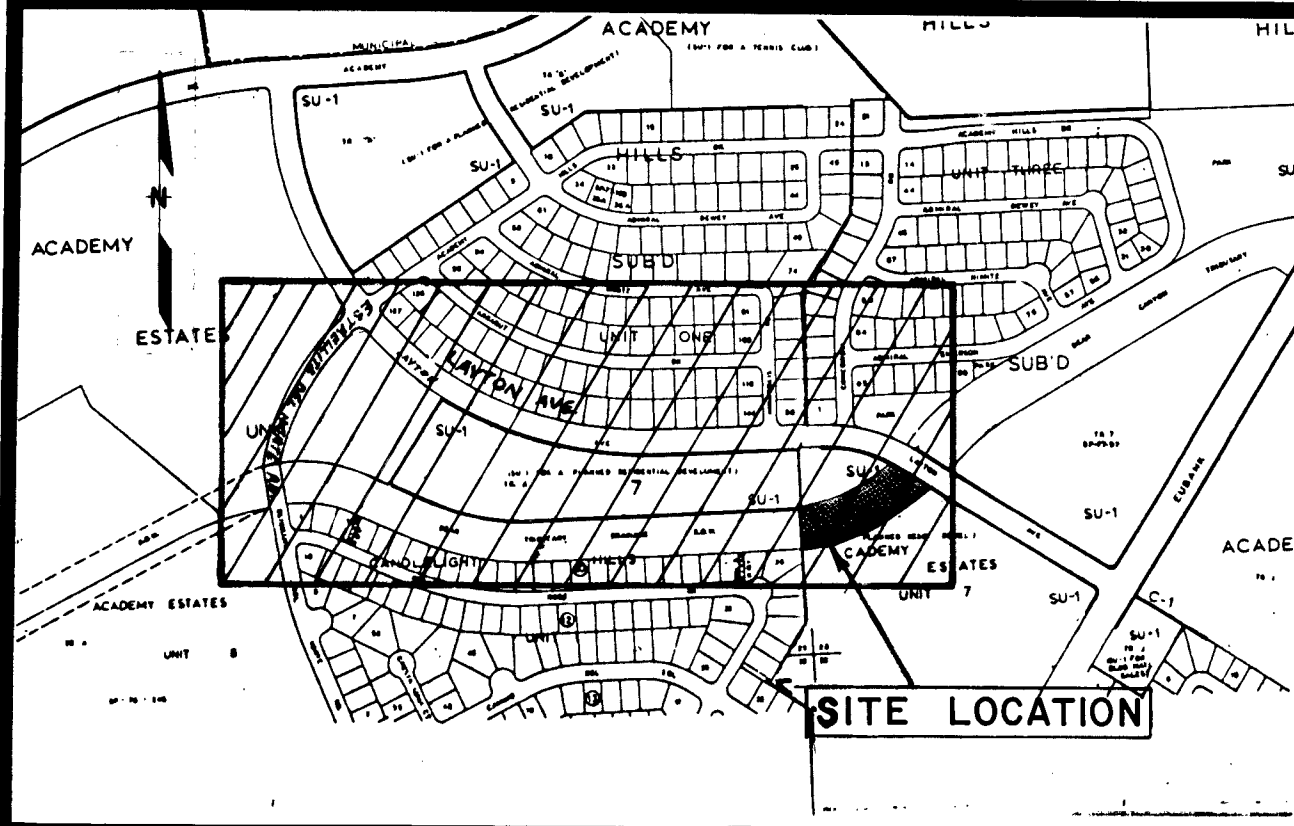




VICINTY MAP
SCALE: 1" = 800' (Approx.)
ZONE ATLAS E-21

CONSTRUCTION PLANS
FOR
BEAR CANYON TRIBUTARY
ESTRELLITA DEL NORTE TO
LAYTON AVENUE
ACADEMY ESTATES
ALBUQUERQUE, NEW MEXICO

PHASE I CONSTRUCTION

INDEX TO DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	PLAN AND PROFILES
3-4	DETAILS
△ 5-6	SUBDIVISION PLATS

GENERAL NOTES

- 1) All materials and construction shall conform to the City of Albuquerque's Standards and specifications.
- 2) All concrete shall be 3500 PSI, 28 day strength.
- 3) All rip-rap material at outfall of channel shall be a minimum 1.0' diameter broken concrete material, *△ grouted with an underlying filter cloth.*
- 4) All rip-rap material at drainage structures flowing into the Bear Arroyo Tributary shall be minimum size of 1 foot diameter, *grouted with an underlying filter cloth. △*
- 5) All compaction of soil prior to placement of concrete shall be 93% modified proctor.

**PROJECT 1272 SUPERCEDED BY
PROJECT 1938**

APPROVED FOR MEURER, SERAFINI AND MEURER, INC.

Carl A. Tebbens 5/16/80
Carl A. Tebbens, Vice President, N.M.P.E. No. 6309 Date

APPROVED FOR CONSTRUCTION

City Engineer Date



MEURER, SERAFINI AND MEURER, INC.
2601 WYOMING BOULEVARD, N.E. • ALBUQUERQUE, NEW MEXICO 87110
(505) 292-1936 • A GENGE CO.

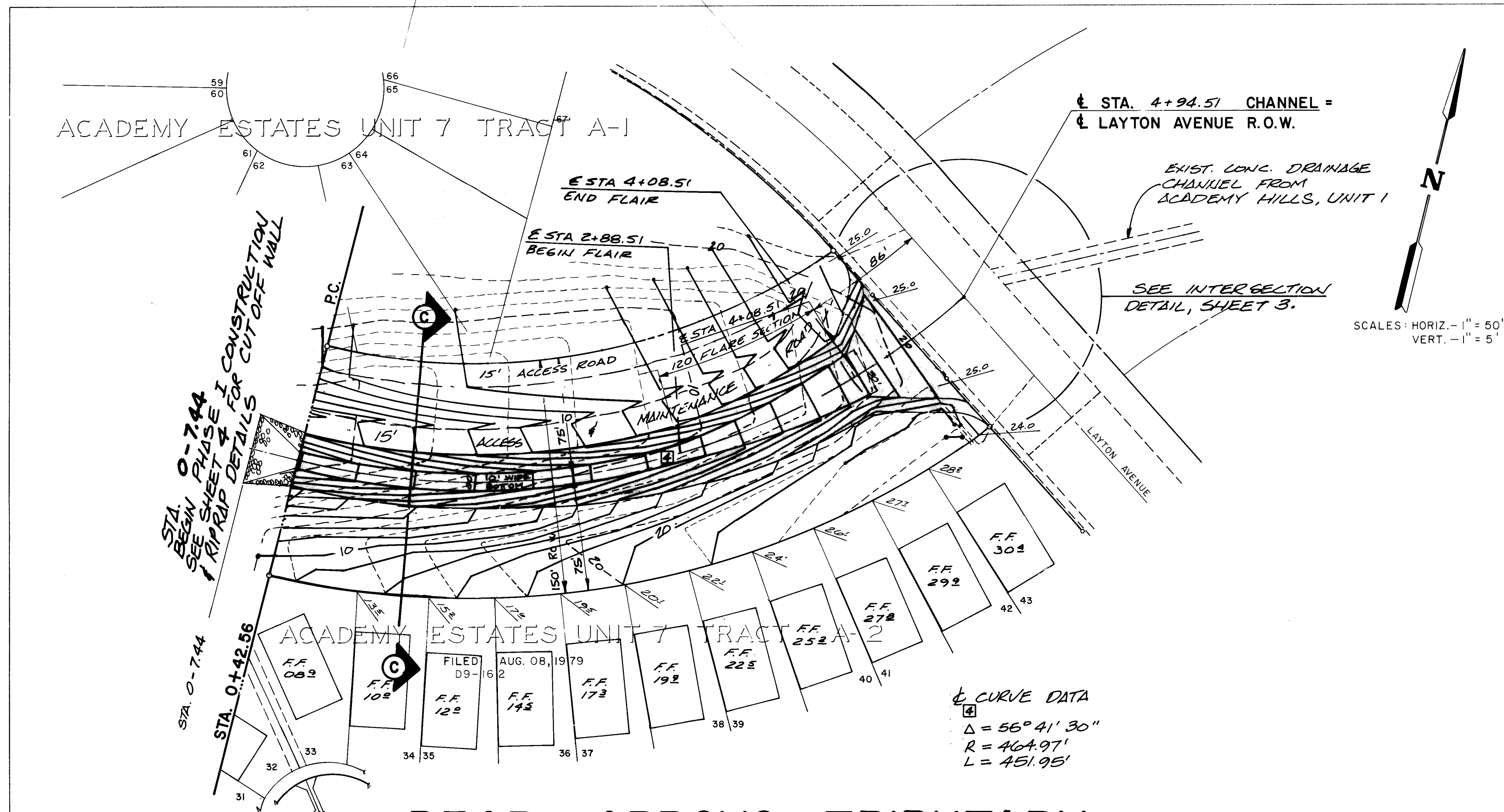
FOR INFORMATION ONLY

26 1/2720181

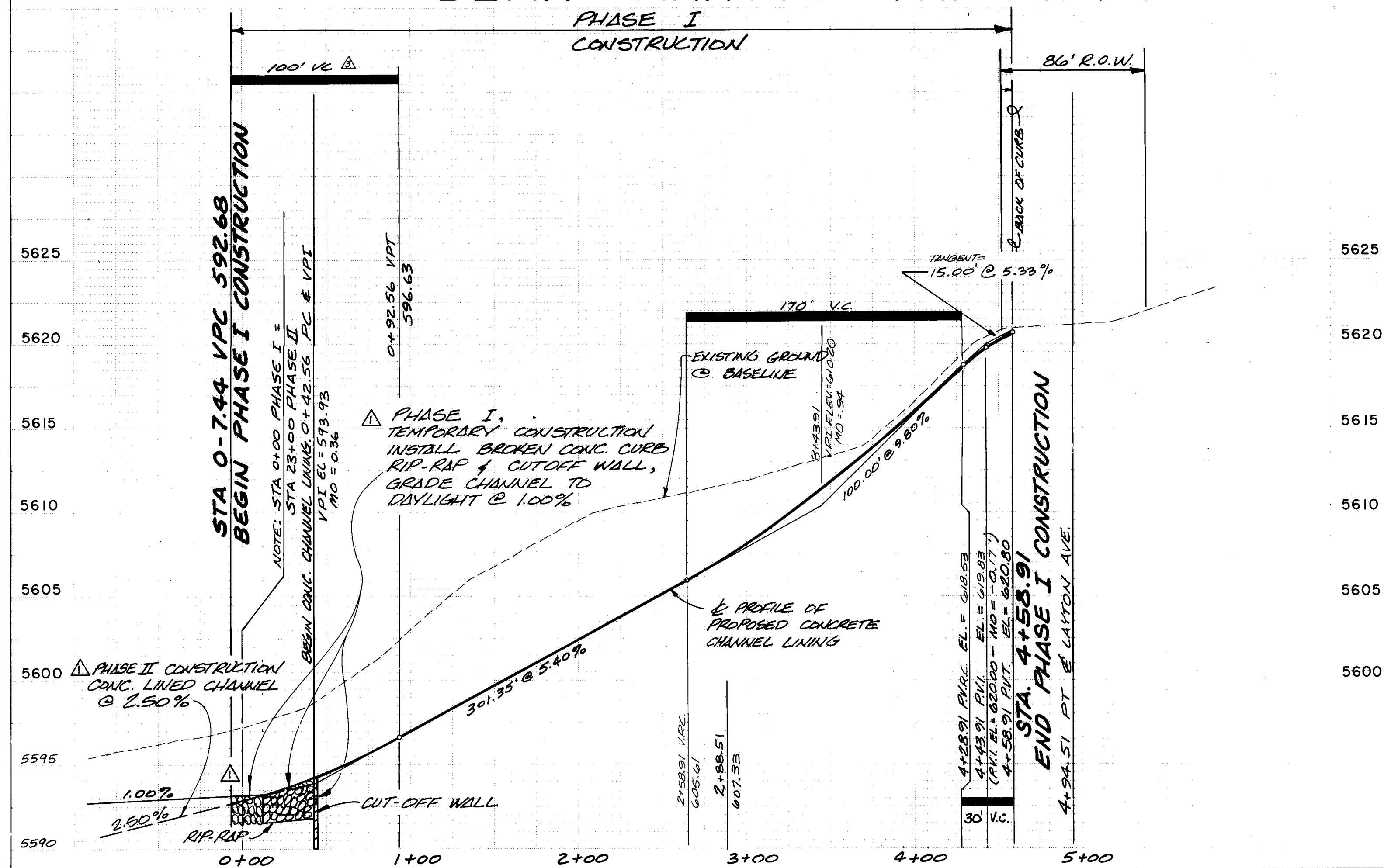
- △ *REVISED* 11 JUNE, 1980 *CM*
△ *REVISED* 27 JUNE, 1980 *CM*
△ *REVISED* 29 JAN, 1981 *CM*

2520096
SHEET 1 OF 6

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	<i>6/3/80</i>	Liquid Waste		
A.C.E. - Design	<i>[Signature]</i>	<i>6/3/80</i>	Traffic		
A.C.E. - Hydrology	<i>[Signature]</i>	<i>6/3/80</i>	Water		



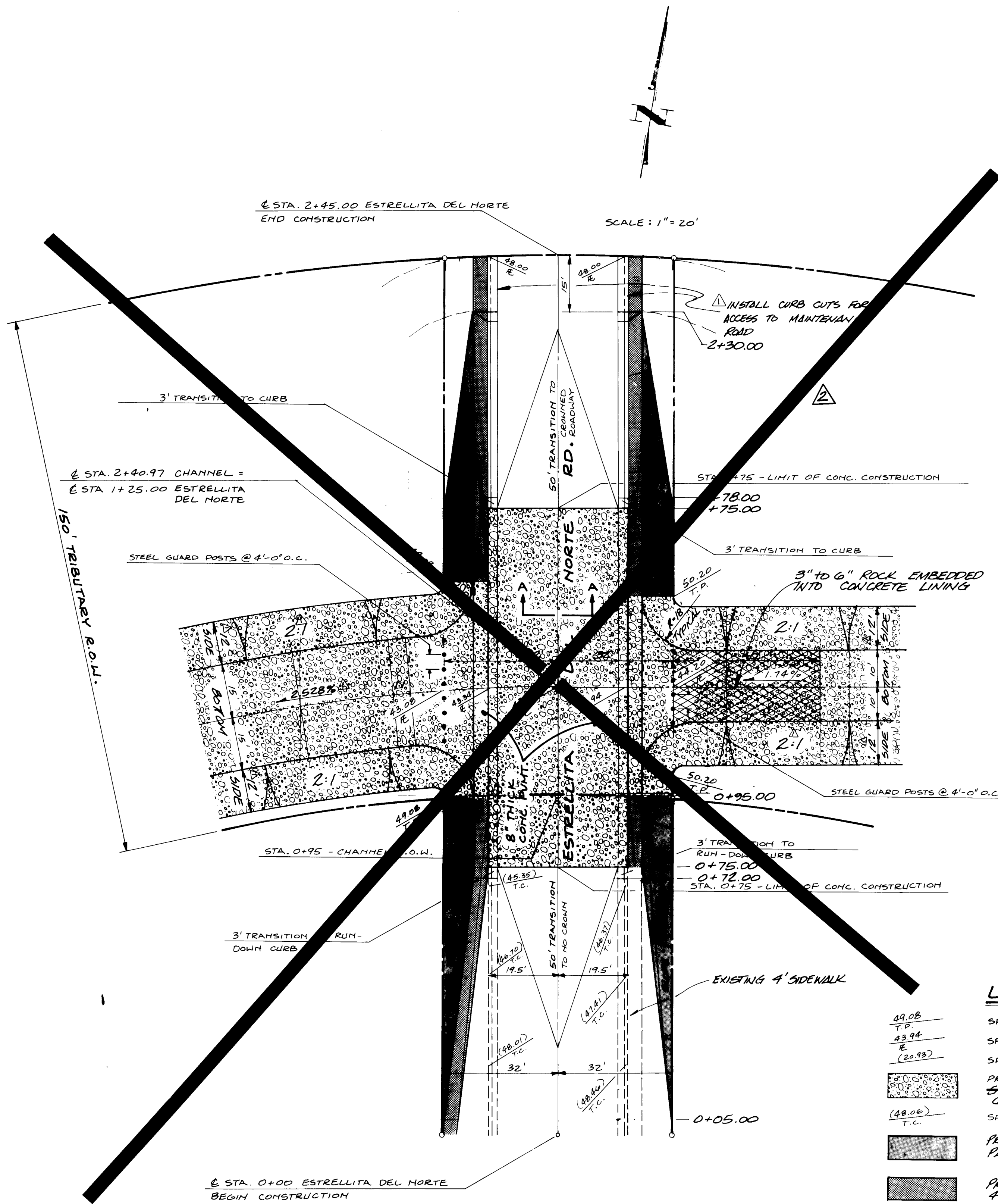
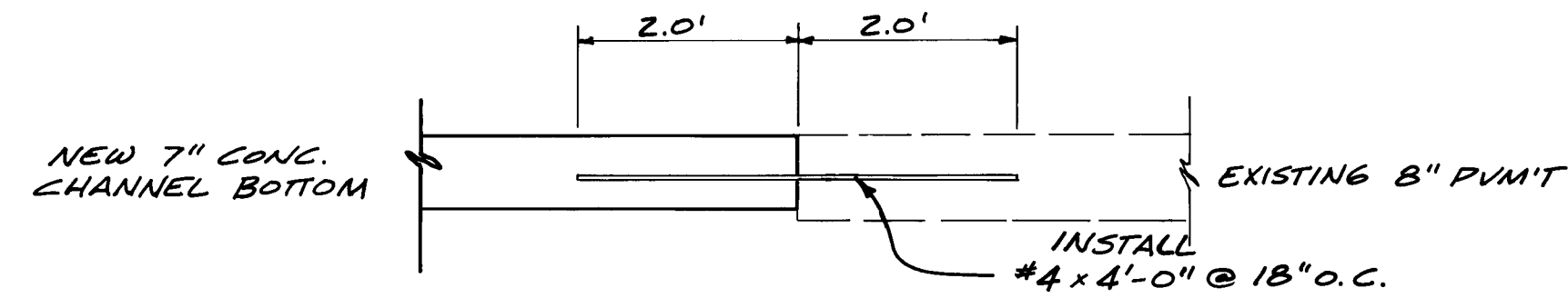
BEAR ARROYO TRIBUTARY



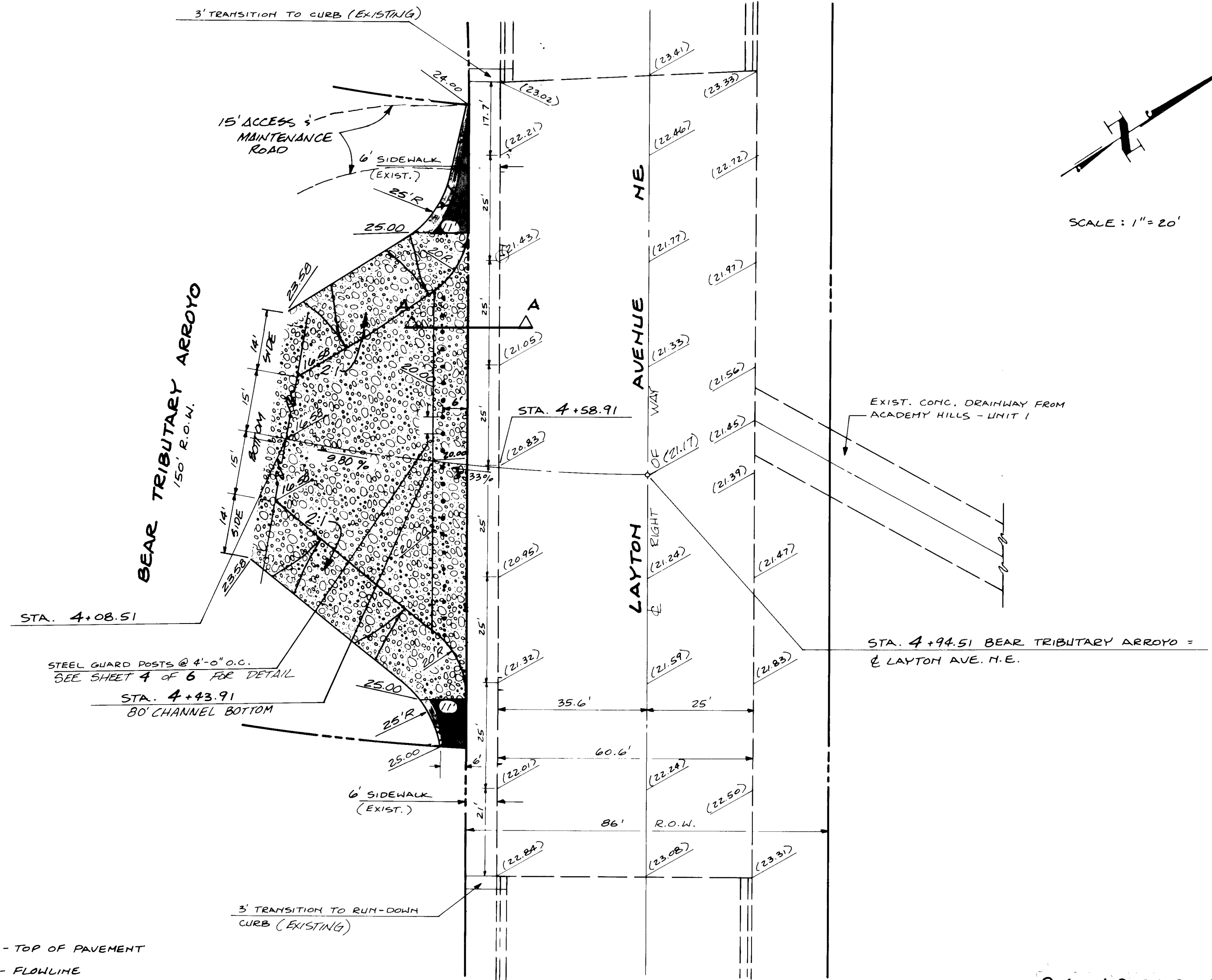
26 12720281

MEURER, SERAFINI AND MEURER, INC.			CONSULTING ENGINEERS - SURVEYORS - PLANNERS		
PLANS PREPARED UNDER THE DIRECTION OF			CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION		
TITLE:			ACADEMY ESTATES UNIT 7 BEAR ARROYO TRIBUTARY		
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	4/30/90	Liquid Waste		
A.C.E. - Design	<i>[Signature]</i>	4-27-90	Traffic		
A.C.E. - Hydrology	<i>[Signature]</i>	5/1/90	Water		
APPROVED FOR CONSTRUCTION			REVISIONS		
DRAWING NO. 1272			SHEET 2 OF 6		
CITY ENGINEER DATE			DESIGNED BY DATE DRAWN BY D.M., Y.H., K.M. DATE CHECKED BY J.E.B. DATE		

SEE PROJECT 1938

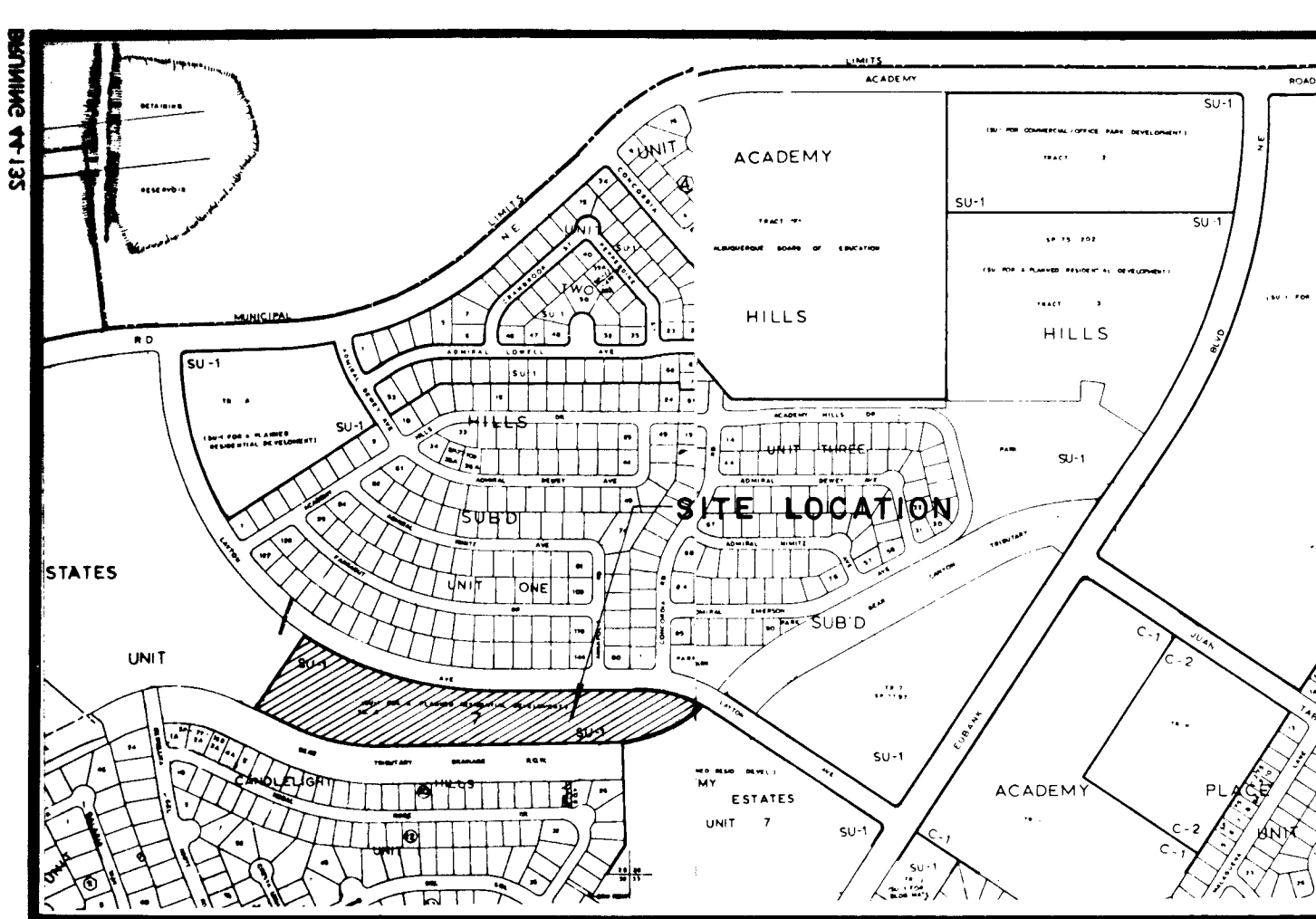


- LEGEND:**
- SPOT ELEVATION - TOP OF PAVEMENT
 - SPOT ELEVATION - FLOWLINE
 - SPOT ELEVATION - EXISTING
 - PROPOSED CONCRETE, CHANNEL SIDES & BOTTOM, STREET PAVEMENT, 7" THICK AT BOTTOM, 6" THICK AT SIDE SLOPES.
 - SPOT ELEVATION - EXISTING @ TOP OF CURB
 - PROPOSED CONCRETE SLOPE PAVING, 4" THICK
 - PROPOSED CONCRETE SIDEWALK 4' WIDE, 4" THICK.



MEURER, SERAFINI AND MEURER, INC.		CONSULTING ENGINEERS - SURVEYORS - PLANNERS	
2601 WYOMING BLVD., N.E. SUITE F ALBUQUERQUE, NEW MEXICO 87112 (505) 262-1536			
PLANS PREPARED UNDER THE DIRECTION OF		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
TITLE:		ACADEMY ESTATES UNIT 7 BEAR ARROYO TRIBUTARY	
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	4/24/80	Liquid Waste
A.C.E. - Design	<i>[Signature]</i>	4/24/80	Traffic
A.C.E. - Hydrology	<i>[Signature]</i>	4/24/80	Water
DRAWING NO.		1272	SHEET 3 OF 6
CITY ENGINEER		DATE	

26 12720381



VICINITY MAP
SCALE: 1"=800' (Approx.)

APPROVAL AND CONDITIONAL ACCEPTANCE, as specified in Subsection 22.A.20. of the Albuquerque Subdivision Ordinance.

Planning Director, City of Albuquerque, NM

Date: _____ Map No. _____

Subdivision No. _____

County _____ City _____

NOTES: 1. Monuments required by City of Albuquerque Subdivision Ordinance are identified by the following symbols:

- ☒ PERMANENT SURVEY MONUMENT
- BOUNDARY CONTROL (FOUND IN PLACE)
- o BOUNDARY CONTROL (SET WITH 5/8 REBAR)

2. Bearings as shown hereon are based on bearings established by previously recorded plats, rotate bearings clockwise 00°11'34" for New Mexico State Plane Coordinate Grid, Central Zone.

3. N/R indicates non-radial.

4. Unless otherwise indicated, lot lines are perpendicular or radial to street lines.

5. Block corner returns have a radius of 25 feet and an arc length of 39.27 feet unless otherwise indicated.

REPLAT

TRACT A-1

ACADEMY ESTATES

UNIT 7

AN ADDITION TO THE CITY OF ALBUQUERQUE

WITHIN THE ELENA GALLEGOS GRANT

BERNALILLO COUNTY, NEW MEXICO

DEDICATION

The subdivision of the land described hereon being a Replat of TRACT A-1 ACADEMY ESTATES UNIT 7, a portion of Section 28 and 29, T. 11 N., R. 4 E., N.M.P.M. within the Elena Gallegos Grant, Albuquerque, New Mexico as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 16, 1978 (D9-24) and now comprising TRACT A-1, ACADEMY ESTATES, UNIT 7, an addition to the city of Albuquerque within the Elena Gallegos Grant, Bernalillo County, New Mexico and more particularly described as follows:

Beginning at the Southwest corner of Tract A-1 of the aforementioned Plat thence, N 33°23'16"E, 392.50 feet to a point on curve, said point being on the Southerly right-of-way of Layton Avenue N.E., thence continuing along said right-of-way following a curve to the left whose radius is 1388.00 feet and whose long chord bears S 73°18'22"E, a distance of 797.43 feet, through an arc distance of 808.82 feet, through a central angle of 33°23'16" to a point of tangency, thence continuing along said right-of-way, East, 650.65 feet to a point of curvature thence continuing along said right-of-way following a curve to the right, whose radius is 557.00 feet and whose long chord bears S 73°30'50"E, a distance of 316.14 feet through an arc distance of 320.54 feet, through a central angle of 32°58'21", to a point on North right-of-way of Bear Tributary right-of-way, thence following a curve to the right, whose radius is 389.97 feet and whose long chord bears S 64°00'40"W a distance of 325.67 feet, through an arc distance of 335.96 feet, through a central angle of 49°21'40" to a point of tangency, thence continuing along said right-of-way, S 88°41'30"W, 1090.33 feet, to a point of curvature, thence continuing along said right-of-way following a curve to the right, whose radius is 865.00 feet and whose long chord bears N 78°03'30"W a distance of 396.52 feet, through an arc distance of 400.07 feet, through a central angle of 26°30'00" to a point of tangency, thence continuing along said right-of-way, N 64°48'30"W, 180.00 feet to the Southwest beginning corner of the Tract herein described and containing 11.3816 acres more or less, is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the Public Streets and Drainage Right-of-way shown hereon, together with all easements shown on this Plat. Public Utility Easements are reserved where shown by dashed lines, being 14 feet in width centered on rear lot lines and 10 feet in width centered on side lot lines except as noted, including the Rights of Ingress and Egress, Maintenance and the Right to Trim Interfering Trees.

ACADEMY DEVELOPMENT COMPANY

Gary M. Swearingen, President
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this day of _____, 1979, by Gary M. Swearingen, President of Academy Development Company, a New Mexico corporation, on behalf of said corporation.

Notary Public

My Commission Expires: _____

APPROVALS, as specified by Subsection 22.A of the Albuquerque Subdivision Ordinance.

A.M.A.P.C.A. _____ Date _____

City Engineer, City of Albuquerque, NM _____ Date _____

Traffic Engineer, City of Albuquerque, NM _____ Date _____

Director of Parks & Recreation, City of Albuquerque, NM _____ Date _____

Chief Surveyor, City of Albuquerque, NM _____ Date _____

Public Service Co. of New Mexico _____ Date _____

Gas Company of New Mexico _____ Date _____

Property Management _____ Date _____

Water Resources, City of Albuquerque, NM _____ Date _____

SURVEYOR'S CERTIFICATION

This is to certify that I, Falley R. Naylor, am a Registered Land Surveyor, within the laws of the State of New Mexico. That this plat was prepared by me or under my supervision. That this plat shows all easements of record, meets the minimum requirements for monumentation and surveys of the ALBUQUERQUE SUBDIVISION ORDINANCE, and that the same are true and correct to the best of my knowledge and belief.

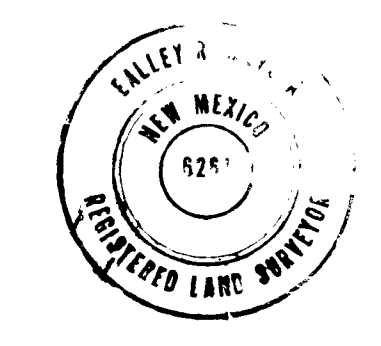
Falley R. Naylor, N.M.L.S. No. 6261
Date: 13 December 1979

MILES OF ROAD CREATED

HALF WIDTH - 0.000

FULL WIDTH - 0.239

TOTAL - 0.239



BRASS CAP
MONUMENT "2-E21"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE)
X=415,437.73
Y=1,508,728.34
COMBINED SCALE FACTOR=0.9996397
Δα=00°09'46"
ELEV=5611.59

TRACT A-2
ACADEMY ESTATES
UNIT 7

UNRECORDED PLAT OF SUBDIVISION
FOR PLANNING & ENGINEERING REVIEW
PURPOSES ONLY.

RECORDED PLAT TO BE INSERTED UPON
ENGINEERING REVIEW & APPROVAL OF
IMPROVEMENT PLANS.

1272

26 12720681

SHEET 6 of 6

MEURER, SERAFINI AND MEURER, INC. CONSULTING ENGINEERS • SURVEYORS • PLANNERS 2601 Wyoming Blvd., N.E. Albuquerque, New Mexico 87110 (505) 292-1936	
DRAWN BY: <i>MS</i>	FILE NO. _____
DESIGNED BY: _____	SCALE: NOTED
CHECKED BY: _____	DATE: JUNE 1979
APPROVED BY: _____	SHEET NO. 6 of 6