

(NO PUBLIC EASEMENT)

DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between Las Lomas NE LLC ("Owner"), whose address is 8500 Washington NE Ste A-5 Albuquerque, NM 87113 and whose telephone number is (505) 314-7700 and the City of Albuquerque, a New Mexico municipal corporation ("City"), 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. Owner is the current owner of certain real property described as:

7800 Las Lomas Drive NE

Albuquerque, NM 87113

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information). Tract 19-A Las Lomas Business Park filed 2-13-20 in Book 2020C Pg 18

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

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. D-16/ D103
Private stormwater detention/retention ponds

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency

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COV R:\$25.00 Linda Stover, Bernalillo County



condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. 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 Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. 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.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

8500 Washington St NE Ste A-5
Albuquerque, NM 87113

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section

9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. 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 regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

OWNER:

By [signature]:

Name [print]:

JOHN MECHENBIER
02/05/2021.

CITY OF ALBUQUERQUE:

By:

Shahab Biazar, P.E., City engineer

Title: MANAGING MEMBER
Dated: 02/05/2021

Dated: _____

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 5 day of February,
2021, by John Mechenbier (name of person signing),
owner (title of person signing) of
_____ (Owner).

(SEAL)



OFFICIAL SEAL
JULIE BOELS

NOTARY PUBLIC - State of New Mexico

My Commission Expires May 11, 2021

Julie Boels

Notary Public

My Commission Expires: May 11, 2021

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of
_____, 20____, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

(EXHIBIT A ATTACHED)

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

DS
as

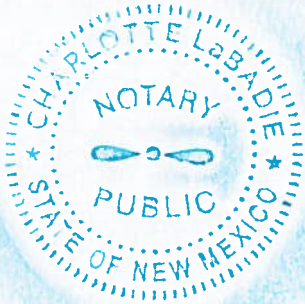
Date: 2/11/2021 | 9:53 AM MST

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

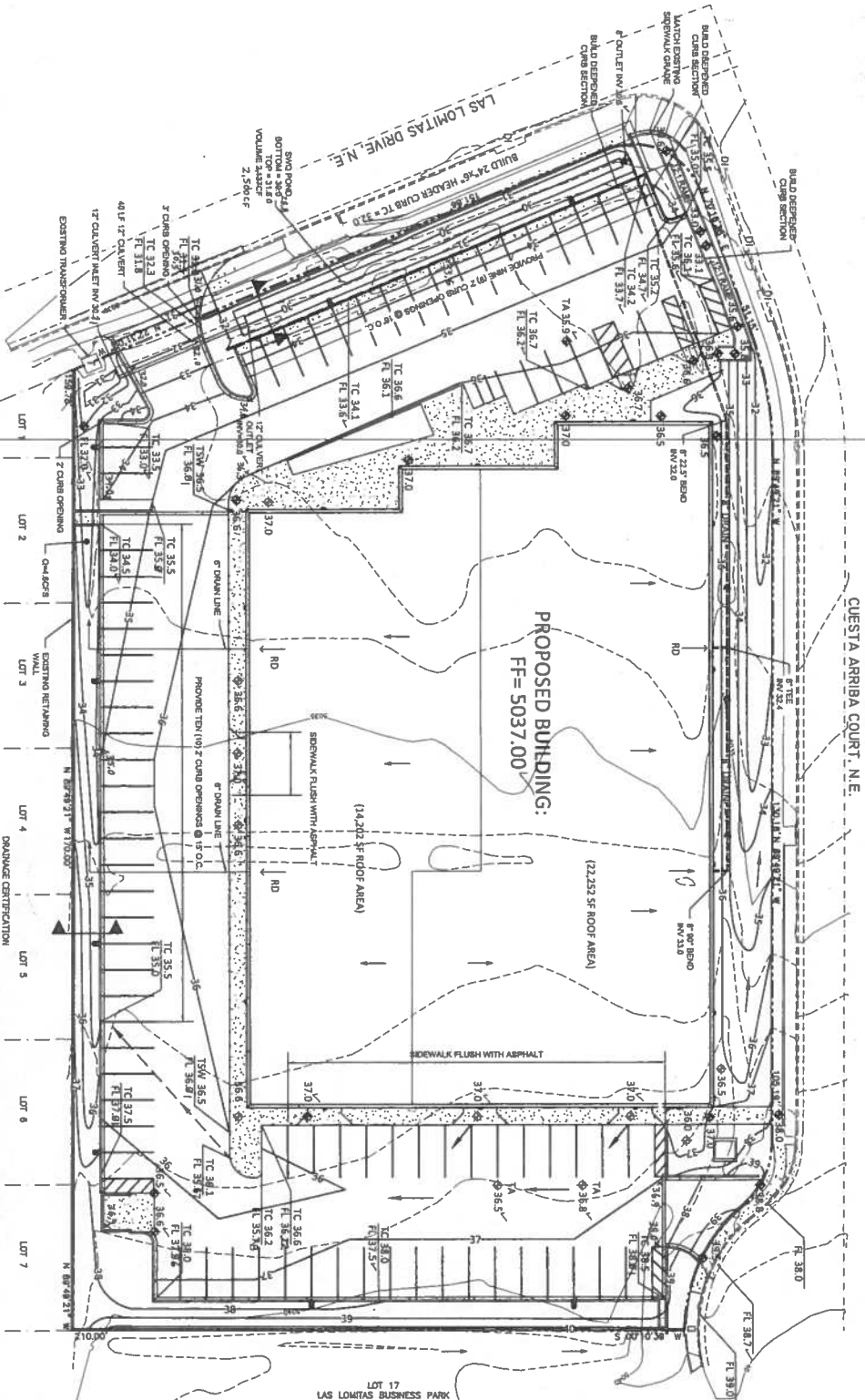
This instrument was acknowledged before me on this 11th day of February, 2021,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of the municipal corporation.

(SEAL)



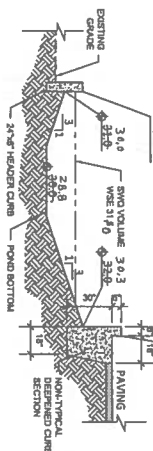
Charlotte LaBadie
Notary Public

My Commission Expires: March 15, 2021



GRADING AND DRAINAGE PLAN

1" = 20'



POND SECTION

N.T.S.

SOUTH SECTION



DRAIN SECTION

POND SPILLWAY

N.T.S.



SITE

VICINITY MAP

D-16-Z

LEGEND

EXISTING CONSTRUCTION
NEW CONTOUR
PROPOSED BUILDING FINISH
FLOOR ELEVATION
NEW SPOT ELEVATION
NEW CONSTRUCTION

FF=5037.00

RD ROOF DRAIN
DI EXISTING DROP INLET
DI DEEPENED CURB SECTION
X 36.9 AS-BUILT ELEVATION

DRAINAGE ANALYSIS

ADDRESS: 1310 Cuesta Arriba Ct. NE, Albuquerque, NM

LEGAL DESCRIPTION: LOTS 18 and 19, LAS LOMITAS BUSINESS PARK

SITE AREA: 88,076 SF (2.022 acres)

RECORDING: City of Albuquerque, Section 12-5-16, being a bonus cap with ELEV = 877.471 (MWD 1987)

SURVEYOR: Saville Land Surveying, Inc. dated October 28, 2019

PRECEDENCE ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C136C (7/24/09), this site is identified as being within Zone X which is determined to be outside the 0.2% annual chance floodplain. Opposite flow: No other flow enters this site. A berm was constructed along the east property line abutting Lot 17 runoff north to the existing cut-off-dike.

EXISTING CONDITIONS: The site is an undeveloped industrial site which slopes down to the west at 2.25%. The site is part of the Las Lomas TP Drain which has an allowable design of 4.53 CFS/AC (1.000000).

PROPOSED IMPROVEMENTS: A 17,000 SF building is proposed along with paved parking and access drives and new water landscape areas which are being used for credit runoff. Runoff is directed to the south side of the building and then to the 17,000 SF landscape area. When water depths reach a flowline elevation of 31.5, then water will discharge through the Las Lomas drive.

DRAINAGE APPROVAL: The site drainage system will follow historic conditions with the incorporation of credit retention ponds for the first flash volume.

Existing land treatment: 50% B and 50% C

Proposed land treatment: 10% C and 90% D

Q = (1.01)(2.28)(1.01)(1.4) = 5.5 CFS

Q = (1.01)(2.28)(1.01)(2.02) = 8.9 CFS (Q = 8.9 CFS)

SNQ V = (0.34)(2.28) = 2.657 CFS

Proposed storage pond V = (1.44)(2.15)(1.5)(1.5) = 2.137 CFS (2.137 > 2.657 OK)

Water capacity - 2 inch opening: Q = (0.1)(2.1)(2.1)(0.5)(2.1) = 3.4 CFS

Flowing capacity for south intake: Q = (1.44)(2.02)(1.01)(1.7)(0.1)(1.7) = 1.7 CFS

Flowing capacity for north intake: Q = (1.44)(2.02)(1.01)(1.7)(0.1)(1.7) = 1.7 CFS

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