HYDROLOGY

G14/D2
3 PLANS

G 14/D2

3 PLANS

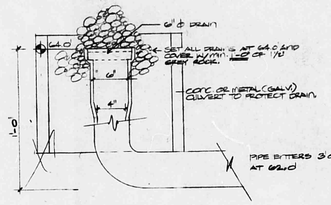
CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CONTOUR PLAN LEGEND

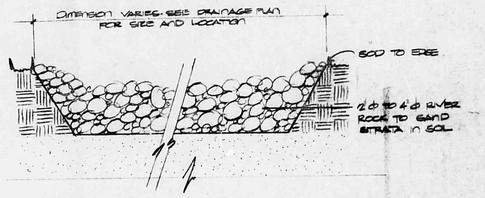
- PROPOSED SPOT ELEV.
- EXISTING SPOT ELEV.
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ROOF SLOPE & GRADE SVD.6

POND SCHEDULE

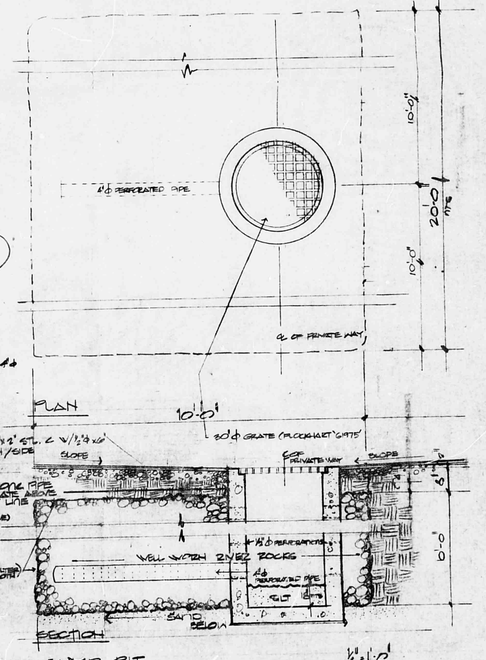
POND	SIZE	CAPACITY
A	97'-0" x 4'-0" x 6' DP.	194 CF.
B	170'-0" x 4'-0" x 6' DP.	340 CF.
C	137'-0" x 4'-0" x 6' DP.	274 CF.
D	120'-0" x 4'-0" x 6' DP.	240 CF.
E	265'-0" x 4'-0" x 6' DP.	530 CF.
F	IRREG. x 2'-0" DP.	680 CF.
G	IRREG. x 2'-0" DP.	1700 CF.



6" ϕ DRAIN TO 4" PIPE
NO SCALE
MUST DETAIL BLDG. FOR ALL PONDS.

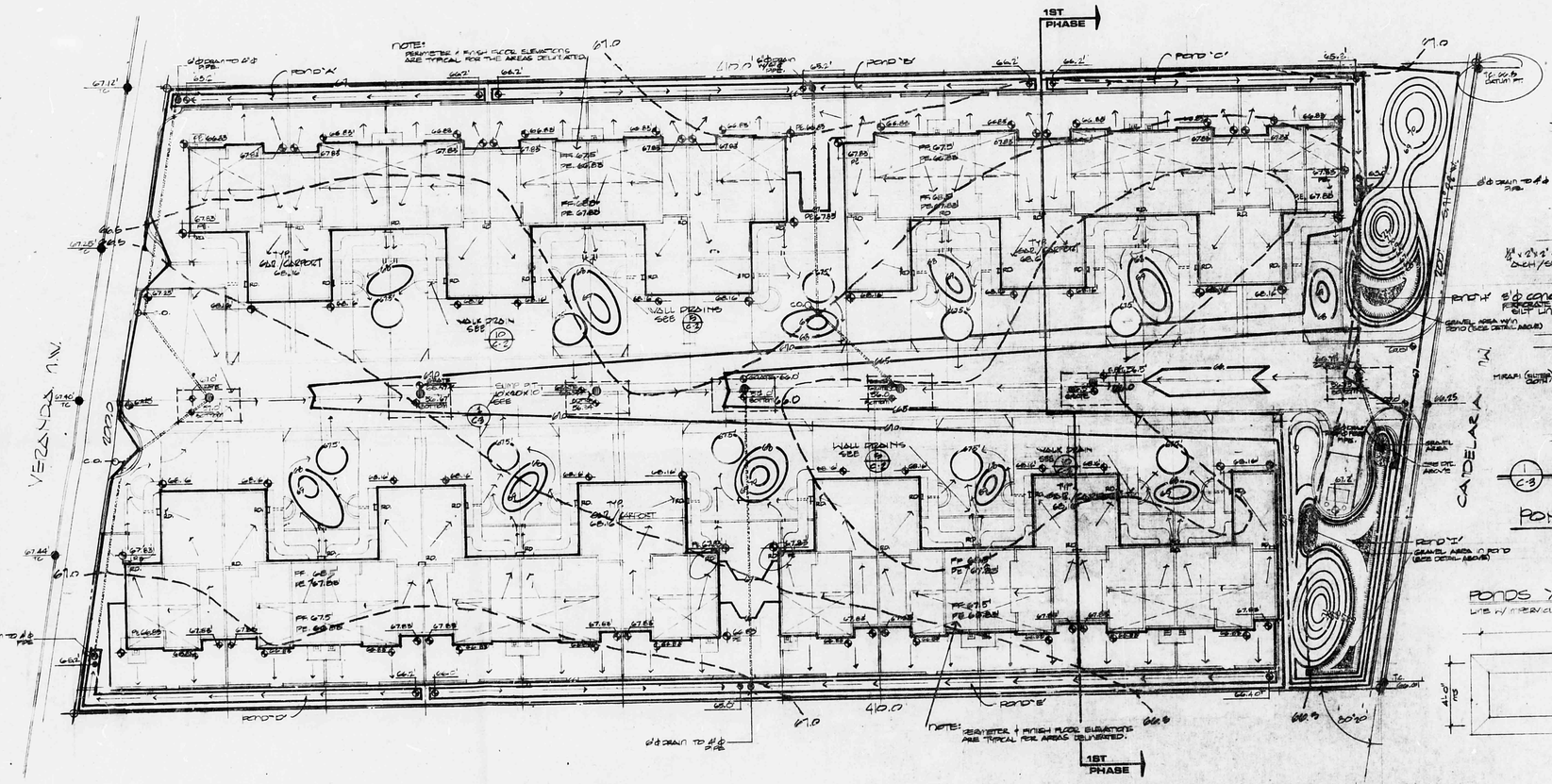


GRAVEL AREAS W/IN PONDS NO SCALE
LINE W/ IMPERVIOUS MATERIAL WHEN CLOSER THAN 20' TO A BLDG.



SUMP PIT
1/C-8
1/2" = 1'-0"
10'-0" x 20'-0" x 0'-0" DP. = 2000 CF. x .45% = 900 CF.

PONDS FOR DRAINAGE



NORTH

CONTOUR & GRADING PLAN
1" = 20'

PONDS 'A'-'E'
NO SCALE
LINE W/ IMPERVIOUS MATERIAL (PLASTIC INTERLOCK)
DIMENSION VARIES
4'-0" MIN.

APPROVED FOR DRAINAGE
3-21-80
SIGNATURE DATE
TITLE
ADVISE DRAINAGE INSPECTOR WHEN GRADING EXECUTED

NOTES:
1) ALL BOTTOM OF BACKWARD PONDS TO BE 68.0'.
2) PERIMETER CEDAR FENCE TO BE 6'-0" FROM ELEV. 68.0'.
3) ALL SLOPES TO BE 2:1 & COMPACTED TO GRADE DURING NE PHASE CONST.
4) INSTALL (2 WAY CLEAN) CUTS TO GRADE WHERE LOCATED.

DONALD A. MITCHELL No. 495

REV. 11-4-80

project: SOL RIO TOWNHOUSES

sheet title: CONTOUR & GRADING PLAN

mitchell / mcclure • architects p.a.

BORING LOG GRAPH

TEST HOLE #1

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	5%	SM	LOOSE	FILL, BROWN SILTY SOIL VERY SAND.
2				
3	6%			
4				TAN, CLEAN FINE SAND
5		SP	MED DENSE	
6	3%			
7				
8				
9	35.3%	CH OH	SOFT TO FIRM	BROWN TO BLACK SILTY CLAY W/ SMALL SHELLS
10				
11				
12	25.1%	SW SP	MED DENSE	GRAY SILTY TO CLEAN SAND
13				SLIGHTLY SILTY SAND
14				
15				

TEST HOLE #2

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	10.8	SC	SOFT	BROWN, SILTY CLAY SAND
2	2.8			
3	4.7			
4	2.4			
5	6.4	SM SP	MED DENSE	TAN, SILTY TO CLEAN FINE SAND W/ SOME THIN INTERB. BEDDED CLAY, CONTAINS FIN SIZE HOLES
6				
7	20.7	CL		
8				
9		CH OH	MOD. FIRM	BROWN TO BLACK SILTY SANDY CLAY WITH SMALL SHELLS
10				
11				
12	11.4	SP	LOOSE TO MED. DENSE	GRAY, CLEAN FINE TO MED SAND
13				
14				
15				

TEST HOLE #3

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	18.4	SC	VERY SOFT	BROWN, SILTY CLAY SAND
2				
3	2.3	SM SP	MED. DENSE	TAN, SILTY TO CLEAN FINE SAND
4				
5	7.7	CL	FIRM	LIGHT GRAY SILTY FINE SANDY CLAY
6				
7	3.0			
8				
9		SM SP	LOOSE	TAN, SILTY TO CLEAN FINE SAND
10				
11				
12	4.3			GRAY, CLEAN FINE TO MED SAND
13				
14		SP SW	LOOSE	GRAY, CLEAN SAND WITH SILTY SAND
15				
16				

TEST HOLE #4

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	5.1			
2		SM SC SP	LOOSE	
3	6.1			
4				
5	2.8			
6				
7	3.4	SP	MED. DENSE	
8				
9				
10				
11	3.1			
12				
13				
14				
15				

TEST HOLE #5

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	11.0	SM SC	LOOSE	FILL, BROWN SILTY CLAYEY SAND
2				
3				
4	5.0			
5				
6	1.9			
7				
8	1.7			
9		SP	MED. DENSE	TAN, CLEAN FINE TO MED SAND
10				
11				
12	1.9			
13				
14				
15				

TEST HOLE #6

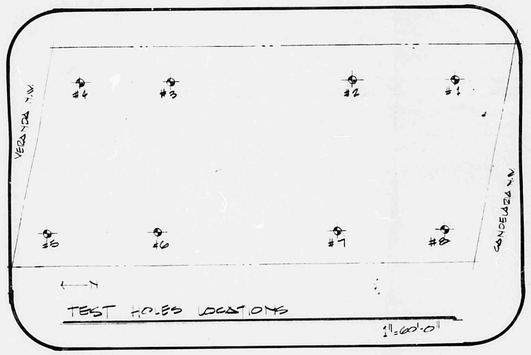
DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	6.5	SM	LOOSE	FILL, DK. BROWN SILTY SAND W/ RUBBISH
2				
3	8.1	SM SC		
4			MOD. DENSE	
5	7.9			DK. SILTY CLAYEY SAND W/ SOME THIN BRY TO BLACK CLAY LAYERS
6		CL CH		
7	1.9			
8				
9		SM SP	LOOSE TO MED. DENSE	GRAY SILTY TO CLEAN SAND.
10				
11	2.9			
12	1.9			
13				
14				
15				

TEST HOLE #7

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REMARKS	VISUAL CLASSIF.
1	6.7	SM	LOOSE	BROWN SILTY FINE SAND W/ THIN CLAY LAYERS
2				
3	4.7	CL		
4				
5	8.9 11.3	CL ML	HARD	LT. BROWN SILTY FINE SANDY CLAY W/ BIG 0.25" HOLES
6	12.0			
7		CH OH	SOFT	BLACK SILTY CLAY
8	7.1			
9				
10				
11		SP	LOOSE	GRAY CLEAN FINE TO MED. SAND
12	3.1			
13				
14				
15				

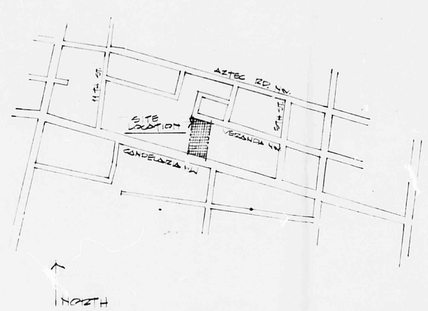
TEST HOLE #8

DEPTH (FEET)	MOIST. CONT.	SOIL CLASS.	REM.	VIS. CLASSIF.
1	6.6			
2		SM	LOOSE	FILL, BROWN SILTY SAND W/ RUBBISH
3	3.0	CL		
4				
5	9.3	CL ML	HARD	LT. BROWN SILTY FINE SANDY CLAY CONTAINS FINGER HOLES
6	9.7			
7		CH OH	SOFT	BLACK SILTY CLAY
8	22.3			
9				
10				GRAY CLEAN FINE TO COARSE SAND W/ SOME SMALL GRAVEL
11		SW SP	LOOSE	
12	5.6			
13				
14				
15				



TEST HOLES LOCATIONS

1" = 60'-0"



SITE LOCATION MAP

PROJECT INFORMATION

LAND INFORMATION

LAND SIZE : 82219 SQFT - 1.89 ACRES - 14 LOTS - 30.67' x 99' - 4 LOTS - 31' x 99'; 2 LOTS - 31' x 99'; 1 LOT - 5479 SQFT; 1 LOT - 4356 SQFT
ZONING : R-T
FIRE ZONE : ZONE 3
SOIL TESTS: ENGINEERING BY ATL ENG. SERVICES AVAILABLE FROM ARCHITECT
SURVEY: SHOWN ON DRWGS PREP. BY ENCHANTMENT ENGINEERING
TOPO : SHOWN ON DRWGS PREP. BY ENCHANTMENT ENGINEERING
SEISMIC: ZONE 2

ENGINEERS / CONSULTANTS

SOIL : ATL ENGINEERING SERVICES - ALBUQ.
MECHANICAL: WALKER - BROWN ENGINEERS - ALBUQ
ELECTRICAL:
DRAINAGE: ENCHANTMENT ENGINEERS

BUILDING INFORMATION

UBC (74) CLASSIFICATION : R-3
TYPE V N - 2 HR. SEPARATION

DESIGN LOADS

SOIL (SEE SOIL TEST): 2000 PSF
WIND: 26 PSF
ROOF: LL = 40 psf, DL = 20 psf
DOOR: LL = 20 psf, DL = 20 psf

INDEX TO SHEETS

DRWG. NO	SECT. NO.	SHEET DESCRIPTION
1	C-1	INDEX TO SHEETS - PROJECT INFORMATION
2	C-2	SITE PLAN
3	C-3	CONTOUR PLAN
4	C-4	LANDSCAPE PLAN
5	A-1	FOUNDATION / FRAMING PLANS - ONE BEDROOM UNIT
6	A-2	LOWER FLOOR PLAN - DOOR SCHEDULE - ROOM FINISH SCHEDULE - INTERIOR ELEVATIONS - ONE BEDROOM UNIT
7	A-3	UPPER FLOOR PLAN - BUILDING ELEVATIONS - ONE BEDROOM UNIT
8	A-4	FOUNDATION / FRAMING PLAN - TWO BEDROOM - TWO BATH UNIT
9	A-5	LOWER LEVEL FLOOR PLAN - DOOR SCHEDULE - ROOM FINISH SCHEDULE - INTERIOR ELEVATIONS - TWO BEDROOM - TWO BATH UNIT
10	A-6	UPPER FLOOR PLAN - BUILDING ELEVATIONS - TWO BEDROOM - TWO BATH UNIT
11	A-7	FOUNDATION / FRAMING PLANS - TWO BEDROOM - TWO AND ONE-HALF BATH UNIT
12	A-8	LOWER FLOOR PLAN - DOOR SCHEDULE - ROOM FINISH SCHEDULE - INTERIOR ELEVATIONS - TWO BEDROOM - TWO AND ONE-HALF BATH UNIT
13	A-9	UPPER FLOOR PLAN - BUILDING ELEVATIONS - TWO AND ONE-HALF BATH UNIT
14	A-10	FOUNDATION / FRAMING PLANS - THREE BEDROOM - TWO AND ONE-HALF BATH UNIT
15	A-11	LOWER FLOOR PLAN - DOOR SCHEDULE - ROOM FINISH SCHEDULE - INTERIOR ELEVATIONS - THREE BEDROOM - TWO AND ONE-HALF BATH UNIT
16	A-12	UPPER FLOOR PLAN - BUILDING ELEVATIONS - THREE BEDROOM - TWO AND ONE-HALF BATH UNIT
17	A-13	BUILDING SECTIONS
18	A-14	WALL SECTIONS
19	A-15	WALL SECTIONS
20	A-16	DETAILS - WINDOW SCHEDULE
21	A-17	DETAILS
22	M-1	MECHANICAL SITE PLAN
23	M-2	PLUMBING PLAN - ONE BEDROOM UNIT
24	M-3	PLUMBING PLAN - TWO BEDROOM & TWO BATH UNIT
25	M-4	PLUMBING PLAN - TWO BEDROOM & TWO AND ONE-HALF BATH UNIT
26	M-5	PLUMBING PLAN - THREE BEDROOM & TWO AND ONE-HALF BATH UNIT
27	M-6	MECHANICAL PLAN - ONE BEDROOM UNIT
28	M-7	MECHANICAL PLAN - TWO BEDROOM AND TWO BATH UNIT
29	M-8	MECHANICAL PLAN - TWO BEDROOM - TWO AND ONE-HALF BATH UNIT
30	M-9	MECHANICAL PLAN - THREE BEDROOM - TWO AND ONE-HALF BATH UNIT
31	M-10	SCHEDULES & DETAILS
32	E-1	ELECTRICAL SITE PLAN - FIXTURE SCHEDULE - ELECTRICAL RISER DIAG. UNIT PANEL SCHEDULE
33	E-2	ELECTRICAL FLOOR PLAN - ONE BEDROOM UNIT
34	E-3	ELECTRICAL FLOOR PLAN - TWO BEDROOM - TWO BATH UNIT
35	E-4	ELECTRICAL FLOOR PLAN - TWO BEDROOM - TWO & ONE-HALF BATH UNIT
36	E-5	ELECTRICAL FLOOR PLAN - THREE BEDROOM - TWO & ONE-HALF BATH UNIT

REV. 1-30-80

BOD1

SEPTEMBER 1979

SOL 210 TOWNHOUSES

project

PROJECT INFORMATION

sheet title

mitchell / mcclure • architects p.a.

sheet C-1 / 36

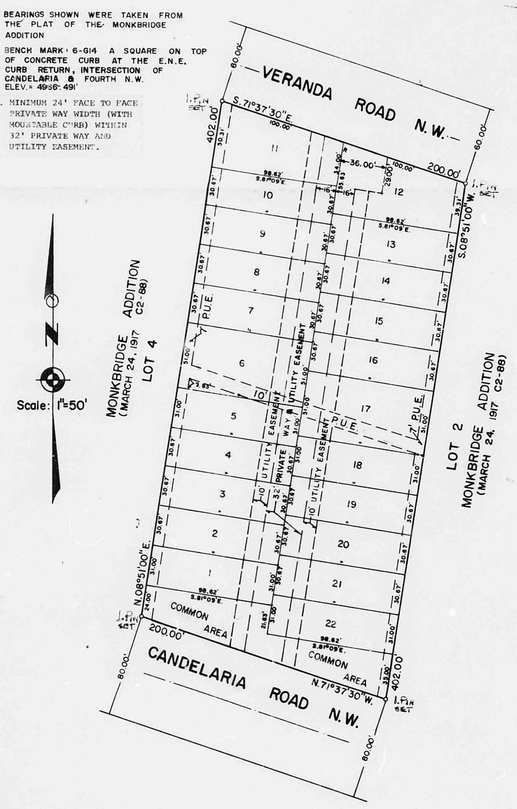
80 73335

ENCHANTMENT ENGINEERING Inc.
1517 EUBANK BLVD. N.E.
ALBUQUERQUE, N.M. Ph. 294-8859

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
DEC 23 1980
at 8:26 o'clock A.M. Recorded in Vol. D9
of records of said County Folio 206
Deputy Clerk

NOTE

1. BEARINGS SHOWN WERE TAKEN FROM THE PLAT OF THE MONKBRIDGE ADDITION
2. BENCH MARK: 6-G14 A SQUARE ON TOP OF CONCRETE CURB AT THE E.N.E. CURB RETURN, INTERSECTION OF CANDELARIA & FOURTH N.W. ELEV.= 4996: 491'
3. MINIMUM 24' FACE TO FACE PRIVATE WAY WIDTH (WITH MOUNTABLE CURB) WITHIN 32' PRIVATE WAY AND UTILITY EASEMENT.



SOL RIO TOWNHOUSES

BEING A REPLAT OF
LOT 3 BLOCK 18
OF THE

MONKBRIDGE ADDITION

FILED MARCH 24, 1917
ALBUQUERQUE, NEW MEXICO
JULY 22, 1980
REVISED: NOV. 6, 1980

SP-11-8575

DESCRIPTION

Lot numbered Three (3) in Block numbered Eighteen (18) of the MONKBRIDGE ADDITION, Plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 24, 1917. Excepting therefrom Right-of-Way acquired by the City of Albuquerque for widening Candelaria Road N. W. Metes and bounds description of the remaining portion of said Lot 3 follows:
BEGINNING at the Northeast corner of the tract herein described which is also the Northwest corner of said Lot 3, as filed, and running thence S. 71° 37' 30" E. along the south line of Veranda Road N. W., a distance of 200.00 feet, thence S.08°51'00"W., 402.00 feet, thence N. 71° 37' 30" W. along a Northerly Right-of-Way line of Candelaria Road N. W. a distance of 200.00 feet, thence N. 08° 51' 00" E, a distance of 402.00 feet to the point of Beginning and containing 1.82 Acres more or less.

DEDICATION

This plat is made with the free consent and in accordance with the desires of the undersigned owners. The following easements and common areas dedicated to the uses and subject to conditions stated:

(a) A public utility easement of 10-feet is established running generally in a westerly direction diagonally from the southeast corner of Lot 17 to the western boundary of Lot 6 crossing a small portion of the northeast corner of Lot 5 as shown on the Replat.

(b) A 7-foot easement over the rear of each lot is reserved for a public utility easement, an emergency access easement for each property owner's use for the purpose of moving supplies, materials and light maintenance equipment to their respective properties.

(c) A private way and utility easement, running from a southerly to northerly direction through the approximate middle of the replat from Candelaria Road N. W. to the southerly boundary of Veranda Road at which a cul de sac exists, is established as a private access easement through all lots as shown on the replat, with each lot owner to become a member of an association of lot owners for the upkeep thereof as established by said association. Said private access easement is also an easement dedicated as an easement for the ingress, egress, installation, repairing and maintaining utility lines, and for an easement for postal service, ambulance, fire protection, ambulance, and similar persons to enter thereon, and the common area described on said plat in the performance of their duties.

(d) The common area may be used in common by all owners of property described on this replat and will be governed and maintained in accordance with the articles of association of the property owners, membership in which is required of all owners of property described on this replat.

Daz-Lin Inc., A New Mexico corporation

By: Robert McLaughlin, President

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

On this 7th day of November, 1980, the foregoing instrument was acknowledged before me by Robert McLaughlin, President, Daz-Lin Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: April 16, 1984

Thelma L. Herweh
Notary Public

SURVEYOR'S CERTIFICATE

I, J. W. Bettis, under the laws of the State of New Mexico, certify that I am a Registered Professional Engineer and Land Surveyor and that this Plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

J. W. Bettis, Reg. P.E. & L.S. N.M. # 3441

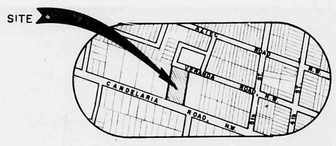
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 3441 STATE OF NEW MEXICO

APPROVALS

Public Service Co. of New Mexico	11-18-80 Date
Mountain Bell Telephone Co.	11/25/80 Date
Gas Company of New Mexico	11-18-80 Date
Parks & Recreation Department	12-11-80 Date
Water Resources Department	11/25/80 Date
Traffic Engineer	11-24-80 Date
Property Management	11/25/80 Date
City Surveyor	12/1/80 Date
for City Engineer - Hydrology	12/18/80 Date
City Engineer	12/18/80 Date
V. Hager by Rex King, Planning Department	12/18/80 Date

S-80-50

LOT	LOT AREA	LOT AREA MINUS PRIVATE WAY
1	3057.22	2561.22
2	3024.6754	2533.9554
3	3024.6754	2533.9554
4	3024.6754	2533.9554
5	3057.22	2561.22
6	5029.62	4213.62
7	3024.6754	2533.9554
8	3024.6754	2533.9554
9	3024.6754	2533.9554
10	3024.6754	2533.9554
11	4157.3261	3592.1592
12	4681.4014	3803.6253
13	3024.6754	2533.9554
14	3024.6754	2533.9554
15	3024.6754	2533.9554
16	3024.6754	2533.9554
17	5029.62	4213.64
18	3057.22	2561.22
19	3024.6754	2533.9554
20	3024.6754	2533.9554
21	3024.6754	2533.9554
22	3057.22	2561.22
COM. AREA	5818.0869	4831.7361
TOTAL	79290.48	66381.016



LOCATION MAP
G-14-Z
CITY

RECEIVED JAN 19 1981
RECEIVED JAN 20 1981