

VICINITY MAP
N.T.S.
ZONE ATLAS PAGE H-10-Z

PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

GENERAL NOTES

- ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
- PROPOSED BACK OF SIDEWALK SHALL ABUT EXISTING PROPERTY LINE EXCEPT WHERE TIE-INS OCCUR.
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE SUMMARY

PROPOSED USE:
PNM ELECTRIC SUBSTATION.

ZONING:
EXISTING: SU-1 FOR LIGHT INDUSTRIAL USES
PROPOSED: NO CHANGE.

PARCEL SIZE:
3.126 ACRES.

APPLICABLE PLANS:

- EL RANCHO ATRISCO, PHASE 3 SECTOR DEVELOPMENT PLAN.
- LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISION.
- WESTSIDE STRATEGIC PLAN.

PARCEL LEGAL DESCRIPTION:
TRACT 26, LADERA BUSINESS PARK (UNIT 1).

EXISTING TRACT 27
LADERA BUSINESS PARK (UNIT 1)
ZONING=SU-1 FOR LIGHT INDUSTRIAL USES

EXISTING TRACT 26
3.1260 ACRES

EXISTING TRACT 9
LADERA BUSINESS PARK (UNIT 1)
ZONING=SU-1 FOR INDUSTRIAL USES

EXISTING TRACT 10
LADERA BUSINESS PARK (UNIT 1)
ZONING=SU-1 FOR INDUSTRIAL USES

PROPERTY BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
(C1)	N81°04'09"W	34.86'
(T1)	N81°04'09"W	(34.86')

PROPERTY BOUNDARY CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
(C1)	35°50'14"	87.30'	168.88'	270.00'	166.14'
(C2)	92°58'16"	26.33'	40.57'	25.00'	36.26'

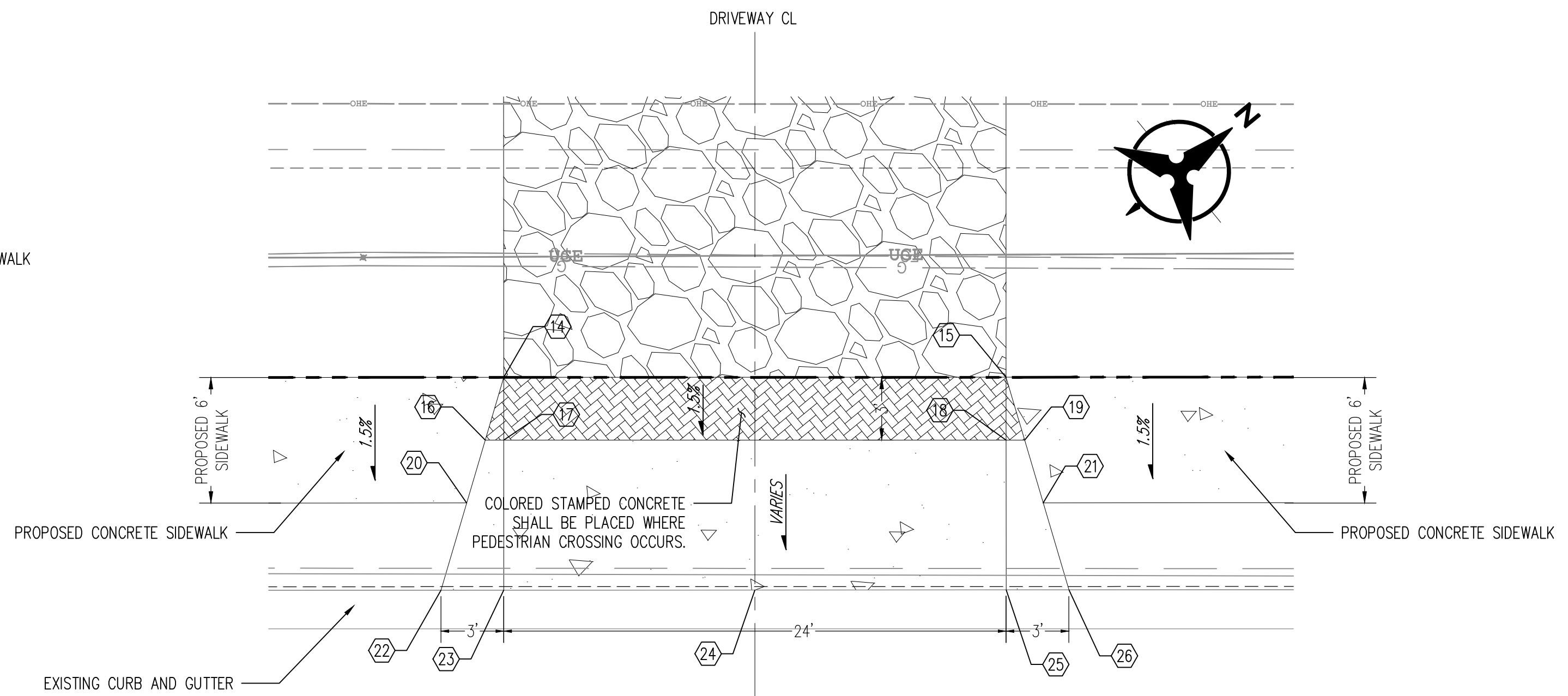
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO


SITE DEVELOPMENT PLAN FOR V.3
BUILDING PERMIT
PNM - LA MORADA SUBSTATION

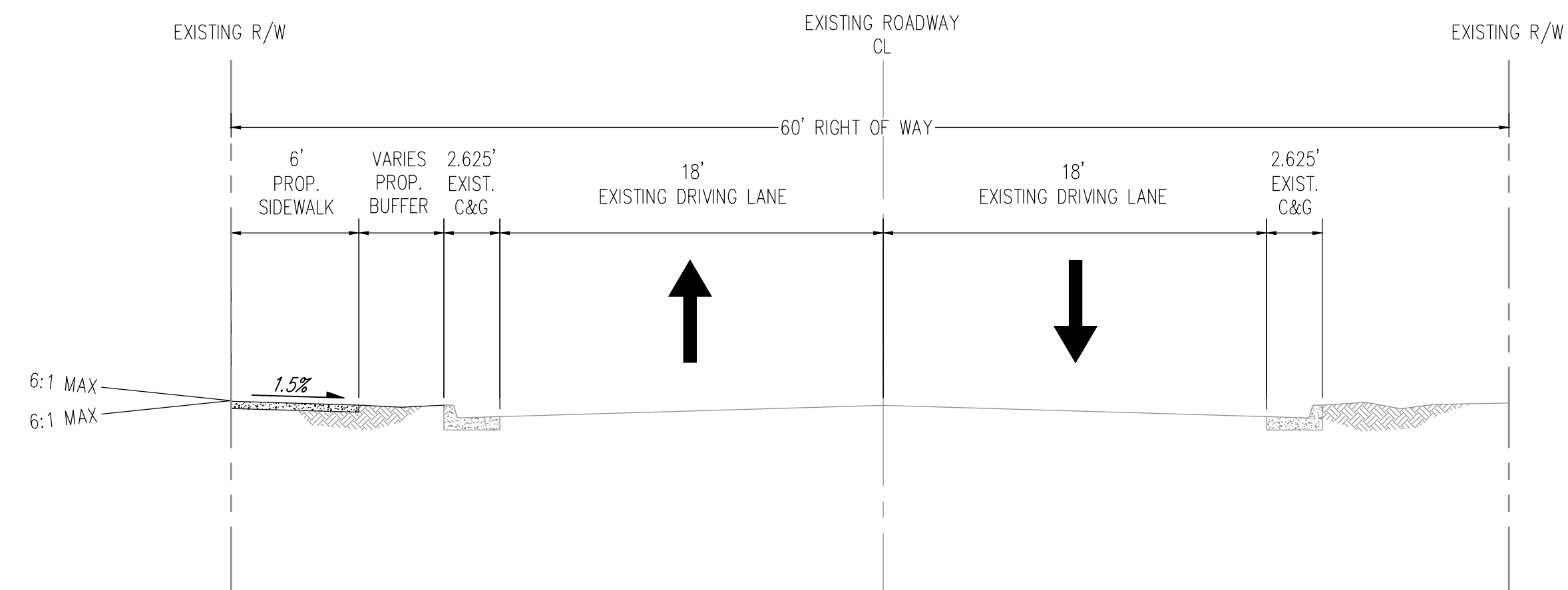
DR: JLB	TR: _____	DATE: SEP 30, 2014
CKD: TMF	OK: _____	SCALE: 1"=30'
APP: _____	ACAD FILE: USS-19202	SHEET 1 OF 6
REV. NO.		



SOUTH DRIVEWAY DETAIL

SCALE: 1"=5'

Point Table				
	NORTHING	EASTING	ELEVATION	DESCRIPTION
14	1496030.02	1498463.54	5173.76	PROPOSED SW
15	1496048.56	1498478.78	5173.58	PROPOSED SW
16	1496027.43	1498465.29	5173.73	PROPOSED SW
17	1496028.12	1498465.85	5173.72	PROPOSED SW
18	1496046.65	1498481.10	5173.54	PROPOSED SW
19	1496047.34	1498481.66	5173.53	PROPOSED SW
20	1496024.84	1498467.04	5173.45	PROPOSED SW
21	1496046.12	1498484.54	5173.24	PROPOSED SW
22	1496021.25	1498469.48	5173.07	EXISTING FL
23	1496023.56	1498471.39	5173.05	EXISTING FL
24	1496032.83	1498479.01	5172.95	DRIVEWAY CL
25	1496042.10	1498486.63	5172.86	EXISTING FL
26	1496044.42	1498488.54	5172.83	EXISTING FL



LA MORADA PL. TYPICAL SECTION
N.T.S.

Bohannon  **Huston**
www.bhinc.com 800.877.5332

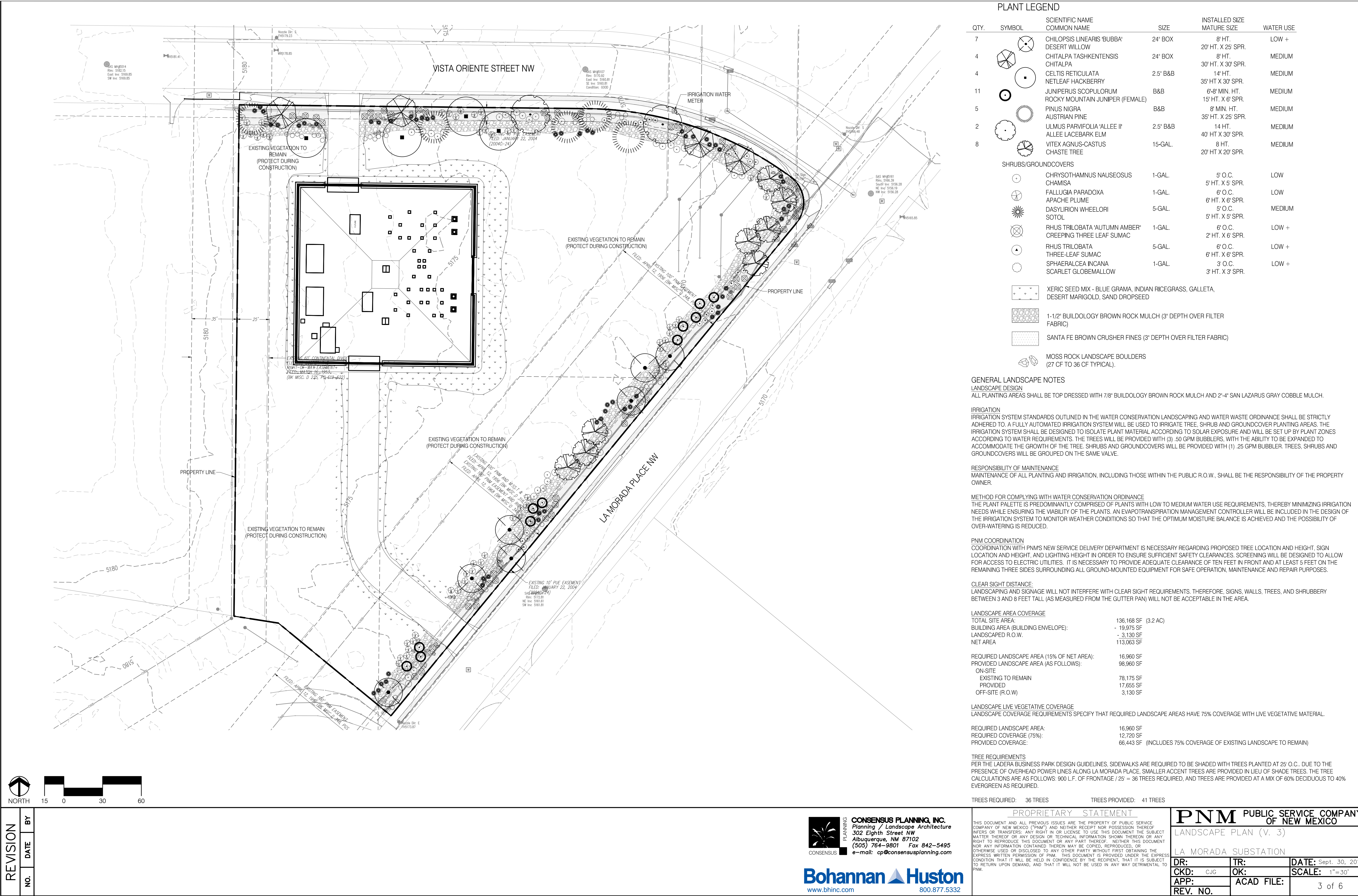
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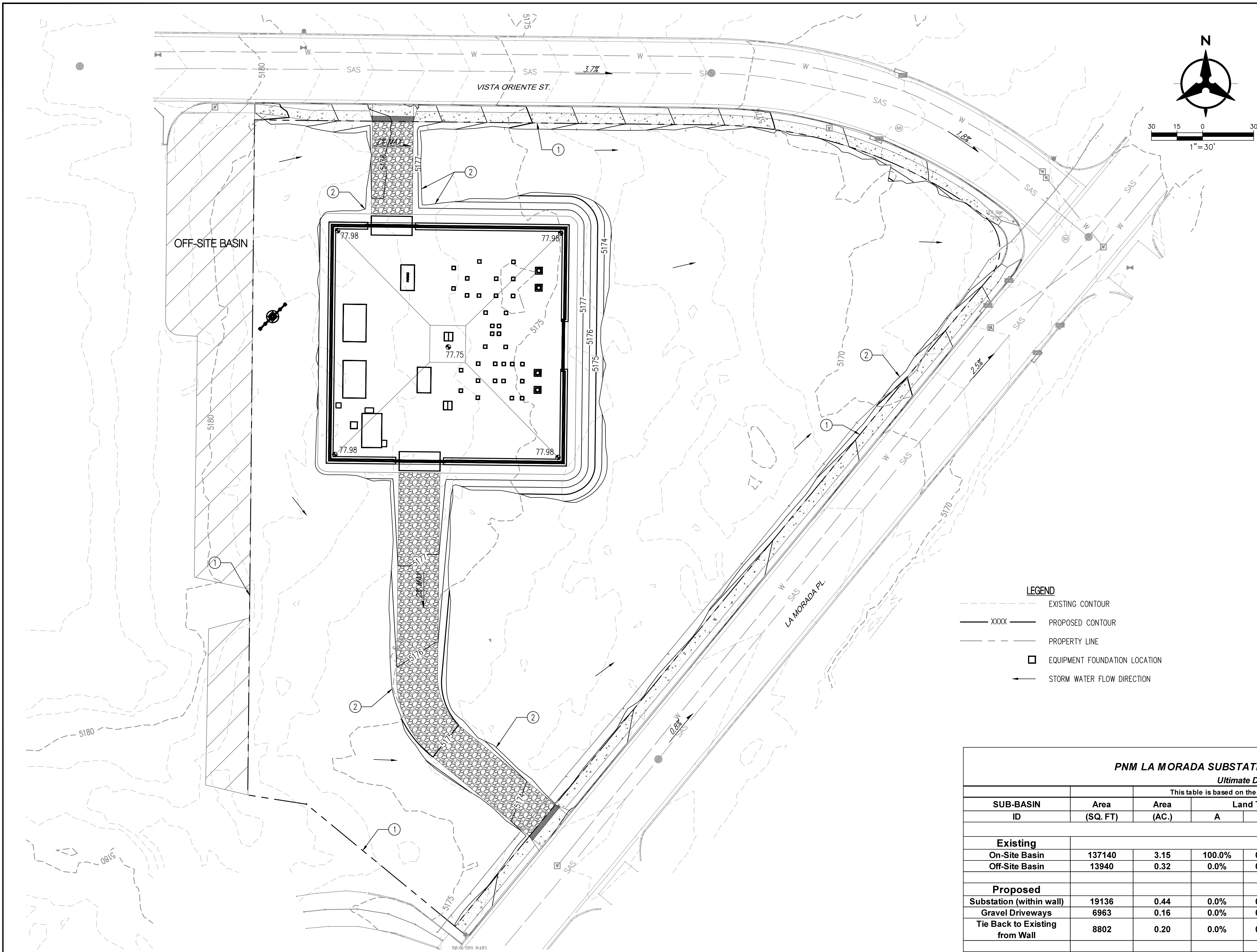
SITE PLAN DETAILS	V.3
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DR:	JLB	TR:	DATE: SEP 30, 2014
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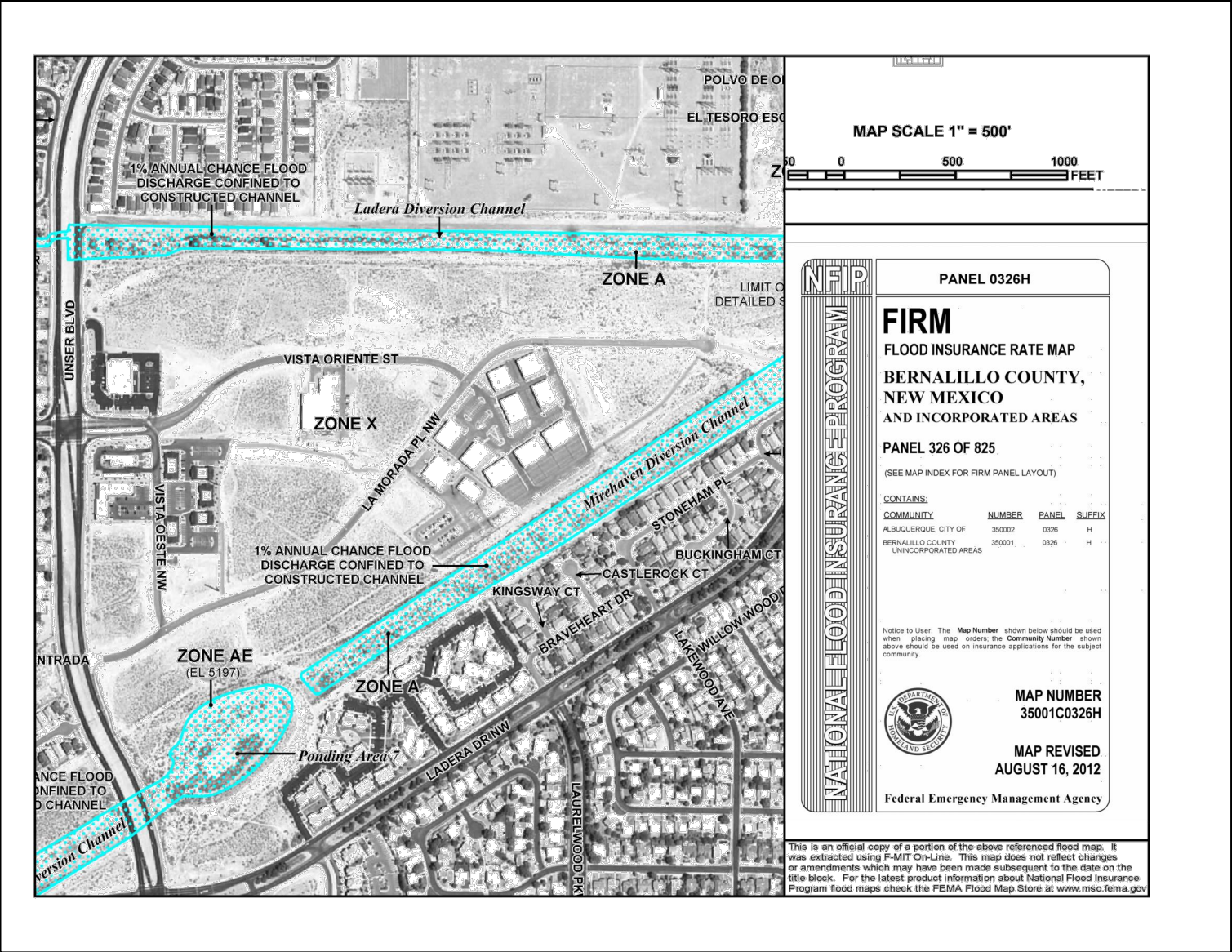
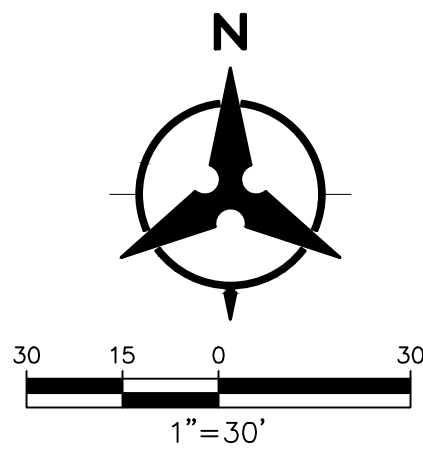
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CKD:	TMF	OK:	SCALE: N.T.S.

APP:	ACAD FILE: USS-19202	SHEET 2 OF 6
REV. NO.		





- KEYED NOTES
- PROPERTY LINE.
 - GRADING LIMITS.



GENERAL NOTES

- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE SUMMARY

EXISTING SITE TOPOGRAPHY

EXISTING SITE TOPOGRAPHY RESULTS IN ONSITE RUNOFF DRAINING ONTO VISTA ORIENTE STREET AND LA MORADA PLACE, WHERE IT IS PICKED UP BY EXISTING STORM DRAIN INLETS. LOCATED ALONG THE ROADWAYS AND DIVERTED NORTHEAST.

THIS SITE ALSO EXPERIENCES MINOR OFFSITE DRAINAGE FROM THE NEIGHBORING PROPERTY TO THE WEST.

PROPOSED GRADING IMPROVEMENTS

THE PROPOSED GRADING CONSISTS OF MINIMAL IMPACTS TO THE PROPERTY. A 6" SIDEWALK WILL SKIRT THE PROPERTY ON THE NORTH AND SOUTHEAST SIDES AND BE GRADED AT 1.5% TOWARDS THE ADJACENT STREETS.

THE PROPOSED PNM SUBSTATION AREA (APPROXIMATELY 0.46 AC) WILL BE GRADED SUCH THAT ALL FLOWS WITHIN THE WALLS ARE RETAINED AT THE CENTER OF THE SITE. THE GRAVEL DRIVEWAYS WILL BE GRADED TO DRAIN INTO THE STREET AND MAINTAIN HISTORICAL FLOW PATHS.

FIRST FLUSH STORM WATER CONTROL MEASURES WERE NOT APPLIED TO THE PROPOSED SITE DEVELOPMENT. THE PROPOSED SITE DOES NOT INCLUDE CONTRIBUTING IMPERVIOUS SURFACES.

THIS SUBMITTAL IS IN SUPPORT OF HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT APPROVAL.

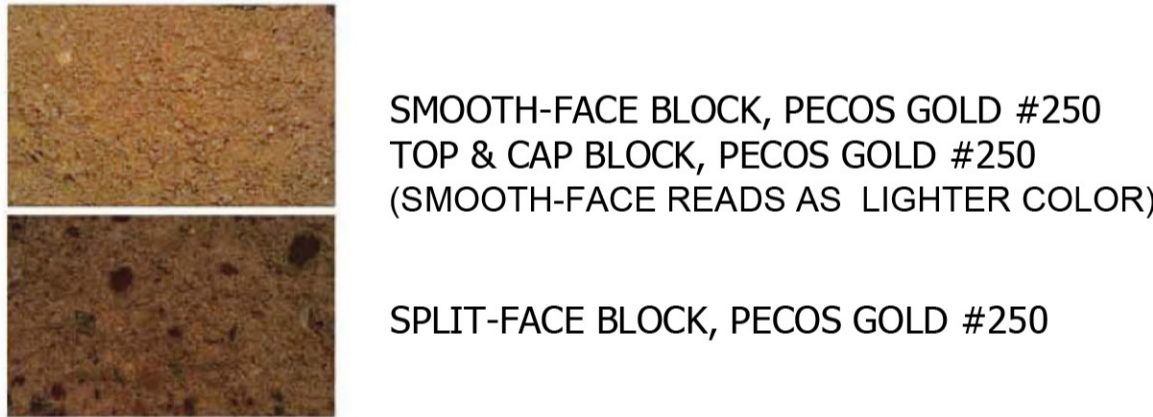
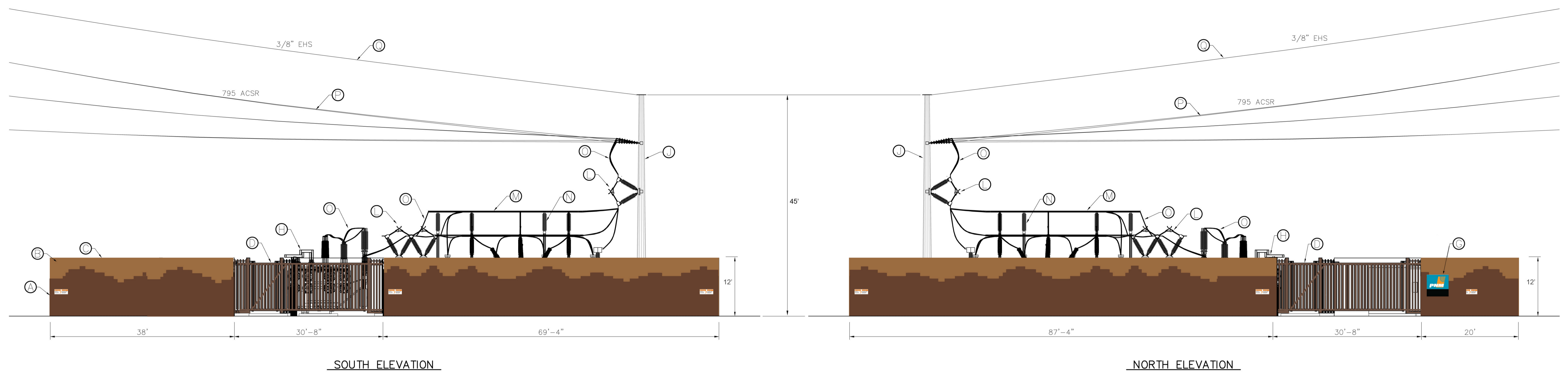
TABLE 1
PNM LA MORADA SUBSTATION SITE - HYDROLOGIC CALCULATIONS (100yr, 24hr)
Ultimate Development Conditions Basin Data Table

		This table is based on the DPM Section 22.2, Zone: 1									
SUB-BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WT E	V(100) ₃₆₀	V(100) ₁₄₄₀
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(cfs)	(inches)	(CF)	(CF)
Existing											
On-Site Basin	137140	3.15	100.0%	0.0%	0.0%	0.0%	1.29	4.1	0.44	5028	5028
Off-Site Basin	13940	0.32	0.0%	0.0%	100.0%	0.0%	2.87	0.9	0.99	1150	1150
Proposed											
Substation (within wall)	19136	0.44	0.0%	0.0%	100.0%	0.0%	2.87	1.3	0.99	1579	1579
Gravel Driveways	6963	0.16	0.0%	0.0%	100.0%	0.0%	2.87	0.5	0.99	574	574
Tie Back to Existing from Wall	8802	0.20	0.0%	0.0%	100.0%	0.0%	2.87	0.6	0.99	726	726

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NOTES:

- SUBSTATION WILL COMPLY WITH NEMA NOISE GUIDELINES.
- SUBSTATION WILL BE MAINTAINED GRAFFITI FREE.
- CONTINUOUS WALL CAP SHALL PROTRUDE 2 INCHES.

KEYED ITEM

- (A) SPLIT-FACE BLOCK
- (B) SMOOTH-FACE BLOCK
- (C) TOP & CAP BLOCK (w/2" PROTRUSION)
- (D) STEEL SWING GRILL
- (E) WARNING SIGN
- (G) PNM STATION SIGN
- (H) TRANSFORMER
- (I) TRANSMISSION STRUCTURE
- (J) DEAD END STRUCTURE
- (L) V-SWITCH
- (M) ELECTRIC BUS
- (N) BUS INSULATOR
- (O) CONNECTION WIRE
- (P) TRANSMISSION LINE
- (Q) STATIC LINE

COLOR

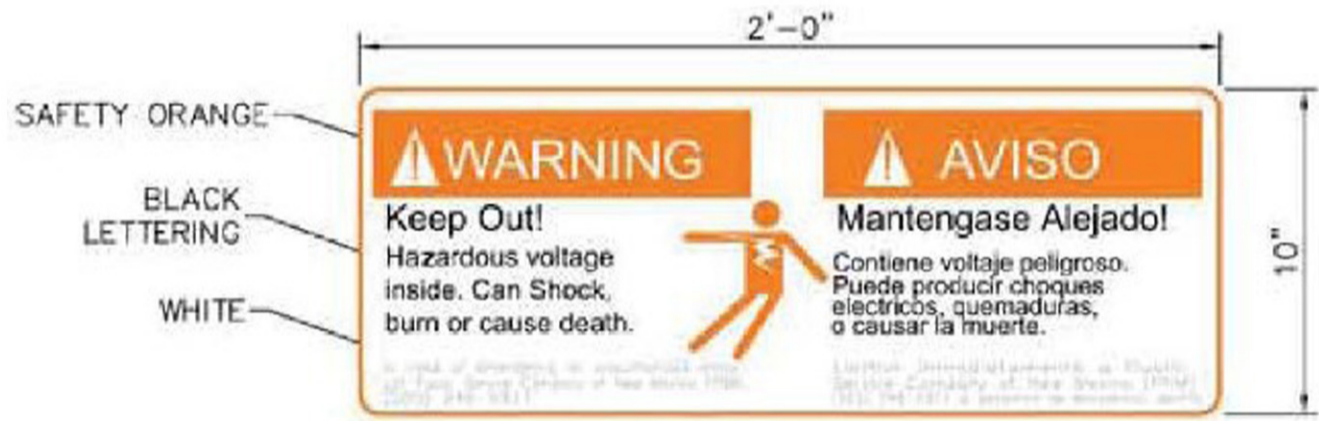
- PECOS GOLD (MEDIUM BROWN)
- PECOS GOLD (MEDIUM BROWN)
- PECOS GOLD (MEDIUM BROWN)
- PAINTED BREVITY BROWN (MEDIUM BROWN)
- (SEE DETAIL)
- ANSI-70 GREY
- WEATHERED STEEL
- WEATHERED STEEL
- ANSI-70 GREY
- ALUMINIUM GREY
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SPECIFICS

- UTILITY BLOCK CO. INC. #250
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- SW6068 LRV10
- NON-REFLECTIVE SURFACE
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WALL DETAIL



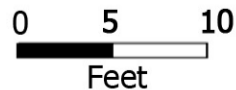
SAFETY WARNING SIGN (No Scale)
FOR SAFETY PURPOSES AS REQUIRED BY NESC.



STATION SIGN (No Scale)

REVISION

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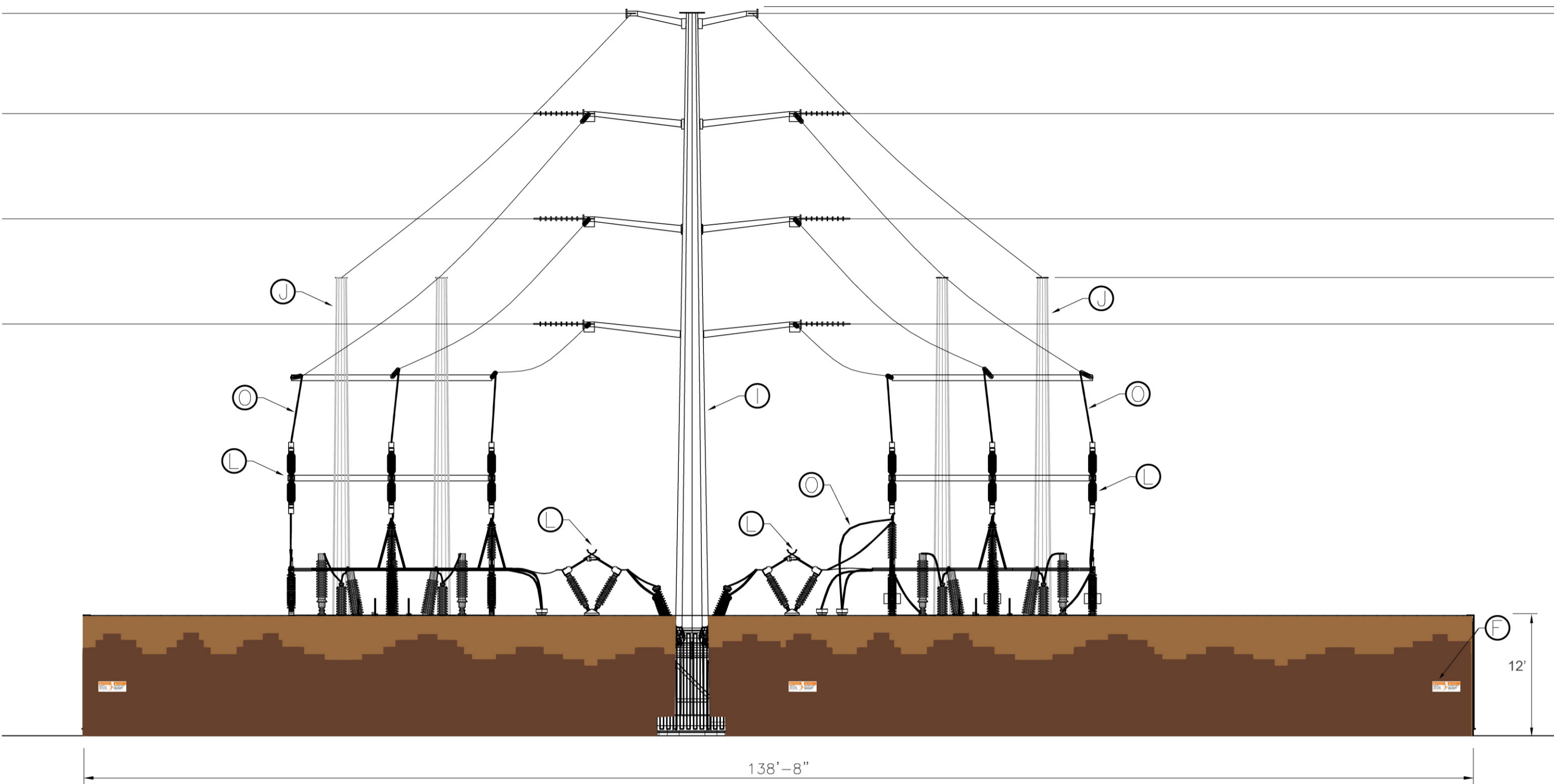
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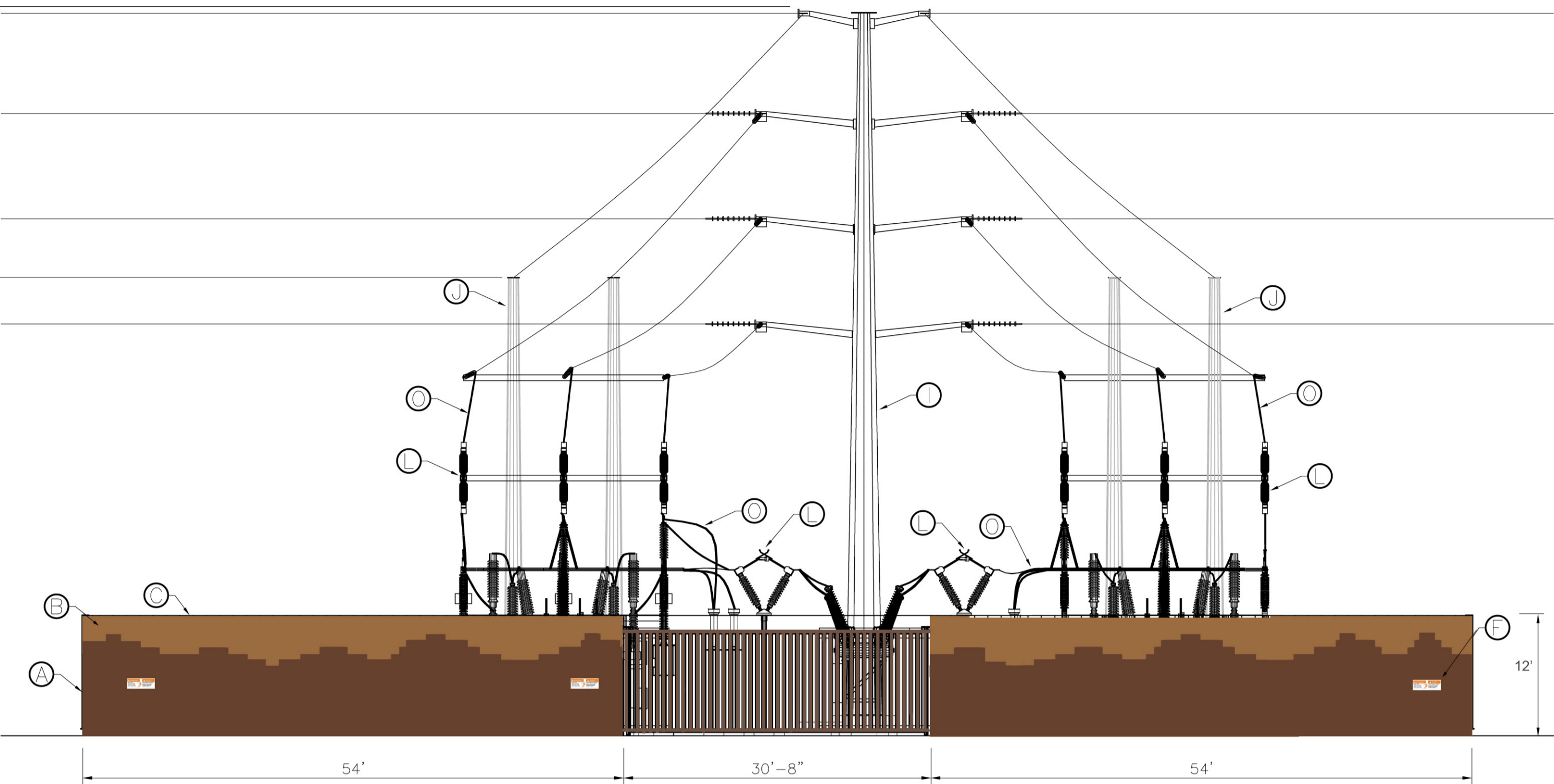
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ELEVATION VIEW V.3
115kV LAYOUT
LA MORADA UNIT SUBSTATION

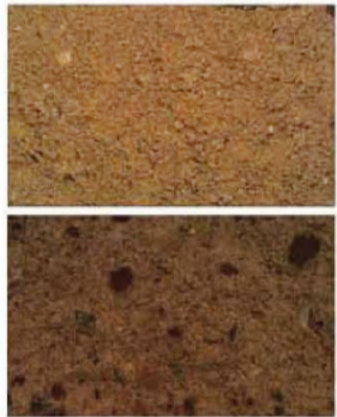
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APP:	ACAD FILE: USS19200	SHEET 5 of 6
REV. NO.		



WEST ELEVATION



EAST ELEVATION



SMOOTH-FACE BLOCK, PECOS GOLD #250
TOP & CAP BLOCK, PECOS GOLD #250
(SMOOTH-FACE READS AS LIGHTER COLOR)

SPLIT-FACE BLOCK, PECOS GOLD #250

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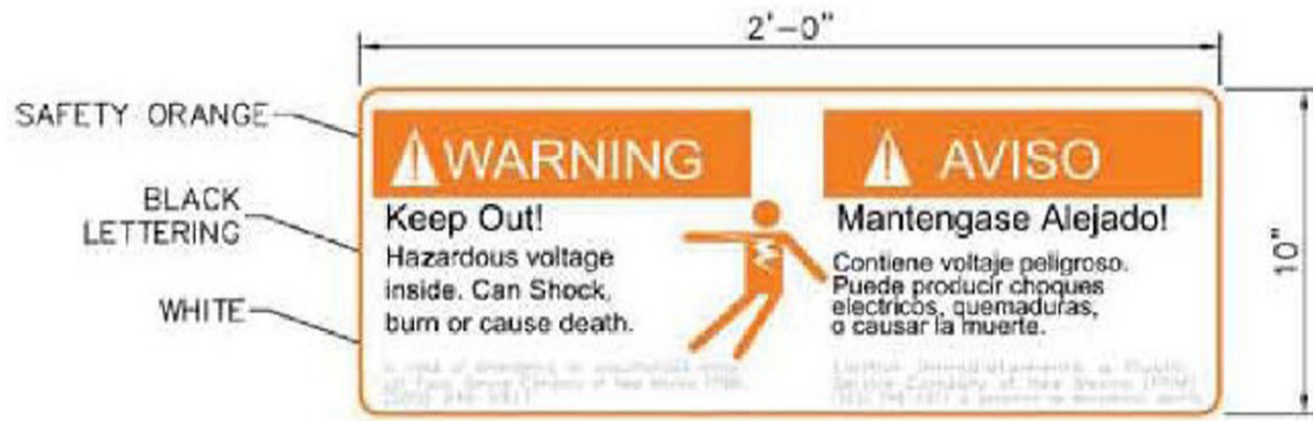
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WALL DETAIL

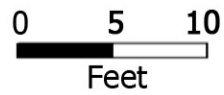


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115kV LAYOUT
LA MORADA UNIT SUBSTATION

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