



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

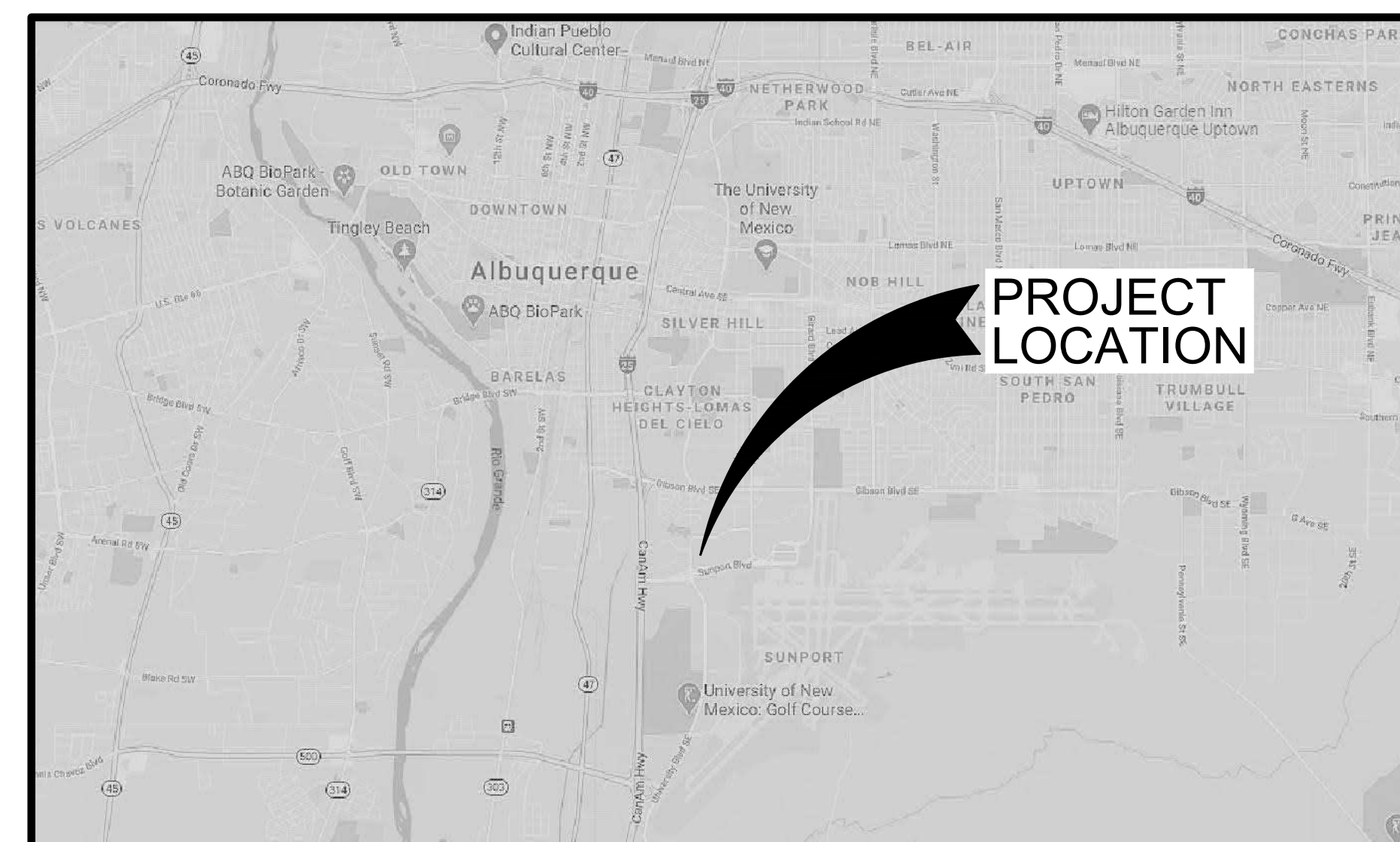
CONTACT:
DEREK KASTENDIECK
505-241-2922

CABQ PROJECT #:
PR-2020-004447

APPLICATION #:
SI-2021-01885



LOCATION MAP
(ZONE ATLAS MAP M15)
NOT TO SCALE

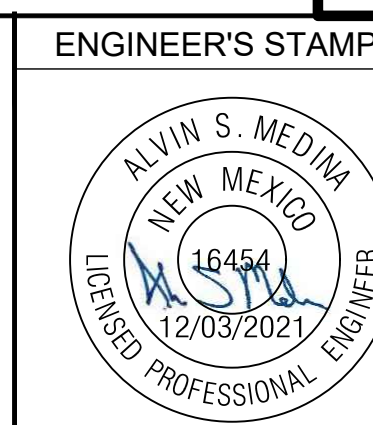


VICINITY MAP
NOT TO SCALE

DRB SITE DEVELOPMENT PLAN APPROVAL		
MEMBER	SIGNATURE	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION:		
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

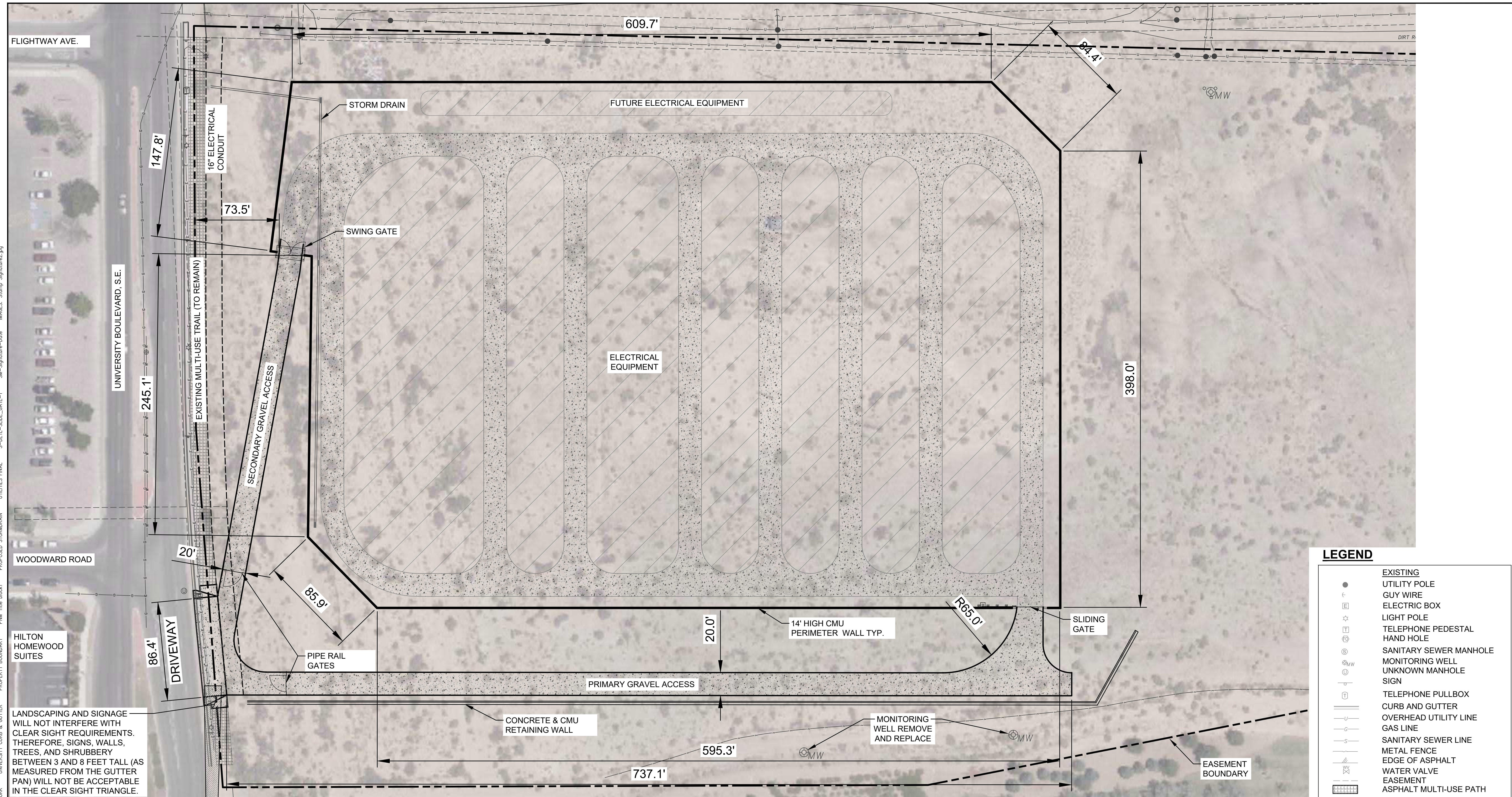
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO		
COVER AND INDEX OF SHEETS		
SAGEBRUSH SUBSTATION		
DR:	OK:	DATE: 02/01/21
CKD:	APP:	SCALE: As Noted
REV. NO.	SBD-7602-S1	1 OF 7

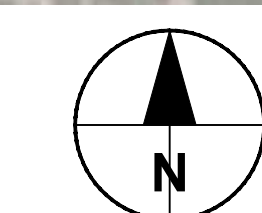
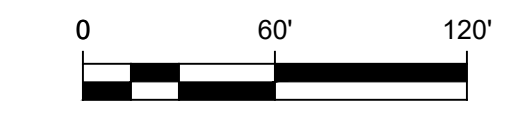
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 Stamp: Signature2.Pkg



LEGEND

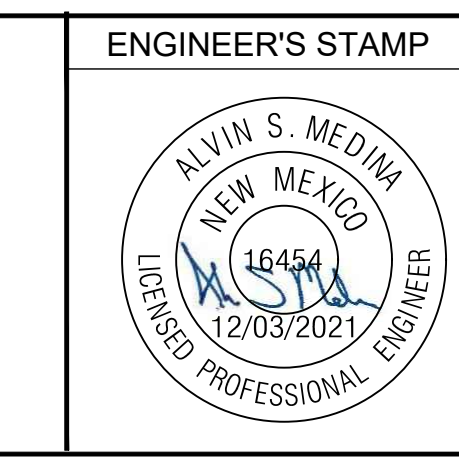
●	EXISTING UTILITY POLE
⊥	GUY WIRE
⊞	ELECTRIC BOX
☆	LIGHT POLE
⊞	TELEPHONE PEDESTAL
⊞	HAND HOLE
⊞	SANITARY SEWER MANHOLE
⊞	MONITORING WELL
⊞	UNKNOWN MANHOLE
⊞	SIGN
⊞	TELEPHONE PULLBOX
⊞	CURB AND GUTTER
—	EDGE OF ASPHALT
—	GAS LINE
—	SANITARY SEWER LINE
—	METAL FENCE
—	WATER VALVE
—	EASEMENT
—	ASPHALT MULTI-USE PATH
▨	PROPOSED GRAVEL DRIVE ACCESS
▨	ELECTRICAL EQUIPMENT AREA
---	EASEMENT BOUNDARY
—	WATER LINE

PROJECT SITE PLAN
Scale: 1"=60'



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 CLEAR SIGHT TRIANGLE.

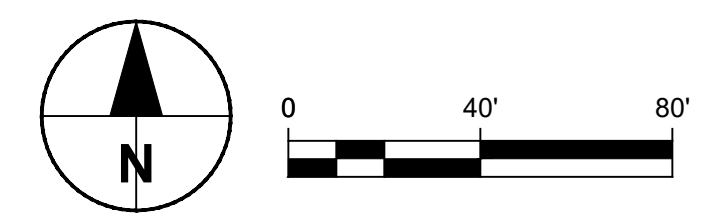
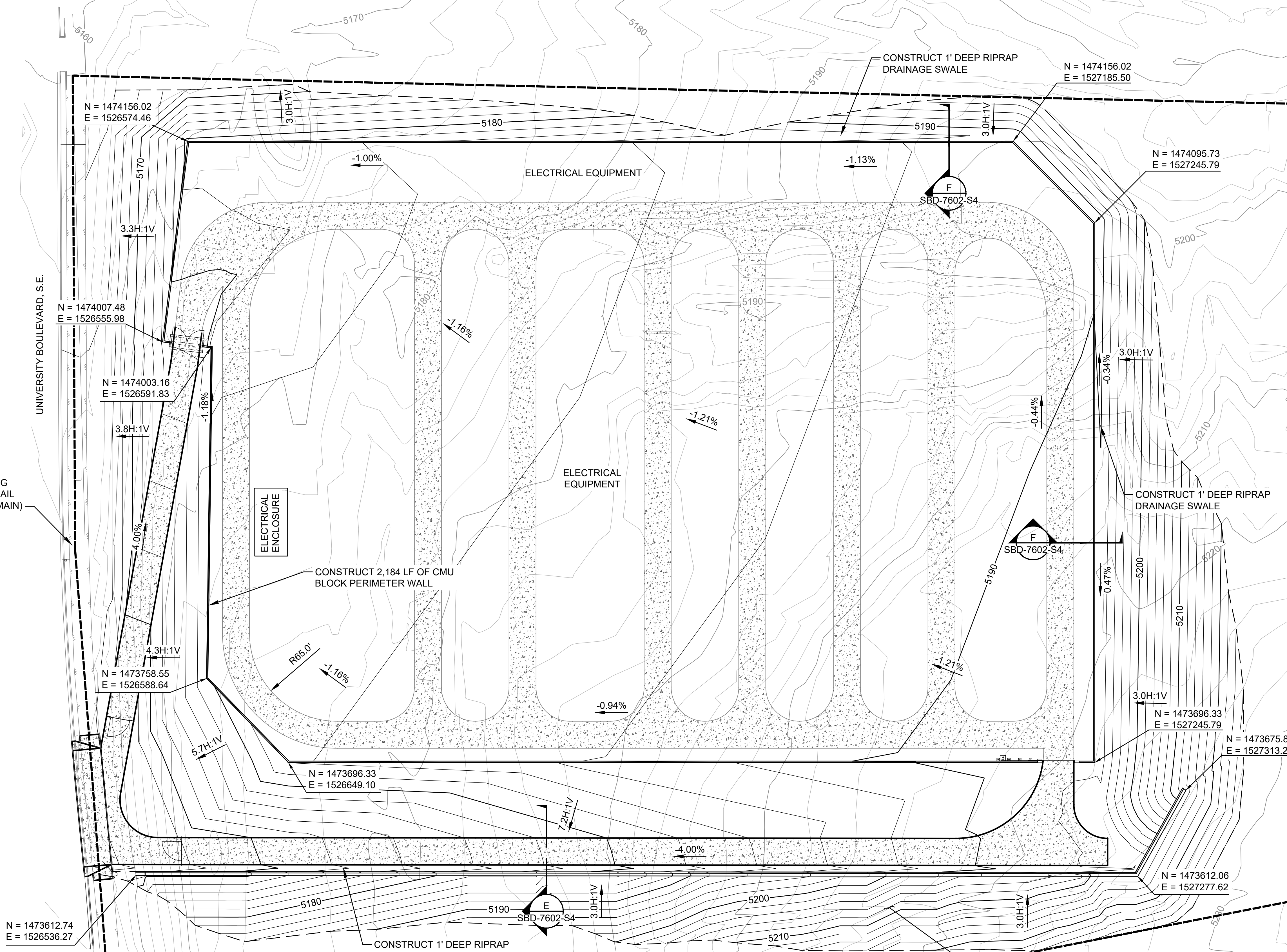
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO	
PROJECT SITE PLAN	
SAGEBRUSH SUBSTATION	
DR:	DATE: 10/29/21
CKD:	OK:
APP:	SCALE: As Noted
REV. NO.	SBD-7602-S2 2 OF 7

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'

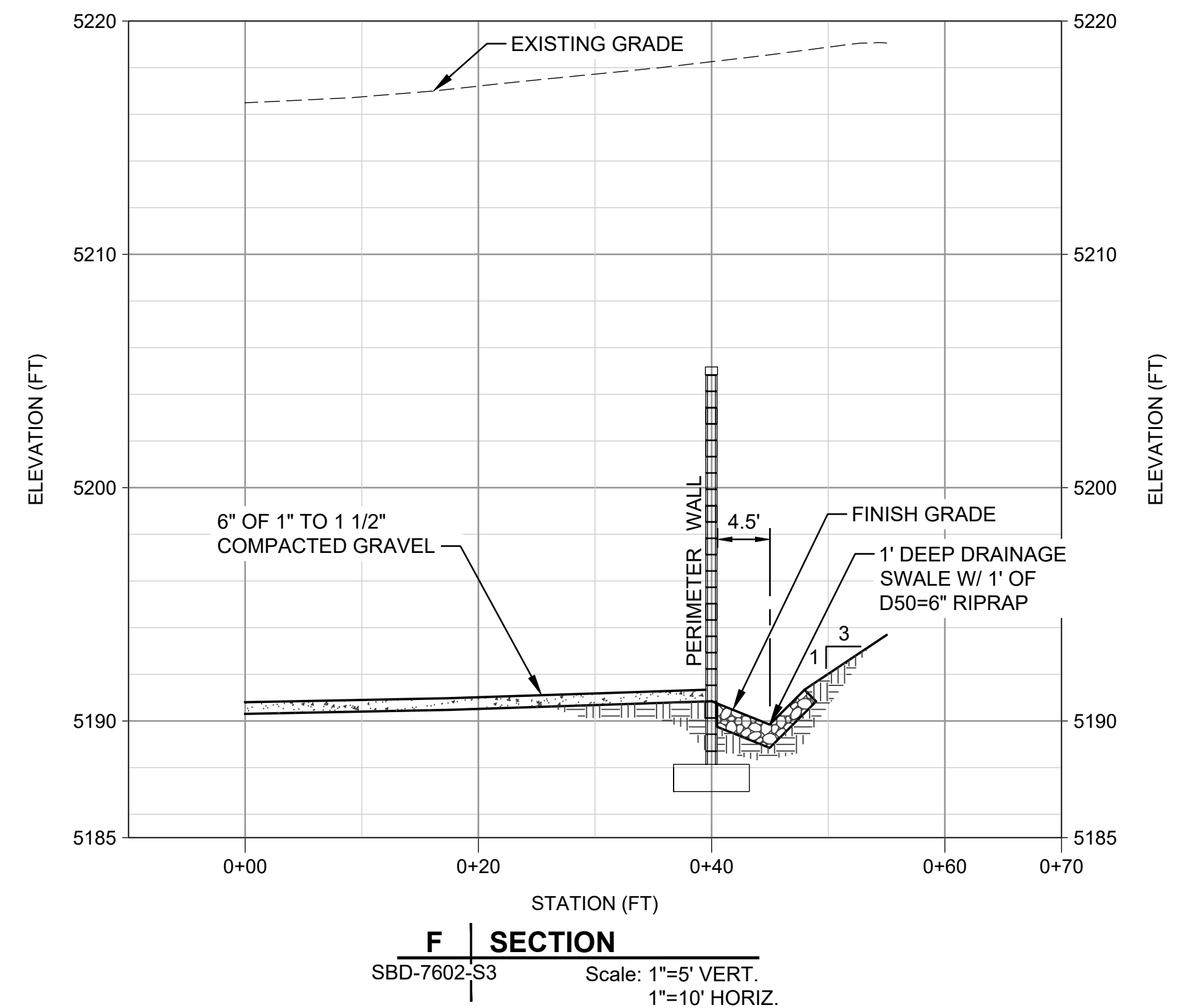
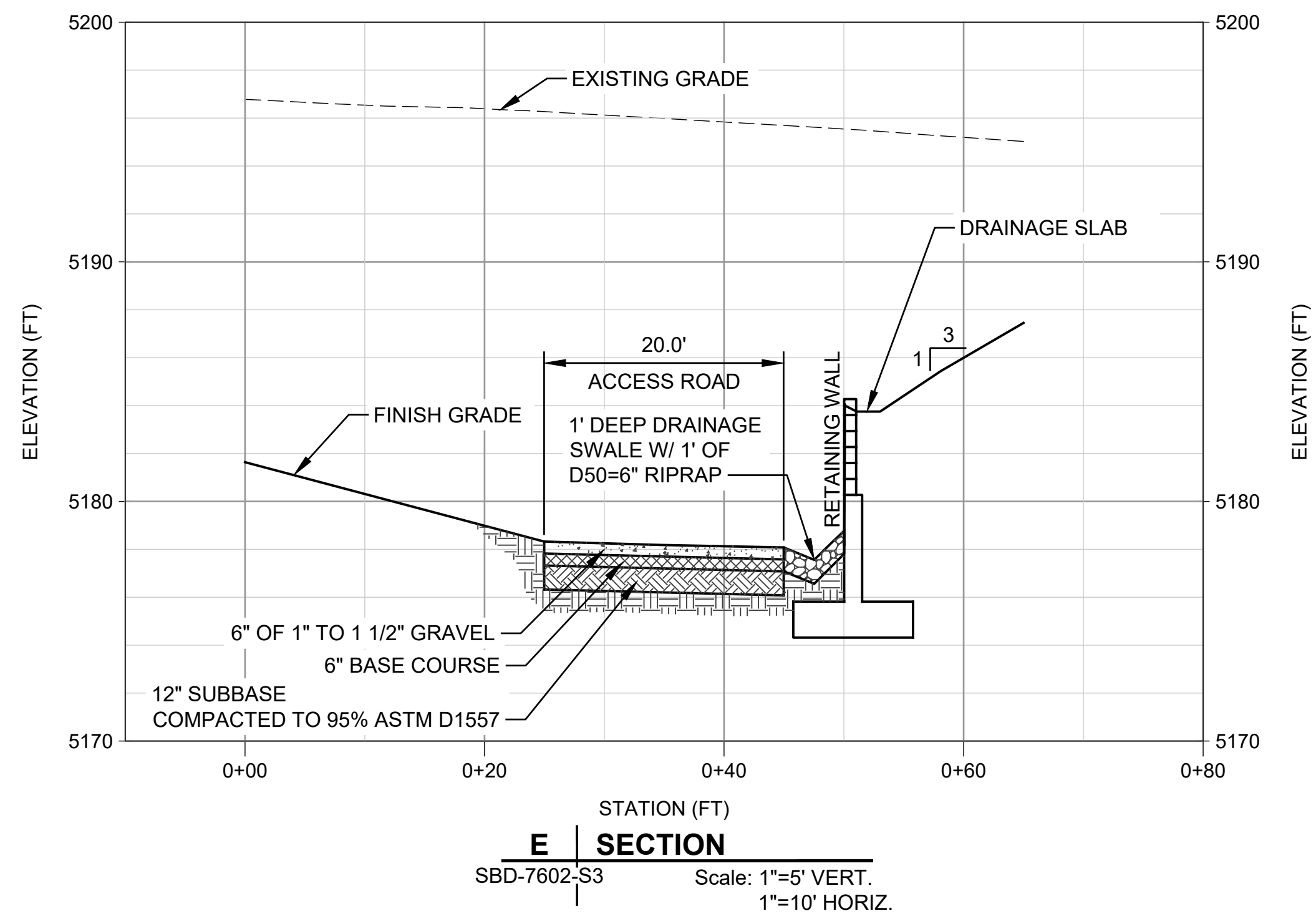
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO		
DRAINAGE AND GRADING PLAN		
SAGEBRUSH SUBSTATION		
DR:	CKD:	OK:
APP:	REV. NO.	SBD-7602-S3
DATE: 02/01/21	SCALE: As Noted	3 OF 7



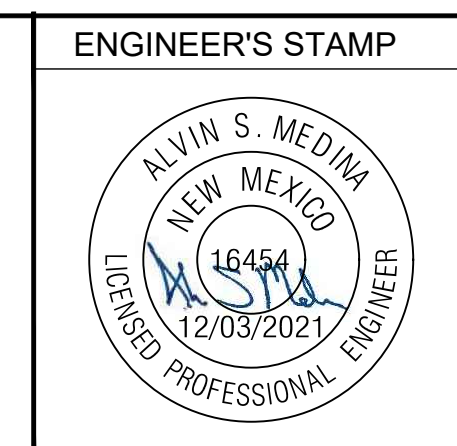
ENGINEER'S STAMP

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 UNIVERSITY GUIDE & CUTTER

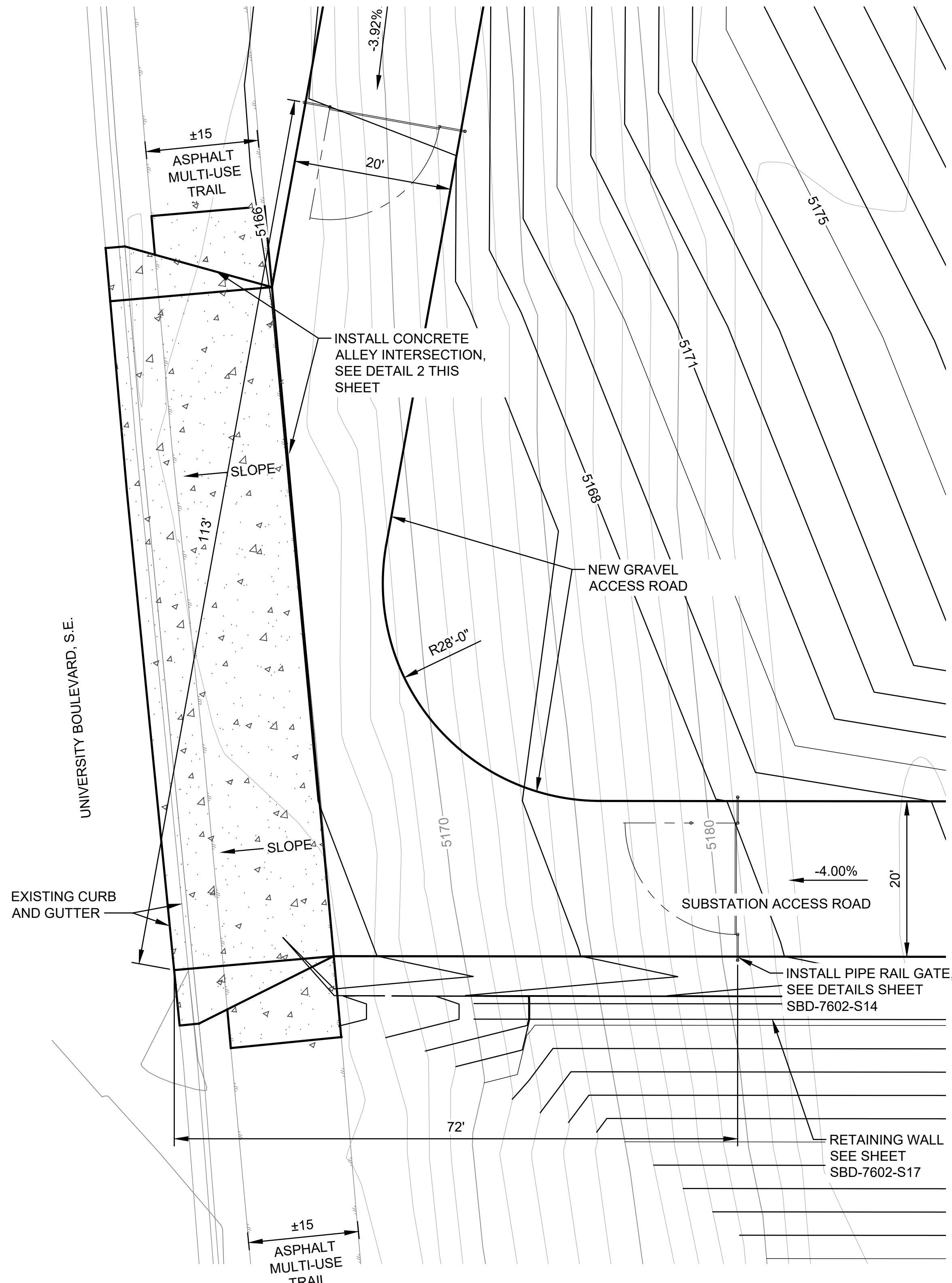
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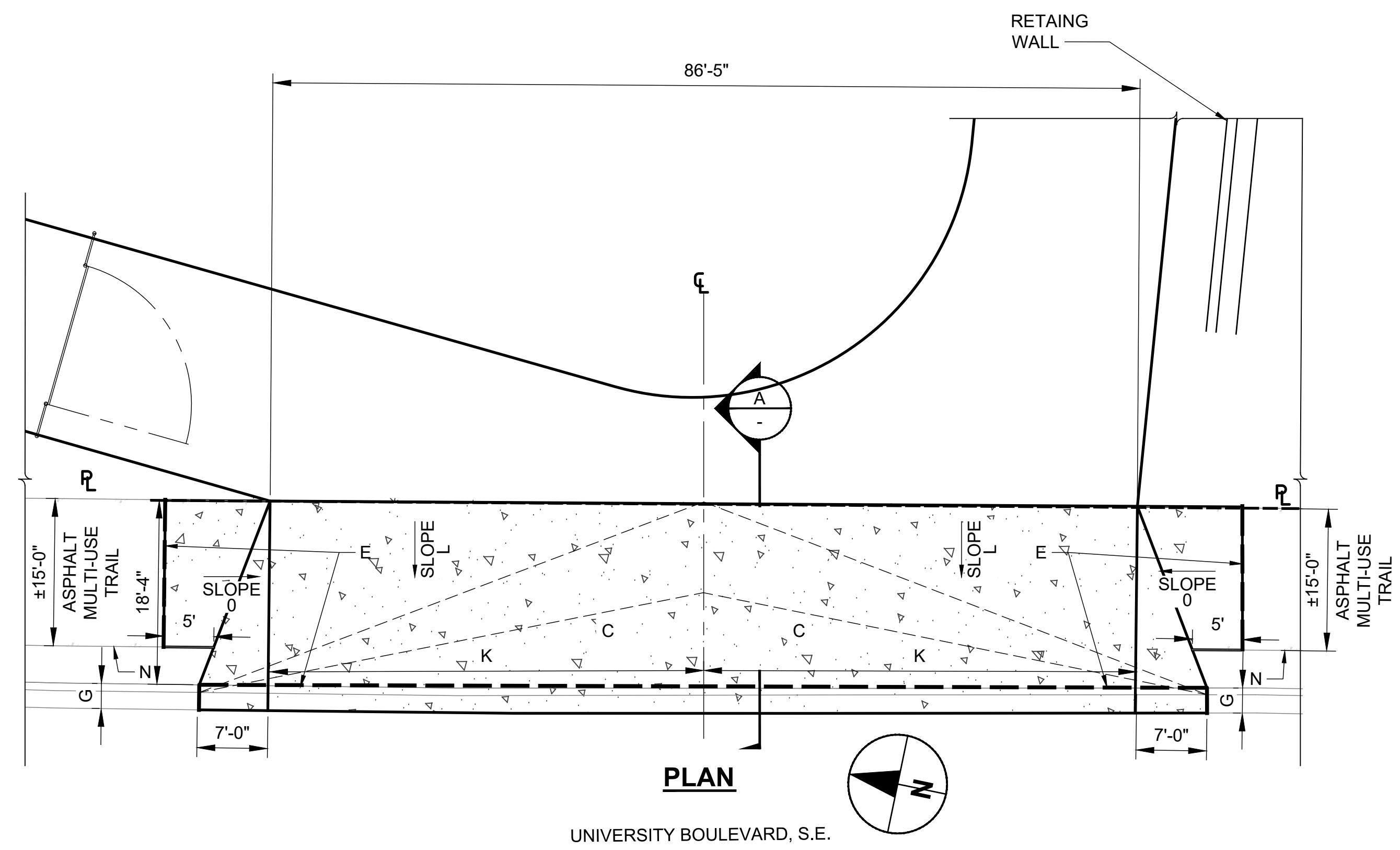
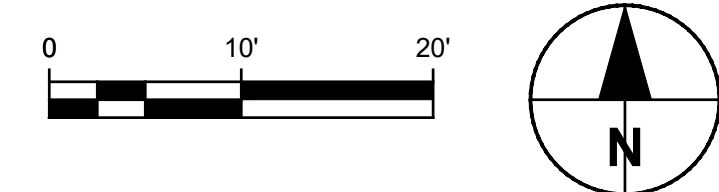
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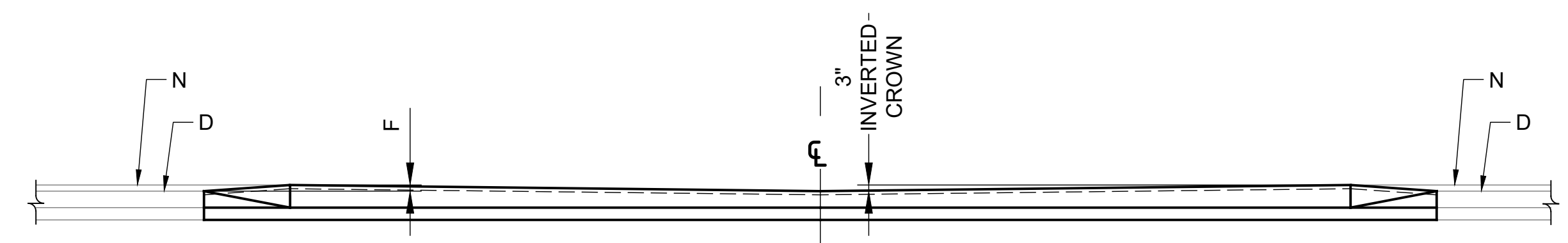
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DRAINAGE SECTIONS			
SAGEBRUSH SUBSTATION			
DR:	OK:	DATE: 02/01/21	SCALE: As Noted
APP:	SBD-7602-S4		4 OF 7
REV. NO.			



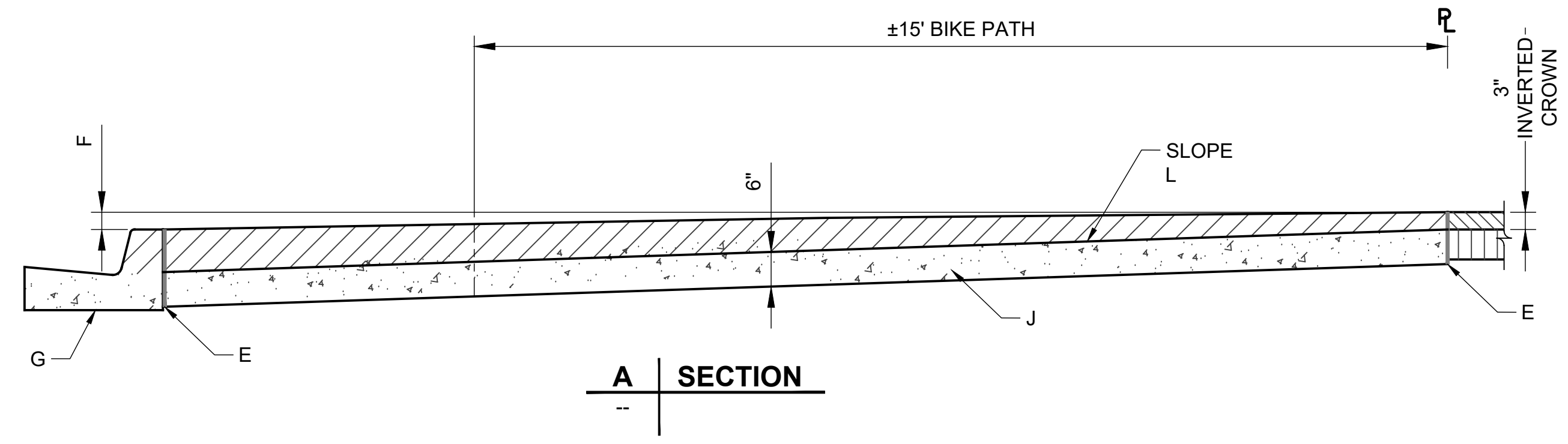
1 | DRIVEWAY DETAIL
SBD-7602-S10 Scale: 1"=10'



PLAN



FRONT VIEW



A SECTION

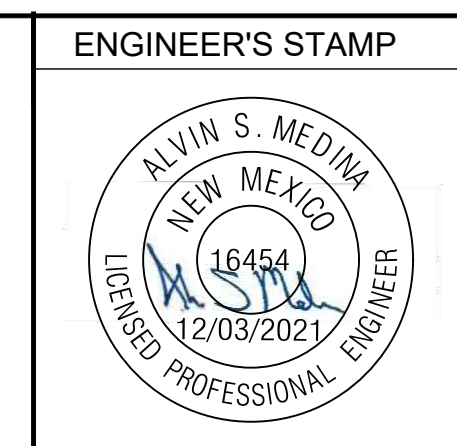
2 | ALLEY INTERSECTION DETAIL
NOT TO SCALE

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.

DWG: C:\Users\jessahiggins\Desktop\Sagebrush Local\10_04\DRP SUBMITTALS\20-SHEETS\C-DRIVEWAY DETAILS.dwg
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 USER: jessahiggins
 PLOT TITLE BOOK
 SHEET: 5 OF 7
 SDR: Signature-Date
 IMAGES: Stamp Signature2.jpg

REVISION	NO.	DATE	BY



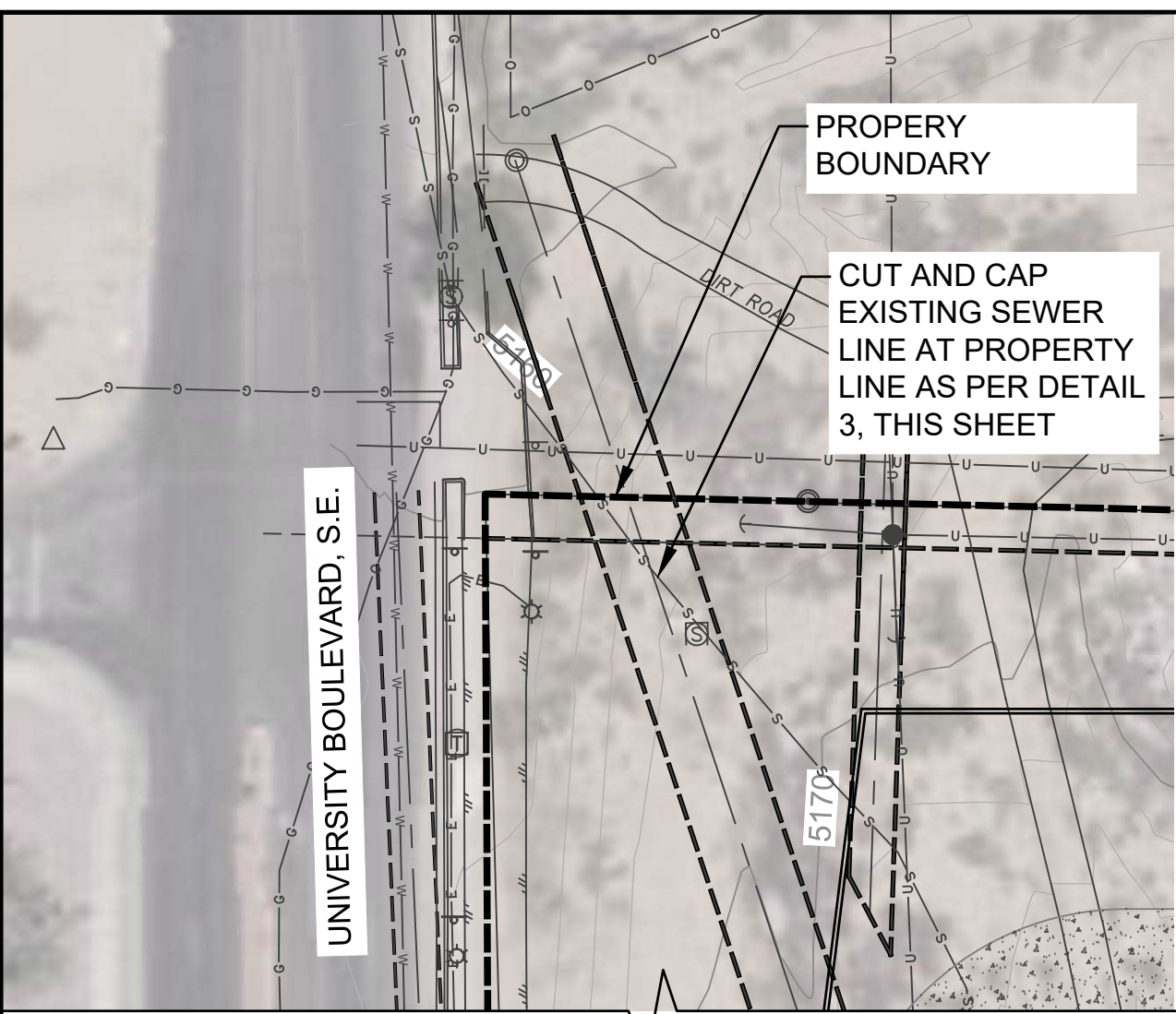
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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO DRIVEWAY DETAILS SAGEBRUSH SUBSTATION			
DR:	CKD:	OK:	DATE: 02/01/21
APP:	SBD-7602-S5		SCALE: As Noted
REV. NO.	5 OF 7		

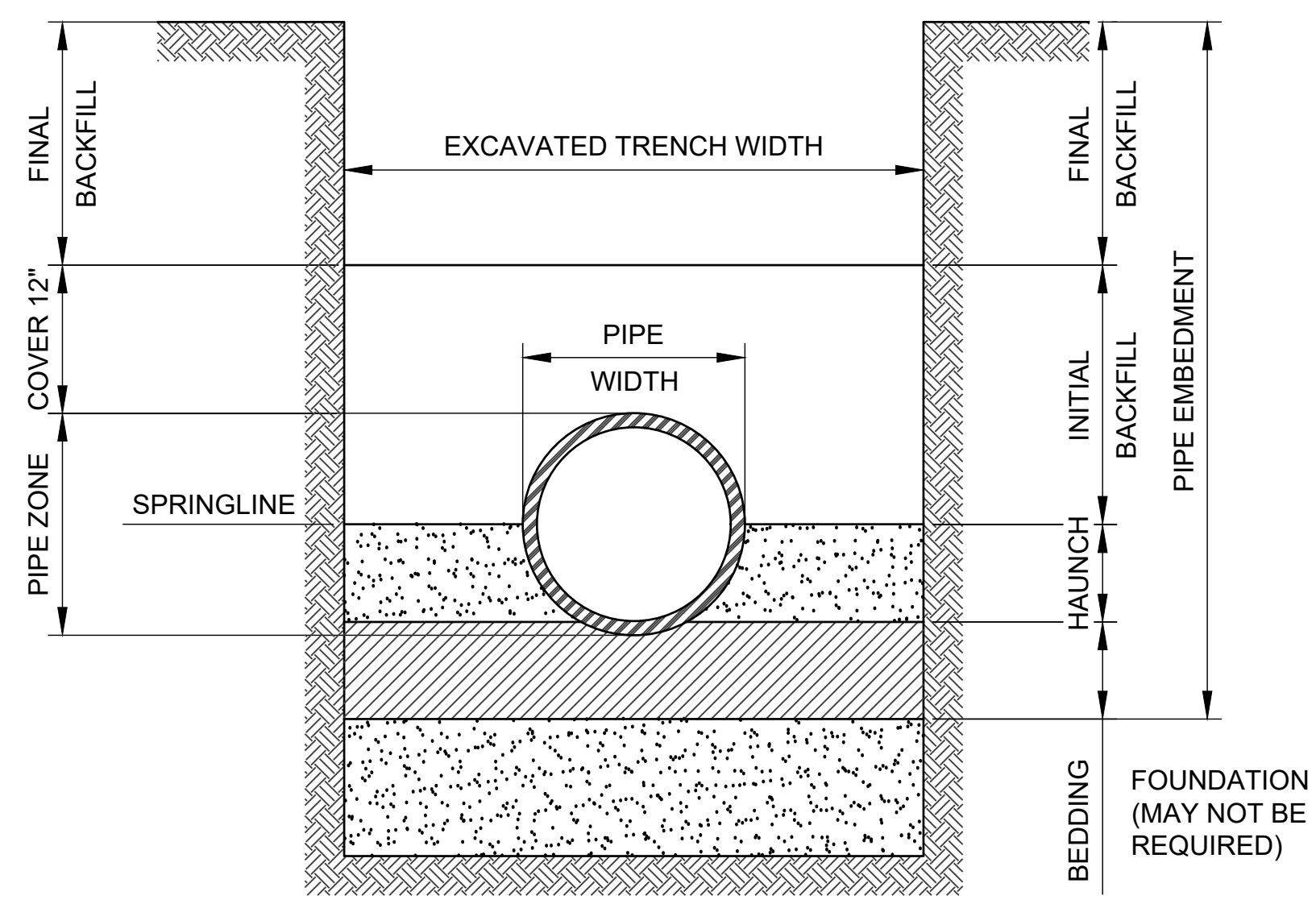
REVISION

NO.	DATE	BY



LEGEND

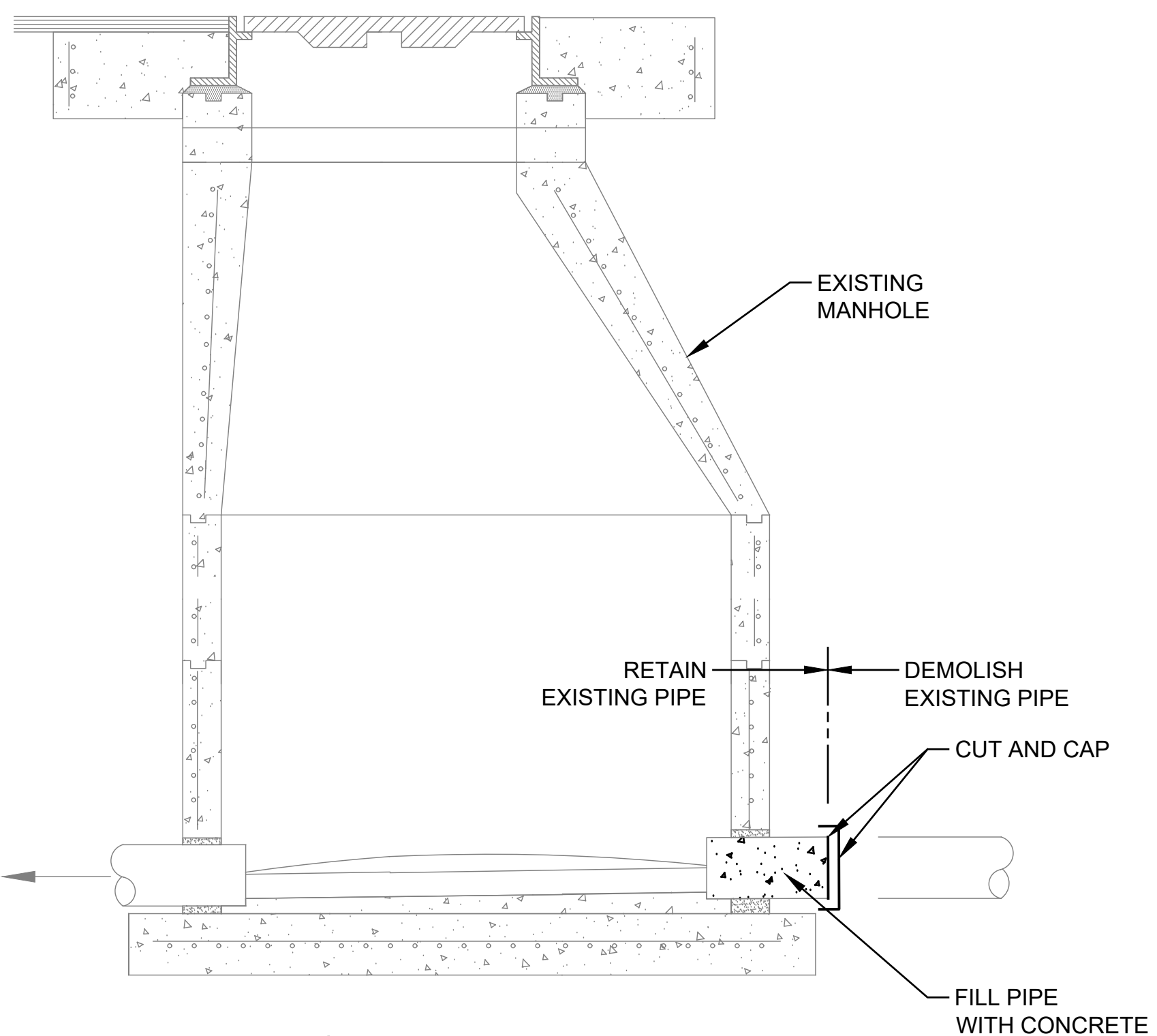
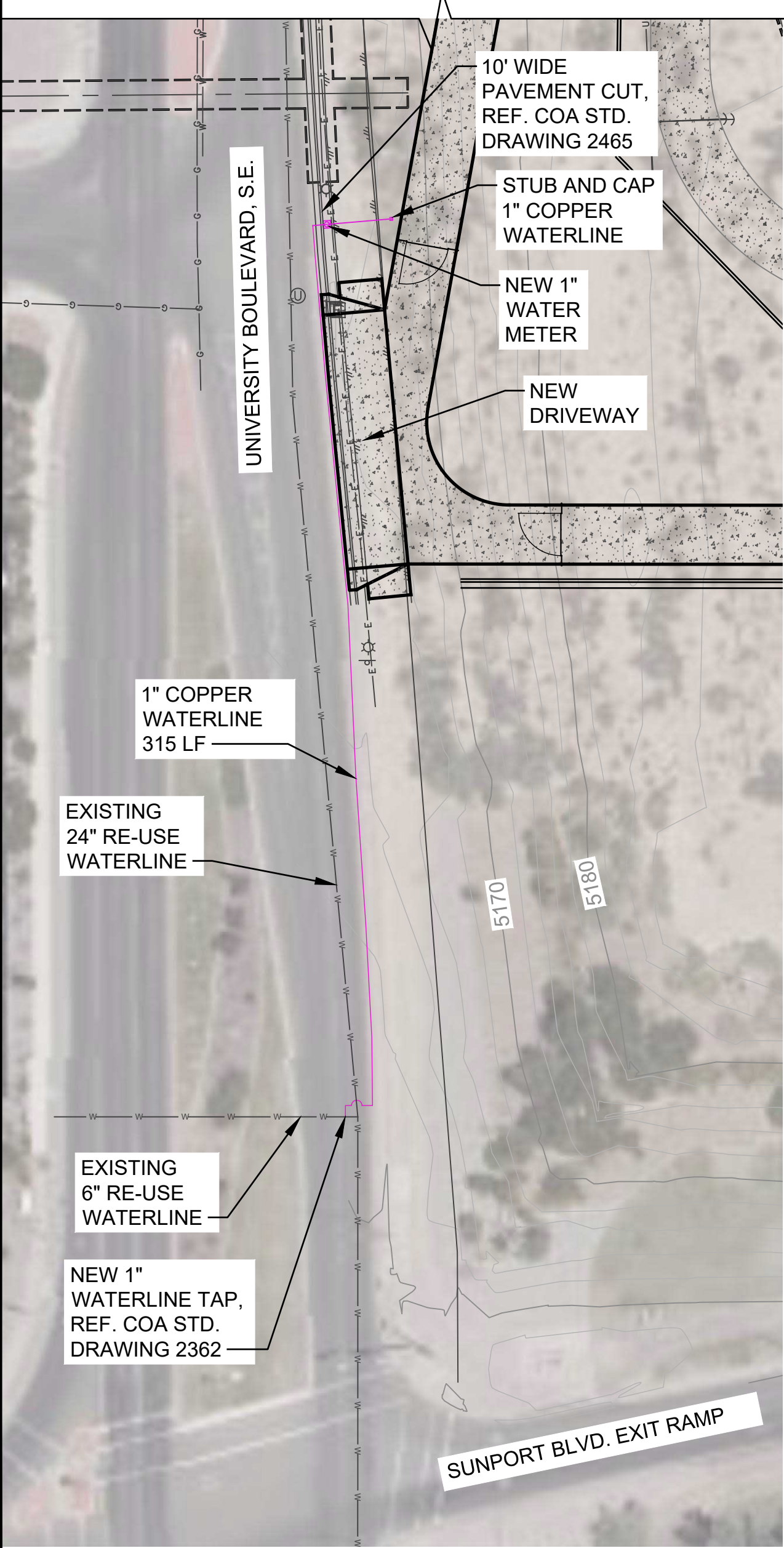
EXISTING	
●	UTILITY POLE
—	GUY WIRE
□	ELECTRIC BOX
☆	LIGHT POLE
⊕	TELEPHONE PEDESTAL
⊕	HAND HOLE
⊙	SANITARY SEWER MANHOLE
⊙	MONITORING WELL
⊙	UNKNOWN MANHOLE
⊙	SIGN
⊕	TELEPHONE PULLBOX
—	CURB AND GUTTER
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SANITARY SEWER LINE
—	CHAINLINK FENCE
—	METAL FENCE
—	METAL FENCE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



1 PIPE TRENCH DETAIL
NOT TO SCALE

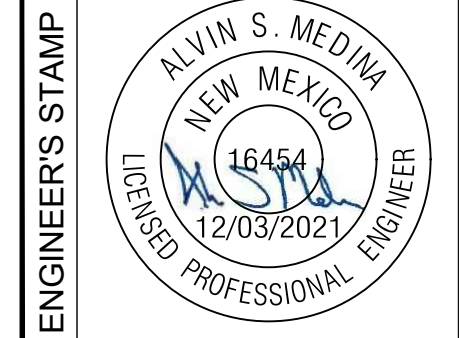
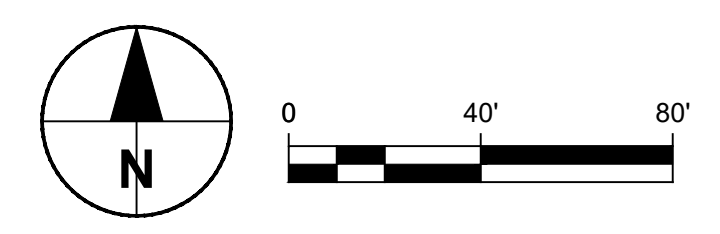
NOTES:

- 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.

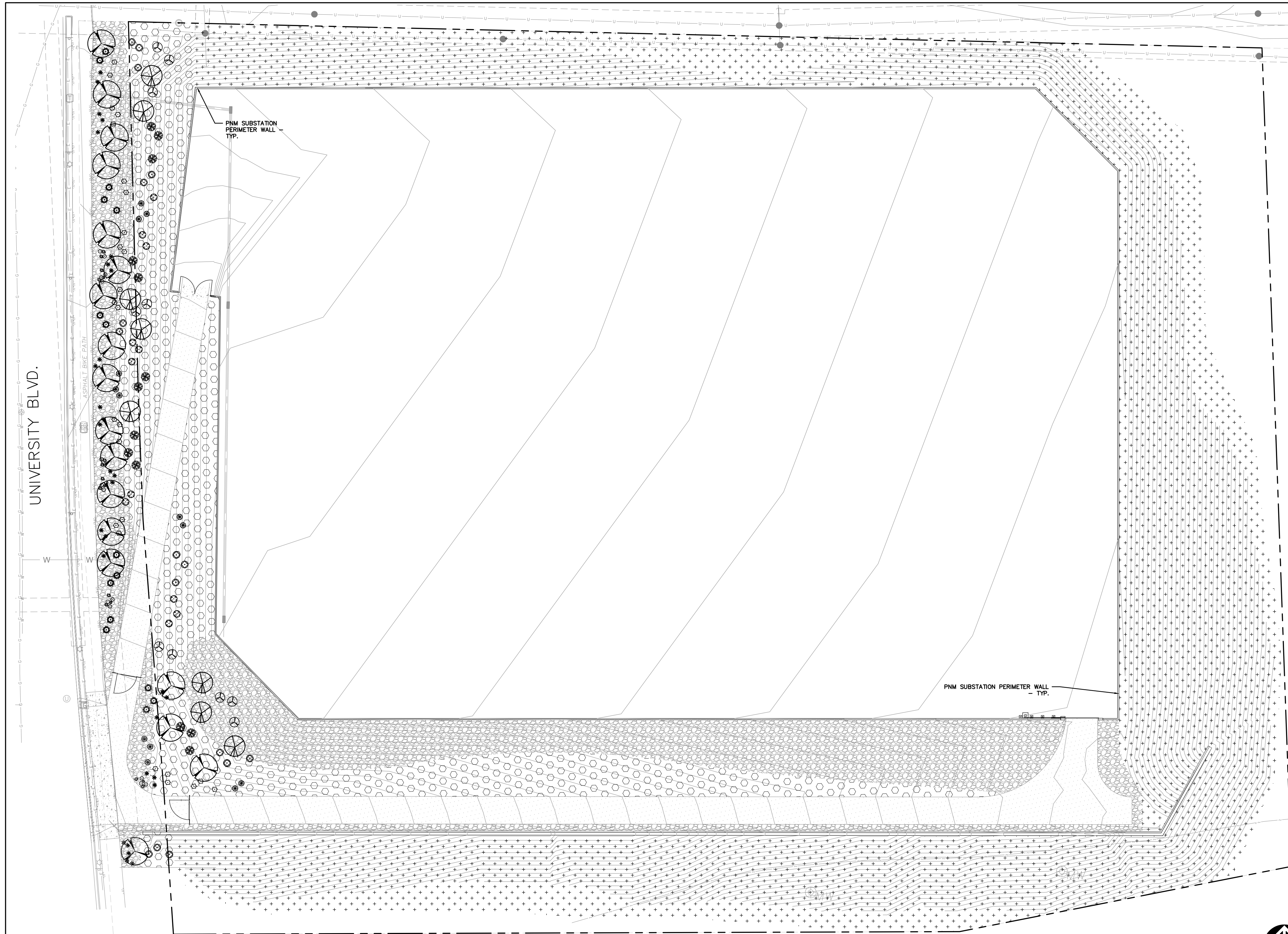


3 SEWER CAP DETAIL
NOT TO SCALE

PIPING PLAN
Scale: 1"=40'



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<p>PNM PUBLIC SERVICE COMPANY OF NEW MEXICO</p> <p>PIPING PLAN AND DETAILS</p> <p>SAGEBRUSH SUBSTATION</p>	
DR:	DATE: 02/01/21
CKD:	OK:
APP:	SCALE: As Noted
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.
- 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.
- 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:

- PROPOSED LANDSCAPING IS CONSISTENT WITH THE PURPOSES OF SECTION 14-16-5-6.
- 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.
- PROPOSED LANDSCAPING DOES NOT INCLUDE A REDUCTION OF TREE PLANTING REQUIREMENTS.
- PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR BUFFERING OF ADJACENT PROPERTIES FROM ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT.
- PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR VISUAL APPEARANCE OF THE PROPERTY WHEN VIEWED FROM THE STREET.
- 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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP	
CONTRACTOR:	DATE:	ALBUQUERQUE CONTROL SURVEY "19x411"	DATE:	NO.	BY:	STATE OF NEW MEXICO	
WORK STATED BY:	DATE:	LOCATED AT THE INTERSECTION OF SUNSET GARDENS AND VISTA DEL CAMINO SW.	DATE:	NO.	BY:	REVISIONS	
INSPECTOR'S ACCEPTANCE BY:	DATE:	THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXYED TO THE TOP OF THE WSW CURB	DATE:	NO.	BY:	PROJECT NUMBER: 676880	Author
FIELD VERIFICATION BY:	DATE:	RETURN OF THE INTERSECTION: STAMPED	DATE:	NO.	BY:	DRAWN BY: JSP	Checker
DRAWINGS ORDERED BY:	DATE:	"ACS BM 19-K11" ELEV: 5015.203 NAVD88	DATE:	NO.	BY:	CHD BY: BV	Date
MICRO-FILM INFORMATION	DATE:	EAST: 1506372.75_USFT	DATE:	NO.	BY:	DATE: 12/03/2021	

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

PLANT LEGEND

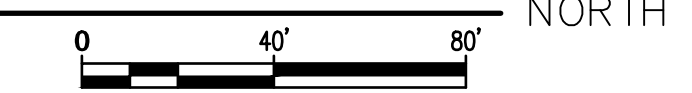
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TREES			
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DW	DESERT WILLOW	CHILOPSIS LINEARIS	18

PLANT LEGEND (CONTINUED)

SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS			QTY
FWS	FOURWING SALT BUSH	ARTIPLEX 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
BC	BEAR GRASS	NOLINA TEXANA	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



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CITY OF ALBUQUERQUE

SAGEBRUSH SUBSTATION CONCEPTUAL

PLANTING PLAN

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