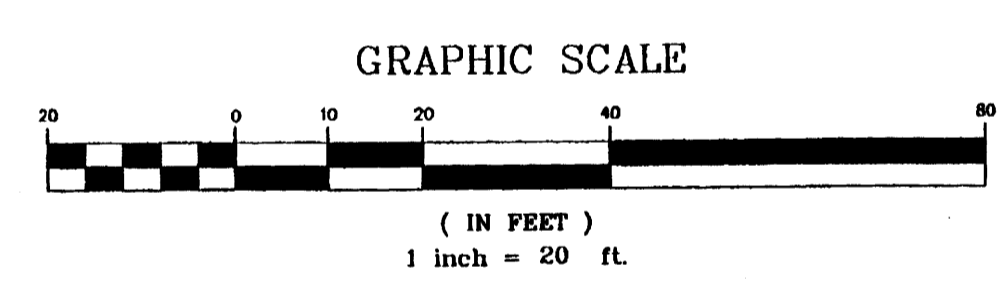


PLAN VIEW ROY SUBSTATION



DRAWING INDEX

DRAWING TITLE	SHEET
SITE PLAN	C-1
GRADING AND DRAINAGE PLAN	C-2
GRADING AND DRAINAGE DETAILS	C-3
ELEVATION VIEWS	C-4

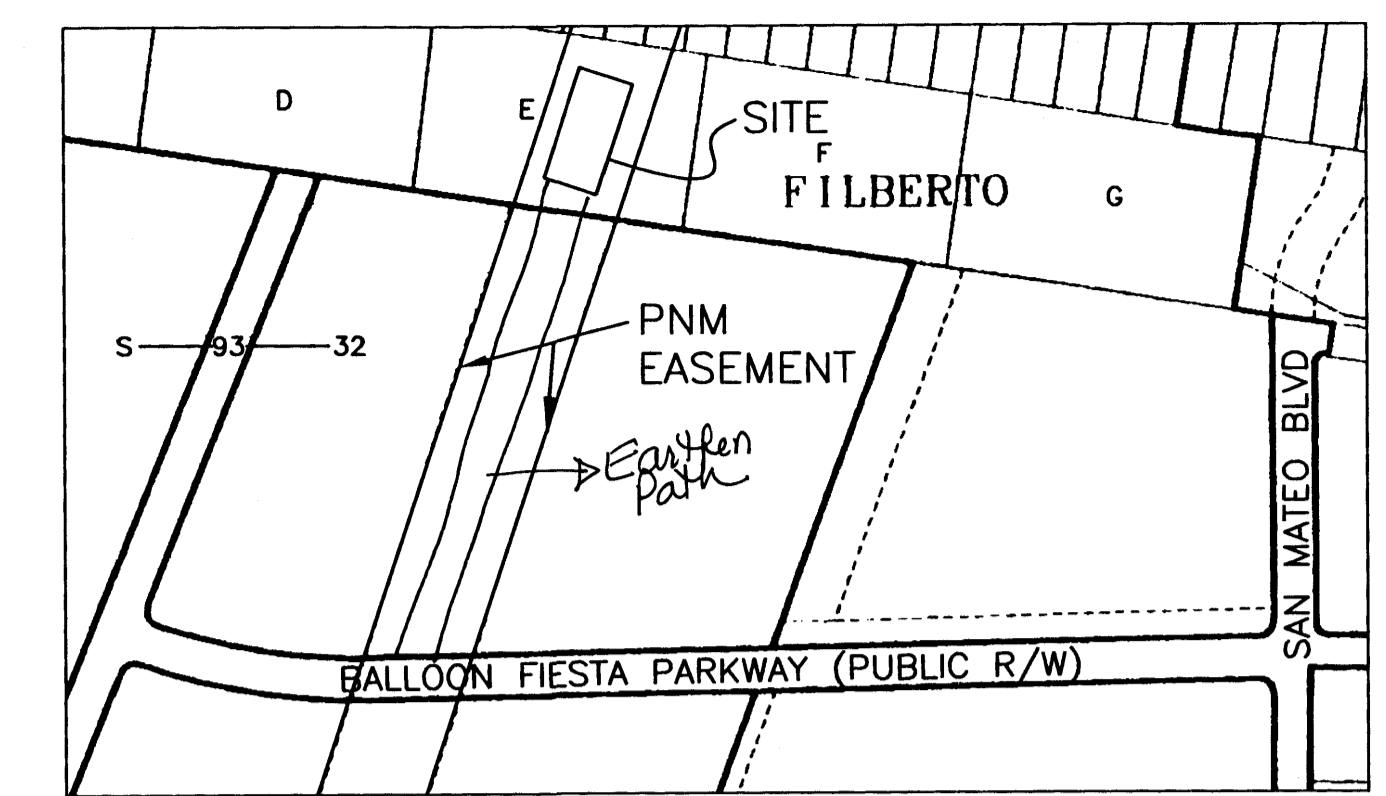
- KEYED NOTES**
- NEW 30' DRIVEPAD
 - NEW CMU WALL PER PNM STD DETAIL
 - 4" THICK GRAVEL
 - DRAINAGE SWALE-SEE SECTION D-2/SHT.C-3
 - 100 YEAR-10 DAY STORM WATER VOLUME CONTAINMENT WITHIN WALLED ENCLOSURE

PRJ 1000698

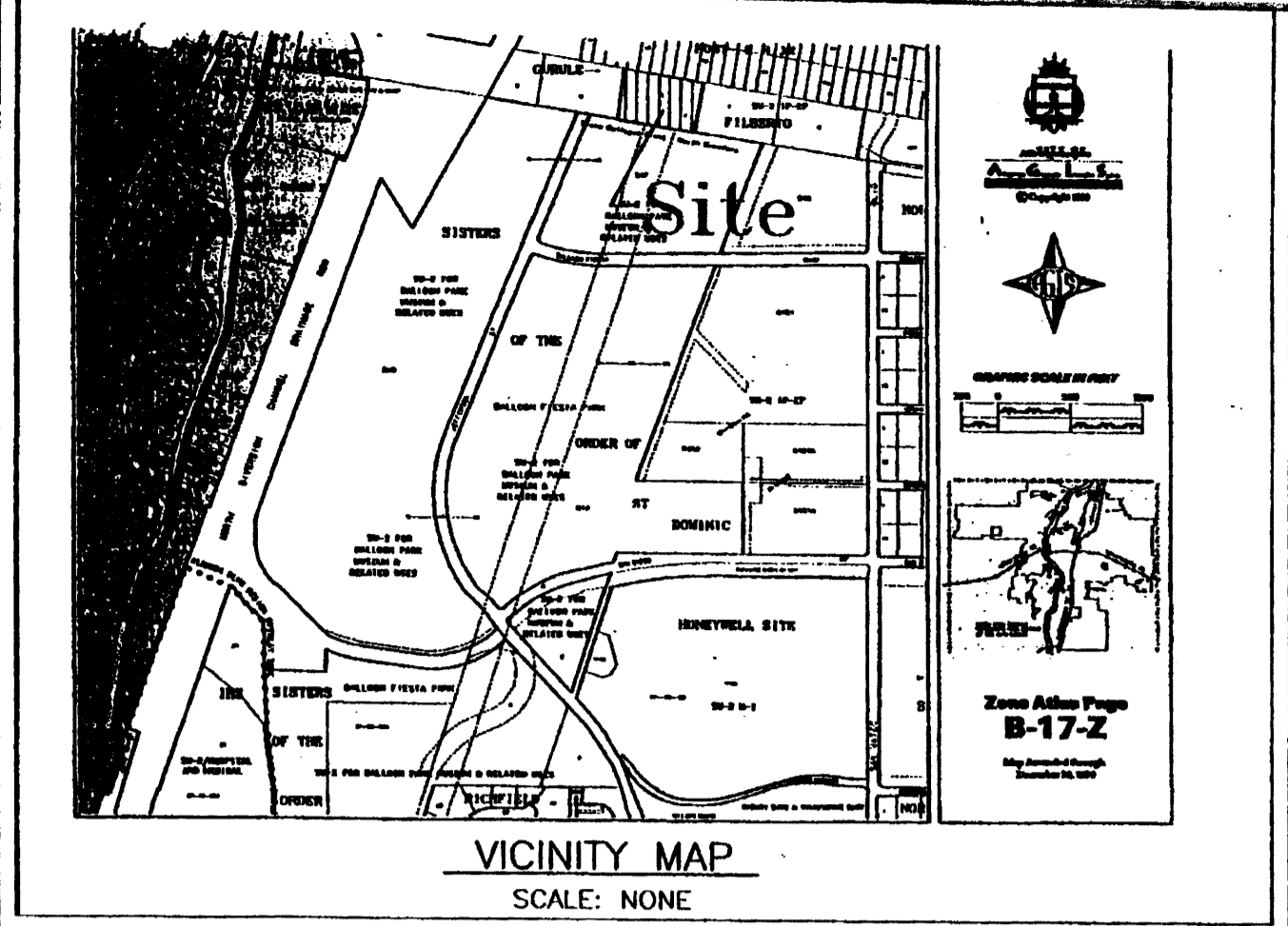
Project # 1000698
 Application # 00450-0000-01395
 EPC 00128-00000-01027

APPROVED:

<i>[Signature]</i>	11/9/00
Development Review Board Chair	Date
<i>[Signature]</i>	10/11/00
Utilities Development	Date
<i>[Signature]</i>	10/11/00
City Engineer	Date
<i>[Signature]</i>	10/11/00
Parks and Recreation	Date
<i>[Signature]</i>	10/11/00
Transportation Development	Date



ACCESS
 SCALE: NONE
 ACCESS FROM SITE TO PUBLIC RIGHT-OF-WAY



VICINITY MAP
 SCALE: NONE

PROJECT DATA

LOCATION LEGAL DESCRIPTION: TRACT E, FILBERTO GURULE TRACT AS DIVIDED FROM THE SOUTHERLY PORTION OF HOMESTEAD ENTRY SURVEY SANTA FE SERIAL NO. 046513, filed January 26, 1926

PROPERTY ADDRESS: PNM transmission corridor easement, AB/RB line

CURRENT ZONING: SU-2-IP-EP

SITE AREA: 1.22 ACRES

FACILITY AREA: 20,000 sf

LANDSCAPING: No public utilities adjacent to site. Will revegetate with native grasses and natural native landscaping.

PARKING: Spaces Required: None required for public utility
 Spaces Provided: Adequate parking provided within Facility for maintenance personnel.

SETBACKS: Exceeds IP requirements

BUILDING HEIGHT: 12 foot wall with 45' internal structures

SIGNAGE: Signage is per IP Zone as follows:

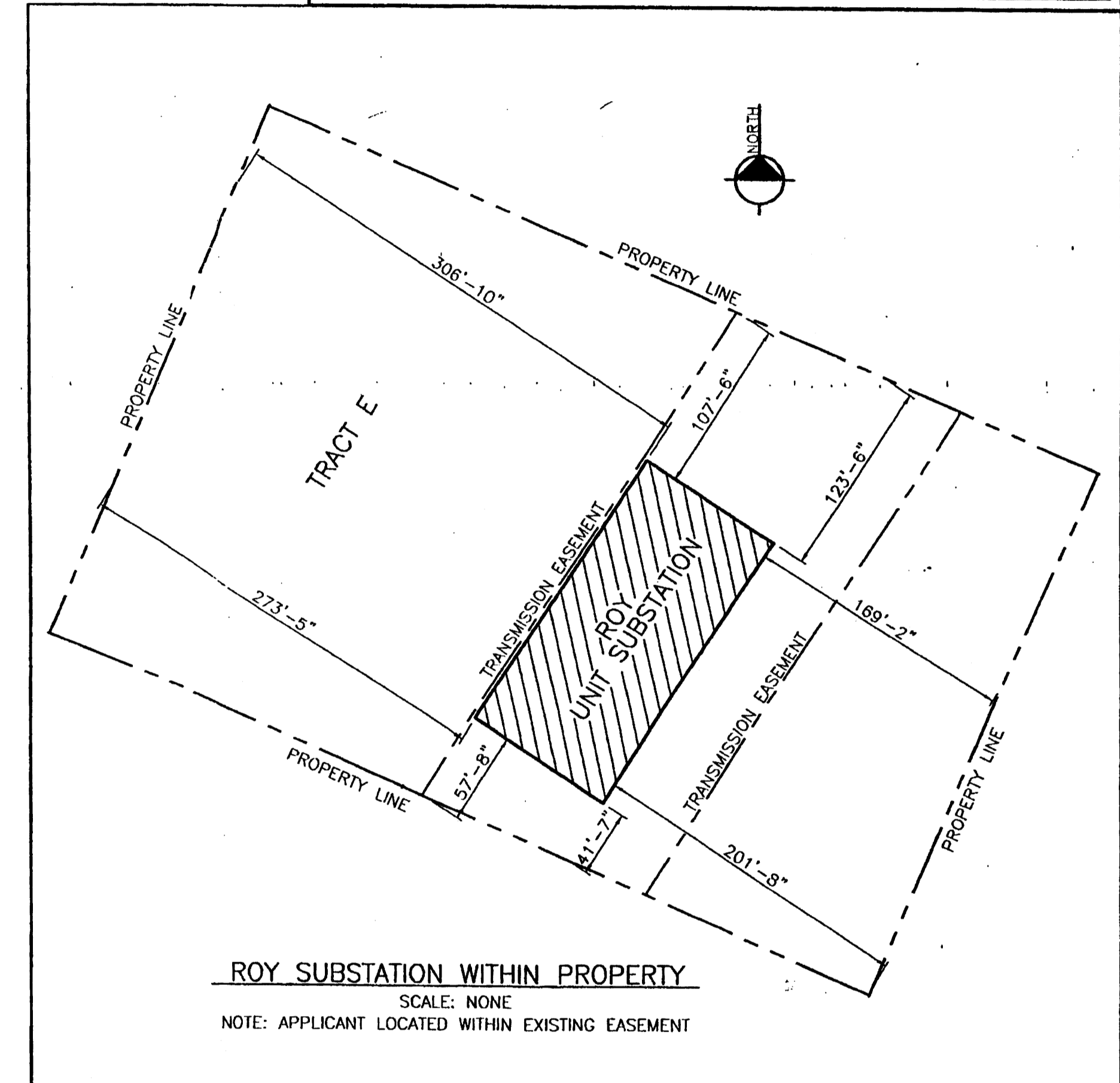
NUMBER: One free standing or projecting sign for each street frontage of at least 200 feet of total street frontage, or One building mounted sign per business

NUMBER PROPOSED: One building mounted sign

SIZE: Building mounted - 20% of the facade area if wholly visible from abutting street

GENERAL NOTES

- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT APPROVED BY THE TRAFFIC ENGINEER WILL RESULT IN:
- UNTIMELY DELAY OF THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY AND,
- POSSIBLE INCREASED CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- THE RESPONSIBLE PARTIES MUST RECTIFY ALL UNPROVED CONSTRUCTION WHICH IS NOT IN COMPLIANCE WITH THIS SITE PLAN.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY WILL BE SCHEDULED.
- ALL WORK BEING DONE IN CITY RIGHT OF WAY AS A PART OF THIS DEVELOPMENT MUST BE COMPLETE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR A FINANCIAL GUARANTEE MUST BE ON FILE WITH THE DESIGN REVIEW SECTION.
- ANY SECURITY LIGHTING PROVIDED SHALL BE LIGHT-SENSITIVE, AND SHALL BE LOCATED SUCH THAT VISIBILITY OF ANY LIGHT SOURCE FROM THE STREET IS DIFFICULT OR IMPOSSIBLE DURING DARK. ALL LIGHTING SHALL BE FULL CUT-OFF LIGHTING.
- UTILITIES: CURRENTLY THERE ARE NO CITY UTILITIES ADJACENT TO SITE
- LANDSCAPE: FORMER GRAVEL PIT WITH NATIVE VEGETATION. DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES.



ROY SUBSTATION WITHIN PROPERTY
 SCALE: NONE
 NOTE: APPLICANT LOCATED WITHIN EXISTING EASEMENT

EPC CONDITIONS

- THE SUBMITTAL OF THIS SITE PLAN TO THE DRB SHALL MEET ALL EPC CONDITIONS. A LETTER SHALL ACCOMPANY THE SUBMITTAL, INDICATING ALL MODIFICATIONS THAT HAVE BEEN MADE TO THE SITE PLAN SINCE THE EPC SUBMITTAL, INCLUDING HOW THE SITE PLANS HAVE BEEN MODIFIED TO MEET EACH OF THE EPC CONDITIONS.
 - ALL LIGHTING SHALL BE FULL CUT-OFF LIGHTING (E.G. SHOEBOX FIXTURES)
 - DISTURBED AREAS THAT ARE REVEGETATED SHALL BE IRRIGATED WITH IMPORTED WATER FOR PERIOD OF ONE YEAR OR UNTIL THE NEW VEGETATION IS REESTABLISHED. PLANT LIST:
- | VARIETY/COMMON NAME | GENUS SPECIES |
|----------------------------|--------------------------------|
| "PALOMA" INDIAN RICE GRASS | ORYZOPSIS HYMENOIDES |
| "YVA" GALLETIA GRASS | HILARIA JAMESII |
| "NIER" SIDE OATS GRAMA | BOUTELOUA CURTIPENDULA |
| "HACHITA" BLUE GRAMA | BOUTELOUA GRACILIS |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS |
| FOUR WING SALT BUSH | ATRIPLEX CANESCENS (DE-WINGED) |

PROPERTY ADDRESS
 PNM TRANSMISSION CORRIDOR EASEMENT, AB/RB LINE

LEGAL DESCRIPTION
 TRACT E, FILBERTO GURULE TRACT AS DIVIDED FROM THE SOUTHERLY PORTION OF HOMESTEAD ENTRY SURVEY SANTA FE SERIAL NO. 046513, filed January 26, 1926

SURVEY
 Topographic and Field Measurements by Daniel B. Stephens and Associates
 Dated July, 2000

PROPRIETARY STATEMENT

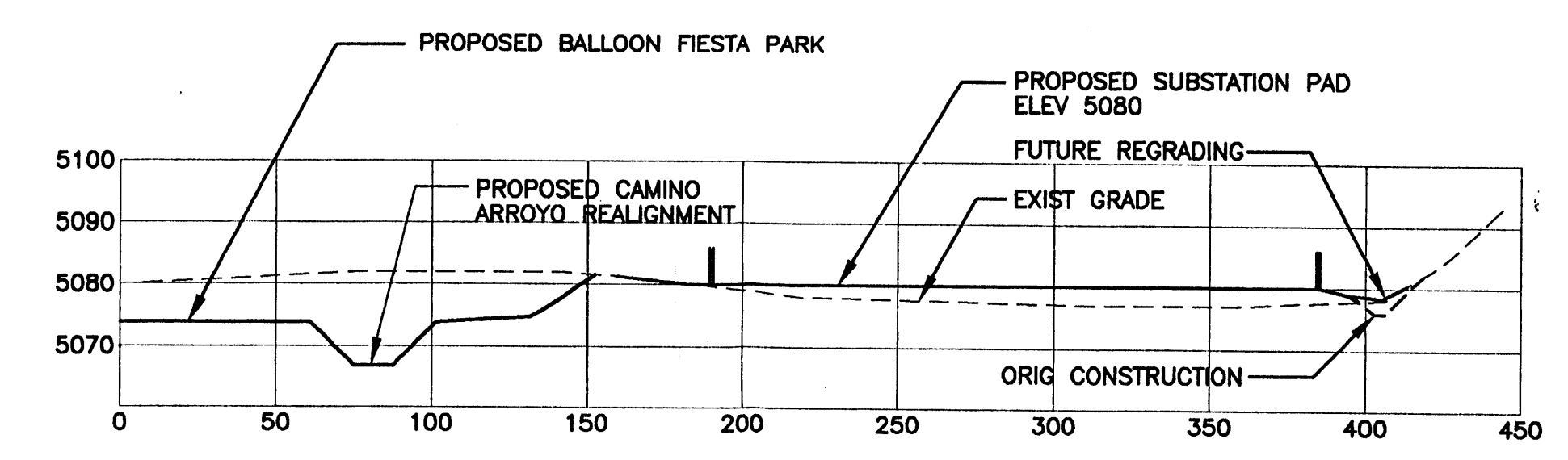
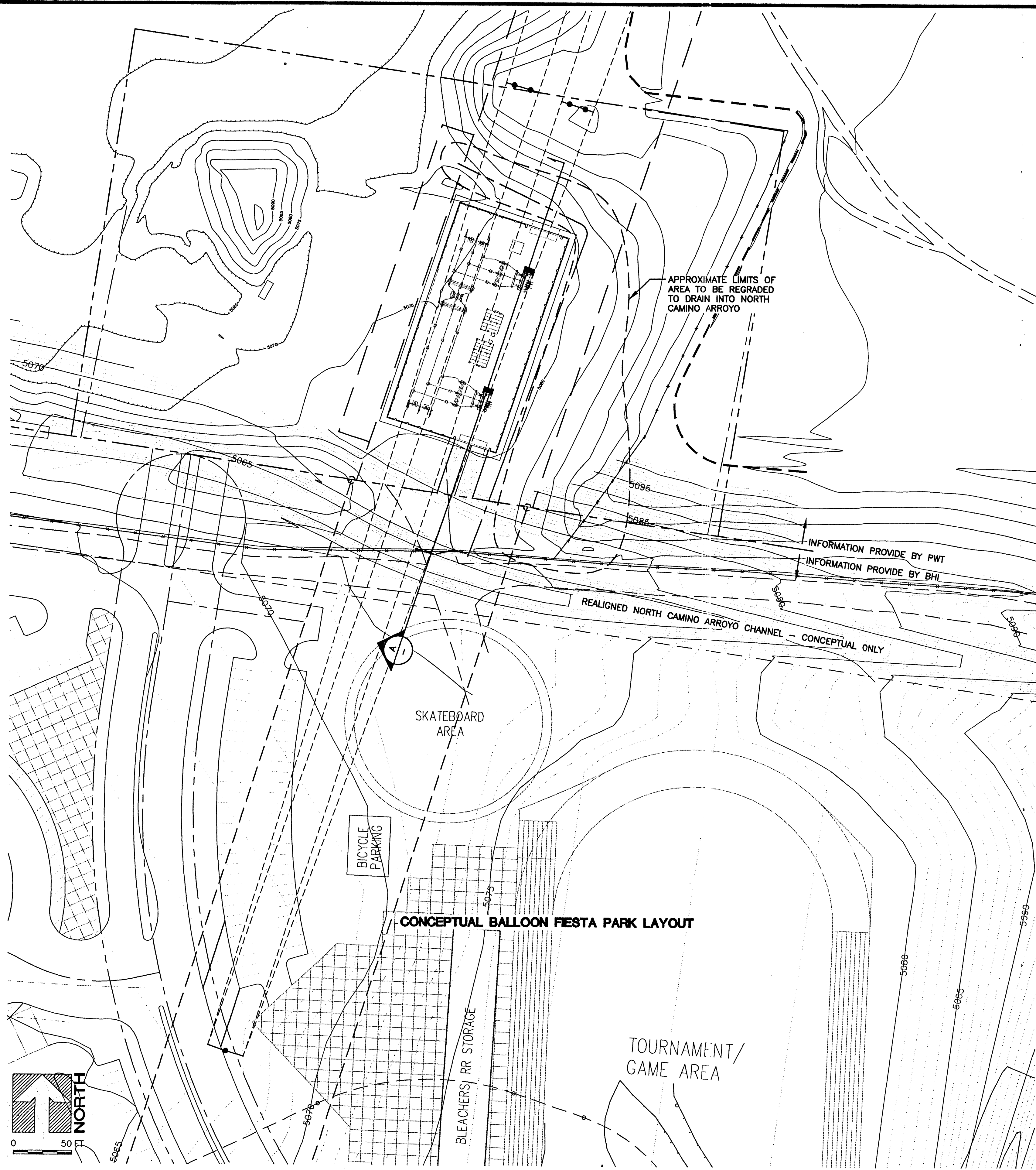
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ROY SUBSTATION SITE PLAN

DR: A.RASCON	TR:	DATE: 7/26/00
CKD:	OK:	SCALE: AS NOTED
APP:	ACAD FILE:	
REV. NO.	C1	C-1

REVISION	NO.	DATE	BY



TYPICAL ACCESS ROAD SECTION **A**
 HOR 1"=50'
 VER 1"=25'

GENERAL NOTES:

ALL COORDINATE AND ELEVATION INFORMATION FOR SITE DESIGN BASED ON SURVEY DATA PROVIDED BY PACIFIC WESTERN TECHNOLOGIES MAY 8, 1999.

HORIZONTAL (N&E) COORDINATES REPRESENT NEW MEXICO STATE PLANE NAD 83.

VERTICAL COORDINATES REPRESENT ELEVATION FEET MEAN SEA LEVEL (FTMSL) NAVD88.

BALLOON FIESTA CONCEPTUAL LAYOUT PROVIDED BY BOHANNAN-HUSTON AND ASSOCIATES. BHI CONTOURS BASED ON NGVD29 DATUM, AND MUST BE RAISED 2.8' TO MATCH PWT SURVEY DATA.



REF: S:\PROJECTS\9019\ACAD\INCOMING\BOHANNAN-HUSTON\BFF-NE-REALIGN

IF THIS BAR IS NOT 1" LONG,
 ADJUST SCALES ACCORDINGLY

NO	DATE	BY	REVISION MADE
0	3/24/00	CMA	ISSUED FOR REVIEW
1	6/22/00	CMA	ISSUED FOR REVIEW
2	8/31/00	CMA	ISSUED FOR PERMIT APPLICATION

DESIGNED BY:
 CMA
 DRAWN BY:
 CMA
 CHECKED BY:
 MFM
 DATE: 8/31/00

Denise B. Stephens & Associates, Inc.
 ENVIRONMENTAL SCIENTISTS & ENGINEERS
 6020 ACADEMY NE, SUITE 100
 ALBUQUERQUE, NM 87109
 (505) 822-9400

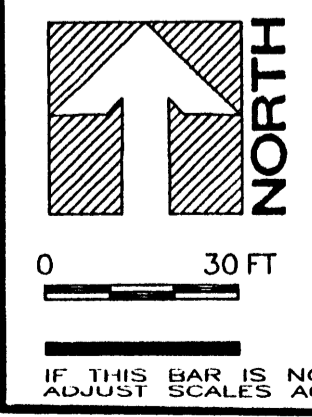
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SPCE
 CENTRAL NEW MEXICO
**PNM ROY SUBSTATION
 CONCEPTUAL FUTURE SITE PLAN**

JOB NO.
 9019

SHEET
 4 of 4

SEE PROJECTS 9019 (ACAD), (INCORPORATING) BOHANNAN-HUSTON, BPP-NE-RE-ALIGN



SURVEY CONTROL NOTES:

ALL COORDINATE AND ELEVATION INFORMATION FOR SITE DESIGN BASED ON SURVEY DATA PROVIDED BY PACIFIC WESTERN TECHNOLOGIES MAY 8, 1999.

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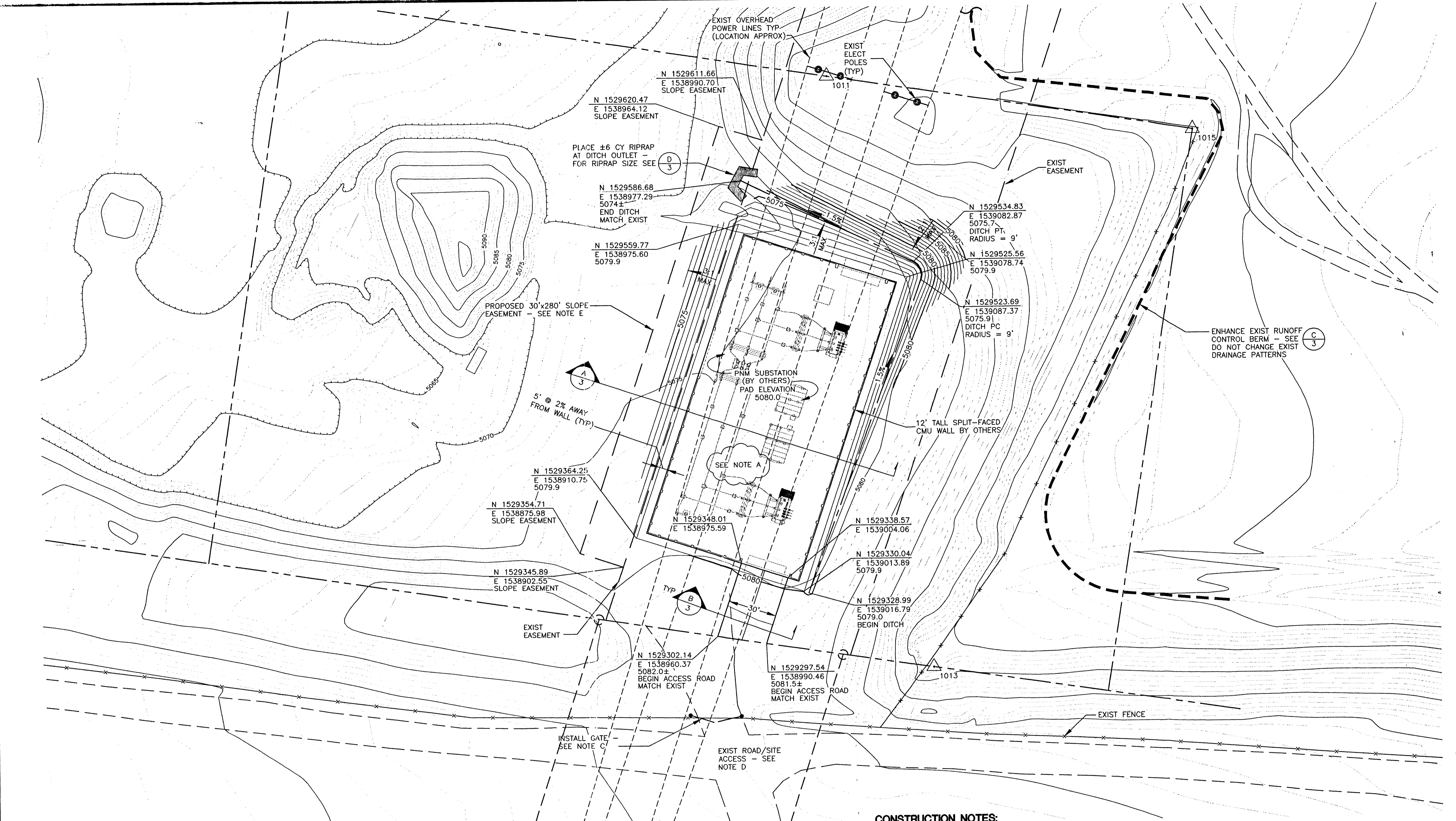
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1000	1529077.79	1540429.89	5135.5	S11 S12 CC EG (NOT SHOWN)
1011	1529651.03	1539030.45	5103.2	#4 REBAR "PS 11463"
1013	1529281.80	1538993.29	5103.7	#5 REBAR
1015	1529616.08	1539259.46	5108.6	#4 REBAR "PS 11463"

SITE GRADING PLAN A

- LEGEND:**
- N NORTHING (FT)
 - E EASTING (FT)
 - PT POINT OF TANGENCY
 - PC POINT OF CURVATURE
 - N 1529331 NORTHING
 - E 1538867 EASTING
 - 5079.5 ELEVATION

CONSTRUCTION NOTES:

- A GEOTECHNICAL STUDY INDICATES "CONCRETE AND ORANGE PLASTIC CONSTRUCTION DEBRIS" BETWEEN 9' AND 12' IN THIS VICINITY. CONTRACTOR SHALL DETERMINE EXTENT OF DEBRIS AND REMOVE AS NECESSARY ANY MATERIAL NOT SUITABLE FOR EARTHWORK SPECIFICATIONS.
- B SPECIFICATIONS FOR EARTHWORK SHALL BE FOLLOWED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING STUDY PERFORMED BY AGRA (FEBRUARY 8, 2000).
- C EXISTING ACCESS GATE TO SITE IS SUBSTANDARD. CONTRACTOR SHALL REPAIR/REPLACE AND RELOCATE GATE AS NECESSARY IN ORDER TO PROVIDE SITE ACCESS WITHIN EXISTING RIGHT OF WAY. CONTRACTOR SHALL SUBMIT PLANS FOR GATE REPAIR/REPLACEMENT TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- EXIST ASPHALT ROAD AND PARKING ARE SUBSTANDARD. IMPROVEMENTS MAY BE REQUIRED PRIOR TO HAULING TRANSFORMER. INTERIM SITE ACCESS TO PROPOSED SUBSTATION SHALL BE WITHIN EXIST ROW.
- D LOCATION OF PROPOSED SLOPE EASEMENT IS APPROXIMATE ONLY. FINAL LOCATION AND DIMENSIONS OF THE SLOPE EASEMENT SHALL BE DETERMINED UPON COMPLETION OF THE PROJECT BASED ON AS-CONSTRUCTED LIMITS OF SLOPE ENCROACHMENT.



NO.	DATE	BY	REVISION MADE
0	3/24/00	CMA	ISSUED FOR REVIEW
1	6/22/00	CMA	ISSUED FOR REVIEW
2	8/31/00	CMA	ISSUED FOR PERMIT APPLICATION

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 8020 ACADEMY NE, SUITE 100
 ALBUQUERQUE, NM 87119
 (505) 822-8400

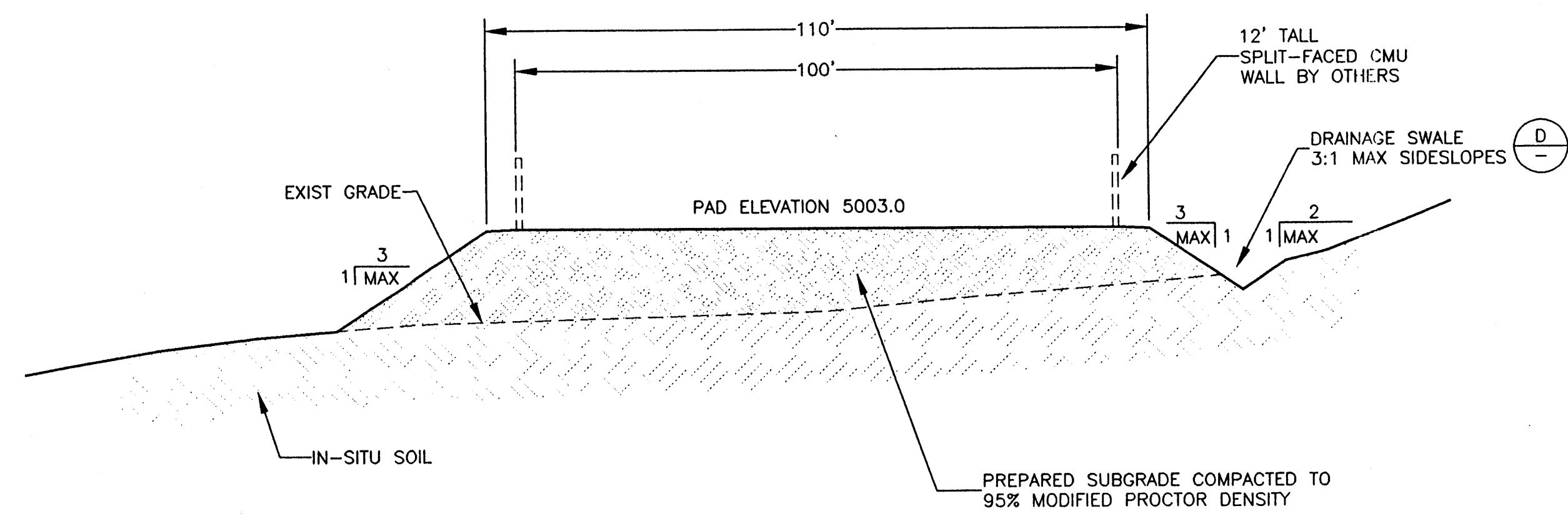
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DRAWN BY:	CMA/RGS
CHECKED BY:	MFN
DATE:	8/31/00

SPCE
 CENTRAL NEW MEXICO
 PNM ROY SUBSTATION
 SITE GRADING PLAN

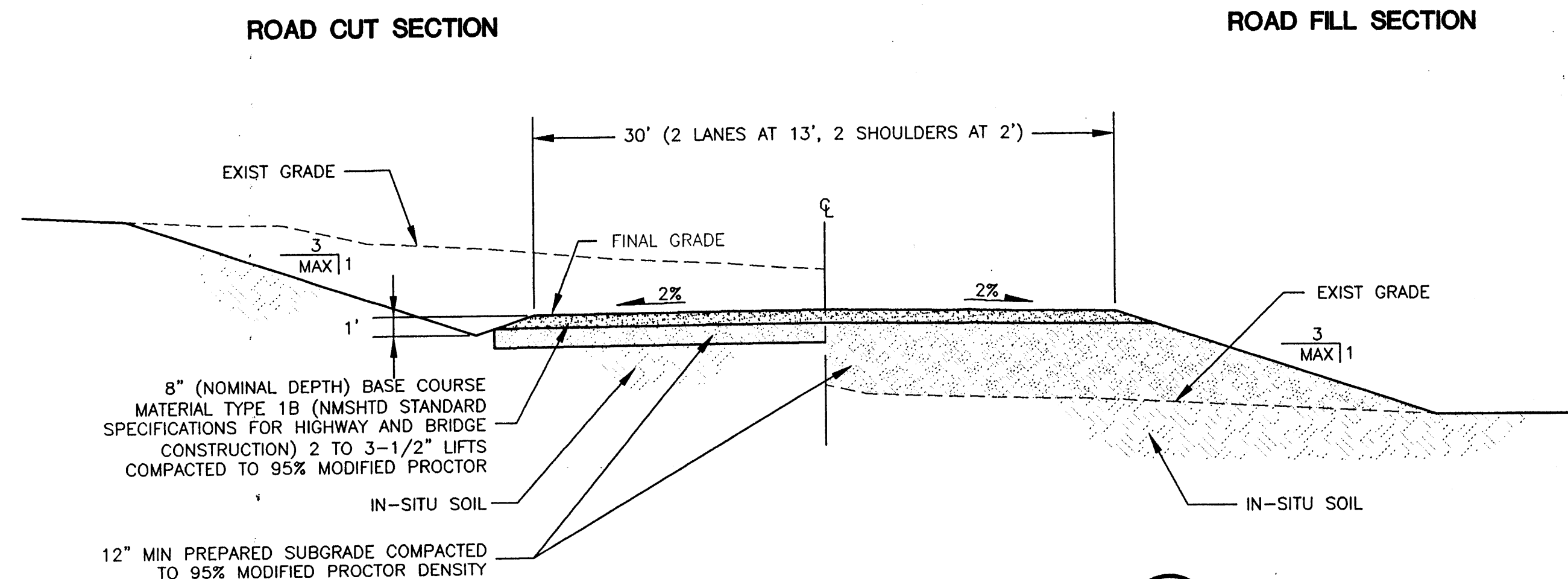
JOB NO.
 9019

SHEET
 2 of 4

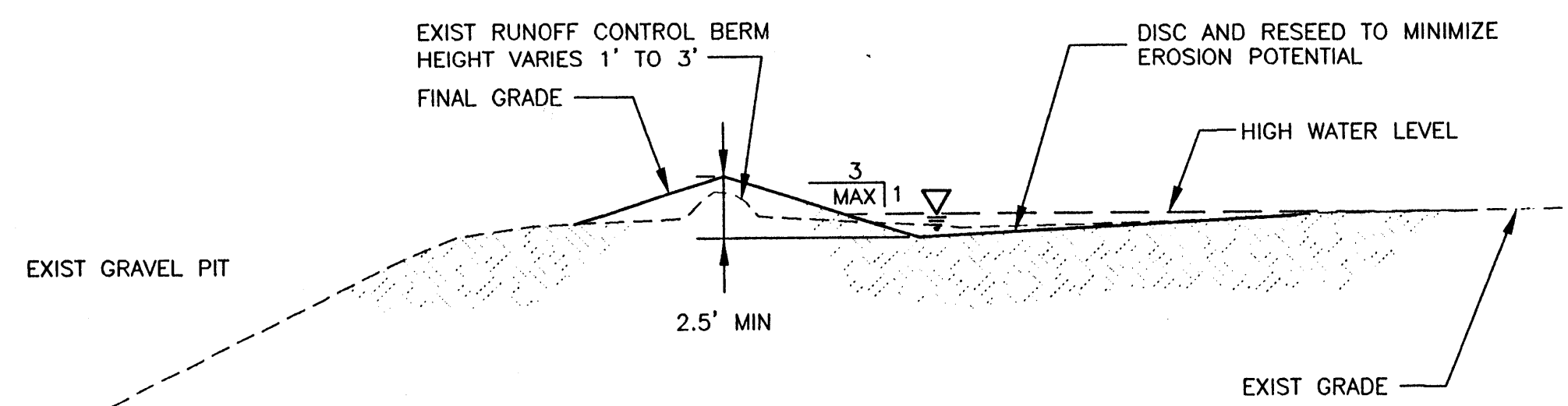




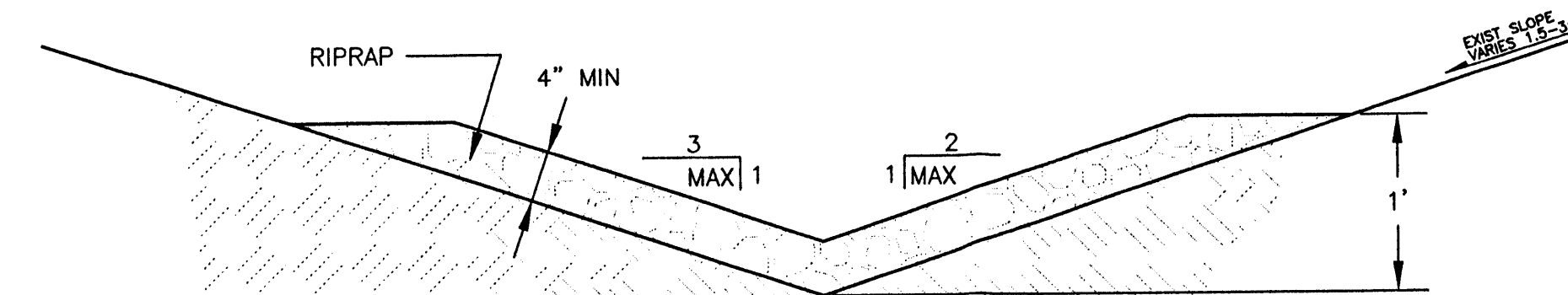
TYPICAL PAD SECTION A
NTS 2



TYPICAL ACCESS ROAD SECTION B
NTS 2



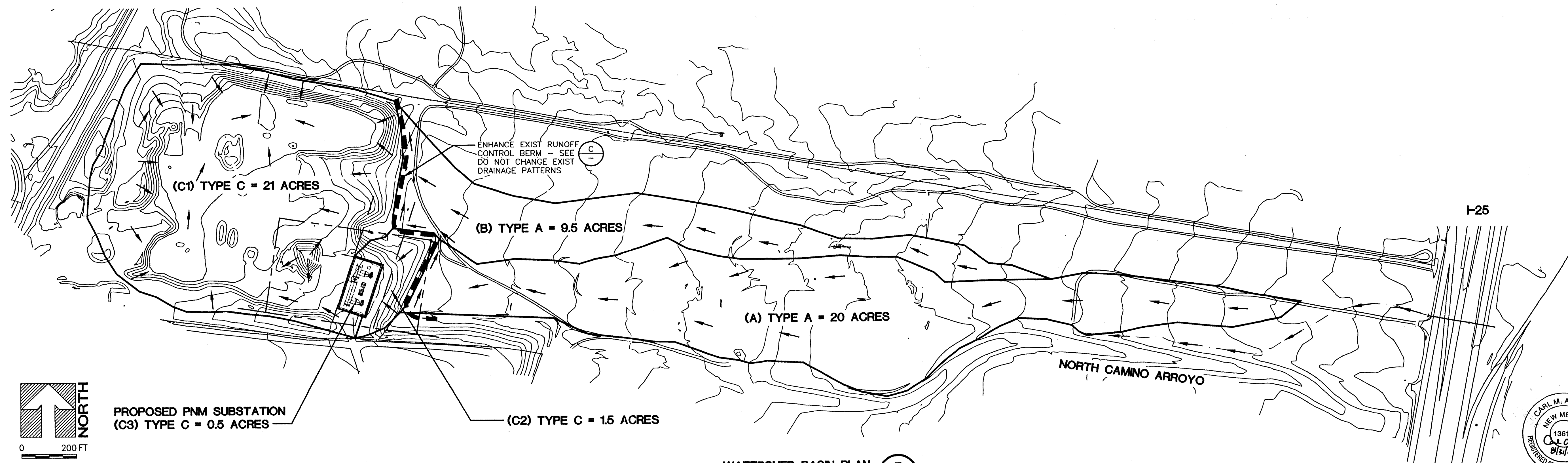
TYPICAL RUNOFF CONTROL BERM MODIFICATION C
NTS 2&3



RIPRAP SHALL BE FREE FROM ORGANIC MATERIALS AND OTHER DELETERIOUS MATERIAL. CONCRETE RUBBLE WITHOUT METAL DEBRIS SHALL BE ACCEPTABLE. RIPRAP SHALL BE SIZED AS FOLLOWS:

U.S. STANDARD SIEVE SIZE (IN)	% PASSING BY WEIGHT
3	100
2	25-100
1-1/2	0-40
1	0-20
1/2	0-5

TYPICAL DRAINAGE SWALE D
NTS 2



WATERSHED BASIN PLAN E
-

IF THIS BAR IS NOT 1" LONG, ADJUST SCALES ACCORDINGLY

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DESIGNED BY: CMA
DRAWN BY: CMA
CHECKED BY: MFM
DATE: 8/31/00

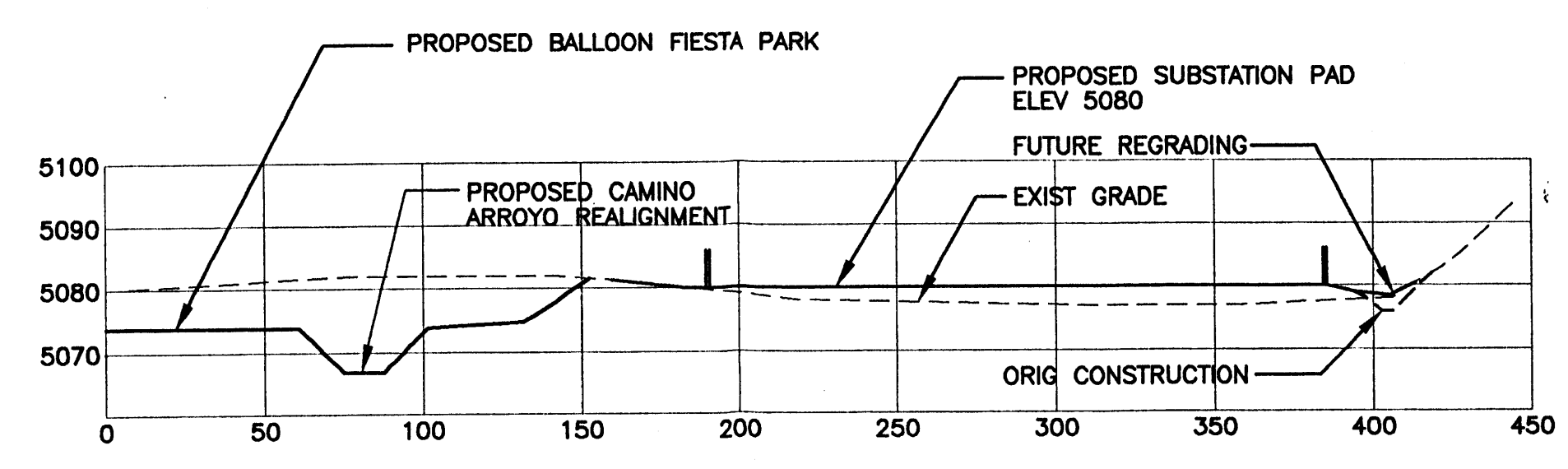
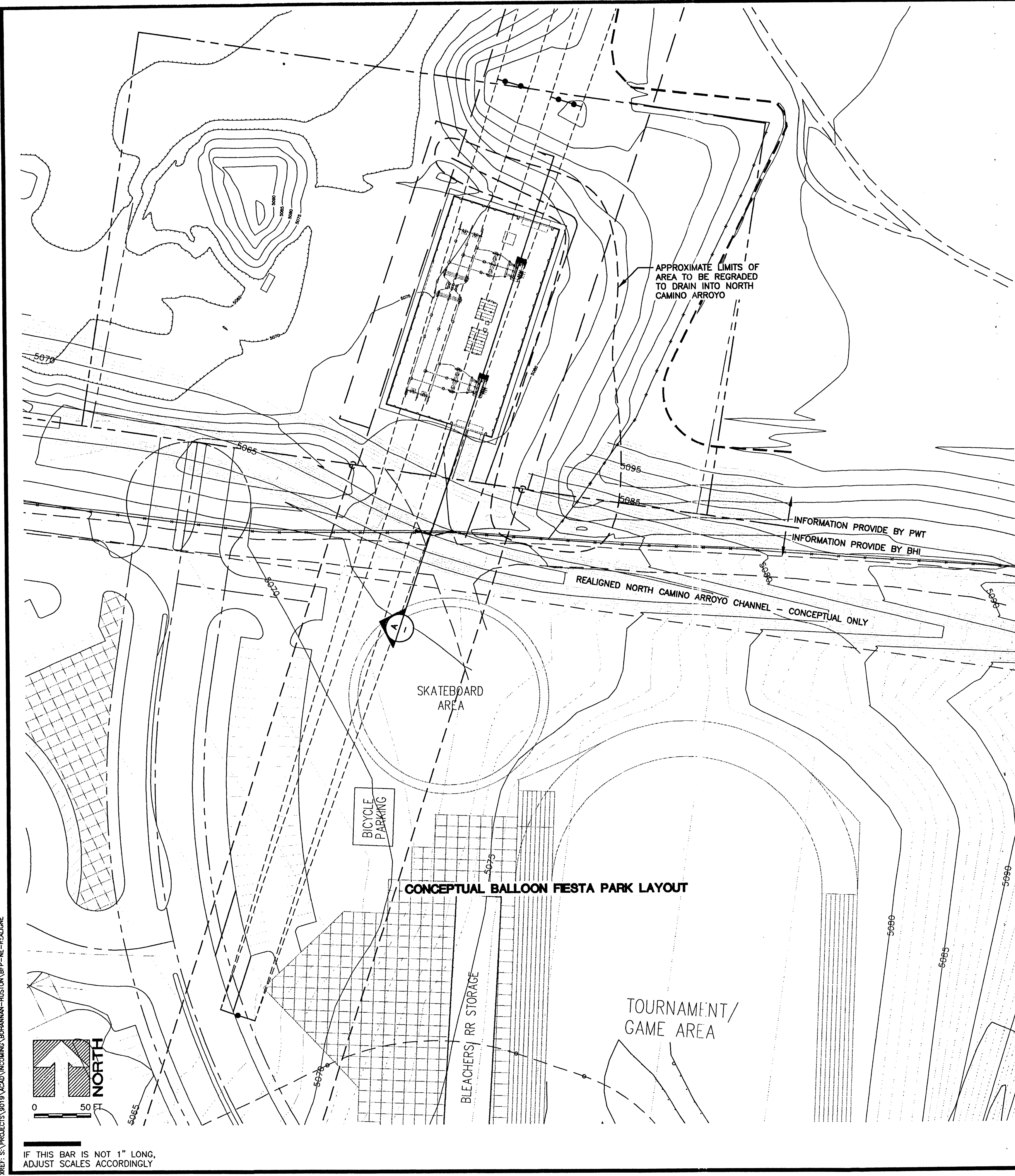
Daniel B. Stephens & Associates, Inc.
ENVIRONMENTAL SCIENTISTS & ENGINEERS
6020 ACADEMY NE, SUITE 100
LEWISBURG, OH 45301
(615) 922-9400

SPCE
CENTRAL NEW MEXICO
PNM ROY SUBSTATION
DETAILS AND WATERSHED BASIN PLAN

JOB NO.
9019

SHEET
3 of 4





TYPICAL ACCESS ROAD SECTION A
 HOR 1"=50'
 VER 1"=25'

GENERAL NOTES:

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HORIZONTAL (N&E) COORDINATES REPRESENT NEW MEXICO STATE PLANE NAD 83.

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REF: S:\PROJECTS\019\ACAD\INCOMING\BOHANNAN-HUSTON\BHP-NE-RELAIDR

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2	8/31/00	CMA	ISSUED FOR PERMIT APPLICATION

FILE NAME: S:\PROJECTS\019\ACAD\019104.DWG

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 6020 ACADEMY NE, SUITE 100
 ALBUQUERQUE, NM 87109
 (505) 862-9400

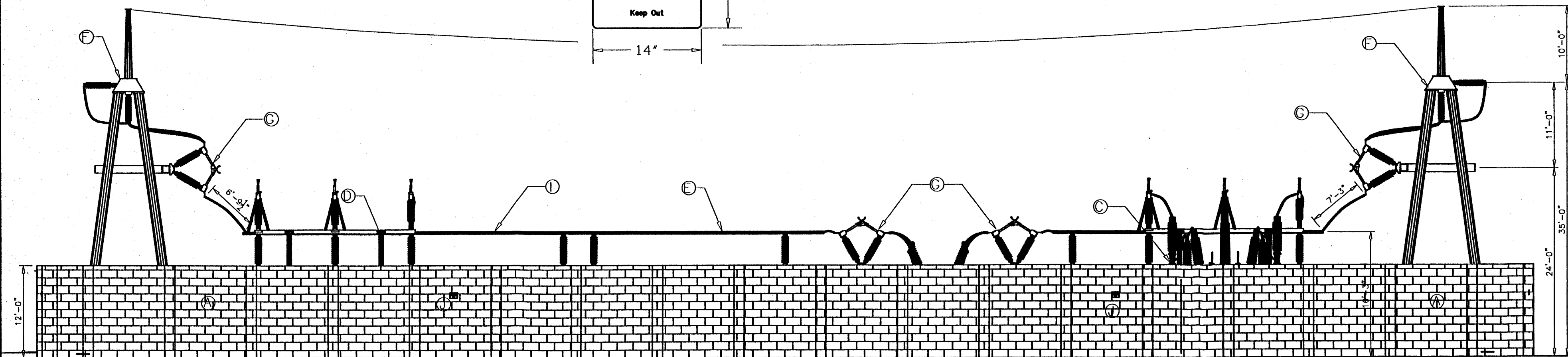
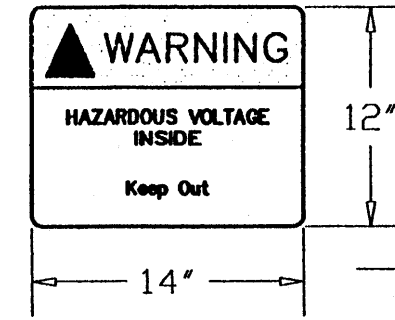
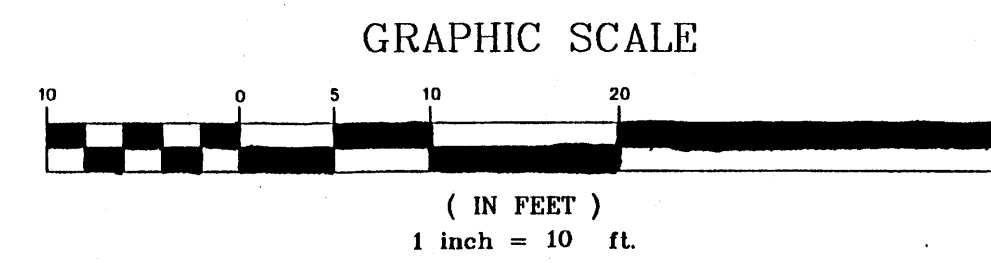
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 DRAWN BY: CMA
 CHECKED BY: MFM
 DATE: 8/31/00

SPCE
 CENTRAL NEW MEXICO
**PNM ROY SUBSTATION
 CONCEPTUAL FUTURE SITE PLAN**

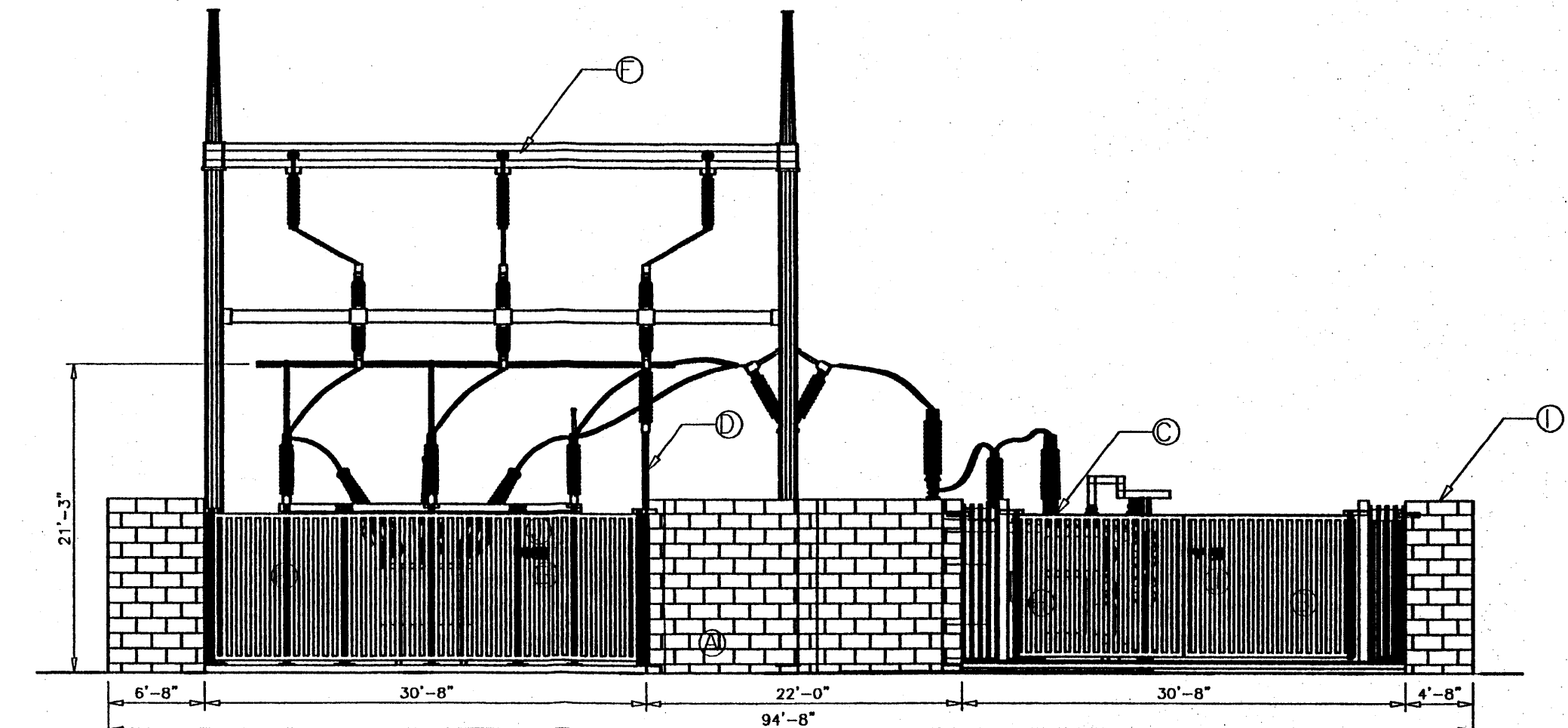
JOB NO.
 9019

SHEET
 4 of 4

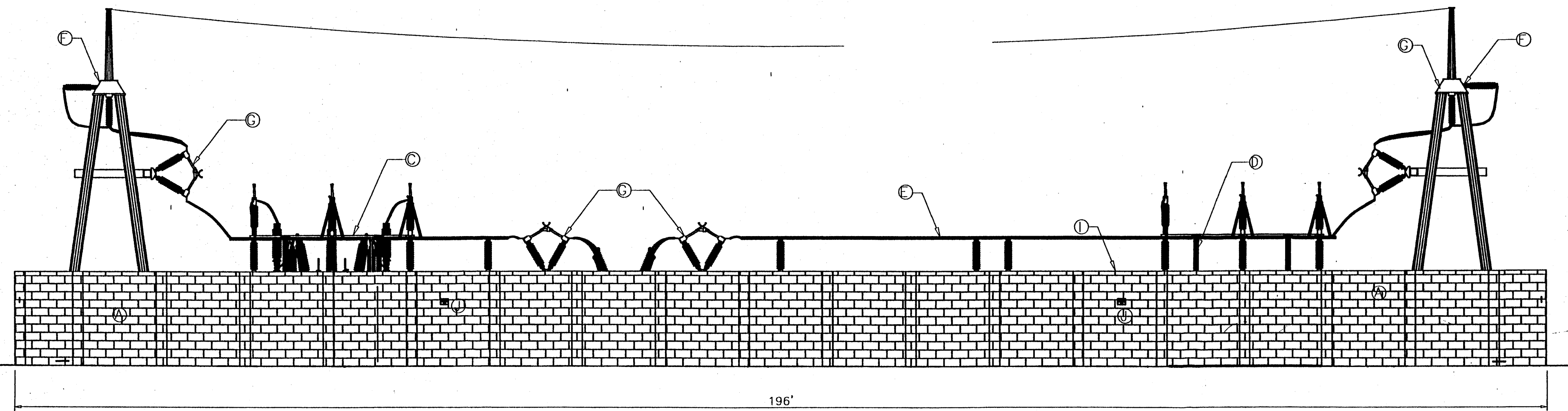
- | KEYED ITEM | COLOR |
|--|--------------------------|
| Ⓐ 8x16 SPLIT-FACED CMU IN RUNNING BOND GALLUP GOLD (LIGHT BROWN) | |
| Ⓑ 2 X 2-3/4 TUBULAR STEEL GATE | MONTERREY RED (BY TNEEC) |
| Ⓒ TRANSFORMER | ANSI-70 GREY |
| Ⓓ ELECTRIC BUS SUPPORT COLUMNS | ANSI-70 GREY |
| Ⓔ ELECTRIC BUS CONDUIT | ANSI-70 GREY |
| Ⓕ STEEL DEAD-END TOWER | ANSI-70 GREY |
| Ⓖ V-SWITCH | ANSI-70 GREY |
| Ⓗ TUBULAR STEEL SWING GRILL | MONTERREY RED (BY TNEEC) |
| Ⓘ 2" SOLID CMU CAP COURSE | BROWN |
| Ⓚ WARNING SIGN | ORANGE/WHITE |



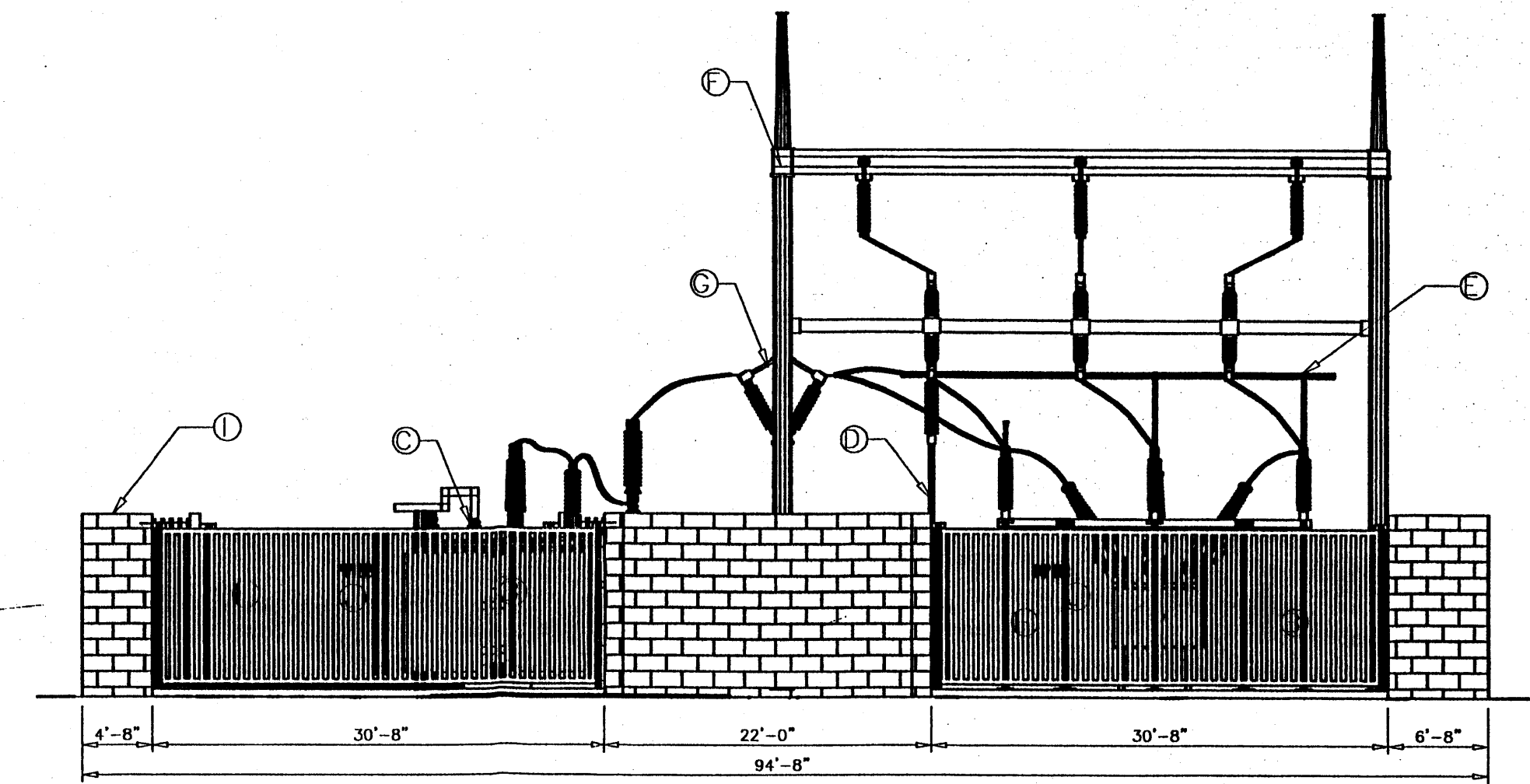
WEST ELEVATION
SCALE: 1"=10'



NORTH ELEVATION
SCALE: 1"=10'



EAST ELEVATION
SCALE: 1"=10'



SOUTH ELEVATION
SCALE: 1"=10'

REVISION	BY	
	NO.	DATE

PROPRIETARY STATEMENT

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ELEVATION VIEWS
115kV LAYOUT
ROY UNIT SUBSTATION

DR: CM	TR:	DATE: 7-5-00
CKD:	OK:	SCALE: 1"=10'-0"
APP:	ACAD FILE: C4	C-4
REV. NO. 0		