City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: The Carlisle Condominiums Building Permit #: _____ City Drainage #: K17 / D069

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 1 thru 6, Block 1 replat of Mankato Place, as the same are shown and designated on the replat of said Block 1

City Address: Central Ave. and Carlisle Blvd.

Engineering Firm: MARK GOODWIN AND ASSOCIATES, PA Contact: Diane Hoelzer, PE

Address: PO BOX 90606, ABQ, NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

Owner: Kenny Kinkes Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: James C Lewis General Design, Inc. Contact: Jim Lewis

Address: 904 Princeton SE, ABQ, NM 87106

Phone#: 247-1529 Fax#: _____ E-mail: gdi@mac.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

X GRADING PLAN

____ DRAINAGE MASTER PLAN

____ DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes ____ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY

____ PRELIMINARY PLAT APPROVAL

____ SITE PLAN FOR SUB'D APPROVAL

____ SITE PLAN FOR BLDG. PERMIT APPROVAL

____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE

X FOUNDATION PERMIT APPROVAL

____ GRADING PERMIT APPROVAL

X SO-19 APPROVAL

____ PAVING PERMIT APPROVAL

____ GRADING/ PAD CERTIFICATION

____ WORK ORDER APPROVAL

____ CLOMR/LOMR

____ PRE-DESIGN MEETING

____ OTHER (SPECIFY) _____

DATE SUBMITTED: September 16, 2015 By: Diane Hoelzer, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

September 16, 2015

Ms. Rita Harmon, PE
Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: The Carlisle Condominiums
Grading and Drainage Plan
Engineers stamp date 9-16-15 (K17 / D69)

Dear Ms. Harmon;

In response to your comment letter dated 9-3-15;

1. *The storage tank will be concrete and lined with XYPEX Concentrate. The products' specification is attached.*
2. *More detail has been provided along the concrete areas adjacent to Carlisle Blvd. and Central Ave.*
3. *More detail provided.*
4. *City spec. for sidewalk culvert has been added to the plan.*

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\15013 /Carlisle Condo\ HYDRO_LTR 2_15013.docx

CITY OF ALBUQUERQUE

September 3, 2015

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

Re: The Carlisle
SW Corner of Carlisle/Central
Grading and Drainage Plan
Engineer's Stamp dated: 9/1/2015 (K17D69)

Dear Ms. Hoelzer,

Based on the information provided in your submittal received 9/1/2015, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

- Provide the type of surface in the storage tank (Impervious concrete, bitumen).
- Provide what the existing drives will be replaced with (Walkway, landscape).
- Provide what is in the areas to the north and west of the building.
- Provide a keyed note for the sidewalk culvert mentioning the city spec.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Search Search

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Coating Products

Xypex Coating products, for surface application, are part of the Xypex concrete waterproofing and protection system and represent one of three different ways to install Xypex Crystalline Technology into concrete.

Download

- Concentrate Product Data
- Coating Specification
- Material Safety (MSDS)
- Schematic Drawings
- Spec Data
- Warranty

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Xypex Concentrate

Product Description

Xypex Concentrate is the most chemically active product within the Xypex Crystalline Waterproofing System. When mixed with water, this light grey powder is applied as a cementitious slurry coat to above-grade or below-grade concrete, either as a single coat or as the first of a two-coat application. It is also mixed in Dry-Pac form for sealing strips at construction joints, or for the repairing of cracks, faulty construction joints and honeycombs. Xypex prevents the penetration of water and other liquids from any direction by causing a catalytic reaction that produces a non-soluble crystalline formation within the pores and capillary tracts of concrete and cement-based materials.

Installing this product: » Concentrate // Coating Installations

Recommended for:

- Reservoirs
- Sewage and Water Treatment Plants
- Secondary Containment Structures
- Tunnels and Subway Systems
- Underground Vaults
- Foundations
- Parking Structures
- Swimming Pools

Advantages

- Resists extreme hydrostatic pressure
- Becomes an integral part of the substrate
- Can seal hairline cracks up to 0.4 mm
- Allows concrete to breathe
- Highly resistant to aggressive chemicals
- Non-toxic
- Does not require a dry surface
- Cannot puncture, tear or come apart at the seams
- No costly surface priming or leveling prior to applicationDoes not require sealing, lapping and finishing of seams at corners, edges or between membranes
- Can be applied to the positive or the negative side of the concrete surface
- Does not require protection during backfilling or during placement of steel, wire mesh or other materials
- Less costly to apply than most other methods
- Not subject to deterioration
- Permanent

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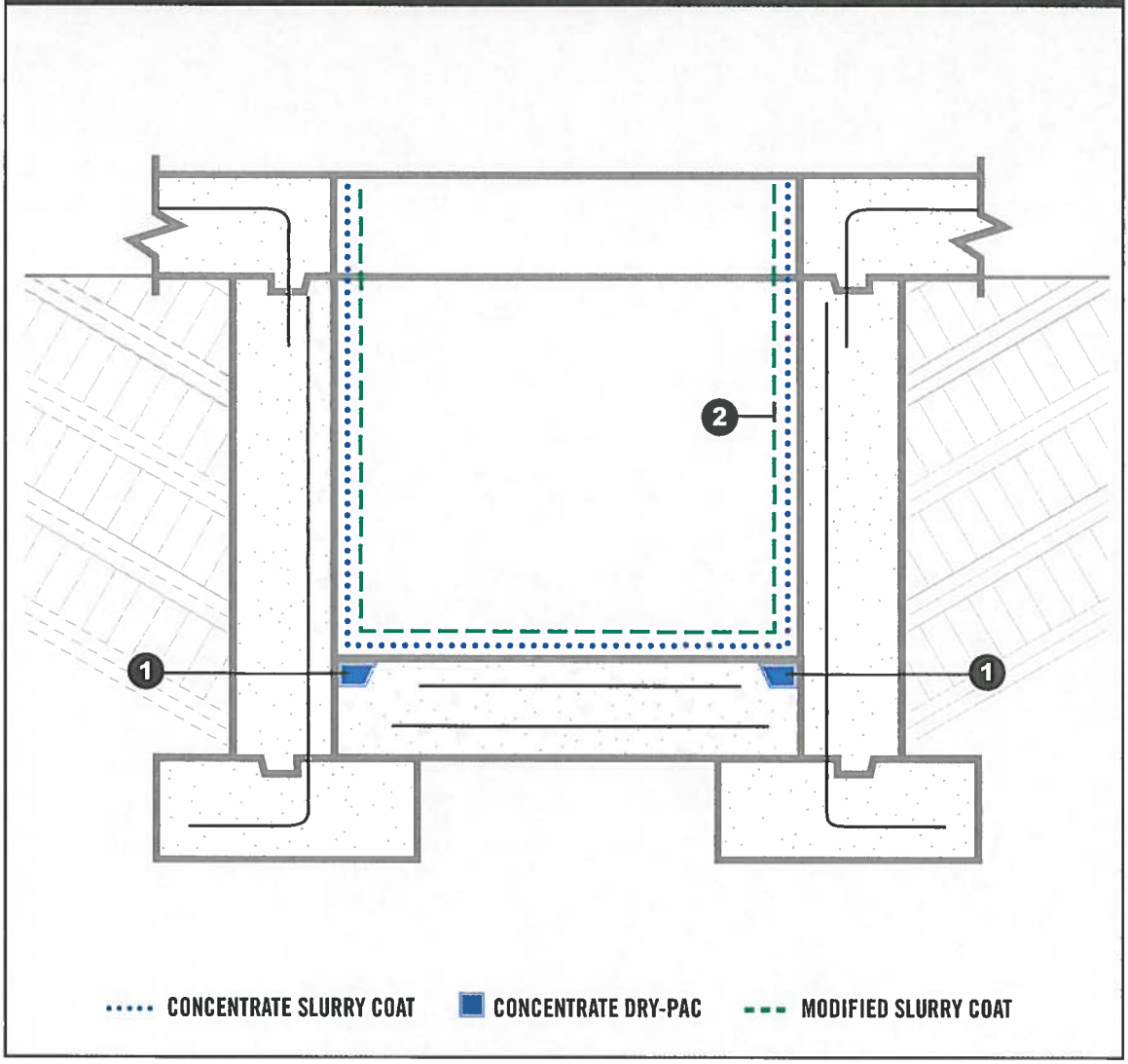
ELEVATOR PIT / SUMP PIT



Step 1 In sealing strip, apply one coat of Xypex Concentrate at the rate of 1.5 lb./sq. yd. (0.8 kg/m^2), then fill slot to surface with Xypex Concentrate in Dry-Pac form.

Step 2 Apply one slurry coat of Xypex Concentrate to walls and floor slab at a rate of 1.25 - 1.5 lb./sq. yd. (0.65 - 0.8 kg/m^2). After the Concentrate has set but while it is still "green", apply a coat of Xypex Modified at the rate of 1.25 - 1.5 lb./sq. yd. (0.65 - 0.8 kg/m^2).

For hydraulic elevators, please contact your Xypex representative for detail drawings.

Note 1: Schematic diagram shows Xypex application details only and does not depict standard requirements for waterstops or expansion joint sealants.

Note 2: Schematic drawing shows Xypex Coating application. Specifier may consider the alternative use of Xypex Dry Shake (DS-Series) or Xypex Additive (Admix C-Series), where applicable. Refer to Standard Specifications for more information.

CARLISLE CONDOMINIUM PROJECT

PROJECT DESCRIPTION: This 0.48 acre site is proposed to be developed into a 36 unit multi-level condominium complex with an underground parking garage.

EXISTING CONDITIONS: The project site is bounded by Carlisle Blvd. and Central Avenue on the west and north side of the property. Runoff from Carlisle is conveyed northerly as street flow then eastward at the intersection with Central Avenue. The east property boundary has a block wall that serves as a divide line between the existing restaurant outdoor patio and this project site. The south boundary consists of a gravel road that serves as access for the adjacent residences and church to the south. This project will have only one access location off of Central Avenue. No offsite flows enter this site under existing conditions.

PROPOSED CONDITIONS: Runoff from the roof will be directed to the "first flush' runoff storage tank located in the underground parking garage southeast corner. The tank will detain the required "first flush" runoff volume of 601 cu.ft. for 24 hours. After this detention time, the first flush volume will be pumped at a rate not to exceed 2.35 cfs through the 8" outfall discharge pipe to Central Avenue.

During any storm event when the first flush runoff volume is exceeded, the excess runoff will spill through a 10" diameter PVC pipe that serves as a spillway weir, into an 8" PVC pipe that conveys the runoff as gravity flow to a 24" sidewalk culvert and into Central Avenue.

SUMMARY OF HYDROLOGY

PROJECT AREA = 0.4877 ACRES = .000762 SQ. MI.
LAND TREATMENT = 100% D (FROM ROOF ONLY)
P (60) = 2.00"
P (6HR) = 2.30"
P (24HR) = 2.65"
Q_{100} = 2.35cfs (ROOF)
V_{100} = 0.0835 AC. FT. = 3637 CU. FT. (ROOF)

FIRST FLUSH CALCULATION

(0.34"/12)x(21,244 SF) = 601.CU.FT.
LAND TREATMENT = 100% D (FROM ROOF ONLY)

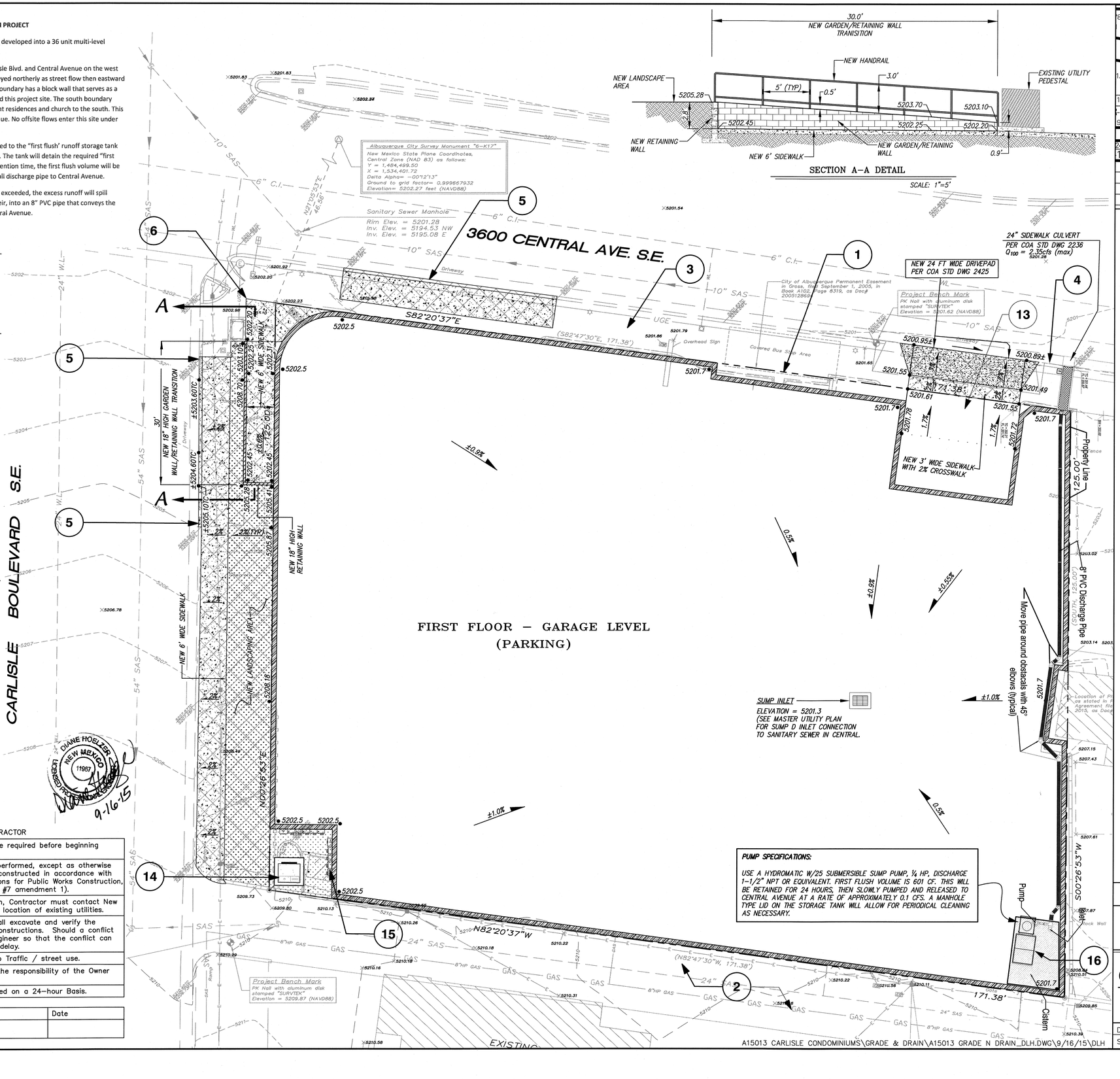
SINCE ROOF TAKES UP 99.9% OF ENTIRE PROJECT SITE, AND EXISTING SITE IS 100% IMPERVIOUS, EXISTING RUNOFF=ROOF RUNOFF=2.35 cfs

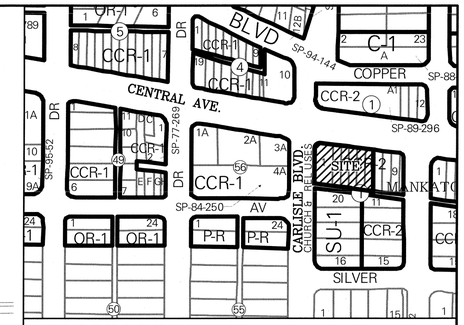
KEYED NOTES

1. *EXISTING PROPERTY LINE*
2. *EXISTING ALLEY*
3. *EXISTING PUBLIC SIDEWALK*
4. *EXISTING CURB*
5. *EXISTING DRIVEWAY SHALL BE REMOVED AND REPLACED WITH NEW 6' SIDEWALK & CURB & GUTTER*
6. *EXISTING RAMP*
7. *EXISTING OUTSIDE BUILDINGS*
13. *PROPOSED ENTRANCE FOR ENCLOSED GARAGE*
14. *PROPOSED TRANSFORMER*
15. *PROPOSED ELECTRIC BANK METERS*
16. *PROPOSED TRASH COMPACTOR*

T B M (TEMPORARY BENCHMARK)

PK NAIL WITH ALUMINUM DISK
STAMPED "SURVTEK"
ELEVATION = 5209.87 (NAVD88)





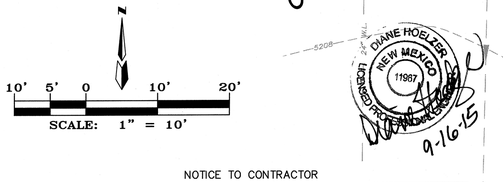
VICINITY MAP ZONE ATLAS: K-16-Z

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), IN BLOCK NUMBERED ONE (1) REPLAT OF MANKATO PLACE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID BLOCK ONE (1), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1929, IN PLAT BOOK B, FOLIO 45.

LEGEND

EXISTING TELEPHONE PEDESTAL
EXISTING CABLE PEDESTAL
EXISTING WALL
EXISTING ELECTRIC METER
EXISTING ELECTRIC PEDESTAL
EXISTING WATER METER
EXISTING CONCRETE AREA
EXISTING LIGHT POLE
EXISTING POWER POLE
EXISTING POWER POLE WITH FEED
EXISTING GUY–WIRE ANCHOR
EXISTING HYDRANT
EXISTING SEWER CLEANOUT
EXIST. SANITARY SEWER MANHOLE
EXISTING WROUGHT IRON FENCE
EXISTING ELECTRIC TRANSFORMER
EXISTING BOLLARD
EXISTING WATER VALVE
EXISTING OVERHEAD UTILITY LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER LINE
EXISTING TRAFFIC SIGNAL BOX
EXISTING CONCRETE CURB & GUTTER
EXISTING ELECTRIC MANHOLE
EXISTING TRAFFIC SIGNAL
EXISTING HANDICAP PARKING SPACE
EXISTING ELECTRIC BOX
EXISTING GAS METER
NEW WATERBLOCK
NEW FLOW
NEW SUMP INLET
NEW SIDEWALK
NEW LANDSCAPE AREA
NEW DRIVE PAD
NEW RETAINING WALL
REMOVE EXISTING CONCRETE



NOTICE TO CONTRACTOR

1.	An excavation/construction permit will be required before beginning any work within City right of way.
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).
3.	Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260–1990) for location of existing utilities.
4.	Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all Constructions. 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 Traffic / street use.
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7.	Work on Arterial Street shall be Performed on a 24–hour Basis.

Approval	Name	Date
Inspector		

PUMP SPECIFICATIONS:

USE A HYDROMATIC W/25 SUBMERSIBLE SUMP PUMP, ¼ HP, DISCHARGE 1–1/2" NPT OR EQUIVALENT. FIRST FLUSH VOLUME IS 601 CF. THIS WILL BE RETAINED FOR 24 HOURS, THEN SLOWLY PUMPED AND RELEASED TO CENTRAL AVENUE AT A RATE OF APPROXIMATELY 0.1 CFS. A MANHOLE TYPE LID ON THE STORAGE TANK WILL ALLOW FOR PERIODICAL CLEANING AS NECESSARY.

CARLISLE CONDOMINIUMS

GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828–2200, FAX (505)797–9539

Designed: DMG	Drawn: ACH	Checked: DMG	Sheet C-2
Scale: 1" = 10'	Date: 06–03–15	Job: A15013	

A15013 CARLISLE CONDOMINIUMS\GRADE & DRAIN\A15013 GRADE N DRAIN_DLH.DWG\9/16/15\DLH

CITY OF ALBUQUERQUE

September 28, 2015

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

Re: The Carlisle
SW Corner of Carlisle/Central
Grading and Drainage Plan
Engineer's Stamp dated: 9/16/2015 (K17D69)

Dear Ms. Hoelzer,

Based on the information provided in your submittal received 9/16/2015, the above referenced Grading and Drainage Plan is approved for Grading Permit, Building Permit and SO-19. Contact Jason Rodriguez at 235-8016 to schedule an inspection for the drive pads. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/SB
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov