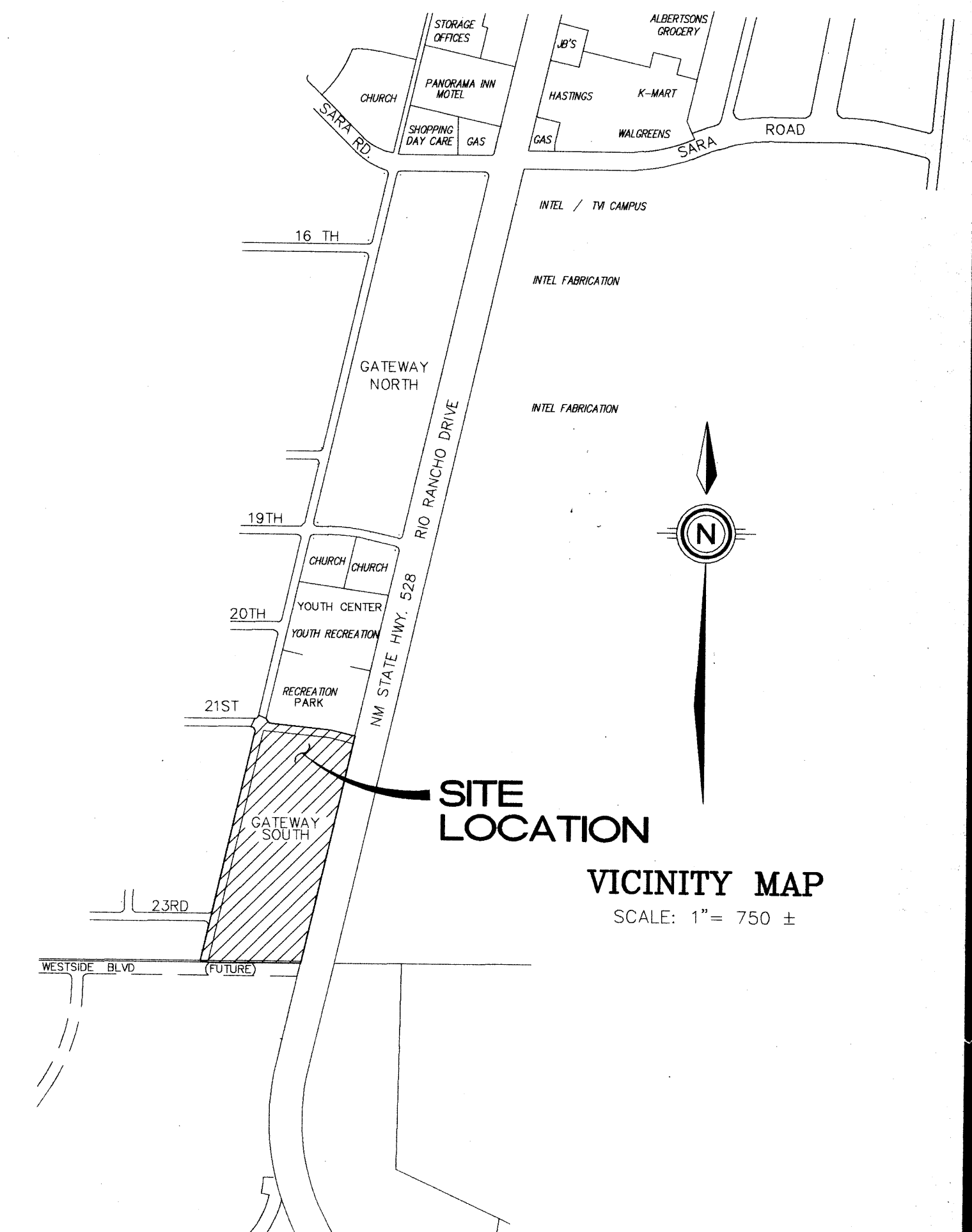


Current Plat Books 9 Pg 101

# GATEWAY SOUTH

## CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

### IMPROVEMENTS FOR PAVING, GRADING, AND UTILITIES



#### GENERAL NOTES:

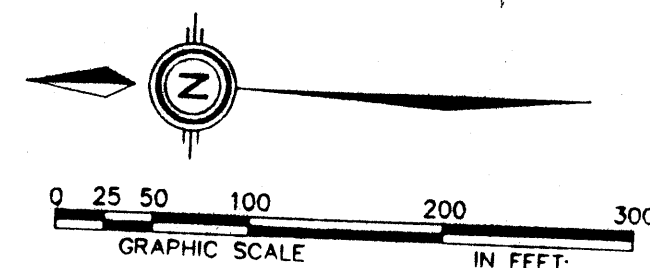
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO (CORR) STANDARD DETAILS FOR PAVING AND DRAINAGE AND CITY OF RIO RANCHO UTILITIES DEPARTMENT STANDARD DETAILS FOR WATER AND SANITARY SEWER CONSTRUCTION. IN THE ABSENCE OF THE ABOVE NAMED STANDARDS, THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION, AS PREPARED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION SHALL BE USED FOR CONSTRUCTION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, ONE CALL LINE LOCATION AND SELECT EXCAVATION. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DEPICTED LOCATION, THE EXISTENCE OR THE NON-EXISTENCE OF UTILITY LINES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN BY VERIFICATION OF LINE LOCATION IN THE FIELD PRIOR TO THE PROSECUTION OF THE ACTUAL PORTION OF WORK ATTRIBUTED TO THEIR LOCATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXISTENCE OF ALL UTILITY CONNECTION POINTS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER SO THAT ANY CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) AND CITY OF RIO RANCHO UTILITIES DEPARTMENT (891-1200) FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL HAVE THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CORR PUBLIC WORKS DEPARTMENT A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CORR PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL NOTIFY CITY ENGINEER PRIOR TO OCCUPYING AN INTERSECTION.
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET. ALL NEW STRIPING SHALL BE PAINTED PER NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND THE ENGINEER.
- WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 4.0 FT. OF COVER MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE.
- PIPE FOR WATER LINES SHALL BE POLYVINYL CHLORIDE (PVC) PIPE C900 DR25. PIPE FOR SERVICE LATERALS SHALL BE CLASS C POLYETHYLENE PIPE PER AWWA C901.
- WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES A MINIMUM OF 10 FEET APART HORIZONTALLY WITH THE WATER LINE HIGHER IN ELEVATION THAN THE SEWER. IF HORIZONTAL SEPARATION IS LESS THAN 10 FEET, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET IN ELEVATION HIGHER THAN THE SEWER. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 3 FEET HIGHER THAN THE SEWER OR THE SEWER LINE SHALL BE OF DUCTILE IRON PIPE OR ENCASED IN CONCRETE A DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER LINE.
- PIPE FOR SEWER LINES AND LATERALS SHALL BE POLYVINYL CHLORIDE CONFORMING TO ASTM D3034, SDR35.
- THE CONTRACTOR SHALL NOTIFY ECO RESOURCES INC., (ENGINEERING, 891-1200) AT LEAST 48 HOURS PRIOR TO STARTING UTILITY WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE REQUIRED TO DIRECT ALL SURFACING OPERATIONS IN THE DIRECTION OF TRAFFIC FLOW.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN REASONABLE ACCESS TO EXISTING INTERSECTING ROADS AND TURNOUTS DURING CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE WORK OPERATIONS SUCH THAT ALL LANES ARE OPENED TO TRAFFIC DURING NON-WORKING HOURS.
- THE CONTRACTOR SHALL CLEAN AND PREPARE ALL NMSHTD ROADWAY SURFACES TO THE APPROVAL OF THE PROJECT MANAGER PRIOR TO THE PLACEMENT OF OPEN GRADED FRICTION COURSE. THIS WORK SHALL BE ACCOMPLISHED BY MEANS OF A POWER BROOM AND/OR OTHER MEANS AS APPROVED BY THE PROJECT MANAGER. THE WORK WILL BE CONSIDERED INCIDENTAL TO COMPLETION OF THE PROJECT AND NO DIRECT PAYMENT SHALL BE MADE THEREFORE.
- TO MINIMIZE INTERFERENCE TO THE FLOW OF TRAFFIC NO LANE CLOSURES SHALL BE PERMITTED PRIOR TO 9:00 A.M. OR AFTER 4:00 P.M.
- WHEN TACK COAT IS APPLIED THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES WHEN SPRAYING. THE TACK SHALL NOT BE ALLOWED TO DRIFT INTO ANY WATERWAY OR WETLAND.
- IN AREAS OF EXISTING ROADWAY WIDENING THE CONTRACTOR SHALL ASSURE THAT NO PAVEMENT DROP-OFFS ARE LEFT EXPOSED DURING NON-WORKING HOURS. CONTRACTOR SHALL INITIATE CORRECTIVE MEANS TO ACHIEVE A MAXIMUM 3:1 SLOPE WHERE EXISTING ROADWAY INTERFACES WITH NEW CONSTRUCTION. SEE TEMPORARY FILLET DETAIL ON SHEET 4 OF 6 OF RIGHT-IN/RIGHT-OUT PLANS.
- AT THE END OF THE WORK DAY IT WILL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE A DRIVING SURFACE FREE OF OBSTRUCTION (TWO WAY TRAFFIC) ON ALL EXISTING STREETS INTERFACING THE PROJECT.
- ALL COMPACTION SHALL CONFORM TO THE REFERENCED SPECIFICATIONS. IN THE ABSENCE OF COMPACTION SPECIFICATIONS FOR ANY SUBGRADE, 95% ODD (MODIFIED) SHALL BE USED FOR CONSTRUCTION.

#### INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2-3	PLAT OF GEOMETRY
4	GRADING & EROSION CONTROL PLAN
5	COMPOSITE PAVING PLAN
	<u>PAVING PLAN &amp; PROFILES</u>
6	GRANDE BOULEVARD S.E.
7	DRIVEWAY "B" & 21st AVENUE
8	DRIVEWAY "A" WATER & PAVING
9	STRIPING/SIGNING/LIGHTING PLAN
	<u>UTILITY PLANS</u>
10	COMPOSITE UTILITY PLAN
11	PAVING & DRAINAGE DETAILS
12	GRANDE BLVD. S.E. STORM DRAIN

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEER'S SEAL	DATE: JAN., 1997	community sciences corporation	APPROVED FOR CONSTRUCTION CITY OF RIO RANCHO DATE: 6-4-97
	SCALE: AS SHOWN		
	DESIGNED: BOM		
DRAWN: DLW/GWR/DER	JOB NO.: 71-27-045	LAND PLANNING P.O. Box 1308	ENGINEERING Corrales, N.M. 87048
APPROVED FOR CONSTRUCTION ECO RESOURCES INC. Rebecca Edwards DATE: 5-22-97		SHEET 1 OF 12	



SCALE: 1"=20'

PLAT OF GEOMETRY  
(REPLAT OF PREVIOUS PLATTING WITH VACATION  
OF PREVIOUS LOT LINES AND RIGHTS-OF-WAY)

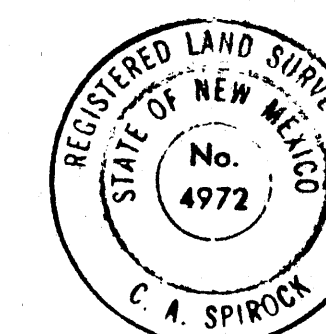
PREVIOUS PLATTED LOT LINES VACATED  
BY THIS PLAT

TRACT  
A-13

PREVIOUS TRACT DESIGNATION

TIE: S 89°49'26" W, 2998.44' (GRND)  
NEW MEXICO STATE PLANE COORDINATES  
ESTABLISHED BY ALBUQUERQUE CITY SURVEY  
(CENTRAL ZONE) NAD27  
Y=1,534,792.13  
X=373,326.78  
GROUND TO GRID = 0.9996695  
DELTA ALPHA = -00°14'40"  
ELEVATION = 5204.21

COUNTY LINE DEFINED PER FOUND EVIDENCE  
AS ESTABLISHED BY TYREE SURVEY AND  
ADJOINING PLATTING FOR SEVEN BAR RANCH  
BY HUGG SURVEY



DATE:	MARCH, 1997
SCALE:	1"=100'
DESIGNED:	GLD
DRAWN:	GLD/DER
JOB NO.:	71-27-060

*community  
sciences  
corporation*

LAND PLANNING      ENGINEERING      SURVEYING  
P.O. Box 1328      Corrales, N.M. 87048



# GATEWAY SOUTH

TRACTS A-1A THROUGH A-13A, TRACTS A-14 AND A-15  
(BEING A REPLAT OF TRACTS A-1 THROUGH A-13, GATEWAY SOUTH  
AND A PORTION OF GRANDE BOULEVARD)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 31 T12N, R3E, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY  
NEW MEXICO

MARCH 1997

SHEET 3 OF 4

## GRANT AND LOCATION OF EASEMENTS (WITH VACATION OF PREVIOUSLY PLATTED EASEMENTS)

### EASEMENTS:

This replat (subdivision) contained herein includes the vacation of certain easements and the grant of additional easements as further described below and as shown on the accompanying map. "Owners" means and refers to the parties of interest to the real estate subdivided by this plat, including their successors and assigns. "Developers" means and refers to the preparer (subdivider) of this instrument including all interests to the described real estate, including security interests. "Maintenance Association" means and refers to any association, trust, partnership, corporation or entity created pursuant to the covenants recorded with this plat that has as its primary obligation the installation, maintenance, irrigation, paving and replacement of landscaping, paving, walkways and areas set forth by the developer as the joint obligation of all owners.

As signatories to the approval of this plat, the utilities, governmental entities and parties herein named accept the grant of easements as hereby created and subscribe and agree to the Vacation of certain portions of existing easements.

The easements effected by this plat are shown hereon and are:

**TYPE 1 EASEMENT:** a Landscaping Easement and Drainage Easement GRANTED to the Owners, the Developer and to the Maintenance Association, including the right to landscape, irrigate, maintain and replace surface and subsurface facilities, including signage and lighting.

**TYPE 2 EASEMENT:** an underground Utility Easement GRANTED to the City of Rio Rancho, the PNM Gas Services and to the City of Rio Rancho Water and Wastewater Services for gas lines, water, sanitary sewer and drainage conduits including appurtenances.

**TYPE 3 EASEMENT:** an underground Easement for Electric Power, Gas, Telephone, Television and Security Communications GRANTED to the PNM Electric and Gas Services, U.S. West, Post/Newsweek Cable and other public and private service companies including the surface rights for transformers, pedestals, switch gear and appurtenances. The surface uses for communications and electric utilities is limited to placement so as not to interfere with and conflicting access, drainage and other easements granted to others.

**TYPE 4 EASEMENT:** a Landscaping Easement GRANTED to the Owners, the Developer and the Maintenance Association, including the right to landscape, irrigate, maintain and replace surface and subsurface facilities, including signage and lighting. Minor intrusions of parking, trash enclosures and other site work appurtenances are permitted in up to 20% of the easement area, penetrating up to 50% of its width, if additional contiguous landscaping area is provided. Surface and/or subsurface drainage infrastructure may cross through this easement.

**TYPE 5 EASEMENT:** a surface and/or underground Drainage Easement and a Reciprocal Access Easement GRANTED to the Owners, the Developer, the Maintenance Association and their assigns. Access provisions include all vehicles including truck, bus and delivery systems and for pedestrian and bicycle use.

**TYPE 6 EASEMENT:** a Landscaping, Non-Vehicular Access, and Drainage Easement GRANTED to the City of Rio Rancho for drainage and pedestrian and bicycle access purposes and to the Owners, the Developer and to the Maintenance Association, including the right to landscape, irrigate, maintain and replace surface and subsurface facilities, including signage and lighting and for "street furniture" and pedestrian facilities including benches, walks, bus stops and the like. The grant of certain uses and easement to the City of Rio Rancho includes the right of the City as a "touch and concern" party for the enforcement of any covenants which may be placed within the real estate for appearance, safety, maintenance, drainage and pedestrian and bicycle traffic functions.

**TYPE 7 EASEMENT:** a surface and/or underground Drainage Easement GRANTED to the Owners, the Developer and the Maintenance Association and their assigns, including the right to install, maintain and replace surface and subsurface drainage facilities including appurtenances.

**TYPE 8 EASEMENT:** a Utility Easement GRANTED to the City of Rio Rancho Water and Wastewater Services for a sewage lift station and related appurtenances.

**TYPE 9 EASEMENT:** an Ingress and Egress Easement to benefit Lot 37, Block 22, Rio Rancho Estates Unit 18.

SEE SHEET 2 OF 4 FOR  
PLAT OF GEOMETRY

SEE SHEET 4 OF 4 FOR  
EASEMENTS VACATED WITH  
THIS PLAT



DATE: MARCH, 1997  
SCALE: 1"=100'  
DESIGNED: GLD  
DRAWN: GLD/DER  
JOB NO.: 71-27-060

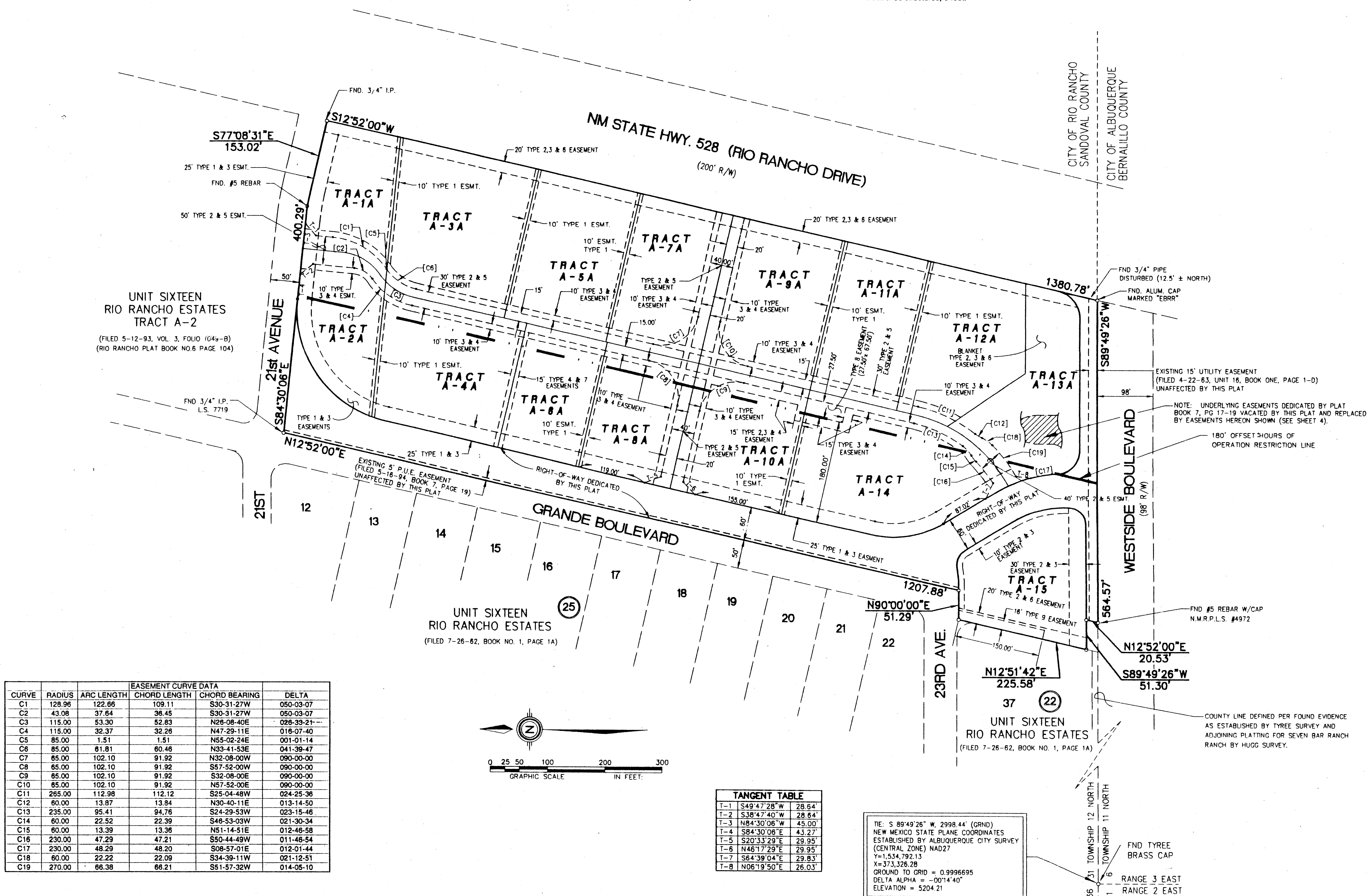
**community sciences corporation**

LAND PLANNING P.O. Box 1328  
ENGINEERING SURVEYING  
Corrales, N.M. 87048

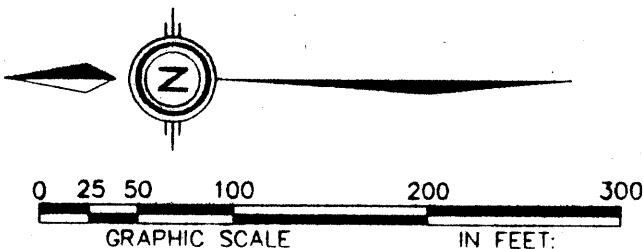
### SETBACKS:

Setbacks from property lines and street rights-of-way lines to principal structures, as defined in the City of Rio Rancho Subdivision Ordinance, are the more restrictive of that Ordinance and the following, as hereby established.

(New) Grande Blvd.	-	40 feet
Westside Blvd.	-	20 feet (side street setback, no frontage allowed)
21st Avenue	-	20 feet (side street setback, no frontage allowed)
N.M.S.R. #528	-	40 feet
Other and Interior Lot Lines created by this Replat	-	If unattached structures, 10 feet; If attached structures, 0 feet.



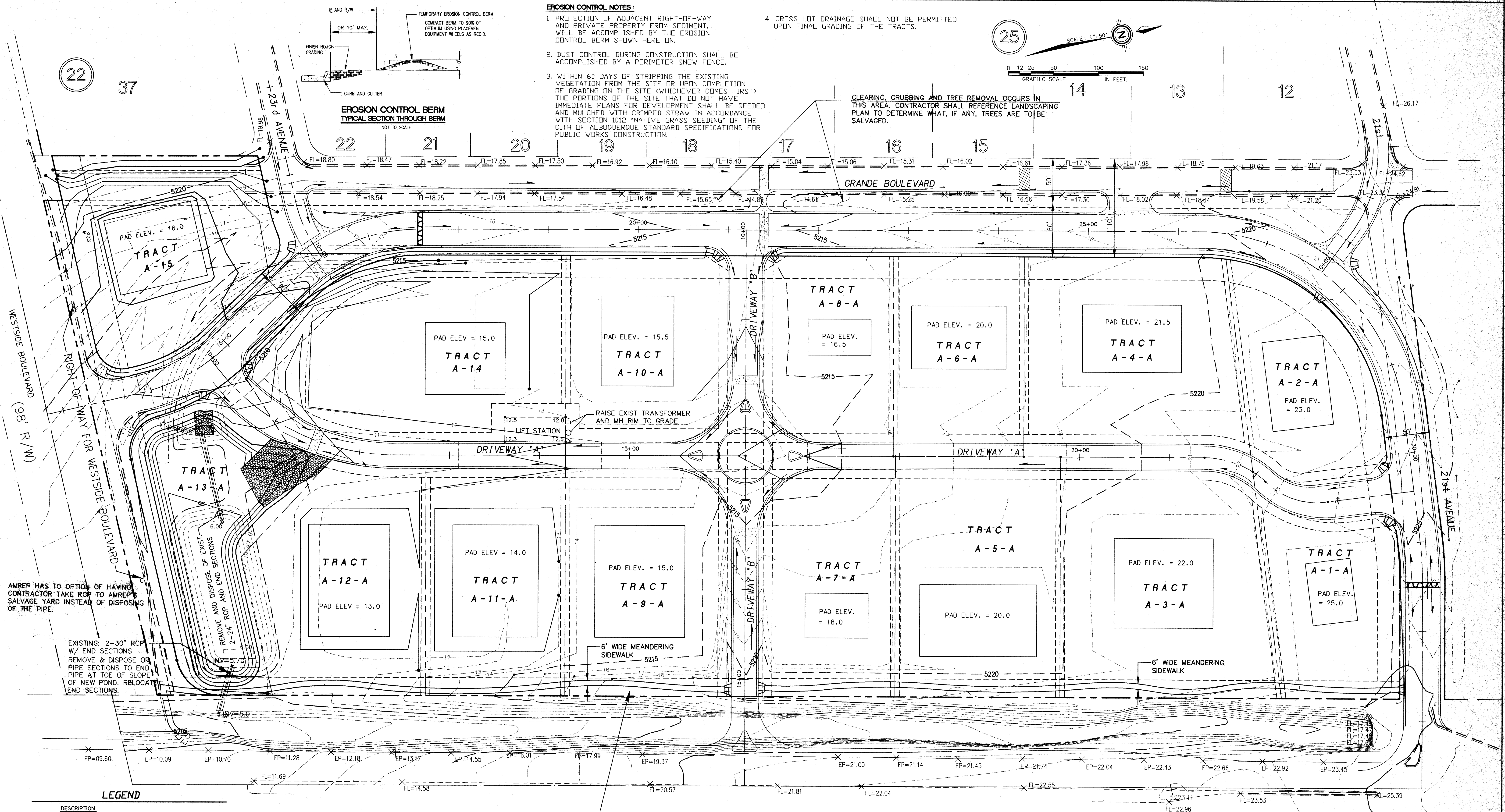
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	128.96	122.66	109.11	S30-31-27W	050-03-07
C2	43.08	37.64	36.45	S30-31-27W	050-03-07
C3	115.00	53.30	52.83	N26-08-40E	028-39-21
C4	115.00	32.37	32.28	N47-29-11E	018-07-40
C5	85.00	1.51	1.51	N55-02-24E	001-01-14
C6	85.00	81.81	80.48	N33-41-53E	041-38-47
C7	85.00	102.10	91.92	N32-08-00W	090-00-00
C8	85.00	102.10	91.92	S57-52-00W	090-00-00
C9	85.00	102.10	91.92	S32-08-00E	090-00-00
C10	85.00	102.10	91.92	N57-52-00E	090-00-00
C11	265.00	112.98	112.12	S25-04-48W	024-25-36
C12	60.00	13.87	13.84	N90-40-11E	013-14-50
C13	235.00	95.41	94.76	S24-29-53W	023-15-46
C14	60.00	22.52	22.39	S48-53-03W	021-30-34
C15	60.00	13.39	13.36	N51-14-51E	012-46-58
C16	230.00	47.29	47.21	S50-44-49W	011-46-54
C17	230.00	48.29	48.20	S08-57-01E	012-01-44
C18	60.00	22.22	22.09	S34-39-11W	021-12-51
C19	270.00	66.38	66.21	S51-57-32W	014-05-10



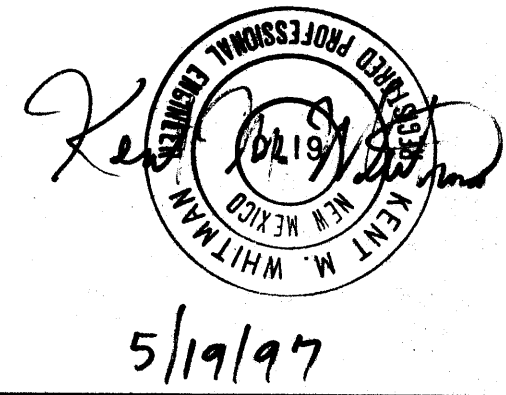
TANGENT TABLE
T-1 S49°47'28"W 28.64'
T-2 S38°47'40"W 28.64'
T-3 N84°30'08"W 45.00'
T-4 S84°30'08"E 43.27'
T-5 S20°33'29"E 29.95'
T-6 N46°17'29"E 29.95'
T-7 S64°39'04"E 29.83'
T-8 N06°19'50"E 26.03'

TE: S 89°49'26" W, 2998.44' (GRND)  
NEW MEXICO STATE PLANE COORDINATES  
ESTABLISHED BY ALBUQUERQUE CITY SURVEY  
(CENTRAL ZONE) NAD27  
Y=1,534,792.13  
X=373,326.28  
GROUND TO GRID = 0.999695  
DELTA ALPHA = -00°14'40"  
ELEVATION = 5204.21

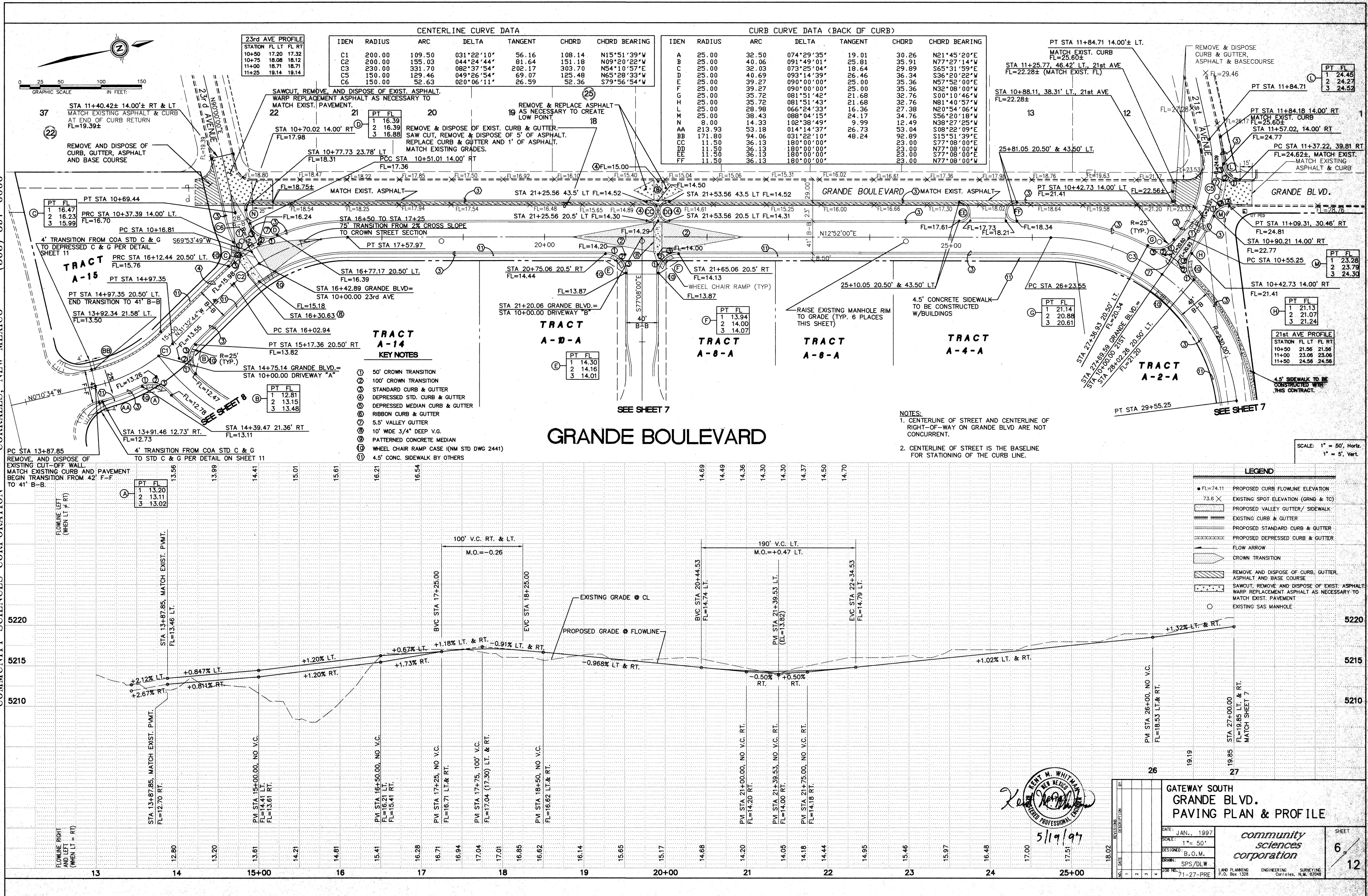












5/19/97

**GATEWAY SOUTH GRANDE BLVD. PAVING PLAN & PROFILE**

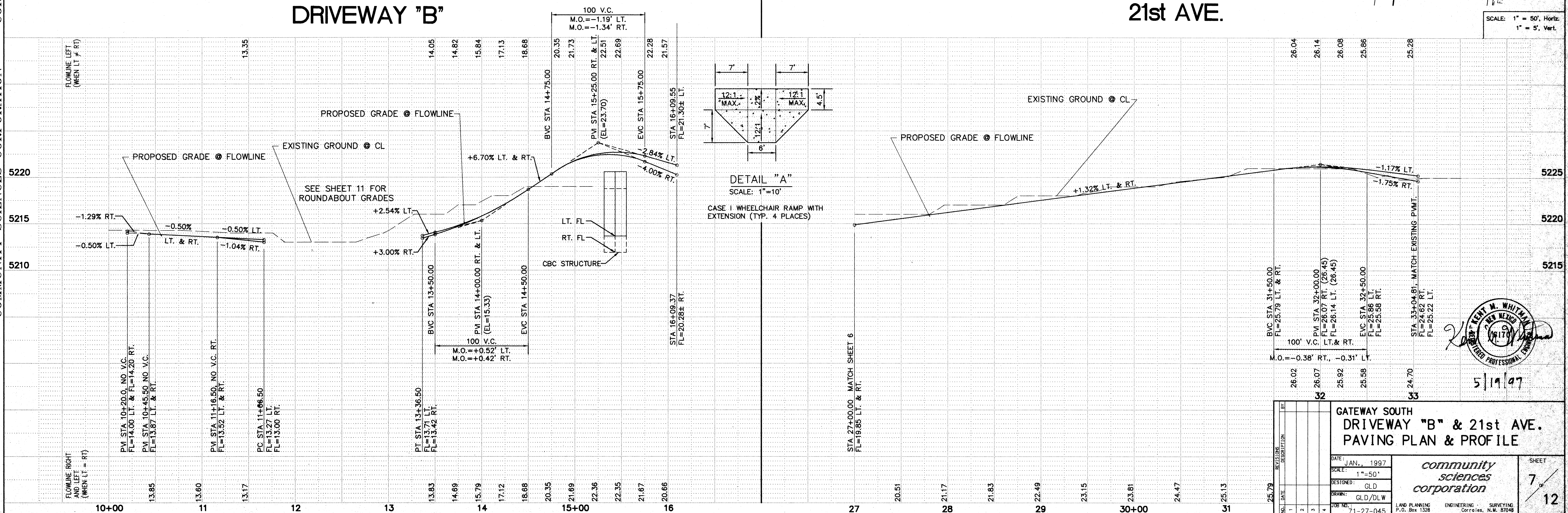
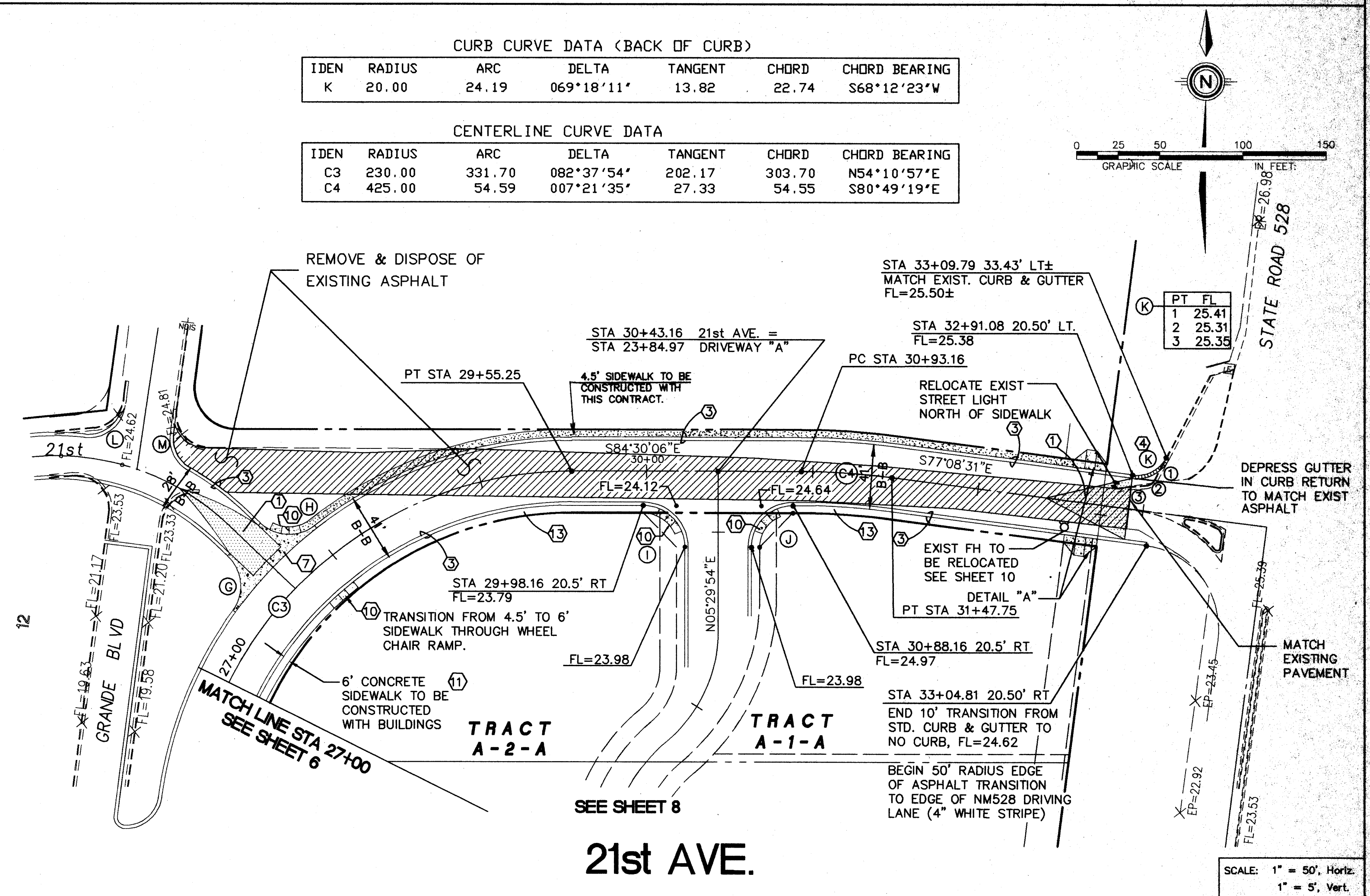
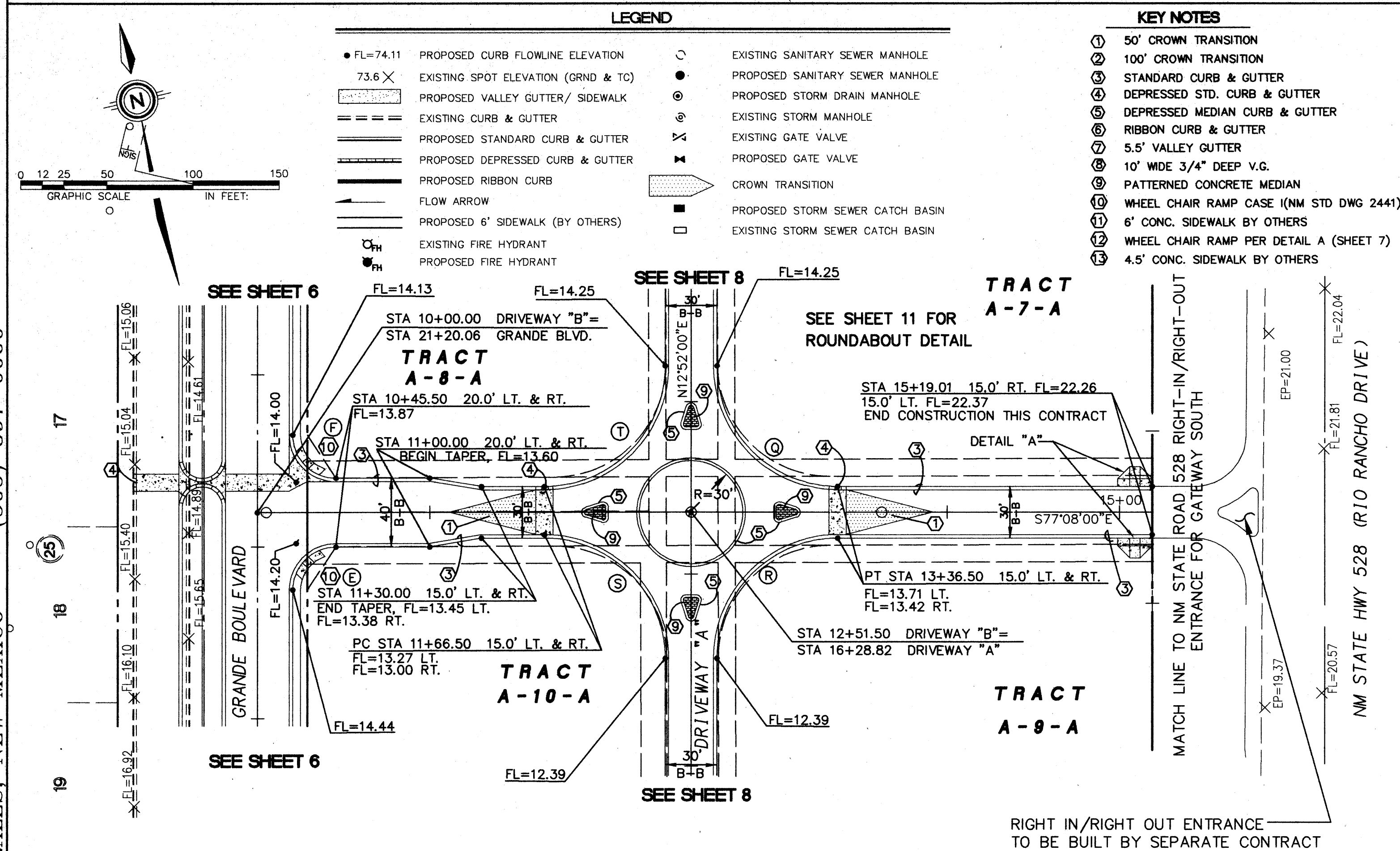
DATE: JAN., 1997  
 SCALE: 1" = 50'  
 DESIGNED: B.O.M.  
 DRAWN: SPS/DLW

community sciences corporation

LAND PLANNING P.O. Box 1328  
 ENGINEERING Corrales, N.M. 87048  
 SURVEYING

SHEET 6 OF 12







# LEGEND

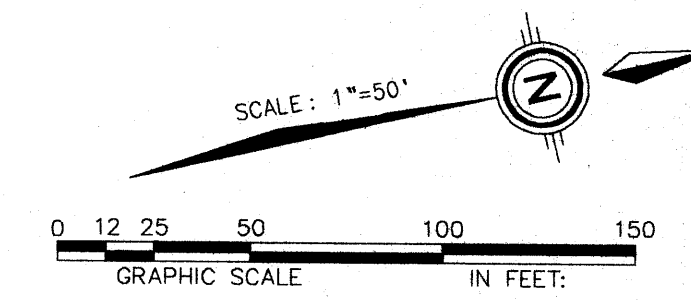
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- ===== PROPOSED DEPRESSED CURB & GUTTER
- ===== PROPOSED RIBBON CURB
- EASEMENT LINE
- CENTER LINE
- LOT LINE
- O EXIST. SAS MH

## CURB CURVE DATA (BACK OF CURB)

IDEN	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
A	25.00	32.50	074°29'35"	19.01	30.26	N21°45'20"E
B	25.00	40.06	091°49'01"	25.81	35.91	N77°27'14"W
I	25.00	39.27	090°00'00"	25.00	35.36	S39°30'06"E
J	25.00	39.27	090°00'00"	25.00	35.36	N50°29'54"E
P	112.00	98.63	050°27'26"	52.77	95.48	S30°43'37"W
U	60.00	51.03	048°44'04"	27.18	49.51	S29°51'56"W
V	265.00	112.98	024°25'36"	57.36	112.12	S25°04'48"W
W	235.00	95.41	023°15'46"	48.37	94.76	S24°29'53"W
X	60.00	13.87	013°14'50"	6.97	13.84	N30°40'11"E
Y	60.00	22.22	021°12'51"	11.24	22.09	S34°39'11"W
Z	60.00	22.52	021°30'34"	11.40	22.39	S46°53'03"W
		13.39	012°46'58"	6.72	13.36	N51°14'51"E

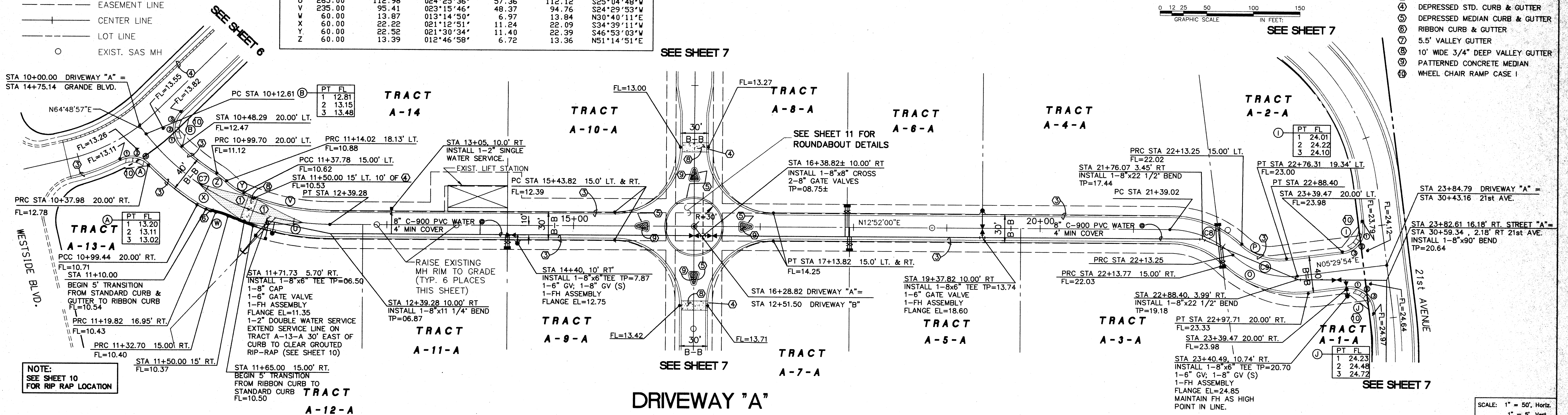
## CENTERLINE CURVE DATA

IDEN	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C7	250.00	226.67	051°56'57"	121.80	218.99	N38°50'29"E
C8	100.00	74.50	042°41'01"	39.07	72.79	N34°12'31"E
C9	86.02	75.15	050°03'07"	40.16	72.78	N30°31'27"E



## KEY NOTES

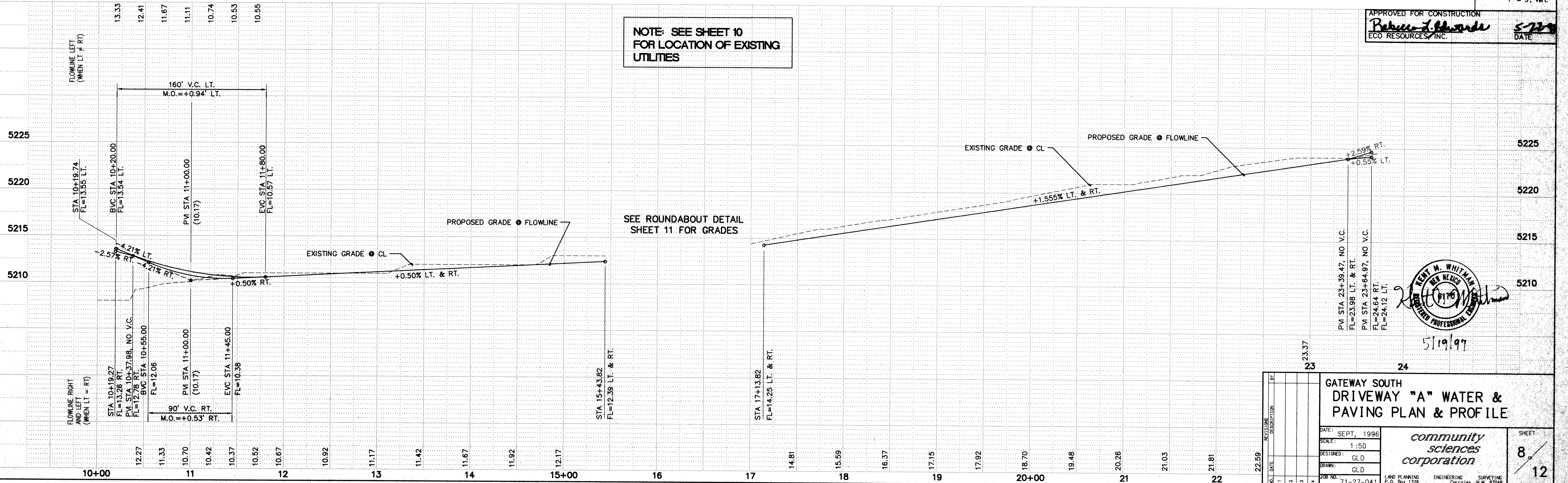
- 50' CROWN TRANSITION
- 100' CROWN TRANSITION
- STANDARD CURB & GUTTER
- DEPRESSED STD. CURB & GUTTER
- DEPRESSED MEDIAN CURB & GUTTER
- RIBBON CURB & GUTTER
- 5.5' VALLEY GUTTER
- 10' WIDE 3/4" DEEP VALLEY GUTTER
- PATTERNED CONCRETE MEDIAN
- WHEEL CHAIR RAMP CASE 1



## DRIVEWAY "A"

NOTE: SEE SHEET 10 FOR LOCATION OF EXISTING UTILITIES

SEE ROUNDABOUT DETAIL SHEET 11 FOR GRADES



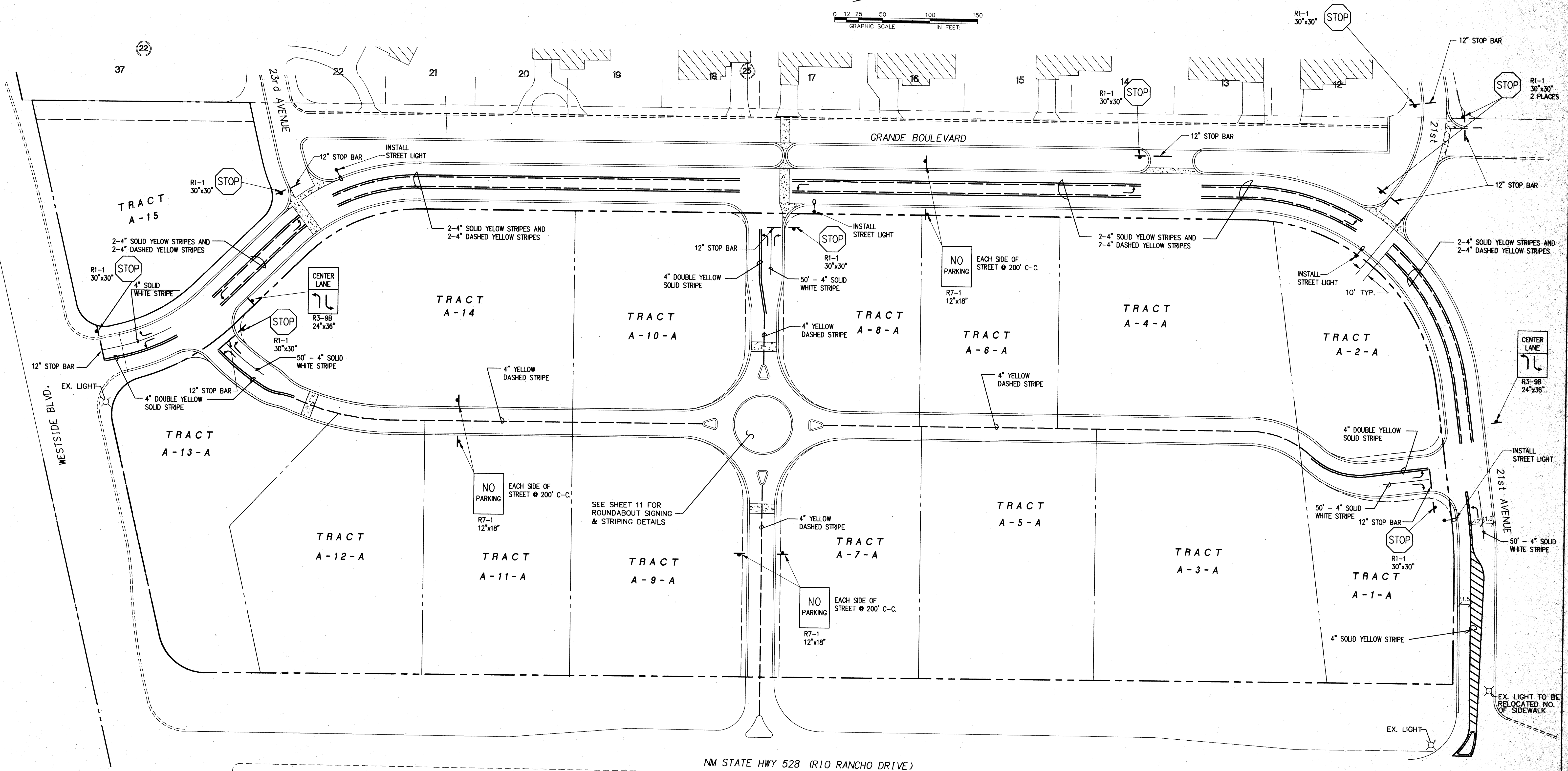
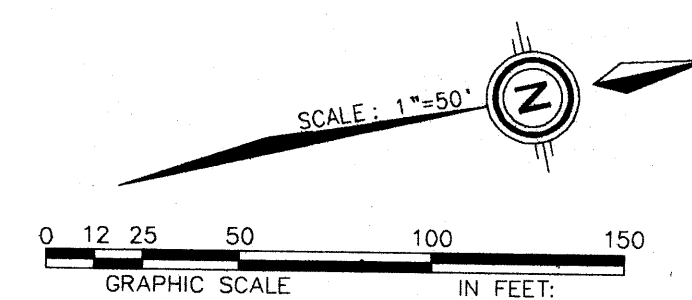
APPROVED FOR CONSTRUCTION  
ECO RESOURCES, INC. DATE

5/19/97

## GATEWAY SOUTH DRIVEWAY "A" WATER & PAVING PLAN & PROFILE

DATE: SEPT. 1996  
SCALE: 1:50  
DESIGNED: GLD  
DRAWN: GLD  
JOB NO. 71-27-041  
LAND PLANNING P.O. Box 1308  
ENGINEERING CORRALES, N.M. 87046  
SHEET 8 OF 12



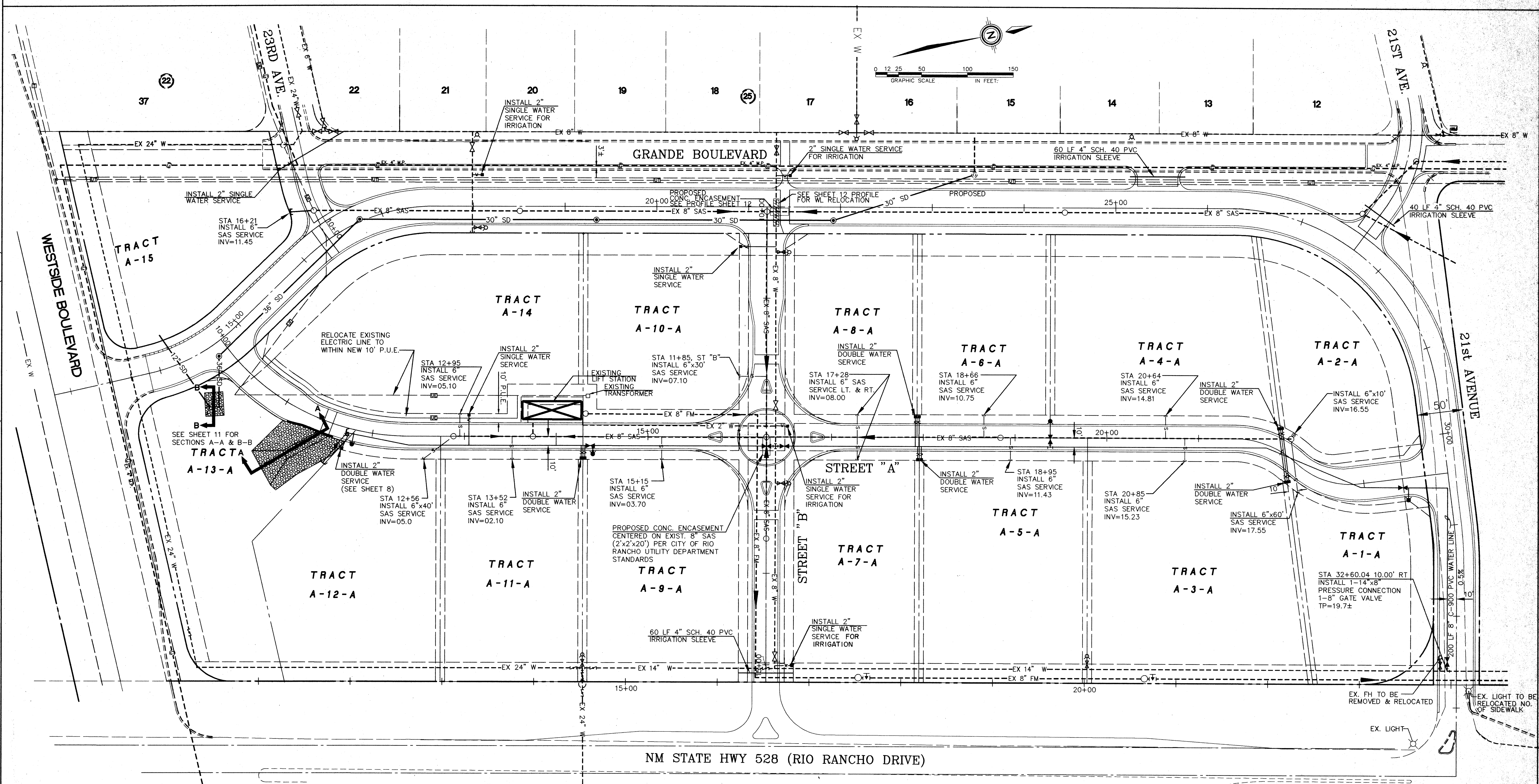


NOTE: ALL STREET LIGHTS SHALL BE 250 WATT LAMPS ON A 30' ALUMINUM POLE

5/19/97

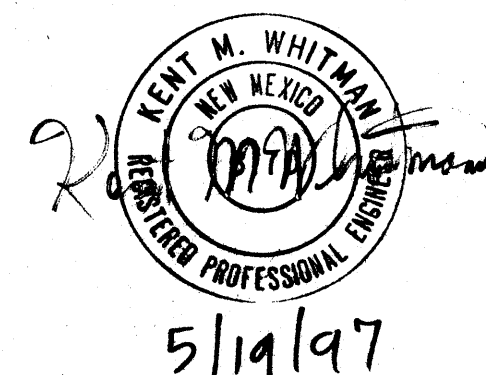
		<b>GATEWAY SOUTH STRIPING/SIGNING/ LIGHTING PLAN</b>		SHEET 9 12
DATE: JAN., 1997 SCALE: 1" = 50' DESIGNED: GLD DRAWN: GLD/GWR		community sciences corporation		
JOB NO. 1-27-054		LAND PLANNING P.O. Box 1328 CORRALES, N.M. 87004		
SURVEYING CORRALES, N.M. 87004		SURVEYING CORRALES, N.M. 87004		





UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—	WATER SERVICE/ METER			EXISTING CURB & GUTTER	=====	=====
ENCASEMENT			TEES			PROPOSED STANDARD CURB & GUTTER	=====	=====
SANITARY SEWER MANHOLE			CROSSES			EASEMENT LINE	-----	-----
SAS SERVICE CONNECTION	—S—	—S—	BENDS			PROPERTY LINE	-----	-----
STORM DRAIN LINE	—SD-30"—	—SD-30"—	CAPS & PLUGS			PROPOSED DEPRESSED CURB & GUTTER	=====	=====
STORM DRAIN MANHOLE			GAS LINES	N/A		RIBBON CURB	=====	=====
STORM DRAIN INLETS			OVERHEAD ELECTRICAL LINE	N/A		PLUG VALVE & CLEAN OUT		
WATER LINE	—W-8"—	—W-8"—	UNDERGROUND ELECTRICAL	N/A		EXIST. STREET LIGHT		
GATE VALVE			OVERHEAD TELEPHONE	N/A				
BUTTERFLY VALVE			UNDERGROUND TELEPHONE	N/A				
FIRE HYDRANTS			CABLE TELEVISION	N/A				
REDUCERS			POWER OR TELEPHONE POLE	N/A				



- NOTE:
- 1) ALL EXISTING MANHOLE RIMS AND VALVE BOXES ARE TO BE ADJUSTED TO MATCH FINISHED GRADE
  - 2) CONCRETE THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE USED ON ALL WATER FITTINGS PER CITY OF RIO RANCHO UTILITY DEPARTMENT STANDARDS.

APPROVED FOR CONSTRUCTION

CITY OF RIO RANCHO FIRE MARSHALL  
*Rebecca J. Edwards*  
ECO RESOURCES, INC.

DATE  
5-22-97

GATEWAY SOUTH  
COMPOSITE UTILITY PLAN

DATE: JAN., 1997  
SCALE: 1" = 50'  
DESIGNED: GLD  
DRAWN: GLD/DLW  
JOB NO.: 71-27-054

community sciences corporation

LAND PLANNING  
P.O. Box 1328  
Corrales, N.M. 87048

ENGINEERING  
Corrales, N.M. 87048

SURVEYING  
Corrales, N.M. 87048

SHEET  
10  
12



KEY NOTES

- 50' CROWN TRANSITION
- 100' CROWN TRANSITION
- STANDARD CURB & GUTTER
- DEPRESSED CURB & GUTTER
- DEPRESSED MEDIAN CURB & GUTTER
- RIBBON CURB & GUTTER
- 5.5' VALLEY GUTTER
- 10' WIDE 3/4" DEEP VALLEY GUTTER
- PATTERNED CONCRETE MEDIAN
- WHEEL CHAIR RAMP CASE 1
- ONE WAY SIGN, R6-2, 18"x24"
- YIELD SIGN, R1-2, 36"x36"x36" & KEEP RIGHT SIGN R4-70, 24"x30"
- TYPE 2 OBJECT MARKER, MOUNTED HORIZONTALLY

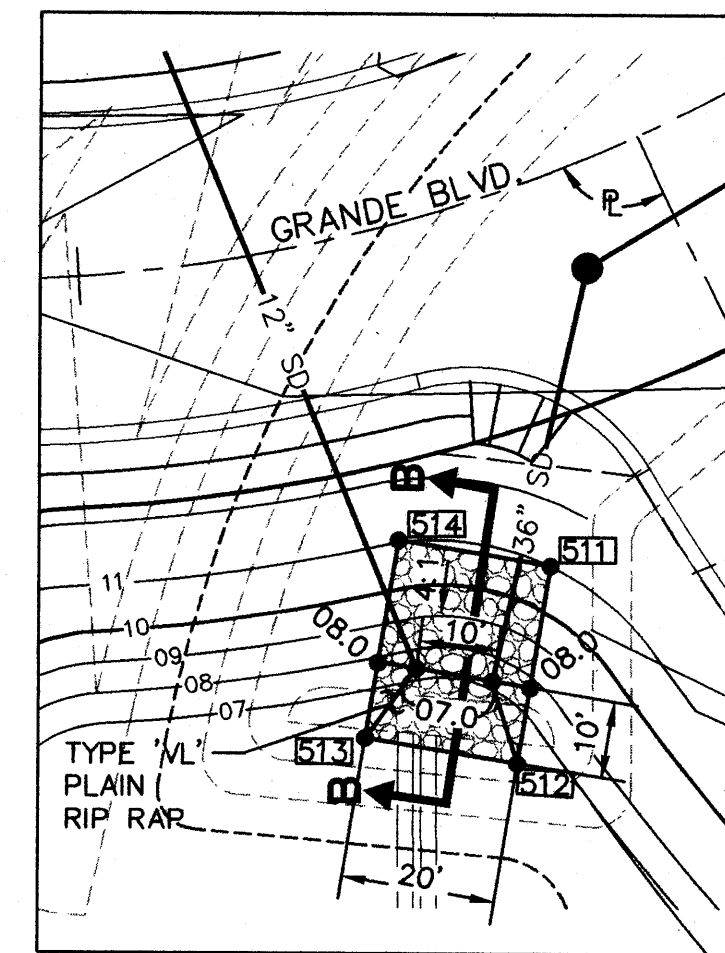
NO.	NORTHING	EASTING	ELEV.
500	10246.85	9787.70	11.20
501	10229.87	9799.21	12.15
502	10187.43	9811.29	09.0
503	10161.98	9822.30	09.0
504	10157.49	9815.68	07.0
505	10145.97	9775.23	06.6
506	10186.62	9750.01	11.30
507	10219.65	9770.83	10.0
508	10179.22	9782.44	07.0
509	10181.95	9792.05	07.0
510	10222.29	9780.55	10.0
511	10129.58	9704.92	11.0
512	10125.35	9730.58	06.9
513	10105.62	9727.32	06.9
514	10109.84	9701.67	11.0

US STANDARD SEIVE SIZE	PERCENT BY WEIGHT PASSING	TYPE I	TYPE II
3"	100	90-100	—
1.5"	—	—	20-90
.75"	—	—	0-20
#4	95-100	—	—
#10	45-80	—	—
#20	10-30	—	—
#40	2-10	—	—
#60	0-2	—	—

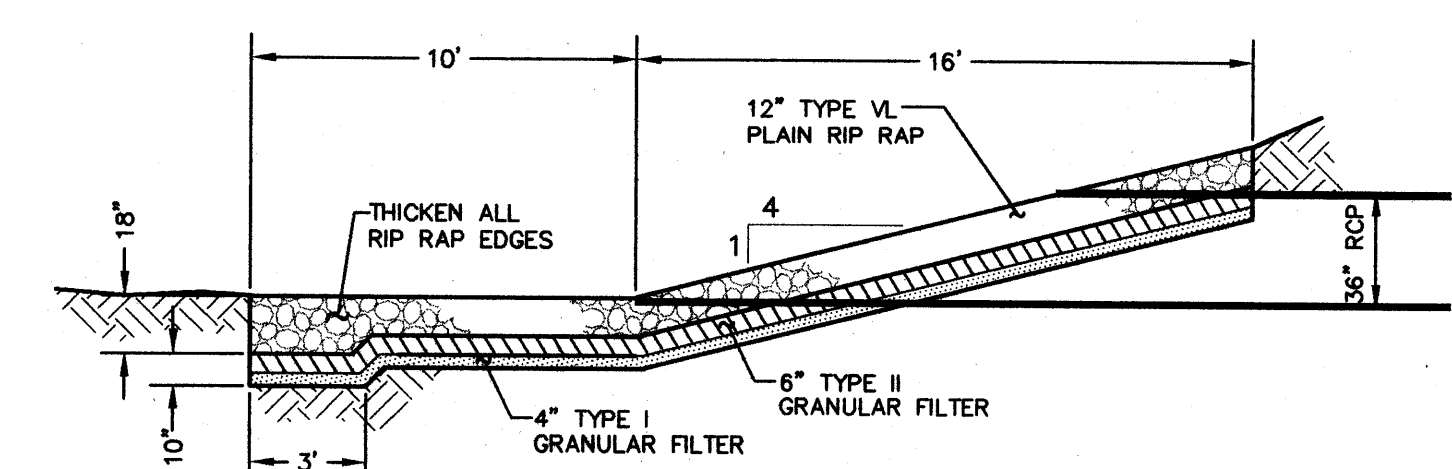
TYPE 'L' RIP-RAP GRADATION		
% SMALLER THAN OR EQUAL TO SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D50 <sup>(1)</sup> (INCHES)
70-100	15	9
50-70	12	—
35-50	9	—
2-10	3	—

TYPE 'VL' RIP-RAP GRADATION		
% SMALLER THAN OR EQUAL TO SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D50 <sup>(1)</sup> (INCHES)
70-100	12	—
50-70	9	6
35-50	6	—
2-10	2	—

NOTE: IF IN-PLACE MATERIAL MEETS TYPE I GRADATION, TYPE I LAYER MAY BE REPLACED BY 4" ADDITIONAL TYPE II MATERIAL WHEN APPROVED BY THE ENGINEER

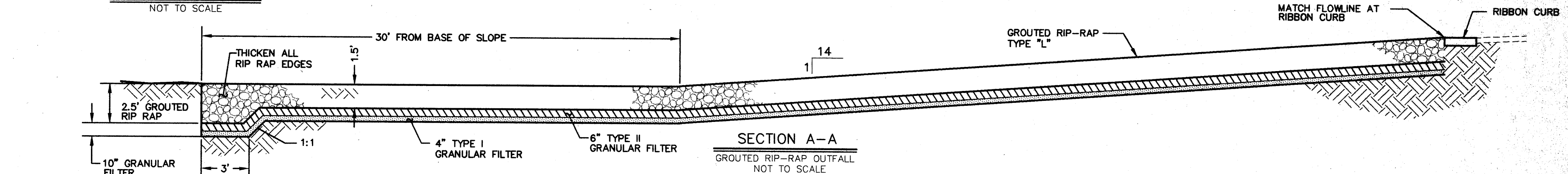


36" STORM DRAIN OUTFALL  
NOT TO SCALE

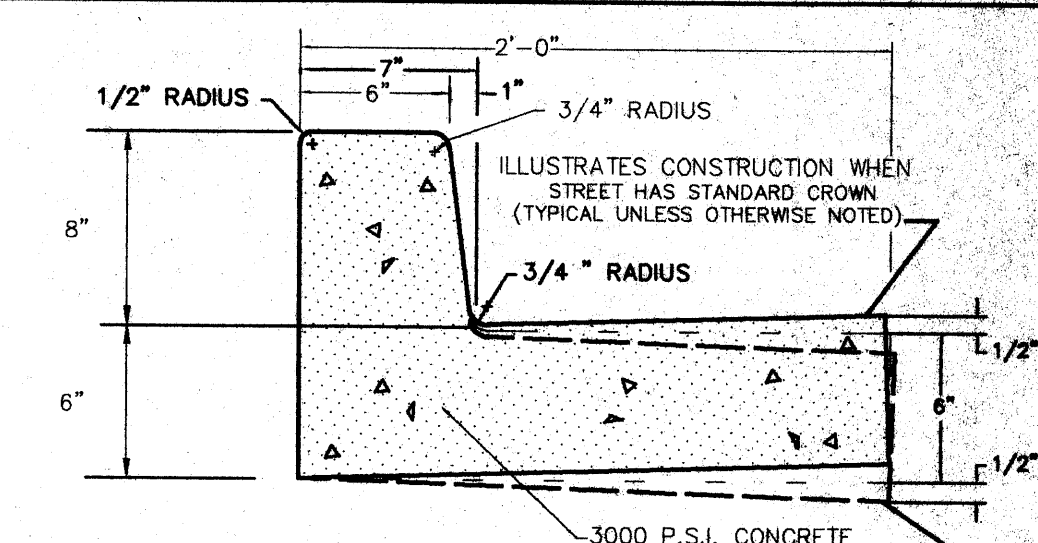


SECTION B-B  
PLAIN RIP-RAP OUTFALL  
NOT TO SCALE

SURFACE RUNDOWN  
NOT TO SCALE

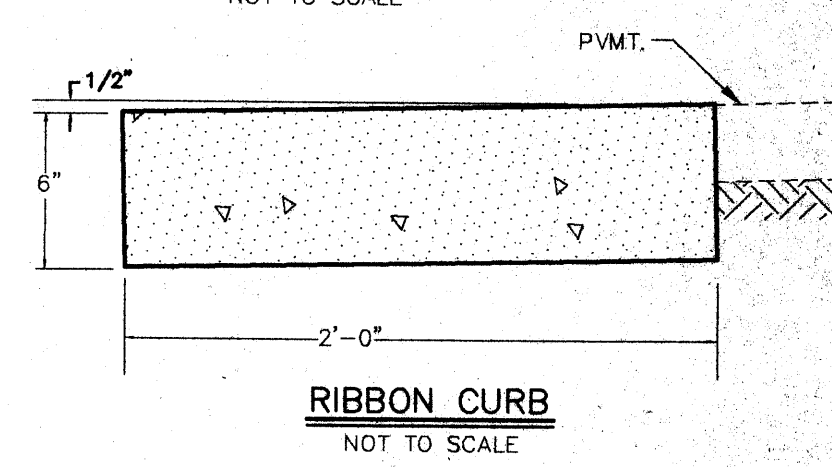


SECTION A-A  
GROUTED RIP-RAP OUTFALL  
NOT TO SCALE

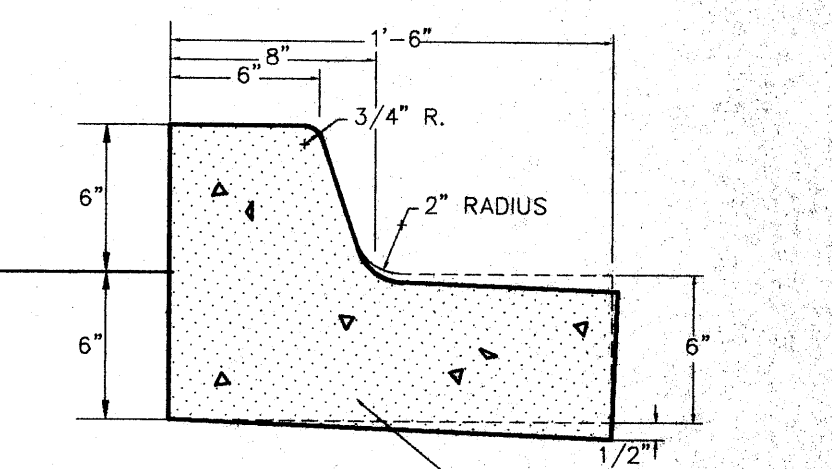


NOTES: DIMENSIONS AT ROUNDED CORNERS ARE MEASUREMENTS TO THE INTERSECTION OF STRAIGHT LINE SEGMENTS. ALL EXPOSED SURFACES TO BE TROWEL FINISH. ILLUSTRATES CONSTRUCTION WHEN DEPRESSED C&G IS SPECIFIED

STANDARD CURB AND GUTTER  
NOT TO SCALE



RIBBON CURB  
NOT TO SCALE



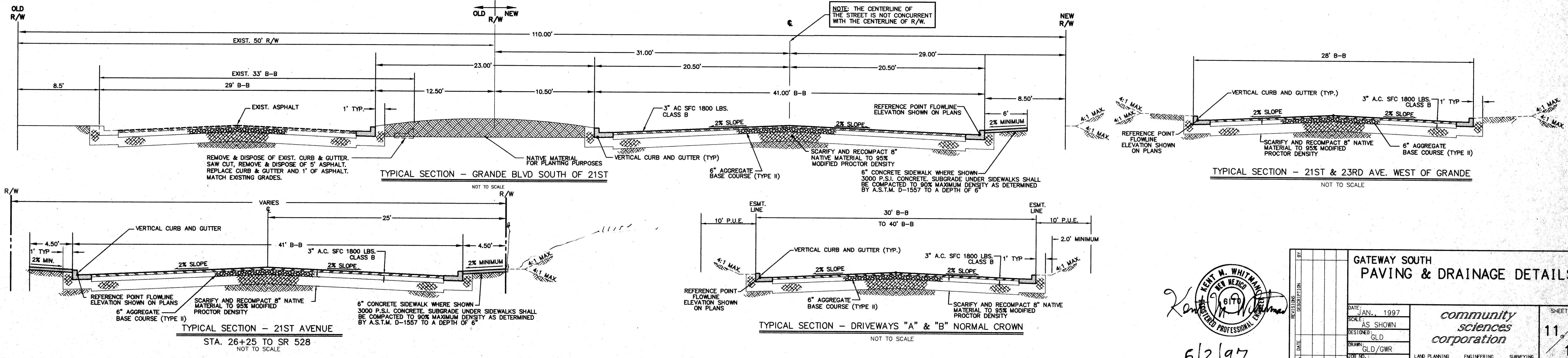
MEDIAN CURB AND GUTTER  
NOT TO SCALE

NOTE: ALL STATIONS AND OFFSETS ARE TAKEN FROM DRIVEWAY "B" Q

CURB DATA (BACK OF CURB)

IDEN	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
Q	70.00	109.96	090-00-00	70.00	98.99	N32-08-00W
R	70.00	109.96	090-00-00	70.00	98.99	N57-52-00E
S	70.00	109.96	090-00-00	70.00	98.99	S32-08-00E
T	70.00	109.96	090-00-00	70.00	98.99	S57-52-00W

ROUNDAABOUT DETAIL  
NOT TO SCALE



6/2/97

GATEWAY SOUTH  
PAVING & DRAINAGE DETAILS

DATE: JAN. 1997	community sciences corporation	SHEET 11/12
SCALE: AS SHOWN		
DESIGNED: GLD		
DRAWN: GLD/GWR		
NO. 17-27-045	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048



