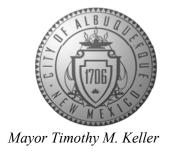
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



July 14, 2022

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 Grading and Drainage Plans Engineer's Stamp Date: 07/14/22 Hydrology File: D16D002A9

Dear Mr. Kruger:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 06/07/2022, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

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, P.E. CFM Senior Engineer, Hydrology

Renée C. Brissette

Planning Department



City of Albuquerque

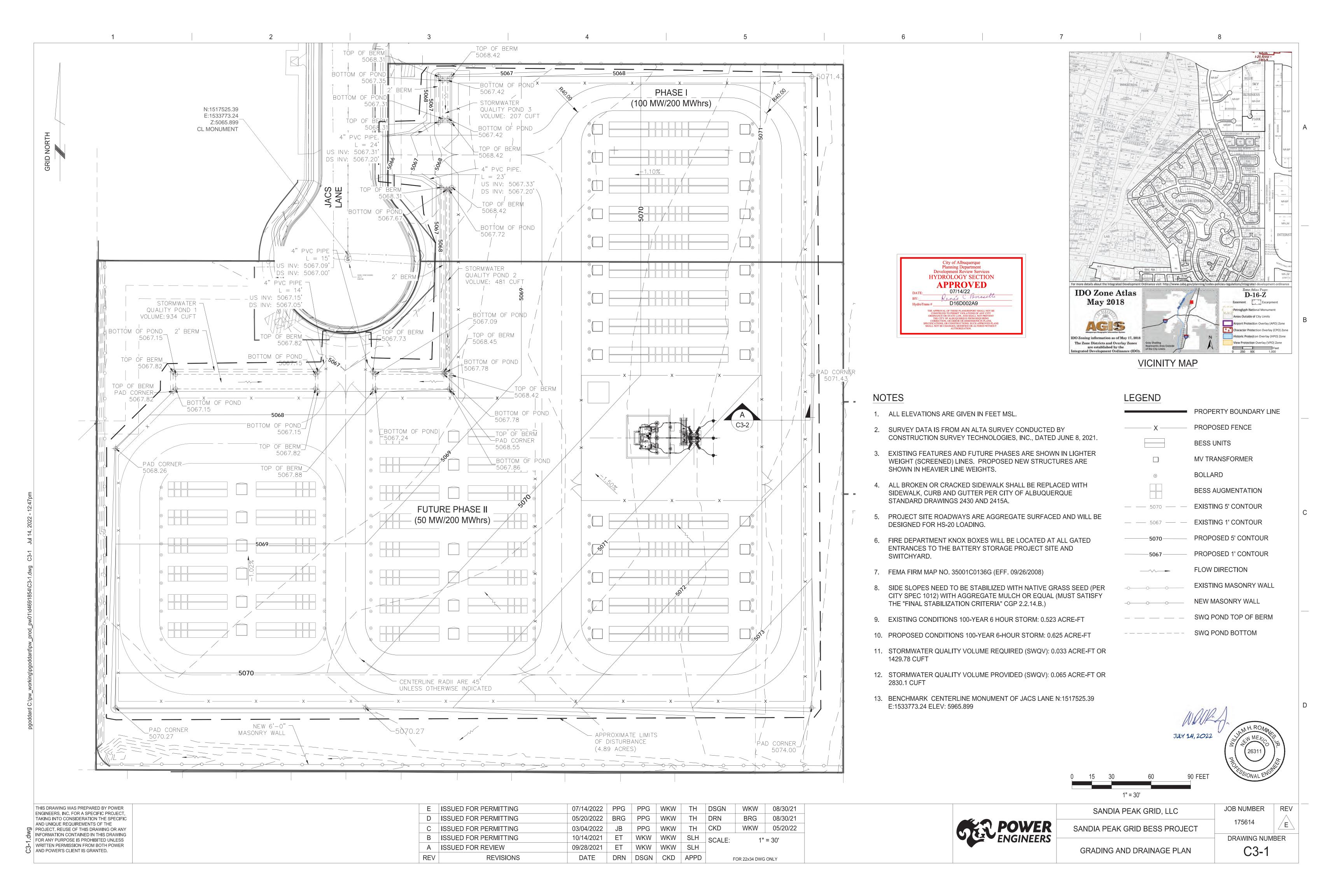
Planning Department

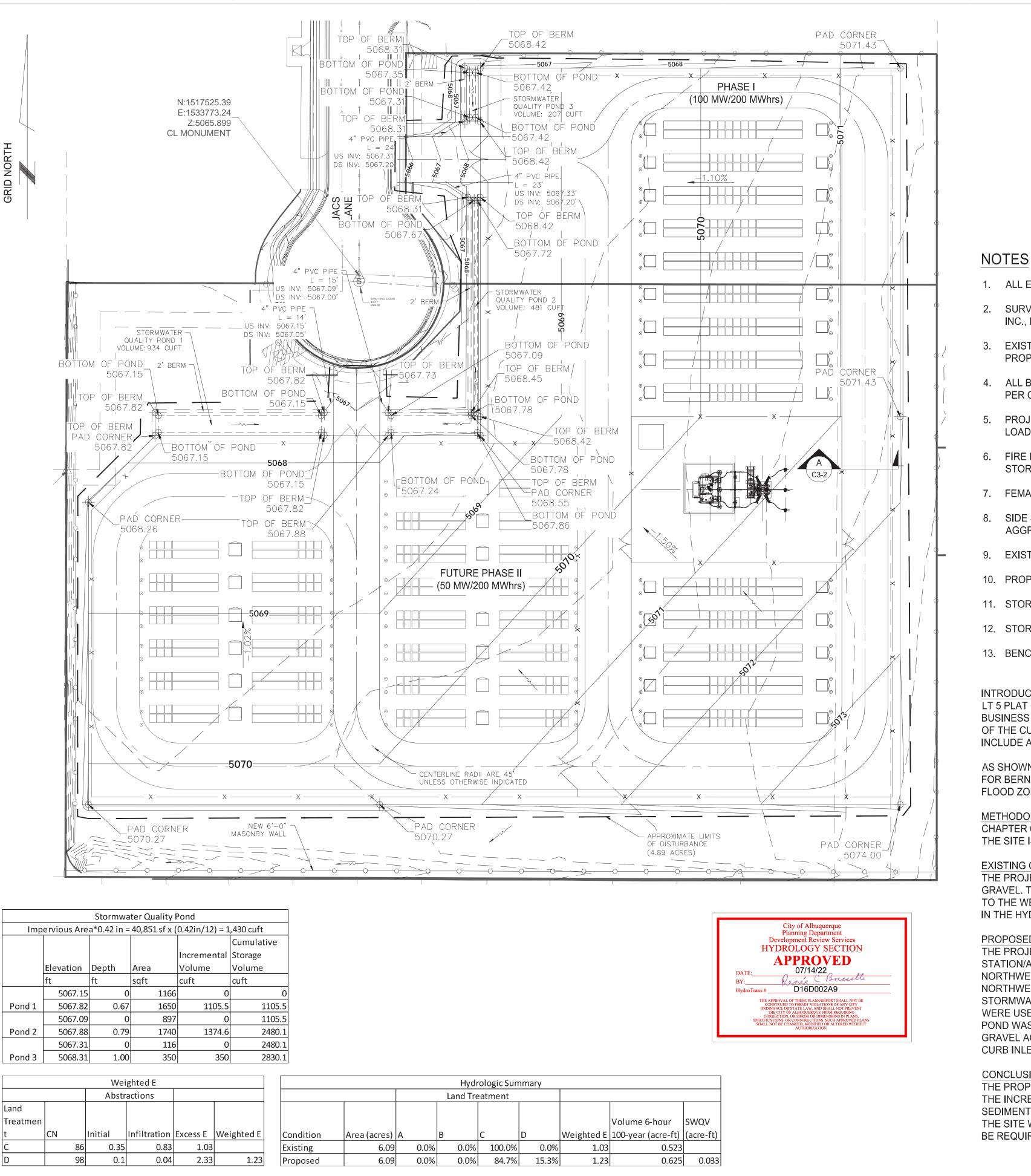
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sandia Peak Grid BESS Facility	Building Permit #:	Hydrology File #: D16D002A9
DRB#: Sketch Plat: 2021-005627	EPC#:	Work Order#:
Project Title:Sandia Peak Grid BESS FacilityDRB#:Sketch Plat: 2021-005627Legal Description:Lot 6-A Plat of Lot 6-A Blue Sky 1.17 AcresCity Address:7800 & 7850 Ja	Business Park Containing 4.92 Acres; Lot 5 Platacs Lane NE	of Blue Sky Business Park Containing
Applicant: Sandia Peak Grid, LLC c/o Able Grid En	ergy Solutions	Contact: Tom Kruger
Address: 4845 Pearl East Circle Ste 118, PMB 836	62, Boulder Colorado 80301-6112	
Phone#: 503-758-4539	Fax#:	E-mail: tkruger@ablegridenergy.co
Other Contact: Consensus Planning (Agent)		
Address: 302 8th Street NW		
Phone#: 505-764-9801	Fax#:	E-mail: cp@consensusplanning.con
TYPE OF DEVELOPMENT: PLAT (#		
IS THIS A RESUBMITTAL? Yes _	X No	
DEPARTMENT TRANSPORTATION	X HYDROLOGY/DRAINAGE	
Check all that Apply:	TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL:	X BUILDING PER	
ENGINEER/ARCHITECT CERTIFICATION	CERTIFICATE	OF OCCUPANCY
PAD CERTIFICATION		DV AT ADDROVAL
CONCEPTUAL G & D PLAN	PRELIMINARY	
X GRADING PLAN		R SUB'D APPROVAL
DRAINAGE REPORT		R BLDG. PERMIT APPROVAL
DRAINAGE MASTER PLAN	FINAL PLAT A	PPROVAL
FLOODPLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE	SIA/ KELEASE	OF FINANCIAL GUARANTEE PERMIT APPROVAL
CLOMR/LOMR	GRADING PER	
TRAFFIC CIRCULATION LAYOUT (TCL)	SO-19 APPROV	
TRAFFIC IMPACT STUDY (TIS)	PAVING PERM	
STREET LIGHT LAYOUT		O CERTIFICATION
OTHER (SPECIFY)	WORK ORDER A	
PRE-DESIGN MEETING?	CLOMR/LOMR	
		DEVELOPMENT PERMIT
		(FY)
DATE SUBMITTED: 06/04/2022	By: Shawna Ballay	
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:	

FEE PAID:_____





A ISSUED FOR PERMITTING

REVISIONS

THIS DRAWING WAS PREPARED BY POWER

ENGINEERS, INC. FOR A SPECIFIC PROJECT,

TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE

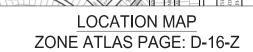
FOR ANY PURPOSE IS PROHIBITED UNLESS

WRITTEN PERMISSION FROM BOTH POWER

AND POWER'S CLIENT IS GRANTED.

PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING







REFERENCE: USDA WEB SOIL SURVEY

FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 35001C0136G FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26, 2006

te locatic

- ALL ELEVATIONS ARE GIVEN IN FEET MSL.
- 2. SURVEY DATA IS FROM AN ALTA SURVEY CONDUCTED BY CONSTRUCTION SURVEY TECHNOLOGIES. INC., DATED JUNE 8, 2021.
- EXISTING FEATURES AND FUTURE PHASES ARE SHOWN IN LIGHTER WEIGHT (SCREENED) LINES. PROPOSED NEW STRUCTURES ARE SHOWN IN HEAVIER LINE WEIGHTS.
- ALL BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 AND 2415A.
- PROJECT SITE ROADWAYS ARE AGGREGATE SURFACED AND WILL BE DESIGNED FOR HS-20
- FIRE DEPARTMENT KNOX BOXES WILL BE LOCATED AT ALL GATED ENTRANCES TO THE BATTERY STORAGE PROJECT SITE AND SWITCHYARD.
- FEMA FIRM MAP NO. 35001C0136G (EFF. 09/26/2008)
- 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.)
- EXISTING CONDITIONS 100-YEAR 6 HOUR STORM: 0.523 ACRE-FT
- 10. PROPOSED CONDITIONS 100-YEAR 6-HOUR STORM: 0.625 ACRE-FT
- 11. STORMWATER QUALITY VOLUME REQUIRED (SWQV): 0.033 ACRE-FT OR 1429.78 CUFT
- 12. STORMWATER QUALITY VOLUME PROVIDED (SWQV): 0.065 ACRE-FT OR 2830.1 CUFT
- 13. BENCHMARK CENTERLINE MONUMENT OF JACS LANE N:1517525.39 E:1533773.24 ELEV: 5965.899

INTRODUCTION AND PROJECT DESCRIPTION

LT 5 PLAT OF BLUE SKY BUSINESS PARK (BEING TRACT T-4 OF VISTA DEL NORTE) CONT 1.1719 AC AND LOT 6-A PLAT OF LOT 6-A BLUE SKY BUSINESS PARKCONT 4.9224 AC. LOCATED AT ADDRESSES 7850 AND 7800 JACS LANE NE RESPECTIVELY. THE PROJECT IS LOCATED AT THE END OF THE CUL DE SAC JACS LANE AND IS CURRENTLY AN RV PARK. THE PROJECT WILL BE A BATTERY ENERGY STORAGE SYSTEM (BESS) AND WILL INCLUDE A SWITCHYARD TO CONNECT TO THE TRANSMISSION LINE TO THE EAST.

AS SHOWN BY MAP NUMBER 35001C0136G OF THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26, 2006, NO PORTIONS OF THE SITE LIE WITHIN A DELINEATED FLOOD ZONE.

METHODOLOGY

CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR THE 100-YEAR, 6-HOUR STORM EVENT THE SITE IS LOCATED IN PRECIPITATION ZONE 2 AS DESIGNATED IN TABLE A-1 OF THE DPM.

EXISTING CONDITIONS

THE PROJECT SITE WITH AN AREA OF 265,541 SF (6.09 ACRES) IS A LOT WHICH IS CURRENTLY BEING USED AS AN RV PARK AND IS MOSTLY GRAVEL. THE SITE SLOPES IN AN WESTERLY DIRECTION. THE PROJECT SITE IS ALLOWED TO FREE DISCHARGE INTO JACS LANE AND TO THE LOT TO THE WEST OF THE SITE, THE PROJECT SITE GENERATES 0,523 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT, SEE EXISTING CALCULATIONS IN THE HYDROLOGY SUMMARY TABLE BELOW.

PROPOSED CONDITIONS

DSGN

DRN

CKD

PPG

WKW

FOR 22x34 DWG ONLY

07/14/22

07/14/22

07/14/22

1" = 40'

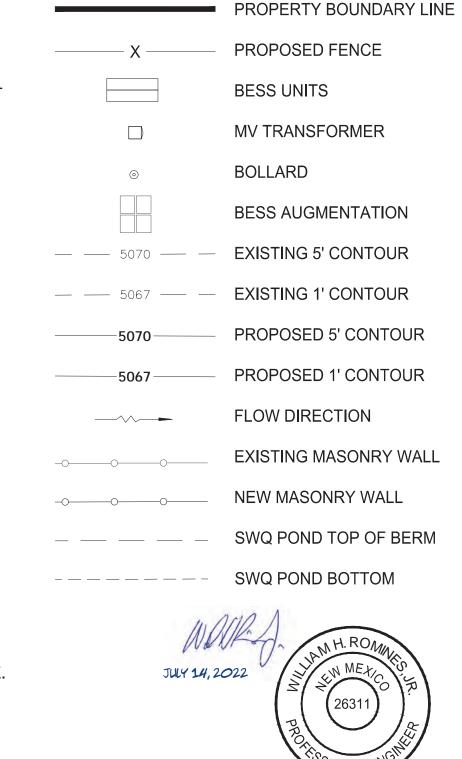
THE PROJECT IMPROVEMENTS CONSIST OF INSTALLATION OF MULTIPLE BATTERY STORAGE UNITS, SWITCHYARD EQUIPMENT, AND STATION/ACCESS ROAD GRAVEL. THE SITE WILL BE GRADED TO DRAIN SO THAT SURFACE RUNOFF WILL SHEET FLOW FROM SOUTHEAST TO NORTHWEST. SURFACE RUNOFF WILL BE COLLECTED IN THREE SEPARATE STORMWATER COLLECTION PONDS LOCATED ON THE EDGES OF THE NORTHWEST EDGES OF THE PAD. THESE PONDS WILL HOLD AN ESTIMATED 2,830 CUFT OF STORAGE TO CONTAIN THE 1,430 CUFT OF STORMWATER QUALITY VOLUME SHOWN BELOW IN THE HYDROLOGIC SUMMARY. THE PROPOSED IMPERVIOUS AREAS ADDED BY THE PROJECT WERE USED TO CALCULATE THE REQUIRED STORAGE VOLUME FOR A STORM WATER QUALITY POND PER COA DRAINAGE GUIDELINES. EACH POND WAS DESIGNED WITH ADDITIONAL STORAGE AND A 4 INCH PIPE TO DRAIN RUNOFF INTO THE GRAVEL ACCESS ROADS ON THE SITE. THE GRAVEL ACCESS ROADS ARE GRADED TO CONVEY STORMWATER OFFSITE AND DOWN TO JACS LANE. RUNOFF IS ULTIMATELY CAPTURED BY CURB INLETS LOCATED IN JACS LANE.

CONCLUSION

07/14/2022 | PPG | PPG | WKW | SLH

DRN DSGN CKD APPD

THE PROPOSED IMPROVEMENTS WILL HAVE MINOR IMPACT IN INCREASING RUNOFF FROM THE SITE. THE SITE IS ALLOWED TO FREE DISCHARGE. THE INCREASE IN THE 100-YEAR, 6-HOUR STORM IS 0.102 CUFT. THE STORM WATER QUALITY PONDS WERE DESIGNED TO CAPTURE TRASH AND SEDIMENTS. THE MAJORITY OF THE SITE WILL BE USED IN THE PROJECT BUT WILL LARGELY REMAIN GRAVEL. THE SITE WILL DRAIN THROUGH 4 INCH PIPES TO THE ACCESS ROADS WHICH WILL DRAIN INTO THE ROADWAY. A FLOODPLAIN PERMIT WILL NOT BE REQUIRED.



90 FEET

REV



GRADING AND DRAINAGE PLAN	C3-2	
	DRAWING NUMBER	
SANDIA PEAK GRID BESS PROJECT	175614	A
ON NOTICE AND STATES		
SANDIA PEAK GRID, LLC	JOB NUMBER	RE\
1" = 30'		

LEGEND