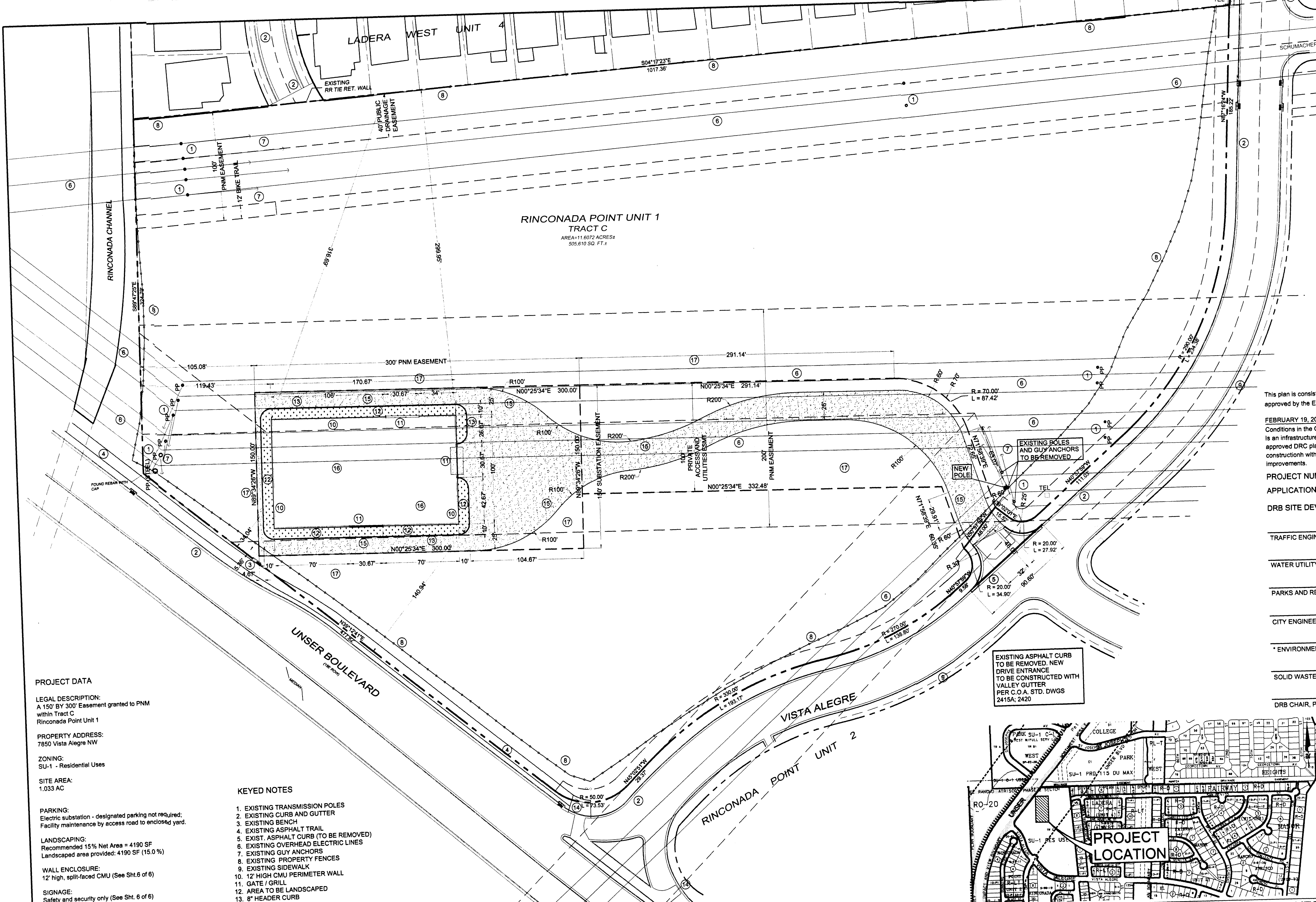


LEGEND

- RIGHT-OF-WAY
- - - EASEMENT
- - - CENTERLINE / BASELINE
- - - EXIST. CH. LK. FENCE
- - - UNPAVED ROAD
- ==== CONC. CURB AND GUTTER
- ==== EXIST ASPHALT CURB
- POWER POLE W/ GUY
- TEL TELEPHONE PEDESTAL
- [Pattern] GRAVEL SURFACE
- [Pattern] CONCRETE SURFACE
- [Pattern] AREA TO BE LANDSCAPED



This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission, dated

FEBRUARY 19, 2006 (HEARING 03/16/06), and the Findings and Conditions in the Official Notification of Decision are satisfied. Is an infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

PROJECT NUMBER: 1004672; 06EPC 00133

APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIR, PLANNING DEPARTMENT	DATE

PROJECT DATA

LEGAL DESCRIPTION:
A 150' BY 300' Easement granted to PNM within Tract C Rinconada Point Unit 1

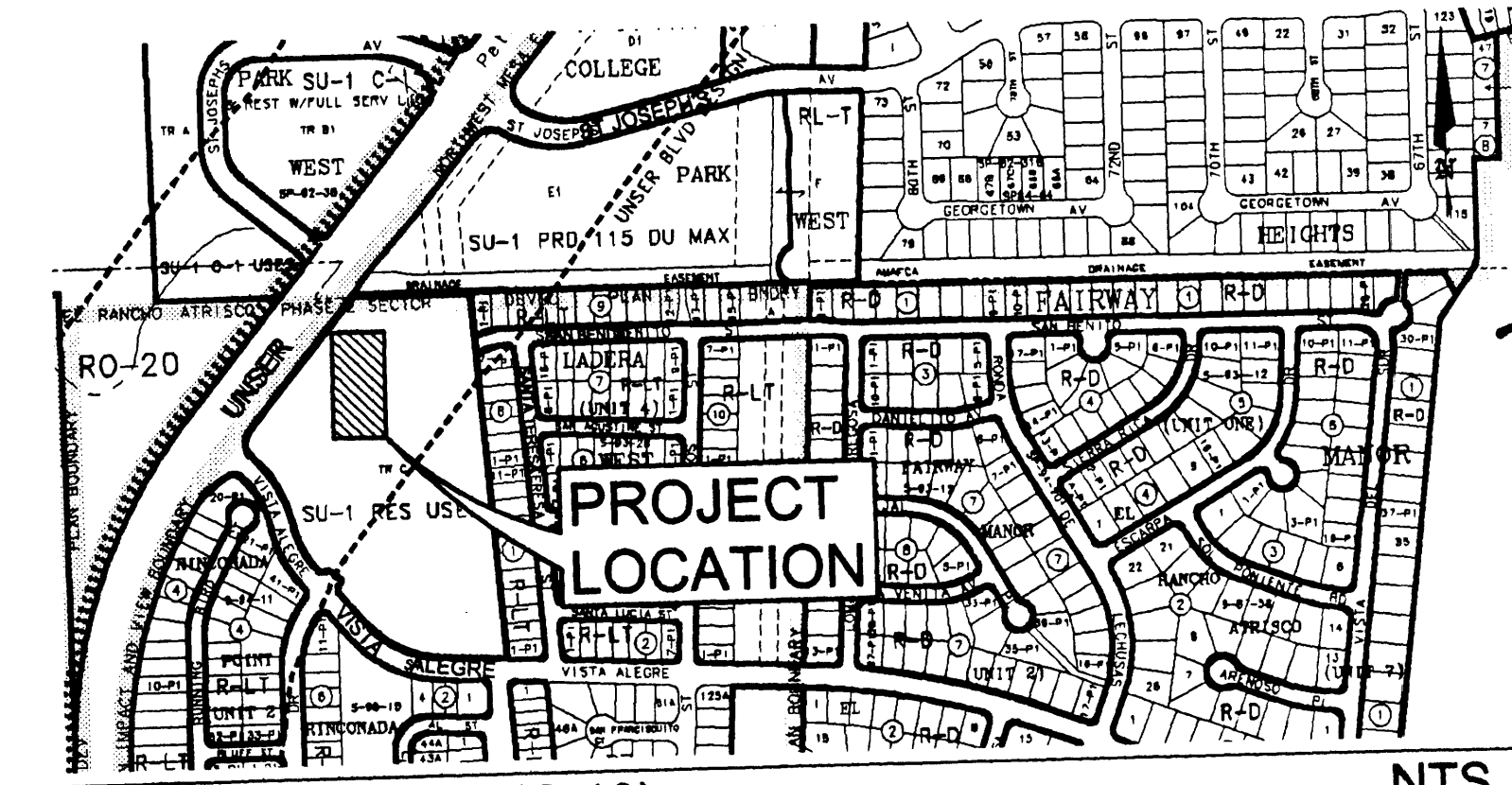
PROPERTY ADDRESS:
7850 Vista Alegre NW

ZONING:
SU-1 - Residential Uses

SITE AREA:
1.033 AC

KEYED NOTES

- PARKING:**
Electric substation - designated parking not required. Facility maintenance by access road to enclosed yard.
- LANDSCAPING:**
Recommended 15% Net Area = 4190 SF
Landscape area provided: 4190 SF (15.0%)
- WALL ENCLOSURE:**
12' high, split-faced CMU (See Sht. 6 of 6)
- SIGNAGE:**
Safety and security only (See Sht. 6 of 6)
- SECURITY:**
All gates are secured with locks housed in welded steel enclosures to prevent tampering. The grill in the west wall is not opened, and is only removed with a crane.
1. EXISTING TRANSMISSION POLES
 2. EXISTING CURB AND GUTTER
 3. EXISTING BENCH
 4. EXISTING ASPHALT TRAIL
 5. EXIST. ASPHALT CURB (TO BE REMOVED)
 6. EXISTING OVERHEAD ELECTRIC LINES
 7. EXISTING GUY ANCHORS
 8. EXISTING PROPERTY FENCES
 9. EXISTING SIDEWALK
 10. 12' HIGH CMU PERIMETER WALL
 11. GATE / GRILL
 12. AREA TO BE LANDSCAPED
 13. 8" HEADER CURB
 14. A.D.A. RAMP
 15. NEW ACCESS ROAD (BASE COURSE)
 16. 4" GRAVEL SURFACE
 17. DISTURBED AREAS TO BE RE-SEEDDED



LOCATION MAP (G-10)

DRAWING INDEX	
TITLE	SHEET NO.
PRELIMINARY PLAN	1
LANDSCAPING PLAN	2
APPROVED BY DRB	3
GRADING PLAN	4
UTILITIES PLAN	5
BUILDING ELEVATIONS	6

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1000
Albuquerque, New Mexico 87110
Ph: 505-888-0506 Fax: 505-888-0108

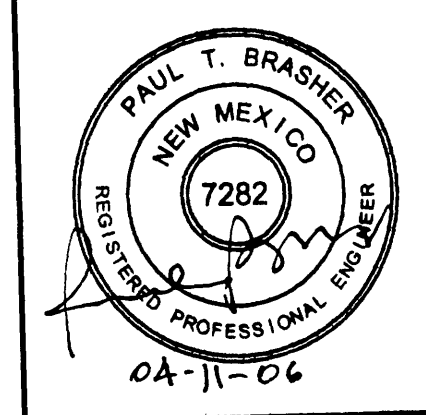
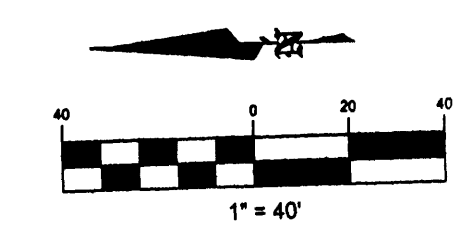
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

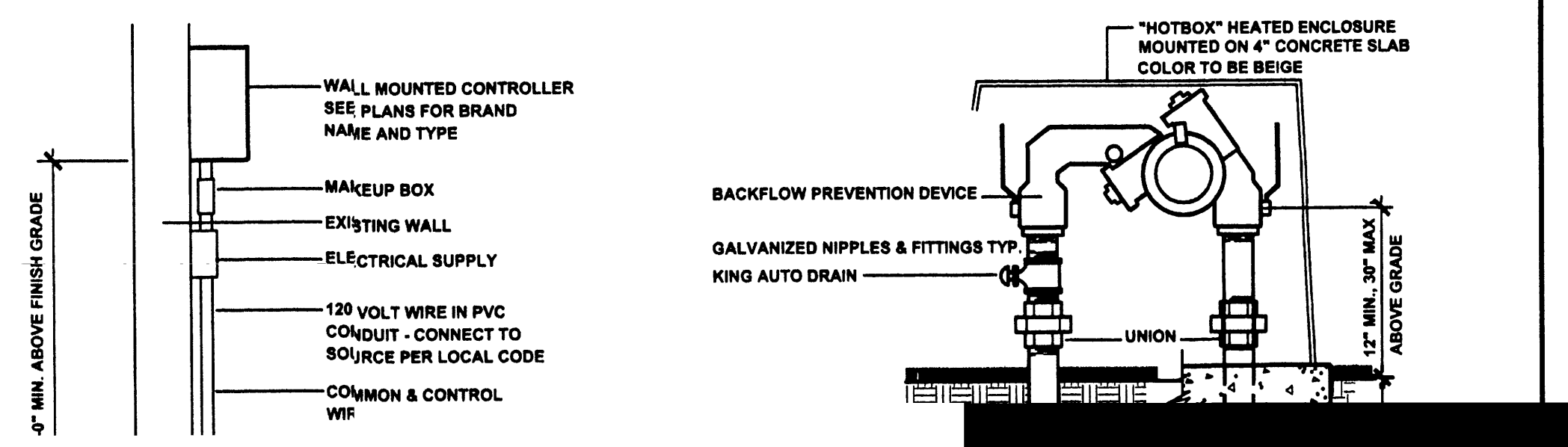
UNSER SUBSTATION
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHT: 1 OF 6

DRW: R.M	TR:	DATE: 04/11/06
CKD: P.T.B	OK:	1" = 40'
APP:	ACAD FILE:	USS -17204
REV. NO.	PNM/UNSER/HHH	

REVISION	NO.	DATE	BY
MOVED STATION YARD SW BY APPROXIMATELY 60'	1	02/19/06	PB
PREPARE NEW SITE PLAN SHTS. (GRADING PLAN, UTILITIES PLAN)	2	03/06/06	PB
REMOVED LIGHTING NOTE (EPO)	3	04/03/04	PB
ADDED GRILL TO EAST WALL	4	04/11/04	PB

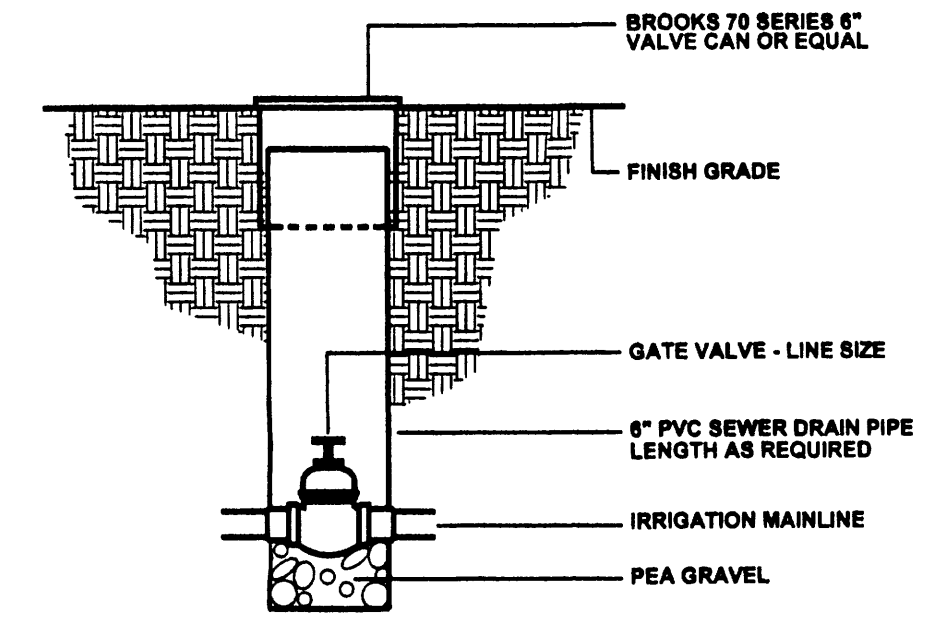
CHANGED CITY SIGN BLOCK
CHANGED TITLE OF THIS SHEET PER CITY REQUEST
ADDED NOTE ON CONSTRUCTION OF DRIVE ENTRANCE





2 BACKFLOW PREVENTION ASSEMBLY
SCALE: NTS

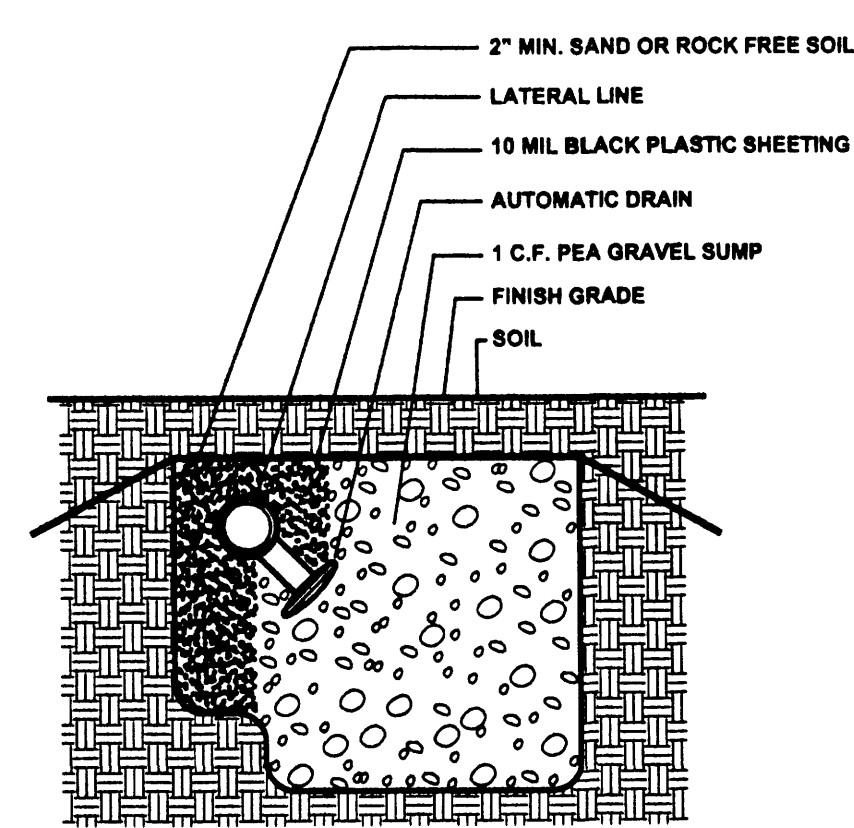
- LENGTH OF WIRE, CONNECTIONS
- VALVE BOX WITH EXTENSIONS TO EXTEND TO BOTTOM OF GRAVEL AND FLUSH WITH ADJACENT GRADE.
 - FINISH GRADE/TOP OF MULCH
 - REMOTE CONTROL VALVE - SEE IRRIGATION SCHEDULE
 - TRUE UNION BALL VALVE
 - PVC SCH 40 TEE OR ELL
 - PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
 - BRICK (1 OF 4)
 - PVC SCH 40 TEE
 - MAIN LINE
 - TOE NIPPLE - SCHEDULE 80 PVC - BUSHING AS REQUIRED
 - PVC SCH 40 MALE ADAPTER
 - PVC LATERAL PIPE
 - 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



NOTE: WHEN GATE VALVE IS USED IN A VALVE CLUSTER NEXT TO AN ELECTRIC VALVE, THE GATE VALVE MAY BE PLACED IN THE VALVE BOX WITH ELECTRIC VALVES

4 GATE VALVE
SCALE: NTS

- PRESSURE COMPENSATING FULL CIRCLE BUBBLER
- FINISH GRADE/TOP OF MULCH
- 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: TORO
- SWING PIPE, 12-INCH LENGTH:
- 1/2-INCH MALE NPT x .490-INCH BARB ELBOW:
- PVC SCH 40 TEE OR ELL
- PVC LATERAL PIPE



NOTE: USE ONLY AT LOWEST POINTS OF LATERAL LINES DO NOT USE IN VALVE BOXES

6 AUTOMATIC END OF LINE DRAIN
SCALE: NTS

- MAX. 1 INCH DEPTH MULCH AT CROWN
- LOSEN HAIR ROOTS BY LIGHTLY SCRATCHING SIDES OF ROOTBALL BEFORE PLANTING
- FINISH GRADE
- CREATE WATER WELL AROUND SHRUB WITH COMPACTED SOIL
- UNDISTURBED EXISTING SUBGRADE
- BACKFILL TO BE NATIVE SOIL
- FERTILIZER TABLETS

NG

PLANT SCHEDULE

Shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME
⊖	ARTEMISIA FILIFOLIA (sand sage)	
⊖	Mature size: 5'W x 4'T	
⊖	Condition: 5 gallon	
⊖	Quantity: 10	
⊖	ERICAMERIA NAUSEOSUS (chamisa)	
⊖	Mature size: 6'W x 5'T	
⊖	Condition: 5 gallon	
⊖	Quantity: 5	
⊖	FALUGIA PARADOXA (Apache plume)	
⊖	Mature size: 5'W x 4'T	
⊖	Condition: 5 gallon	
⊖	Quantity: 7	
⊖	COWIANA MEXICANA (cliffrose)	
⊖	Mature size: 8'W x 9'T	
⊖	Condition: 15 gallon	
⊖	Quantity: 23	
⊖	OPUNTIA IMBRICATA (native cholla)	
⊖	Mature size: 4'W x 4'T	
⊖	Condition: 5 gallon	
⊖	Quantity: 36	

SEEDING NOTES

- Areas to be seeded that are not irrigated shall only be seeded between June 1 and August 15.
- All areas disturbed by construction activities shall be seeded with the City of Albuquerque seed mix for "Sandy Soils", Section 1012, Native Grass Seeding, Standard Specifications For Public Works Construction, City of Albuquerque.
- Due to the difficulty in predicting the actual location and area of disturbance, the disturbed areas to be seeded will be determined after other site construction activity has been completed. Existing native vegetation not damaged during construction will be preserved.

ROCK MULCH

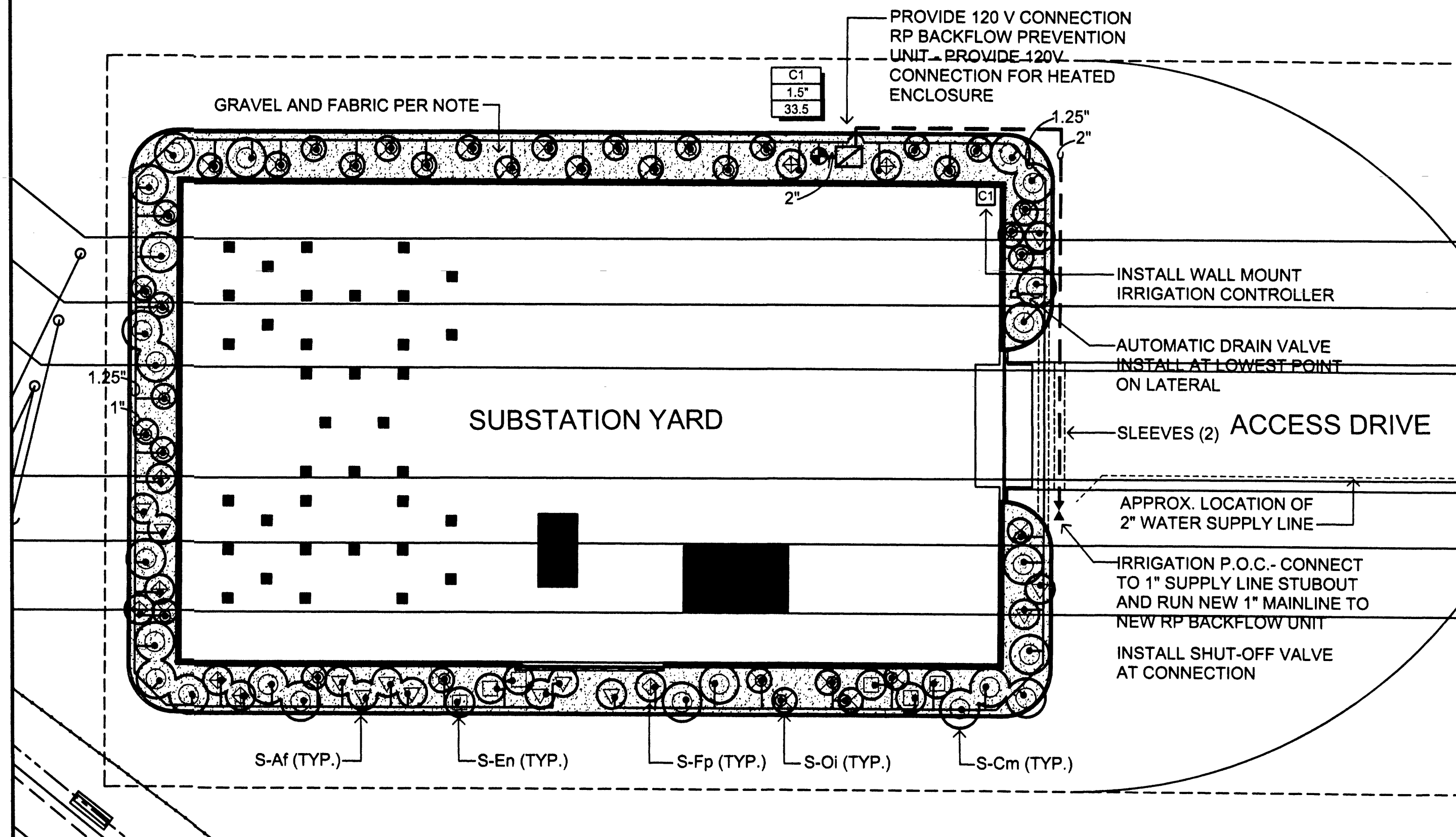
SYMBOL	DESCRIPTION
■	"SANTA ANA TAN" - 1" GRAVEL PLACED 3 INCHES DEEP OVER WATER PERVIOUS FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA:	45,000 S.F.
TOTAL SUBSTATION AREA:	17,100 S.F.
OFFSITE AREA:	0
NET LOT AREA:	27,900 S.F.
LANDSCAPE REQUIREMENT @ 15%:	4,185 S.F.
NEW LANDSCAPED AREA PROVIDED:	4,185 S.F.
NATIVE SEEDED AREA:	To be determined after construction

MAINTENANCE NOTE

PNM WILL MAINTAIN THE LANDSCAPE IN A LIVING, ATTRACTIVE CONDITION.



PLANTING AND IRRIGATION PLAN
1" = 20'

NOTE: EXISTING FEATURES ARE SHOWN IN HALFTONE

IRRIGATION SCHEDULE Note: install pressure regulator and set for 50 PSI for optimum head performance if req'd.

SYMBOL	TYPE	MANUFAC.	MODEL	DESCRIPTION	DETAIL
⊖	Controller	Hunter	ICC-800-PL	Electronic Controller in metal cabinet 120 V power supply required	1
⊖	RP DEVICE	Febco	825YA - 1.5"	RP BPU installed in "Hotbox" enclosure on 4" concrete slab - provide electrical	2
⊖	Electric Valve	Weathermatic	N-100F	Remote control valve	3
⊖	Gate Valve	PGL	B-68J-IPS	Brass body gate valve	4
⊖	Bubbler head	Hunter	PCN-25	Pop-up flood bubbler (.25 GPM-cactus)	5
⊖	Bubbler head	Hunter	PCN-50	Pop-up flood bubbler (0.5 GPM-shrubs)	5
⊖	Terminal Drain Valve	King		Drain Valve at end of lateral	6
⊖	Sleeve	Lasco or Equivalent	See specs	2 sizes larger than sleeved pipe Class 160 PVC	
⊖	Lateral (bubblers)	Lasco or Equivalent	See specs	Schedule 40 PVC	
⊖	Mainline (PVC)	Lasco or Equivalent	See specs	Schedule 40 PVC	

VALVE KEY

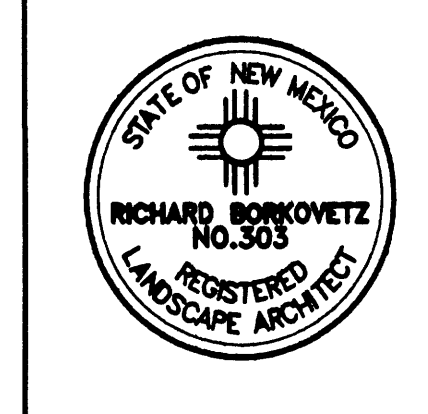
- ⊖ Controller Station No.
- ⊖ Valve Size
- ⊖ Total GPM Per Valve Zone

GENERAL IRRIGATION NOTES

- Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only. The exact location of all equipment shall be approved by the landscape architect in the field or as directed.
- Simultaneous field staking of plant material and irrigation layout is required for the landscape architect's approval before proceeding with the irrigation work.
- The landscape contractor shall adjust all valves and bubblers for optimum performance.
- The irrigation design is based on a minimum 50 psi and a 50 GPM flow rate at the point of connection to the potable water system. The contractor is to verify that the above requirements are met prior to beginning work on the irrigation system. If the minimum requirements are not available or are substantially higher than minimums, notify the landscape architect and wait for directions from the landscape architect.
- Irrigation installation shall be in accordance with local standards and requirements.
- 24-volt wire shall be in a common trench with the mainline. All 24-volt wire shall be marked with 6 inch wide red marker tape and marked "warning electrical". Lay marker tape horizontally 6 inches above wire. Mark all 24-volt wire ends with 3M STD-09 wire marker tape at valve box and controller location.
- Irrigation bubbler heads shall be located uphill of plant centers for planting on slopes regardless of plan.

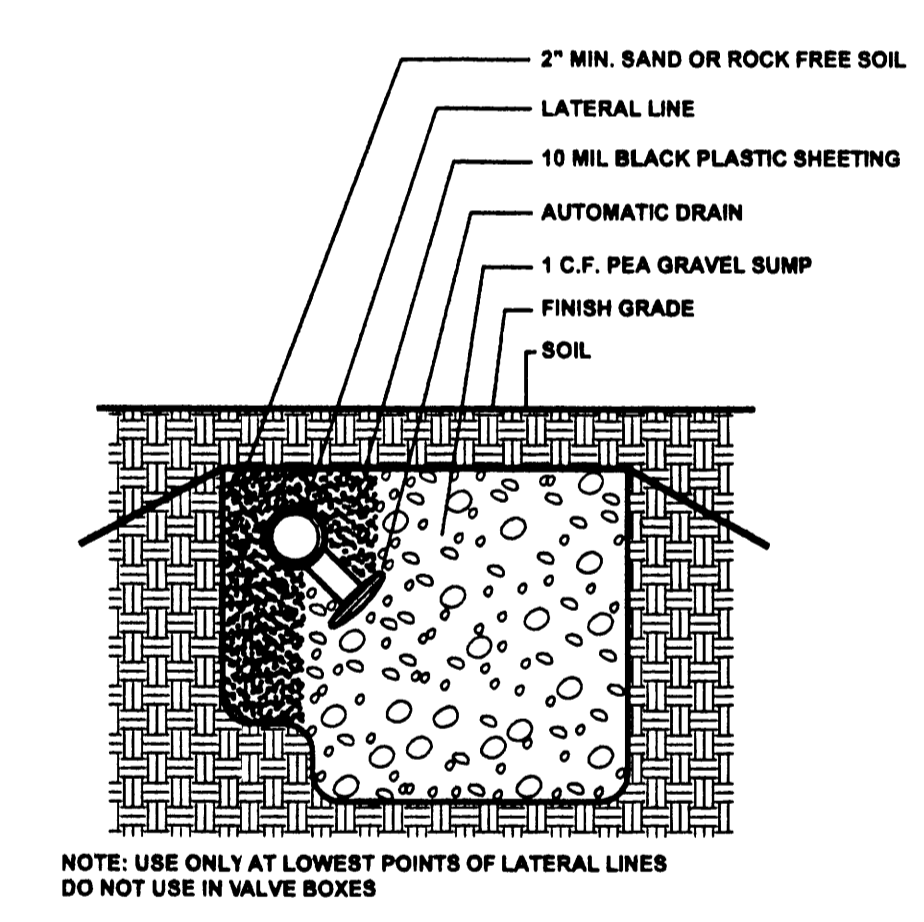
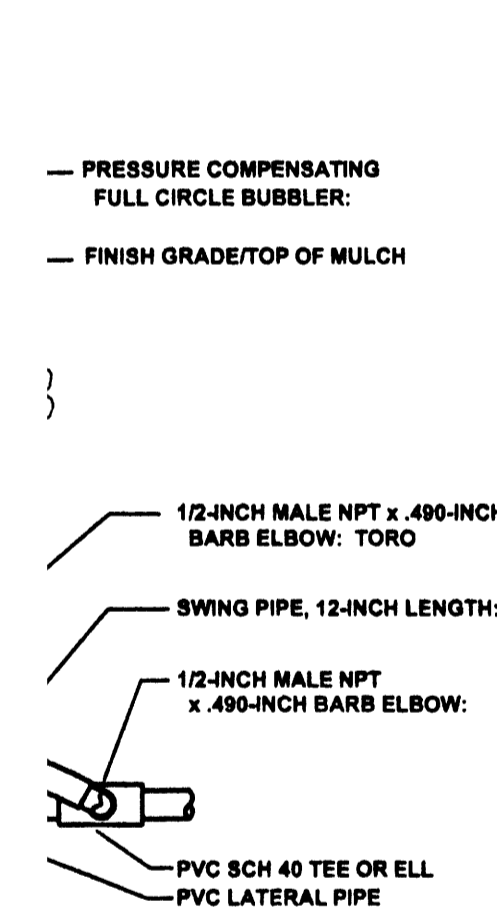
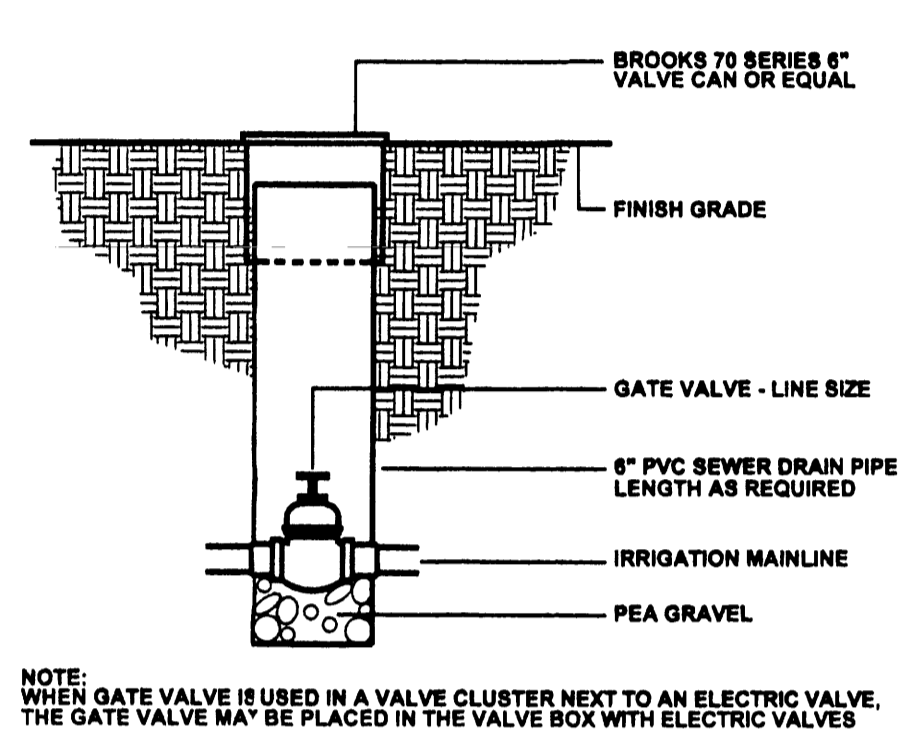
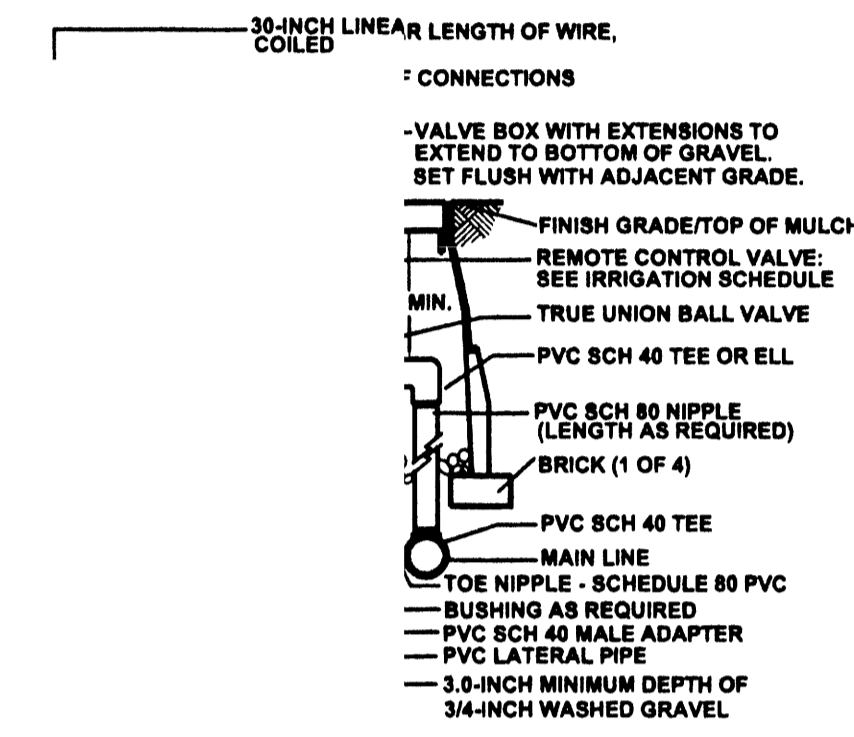
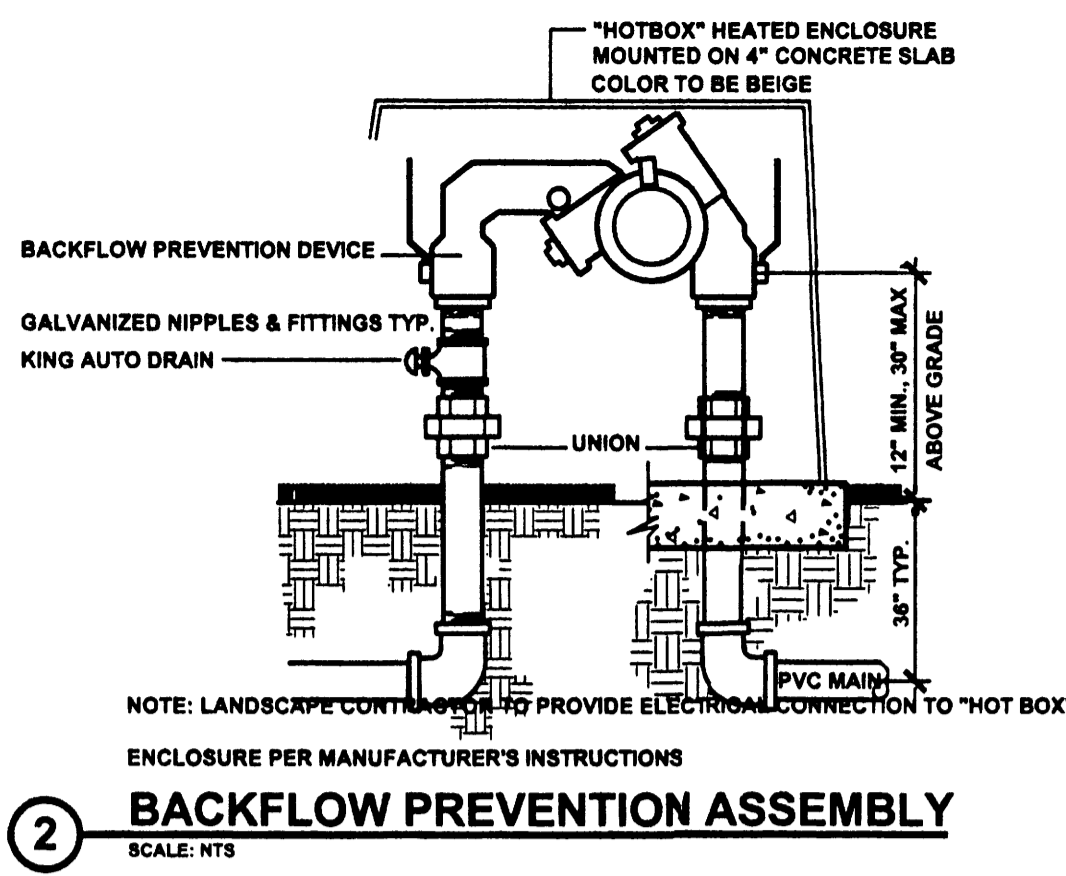
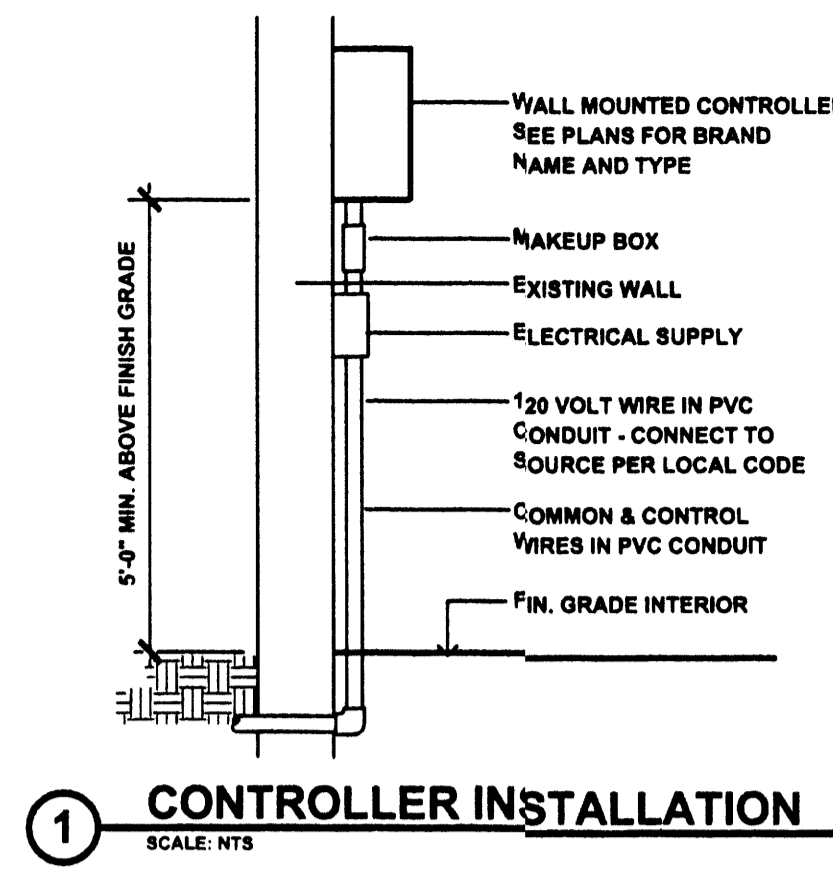
RICHARD A. BORKOVETZ, ASLA
Landscape Architecture
2908 Campus Blvd. NE Albuquerque, NM 87106
Phone + Fax: (505) 266.8506
Email: rba@earthlink.net

BRASHER & LORENZ
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Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-4188



ASSOCIATED LAYERS	
LAYER NAME	DESCRIPTION
0	STANDARD
TBBL	TITLE BLOCK
DRAW	LINE WORK
TEXT	ALL TEXT

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO	
UNSER SUBSTATION LANDSCAPING PLAN	
SHT: 2 OF 6	
DRW: RAB	TR: DATE: 04/03/06
CKD: JNS	OK: 1" = 20'
APP:	ACAD FILE: PNM/UNSER
REV. NO.	USS -17704



NG

PLANT SCHEDULE

Shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME
⊙ S-Af	ARTEMISIA FILIFOLIA (sand sage)	Mature size: 5'W x 4'T Condition: 5 gallon Quantity: 10
⊙ S-En	ERICAMERIA NAUSEOSUS (chamisa)	Mature size: 6'W x 5'T Condition: 5 gallon Quantity: 5
⊙ S-Fp	FALUGIA PARADOXA (Apache plume)	Mature size: 5'W x 4'T Condition: 5 gallon Quantity: 7
⊙ S-Cm	COWIANA MEXICANA (cliffrose)	Mature size: 8'W x 9'T Condition: 15 gallon Quantity: 23
⊙ S-Oi	OPUNTIA IMBRICATA (native cholla)	Mature size: 4'W x 4'T Condition: 5 gallon Quantity: 36

SEEDING NOTES

- Areas to be seeded that are not irrigated shall only be seeded between June 1 and August 15.
- All areas disturbed by construction activities shall be seeded with the City of Albuquerque seed mix for "Sandy Soils", Section 1012, Native Grass Seeding, Standard Specifications For Public Works Construction, City of Albuquerque.
- Due to the difficulty in predicting the actual location and area of disturbance, the disturbed areas to be seeded will be determined after other site construction activity has been completed. Existing native vegetation not damaged during construction will be preserved.

ROCK MULCH

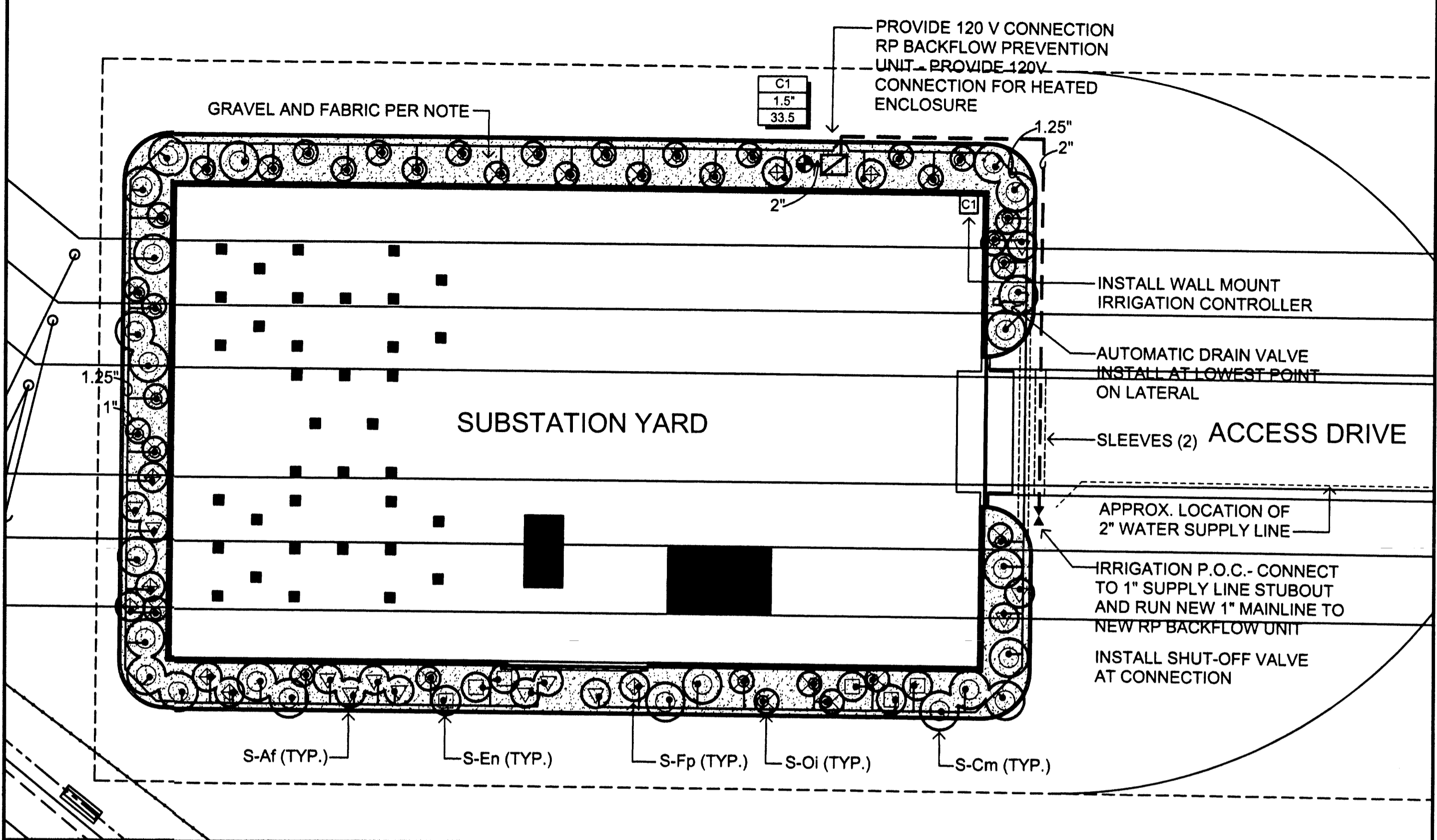
SYMBOL	DESCRIPTION
[Pattern]	"SANTA ANA TAN" - 1" GRAVEL PLACED 3 INCHES DEEP OVER WATER PERVIOUS FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA:	45,000 S.F.
TOTAL SUBSTATION AREA:	17,100 S.F.
OFFSITE AREA:	0
NET LOT AREA:	27,900 S.F.
LANDSCAPE REQUIREMENT @ 15%:	4,185 S.F.
NEW LANDSCAPED AREA PROVIDED:	4,185 S.F.
NATIVE SEEDED AREA:	To be determined after construction

MAINTENANCE NOTE

PNM WILL MAINTAIN THE LANDSCAPE IN A LIVING, ATTRACTIVE CONDITION.



PLANTING AND IRRIGATION PLAN 1"=20'

IRRIGATION SCHEDULE Note: install pressure regulator and set for 50 PSI for optimum head performance if req'd.

SYMBOL	TYPE	MANUFAC.	MODEL	DESCRIPTION	DETAIL
[C1]	Controller	Hunter	ICC-800-PL	Electronic Controller in metal cabinet 120 V power supply required	1
[RP]	RP DEVICE	Febco	825YA - 1.5"	RP BPU installed in "Hotbox" enclosure on 4" concrete slab - provide electrical	2
[EV]	Electric Valve	Weathermatic	N-100F	Remote control valve	3
[GV]	Gate Valve	PGL	B-68J-IPS	Brass body gate valve	4
[BH1]	Bubbler head	Hunter	PCN-25	Pop-up flood bubbler (.25 GPM-cactus)	5
[BH2]	Bubbler head	Hunter	PCN-50	Pop-up flood bubbler (0.5 GPM-shrubs)	5
[TDV]	Terminal Drain Valve	King		Drain Valve at end of lateral	6
[S]	Sleeve	Lasco or Equivalent	See specs	2 sizes larger than sleeved pipe Class 160 PVC	
[L]	Lateral (bubblers)	Lasco or Equivalent	See specs	Schedule 40 PVC	
[M]	Mainline (PVC)	Lasco or Equivalent	See specs	Schedule 40 PVC	

VALVE KEY

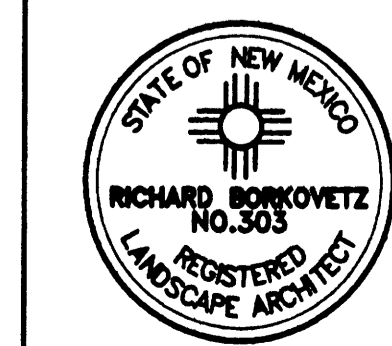
[C1]	Controller Station No.
[1.5"]	Valve Size
[33.5]	Total GPM Per Valve Zone

GENERAL IRRIGATION NOTES

- Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only. The exact location of all equipment shall be approved by the landscape architect in the field or as directed.
- Simultaneous field staking of plant material and irrigation layout is required for the landscape architect's approval before proceeding with the irrigation work.
- The landscape contractor shall adjust all valves and bubblers for optimum performance.
- The irrigation design is based on a minimum 50 psi and a 50 GPM flow rate at the point of connection to the potable water system. The contractor is to verify that the above requirements are met prior to beginning work on the irrigation system. If the minimum requirements are not available or are substantially higher than minimums, notify the landscape architect and wait for directions from the landscape architect.
- Irrigation installation shall be in accordance with local standards and requirements.
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- Irrigation bubbler heads shall be located uphill of plant centers for planting on slopes regardless of plan.

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2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
PH: 505-898-0288 FAX: 505-898-0188



ASSOCIATED LAYERS

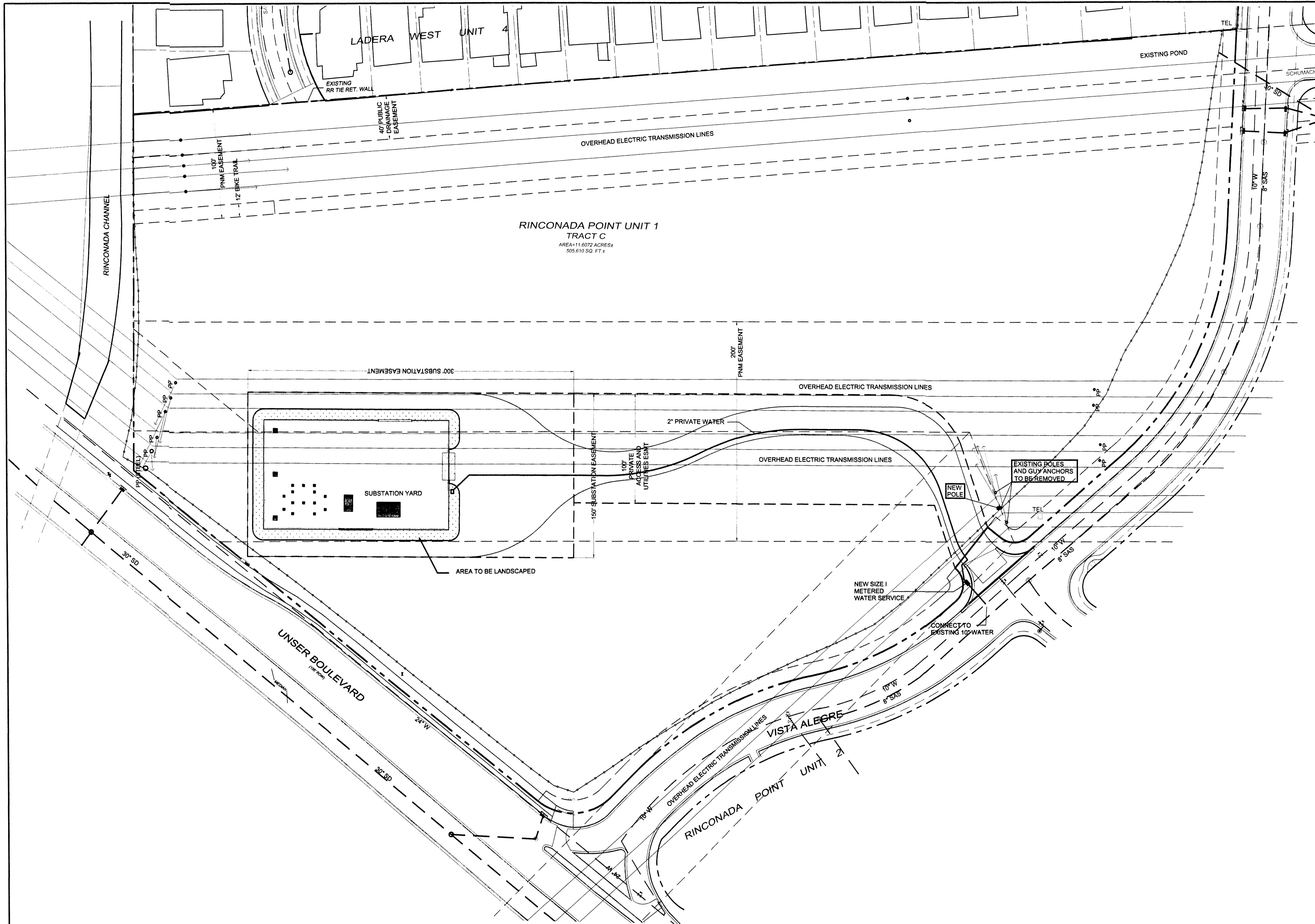
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DRAW	LINE WORK
TEXT	ALL TEXT

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

UNSER SUBSTATION LANDSCAPING PLAN

SHT: 2 OF 6

DRW: RAB	TR:	DATE: 04/03/06
CKD: JNS	OK:	1" = 20'
APP:	ACAD FILE: PNM/UNSER	USS -17704
REV. NO.		



LEGEND	
	RIGHT-OF-WAY
	EASEMENT
	CENTERLINE / BASELINE
	EXIST. CH. LK. FENCE
	UNPAVED ROAD
	CONC. CURB AND GUTTER
	EXIST ASPHALT CURB
	POWER POLE W/ GUY
	TELEPHONE PEDESTAL
	WATER METER
	SAN. SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	DROP INLET
	GRAVEL SURFACE
	CONCRETE SURFACE
	AREA TO BE LANDSCAPED
	CONCRETE FOUNDATIONS

PROJECT DATA

LEGAL DESCRIPTION:
A 150' BY 300' Easement granted to PNM within Tract C Rinconada Point Unit 1

PROPERTY ADDRESS:
7850 Vista Alegre NW

ZONING:
SU-1 - Residential Uses

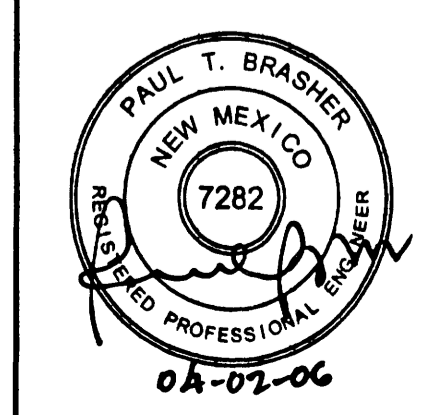
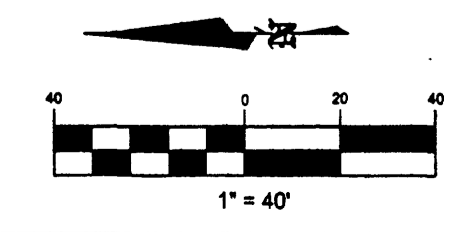
SITE AREA:
1.033 AC

WATER SERVICE:
The project site is located in Zone 2W of the City water system. Water service for landscaping purposes will be taken by connection to the existing 10" waterline in Vista Alegre, for Size 1 (3/4") metered service. The meter will be set within City right-of-way, and a private water service line will be installed within the private access road and utilities easement.

SANITARY SEWER SERVICE:
The project does not require sanitary sewer service.

REVISION	NO.	DATE	BY
	1	02/19/06	PB

MOVED STATION YARD SW BY APPROXIMATELY 60'
PREPARE NEW SITE PLAN SHTS. GRADING PLAN, UTILITIES PLAN

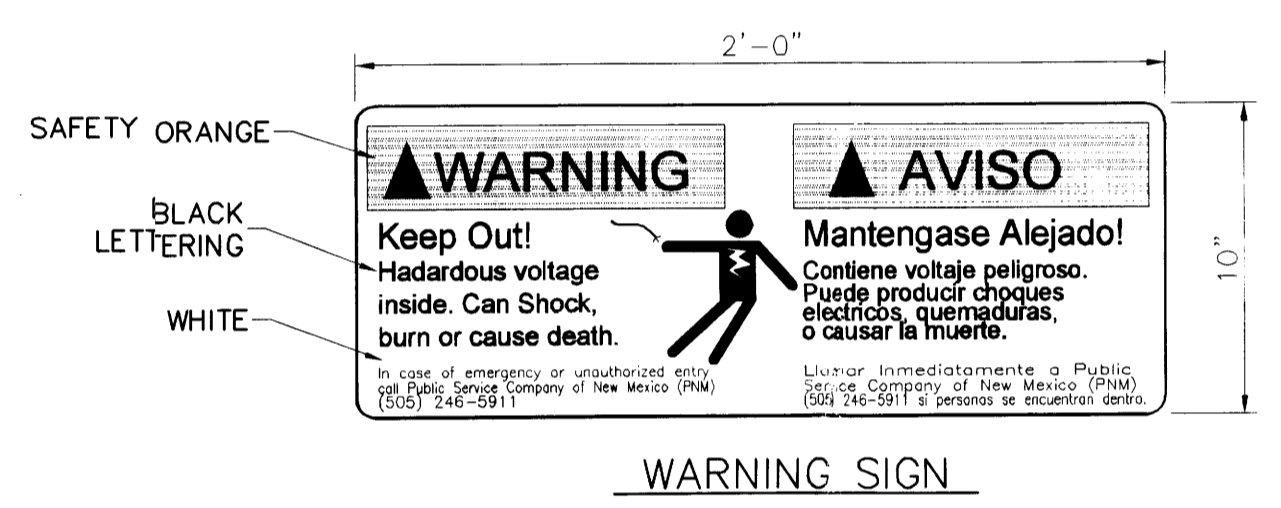
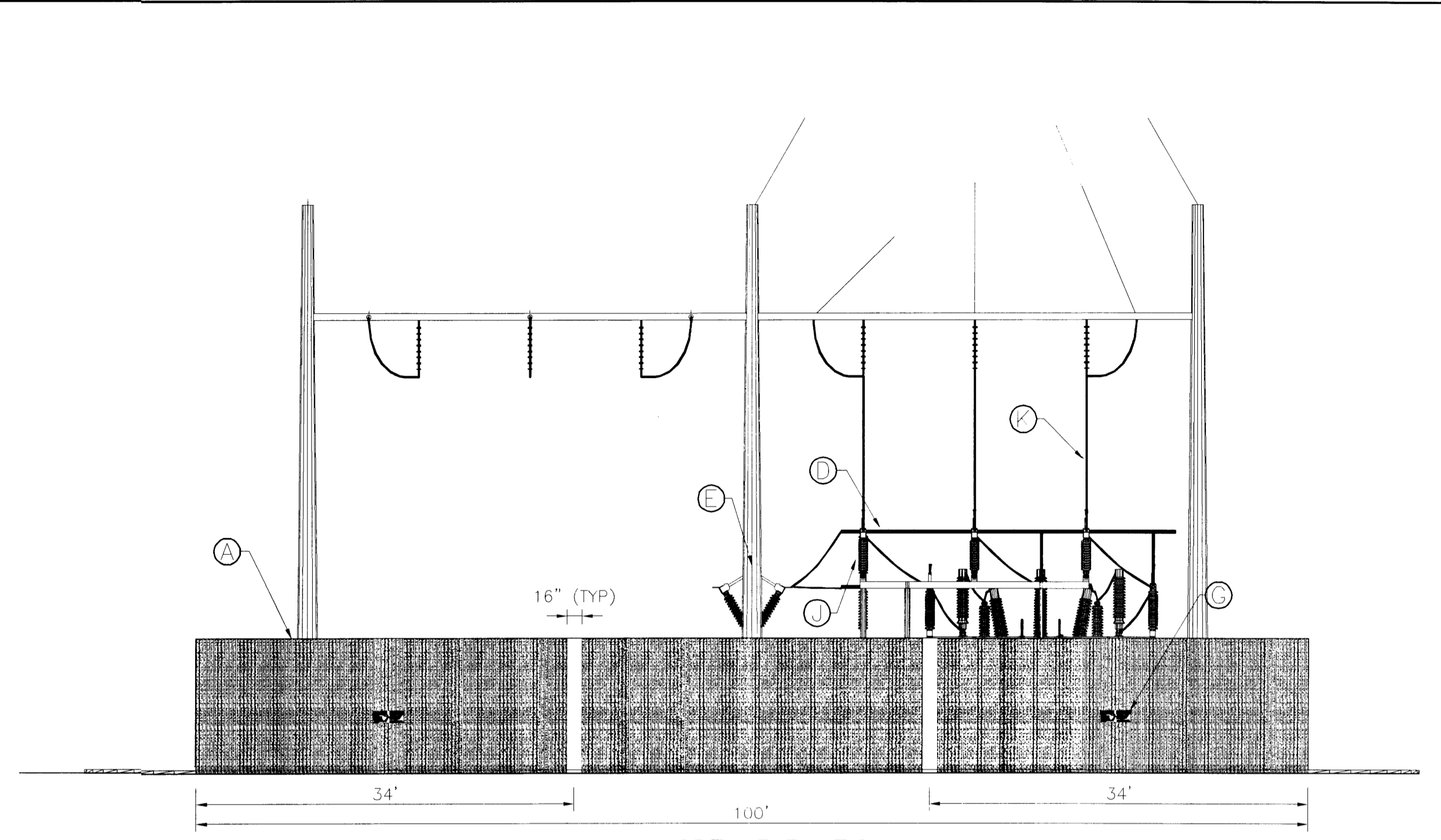
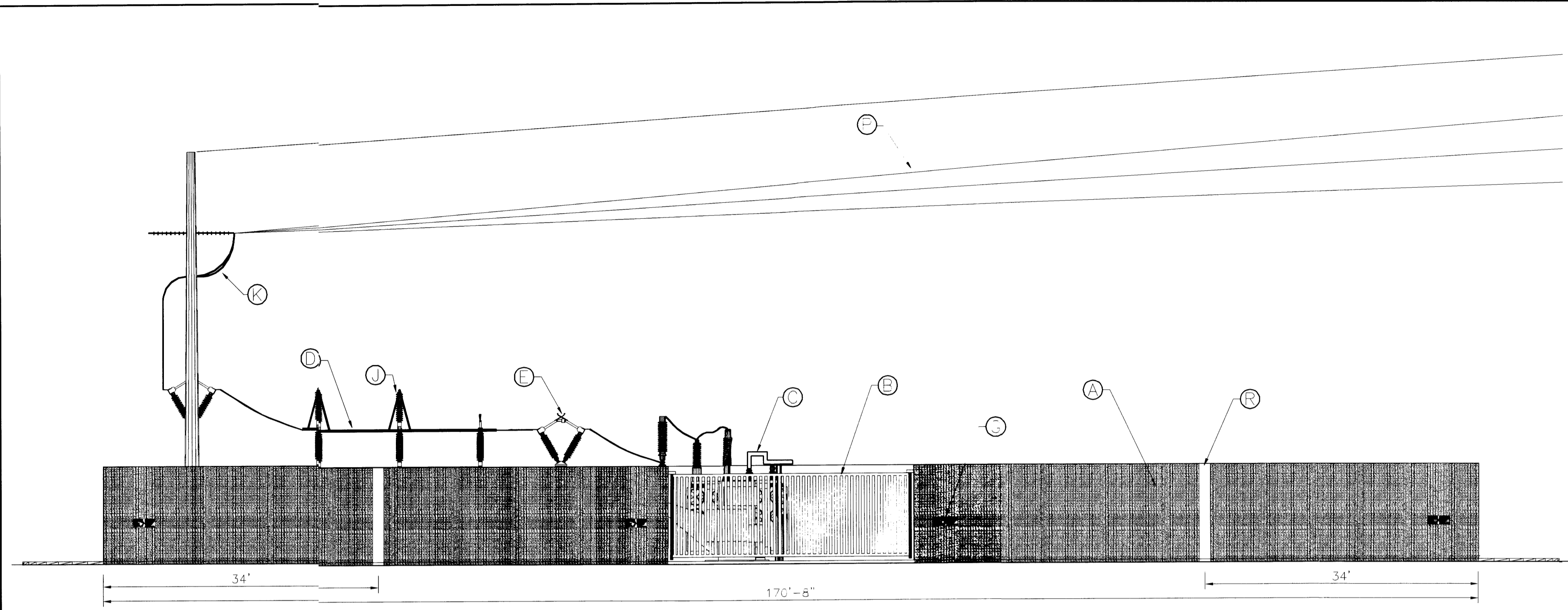


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TEXT	ALL TEXT

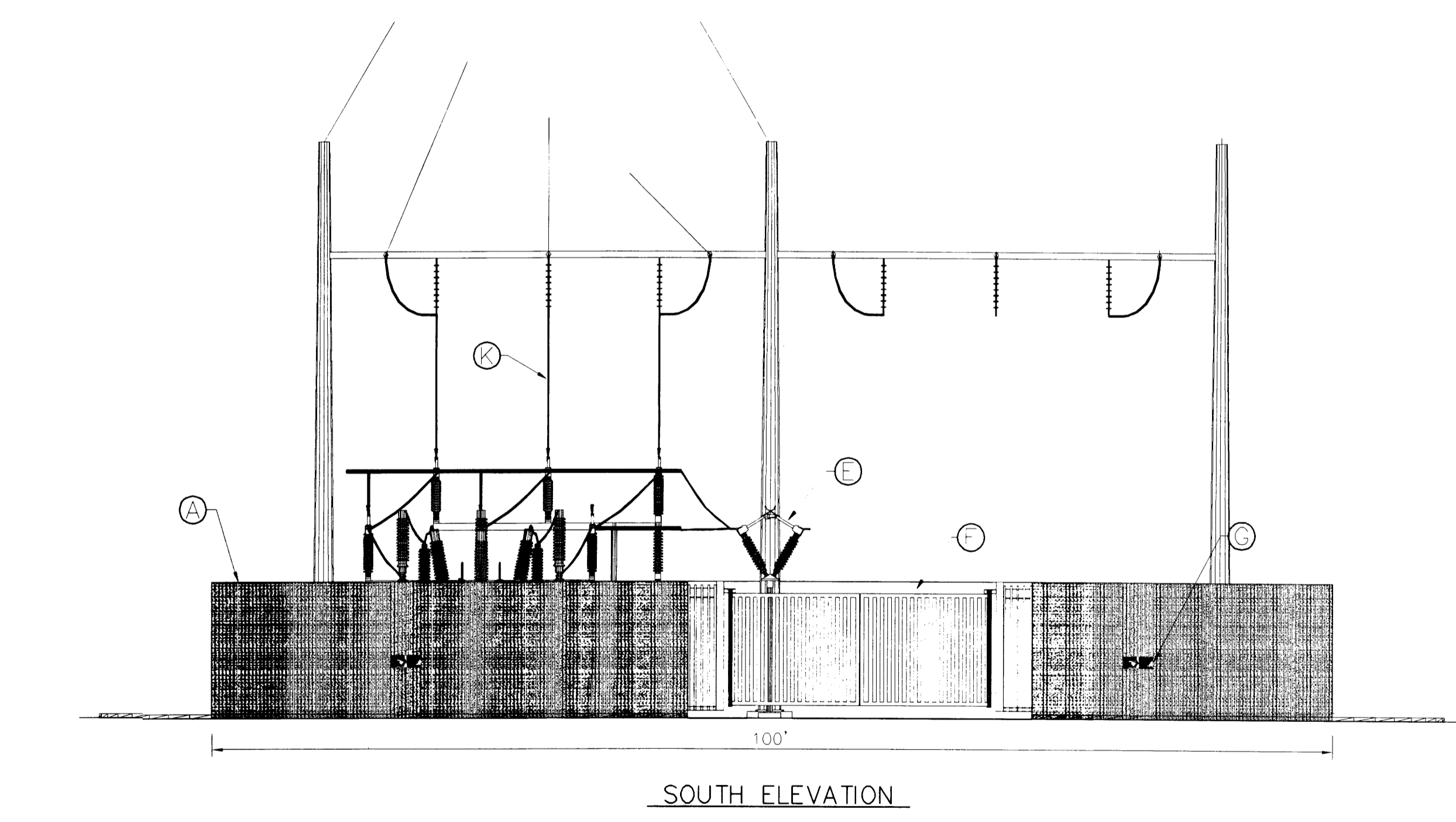
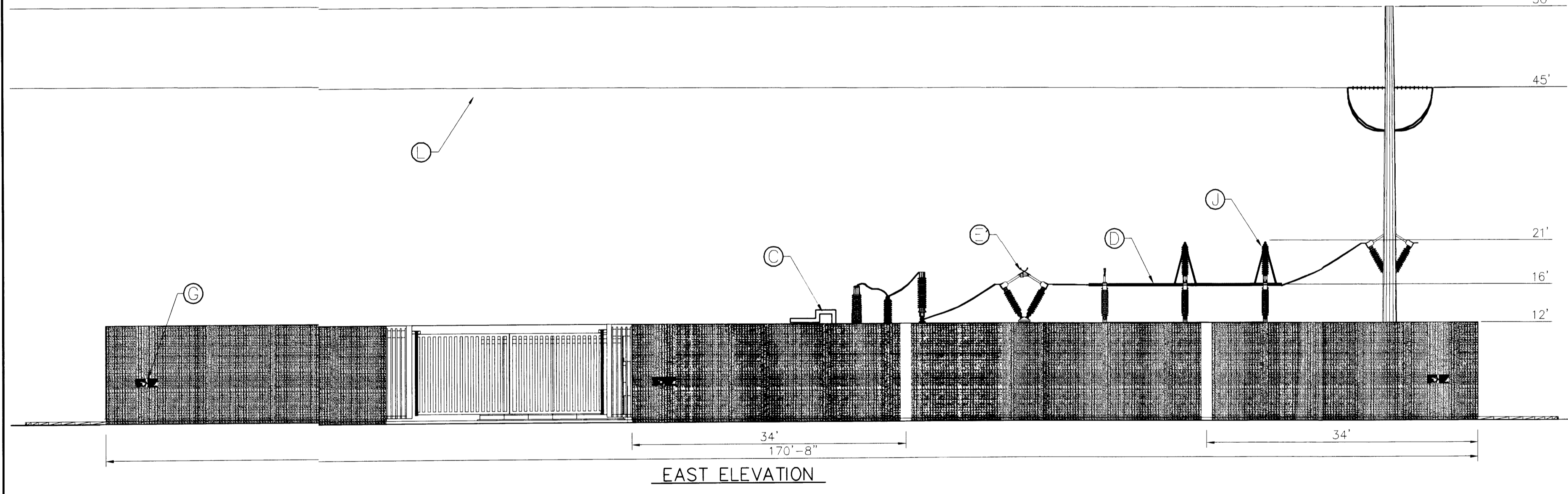
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO		
UNSER SUBSTATION UTILITIES PLAN		
DRW: R.M	TR:	DATE: 03/30/06
CKD: P.T.B	OK:	1" = 40'
APP:	ACAD FILE:	USS -17204
REV. NO.	PNM/UNSER/HHH	

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CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
PH: 505-888-8088 Fax: 505-888-6188

SHT: 5 OF 6



KEYED ITEM	COLOR
⊖ SPLIT-FACE (GALLUP GOLD) BLOCK	EARTH TONE
⊖ STEEL FIXED GRILL	EARTH TONE
⊖ TRANSFORMER	ANSI-70 GREY
⊖ ELECTRIC BUS	ALUMINIUM GREY
⊖ V-SWITCH	ANSI-70 GREY
⊖ STEEL SWING GRILL	EARTH TONE
⊖ WARNING SIGN	(SEE DETAIL)
⊖ BUS INSULATOR	CHANGE TO ANSI-70 GREY
⊖ CONNECTION WIRE	ALUMINIUM GREY
⊖ OVER HEAD LINE (EXISTING)	ALUMINIUM GREY
⊖ OVER HEAD LINE (NEW)	ALUMINIUM GREY
⊖ INLAID SMOOTH FACE CMU SURFACE	EARTH TONE



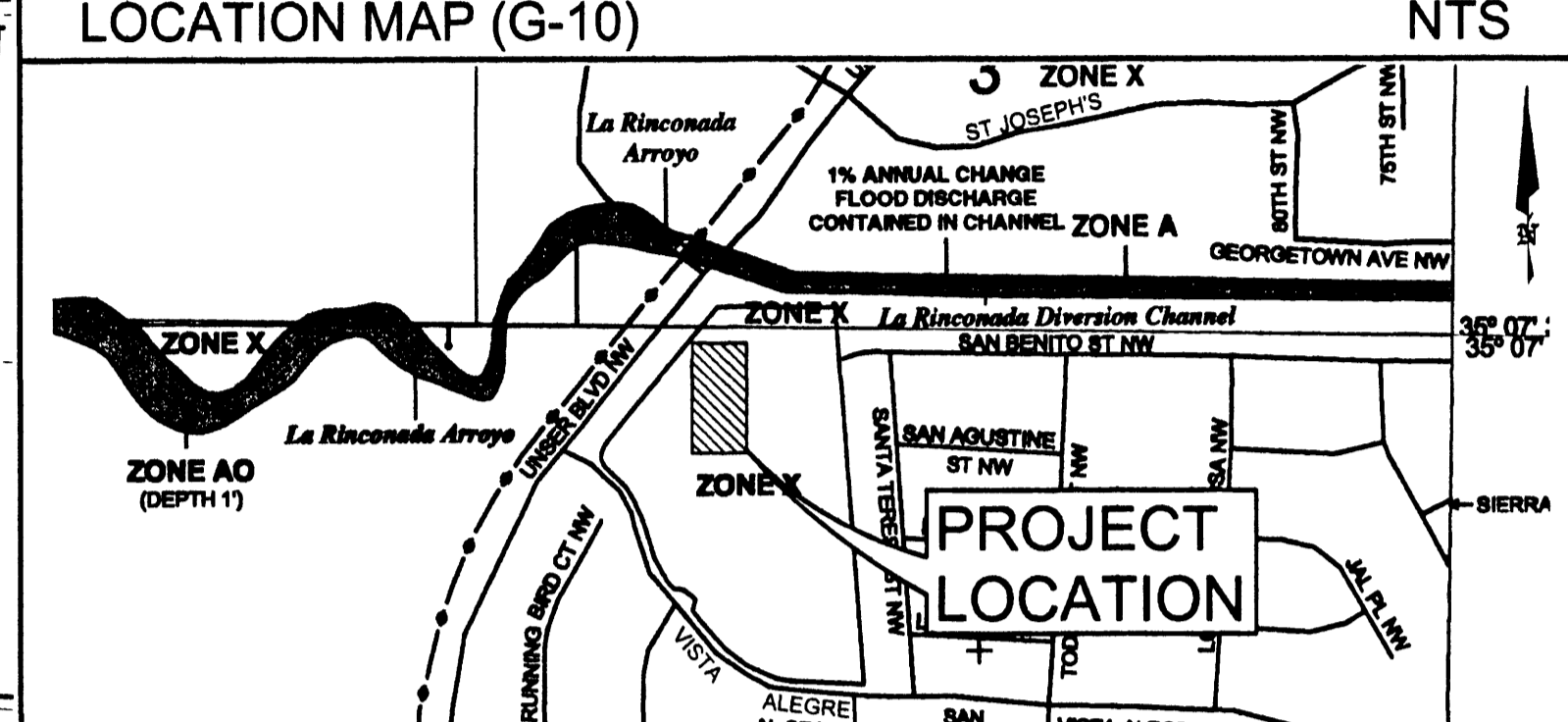
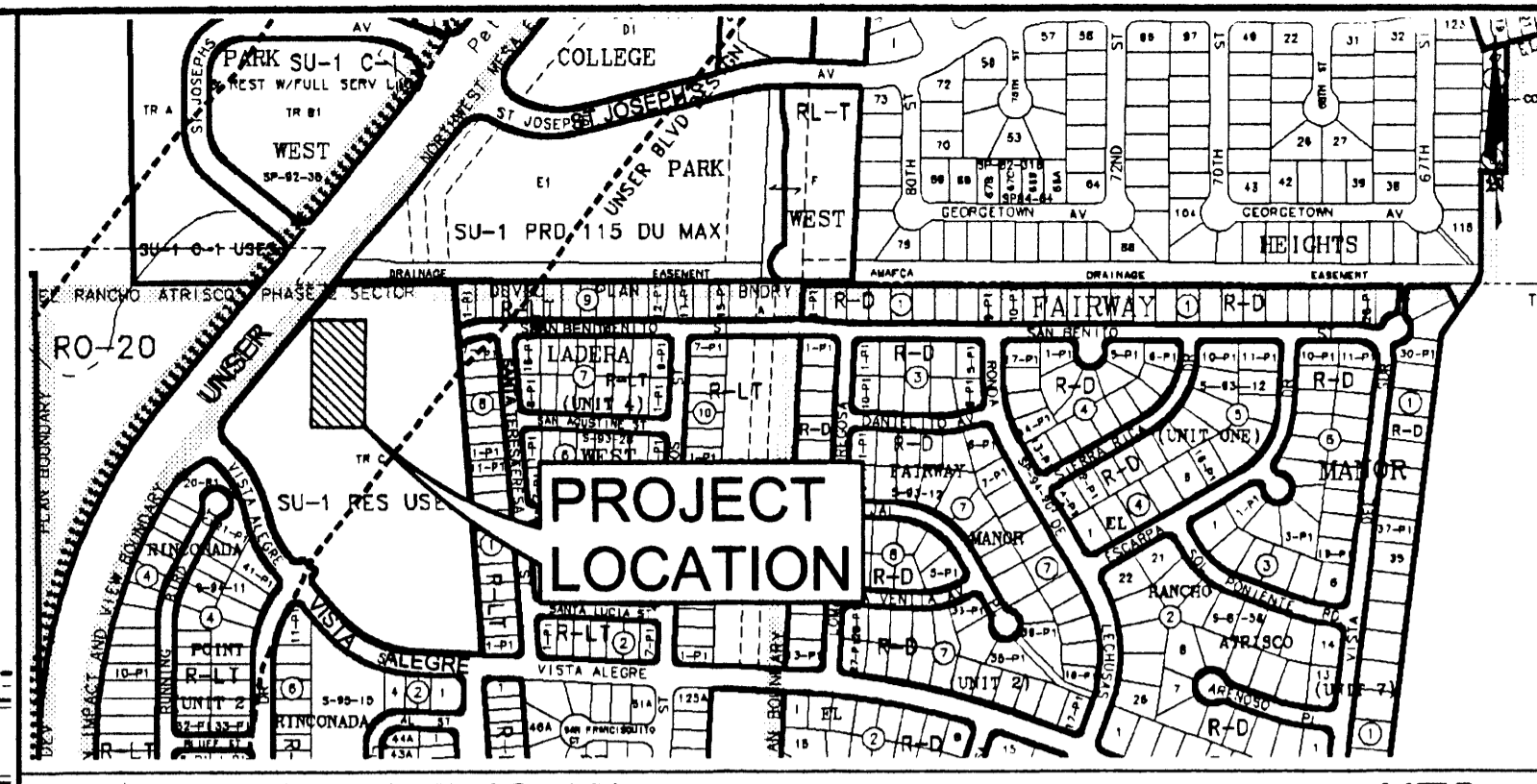
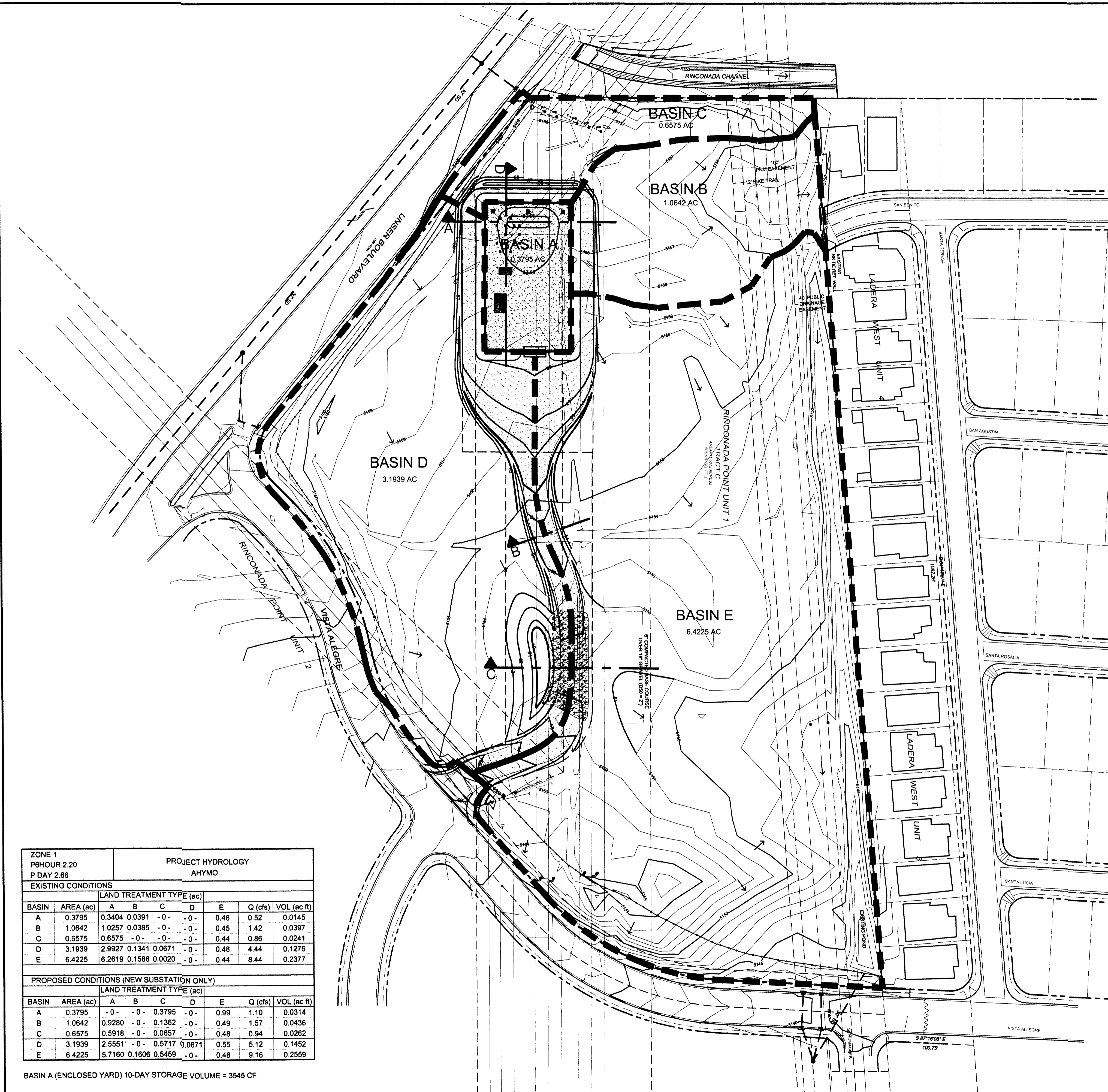
REVISION
NO. DATE BY

PROPRIETARY STATEMENT
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ELEVATION VIEW
 115KV LAYOUT
 UNSER UNIT SUBSTATION

DR: ✓	TR:	DATE: 1/26/06
CKD:	OK:	SCALE: 1"=10'
APP:	ACAD FILE:	USS-17204 6/6
REV. NO.	USS17201	



LEGEND

- 6621 --- EXIST. CONTOUR / ELEV.
- 02.5 x EXIST. SPOT ELEV.
- TC 48.17 TOP OF CONCRETE ELEV.
- SG 48.17 TOP OF SUBGRADE ELEV.
- FL 48.17 FLOWLINE ELEV.
- 67 --- PROPOSED CONT. / ELEV.
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT
- 20.2 -> PROPOSED SPOT ELEV.
- ← DIRECTION OF FLOW
- ← DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- CENTERLINE / BASELINE
- - - - - PROPOSED FENCE
- EXIST. FENCE
- UNPAVED ROAD
- GRAVEL SURFACE
- CONCRETE SURFACE
- CONCRETE FOUNDATIONS

GRADING AND DRAINAGE PLAN:

SCOPE:
The project consists of the construction of an electric utility substation for the Public Service Company of New Mexico (PNM), site grading, surfacing, and perimeter wall. Pursuant to the City of Albuquerque Drainage Ordinance, the Drainage Plan shown herein reports the existing drainage conditions of the site, shows the proposed improvements, and quantifies the effects of those improvements.

EXISTING CONDITIONS:
The project site is a 1.033-acre easement within Tract C, Rinconada Point Unit 1, owned by the City of Albuquerque, on the east side of Unser, north of Vista Alegre, as shown on the project location map. The property is zoned SU-1 for residential purpose, and is undeveloped though it is encumbered by easements for electric transmission lines, drainage, and a bike trail. The property is bounded on the north by the Rinconada Channel (concrete trapezoidal), on the east by Ladera West Subdivisions (single family residential), on the south by Vista Alegre, and on the west by Unser. The property to be developed is a 150' x 300' easement granted to PNM within Tract C, a private access and utilities easement.

The property is presently covered with a moderately dense mixture of native shrubs and grasses. The terrain slopes generally down from west toward southeast on a slope of approximately 1.5%. With the exception of a constructed swale within a 40' public drainage easement along the east property line, there are no well-defined or incised flow paths. Topography, and the construction of Unser, with its closed-conduit storm sewer system, preclude the property from receiving upstream runoff from offsite. Most stormwater generated within the property under existing conditions would sheet-flow to the swale along the east property line, then south to an existing detention pond in the southeast corner of the property. As-built drawings for Rinconada Point Unit 2, 1995, indicate that this pond drains to a downstream storm sewer system through a 30" pipe. This pipe outlet from the pond is not apparent in the field because it is either buried in pond sediment or was not constructed. If the outlet to this pond is not functional, an overflow from this pond would discharge to Vista Alegre and directly to drop inlets in the downstream storm sewer system. A portion of the property drains overland to the west end of San Benito where it runs east approximately 650' to a concrete runoff and into the Rinconada Channel. A minor portion of the property at its north end drains overland directly to the Rinconada Channel. According to FIRM PANELS 0113 and 0326, dated 11-19-03, the site is not encumbered by a designated Flood Hazard Zone.

PROPOSED CONDITIONS:
Under this substation project, a yard of approximately 171' x 100' will be enclosed with a 12-foot high CMU wall, to contain low-level concrete foundations and electric utility structures. The yard is to be contained within a 150' x 300' easement. Access to the site will be by construction of a driveway on Vista Alegre and private access road within a private road and utilities easement. At the time of construction of Vista Alegre, an 80' long reach of temporary asphalt curb was substituted for permanent concrete standard curb and gutter in anticipation of some future street or driveway. The new driveway will be constructed at this location. The yard will be depressed by approximately one foot below the average surrounding terrain, and sloped within the perimeter wall to drain to small depressions (ponds) within the yard. The surface treatment within the walls will be 4 inches of gravel. All runoff generated within the yard will be retained within the yard. A 10' wide landscape buffer will be provided around the perimeter of the yard. The surrounding substation easement property will be graded to drain away from the easement toward existing and historic flow paths. The access road will be surfaced with base course. The horizontal and vertical geometry of the access road has been selected to accommodate delivery and maintenance of large equipment. Stormwater runoff generated west of the access road will be directed across the road over a dip section in the road grade. Since this plan proposes to retain all runoff from the site within the yard, the result of this plan is a marginal net increase in runoff rate and volume to each of the other basins. The proposed substation and access road grading does not adversely affect the historic flow patterns, flow rates, or runoff volumes within the overall drainage basin. The project will begin construction in March, 2006, and be completed by Fall, 2006.

CALCULATIONS:
The calculations shown herein define the 100-year/6-hour design storm falling within the project area under historic and existing developed conditions. The hydrology is from the Arid Lands Hydrologic Model (AHYMO) for Albuquerque, update 1997.

PROJECT DATA
LEGAL DESCRIPTION:
TRACT C
RINCONADA POINT UNIT 1
(08/30/94, 94C - 289)
PROPERTY ADDRESS:
7850 VISTA ALEGRE
BENCHMARK:
ELEVATION DATUM IS BASED ON
NGVD 1929 FROM A.C.S. MONUMENT "6-G10",
ELEVATION (FEET) = 5111.87

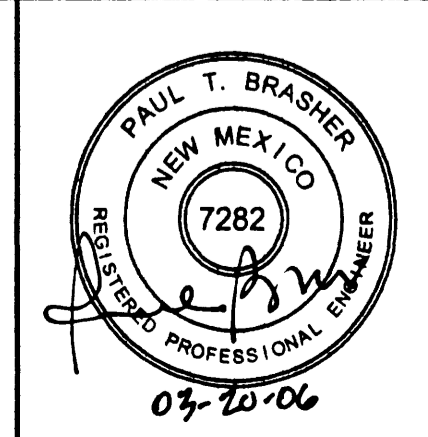
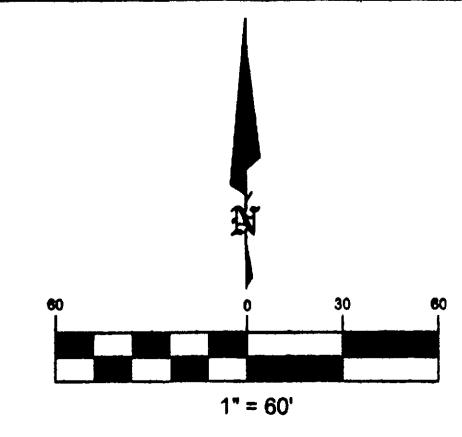
TOPOGRAPHY BY PRECISION SURVEYS

ZONE 1 P6 HOUR 2.20 P DAY 2.66		PROJECT HYDROLOGY AHYMO						
EXISTING CONDITIONS								
BASIN	AREA (ac)	LAND TREATMENT TYPE (ac)					Q (cfs)	VOL (ac ft)
		A	B	C	D	E		
A	0.3795	0.3404	0.0391	-0	-0	0.46	0.52	0.0145
B	1.0642	1.0257	0.0385	-0	-0	0.45	1.42	0.0397
C	0.6575	0.6575	-0	-0	-0	0.44	0.86	0.0241
D	3.1939	2.9927	0.1341	0.0671	-0	0.48	4.44	0.1276
E	6.4225	6.2619	0.1588	0.0020	-0	0.44	8.44	0.2377
PROPOSED CONDITIONS (NEW SUBSTATION ONLY)								
BASIN	AREA (ac)	LAND TREATMENT TYPE (ac)					Q (cfs)	VOL (ac ft)
		A	B	C	D	E		
A	0.3795	-0	-0	0.3795	-0	0.99	1.10	0.0314
B	1.0642	0.9280	-0	0.1362	-0	0.49	1.57	0.0436
C	0.6575	0.5918	-0	0.0657	-0	0.48	0.94	0.0262
D	3.1939	2.5551	-0	0.5717	0.0671	0.55	5.12	0.1452
E	6.4225	5.7160	0.1606	0.5459	-0	0.48	9.16	0.2559

BASIN A (ENCLOSED YARD) 10-DAY STORAGE VOLUME = 3545 CF

REVISION	NO.	DATE	BY
	1	02/19/06	PB
	2	03/20/06	PB

MOVED STATION YARD SW BY APPROXIMATELY 60'
PREPARE NEW SITE PLAN SHTS.
GRADING PLAN, UTILITIES PLAN
REVISED YARD SPOT ELEVATIONS



ASSOCIATED LAYERS	
LAYER NAME	DESCRIPTION
0	STANDARD
TBBL	TITLE BLOCK
DRAW	LINE WORK
TEXT	ALL TEXT

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

UNSER SUBSTATION GRADING AND DRAINAGE PLAN

GRADING PLAN SH. 1 OF 2
SITE DEVELOPMENT PLAN SH. 3 OF 6

DRW: R.M. TR: DATE: 03/20/06
CKD: P.T.B. OK: SCALE: 1"=60'
APP: ACAD FILE: PNM/UNSER
REV. NO. USS -17204



