

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 30, 2017

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199

RE: **Chavez Residence**  
**6323 Blueberry Lane NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 12/19/19 (E12D023)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 12/19/19, this plan is approved for Building Permit.

PO Box 1293

Please inform the owner/contractor to attach a copy of this approved plan dated 8/7/19 to the construction sets in the permitting process prior to sign-off by Hydrology. Also inform the owner/contractor that a separate permit will be required for any future wall/fence, etc.

Albuquerque

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

NM 87103

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Planning  
Division Manager

RR/SB  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 6323 Blueberry Lane **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** lot 5-P1 Plaza Escondita  
**City Address:** 6323 Blueberry lane

**Applicant:** Joseph Chavez **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924 ALB NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

**DEPARTMENT:**  
☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**  
☐ ENGINEER/ARCHITECT CERTIFICATION  
☒ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**  
☒ 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  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

December 19, 2019

Hydrology department  
Senior Engineer, Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Grading plan  
6323 Blueberry Lane NW  
Lot 5P- Plaza Escondido- (E12D23)  
Albuquerque, New Mexico**

Dear Sir:

Rio Grande Engineering has reviewed the grading plan as prepared by Graeme Means of High Mesa. The Report provides for free discharge of this lot to private roadway. The flow then enters into a privately maintained pond via a rundown. . The pond has a drainage covenant for the maintenance by the Homeowners association. The Grading was completed with the pads certified by Mr. Means and accepted by the city. I have reviewed the plan and agree with the design criterion. The site has been visited and the pad is in substantial compliance with the grading certification.

Therefore we request release of building permit based upon the previous approval of the enclosed grading plan and pad Certification by Mr. Means. The purpose of this letter is to allow the grading plan and pad certification requirement for building permit release to be issued based upon previous submittals and publicly available documents prepared by others.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures



I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 02/01/2006. THE RECORD SURVEY ELEVATION INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED AUGUST 4, 2008 UNDER THE RESPONSIBLE CHARGE OF CHARLES G. CALA, NMPS 11184, ALSO OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I HAVE VISITED THE SITE AND THE DATA PROVIDED APPEARS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINANCIAL GUARANTY RELEASE.

THE FOLLOWING IS A BRIEF DESCRIPTION OF THE VARIOUS PROJECT ELEMENTS:

1) HOUSE PADS

THE HOUSE PAD ELEVATIONS WERE CHECKED AND THE CENTERS OF THE PADS WERE FOUND TO BE WITHIN 0.3 FEET OF THE APPROVED PLAN ELEVATIONS AND IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE DRB APPROVED PLAN. BECAUSE THE INITIAL PAD GRADING WAS ACCOMPLISHED MANY MONTHS AGO, SOME OF THE PAD CORNERS HAVE BEEN ALTERED DUE TO CONSTRUCTION ACTIVITY AND WERE FOUND TO VARY AS INDICATED ON THE PLAN. THIS IS ACCEPTABLE BECAUSE BUILDING SLAB CONSTRUCTION WILL EXCAVATE FOOTINGS, INCORPORATE SMALL STEPS AND GARAGES, AND WILL NOT TAKE UP THE ENTIRE PAD. AS SUCH, "FINE TUNING" WILL ADDRESS ANY IRREGULARITIES. NO HOMES WERE UNDER CONSTRUCTION AT THE TIME OF CERTIFICATION.

## 2) LOT GRADES

INDIVIDUAL YARD GRADES AND SIDE YARD FLOWLINES HAVE BEEN GRADED IN A MANNER THAT WILL ALLOW YARD RUNOFF TO DRAIN TO THE STREETS (ALL POINTS LOWER THAN PAD AND NO ADVERSE SLOPES). FINISHED GRADING FOR ALL LOTS SHALL BE COMPLETED UPON LOT DEVELOPMENT AND LANDSCAPING OF EACH LOT BY THEIR RESPECTIVE BUILDERS. THE FINISHED LOT ELEVATIONS AND SLOPES MUST CONFORM TO THE INTENT OF THE APPROVED PLAN.

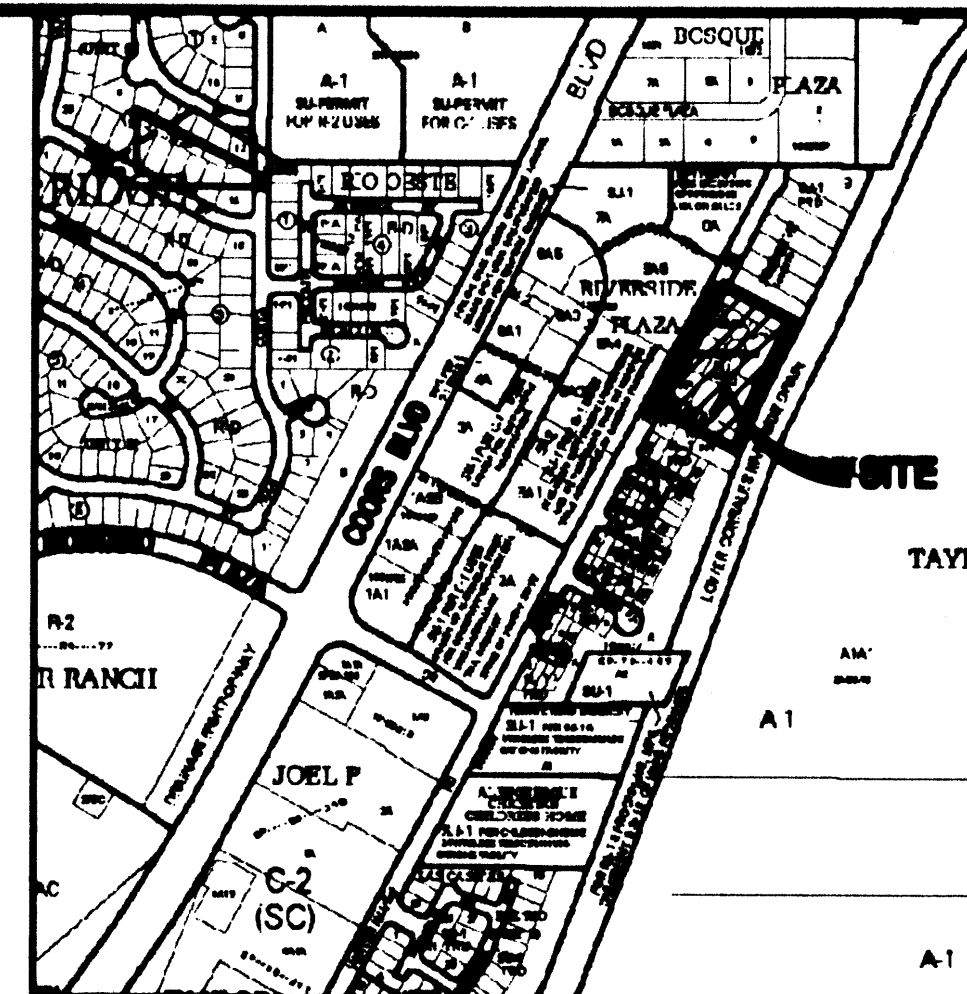
GRADES WERE NOT SHOT AT THE BACK OF THE PROPOSED (DEFERRED) SIDEWALKS THAT WILL BE CONSTRUCTED CONCURRENT WITH NEW HOME CONSTRUCTION AND WILL BE INSTALLED MATCHING THE BACK OF CURB ELEVATIONS. THE FUTURE SIDEWALK AREA HAS BEEN LEFT "LOW" IN THE INTERIM CONDITION TO ALLOW FOR SIDEWALK AND DRIVEWAY PLACEMENT, TO ALLOW AN AREA TO PLACE EXCESS FOOTING EXCAVATION MATERIAL, AND TO PROVIDE AN INTERIM AREA FOR NUISANCE FLOWS AND SEDIMENT TO ACCUMULATE FOR COMPLIANCE WITH THE SWPPP.

### 3) REQUIRED INFRASTRUCTURE

THE PROJECT INFRASTRUCTURE LIST REQUIRED PRIVATE PAVING AND CURB AND GUTTER, PRIVATE DRAINAGE IMPROVEMENTS, AND PRIVATE DRAINAGE CHANNEL CONSTRUCTION THAT WAS ACCOMPLISHED UNDER CITY PROJECT NO. 776681. THIS WORK ORDER ALSO INCLUDED SIDEWALK CULVERTS ON WINTERHAVEN. AS INDICATED BY THE AS-BUILT DRAWINGS AND FINAL INSPECTION FOR THAT PROJECT, THESE ITEMS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

THIS CERTIFICATION EVALUATES GRADING AND DRAINAGE ISSUES ONLY AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A. GUIDELINES. THE RECORD INFORMATION IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF GRADING AND DRAINAGE ASPECTS OF THIS PLAN. THOSE RELYING ON THIS PLAN ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J. GRAEME MEANS, NMPE 13676 08/07/08  
DATE



**VICINITY MAP**  
SCALE: 1"=750'

E-12

## LEGAL DESCRIPTION

LOTS 1-P1 THROUGH 10-P1 AND TRACT A,  
PLAZA ESCONDIDO (FILED 8/30/2007,  
2007C-241)

## PROJECT BENCHMARK

A STANDARD USCGS BRASS TABLET, STAMPED "HUGHES, 1954", SET IN TOP OF A CONCRETE POST LOCATED WEST OF COORS RD. APPROXIMATELY 6.1 MILES NORTH OF THE INTERSECTION OF COORS AND CENTRAL AVENUE.  
ELEVATION = 5049.93 FEET (NGVD 1929)

**T.B.M.**

T.B.M. #1: A SPIKE WITH JMA CONTROL CAP LOCATED  
APPROXIMATELY 240' SOUTH OF THE PL AND 16' (EAST)  
OF THE BACK OF THE CURB.  
ELEVATION = 4994.96 FEET

**T.B.M. #2:** A SPIKE WITH JMA CONTROL CAP LOCATED  
APPROXIMATELY 258' SOUTH OF THE PL AND 264' (EAST)  
OF THE EAST BACK OF CURB.  
ELEVATION = 4988.10 FEET

# RECORD DRAWING

HYDROLOGY FILE E-12/D23  
DRB PROJECT #1004161

**HIGH MESA Consulting Group**

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 • FAX: 505.345.4254 • [www.highmesacg.com](http://www.highmesacg.com)

# ENGINEER'S CERTIFICATION PLAZA ESCONDIDO

DESIGNED BY G.M.

DRAWN BY D.M.H.

APPROVED BY G.M.

NOL	DATE	BY
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## REVISIONS

### ENGINEER'S CERTIFICATION (ADDED SHEET)

JOB NO.

**2007.031.3**

DATE

**08-2008**

**SHEET**

1 <sup>DF</sup> 3



## EXISTING EASEMENTS

- ① 7' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 07-15-1982, BOOK MISC. 944, PAGE 357
- ② 5' PNM AND MST&T OVERHEAD EASEMENT GRANTED BY DOCUMENT FILED 12-13-1989, BOOK MISC. 878A, PAGES 434-435
- ③ 20' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 09-29-1969, BOOK MISC. 151, PAGES 493-494
- ④ 100' BUFFER AS PER COORS CORRIDOR PLAN GRANTED BY PLAT 99C-121
- ⑪ 30' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-04-1991, BOOK BCR 91-3, PAGE 9278, DOC. #91014985
- ⑫ 30' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-04-1991, BOOK BCR 91-3, PAGE 9267, DOC. #91014982

## KEYED NOTES

## EXISTING EASEMENTS - OFFSITE

- ⑤ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2002C-143
- ⑥ 4' CITY OF ALBUQUERQUE CLEAR SIGHT AND LANDSCAPING EASEMENT GRANTED BY PLAT 2002C-143
- ⑦ CITY OF ALBUQUERQUE BLANKET PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2002C-143
- ⑧ NONSPECIFIC CROSS LOT DRAINAGE EASEMENT GRANTED BY PLAT 2002C-143
- ⑨ 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-260
- ⑩ PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-260

## PROPOSED EASEMENTS

- ⑬ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING ACTION: PLAT 2007C-241
- ⑭ PRIVATE DRAINAGE, PRIVATE NON-VEHICULAR ACCESS AND PRIVATE LANDSCAPING EASEMENT TO BE GRANTED ON A PORTION OF TRACT A BY FORTHCOMING ACTION: PLAT 2007C-241
- ⑮ 15' PUBLIC WATER LINE EASEMENT TO BE GRANTED BY FORTHCOMING ACTION: PLAT 2007C-241
- ⑯ 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING ACTION: PLAT 2007C-241
- ⑰ PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE GRANTED ON A PORTION OF TRACT A BY FORTHCOMING ACTION: PLAT 2007C-241

## LEGAL DESCRIPTION

LOTS 4 & 5, RIVERSIDE PLAZA,  
FILED 5/18/1999, BOOK 99C, PAGE 121.

## PROJECT BENCHMARK

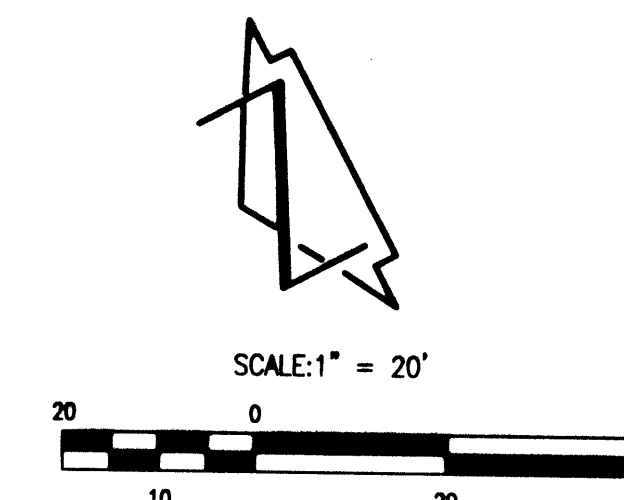
A STANDARD US&GS BRASS TABLET, STAMPED "HUGHES, 1954",  
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OF THE EAST BACK OF CURB.  
ELEVATION = 4988.10 FEET

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY  
CORNERS ARE SHOWN HEREON FOR ORIENTATION  
PURPOSES ONLY. BOUNDARY DATA IS FROM A BOUNDARY  
SURVEY CONDUCTED BY THIS OFFICE IN APRIL OF 2005.



## LEGEND

BWF	BARBED WIRE FENCE
CMVR	CABLE TELEVISION RISER
CO	CONCRETE MASONRY UNIT
CSW	SANITARY SEWER CLEANOUT
EA	CONCRETE SIDEWALK
FL	EDGE OF ASPHALT
FL	FLOWLINE
G BY PM	GAS LINE BY PAINT MARK
HOPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)
OHM	OVERHEAD ELECTRIC MAST
PVC	POLYVINYL CHLORIDE PIPE
RRT	RAILROAD TIE
SAS MH	SANITARY SEWER MANHOLE
SAS MH/C	SANITARY SEWER MANHOLE IN CONCRETE
STD	STANDARD
T BY PM	TELEPHONE LINE BY PAINT MARK
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TR	TOP OF CURB
TYP	TELEPHONE RISER
W	TYPICAL
WM/C	WATER LINE
WP	WATER METER IN CONCRETE
WPP	WOOD POST
WPP/CD	WOOD POWER POLE WITH CONDUIT
WSDP	WOOD SERVICE DROP POLE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE (CALIPER SIZE)
	EXISTING YUCCA
	SHRUB/TREE LINE
	PROPOSED SPOT ELEVATION
	FLOW LINE
	DIRECTION OF FLOW
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	RETAINING WALL

RECORD INFORMATION  
RECORD INFORMATION - AS DESIGNED  
RECORD INFORMATION



HYDROLOGY FILE E-12/D23  
DRB PROJECT #1004161

**RECORD DRAWING**  
FOR CERTIFICATION, SEE SHEET 1

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.M.	01/06	G.M.	REVISE GRADING IN SEWER EASEMENT TO PROVIDE ACCESS	2005.008.5
DRAWN BY		SGH/GM/DMH	PER DRC REQUIREMENT	DATE
APPROVED BY		G.M.	ENGINEER'S CERTIFICATION	08-2005
				SHEET 12 OF 23

## GRADING PLAN PLAZA ESCONDIDO

APPROVED FOR ROUGH GRADING

CITY HYDROLOGY DATE

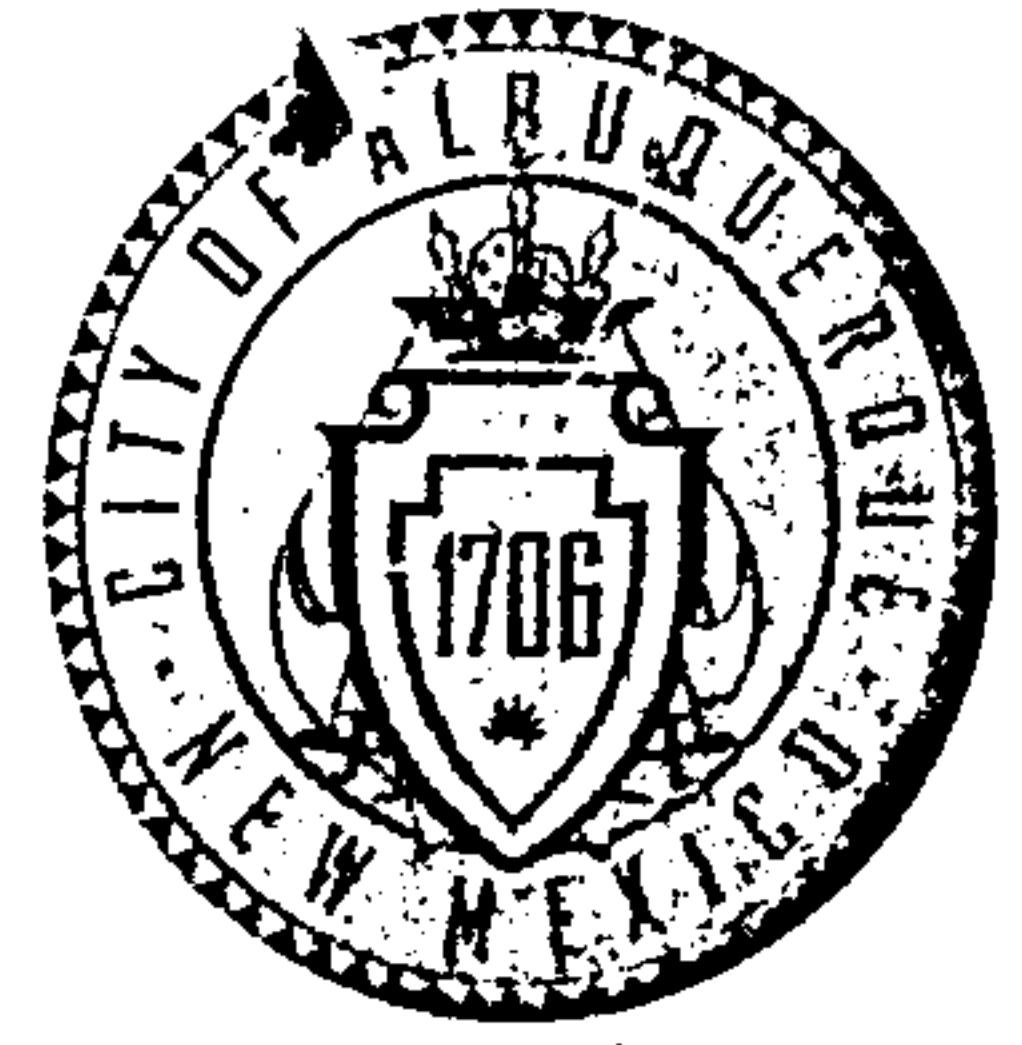


JEFF MORTENSON & ASSOCIATES, INC.  
6010-3 MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NM 87109  
ENGINEERS & SURVEYORS CNO 940-4290  
FAX: 505 345-4254 ESTABLISHED 1977





# CITY OF ALBUQUERQUE



August 7, 2008

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**RE: Plaza Escondido, (E-12/D023)**  
**Engineers Certification for Release of Financial Guaranty**  
**Engineers Stamp dates 2-1-06 & 8-30-05**  
**Engineers Certification dated 08/07/2008**

Mr. Means,

Based upon the information provided in your Engineer's Certification submittal dated 8/07/2008, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: Marilyn Maldonado, COA# 776681  
File

PO Box 1293

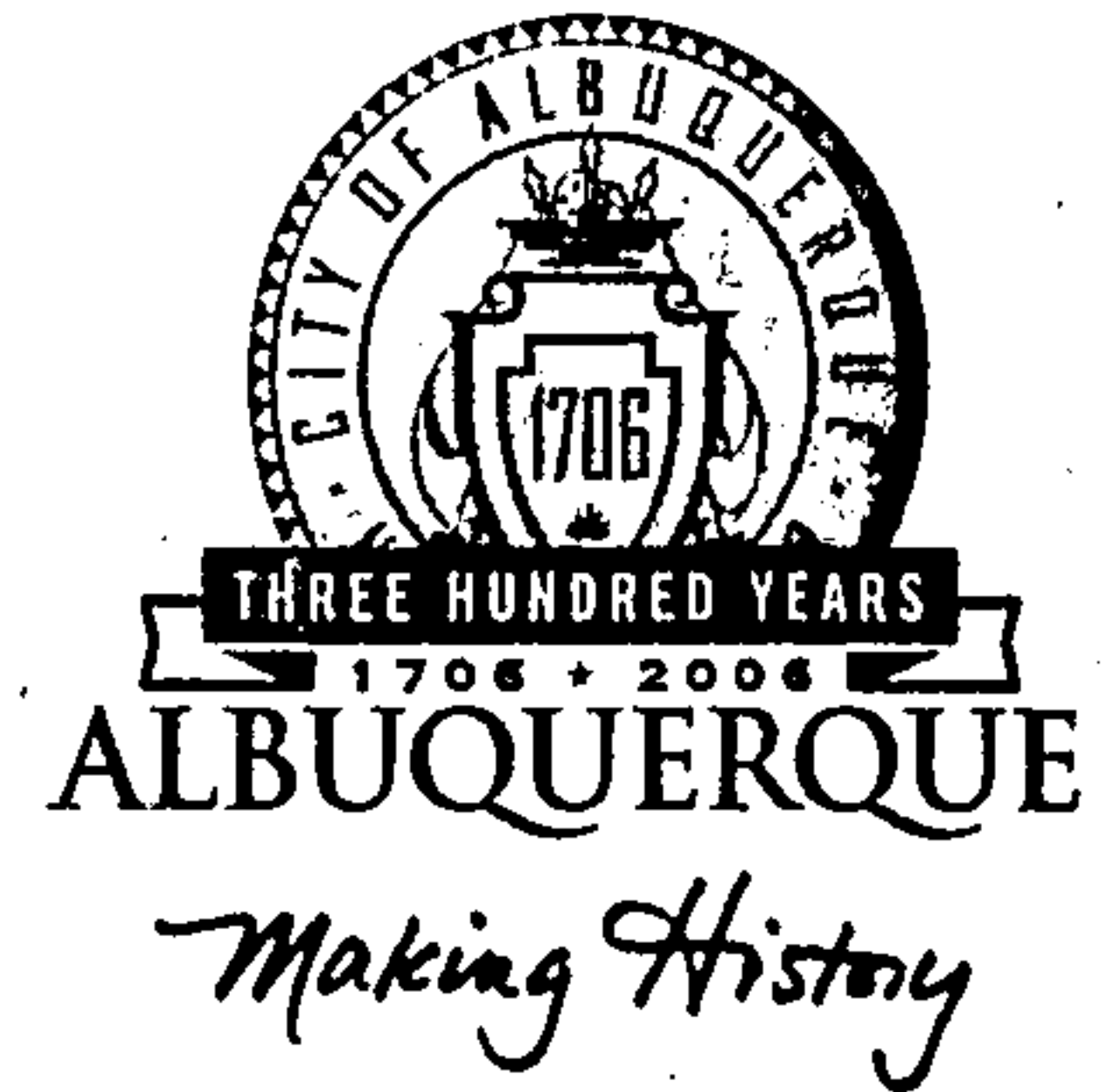
Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE



March 31, 2006

J. Graeme Means, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Plaza Escondido, 6260 & 6282 Winter Haven Rd. NW  
Grading Plan-Engineer's Stamp dated 2-1-06 (E12-D23)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 3-2-06, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty.

If you have any other questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Hydrology,  
Development and Building Services,  
Planning Department

cc: file

P.O. Box 1293

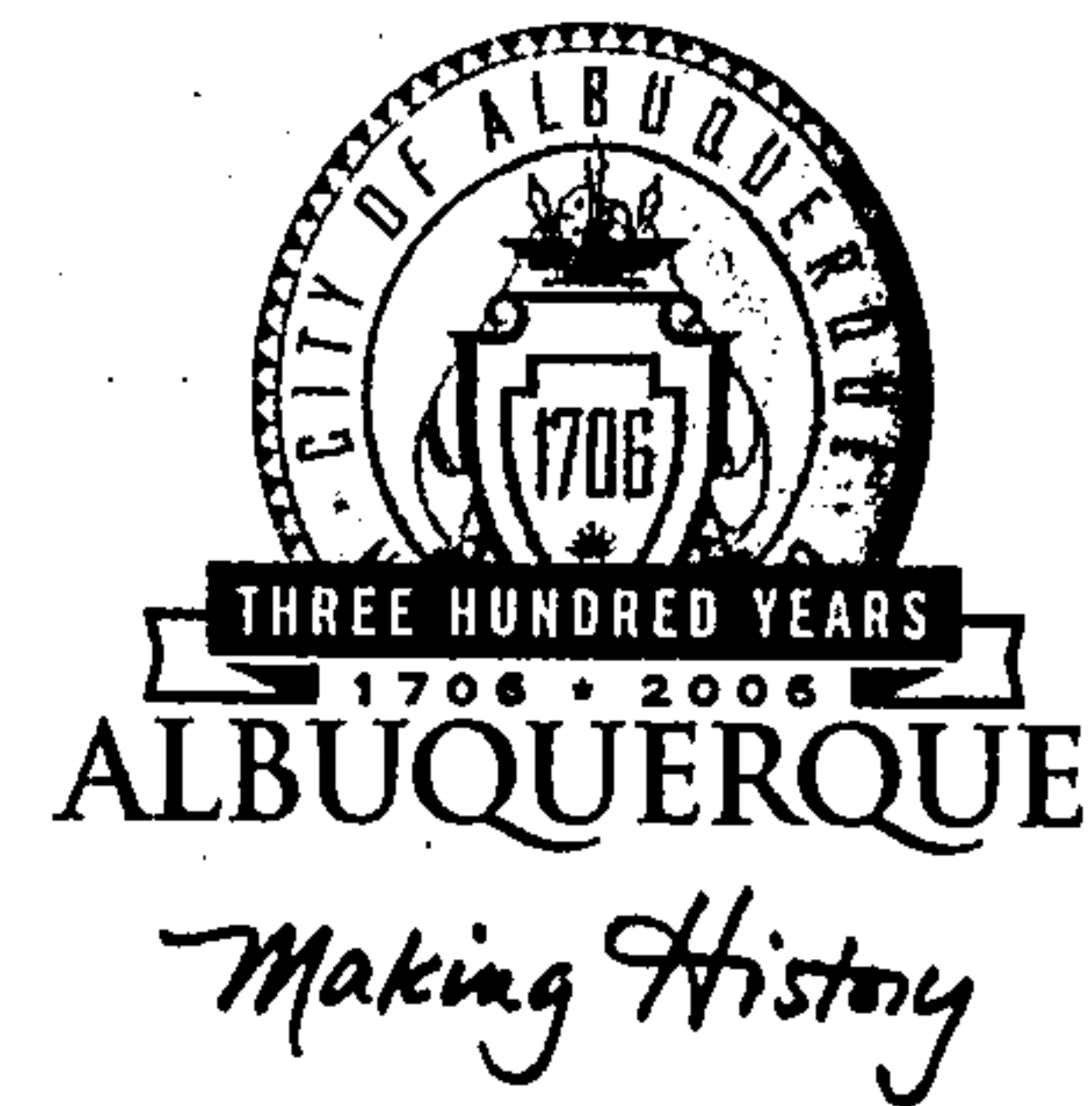
Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE



September 5, 2005

J. Graeme Means, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Plaza Escondido, 6260 and 6282 Winter Haven Road NW, Grading Plan  
Engineer's Stamp dated 8-30-05 (E12-D23)**

Dear Mr. Means,

Based upon the information provided in your submittal received 8-31-05, the above referenced plan is approved for Work Order and Grading Permit. This is now the plan that must be certified for release of SIA and Financial Guarantee.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

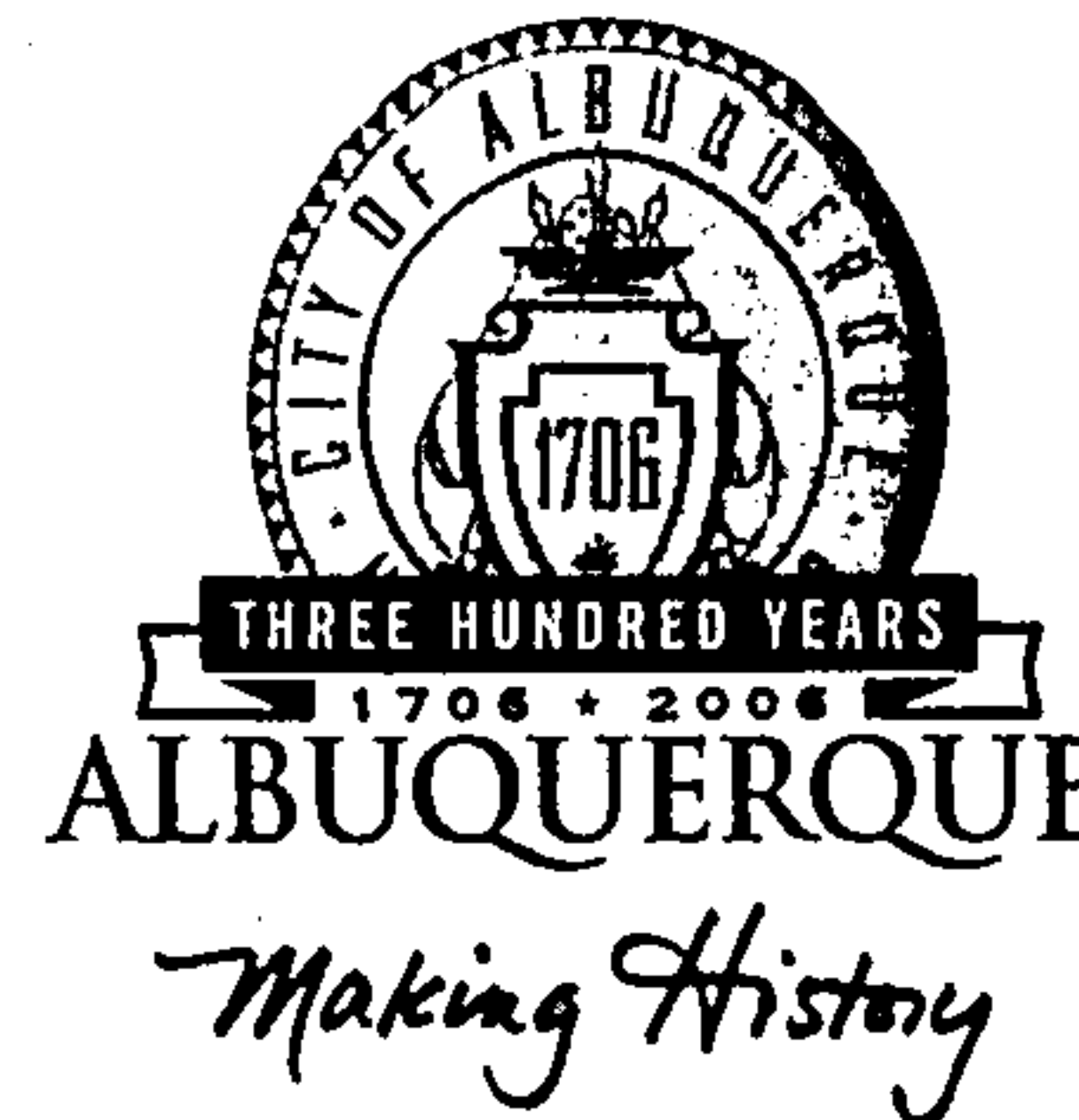
Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: file

# CITY OF ALBUQUERQUE



June 9, 2005

J. Graeme Means, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Plaza Escondido, 6260 and 6282 Winter Haven Road NW, Site  
Development Plan**

**Engineer's Stamp dated 5-02-05 (E12-D23)**

Dear Mr. Means,

Based upon the information provided in your submittal received 6-08-05, the  
above referenced plan is approved for Site Development Plan for Subdivision action  
by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: file

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

7. Indemnification. 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, contractor or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's 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. 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.

9. Binding on Owner's Property. 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 the concurrence of the City Engineer.

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

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.



CITY OF ALBUQUERQUE:  
ACCEPTED:

By: [Signature]  
~~Bruce J. Perlman, Ph.D.~~

Chief Administrative Officer

Dated: 8-28-07

OWNER: [Signature]

By: William Brennan

Title: Managing Member

Dated: 08-20-2007

APPROVED:

[Signature]  
City Engineer

Dated: 8-28-07

[Signature] 8/27/07

[Signature] 8.27.07

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO )

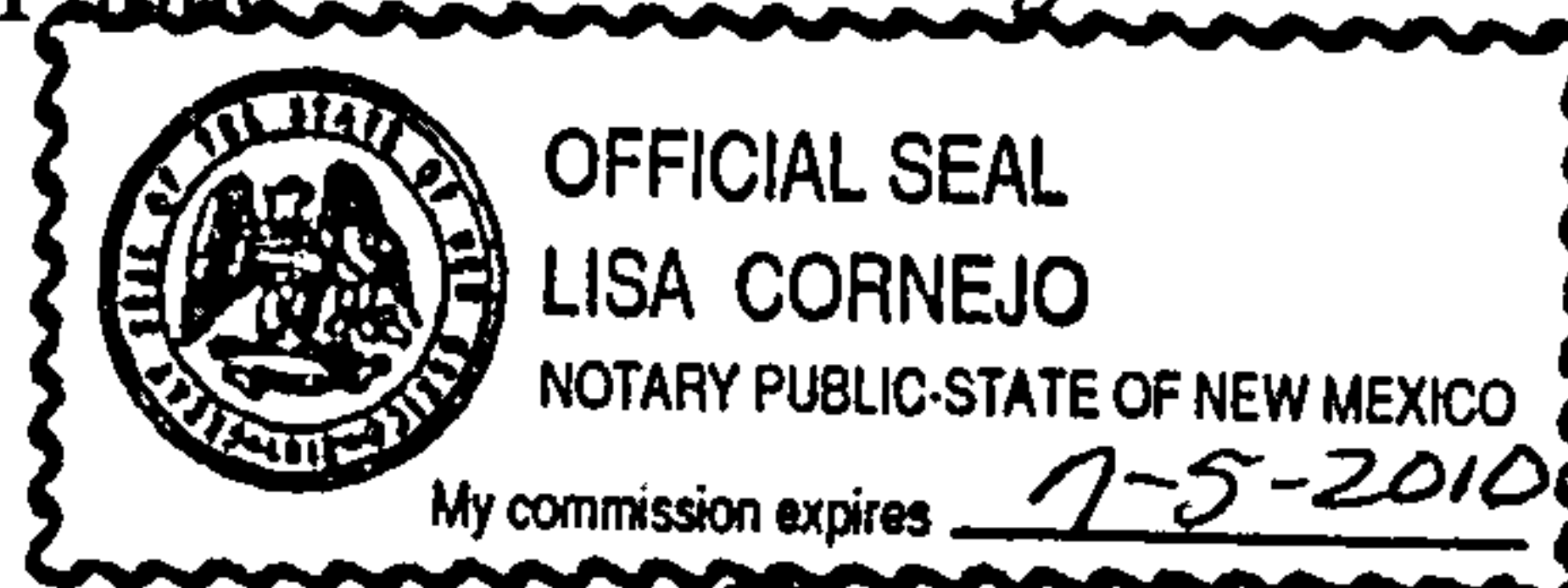
) ss

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 28, 2007, by Richard  
Perleman, Ph.D., Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal  
corporation, on behalf of the corporation.

[Signature]  
Notary Public

7-5-2010  
My Commission Expires:



OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO )

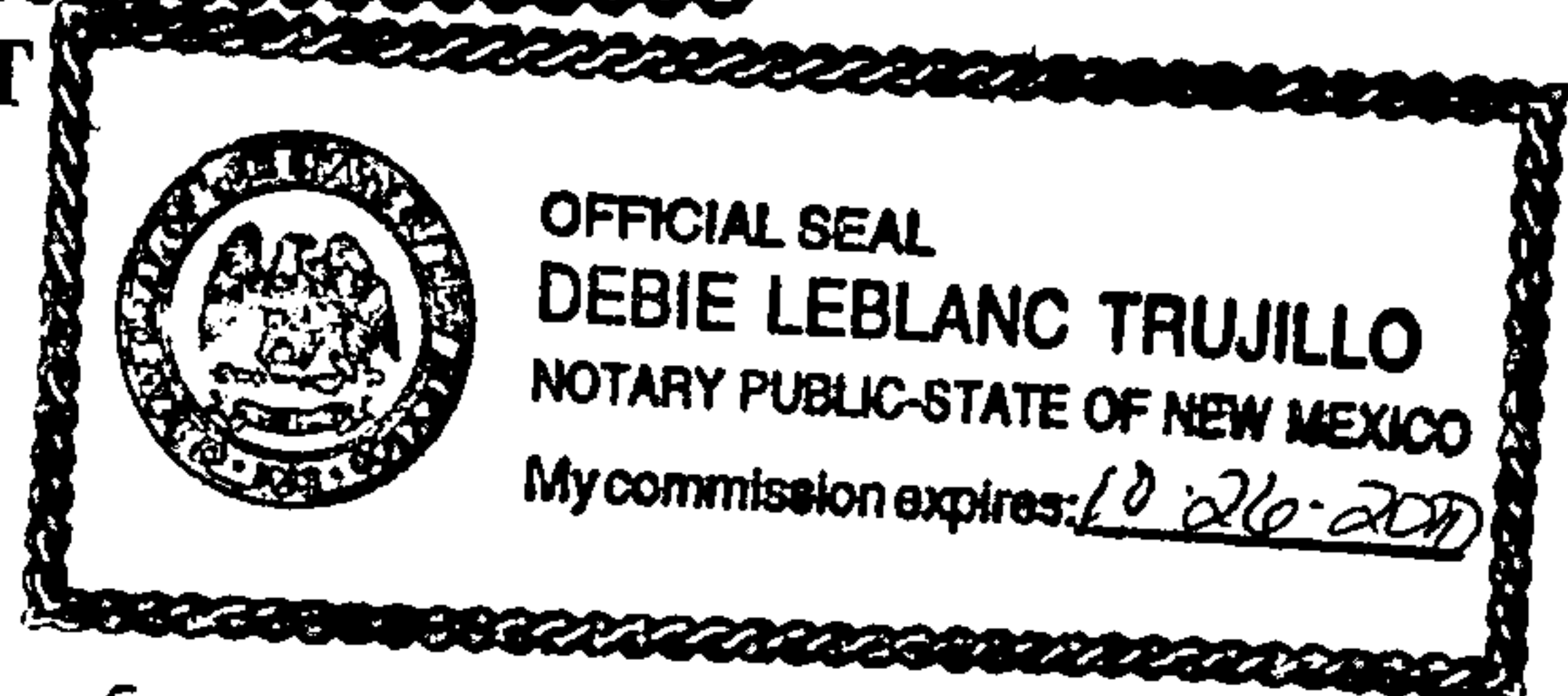
) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 20<sup>th</sup> day of August, 2007 by William  
Brennan, Managing Member of Blueberry Lane Properties, LLC of Lots 1-P1 through 10-P1 and  
Tract A, Plaza Escondido.

[Signature]  
Notary Public

October 26, 2010  
My Commission Expires:



[EXHIBIT A ATTACHED]

SAS MH/C  
RIM=4985.74  
INV(IN)=68.40  
INV(OUT)=67.79

S 20

S 26°20'48" W

109.52'

PLAZA ESCONDIDO  
DRB PROJECT NO. 1004161  
CPN: 776681

T.B.M. #2  
ELEV.=88.12

TRACT A

RETENTION POND/LANDSCAPED AREA  
V = 10,500 cf @ 18" DEPTH  
MAX. WSL = 88.0

CONCRETE RUNDOWN

BLUEBERRY LANE NW

6' DEFERRED SIDEWALK

LOT 9-P1

LOT 10-P1

EXISTING OVERHEAD  
UTILITY LINE TO BE  
REMOVED AND REPLACED  
WITH NEW UNDERGROUND  
UTILITIES BY UTILITY  
OWNER UNDER CONTRACT  
TO DEVELOPER

EXISTING OVERHEAD  
UTILITY LINE TO BE  
REMOVED AND REPLACED  
WITH NEW UNDERGROUND  
UTILITIES BY UTILITY  
OWNER UNDER CONTRACT  
TO DEVELOPER

SHEET 7



1702

# Brad - Hydrology  
776681

File E12/D23

# PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant, between Blueberry Lane Properties, LLC a New Mexico Limited Liability Corporation ("Owner"), whose address is 6282 Winterhaven Road, NW, Albuquerque, New Mexico 87120, 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. The Owner is the owner of the following described real property located at Lots 1-P1 through 10-P1 and Tract A, Plaza Escondido in Bernalillo County, New Mexico (the "Property").

Document # 2007126086 BOOK 2007C PAGE 0241 RECORDED ON 10-17-07

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. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

Tract A, Plaza Escondido Document # 2007126087 PAGE 1 to 13 RECORDED ON 10-17-2007

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

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

4. Benefit to Property. 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. Inspection of Drainage Facility. 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, successor's and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. 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.

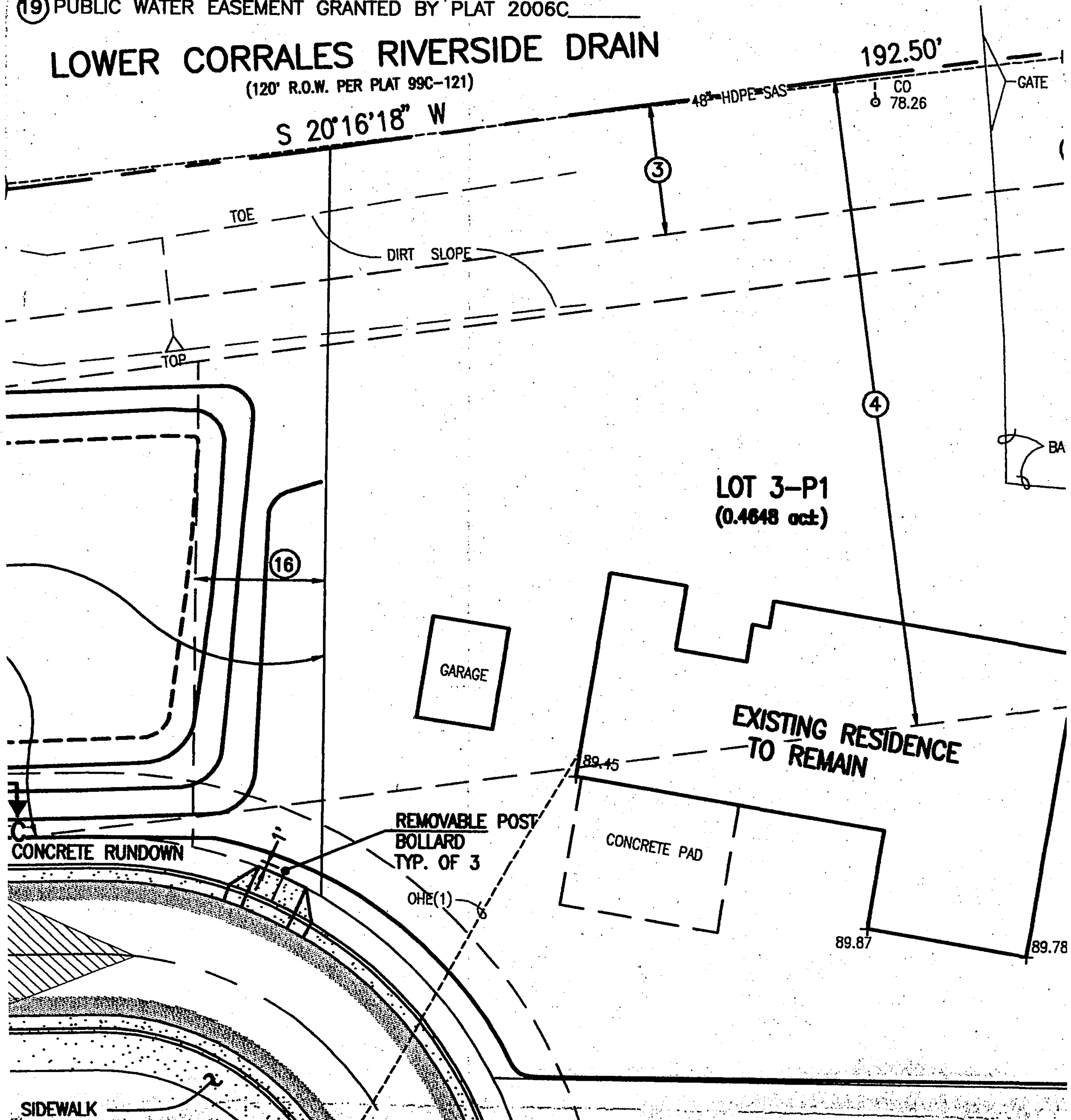




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Exhibit A

- LOWER CORRALES RIVERSIDE DRAIN  
(1981 ROW PER PLAT 89C-121)

S 20°16'18" W



December 19, 2019

Hydrology department  
Senior Engineer, Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Grading plan  
6323 Blueberry Lane NW  
Lot 5P- Plaza Escondido- (E12D23)  
Albuquerque, New Mexico**

Dear Sir:

Rio Grande Engineering has reviewed the grading plan as prepared by Graeme Means of High Mesa. The Report provides for free discharge of this lot to private roadway. The flow then enters into a privately maintained pond via a rundown. . The pond has a drainage covenant for the maintenance by the Homeowners association. The Grading was completed with the pads certified by Mr. Means and accepted by the city. I have reviewed the plan and agree with the design criterion. The site has been visited and the pad is in substantial compliance with the grading certification.

Therefore we request release of building permit based upon the previous approval of the enclosed grading plan and pad Certification by Mr. Means. The purpose of this letter is to allow the grading plan and pad certification requirement for building permit release to be issued based upon previous submittals and publicly available documents prepared by others.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures