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4.	SITE UTILITY PLAN
5.	GRADING AND DRAINAGE PLAN
6.	PLAN AND PROFILE- SEWER EXTENTION

CONSTRUCTION PLANS

FOR THE

DEVELOPMENT OF

WILSON MOBILE HOME PARK

BERNALILLO COUNTY

FEBRUARY, 1982

PREPARED FOR:

CECIL WILSON
740 CARLITO ROAD N.E.
ALBUQUERQUE, N.M. 87113

PREPARED BY:

TOM MANN ASSOCIATES, INC.
811 DALLAS, N.E.
ALBUQUERQUE, NEW MEXICO 87110

PROJECT BENCHMARK

CITY OF ALBUQUERQUE BENCHMARK 9-E16, A 40-PENNY NAIL IN THE NORTH SIDE OF AN ELECTRIC POWERLINE POLE LOCATED AT THE JUNCTION OF BEAR CAÑON LANE N.E. AND CANONCITO PLACE N.E., IN THE SOUTHEAST QUADRANT OF THE JUNCTION.

ELEVATION = 5015.714 FEET

THOMAS T. MANN JR., N.M.P.E. & L.S. No. 3792 DATE 2/1/82

REGISTERED PROFESSIONAL ENGINEER THOMAS T. MANN JR. 3792 NEW MEXICO AND LAND SURVEYOR

RECEIVED APR 1 - 1982 ENGINEERING

811 DALLAS N.E. - ALBUQUERQUE - NEW MEXICO - 87110
ENGINEERS

JOB No. 1034

BK 21 DATE 2-24-82 PG 1-6
CITY OF ALBUQUERQUE

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CITY CLERK RECORDER

OFFICIAL SEAL NORBERTA SANCHEZ NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires May 8, 1986

PLANS/PLATS ON FILE

FILE DESC: E-16/D005

PLANS/PLATS 6

F 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D F

WILSON MOBILE HOME PARK

A REPLAT OF

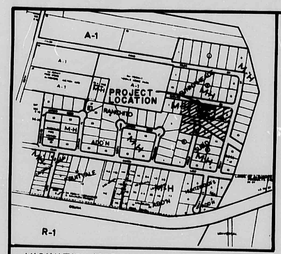
LOTS 3 THROUGH 9, BLOCK 3 AND

LOTS 5 AND 6, BLOCK 4

SUNNYMEAD SUBDIVISION

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 1982

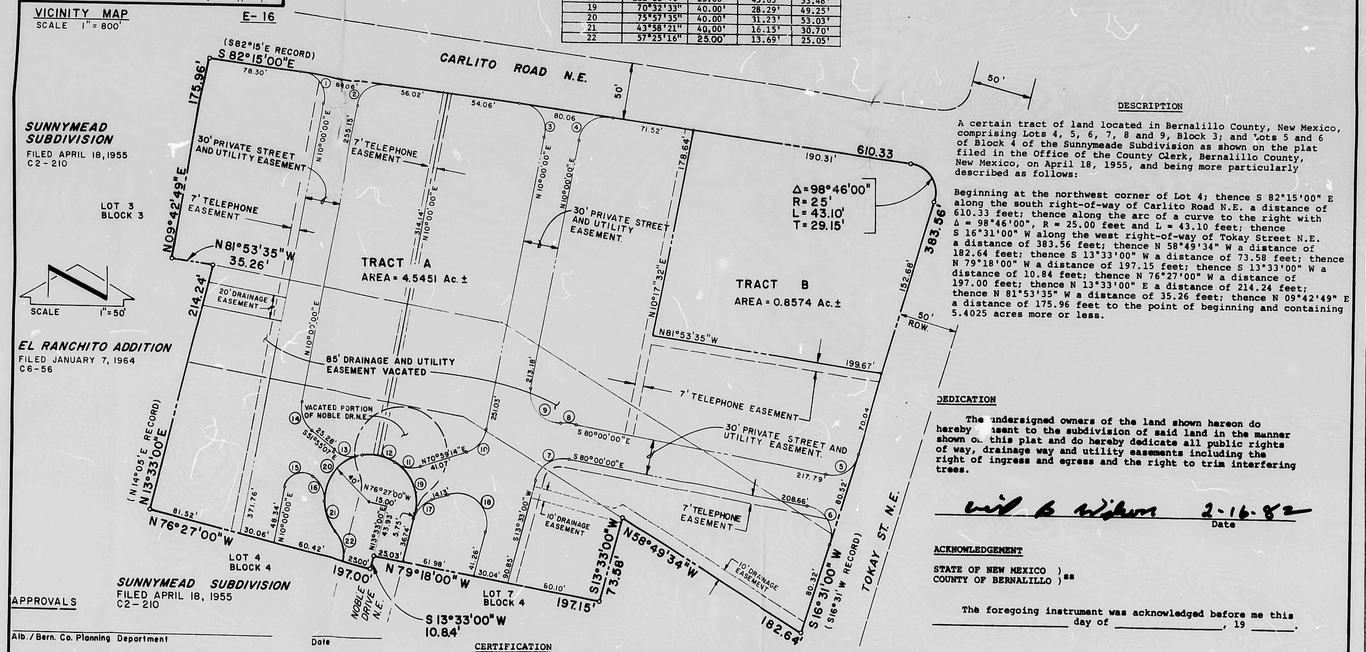


VICINITY MAP
SCALE 1" = 800'

E-16

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
1	92°15'00"	25.00'	26.00'	40.25'
2	87°45'00"	25.00'	24.04'	38.29'
3	92°15'00"	25.00'	26.00'	40.25'
4	87°45'00"	25.00'	24.04'	38.29'
5	83°29'00"	25.00'	22.31'	36.43'
6	96°31'00"	25.00'	28.02'	42.11'
7	86°27'00"	25.00'	23.50'	37.72'
8	13°24'25"	55.00'	6.46'	12.87'
9	103°24'25"	25.00'	31.66'	45.12'
10	60°59'14"	25.00'	14.72'	26.61'
11	52°01'12"	25.00'	12.20'	22.70'
12	46°56'46"	40.00'	17.37'	32.77'
13	52°01'13"	25.00'	12.20'	22.70'
14	61°55'07"	25.00'	15.00'	27.02'
15	118°04'53"	14.56'	24.27'	30.01'
16	52°01'17"	25.00'	12.20'	22.70'
17	57°26'14"	25.00'	13.70'	25.06'
18	122°33'46"	25.00'	45.63'	53.48'
19	70°32'33"	40.00'	28.29'	49.25'
20	73°57'39"	40.00'	31.23'	53.03'
21	43°58'21"	40.00'	16.15'	30.70'
22	57°25'16"	25.00'	13.69'	25.05'



APPROVALS

Alb./Bern. Co. Planning Department	Date
Public Service Co. of New Mexico	Date
Gas Company of New Mexico	Date
Mountain Bell	Date
Bernalillo County Commission	Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico and that the above survey and plat was prepared by me or under my supervision and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., NMPE & LS No. 5152 — Date 2/16/82

REGISTERED THOMAS T. MANN JR. 5152 NEW MEXICO PROFESSIONAL ENGINEER AND LAND SURVEYOR

DESCRIPTION

A certain tract of land located in Bernalillo County, New Mexico, comprising Lots 4, 5, 6, 7, 8 and 9, Block 3; and Lots 5 and 6 of Block 4 of the Sunnymeade Subdivision as shown on the plat filed in the Office of the County Clerk, Bernalillo County, New Mexico, on April 18, 1955, and being more particularly described as follows:

Beginning at the northwest corner of Lot 4; thence S 82°15'00" E along the south right-of-way of Carlito Road N.E. a distance of 610.33 feet; thence along the arc of a curve to the right with Δ = 98°46'00", R = 25.00 feet and L = 43.10 feet; thence S 16°31'00" W along the west right-of-way of Tokay Street N.E. a distance of 383.56 feet; thence N 58°49'34" W a distance of 182.64 feet; thence S 13°33'00" W a distance of 73.58 feet; thence N 79°18'00" W a distance of 197.15 feet; thence S 13°33'00" W a distance of 10.84 feet; thence N 76°27'00" W a distance of 197.00 feet; thence N 13°33'00" E a distance of 214.24 feet; thence N 81°53'35" W a distance of 35.26 feet; thence N 09°42'49" E a distance of 175.96 feet to the point of beginning and containing 5.4025 acres more or less.

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate all public rights of way, drainage way and utility easements including the right of ingress and egress and the right to trim interfering trees.

[signature] 2-16-82
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____.

811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

JOB NO. 1-024

SHEET 2 OF 6

CITY OF ALBUQUERQUE
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R# 21 DATE 2-24-82 OP ESP

CITY OF ALBUQUERQUE

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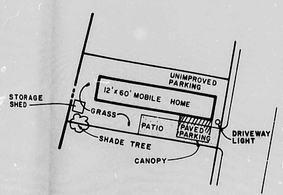
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1985

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D



TYPICAL LOT

TABLE I
MOBILE HOME SPACING

1. SIDE TO SIDE SPACING BETWEEN MOBILE HOMES SHALL BE AT LEAST 20 FT.
2. BACK TO BACK SPACING SHALL BE AT LEAST 15 FT.
3. THE DISTANCE BETWEEN ANY MOBILE HOME AND ANY BUILDING SHALL BE AT LEAST 20 FT.
4. ANY MOBILE HOME SHALL BE LOCATED AT LEAST 25 FT. FROM THE RIGHT OF WAY LINE OF ANY STREET AND AT LEAST 10 FT. FROM ANY PROPERTY LINE OF THE MOBILE HOME COURT.
5. STORAGE SHEDS AND CANOPIES ARE OPTIONAL.

NOTE:

1. TRAILER DIMENSIONS SHOWN ARE ARBITRARY. ACTUAL SIZES MAY VARY, BUT ALL INSTALLATIONS SHALL COMPLY WITH TABLE I.
2. LANDSCAPING SHALL BE A MIX OF COTTONWOOD, RUSSIAN OLIVE AND NON BEARING MULBERRY. 1½" CALIPER MINIMUM.

JOHN MARTY ASSOCIATES, P.C.
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110
ENGINEERS

NO.	DATE	BY	REVISIONS

DESIGNED BY T.M.
DRAWN BY B.S.
APPROVED

JOB NO. 1·024
DATE 1/82

WILSON MOBILE HOME PARK
SITE DEVELOPMENT PLAN

FILE NO.
SHEET 3 OF 6

RM 21 DATE 2-24-83 OP 658
CITY OF ALBUQUERQUE
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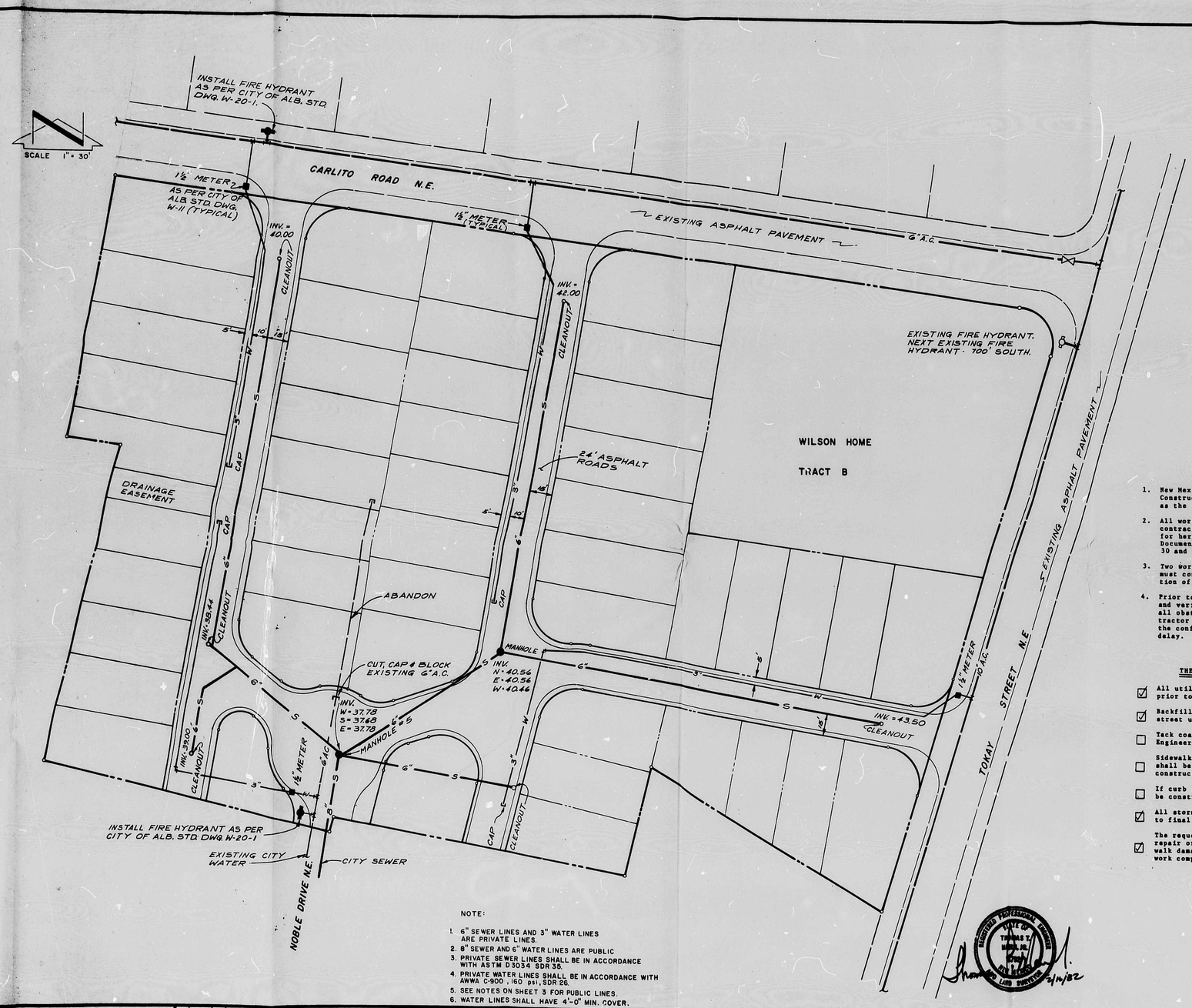
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1985

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D



NOTE:

1. 6" SEWER LINES AND 3" WATER LINES ARE PRIVATE LINES.
2. 8" SEWER AND 6" WATER LINES ARE PUBLIC
3. PRIVATE SEWER LINES SHALL BE IN ACCORDANCE WITH ASTM D3034 SDR 35.
4. PRIVATE WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C-900, 160 psi, SDR 26.
5. SEE NOTES ON SHEET 3 FOR PUBLIC LINES.
6. WATER LINES SHALL HAVE 4'-0" MIN. COVER.

NOTICE TO CONTRACTORS

1. New Mexico Standard Specifications for Public Works Construction-1979 Edition will be referred to hereon as the "Standard Specification."
2. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 30 and the Standard Specification."
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to 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 surveyor so that the conflict can be resolved with a minimum amount of delay.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] All utilities and utility service lines shall be installed prior to paving.
- [x] 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.
- [x] All storm drainage facilities shall be completed prior to final acceptance.
- [x] The requestor or developer shall be responsible for repair or replacement of all curb and gutter or sidewalk damaged after approval by the City Engineer of work completed by the Contractor.

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEW MEXICO — THOMAS T. MOA, JR. — 7016 — REGISTERED LAND SURVEYOR
5/11/82

BW 21 DATE 2-24-83 OR ESP

CITY OF ALBUQUERQUE

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CITY CLERK RECORDER

OFFICIAL SEAL NORBERTA SANCHEZ NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires MAY 8 1986

Norberta Sanchez

811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

NO.	DATE	BY	REVISIONS

DESIGNED BY T.M.
DRAWN BY B.S.
APPROVED

JOB NO 1-024
DATE

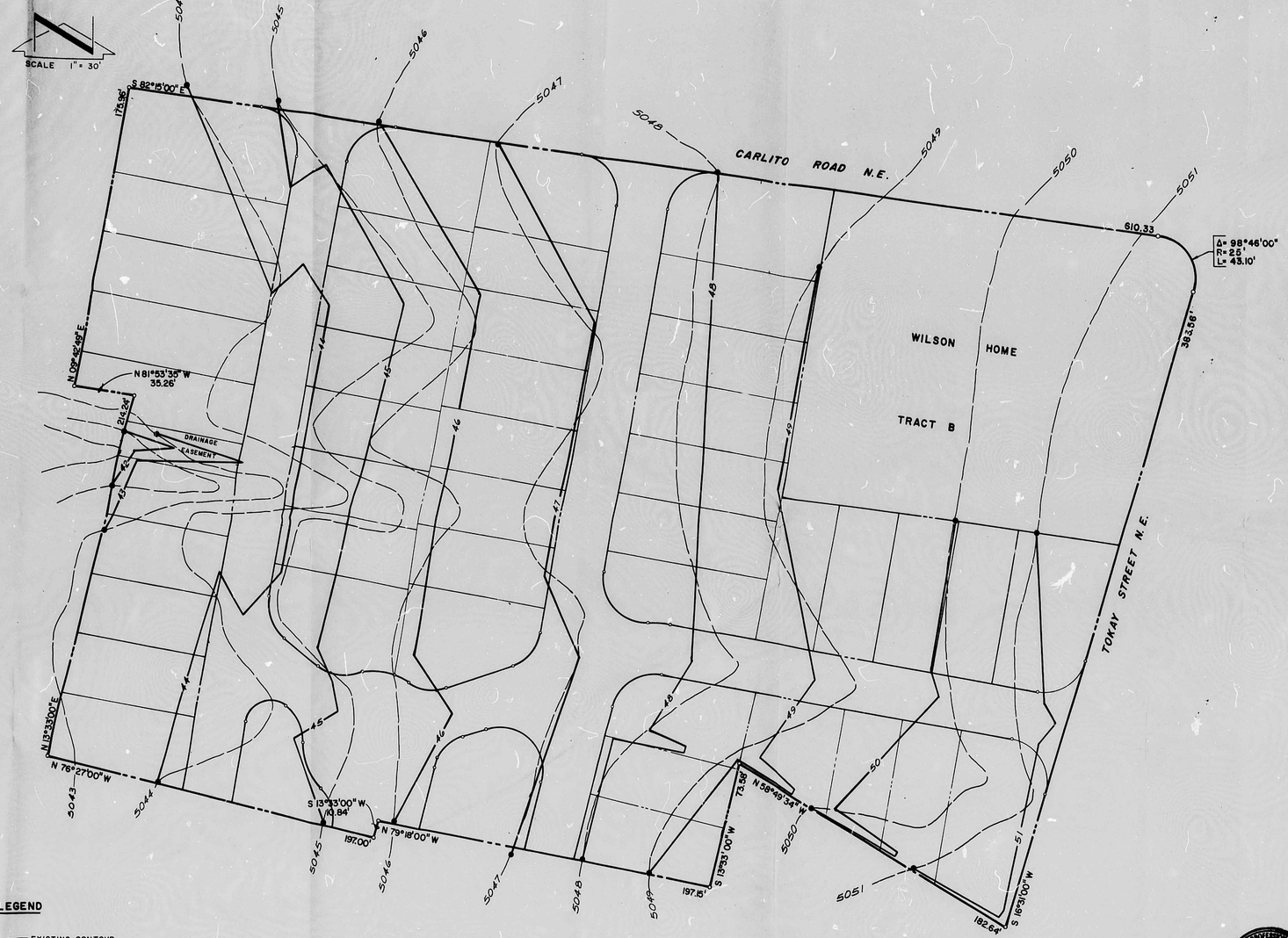
WILSON MOBILE HOME PARK
SITE UTILITY PLAN

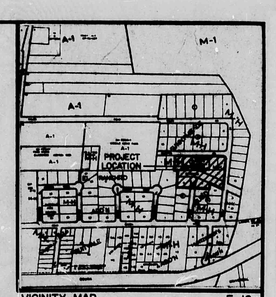
FILE NO.
SHEET 4 OF 6

D 24 C 20 B 16 A 12

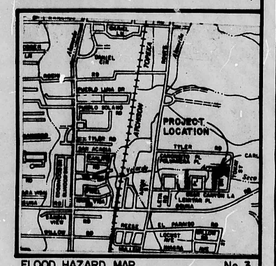
CITY OF ALBUQUERQUE

C D





VICINITY MAP
SCALE 1" = 800'
E-16



FLOOD HAZARD MAP
No. 3

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R# 21 DATE 2-24-93 OP. LSP

CITY OF ALBUQUERQUE

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Karen Acuna
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires May 8, 1996
Norberta Sanchez

REGISTERED PROFESSIONAL ENGINEER
THOMAS S. MARR
NEW MEXICO
LAND SURVEYOR
4/12/92

CONTINENTAL ENGINEERING CO.
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

NO	DATE	BY	REVISIONS

DESIGNED BY T.M.
DRAWN BY B.S.
APPROVED

JOB NO. 1-024
DATE

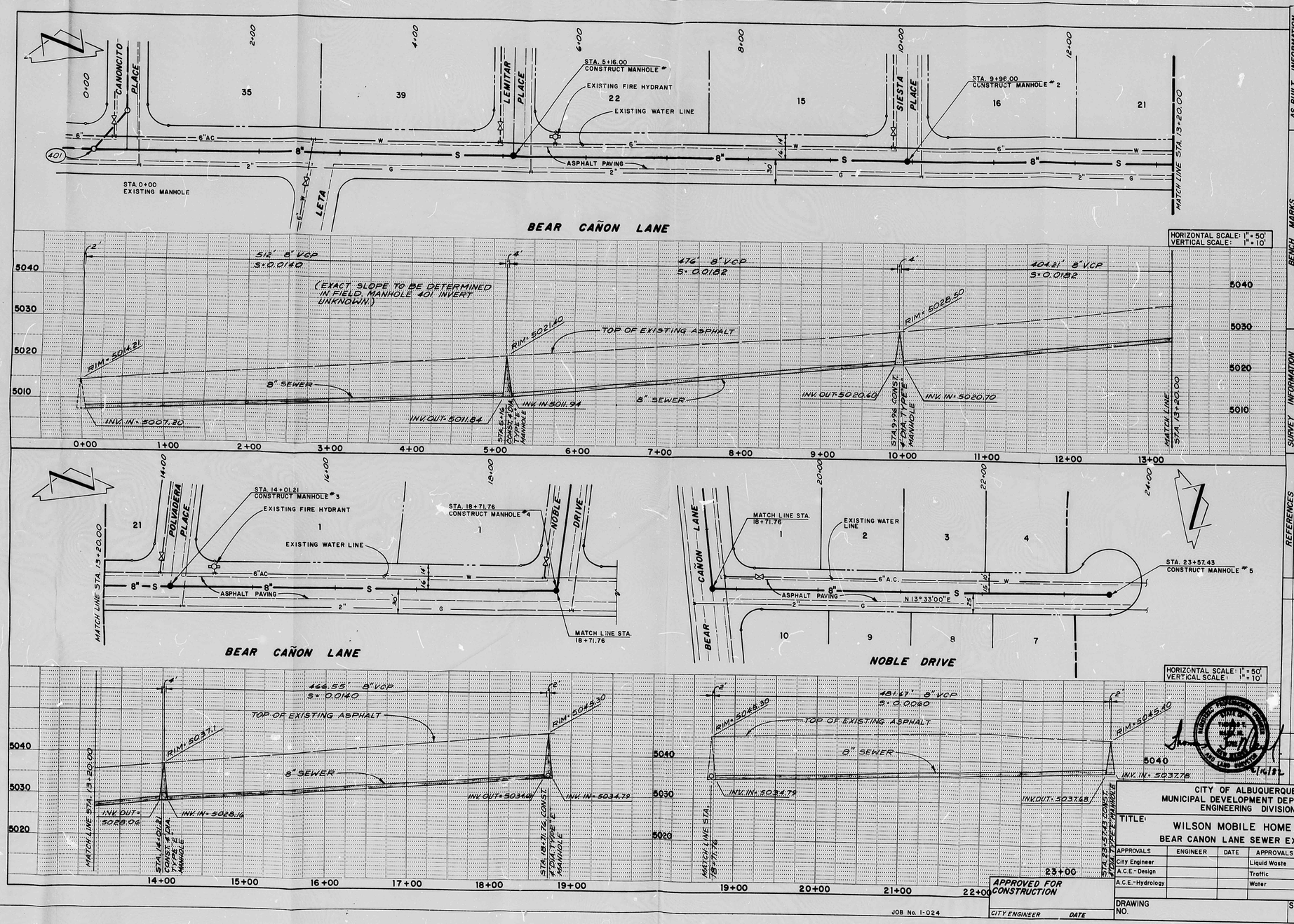
WILSON MOBILE HOME PARK
GRADING AND DRAINAGE PLAN

FILE NO
SHEET 5 OF 6

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D



AS BUILT INFORMATION	
CONTRACTOR	
WORK STARTED BY	DATE
WORK FINISHED BY	
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	
FIELD VERIFIED BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

CITY OF ALBUQUERQUE BENCHMARK 9-E16, A 40-PENNY NAIL IN THE NORTH SIDE OF AN ELECTRIC POWERLINE POLE LOCATED AT THE JUNCTION OF BEAR CAÑON LANE N.E. AND CANONCITO PLACE N.E., IN THE SOUTHEAST QUADRANT OF THE JUNCTION.
ELEVATION = 5015.714 FEET.

SURVEY INFORMATION

FIELD NOTES:

NO.	BY	DATE

REFERENCES

MAP NO. E-16
EST. NO.
W.O. NO.

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: WILSON MOBILE HOME PARK
BEAR CANON LANE SEWER EXTENTION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

APPROVED FOR CONSTRUCTION
CITY ENGINEER — DATE

DRAWING NO.
SHEET 6 OF 6

R# 21 DATE 6-24-92 CP LSP
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CITY CLERK RECORDER
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D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D