINEER DICTATE ABOVE-GROUND INSTALLATION, WITH THE EXCEPTION OF THE MAIN SERVICE CONNECTION AT THE UTILITY RIGHT-OF-WAY AND ANY NEW INTERCONNECTION EQUIPMENT, INCLUDING WITHOUT LIMITATION ANY POLES, AS PERMITTED BY THE ELECTRIC UTILITY WITH A DISCERNABLE PATTERN, AND/OR PILASTERS ALONG THE WALL EVERY 20 FEET.
- 7) PER IDO SECTION 4-3(E)(9)(F), IF THIS USE IS LOCATED ON THE SAME PREMISES AS AN ELECTRIC UTILITY USE, THE PREMISES MUST MEET ALL USE-SPECIFIC STANDARDS IN THIS SUBSECTION 14-16-4-3(E)(9) AND IN SUBSECTION 14-16-4-3(E)(8) (ELECTRIC UTILITY). THE USES MAY BE LOCATED INSIDE THE SAME PERIMETER WALL.
- 8) PER IDO SECTION 4-3(E)(9)(J) ALL ESS FACILITIES THAT ARE NOT IN USE FOR A PERIOD OF 1 YEAR SHALL BE REMOVED BY THE OWNER WITHIN THE FOLLOWING 6 MONTHS. UPON REMOVAL, THE SITE SHALL BE REVEGETATED TO BLEND WITH THE EXISTING SURROUNDING VEGETATION. THE OWNER SHALL NOTIFY THE CITY WHEN REMOVAL OF THE ESS OCCURS.]
- 9) 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 LINE OF SIGHT AREA.
- 10) PER IDO SECTION 5-9, ANY PORTION OF A PRIMARY OR ACCESSORY BUILDING WITHIN 100 FEET OF THE NEAREST PROTECTED LOT PROPERTY LINE SHALL STEP DOWN TO A MAXIMUM HEIGHT OF 30 FEET WHEN ADJACENT TO A PROTECTED LOT, WHICH IS TO THE SOUTH ACROSS SUNSET GARDENS ROAD. ALL BUILDINGS ON THIS SITE ARE LESS THAN 30 FEET IN HEIGHT.
- 11) FIRST FLUSH RETENTION POND MUST FOLLOW STD. SPECS 1013 OR GREATER FOR STABILIZATION OF THIS PONDING AREA.

Oct 8, 2024

Oct 25, 2024

Oct 14, 2024

Oct 8, 2024

Oct 8, 2024

Mar 18, 2025

Date

Date

N/A

Date



VICINITY MAP **ZONE ATLAS MAP L-8 AND L-9**

LEGEND

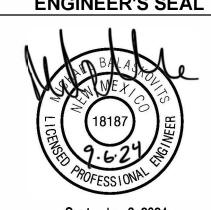
PROPERTY LINE

PROPOSED ASPHALT ROADWAY

PROPOSED CRUSHER FINES

ENGINEER'S SEAL

1"=60"



September 6, 2024

QUANTITIES:

PROJECT BOUNDARY 8.87 ACRES

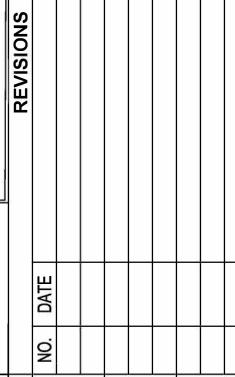
ROAD 53,340 SF

PROPOSED WALL/FENCE 2,495 LF

17' WIDE ACCESS GATES FOR 34' ENTRANCE 2 EA 13' WIDE ACCESS GATES FOR 26' ENTRANCE 6 EA 7.5' WIDE ACCESS GATES FOR 13' ENTRANCE 2 EA

NOTES:

- EQUIPMENT QUANTITIES, LOCATIONS AND LAYOUTS SHOWN ARE
- INDICATIVE AND SUBJECT TO CHANGE DURING DETAILED DESIGN. 2. SIZE OF CAPACITOR BANK ESTIMATED ASSUMING REQUIRED PF OF 0.95 AT POI.
- 3. SITE SPECIFIC FEATURES SUCH AS RETENTION PONDS AND DRAINAGE SHOWN FOR SCHEMATIC PURPOSES AND IS SUBJECT TO CHANGE DURING DETAILED DESIGN.
- 4. SPACE FOR AUGMENTATION CONTAINERS CAN BE USED FOR
- LAYDOWN DURING INITIAL CONSTRUCTION.
- 5. SYSTEM SIZED FOR SELF FEEDING AUX POWER DURING DISCHARGE,
- 6. THERE ARE NO OCCUPIED OR INHABITABLE STRUCTURES PROPOSED FOR THE SITE. THE TALLESET UNOCCUPIED AND INHABITABLE STRUCTURE IN THE PROJECT SUBSTATION WOULD BE THE AERIAL ELECTRICAL H OR A FRAME APPROXIMATELY 60-65 FEET. THE BATTERY STORAGE UNITS ARE CURRENTLY PROPOSED AT APPROXIMATELY 10-11 FEET IN HEIGHT.
- THE STORAGE BATTERY UL LISTING IS UL 855.
- PER THE 2021 INTERNATIONAL FIRE CODE, APPENDIX D, SECTION D104, THI SITE DOES NOTE MEET THE CRITERIA FOR TWO FIRE ACCESS ROADS. AN ADDITIONAL ACCESS ROAD IS PROVIDED THAT WILL MEET FIRE ACCESS WIDTH AND RADIUS CRITERIA IF NEEDED
- 9. NO DOMESTIC SERVICE IS BEING REQUESTED AND NO STRUCTURES WILL RECEIVE PUBLIC WATER AND/OR PUBLIC SANITARY SEWER
- 10. ONLY IRRIGATION SERVICES WILL BE REQUIRED FOR LANDSCAPING. REQUIRED BY THE CITY.
- 11. COORDINATION WITH WATER AUTHORITY, CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.



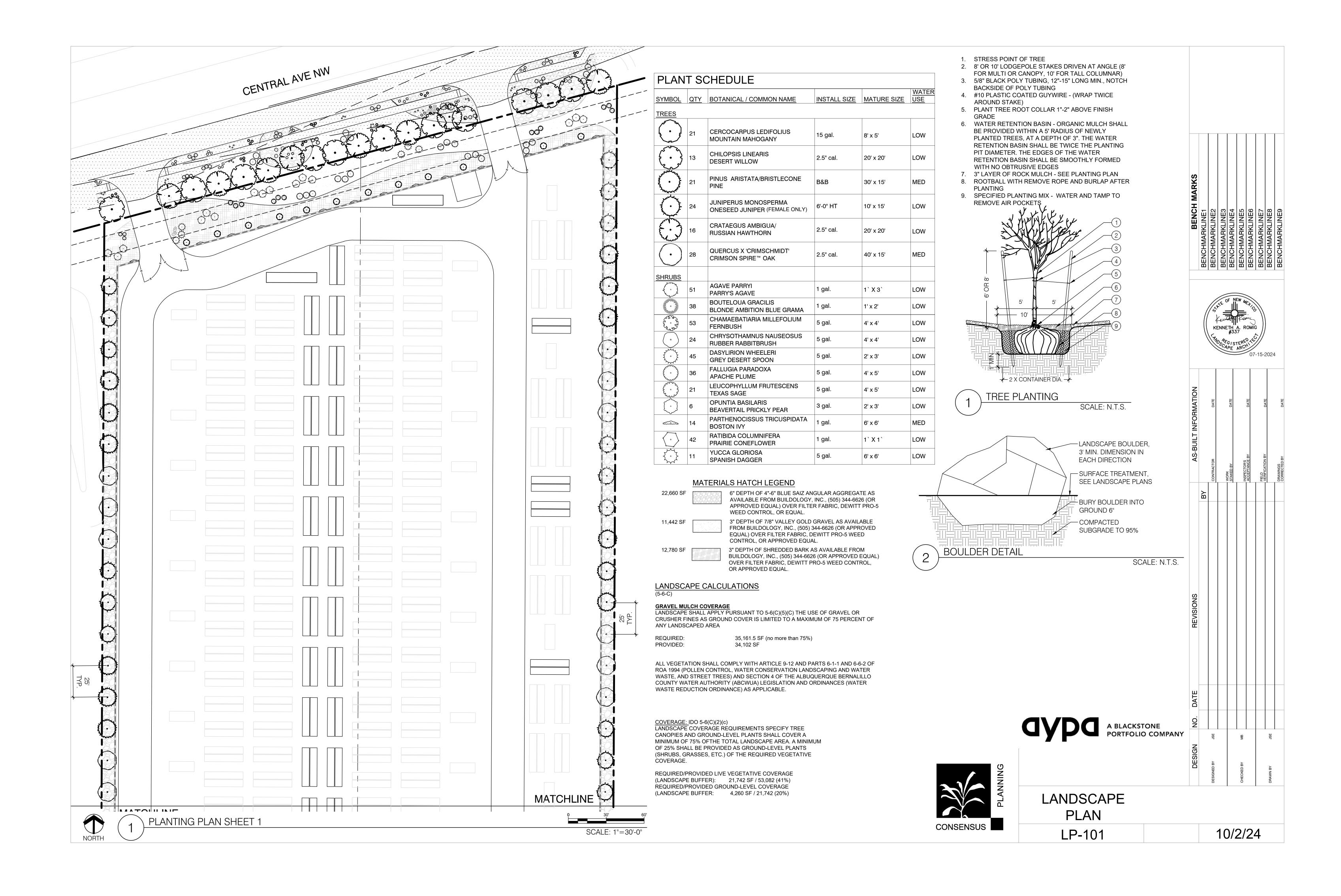


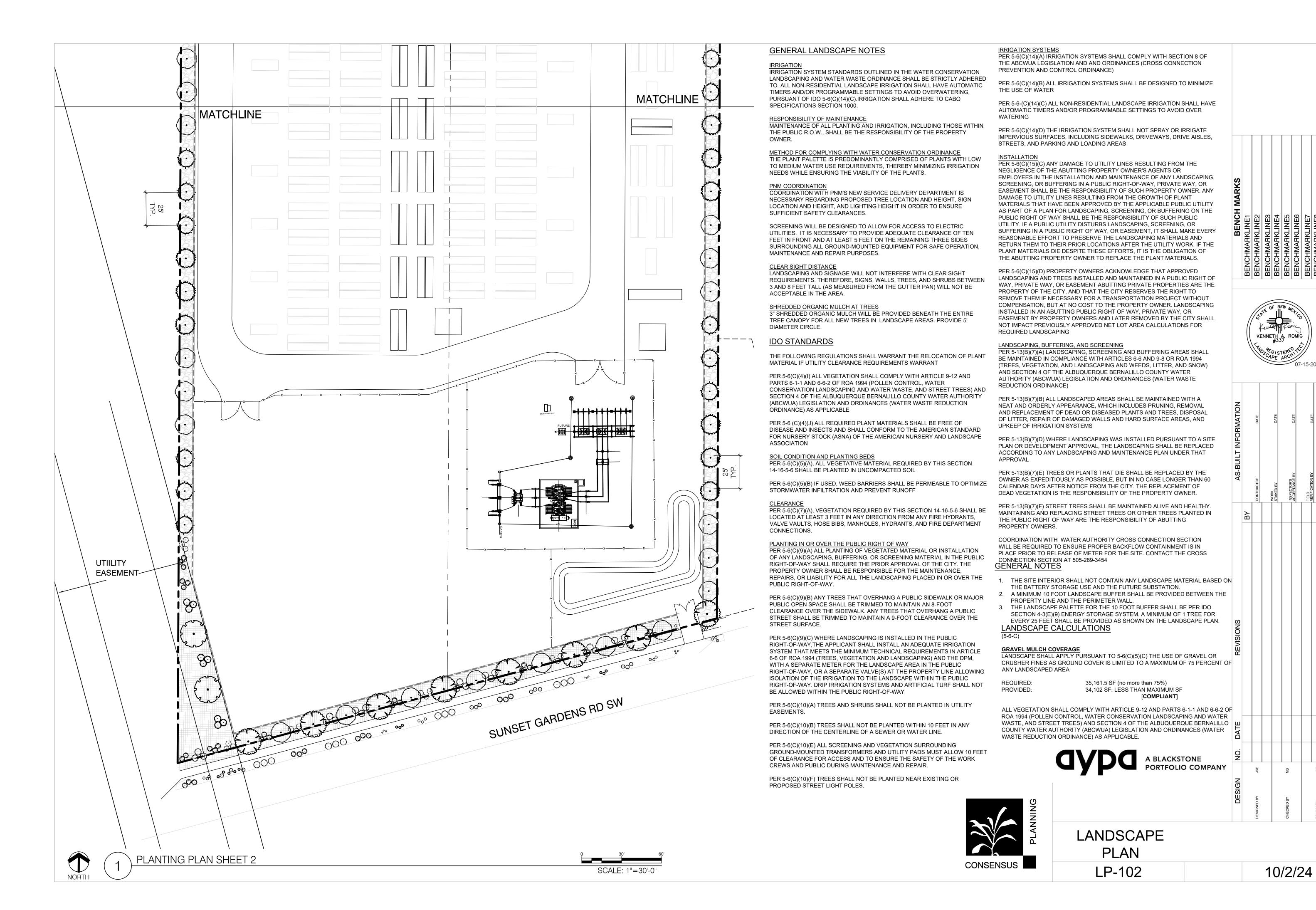
www.bhinc.com

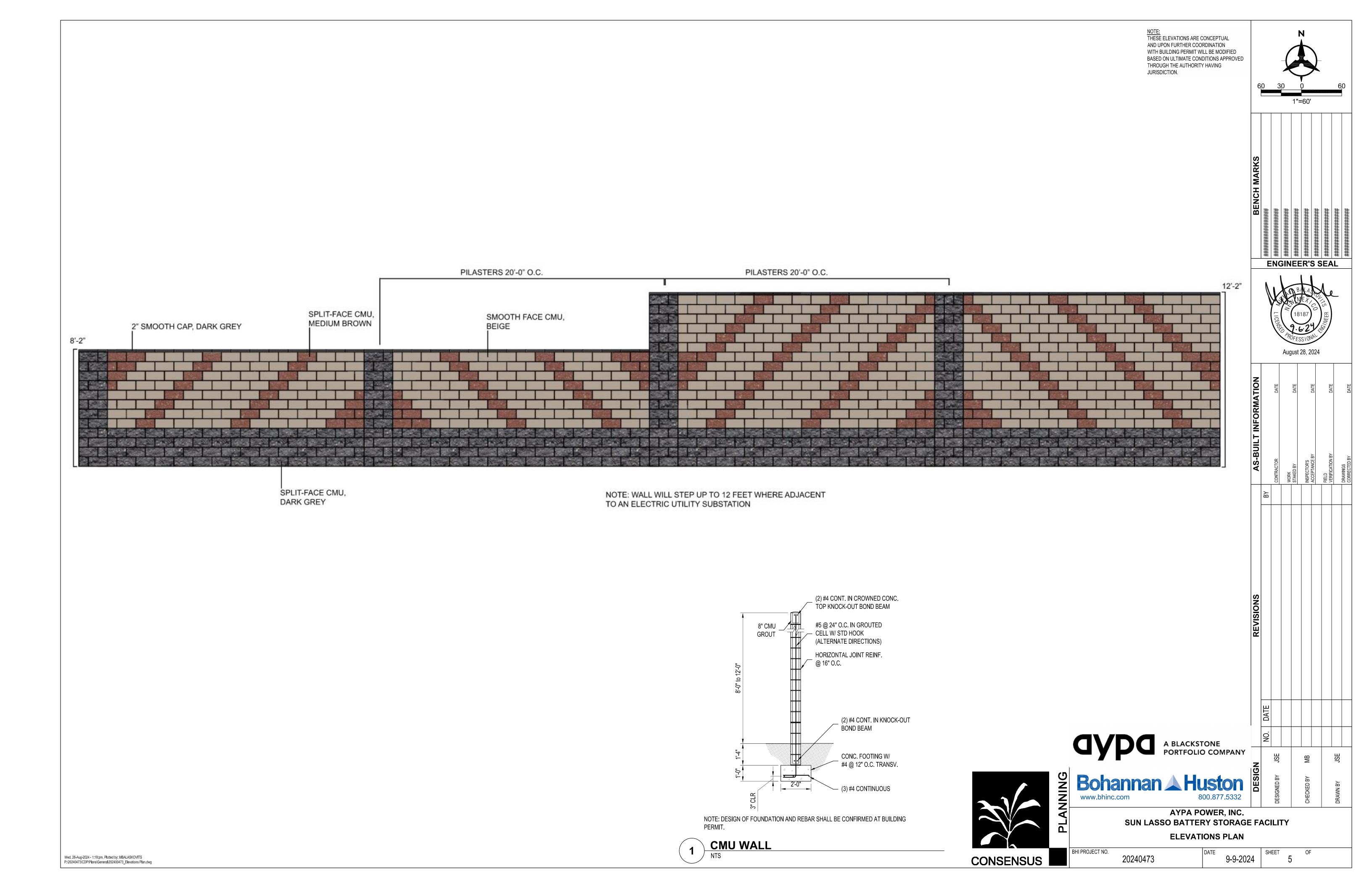
AYPA POWER, INC. SUN LASSO BATTERY STORAGE FACILITY

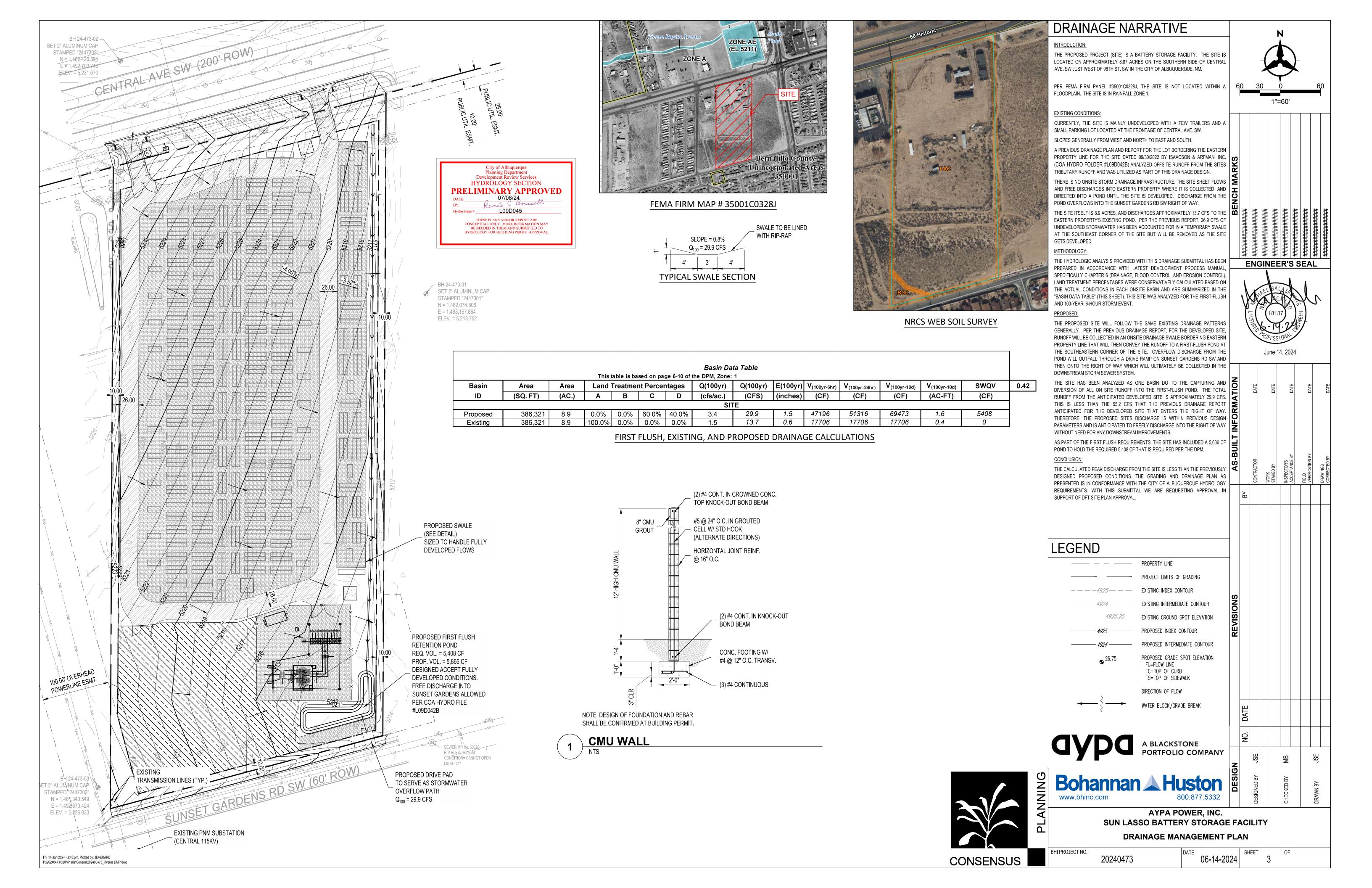
OVERALL SITE PLAN

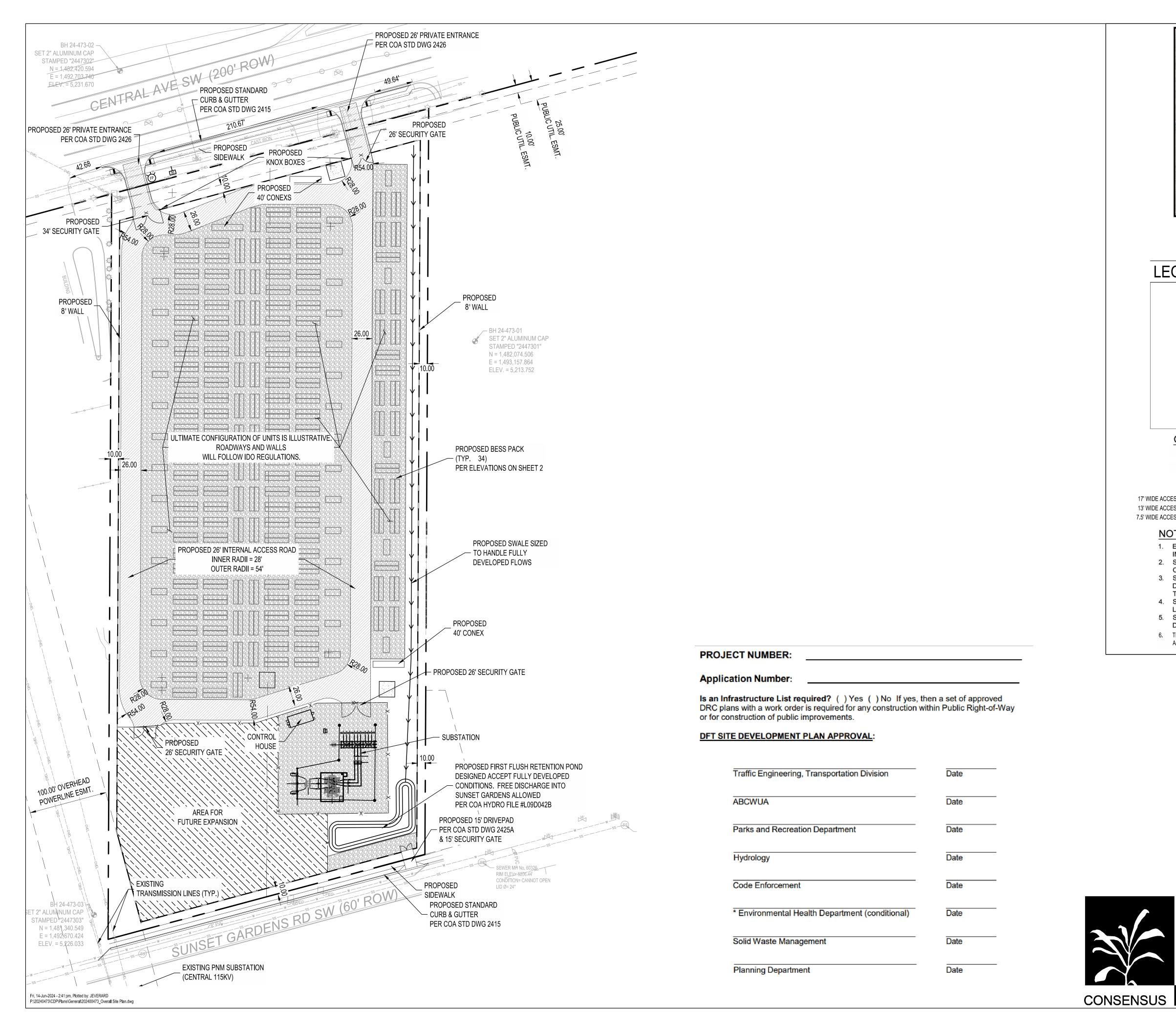
BHI PROJECT NO. 20240473 07-11-2024













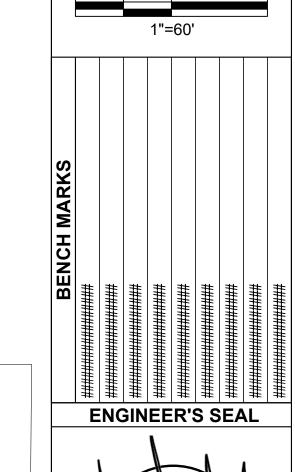
VICINITY MAP 1"=1000'

ZONE ATLAS MAP L-8 AND L-9

LEGEND

——— — PROPERTY LINE

PROPOSED ASPHALT ROADWAY PROPOSED CRUSHER FINES



June 14, 2024

QUANTITIES:

PROJECT BOUNDARY 8.87 ACRES

ROAD 53,340 SF

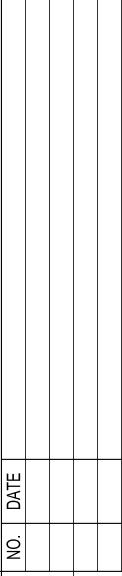
PROPOSED WALL/FENCE 2,495 LF 17' WIDE ACCESS GATES FOR 34' ENTRANCE 2 EA

13' WIDE ACCESS GATES FOR 26' ENTRANCE 6 EA

7.5' WIDE ACCESS GATES FOR 13' ENTRANCE 2 EA

NOTES:

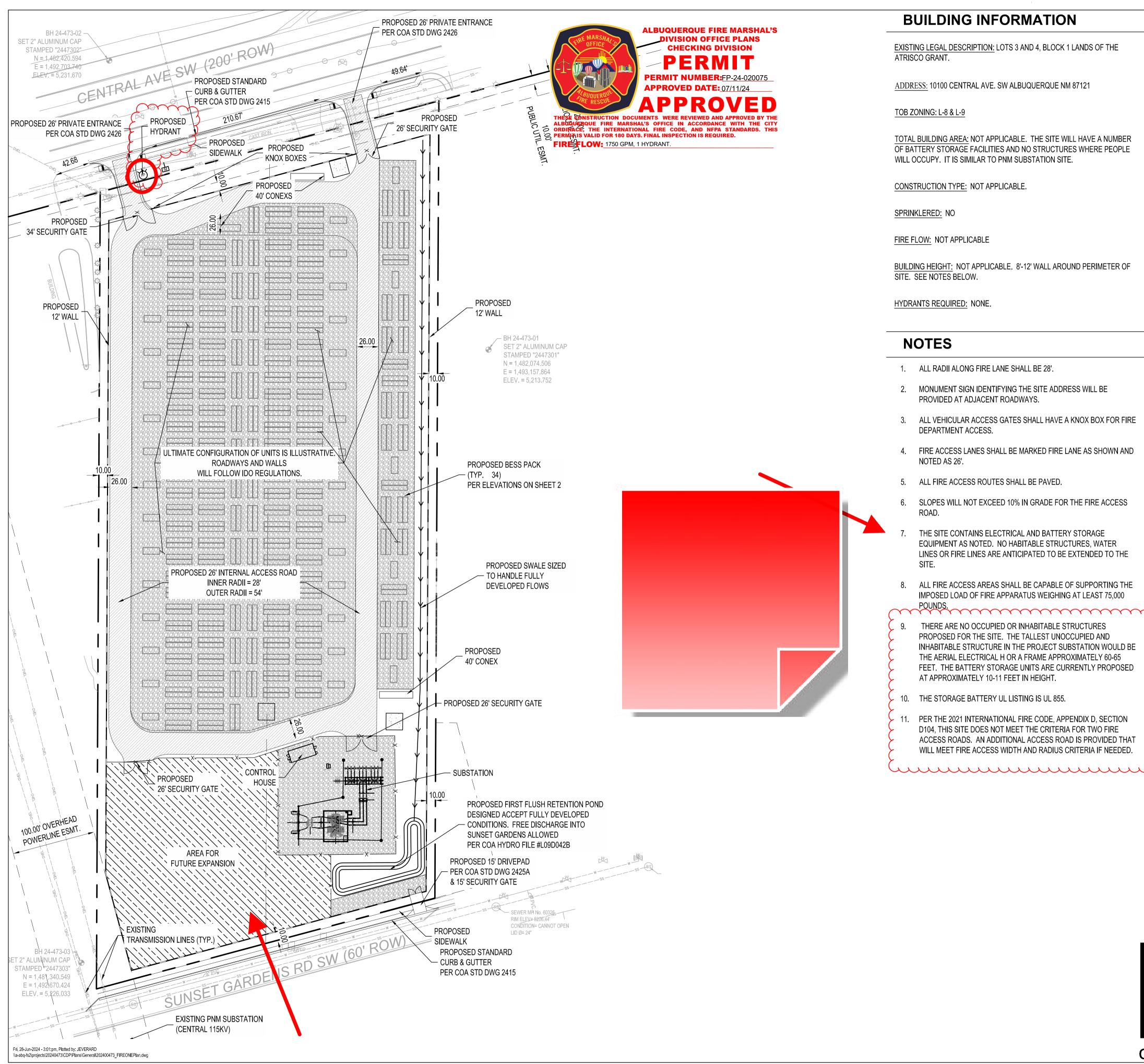
- 1. EQUIPMENT QUANTITIES, LOCATIONS AND LAYOUTS SHOWN ARE INDICATIVE AND SUBJECT TO CHANGE DURING DETAILED DESIGN.
- 2. SIZE OF CAPACITOR BANK ESTIMATED ASSUMING REQUIRED PF OF 0.95 AT POI.
- 3. SITE SPECIFIC FEATURES SUCH AS RETENTION PONDS AND DRAINAGE SHOWN FOR SCHEMATIC PURPOSES AND IS SUBJECT
- TO CHANGE DURING DETAILED DESIGN. 4. SPACE FOR AUGMENTATION CONTAINERS CAN BE USED FOR
- LAYDOWN DURING INITIAL CONSTRUCTION.
- 5. SYSTEM SIZED FOR SELF FEEDING AUX POWER DURING DISCHARGE.
- 6. THE TALLEST STRUCTURE IN THE PROJECT SUBSTATION WOULD BE THE H OR A FRAME APPROXIMATELY 40-50 FEET.





AYPA POWER, INC. **SUN LASSO BATTERY STORAGE FACILITY** TRAFFIC CIRCULATION LAYOUT

BHI PROJECT NO. 06-14-2024 20240473



BUILDING INFORMATION

EXISTING LEGAL DESCRIPTION: LOTS 3 AND 4, BLOCK 1 LANDS OF THE

ADDRESS: 10100 CENTRAL AVE. SW ALBUQUERQUE NM 87121

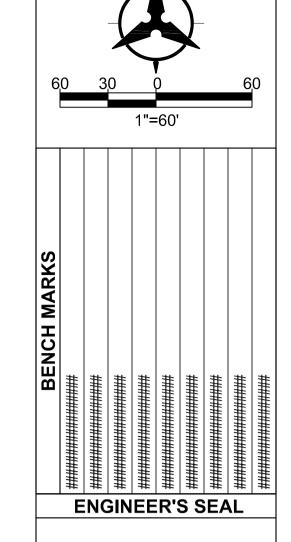
TOTAL BUILDING AREA: NOT APPLICABLE. THE SITE WILL HAVE A NUMBER OF BATTERY STORAGE FACILITIES AND NO STRUCTURES WHERE PEOPLE

BUILDING HEIGHT: NOT APPLICABLE. 8'-12' WALL AROUND PERIMETER OF

- ALL RADII ALONG FIRE LANE SHALL BE 28'.
- 2. MONUMENT SIGN IDENTIFYING THE SITE ADDRESS WILL BE PROVIDED AT ADJACENT ROADWAYS.
- ALL VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE
- 4. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN AND
- 5. ALL FIRE ACCESS ROUTES SHALL BE PAVED.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS
- THE SITE CONTAINS ELECTRICAL AND BATTERY STORAGE EQUIPMENT AS NOTED. NO HABITABLE STRUCTURES. WATER LINES OR FIRE LINES ARE ANTICIPATED TO BE EXTENDED TO THE
- ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000
- THERE ARE NO OCCUPIED OR INHABITABLE STRUCTURES PROPOSED FOR THE SITE. THE TALLEST UNOCCUPIED AND INHABITABLE STRUCTURE IN THE PROJECT SUBSTATION WOULD BE THE AERIAL ELECTRICAL H OR A FRAME APPROXIMATELY 60-65 FEET. THE BATTERY STORAGE UNITS ARE CURRENTLY PROPOSED AT APPROXIMATELY 10-11 FEET IN HEIGHT.
- 10. THE STORAGE BATTERY UL LISTING IS UL 855.
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VICINITY MAP 1"=1000' ZONE ATLAS MAP L-8 AND L-9



June 28, 2024

QUANTITIES:

PROJECT BOUNDARY 8.87 ACRES

ROAD 53,340 SF

PROPOSED WALL/FENCE 2,495 LF 17' WIDE ACCESS GATES FOR 34' ENTRANCE 2 EA 13' WIDE ACCESS GATES FOR 26' ENTRANCE 6 EA

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- 5. SYSTEM SIZED FOR SELF FEEDING AUX POWER DURING

BHI PROJECT NO.

AYPA POWER, INC. SUN LASSO BATTERY STORAGE FACILITY

FIRE ONE PLAN

06-28-2024

CONSENSUS

20240473

Sun Lasso Site Plan Signature Sheet

Interim Agreement Report

2025-03-18

Created: 2024-10-08

By: Jay Rodenbeck (jrodenbeck@cabq.gov)

Status: Out for Signature

Transaction ID: CBJCHBCAABAAt8YQAgVdtzONHQhiloWt7A7hvDTfAHs2

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"Sun Lasso Site Plan Signature Sheet" History

- Document created by Jay Rodenbeck (jrodenbeck@cabq.gov) 2024-10-08 5:20:04 PM GMT
- Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature 2024-10-08 5:23:53 PM GMT
- Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature 2024-10-08 5:23:53 PM GMT
- Document emailed to Tiequan Chen (tchen@cabq.gov) for signature 2024-10-08 5:23:54 PM GMT
- Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature 2024-10-08 5:23:54 PM GMT
- Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature 2024-10-08 5:23:54 PM GMT
- Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature 2024-10-08 5:23:54 PM GMT
- Email viewed by Ernest Armijo (earmijo@cabq.gov)
 2024-10-08 5:26:08 PM GMT
- Document e-signed by Ernest Armijo (earmijo@cabq.gov)
 Signature Date: 2024-10-08 5:26:22 PM GMT Time Source: server

- Email viewed by Tiequan Chen (tchen@cabq.gov) 2024-10-08 5:28:57 PM GMT
- Document e-signed by Tiequan Chen (tchen@cabq.gov)

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- Email viewed by Jeff Palmer (jppalmer@cabq.gov) 2024-10-08 6:55:38 PM GMT
- Document e-signed by Jeff Palmer (jppalmer@cabq.gov)
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- Email viewed by Whitney Phelan (wphelan@cabq.gov) 2024-10-14 2:39:03 PM GMT
- Document e-signed by Whitney Phelan (wphelan@cabq.gov)
 Signature Date: 2024-10-14 2:39:24 PM GMT Time Source: server
- Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
 Signature Date: 2024-10-25 4:50:24 PM GMT Time Source: server
- Email viewed by Jolene Wolfley (jwolfley@cabq.gov) 2024-11-04 2:58:34 PM GMT