

SCANNED BY
MESA REPRO

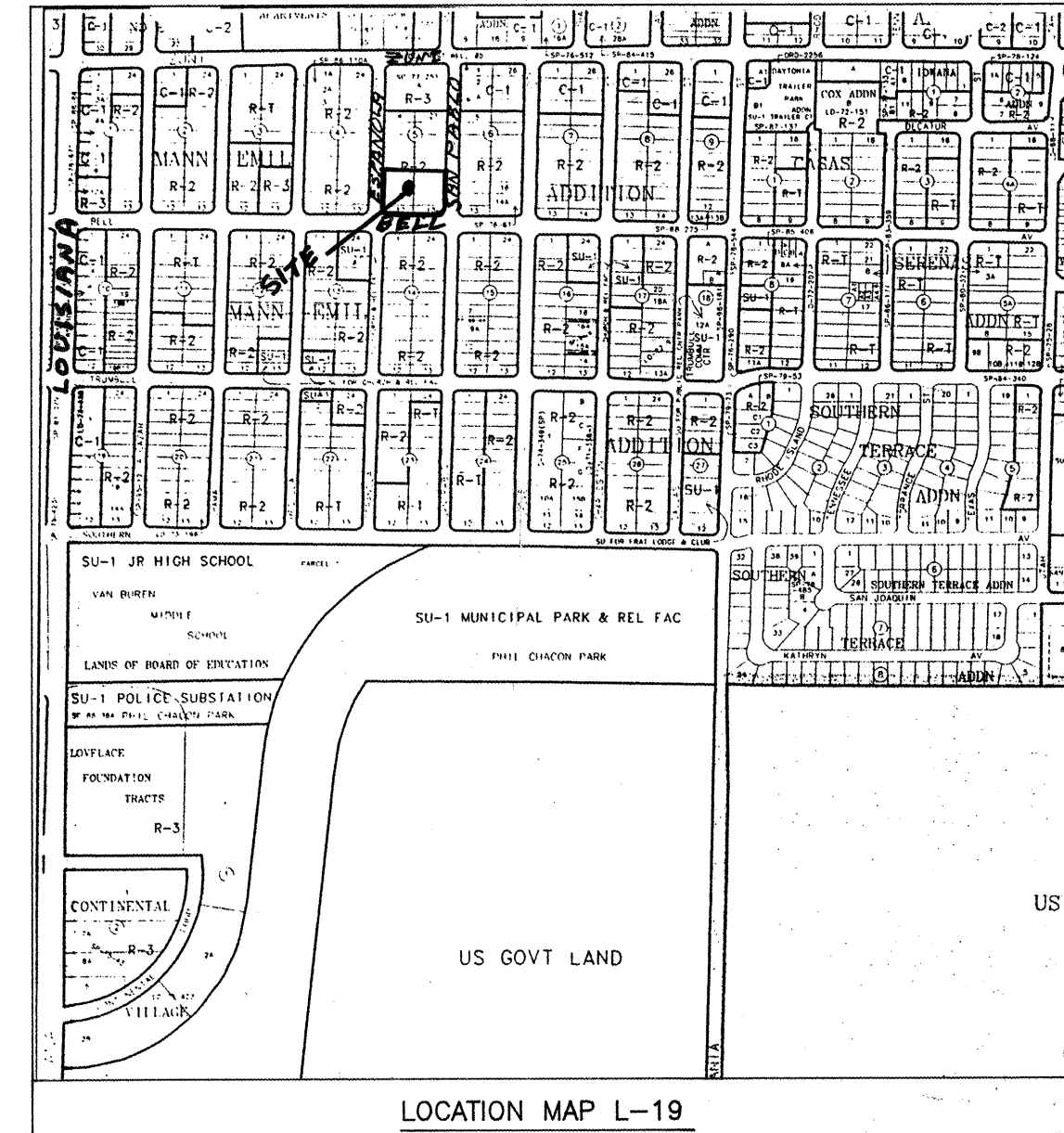
TRUMBULL PARK VILLAGE SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PUBLIC WORKS

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET AND INDEX TO DRAWINGS
2	PLAT
3	STREET DESIGN -DIXON ROAD, S.E.
4	WATER & SEWER DESIGN - DIXON ROAD, S.E.
5	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
6	TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D)



GENERAL NOTES:

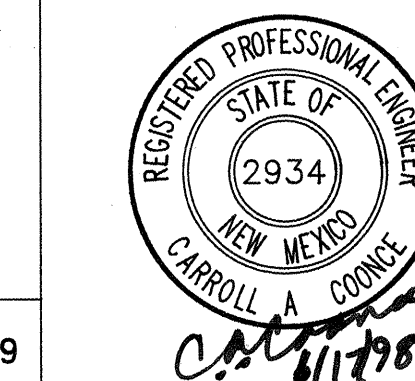
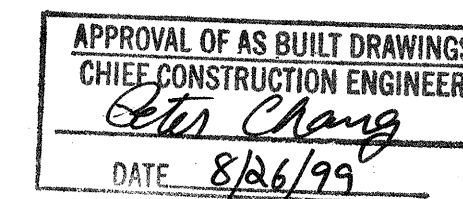
- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AMENDED THROUGH UPDATE 6 WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
 - ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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 ELEVATIONS 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 GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, C & G, DRIVEPADS, HC RAMPS, AND SW DURING CONSTRUCTION. APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER C. OF A. STANDARDS AT HIS OWN EXPENSE.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

C. A. COONCE & ASSOCIATES, INC.
ENVIRONMENTAL, SANITARY & WATER RESOURCES
CONSULTING ENGINEERING

12324 PINERIDGE, N.E., ALBUQUERQUE, NM 87112
PHONE: (505) 296-1089 FAX: (505) 296-0478



DRB-98-29

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LEGAL DESCRIPTION
LOTS 16 THRU 16 INCLUSIVE IN BLOCK 5
EMIL-MANN ADDITION
VOLUME D, FOLIO 78
NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID
ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
NEW MEXICO ON JULY 18, 1944 IN VOLUME D, FOLIO 78.

SUBDIVISION DATA

PLAT CASE NOS.	.DRB. 98-23	V-98-32
GROSS ACRES	.09716	L-19-Z
ZONE ATLAS NO.		
NO. OF TRACTS/LOTS CREATED		16
NO. OF TRACTS/LOTS ELIMINATED		8
NO. OF FULL WIDTH STREETS CREATED		0.0512
MILES OF FULL WIDTH STREETS CREATED		76.6396 SQ. FT.
AREA VACATED BY ORDINANCE NO. V-98-32		1007.8282 SQ. FT.
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER		980309/10073

GENERAL NOTES:
1. UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED:
P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
4. DISTANCES ARE GROUND, BEARINGS ARE GRID.
5. BEARING AND DISTANCE SHOWN IN PARENTHESIS ARE
PER RECORDED PLAT.

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BLOCK 5, LOTS 9 THRU 16
INCLUSIVE, INTO SIXTEEN LOTS (16), DEDICATE PUBLIC RIGHT-OF-WAY
AND GRANT EASEMENTS AS SHOWN.

A. CENTERLINE MONUMENTATION
(IN LIEU OF R/W MONUMENTATION)
TO BE INSTALLED AT CENTERLINE P.C.'S, P.T.'S,
AND INTERSECTION P.C.'S AND WILL CONSIST OF A
FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
PLS #11463

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPON
PROPERTY OWNER OF RECORD:
BERNALILLO CO. TREASURER'S OFFICE:
P.S.#11463

RE-TUMB.DWG(3-98)

APPROVALS:

City Engineer, City of Albuquerque, N.M.
Albuquerque Metropolitan Arroyo Flood Control Authority
Transportation Development, City of Albuquerque, N.M.
Utility Development Division, City of Albuquerque, N.M.
Design and Development, City of Albuquerque, N.M.
City Surveyor, City of Albuquerque, N.M.
Property Management, City of Albuquerque, N.M.
PNM Gas
U.S. West Telecommunications
PNM Electric
Jones Interactable, Inc.
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE
ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7
OF THE REVISED ORDINANCE OF ALBUQUERQUE, NEW MEXICO

CITY PLANNER
ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

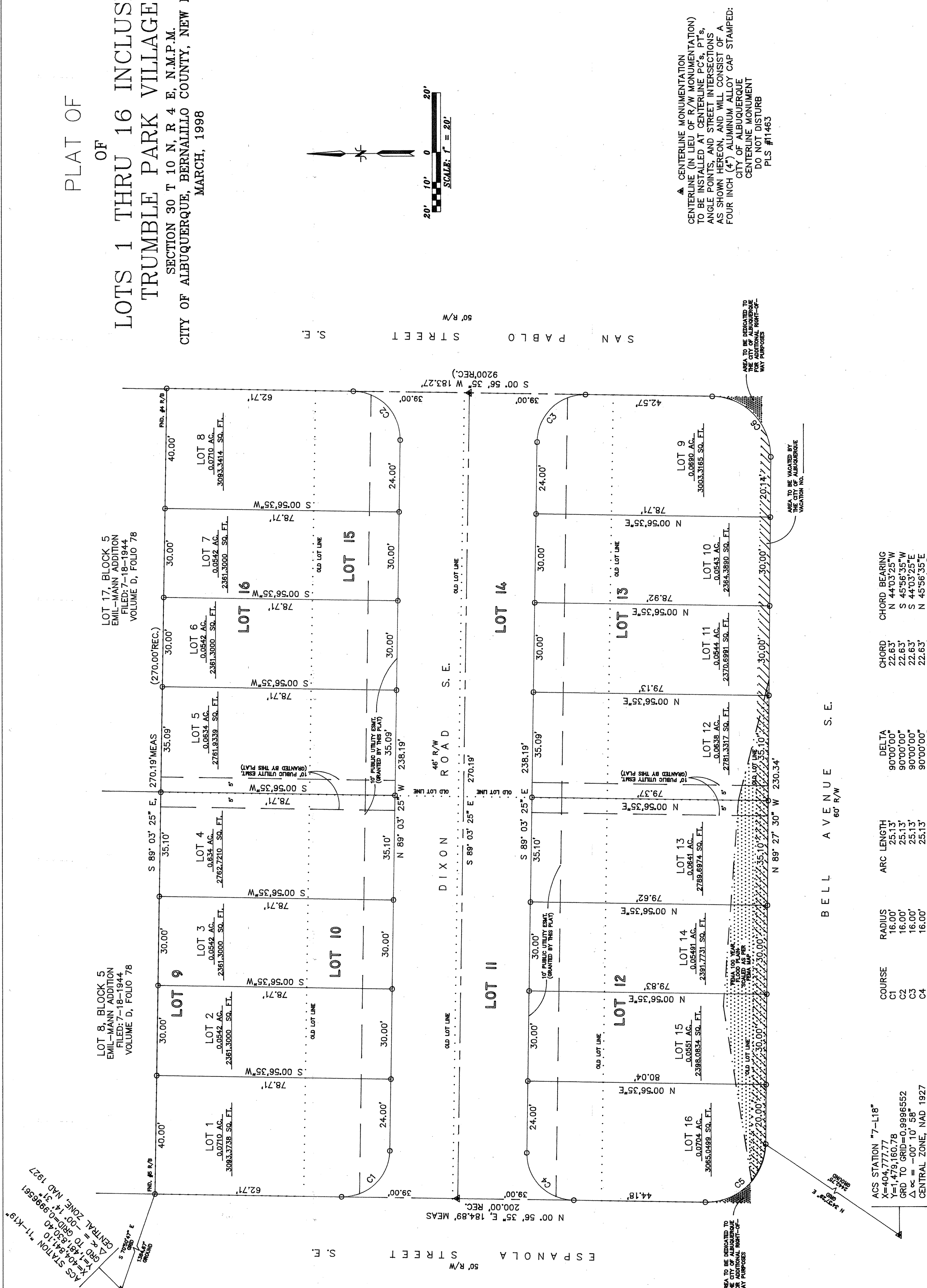
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE
OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE
ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOW-
LEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS _____ DAY OF
_____ 1998.

ANTHONY L. HARRIS, P.S. # 11463

RECEIVED
CITY OF ALBUQUERQUE
PLANNING DIVISION
MARCH 1998

SHEET 1 OF 2

PLAT OF
LOTS 1 THRU 16 INCLUSIVE
OF
TRUMBULL PARK VILLAGE
SECTION 30 T 10 N, R 4 E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 1998



SHEET 2 OF 2

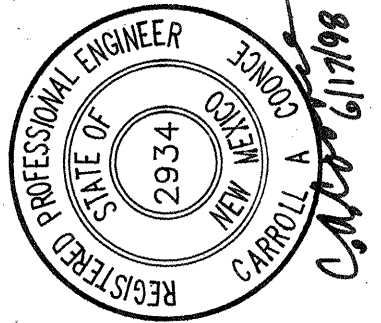
C. A. COONCE & ASSOCIATES, INC.
ENVIRONMENTAL, SANITARY & WATER RESOURCES
CONSULTING ENGINEERING
12324 PINERIDGE, N.E., ALBUQUERQUE, NM 87112
PHONE: (505) 296-1089 FAX: (505) 296-0478

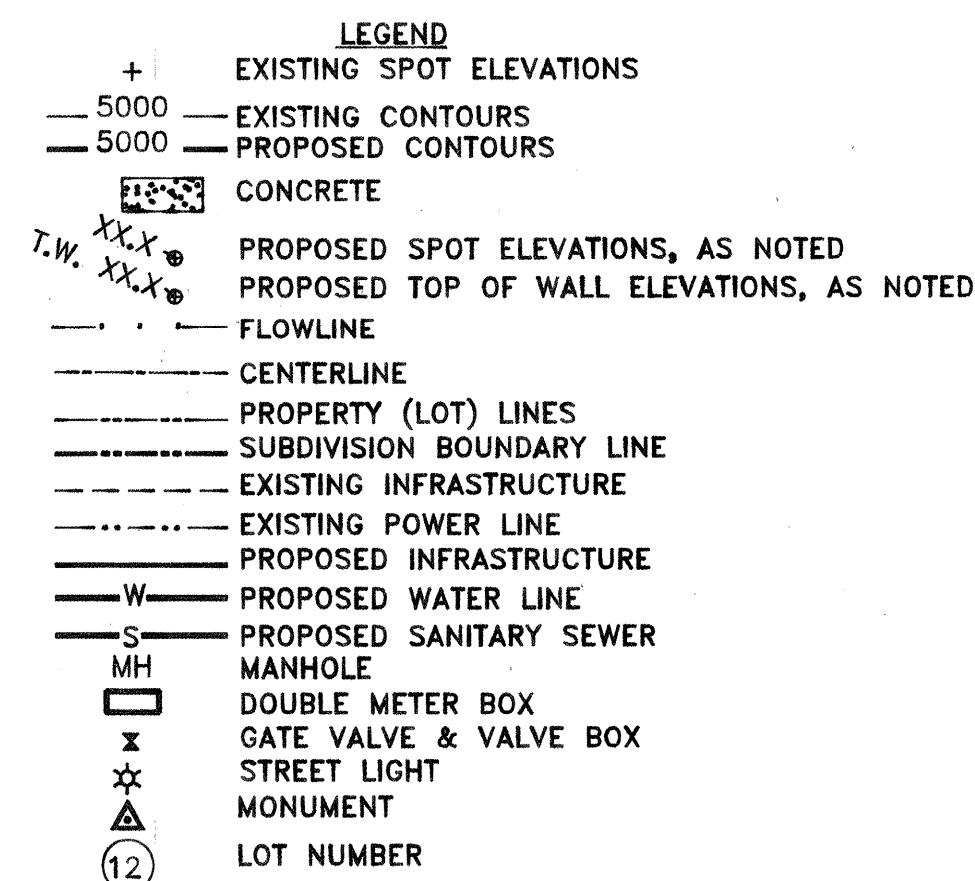
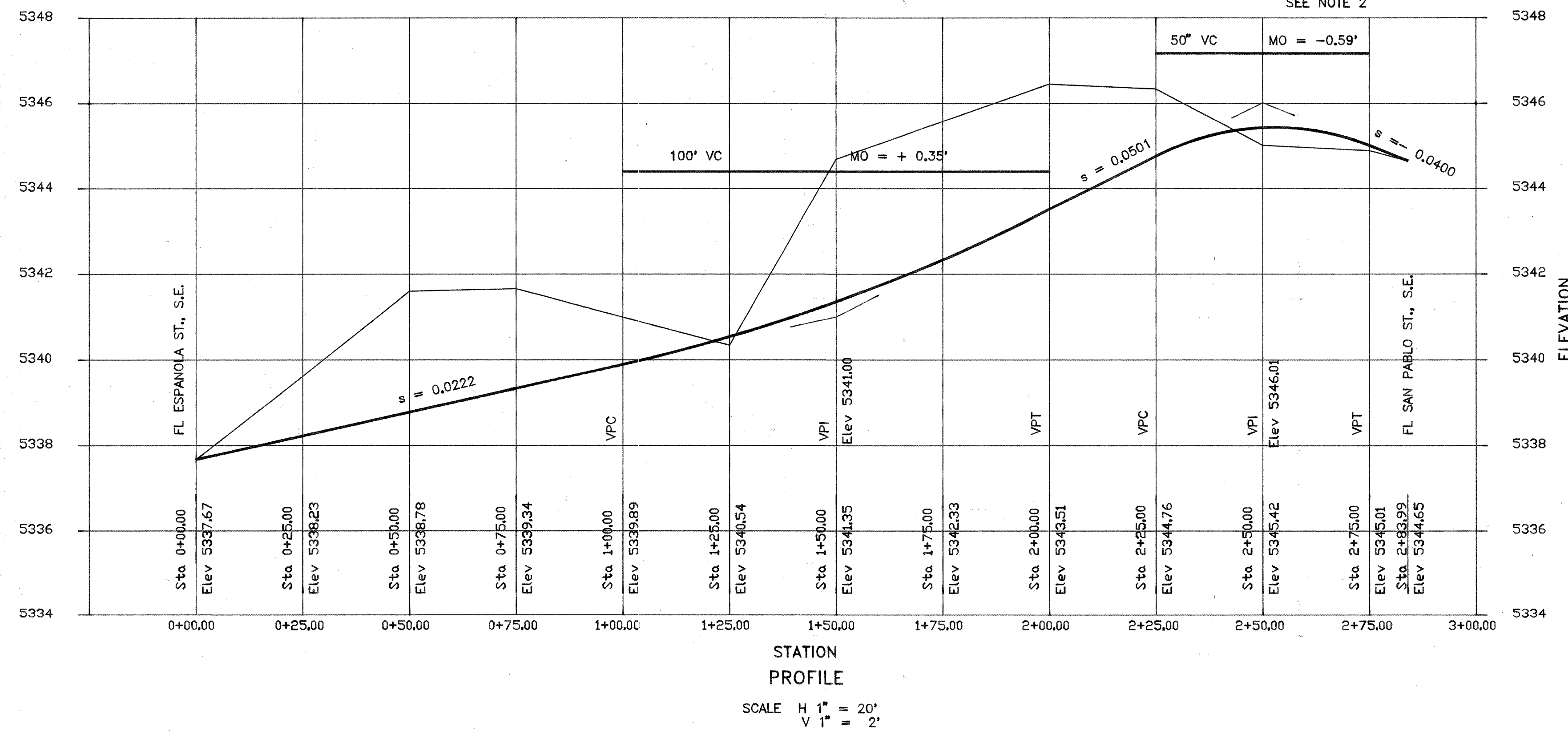
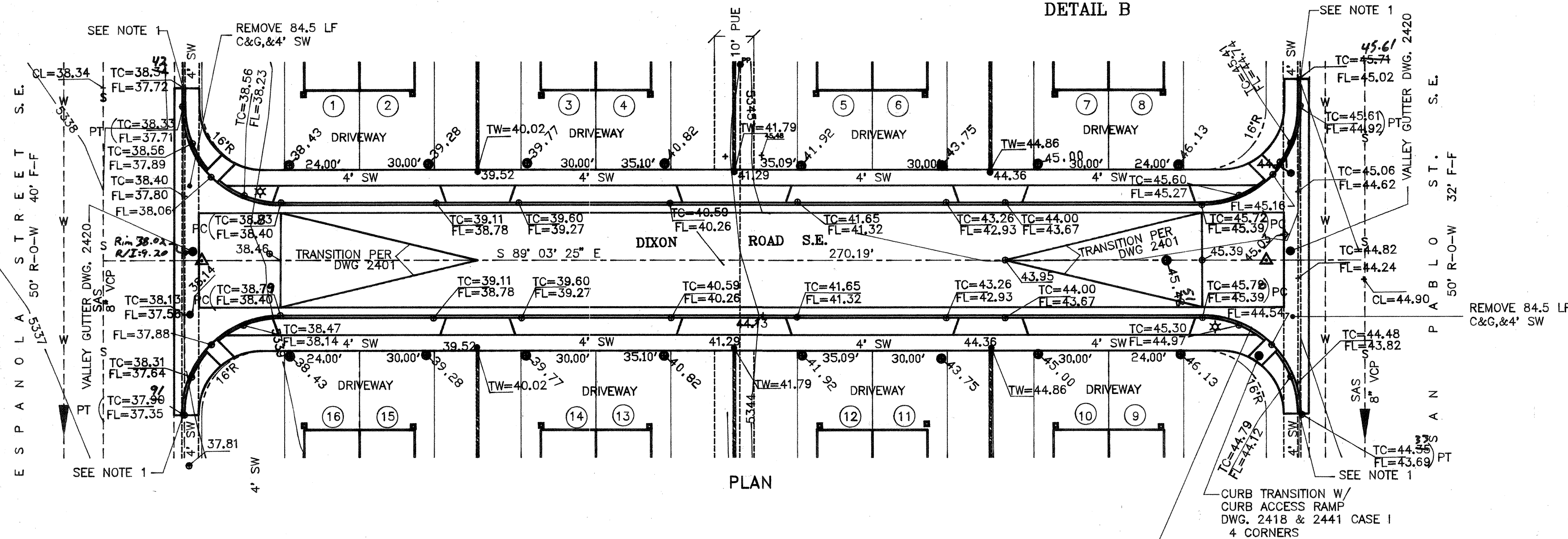
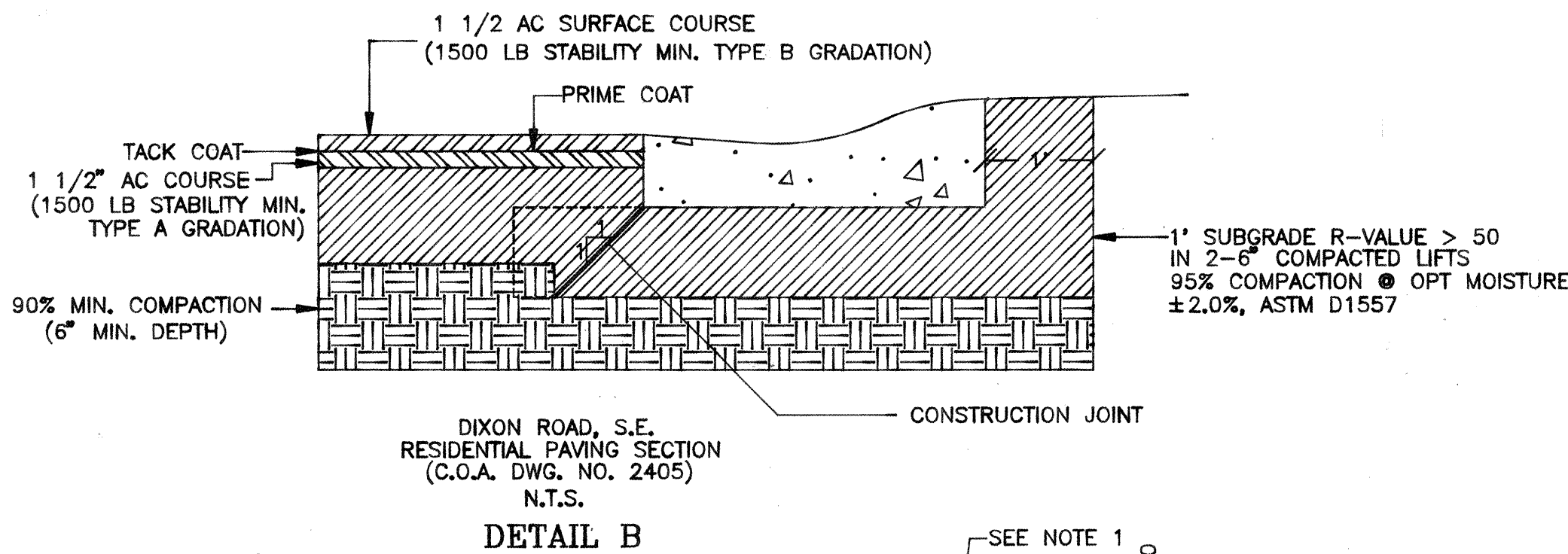
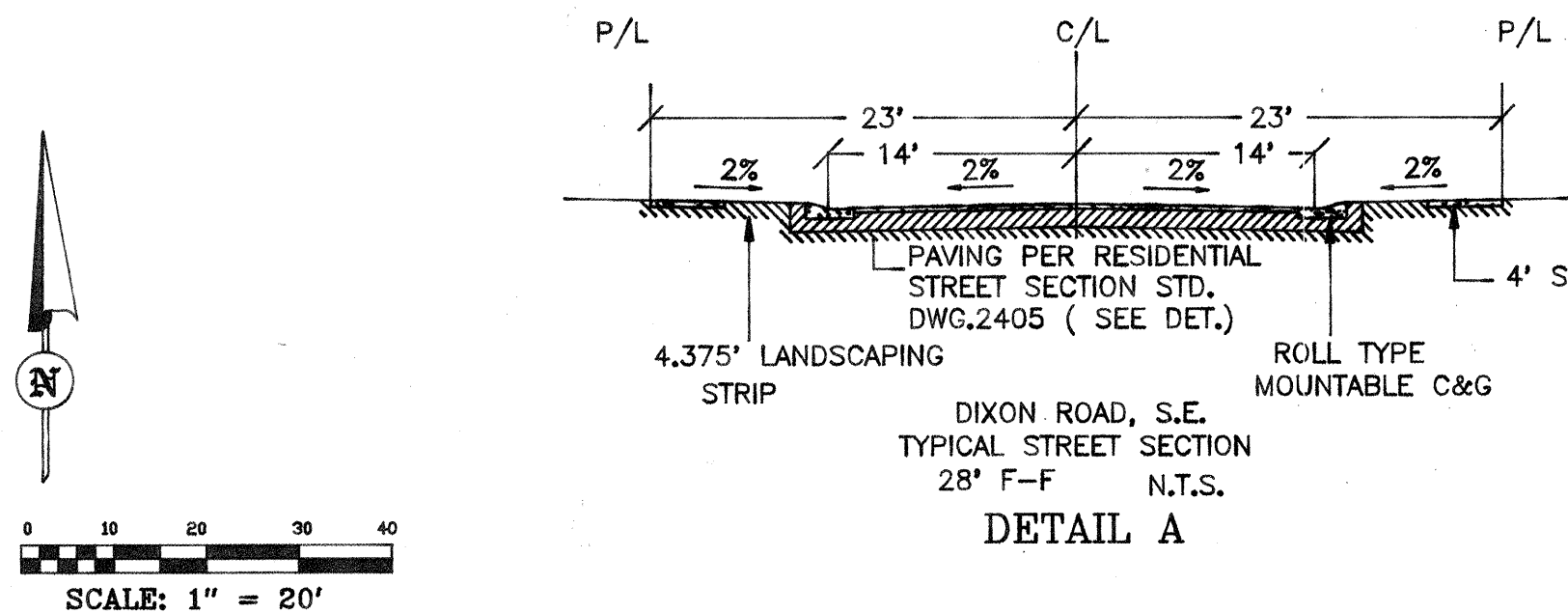
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TRUMBULL PARK VILLAGE SUBDIVISION
PLAT

Design Review Committee	City Engineer Approval	Wm./Dm./Yn.	Wm./Dm./Yn.
City Project No. 590181	Zone Map No. L-19	Sheet 2	Of 6

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	BY	NO.	DATE	CONTRACTOR	DATE
			HARRIS SURVEYING		03/27/98	ACS 11-K19 EL. 5315.7	
						INSPECTOR'S	DATE
						FIELD CHANGE BY	DATE
						VERIFICATION BY	DATE
						CORRECTED BY	DATE
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	





CONSTRUCTION NOTES:

1. TIE NEW CONSTRUCTION TO EXISTING C, G, & SW AT EXISTING GRADES AND ELEVATIONS.
2. ALL FOUR CORNERS OF DIXON ROAD FACE OF CURB 25' R, DELTA 90°, AND L = 39.27'.
3. SOIL NOT HAVING THE MINIMUM R VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2' AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCORDING TO THE EXISTING R VALUE PER COA STANDARD SPECIFICATIONS.
4. FOR PAVEMENT CUTS IN SAN PABLO STREET AND ESPANOLA STREET FOR UTILITIES, REPLACE PAVING PER DWG. 2465 - RESIDENTIAL STREETS.
5. SIDEWALKS TO BE CONSTRUCTED PER STD. DWG. 2430.
6. DRIVEPADS TO BE CONSTRUCTED PER STD. DWG. 2425.
7. SIDEWALKS & DRIVEPADS TO BE CONSTRUCTED DURING D.U. CONSTRUCTION, PRIOR TO FINAL INSPECTION FOR BUYER CLOSING AND OCCUPANCY.
8. THE PROPOSED ELEVATIONS AT THE CURB RADII ARE QUARTER CORNERS I.e. 22.5' POINTS.

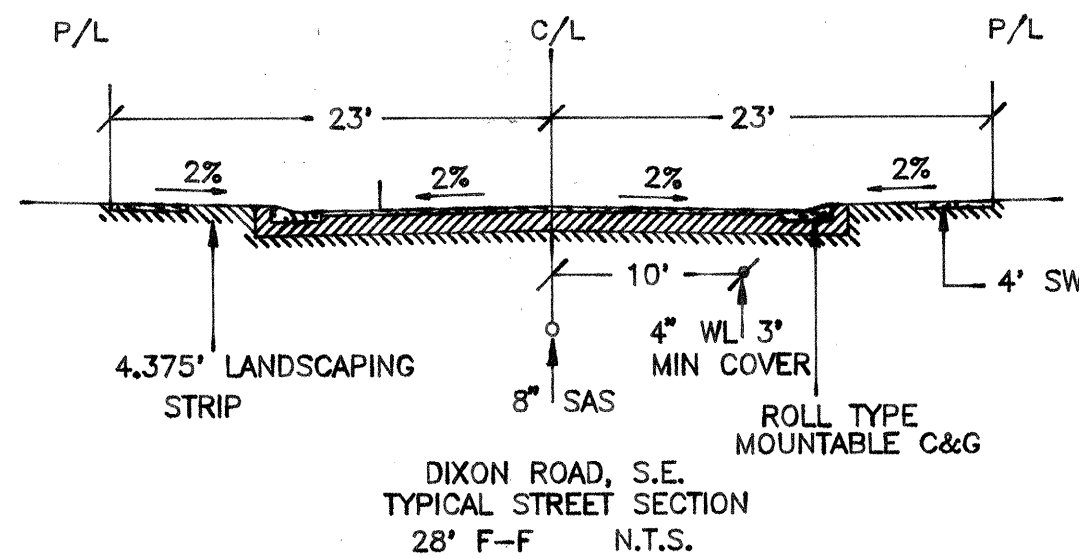
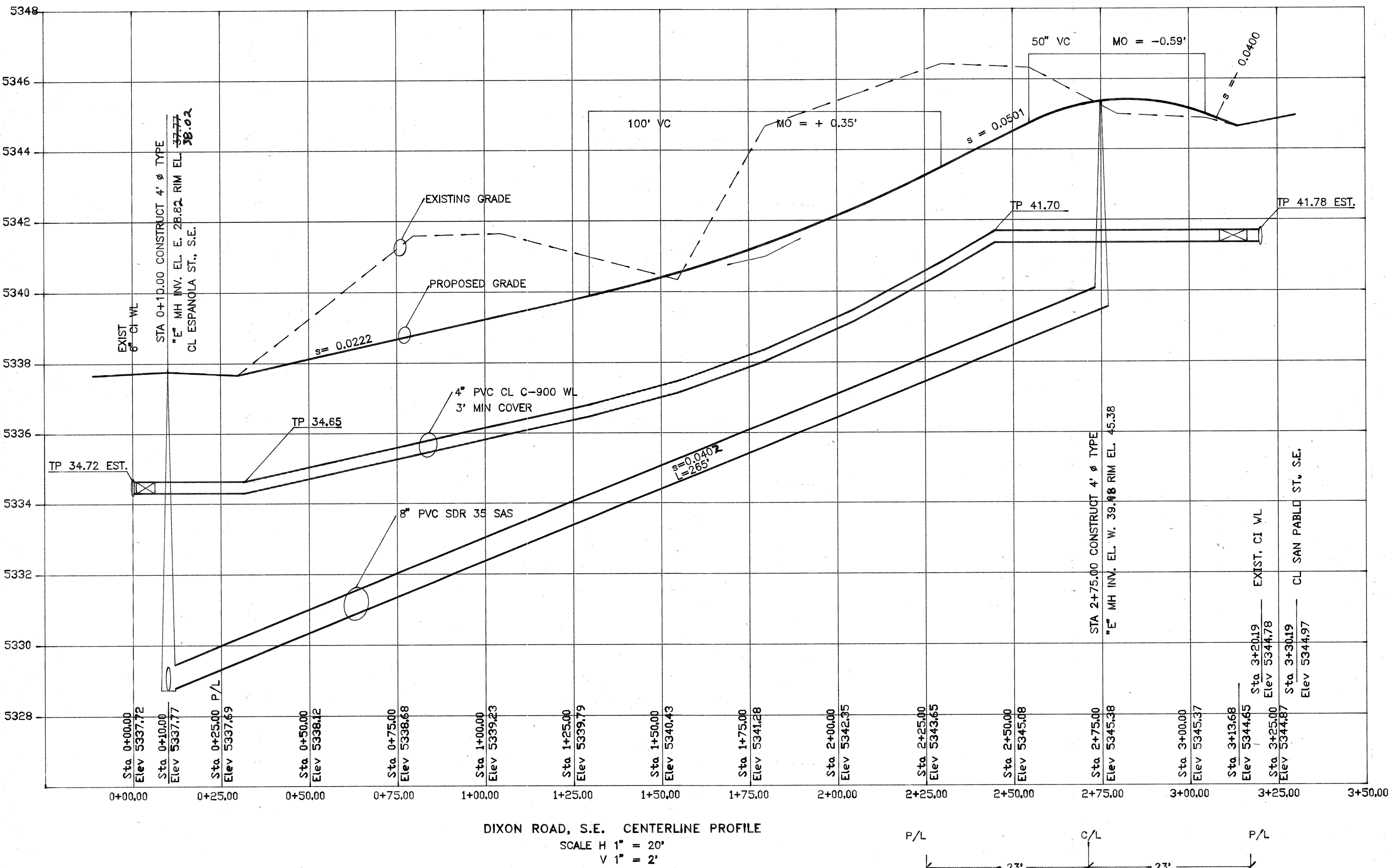
AS BUILT INFORMATION				BENCH MARKS			
CONTRACTOR	DATE	STATION	EL.	NO.	DATE	STATION	EL.
C.A. Coonce & Associates, Inc.	5/19/98	ACS 11-K 19	EL. 5316.7				
INSPECTOR	DATE	STATION	EL.	NO.	DATE	STATION	EL.
C.A. Coonce & Associates, Inc.	5/19/98						
VERIFIER	DATE	STATION	EL.	NO.	DATE	STATION	EL.
C.A. Coonce & Associates, Inc.	5/19/98						
CORRECTOR	DATE	STATION	EL.	NO.	DATE	STATION	EL.
C.A. Coonce & Associates, Inc.	5/19/98						
MICRO-FILM INFORMATION	DATE	STATION	EL.	NO.	DATE	STATION	EL.

SURVEY INFORMATION			
FIELD NOTES	DATE	BY	NO.
HARRIS SURVEYING	03/31/98		

ENGINEER'S SEAL			
REGISTERED PROFESSIONAL ENGINEER	NEW MEXICO	2934	05-18-98

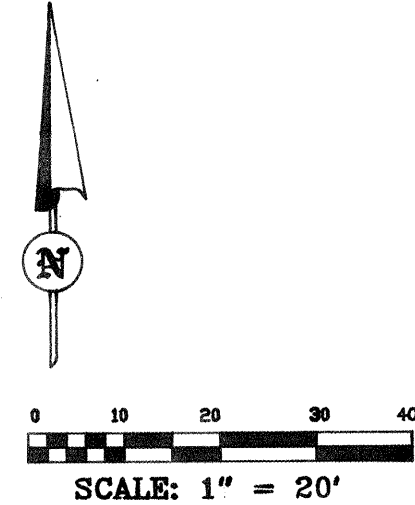
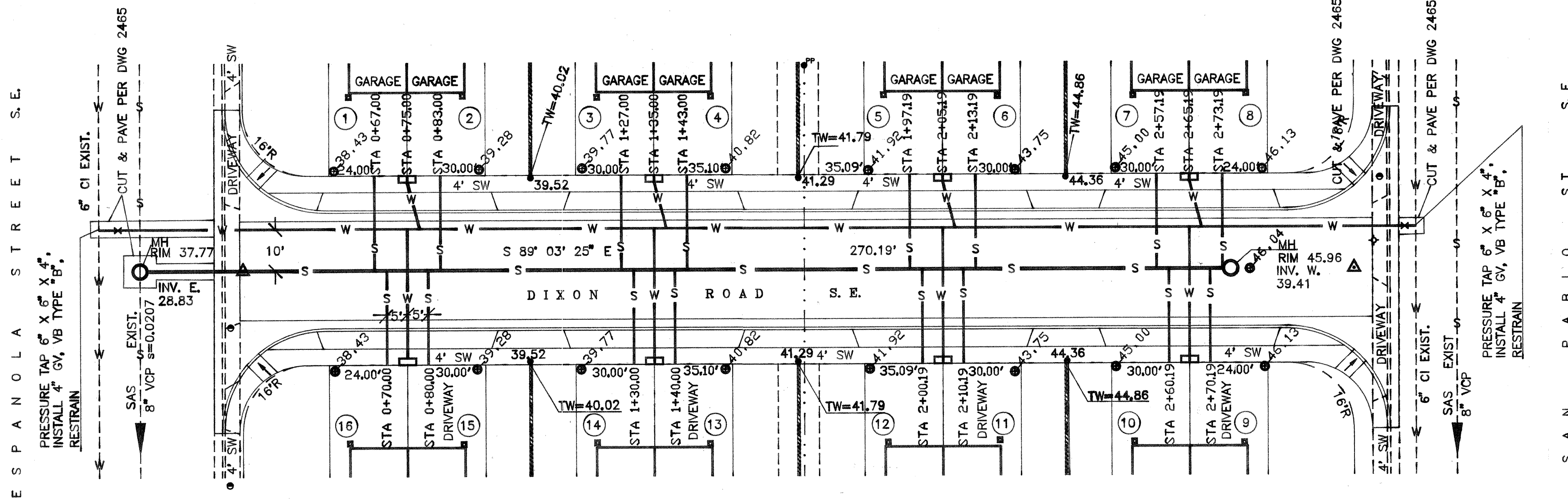
REVISIONS			
NO.	DATE	REMARKS	BY
		DESIGN	
		CAC	
		LSC	
		CAC	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TRUMBULL PARK VILLAGE SUBDIVISION STREET DESIGN - DIXON ROAD, S.E.			
Design Review Committee	City Engineer Approval	10/10/98	10/10/98
APPROVED			
City Project No.	590181	Zone Map No.	L-19
Sheet	3	Of	6



LOT NO	TP EL
1	34.71
2	35.00
3	35.11
4	36.93
5	38.51
6	39.10
7	41.51
8	41.95
9	41.91
10	41.55
11	39.03
12	38.58
13	36.43
14	36.16
15	34.97
16	34.74

- LEGEND**
- EXISTING SPOT ELEVATIONS, AS NOTED
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - CONCRETE
 - PROPOSED SPOT ELEVATIONS, AS NOTED
 - PROPOSED TOP OF WALL ELEVATIONS, AS NOTED
 - FLOWLINE
 - CENTERLINE
 - PROPERTY (LOT) LINES
 - SUBDIVISION BOUNDARY LINE
 - EXISTING INFRASTRUCTURE
 - EXISTING POWER LINE
 - PROPOSED INFRASTRUCTURE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - DOUBLE METER BOX
 - GATE VALVE & VALVE BOX



CONSTRUCTION NOTE:
SERVICE TAPS FOR BOTH WATER AND SEWER LINES TO HAVE MIN. 5 FT. SEPARATION BETWEEN TAPS ALONG THE RESPECTIVE LINE.

C. A. COONCE & ASSOCIATES, INC.
ENVIRONMENTAL, SANITARY & WATER RESOURCES
CONSULTING ENGINEERING
12324 PINERIDGE, N.E., ALBUQUERQUE, NM 87112
PHONE: (505) 296-1089 FAX: (505) 296-0478

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**TITLE: TRUMBULL PARK VILLAGE SUBDIVISION
DIXON ROAD, S.E. - WATER & SEWER DESIGN**

Design Review Committee	City Engineer Approval	Least Design Update
Jul 30 1998		
DESIGN REVIEW COMMITTEE		

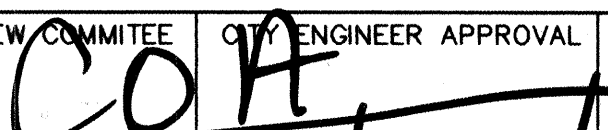
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
		NO.	DATE	ACS 11-K19	EL. 5315.7	CONTRACTOR	Condere		
		HARRIS SURVEYING	03/31/98			WORK	STANDARD	DATE	5/99
						FIELD	ACCEPTANCE BY	DATE	5/99
						DRAWINGS	CONNECTION BY	DATE	8/99
						MICRO-FILM INFORMATION			
						RECORDED BY		DATE	

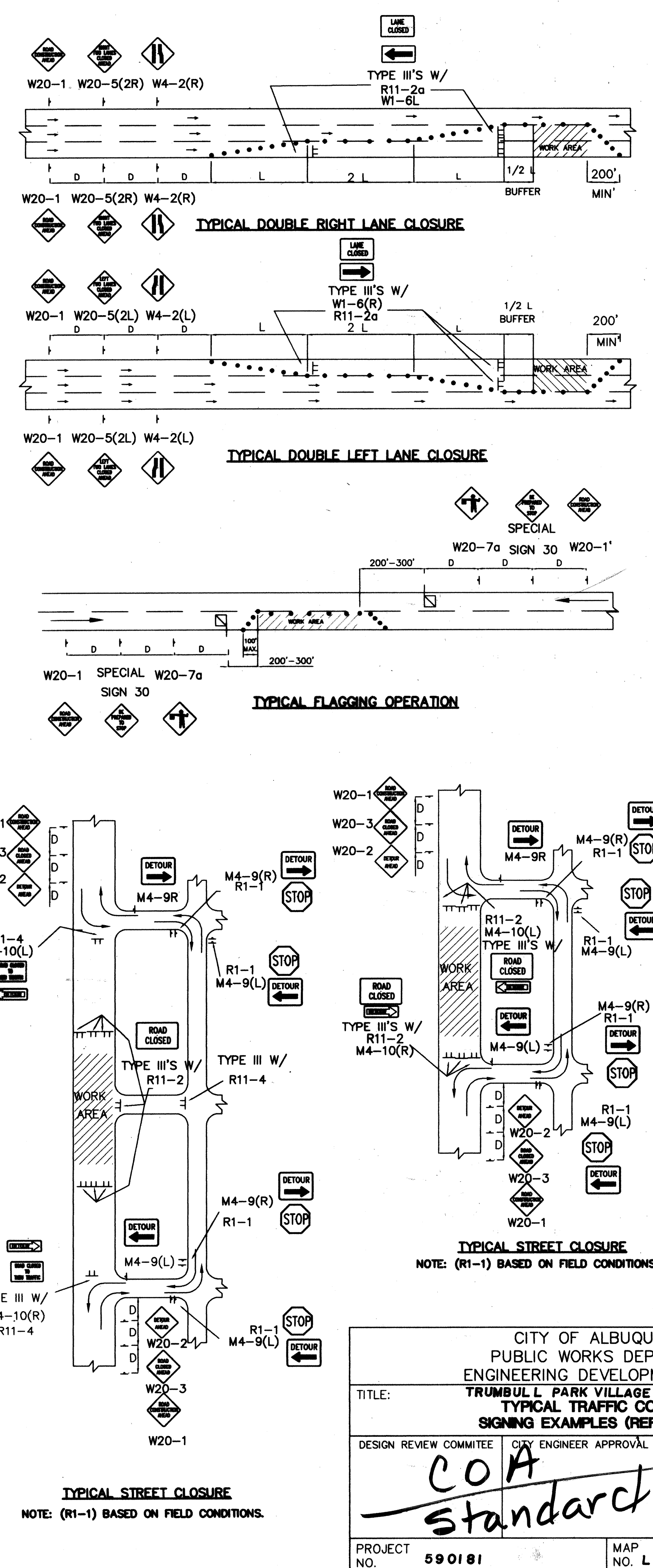
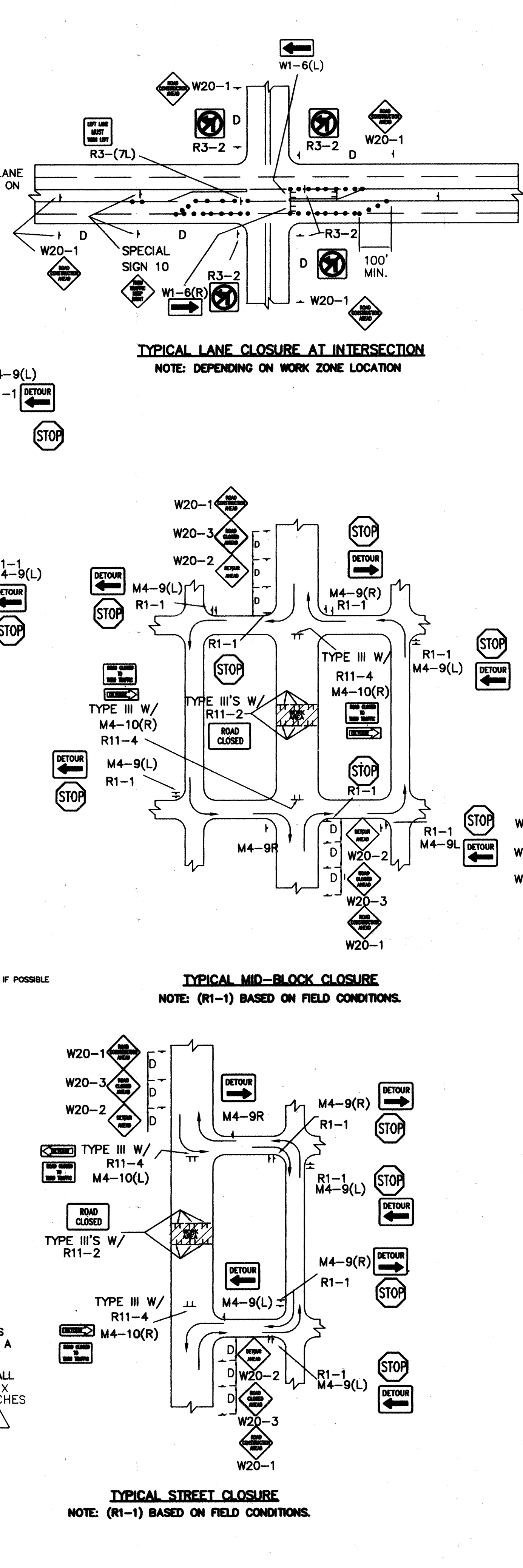
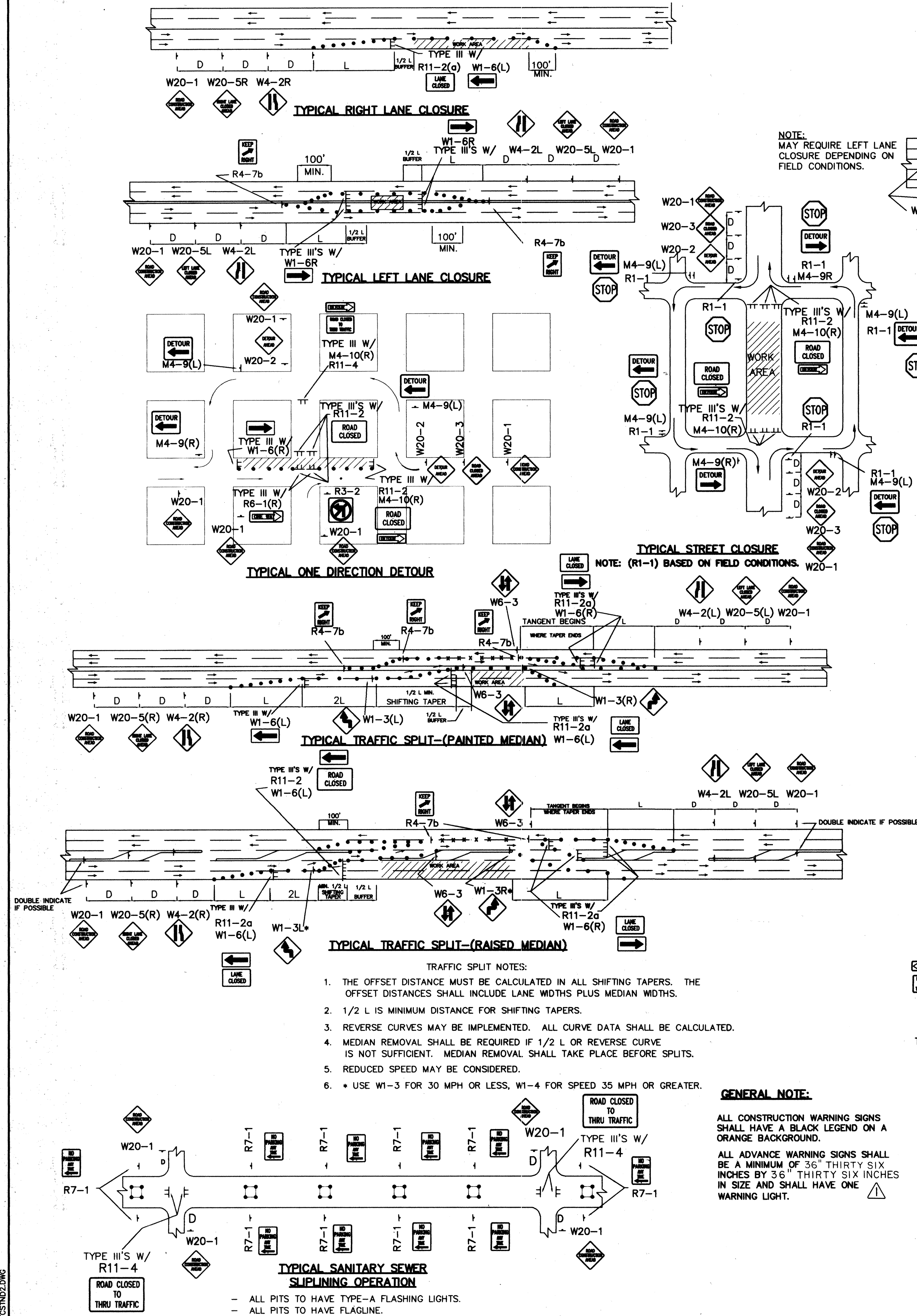
SCANNED BY
MESA REPRO

- CTCSTND1.DWG

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: TRUMBULL PARK VILLAGE SUBDIVISION SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR	MO./DAY/YR
				
PROJECT NO. 590181	MAP NO. L-18	SHEET 5 OF 6		



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **TRUMBULL PARK VILLAGE SUBDIVISION
TYPICAL TRAFFIC CONTROL &
SIGNING EXAMPLES (REF. M.U.T.C.D.)**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

PROJECT NO. **590181** MAP NO. **L-18** SHEET **6** OF **6**

LAST UPDATE: **COA standard**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY		
STANDARD BY	DATE	DATE	DATE	DATE	DATE		
FIELD ADJUSTMENT BY	DATE	DATE	DATE	DATE	DATE		
DRAWING BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	REMARKS	BY
CHECKED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	REVISIONS	DATE
RECORDED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
NO.		DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE