PERFECTION TRUSS MANUFACTURING PLANT

GRADING AND DRAINAGE PLAN

GENERAL NOTES FOR GRADING AND DRAINAGE

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION, EXCEPT FOR GENERAL CONDITIONS.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 766-1234, 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION.
9. ALL CONCRETE DUMPSTER PADS SHALL BE SIX INCH REINFORCED CONCRETE (6"x6", 10 GA. W.W.M.).
10. **OWNERSHIP OF DOCUMENTS:** THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF **EASTERLING & ASSOCIATES, INC.** AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF **EASTERLING & ASSOCIATES, INC.**
11. **CONSTRUCTION SAFETY:** THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
12. **EROSION CONTROL:** THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROBLEMS GENERATED BY PHASED DEVELOPMENT WILL NOT, THEREFOR, BE A PROBLEM.
13. **CONSTRUCTION PHASE:** THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREET. LOOSE SOIL STOCKPILES IN THE STREET DURING UTILITY CONNECTION ACTIVITIES SHALL BE PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER IN THE STREET.

TEXT

EXISTING:

THE PROPOSED BUILDING SITE IS CURRENTLY UNDEVELOPED. THERE IS OFF-SITE FLOW ENTERING THE SITE FROM THE EAST IN THE FORM OF SHEET FLOW.

DEVELOPED:

A POND HAS BEEN DESIGNED TO RETAIN THE DIFFERENCE BETWEEN THE EXISTING AND DEVELOPED 100-YEAR EVENT. THE REMAINDER OF THE FLOW WILL DRAIN INTO AN EXISTING CHANNEL ON HAILROAD PROPERTY, AS IT HAS IN THE PAST.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	85	85
SPOT ELEVATION	88.2	88.2
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
RETAINING WALL		
GARDEN WALL		
SWALE		
PROPERTY LINE		
FENCE		
CATCH BASIN		
STORM DRAIN MANHOLE AND LINE	SD	SD
SANITARY SEWER MANHOLE AND LINE	SAS	SAS
FIRE HYDRANT AND WATER LINE	W	W
REDUCERS		
WATER VALVES	GATE BUTTERFLY	GATE BUTTERFLY
WATER CONNECTIONS		
WATER JOINTS	TEE TURNS BEND TAP	TEE TURNS BEND TAP
CONCRETE		EXISTING
GAS LINE	G	G
UNDERGROUND TELEPHONE	UT	UT
CABLE TELEVISION	CT	CT
POWER/TELEPHONE POLE	PP	PP
UNDERGROUND ELECTRICAL	UE	UE
CURB ELEVATION	TC 5088.28 FL 5087.78	TC 5088.28 FL 5087.78
HYDROLOGICAL ANALYSIS POINT	AP	
DETAIL REFERENCE	6 D-24	
KEYED NOTES	1	
CITY ABG. DETAIL REFERENCE	1	

RECEIVED NOV 04 1987 HYDROLOGY SECTION

HYDROLOGY

	AREA	DA AC	W FT	S FT/FT	L FT	T_c MIN	SOIL TYPE	% IMP	CN	C	P_5 IN	P_{10} IN	P_{100} IN	i_5 IN/HR	i_{10} IN/HR	i_{100} IN/HR	Vol_{5-10} C.F.	Vol_{10} C.F.	Vol_{100} C.F.	Q_5 C.F.S.	Q_{10} C.F.S.	Q_{100} C.F.S.
EXISTING	A	7.90	8	.0057	1,400	15.1	B	Ø	70	.40	1.00	1.50	2.30	1.71	2.57	3.93	Ø	2,294	10,324	5.4	8.1	12.4
DEVELOPED	A	7.90	8	.0057	1,400	15.1	B	14	74	.48	1.00	1.50	2.30	1.71	2.57	3.93	574	4,302	14,339	6.5	9.7	14.9
EXISTING B-DEVELOPED	B	26.7	31	.0097	3,200	23.2	B	Ø	70	.40	1.00	1.50	2.30	1.38	2.07	3.17	Ø	7,754	34,892	14.7	22.1	33.9

NOTE: POND VOLUME SIZED TO ACCOMODATE FUTURE PAVING

SOILS INFORMATION FROM SOIL SURVEY, BERNALILLO CO U.S.D.A.,S.C.S.

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR: SEPTIC TANK ABSORPTION FIELDS	SEWAGE LAGOONS	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	SANITARY LANDFILL (TRENCH TYPE)	LOCAL ROAD AND STREETS	SUITABILITY AS SOURCE OF: ROAD FILL	SAND	GRAVEL	TOPSOIL	SOIL FEATURES AFFECTING: POND RESERVOIR AREAS	DIKES, LEVEES, AND OTHER EMBANKMENTS	HYDROLOGIC SOIL GROUP
*Gila: GA, Gb, Ge, GH	Moderate: percs slowly.	Moderate: seepage.	Slight	Slight	Slight	Moderate: low strength.	Fair: low strength.	Poor: excess fines.	Poor: excess fine.	Good	Seepage	Piping	B

*For Hanta part of GH, see Hanta series.

Gila Series

The Gila series consists of deep, well drained soils that formed in recent alluvium on the flood plains along the Rio Grande and Rio Puerco. Slopes are 0 to 2 percent. The soils are moderately alkaline, mildly alkali saline, mixed calcareous, mesic-nonacid and frigid-nonacid subkinds. Elevations range from 4,500 to 6,000 feet. Average annual precipitation is 7 to 10 inches, the mean annual air temperature is 58° to 60° F. and the frost-free season is 165 to 185 days. Gila soils are associated with Agua, Anapra, Hanta, Vinton, and Brazito soils.

In a representative profile the surface layer is brown loam about 7 inches thick. Next is about 37 inches of stratified brown and light yellowish brown very fine sandy loam and sandy loam. Below this to a depth of 60 inches or more is pale brown sand. The soil is moderately alkaline throughout.

Permeability is moderate. Available water capacity is 8 to 11 inches. Effective rooting depth is about 60 inches.

Gila soils are used for irrigated alfalfa, row crops, and pasture. They are also used for range, wildlife habitat, watershed, and community development.

Representative profile of Gila loam, about 655 feet east of the Isleta Drain, in the northeast corner of SW¼ sec. 11, T. 9 N., R. 2 E.

G1—**Gila fine sandy loam.** This level or nearly level soil is in and at the mouth of the Tijeras Arroyo. It has a profile similar to that described as representative of the series, but it has lenses of 5 to 15 percent gravel and has a surface layer that differs in texture. Stream-washed sand and gravel are in the channels. Slopes are 0 to 2 percent. Included in mapping are a few small areas, near the mountains, where the surface layer is darker colored than is typical. Also included are small areas of Embudo, Bluepoint, and Glendale soils.

Runoff is slow, and flooding is a hazard. The hazard is of water erosion and soil blowing are moderate.

This soil is used for wildlife habitat, watershed, and community development. Dryland capability subclass VIIe; native plant community 4.

NO	REVISIONS	BY	DATE

PERFECTION TRUSS MANUFACTURING PLANT

GRADING AND DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed	Drawn	Checked	Sheet
D.L.S.	J.E.L.	C.M.E.	1 of 2
Job No. 701802	Date NOV. 1987		

REF 22 DATE 6-23-93 OCP
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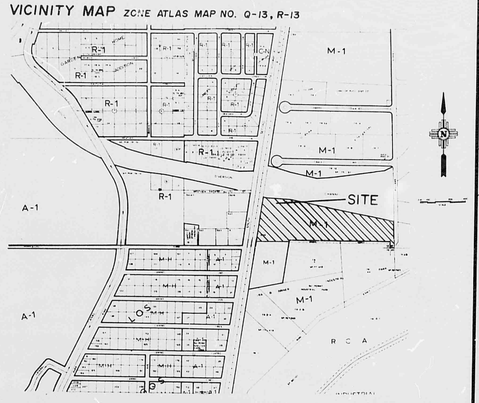
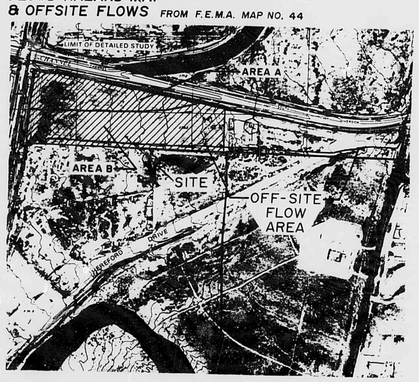
PLANS/PLATS ON FILE
FILE DESC: Q-13/D002
PLANS/PLATS 2

F 30 D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D F

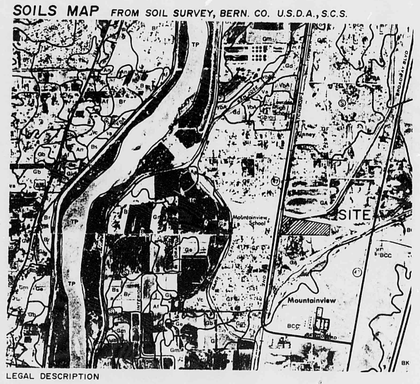
VICINITY MAP ZONE ATLAS MAP NO. Q-13, R-13



FLOOD HAZARD MAP & OFFSITE FLOWS FROM F.E.M.A. MAP NO. 44

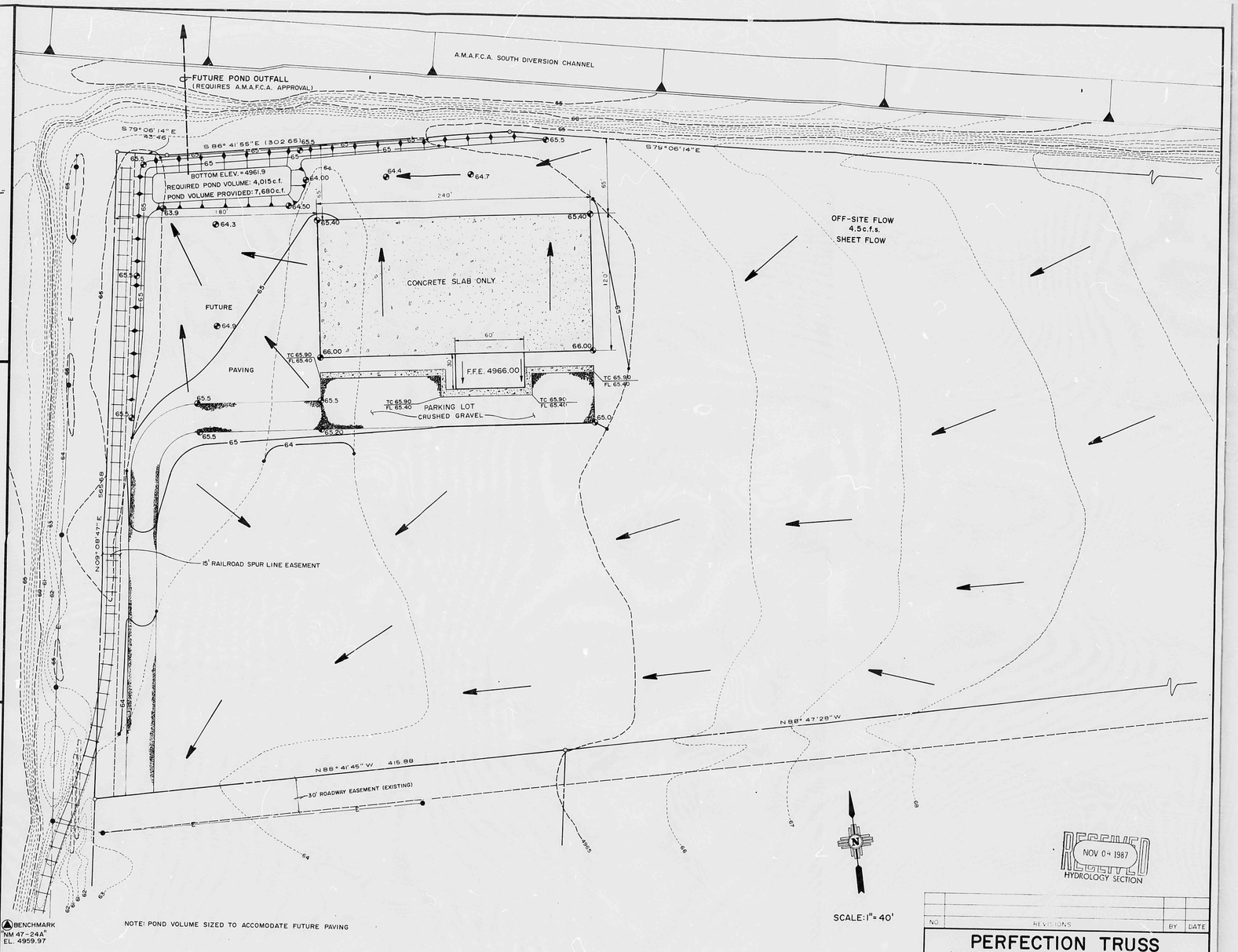


SOILS MAP FROM SOIL SURVEY, BERN. CO. U.S.D.A., S.C.S.



LEGAL DESCRIPTION

Portion of proposed Stafford Industrial Park within sections 18 & 19, township 9 north, range 3 east n.m.p.m. Bernalillo county, New Mexico.



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NO.	REVISIONS	BY	DATE

PERFECTION TRUSS MANUFACTURING PLANT

GRADING AND DRAINAGE PLAN

CHARLES W. EASTERLING NEW MEXICO 6411 REGISTERED PROFESSIONAL ENGINEER

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed	Drawn	Checked	Sheet
D.L.S.	D.L.S.	C.M.E.	2 of 2
Job No. 701802	Date: NOV. 1987		

THIS PLAN SHOT TWICE ONCE ON LIGHT AND ONCE ON DARK.

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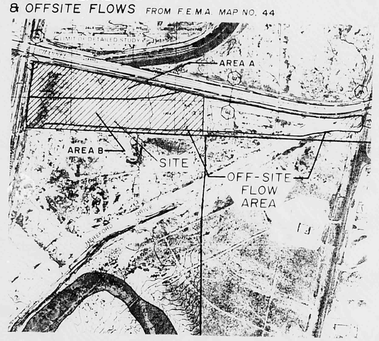
Norberta Sanchez

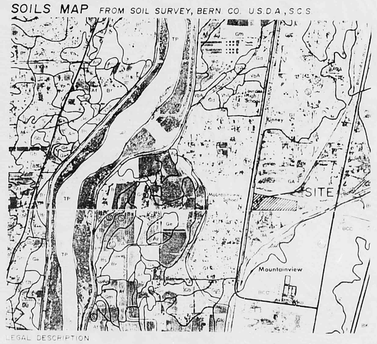
D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D

VICINITY MAP ZONE ATLAS MAP NO. Q-13, R-13

FLOOD HAZARD MAP
& OFFSITE FLOWS FROM F.E.M.A. MAP NO. 44



SOILS MAP FROM SOIL SURVEY, BERN CO. U.S.D.A., S.C.S.



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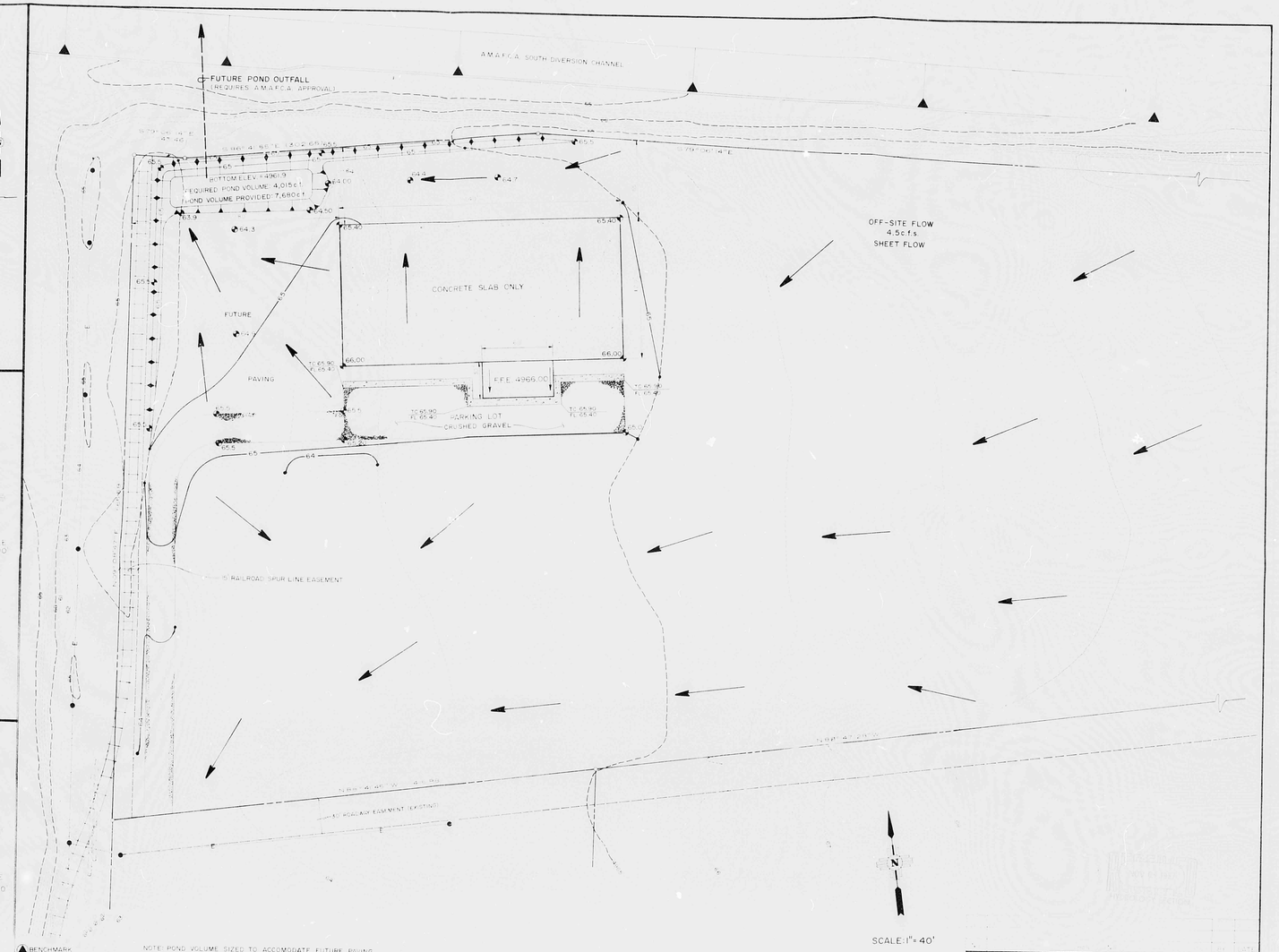

PERFECTION TRUSS MANUFACTURING PLANT

GRADING AND DRAINAGE PLAN

CHARLES W. EASTERLING NEW MEXICO 6411 REGISTERED PROFESSIONAL ENGINEER

EASTERLING & ASSOCIATES, INC.
CIVIL ENGINEERS
4001 Indian School N.E.
Albuquerque, New Mexico 87110

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701802	NOV. 1987		2 / 2

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Karen Aiken
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