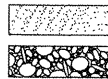


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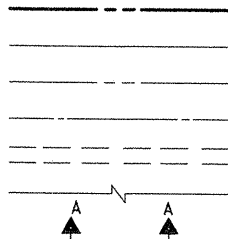
MATERIALS

CONCRETE
RIP-RAP



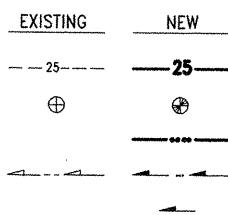
LINES

SUBDIVISION BOUNDARY
PROPERTY LINE (PLAN)
PROPERTY LINE (SECTION)
CENTERLINE
EASEMENT LINE
MATCH LINE
SECTION CUT LINE



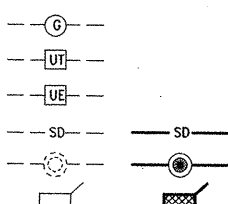
EARTHWORK

CONTOUR LINE
SPOT ELEVATION
PROJECT / PHASE BOUNDARY
FLOWLINE
DIRECTION OF FLOW



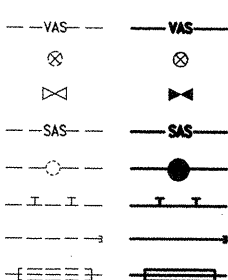
MISCELLANEOUS UTILITIES

GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET



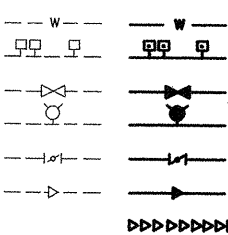
SANITARY SEWER

VACUUM SEWER LINE
VACUUM VALVE PIT
VACUUM DIVISION VALVE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SAS SERVICE CONNECTIONS
SAS CAP OR PLUG
ENCASEMENT



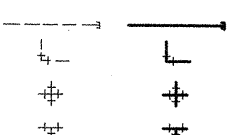
WATER

WATER LINE
WATER SERVICE CONNECTIONS
GATE VALVE
FIRE HYDRANT
BUTTERFLY VALVE
REDUCER
WATER PRESSURE ZONE BOUNDARY



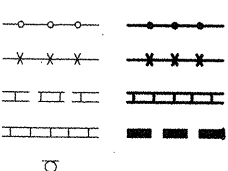
WATER FITTINGS

CAPS AND PLUGS
ELBOW
CROSS
TEE



MISCELLANEOUS

CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
POWER OR TELEPHONE POLE



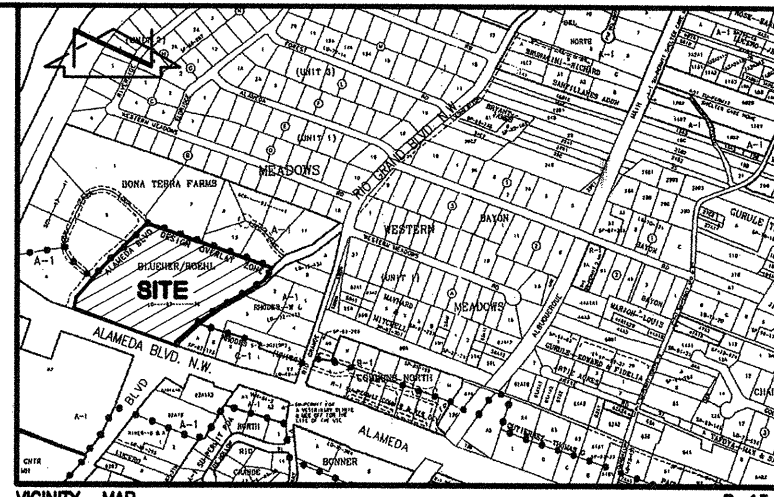
CONSTRUCTION PLANS for BONA TERRA FARMS, UNIT 2 BERNALILLO COUNTY, NEW MEXICO JANUARY, 2002

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6780.81-2011

SCANNED BY
PLANNING

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2,3	PLAT
4	GRADING PLAN
5	PAVING SITE PLAN
6	BONA TERRA PLACE N.W. PRIVATE PAVING IMPROVEMENTS PLAN & PROFILE
7	PAVING SECTIONS AND DETAILS
8	WATER AND SANITARY SEWER SITE PLAN; WATER VALVE SHUTOFF PLAN
9	BONA TERRA PLACE N.W. PUBLIC WATER AND SANITARY SEWER LINE EXTENSIONS PLAN AND PROFILE
10	C.O.A. VACUUM SEWER STANDARDS DRAWINGS
11	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
12	TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)
13	ALAMEDA BLVD. N.W. TRAFFIC CONTROL PLAN



VICINITY MAP

SCALE: 1" = 750'

GENERAL NOTES:

- ALL ON-SITE WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1988 - UPDATE NO. 6, OR BERNALILLO COUNTY STANDARDS, WHICHEVER ARE MORE STRINGENT. ALL OFF-SITE WORK WITHIN ALAMEDA BLVD. R.O.W. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" 2000 EDITION.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY AND/OR EASEMENT SHALL BE 95% ASTM D-1557 FOR THE FULL DEPTH OF TRENCH PER COUNTY STANDARD DRAWING 2465.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO BERNALILLO COUNTY TRAFFIC ENGINEERING A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE BERNALILLO COUNTY TRAFFIC ENGINEER. CONTRACTOR SHALL NOTIFY THE TRAFFIC ENGINEER (848-1504) PRIOR TO OCCUPYING AN INTERSECTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- THIS PROJECT IS TO BE CONSTRUCTED UNDER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER UTILITY EASEMENT AND RIGHT-OF-WAY AGREEMENT ENTERED INTO BETWEEN THE COUNTY OF BERNALILLO AND THE CITY OF ALBUQUERQUE, EFFECTIVE DATE 8/20/90.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

JMA # 2000.109.9



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (S&S) 345-4250
FAX: 505-345-4254 E-mail: jma@awcp.com

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	*****		
		DRC Chairman		[Signature]		2-26-02	APPROVED FOR CONSTRUCTION		
		Transportation		[Signature]		1/16/2002	[Signature] 4/1/02		
		Water/Wastewater		[Signature]		2/5/02	City Engineer Date		
		Hydrology		[Signature]		2-26-02			
		Const. Mngmt.		[Signature]		1/10/02			
Const. Coord.		[Signature]							
MMSHD		[Signature]							
City Project No. 678081						SHEET		OF	
						1		13	



VICINITY MAP
SCALE: 1" = 750'

DEDICATION AND FREE CONSENT
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

George Brunacini, Managing Member,
GRLS, LLC, A New Mexico Limited Liability Company

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this _____ day of _____, 2002, by George Brunacini, Managing Member,
GRLS, LLC, A New Mexico Limited Liability Company.

Notary Public _____

Date _____

Public Utility easements shown on this plat are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related facilities reasonably necessary to provide telecommunication services including, but not limited to, above ground pedestals and closures.

4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the necessary overhead and underground lines, poles, and other facilities which interfere with the purposes set forth. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code and for construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

LOTS 1-11, BONA TERRA FARMS, UNIT 2
SUBDIVISION PLAT OF
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2002

APPROVALS: CASE NUMBER SC5-01--3

EXTRATERRITORIAL LAND USE AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY PARKS AND RECREATION	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
P.N.M. ELECTRIC SERVICES	DATE
QWEST CORPORATION	DATE
P.N.M. GAS SERVICES	DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	DATE

GRLS, LLC,
OWNER
PROJECTED
SUBDIVISION
BONA TERRA FARMS, UNIT 2
SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

Tract B, Lands of Blueher/Roehl, Bernalillo County, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 17, 1992, Book 92C, Page 270.

SCANNED BY
PLANNING

SURVEYORS CERTIFICATION

I, Charles G. Cola, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, and that I have no knowledge of any other easements or interests in the land shown on the minimum requirement for Monumentation and Survey of the Albuquerque/Bernalillo County Extraterritorial Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.



Charles G. Cola, Jr., NMPS 11184



JEFF MORTENSEN & ASSOCIATES, INC.
600-C-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (S05) 345-4250
JOB #2000.109.6 PLAT2002

Date _____

SP #2001-271652

SHEET 1 OF 3

SUBDIVISION PLAT OF

LOTS 1-11, BONA TERRA FARMS, UNIT 2

BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2002

COUNTY CLERK FILING DATA

Notes:

- A boundary survey was performed in May, 2001. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 9, Township 11 North, Range 3 East, N.M.P.M. (Town of Alameda Grant).
- Bearings shown hereon are based upon the north property line of Tract B, Lands of Blueher/Roehl per the plat filed 12-17-1992, Book 92C, Page 270. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings clockwise 10°11'17".
- Record bearings and distances are shown in parenthesis.
- Private street mileage created by this plat = 0.15 miles (full-width).
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as indicated on the plat of subdivision hereon coming into monumentation. Location of said monuments are designated with a @ symbol.
- The purpose of this plat is to:
 - Create 11 (eleven) residential lots from Tract B, Lands of Blueher/Roehl.
 - Grant the necessary easements as shown.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-11, Bona Terra Farms, Unit 2 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- The following documents and instruments were used for the performance and preparation of this plat:
 - Plat of Lands of Blueher/Roehl filed December 17, 1992, Book 92C, Page 270, Records of Bernalillo County, New Mexico.
 - Plat of Bona Terra Farms filed June 30, 1994, Book 94C, Page 225, Records of Bernalillo County, New Mexico.
 - Plat of Bona Terra Farms filed March 17, 2000, Book 2000C, Page 80, Records of Bernalillo County, New Mexico.
 - Plat of Land of W.L. Rhodes filed December 14, 1972, Book C9, Page 11, Records of Bernalillo County, New Mexico.
 - Plat of Land of Woody Rhodes filed October 26, 1972, Book C8, Page 200, Records of Bernalillo County, New Mexico.
 - Plat of Allsup's Convenience Stores, Inc. filed July 01, 1982, Book C19, Page 186, Records of Bernalillo County, New Mexico.
 - Special Warranty Deed filed December 14, 2000, Book A13, Page 3451, Records of Bernalillo County, New Mexico.
 - Title Policy No. O-186949RS prepared by Albuquerque Title Company, Inc. dated December 14, 2000.
 - ALTA/ACSM Land Title Survey prepared by SURVTEK Inc. dated October, 2000 (unrecorded).
- Gross subdivision acreage = 12,2421 acres.
- The properties platted hereon, located within Flood Zone AH, may be subject to flood insurance requirements.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 46°54'09" W	71.59'
L2	S 05°26'06" W	26.15'
(L2)	S 05°33'43" W	25.89'
L3	N 02°58'22" E	29.16'
(L3)	N 03°47'40" E	28.98'
L4	N 22°47'44" E	45.68'
(L4)	N 22°26'00" E	45.71'
L5	N 47°31'48" E	60.77'
(L5)	N 47°32'06" E	60.75'
L6	N 46°31'38" E	63.36'
(L6)	N 46°35'57" E	63.72'
L7	N 86°23'43" E	17.30'
(L7)	N 86°28'57" E	17.62'
L8	S 48°42'53" E	22.79'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	150.00'	56.41'	S 59°32'12" E	58.04'	27°18'39"
C2	150.00'	13.27'	S 73°33'33" E	13.26'	05°04'03"
C3	150.00'	90.18'	N 86°41'00" E	88.83'	34°26'50"
C4	150.00'	32.29'	N 63°17'34" E	32.23'	12°20'03"
C5	150.00'	135.74'	S 83°03'01" W	131.16'	51°50'56"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	N 02°58'22" E	30.28'
E2	N 22°47'44" E	42.30'
E3	N 41°17'07" E	120.88'
E4	S 71°01'31" E	336.08'
E5	S 57°07'33" W	178.80'
E6	S 57°07'33" W	289.16'
E7	N 71°01'31" W	31.91'
E8	N 48°42'53" W	31.91'

T1	N 71°01'31" W	10.40'
T2	N 41°17'07" E	53.37'
T3	N 01°32'11" W	48.00'
T4	N 83°20'48" E	48.00'
T5	S 32°52'27" E	37.75'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	37.88'	N 84°28'01" E	34.22'	86°21'48"
EC2	168.00'	54.76'	S 61°41'18" E	54.51'	18°40'27"
EC3	168.00'	152.03'	N 83°03'01" E	148.89'	51°50'56"
EC4	25.00'	23.92'	S 84°04'52" W	22.68'	53°54'09"
EC5	48.00'	241.13'	N 32°32'27" W	58.55'	287°49'19"
EC6	25.00'	23.92'	S 30°10'13" W	22.66'	53°54'40"
EC7	132.00'	119.45'	S 83°03'01" W	115.42'	51°50'56"
EC8	132.00'	51.40'	N 59°52'12" W	51.08'	22°18'39"
EC9	25.00'	39.27'	N 03°42'53" W	35.36'	90°00'00"
EC10	48.00'	3.00'	S 86°40'19" W	3.00'	03°35'00"
EC11	50.00'	6.00'	N 88°27'49" E	6.00'	06°52'47"
EC12	48.00'	3.00'	N 89°44'41" W	3.00'	03°35'00"
EC13	48.00'	4.51'	N 09°20'35" W	4.51'	05°22'46"
EC14	50.00'	9.01'	S 06°39'12" E	9.00'	10°19'38"
EC15	48.00'	4.51'	N 03°57'48" W	4.51'	05°22'46"
EC16	48.00'	3.69'	S 81°27'12" E	3.69'	04°24'32"
EC17	50.00'	7.39'	N 79°14'56" W	7.39'	08°27'52"
EC18	48.00'	3.69'	S 77°02'40" E	3.69'	04°24'32"

KEYED NOTES

- FOUND #3 REBAR W/CAP STAMPED "LS 5948", TAGGED W/WASHER STAMPED "NMPS 11184"
- FOUND #4 REBAR, (NO I.D.), TAGGED W/WASHER STAMPED "NMPS 11184"
- FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- FOUND #3 REBAR W/CAP STAMPED "PATRICK PS 12651", TAGGED W/WASHER STAMPED "NMPS 11184"
- FOUND #5 REBAR, (NO I.D.), TAGGED W/WASHER STAMPED "NMPS 11184"
- SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- PUBLIC CITY OF ALBUQUERQUE WATER, PUBLIC CITY OF ALBUQUERQUE SANITARY SEWER AND PRIVATE ACCESS EASEMENT (TO BE KNOWN AS BONA TERRA PLAT) GRANTED BY THIS PLAT. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE BONA TERRA FARMS, UNIT 2, HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- 5' PRIVATE IRRIGATION EASEMENT GRANTED BY THIS PLAT
- 10' PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 10. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 10.
- 40' PUBLIC WATER AND SANITARY SEWER EASEMENT AND PRIVATE ACCESS EASEMENT (LOTS 1-7, INCLUSIVE) GRANTED BY PLAT 94C-225 (OFF SITE)
- 40' ACCESS EASEMENT (SERVING TRACT B) BY DECLARATION OF EASEMENTS GRANTED BY DOCUMENTS FILED 12-06-2000, BOOK A13, PAGE 1023 (LOT 4-B) AND FILED 12-06-2000, BOOK A13, PAGE 1024 (LOT 5), (OFF SITE)
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 94C-225 (OFF SITE)
- 10' PRIVATE IRRIGATION EASEMENT (LOTS 1-6) GRANTED BY PLAT 94C-225 (OFF SITE)
- 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (NO VEHICULAR OR PEDESTRIAN ACCESS) GRANTED BY PLAT 94C-225 (OFF SITE)
- 40' PUBLIC WATER AND SANITARY SEWER EASEMENT AND PRIVATE ACCESS EASEMENT (LOTS 8-13, INCLUSIVE) GRANTED BY PLAT 94C-225 (OFF SITE)
- PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 01-24-1995, BOOK 93-2, PAGE 5221, DOC. #95007114 (OFF SITE)
- 5' PRIVATE IRRIGATION EASEMENT GRANTED BY PLAT 94C-225 (OFF SITE)
- 40' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 06-30-1994, BOOK 94-20, PAGE 1088, DOC. #94083945 (OFF SITE)
- 40' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 06-30-1994, BOOK 94-20, PAGE 1088, DOC. #94083946 (OFF SITE)
- 5' GAS COMPANY OF NEW MEXICO EASEMENT (OFF SITE)
- PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT TO SERVE THE BONA TERRA FARMS, UNIT 2, HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE BONA TERRA FARMS, UNIT 2, HOMEOWNER'S ASSOCIATION
- PUBLIC CITY OF ALBUQUERQUE WATER METER EASEMENT GRANTED BY THIS PLAT
- PUBLIC CITY OF ALBUQUERQUE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

PROJECT #678081

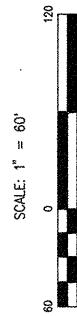
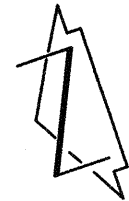
2 OF 13



JEFF MORTENSEN & ASSOCIATES, INC.
600-C-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (S05) 345-4250
JOB #2000.109.6 PLAT2002

SHEET 2 OF 3

SP #2001-271652



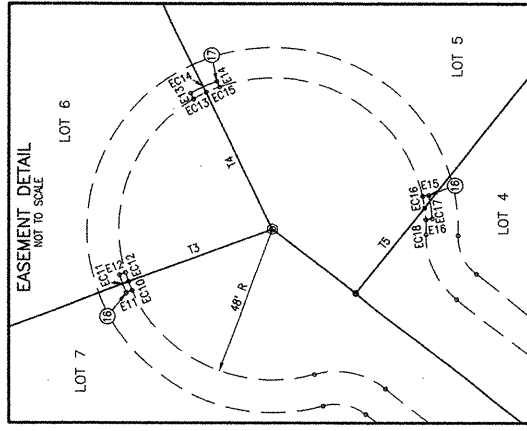
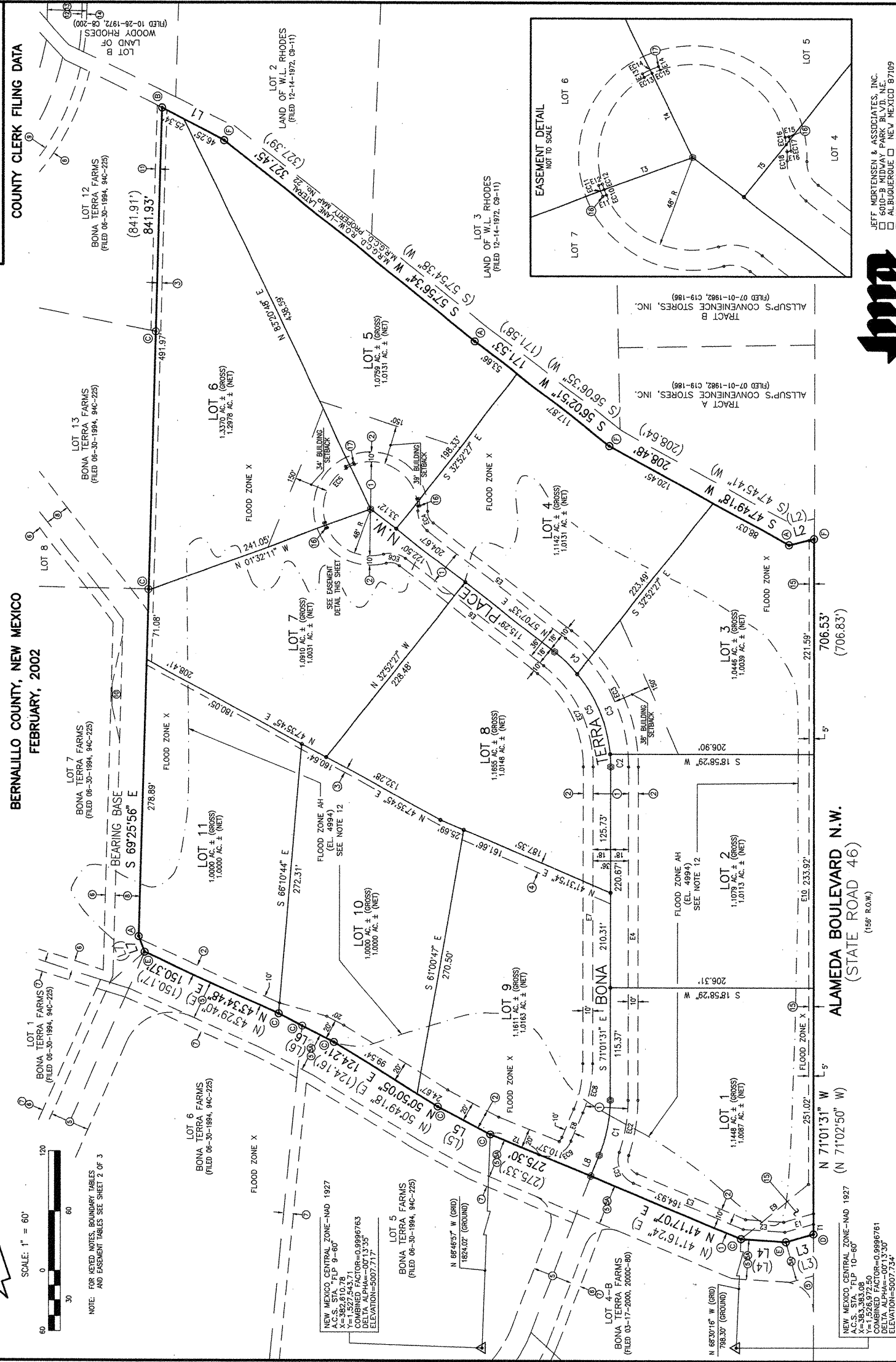
NOTE: FOR REDED NOTES, BOUNDARY TABLES
AND EASEMENT TABLES SEE SHEET 2 OF 3

LOTS 1-11, BONA TERRA FARMS, UNIT 2

SUBDIVISION PLAT OF

BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2002

COUNTY CLERK FILING DATA



JEFF MORTENSEN & ASSOCIATES, INC.
10000 108.6 PLAT2002
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2000.108.6 PLAT2002

SHEET 3 OF 3

KEYED NOTES

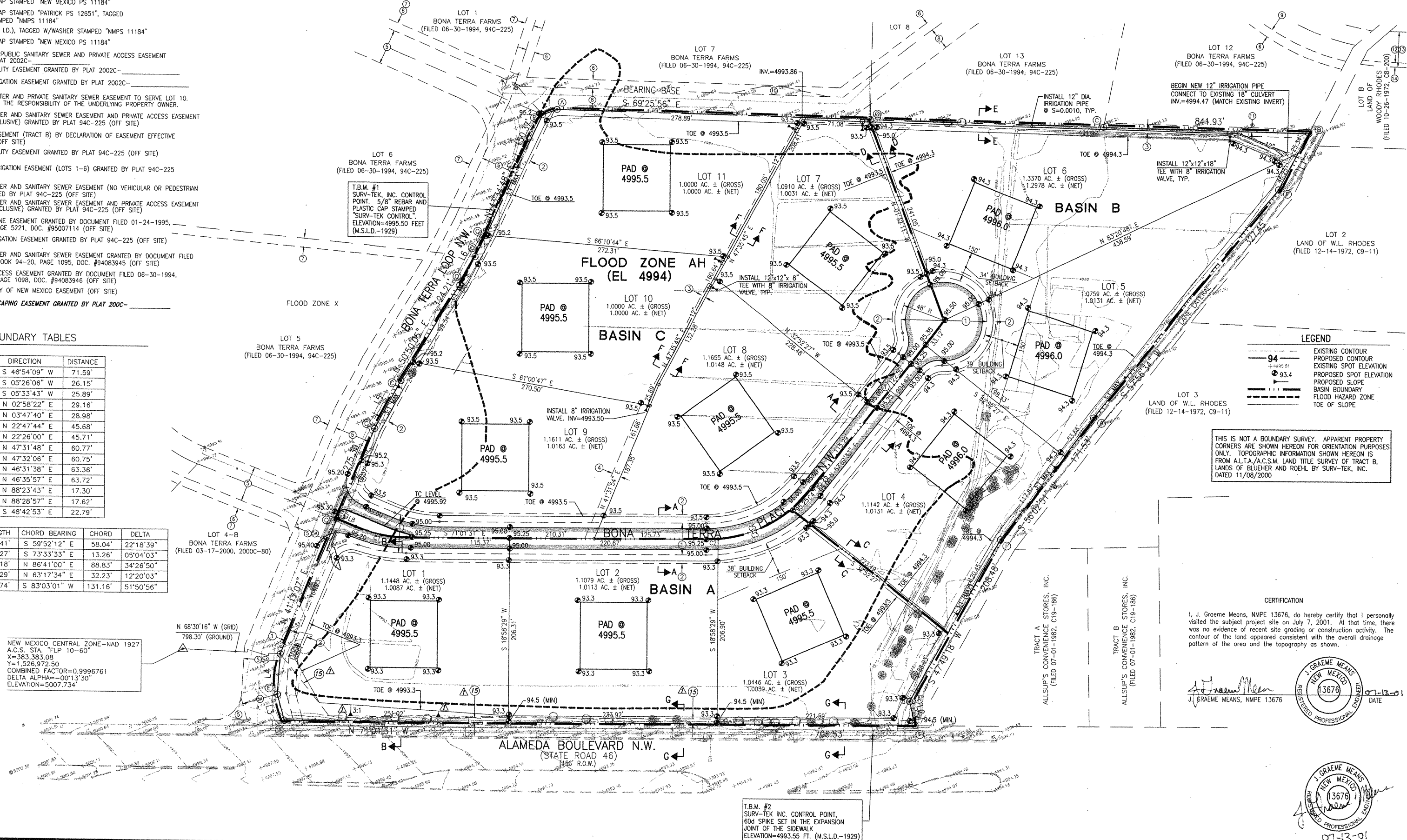
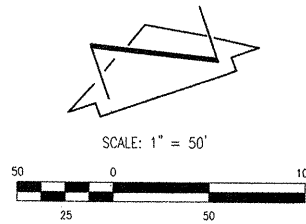
- (A) #3 REBAR W/CAP STAMPED "LS 5949", TAGGED W/WASHER STAMPED "NMP5 11184"
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- (14) 5' GAS COMPANY OF NEW MEXICO EASEMENT (OFF SITE)
- (15) PRIVATE LANDSCAPING EASEMENT GRANTED BY PLAT 200C-

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 46°54'09" W	71.59'
L2	S 05°26'06" W	26.15'
(L2)	S 05°33'43" W	25.89'
L3	N 02°58'22" E	29.16'
(L3)	N 03°47'40" E	28.98'
L4	N 22°47'44" E	45.68'
(L4)	N 22°26'00" E	45.71'
L5	N 47°31'48" E	60.77'
(L5)	N 47°32'06" E	60.75'
L6	N 46°31'38" E	63.36'
(L6)	N 46°35'57" E	63.72'
L7	N 88°23'43" E	17.30'
(L7)	N 88°28'57" E	17.62'
L8	S 48°42'53" E	22.79'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	150.00'	58.41'	S 59°52'12" E	58.04'	22°18'39"
C2	150.00'	13.27'	S 73°33'33" E	13.26'	05°04'03"
C3	150.00'	90.18'	N 86°41'00" E	88.83'	34°26'50"
C4	150.00'	32.29'	N 63°17'34" E	32.23'	12°20'03"
C5	150.00'	135.74'	S 83°03'01" W	131.16'	51°50'56"

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "FLP 10-60"
X=383,383.08
Y=1,526,972.50
COMBINED FACTOR=0.9996761
DELTA ALPHA=-00°13'30"
ELEVATION=5007.734'



THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF TRACT B, LANDS OF BLUEHER AND ROEHL BY SURV-TEK, INC. DATED 11/08/2000

CERTIFICATION

I, J. Graeme Means, NMPE 13676, do hereby certify that I personally visited the subject project site on July 7, 2001. At that time, there was no evidence of recent site grading or construction activity. The contour of the land appeared consistent with the overall drainage pattern of the area and the topography as shown.

J. Graeme Means, NMPE 13676



GRADING PLAN
BONA TERRA FARMS, UNIT 2

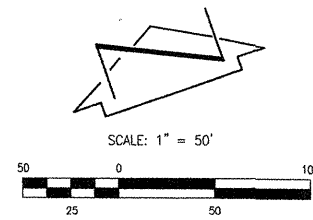
DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.	1	11/01	G.M.	ADD LANDSCAPING EASEMENT AND REVISE GRADING THEREIN	2000.109.8
DRAWN BY					DATE
S.G.H.					07-2001
APPROVED BY					SHEET
J.G.M.					4 OF 13



JEFF HORTENSEN & ASSOCIATES, INC.
5000-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX: (505) 345-4254 Email: jhaince@jma.com

KEYED NOTES

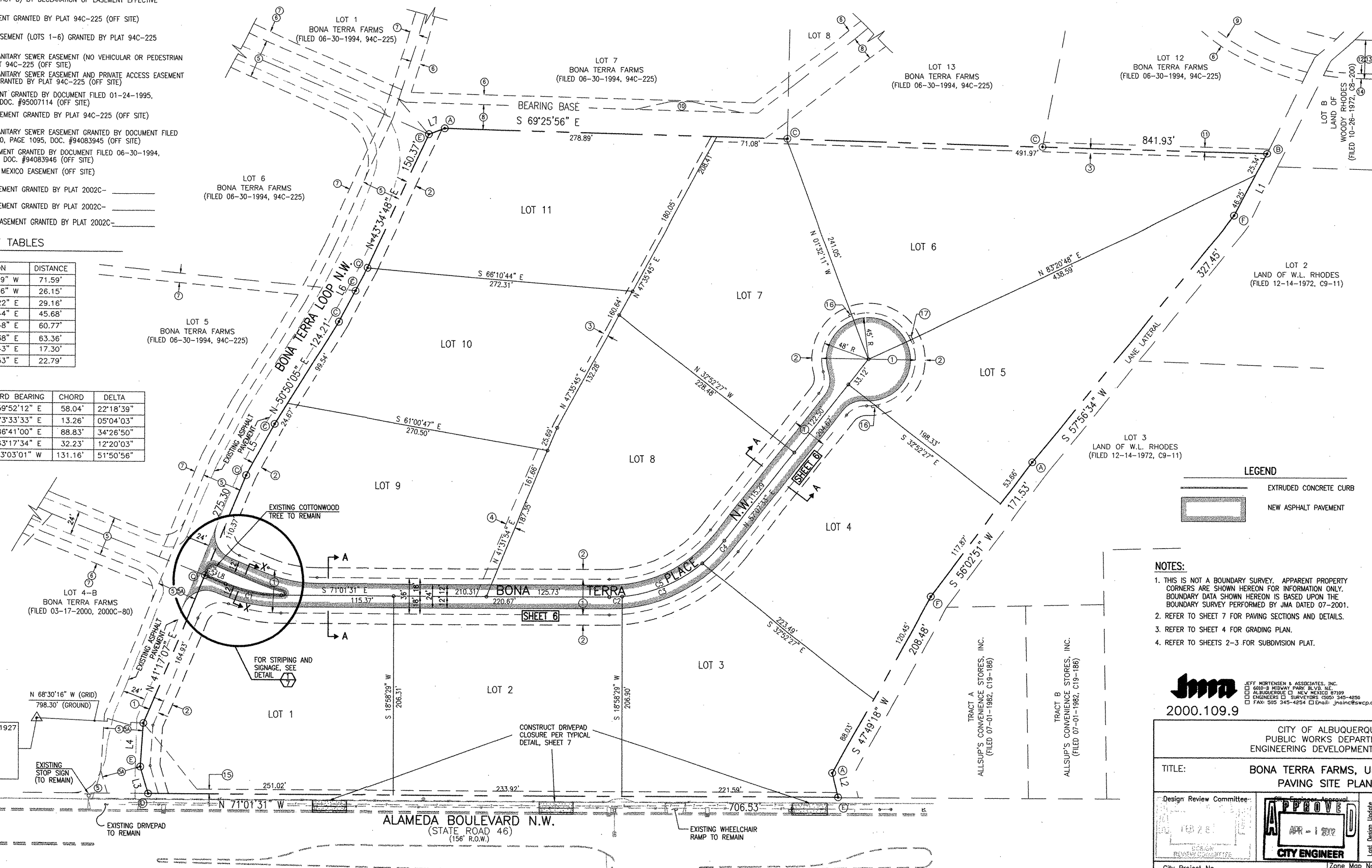
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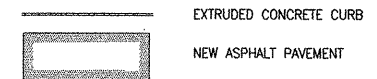
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C5	150.00'	135.74'	S 83°03'01" W	131.16'	51°50'56"



LEGEND



NOTES:

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2. REFER TO SHEET 7 FOR PAVING SECTIONS AND DETAILS.
3. REFER TO SHEET 4 FOR GRADING PLAN.
4. REFER TO SHEETS 2-3 FOR SUBDIVISION PLAT.

jma
2000.109.9

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS: C650 345-4250
FAX: 505 345-4254 Email: jma@jma-inc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

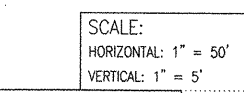
TITLE: **BONA TERRA FARMS, UNIT 2
PAVING SITE PLAN**

Design Review Committee:	City Engineer Approval:
APPROVED	APPROVED
DATE: 10/26/00	DATE: APR - 1 2001
REVIEWED BY:	CITY ENGINEER

City Project No. **678081** Zone Map No. **B-15** Sheet **5** Of **13**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY MONUMENT "FLP 10-60" LOCATED AT THE SE CORNER OF THE (OLD) CORRALES RD BRIDGE CROSSING	DATE	NO.	DATE		Revisions DESIGN	NO. DATE Designed By Drawn By Checked By	Date Date Date
INSPECTOR'S ACCEPTANCE BY	DATE	THE RIO GRANDE. STATION MARK IS A STANDARD USCE BRASS	DATE	000676	11-00				
VERIFICATION BY	DATE	TABET STAMPED "PBM FLP 10-60, 1960" SET IN THE TOP OF THE CONCRETE BRIDGE ABUTMENT WHICH IS 0.60 FEET ABOVE THE GROUND. (NOTE: BRIDGE IS NO LONGER IN VEHICULAR SERVICE).	DATE	0109.6	5-01				
DRAWINGS CORRECTED BY	DATE	ELEVATION = 5007.73 FEET (NGVD 29)	DATE						

File Path:	E:\DATA\ACAD\14\2000.109.9\	Plot Date:	01-07-2002
File Name:	01099P2.DWG	Plot Time:	08:45 am



PROPOSED TOP
OF PAVEMENT
ELEVATION @
CONSTRUCTION
BASELINE

CURVE	RADIUS	LENGTH	DELTA
(1)	25.00'	39.48'	90°28'42"
2	7.00'	21.900'	180°00'00"
3	25.00'	35.22'	89°33'41"
4	162.00'	63.08'	27°18'39"
5	150.00'	58.41'	27°18'39"
6	150.00'	23.92'	90°00'00"
7	138.00'	53.74'	27°18'39"
8	2.00'	5.82'	166°49'35"
9	162.00'	146.60'	51°50'56"
10	150.00'	135.74'	51°50'56"
11	138.00'	124.88'	51°50'56"
12	25.00'	24.89'	57°02'08"
13	43.00'	110.35'	147°02'08"
14	25.00'	24.89'	57°02'08"
(15)	43.00'	110.35'	147°02'08"

ENGINEER'S SEAL



Juma
2000.109.9

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. NE.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4234 ☐ Email: jmoainc@swcp.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

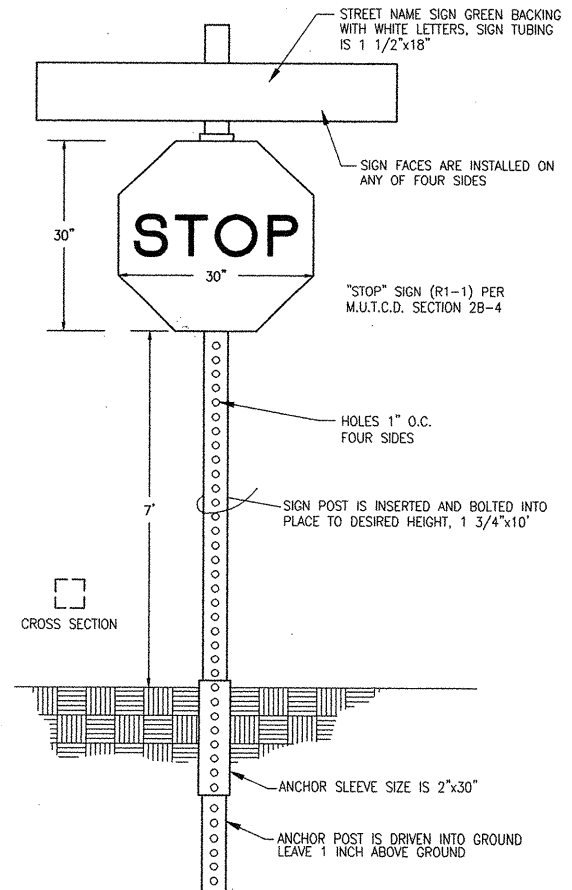
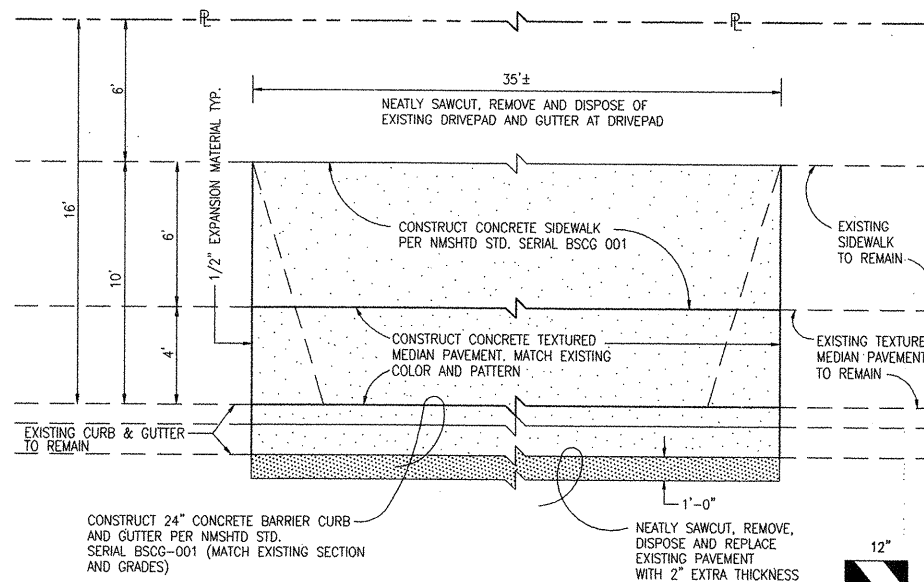
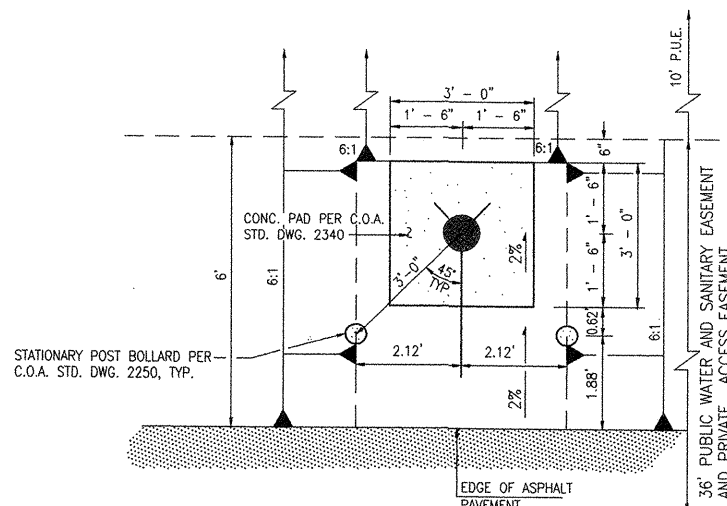
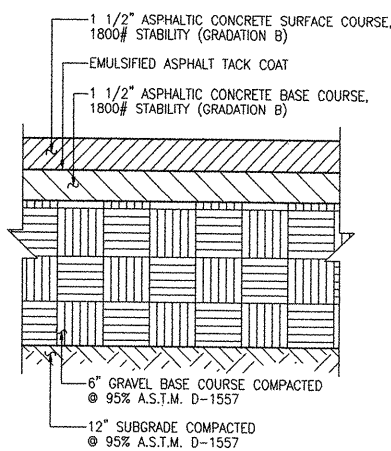
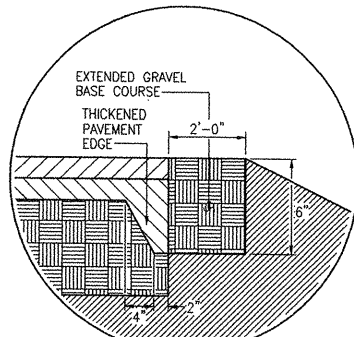
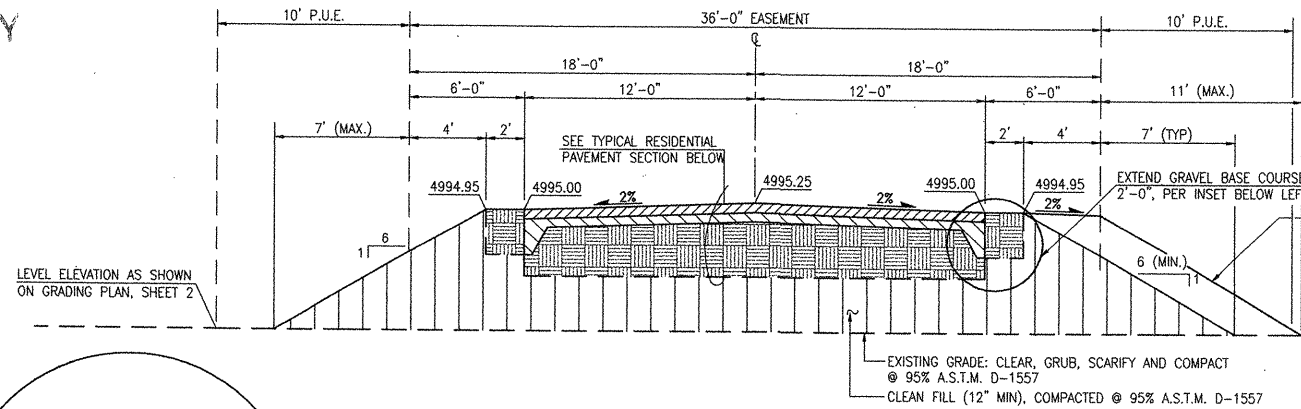
TITLE: BONA TERRA FARMS, UNIT 2
PRIVATE PAVING IMPROVEMENTS PLAN AND PROFILE
BONA TERRA PLACE N.W.

Design Review Committee

A **APPROVE**
FOR - 1 YEAR
CITY ENGINEER

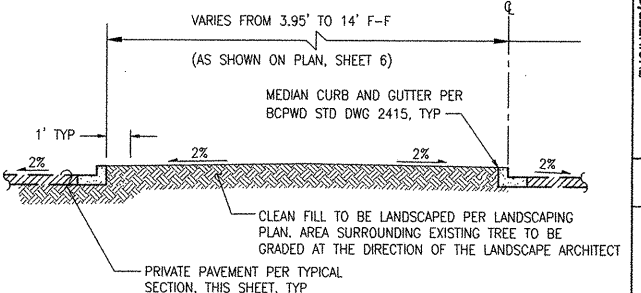
Last Design Update

City Project No.	678081	Zone Map No.	B-15	Sheet	6	Of	13
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NOTE:
PRIOR TO INSTALLATION, CONTRACTOR SHALL CONTACT
BCPWD (848-1523) TO VERIFY EXACT LOCATION.

SECTION X-X
SCALE: 1" = 4'

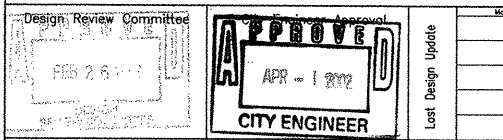


ELEVATIONS ARE IN NGVD 29

JEFF MORTENSEN & ASSOCIATES, INC.
6800 S. MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (CSD) 345-4850
FAX 505-345-4254 Email: jma@jma-inc.com

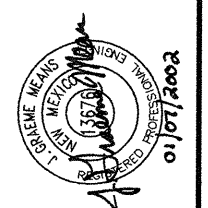
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TERRA BONA FARMS, UNIT 2
PAVING SECTIONS AND DETAILS



City Project No. 678081 Zone Map No. B-15 Sheet 7 Of 13

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	BY	DATE	ALBUQUERQUE CONTROL SURVEY MONUMENT "P" 10'-60", LOCATED AT THE SE CORNER OF THE (OLD) CORRALES RD BRIDGE CROSSING	DATE	BY	DATE	NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
INSPECTOR'S	DATE	BY	DATE	THE RIO GRANDE STATION MARK IS A STANDARD USGS BRASS	DATE	BY	DATE	000676	11-00	SURV-TEK (TOPO)	11-00	NO.	DATE	BY	DATE
ACCEPTANCE BY	DATE	BY	DATE	TABULAR STAMPED "PBM" FIP 10'-60, 1960" SET IN THE TOP OF THE CONCRETE BRIDGE ABUTMENT WHICH IS 0.60 FEET ABOVE THE GROUND. (NOTE: BRIDGE IS NO LONGER IN VEHICULAR SERVICE).	DATE	BY	DATE	0109.6	5-01	JMA (BOUNDARY)	5-01	NO.	DATE	BY	DATE
RECORDED BY	DATE	BY	DATE	ELEVATION = 5007.73 FEET (NGVD 29)	DATE	BY	DATE					DESIGNED BY	DATE	DATE	DATE
												Drawn By	DATE	DATE	DATE
												Checked By	DATE	DATE	DATE



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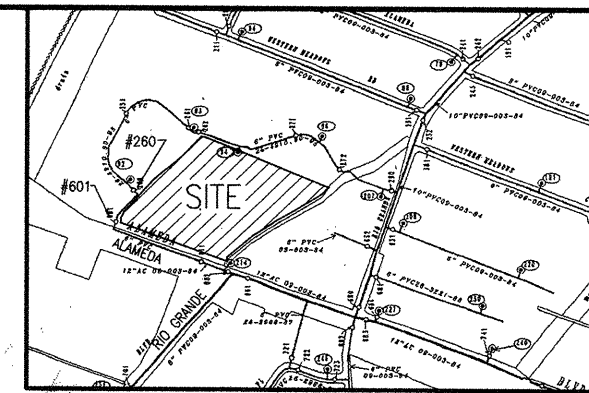
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 • REFER TO SHEET 2 AND 3 FOR SUBDIVISION PLAT
 • REFER TO SHEET 4 FOR GRADING PLAN
 • ALL HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM PERSONNEL.

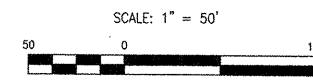
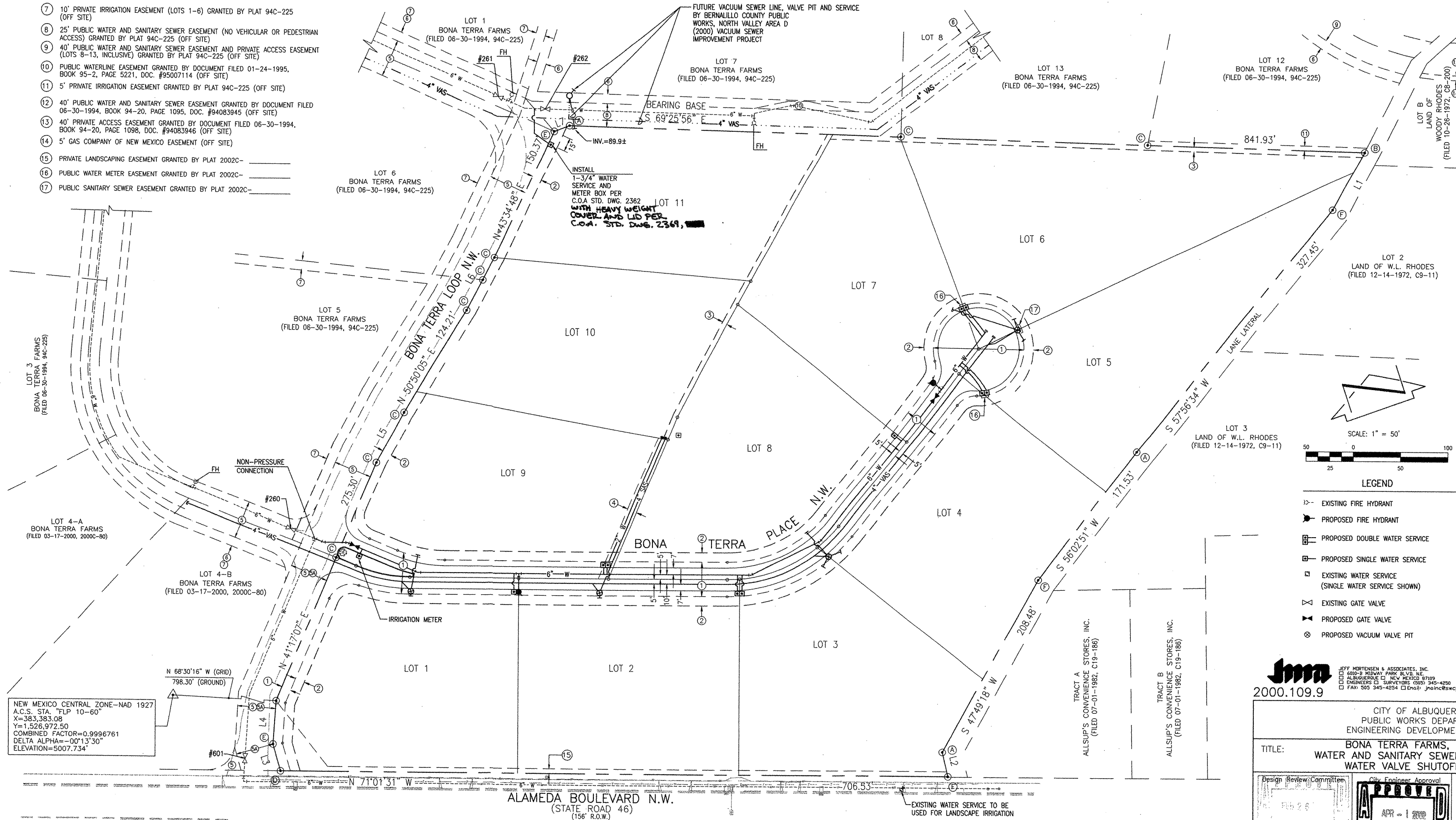
WATER VALVE SHUTOFF PLAN

1. AS A MINIMUM, THE FOLLOWING VALVES SHALL BE CLOSED TO FACILITATE THE PROPOSED CONNECTION:
 • VALVE 601
 • VALVE 260
2. THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING WATER LINES. THE WATER SYSTEMS DIVISION PERSONNEL SHALL PERFORM ALL SHUTOFFS.
3. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY TO EFFECT ALL NECESSARY SHUTOFFS AND CONNECTIONS.
4. EXISTING WATER VALVE AND WATER LINE INFORMATION OBTAINED FROM CITY OF ALBUQUERQUE AGIS WEB SITE, AND FACILITIES MAP B-15.
5. AT THE TIME OF WATER SHUTOFF APPLICATION, THE CONTRACTOR SHALL REQUEST THAT WATER SYSTEM DIVISION NOTIFY ALL AFFECTED PROPERTY OWNERS AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESPECTIVE SHUTOFFS.
6. ALL VALVES REFERENCED ABOVE ALSO SHOWN ON SITE PLAN BELOW AT A LARGER SCALE FOR CLARITY.



WATER VALVE SHUTOFF PLAN

SCALE: 1" = 600±
FACILITIES MAP B-15



LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- EXISTING WATER SERVICE (SINGLE WATER SERVICE SHOWN)
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED VACUUM VALVE PIT

Jma
2000.109.9

JEFF MORTENSEN & ASSOCIATES, INC.
 2000-3 MIDWAY PARK BLVD. NE
 ALBUQUERQUE, NM 87109
 ENGINEERS & SURVEYORS (C55) 945-4250
 FAX: 505 945-4254 Email: jma@jma-inc.com

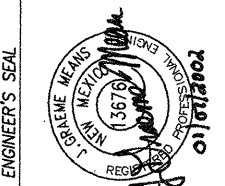
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: BONA TERRA FARMS, UNIT 2
 WATER AND SANITARY SEWER SITE PLAN;
 WATER VALVE SHUTOFF PLAN

Design Review Committee: [] City Engineer Approval: []
 [APPROVED] APR - 1 2002
 CITY ENGINEER

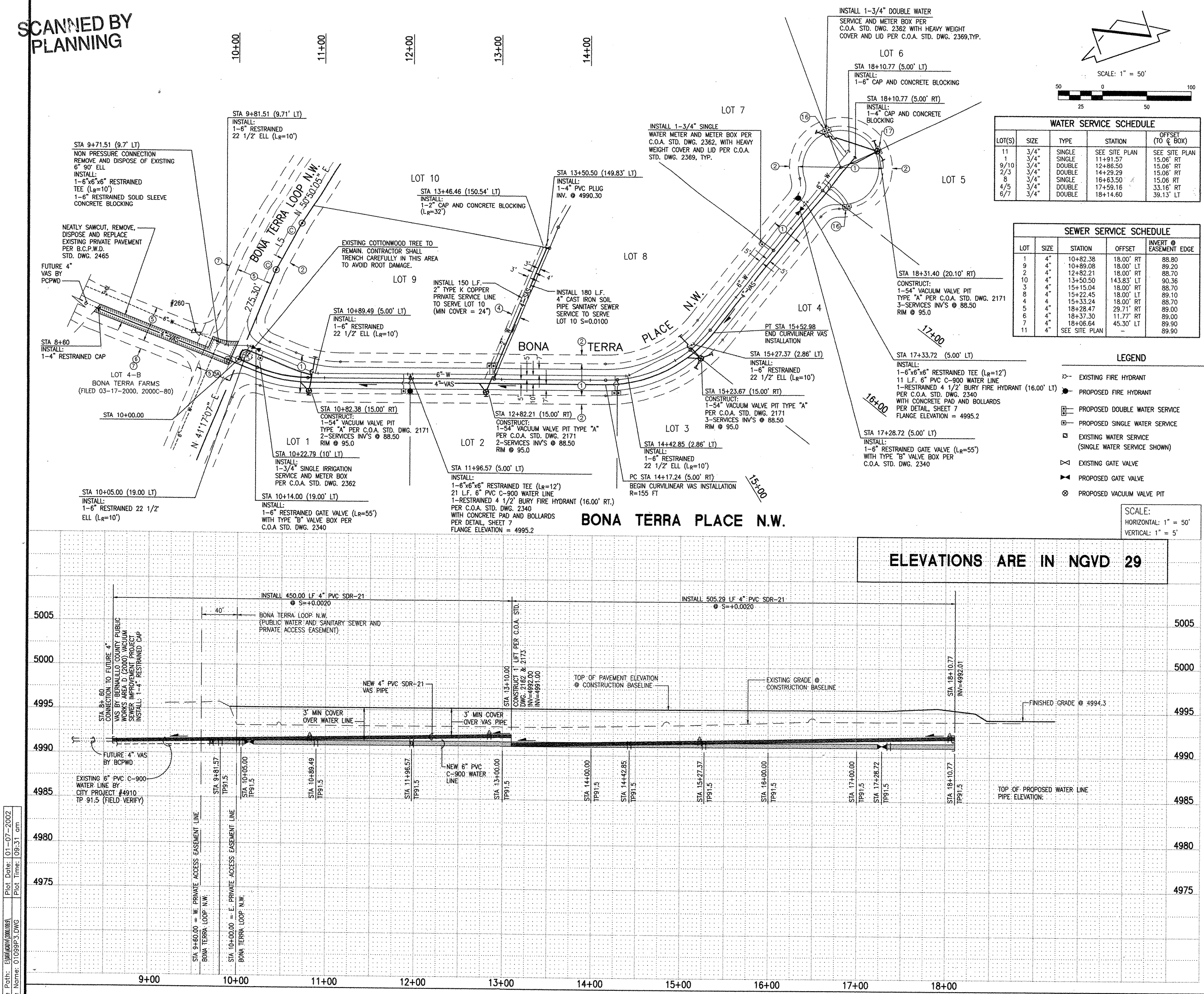
City Project No. 678081 Zone Map No. B-15 Sheet 8 of 13

Designed By: G.M. Date: 10-01
 Drawn By: J.L.P.J.R. Date: 07-01
 Checked By: J.G.M. Date: 12-01



NO.	DATE	REMARKS
000676	11-00	SURV-TEK (TOPO)
0109.6	5-01	JMA (BOUNDARY)

NO.	DATE	REMARKS
000676	11-00	SURV-TEK (TOPO)
0109.6	5-01	JMA (BOUNDARY)



WATERLINE CONSTRUCTION NOTES:

- ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE.
- FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
- FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-905 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
- WATERLINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
- VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
- JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
- JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
- FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
- ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATERLINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.
- IN ACCORDANCE WITH SECTION 802.3.13 OF THE "STANDARD SPECIFICATIONS", CHECK VALVES SHALL BE INSTALLED ON ALL SERVICES INSTALLED AS PART OF THIS PROJECT. (PRESSURE ZONE 1E)

SANITARY SEWER CONSTRUCTION NOTES:

- ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE.
- ALL SEWER PIPE SHALL BE PVC (SDR-21), EXCEPT FOR PRIVATE SERVICE ON LOT 9 TO SERVE LOT 10.
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
- VACUUM SEWERLINE SHALL HAVE A MINIMUM COVER OF 3'-0" (PROPOSED FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.

WATER SERVICE SCHEDULE

LOT(S)	SIZE	TYPE	STATION	OFFSET (TO & BOX)
11	3/4"	SINGLE	SEE SITE PLAN	SEE SITE PLAN
9/10	3/4"	SINGLE	11+91.57	15.06' RT
2/3	3/4"	DOUBLE	12+86.50	15.06' RT
8	3/4"	DOUBLE	14+29.29	15.06' RT
4/5	3/4"	SINGLE	16+63.50	15.06' RT
6/7	3/4"	DOUBLE	17+59.16	33.16' RT
			18+14.60	39.13' LT

SEWER SERVICE SCHEDULE

LOT	SIZE	STATION	OFFSET	INVERT @ EASEMENT EDGE
1	4"	10+82.38	18.00' RT	89.80
9	4"	10+89.08	18.00' LT	89.20
2	4"	12+82.21	18.00' RT	88.70
10	4"	13+50.50	143.83' LT	90.36
3	4"	15+15.04	18.00' RT	88.70
8	4"	15+22.45	18.00' LT	89.10
4	4"	15+33.24	18.00' RT	88.70
5	4"	18+28.47	29.71' RT	89.00
6	4"	18+37.30	11.77' RT	89.00
7	4"	18+06.64	45.30' LT	89.90
11	4"	SEE SITE PLAN	-	89.90

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- EXISTING WATER SERVICE (SINGLE WATER SERVICE SHOWN)
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED VACUUM VALVE PIT

ELEVATIONS ARE IN NGVD 29

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

DESIGNER'S SEAL

REVISIONS

NO.	DATE	BY	REMARKS
1	01/09/06	JMA (BOUNDARY)	JMA (BOUNDARY)

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

**TITLE: BONA TERRA FARMS UNIT 2
PUBLIC WATER AND SANITARY SEWER LINE EXTENSIONS PLAN AND PROFILE
BONA TERRA PLACE NW**

Design Review Committee

APPROVED

CITY ENGINEER

City Project No. 678081 B-15

Sheet 9 of 13

SCANNED BY
PLANNING

GENERAL NOTES:

- ONLY HOMES AND APARTMENTS WHOSE LOWER FLOOR ELEVATION ARE THE SAME SHOULD BE CONNECTED TO A COMMON VACUUM VALVE PIT INSTALLATION.
- WITH MULTIPLE FLOOR APARTMENTS, EACH FLOOR SHOULD BE SERVED BY ITS OWN VACUUM VALVE PIT INSTALLATION.
- NOT LESS THAN 20" BETWEEN SUCCESSIVE LIFTS.
- LOWER PORTION OF VALVE PIT IS A WASTE HOLDING TANK.

CONSTRUCTION NOTES:

- 4", 6", 8" OR 10" VACUUM SEWER.
- 10"x10"x3" OR 8"x8"x3" OR 6"x6"x3" OR 4"x4"x3" D.W.Y. WYE.
- 3" S.O.D. 40 PVC.
- SLOPE: CONSULT DESIGN MANUAL.
- LONG TURN 45° BENDS IN TWO POSITIONS.
- DO NOT MAKE ANY INLET CONNECTIONS IN THIS AREA.
- GRADE.
- ELL. 90° AND WYE. IMPORTANT: WYE SHALL BE IN VERTICAL POSITION.
- DIVISION VALVE.
- LIFT.
- K. WYE AND ST. 45° IN VERTICAL POSITION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	AUG. 1996	
2	APR. 1997	

CITY OF ALBUQUERQUE
VACUUM SEWER STANDARD DETAILS
DWG. 2162 DEC. 1993

GENERAL NOTES:

- UNLESS SHOWN ON CONSTRUCTION DRAWINGS, DIVISION VALVES WILL NOT BE INSTALLED FOR SERVICE CONNECTIONS.

CONSTRUCTION NOTES:

- 45° ELBOW.
- DIVISION VALVE AS SHOWN ON CONSTRUCTION DWGS.
- REDUCTION WYE @ 45°.
- 22 1/2" ELBOW.
- MAIN LINE WYE @ 45°.
- BOTTOM OF BRANCH IS AT TOP OF MAIN.
- BOTTOM OF BRANCH IS 1" - 2" ABOVE TOP OF MAIN.
- VACUUM MAIN.
- ELECTRONIC MARKER DISK 12" ABOVE TOP OF PIPE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	JAN. '94	
2	AUG. '96	
3	APR. '97	

CITY OF ALBUQUERQUE
TYPICAL VACUUM BRANCH CONNECTION
DWG. 2164 DEC. 1993

GENERAL NOTES:

- THE FOLLOWING HOLES IN VALVE PIT AND SUMP TO BE FIELD CUT.
- ONLY HOMES OR APARTMENTS WHOSE LOWER FLOOR ELEVATIONS ARE THE SAME SHOULD BE CONNECTED TO A COMMON VACUUM VALVE PIT INSTALLATION.
- WITH MULTIPLE FLOOR APARTMENTS, EACH FLOOR SHOULD BE SERVED BY ITS OWN VACUUM VALVE PIT PKG.
- ALL MATERIALS TO BE FURNISHED BY PIT SUPPLIER EXCEPT FOR ANTI-FLOATATION RING, GRADE-LEVEL PAD, TYPING FROM VALVE PIT TO VACUUM MAIN, GRAVITY SERVICE STUBS AND PIPING FROM VALVE PIT TO BREAKER, VALVE TO BE INSTALLED BY OWNER. ALL OTHER INSTALLATION AND TESTING BY CONTRACTOR.

CONSTRUCTION NOTES:

- RPM VALUED FIBERGLASS VALVE PIT BOTTOM WITH HOLES FACTORY CUT.
- GLUE IRON FRAME & SUMP COUPLING IN PLACE AT 4" TO 6" FROM END OF GRAVITY LINE TO ACT AS A STOP.
- UNPAVED GRADE: SEE C.O.A. STD. DWG. 2166.
- POSITION FOR ANTI-FLOATATION RING.
- JOINT SEALED WITH NEOPRENE RUBBER O-RING. HOLDING TANK ISOLATED TO VALVE PIT BOTTOM WITH 4 S.S. BOLTS AND WASHERS.
- NOT USED.
- IF 3/4" BREAKER TYPING ADAPTERS MAY BE TILTED UP TO 45° FROM VERTICAL.
- CUT IRON FRAME & SUMP COUPLING IN PLACE FOR 1/2" LOADING. NEUTRAL MODEL R-5600-F W/50% LD OR APPROVED EQUAL.
- SPRING WOUND, 1/2" LOADING RATED, FIBERGLASS VALVE PIT. 27" LD. AT TOP. 36" LD. AT BOTTOM.
- 4" CLEANOUT/SENSOR ASSEMBLY.
- 2" SENSOR LINE.
- 3" SUMP LINE.
- FIBERGLASS SUMP 30" DEEP. SUMP 30" LD. AT TOP. 16" LD. AT BOTTOM.
- FIBERGLASS SUMP 4" DEEP TO ALLOW CONNECTION OF DEEP GRAVITY LINES. DIAMETERS SAME AS 30" SUMP.
- SUMP BREAKER ASSEMBLY.
- 2" AIRVAC PVC SENSOR CAP.
- NOT USED.
- 3" NO-HUB COUPLINGS.
- 2"x4" REDUCER COUPLING W/INDEX REMOVED (BLUE JOINTS).
- 4" PVC GRAVITY STUBS EXTENDED TO PROPERTY LINE UNLESS OTHERWISE DIRECTED AND BLUE CAP.
- END BEVELED.
- 2" x 2" x 6" THICK OCTAGONAL CONC. PAD AROUND WH OPNG TO MATCH FINISH GRADE PER C.O.A. STD. DWGS. 2171 & 2172.
- GRONMET.

REVISIONS:

NO.	DATE	DESCRIPTION
1	AUG. 1996	
2	APR. 1997	
3	MAR. 1998	

CITY OF ALBUQUERQUE
3" VALVE AND PIT INSTALLATION WITH INTERNAL BREAKER AND TAPERED SUMP
DWG. 2165 DEC. 1993

GENERAL NOTES:

- THESE NUTS AND SOCKETS ARE A PART OF THE VALVE STEM EXTENSION. SEE VACUUM DIVISION VALVE VAULT DWG. 2170.

CONSTRUCTION NOTES:

- 2" LONG H.R. STEEL BAR, 2" x 2".
- 2" DIA. STEEL CIRCLE W/ PENTAGON CIRCUMSCRIBED ABOUT CIRCLE.
- 1" DIAMETER, SCH 40 PIPE x 2" (1.315 O.D. x 1.049 I.D.).
- DRIILL .312 DIAMETER HOLE THROUGH PIPE FOR 3/4" DIAMETER CLEVIS PIN/CLUTTER PIN.
- 3-1/4".
- 1" DIAMETER EXTENSION BAR, 6 FEET LONG.
- 1/2" H/W HANDLE.
- 1" DIAMETER, SCH 40 x 2" (1.315 O.D. x 1.049 I.D.).
- PENTAGONAL SHAPED 1/4" H.R. STEEL PLATE 1/2" LARGER THAN TUBULAR SECTION BELOW.
- 2" LONG H.R. STEEL PENTAGONAL SHAPED TUBULAR SECTION x .875 WALL W/ 1/8" TOTAL CLEARANCE TO EXTENSION NUT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	AUG. 1996	
2	APR. 1997	

CITY OF ALBUQUERQUE
SEWER VACUUM DIVISION VALVE STEM NUTS AND SOCKETS
DWG. 2169 DEC. 1993

CONSTRUCTION NOTES:

- RESILIENT COATED WEDGE GATE VALVE AS MANUFACTURED BY WATERLOO OR EQUAL. SUPPLY WITH 2"-5" SIZED NUT PER STANDARD DRAWING 2169.
- RING.
- COVER.
- 18" DIA. RIBBED OR CORRUGATED PVC OR PE PIPE WITH SMOOTH INTERIOR.
- CONCRETE COLLAR. INSCRIBE CONCRETE WITH SIZE OF VACUUM LINE AND DIRECTION OF FLOW (MIN. 2" LETTERING). IN PAVED AREAS, INSTALL COLLAR FLUSH WITH PAVEMENT. IN UNPAVED AREAS, SET RING 1" ABOVE GRADE AND SLOPE TOP OF PAD 1" BELOW GRADE.
- MEGALUG RESTRAINING ISLAND.
- VACUUM LINE.
- VALVE ANCHORAGE PER CITY STD. DWG. 2333.

REVISIONS:

NO.	DATE	DESCRIPTION
1	(11)-5-95	
2	(28)-23-96	
3	(34)-24-97	
4	(43)-10-98	

CITY OF ALBUQUERQUE
VACUUM DIVISION VALVE VAULT
DWG. 2170

GENERAL NOTES:

- ALL COMPACTION OF SUBGRADE AND BACKFILL FOR INSTALLATION OF VACUUM VALVE PIT TO BE 95% OF MAXIMUM DRY DENSITY PER ASTM D 1557.
- AVOID EXCESSIVE EXPOSURE TO SUNLIGHT OF OPEN VACUUM VALVE PITS. CLOSE & COMPLETE WITHIN 3 DAYS TO INSURE INTEGRITY OF RUBBER O-RING.
- SEE STANDARD DRAWING 2165 FOR ADDITIONAL DETAILS.

CONSTRUCTION NOTES:

- 62" SQUARE CONCRETE ANTI-FLOATATION COLLAR: WITH #4 REBAR @ 8" C.W. 3" FROM EDGE OF CONC. SEE TABLE 1 FOR THICKNESS.
- CLEARANCE BETWEEN CONCRETE COLLAR AND FIBERGLASS PIT.
- 35" DIA. OPENING @ TOP OF SLAB.
- 35-1/2" DIA. OPENING @ BOTTOM OF SLAB.
- 5" x 5" x 6" THICK OCTAGONAL CONC. PAD AROUND WH OPENING TO MATCH FINISH PAVING.
- CAST IRON MANHOLE FRAME AND COVER; SEE C.O.A. STD. DWG. 2110.
- 1" CLEARANCE TO BOTTOM OF 3" LATERAL.
- 3" THICK 3/4" GRAVEL.
- COMPACTED SUBGRADE.
- FINISH PAVING SURFACE.
- 6" x 6" NO. 6 GA. WIRE MESH.

REVISIONS:

NO.	DATE	DESCRIPTION
1	NOV. 1994	
2	AUG. 1996	
3	APR. 1997	

CITY OF ALBUQUERQUE
VACUUM SEWER VACUUM VALVE PIT TYPE "A" FOR USE IN PAVED AREAS
DWG. 2171 DEC. 1993

GENERAL NOTES:

- BENTONITE COLLAR TO BE INSTALLED EVERY 250' ALONG VACUUM SEWER RUN AND FORCE MAIN.
- BENTONITE SEEPAGE COLLARS ARE FOR VACUUM SEWER MAINS AND FORCE MAINS INSTALLED IN MICRO BRIGATION RIGHTS-OF-WAY OR AS SHOWN ON CONSTRUCTION DRAWINGS.
- COST OF COLLARS IS INCIDENTAL TO PIPE CONSTRUCTION.

CONSTRUCTION NOTES:

- 4", 6", 8" OR 10" VACUUM SEWER.
- DEPTH PER PLANS.
- FINISH GRADE.
- 80 LB BAG OF RED-MIX CONCRETE WITH CUT ON TOP.
- BENTONITE SEEPAGE COLLAR: SEE SPECS. BELOW.
- MIN. DISTANCE FROM 45° BENDS.
- UNDISTURBED EARTH.
- 50% COMPACTED SUBGRADE.
- ELECTRONIC MARKER DISK 12" ABOVE TOP OF PIPE.

BENTONITE SPECIFICATIONS:

HYDROGEL BENTONITE BY WYG-BEN, INC. OR APPROVED EQUAL

BARREL YIELD	92
VISCOSITY READING AT 600 R.P.M.	35 +/- 5
WATER LOSS	15.5 +/- 1
% THRU 200 MESH SCREEN	80 +/- 2
NET SCREEN ANALYSIS RESIDUE ON U.S. SIEVE NO. 200	3.0 +/- .5
% MOISTURE	7 +/- 1
pH	9.1 +/- .1
GEL STRENGTH-10 SEC.	16 +/- 2
GEL STRENGTH-10 MIN.	14 +/- 2
PLASTIC VISCOSITY	16 +/- 2
YIELD POINT, LB/200 FL.	16 +/- 2

MIX 80 LBS. PER 100 GALLONS OF MAKE-UP WATER.

REVISIONS:

NO.	DATE	DESCRIPTION
1	AUG. 1996	
2	APR. 1997	

CITY OF ALBUQUERQUE
VACUUM SEWER BLOCKING AND SEEPAGE COLLAR DETAIL
DWG. 2173 DEC. 1993

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2000.109.9

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BONA TERRA FARMS, UNIT 2
C.O.A. VACUUM SEWER STANDARD DRAWINGS

Design Review Committee: FEB 2000
CITY ENGINEER: APR 1 2000

City Project No. 678081
Zone Map No. B-15
Sheet 10 of 13

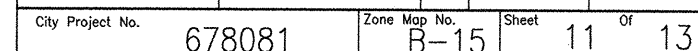
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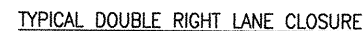
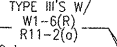
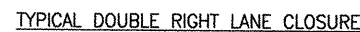
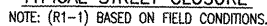
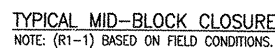
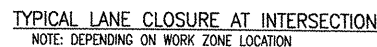
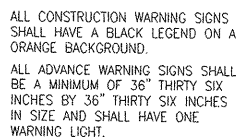
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File Name: 01099D.DWG

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITHIN THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.
3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.
6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 5A 4 OF THE MUTCD, LATEST EDITION.
7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACES APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.
13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
19. 48 HOURS PRIOR TO OCCUPANCY OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITAL, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.





CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP					
TITLE: BONA TERRA FARMS, UNIT 2 TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)					
Design Review Committee		City Engineer Approval		Last Design Update	No./Rev./Cr.
C.O.A. STD.		C.O.A. STD.			
City Project No.		Zone Map No.		Sheet	Of
678081		B-15		12	1

