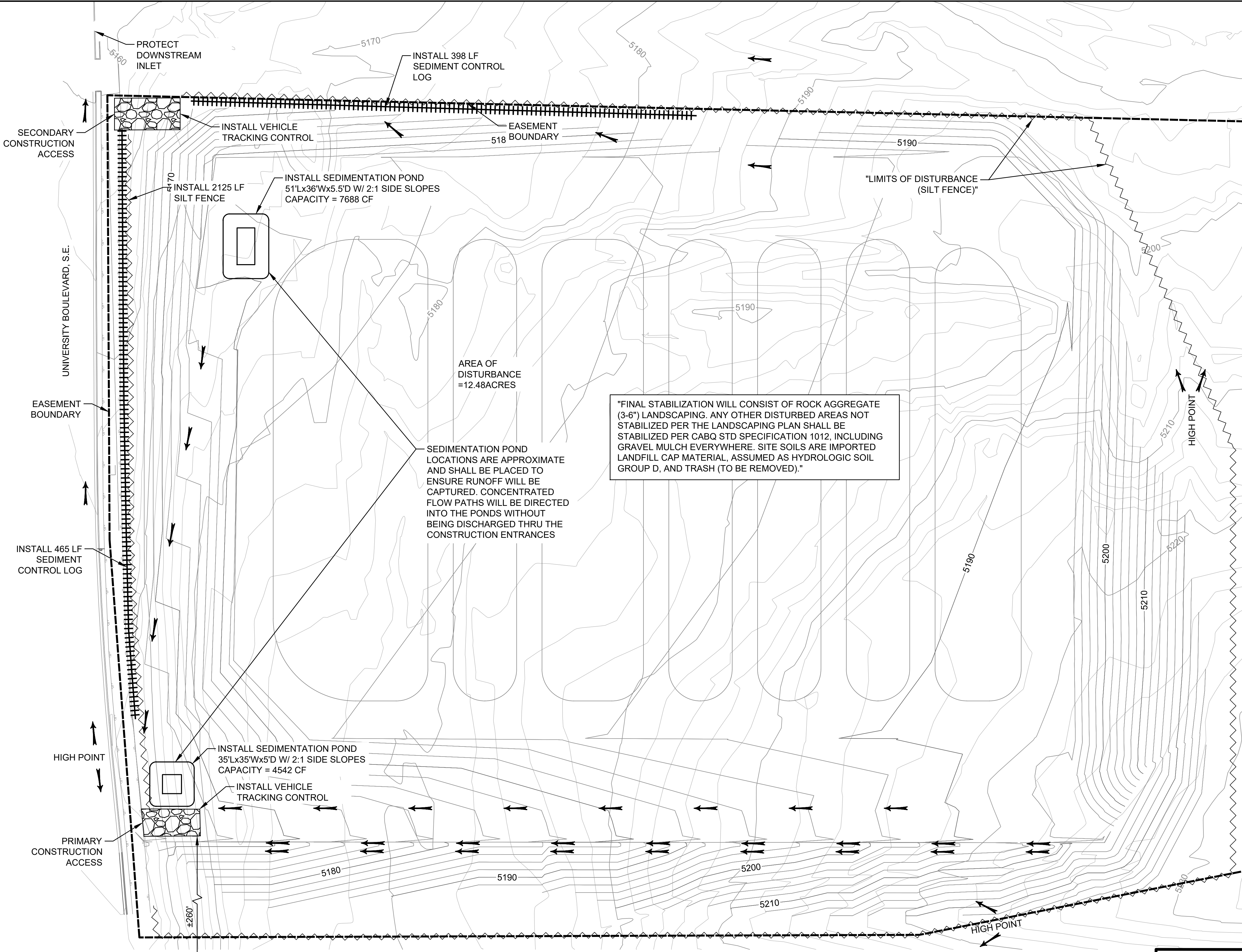


DWG: C:\Users\jess.higgins\OneDrive - PNM\Documents\Projects\Substation\Substation\110 CAD\110 SHEETS\110-STRM_PLAN-ETS-1.dwg USER: jess.higgins
DATE: Jun 21, 2022 2:42pm AREFS: SUB STATION LINEWORK UNIVERSITY CORP & OTHER PROJECT BOUNDARY ROAD-COR-BDR 72x24 INLET PROTECTION AERIAL IMAGES: SM Signature.jpg



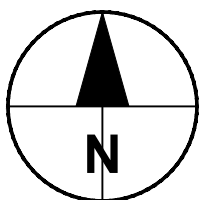
GENERAL NOTES

- ALL EROSION AND SEDIMENT CONTROL (ESC) WORK ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:
 - THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE,
 - THE EPA'S 2017 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
- ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMPS AND PRIOR TO BEGINNING CONSTRUCTION.
- SELF-INSPECTIONS - AT A MINIMUM A ROUTINE COMPLIANCE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVENT OF 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
- CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
- STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (§ 9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG WITH WEED PROBLEMS. CORRECTIVE ACTIONS FOR STABILIZATION SHALL BE DOCUMENTED IN A STABILIZATION REPORT INCLUDING ACTUAL RATES AND DATES OF STABILIZATION, AND THE MATERIALS AND MANUFACTURER'S SPECIFICATIONS USED.
- BMPs SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.B). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES AND IMPERVIOUS SURFACES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMPs AND DISCONTINUATION OF INSPECTIONS.
- NATURE OF CONSTRUCTION ACTIVITIES: THIS PROJECT ENTAILS THE REMOVAL OF A PORTION OF THE CLOSED YALE LANDFILL, SEPERATION AND DISPOSAL OF TRASH, SITE STABILIZATION, CONSTRUCTION OF A POWER SUBSTATION, AND FINAL STABILIZATION OF THE DISTURBED AREA.
- THE PROJECT SITE IS A NEW PNM EASEMENT (SIZE 20.88AC) LOCATED ON TRACT A-1, SUNPORT MUNICIPAL ADDITION (SIZE 2286AC). THE LIMIT OF DISTURBANCE IS EXPECTED TO BE 12.48 ACRES.
- WORK IS EXPECTED TO COMMENCE IN MARCH 2022, SUBSTANTIAL COMPLETION IN JULY 2022, AND FINAL COMPLETION AND STABILIZATION OF THE SITE IN SEPTEMBER 2022.

DEVELOPER CONTACT: PNM, DEREK KASTENDIECK, 505-241-2922, DEREK.KASTENDIECK@PNM.COM
DEVELOPERS ENGINEER: AECOM, SCOTT MEDINA, 505-855-7477, SCOTT.MEDINA@AECOM.COM
GENERAL CONTRACTOR: (TBD)
CONTRACTOR'S STORMWATER TEAM: (TBD)

EROSION CONTROL PLAN

Scale: 1"=40'



LEGEND

	SILT FENCE		DIRECTION OF FLOW
	AREA INLET PROTECTION		EXISTING CONTOUR
	SEDIMENT CONTROL LOG		NEW CONTOUR
	VEHICLE TRACKING CONTROL		

PROPRIETARY STATEMENT

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PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

EROSION CONTROL PLAN

SAGEBRUSH SUBSTATION

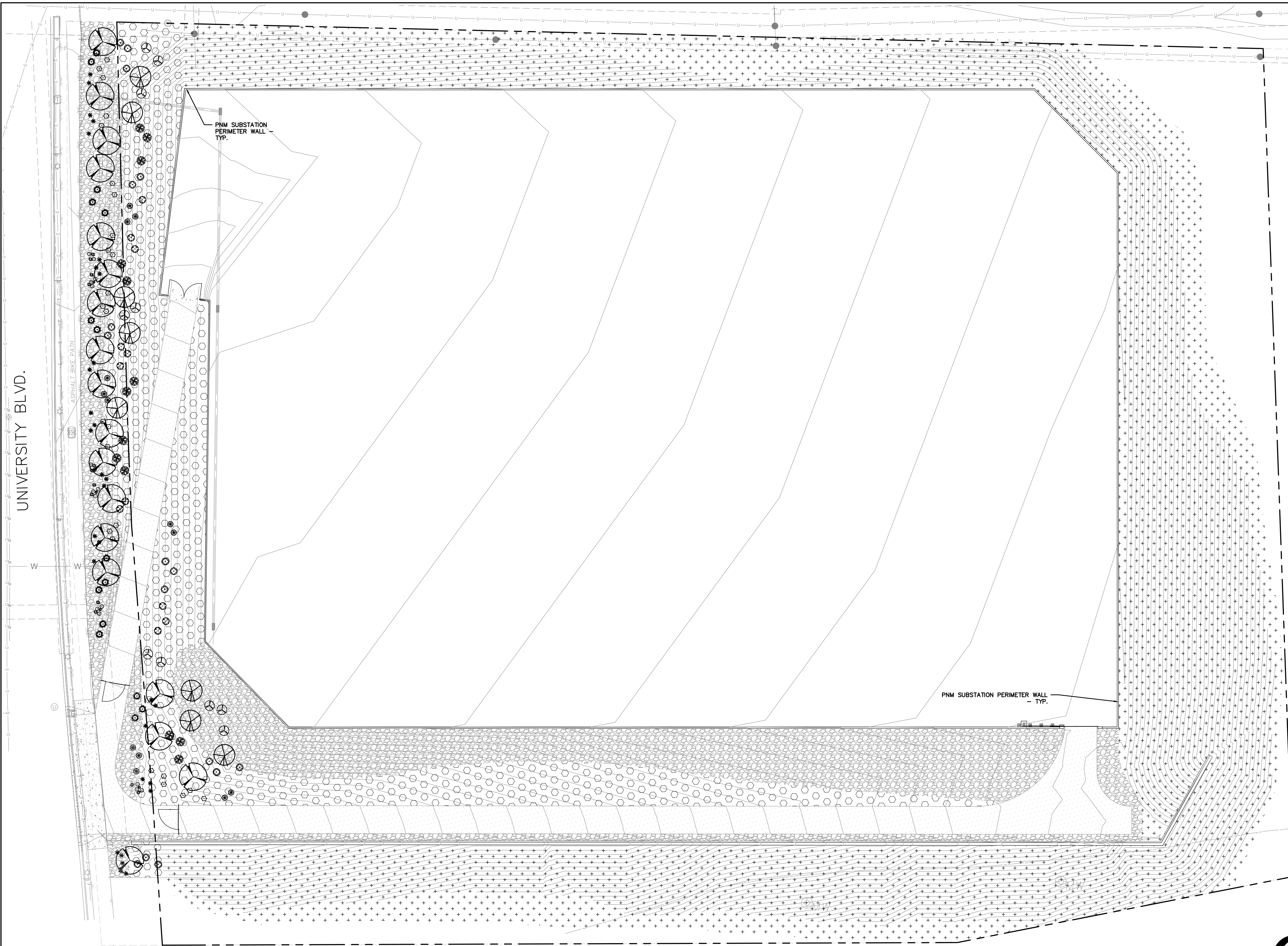
DR: JSH	DATE: 12/21/21
CKD: REM	OK: SCALE: As Noted
APP:	
REV. NO.	SBD-7602-S9 9 OF 41

REVISION

NO.	DATE	BY
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ENGINEER'S STAMP





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 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

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: 14,958 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

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	REMARKS	DATE
WORK STAKED 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 EPOXIED TO THE TOP OF THE VSW CURB	DATE:				
FIELD VERIFICATION BY:	DATE:	RETURN OF THE INTERSECTION, STAMPED	DATE:				
DRAWINGS ORDERED BY:	DATE:	"ACS BM 19-K11" ELEV: 5015.203 NAV/D88	DATE:				
MICRO-FILM INFORMATION	DATE:	NORTH: 1482566 62% USFT	DATE:				
REORDERED BY:	DATE:	EAST: 1506372 75% USFT	DATE:				
PROJECT NUMBER: 676890		AUTHOR: JSP		CHECKER: BV		DATE: 12/03/2021	
DRAWN BY:		DATE:		REVISIONS		DATE	
CHD BY:		DATE:		NO		DATE	

AECOM

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CITY OF ALBUQUERQUE

SAGEBRUSH SUBSTATION CONCEPTUAL

PLANTING PLAN

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