

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 13, 2022

Tom Kruger
Sandia Peak Grid, LLC
4845 Pearl East Circle, Ste 118 PMB 83662
Boulder, Colorado 80301

Re: Sandia Peak Grid Bess Facility
7800 & 7850 Jacs Lane NE
Traffic Circulation Layout
Engineer's Stamp 08-15-2022 (D16-D02A9)

Dear Mr. Kruger,

The TCL submittal received 10-10-2022 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

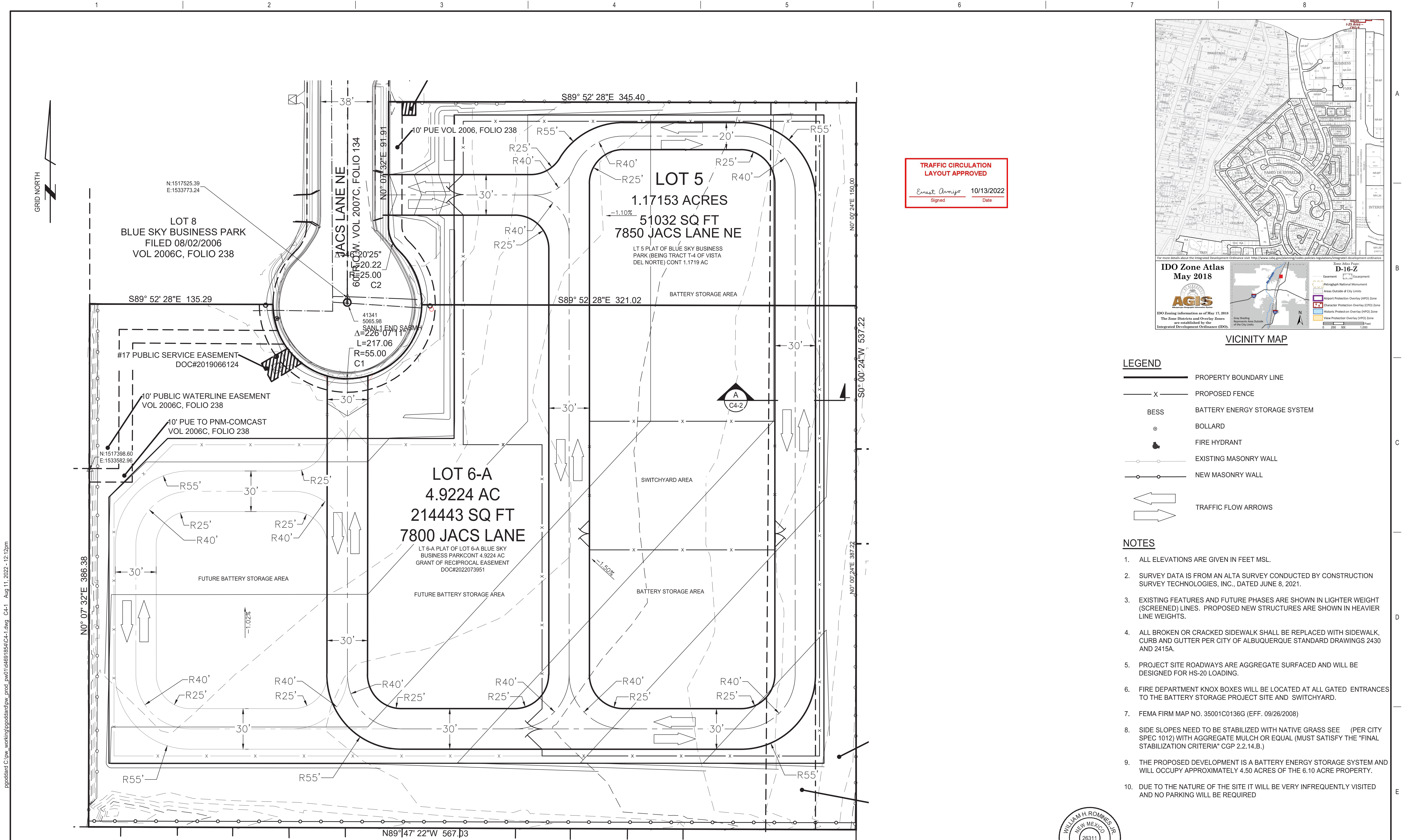
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

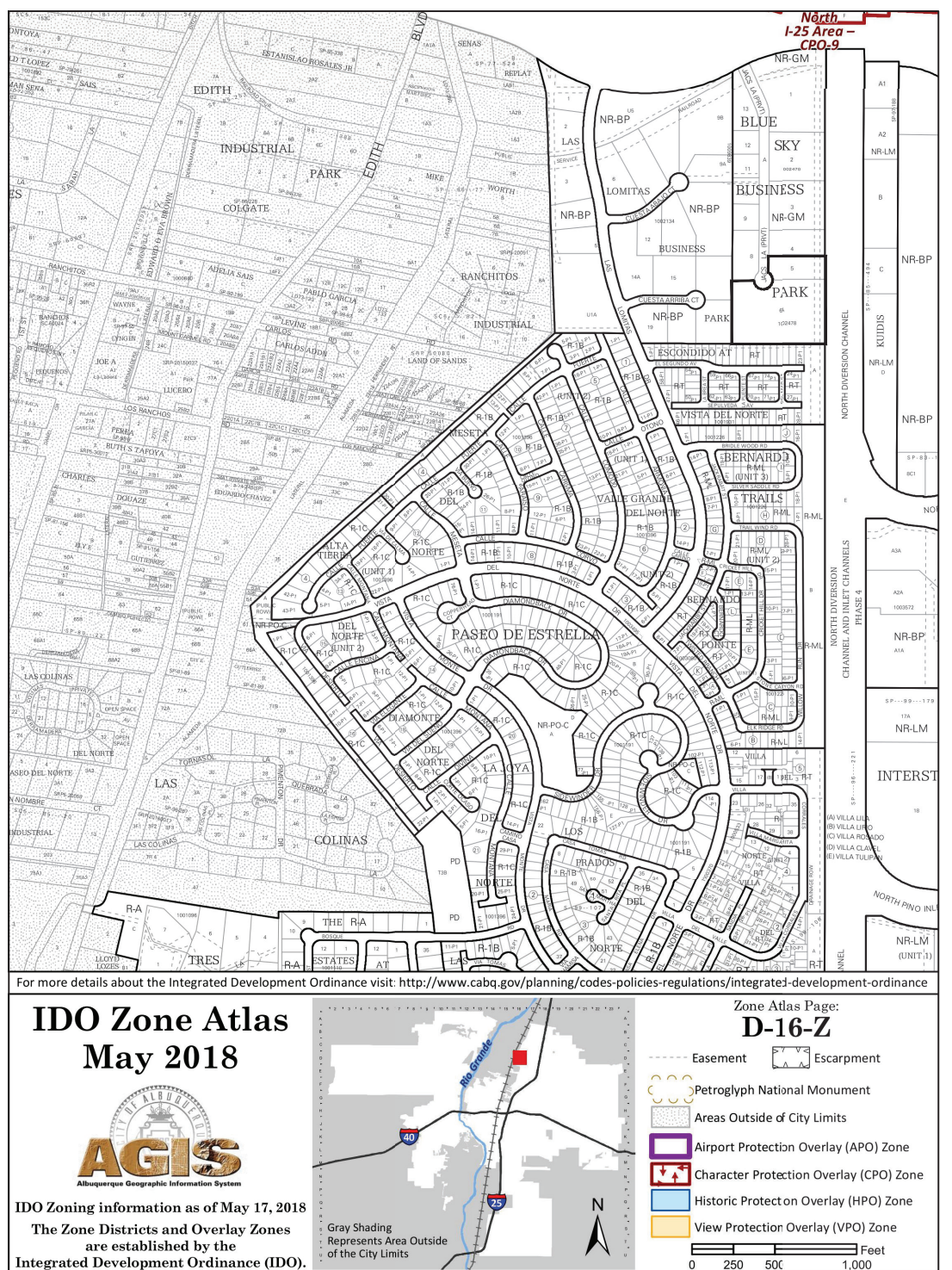
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



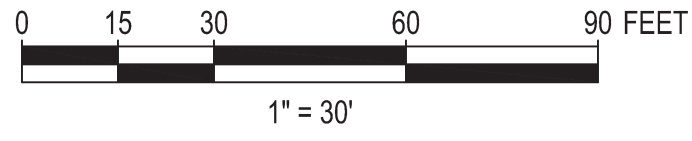
TRAFFIC CIRCULATION
LAYOUT APPROVED


Ernest Arriaga Signed 10/13/2022 Date



- LEGEND**
- PROPERTY BOUNDARY LINE
 - PROPOSED FENCE
 - BESS
 - BATTERY ENERGY STORAGE SYSTEM
 - BOLLARD
 - FIRE HYDRANT
 - EXISTING MASONRY WALL
 - NEW MASONRY WALL
 - TRAFFIC FLOW ARROWS

- NOTES**
- ALL ELEVATIONS ARE GIVEN IN FEET MSL.
 - 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 LOADING.
 - 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 SEE (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.B.)
 - THE PROPOSED DEVELOPMENT IS A BATTERY ENERGY STORAGE SYSTEM AND WILL OCCUPY APPROXIMATELY 4.50 ACRES OF THE 6.10 ACRE PROPERTY.
 - DUE TO THE NATURE OF THE SITE IT WILL BE VERY INFREQUENTLY VISITED AND NO PARKING WILL BE REQUIRED



| | | | | | | | | | | | | | | | | | | |
|----------|---|-----------------------|--|--|------------|-----|------|-----|------|--------------------|--------------------|------------|-------------------------------|---|-----------------------|---|------------|-----|
| C4-1.DWG | THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED. | | | | | | | | | | DSGN | PPG | 02/11/2022 |  | SANDIA PEAK GRID, LLC | | JOB NUMBER | REV |
| | | | | | | | | | | DRN | JB | 02/11/2022 | SANDIA PEAK GRID BESS PROJECT | | 172221 |  | | |
| | C | ISSUED FOR PERMITTING | | | 08/11/2022 | BRG | PPG | WKW | TH | | CKD | WKW | 05/26/2022 | | DRAWING NUMBER | | C4-1 | |
| | B | ISSUED FOR PERMITTING | | | 06/13/2022 | BRG | PPG | WKW | TH | | SCALE: 1" = 30' | | | | | | | |
| | A | ISSUED FOR PERMITTING | | | 02/11/2022 | JB | PPG | WKW | TH | | FOR 24x36 DWG ONLY | | TRAFFIC CIRCULATION PLAN | | | | | |
| | REV | REVISIONS | | | DATE | DRN | DSGN | CKD | APPD | REFERENCE DRAWINGS | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

C4-2.dwg
bgargotta C:\pw_working\bgargottalew_prod_pw01\64691854\C4-2.dwg RevA Jun 14, 2022 9:32am

9" THICK ¾"-MAX AGG BASE COMPACT TO 95% MAX DRY DENSITY PER ASTM D1557. AGGREGATE SHALL COMPLY WITH SECTION 302 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS

BELOW BATTERY YARD AND SUBSTATION SCARIFY AND COMPACT TO 90% MAX DRY DENSITY PER ASTM D1557

INTERNAL DRIVE AISLE
30'-0" (TYP)

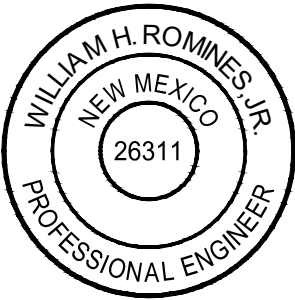
SLOPE PER
PLANS

BATTERY YARD AND SUBSTATION AREA ROCK

BELOW ROADWAYS SCARIFY TO 12" AND COMPACT TO 95% MAX DRY DENSITY PER ASTM D1557

SECTION
SCALE: NTS

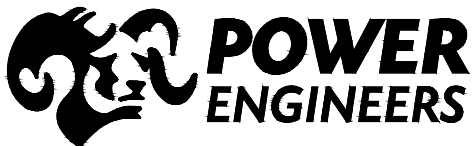
A
C4-1



THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

| | | | | | | | | | |
|-----|-------------------|------------|-----|------|-----|------|--|--|--|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| A | ISSUED FOR REVIEW | 06/13/2022 | BRG | PPG | WKW | TH | | | |
| REV | REVISIONS | DATE | DRN | DSGN | CKD | APPD | | | |

| | | |
|--------------------|-----|----------|
| DSGN | WKW | 05/20/22 |
| DRN | BRG | 05/20/22 |
| CKD | WKW | 05/20/22 |
| SCALE: AS NOTED | | |
| FOR 22x34 DWG ONLY | | |



| | | |
|---|----------------|-----|
| SANDIA PEAK GRID, LLC | JOB NUMBER | REV |
| SANDIA PEAK GRID BESS PROJECT | 175614 | A |
| TRAFFIC CIRCULATION PLAN TYPICAL SECTION A | DRAWING NUMBER | |

C4-2

GRANT OF EASEMENT
FOR RECIPROCAL PRIVATE CROSS LOT ACCESS AND DRAINAGE AND LANDSCAPE
IRRIGATION UTILITY LINES

MICHAEL JACOBS, ("Grantor"), being the owner of both properties described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey to the LOT 6A and 5, BLUE SKY BUSINESS PARK in Bernalillo County ("Grantee"), the permanent and reciprocal right and easement for cross lot access and drainage for the conveyance of vehicular and pedestrian ingress and egress, storm water and landscape irrigation utilities with maintenance of, and access to, area as may be necessary on and across the following described real estate:

The land in which the foregoing rights and easement are granted is located within LOT 6A and 5, BLUE SKY BUSINESS PARK in Bernalillo County, New Mexico as shown on plat filed MAY 23, 2007, in Book 2007C, page 134.

Except with the mutual approval of Grantee and Grantors, no fence, wall, building, or other obstruction may be placed or maintained in a way that restricts ingress, egress or storm water or landscape irrigation between lots 6A and 5. Grantee shall maintain area of lot and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Landscaping or maintenance work by the Grantors, within the easement hereby conveyed, shall not alter the flow or capacity, of the easement area, except in an emergency. If emergency work is performed, Grantors shall notify Grantee as soon as practical thereafter.

Grantors covenant and warrant that they are the owners in fee simple of the property and that they have a good and lawful right to grant the easement described herein. The grant and other provisions of this easement constitute covenants running with the land for the benefit of Grantee and its successors and assigns until terminated.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee, its successors and assigns, to run with the land forever. However, to the extent any portion of the above granted easement area is declared unnecessary for access or drainage by the City of Albuquerque, said portion of the easement shall revert to the Grantor. Any such reversion shall be accomplished by way of a quitclaim deed to Grantor, his successors or assigns.

THERE IS RESERVED to the Grantors, their successors and assigns, the right to use said lands as needed. Such uses shall not interfere with the rights and easements granted to Grantee. Other purposes, which will not interfere with the rights and easements hereby granted, may be permitted, provided that Grantors obtain Grantee's written licensed approval for such use, not to be unreasonably withheld.

WITNESS at hand and seal this 10th day of August 2022.

GRANTORS:

Michael Jacobs
MICHAEL JACOBS
10510 CITY LIGHTS NE
Albuquerque, NM 87111

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
)) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 10 2022
by Michael J. Jacobs.

My commission expires:

5-4-26

Tara Dawn Ross
Notary Public

