

## City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz Mayor

UTILITY DEVELOPMENT DIVISION HYDROLOGY SECTION (505) 768-2650

February 6, 1987

Thornton D. Schwenk Boyle Engineering Corporation 3939-D San Pedro Drive, NE Albuquerque, New Mexico 87110

> RE: DRAINAGE PLAN FOR SUNWEST PARKING GARAGE (J-14/P65) RECEIVED JANUARY 22, 1987

Dear Mr. Schwenk:

The above referenced plan dated January 20, 1987, is approved for building permit. Please be advised that the tie-in to the manhole on Fourth Street is a work order project.

Please attach a copy of this approved plan to both sets of drawings submitted for building permit sign-off.

If you have any questions, call me at 768-2650.

Cordially.

Carles A. Menteya,

City/County Floodplain Administrator

CAM/tsj

PUBLIC WORKS DEPARTMENT

**ENGINEERING GROUP** 

Telephone (505) 768-2500

Walter Nickerson, P.E., City Engineer

= AN EQUAL OPPORTUNITY EMPLOYER =

AN C 2 1987 HYDROLOGY SECTION

#### Boyle Engineering Corporation

consulting engineers

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

505 / 883-7700

Department of Public Works P. O. Box 1293 City of Albuquerque Albuquerque, New Mexico 87103 January 20, 1987 AL-S01-284-60

ATTN: Mr. Carlos Montoya/City-County Floodplain Administrator

RE: REVIEW COMMENTS FOR SUNWEST BANK PARKING GARAGE (J-14/D65) RECEIVED JANUARY 13, 1987

Dear Carlos:

Following are our written responses to your comments dated January 7, 1987, regarding the referenced Drainage Plan submitted to your office on December 15, 1986. These responses are based on our phone conversations with Bob Hogrefe and Dan Hogan on January 14 and with you on January 15.

- We understand that PWD policy regarding construction of "Private Drainage Facilities within Public Right of Way" (the S. O. 19 Process) has been in a state of flux during the past four weeks. The connection to the manhole in Fourth Street will now require that we prepare work order drawings for a separate review and approval by the DRC. Bob Hogrefe explained that this review process will not affect release of a Building Permit, if the hydrology design on the Drainage Plan outside the public right-of-way meets with your approval.
- Flow line elevations appeared on our December submittal, with the exception of values along Lomas Blvd.; these have now been added. Curb heights for all the adjoining streets have also been added to the Plan: Lomas, Roma and Fourth Streets have an 8-in high curb, and Third Street a 6-in curb.
- 3. A table, stating all the separate flows and describing the many small drainage areas, has been added, including the areas occupied by the existing multi-story office buildings (Tracts A and B) which are not affected by the new parking structure to the north. The separate flows can now be easily added to give the total discharge of 17.1 cfs from the entire 3.778-acre site.
- 4. Bob Hogrefe stated to me that a downstream capacity analysis would not be required for this location as a result of the lowflow conditions from the roof drains into the manholes in Third

Page 2 Mr. Montoya January 20, 1987

and Fourth Streets. Please see the discussion which has been added to the Drainage Plan regarding his decision.

I hope that this discussion adequately addresses your concerns with the earlier submittal and that the building Permit can be released tomorrow. The contractor has reached his limit on in-ground construction allowed under the Foundation-Only Permit.

Please call me immediately if you are not able to release the new Permit.

Sincerely,

BOYLE ENGINEERING CORPORATION

Thanton Defehverk

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

cc: Glenn Fellows, SMPC Vernon Doake, Sunwest Bank

#### DRAINAGE INFORMATION SHEET

PROJECT TITLE: Surwest Parking Garage ZON Tracts A, B, C & D, Sunwest Ce	E ATLAS/DAN	IG. FILE #: J-14 - D65
LEGAL DESCRIPTION: OF THE MandelY Business and Re	sidence Add	ition
ENGINEERING FIRM: Boyle Engineering Corp.	CONTACT:	Thornton D. Schwenk
ADDRESS: 3939-D San Pedro, NE	PHONE:	883-7700
NNER: Sunwest Bank of Albuquerque	CONTACT:	Vernon Doake
ADDRESS: 303 Roma, NW	FHONE:	765-2035
RCHITECT: Stevens, Mallory, Pearl & Campbell	CONTACT:	Glenn Fellows
ADDRESS: 115 Amherst, SE	PHONE:	255-8668
SURVEYOR: Bohannan-Huston, Inc.	CONTACT:	A. Dwafn Weaver, L.S. 6544
ADDRESS, Courtyard I, 7500 Jefferson, NE	PHONE: _	823-1000 · '
CONTRACTOR: Summit Construction, Inc	CONTACT:	Dave Thomas
ADDRESS: 900 Hazeldine, SE	PHONE: _	842-8113 (242-3822 Site)
HYDROLOGY SECTION	8 NG. <u>86-6</u> C NG CJ. NG	<u>62. V-8</u> 6-126 , 86-650
DRAINAGE REPORT Re-submittel addressing  X DRAINAGE PLAN Comments dated 1-7-87  CONCEPTUAL GRADING & DRAINAGE PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERTIFICATION	EKETCH PLAT PRELIMINARY EITE DEVELO FINAL PLAT BUILDING PE FOUNDATION CERTIFICATE ROUGH GRADI GRADING/PAV	PLAT APPROVAL PMENT PLAN APPROVAL
Thornton D. Schwenk, P.E. Sr Civil Engineer II		



#### City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 7, 1987

Thornton D. Schwenk Boyle Engineering Corporation 3939-D San Pedro Drive, NE Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR SUNWEST PARKING GARAGE (J-14/J65) RECEIVED **DECEMBER 10, 1986** 

Dear Mr. Schwenk:

I have reviewed the referenced plan and forward the following comments:

- 1. A work order is needed to tie into the Fourth Street manhole. Please check with Bob Hogrefe on the type of storm drain that can be used and its minimum size. The tie into the Third Street 15' RCP also needs to be discussed.
- 2. Need flow line and top of curb elevations for adjoining streets.
- 3. I added up the individual discharges on the plan and they did not match the calculation runoff value. Please Pddress the locations of the basins.
- 4. Flours address if the manhole and storm drain on Fourth Street has capacity to accept the sites flows.

If you have any questions regarding my review, please call me at 768-2650.

Carlos A. Montoya, P.E.

City/County Floodplain Administrator

CAM/bsi

#### DRAINAGE INFORMATION SHEET

PROJECT TITLE: Sunwest Parking Garage ZONE Tracts A, B, C & D, Sunwest Cent LEGAL DESCRIPTION: of the Mandell Business and Resi	ATLAS/DANG re (former dence Addi	ly portions of blocks H & I tion
SITY ADDRESS: 303 Roma, NW		
INGINEERING FIRM: Boyle Engineering Corp.	CONTACT:	Thornton D. Schwenk .
ADDRESS: 3939-D San Pedro, NE	PHONE: _	883-7700
NNER: Sunwest Bank of Albuquerque	CONTACT:	Vernon Doake
ADDRESS: 303 Roma, NW	PHONE: _	765-2035
NRCHITECT: Stevens, Mallory, Pearl & Campbell	CONTACT:	Glenn Fellows
ADDRESS: 115 Amherst, SE	PHONE: _	255-8668
Bohannan-Huston, Inc.	CONTACT:	A. Dwain Weaver, L.S. 6544
ADDRESS: Courtyard I, 7500 Jefferson, NE	PHONE: _	823-1000
Summit Construction, Inc	CONTACT:	Dave Thomas
ADDRESS: 900 Hazeldine, SE	PHONE:	842-8113 (242-3822 Site)
ME DEC 10 1986  X YES  NO HYDROLOGY SECTION  X COPY OF CONFERENCE RECAP SHEET PROVIDED 9-12-86		<u>662 V-8</u> 6-126 , 86-650
TYPE OF SUBMITTAL:  DRAINAGE REPORT  X DRAINAGE PLAN  CONCEPTUAL GRADING & DRAINAGE PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERTIFICATION  DATE SUBMITTED:  12-9-86  RY:  Phonton Al Rehvenl	SKETCH PLA PRELIMINAR SITE DEVEL FINAL PLAT BUILDING F FOUNDATION CERTIFICA ROUGH GRAI	PPROVAL SOUGHT:  IT APPROVAL  IT APPROVAL  IOPMENT PLAN APPROVAL  I APPROVAL  PERMIT APPROVAL  TO OCCUPANCY APPROVAL  TO OCCUPANCY APPROVAL  AVING PERMIT APPROVAL  (SPECIFY)
Thornton D. Schwenk, P.E. Sr Civil Engineer II		

#### Boyle Engineering Corporation

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

505 / 883-7700

. Human		1-	LETTER OF TRANSMITTAL
O: HYDROLOGY SECTION / P. W.D.			DATE:
CITY OF ALBUQUERQUE			
P. O. B	ox 1293	ALBUA,	NM 87103 PARKING GARAGE DRAIJAGE
			B.E.C. PROJECT No. SO1- 284-60
e are sending in the following in the fo	g you: tems: trawings calculations ucible Drawir		Attached Under separate cover via  Addendum Copy of letter Specifications Schedules Descriptive Literatur Hydrology SECTION
Item No.	Date	No. Copies	Description
1	12-9-86	2	GRADING & DRAINAGE PLAN
1	DCT 86	1	SUBDIVISION PLAT - SUNWEST CENTRE
(	12-9-86	ı	MANNING'S ANALYSIS OF PIRE FLOW IN  DRAIN LINES FROM GARAGE DRAINS
These out to	ansmitted as	checked below	r:  □ Prints returned after loan to us
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### City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 26, 1986

Thornton Schwenk, P.E. Boyle Engineering Corporation 3939-D San Pedro, NE Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR SUNNEST PARKING GARAGE RECEIVED OCTOBER 16, 1986 FOR SITE DEVELOPMENT PLAN APPROVAL (J-14/965)

Dear Thornton:

The above referenced submittal dated October 14, 1986, is approved for Site Development Plan sign-off by the City Engineer.

A detailed Drainage and Grading Plan will be required at time of Building Permit request.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, P.E. C.E./Hydrology Section

cc: Blen Fellows

RAG/bsj

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

Telephone (505) 738-2500

Waiter Nickerson, P.E., City Engineer

AN EQUAL OPPORTUNITY EMPLOYER -



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 24, 1986

Thornton D. Schwenk Boyle Engineering Corporation 3939-D San Pedro Drive, NE Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR SUNWEST PARKING GARAGE (J-14/D65) RECEIVED OCTOBER 16, 1986

Dear Mr. Schwenk:

The above referenced plan, dated October 14, 1986, is approved for foundation only permit.

Please be advised that the owner is traveling at his own risk. The subsittal of a conceptual plan does not give enough detail to indicate future problems and risks. We are, however, sensitive to your fixed time table.

If you should have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, City/County Floodplain Administrator

cc: Vernon Doake

CAM/bsj

PUBLIC WORKS DEPARTMENT

**ENGINEERING GROUP** 

Telephone (505) 768-2500

Walter Nickerson, P.E., City Engineer

AN EQUAL OPPORTUNITY EMPLOYER =

Fred Aguirre -

10/23/86 1530 OCT 03 1986 HYDROLOGY SECTION

I have attached letter from Vernon Doah about permit -

I have foundation permit sign off both UBC & ZONING-

and must have permit - (your O.K.) FRIDAY afternoon at the latest

I can personally assure you that the the replat and will meet your requirements for drainage-

appeal period) then we will never get out of the basement before white sets in - your consideration is most appreciated

Suicerdy ClemHTEllow ALA

Sunwest Bank of Albuquerque, N.A. P.O. Box 1344
Albuquerque, New Mexico (3)
Tel. 505-765-2211

Vernon Doak Vice President OCT :3 1986

HYDROLOGY SECTION

SUMMEST BANK

October 23, 1986

Mike Weix Acting Chief Building Official Code Administration Division City of Albuquerque

We agree to return to the City of Albuquerque the foundation permit for the Sunwest Parking Garage at 600 4th Street, N.W. in the event that an appeal is filed against V-86-126 and/or DRB 86-650.

Sem Dau

Sunwest Bank of Albuquerque, N.A. Vernon Doak, Vice President

#### Boyle Engineering Corporation

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

505 / 883-7700

Department of Public Works P. O. Box 1293 City of Albuquerque Albuquerque, New Mexico 87103 OCT 16 1986 AL-S01-284-60
HYDROLOGY SECTION

ATTN: Mr. Fred Aguirre/Hydrology

RE: SUNWEST BANK PARKING GARAGE, J-14, SEARCH FOR ABANDONED STORM DRAINS IN VACATED PORTION OF FRUIT AVE., NW

Vacation Ordinance 194-1972 (Case No. V-72-21), vacating Fruit Avenue, NW between Third Street and Fourth Street, became effective on October 11, 1972. Section 2 of that Ordinance stated that the City would reserve that portion of Fruit Avenue "as an easement for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future." The Hydrology Section's Drainage Facilities Map for Grid J-14S shows an 8-inch RCP with unknown slope within the vacated alignment.

Because the proposed Sunwest Bank parking garage would straddle this easement, it became necessary to determine the existence of any active utilities in the easement, which would have to be relocated. The easement itself must be vacated through re-platting action.

On September 30, 1986, I met at the site with John Gallegos and Jim McCarty, drainage inspectors from the Operations Division of the Liquid Waste Section, Department of Public Works. John entered two manholes in Third Street (S841 and S842), near the former alignment of Fruit Avenue, and one manhole in Fourth Street (S831), to ascertain the active storm drains in these two streets. His findings are shown on the attached drawings, which are enlargements of portions of a topographic survey conducted by Bohannan-Huston on September 16, 1986.

Conclusions from these site recons are as follows:

- The 8-inch diameter line shown on the topographic map as a storm drain, based on the Drainage Facilities Map, does not exist between manholes S831 and S841. The Facilities Map apparently is in error.
- There is an abandoned 8-inch steel gas line in this location which may have been confused for a storm drain.

Mr. Fred Aguirre/Hydrology October 13, 1986 Page 2

The abandoned gas line has been uncovered by the Bank's contractor (Summit Construction, Inc.) and confirmed as an abandoned line by the Gas Company.

- 3. The only storm drain which extends west from either of the Third Street manholes is a segment of 15-inch RCP extending 43 feet west from manhole S842. This RCP is capped with a concrete plug at its west end, approximately one foot inside the Bank's property. It appears to be in good condition and its invert elevations make it suitable for use in the site drainage plan.
- The Fruit Avenue easement may be vacated as there are no active utilities existing or planned in this easement.
- Several pipe diameters measured by John Gallegos are different than shown on the Facilities Map: 60-inch (vs. 66-inch) diameter south of manhole S842; 18-inch (vs. 12-inch) in Fourth Street.

Please call John Gallegos (291-6214) or myself if you wish to confirm or discuss any of these findings.

Sincerely,

Shouton Dehverk

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

xc: Glenn Fellows; Stevens, Mallory, Pearl & Campbell

Richard Dineen, Chairman, DRB John Gallegos, Operations Division

#### DRAINAGE INFORMATION SHEET

	ts 5-12, B Addition	G. FILE #: J-14/D65 lk I, Lots 1-12, 22, 24,		
:ITY ADDRESS: 303 Roma, NW				
:NGINEERING FIRM: Boyle Engineering Corp.	CONTACT:	Thornton D. Schwenk		
ADDRESS: 3939-D San Pedro, NE	PHONE: _	883-7700		
NNER: Sunwest Bank of Albuquerque	CONTACT:	Vernon Doake		
ADDRESS: 303 Roma, NW	PHONE: _	765-2035		
RCHITECT: Stevens, Mallory, Pearl & Campbell	CONTACT:	Glenn Fellows		
ADDRESS: 115 Amherst, SE	PHONE: _	255-8668		
URVEYOR: Bohannan-Huston, Inc.	CONTACT:	A. Dwain Weaver, L.S. 6544		
ADDRESS: Courtyard I, 7500 Jefferson, NE	PHONE: _	823-1000		
ONTRACTOR: Summit Construction, Inc	CONTACT:	Dave Thomas		
ADDRESS: 900 Hazeldine, SE	PHONE: _	842-8113		
NO	; NO			
YPE OF SUBMITTAL: CHECK	TYPE OF AF	PPROVAL SOUGHT:		
	SKETCH PLAT			
		Y PLAT APPROVAL		
	SITE DEVELOPMENT PLAN APPROVAL FINAL PLAT APPROVAL			
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		ING PERMIT APPROVAL		
		VING PERMIT APPROVAL (SPECIFY)		
ATE SUBMITTED: 10-10-86 BY: Shorton D. John T.	- 1			
Thornton D. Schwenk, P.E.				

# CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

#### CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 1	00
PLANNING DIVISION NOS: EPC: DRB:	
Kank Harking Garage	
A STATE OF THE STA	
STREET ADDRESS (IF KNOWN):	5 %
SUBDIVISION NAME: BIK 1 & H O+ Wallate IIS Desdit	1017
APPROVAL REQUESTED:	
PRELIMINARY PLAT FINAL PLAT	
SITE DEVELOPMENT PLAN BUILDING PERMIT	
OTHER ROUGH GRADING	
WHO REPRESENTING	
ATTENDANCE: The ton schools Party Engineering	
5 billi Gillong Hydrology	
	,
FINDINGS:	to
- Kecammend replat to citaling	
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- i III I I I in and hu	
- Discharge shall be determined	3
analysis of down stream capacity	
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- The existing site is currently	_
developed and is an imperior	
parking lot for the walls	_
t t toward will not	_
- The proposed development	
change the current granishess	10
- pattern or the impervious	
- any significant degree	
	7-
augustized accurately a	nd
The undersigned agrees that the above findings are summarized accurately a are only subject to change if further investigation reveals that they are n	ot
reasonable or that they are pased on Thaces	
2. 1 to be the property of the february	
SIGNED! SR GUL CHOR	
DOTE: 9-10-16	
**NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL	

BOYLE ENGINEERING CORPORATION 3939-D SAN PEDRO DRIVE, N.E. ALBUQUERQUE, NEW MEXICO 87110 505 / 883-7700

DEC 10 1986
HYDROLOGY SECTION

#### INPUT DATA

n Q S Diam K, Fractional Depth (cfs) (ft/ft) (ft) of Flow
.0150 .9100 .05160 1.0000 Unknown

#### **CUTPUT DATA**

Q U A R S n Diam K Depth Crit Depth (cfs) (fps) (sq ft) (f\*) (ft/ft) (ft) (ft) (ft) (ft) .910 6.160 .148 .1 3 .05160 .0150 1.000 .243 .243 .400 [2" RCP FROM CATCH BASIN IN PARENJA LOT

Do you desire another analysis using new data ?Y

Enter the line number for data being changed, or type "10" to continue; "11" to terminate. ?

BOYLE ENGINEERING CORPORATION 3939-D SAN PEDRO DRIVE, N.E. ALBUQUERQUE, NEW HEXICO 87110 505 / 883-7700

#### INPUT DATA

n	(cfs)	S (ft/ft)	Diam (ft)	K, Fractional Depth of Flow
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		.833							

15" RCP N. OF TEE, MID WAY ALONG

Do you desire another analysis using new data ?Y

BOYLE ENGINEERING CORPORATION 3939-D SAN PEDRO DRIVE, N.E. ALBUQUERQUE, NEW MEXICO 87110 505 / 883-7700

#### INPUT DATA

n	Q	S	Diam	K, Fractional Depth
	(cfs)	(ft/ft)	(ft)	of Flow
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NEW IS"RCP CONVECTING TO E-YISTING IS"RCP FROM 3<sup>RD</sup> ST. MANHOLE Do you desire another analysis using new data ?N

BOYLE ENGINEERING CORPORATION 3939-D SAN PEDRO DRIVE, N.E. ALBUQUERQUE, NEW MEXICO 87110 505 / 883-7700

#### INPUT DATA

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#### **OUTPUT DATA**

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	5.359					.667 .497	.332	. 457
						8" PVC INTO	4TH ST.	MANHOLE

Do you desire another analysis using new data ?N

## CITY OF ALBUQUERQUE FACILITIES WITHIN CITY RIGHT-OF-WAY DRAINAGE PROJECT LOCATION MAP LOCATION SCALE 1:300 FROM ZONE ATLAS MAPS J-14 & K-14 114-D65 NOTICE TO CONTRACTOR 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. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 2: " Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities. 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 AZTERIAL street use. C-1.58. TITLE: DATE APPROVALS

3 Dec 8

1/30/24

1/31

PERMIT NO.

SHEET 1 OF 2

INSTALL STORM INLET

MAP

NO.

J-14

500 4TH ST. N.W.

NAME

Valleyin

A.C.E./ DESIGN

ACE. / FIELD

INSPECTOR

CITY OF ALBUQUERQUE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY TC 54.40 6 TC 54.364 TC 54.32 EXIST. STORM INLET REMAKED PIM, ELEV. 54.28 INV. ELEV. 48.28 EXISTING ABANDONED STORY INLET REMOVED NEW 10' PIPE \$ 45° CONHECTION . PIPE INV. 49.78 PROPOSED INV. 51.70 CONSTRUCT NEW DOUBLE C STORM INLET PER STANDARD CITY OF ABUQUEN QUE DETAIL K-5 (WITH GRATE PER K-9). FRUIT AVE NW. TC 4954.25 TG 4959.35 PENOVE EXISTING ABANDONED STORM INLET TC 54.80 TL 54.73 ACS BOXES CAP 3-JA MSL ELEV 4954.047 STORM INLET PLAN SCALE: 1'=30'-0 TITLE: DATE NAME INSTALL STORM INLET APPROVALS 500 4TH STREET N.W. A.C.E./ DESIGN 13/2083 INSPECTOR Vallegia MAP PERMIT NO. NO. J-14 OF 2 1/31/84 SHEET 2 A.C.E. / FIELD