



# CONSTRUCTION DRAWINGS FOR SAGEBRUSH SUBSTATION SITE DEVELOPMENT

PNM PROJECT #673890

OCTOBER 2021

SHEET LIST		
NO.	TITLE	DESCRIPTION
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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

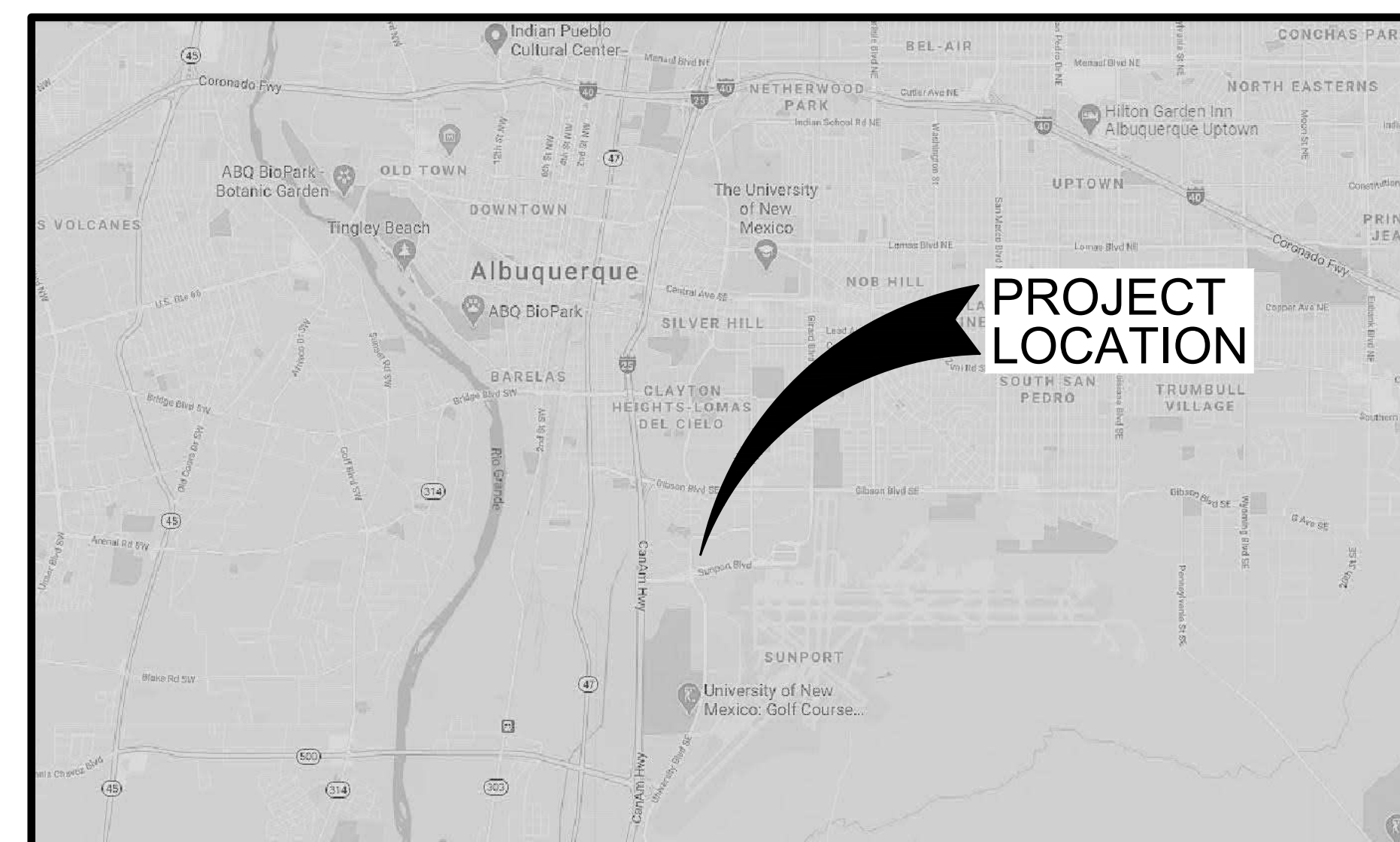
**CONTACT:**  
DEREK KASTENDIECK  
505-241-2922

CABQ PROJECT #:  
PR-2020-004447

APPLICATION #:  
SI-2021-01885



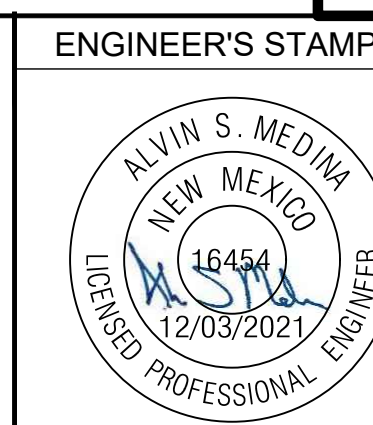
LOCATION MAP  
(ZONE ATLAS MAP M15)  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

DRB SITE DEVELOPMENT PLAN APPROVAL		
MEMBER	SIGNATURE	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION:		
ABCWUA:		
PARKS AND RECREATION DEPARTMENT:		
CITY ENGINEER/HYDROLOGY:		
CODE ENFORCEMENT:		
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL):		
SOLID WASTE MANAGEMENT:		
DRB CHAIRPERSON, PLANNING DEPARTMENT:		
* 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:	OK:	SCALE: As Noted
APP:	SBD-7602-S1	1 OF 7
REV. NO.		

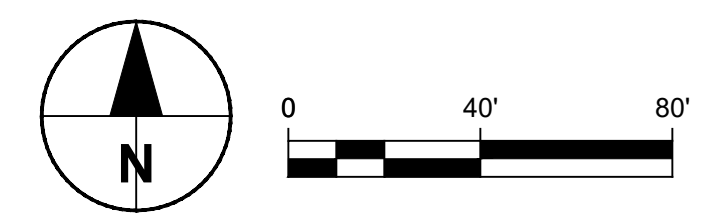
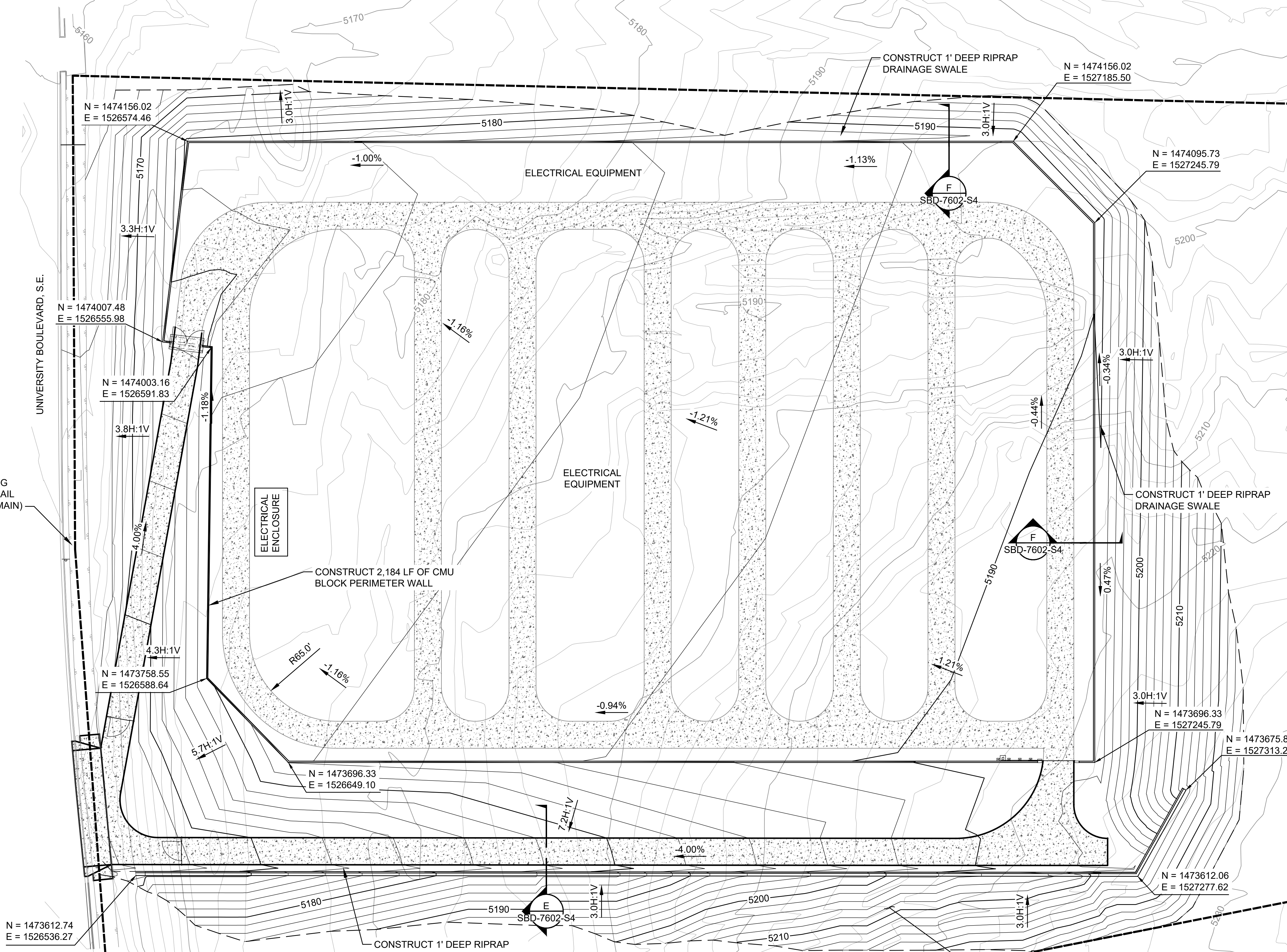
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 VICINITY MAP #3.ppt  
 STAMP: Signature2.ppt  
 VICINITY MAP #3.ppt  
 LOCATION MAP #3.ppt







REVISION		
NO.	DATE	BY



ALL SIDE SLOPES SHALL BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC. 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.B)

**DRAINAGE AND GRADING PLAN**  
Scale: 1"=40'

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<b>PNM</b> PUBLIC SERVICE COMPANY OF NEW MEXICO		
<b>DRAINAGE AND GRADING PLAN</b>		
<b>SAGEBRUSH SUBSTATION</b>		
DR:	CKD:	OK:
APP:	REV. NO.	SBD-7602-S3
DATE: 02/01/21	SCALE: As Noted	3 OF 7



DWG: C:\Users\jessingh\OneDrive\Desktop\Submittal\02-SHEET\CG-GRADING.dwg  
 DATE: Dec 03, 2021 3:21 pm  
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 PROJECT: UNIVERSITY CAMP & GUTTER  
 SHEET: SAGEBRUSH SUBSTATION  
 SCALE: 1"=40'  
 APPR: SBD-7602-S3

IMAGES: Stamp\_Signature2.jpg  
 SM-Signature-Date  
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CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:

1. PNM WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE PROPOSED SUBSTATION FACILITY.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:

1. NO SPRAY IRRIGATION IS PROPOSED
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE OFFICIAL ALBUQUERQUE PLANT PALETTE AND SIZING LIST.
3. THIS PLAN HAS NO TURF OR HIGH WATER USE LANDSCAPING.
4. 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):

1. 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.
2. GROUNDCOVER 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.
3. 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:

- (a) 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:

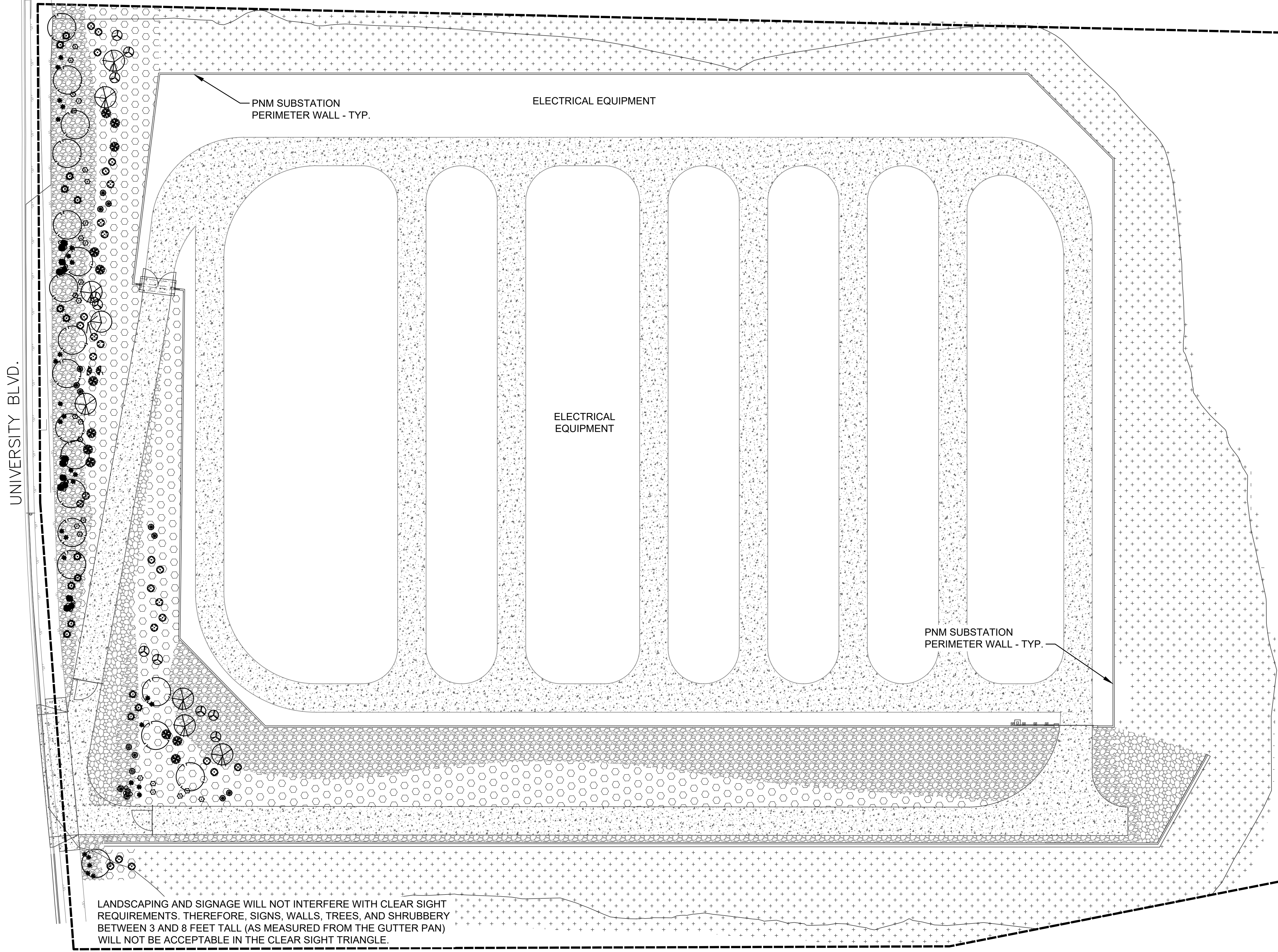
TOTAL LOT AREA: 550,260 SF  
 LESS TOTAL SUBSTATION FACILITY AREA: 299,345 SF  
 LESS R.O.W. LANDSCAPING: 14,956 SF  
 NET LOT AREA: 235,959 SF

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 (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



**SCHMATIC PLANTING PLAN**  
 Scale: 1"=40'

PLANT LEGEND

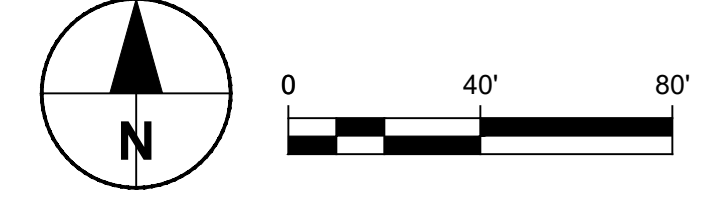
KEY	COMMON NAME	BOTANICAL NAME	QTY
<b>TREES</b>			
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	8
DW	DESERT WILLOW	CHILOPSIS LINEARIS	18

PLANT LEGEND (CONTINUED)

SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS				QTY
FWS	FOURWING SALT BUSH	ARTILEX CANSCENS	10	
CHAM	CHAMISA	CHYSOTHAMUS NASEOSUS 'BLUE'	11	
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	25	
TLS	THREE-LEAF SUMAC	RHUS TRILOBATA	13	
KFG	KARL FOERSTER GRASS	CALAMAGROSTIS A. 'KARL FOERSTER'	16	
BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	15	
APL	APACHE PLUME	FALLUGIA PARADOXA	16	
RED	RED YUCCA	HESPERALOE PARVIFLORA	30	
BG	BEAR GRASS	NOLINA TEXANA	13	

HATCH LEGEND

- 6"-8" SUBANGULAR TAN ROCK MULCH
- 6"-8" SUBANGULAR GRAY ROCK MULCH
- REVEGETATION SEEDING PER NMDOT STD. SPECIFICATIONS
- ACCENT BOULDER



ENGINEER'S STAMP

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SCHMATIC PLANTING PLAN  
 SAGEBRUSH SUBSTATION

DR:	CKD:	OK:	DATE: 02/01/21
APP:	REV. NO.	SBD-7602-S7	SCALE: As Noted
			7 OF 7

DWG: C:\Users\jessiehighlights\Desktop\Sagebrush\Local\100\_CAD\DWG\SUBMITTALS\00-SHEETS\C-LANDSCAPING\LANDSCAPING\14-16-5-6-CO-2021-12-23.dwg  
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