



CONSTRUCTION DRAWINGS FOR SAGEBRUSH SUBSTATION SITE DEVELOPMENT

PNM PROJECT #673890

OCTOBER 2021

SHEET LIST		
NO.	TITLE	DESCRIPTION
1	SBD-7602-S1	COVER AND INDEX OF SHEETS
2	SBD-7602-S2	PROJECT SITE PLAN
3	SBD-7602-S3	DRAINAGE AND GRADING PLAN
4	SBD-7602-S4	DRAINAGE SECTIONS
5	SBD-7602-S5	DRIVEWAY DETAILS
6	SBD-7602-S6	PIPING PLAN AND DETAILS
7	SBD-7602-S7	SCHEMATIC PLANTING PLAN

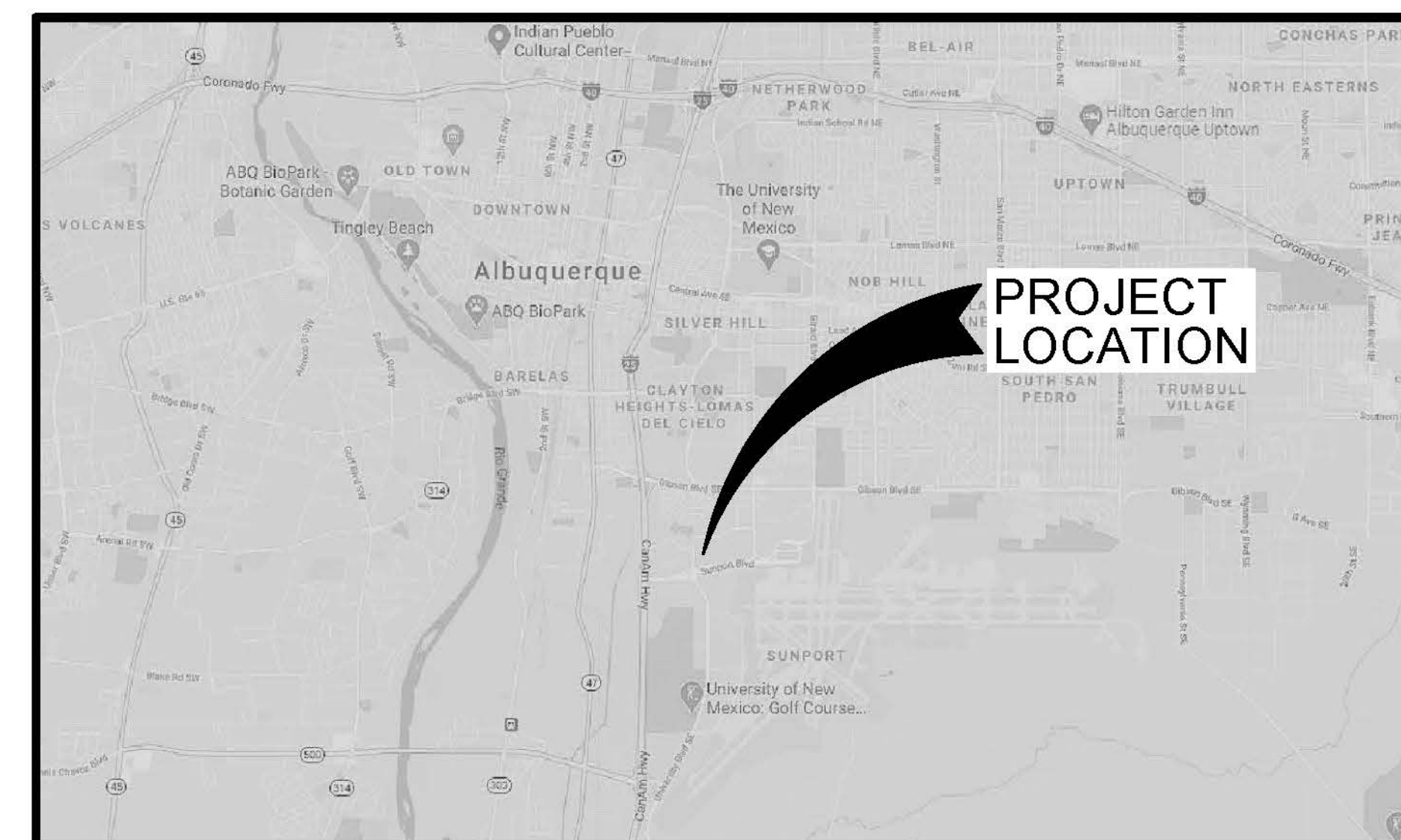
CONTACT:
DEREK KASTENDIECK
505-241-2922

CABQ PROJECT #:
PR-2020-004447

APPLICATION #:
SI-2021-01885



LOCATION MAP
(ZONE ATLAS MAP M15)
NOT TO SCALE

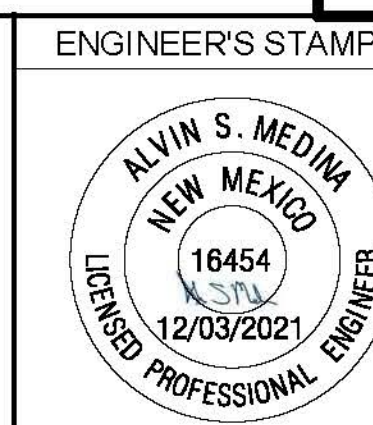


VICINITY MAP
NOT TO SCALE

DRB SITE DEVELOPMENT PLAN APPROVAL		
MEMBER	SIGNATURE	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION:	<i>Jeanine Wolfenbarger</i>	Mar 21, 2022
ABCWUA:	<i>Blaine Carter</i>	May 5, 2022
PARKS AND RECREATION DEPARTMENT:	<i>Cheryl Jett</i>	Mar 21, 2022
CITY ENGINEER/HYDROLOGY:	<i>Ernest Ramirez</i>	Mar 21, 2022
CODE ENFORCEMENT:	<i>SW</i>	Mar 22, 2022
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL):	<i>D. L. Or</i>	Mar 21, 2022
SOLID WASTE MANAGEMENT:		
DRB CHAIRPERSON, PLANNING DEPARTMENT:	<i>Jay Rodenbeck</i>	May 5, 2022

* ENVIRONMENTAL HEALTH, IF NECESSARY

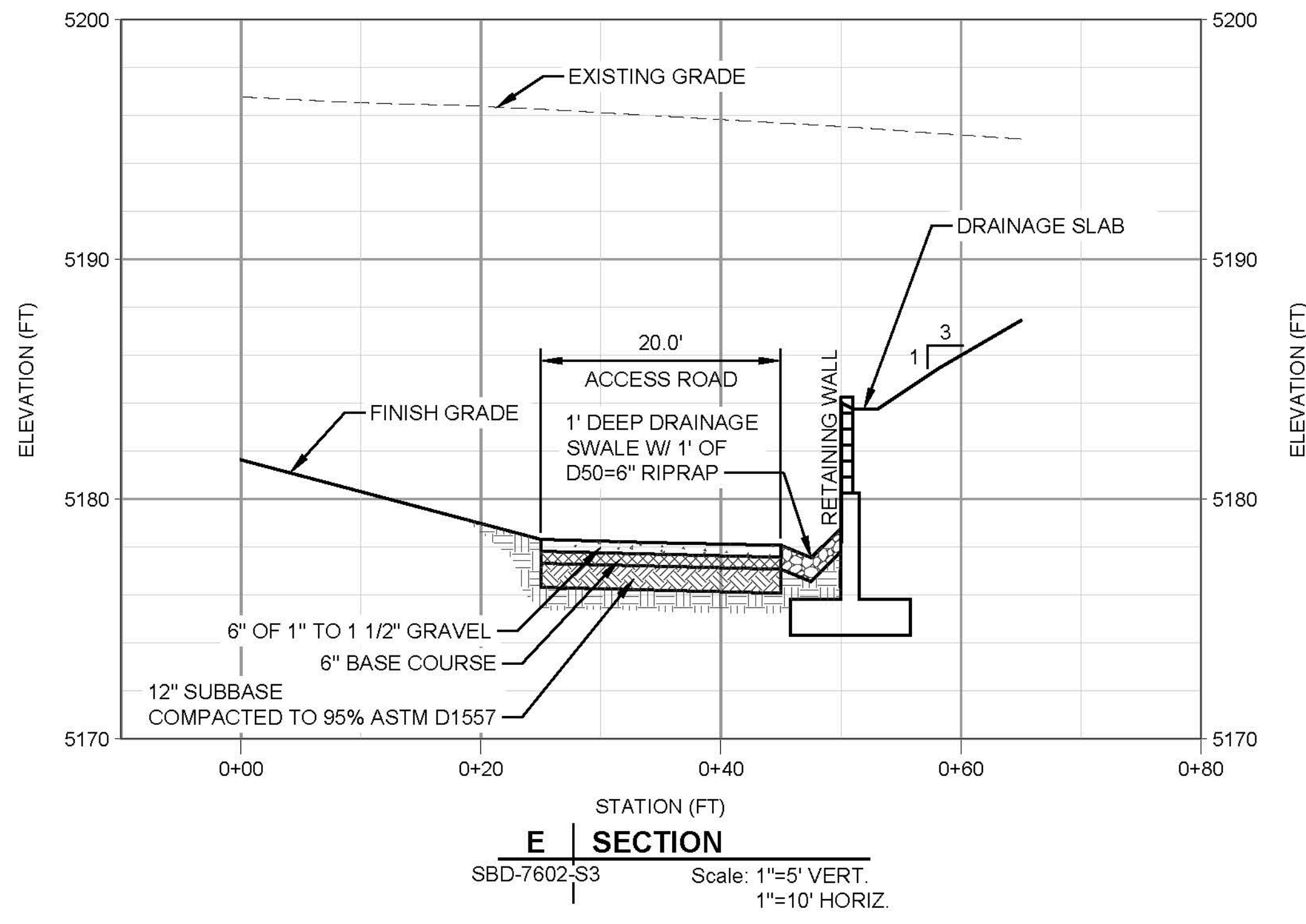
REVISION	NO.	DATE	BY



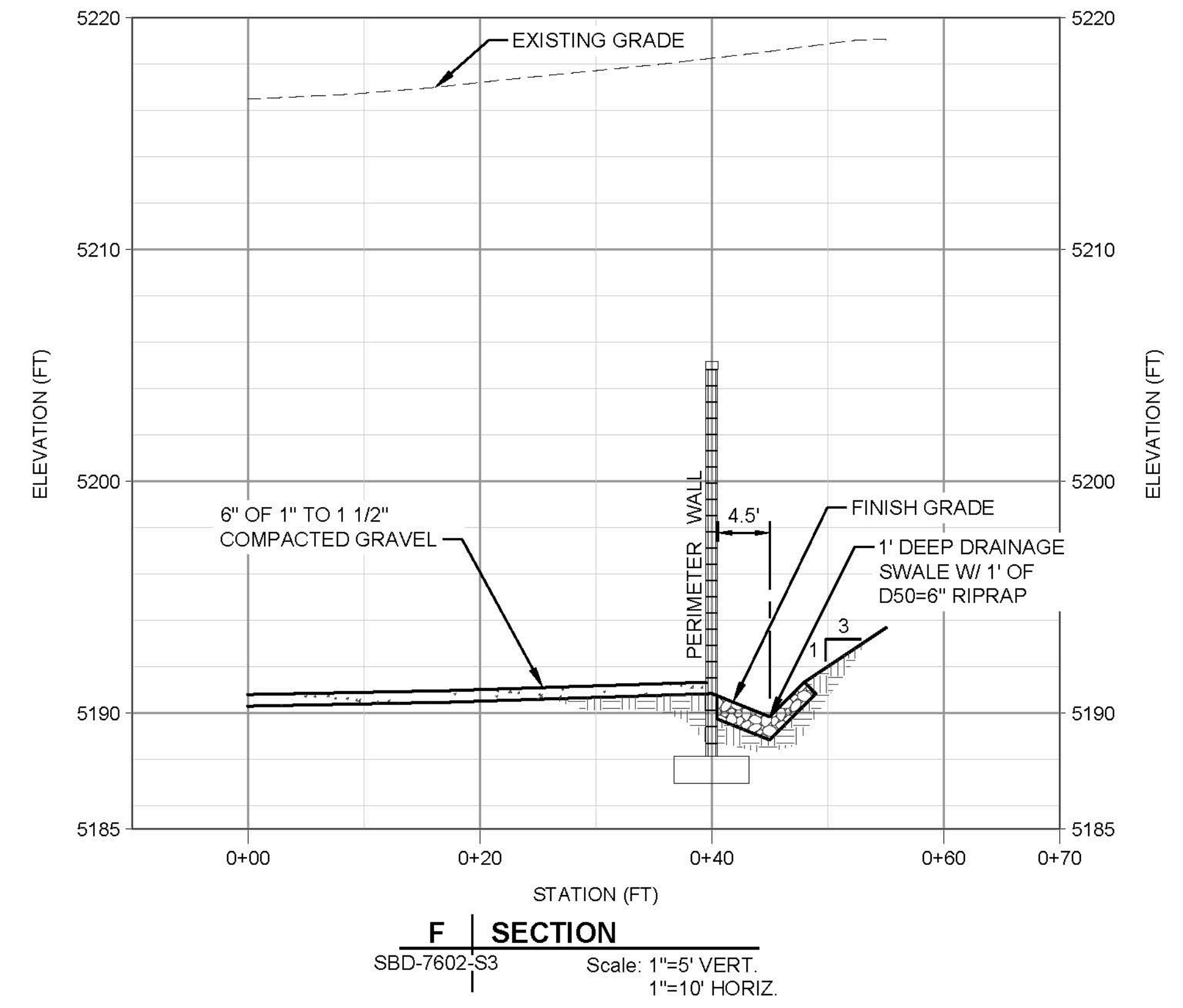
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO		
COVER AND INDEX OF SHEETS		
SAGEBRUSH SUBSTATION		
DR:	OK:	DATE: 02/01/21
CKD:	APP:	SCALE: As Noted
REV. NO.	SBD-7602-S1	1 OF 7

D:\Users\jess.higgins\Desktop\Sagebrush\00-650 DRB SUBMITTAL\00-SHEETS\00-COVER-DRB.dwg
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 FILE: VICINITY MAP 3.jpg
 FROM: file based
 INDEX: LOCATION MAP.jpg



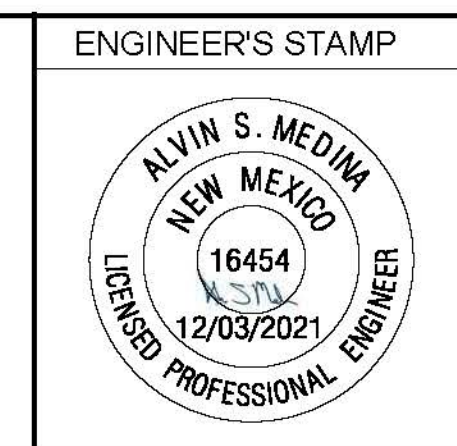
E SECTION
 SBD-7602-S3 Scale: 1"=5' VERT.
 1"=10' HORIZ.



F SECTION
 SBD-7602-S3 Scale: 1"=5' VERT.
 1"=10' HORIZ.

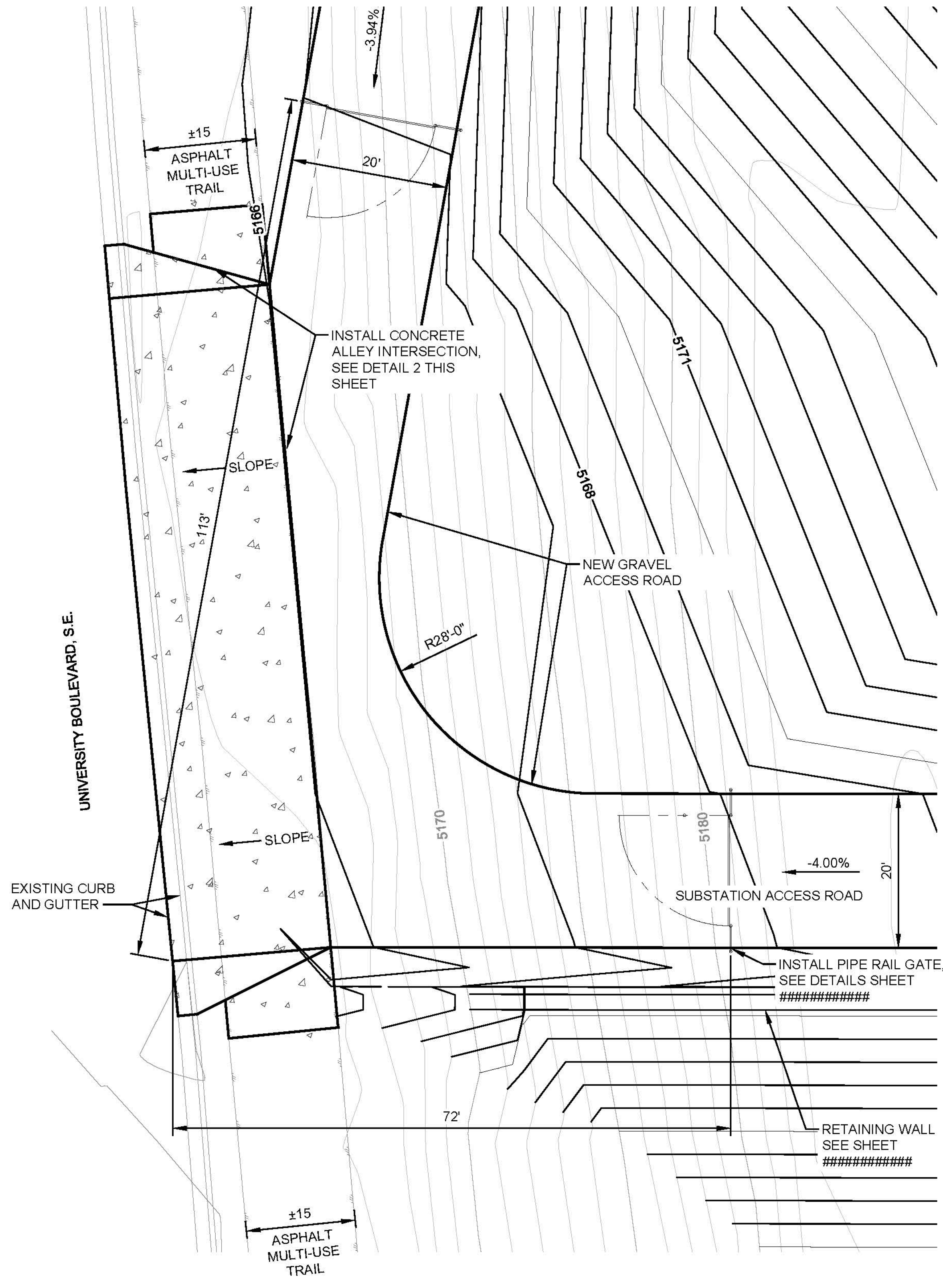
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 DATE: Mar 17, 2022 10:26am PLOT: S3B STATION UNDERWORK UNIVERSITY CORP & CENTER EPIDEMIOLOGISTS PNM Title Book1 IMAGES: SM Structures.rpt

REVISION	NO.	DATE	BY

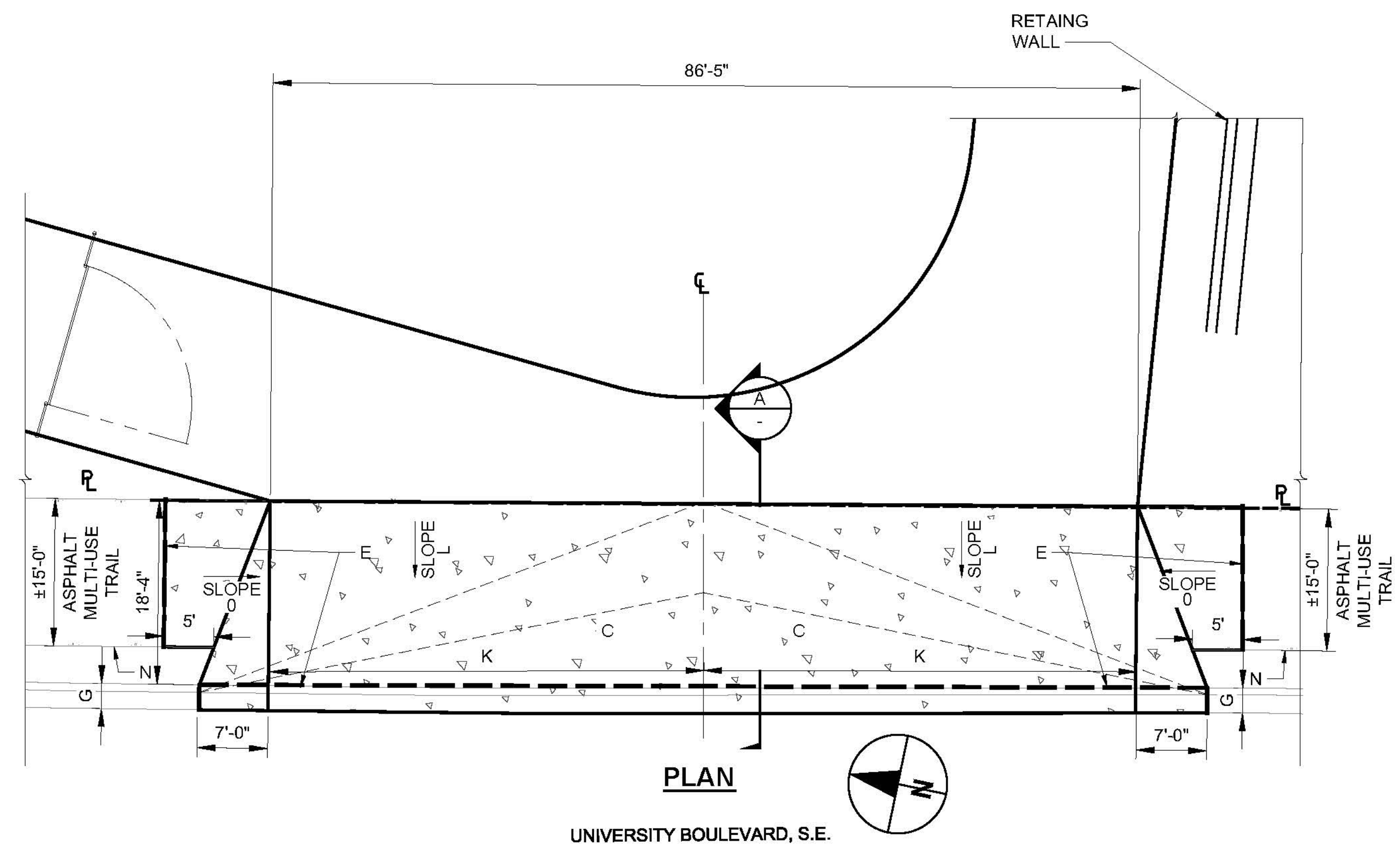
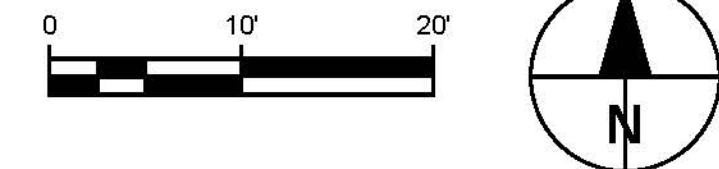


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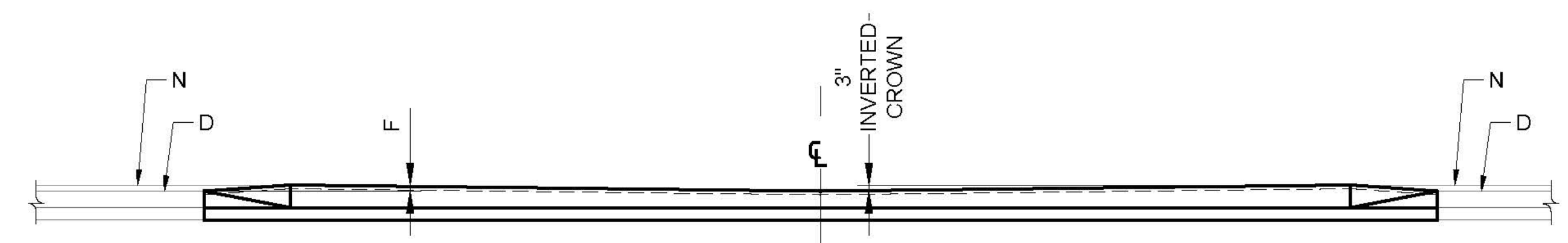
PNM PUBLIC SERVICE COMPANY OF NEW MEXICO DRAINAGE SECTIONS SAGEBRUSH SUBSTATION		
DR:	OK:	DATE: 02/01/21
CKD:	APP:	SCALE: As Noted
REV. NO.	SBD-7602-S4	4 OF 7



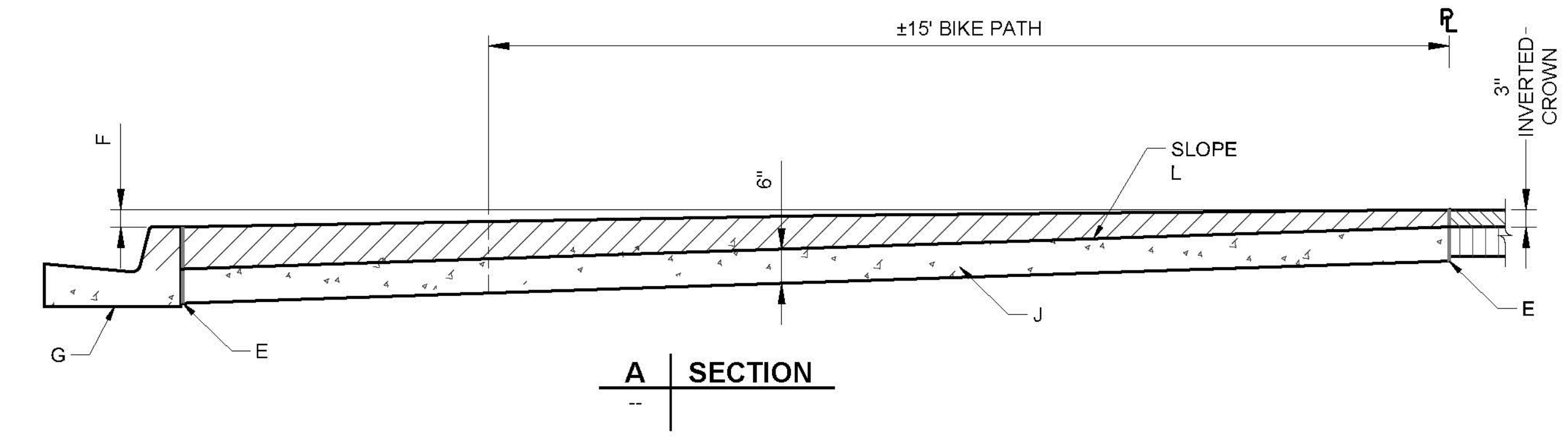
1 | DRIVEWAY DETAIL
Scale: 1"=10'



PLAN
UNIVERSITY BOULEVARD, S.E.



FRONT VIEW



A | SECTION

2 | ALLEY INTERSECTION DETAIL
NOT TO SCALE

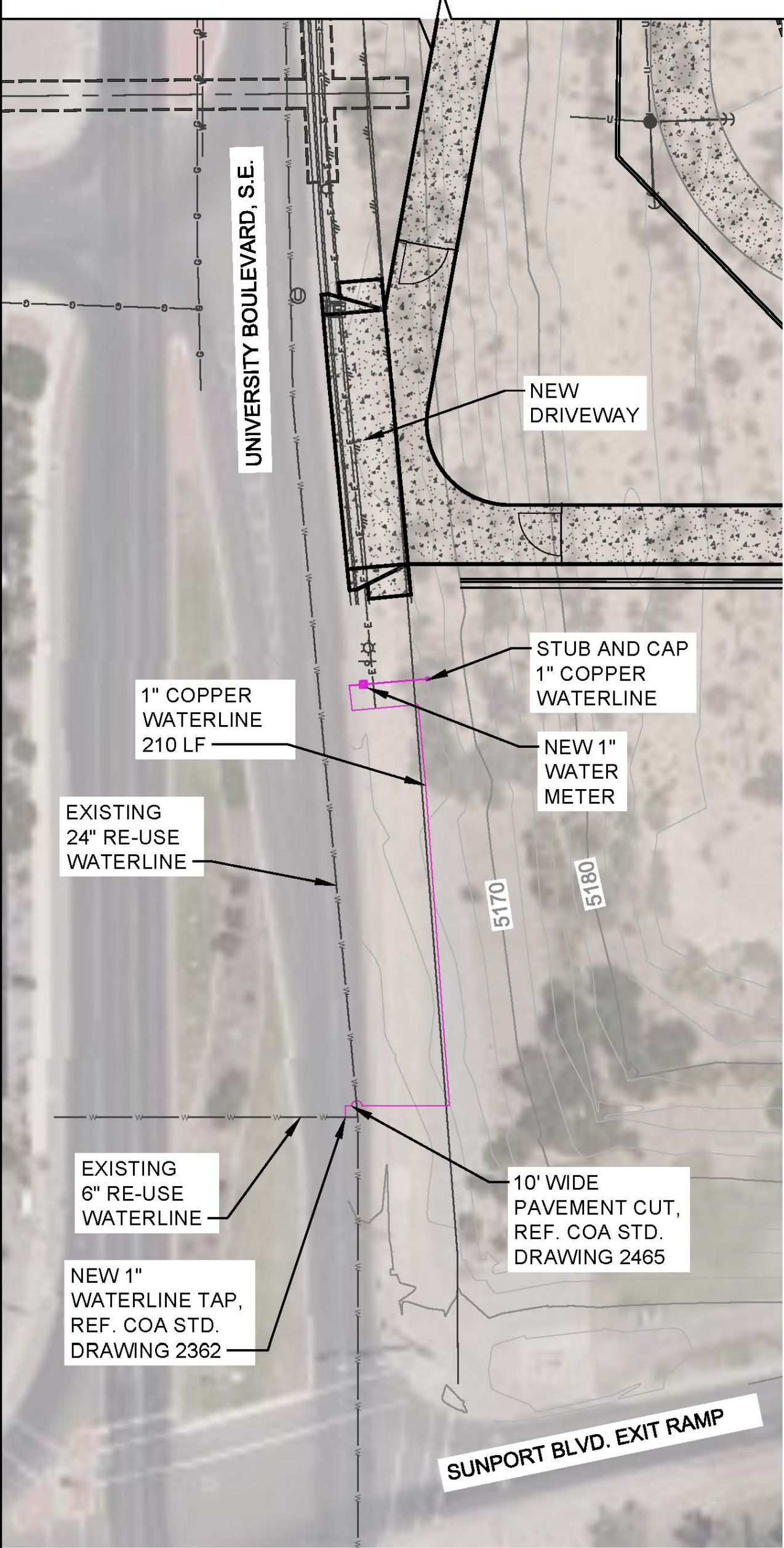
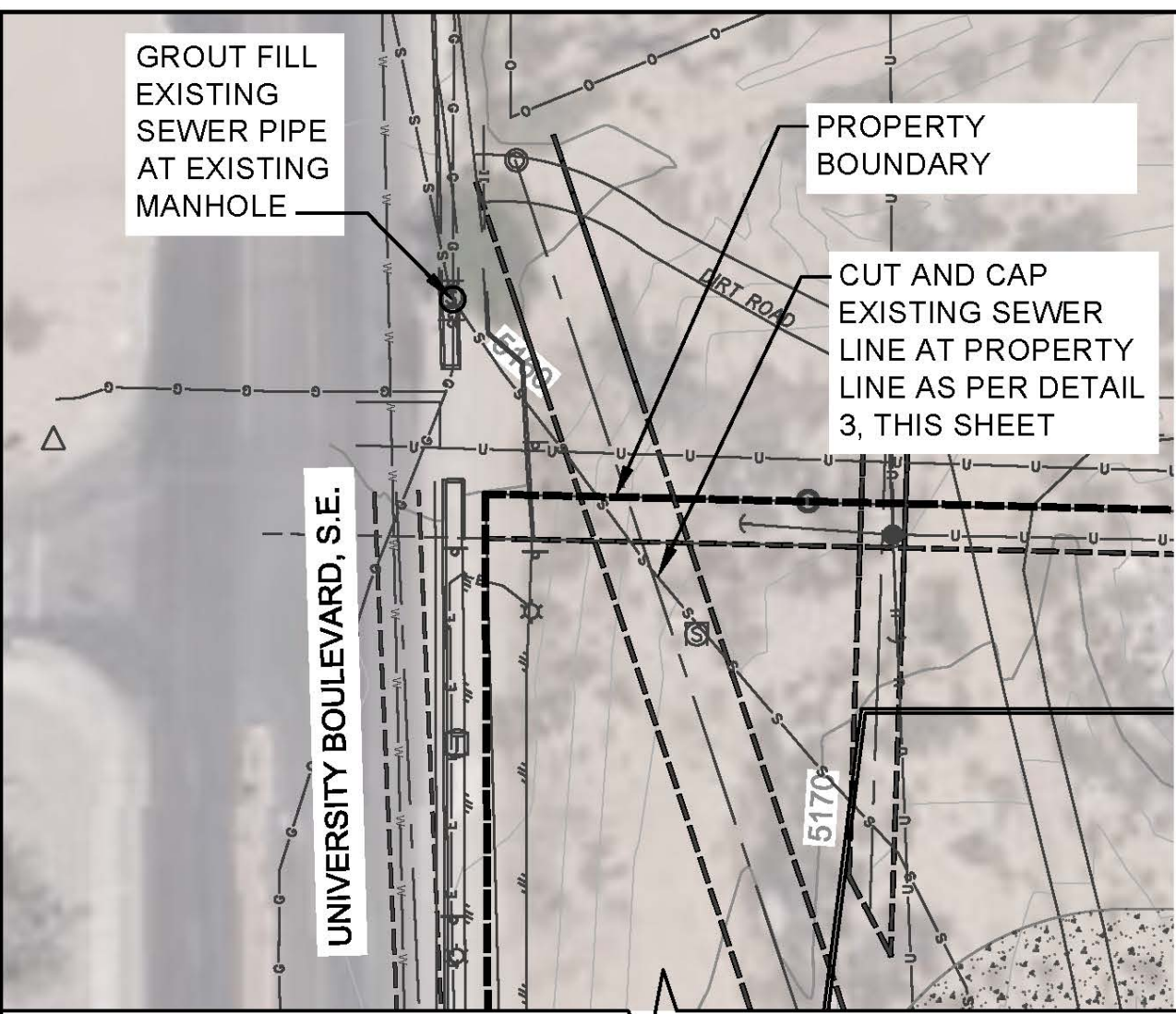
CONSTRUCTION NOTES

- A. CONCRETE SIDEWALK.
- B. ALLEY GUTTER, SEE DWGS 2411 & 2415.
- C. TRANSITION FROM 3" INVERTED ALLEY CROWN TO NO CROWN AT BACK OF CURB.
- D. TOP OF CURB
- E. 1/2" EXPANSION JOINT
- F. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF ALLEY AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY A SLOPE OF 1 (VERTICAL) TO 50 (HORIZONTAL) FROM TOP OF CURB UP TO TOP OF ALLEY.
- G. CURB AND GUTTER (SEE STD 2415 ADA OPTION).
- H. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN DRIVEPAD AND SIDEWALK (NOT TO EXCEED 1 (VERTICAL) TO 12 (HORIZONTAL) UNITS OF MEASURE FOR ADA COMPLIANCE).
- J. DRIVEPAD, CONSTRUCTION WITH PORTLAND CEMENT CONCRETE (SEE SPECIFICATIONS SECTION 101).
- K. WEAKENED PLANE. (SAWCUT OR SCORE TO 1/4 DEPTH OF CONCRETE SLAB.
- L. SLOPE 1.5% (2% MAX.) UNITS OF IDENTICAL MEASURE.
- M. ADA = AMERICANS WITH DISABILITIES ACT.
- N. EDGE OF MULTI-USE TRAIL (FRONT OR BACK).
- O. STRAIGHT LINE SLOPE NOT TO EXCEED 1 (VERTICAL) TO 12 (HORIZONTAL) HORIZONTAL UNITS OF MEASURE.

NO.	DATE	BY

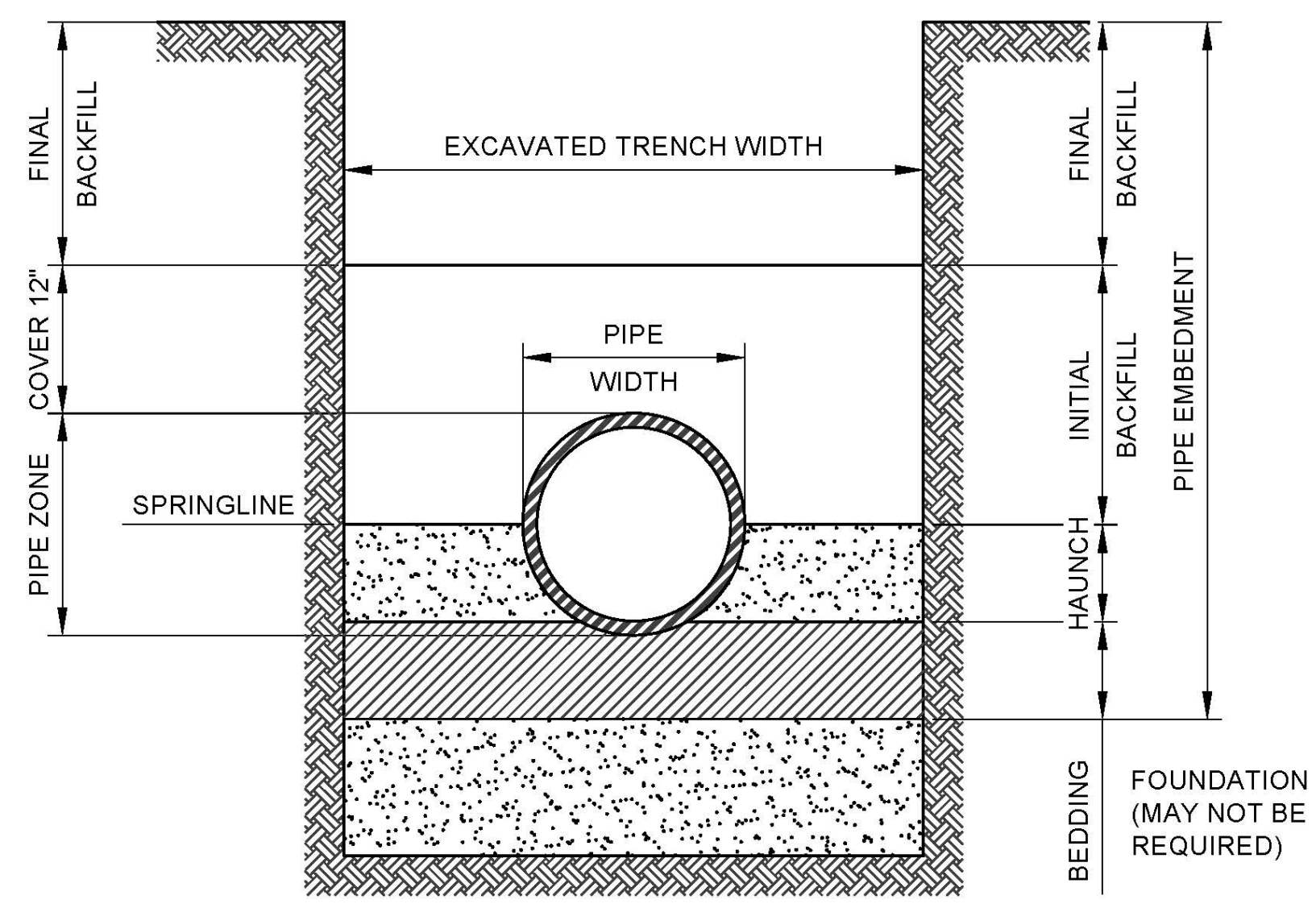
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APP:	SBD-7602-S5		SCALE: As Noted
REV. NO.	5 OF 7		

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APP:	SBD-7602-S5		SCALE: As Noted
REV. NO.	5 OF 7		



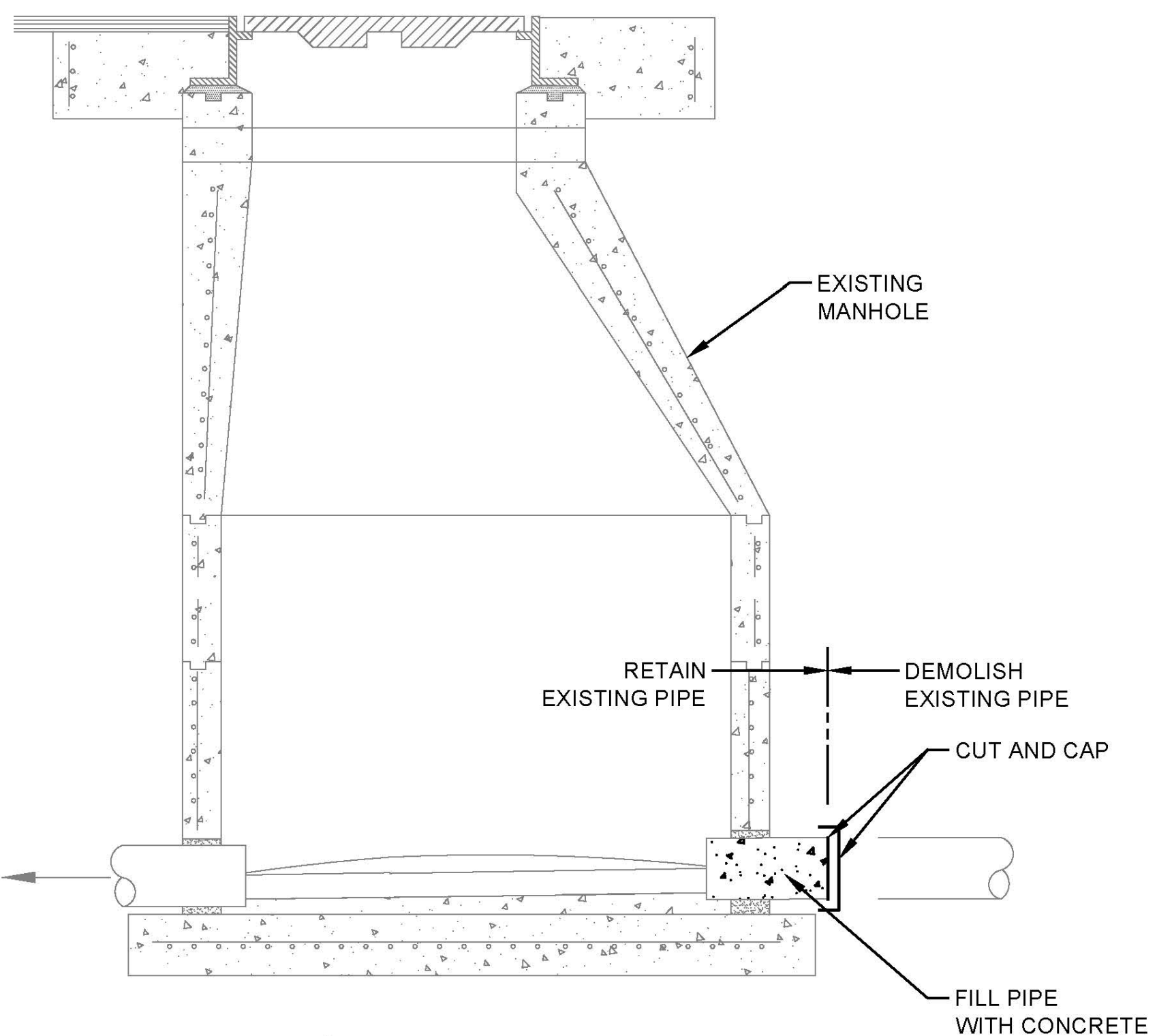
LEGEND

EXISTING	
●	UTILITY POLE
—	GUY WIRE
□	ELECTRIC BOX
☆	LIGHT POLE
⊠	TELEPHONE PEDESTAL
⊞	HAND HOLE
⊙	SANITARY SEWER MANHOLE
⊙	MONITORING WELL
⊙	UNKNOWN MANHOLE
⊙	SIGN
⊙	TELEPHONE PULLBOX
—	CURB AND GUTTER
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SANITARY SEWER LINE
—	CHAINLINK FENCE
—	METAL FENCE
—	METAL FENCE
—	EDGE OF ASPHALT
—	WATER VALVE



1 | PIPE TRENCH DETAIL
NOT TO SCALE

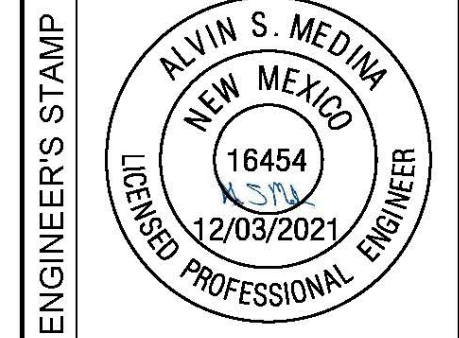
- NOTES:
- MECHANICAL TAMPERS SHALL NOT BE USED IN THE INITIAL BACKFILL REGION FOR FLEXIBLE PIPE. WHEN FLEXIBLE PIPE IS USED, CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, PROVIDE THE PROPOSED COMPACTION METHOD IN THE INITIAL BACKFILL REGION TO THE WATER AUTHORITY FOR APPROVAL.
 - MINIMUM CLASS "C" BEDDING WILL BE USED.
 - ALL COMPACTION WILL BE TO 95% OF THE STANDARD PROCTOR.



3 | SEWER CAP DETAIL
NOT TO SCALE

REVISION

NO.	DATE	BY



PIPING PLAN
Scale: 1"=40'



PROPRIETARY STATEMENT

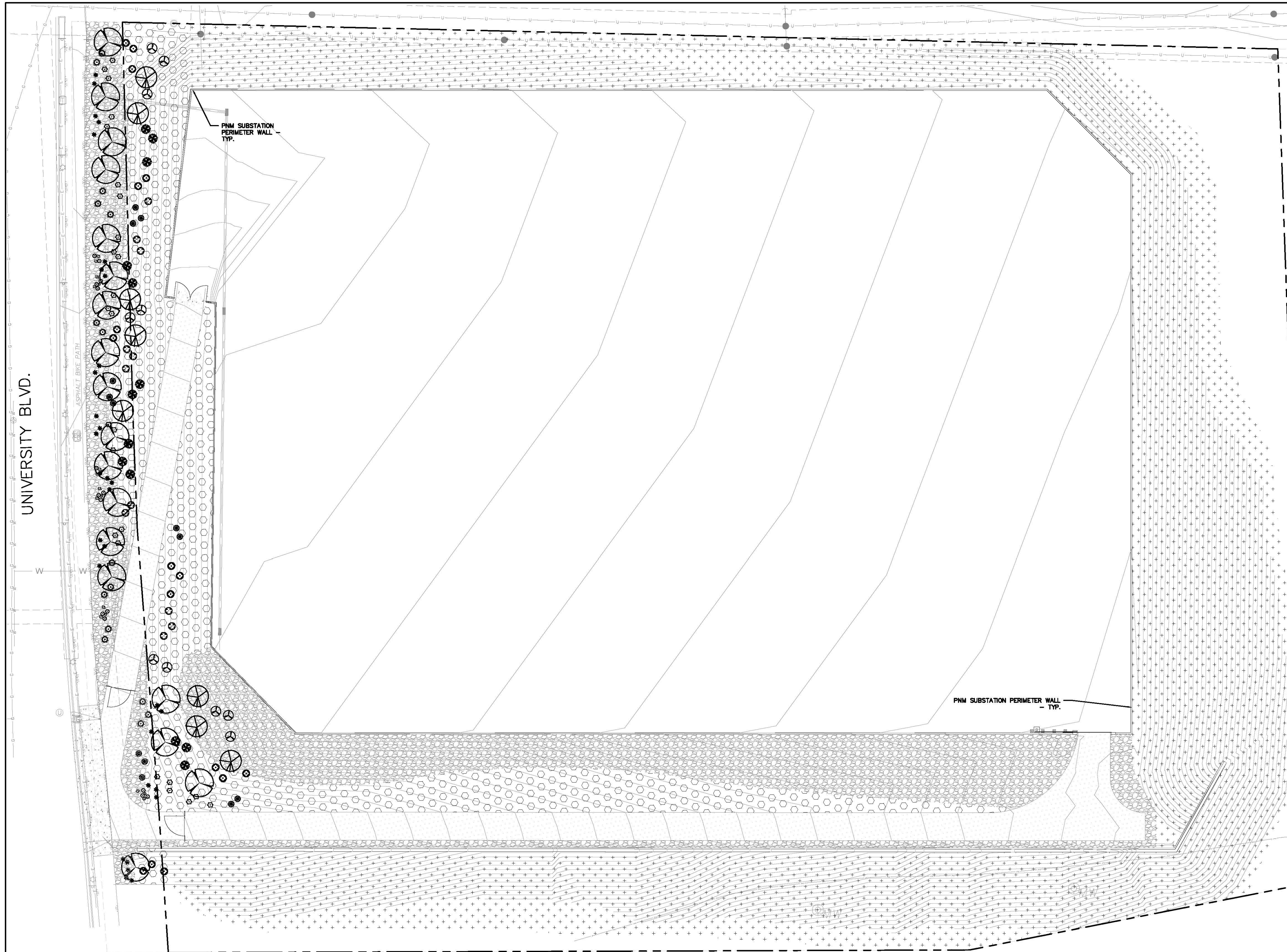
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

PIPING PLAN AND DETAILS

SAGEBRUSH SUBSTATION

DR: JSH	DATE: 12/21/21
CKD: REM	OK: SCALE: As Noted
APP:	
REV. NO.	SBD-7602-S6 6 OF 7



CITY LANDSCAPE ORDINANCE COMPLIANCE

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
- PNM WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE PROPOSED SUBSTATION FACILITY.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
- NO SPRAY IRRIGATION IS PROPOSED
 - PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE OFFICIAL ALBUQUERQUE PLANT PALETTE AND SIZING LIST.
 - THIS PLAN HAS NO TURF OR HIGH WATER USE LANDSCAPING.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW FLOW BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
- COMPLIANCE WITH GENERAL LANDSCAPING STANDARDS (PER 14-16-5-6 OF THE COA INTEGRATED DEVELOPMENT ORDINANCE):**
- THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPING TO PROVIDE SCREENING OF THE SUBSTATION FACILITY AND CREATE A VISUALLY ATTRACTIVE STREETSCAPE THAT PROVIDES SHADE AND OTHER ENVIRONMENTAL BENEFITS AS WELL AS IMPROVE THE OVERALL AESTHETIC APPEARANCE OF THE INDUSTRIAL DEVELOPMENT IN THE AREA.
 - GROUND COVER MULCH SHALL COMPRISE A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS COMPOSTED BARK, PECAN SHELLS, ETC.
 - REFERENCE CITY OF ALBUQUERQUE STANDARD DETAILS FOR TREE AND SHRUB PLANTING.
- ALTERNATIVE LANDSCAPING IS BEING PROPOSED IN ACCORDANCE WITH 14-16-5-6(C)(16) AND MEETING THE FOLLOWING CRITERIA:
- (c) PROPOSED LANDSCAPING IS CONSISTENT WITH THE PURPOSES OF SECTION 14-16-5-6.
 - (b) PROPOSED LANDSCAPING DOES NOT INCLUDE INVASIVE VEGETATION INCLUDED IN THE CITY LIST OF PROHIBITED OR INVASIVE SPECIES OR LISTED AS NOXIOUS WEEDS IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - (c) PROPOSED LANDSCAPING DOES NOT INCLUDE A REDUCTION OF TREE PLANTING REQUIREMENTS.
 - (d) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR BUFFERING OF ADJACENT PROPERTIES FROM ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT.
 - (e) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR VISUAL APPEARANCE OF THE PROPERTY WHEN VIEWED FROM THE STREET.
 - (f) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR CARBON DIOXIDE ABSORPTION AND HEAT ISLAND REDUCTIONS.
- DUE TO THE SECURE AND SENSITIVE NATURE OF THE FACILITY, AN OPEN BUFFER OF 15' FROM THE EDGE OF THE WALLS TO THE NEAREST TREE OR SHRUB IS REQUIRED. IN ADDITION, IT IS IMPORTANT TO MAINTAIN VISIBILITY OF THE PERIMETER OF THE SUBSTATION TO ENSURE SECURITY OF THE FACILITY.

- LANDSCAPE CALCULATIONS:**
- TOTAL LOT AREA: 550,260 SF
 - LESS TOTAL SUBSTATION FACILITY AREA: 299,345 SF
 - LESS R.O.W. LANDSCAPING: 14,956 SF
 - NET LOT AREA: 235,959 SF
 - REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET LOT AREA) - [5-6(C)(2)]: 35,394 SF
 - PROVIDED LANDSCAPE AREA: 165,171 SF (70% OF NET LOT AREA)
 - REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRED LANDSCAPE AREA) - [5-6(C)(2)(C)]: 26,545 SF
 - PROVIDED VEGETATIVE COVERAGE: 32,400 SF (122% OF REQUIRED TOTAL COVERAGE)
 - REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF TOTAL VEGETATIVE COVERAGE) - [5-6(C)(2)(C)]: 6,636 SF
 - PROVIDED GROUND LEVEL VEGETATIVE COVERAGE: 22,146 SF (334% OF REQUIRED TOTAL COVERAGE)
 - REQUIRED STREET TREES - [5-6(D)(1)]: 15 (530 LF ALONG UNIVERSITY BLVD, TREES AVERAGE 35' O.C.)
 - PROVIDED STREET TREES: 15 TREES ALONG UNIVERSITY BLVD

- PLANTING NOTES**
- A 5' (MINIMUM) CLEARANCE SHALL BE PROVIDED BETWEEN THE EDGE OF THE ASPHALT BIKE PATH AND ANY PLANT MATERIAL.
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP	
CONTRACTOR:	DATE:	ALBUQUERQUE CONTROL SURVEY "19-K11"	DATE:	NO.	BY	REVISIONS	DATE
WORK STAGED BY:	DATE:	LOCATED AT THE INTERSECTION OF SUNSET GARDENS AND VISTA DEL CAMINO SW.	DATE:				
INSPECTOR'S ACCEPTANCE BY:	DATE:	THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXYED TO THE TOP OF THE WSW CURB.	DATE:				
FIELD VERIFICATION BY:	DATE:	RETURN OF THE INTERSECTION, STAMPED	DATE:				
DRAWINGS ORDERED BY:	DATE:	"ACS BM 19-K11" ELEV: 5015.203 NAVD83	DATE:				
MICRO-FILM INFORMATION	DATE:	NORTH: 1482566 62% USFT	DATE:				
REORDERED BY:	DATE:	EAST: 1506372 75% USFT	DATE:				

A PLANTING PLAN
SCALE: 1"=40'-0"

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY
TREES			
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	8
DW	DESERT WILLOW	CHILOPSIS LINEARIS	18

PLANT LEGEND (CONTINUED)

SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS	QTY
FWS FOURWING SALTBUSH	10
CHAM CHAMISA	11
TB TURPENTINE BUSH	25
TLS THREE-LEAF SUMAC	13
KFG KARL FOERSTER GRASS	16
BJ BUFFALO JUNIPER	15
APL APACHE PLUME	16
RED RED YUCCA	30
BC BEAR GRASS	13

HATCH LEGEND

	6"-8" SUBANGULAR TAN ROCK MULCH
	6"-8" SUBANGULAR GRAY ROCK MULCH
	REVEGETATION SEEDING WITH AGGREGATE MULCH PER COA STANDARD SPECIFICATION SECTION 1012, MISCELLANEOUS SEEDING
	ACCENT BOULDER

AECOM
AECOM TECHNICAL SERVICES, INC.
6501 Americas Pkwy NE, Suite 900
Albuquerque, NM 87110
505 855 7500 tel 505 855 7555 fax
www.aecom.com

CITY OF ALBUQUERQUE

SAGEBRUSH SUBSTATION CONCEPTUAL

PLANTING PLAN

Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.
City Project No.		Zone Map No.	Sheet No.
		A-12	LP101 - XX