J14/D6

PONDEROSA BLDG.

LOMAS AT BROADWAY

2 PLANS

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers
505 / 883-7700

April 23, 1981

City Engineers
400 Marquette N.W.
Albuquerque, New Mexico

RE: PONDEROSA BUILDING, LOMAS AT BROADWAY

Gentlemen:

Enclosed are two prints of the grading plan for the above referenced project. On this grading plan ponding requirements are discussed, along with the flooding problem. This sheet serves as a drainage plan.

If you have any questions, please contact me.

Sincerely yours,

BOYLE ENGINEERING CORPORATION

Peter Jacobsen,
Assistant Civil Engineer

PJ:sf

Enclosures

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers
505 / 883-7700

May 11, 1981

City Engineering
P.O. Box 1293
Albuquerque, New Mexico 87103
ATTN: Bruno Conegliano

RE: PONDEROSA BUILDING, LOMAS AT BROADWAY

Dear Bruno:

As per our telephone conversation of this morning, I am including more information of the flood water inundation problem at this site.

The water surface elevation for this site in a 100-year storm was given as 54.5. This elevation was given to me by Fred Aguirre of your office using the Master Drainage Plan as prepared by Bohanan-Huston Engineers.

Using this height of water, I calculated to volume of water inundating this site as 18,000 cubic feet. For this calculation I assumed the existing buildings flooded. This is a conservative assumption.

For the proposed developed site, my design criteria was to allow the same volume of flood water to inundate the site. That is, the development of this site will not raise the 100-year flood elevation for adjacent property. This criteria was met. In addition, the finish floor elevation for the proposed building was set a foot and a half above the flood water height.

Bruno, if you need any more information on this matter, please contact me.

Sincerely yours,

BOYLE ENGINEERING CORPORATION

Peter Jacobsen

Peter Jacobsen,
Assistant Civil Engineer

PJ:sf

cc: Don Fletcher
Burns/Peters Group

APPROVED 6/8/81
PLEASE SUBMIT A COPY OF THE REVISED PLAN FOR OUR FILES.

RECEIVED
MAY 1 1 1981
CITY ENGINEER

Boyle Engineering Corporation

consulting engineers

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

505 / 883-7700

June 5, 1981

City Engineers
P.O. Box 1293
Albuquerque, New Mexico 87103
ATTN: Bruno Conegliano

RE: PONDEROSA BUILDING, LOMAS AT BROADWAY (J-14-Z)

Dear Bruno:

Revisions have been made to the grading plan as per the marked-up sheet we received from you. According to your instructions by telephone, the runoff and pipe discharge computations have been prepared.

The revised grading plan with drainage area boundaries marked in red and drainage computations, sheets 1 and 2 of 2 are attached.

Please contact me if you require any additional information.

Sincerely yours,

BOYLE ENGINEERING CORPORATION

Frank D. Lovelady
Senior Civil Engineer

FDL:sof

cc: Don Fletcher,
Burns/Peters Group

RECEIVED
JUN 05 1981
CITY ENGINEER

Boyle Engineering Corporation

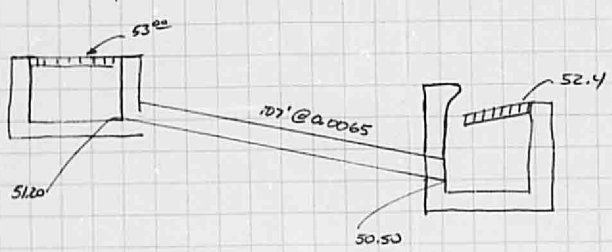
BY FDL DATE 6-5-81 SUBJECT Ponderosa Bldg. SHEET NO. 2 OF 2
CHKD. BY JAV DATE 6-5-81 JOB NO. B 02-118-50

II Area No 2 - South of Building

Area = 63,622 FT²
C = 0.9 Developed
i = 2.1 In/Hr @ Tc = 10 min (Min Tc)

$Q = CiA$
$= 0.9 \times 2.1 \times \frac{63,622}{43560} = 2.76$ cfs

Check if pipe discharge ≤ 2.76 cfs.



Try 12" Dia RCP @ depth @ 0.65%

$A = 96.95 \div 144 = 0.6733$

$P = \pi d \frac{360 - 106.4}{360} = 2.21$

$R = \frac{A}{P} = \frac{0.6733}{2.21} = 0.3047$

$Q = AV = 0.6733 \frac{1.486}{0.013} (0.3047)^{2/3} (0.0065)^{1/2}$
$= 2.8086$ CFS. ≳ 2.76 CFS OK

Total Area = 113.09 SQ IN.
33.42 P.I.
17.28 Triangle
16.14 Seg.
96.95 Area less seg.

CHECK FOR INLET CONTROL!

$Q = Ca\sqrt{2gh}$ $C = 0.65$, $h = 53.00 - 51.20 - 0.5 + 0.70$
$= 2.0$

$Q = (0.65)(0.6733)\sqrt{2(32.2)(2.0)}$
$= 4.97$ CFS

THEREFORE OUTLET CONTROLS.

Boyle Engineering Corporation

BY FDL DATE 6-5-81 SUBJECT Pandaresa Bldg. SHEET NO. 1 OF 2
CHKD. BY JAV DATE 6-5-81 JOB NO. B02-118-50

I. Area No. 1 - North of Building.

Area = 27,991 ☐'

Q, Positive discharge.

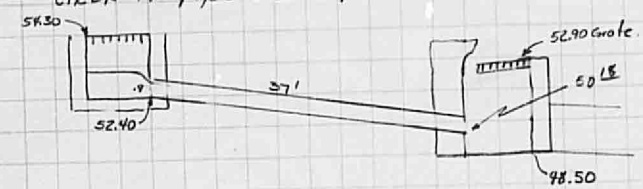
C = 0.9 Developed

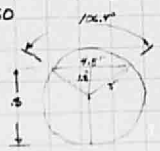
i = 2.1 "/hr. @ Tc = 10 min (Minimum Tc)

$Q = CIA$

$= 0.9 \times 2.1 \times \frac{27,991}{43,560} = 1.21$ CFS

Check if pipe discharge ≤ 1.21 CFS





28.27 Total ft.
8.35 ☐' Dia.
4.22 ☐' Triangle
4.03 Seg.
24.24 Area less Segment.

Try 6" Dia PVC 0.8 depth @ 6%

$A = \pi r^2 = \pi\left(\frac{3}{12}\right)^2 = 0.1963$ ☐' (Full)

$= 24.24 \div 144 = 0.1683$ ☐'

$P = \pi d = \pi\frac{6}{12} = 1.57 \quad \frac{360 - 106.4}{360} = 1.106$

$R = \frac{A}{P} = \frac{0.1683}{1.106} = 0.1522$

$Q = AV = 0.1683 \quad \frac{1.486}{0.015}(0.1522)^{2/3}(0.06)^{1/2} = 1.16$ cfs < 1.21 cfs OK.

CHECK FOR INLET CONTROL:

$Q = Ca\sqrt{2gh}$ $\quad C = 0.65$; $h = (54.30 - 52.40 - 0.25 + 0.70)$ (HW)

$= 2.35$ FT.

$Q = 0.65(0.1963)\sqrt{2(32.2)(2.35)}$

$Q = 1.57$ CFS ≅ 1.21 CFS O.K.

INFORMATION SHEET

PROJECT TITLE 7 Broadway Plaza TYPE OF SUBMITTAL Update to J14-D6

ZONE ATLAS PAGE NO. J14 CITY ADDRESS 7 Broadway, NE,(Lomas & Broadway)

LEGAL DESCRIPTION Tract A, Rakestraw Family Trust, Map No. 37 MRGCD

ENGINEERING FIRM BOYLE ENGINEERING CORPORATION CONTACT Thornton D. Schwenk

ADDRESS 3939-D San Pedro, N.E. PHONE 883-7700

OWNER Brittany Partners CONTACT Pete Ford
Don Power

ADDRESS 2906 Broadway, N.E. PHONE 345-8591

ARCHITECT Burns/Peters Group CONTACT Charlie Otero

ADDRESS 8000 Pennsylvania Circle, N.E. PHONE 265-3645

SURVEYOR D.T. Morrison Surveyors CONTACT D.T. Morrison

ADDRESS 1020 Texas, N.E. PHONE 256-7364

CONTRACTOR Jaynes Corp. CONTACT Pete Ford

ADDRESS 2906 Broadway, N.E. PHONE 345-8591

PRE-DESIGN MEETING:

____ YES
__X__ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUL 25 1984
HYDROLOGY SECTION

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ BUILDING PERMIT APPROVAL (A building permit was issued in 1981, but there have
____ CERTIFICATE OF OCCUPANCY APPROVAL been minor modifications since the construction
____ ROUGH GRADING PERMIT APPROVAL was put "on hold")
____ GRADING/PAVING PERMIT APPROVAL
__X__ OTHER Re-confirm Bldg.Permit (SPECIFY)

DATE SUBMITTED: July 27, 1984 BY: Thornton D Schwenk

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers

505 / 883-7700

July 25, 1984
AL-B02-127-01
J14-D6

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Attn: Billy J. Goolsby, P.E.
City/County Flood Plan Administrator

RE: CONFIRMATION OF APPROVAL FOR DRAINAGE PLAN
7 BROADWAY PLAZA (Lomas & Broadway, Tract A)
(Formerly, the Ponderosa Building)

Dear Billy:

There have been some minor revisions to the site grading plan and the position of parking spaces for the above referenced project since it was initially approved by Chuck Easterling in 1981.

However, the conceptual drainage plan stated on Sheet C-3 of the May 29, 1981, drawings remains unchanged. The drainage runoff calculations are not affected by these revisions. A Building Permit was issued in 1981 but new construction never commenced due to ownership changes.

On behalf of our clients, the Burns/Peters Group, we therefore ask that your office confirm the approval of the original plan with the July 26, 1984 revisions so that construction can commence under that permit.

Sincerely,

BOYLE ENGINEERING CORPORATION

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 4739
THORNTON D. SCHWENK

Thornton D. Schwenk

Thornton D. Schwenk, P.E.
Senior Civil Engineer

cc: Charles Otero, The Burns/Peters Group
Pete Ford, Jaynes Corporation

RECEIVED
JUL 25 1984
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 7, 1984

Thornton D. Schwenk
Boyle Engineering, Corp.
3939 D San Pedro NE
Albuquerque, NM 87110

REF: UPDATE TO DRAINAGE PLAN FOR 7 BROADWAY PLAZA (J14-D6) RECEIVED JULY 25, 1984

Dear Thornton:

The above referenced plan, dated July 26, 1984, is approved.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to release of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

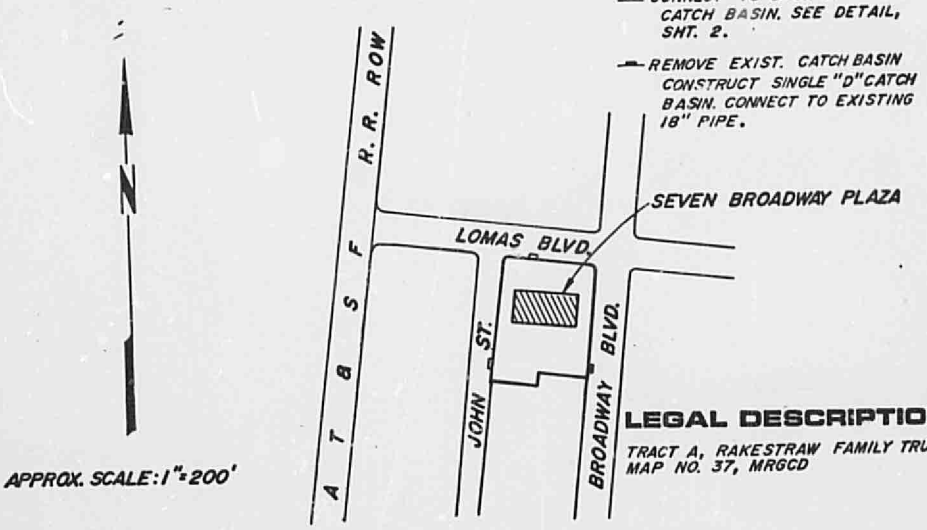
BJG:mrk

cc: Greg Olson
Brittany Partners, 2906 Broadway NE

INDEX

— CONNECT TO BACK OF EXIST. CATCH BASIN. SEE DETAIL, SHT. 2.

— REMOVE EXIST. CATCH BASIN CONSTRUCT SINGLE "D" CATCH BASIN. CONNECT TO EXISTING 18" PIPE.



APPROX. SCALE: 1" = 200'

LEGAL DESCRIPTION

TRACT A, RAKESTRAW FAMILY TRUST, MAP NO. 37, MRGCD

VICINITY MAP

(J-14-Z)

RECEIVED
NOV 20 1985
HYDROLOGY SECTION

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 4739
THORWIN D. SCHWENK

9-17-84

NOTICE TO CONTRACTOR

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 to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract No. 84-2.

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 so that the conflict can be resolved with a minimum amount of delay.

5. Backfill compaction shall be according to Arterial street use.

J14-D6 D-147

UNIVERSAL

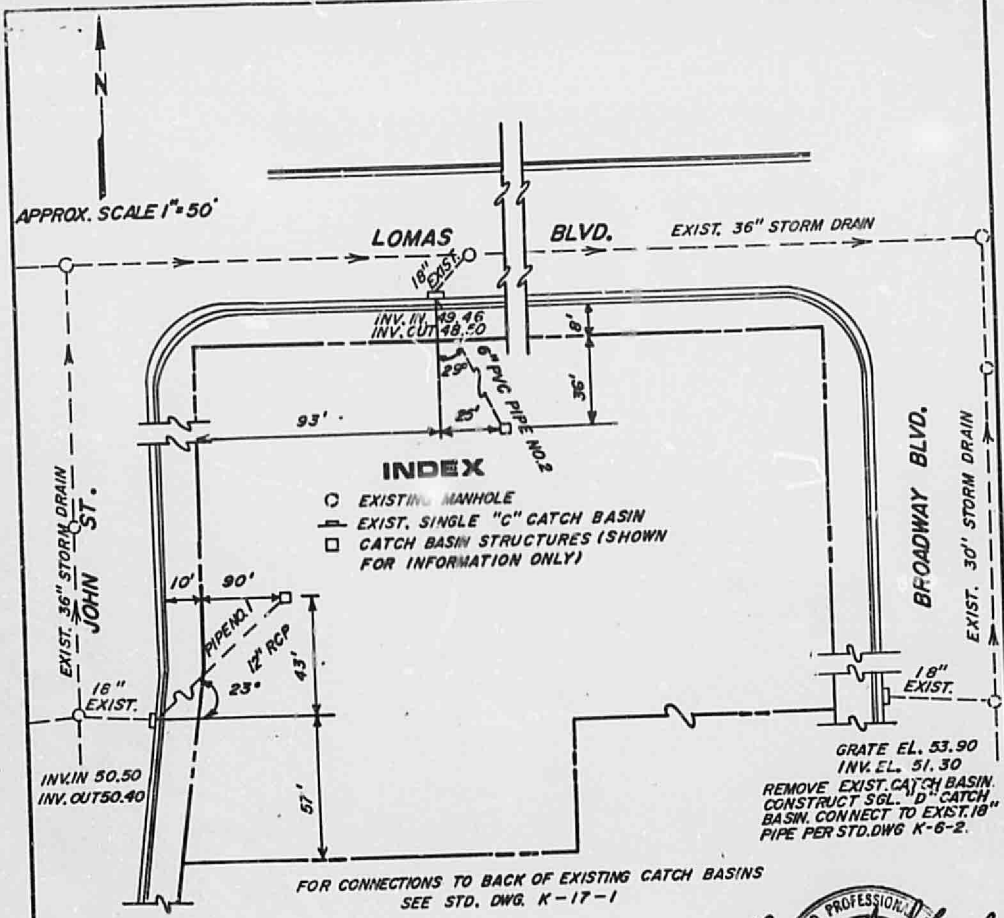
CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE
A.C.E. / DESIGN		01-18-85
INSPECTOR	F. B.	11/16/85
A.C.E. / FIELD		

TITLE CONNECTIONS TO EXISTING CATCH BASINS IN CITY R.O.W.
SEVEN BROADWAY PLAZA
200 LOMAS BLVD., N.E.

PERMIT NO. 19298
SHEET NO. 1 of 2

MAP J-14



REGISTERED PROFESSIONAL ENGINEER
No. 4739
NEW MEXICO
THORNTON D. SCHWENK

9-17-84

ELEVATION DATA

THE SITE BENCH MARK IS THE WEST BONNET BOLT OF A FIRE HYDRANT AT THE SW CORNER OF BROADWAY AVE. AND LOMAS BLVD., HAVING ELEVATION 4956.16.

THE ACS BENCH MARK TIED TO THIS SURVEY IS STATION 5-J15, A CHISLED SQUARE IN THE WNW CURB AT THE INTERSECTION OF LOMAS AND EDITH BLVDS., HAVING ELEVATION 4967.336 (MSL).

PIPE DATA

PIPE NO.	DIAM.	TYPE	LENGTH	INV. IN	INV. OUT	SLOPE
1	12"	RCP	110'	4951.20	4950.50	0.0064
2	6"	PVC	49'	4952.40	4949.46	0.0600

D-147

UNIVERSAL

CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE
A.C.E. / DESIGN		9/11/84	CONNECTIONS TO EXISTING CATCH BASINS IN CITY R.O.W.
INSPECTOR		11/10/84	SEVEN BROADWAY PLAZA
			200 LOMAS BLVD., N.E.
			PERMIT NO. 19298
			SHEET NO. 2 of 2
			MAP J-14