

VICINITY MAP
N.T.S.
ZONE ARLAS PINE H-10-7

PROJECT NUMBER: 1010181
Application Number: V4-70210

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10-9-14 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:

Ragala/Mirid 4/3/15
Traffic Engineering, Transportation Division

Smith/Culnan 4/3/15
Water Authority

Carol S. Dumont 06/03/15
Parks and Recreation Department

Rita P.H. 7-30-15
City Engineer

7-30-15
Solid Waste Management

Pat Clark 7-30-15
DRB Chairperson, Planning Department

GENERAL NOTES

- ALL DIMENSIONS SHOWN FOR SITE WALL, ARE MEASURED AT OUTSIDE FACE OF WALL.
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- LOCATION OF EXISTING WATERLINES IS APPROXIMATE AND IS BASED ON AS-BUILT DATA. CONTRACTOR TO FIELD VERIFY LOCATION OF WATERLINES PRIOR TO INSTALLATION OF SERVICE LINE.
- THE SWITCHING STATION WILL CONNECT TO EXISTING TRANSMISSION LINES WEST OF THE SITE.

SITE SUMMARY

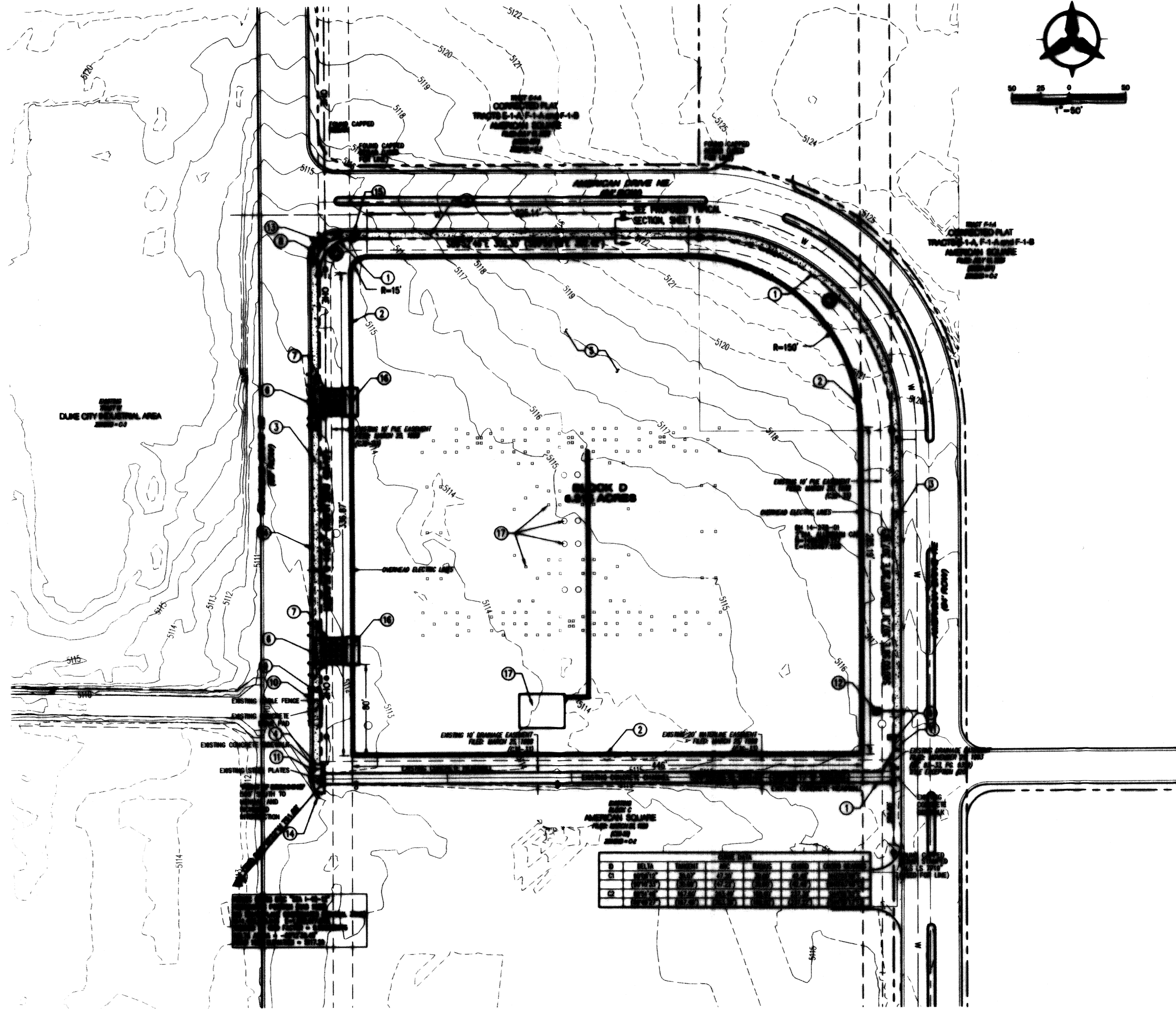
ZONING:
EXISTING: C-2
PROPOSED: NO CHANGE

PROPOSED USE:
PNM ELECTRIC SWITCHING STATION

PARCEL LEGAL DESCRIPTION:
BLOCK D, AMERICAN SQUARE.

PARCEL SIZE:
5.316 ACRES.

APPLICABLE PLANS:
AMERICAN SQUARE SITE DEVELOPMENT PLAN FOR SUBDIVISION.



- KEYED NOTES**
- EXISTING PROPERTY LINE.
 - INSTALL NEW SCREEN WALL PER PNM STANDARDS. SEE SHEETS 5 AND 6.
 - INSTALL 6' SIDEWALK.
 - TI: PROPOSED SIDEWALK TO EXISTING SIDEWALK.
 - PNM SWITCHING STATION. SEE SWITCHING STATION SHEETS FOR DETAILS.
 - PROPOSED CONCRETE DRIVEPAD TO BE BUILT PER OCA STD DNG 2425. COLORED STAMPED CONCRETE SHALL BE USED WHERE PEDESTRIAN CROSSING OCCURS.
 - PROPOSED GATE COURSE DRIVEWAY. SEE DETAILS, SHEET 2.
 - PROPOSED ADA RAMP. SEE DETAIL, SHEET 2.
 - REMOVE EXISTING CONCRETE DRIVEPAD AND CABLE FENCE.
 - SAWCUT 1' FROM EXISTING CURB AND GUTTER AND REMOVE AND DISPOSE DRIVEPAD. INSTALL STANDARD CURB AND GUTTER PER OCA STD DNG 2415A AND TI TO EXISTING.
 - EXISTING SIDEWALK TO REMAIN.
 - INSTALL 1" WATER SERVICE LINE PER OCA STD DNG 2362 AND INSTALL METER BOX. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATERLINE PRIOR TO INSTALLATION AND SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
 - EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH STANDARD CURB AND GUTTER PER OCA STD DNG 2415A. TI TO NEW ADA RAMP.
 - EXISTING CURB AND GUTTER TO REMAIN.
 - REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND BOLLARD BEHIND NEW SIDEWALK PER OCA STD DNG 2347. SEE DETAIL, SHEET 2 FOR ADDITIONAL INFORMATION.
 - PROPOSED GATE PER PNM STANDARDS. SEE SHEETS 5 AND 6.
 - PROPOSED EQUIPMENT LOCATIONS BY OTHERS.

AED PLANS CHECKING OFFICE
624-5811
APPROVED/DISAPPROVED
SIGNATURE & DATE

REVISION
BY
DATE

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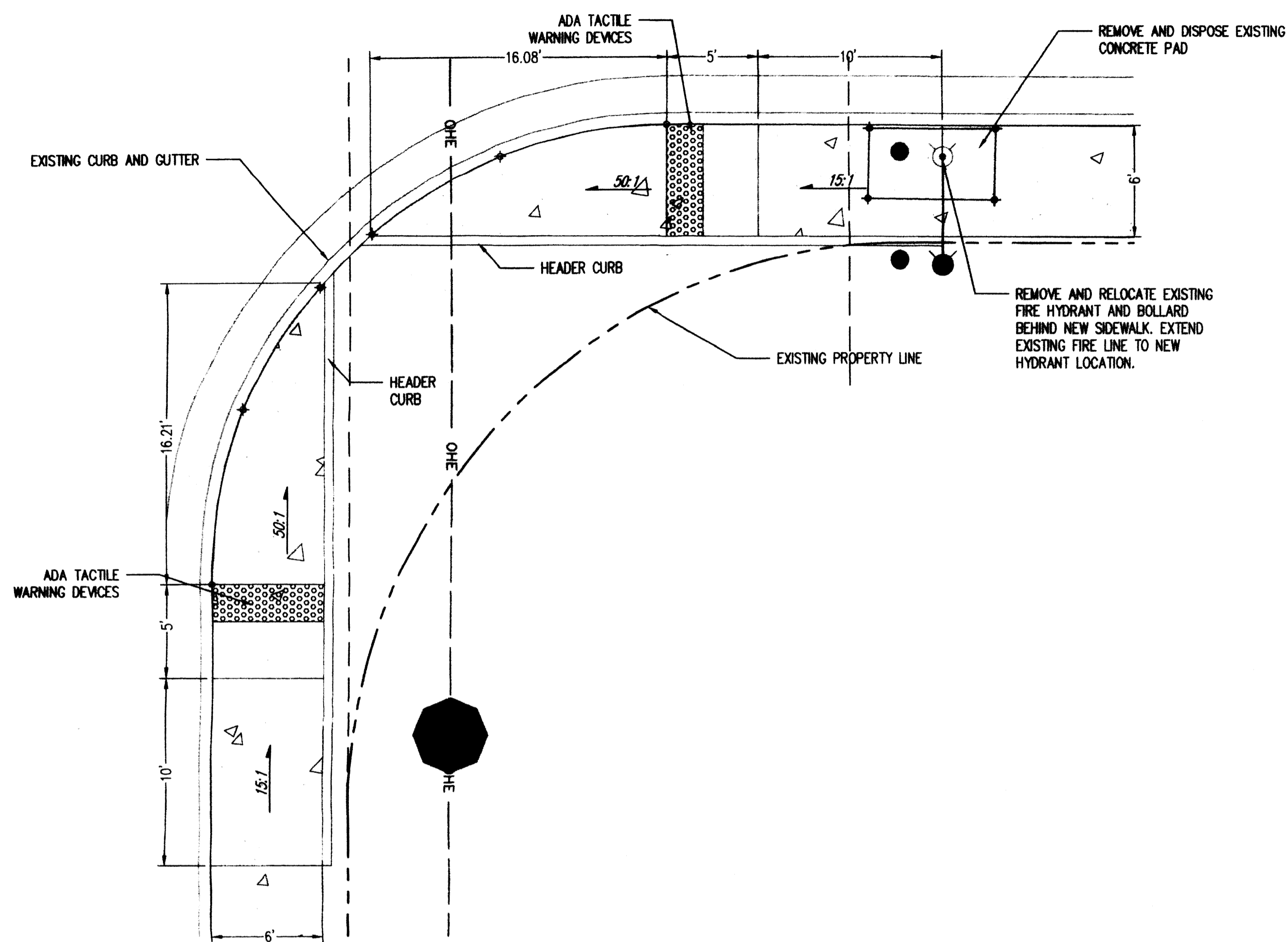
PNM PUBLIC SERVICE COMPANY

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PNM - RICHMOND SWITCHING STATION

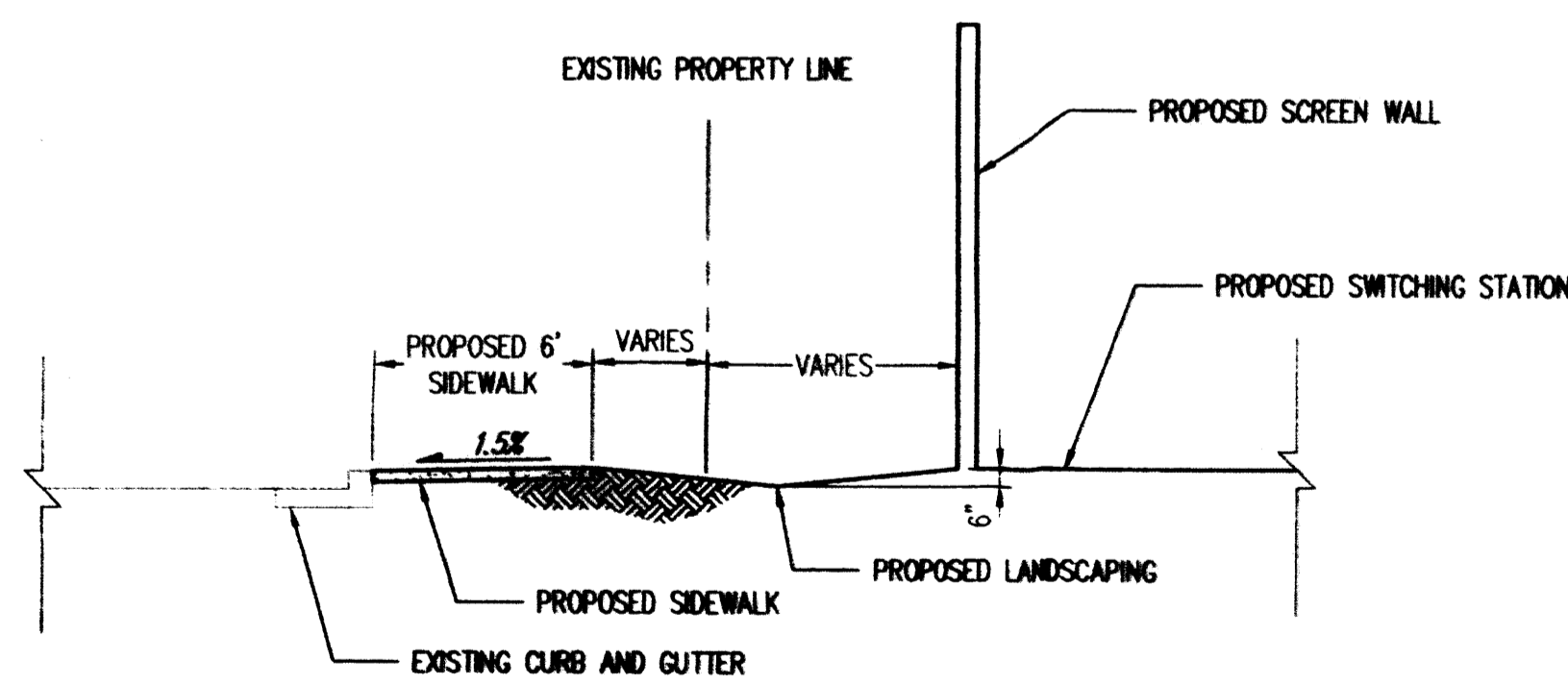
JLB	DATE: May 21, 2015
TMF	SCALE: 1"=50'
ACAD FILE: SBD-5802	SHEET 1 OF 6

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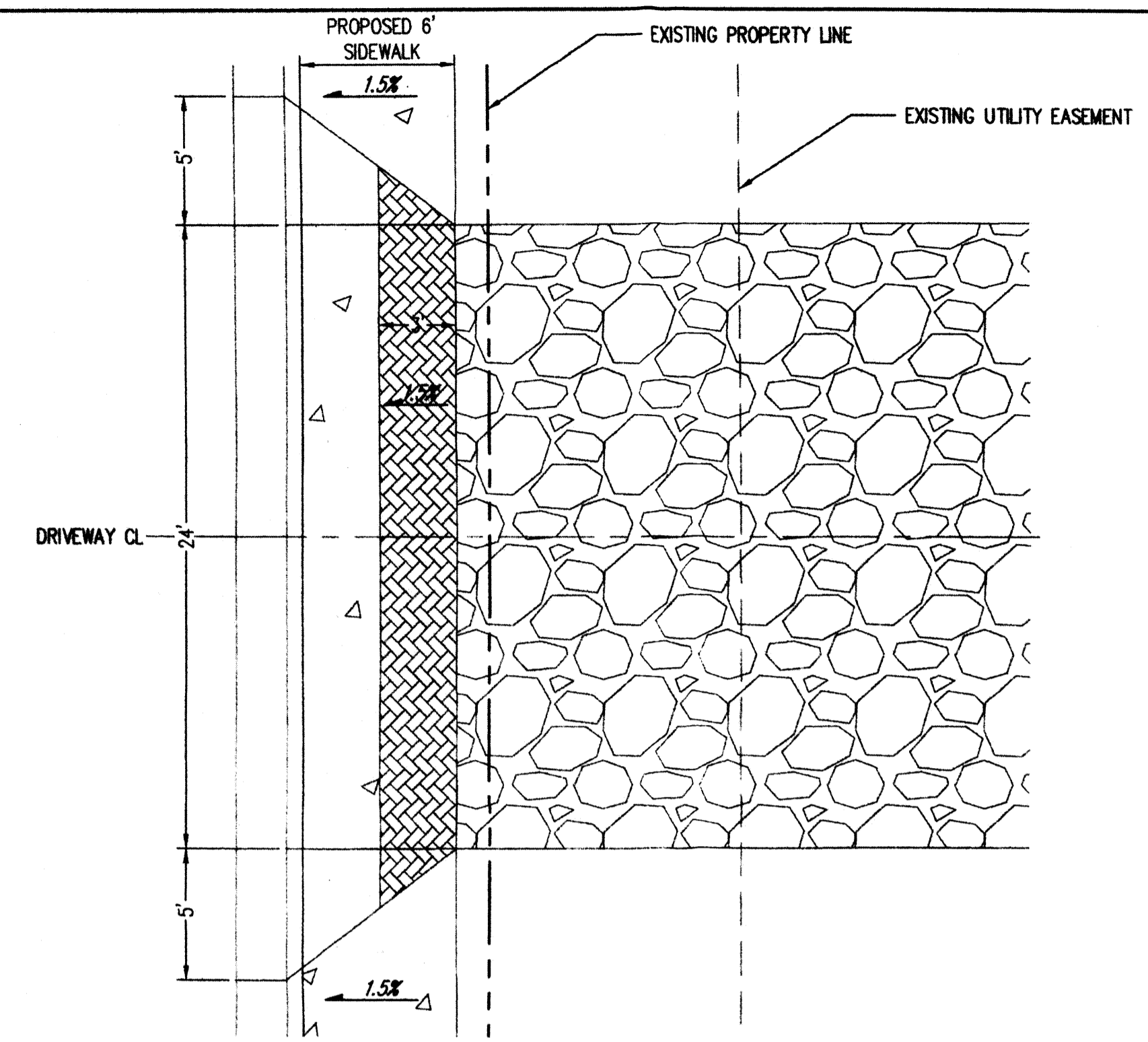
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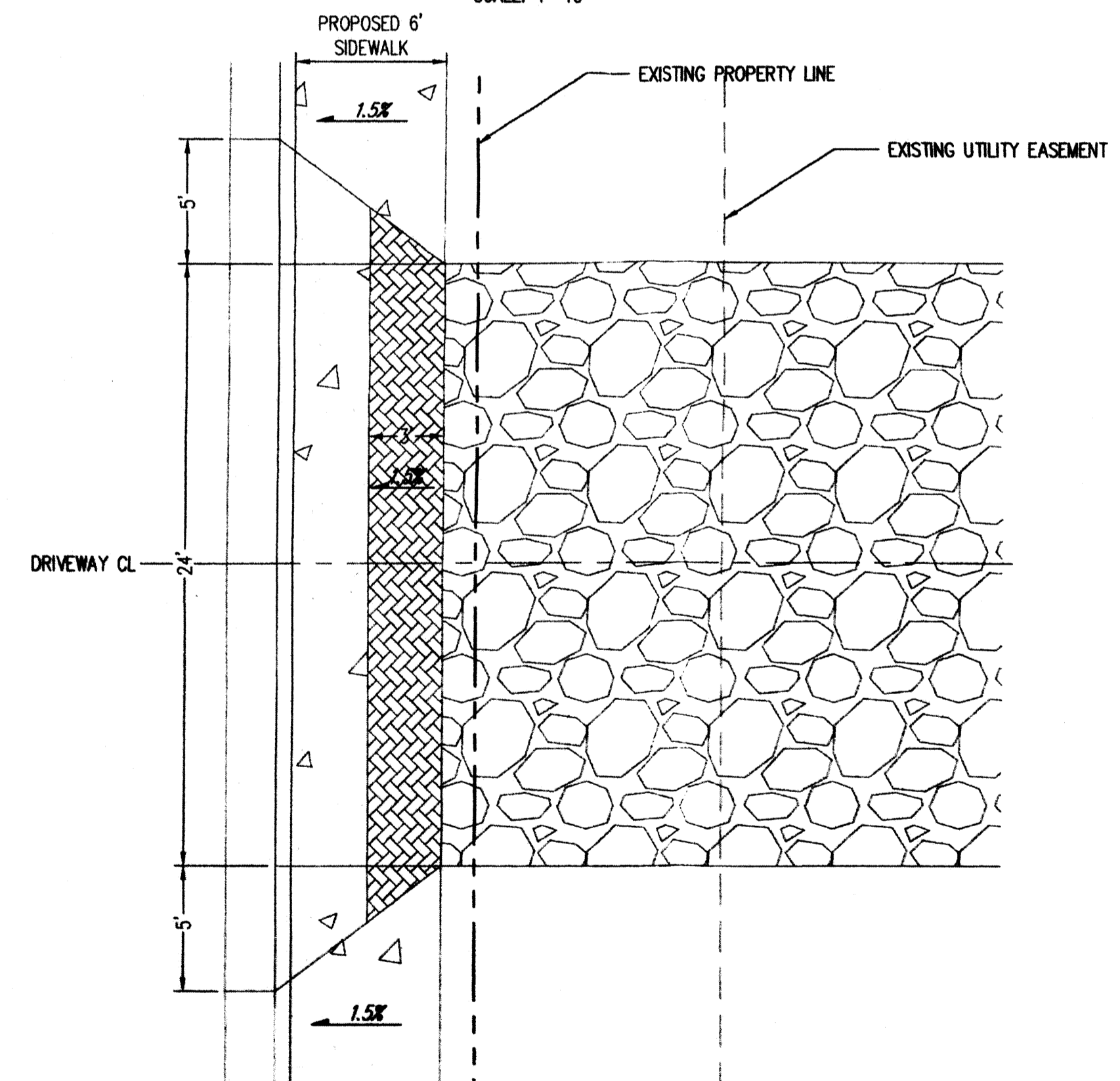
PROPOSED ADA RAMP - NW CORNER
SCALE: 1"=5'



PROPOSED TYPICAL SECTION
N.T.S.



NORTH DRIVEWAY DETAIL
SCALE: 1"=10'



SOUTH DRIVEWAY DETAIL
SCALE: 1"=10'

REVISION

NO. DATE BY

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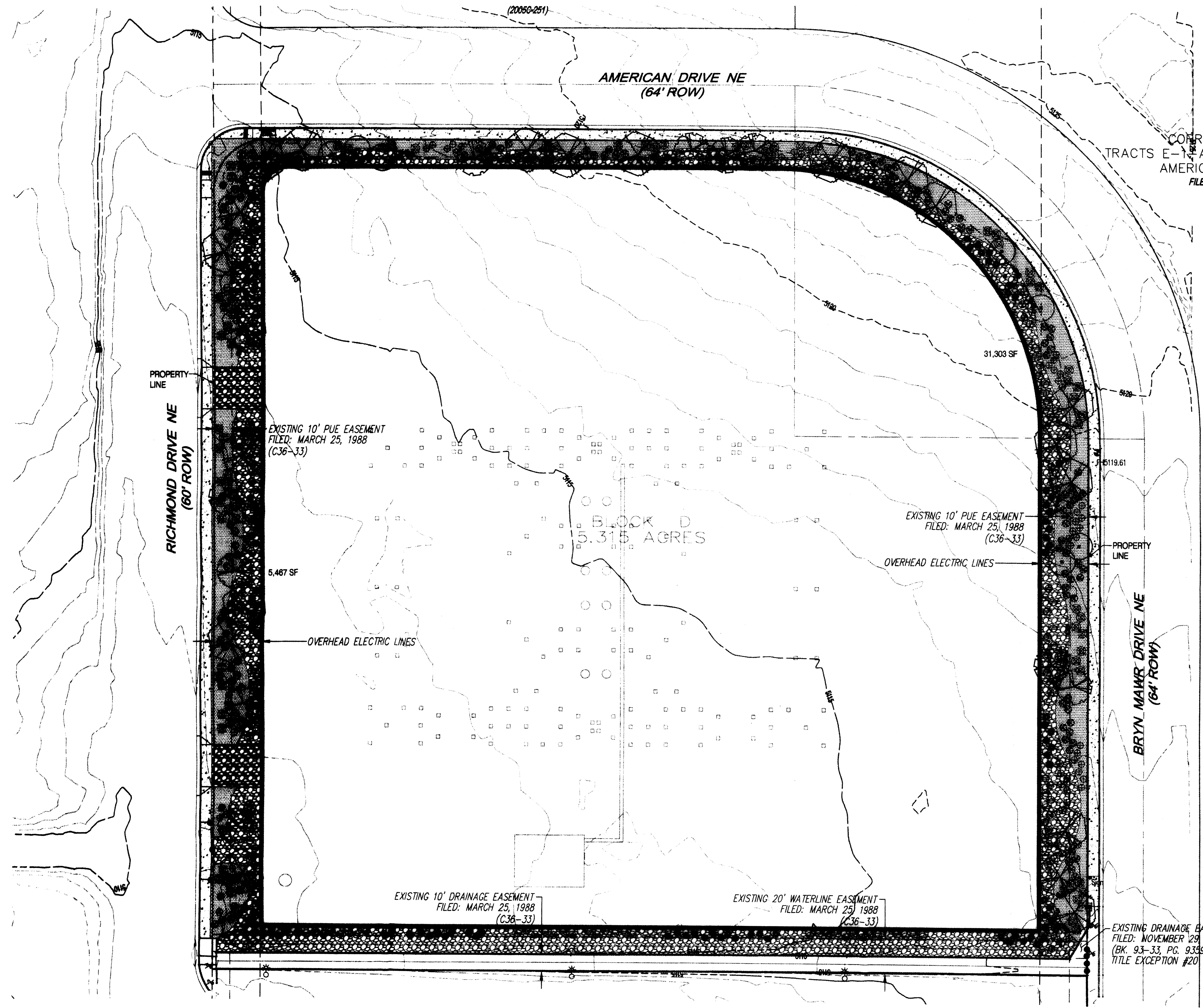
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SITE PLAN DETAILS V.2

PNM - RICHMOND SWITCHING STATION

DR: JLB	TR:	DATE: Sep 29, 2014
CKD: TMF	OK:	SCALE: AS SHOWN
APP:	ACAD FILE:	SHEET 2 OF 6
REV. NO.	SBD-5802	

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PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
23	(Symbol)	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	25-GAL.	10' HT. 20' HT. X 25' SPR.	LOW +
8	(Symbol)	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	25-GAL.	10' HT. 15' HT X 15' SPR.	MEDIUM
11	(Symbol)	VITEX AGNUS-CASTUS CHASTE TREE	15-GAL.	8 HT. 20' HT X 20' SPR.	MEDIUM
SHRUBS/GROUNDCOVERS					
50	(Symbol)	CARYOPTERIS CLANDONENSIS BLUE MIST	1-GAL.	5' O.C. 4' HT. X 4' SPR.	LOW
56	(Symbol)	CYTISUS SCOP. 'LENA'S BROOM' LENA'S BROOM	1-GAL.	5' O.C. 4' HT. X 4' SPR.	LOW
67	(Symbol)	FALLUGIA PARADOXA APACHE PLUME	1-GAL.	6' O.C. 5' HT. X 5' SPR.	LOW
109	(Symbol)	DASYLIRION WHEELORFI SOTOL	5-GAL.	5' O.C. 5' HT. X 5' SPR.	MEDIUM
120	(Symbol)	PYRACANTHA COCCINEA 'LOW BOY' LOW BOY PYRACANTHA	5-GAL.	6' O.C. 3' HT. X 6' SPR.	MEDIUM
70	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE LEAF SUMAC	1-GAL.	6' O.C. 2' HT. X 8' SPR.	LOW +
60	(Symbol)	SALVIA GREGGII CHERRY SAGE	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW +
<p>(Symbol) 2'-4" SANTA ANA TAN COBBLE (6" DEPTH OVER FILTER FABRIC)</p> <p>(Symbol) 2" SANTA FE BROWN ROCK MULCH (2" DEPTH OVER FILTER FABRIC)</p> <p>(Symbol) MOSS ROCK LANDSCAPE BOULDERS (27 CF TO 36 CF TYPICAL)</p>					

GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/8" SANTA FE BROWN ROCK MULCH AND 2'-4" SANTA ANA TAN COBBLE MULCH. SHORTER ACCENT TREES ARE PROVIDED AROUND THE PERIMETER OF THE SITE AS A SECURITY MEASURE, MINIMIZING THE OPPORTUNITY FOR VANDALISM AND POTENTIAL FOR OFFENDERS CLIMBING THE WALLS.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (2) .50 GPM BUBBLERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (1) .25 GPM BUBBLER. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

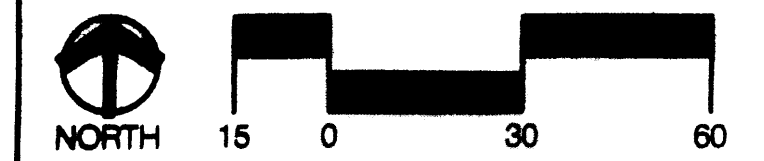
TOTAL SITE AREA:	231,508 SF (5.3 AC)
BUILDING AREA (BUILDING ENVELOPE):	189,362 SF
NET AREA:	42,146 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	6,322 SF
PROVIDED LANDSCAPE AREA:	36,770 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY THAT REQUIRED LANDSCAPE AREAS HAVE 75% COVERAGE WITH LIVE VEGETATIVE MATERIAL. CALCULATIONS ARE AS FOLLOWS:

REQUIRED LANDSCAPE AREA:	6,322 SF
REQUIRED COVERAGE (75%):	4,742 SF
PROVIDED COVERAGE:	13,886 SF

WATER HARVESTING
 LANDSCAPE AREAS SHALL BE DEPRESSED 6" TO COLLECT RAIN WATER WHICH FALLS ON THOSE AREAS.

STREET TREES
 BASED ON THEIR CLASSIFICATION, RICHMOND DRIVE, AMERICAN DRIVE, AND BRYN MAWR DRIVE DO NOT FALL UNDER THE STREET TREE ORDINANCE.



REVISION	NO.	DATE	BY

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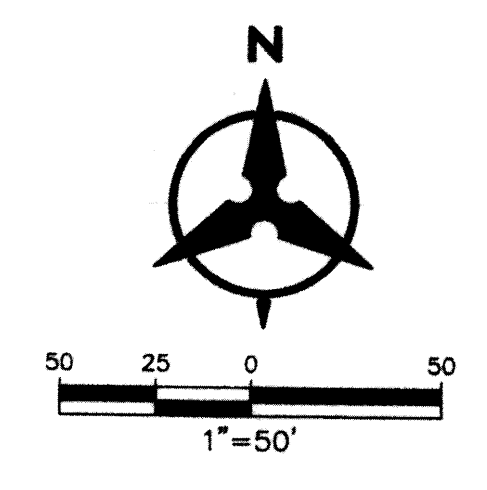
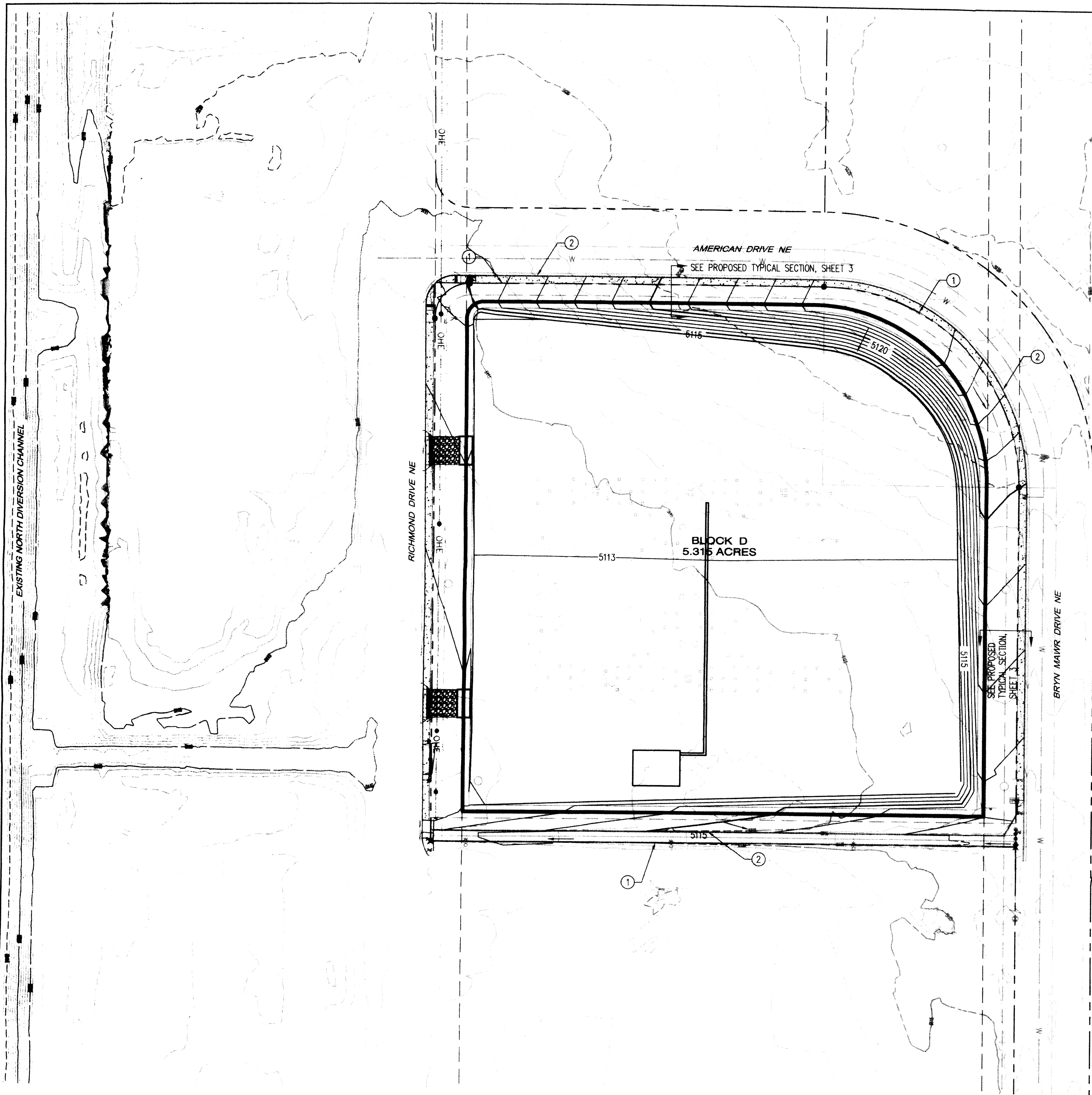
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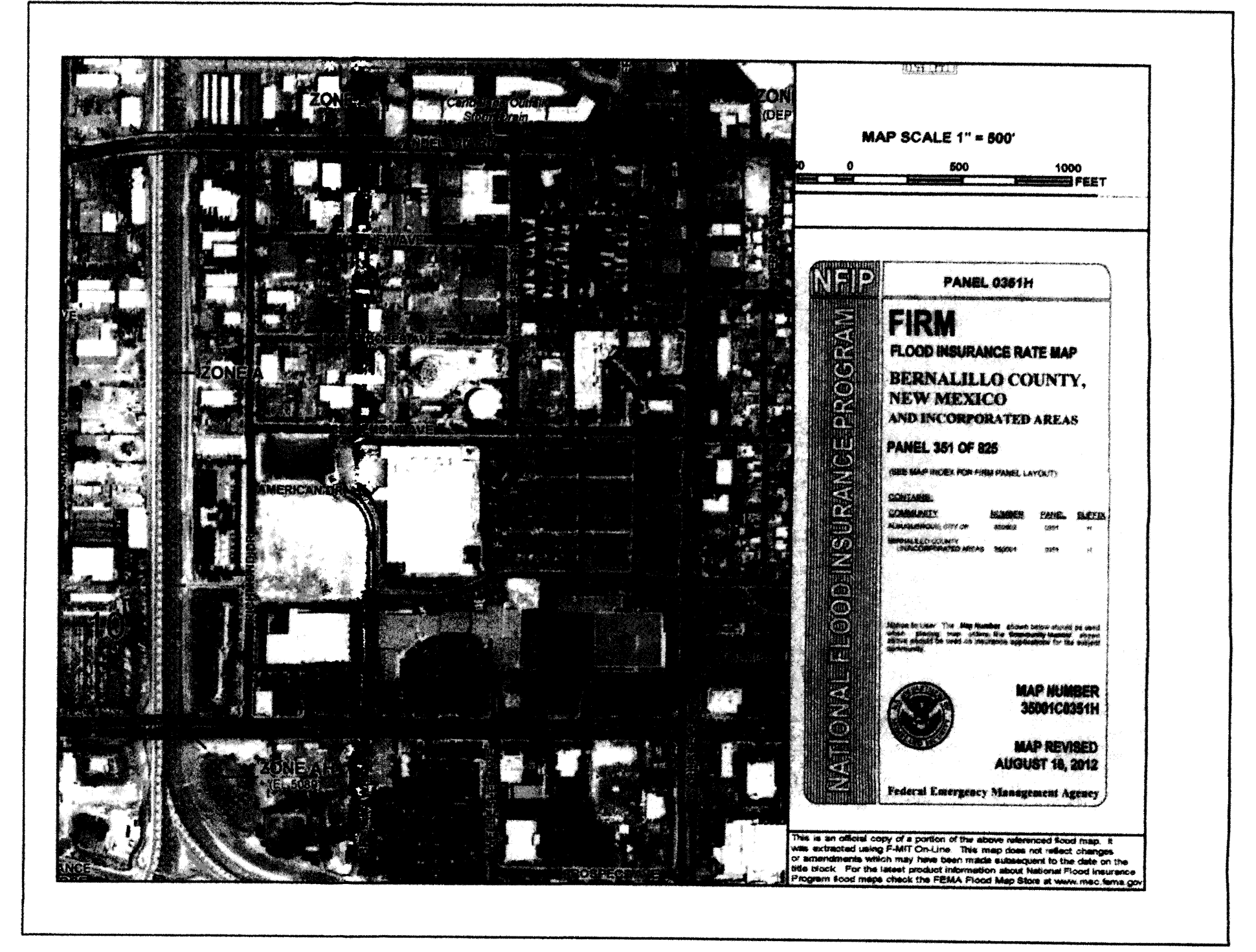
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
 LANDSCAPE PLAN (V. 3)

RICHMOND SWITCHING STATION

DR:	TR:	DATE:
CKD: C.J.G.	OK:	Oct 09, 2014
APP:	ACAD FILE:	SCALE: 1"=30'
REV. NO.		3 of 6



- KEYED NOTES
- PROPERTY LINE.
 - GRADING LIMITS



- LEGEND
- EXISTING CONTOUR
 - XXXX— PROPOSED CONTOUR
 - - - - - PROPERTY LINE
 - EQUIPMENT FOUNDATION LOCATION
 - STORM WATER FLOW DIRECTION

- GENERAL NOTES
- ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
 - THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE SUMMARY

EXISTING SITE TOPOGRAPHY

THE EXISTING SITE TOPOGRAPHY SLOPES FROM THE NORTHEAST TO THE SOUTHWEST CORNER OF THE PROPERTY WHERE THE PROPERTY FLOW DISCHARGES THROUGH AN EXISTING DRIVEPAD AND CONTINUES INTO THE NORTH DIVERSION CHANNEL VIA EXISTING CONCRETE CHANNEL.

THE EXISTING CONCRETE CHANNEL SOUTH OF THE PROPERTY DOES NOT ACCEPT RUNOFF FROM THE PROPERTY

PROPOSED GRADING IMPROVEMENTS

THE PROPOSED PNM SWITCHING STATION AREA WILL BE GRADED TO DIRECT FLOW FROM THE NORTHEAST TO THE SOUTHWEST CORNER OF THE PROPERTY WHERE IT WILL EXIT VIA WEEP HOLES THROUGH THE SCREEN WALL AND CONTINUES BASED ON HISTORICAL FLOW PATTERNS.

A 6' SIDEWALK WILL BE PLACED AT BACK OF CURB ON THE WEST, NORTH, AND EAST SIDES AND BE GRADED AT 1.5% TOWARD THE ADJACENT STREETS. THE REMAINING BUFFER BETWEEN BACK OF SIDEWALK AND FACE OF SCREEN WALL WILL BE LANDSCAPED WITH DEPRESSIONS FOR WATER HARVESTING.

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

TABLE 1
PNM RICHMOND SWITCHING STATION - HYDROLOGIC CALCULATIONS (100yr, 24hr)
Ultimate Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 2

SUB-BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	WTE (inches)	V(100) ^{24hr} (CF)	V(100) ¹⁴⁴⁰ (CF)
			A	B	C	D					
Existing On Site Basin	187670	4.31	100.0%	0.0%	0.0%	0.0%	1.6	6.72	0.53	8289	8289
Proposed On Site Basin	187670	4.31	0.0%	0.0%	100.0%	0.0%	3.1	13.53	1.13	17872	17872
Gravel Driveways	1368	0.03	0.0%	0.0%	100.0%	0.0%	3.1	0.10	1.13	128	128

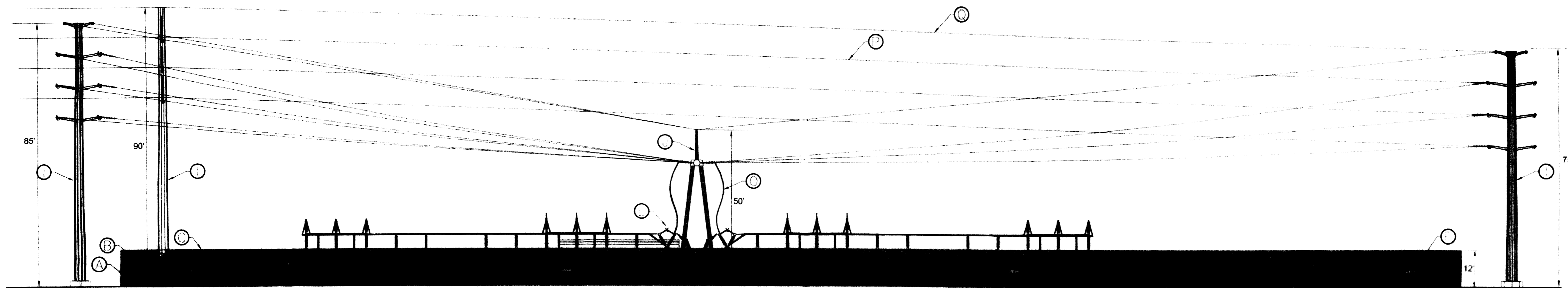
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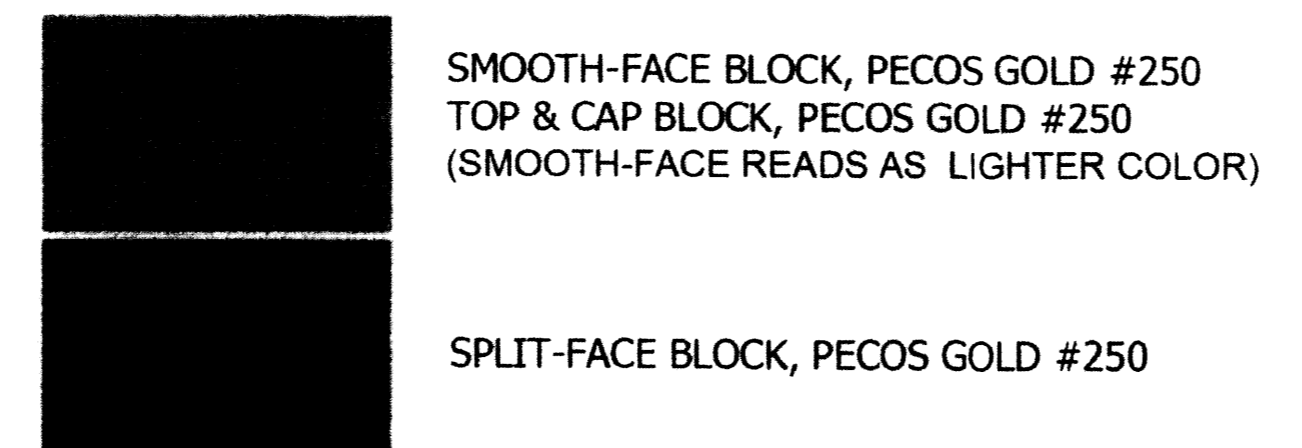
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
CONCEPTUAL GRADING PLAN V.2
PNM - RICHMOND SWITCHING STATION
DR: JLB TR: DATE: Sep 29, 2014
CKD: TMF OK: SCALE: 1"=50'
APP: ACAD FILE: SHEET 4 OF 6
REV. NO. 580-5802

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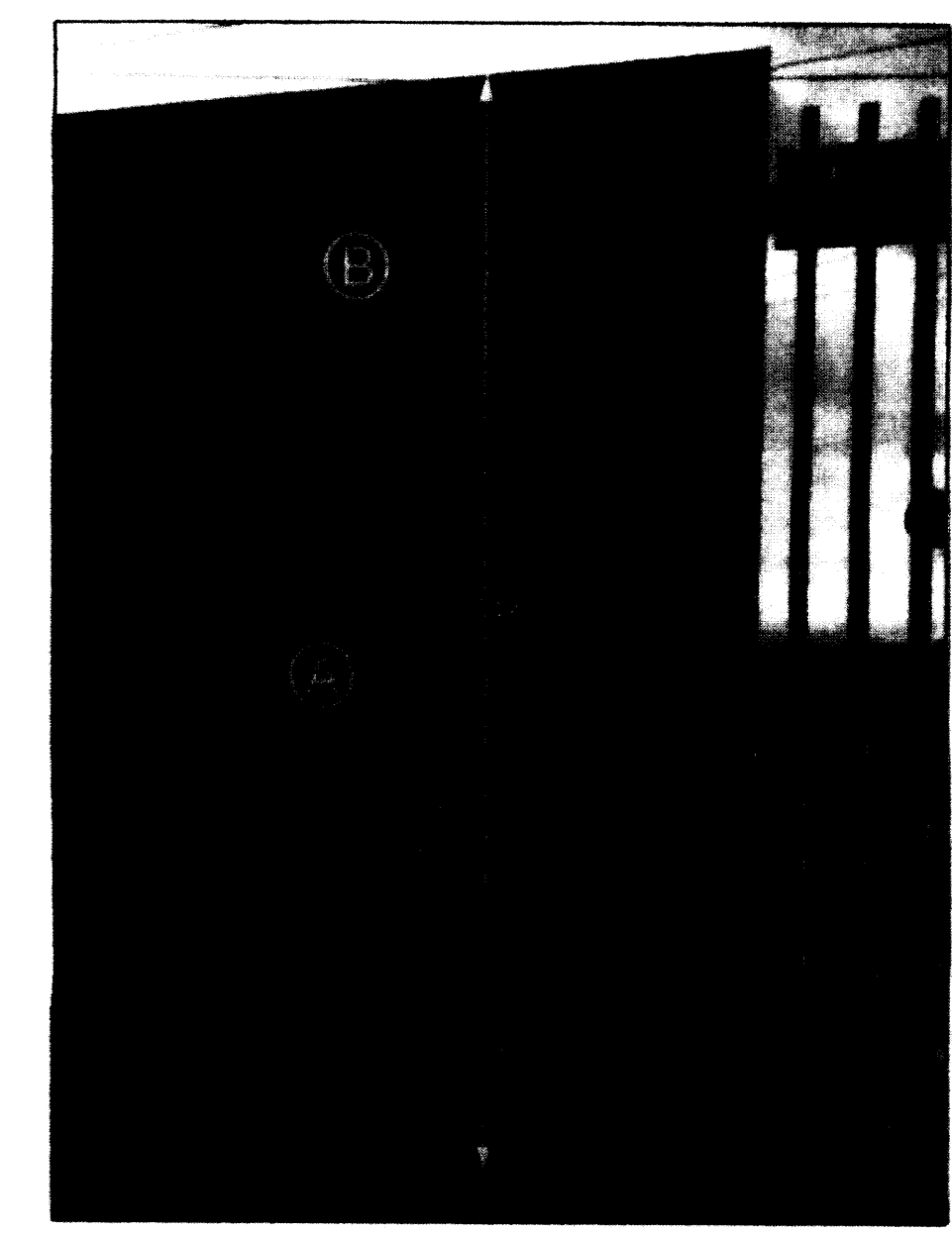
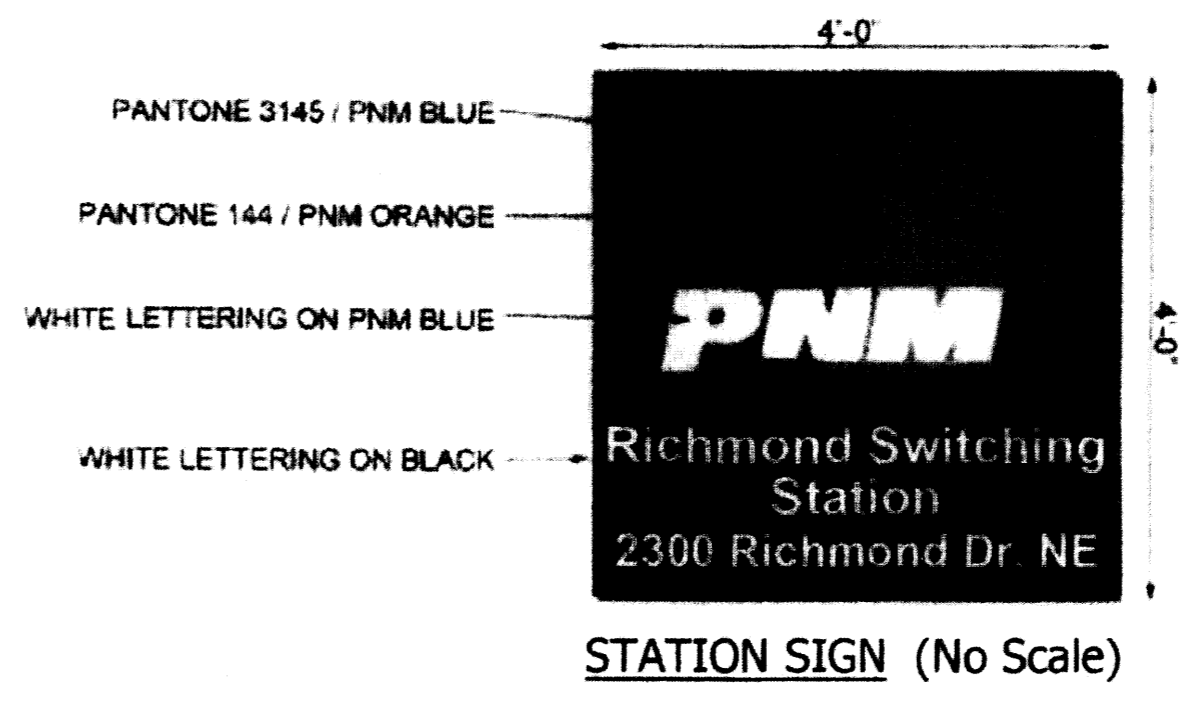


446'
SOUTH ELEVATION

KEYED ITEM	COLOR	SPECIFICS
(A) SPLIT-FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(B) SMOOTH-FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(C) TOP & CAP BLOCK (w/2" PROTRUSION)	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(D) STEEL SWING GRILL	PAINTED BREVITY BROWN (MEDIUM BROWN)	SW6068 LRV10
(E) WARNING SIGN	(SEE DETAIL)	NON-REFLECTIVE SURFACE
(F) PNM STATION SIGN	(SEE DETAIL)	NON-REFLECTIVE SURFACE
(G) TRANSFORMER	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(H) TRANSMISSION STRUCTURE	WEATHERED STEEL	NON-REFLECTIVE SURFACE
(I) DEAD END STRUCTURE	WEATHERED STEEL	NON-REFLECTIVE SURFACE
(J) V-SWITCH	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(K) ELECTRIC BUS	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(L) BUS INSULATOR	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(M) CONNECTION WIRE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(N) TRANSMISSION LINE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(O) STATIC LINE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE



- NOTES:**
1. SWITCHING STATION WILL COMPLY WITH NEMA NOISE GUIDELINES.
 2. SWITCHING STATION WILL BE MAINTAINED GRAFFITI FREE.
 3. CONTINUOUS WALL CAP SHALL PROTRUDE TWO INCHES.

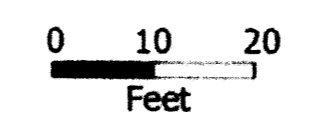


WALL DETAIL



446'
WEST ELEVATION

REVISION	NO.	DATE	BY



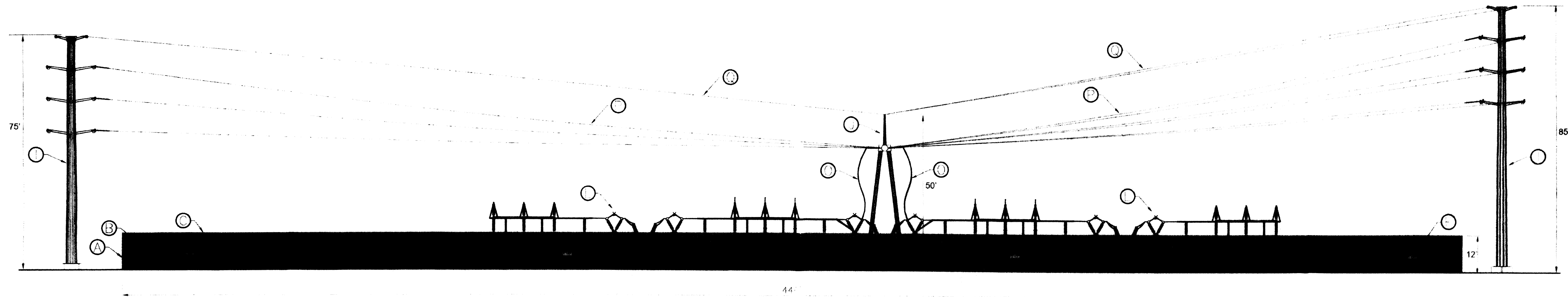
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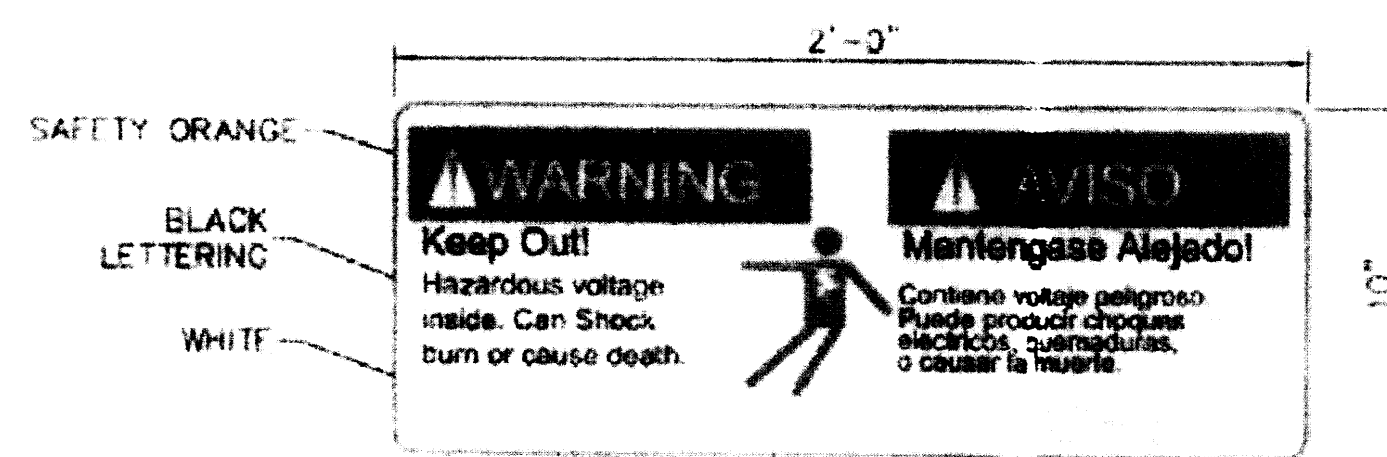
ELEVATION VIEW
115kV LAYOUT
RICHMOND SWITCHING STATION

DR: OK	TR:	DATE: 10/9/14
CKD:	OK:	SCALE: 1"=20'-0"
APP:	ACAD FILE:	SHEET 5 OF 6
REV. NO.	SBO5807	

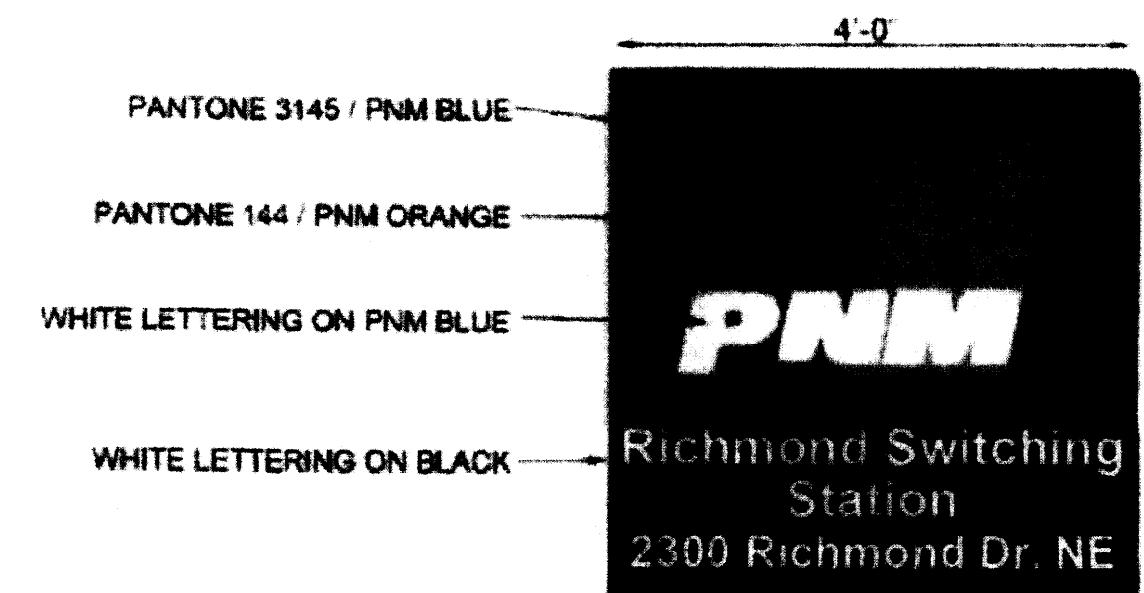


NORTH ELEVATION

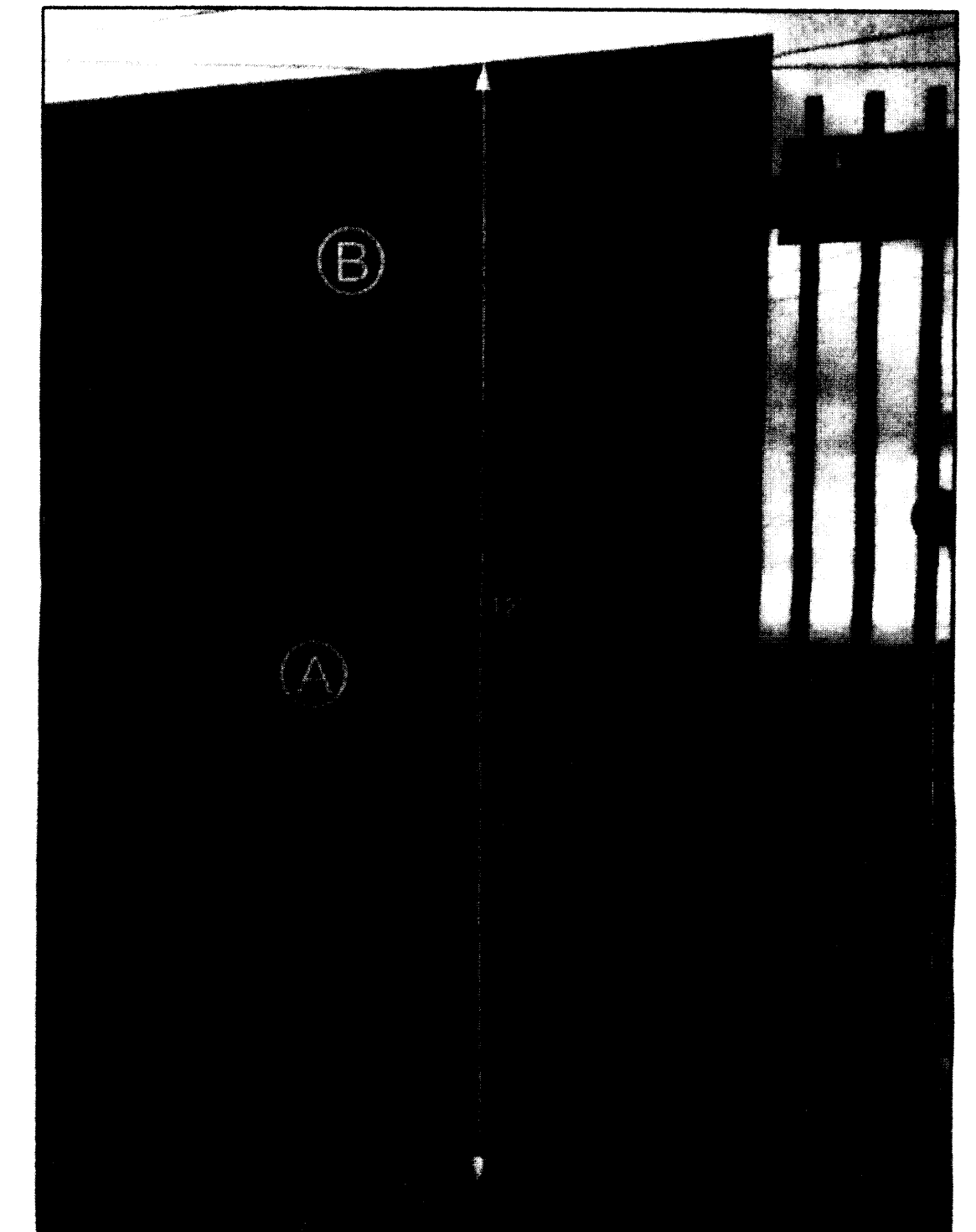
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(J) DEAD END STRUCTURE	WEATHERED STEEL	NON-REFLECTIVE SURFACE
(K) V-SWITCH	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(M) ELECTRIC BUS	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(N) BUS INSULATOR	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(O) CONNECTION WIRE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(P) TRANSMISSION LINE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE
(S) STATIC LINE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE



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



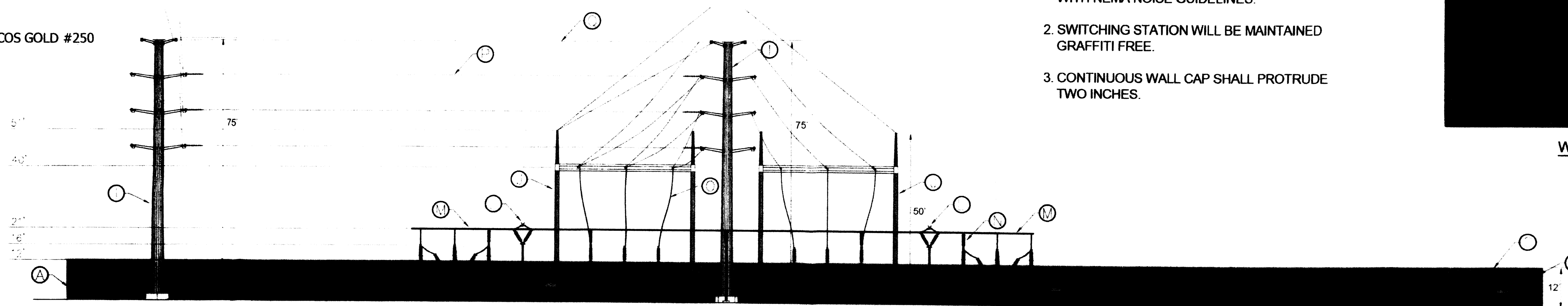
STATION SIGN (No Scale)



WALL DETAIL

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

SPLIT-FACE BLOCK, PECOS GOLD #250



EAST ELEVATION

NOTES:

1. SWITCHING STATION WILL COMPLY WITH NEMA NOISE GUIDELINES.
2. SWITCHING STATION WILL BE MAINTAINED GRAFFITI FREE.
3. CONTINUOUS WALL CAP SHALL PROTRUDE TWO INCHES.

REVISION

NO.	DATE	BY



PROPRIETARY STATEMENT

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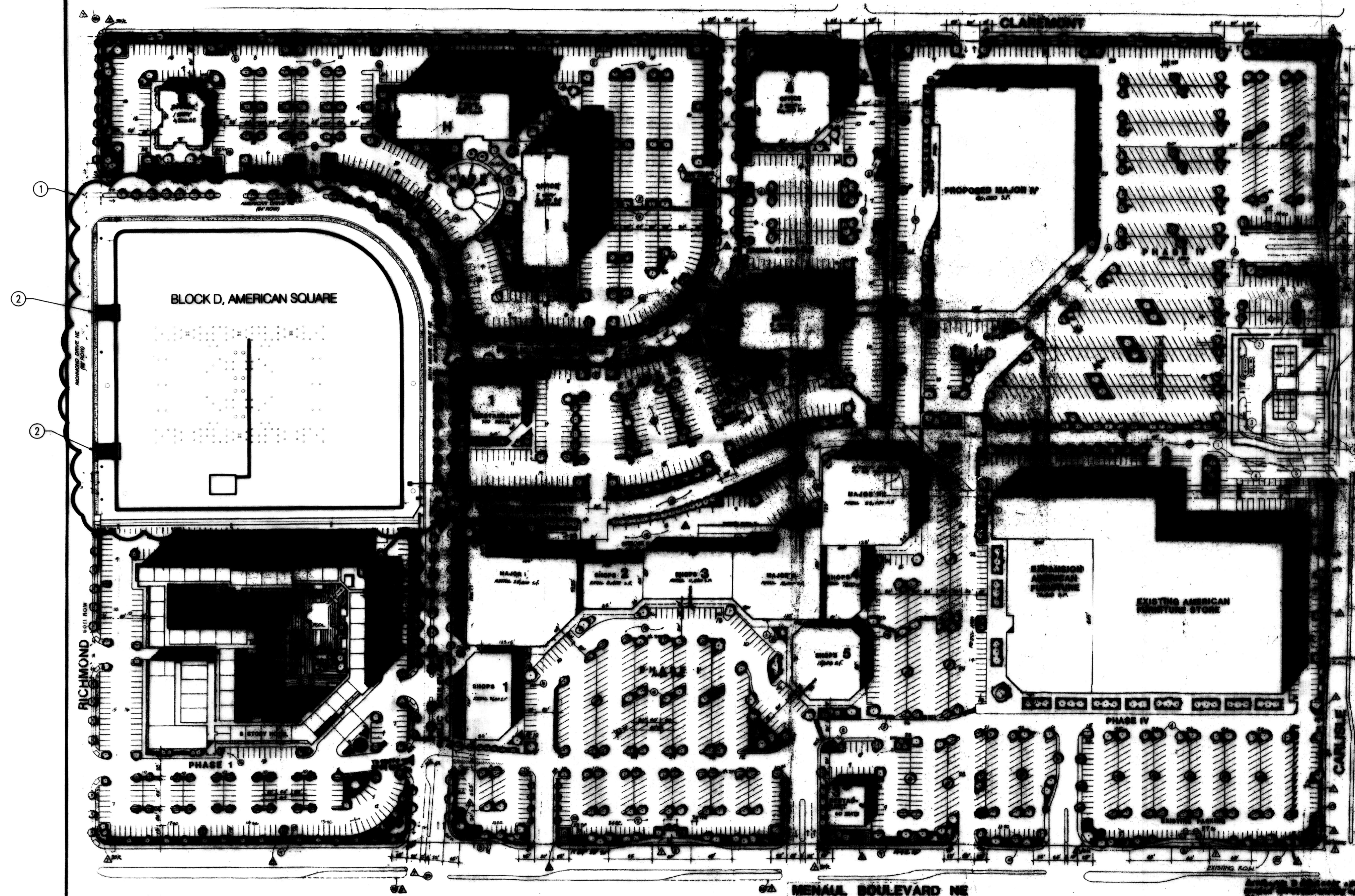
ELEVATION VIEW
115kV LAYOUT
RICHMOND SWITCHING STATION

DR: DR	TR:	DATE: 10/9/14
CKD:	OK:	SCALE: 1/4"=1'-0"
APP:	ACAD FILE:	SHEET 6 OF 6
REV. NO.	5/10/2014	

SITE PLAN FOR SUBDIVISION
BLOCK D, AMERICAN SQUARE
SEPTEMBER 22, 2014

KEYED NOTES:

1. AMENDMENT TO ALLOW FOR PNM SWITCHING STATION.
2. PURPOSED SITE ACCESS.



LOT 1, BLOCK A-1-A1
AMERICAN SQUARE

A/D PLANS CHECKING OFFICE
824-3611
APPROVED/DISAPPROVED
5-2-15
SIGNATURE & DATE

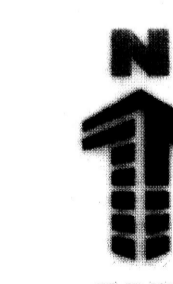
PROJECT NUMBER: 1010 181
Application Number: 15-7024

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 ORC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

ORC SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Reginald M. Wilson</i> Traffic Engineering, Transportation Division	6/3/15 Date
<i>Arndt J. Cohen</i> Water Authority	06/03/15 Date
<i>Carl S. Dumont</i> Parks and Recreation Department	06/03/15 Date
<i>Patricia H.</i> City Engineer	6/3/15 Date
_____ Solid Waste Management	_____ Date
<i>Paul Chy</i> ORC Chairperson, Planning Department	6-3-15 Date



NOT TO SCALE
CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

REVISION
NO. DATE BY

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT PNM - RICHMOND SWITCHING STATION V.2

DR: JLB	TR:	DATE: Oct 29, 2014
CD: TMF	OK:	SCALE: 1"=50'
APP:	ACAD FILE:	
REV. NO.	SBD-5802	SHEET

Bohannon & Huston
www.bhinc.com 800.877.5332