

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 19, 2021

Tom Kruger
Sandia Peak Grid, LLC c/o Able Grid Energy Solutions
4845 Pearl East Circle Ste 118, PMB 83662
Boulder Colorado 80301-6112

**RE: Sandia Peak Grid BESS Facility
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: D16D002A9**

Dear Mr. Kruger:

Based upon the information provided in your submittal received 10/18/2021, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please Per the DPM, the following must be on the Conceptual Grading Plan.
 - a. Please provide an engineer's stamp with a signature and date. Please note that this must be a New Mexico licensed civil engineer.
 - b. Please label the grading plan "Conceptual and place a note, "Not For Construction" on the plan.
 - c. Please provide a Vicinity Map. See note #2.
 - 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.
2. Provide a vicinity map showing the location of the site. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
3. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.
4. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites.

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5. Please label the SWQ pond with the provided volume.
6. Please add a note, "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)". This is for the SWQ pond.

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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

PO Box 1293

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

Albuquerque

NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sandia Peak Grid BESS Facility **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: Sketch Plat: 2021-005627 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 6-A Plat of Lot 6-A Blue Sky Business Park Containing 4.92 Acres; Lot 5 Plat of Blue Sky Business Park Containing 1.17 Acres
City Address: 7800 & 7850 Jacs Lane NE

Applicant: Sandia Peak Grid, LLC c/o Able Grid Energy Solutions **Contact:** Tom Kruger
Address: 4845 Pearl East Circle Ste 118, PMB 83662, Boulder Colorado 80301-6112
Phone#: 503-758-4539 **Fax#:** _____ **E-mail:** tkruger@ablegridenergy.com

Other Contact: Consensus Planning (Agent) **Contact:** Jim Strozier
Address: 302 8th Street NW
Phone#: 505-764-9801 **Fax#:** _____ **E-mail:** cp@consensusplanning.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

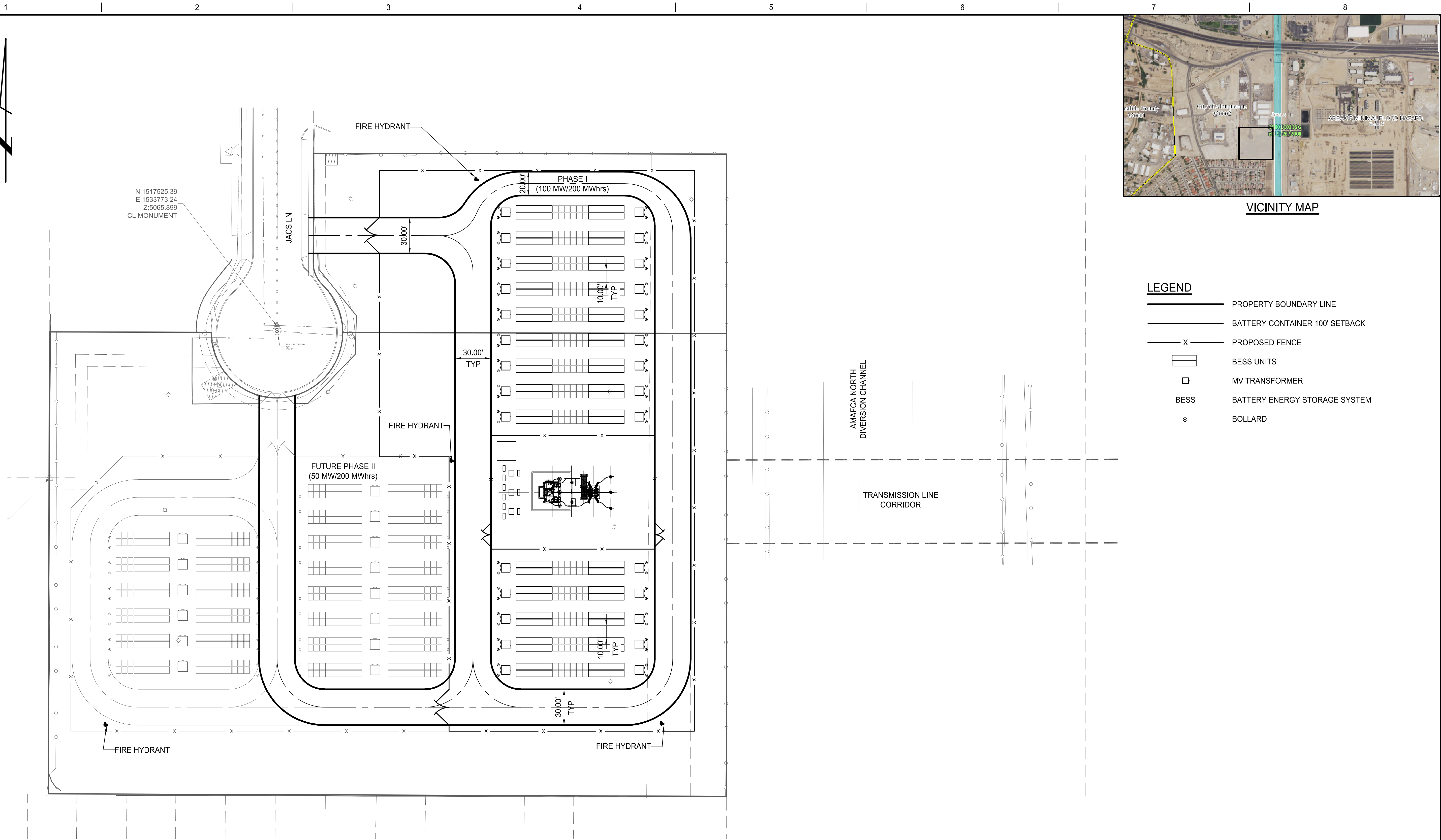
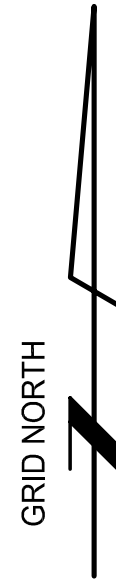
DATE SUBMITTED: 10/18/2021 **By:** Shawna Ballay

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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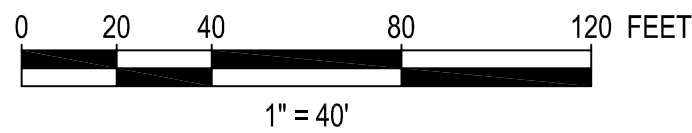


LEGEND

- PROPERTY BOUNDARY LINE
- BATTERY CONTAINER 100' SETBACK
- PROPOSED FENCE
- BESS UNITS
- MV TRANSFORMER
- BATTERY ENERGY STORAGE SYSTEM
- BOLLARD

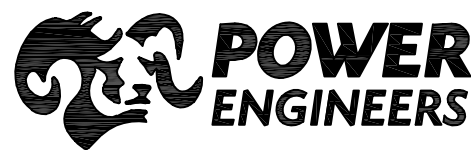
PRELIMINARY

NOT FOR CONSTRUCTION

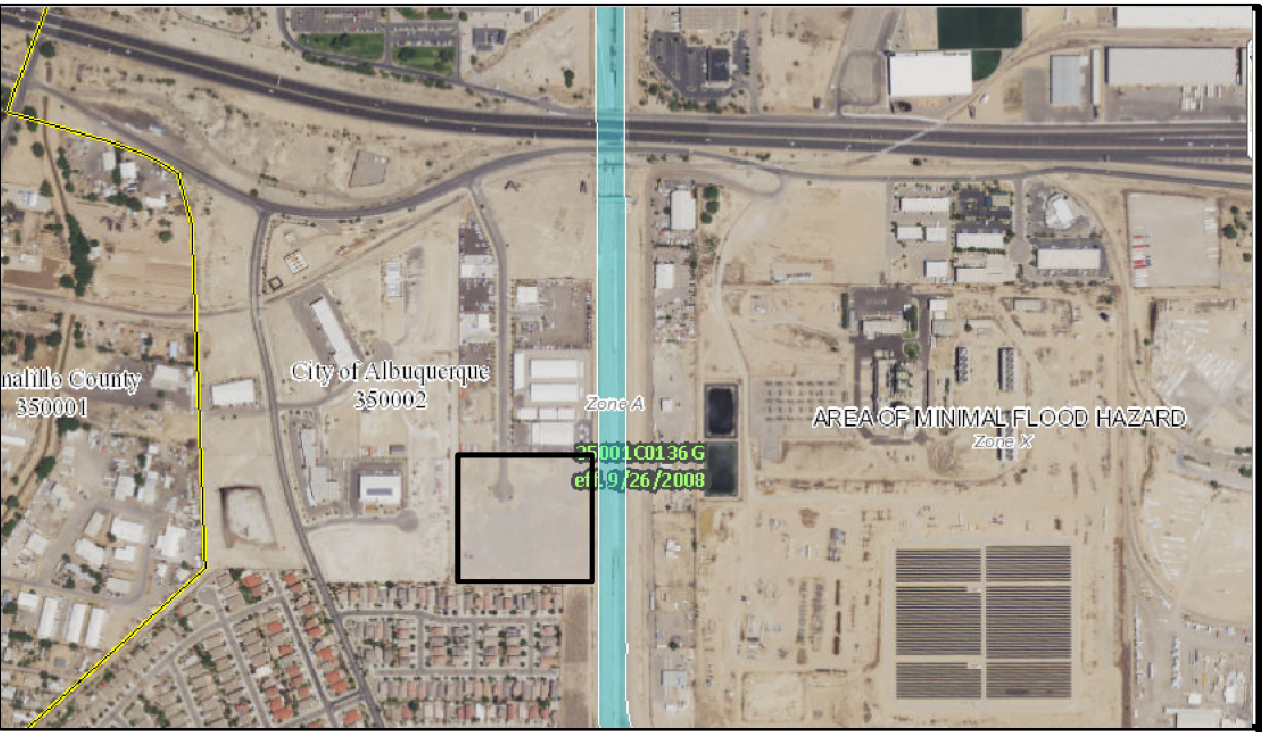
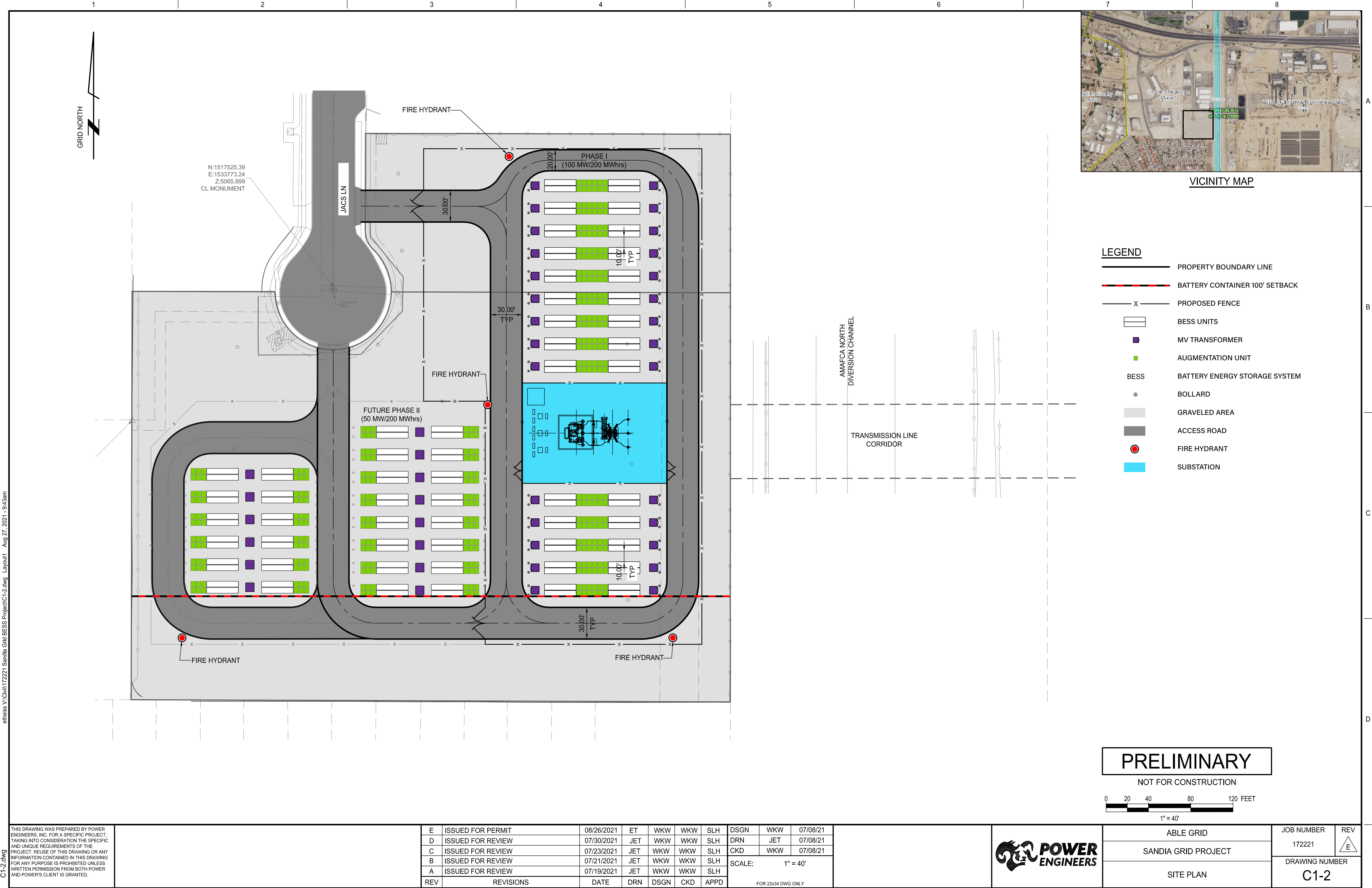


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E	ISSUED FOR PERMIT	08/26/2021	ET	WKW	WKW	SLH	DSGN	WKW	07/08/21
D	ISSUED FOR REVIEW	07/30/2021	JET	WKW	WKW	SLH	DRN	JET	07/08/21
C	ISSUED FOR REVIEW	07/23/2021	JET	WKW	WKW	SLH	CKD	WKW	07/08/21
B	ISSUED FOR REVIEW	07/21/2021	JET	WKW	WKW	SLH	SCALE: 1" = 40'		
A	ISSUED FOR REVIEW	07/19/2021	JET	WKW	WKW	SLH			
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	FOR 22x34 DWG ONLY		



ABLE GRID	JOB NUMBER	REV
SANDIA GRID PROJECT	172221	E
SITE PLAN	DRAWING NUMBER	C1-2



VICINITY MAP

- LEGEND
- PROPERTY BOUNDARY LINE
 - BATTERY CONTAINER 100' SETBACK
 - PROPOSED FENCE
 - BESS UNITS
 - MV TRANSFORMER
 - AUGMENTATION UNIT
 - BESS
 - BATTERY ENERGY STORAGE SYSTEM
 - BOLLARD
 - GRAVELED AREA
 - ACCESS ROAD
 - FIRE HYDRANT
 - SUBSTATION

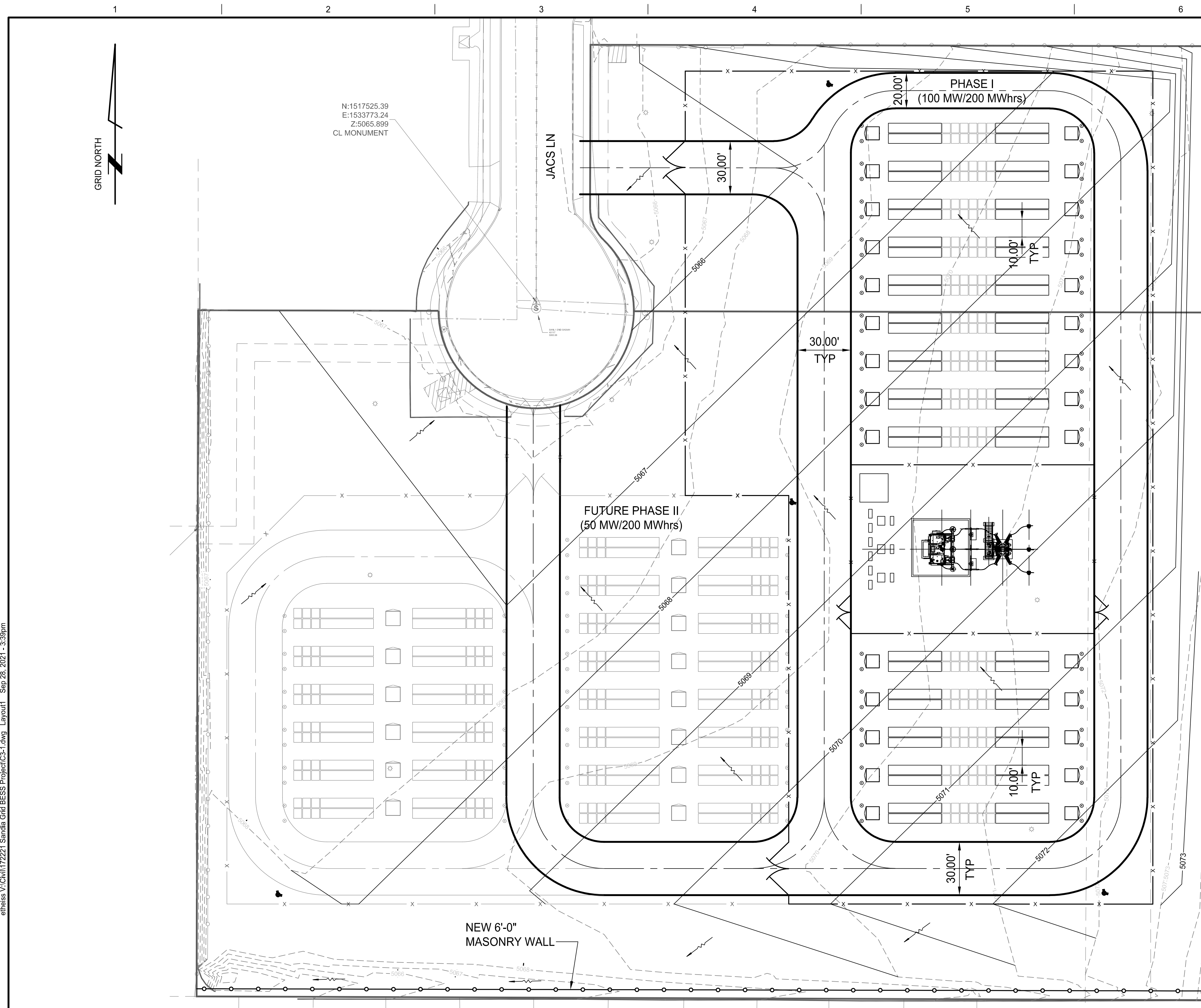
PRELIMINARY

NOT FOR CONSTRUCTION

0 20 40 80 120 FEET

1" = 40'

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		D	ISSUED FOR REVIEW	07/30/2021	JET	WKW	WKW	SLH	DRN	JET	07/08/21				
		C	ISSUED FOR REVIEW	07/23/2021	JET	WKW	WKW	SLH	CKD	WKW	07/08/21				
		B	ISSUED FOR REVIEW	07/21/2021	JET	WKW	WKW	SLH	SCALE: 1" = 40'						
		A	ISSUED FOR REVIEW	07/19/2021	JET	WKW	WKW	SLH							
		REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	FOR 22x34 DWG ONLY						
												SANDIA GRID PROJECT	DRAWING NUMBER C1-2		
												SITE PLAN			



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									DRN	ET	08/30/21		SANDIA GRID PROJECT	172221		
									CKD	WKW	08/30/21					
	A	ISSUED FOR REVIEW		09/28/2021	ET	WKW	WKW	SLH	SCALE:		1" = 30'		PRELIMINARY GRADING AND DRAINAGE PLAN	DRAWING NUMBER		
	REV	REVISIONS		DATE	DRN	DSGN	CKD	APPD	FOR 22x34 DWG ONLY					C3-1		