

# CONSTRUCTION PLANS FOR MISSION ESPADA SUBDIVISION PHASE 2C LAS CRUCES, NEW MEXICO FEBRUARY 2017 CONSTRUCTION PLAN SET



LAS CRUCES, NEW MEXICO	
NO.	DATE
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APPROVED CONSTRUCTION PLANS	
REVISION DESCRIPTION	



**VICINITY MAP**  
NOT TO SCALE

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CONSTRUCTION PLANS FOR  
MISSION ESPADA SUBDIVISION PHASE 2C

TITLE SHEET

City of Las Cruces  
**PERMIT SET**  
Application No. \_\_\_\_\_  
Plan No. 70898  
Date: 3/21/17



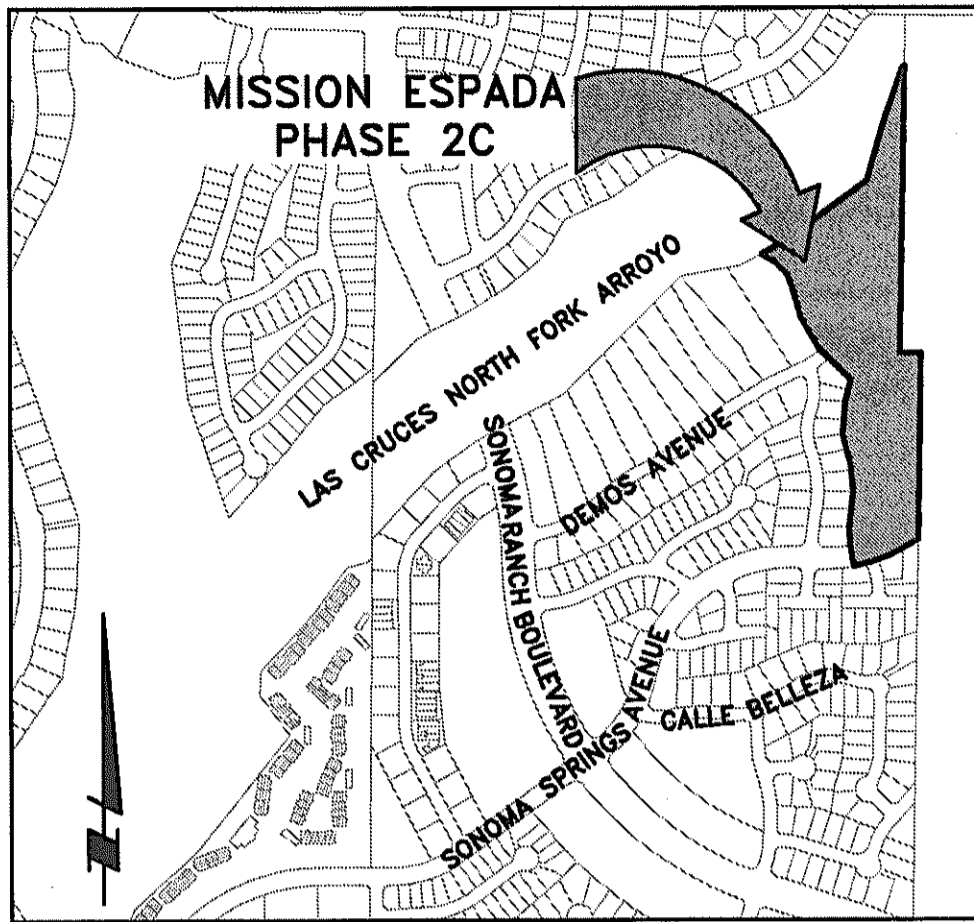
**STIPULATION FOR REUSE OR ALTERATION**  
THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE OF GL GREEN AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE REFERENCED PROJECT FOR WHICH THESE DRAWINGS WERE CREATED.

**DISCLAIMER:**  
UPON ACCEPTANCE OF THESE PLANS FOR CONSTRUCTION, THE CONTRACTOR AGREES TO FAMILIARIZE THEMSELVES WITH THE PROJECT SITE AND VERIFY THE LOCATION AND CORRECTNESS OF ANY AND ALL APPURTENANCES, RIGHT-OF-WAY, PROPERTY LINES, ELEVATIONS, OBSTRUCTIONS, HAZARDS, OR CONFLICTS THAT MAY EXIST UPON EXAMINATION OF ACTUAL FIELD CONDITIONS. DESIGN OF THESE PLANS IS BASED ON AVAILABLE INFORMATION AND INTERPRETATION OF AVAILABLE DATA. ANY DISCREPANCIES DISCOVERED WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION. THE CONTRACTOR WILL ACCEPT ALL LIABILITY AND RISKS FOR PROCEEDING WITH CONSTRUCTION PRIOR TO ENGINEER OF RECORD EVALUATION.

**GL GREEN & ASSOCIATES**  
Setting the Standard in Ideal Living

**MISSION ESPADA PHASE 2C**

BEING PART OF THE MISSION HILLS MASTER PLAN  
IN THE WEST 1/2 OF SECTION 3, T.23S., R.2E., N.M.P.M.  
OF THE U.S.G.L.O. SURVEYS(PROJECTED)  
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO  
FEBRUARY 1, 2017



VICINITY MAP - NOT TO SCALE

**DEDICATION**

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS MISSION ESPADA PHASE 2C, AND CONTAINS 12.037 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENTS THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GREG GREEN, MEMBER  
GL GREEN & ASSOCIATES LLC  
P.O. BOX 14000  
MESILLA PARK, NM 88013

INSTRUMENT OF TITLE: INSTRUMENT NO. 1014382 RECORDED JUNE 6, 2010.

(STATE OF NEW MEXICO)  
SS  
(COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

(NOTARY PUBLIC)

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY \_\_\_\_\_

KERY W. GREINER, PS 9761  
P.O. BOX 1857  
MESILLA PARK, NM 88047

PLAT NO. \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
(STATE OF NEW MEXICO)  
)SS.  
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED IN PLAT RECORD \_\_\_\_\_, SHEET(S) \_\_\_\_\_ FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK \_\_\_\_\_

DEPUTY CLERK \_\_\_\_\_

**UTILITY APPROVALS**

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

**EL PASO ELECTRIC COMPANY**

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL UTILITIES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**QWEST CORPORATION, d/b/a CENTURYLINK QC**

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, d/b/a CENTURYLINK QC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE UTILITIES.

CENTURYLINK, INC. DISCLAIMER: THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THIS SUBDIVISION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**COMCAST CABLE COMPANY**

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF CABLE UTILITIES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF LAS CRUCES APPROVALS**

THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES AND ALL THE REQUIREMENTS FOR APPROVAL OF THE ABOVE PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES, SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY OF THIS PLAT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF UTILITIES

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

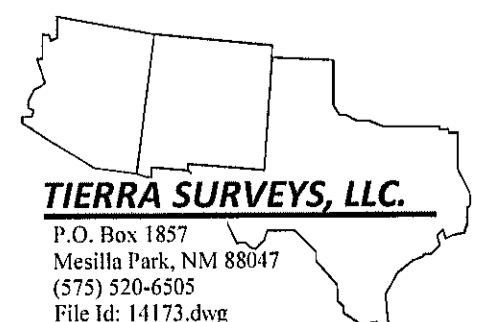
**CITY PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

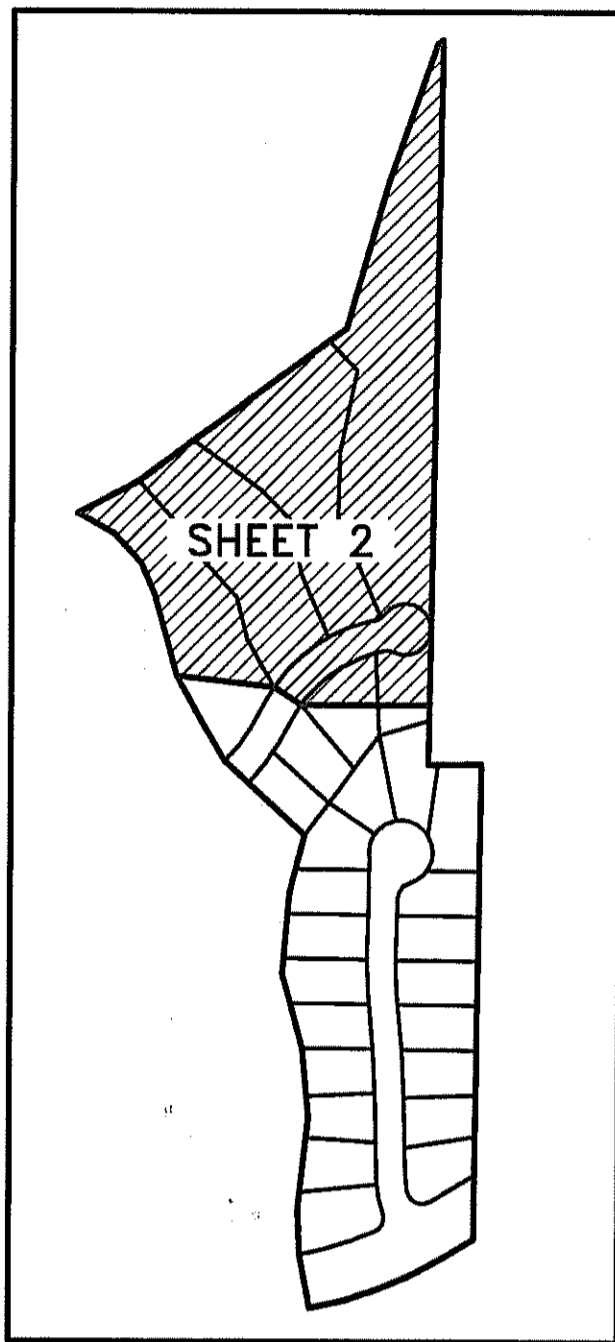
City of Las Cruces  
**PERMIT SET**  
Application No. 70898  
File No. 3  
Date: 1/17



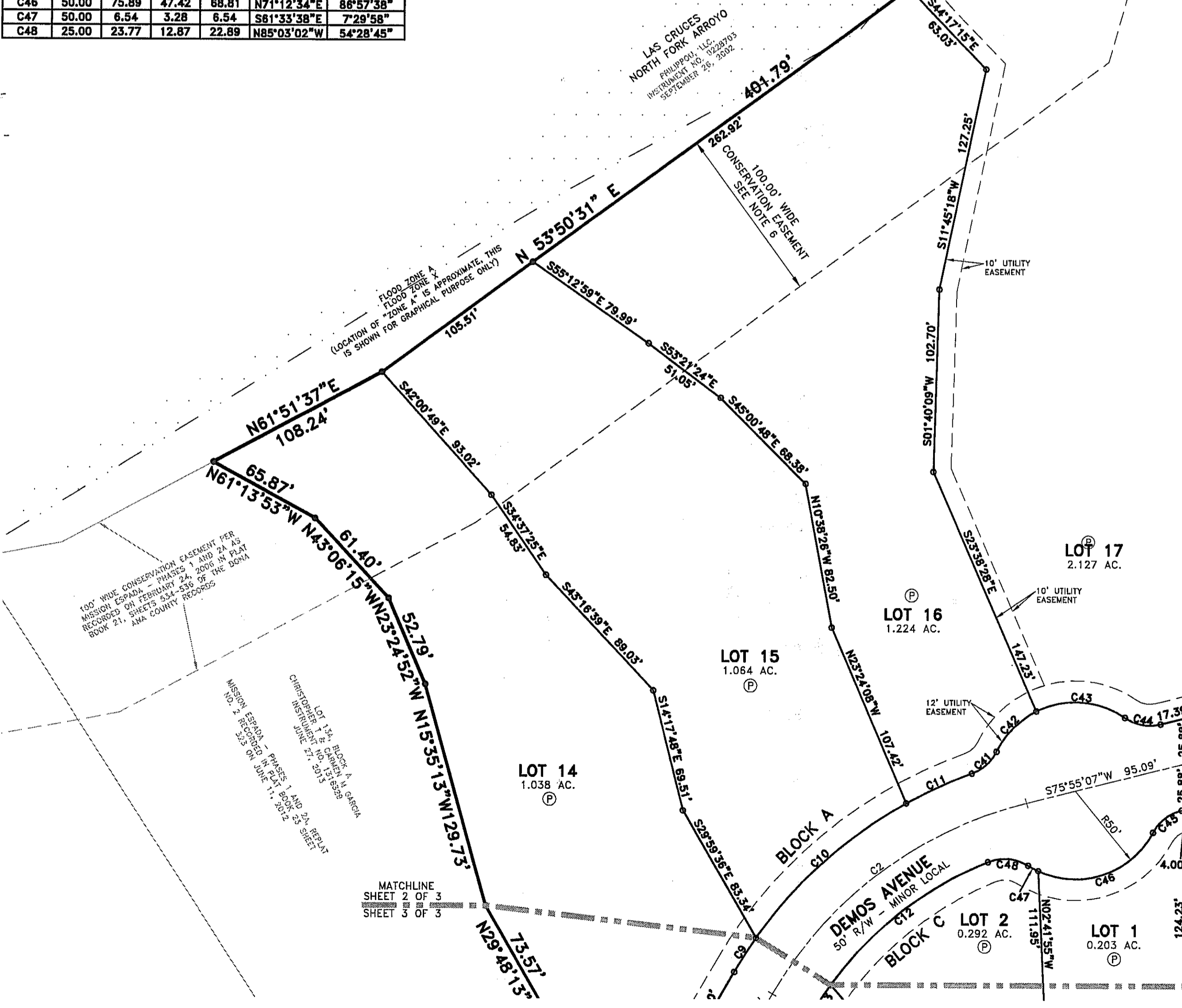
# MISSION ESPADA PHASE 2C

BEING PART OF THE MISSION HILLS MASTER PLAN  
 IN THE WEST 1/2 OF SECTION 3, T.23S., R.2E., N.M.P.M.  
 OF THE U.S.G.L.O. SURVEYS (PROJECTED)  
 CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO  
 SCALE 1"=50'  
 FEBRUARY 1, 2017

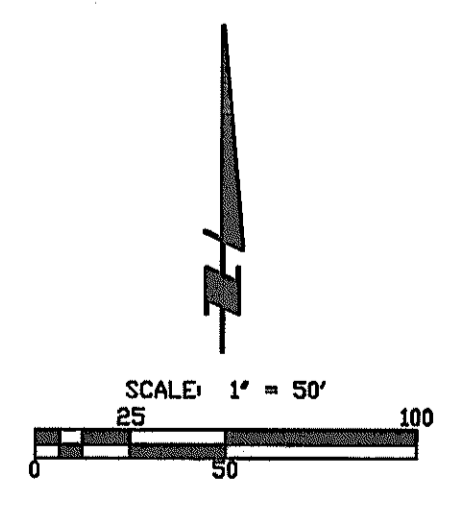
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00	69.94	35.20	69.72	N37°47'27"E	16°01'48"
C2	230.00	185.23	97.97	180.26	S52°50'50"W	46°08'34"
C3	600.00	184.30	92.88	183.58	N70°25'35"E	17°35'58"
C4	600.00	24.46	12.23	24.45	N60°27'32"E	2°20'08"
C5	150.00	79.25	40.57	78.33	S14°44'27"E	30°16'19"
C6	2500.00	281.52	140.91	281.37	N02°49'51"W	6°27'07"
C7	350.00	45.22	22.64	45.19	S02°21'21"E	7°24'08"
C8	225.00	65.06	32.76	64.83	N38°03'33"E	16°34'00"
C9	255.00	22.91	11.46	22.90	S32°20'59"W	5°08'51"
C10	255.00	115.37	58.69	114.39	S47°53'06"W	25°55'23"
C11	255.00	40.91	20.50	40.86	S65°26'31"W	9°11'28"
C12	205.00	114.71	58.90	113.22	S51°40'47"W	32°03'38"
C13	205.00	21.02	10.52	21.01	S32°42'46"W	5°52'25"
C14	275.00	14.38	7.19	14.38	N31°16'26"E	2°59'48"
C15	275.00	60.45	30.35	60.33	N39°04'10"E	12°35'42"
C16	557.50	121.87	61.18	121.62	N72°57'50"E	12°31'29"
C17	25.00	37.98	23.74	34.43	N23°10'55"E	87°02'22"
C18	173.00	50.46	25.41	50.28	S11°58'55"E	16°42'41"
C19	173.00	12.14	6.07	12.14	S01°36'56"E	4°01'17"
C20	2477.00	53.98	26.99	53.98	N00°13'45"W	1°14'55"
C21	2477.00	69.24	34.62	69.24	N01°39'15"W	1°36'08"
C22	2477.00	68.80	34.40	68.79	N03°15'02"W	1°35'29"
C23	2477.00	70.33	35.17	70.33	N04°51'35"W	1°37'37"
C24	2477.00	16.59	8.29	16.59	N05°51'54"W	0°23'01"
C25	373.00	48.19	24.13	48.16	S02°21'21"E	7°24'08"
C26	20.00	4.81	2.42	4.80	N05°32'35"W	1°34'36"
C27	50.00	40.89	21.66	39.76	S10°59'41"W	46°51'07"
C28	50.00	40.69	21.55	39.58	S57°44'10"W	48°37'53"
C29	50.00	57.81	32.62	54.64	N85°49'39"W	66°14'29"
C30	50.00	59.04	33.51	55.67	N01°07'12"E	67°39'13"
C31	50.00	34.32	17.87	33.65	N54°36'42"E	39°19'48"
C32	25.00	31.82	18.48	29.72	S37°48'40"W	72°55'53"
C33	328.00	42.37	21.22	42.35	S02°21'21"E	7°24'08"
C34	2522.00	21.91	10.96	21.91	N05°48'29"W	0°29'52"
C35	2522.00	70.32	35.16	70.32	N04°45'37"W	1°35'51"
C36	2522.00	75.59	37.80	75.59	N03°08'10"W	1°43'02"
C37	2522.00	78.17	39.09	78.16	N01°21'22"W	1°46'33"
C38	2522.00	38.01	19.00	38.01	N00°02'12"W	0°51'49"
C39	128.00	30.10	15.12	30.03	S06°20'29"E	13°28'23"
C40	25.00	46.96	34.18	40.36	S66°53'36"E	107°37'51"
C41	25.00	19.11	10.05	18.65	N48°08'12"E	43°48'08"
C42	50.00	32.40	16.79	31.84	S44°47'59"W	37°07'41"
C43	50.00	53.01	29.30	50.56	N86°15'50"W	60°44'40"
C44	25.00	21.03	11.18	20.41	S79°59'11"E	48°11'23"
C45	25.00	21.03	11.18	20.41	S51°49'26"W	48°11'23"
C46	50.00	75.89	47.42	68.81	N71°12'34"E	86°57'38"
C47	50.00	6.54	3.28	6.54	S81°33'38"E	7°29'58"
C48	25.00	23.77	12.87	22.89	N85°03'02"W	54°28'45"



SHEET KEY



City of Las Cruces  
**PERMIT SET**  
 Application No. 70898  
 File No. 3/1/17  
 Date: 3/1/17

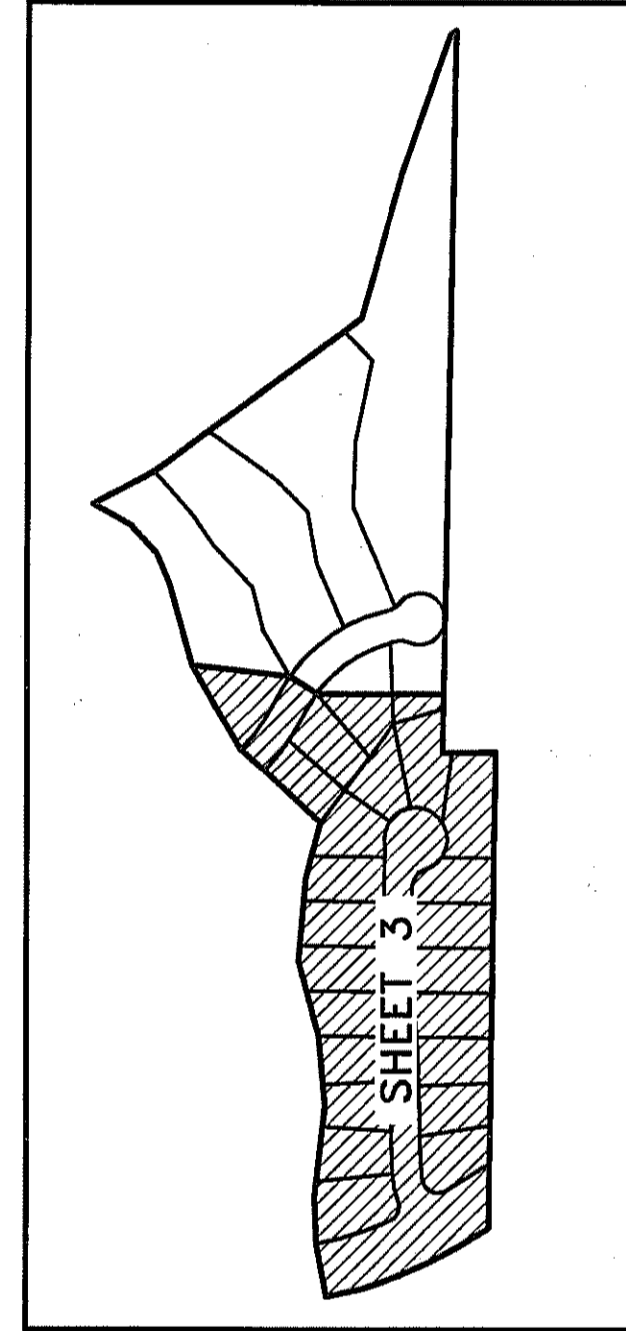
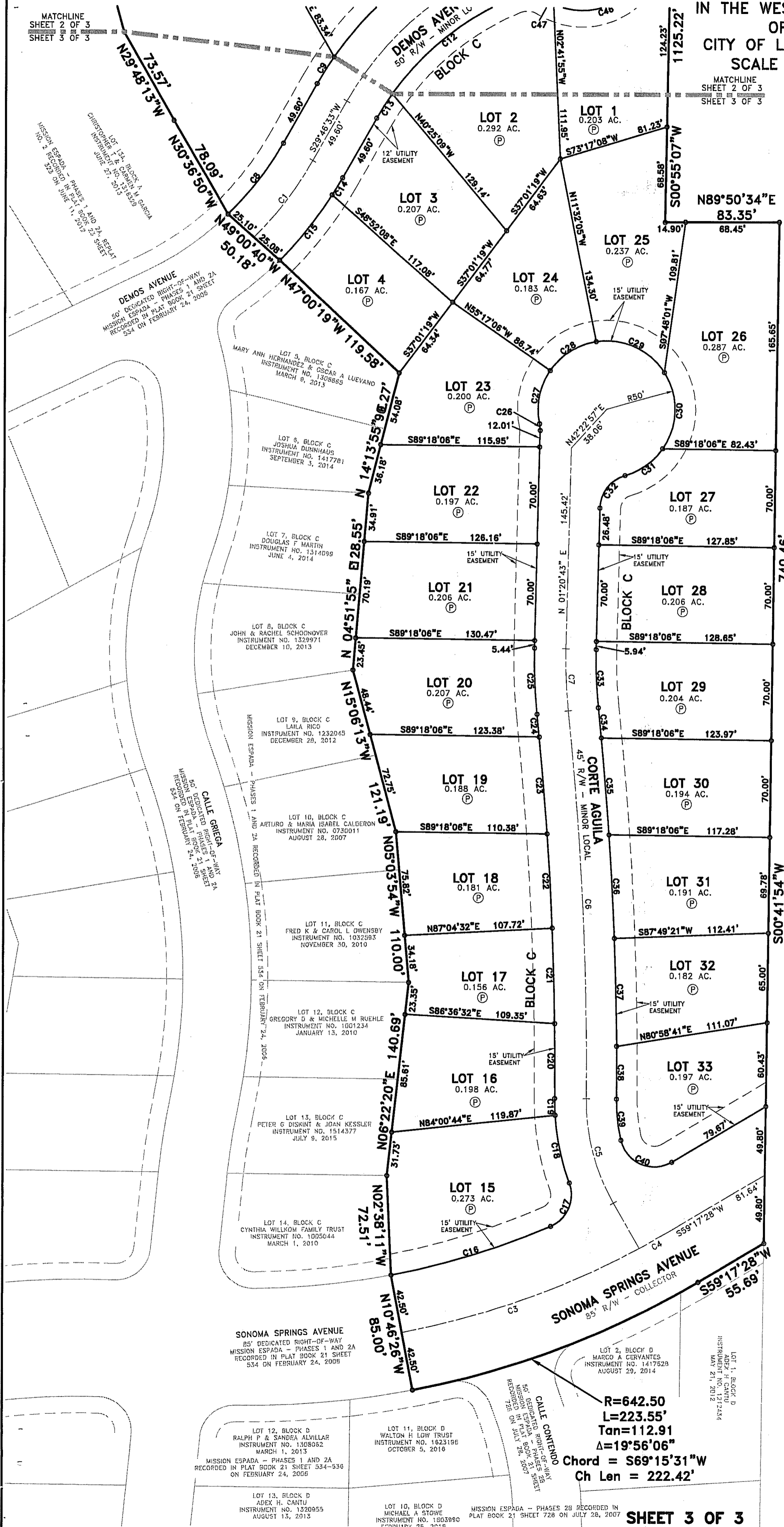


MATCHLINE SHEET 2 OF 3  
 SHEET 3 OF 3

**TIERRA SURVEYS, LLC.**  
 P.O. Box 1857  
 Mesilla Park, NM 88047  
 (575) 520-6505  
 File Id: 14173.dwg

# MISSION ESPADA PHASE 2C

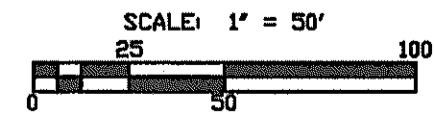
BEING PART OF THE MISSION HILLS MASTER PLAN  
IN THE WEST 1/2 OF SECTION 3, T.23S., R.2E., N.M.P.M.  
OF THE U.S.G.L.O. SURVEYS (PROJECTED)  
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO  
SCALE 1"=50'  
FEBRUARY 1, 2017



SHEET KEY

- NOTES:
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND FLOOD ZONE "A" PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35013C1103G EFFECTIVE JULY 6, 2016.
  - ON-LOT PONDING REQUIRED TO RETAIN THE EXCESS STORMWATER RUNOFF DUE TO DEVELOPMENT. MAINTENANCE OF ON-LOT PONDING IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
  - THE DEVELOPER IS RESPONSIBLE FOR: ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
  - NO DIRECT RESIDENTIAL ACCESS ONTO SONOMA SPRINGS AVE. SHALL BE PERMITTED.
  - ALL BEARINGS AND DISTANCES MATCH RECORD.
  - NO DEVELOPMENT OR CONSTRUCTION SHALL TAKE PLACE IN THE CONSERVATION EASEMENT.

City of Las Cruces  
**PERMIT SET**  
Application No. 70898  
File No. 3/2/17  
Date:



**TIERRA SURVEYS, LLC.**  
P.O. Box 1857  
Mesilla Park, NM 88047  
(575) 520-6505  
File Id: 14173.dwg

$R=642.50$   
 $L=223.55'$   
 $Tan=112.91$   
 $\Delta=19^{\circ}56'06''$   
Chord =  $S69^{\circ}15'31''W$   
Ch Len =  $222.42'$

**GENERAL NOTES:**

- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR COMPLIANCE TO OSHA REGULATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR JOB SITE SAFETY OR COMPLIANCE TO OSHA REGULATIONS.
- ESTABLISHED CITY SPECIFICATION AND STANDARDS ARE HEREBY INCORPORATED INTO THIS DOCUMENT. DESIGN AND CONSTRUCTION SHALL ADHERE TO REQUIREMENT OF THESE PLANS AND SHALL MEET DOCUMENT SUCH AS, BUT NOT LIMITED TO, THE CITY OF LAS CRUCES GENERAL CONDITIONS FOR CONSTRUCTION CONTRACTS, CITY OF LAS CRUCES STANDARD SPECIFICATION FOR ROAD CONSTRUCTIONS, CITY OF LAS CRUCES DIVISION OF UTILITIES AND RIO GRANDE NATURAL GAS ASSOCIATION, ETC. IF ANY REFERENCED SPECIFICATIONS IS IN CONFLICT WITH THE PLAN SET, THE CITY SPECIFICS SHALL GOVERN.
- ALL FILL AREAS INCLUDING LOT AND STREET SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% OF MOD PROCTOR.
- CONCRETE SUBCONTRACTOR SHALL REQUEST INSPECTION FROM UTILITIES DIVISION FOR BRANDING OF FRESH CONCRETE. CONTACT INSPECTIONS AT 528-3098. FAILURE TO MAKE THIS REQUEST FOR INSPECTION WILL BE CAUSE FOR NOT ACCEPTING THE UTILITIES IN THIS SUBDIVISION.
- THE ENGINEER SHALL PREPARE AND SUBMIT ACCURATE "RECORD DRAWINGS" OF THE FINAL CONSTRUCTION FROM INFORMATION PROVIDED BY THE DEVELOPER'S CONTRACTOR.
- UNLESS NOTED ALL STREET CONSTRUCTION IS CONTROLLED WITH ELEVATIONS TO THE TOP OF THE CURB. THESE PLANS SHOW ELEVATIONS FOR BOTH THE RIGHT AND THE LEFT SIDE CURB.
- CURB RADII SHALL SLOPE UNIFORMLY BETWEEN SPOT ELEVATIONS SHOWN TO THE TOP OF THE CURB. SPOT ELEVATIONS ARE USUALLY SHOWN AT THE BEGINNING AND AT THE ENDING OF THE CURB RADII. ON LARGER RADII THERE IS USUALLY AN ADDED SPOT ELEVATION AT THE CENTER OF THE RADII.
- IN THE CONSTRUCTION OF THE CURB AND/OR PAVEMENT, NO ABRUPT CHANGES IN GRADE WILL BE PERMITTED. ALL CHANGES IN GRADES SHALL BE TRANSITIONED TO PROVIDE A SMOOTH RIDING SURFACE. SEE TRANSITION AREAS IN PNP SHEETS.
- UPON COMPLETION OF THE CURB AND SIDEWALK ALONG ALL STREETS, THE SIDEWALK CONTRACTOR SHALL PLACE MATCHING MATERIAL (A.C., CONCRETE OR LANDSCAPING BEHIND THE SIDEWALK AND BLEND FROM THE BACK OF THE SIDEWALK TO ADJOINING EXISTING IMPROVEMENT .
- THE PAVING CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE WATER AND GAS VALVES AND SEWER MANHOLES TO THE FINISH PAVEMENT ELEVATION.
- UNLESS NOTED ALL CONCRETE USED IN THE CITY RIGHT-OF-WAY SHALL CONTAIN A COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS.
- WHEELCHAIR RAMPS SHALL MEET CURRENT ADA STANDARDS. WHEELCHAIR RAMPS WILL BE CONSTRUCTED WITH NEW ADJACENT SIDEWALK DURING THE TIME THE STREET IS CONSTRUCTED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SWPPP AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PLAN FOR DUST CONTROL RACM'S (PRIMARY AND CONTINGENT) AT THE TIME OF PERMIT APPLICATION. (REFERENCE ORDINANCE #1789).
- CONTRACTOR(S) SHALL MARK FRESH CONCRETE CURBS WITH STUB-OUT LOCATIONS FOR ALL UTILITY STUB-OUTS. A MINIMUM OF 6" OF THE BASE COURSE SUBGRADE SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR. SEE NOTE 2 FOR FILL CONDITION.
- SIDEWALK SHALL BE 6" THICK AT DRIVEWAYS. SIDEWALK WHERE 6" STANDARD CURB AND GUTTER OCCURS SHALL BE 4" THICK.
- SIDEWALKS WITHIN THE DEDICATED ROW ARE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION EXCEPT FOR THOSE SIDEWALKS THAT LIE IMMEDIATELY IN FRONT OF THE DRAINAGE TRACTS, WHICH ARE TO BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY CONTINUITY OF ALL TRACING WIRE PRIOR TO PLACEMENT OF BASE COURSE.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED TRAFFIC CONTROL SIGNS AND STRIPING AT THEIR EXPENSE.
- ESTABLISHED CITY SPECIFICATIONS AND STANDARDS ARE HEREBY INCORPORATED INTO THIS DOCUMENT. DESIGN AND CONSTRUCTION SHALL ADHERE TO REQUIREMENT OF THESE PLANS AND SHALL MEET DOCUMENT SUCH AS, BUT NOT LIMITED TO, THE CITY OF LAS CRUCES GENERAL CONDITIONS FOR CONSTRUCTION CONTRACTS CITY OF LAS CRUCES SPECIFICATIONS FOR ROAD CONSTRUCTION, CITY OF LAS CRUCES DIVISION OF UTILITIES, AND RIO GRANDE NATURAL GAS ASSOCIATION, ETC. IF ANY REFERENCED SPECIFICATION IS IN CONFLICT WITH THE PLAN SET, THE CITY OF LAS CRUCES' SPECIFICATIONS SHALL GOVERN.

**ROCK WALL NOTES:**

- SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557).
- FOOTING SHALL BE CONSTRUCTED OF 28 DAY, 3000 PSI TEST STRENGTH CONCRETE.
- TOP OF FOOTING SHALL BE PLACED A MINIMUM OF 2" BELOW LOWEST ADJACENT FINISHED GRADE.
- MORTAR FOR ROCK PLACEMENT SHALL CONFORM TO ALL OF THE FOLLOWING CRITERIA:
  - BE TYPE "S" CONFORMING TO ASTM STANDARD C161 AND C270;
  - MIXED IN THE RATIO OF ONE PART PORTLAND CEMENT BY VOLUME WITH 1/4 TO 1/2 PARTS OF HYDRATED LIME OR LIME PUTTY BY VOLUME;
  - THE AGGREGATE SHALL NOT BE LESS THAN 2 1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED, OR 1/2 BY VOLUME OF CEMENT, ONE PART BY VOLUME OF TYPE II MASONRY CEMENT, AND THE AGGREGATE SHALL NOT BE LESS THAN 2 1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE CEMENT USED;
  - PORTLAND CEMENT FOR MORTAR SHALL CONFORM TO ASTM STANDARD C150 SHALL BE TYPE I OR TYPE II;
  - MASONRY CEMENT FOR MORTAR SHALL CONFORM TO ASTM STANDARD C91 AND TYPE "S" CEMENT MAY BE SUBSTITUTED AS SHOWN IN ASTM STANDARD C91 TO MEET ASTM STANDARD C270 FOR TYPE "S" MORTAR;
  - QUICKLIME SHALL CONFORM TO ASTM STANDARD C-5;
  - HYDRATED LIME SHALL CONFORM TO ASTM STANDARD C207 AND SHALL BE TYPE "S" AND "M";
  - HAVE A MINIMUM 28 DAY STRENGTH OR 1200 PSI;
  - APPLIED FREE OF VOIDS, DEBRIS, OR DELETERIOUS MATERIALS;
- REINFORCING STEEL FOR CONCRETE FOOTING SHALL BE GRADE 40 DEFORMED BARS CONFORMING TO ASTM STANDARD A617.
- THE ROCK TO BE USED FOR THE CONSTRUCTION OF THE WALL SHALL CONFORM TO ALL OF THE FOLLOWING CRITERIA:
  - HAVE AN ABRASION WEAR OF NOT MORE THAN 55 (ASTM STANDARD C535);
  - A SOUNDNESS LOSS OF NOT MORE THAN 21 PERCENT (ASTM STANDARD C89) (MAGNESIUM SULFATE SOLUTION);
  - A SPECIFIC GRAVITY NOT LESS THAN 2.5;
  - HAVE AN ADEQUATE SURFACE MOISTURE CONTENT PRIOR TO PLACEMENT TO ENSURE BONDING;

**GENERAL TRAFFIC NOTES:**

- TO EXPEDITE THE INSTALLATION OF THE STREET LIGHTING SYSTEM, THE DEVELOPER MAY OPT TO HAVE THE STREET LIGHT SYSTEM INSTALLED COMPLETE IN PLACE ALONG ALL ARTERIALS AND COLLECTORS IN ACCORDANCE WITH CITY OF LAS CRUCES STANDARDS. THROUGH FORMAL SIGNED AGREEMENT, THE CITY WOULD THEN REIMBURSE THE DEVELOPER FOR 50% OF THE COSTS ASSOCIATED WITH THE INSTALLATION OF LIGHT STANDARDS W/FIXTURES, SERVICE PEDESTAL(S) (IF ANY), AND WIRING BASED ON MUTUALLY AGREED UPON MARKET PRICES. THE CITY OF LAS CRUCES TRAFFIC ENGINEERING SECTION WILL SUPPLY PART NUMBERS FOR STREET LIGHT POLES, HEADS, FUSE HOLDERS, ETC. THIS AGREEMENT MUST BE IN PLACE PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- UNLESS OTHERWISE SHOWN STUB-OUT STREET LIGHT CONDUIT FROM FOUNDATION TOWARD PROPERTY SIDE FOR EVENTUAL TIE IN TO EPE SECONDARY.
- ANY CONDUIT RUN OVER 30 FEET FROM POWER CONNECTION WILL NEED A PULL- BOX (WITH GROUND ROD.) AS PER EL PASO ELECTRIC REQUIREMENT . PULL BOX AND PULL BOX INSTALLATION SHALL MEET CITY OF LAS CRUCES STANDARDS.
- ANCHOR BOLTS SHALL MEET HAPCO STREET LIGHT STANDARDS. 1" DIAMETER BY 36" LONG WITH 4" TURN OUT AT THE BOTTOM WITH THREADED END GALVANIZED PER ASTM A1530 WITH NUTS AND WASHERS.
- PULL BOXES SHALL BE QUAZITE 12" X 12" PC STYLE (STACKABLE) ASSEMBLY OR APPROVED EQUAL.
- ALL TRAFFIC DEVICES SHALL BE INSTALLED BEFORE ANY STREET IN THIS SUBDIVISION IS OPENED TO PUBLIC ACCESS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BY A CERTIFIED IMSA SIGNS AND MARKING LEVEL 1 OR BETTER.
- USE 15 FOOT SPACING AND PLACE RPM'S TWO ABREAST SPACED 4" APART STRADDLING CENTERLINE. USE TWO WAY YELLOW REFLECTIVE MARKERS. BEGIN DELINEATION 30 FEET ON TANGENT FROM PC IN BOTH DIRECTIONS OF TRAVEL. ELIMINATE PLACEMENT OF WARNING SIGNS AT CURVES IN LIEU OF MARKERS.
- ALL STREET NAME SIGNS TO BE FABRICATED IN ACCORDANCE WITH SIGN DETAIL PROVIDED BY TRAFFIC ENGINEERING. BLOCK NUMBERS TO BE PLACED IN ACCORDANCE WITH APPROVED ADDRESS PLAT WHICH CAN BE OBTAINED THROUGH THE CLC COMMUNITY DEVELOPMENT DEPARTMENT. SIGNS WILL BE FIELD VERIFIED AT TIME OF FINAL INSPECTION.
- FOR FLAT RATE STREET LIGHT INSTALLATIONS LIKE WHAT IS SHOWN ON THE ATTACHED DETAIL, IN THE BASE OF THE STREET LIGHT POLE WE REQUIRE SINGLE FUSE HOLDERS (SEC SINGLE FUSE CONNECTOR KIT MODEL SEC 1791-SF) WITH 3 AMP FUSES. IN THE PULL BOX FOR FLAT RATE INSTALLATION WE REQUIRE THE SAME FUSE HOLDER ONLY WITH 10 AMP FUSES.
- IN STREET LIGHT SYSTEMS THAT FEED MULTIPLE STREET LIGHTS FROM A SINGLE SERVICE POINT, WE REQUIRE INSULATED TAP CONNECTORS TO BE USED (POLARIS TYPE OR APPROVED EQUAL). NO WIRE NUTS, SPLIT BOLTS MAY BE USED ON GROUND WIRES ONLY.

**GRADING PLAN LEGEND**

---	PROPERTY BOUNDARY
---	NEW SEWER MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING SEWER MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING ELECTRIC BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING POWER POLE, RE: UTILITY PLAN/C-3.0
---	EXISTING LIGHT POST, RE: UTILITY PLAN/C-3.0
---	EXISTING GUY WIRE, RE: UTILITY PLAN/C-3.0
---	EXISTING UTILITY POLE, RE: UTILITY PLAN/C-3.0
---	EXISTING TRAFFIC LIGHT POST, RE: UTILITY PLAN/C-3.0
---	EXISTING TRAFFIC BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING GAS VALVE, RE: UTILITY PLAN/C-3.0
---	EXISTING UNDERGROUND GAS MARKER, RE: UTILITY PLAN/C-3.0
---	EXISTING TELEPHONE MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING TELEPHONE BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING UNDERGROUND FIBER OPTIC MARKER, RE: UTILITY PLAN/C-3.0
---	EXISTING FIRE HYDRANT, RE: UTILITY PLAN/C-3.0
---	EXISTING WATER VALVE, RE: UTILITY PLAN/C-3.0
---	EXISTING WATER MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING WATER METER, RE: UTILITY PLAN/C-3.0
---	EXISTING GRATE INLET, RE: UTILITY PLAN/C-3.0
---	EXISTING IRRIGATION CONTROL VALVE BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING IRRIGATION CONTROL VALVE, RE: UTILITY PLAN/C-3.0
---	EXISTING GUARD POST, RE: UTILITY PLAN/C-3.0
---	NEW MAJOR CONTOUR
---	NEW MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	DIRECTION OF FLOW

**ABBREVIATIONS**  
 TP: TOP OF PAVEMENT  
 TC: TOP BACK OF CURB  
 TS: TOP OF SIDEWALK  
 #EG: EXISTING GRADE  
 FG: FINISH GRADE

**UTILITY PLAN LEGEND**

---	PROPERTY BOUNDARY
---	NEW 2" GAS LINE
---	NEW 8" PVC C-900 DOMESTIC WATER LINE
---	NEW 8" SEWER LINE
---	NEW UNDERGROUND ELECTRICAL LINE
---	NEW EASEMENT LINE
---	NEW DOMESTIC WATER STUB OUT
---	NEW FIRE STUB OUT
---	NEW SEWER STUB OUT
---	NEW GAS STUB OUT
---	EXISTING GAS LINE (SEE PLANS FOR SIZING)
---	EXISTING WATER LINE (SEE PLANS FOR SIZING)
---	EXISTING SEWER LINE (SEE PLANS FOR SIZING)
---	EXISTING ELECTRICAL LINE (SEE PLANS FOR SIZING)
---	EXISTING TELEPHONE LINE (SEE PLANS FOR SIZING)
---	EXISTING OVERHEAD ELECTRIC LINE (SEE PLANS FOR SIZING)
---	EXISTING FENCE (TO REMAIN)
---	EXISTING SEWER MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING ELECTRIC BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING POWER POLE, RE: UTILITY PLAN/C-3.0
---	EXISTING LIGHT POST, RE: UTILITY PLAN/C-3.0
---	EXISTING TRAFFIC BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING GAS VALVE, RE: UTILITY PLAN/C-3.0
---	EXISTING TELEPHONE MANHOLE, RE: UTILITY PLAN/C-3.0
---	EXISTING TELEPHONE BOX, RE: UTILITY PLAN/C-3.0
---	EXISTING FIRE HYDRANT, RE: UTILITY PLAN/C-3.0
---	EXISTING WATER VALVE, RE: UTILITY PLAN/C-3.0
---	EXISTING WATER MANHOLE, RE: UTILITY PLAN/C-3.0



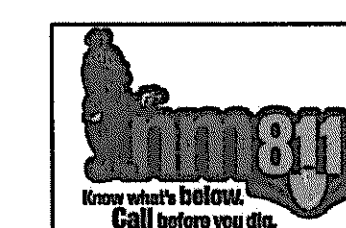
LAS CRUCES, NEW MEXICO

CONSTRUCTION PLANS FOR MISSION ESPADA SUBDIVISION PHASE 2C

GENERAL NOTES AND LEGENDS

**GL GREEN & ASSOCIATES**  
Setting the Standard in Ideal Living

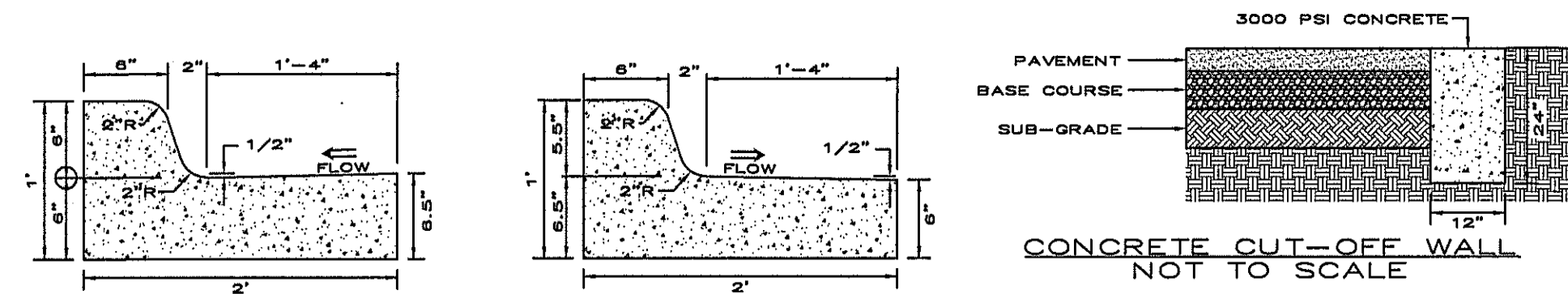
City of Las Cruces  
**PERMIT SET**  
70,898  
3/11/17



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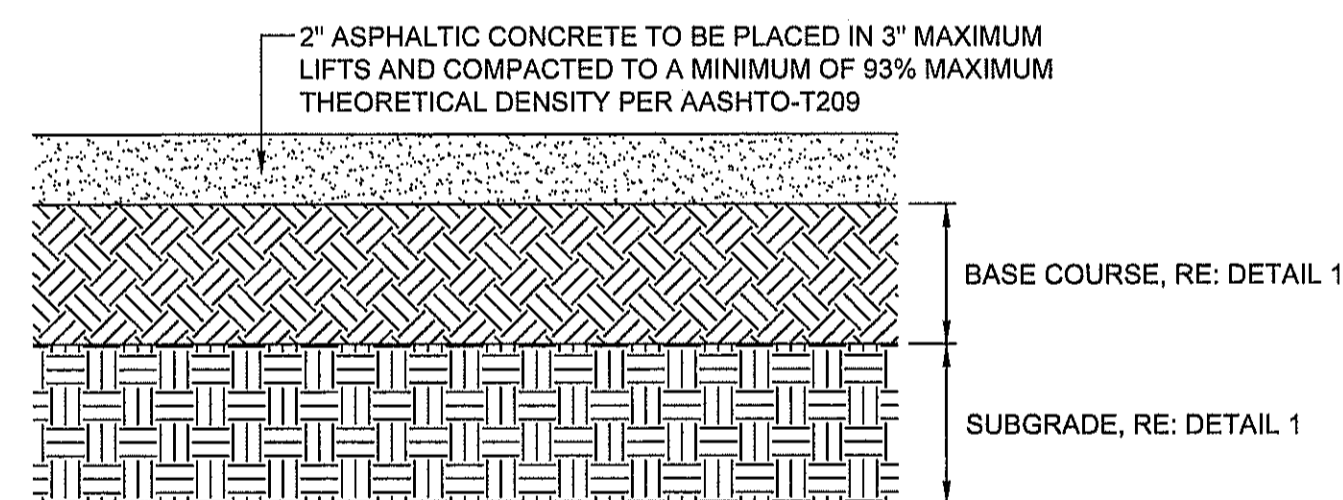


TYPE "A" CURB & GUTTER NOT TO SCALE  
 TYPE "B" MODIFIED CURB & GUTTER NOT TO SCALE  
 TYPE "G" CURB & GUTTER NOT TO SCALE  
 TYPE "G" MODIFIED CURB & GUTTER NOT TO SCALE

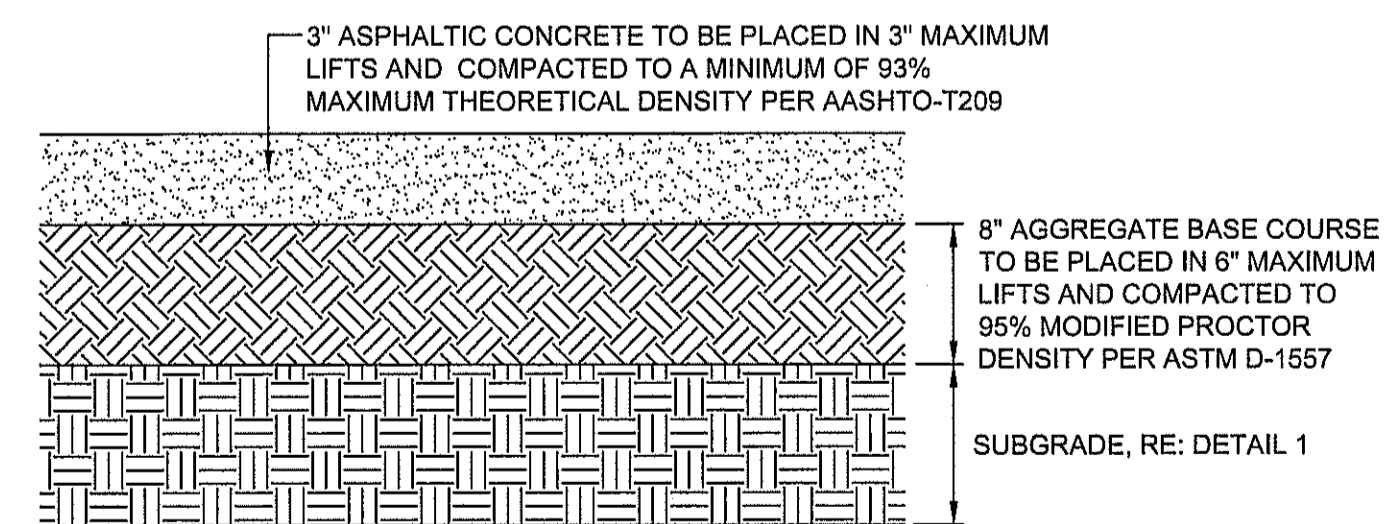
MOISTURE CONTENT SHOULD BE MAINTAINED WITHIN THE RANGE OF 2% OF THE OPTIMUM MOISTURE UNTIL PERMANENTLY COVERED.  
 MOISTURE CONTENT SHOULD BE MAINTAINED WITHIN THE RANGE OF 2% OF THE OPTIMUM MOISTURE UNTIL PERMANENTLY COVERED.

6" AGGREGATE BASE COURSE TO BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY PER ASTM D-1557  
 10" SUBGRADE SCARIFIED AND COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DRY DENSITY PER ASTM D-1557

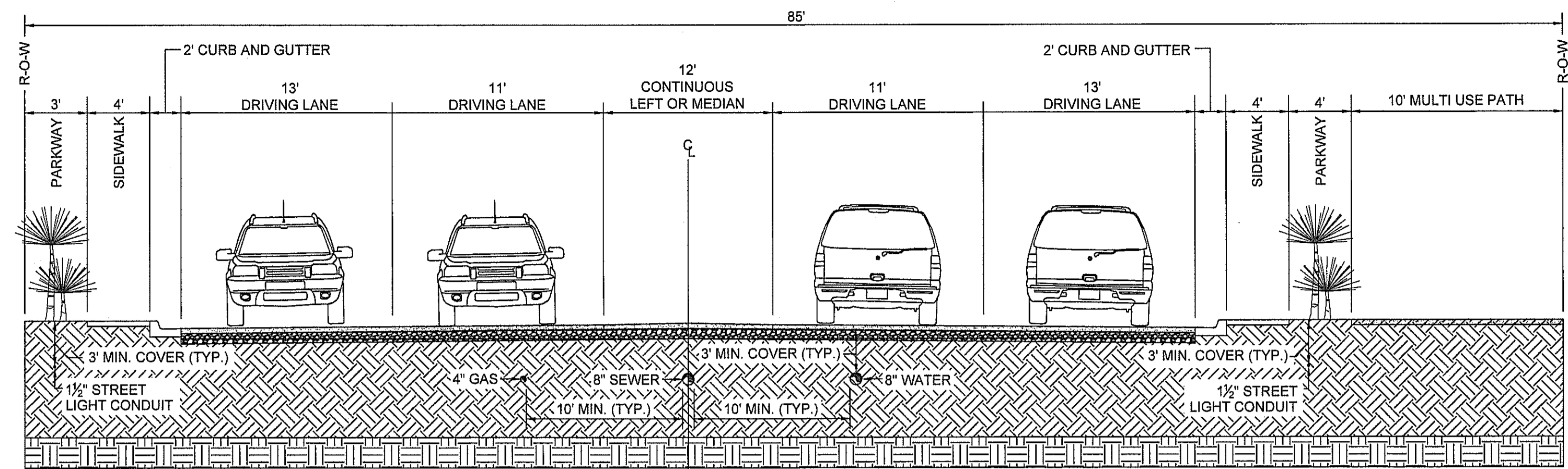
1 TYPICAL BASE COURSE DETAIL N.T.S.



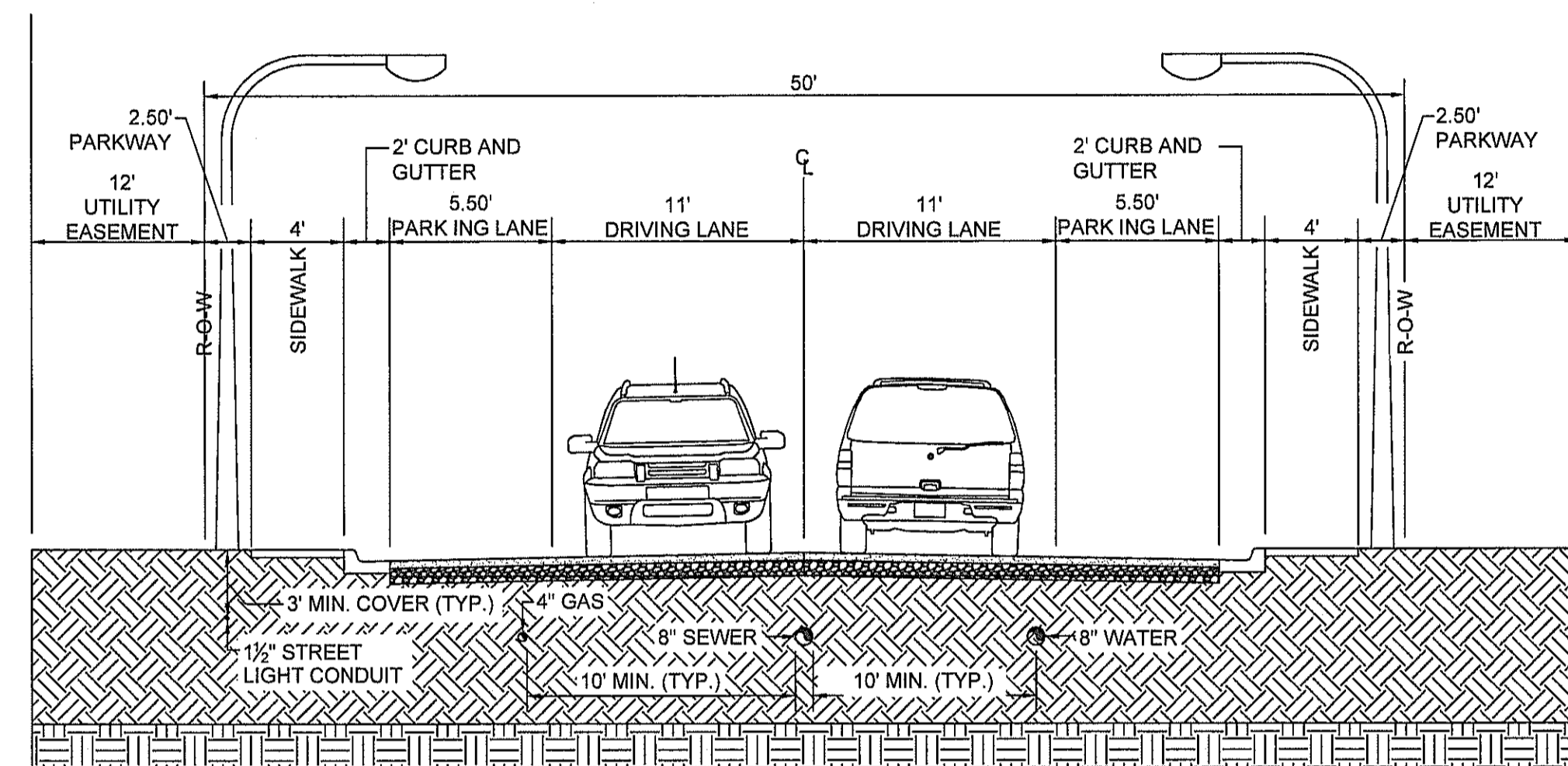
2 DEMOS AVENUE AND CORTE DIAMANTINA FLEXIBLE ASPHALT PAVEMENT SECTION N.T.S.



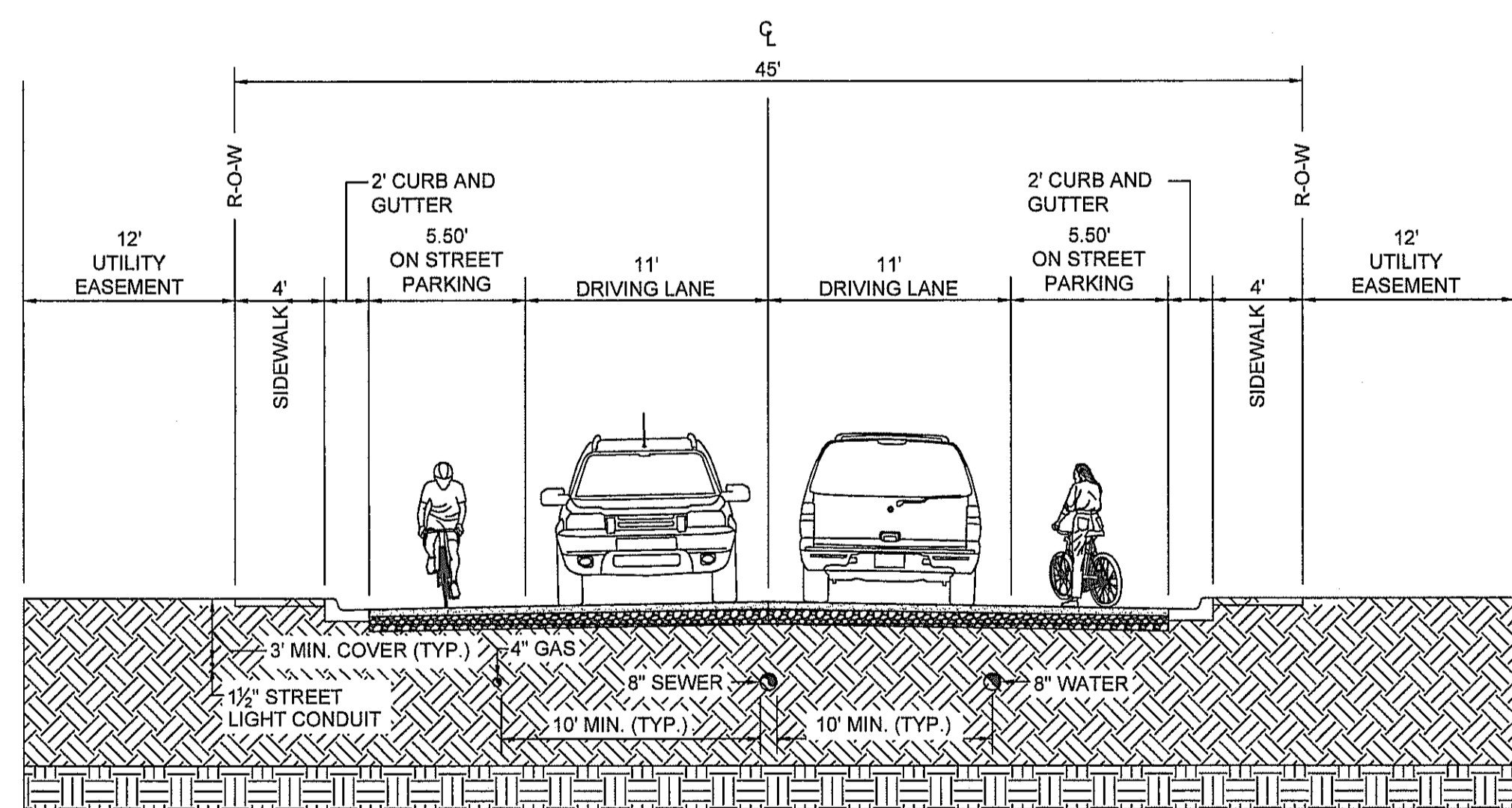
3 SONOMA SPRINGS AVENUE FLEXIBLE ASPHALT PAVEMENT SECTION N.T.S.



3 85' ROAD CROSS SECTION (SONOMA SPRINGS AVENUE) N.T.S.



4 50' ROAD CROSS SECTION (DEMOS AVENUE) N.T.S.



1 45' ROAD CROSS SECTION (CORTE DIAMANTINA) N.T.S.

City of Las Cruces  
**PERMIT SET**  
 Application No. \_\_\_\_\_  
 File No. 70878  
 Date: 3/1/17

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LAS CRUCES, NEW MEXICO

NO.	REVISION DESCRIPTION	DATE	BY
5			
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CONSTRUCTION PLANS FOR  
 MISSION ESPADA SUBDIVISION PHASE 2C  
 GENERAL DETAILS

**GL GREEN & ASSOCIATES**  
 Setting the Standard in Ideal Living



02/19/2017

LAS CRUCES, NEW MEXICO

NO.	REVISION DESCRIPTION	DATE	BY
1	APPROVED CONSTRUCTION PLANS	02/19/2017	TA
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CONSTRUCTION PLANS FOR MISSION ESPADA SUBDIVISION PHASE 2C

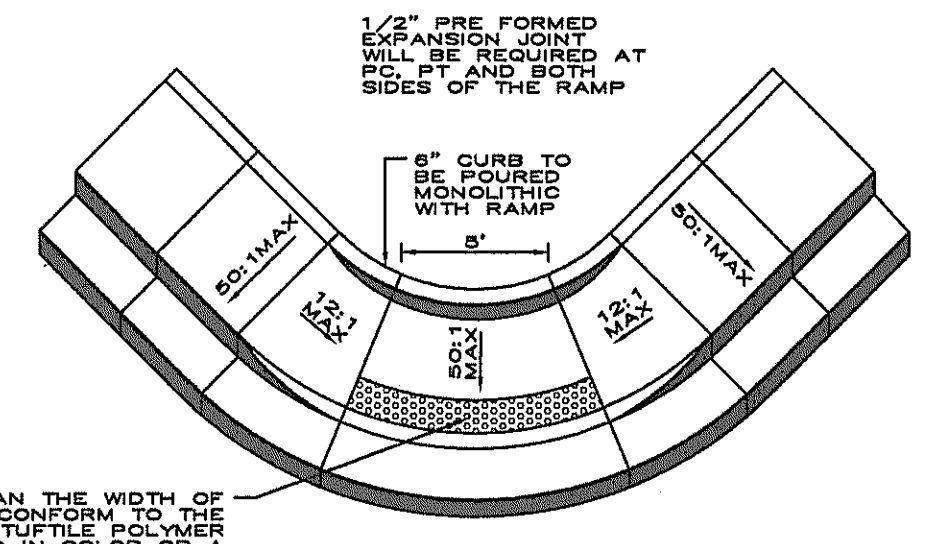
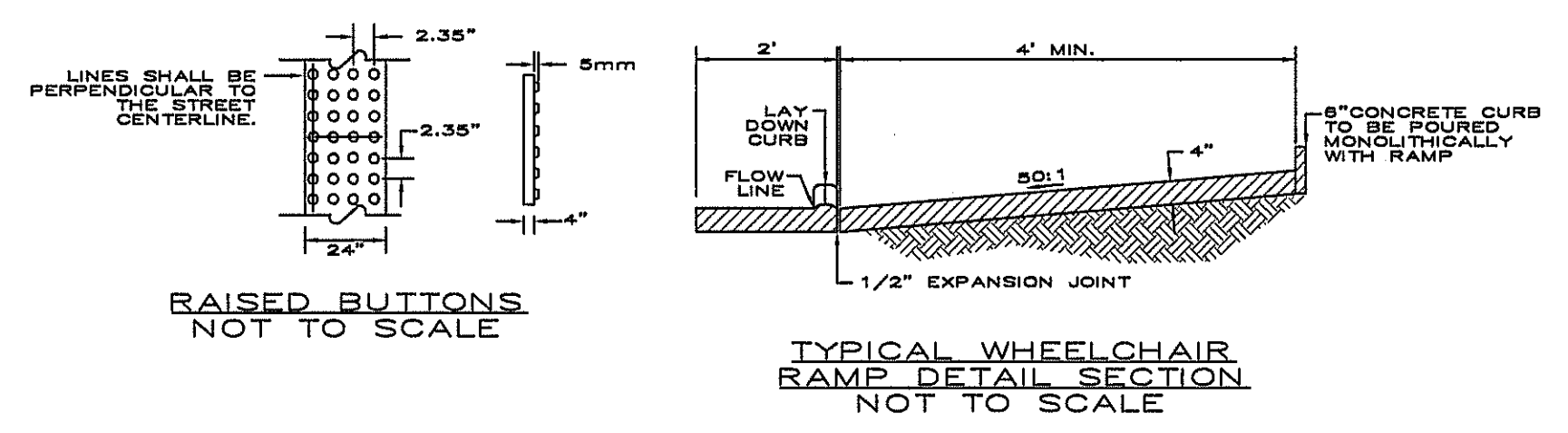
GENERAL DETAILS

GL GREEN & ASSOCIATES  
Setting the Standard in Ideal Living

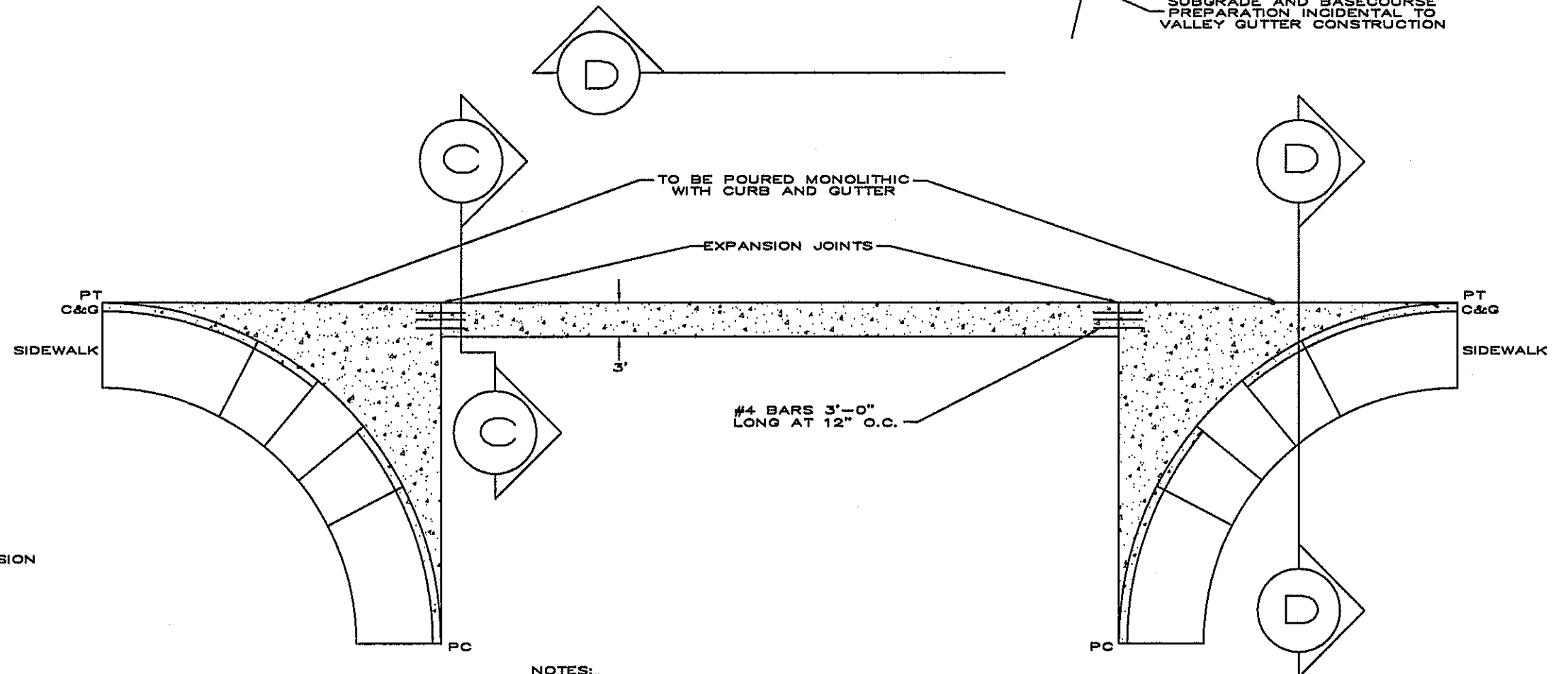
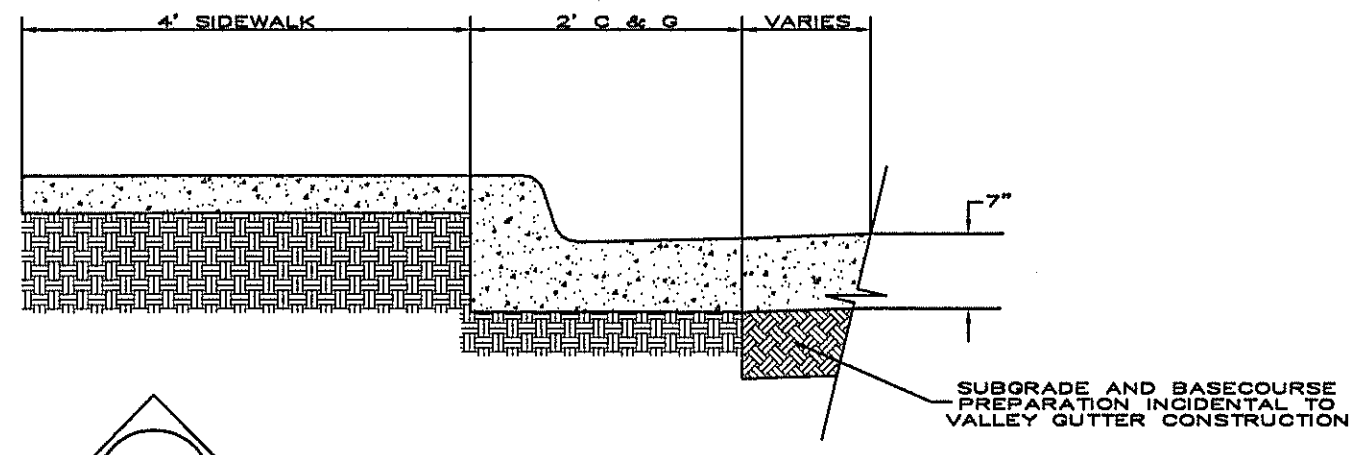
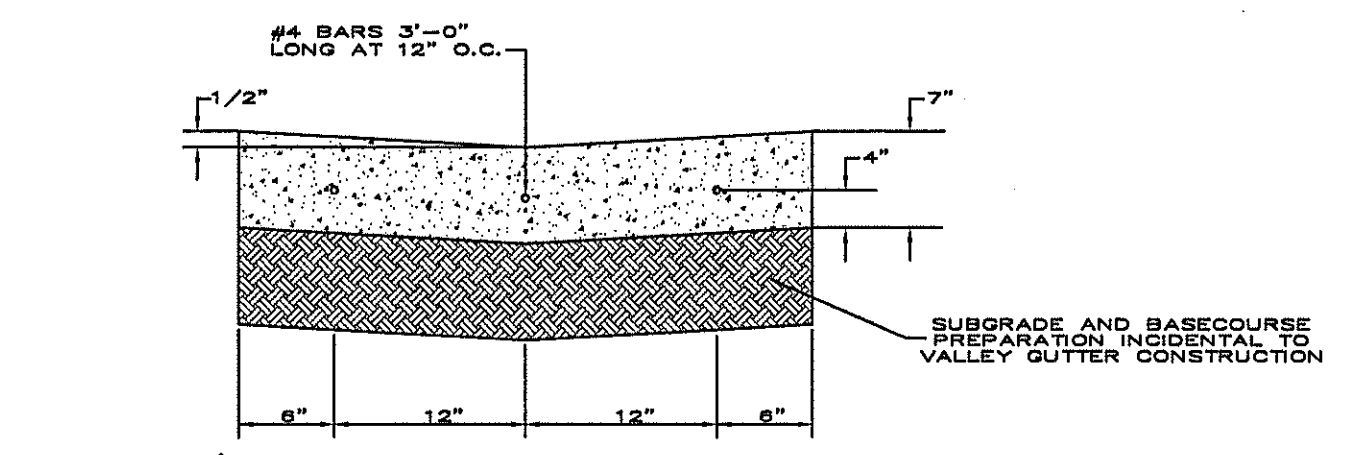
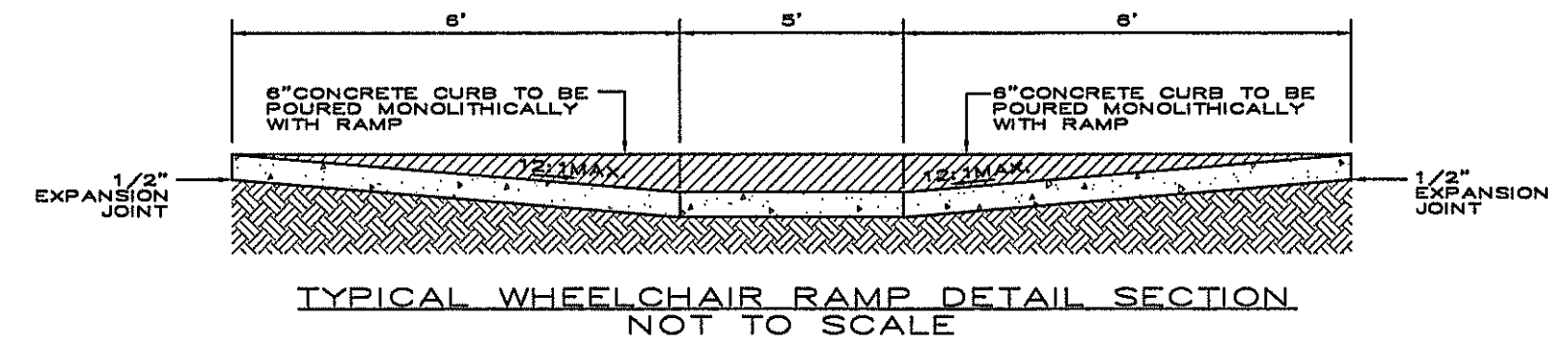
JOB NO. 20160705

DATE 2/1/2017

SHEET NO. 1-7

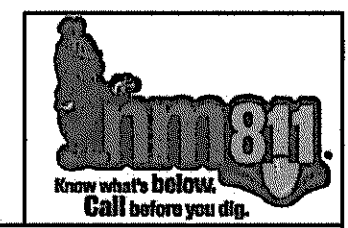


ADA DETECTABLE WARNINGS SHALL SPAN THE WIDTH OF THE FRONT OF THE LANDING. SHALL CONFORM TO THE CURVATURE OF THE RAMP. SHALL BE TURTLE POLYMER COMPOSITE MATERIAL. COLORED RED IN COLOR OR A CITY OF LAS CRUCES APPROVED EQUIVALENT PRODUCT THAT IS INSTALLED IN THE LANDING. CONCRETE SURFACE IS WET OR SHINNY IN ITS PLASTIC STATE. SURFACE MOUNTED DETECTABLE WARNINGS ARE NOT ACCEPTABLE.



- NOTES:
1. CURB AND FILET TO BE POURED MONOLITHIC AS SHOWN IN SIDE DRAWING.
  2. PROVIDE 20 FT. TRANSITION FROM NORMAL CROWN TO VALLEY GUTTER.

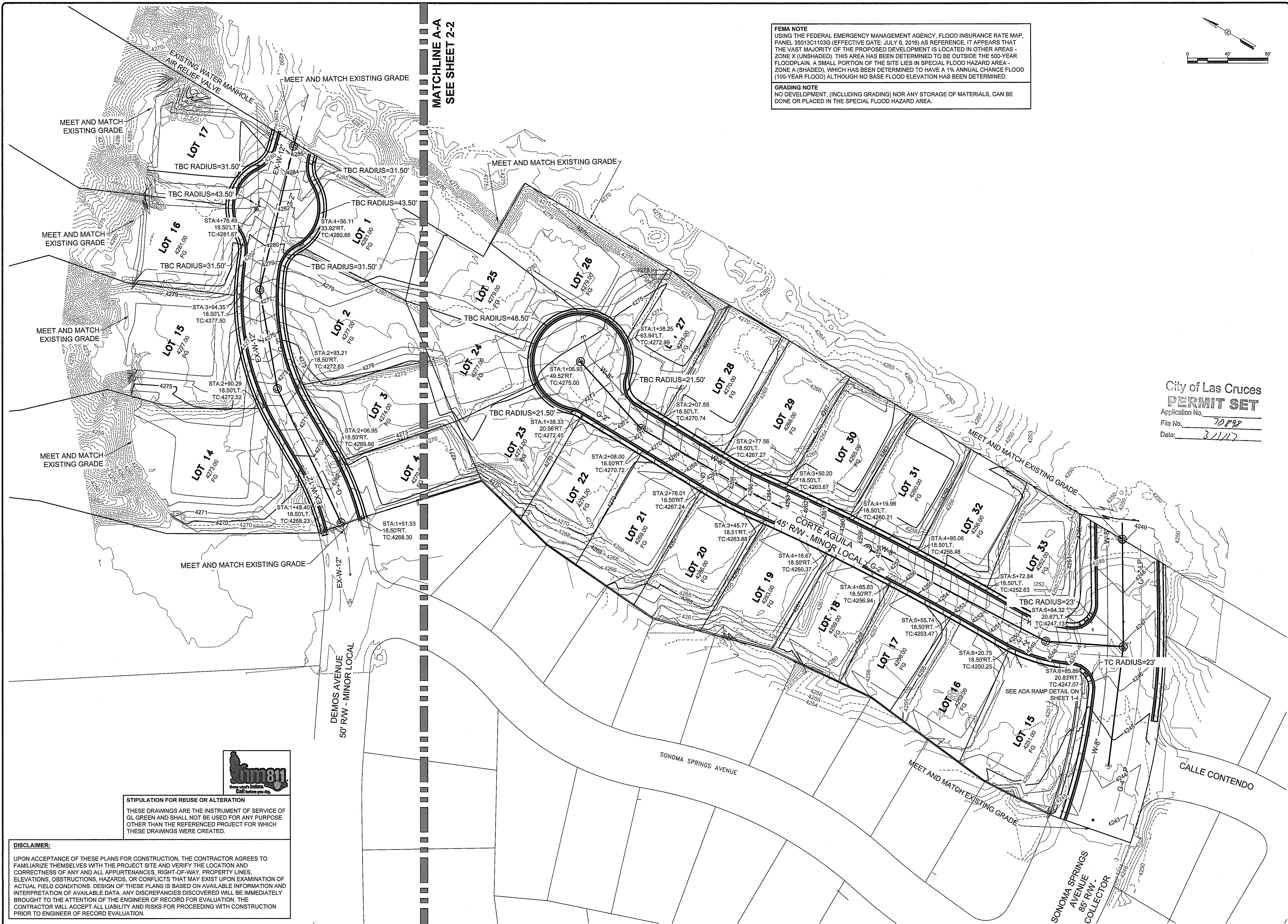
City of Las Cruces  
PERMIT SET  
Application No. \_\_\_\_\_  
File No. 70892  
Date: 3/1/17



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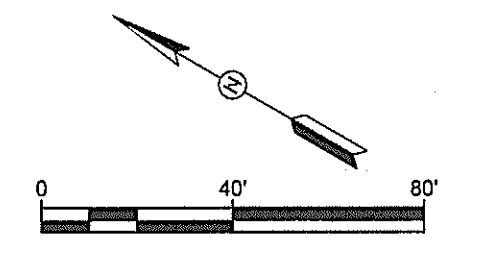
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**FEMA NOTE**  
 USING THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL 35013C1103G (EFFECTIVE DATE: JULY 6, 2016) AS REFERENCE, IT APPEARS THAT THE VAST MAJORITY OF THE PROPOSED DEVELOPMENT IS LOCATED IN OTHER AREAS - ZONE X (UNSHADED). THIS AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. A SMALL PORTION OF THE SITE LIES IN SPECIAL FLOOD HAZARD AREA - ZONE A (SHADED), WHICH HAS BEEN DETERMINED TO HAVE A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALTHOUGH NO BASE FLOOD ELEVATION HAS BEEN DETERMINED.

**GRADING NOTE**  
 NO DEVELOPMENT, (INCLUDING GRADING) NOR ANY STORAGE OF MATERIALS, CAN BE DONE OR PLACED IN THE SPECIAL FLOOD HAZARD AREA.



LAS CRUCES, NEW MEXICO

NO.	DATE	BY	REVISION DESCRIPTION
5			
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1	02/19/2017	TA	APPROVED CONSTRUCTION PLANS

City of Las Cruces  
**PERMIT SET**  
 Application No. \_\_\_\_\_  
 File No. 70898  
 Date: 3/1/17

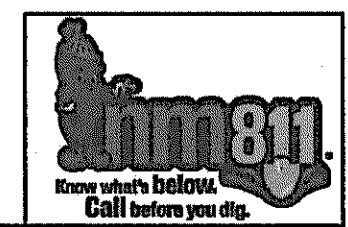
CONSTRUCTION PLANS FOR  
 MISSION ESPADA SUBDIVISION PHASE 2C

**GL GREEN & ASSOCIATES**  
 Setting the Standard in Ideal Living

JOB NO.  
20160705  
 DATE  
2/15/2017  
 SHEET NO.  
2-1

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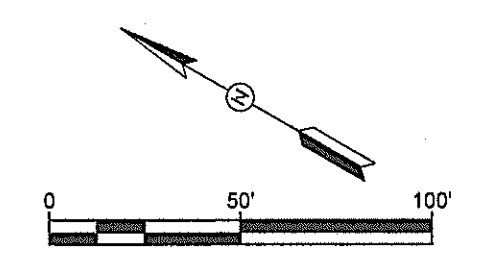


MATCHLINE A-A  
 SEE SHEET 2-2



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**GRADING NOTE**  
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AARON K. FORT  
 NEW MEXICO  
 19124  
 PROFESSIONAL ENGINEER  
 02/19/2017

NO.	DATE	BY	TA	REVISION DESCRIPTION
5				
4				
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2				
1	02/19/2017			APPROVED CONSTRUCTION PLANS

LAS CRUCES, NEW MEXICO

CONSTRUCTION PLANS FOR  
 MISSION ESPADA SUBDIVISION PHASE 2C

GRADING PLAN

City of Las Cruces  
**PERMIT SET**  
 Application No. 70898  
 File No. 31117  
 Date: 2/15/17

**GL GREEN & ASSOCIATES**  
 Setting the Standard in Ideal Living

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20160705

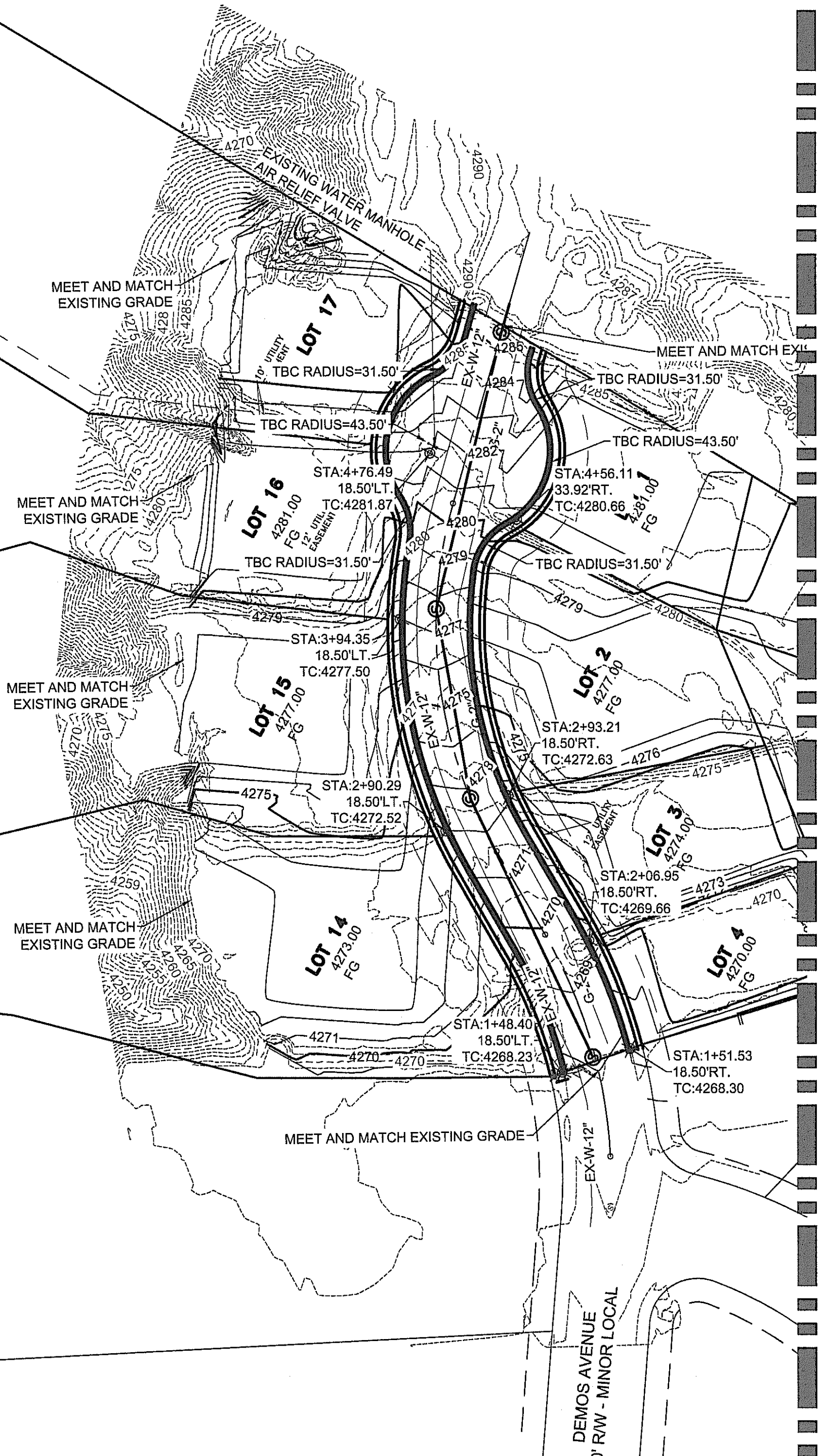
DATE  
2/15/2017

SHEET NO.  
2-2

FEMA ZONE A  
 (LOCATION OF "ZONE A" IS APPROXIMATE, THIS IS SHOWN FOR GRAPHICAL PURPOSE ONLY)

100.00' WIDE CONSERVATION EASEMENT

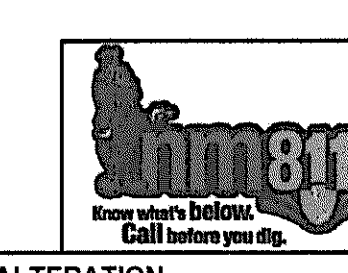
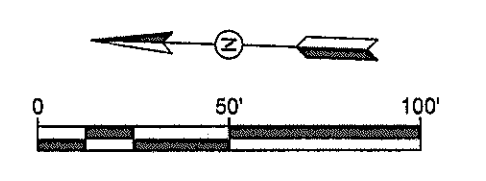
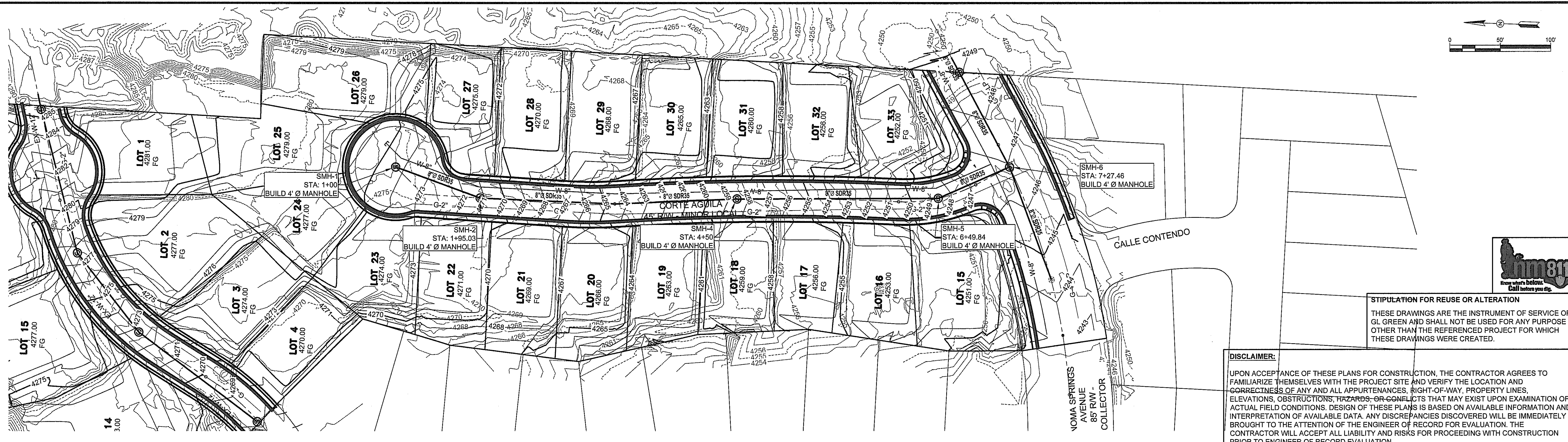
LOT 1000 CONSERVATION EASEMENT FOR MISSION ESPADA PHASE 2C, ZONE A, PLAT BOOK 21, PAGES 27, 28 AND COUNTY RECORDS.



MATCHLINE A-A  
 SEE SHEET 2-1

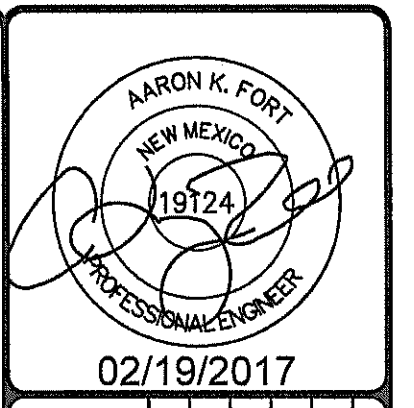
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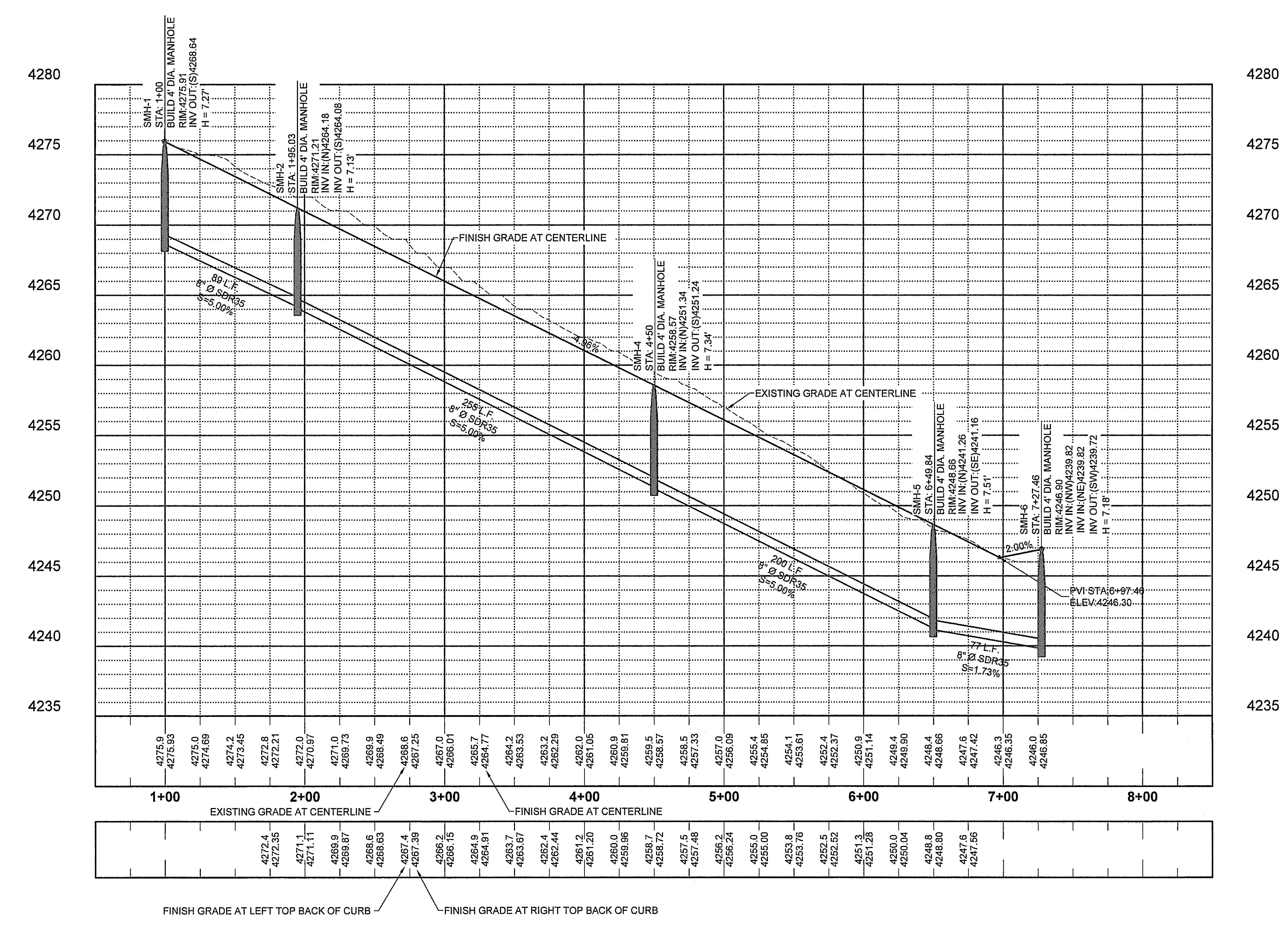
02/19/2017

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LAS CRUCES, NEW MEXICO

CONSTRUCTION PLANS FOR  
 MISSION ESPADA SUBDIVISION PHASE 2C

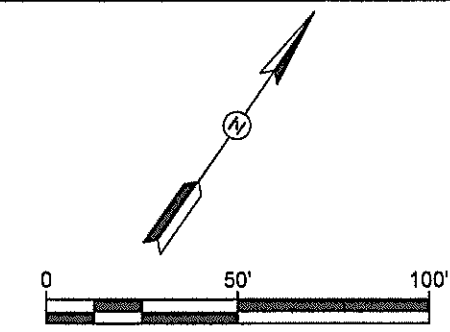
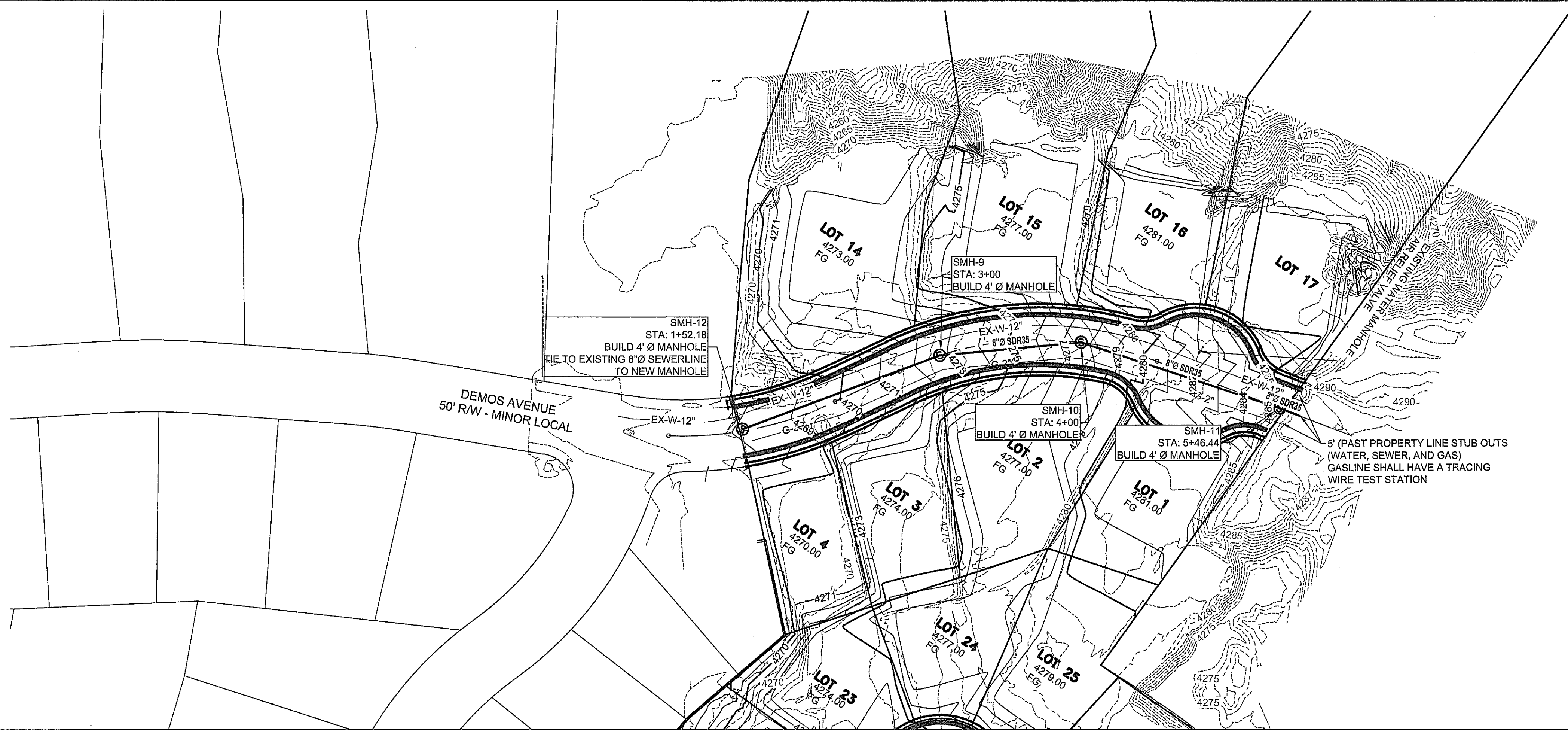
CORTE AGUILA PLAN AND PROFILE STA 1+00 TO 8+50



City of Las Cruces  
**PERMIT SET**  
 Application No. 70898  
 File No. 3/1/17  
 Date: 3/1/17

GL GREEN & ASSOCIATES  
 Setting the Standard in Ideal Living

JOB NO. 20160705  
 DATE 2/15/2017  
 SHEET NO. 3-1



ARON K. FORT  
NEW MEXICO  
19124  
PROFESSIONAL ENGINEER

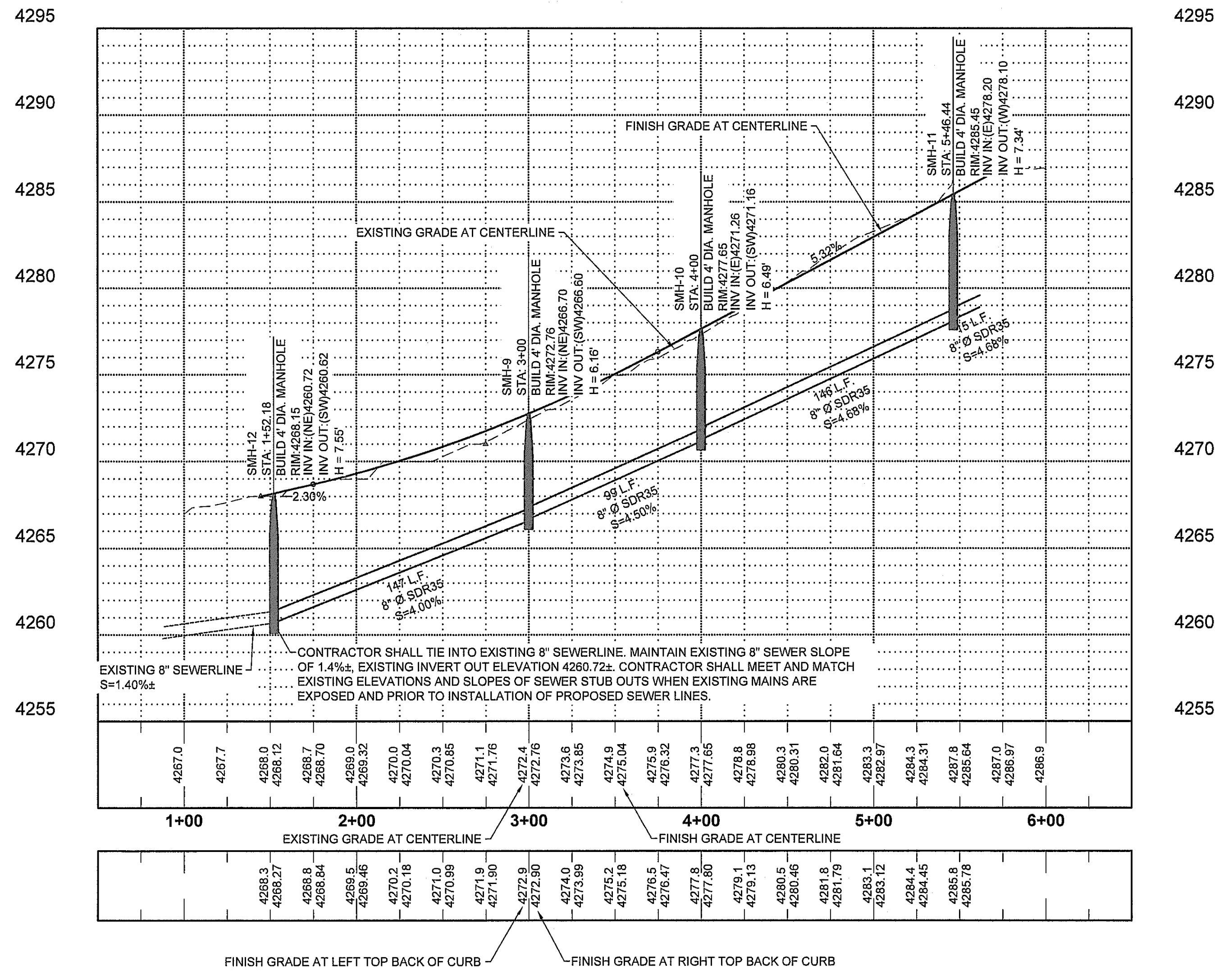
02/19/2017

NO.	REVISION DESCRIPTION	DATE	BY
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2	APPROVED CONSTRUCTION PLANS	02/19/2017	TA
1			

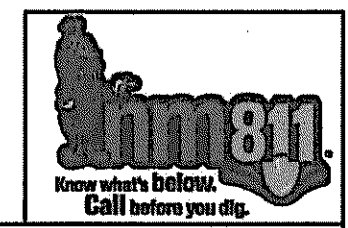
LAS CRUCES, NEW MEXICO

CONSTRUCTION PLANS FOR  
MISSION ESPADA SUBDIVISION PHASE 2C

DEMOS AVE PLAN AND PROFILE STA 1+00 TO 6+00



City of Las Cruces  
PERMIT SET  
Application No. 70898  
File No. 3 1117  
Date: 3/1/17

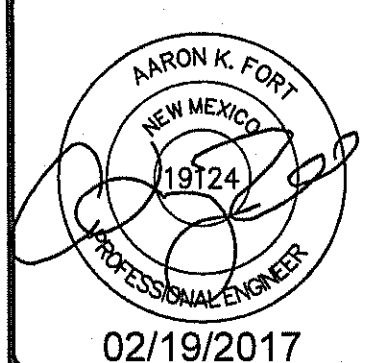
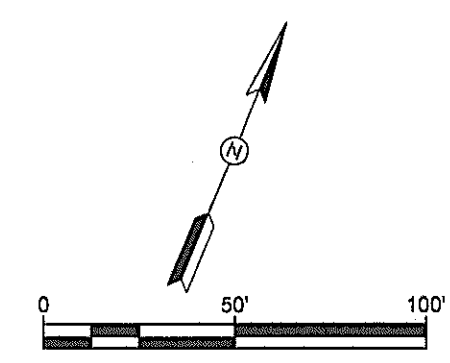
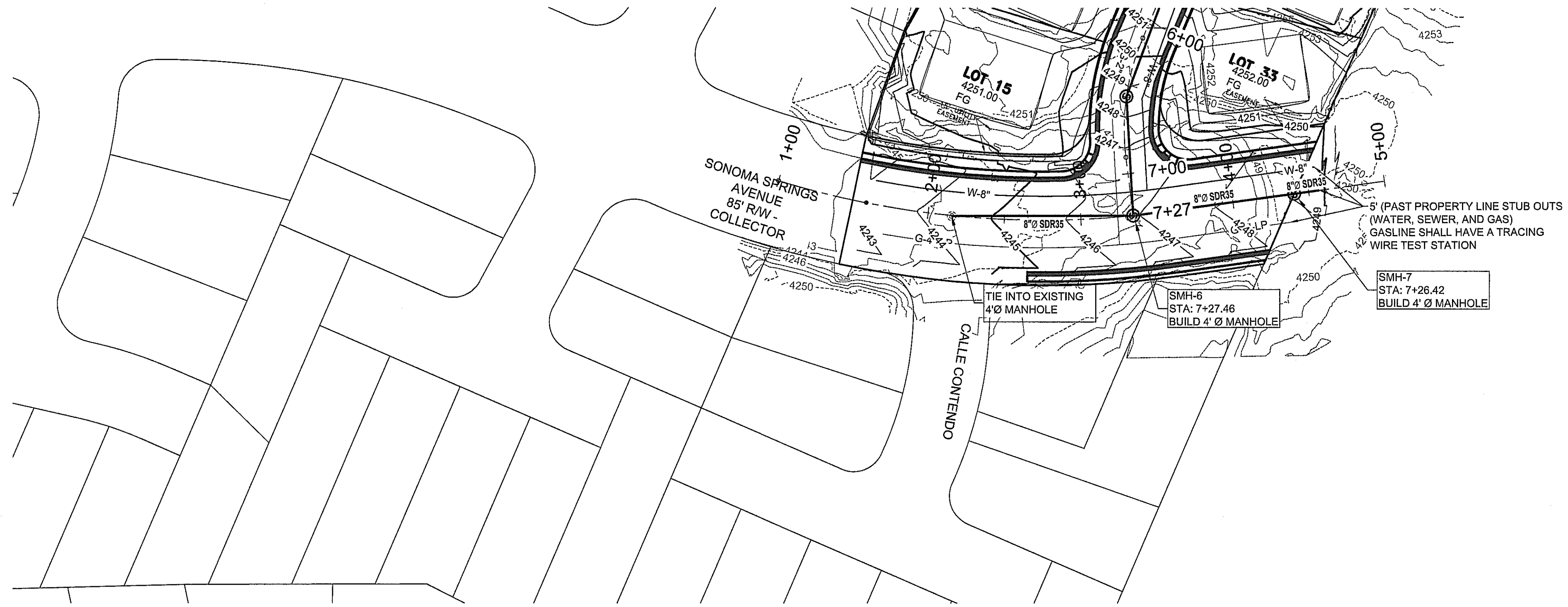


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UPON ACCEPTANCE OF THESE PLANS FOR CONSTRUCTION, THE CONTRACTOR AGREES TO FAMILIARIZE THEMSELVES WITH THE PROJECT SITE AND VERIFY THE LOCATION AND CORRECTNESS OF ANY AND ALL APPURTENANCES, RIGHT-OF-WAY, PROPERTY LINES, ELEVATIONS, OBSTRUCTIONS, HAZARDS, OR CONFLICTS THAT MAY EXIST UPON EXAMINATION OF ACTUAL FIELD CONDITIONS. DESIGN OF THESE PLANS IS BASED ON AVAILABLE INFORMATION AND INTERPRETATION OF AVAILABLE DATA. ANY DISCREPANCIES DISCOVERED WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION. THE CONTRACTOR WILL ACCEPT ALL LIABILITY AND RISKS FOR PROCEEDING WITH CONSTRUCTION PRIOR TO ENGINEER OF RECORD EVALUATION.

**GL GREEN & ASSOCIATES**  
Setting the Standard in Ideal Living

JOB NO:  
20160705  
DATE:  
2/15/2017  
SHEET NO:  
3-2



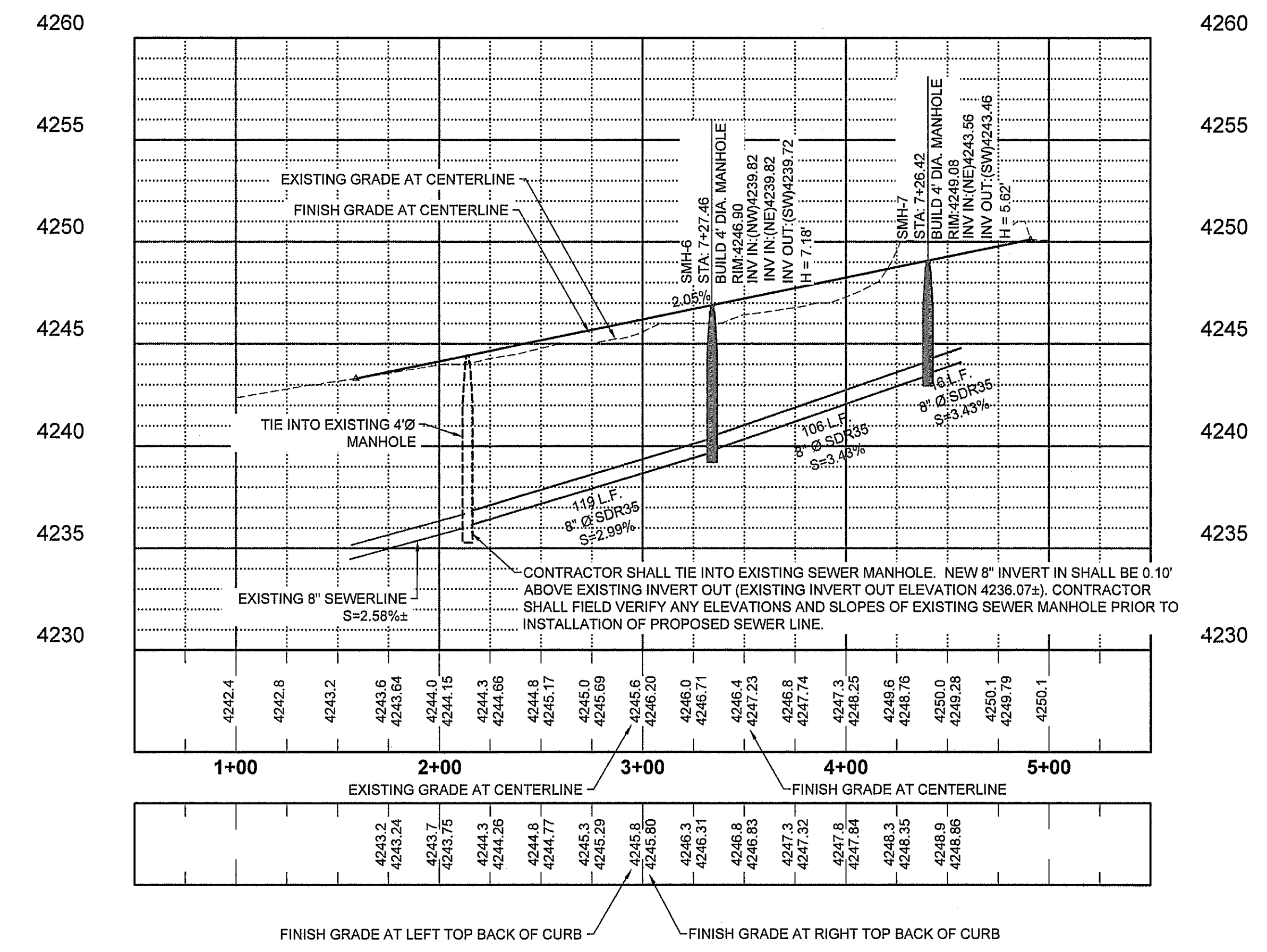
02/19/2017

LAS CRUCES, NEW MEXICO

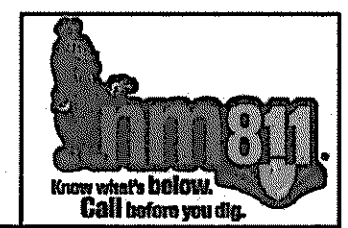
NO.	REVISION DESCRIPTION	DATE	BY
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4			
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2			
1	APPROVED CONSTRUCTION PLANS	02/19/2017	TA
NO.			

CONSTRUCTION PLANS FOR MISSION ESPADA SUBDIVISION PHASE 2C

SONOMA SPRINGS AVE STA 1+00 TO 5+00



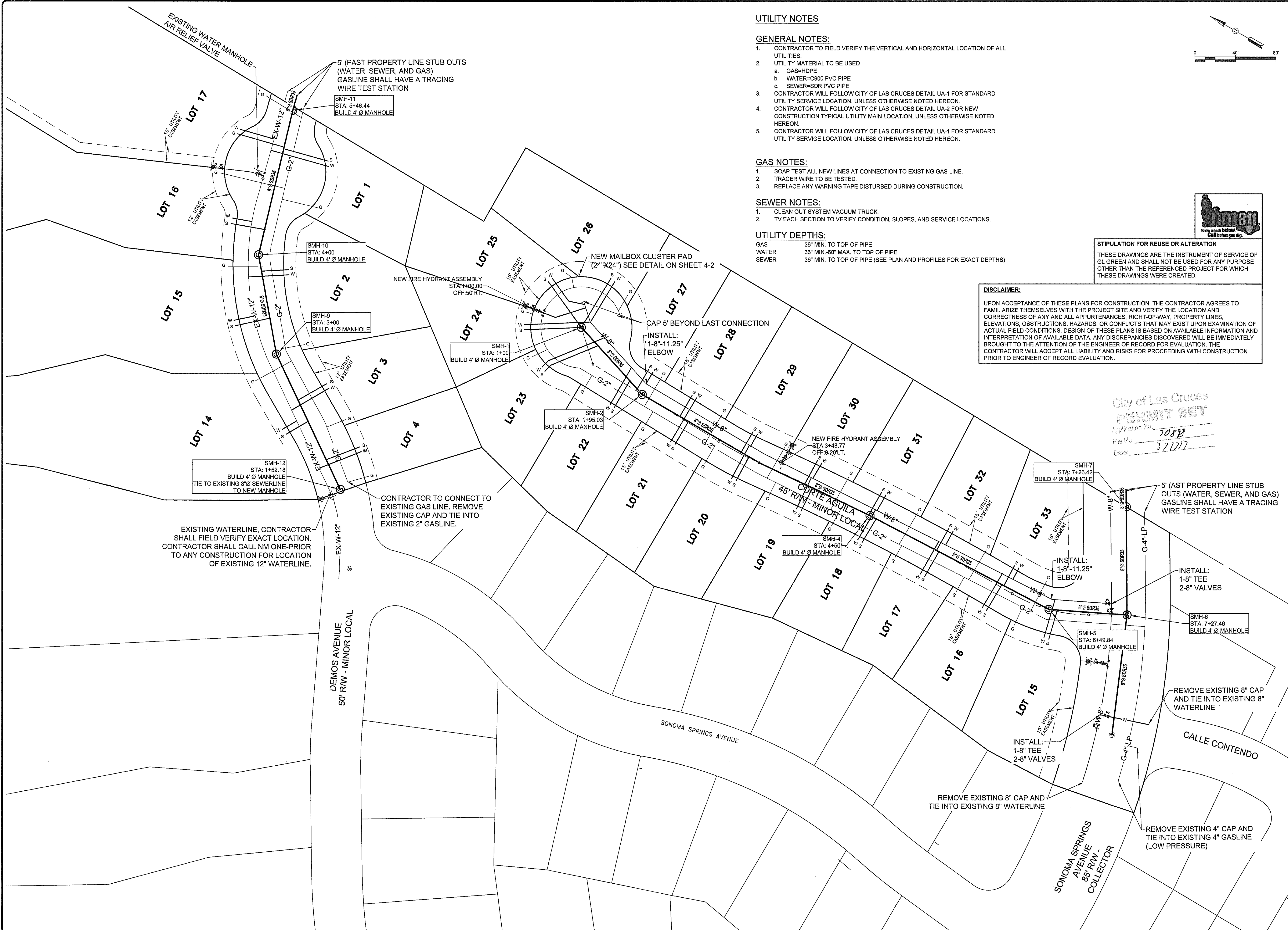
City of Las Cruces  
**PERMIT SET**  
Application No. 7082  
File No. 31127  
Date: 3/1/17



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**GL GREEN & ASSOCIATES**  
Setting the Standard in Ideal Living



**UTILITY NOTES:**

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES.
  - UTILITY MATERIAL TO BE USED
    - a. GAS=HDPE
    - b. WATER=C900 PVC PIPE
    - c. SEWER=SDR PVC PIPE
  - CONTRACTOR WILL FOLLOW CITY OF LAS CRUCES DETAIL UA-1 FOR STANDARD UTILITY SERVICE LOCATION, UNLESS OTHERWISE NOTED HEREON.
  - CONTRACTOR WILL FOLLOW CITY OF LAS CRUCES DETAIL UA-2 FOR NEW CONSTRUCTION TYPICAL UTILITY MAIN LOCATION, UNLESS OTHERWISE NOTED HEREON.
  - CONTRACTOR WILL FOLLOW CITY OF LAS CRUCES DETAIL UA-1 FOR STANDARD UTILITY SERVICE LOCATION, UNLESS OTHERWISE NOTED HEREON.

**GAS NOTES:**

- SOAP TEST ALL NEW LINES AT CONNECTION TO EXISTING GAS LINE.
- TRACER WIRE TO BE TESTED.
- REPLACE ANY WARNING TAPE DISTURBED DURING CONSTRUCTION.

**SEWER NOTES:**

- CLEAN OUT SYSTEM VACUUM TRUCK.
- TV EACH SECTION TO VERIFY CONDITION, SLOPES, AND SERVICE LOCATIONS.

**UTILITY DEPTHS:**

GAS	36" MIN. TO TOP OF PIPE
WATER	36" MIN.-60" MAX. TO TOP OF PIPE
SEWER	36" MIN. TO TOP OF PIPE (SEE PLAN AND PROFILES FOR EXACT DEPTHS)

**DISCLAIMER:**

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City of Las Cruces  
**PERMIT SET**  
 Application No. 70888  
 File No. 37127  
 Date: 3/1/17



LAS CRUCES, NEW MEXICO

NO.	DATE	BY	REVISION DESCRIPTION
1	02/19/2017	TA	APPROVED CONSTRUCTION PLANS
2			
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CONSTRUCTION PLANS FOR  
 MISSION ESPADA SUBDIVISION PHASE 2C

UTILITY PLAN

**GL GREEN & ASSOCIATES**  
 Setting the Standard in Ideal Living

CITY OF LAS CRUCES DESIGN STANDARDS UTILITY STANDARDS DETAILS

UTILITY	SUBJECT	DRAWING NO.
ALL	STANDARD UTILITY SERVICE LOCATION	UA-1
ALL	NEW CONSTRUCTION TYPICAL UTILITY MAIN LOCATIONS	UA-2
GAS	GAS MAIN LINE TRENCH DETAIL	UG-1
GAS	LOCATION OF GAS METERS	UG-2
GAS	GAS SERVICE LINE DETAIL	UG-3
GAS	3/4"-2" GAS SERVICE LINE UNDER CONCRETE DETAIL	UG-4
GAS	SINGLE RESIDENTIAL METER INSTALLATION	UG-5
GAS	POLY GAS VALVE DETAIL	UG-7
GAS	TYPICAL ANODE INSTALLATION	UG-8
GAS	ANODE TEST STATION	UG-9
GAS	TRACING WIRE TEST BOX	UG-13
SEWER	TYPICAL SEWER TRENCHING DETAILS	US-1
SEWER	TYPICAL SEWER SERVICE	US-2
SEWER	SERVICE CLEAN-OUT DETAIL	US-3
SEWER	TYPICAL MANHOLE DETAIL	US-5
SEWER	TYPICAL MANHOLE DETAIL W/DROP	US-6
SEWER	TAPPING INTO AN EXISTING STANDARD MANHOLE	US-7
SEWER	MANHOLE RING AND COVER	US-8
SEWER	MANHOLE ADJUSTMENT DETAIL	US-9
SEWER	WATERTIGHT MANHOLE RING AND COVER	US-10
SEWER	TRACING WIRE TEST BOX	US-15
WATER	TYPICAL WATER TRENCHING DETAILS	UW-1
WATER	TYPICAL RESIDENTIAL WATER SERVICE FOR 3/4" THRU 2" METERS	UW-2
WATER	TYPICAL WATER CONNECTION	UW-3
WATER	WATER VALVE DETAIL	UW-4
WATER	PARALLEL AND CROSSED LINE	UW-10
WATER	WATER MAIN UNDER RIGID PAVING	UW-12
WATER	FIRE HYDRANT DETAIL	UW-13
WATER	FIRE HYDRANT BOLLARDS	UW-14
WATER	CONCRETE BLOCKING DETAILS	UW-16
WATER	WATER LINE LOWERING	UW-17
WATER	RESTRAINED TEE	UW-18
WATER	RESTRAINED DEAD END AND REDUCER	UW-19
WATER	RESTRAINED HORIZONTAL BEND	UW-20
WATER	TRACING WIRE TEST BOX	UW-21

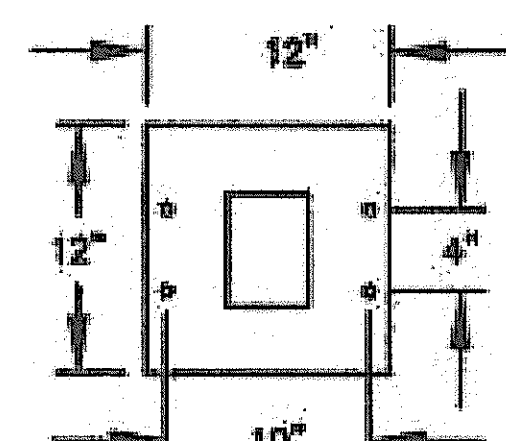
THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STANDARDS, ANY DEVIATION FROM THE STANDARD DETAILS A NEW DETAIL WILL BE PROVIDED ON THIS SHEET.

CLC GENERAL UTILITY NOTES:

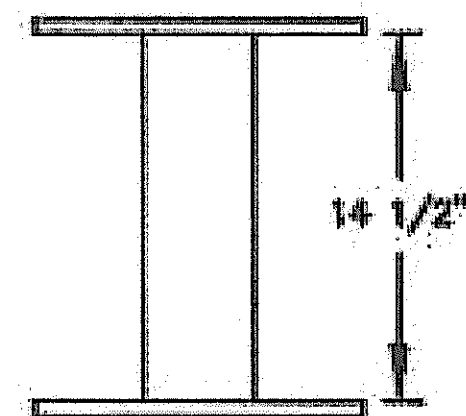
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR COMPLIANCE WITH OSHA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
- THE ENGINEER AND THE CONTRACTOR SHALL CALL NEW MEXICO ONE CALL (811) FOR BLUE-STAKING TO BE USED FOR DESIGN AND CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR COMPLYING WITH LAS CRUCES-DONA ANA UTILITY COUNCIL ONE CALL PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES MUST BE IMMEDIATELY REPORTED TO THE APPROPRIATE UTILITY COMPANY.
- SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR IN THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION. FAILURE TO DO SO SHALL NOT BE A BASIS OF EXTRA PAYMENT TO THE CONTRACTOR.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LAS CRUCES UTILITY STANDARDS (INCLUDING ALL REVISIONS). THE CITY OF LAS CRUCES STANDARDS AND DETAILS ARE AVAILABLE AT: <http://www.las-crucis.org/departments/utilities.aspx> UNDER QUICK LINKS "UTILITY STANDARDS".
- ROADWAY, RIGHT-OF-WAY AND SUBGRADE ARE TO BE ESTABLISHED WITHIN 6 INCHES (BOTH HORIZONTAL AND VERTICAL) OF FINAL LOCATION PRIOR TO INSTALLATION OF ANY UTILITIES. GAS AND WATER UTILITIES ARE TO BE PLACED WITHIN 6 INCHES OF FINAL REQUIRED DEPTH AND LOCATION. THE CONTRACTOR WILL, AT HIS EXPENSE, RELOCATE OR REPLACE UTILITIES WHICH FAIL TO MEET THIS SPECIFICATION.
- THE CURB CONTRACTOR SHALL STAMP THE FRESH CONCRETE CURB WITH G, S, AND W DIRECTLY ABOVE GAS, SEWER, AND WATER STUBOUT LOCATIONS ON EACH LOT. THE UTILITY INSPECTOR SHALL BE PRESENT WHEN MARKING. CALL (575) 528-3500 FOR CLC INSPECTION AND (575) 647-7151 FOR DAC INSPECTION OF CURB MARKS. FAILURE TO APPLY STAMPS SHALL BE CAUSE FOR REJECTION OF THE IMPROVEMENT BY THE CITY.
- NO CLC UTILITY LINES SHALL BE INSTALLED UNDER CONCRETE WITHOUT PRIOR APPROVAL FROM THE CITY OF LAS CRUCES UTILITY DEPARTMENT.
- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT ACCURATE, DETAILED, AND COMPLETE AS-BUILT DRAWINGS OF ALL UTILITY IMPROVEMENTS TO THE DEVELOPER PRIOR TO FINAL CONSTRUCTION REVIEW. IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO SUBMIT THE AS-BUILT DRAWINGS, AS COMPLETED BY THE CONTRACTOR, IN MYLAR REPRODUCIBLE FORM TO THE CITY OF LAS CRUCES, AND DONA ANA COUNTY ENGINEERING OFFICES PRIOR TO ACCEPTANCE OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IMPROVEMENTS TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS MAY BE TIED INTO THE EXISTING SYSTEM. THE DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR FOR REVIEW AND COMMENT 48 HOURS PRIOR TO THE PROPOSED TIE-IN. THESE DRAWINGS MAY BE MARKED-UP BLUE LINE CONSTRUCTION DRAWINGS OR AN ACCURATE SKETCH.
- ALL UTILITY EASEMENTS MUST BE FILED AND RECORDED WITH DONA ANA COUNTY, AND A RECORDED COPY SUBMITTED TO THE CITY OF LAS CRUCES UTILITY ENGINEERING DEPARTMENT BEFORE ANY GAS METERS ARE INSTALLED OR THE FINAL INSPECTION IS APPROVED.

GAS CONSTRUCTION NOTES:

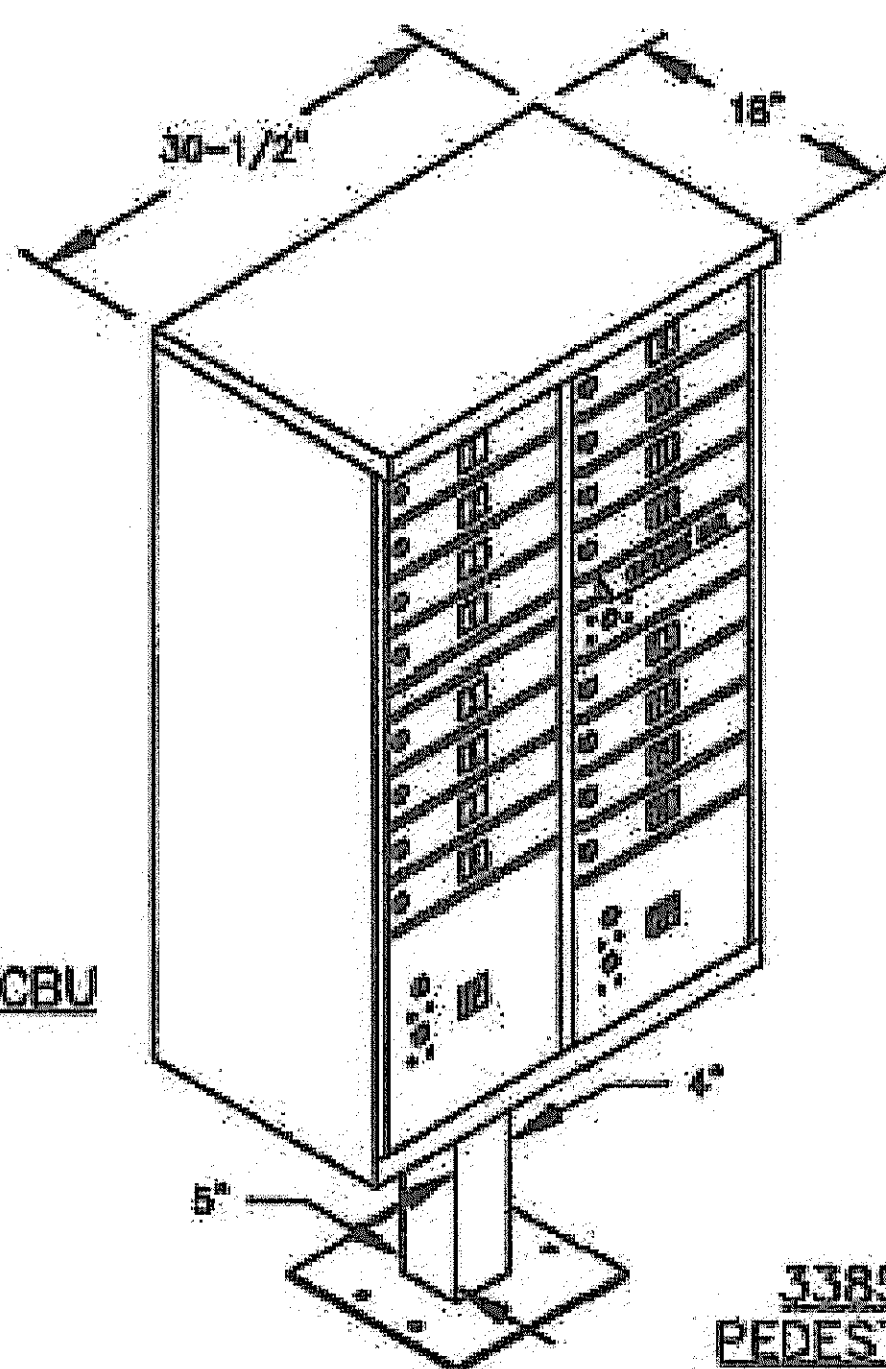
- REPLACE ALL RESIDENTIAL STEEL SERVICE LINES WITH 3/4" INCH POLY.
- REPLACE ALL COMMERCIAL STEEL SERVICE LINES AS PER PLAN.
- REPLACE ALL EXISTING RISERS THAT ARE NOT ANODE LESS TYPE WITH ANODE LESS RISERS, ALSO REPLACE OLD GREEN ANODE LESS RISERS.
- SERVICE LINE TRENCHES IN YARDS SHALL BE 4'-6" WIDE MAX. AND SHALL BE COMPACTED TO 85% OF MAX. MOD. DENSITY.
- IN STREET R.O.W., SERVICE LINE TRENCHES SHALL BE 12" WIDE MIN. AND COMPACTED TO 95% MAX. MOD. DENSITY.
- MAINTAIN 1 FT. MIN. CLEARANCE BETWEEN NEW AND OLD GAS MAINS.
- IF GAS MAINS CANNOT CROSS OVER SANITARY, STORM SEWER MAINS, LATERALS OR ANY OTHER EXISTING UTILITY AND HAVE 12 INCHES SEPARATION WITH 30 INCHES OF COVER FROM FINISHED GRADE, THE GAS MAIN SHALL GO UNDER THE UTILITY WITH A 12 INCH MIN. SEPARATION. WHEN GOING UNDER SEWER OR STORM SEWER MAINS, THE GAS LINE SHALL BE INSERTED IN A POLY OR PVC SLEEVE THAT EXTENDS A MIN. OF 36 INCHES PAST EACH SIDE OF THE LINE BEING CROSSED. ENDS OF SLEEVES SHALL REMAIN OPEN. SAME APPLIES TO CROSSING UNDER EXISTING FULL STREET WIDTH STORM DRAIN INLET.
- AFTER SERVICE HAS BEEN TRANSFERRED TO NEW LINES, OLD RISERS SHALL BE CUT OFF 12 INCHES BELOW GRADE AND THE OLD SERVICE LINE PURGED, CAPPED AND ABANDONED. SERVICE LINE MAY BE "CAPPED" BY "FISH TAILING" THE PIPE AND WELDING OR BY INSTALLING AN EXPANSION PLUG IN THE OLD SERVICE THEN "FISH TAILING" THE PIPE. THIS WORK IS INCIDENTAL TO THE CONTRACT.
- EXISTING STEEL LINES TO BE ABANDONED SHALL BE PURGED, THEN CAPPED WITH 1/8" STEEL PLATE OR FISH TAIL WELD. THIS WORK IS INCIDENTAL TO THE CONTRACT.
- EXISTING POLY LINES TO BE ABANDONED SHALL BE PURGED, THEN CAPPED WITH A POLY CAP. THIS WORK IS INCIDENTAL TO THE CONTRACT.
- TYING INTO EXISTING GAS LINES IS INCIDENTAL TO THE CONTRACT. WHEN TRYING INTO EXISTING STEEL GAS LINES, THE TRACING PAPER SHALL BE WRAPPED AROUND THE GAS LINE AND NOT CAD WELDED TO IT.
- GAS SERVICE LINES ON THE SAME SIDE OF THE STREET AS THE GAS MAIN WILL BE TRENCHED TO THE METER LOCATION. GAS SERVICE LINES ON OPPOSITE SIDE OF THE STREET AS THE GAS MAIN WILL BE PUSHED TO THE PROPERTY LINE THEN TRENCHED TO THE METER LOCATION. EXCEPTIONS WILL BE DETERMINED BY THE ENGINEER.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR THE IMPROVEMENT TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS MAY BE TIED INTO THE EXISTING GAS SYSTEM. THESE DRAWINGS SHALL BE SUBMITTED TO THE GAS INSPECTOR FOR REVIEW AND COMMENT 24 HRS PRIOR TO THE PROPOSED TIE-IN.
- AT INTERSECTIONS, GAS TIE-INS SHALL BE COMPLETED BEYOND THE CONSTRUCTION LIMITS OF THE PROJECT.
- PRESSURE TESTING: CAPS SHALL BE INSTALLED ON RISERS DURING TESTING. UPON COMPLETION OF THE TEST, A LOCKWING VALVE, PLASTIC CAP AND PIN LOCKS WILL BE INSTALLED ON EACH RISER. THIS WORK IS INCIDENTAL TO THE CONTRACT. THE CITY WILL PROVIDE THE PLASTIC CAPS AND PIN LOCKS.
- IF EXISTING BUILDINGS ARE GOING TO BE AFFECTED BY THE WORK, DOOR HANGERS WILL BE DISTRIBUTED ONE TO TWO WEEKS PRIOR TO THE CONTRACTOR BEGINNING ANY WORK ON THE STREET. THIS WORK IS INCIDENTAL TO THE CONTRACT WORK.
- NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN HEREON AND THAT ANY EXISTING UTILITIES THAT ARE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATIONS OF THE UTILITIES. THIS WORK IS INCIDENTAL TO THE CONTRACT.
- WHERE NEW SERVICE LINES AND METER RISERS ARE INSTALLED TO REPLACE EXISTING FACILITIES, THE CONTRACTOR SHALL SUPPLY ALL MATERIALS UP TO AND INCLUDING THE LOCK WING VALVE. THE CONTRACTOR SHALL PURGE THE SERVICE LINE, LEAVE THE GAS COCK CLOSED AND CALL FOR THE OWNER TO REESTABLISH SERVICE. THE OLD GAS RISER WILL BE CUT ONE FOOT BELOW EXISTING GRADE. ABANDONED LINE WILL BE PURGED, THEN CAPPED WITH 3/8" INCH STEEL PLATE OR FISH TAIL WELDED.



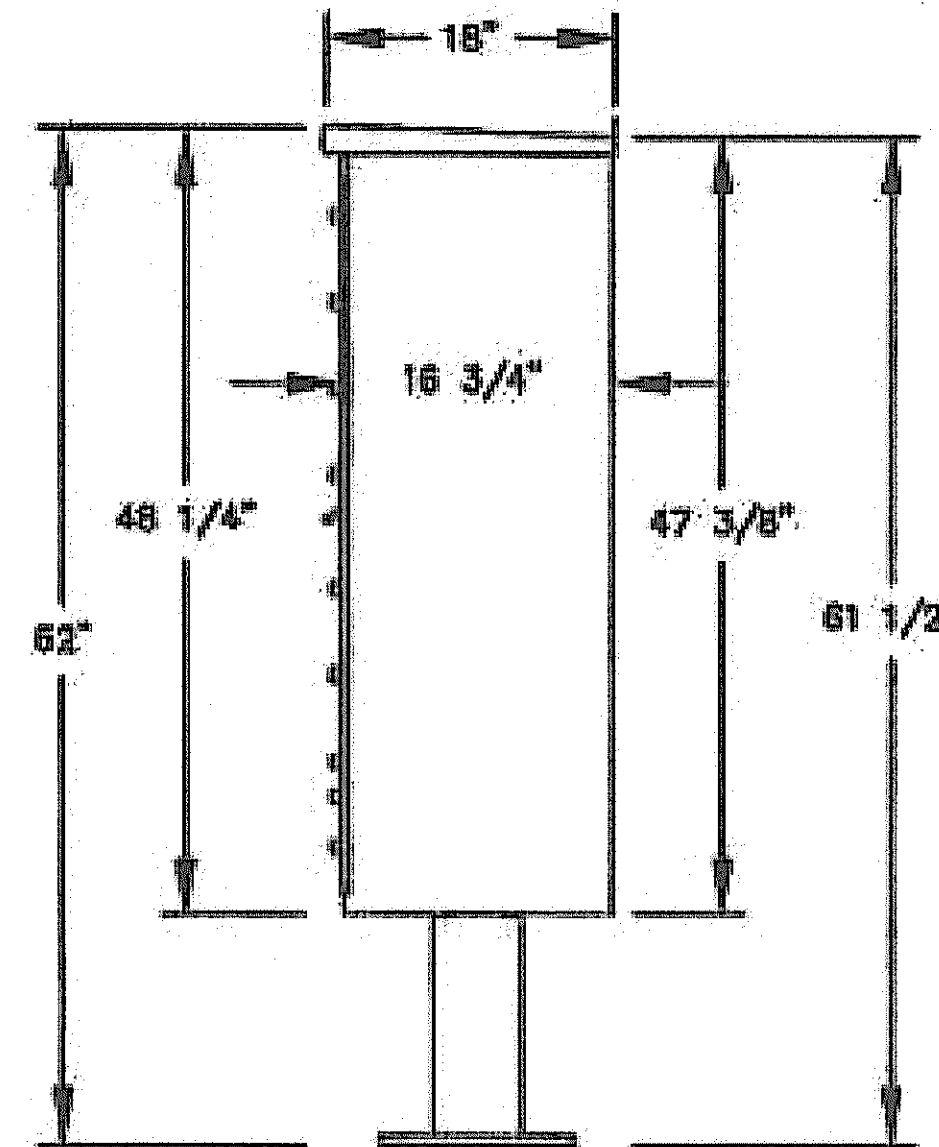
PEDESTAL BASE BOLT PATTERN



3316 TYPE III-CBU



3385 PEDESTAL



1 MAILBOX CLUSTER N.T.S.

City of Las Cruces  
**PERMIT SET**  
 Application No. 70898  
 File No. 31127  
 Date: 3/1/17



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LAS CRUCES, NEW MEXICO

NO.	APPROVED CONSTRUCTION PLANS	DATE	BY
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3			
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CONSTRUCTION PLANS FOR MISSION ESPADA SUBDIVISION PHASE 2C

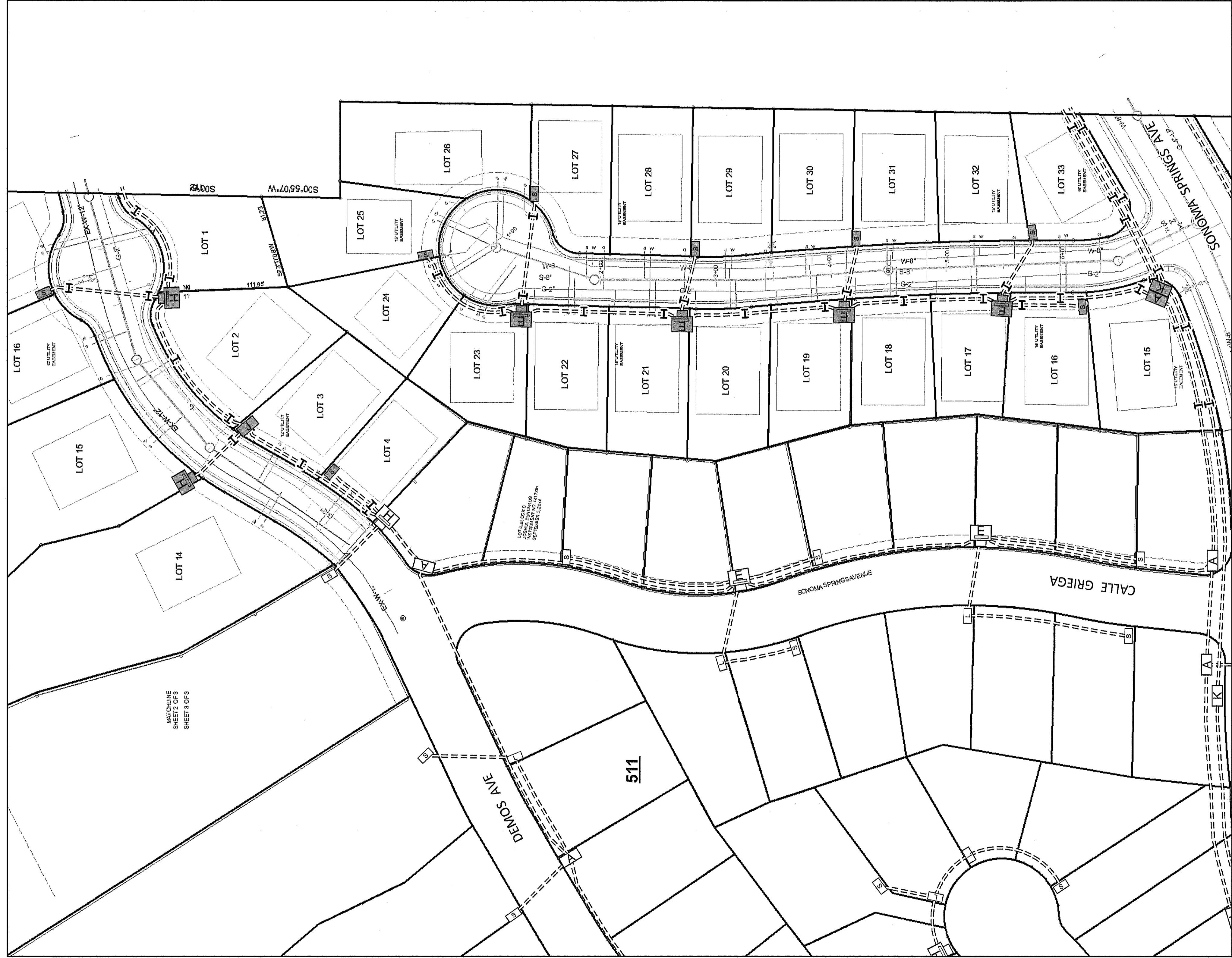
UTILITY PLAN NOTES

GL GREEN & ASSOCIATES  
 Setting the Standard in Ideal Living

JOB NO. 20160705

DATE 1/29/2017

SHEET 4-2



Planner: Matthew Movsesian  
 Planner Phone: 523-3680  
 Planner Cell: 649-6065  
 Customer: MISSION ESPADA PH 2C SUBDIVISION  
 Customer Phone: 575-571-8664

**MISSION ESPADA PH 2C SUBDIVISION**  
**SONORA SPRINGS (SOUTH) #, AND DEMOS ST (NORTH), LAS CRUCES, NM 88011-**

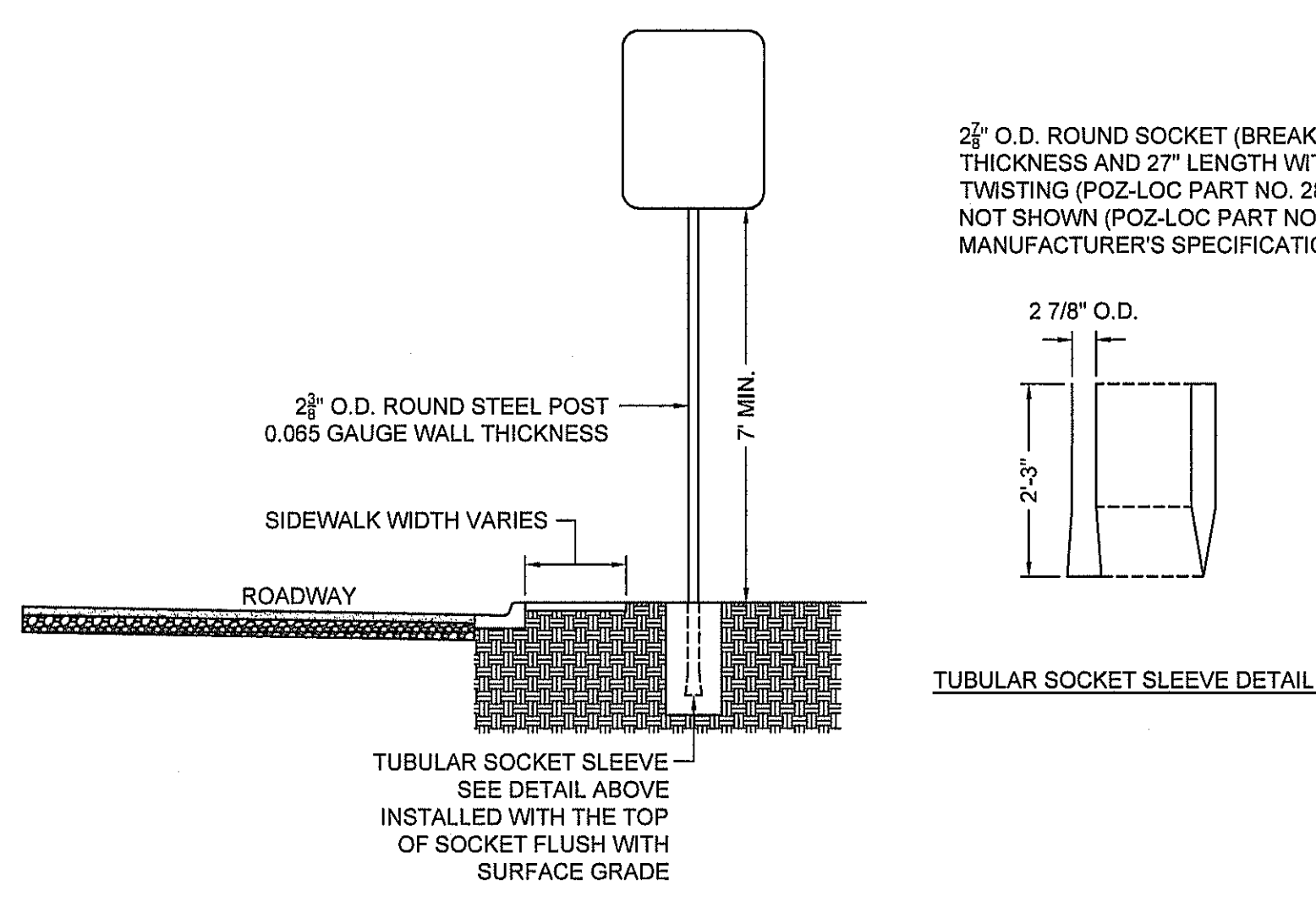
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 Work Order #: DN036574  
 Tax District: EPE Tax District  
 Feeder Name

DN036574  
 2/17/2017

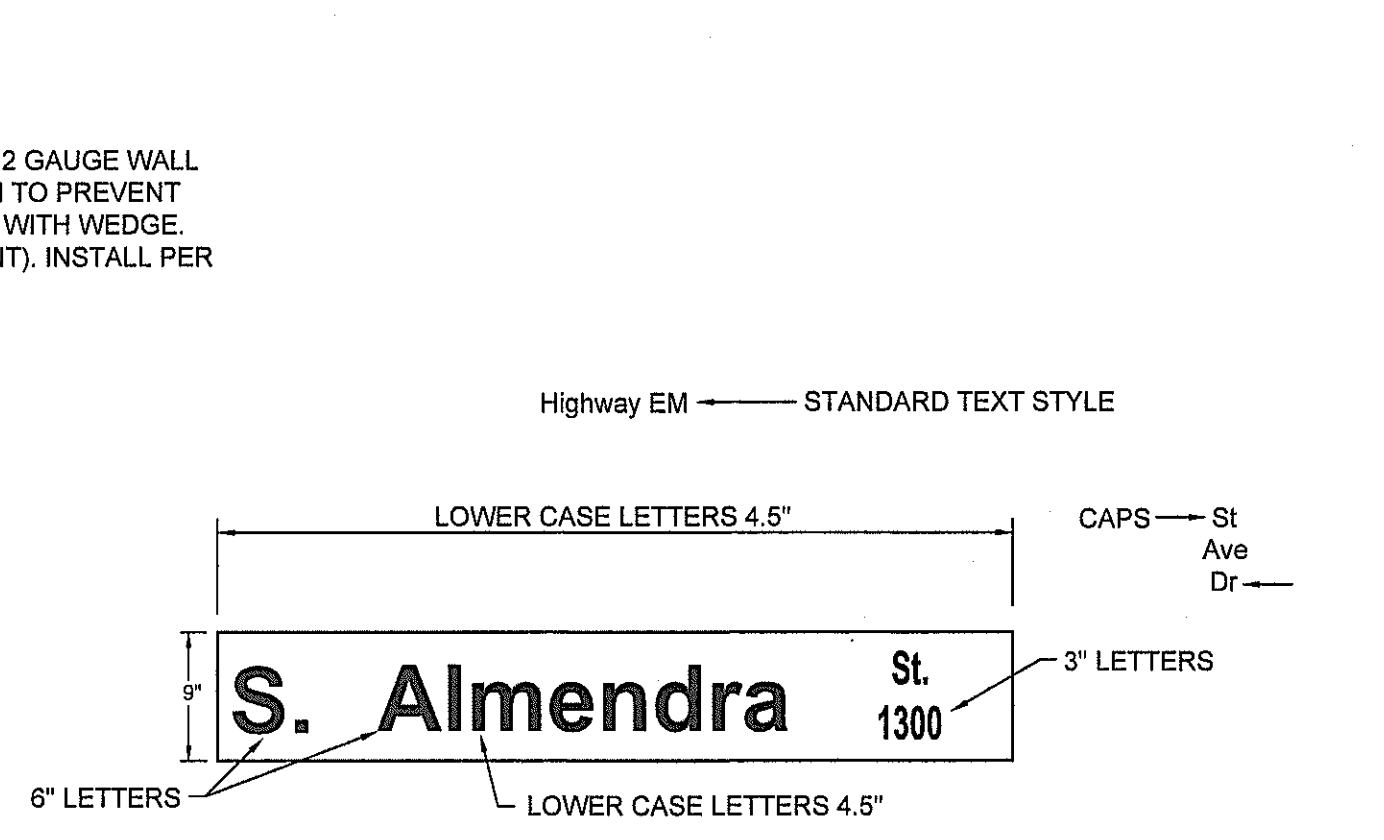
23S-02E-03-... /

1 inch = 50 feet

City of Las Cruces  
**PERMIT SET**  
 Application No. 70898  
 File No. 31117  
 Date: 3/1/17

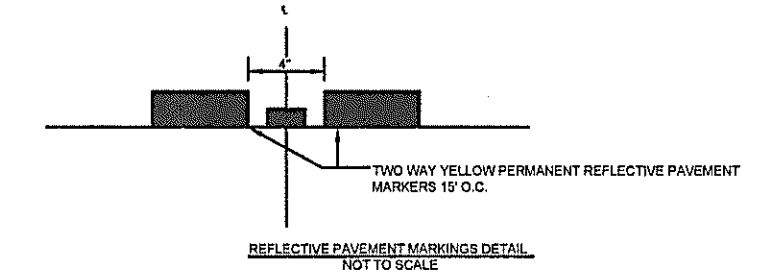
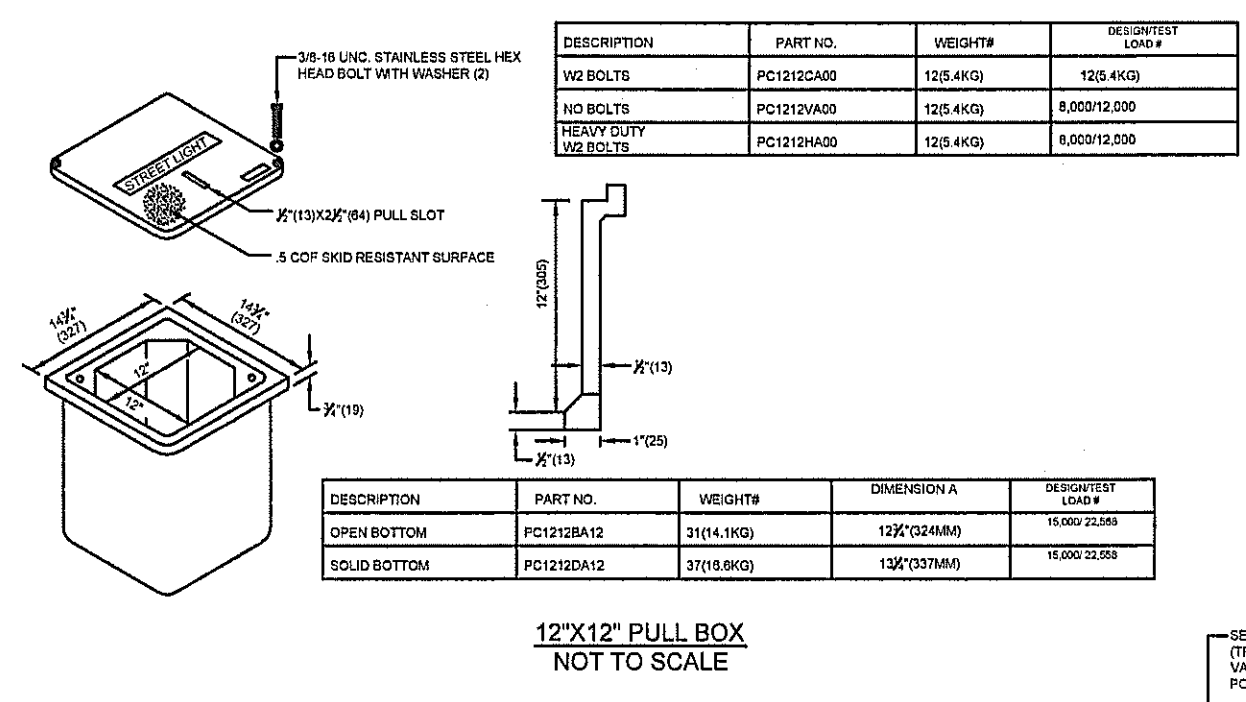


1 TRAFFIC SIGN WITH SIDEWALK DETAIL  
N.T.S.

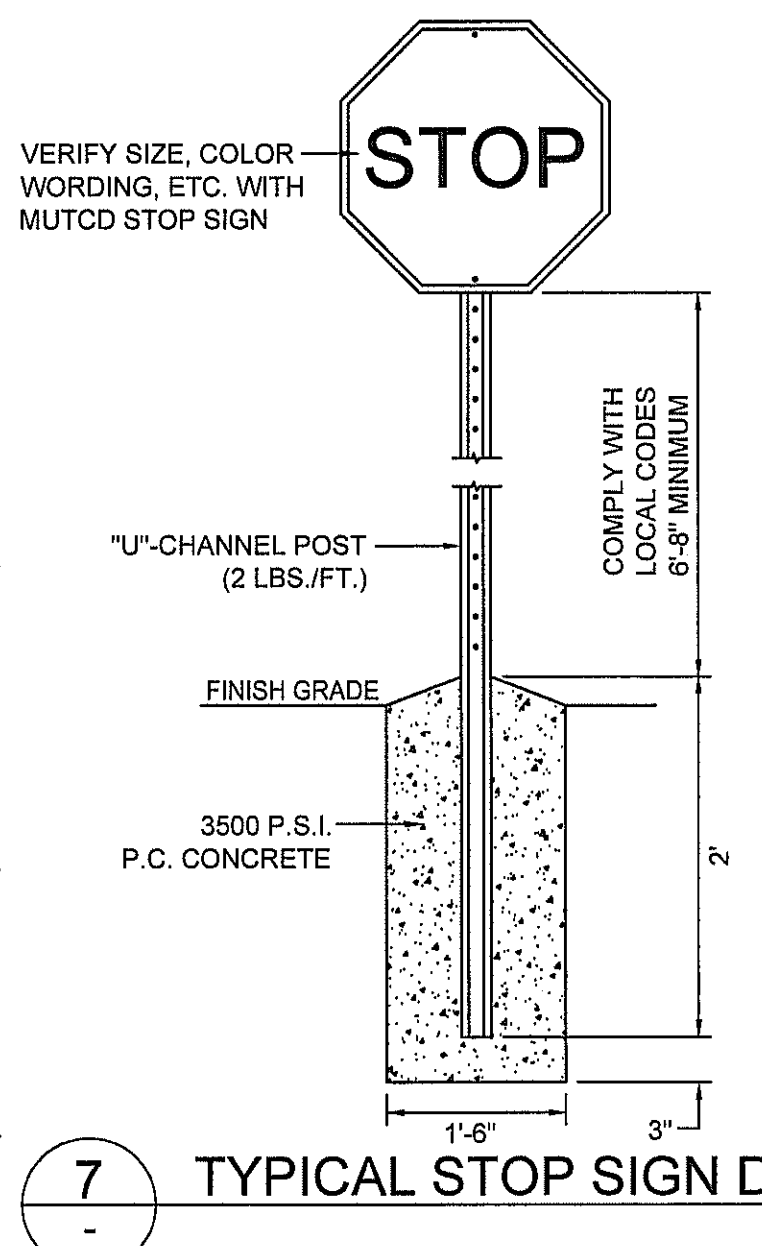
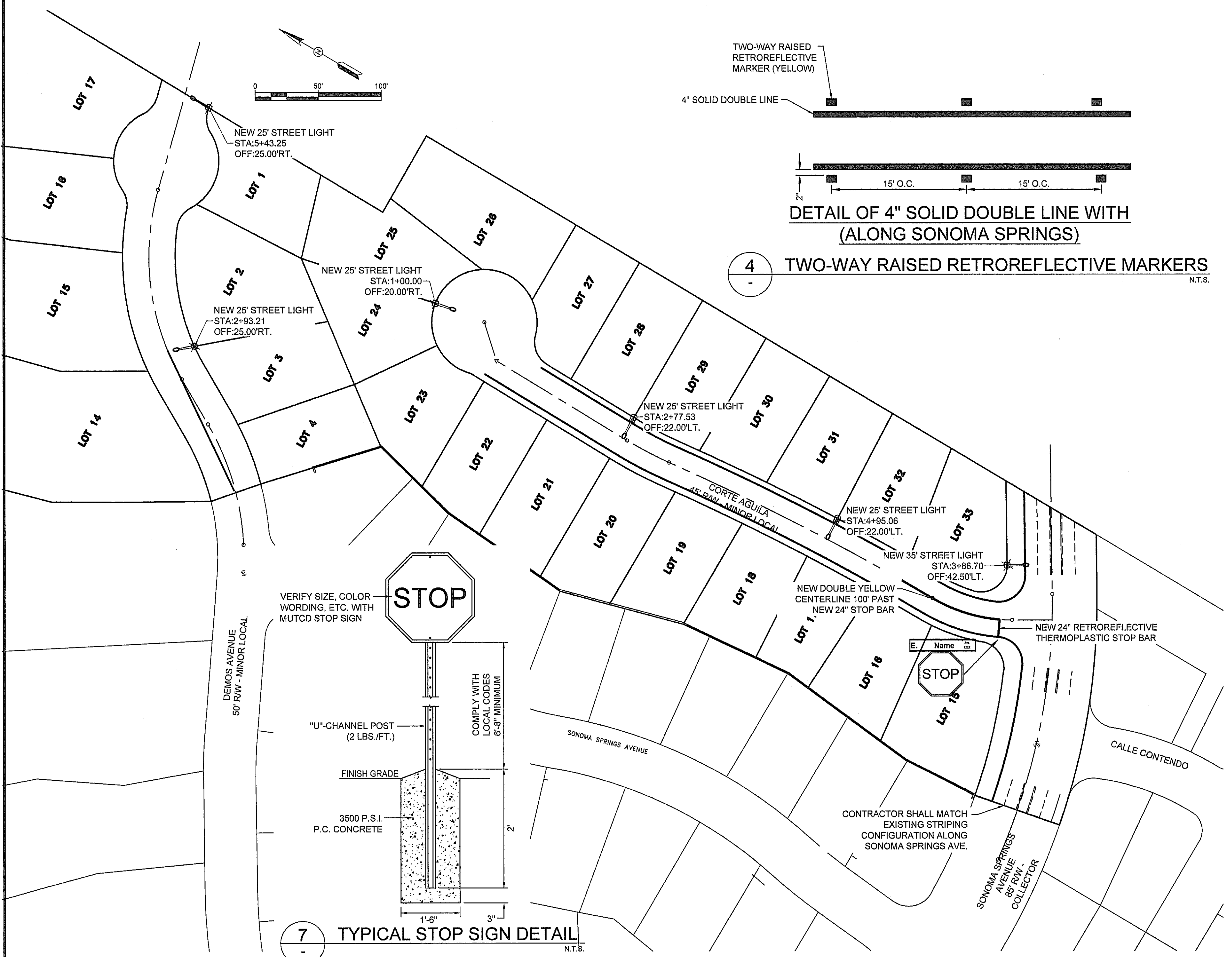


- NOTE:
1. CLC STREET NAME SIGNS FOR PUBLIC ROADS-GREEN BACKGROUND WITH WHITE LETTERS
  2. CLC STREET NAME SIGNS FOR PRIVATE ROADS-BLUE BACKGROUND WITH WHITE LETTERS
  3. ALL STREET NAME SIGNS TO FOLLOW MUTCD STANDARDS AND GUIDELINES

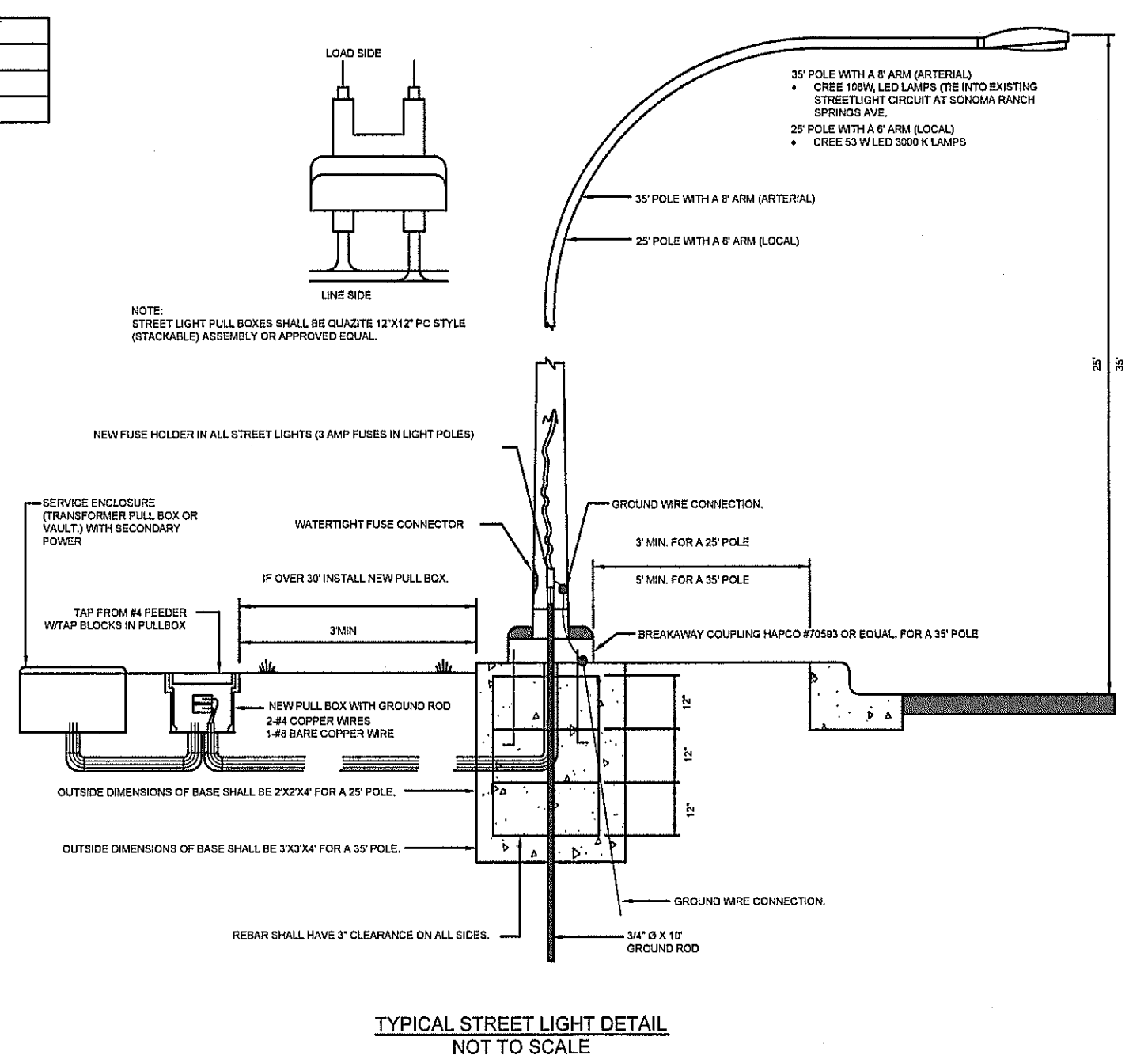
2 STREET NAME SIGN  
N.T.S.



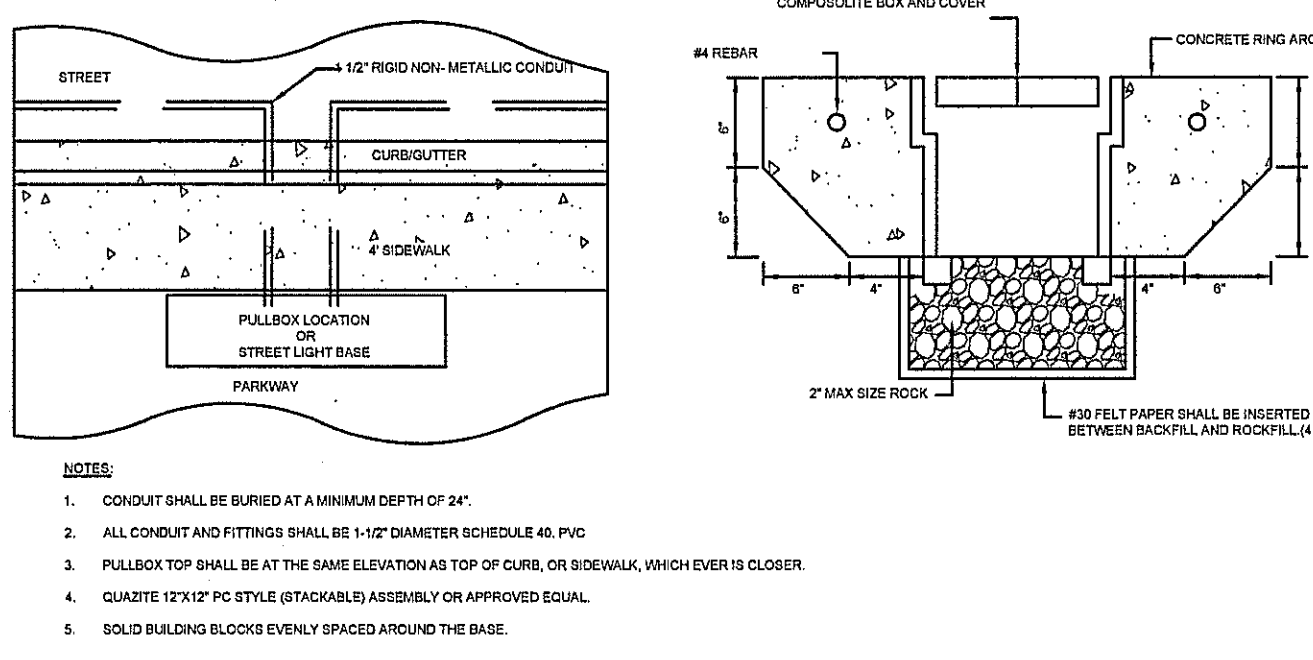
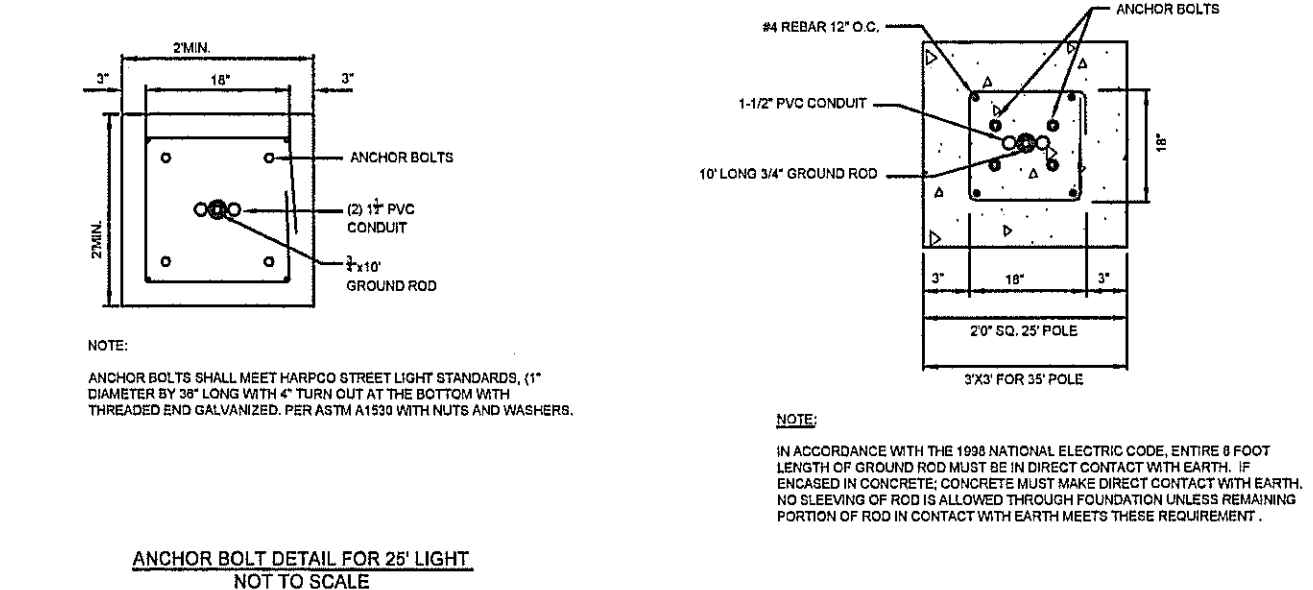
4 TWO-WAY RAISED RETROREFLECTIVE MARKERS  
N.T.S.



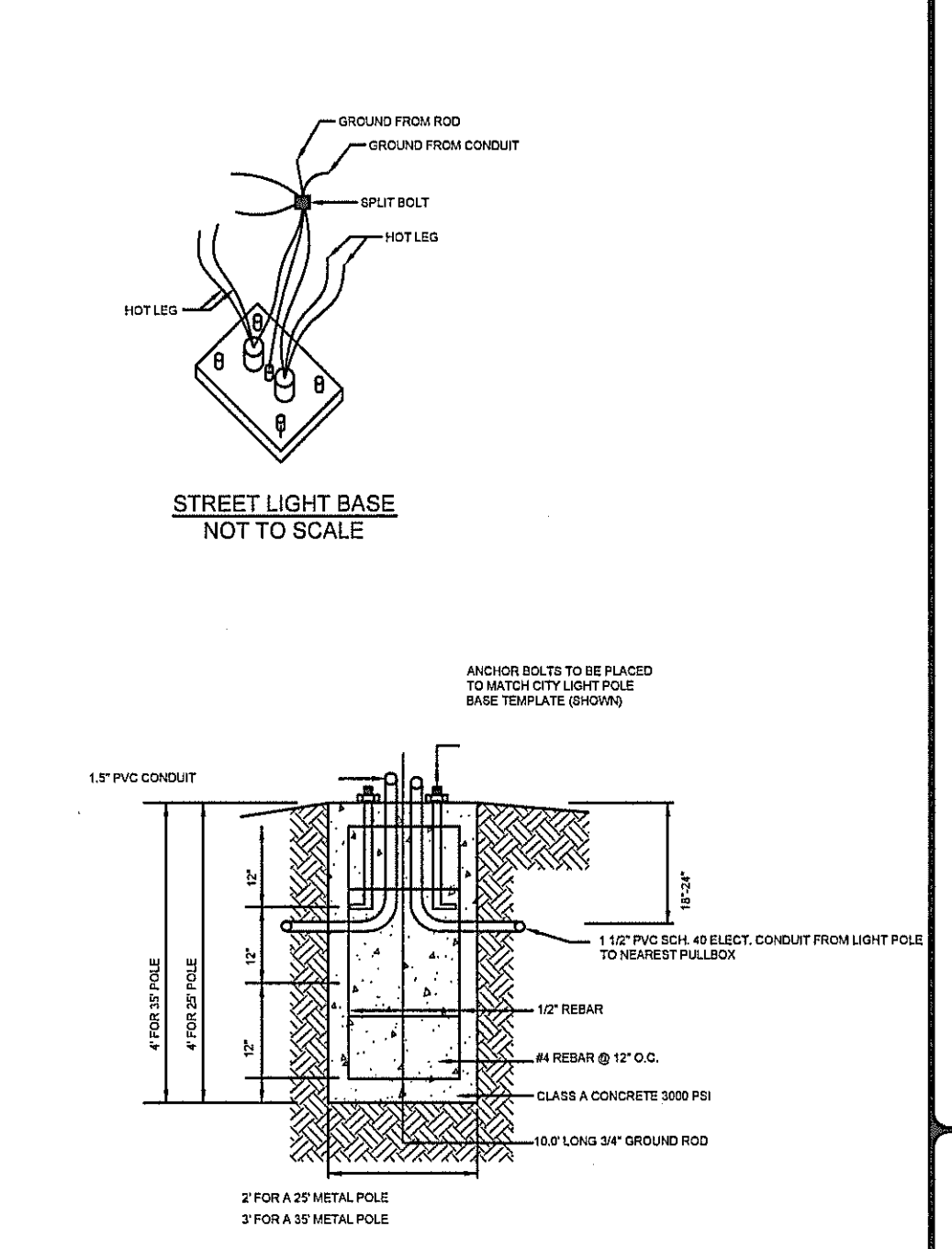
7 TYPICAL STOP SIGN DETAIL  
N.T.S.



3 TYPICAL STREET LIGHT DETAIL  
N.T.S.



5 TYPICAL PULLBOX INSTALLATION, FOUNDATION & CONDUIT LOCATION  
N.T.S.



6 LIGHT POLE FOUNDATION SECTION & DETAIL  
N.T.S.

DISCLAIMER:

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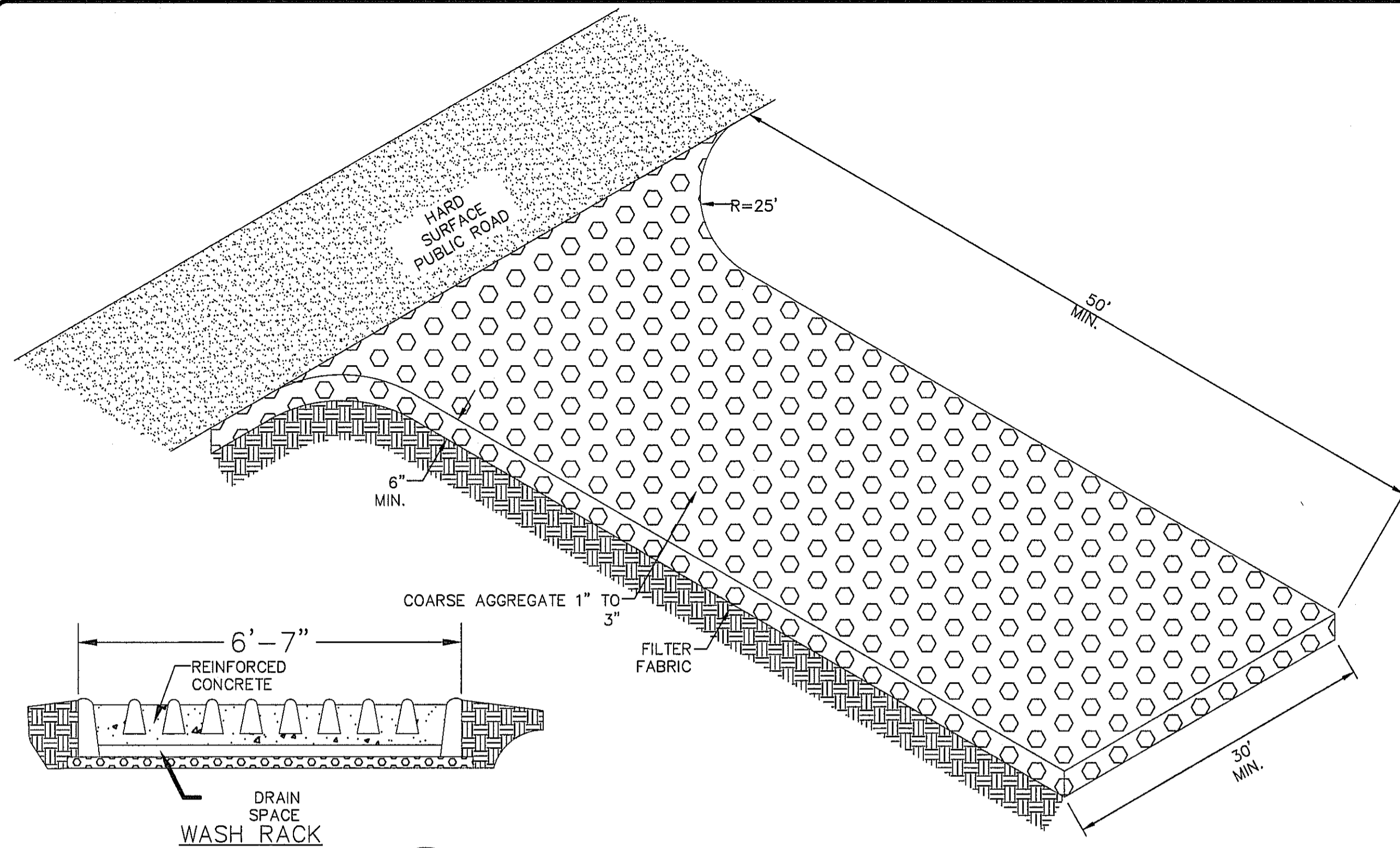
City of Las Cruces  
PERMIT SET  
Application No. 70888  
File No. 321215  
Date:

STIPULATION FOR REUSE OR ALTERATION

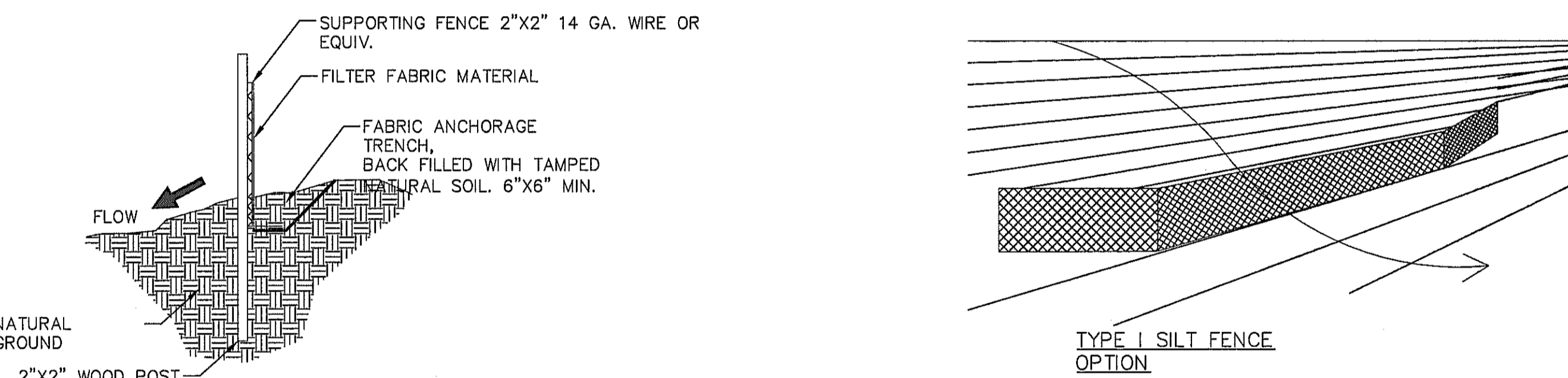
THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE OF GL GREEN AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE REFERENCED PROJECT FOR WHICH THESE DRAWINGS WERE CREATED.



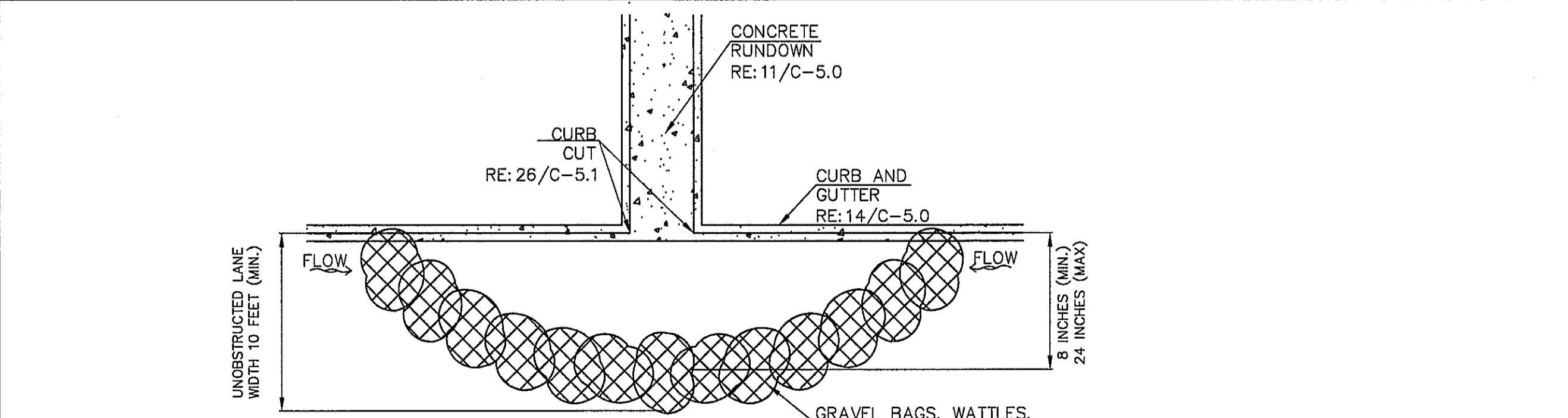




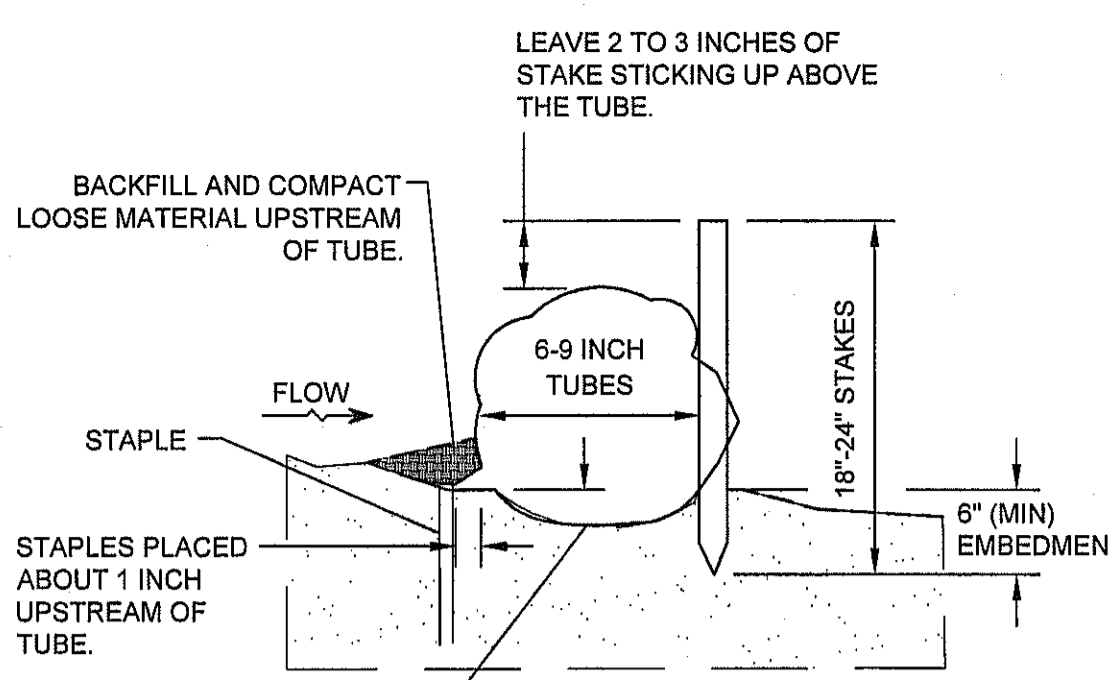
**1** STABILIZED CONSTRUCTION ENTRANCE/EXIT  
N.T.S.



**2** SILT FENCE DETAIL  
N.T.S.



**3** CURB CUT SEDIMENTATION TRAP  
N.T.S.



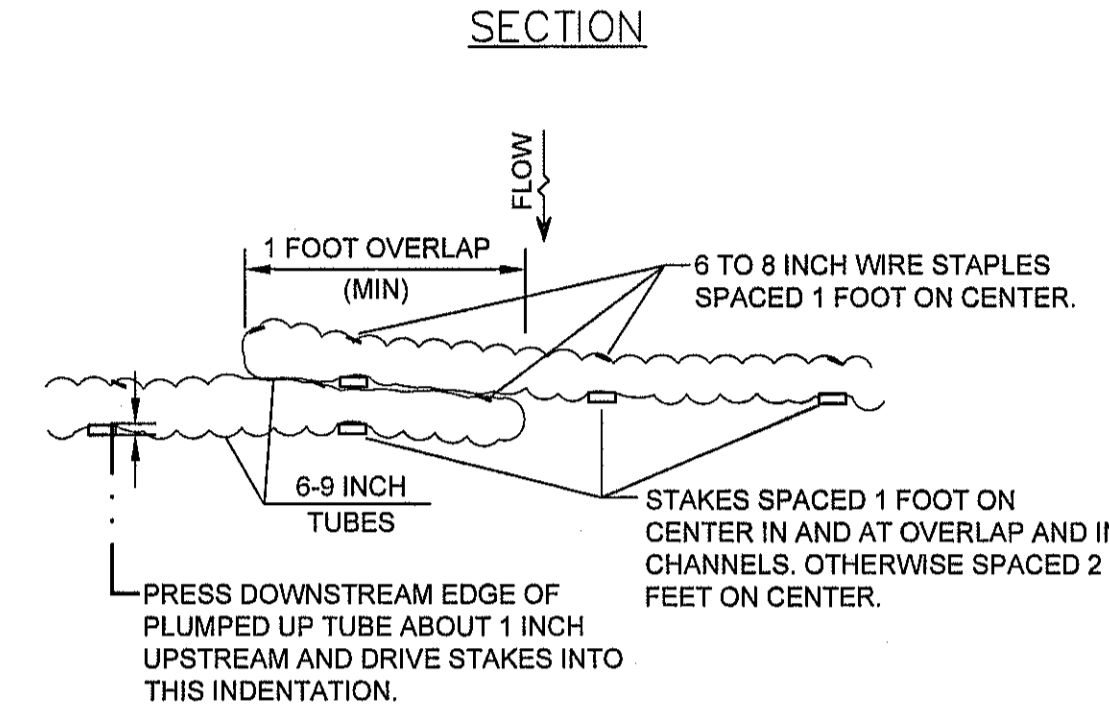
LEAVE 2 TO 3 INCHES OF STAKE STICKING UP ABOVE THE TUBE.

BACKFILL AND COMPACT LOOSE MATERIAL UPSTREAM OF TUBE.

STAPLES PLACED ABOUT 1 INCH UPSTREAM OF TUBE.

TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.

IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.



**4** STRAW WATTLE DETAIL  
N.T.S.

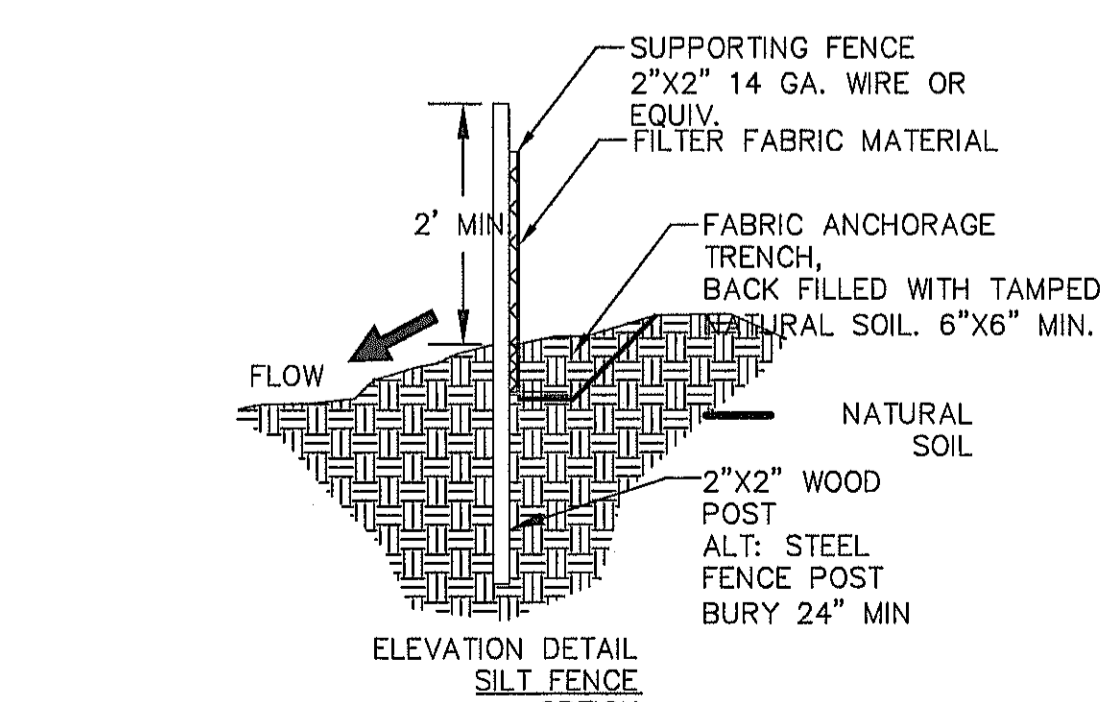
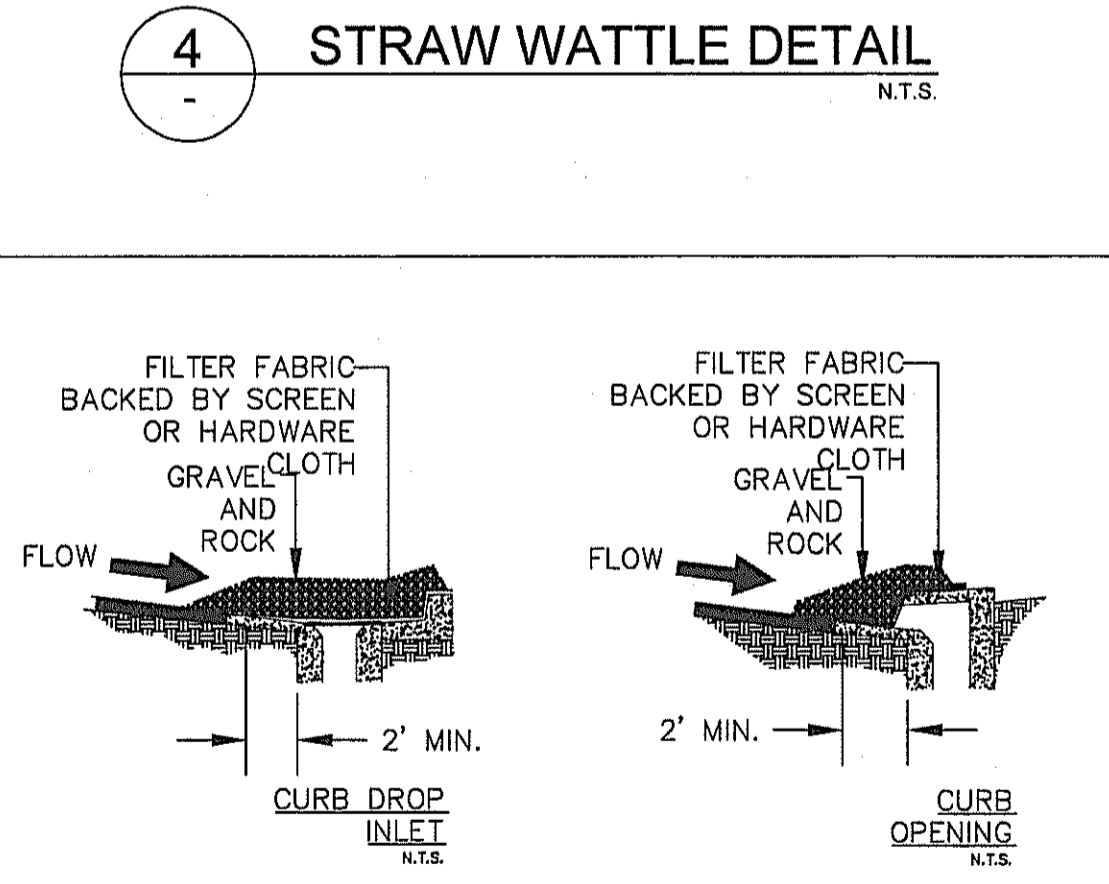
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS

SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:1V	25 FEET
3H:1V	35 FEET
4H:1V	50 FEET

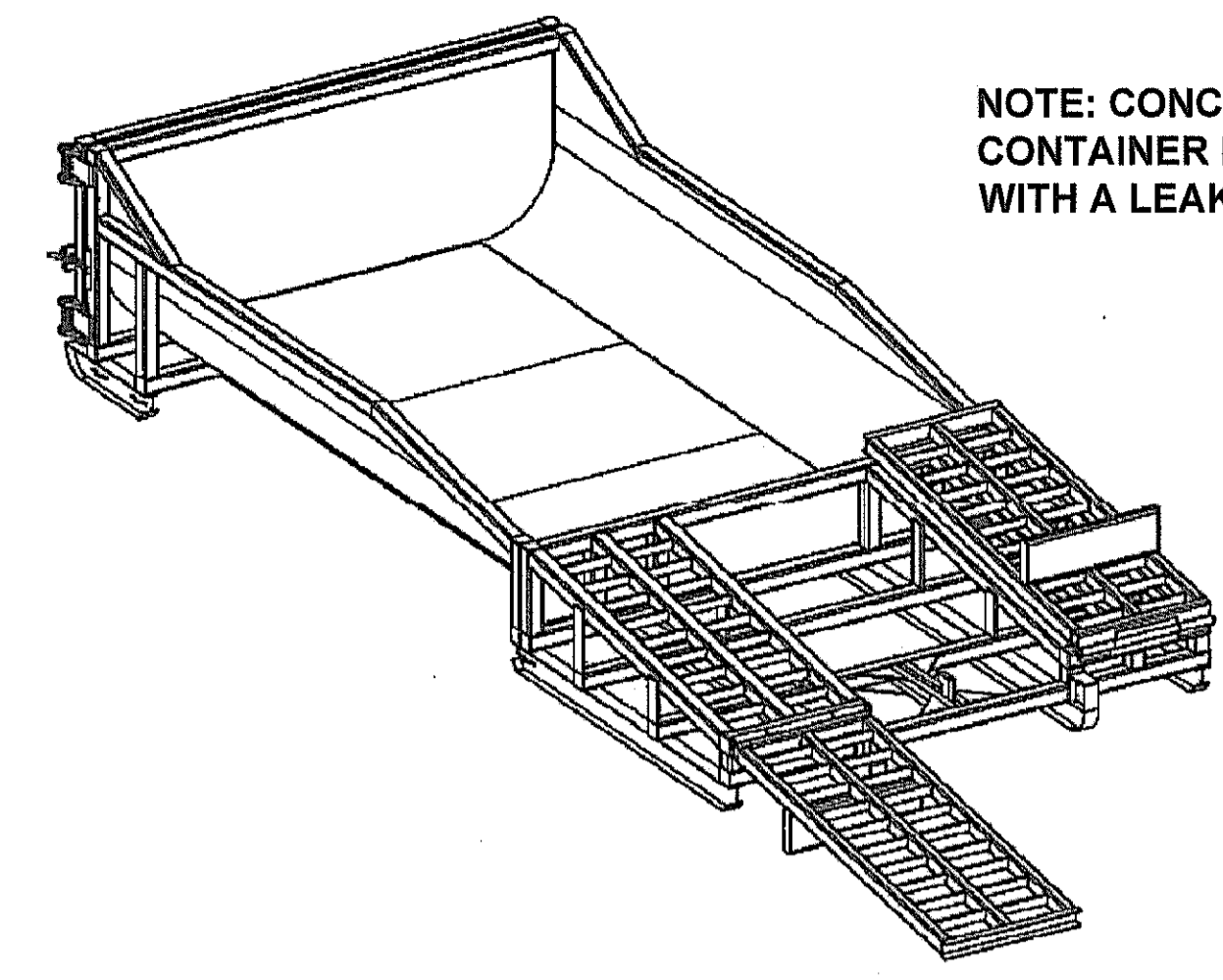
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS

SLOPE	TUBE INTERVAL
2%	25 FEET

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURER'S SPECIFICATIONS.



**5** AREA INLET PROTECTION  
N.T.S.



NOTE: CONCRETE WASHOUT CONTAINER MAY BE SUBSTITUTED WITH A LEAK-PROOF AND LINED PIT.

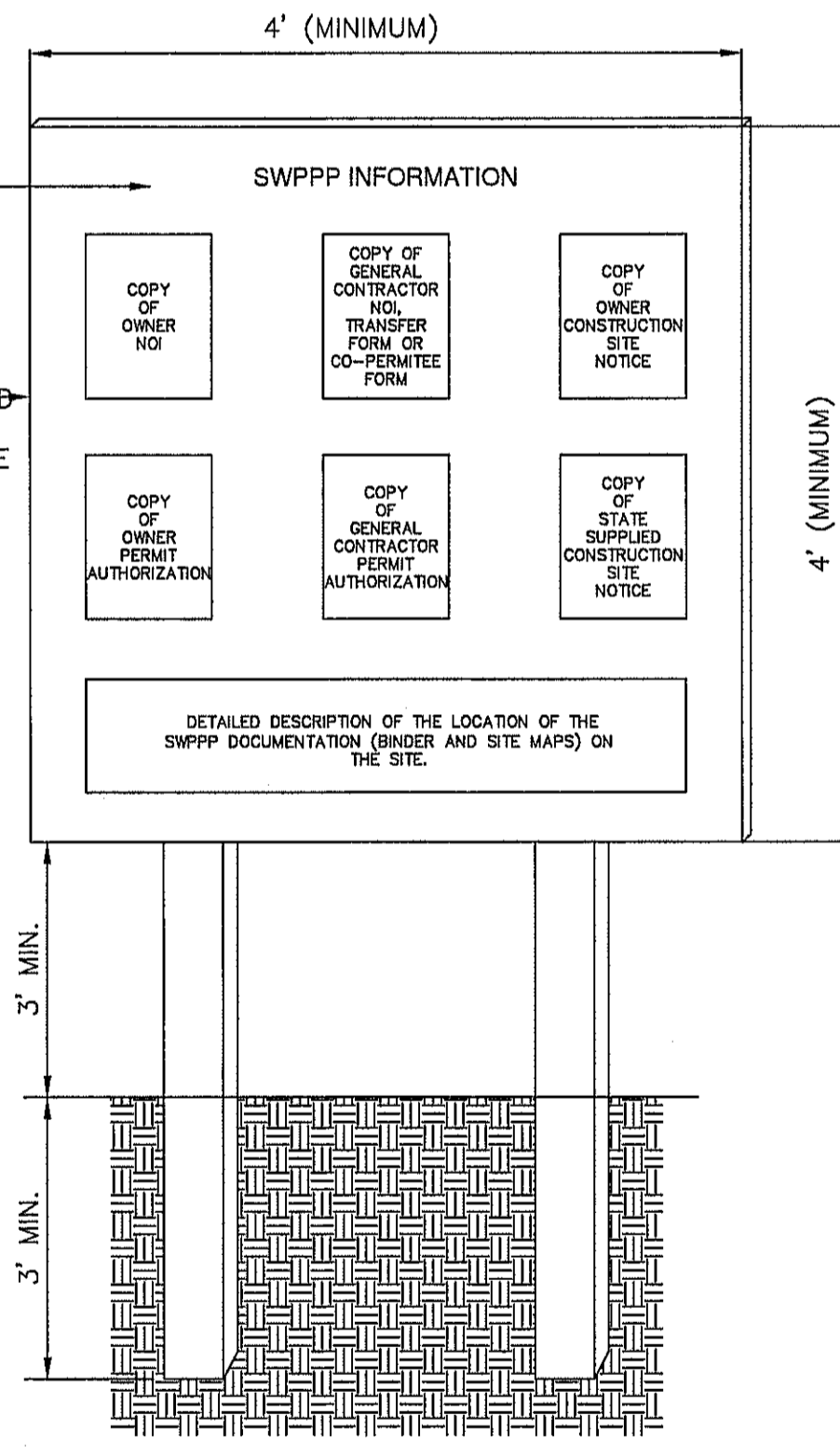
SPECIFICATIONS FOR CONCRETE WASHOUT SYSTEM

DIMENSIONS	12L X 8W X 2H/ 28' WITH RAMP EXT.
HOLDING CAPACITY	5.5 CUBIC YARDS OR 800 GALLONS/ WASHOUT FROM 350 YARDS OF POURED CONCRETE

**6** CONCRETE WASHOUT  
N.T.S.

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).



- NOTES:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
  - 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
  - 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
  - 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
  - 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

**7** SWPPP INFORMATION SIGN  
N.T.S.

CITY OF LAS CRUCES  
Technical & Engineering Services  
PERMIT SET

Application No: 70898  
Date: 2/27/17

Review For:  
 EROSION CONTROL  
 OTHER

DISCLAIMER:

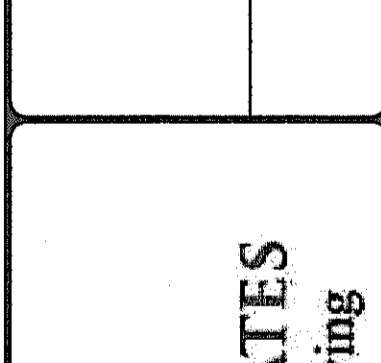
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LAS CRUCES, NEW MEXICO

NO.	DATE	BY	REVISION DESCRIPTION
5			
4			
3			
2	02/19/2017	TA	APPROVED CONSTRUCTION PLANS
1			

CONSTRUCTION PLANS FOR  
MISSION ESPADA SUBDIVISION PHASE 2C  
EROSION CONTROL PLAN DETAILS



GL GREEN & ASSOCIATES  
Setting the Standard in Ideal Living