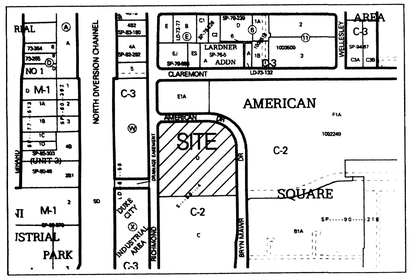


VICINITY MAP
N.T.S.
ZONE ATLAS PAGE H-16-Z

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

1. ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
2. THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. LOCATION OF EXISTING WATERLINE IS APPROXIMATE AND IS BASED ON AS-BUILT DATA. CONTRACTOR TO FIELD VERIFY LOCATION OF WATERLINE PRIOR TO INSTALLATION OF SERVICE LINE.
4. 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:

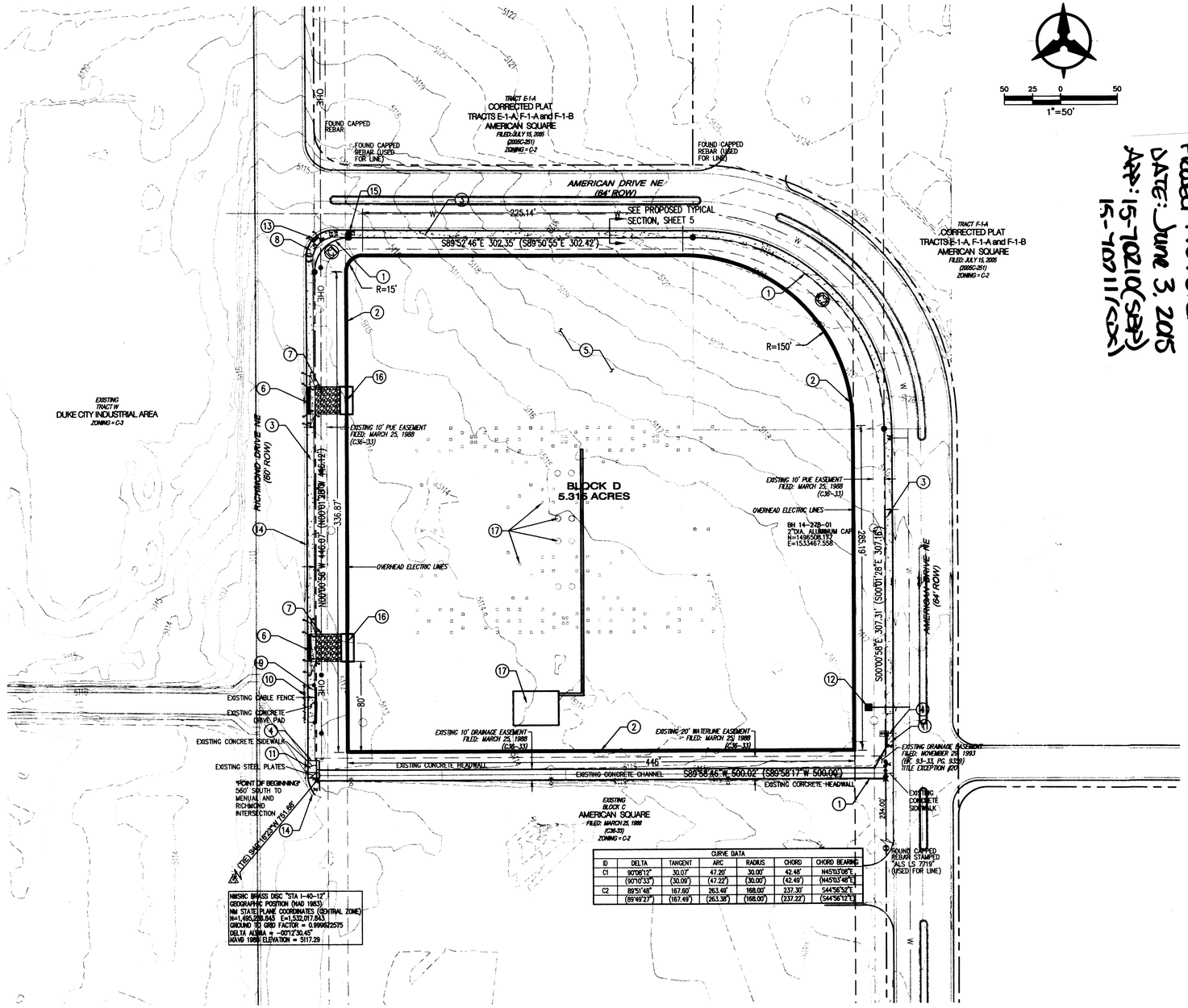
BLOCK D, AMERICAN SQUARE.

PARCEL SIZE:

5.315 ACRES.

APPLICABLE PLANS:

AMERICAN SQUARE SITE DEVELOPMENT PLAN FOR SUBDIVISION.



NMSCRC BRASS DISC "STA 1-40-13"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,495,288.845 E=1,533,017.843
GROUND TO GRID FACTOR = 0.999662575
DELTA ALPHA = -00°12'30.45"
NAVD 1988 ELEVATION = 5117.29

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°08'12"	30.07'	47.20'	30.00'	42.48'	N45°03'06"E
	(90°10'33")	(30.09')	(47.22')	(30.00')	(42.49')	(N45°03'48"E)
C2	89°51'48"	167.60'	263.48'	168.00'	237.30'	S44°56'54"E
	(89°49'27")	(167.49')	(263.38')	(168.00')	(237.22')	(S44°56'12"E)

KEYED NOTES

1. EXISTING PROPERTY LINE.
2. INSTALL NEW SCREEN WALL PER PNM STANDARDS. SEE SHEETS 5 AND 6.
3. INSTALL 6' SIDEWALK.
4. TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK.
5. PNM SWITCHING STATION. SEE SWITCHING STATION SHEETS FOR DETAILS.
6. PROPOSED CONCRETE DRIVEPAD TO BE BUILT PER COA STD DWG 2425. COLORED STAMPED CONCRETE SHALL BE USED WHERE PEDESTRIAN CROSSING OCCURS.
7. PROPOSED BASE COURSE DRIVEWAY. SEE DETAILS, SHEET 2.
8. PROPOSED ADA RAMP. SEE DETAIL, SHEET 2.
9. REMOVE EXISTING CONCRETE DRIVEPAD AND CABLE FENCE.
10. SAWCUT 1' FROM EXISTING CURB AND GUTTER AND REMOVE AND DISPOSE DRIVEPAD. INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415A AND TIE TO EXISTING.
11. EXISTING SIDEWALK TO REMAIN.
12. INSTALL 1" WATER SERVICE LINE PER COA STD DWG 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.
13. EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH STANDARD CURB AND GUTTER PER COA STD DWG 2415A. TIE TO NEW ADA RAMP.
14. EXISTING CURB AND GUTTER TO REMAIN.
15. REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND BOLLARD BEHIND NEW SIDEWALK PER COA STD DWG 2347. SEE DETAIL, SHEET 2 FOR ADDITIONAL INFORMATION.
16. PROPOSED GATE PER PNM STANDARDS. SEE SHEETS 5 AND 6.
17. PROPOSED EQUIPMENT LOCATIONS BY OTHERS.

Project: 101081
DATE: June 3, 2015
App: 15-70210(SEP)
15-70211(CSP)

REVISION			
NO.	DATE	BY	

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Bohannan Huston
www.bhinc.com 800.877.5332

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT V.4
PNM – RICHMOND SWITCHING STATION

DR: JLB	TR:	DATE: May 21, 2015	
CKD: TMF	OK:	SCALE: 1"=50'	
APP:	ACAD FILE: SBD-5802	SHEET 1 OF 6	
REV. NO.			

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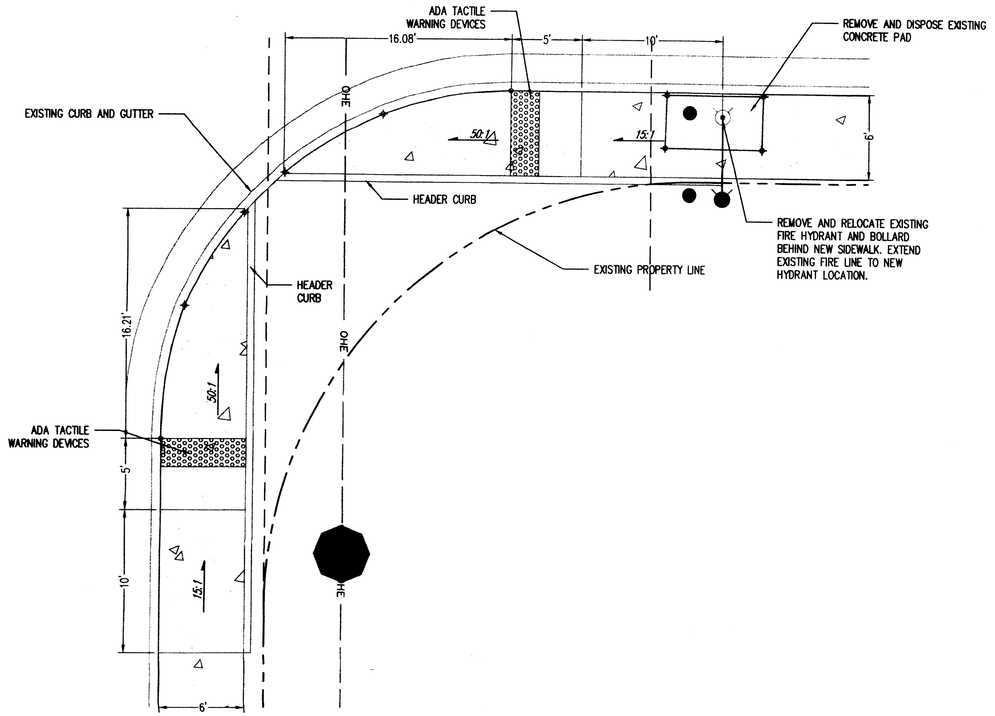
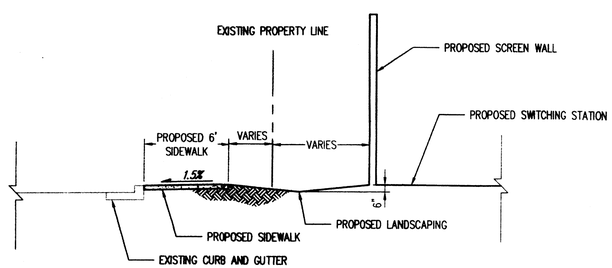


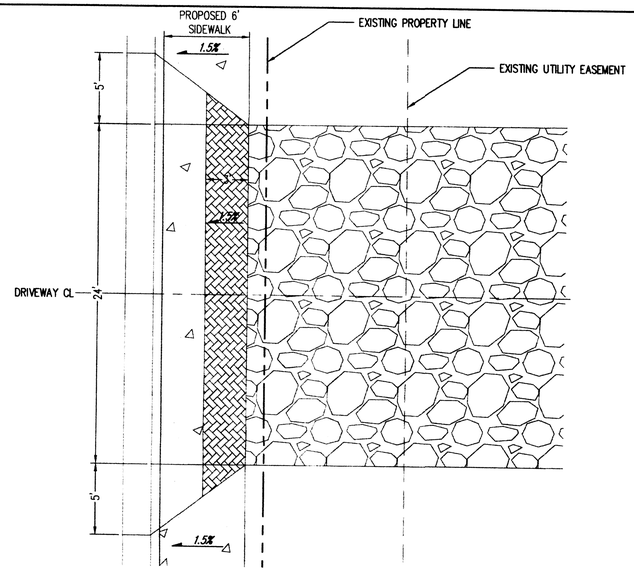
PROPOSED ADA RAMP - NW CORNER

SCALE: 1"=5'



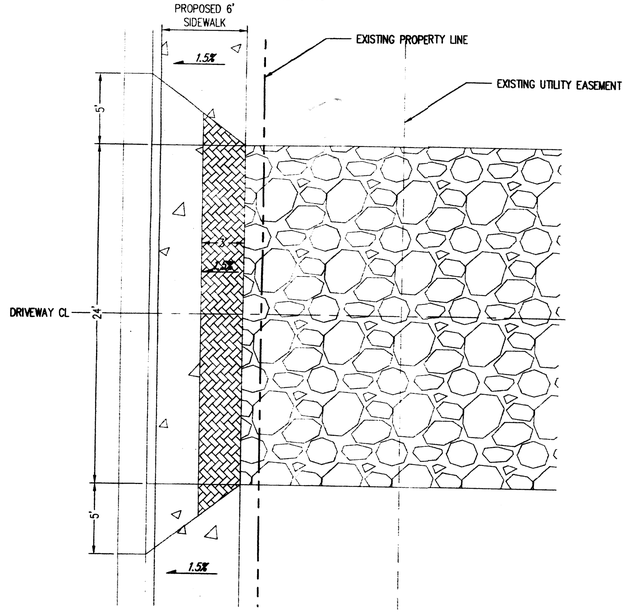
PROPOSED TYPICAL SECTION

N.T.S.



NORTH DRIVEWAY DETAIL

SCALE: 1"=10'



SOUTH DRIVEWAY DETAIL

SCALE: 1"=10'

REVISION NO.	DATE	BY

Bohannan ▲ Huston
www.bhinc.com 800.877.5332

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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: SBD-5802	SHEET 2 OF 6	
REV. NO.			

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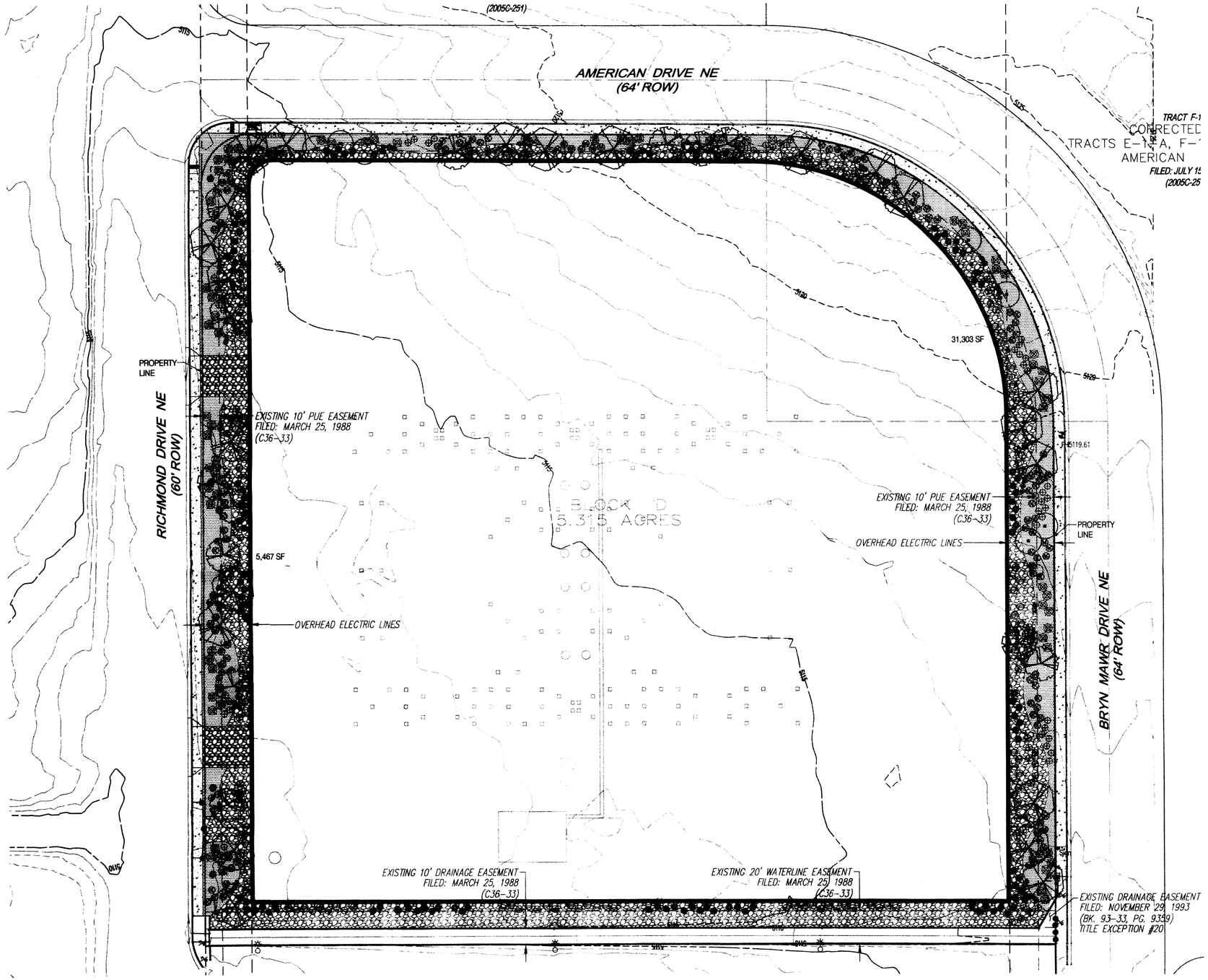
(2005C-251)
AMERICAN DRIVE NE
(64' ROW)
TRACT F-1
CORRECTED
TRACTS E-1-A, F-
AMERICAN
FILED: JULY 1
(2005C-25
RICHMOND DRIVE NE
(60' ROW)
PROPERTY
LINE
EXISTING 10' PUE EASEMENT
FILED: MARCH 25, 1988
(C36-33)
BLOCK D
5.315 ACRES
31,303 SF
5,467 SF
5119.61
EXISTING 10' PUE EASEMENT
FILED: MARCH 25, 1988
(C36-33)
PROPERTY
LINE
OVERHEAD ELECTRIC LINES
OVERHEAD ELECTRIC LINES
BRYN MAWR DRIVE NE
(64' ROW)
EXISTING 10' DRAINAGE EASEMENT
FILED: MARCH 25, 1988
(C36-33)
EXISTING 20' WATERLINE EASEMENT
FILED: MARCH 25, 1988
(C36-33)
EXISTING DRAINAGE EASEMENT
FILED: NOVEMBER 29, 1993
(BK. 93-33, PG. 9359)
TITLE EXCEPTION #20
5115
5120
5125
5130
5135
5140
5145
5150
5155
5160
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5170
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5180
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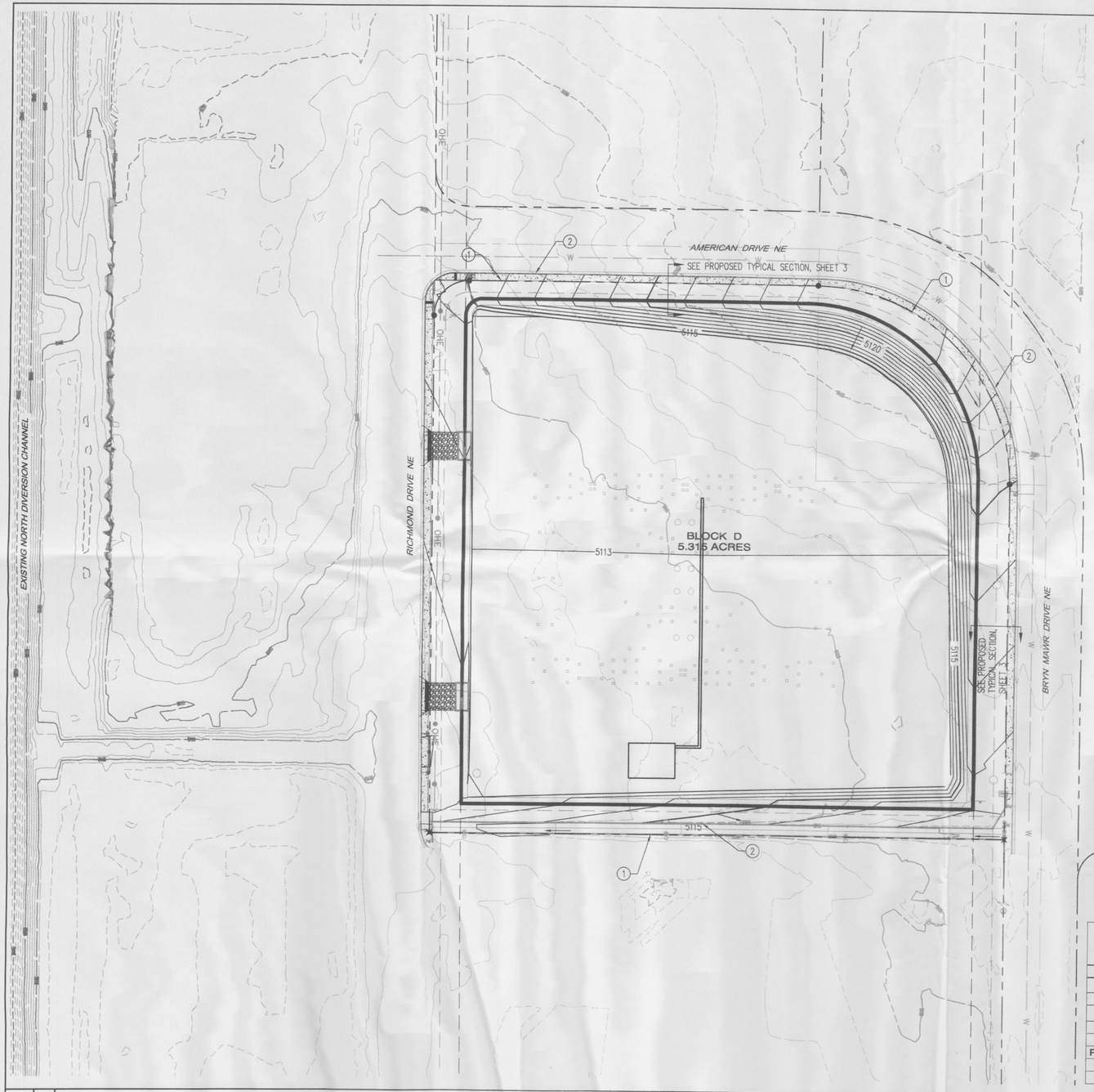

KEYED NOTES

1. PROPERTY LINE.
2. GRADING LIMITS

LEGEND

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

GENERAL NOTES

1. ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
2. 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. 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 A	B	C	D	Q(100) (cfs/ac.)	Q(100) (cfs)	WT E (inches)	$V(100)_{360}$ (CF)	$V(100)_{1440}$ (CF)
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*	*17672*	*17672*
Gravel Driveways	1358	0.03	0.0%	0.0%	100.0%	0.0%	3.1	0.10	*1.13*	*128*	*128*

REVISION NO.	DATE	BY

Bohannan Huston
www.bhinc.com 800.877.5332

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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: SBD-5802	SHEET 4 OF 6	
REV. NO.			

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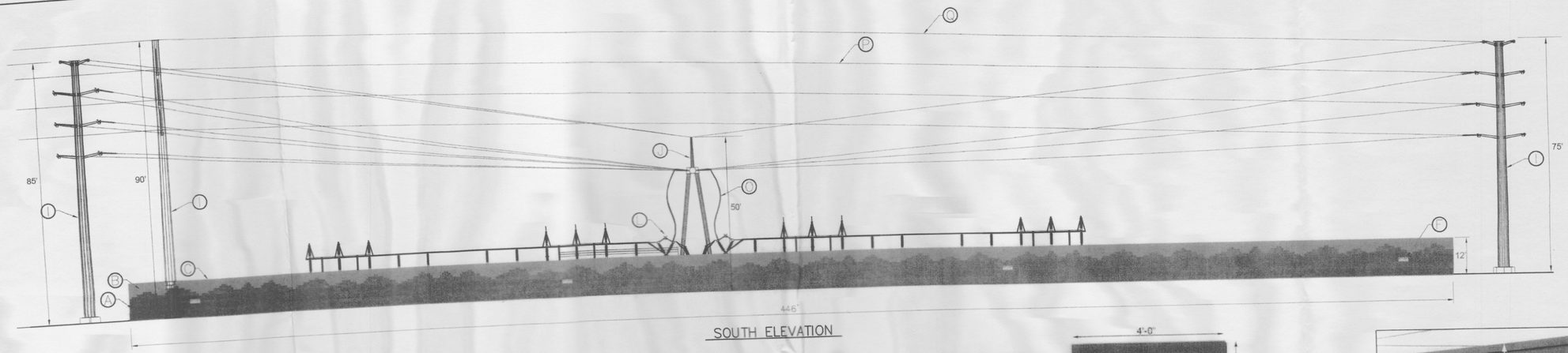
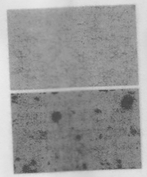


SOUTH ELEVATION

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
- (O) V-SWITCH
- (M) ELECTRIC BUS
- (N) BUS INSULATOR
- (O) CONNECTION WIRE
- (P) TRANSMISSION LINE
- (Q) STATIC LINE

COLOR	SPECIFICS
PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
PAINTED BREVITY BROWN (MEDIUM BROWN)	SW6068 LRV10
(SEE DETAIL)	NON-REFLECTIVE SURFACE
(SEE DETAIL)	NON-REFLECTIVE SURFACE
ANSI-70 GREY	NON-REFLECTIVE SURFACE
WEATHERED STEEL	NON-REFLECTIVE SURFACE
WEATHERED STEEL	NON-REFLECTIVE SURFACE
ANSI-70 GREY	NON-REFLECTIVE SURFACE
ALUMINIUM GREY	NON-REFLECTIVE SURFACE
ANSI-70 GREY	NON-REFLECTIVE SURFACE
ALUMINIUM GREY	NON-REFLECTIVE SURFACE
ALUMINIUM GREY	NON-REFLECTIVE SURFACE
ALUMINIUM GREY	NON-REFLECTIVE SURFACE

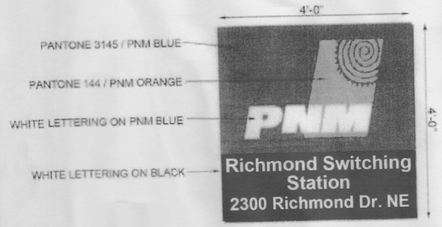


SMOOTH-FACE BLOCK, PECOS GOLD #250
TOP & CAP BLOCK, PECOS GOLD #250
(SMOOTH-FACE READS AS LIGHTER COLOR)

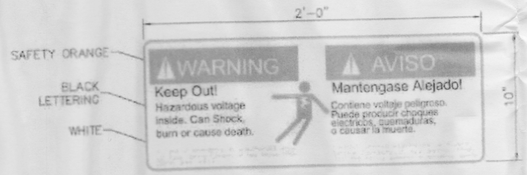
SPLIT-FACE BLOCK, PECOS GOLD #250

NOTES:

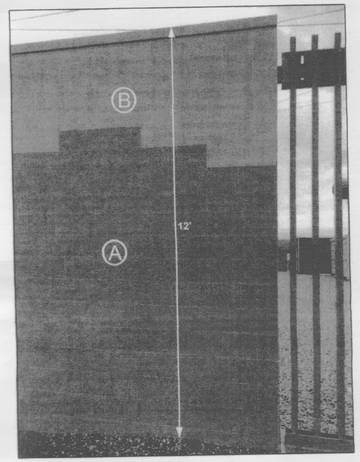
1. SWITCHING STATION WILL COMPLY WITH NEMA NOISE GUIDELINES.
2. SWITCHING STATION WILL BE MAINTAINED GRAFFITI FREE.
3. CONTINUOUS WALL CAP SHALL PROTRUDE TWO INCHES.



STATION SIGN (No Scale)



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



WALL DETAIL

WEST ELEVATION

0 10 20
Feet

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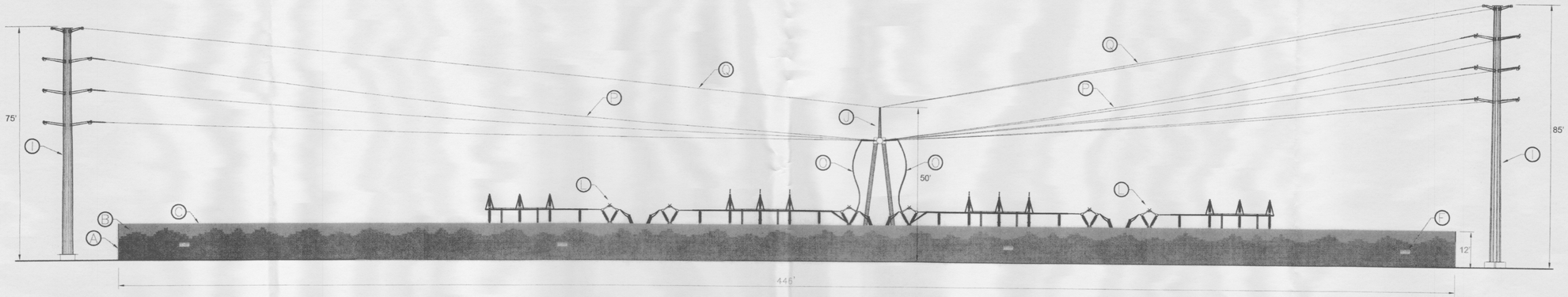
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ELEVATION VIEW V.3
115kV LAYOUT
RICHMOND SWITCHING **STATION**

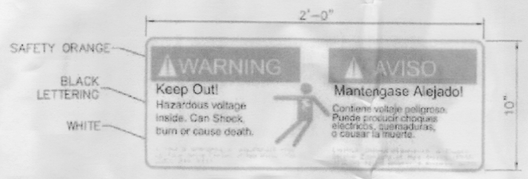
DR: DK	TR:	DATE: 10/9/14
CKD:	OK:	SCALE: 1"=20'-0"
APP:	ACAD FILE: SBD5801	SHEET 5 OF 6
REV. NO.		

REVISION		
NO.	DATE	BY

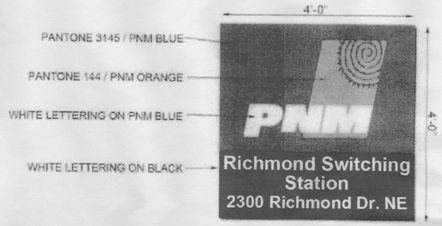


NORTH ELEVATION

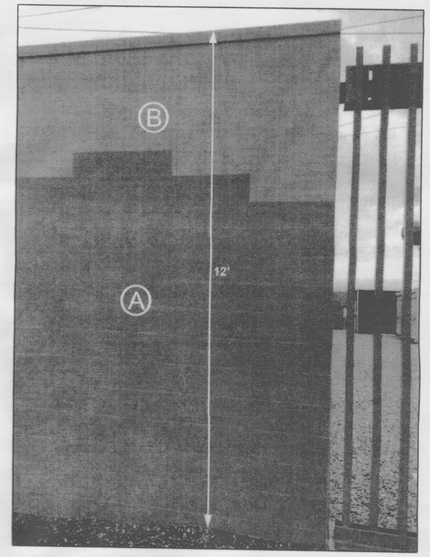
KEYED ITEM	COLOR	SPECIFICS
(A) SPLIT-FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(B) SMOOTH-FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(C) TOP & CAP BLOCK (w/2" PROTRUSION)	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(D) STEEL SWING GRILL	PAINTED BREVITY BROWN (MEDIUM BROWN)	SW6068 LRV10
(F) WARNING SIGN	(SEE DETAIL)	NON-REFLECTIVE SURFACE
(G) PNM STATION SIGN	(SEE DETAIL)	NON-REFLECTIVE SURFACE
(H) TRANSFORMER	ANSI-70 GREY	NON-REFLECTIVE SURFACE
(I) TRANSMISSION STRUCTURE	WEATHERED STEEL	NON-REFLECTIVE SURFACE
(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
(Q) STATIC LINE	ALUMINIUM GREY	NON-REFLECTIVE SURFACE



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



STATION SIGN (No Scale)



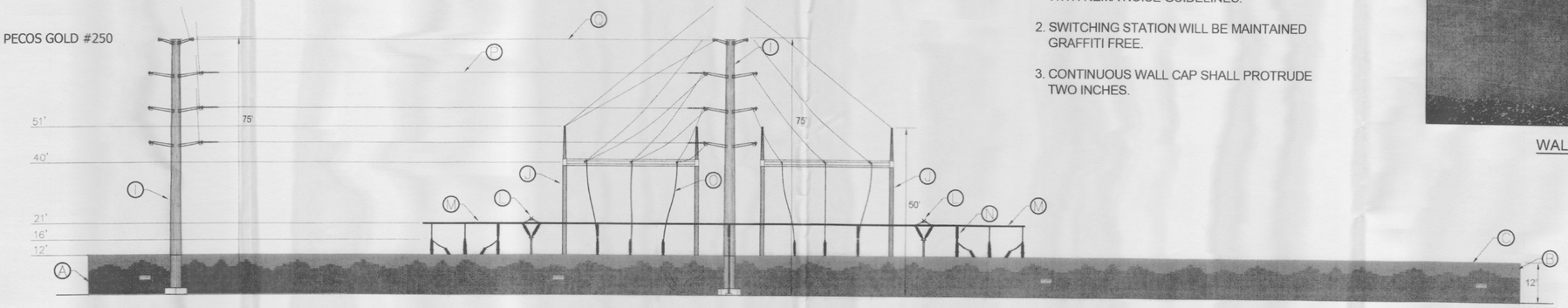
WALL DETAIL

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

SPLIT-FACE BLOCK, PECOS GOLD #250

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.



EAST ELEVATION

0 10 20
Feet

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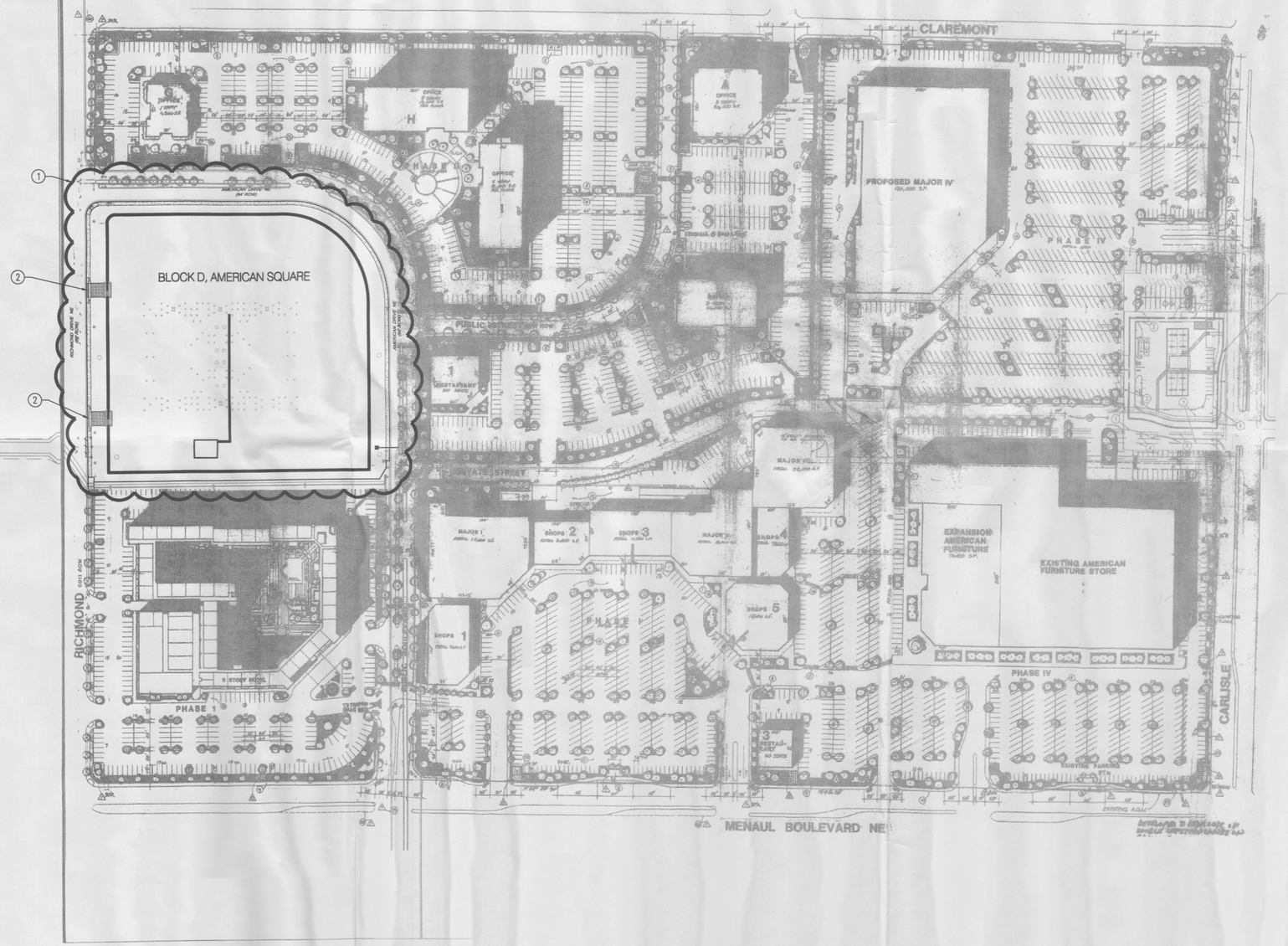
NO.	DATE	BY

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ELEVATION VIEW
115kV LAYOUT
RICHMOND SWITCHING **STATION**

DR: DK	TR:	DATE: 10/9/14
CKD:	OK:	SCALE: 1"=20'-0"
APP:	ACAD FILE: SBD5801	SHEET 6 OF 6
REV. NO.		

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



KEYED NOTES:

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

N

NOT TO SCALE

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

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

REVISION NO.	DATE	BY

Bohannan Huston
www.bhinc.com 800.877.5332

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT
PNM – RICHMOND SWITCHING STATION

DR: JLB	TR:	DATE: May 21, 2015	
CKD: TMF	OK:	SCALE: 1"=50'	
APP:	ACAD FILE: SBD-5802	SHEET	
REV. NO.			

Thu, 21-May-2015 – 1:01:pm, Plotted by: LBRANDENBURG
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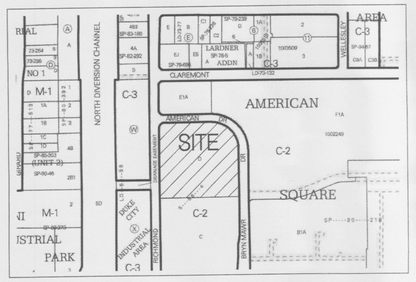


VICINITY MAP
N.T.S.
ZONE ATLAS PAGE H-16-Z

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

1. ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
2. THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. LOCATION OF EXISTING WATERLINE IS APPROXIMATE AND IS BASED ON AS-BUILT DATA. CONTRACTOR TO FIELD VERIFY LOCATION OF WATERLINE PRIOR TO INSTALLATION OF SERVICE LINE.
4. 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:

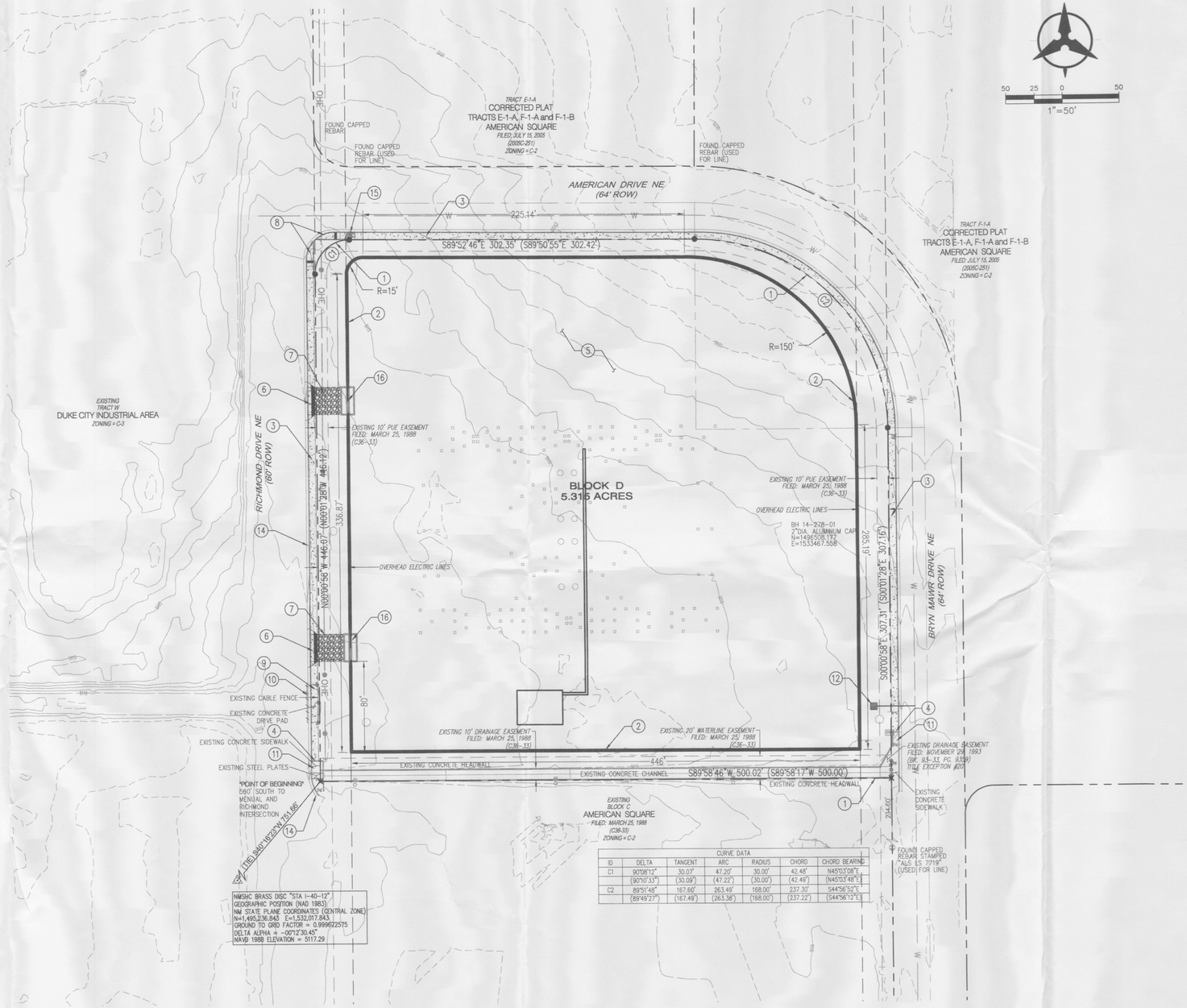
BLOCK D, AMERICAN SQUARE.

PARCEL SIZE:

5.315 ACRES.

APPLICABLE PLANS:

AMERICAN SQUARE SITE DEVELOPMENT PLAN FOR SUBDIVISION.



CURVE DATA							
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°08'12"	30.07'	47.20'	30.00'	42.48'	N45°03'08"E
	(90°01'33")	(30.09')	(47.22')	(30.00')	(42.49')	(N45°03'48"E)
C2	89°51'48"	167.60'	263.49'	168.00'	237.30'	S44°56'52"E
	(89°49'27")	(167.49')	(263.38')	(168.00')	(237.22')	(S44°56'12"E)

KEYED NOTES

1. EXISTING PROPERTY LINE.
2. INSTALL NEW SCREEN WALL PER PNM STANDARDS. SEE SHEETS 5 AND 6.
3. INSTALL 6' SIDEWALK.
4. TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK.
5. PNM SWITCHING STATION. SEE SWITCHING STATION SHEETS FOR DETAILS.
6. PROPOSED CONCRETE DRIVEPAD TO BE BUILT PER COA STD DWG 2425. COLORED STAMPED CONCRETE SHALL BE USED WHERE PEDESTRIAN CROSSING OCCURS.
7. PROPOSED BASE COURSE DRIVEWAY. SEE DETAILS, SHEET 2.
8. PROPOSED ADA RAMP. SEE DETAIL, SHEET 2.
9. REMOVE EXISTING CONCRETE DRIVEPAD AND CABLE FENCE.
10. SAWCUT 1' FROM EXISTING CURB AND GUTTER AND REMOVE AND DISPOSE. INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
11. EXISTING SIDEWALK TO REMAIN.
12. INSTALL 1" WATER SERVICE LINE PER COA STD DWG 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.
13. NOT USED.
14. EXISTING CURB AND GUTTER TO REMAIN.
15. REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND BOLLARD BEHIND NEW SIDEWALK PER COA STD DWG 2347. SEE DETAIL, SHEET 2 FOR ADDITIONAL INFORMATION.
16. PROPOSED GATE PER PNM STANDARDS. SEE SHEETS 5 AND 6.

REVISION			
NO.	DATE	BY	

Bohannan Huston
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT — V.3
PNM – RICHMOND SWITCHING STATION

DR: JLB	TR:	DATE: Oct 09, 2014	
CKD: TMF	OK:	SCALE: 1"=50'	
APP:	ACAD FILE: SBD-5802	SHEET 1 OF 6	
REV. NO.			

Thu, 9-Oct-2014 – 1:57:pm, Plotted by: LBRANDENBURG
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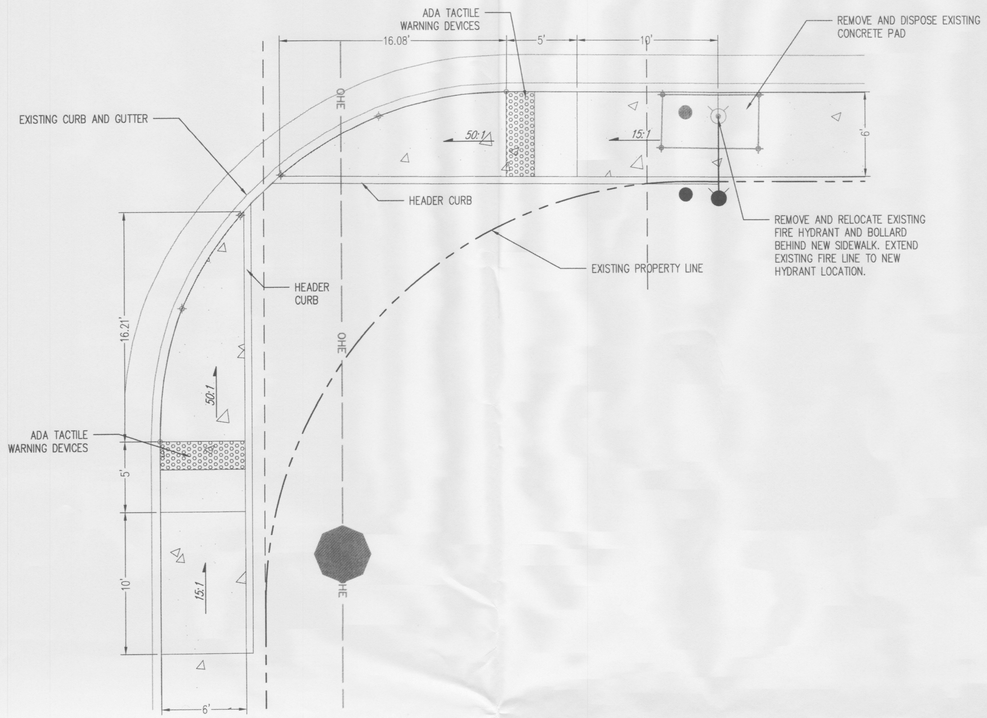
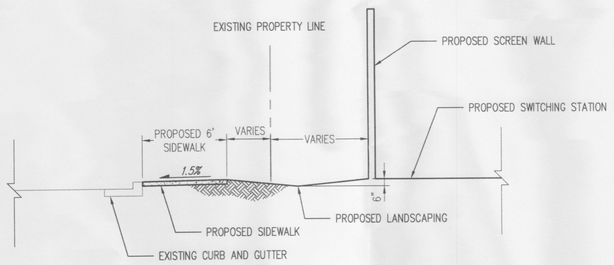


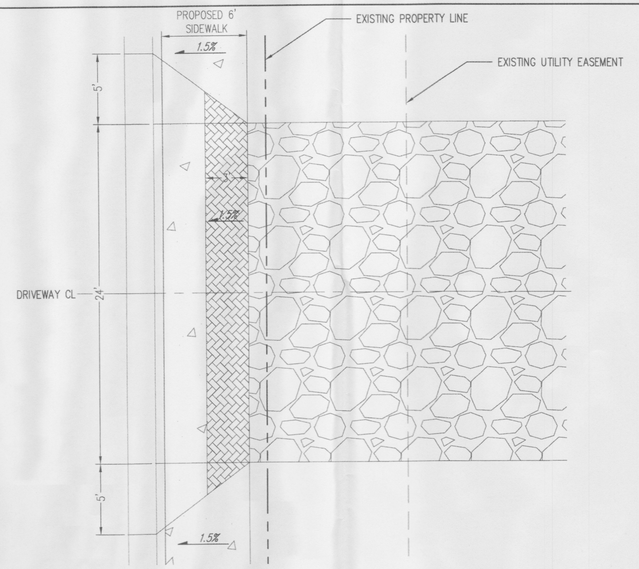
PROPOSED ADA RAMP - NW CORNER

SCALE: 1"=5'



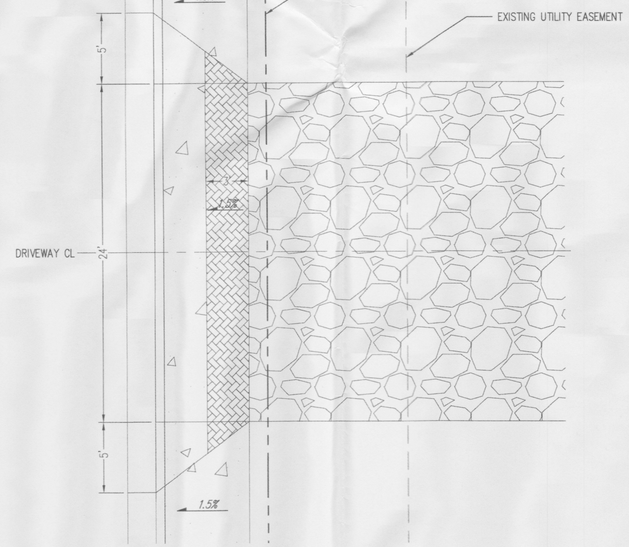
PROPOSED TYPICAL SECTION

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: SBD-5802	SHEET 2 OF 6	
REV. NO.			

Mon, 29-Sep-2014 – 5:07:pm, Plotted by: LBRANDENBURG
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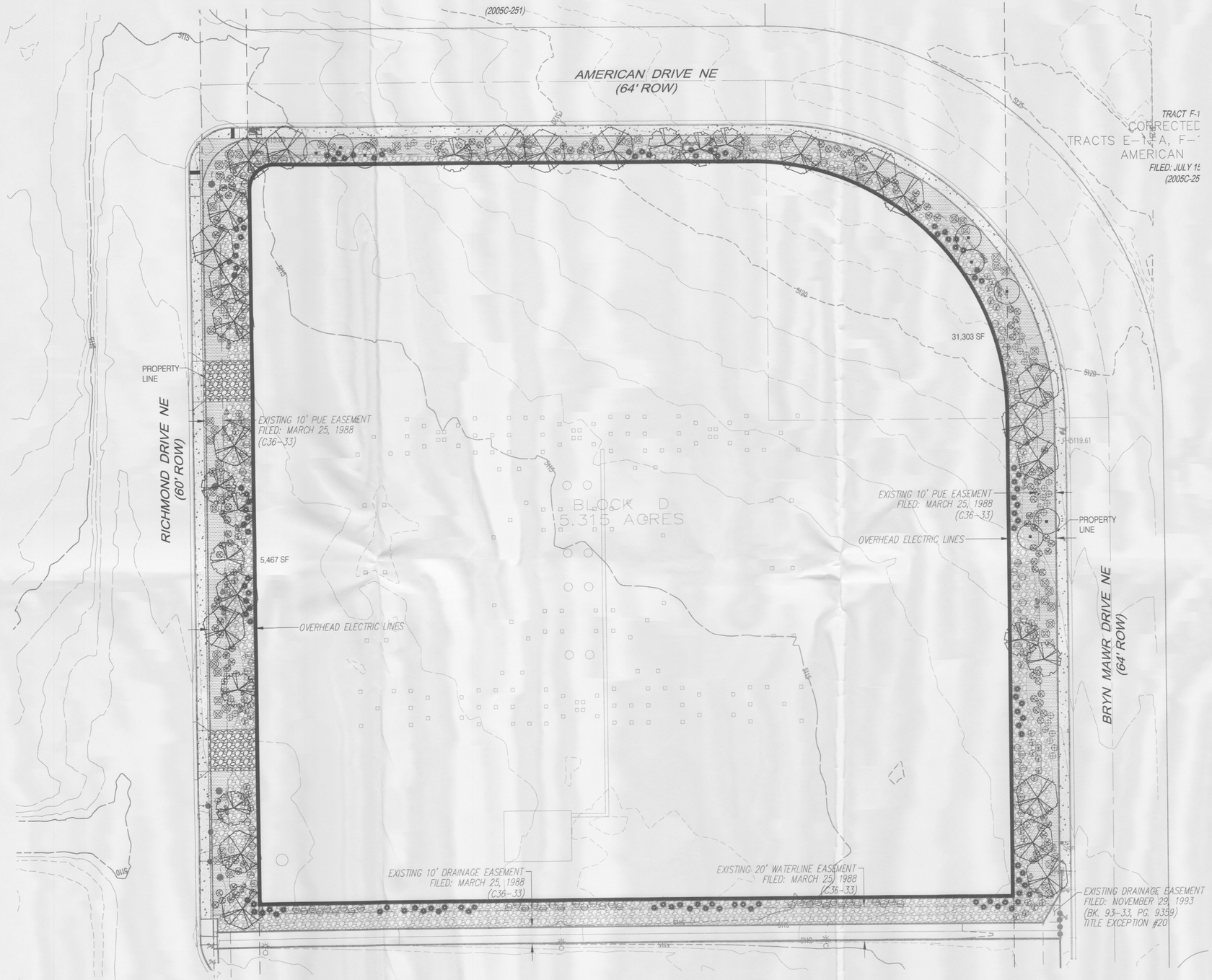

NORTH 15 0 30 60

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
23		CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	25-GAL.	10' HT. 20' HT. X 25' SPR.	LOW +
8		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	25-GAL.	10' HT. 15' HT X 15' SPR.	MEDIUM
11		VITEX AGNUS-CASTUS CHASTE TREE	15-GAL.	8 HT. 20' HT X 20' SPR.	MEDIUM
		SHRUBS/GROUNDCOVERS			
50		CARYOPTERIS CLANDONENSIS BLUE MIST	1-GAL.	5' O.C. 4' HT. X 4' SPR.	LOW
56		CYTISUS SCOP. 'LENA'S BROOM' LENA'S BROOM	1-GAL.	5' O.C. 4' HT. X 4' SPR.	LOW
67		FALLUGIA PARADOXA APACHE PLUME	1-GAL.	6' O.C. 5' HT. X 5' SPR.	LOW
109		DASYLIRION WHEELORI SOTOL	5-GAL.	5' O.C. 5' HT. X 5' SPR.	MEDIUM
120		PYRACANTHA COCCINEA 'LOW BOY' LOW BOY PYRACANTHA	5-GAL.	6' O.C. 3' HT. X 6' SPR.	MEDIUM
70		RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE LEAF SUMAC	1-GAL.	6' O.C. 2' HT. X 6' SPR.	LOW +
60		SALVIA GREGGII CHERRY SAGE	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW +

2"-4" SANTA ANA TAN COBBLE (6" DEPTH OVER FILTER FABRIC)

7/8" SANTA FE BROWN ROCK MULCH (2" DEPTH OVER FILTER FABRIC)

MOSS ROCK LANDSCAPE BOULDERS
(27 CF TO 36 CF TYPICAL).

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 (3) .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:	13,896 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

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

LANDSCAPE PLAN (V. 3)

RICHMOND SWITCHING STATION

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

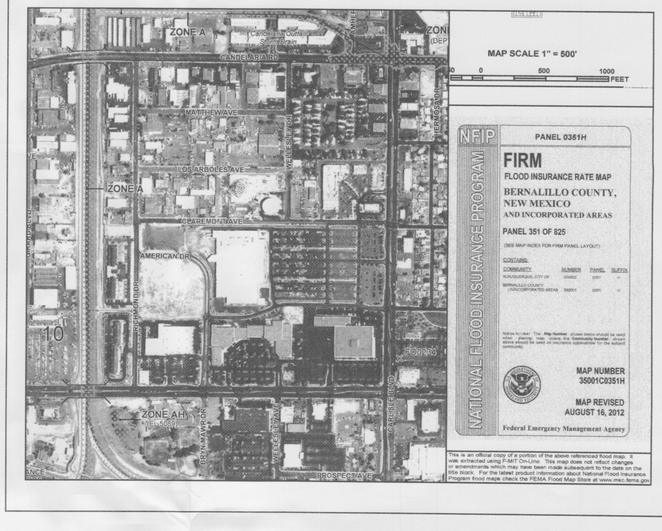
N

50 25 0 50

1"=50'

KEYED NOTES

1. PROPERTY LINE.
2. GRADING LIMITS



LEGEND

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

GENERAL NOTES

1. ALL DIMENSIONS SHOWN FOR SITE WALL ARE MEASURED AT OUTSIDE FACE OF WALL.
2. 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. 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 A	B	C	D	Q(100) (cfs/ac.)	Q(100) (cfs)	WTE (inches)	$V(100)_{360}$ (CF)	$V(100)_{1440}$ (CF)
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*	*17672*	*17672*
Gravel Driveways	1358	0.03	0.0%	0.0%	100.0%	0.0%	3.1	0.10	*1.13*	*128*	*128*

REVISION NO.	DATE	BY

Bohannan Huston
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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: SBD-5802	SHEET 4 OF 6	
REV. NO.			

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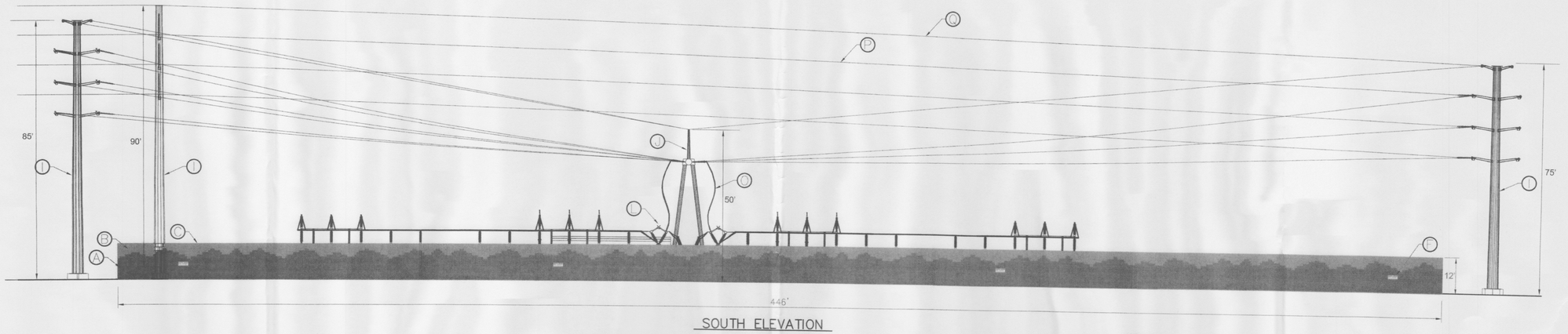


SOUTH ELEVATION

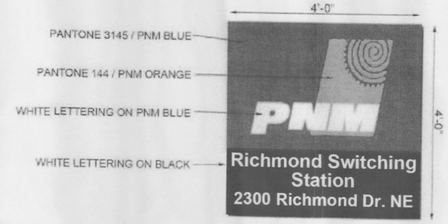
KEYED ITEM	COLOR	SPECIFICS
(A) SPLIT–FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(B) SMOOTH–FACE BLOCK	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(C) TOP & CAP BLOCK (w/2" PROTRUSION)	PECOS GOLD (MEDIUM BROWN)	UTILITY BLOCK CO. INC. #250
(D) STEEL SWING GRILL	PAINTED BREVITY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

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

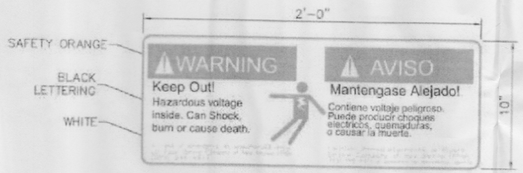
SPLIT-FACE BLOCK, PECOS GOLD #250

NOTES:

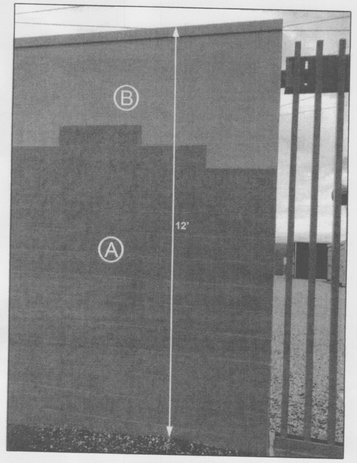
1. SWITCHING STATION WILL COMPLY WITH NEMA NOISE GUIDELINES.
2. SWITCHING STATION WILL BE MAINTAINED GRAFFITI FREE.
3. CONTINUOUS WALL CAP SHALL PROTRUDE TWO INCHES.



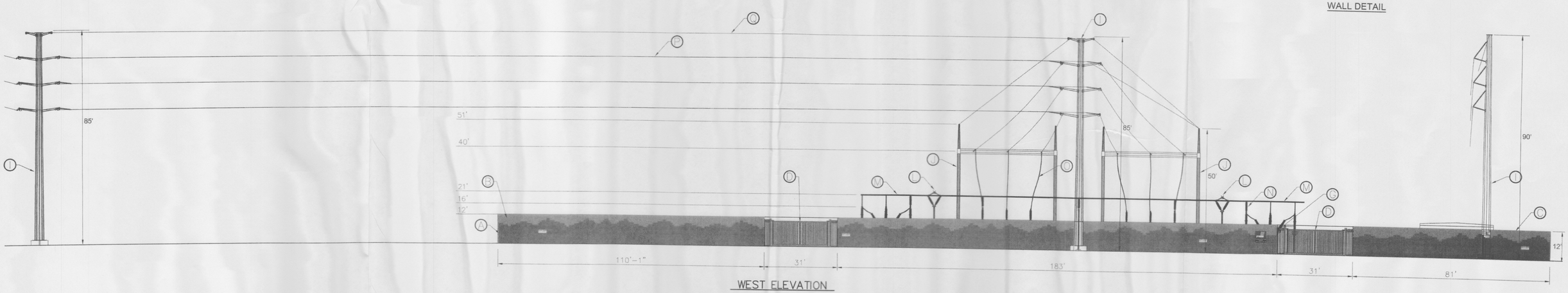
STATION SIGN (No Scale)



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



WALL DETAIL



WEST ELEVATION

REVISION	NO.	DATE	BY

0 10 20 Feet

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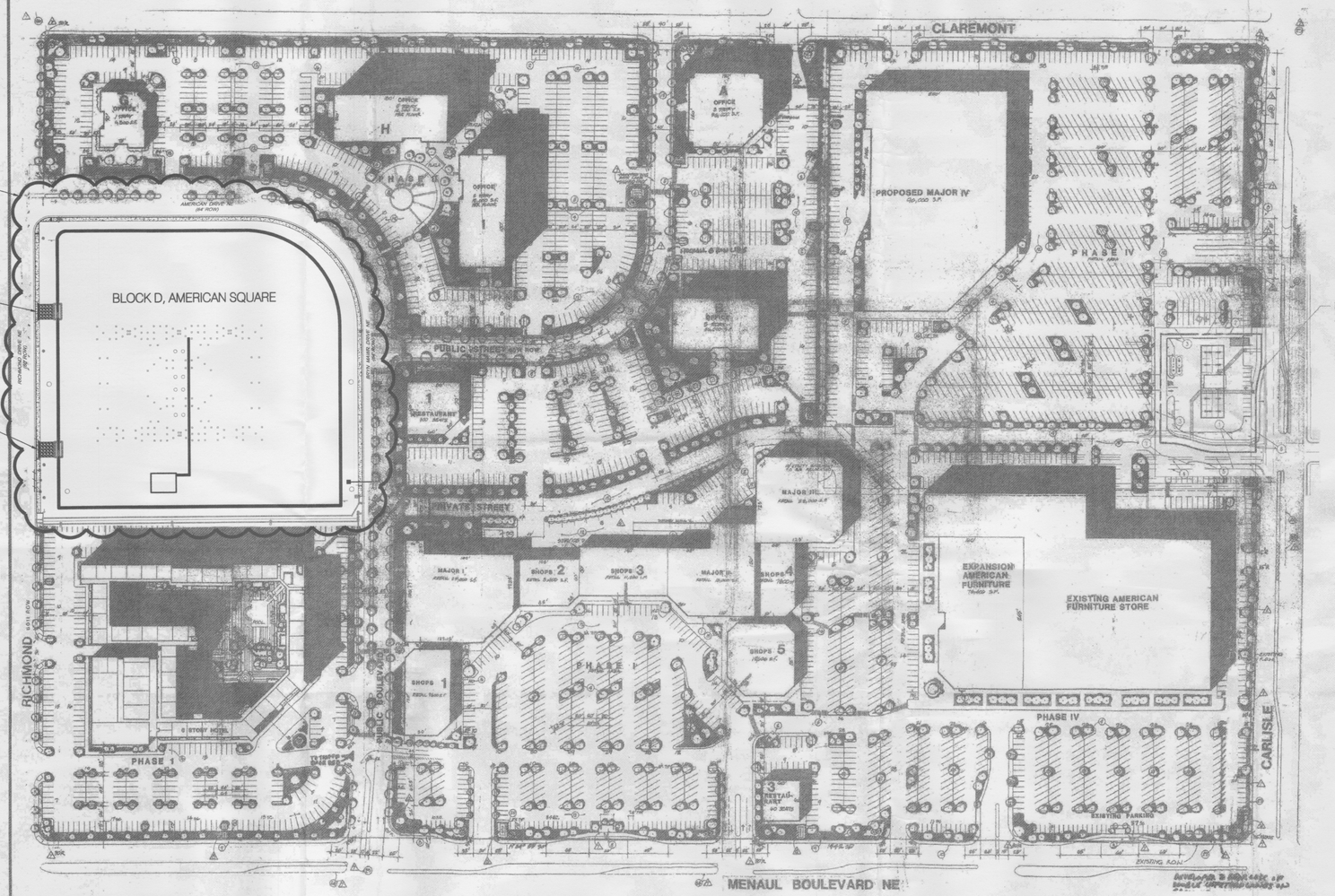
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

ELEVATION VIEW V.3
115kV LAYOUT
RICHMOND SWITCHING **STATION**

DR: DK	TR:	DATE: 10/9/14
CKD:	OK:	SCALE: 1"=20'-0"
APP:	ACAD FILE: SBD5801	SHEET 5 OF 6
REV. NO.		

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.

NOT TO SCALE

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

REVISION		
NO.	DATE	BY

Bohannan Huston
www.bhinc.com 800.877.5332

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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: Sep 22, 2014
CKD: TMF	OK:	SCALE: 1"=50'
APP:	ACAD FILE: SBD-5802	SHEET
REV. NO.		

Mon, 22-Sep-2014 – 9:23:pm, Plotted by: TFREEL
P:\20150027\TRANS\Design\Plan Production\Plans\20150027_Site Plan for Subdivision Amendment.dwg