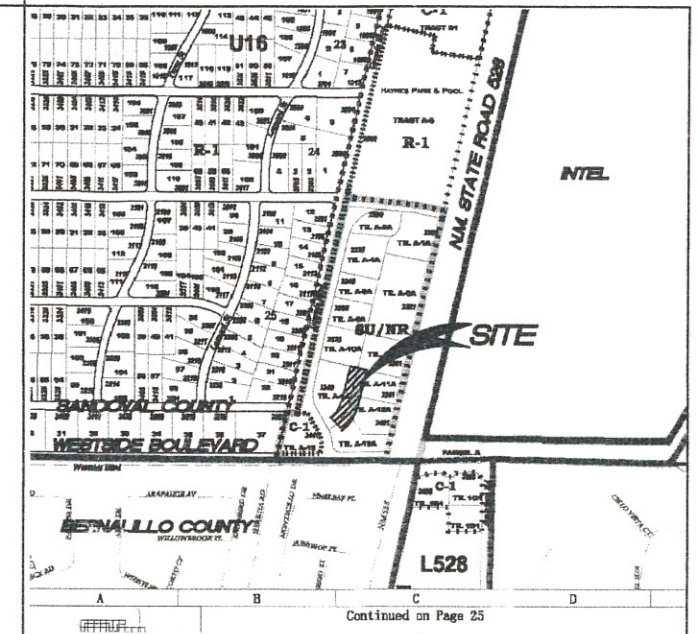




CONSTRUCTION PLANS
FOR DEVELOPMENT



VICINITY PLAN nts

*WATER & SANITARY SEWER IMPROVEMENTS
RECIPROCAL ACCESS EASEMENT,
GATEWAY SOUTH
RIO RANCHO, NEW MEXICO
MARCH 2011*

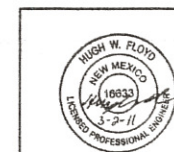
INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
1	COVER SHEET
2	NOTES
3	REMOVAL & DETAILS PLAN
4	UTILITY PLAN & PROFILE (W & SAS)
5	UTILITY- CoRR STANDARD DRAWINGS
6	UTILITY- CoRR STANDARD DRAWINGS
7	PAVING PLAN & PROFILE
8	PAVING- CoRR STANDARD DRAWINGS AND POND DETAILS

Robbie J Gork 4-12-11

CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS DATE

NO.	REVISIONS	BY	DATE



Easterling Consultants LLC
Engineering and Environmental Consulting
3613 NMSR 528 NW, Suite E-2
Albuquerque, New Mexico 87114
(505) 821-6646 FAX (505) 897-2965

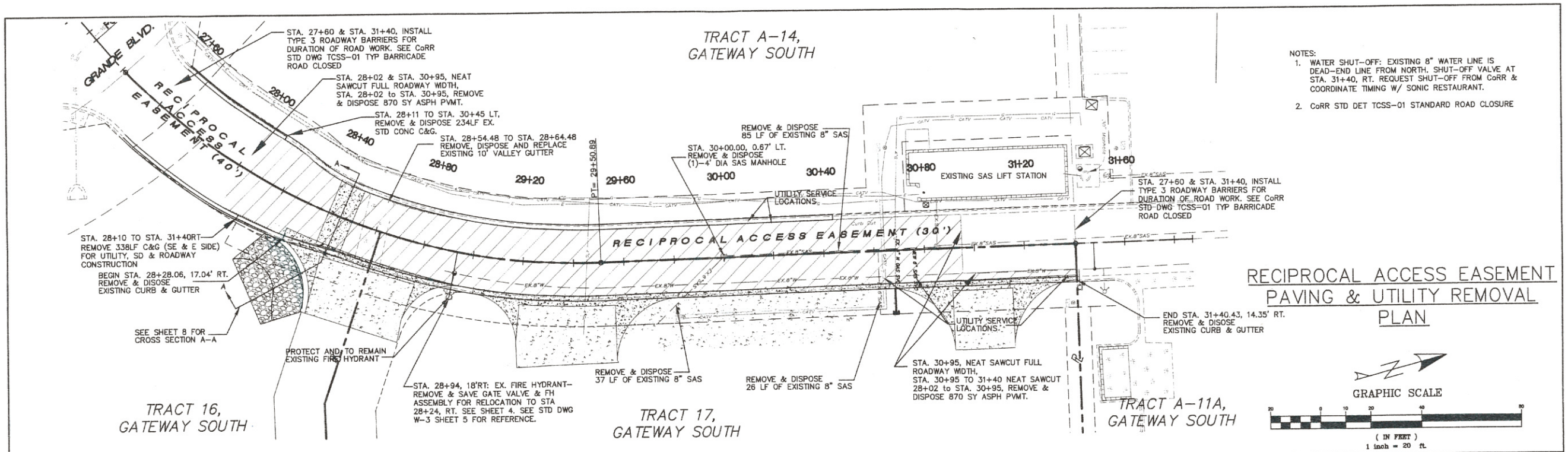
APPROVED FOR
CONSTRUCTION

Designed By: HWF
Drawn By: DEM
Checked By: HWF
File No: 125-10-01 Date: MARCH 2011

CITY ENGINEER DATE

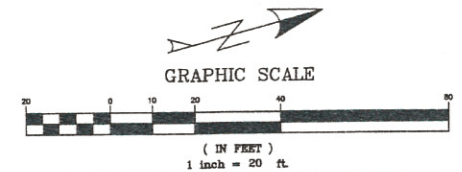
SHEET 1 OF 8

\\p:\projects\15-Engineering\Projects\AutoCAD\Gateway South\BASE.dwg 8/2/2010 5:43:58 PM MST



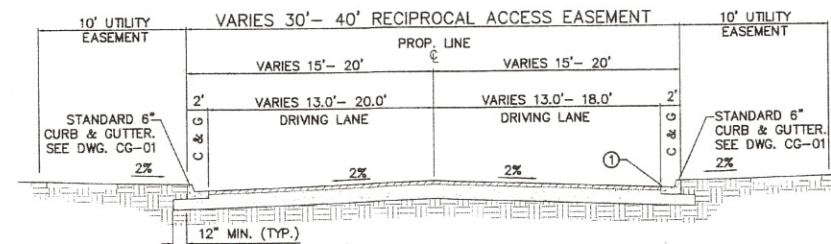
- NOTES:
1. WATER SHUT-OFF: EXISTING 8" WATER LINE IS DEAD-END LINE FROM NORTH. SHUT-OFF VALVE AT STA. 31+40, RT. REQUEST SHUT-OFF FROM CoRR & COORDINATE TIMING W/ SONIC RESTAURANT.
 2. CoRR STD DET TCSS-01 STANDARD ROAD CLOSURE

**RECIPROCAL ACCESS EASEMENT
PAVING & UTILITY REMOVAL
PLAN**

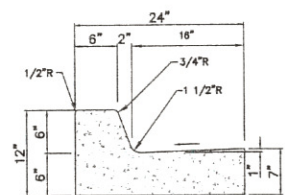


GENERAL NOTES:

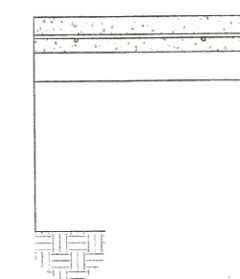
1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY DEPT. OF PUBLIC INFRASTRUCTURE ENGINEER.
3. PAVEMENT SECTION IN ACCORDANCE WITH STANDARD DRAWING PS-01, OR APPROVED PAVEMENT DESIGN.
4. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
5. CURB AND GUTTER SHALL BE PORTLAND CEMENT CONCRETE. PORTLAND CEMENT CONCRETE SHALL BE 3000 PSI @ 28 DAYS w/ CLASS F FLY ASH AND AIR ENTRAINMENT. (MAX. 20% FLY ASH BY WEIGHT)
6. FOR SUBGRADE R VALUE LESS THAN 50 A PROJECT/SITE SPECIFIC PAVEMENT DESIGN APPROVED BY THE DEPT. OF PUBLIC INFRASTRUCTURE ENGINEER IS REQUIRED. DESIGNS SUBMITTED MUST CONFORM TO THE AASHTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES PROCEDURE, 1993. NOMOGRAPHS MAY NOT BE USED
7. FOR CONC. CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
 - TOOLED CONTRACTION JOINTS AT 5' INTERVALS
 - 1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
 - SEALED EXPANSION JOINTS AT 90' INTERVALS.
8. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
9. 8" CURB AND GUTTER AND CUTOFF WALL IS NOT FOR USE IN NEW DEVELOPMENT. USE MUST BE PRE-APPROVED BY CITY ENGINEER.



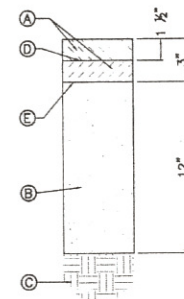
TYPICAL STREET SECTION - RECIPROCAL ACCESS EASEMENT
NTS
7 SEE STD DWG. TS-01, SHEET
REFERENCE FOR



STANDARD CURB AND GUTTER
NTS
from CoRR STD. DWG. CG-01



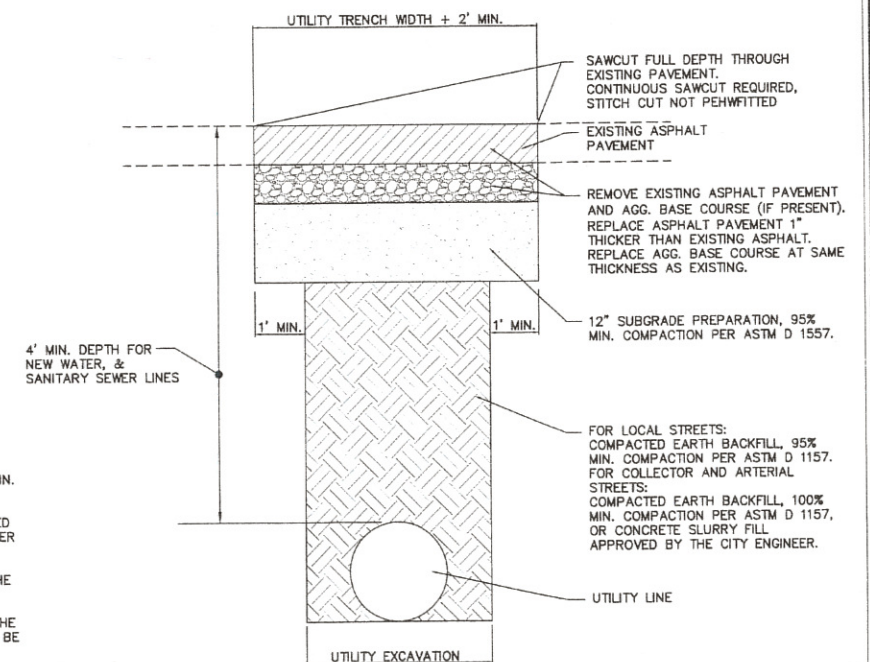
LOCAL STREET SECTION
NTS
DWG. CG-01



LOCAL STREET SECTION
NTS
DWG. CG-01

KEYED NOTES:

- A ASPHALT CONCRETE TYPE C, PLACED IN LIFTS AS SHOWN.
- B SUBGRADE PREPARATION, 95% MIN. COMPACTION PER ASTM D 1557.
- C COMPACTED FILL OR UNDISTURBED EARTH, 90% MIN. COMPACTION PER ASTM D 1157.
- D TACK COAT, AS REQUIRED BY THE ENGINEER.
- E PRIME COAT, AS REQUIRED BY THE ENGINEER, OR SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE.
- F ASPHALT CONCRETE TYPE B, PLACED IN LIFTS AS SHOWN.
- G AGGREGATE BASE COURSE.



PAVEMENT CUT FOR UTILITY EXCAVATION
NTS
DWG. PS-02

BENCHMARK
PROJECT MODIFIED SURFACE COORDINATES
CONCRETE NAIL & ALUMINUM DISC.
"SURV-TEK CONTROL L.S. 9750"
N = 1,535,725.87 , E = 1,517,462.21
ELEV. = 5211.64 NGVD29

NO.	REVISIONS	BY	DATE

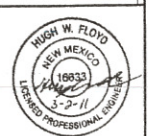
SCALE: 1" = 20'
CONT. INT. = 1'

Designed By: HWF
Drawn By: DEM
Checked By: HWF
File No: 125-10-01
Date: MARCH 2011

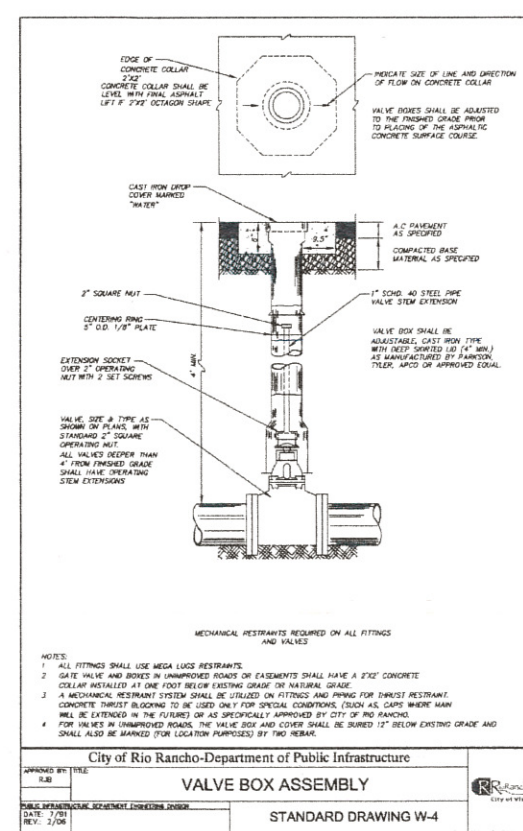
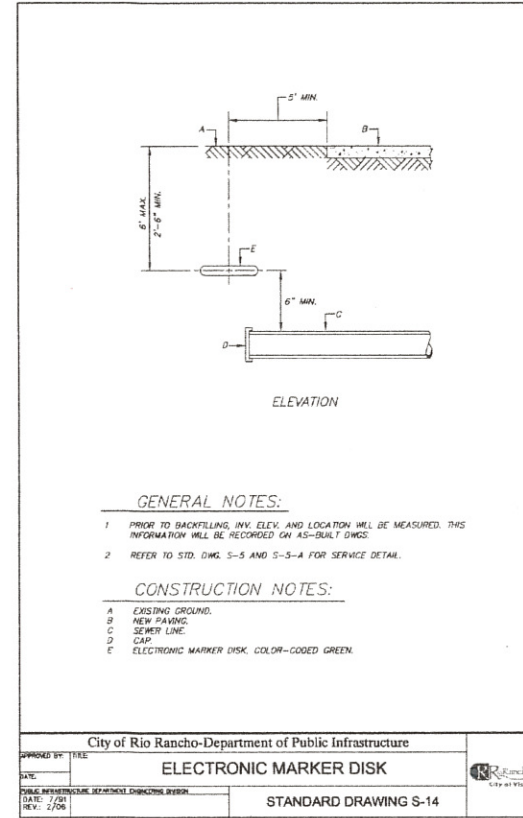
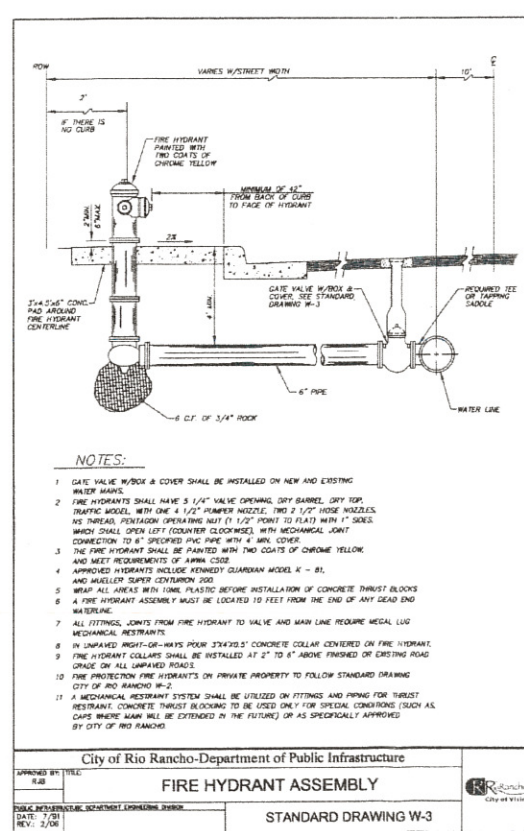
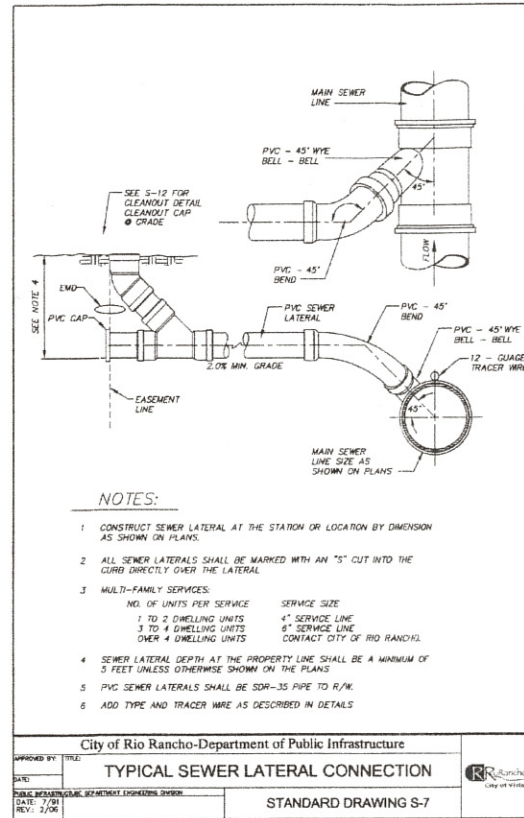
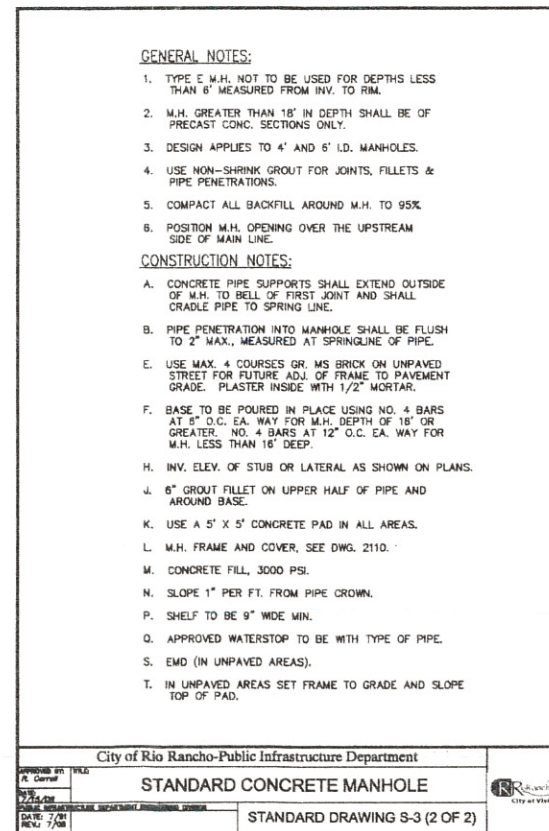
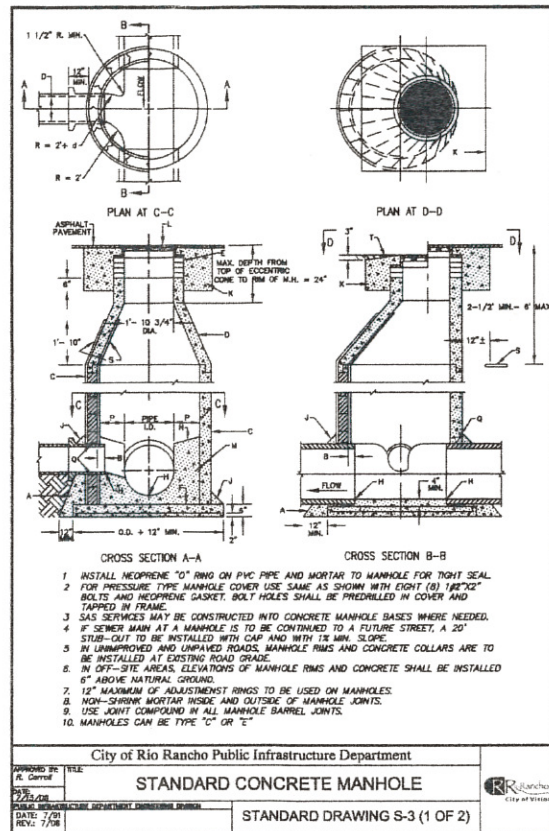
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(505) 821-6646 FAX (505) 897-2965

GATEWAY SOUTH RIO RANCHO, NEW MEXICO

**GATEWAY SOUTH
RECIPROCAL ACCESS EASEMENT
REMOVALS AND DETAILS SHEET**



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Sheet 3 of 8



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CITY OF RIO RANCHO
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

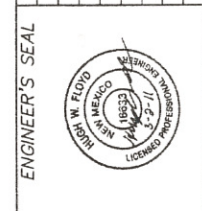
GATEWAY SOUTH
PRIVATE ROADWAY/ RECIPROCAL ACCESS EASEMENT
UTILITY CORR STANDARD DETAILS

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

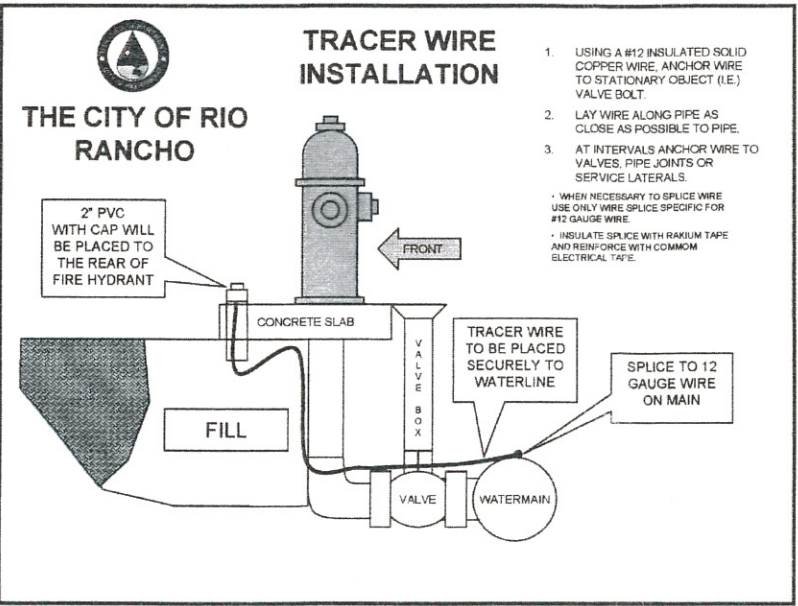
LAST DESIGN UPDATE

CITY PROJECT No. XXXXXX ZONE MAP NO. 40 SHEET 5 OF 8

AS BUILT INFO/HWFACTION		BENCH MARKS		SURVEY INFO/HWFACTION		ENGINEER'S SEAL	
CONTRACTOR	DATE	PROJECT MODIFIED SURFACE	DATE	NO.	BY	NO.	BY
WORKED BY	DATE	COORDINATES CONCRETE NAIL & ALUMINUM DISC. "SURV-TEK"	DATE				
ACCEPTANCE BY	DATE	CONTROL L.S. 9750"	DATE				
VERIFICATION BY	DATE	N=1.536728.87, E=1.517482.21	DATE				
CORRECTED BY	DATE	ELEV.= 5211.84 NOV029	DATE				
MICRO-FILM INFO/HWFACTION							
RECORDED BY	DATE						



REVISIONS	DATE	BY
DESIGN	DATE X	DATE X
DESIGNED BY HWF	DATE X	DATE X
DRAWN BY DEM	DATE X	DATE X
CHECKED BY HWF	DATE X	DATE X



RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (IN.)

SIZE (IN.)	HORIZONTAL BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
14	40	17	8	4	78
12	35	12	6	3	65
10	30	11	5	3	72
8	25	9	4	2	60

RESTRAINED JOINT LENGTHS FOR REDUCERS (IN.)

SIZE (IN.)	LARGE END	SMALL END	
		12X8	10X6
14X12	23	12X8	42
14X10	43	12X8	57
14X8	58	10X6	23
14X6	71	10X6	41
12X10	23	8X6	23

NOTE: THE TABLE SHOWN IN THE EXAMPLE ARE APPROPRIATE RESTRAINED JOINT LENGTHS MEETING THE FOLLOWING CONDITIONS:
PIPE MATERIAL--PVC
SOIL TYPE--SM
SAFETY FACTOR--1.5:1
TRENCH TYPE--J
DEPTH OF BURIAL--4
TEST PRESSURE--150 PSI

NOT EVERY DESIGN WILL HAVE THE SAME CONDITIONS AS PRESENTED IN THIS EXAMPLE. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE APPROPRIATE JOINT RESTRAINING LENGTHS FOR SUBMITTAL AND APPROVAL BY THE CITY OF RIO RANCHO.

City of Rio Rancho-Department of Public Infrastructure

RESTRAINED JOINT LENGTHS (EXAMPLE)

STANDARD DRAWING W-19

RESTRAINING JOINT LENGTHS FOR TEES (IN.)

ALL JOINTS AT THE TEE MUST BE RESTRAINED

SIZE (IN.)	20 FT. EITHER SIDE OF FITTING		10 FT. EITHER SIDE OF FITTING	
	RUN	BRANCH	RUN	BRANCH
14X14X14	20	13	10	10
14X14X12	20	1	10	32
14X14X10	20	1	10	12
14X14X8	20	1	10	1
14X14X6	20	1	10	1
12X12X12	20	3	10	39
12X12X10	20	1	10	20
12X12X8	20	1	10	1
12X12X6	20	1	10	1
10X10X10	20	1	10	28
10X10X8	20	1	10	8
8X8X8	20	1	10	18
8X8X6	20	1	10	1

NOTE: THE TABLE SHOWN IN THE EXAMPLE ARE APPROPRIATE RESTRAINED JOINT LENGTHS MEETING THE FOLLOWING CONDITIONS:
PIPE MATERIAL--PVC
SOIL TYPE--SM
SAFETY FACTOR--1.5:1
TRENCH TYPE--J
DEPTH OF BURIAL--4
TEST PRESSURE--150 PSI

NOT EVERY DESIGN WILL HAVE THE SAME CONDITIONS AS PRESENTED IN THIS EXAMPLE. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE APPROPRIATE JOINT RESTRAINING LENGTHS FOR SUBMITTAL AND APPROVAL BY THE CITY OF RIO RANCHO.

City of Rio Rancho-Department of Public Infrastructure

RESTRAINED JOINT LENGTHS (EXAMPLE)

STANDARD DRAWING W-20

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3613 NMSR 528, NW, Suite E-2
Albuquerque, New Mexico 87114
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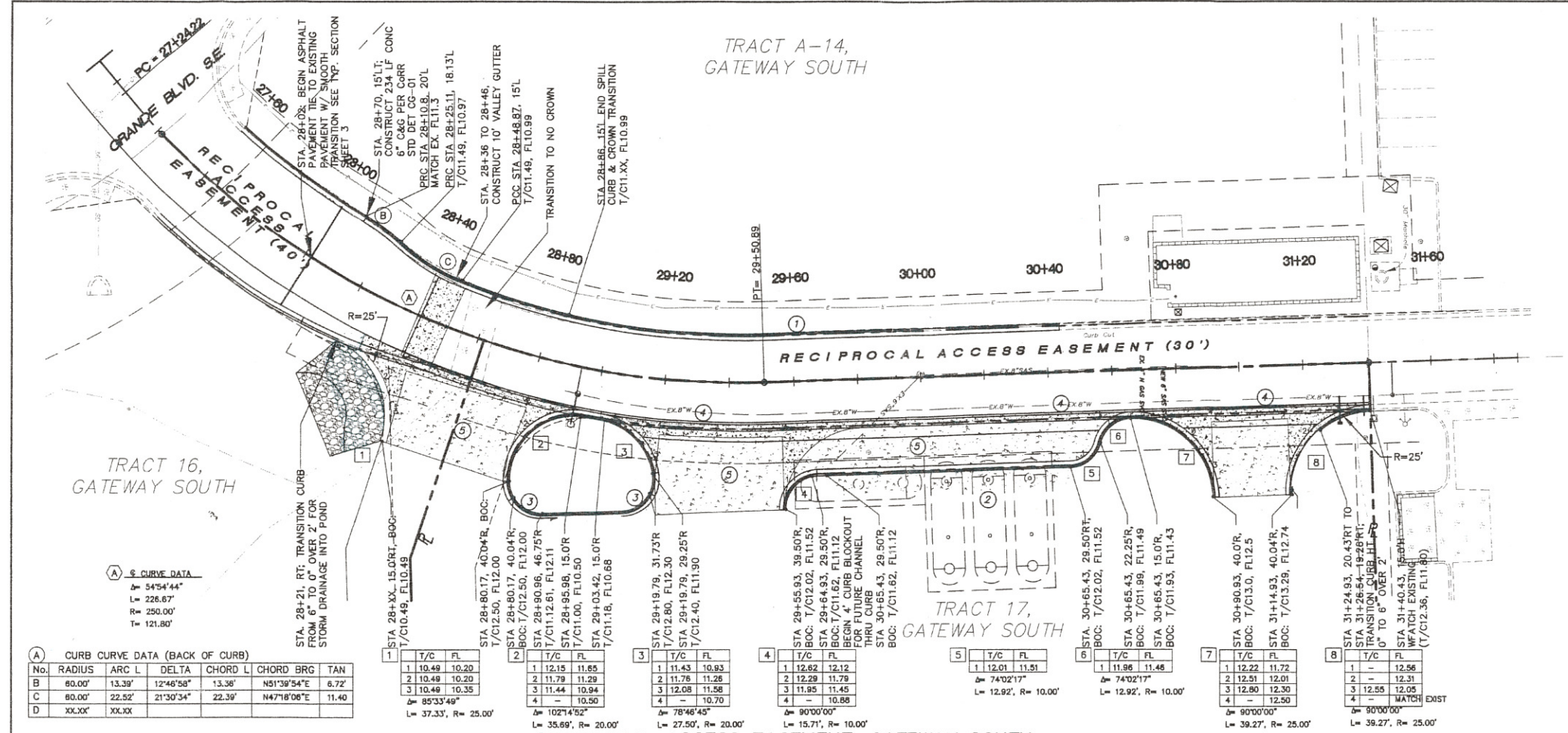
CITY OF RIO RANCHO
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WATER & SANITARY SEWER IMPROVEMENTS
RECIPROCAL ACCESS EASEMENT- GATEWAY SOUTH
UTILITY CORR STANDARD DETAILS

DESIGN REVIEW CITY ENGINEER APPROVAL

Mo./DAY/YR. Mo./DAY/YR.

CITY PROJECT No. XXXXXX ZONE MAP NO. 40 SHEET 6 OF 8



A CURVE DATA (BACK OF CURB)

No.	RADIUS	ARC L	DELTA	CHORD L	CHORD BRG	TAN
B	60.00'	13.39'	12°46'58"	13.36'	N51°39'54"E	6.72'
C	60.00'	22.52'	21°30'34"	22.39'	N47°18'08"E	11.40'
D	XX.XX'	XX.XX'				

1

T/C	FL
1	10.49
2	10.48
3	10.49
4	10.49

2

T/C	FL
1	12.15
2	11.79
3	11.44
4	10.50

3

T/C	FL
1	11.43
2	11.78
3	12.08
4	10.70

4

T/C	FL
1	12.62
2	12.29
3	11.86
4	10.88

5

T/C	FL
1	12.01
2	11.51

6

T/C	FL
1	11.96
2	11.46

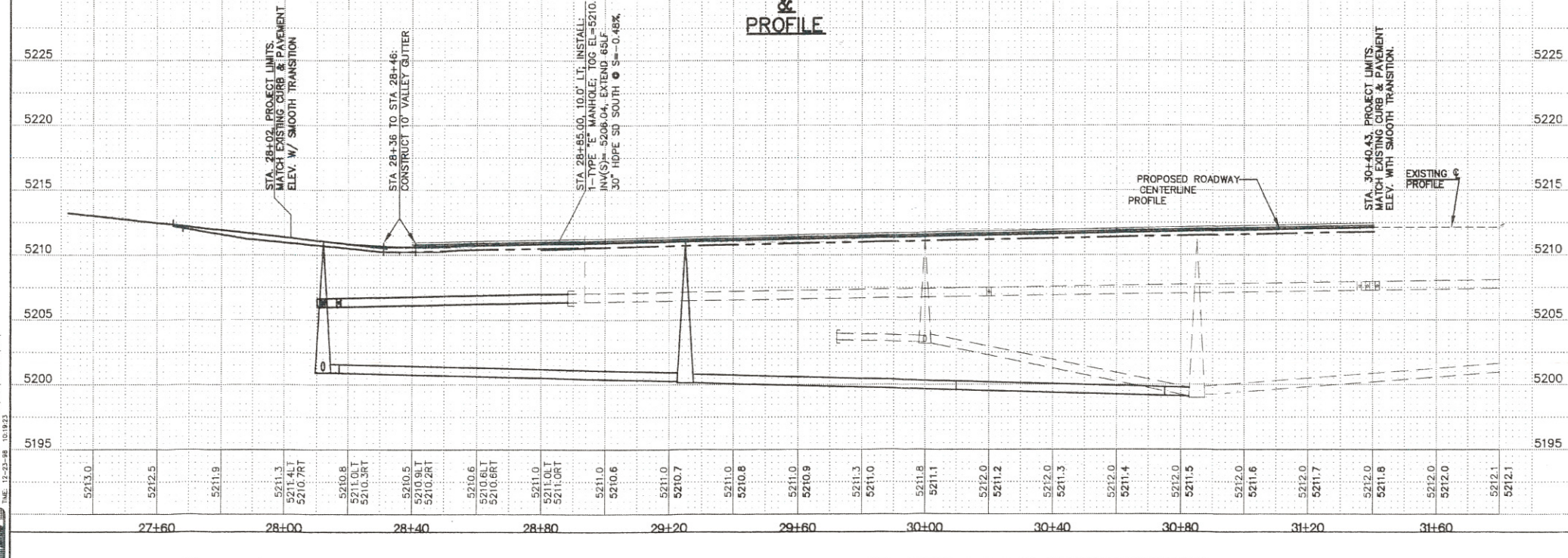
7

T/C	FL
1	12.22
2	12.51
3	12.80
4	12.50

8

T/C	FL
1	12.56
2	12.31
3	12.05
4	12.05

**RECIPROCAL ACCESS EASEMENT, GATEWAY SOUTH
PAVING & STORM DRAIN PLAN**



- KEYED NOTES:**
- CURB & GUTTER CONSTRUCTION TO FOLLOW C.O.R.R. CITY STANDARD DRAWINGS UNLESS OTHERWISE NOTED.
 - LOCATION OF FUTURE UNDERGROUND FUEL TANKS TO BE CONSTRUCTED W/ DEVELOPMENT OF TRACT 17 (LATITUDES CONVENIENCE STORE)
 - STANDARD TO MEDIAN CURB TRANSITION OVER 5" (24" TO 18" LIP TO B.O.C.)
 - CONTINUOUS 6.0"W VALLEY GUTTER ACROSS DRIVEWAY
 - 6" REINFORCED CONCRETE PAVEMENT- AT DRIVEWAY AND TANKER/ FUELING PAD.
- GENERAL NOTES:**
- 30' PRIVATE ROADWAY AND PUBLIC UTILITY EASEMENT ("RECIPROCAL ACCESS EASEMENT") EXTENDS 15' TO EITHER SIDE OF PROPERTY LINE/ ROADWAY CENTERLINE.
 - 10' PRIVATE UTILITY EASEMENT (PNM, NMGAS CO, WQUEST, & CABLE, EXTENDS 10' TO INTERIOR LOT SIDE OF ROADWAY EASEMENT.

SCALE: 1" = 20'

SCALE: 1" = 5'

REVISIONS

NO.	DATE	REMARKS
1		DESIGN

DESIGNED BY HWF
DRAWN BY DEM
CHECKED BY HWF

Easterling Consultants, LLC
Engineering & Environmental Consulting
3613 NMSR 528, NW, Suite E-2
Albuquerque, New Mexico 87114
(505) 821-6646 FAX (505) 897-2965

CITY OF RIO RANCHO
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GATEWAY SOUTH
PRIVATE ROADWAY/ RECIPROCAL ACCESS EASEMENT
PAVING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT No. XXXXXX
ZONE MAP NO. 40
SHEET 7 **OF** 8

ENGINEER'S SEAL

AS BUILT INFO/HWFACTION

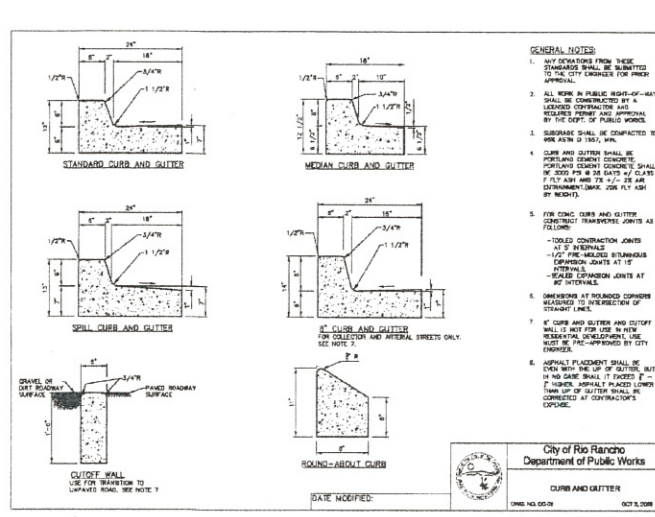
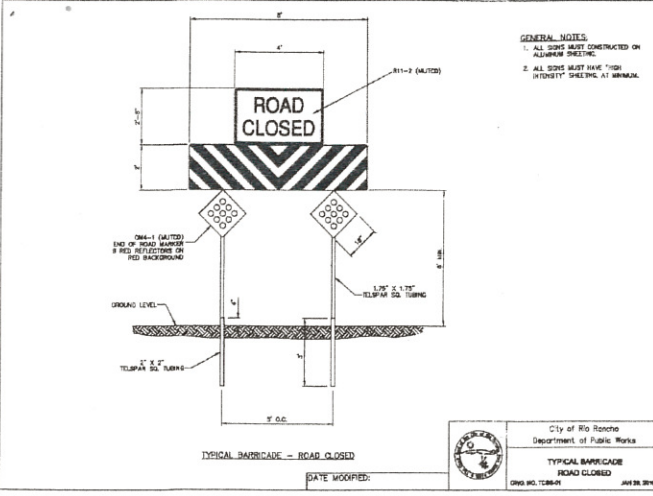
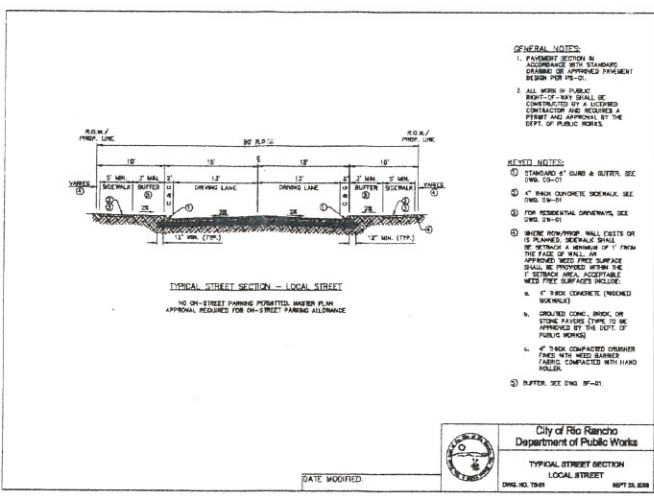
CONTRACTOR	DATE	BY

BENCH MARKS

PROJECT MODIFIED SURFACE	COORDINATES CONCRETE NAIL & ALUMINUM DISC	"SURV-TEK"	CONTROL L.S. 9750"	MICRO-FILM INFO/HWFACTION

SURVEY INFO/HWFACTION

FIELD NOTES	NO.	DATE	BY



RIP-RAP

RIP-RAP SHALL CONSIST OF CRUSHED BASALT ROCK MEETING THE FOLLOWING GRADATION.

MAX. DIMENSION	% SMALLER
12"	100
9"	50-70
6"	35-55
3"	10

FILTER MATERIAL

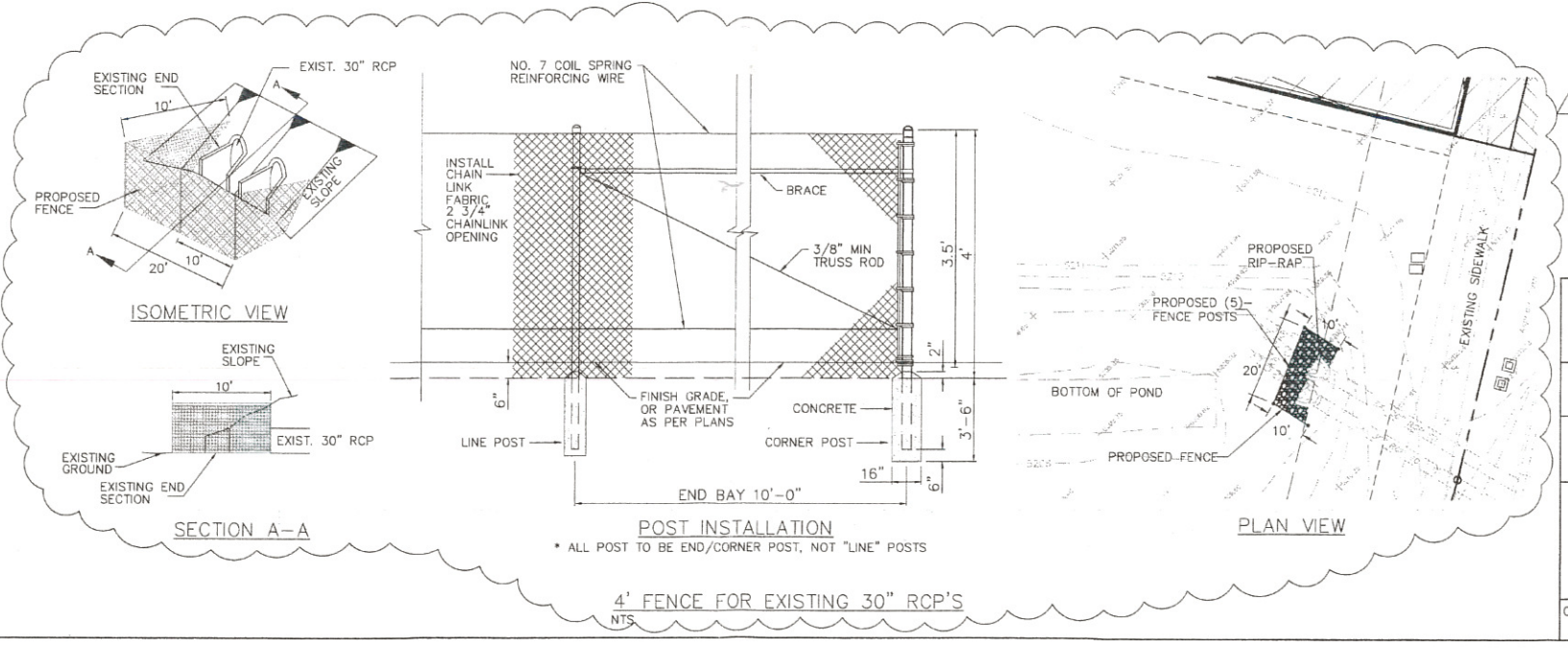
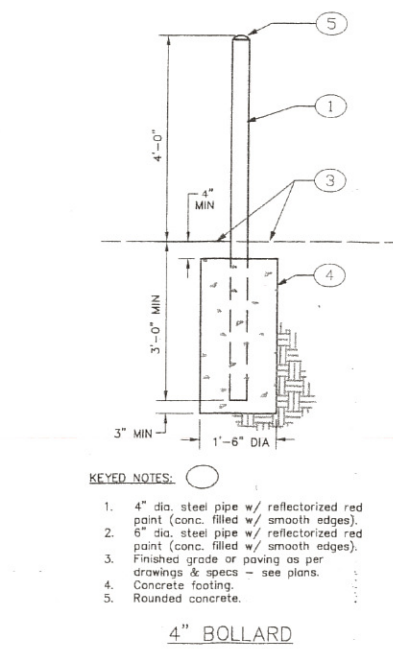
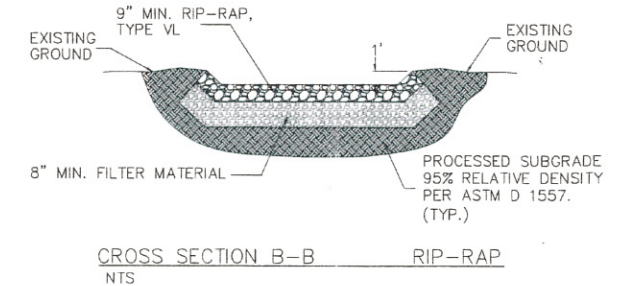
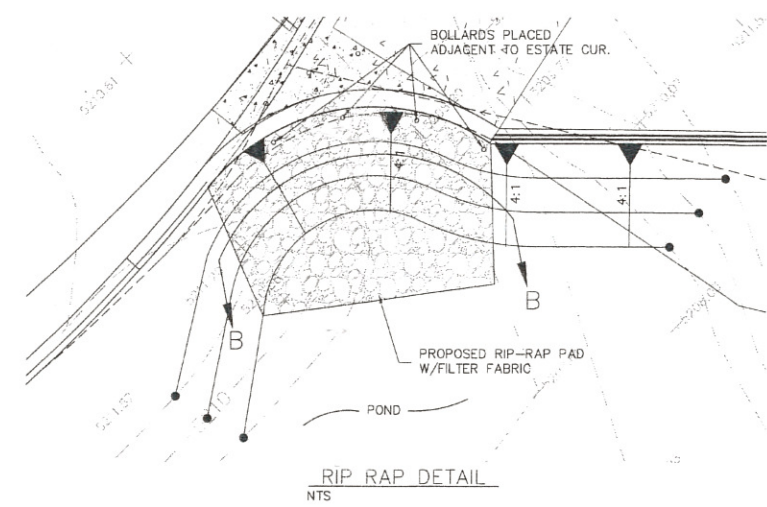
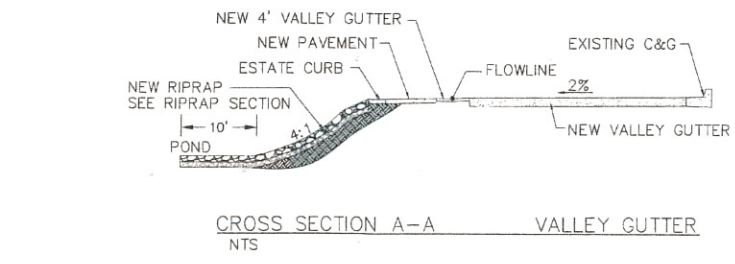
FILTER MATERIAL SHALL BE CONSIST OF CRUSHED BASALT ROCK MEETING THE FOLLOWING GRADATION.

U.S. STANDARD SIEVE SIZE	PASSING BY WEIGHT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED BENEATH THE RIP-RAP PAVEMENT AS SHOWN HEREON. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLYING RIP-RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL ALSO BE PLACED AND COMPACTED IN THE VOID SPACES OF THE RIP-RAP.

City of Rio Rancho
Department of Public Works

DATE MODIFIED: [] [] []



Easterling Consultants, LLC
Engineering & Environmental Consulting
3613 NMSR 528, NW, Suite E-2
Albuquerque, New Mexico 87114
(505) 821-6646 FAX: (505) 897-2965

**CITY OF RIO RANCHO
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

**GATEWAY SOUTH
PRIVATE ROADWAY/ RECIPROCAL ACCESS EASEMENT
ROADWAY & STOHWF DRAIN CORR STANDARD DETAILS**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT No. XXXXXX ZONE MAP No. 40 SHEET 8 OF 8

DESIGNED BY HWF DRAWN BY DEM CHECKED BY HWF

REVISIONS

NO. DATE

1 3/31/11 REMOVED GRATED ADDED CHAINLINK FENCE

DATE X DATE X DATE X