CITY OF ALBUQUERQUE



September 7, 2017

Craig Hagelgantz, PE ABQ Engineering Inc. 8102 Menaul Blvd NE, Suite D Albuquerque, NM 87110

RE: 10800 Gibson SE (SSTP)

Grading and Drainage Plan Engineer's Stamp Date: 8/2/17 Hydrology File: M21D007A1

Dear Mr. Hagelgantz:

PO Box 1293 Based on the information provided in the submittal received on 8/3/17, the Grading and

Drainage Plan is approved for Grading and Paving Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

NM 87103

www.cabq.gov Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development Review Services



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

| Project Title: | Building Permit #: | Hydrology File #: |
|---|---------------------------------------|-------------------------------------|
| | | Work Order#: |
| Legal Description: Sandia Science and Tec | hnology Park, Tract | FR E-1, Parcel Bulk Land Plat Unit |
| City Address: 10800 Gibson SE, ABQ NM | | |
| | | |
| Applicant: ABQ Engineering Inc. | | Contact: Craig Hagelgantz |
| Address: 8102 Menaul Blvd. NE, Suite D, A | lbuquerque NM 8711 | 0 |
| Phone#: 505-255-7802 | Fax#: 505-255-790 | 2 E-mail: chagelgantz@abqeng.co |
| Other Contact: Scott Leonard DPS Architec | ts | Contact: Scott Lenard |
| Address: 7601 Jefferson NE, ABQ, NM 8710 | | |
| Phone#: 505-761-9700 | _Fax#: | E-mail: ScottL@dpsdesign.org |
| Check all that Apply: | | |
| Check all that Apply: | | |
| DEPARTMENT: | T | YPE OF APPROVAL/ACCEPTANCE SOUGHT: |
| HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION | | BUILDING PERMIT APPROVAL |
| MS4/ EROSION & SEDIMENT CONTROL | L <u> </u> | CERTIFICATE OF OCCUPANCY |
| TYPE OF SUBMITTAL: | | PRELIMINARY PLAT APPROVAL |
| ENGINEER/ARCHITECT CERTIFICATION | N | SITE PLAN FOR SUB'D APPROVAL |
| | | SITE PLAN FOR BLDG. PERMIT APPROVAL |
| CONCEPTUAL G & D PLAN | | FINAL PLAT APPROVAL |
| XX_GRADING PLAN | | |
| DRAINAGE MASTER PLAN | | SIA/ RELEASE OF FINANCIAL GUARANTEE |
| DRAINAGE REPORT | · · · · · · · · · · · · · · · · · · · | FOUNDATION PERMIT APPROVAL |
| CLOMR/LOMR | <u>X</u> | X GRADING PERMIT APPROVAL |
| | | SO-19 APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (TCL) |) <u>X</u> | X_PAVING PERMIT APPROVAL |
| TRAFFIC IMPACT STUDY (TIS) | | GRADING/ PAD CERTIFICATION |
| EROSION & SEDIMENT CONTROL PLAN | N (ESC) | WORK ORDER APPROVAL |
| OTHER (SPECIEV) | _ | CLOMR/LOMR |
| OTHER (SPECIFY) | - | PRE-DESIGN MEETING? |
| IS THIS A RESUBMITTAL?: XX Yes N | o <u> </u> | OTHER (SPECIFY) |
| DATE SUBMITTED: 8-3-17 | By: | |



August 2, 2017

Attn: Dana Peterson, P.E. Senior Engineer, Planning Dept. Development Review Services

RE: 10800 Gibson SE (SSTP) Grading and Drainage Plan

Engineer's Stamp Date: Signed, undated

Hydrology File: M21D007Al

The following is a response to your hydrology comments on the submittal plans. The item numbers below refer to your comments:

- 1. First flush calculations have been updated to reflect calculation of (0.44"-0.10" = 0.34").
- 2. a. Outfall or overflow has not been added to proposed ponding area.

b. Top of water surface for 100yr, 10 day volume has been added to plan, and is one foot below finish floor. Pond depth has been increased by one foot as shown on plan to accommodate additional volume.

Please let me know if there's additional information we need to provide.

Sincerely,

ABQ Engineering Inc.

#1

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between KTP Holding Company, Inc, a California Corporation ("Owner"), whose address is 13512 Desert Zinnia Ct. NE, City of Albuquerque, New Mexico, 87103, and whose telephone number is (505) 259-5992 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at Tract lettered "E-1" of the Plat of Tracts E-1 and E-2, SANDIA SCIENCE & TECHNOLOGY PARK, (A replat of Tract E, Sandia Science and Technology Park) Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 2005, in Plat Book 2005C, page 155, whose legal address is 10800 Gibson SE, Albuquerque, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facility</u>. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: paved parking with First Flush Ponding area.

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

- 3. <u>Maintenance of Drainage Facility</u>. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.
- 4. <u>Benefit to Property</u>. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.
- 5. <u>Inspection of Drainage Facility</u>. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.
- 6. <u>Liability of City</u>. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages

resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

- 7. <u>Indemnification</u>. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 8. <u>Assessment.</u> Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.
- 9. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.
- 10. <u>Entire Covenant</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- 11. <u>Changes to Covenant</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.
- 12. <u>Effective Date of Covenant</u>. This Covenant shall be effective as of the date of signature of the Owner.

| OWNER: KTP Holding Company, Inc., A California Corporation | CITY OF ALBUQUERQUE: |
|--|---|
| By Lewes Downe | By: |
| Name: Steve Downie | Shahab Biazar, P.E., City engineer |
| Title: President | Dated: 3/30/17 |
| Dated: AUG 22, 2017 | |
| OWNER'S ACKNOWLEDGMENT | |
| STATE OF NEW MEXICO) | |
|)ss COUNTY OF BERNALILLO) | |
| This instrument was acknowledged before more 2017, by STEVEN E. DOWNIE PRESIDENT KTP HOLDING CO, IN | (name of person signing permit), (title of person signing permit) of |
| RICHARD GONZALES Notary Public State of New Mexico My Comm. Expires 10/11/20 CITY'S ACKNOWLEDGMENT | Public mmission Expires: 10/17/20 |
| STATE OF NEW MEXICO))ss COUNTY OF BERNALILLO) | |
| This instrument was acknowledged before me 2014, by Shahab Biazar, P.E., a municipal corporation, on behalf of said corporatio | , City Engineer, of the City of Albuquerque, |
| | Charlotte RaBache Notary Public My Commission Expires: March 15, 202/ |
| | |

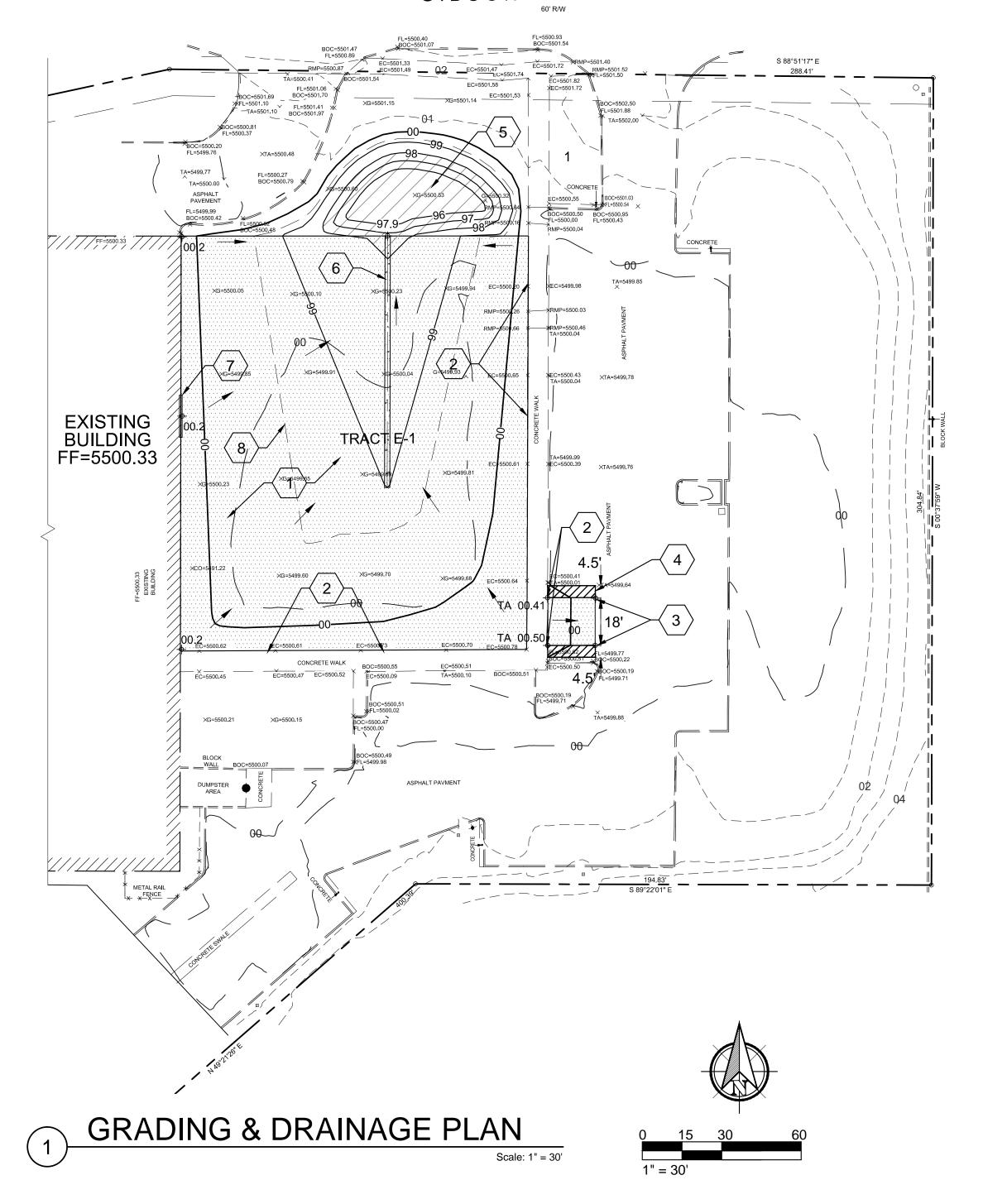
3

(EXHIBIT A ATTACHED)

GRADING & DRAINAGE PLAN C-101 SANDIA SCIENCE & TECHNOLOGY PARK 10800 GIBSON AVENUE SE ALBUQUERGUE, BERNALILLO COUNTY, NEW MEXICO CONSTRUCT 95 LF CONCRETE ALLEY OUTTER, PER DETAIL 4/C-10 LIMITS OF WATER SURFACE FOR 100YR - 10DAY STORM VOLLIME MATCH NEW ASPHALT TO EXISTING CONCRETE WALK GRADES. SEE DETAL 3/C-101 NEW 16"x 15" OVERHEAD DOOR IN EXTERIOR WALL OF EXIST BUILDING. CONSTRUCT NEW PONDING AREA, VOLLIME OF PONDS AS 5 ON PLAN BETWEEN T.O.P = 97.0 AND B.O.P 96.0 IS APPROX, MATCH NEW ASPHALT TO EXISTING ASPHALT GRADE! INSTALL PAINTED STRIPPING ON EXISTING ASPHALT LOCATION MAP KEYED NOTES +22.8 LEGEND ALLEY GUTTER DETAIL THIS SITE IS LOCATED ON PRIM MAP NO. 3500003671, PAMEL 387 WARCA MICICATES THE ENTINE SITE IS LOCATED IN ZOME X, AND THAT NO PONTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAN. ONSITE DRAINAGE RETENTION ♠ 3 CONCRETE TO ASPHALT TRANSITION -MATCH NEW ASPHALT ELEVATION TO EXISTING SIDEWALK GRADE SEE PLAN . . Parit Parit NEW PAVEMENT SECTION GIBSON AVENUE S.E. GRADING & DRAINAGE PLAN PAVING SECTION EXISTING BUILDING FF=5500.33 = (2)

EXHIBIT

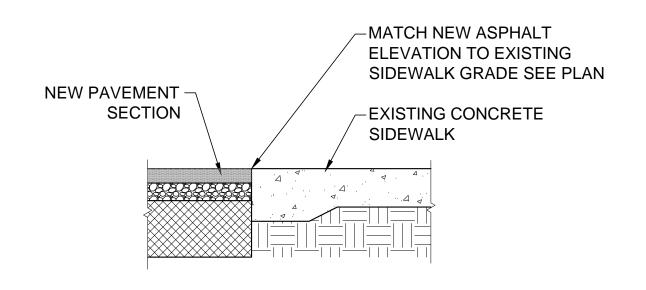
GIBSON AVENUE S.E.



ASPHALTIC CONCRETE SURFACE COURSE AGGREGATE BASE COURSE WITH PRIME COAT SUBGRADE PREP COMPACTED TO 95% DENSITY, MIN. R-VALUE OF 50 ≥

Scale: NTS





CONCRETE TO ASPHALT TRANSITION

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 10800 GIBSON AVENUE SE IN ALBUQUERQUE. BERNALILLO COUNTY, NEW MEXICO AND IS A PORTION OF TRACT E-1 OF THE SANDIA SCIENCE & TECHNOLOGY PARK. THIS PROJECT DISTURBS APPROXIMATELY 0.47 ACRE OF AN EXISTING SITE. THE PROPOSED DRAIANGE AND EXISTING SITE HYDROLOGY WILL COMPLY WITH HYDROLOGY REQUIERMENTS AS SHOWN IN DRAINAGE REPORT (M21-D7A1, PREPARED BY ABQ ENGINEERING, 7/25/05) AND DRAINAGE MASTER PLAN (M21D007A PREPARED BY BHI, 9/21/01) THE EXISTING SITE USES SURFACE DRAINAGE DIRECTED TO ON-SITE STORM WATER INLETS AND STORM WATER PIPING TO DIRECT RUNOFF TO ON-SITE RETAINING PONDS #1 AND #2, WHICH CONNECT INTO THE CITY STORM DRAINS IN THE SURROUNDING STREETS. THE DRAINAGE REPORT FROM ABQ ENGINEERING, 7/25/17 SHOWS THE SITE FULLY DEVELOPED AND GRADED. THOSE PLANS SHOW BOTH PHASES OF THE BUILDING DEVELOPED, ALONG WITH THE FUTURE PARKING AREA ON THE EAST SIDE OF THE PROPERTY FULLY DEVELOPED AND GRADED. (SEE GRADING PLAN SHEET C1 STAMP DATED 7/25/05). THE DRAINAGE REPORT (M21-D7A1 PREPARED BY ABQ ENGINEERING DATED 7/25/05) SHOWS 80% OF THE SITE LAND TREATMENT AREA EQUAL TO TYPE "D" IMPERVIOUS AND 20% OF THE SITE EQUAL TO TYPE "B" LANSCAPING (SEE SECT IV. DRAINAGE COMPUTATIONS), ALSO THE DRAINAGE REPORT INDICATES COMPLIANCE WITH THE BHI MASTER PLAN INCLUDING LIMITS TO THE DEVLOPED RUOFFOFF RELEASED AS OFF SITE FLOW TO PUBLIC STORM DRAIN SYSTEMS. (SEE SECT VI. SUMMARY AND CONCLUSION)

THE PROPOSED DEVELOPMENT INVOLVES THE ADDITION OF A PAVED PARKING AREA FOR VEHICLE/EQUIPMENT STORAGE. THE AREA OF THE NEW IMPERVIOUS PARKING LOT IS LOCATED WITHIN THE AREA DESIGNATED IN THE DRAINAGE REPORT (M21-D7A1, PREPARED BY ABQ ENGINEERING, 7/25/05) AS IMPERVIOUS AREA FOR "FUTURE BUILDING" (TREATMENT "D") AND IS GENERALY FLAT. THE AREA FOR PROPOSED PAVING CURRENTLY DRAINS TO A SLIGHT DEPRESSION IN THE CENTER OF AN UNDEVELOPED AREA. THE PROPOSED GRADING WILL DRAIN THE RUNOFF AWAY FROM THE EXISTING BUILDING AND TOWARDS AN UNDEVELOPED AREA TO THE NORTH OF THE PROPOSED PARKING AREA. THIS AREA WILL CONTAIN A NEW POND WITH VOLUME PROVIDED TO CONTAIN THE VOLUME OF THE FIRST FLUSH RUNOFF. THE TOP WATER SURFACE ELEVATION FOR THE NEW FIRST FLUSH POND WILL BE A MINIMUM OF TWO FEET BELOW FINISH FLOOR OF THE BUILDING. ALSO TOP OF WATER SURFACE FOR 100YR-10DAY STORM EVENT VOLUME IS ONE FOOT BELOW FINISH FLOOR

THIS SITE IS LOCATED ON FIRM MAP NO. 3500C0367H, PANEL 367 WHICH INDICATES THE ENTIRE SITE IS LOCATED IN ZONE X, AND THAT NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

ALLEY GUTTER DETAIL

ONSITE DRAINAGE RETENTION

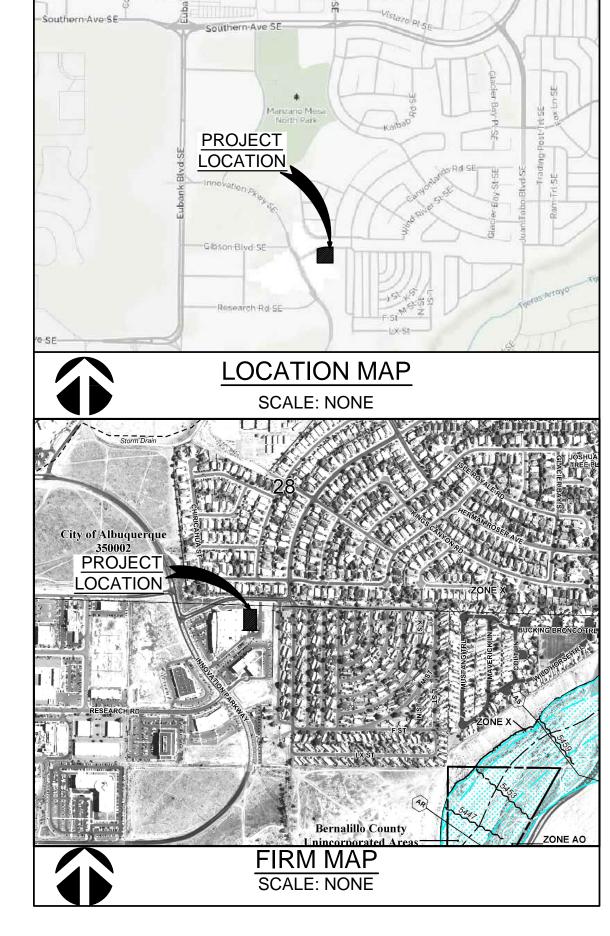
FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:

PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM TABLE A-6 USE 0.44 - 0.1 = 0.34 IN

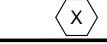
FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)

THEREFORE 0.34/12 X 0.47 X 43560 = 580 CF

FIRST FLUSH PONDING AREA REQD. = 580 CF < 800 CF PROVIDED

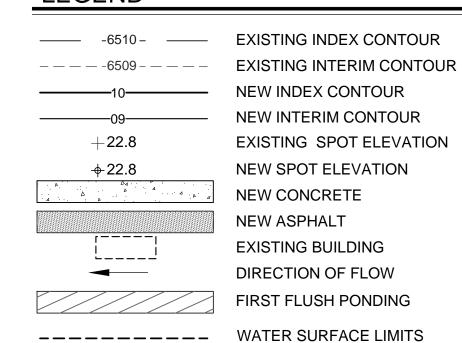


KEYED NOTES



- CONSTRUCT NEW 20600 S.F. (0.47 Acres) ASPHALT PARKING AREA. SEE DETAIL 2/C-101.
- 2. MATCH NEW ASPHALT TO EXISTING CONCRETE WALK GRADES. SEE DETAIL 3/C-101
- 3. MATCH NEW ASPHALT TO EXISTING ASPHALT GRADES.
- 4. INSTALL PAINTED STRIPING ON EXISTING ASPHALT.
- 5. CONSTRUCT NEW PONDING AREA. VOLUME OF PONDS AS SHOWN ON PLAN BETWEEN T.O.P = 97.0 AND B.O.P 96.0 IS APPROX. 800 CF.
- 6. CONSTRUCT 95 LF CONCRETE ALLEY GUTTER. PER DETAIL 4/C-10
- 7. NEW 16' x 16' OVERHEAD DOOR IN EXTERIOR WALL OF EXISTING BUILDING.
- 8. LIMITS OF WATER SURFACE FOR 100YR 10DAY STORM VOLUME

LEGEND



NEERING STAMP

FORTH CHANGE AND THE CONSTRUCTION Services 8102 Menaul Blvd. NE. Suite D. Albuquerque, NM 87110 tele: 505.255.7802 Proj. No.: 16-087 www.abqeng.com 15559

REV. NO. REV. DATE DESCRIPTION

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY
ENGINEER/ARCHITECT OF ANY
DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION

& TECHNOLOGY PARK ON AVENUE SE LILLO COUNTY, NEW MEXICO

SANDIA SCIENCE & TECHN 10800 GIBSON AVEI BUQUERQUE, BERNALILLO CC

DESIGNED BY:

GRADING & DRAINAGE PLAN

SHEET NUMBER

SHEET TITLE

C-101

. LOCATION: K:\Projects\2016\16-087\Civil\ . NAME: 16-087 CIVIL.dwg