

CITY

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Las Acequias Subdivision ZONE ATLAS/DRNG. FILE #: G-12/D2

LEGAL DESCRIPTION: Lots 1-9, Las Acequias Subdivision, Sec 1, T10N, R4E

CITY ADDRESS: 2800 Rio Grande Boulevard, NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774
Albuquerque, NM 87123

OWNER: Mark M Feldman CONTACT: Mark Feldman

ADDRESS: High Desert Construction PHONE: 242-1997
1821 Meadow View Drive NW

ARCHITECT: Albuquerque, NM 87104 CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SW Survey Co., Inc CONTACT: Dan Graney

ADDRESS: 333 Lomas Boulevard, NE PHONE: 247-4444

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

YES

NO

COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 93-414

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DATE SUBMITTED. February 6, 1995

BY: Marvin R Kortum

000000

Marvin R Kortum
1605 Speakman Drive SE
Albuquerque, New Mexico 87123
NMPE 6519
(505) 299-0774

February 6, 1995

City of Albuquerque
Design Hydrology Section
Public Works Department
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Grading and Drainage Plan for Las Acequias
Subdivision (G-12/D2)

Dear Mr. Aguirre:

This letter forwards the as-built drawing and
engineer's certification for the referenced project.

If you have any questions please call me.

Sincerely,



Marvin R Kortum

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant, between Mark M. and Mary E. Feldman ("Owner"), whose address is 1821 Meadow View Dr. NW, Albuquerque, NM 87104, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is PO. 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 the northwest corner of Rio Grande Blvd. and Campbell Rd. NW, and more particularly described by the legal description "Lots One through Nine, Las Acequias Addition, Section 1, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, N. M., December 1993" in Bernalillo County, New Mexico (the "Property"). The Owner has submitted and the City has approved the preliminary plat of the property under the proposed legal description of the Las Acequias Addition.

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 pursuant to Drainage File No. G12/D:

Perimeter impermeable solid walls shall be placed along the perimeter boundaries of the property if not already in place;

Flat grading of all lots within the subdivision with no disturbance (increase) of certified grades; and

Individual property owners shall be responsible for acceptance of public street storm water runoff, and assurance of no cross-lot drainage. If the individual property owner uses the Middle Rio

Grande Conservancy District irrigation water, then impermeable solid walls shall be placed between their lot and other lots built to the same heights as the perimeter walls noted above.

The Drainage Facility is more particularly described on Sheets One and Two, Grading and Drainage Plan, Las Acequias Subdivision approved by the City of Albuquerque as Drainage Plan G-12/D2, and by Project 4873, Albuquerque Public Works Department.

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. In particular, the Owner shall maintain grades, irrigation ditch gates, concrete walls, and drainage on each individual lot so that runoff from any on-lot source or irrigation ditch will remain within the lot, accumulating away from building foundations, perimeter walls, sidewalks and streets. The Owner may install landscaping designed to increase the rate of percolation and evaporation.

The Owner may install lot irrigation systems, watering systems, or water using appliance appurtenances, or equipment within each individual lot provided that any such system or equipment shall be designed, installed, and maintained to prevent overflow and runoff on to adjacent property.

The Owner shall construct, or cause to be constructed, all structures intended for human habitation within the Property such that the minimum finish floor elevation for the lower, or ground level floor, of each such structure is 4966.70 feet above mean sea level (1929 datum).

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, successors 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.

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 agent, 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 Owner, its agents, representatives, contractors 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 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 the 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 (future owners) 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 Office 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.

OWNER: Mark M. Feldman and Mary E. Feldman

Signed: Mark M. Feldman Mary E. Feldman

Dated: 7/11/94

State of NEW MEXICO; County of BERNALILLO

The foregoing instrument was acknowledged before me this 11th day of July, 1994.

00000000

Notary Public: Ernesto L. Garcia

My Commission Expires: 9-16-96

City of Albuquerque:

Approved:

By: Frank Lopez

Title: For the City Engineer

Dated: 7/25/94



DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

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PROJECT TITLE: Las Acequias Subdivision ZONE ATLAS/DRNG. FILE #: G-12/D2/

LEGAL DESCRIPTION: Lots 1-9, Las Acequias Subdivision, Sec 1, T10N, R4E

CITY ADDRESS: 2800 Rio Grande Boulevard, NW

ENGINEERING FIRM: Marvin R Kortum

CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE
Albuquerque, NM 87123

PHONE: (505) 299-0774

OWNER: Mark M Feldman

CONTACT: Mark Feldman

ADDRESS: High Desert Construction
1821 Meadow View Drive NW
Albuquerque, NM 87104

PHONE: 242-1997

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: SW Survey Co., Inc

CONTACT: Dan Graney

ADDRESS: 333 Lomas Boulevard, NE

PHONE: 247-4444

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

YES

DRB NO. 93-414

NO

EPC NO. _____

COPY OF CONFERENCE RECAP SHEET PROVIDED

PROJ. NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER Subd. Cert. (SPECIFY)

DATE SUBMITTED. February 6, 1995

BY: Marvin R Kortum

Marvin R Kortum
1605 Speakman Drive SE
Albuquerque, New Mexico 87123
NMPE 6519
(505) 299-0774

February 6, 1995

City of Albuquerque
Design Hydrology Section
Public Works Department
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Grading and Drainage Plan for Las Acequias
Subdivision (G-12/D2)

Dear Mr. Aguirre:

This letter forwards the as-built drawing and
engineer's certification for the referenced project.

If you have any questions please call me.

Sincerely,

Marvin R Kortum



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 13, 1995

Marvin R. Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123

RE: ENGINEER'S CERTIFICATION FOR LAS ACEQUIAS SUBDIVISION
(G-12/D2) ENGINEER'S STAMP DATED 2/6/95

Dear Mr. Kortum:

Based upon the as-built information supplied in your 2/7/95 submittal, along with the additional survey information supplied on 2/10/95, Engineer's Certification for the referenced site is acceptable.

If I can be of further assistance, feel free to contact me at 768-3622.

Sincerely,

Scott Davis
PWD, Hydrology Division

c: Terri Martin
Andrew Garcia
CFiler

Susan Piro
857-9123



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 15, 1995

Dennis Lorenz
Brasher Engineering
4425 Juan Tabo NE #202
Albuquerque, NM 87111

RE: LOTS 12A & 12B BLOCK 8 REBONITO SUBDIVISION (J-23/D24) ENGINEER'S
STAMP DATED 1/24/95

Dear Mr. Lorenz:

Based upon the information included in your 1/26/95 submittal, the referenced project is approved for Preliminary Plat and Final Plat.

If I can be of further assistance, I can be reached at 768-3622.

Sincerely,

Scott Davis
PWD, Hydrology Division

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Las Acequias Subdivision ZONE ATLAS/DRNG. FILE #: G-12/D21

LEGAL DESCRIPTION: Lots 1-9, Las Acequias Subdivision, Sec 1, T10N, R4E

CITY ADDRESS: 2800 Rio Grande Boulevard, NW

ENGINEERING FIRM: Marvin R Kortum

CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE
Albuquerque, NM 87123

PHONE: (505) 299-0774

OWNER: Mark M Feldman

CONTACT: Mark Feldman

ADDRESS: High Desert Construction
1821 Meadow View Drive NW
Albuquerque, NM 87104

PHONE: 242-1997

ARCHITECT:

CONTACT:

ADDRESS:

PHONE:

SURVEYOR: SW Survey Co., Inc

CONTACT: Dan Graney

ADDRESS: 333 Lomas Boulevard, NE

PHONE: 247-4444

CONTRACTOR:

CONTACT:

ADDRESS:

PHONE:

PRE-DESIGN MEETING:

YES

DRB NO. 93-414

NO

EPC NO. _____

COPY OF CONFERENCE RECAP SHEET PROVIDED

PROJ. NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

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ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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PRELIMINARY PLAT APPROVAL

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FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

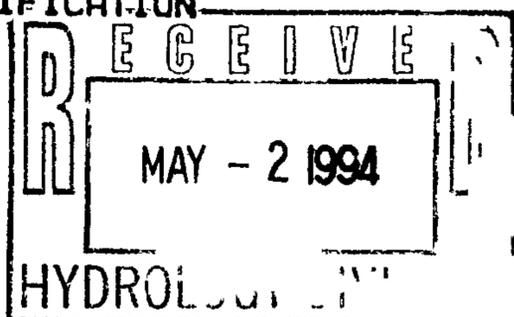
FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)



DATE SUBMITTED: May 2, 1994

BY: Marvin R Kortum

Marvin R Kortum
1605 Speakman Drive SE
Albuquerque, New Mexico 87123
NMPE 6519
(505) 299-0774

May 2, 1994

City of Albuquerque
Design Hydrology Section
Public Works Department
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Grading and Drainage Plan for Las Acequias
Subdivision (G-12/D2)

Dear Mr. Davis:

This letter is in response to your letter of April 14, 1994 on the referenced subject. The comments below address the items in your letter.

Comment 1: The reference to the separate small ponds has been removed from the text.

Comment 2: A new street section is now shown, which is the same as approved for Project No 4873, the Public Works Department project for the infrastructure on the referenced subdivision.

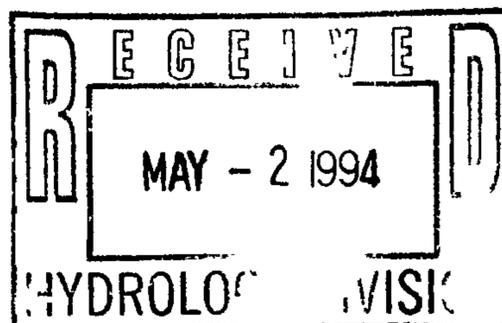
Comment 3: The references to the shallow berms for perimenters have been deleted. The berms as part of the irrigation system internal to the lots remain, which I understand is acceptable.

Comment 4: The owner will submit his completed copy of the covenants for your review.

If you have any questions please call me.

Sincerely,


Marvin R Kortum



DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Las Acequias Subdivision ZONE ATLAS/DRNG. FILE #: G-12/D2/

LEGAL DESCRIPTION: Lots 1-9, Las Acequias Subdivision, Sec 1, T10N, R4E

CITY ADDRESS: 2800 Rio Grande Boulevard, NW

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CONTACT: _____

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PRE-DESIGN MEETING:

YES

NO

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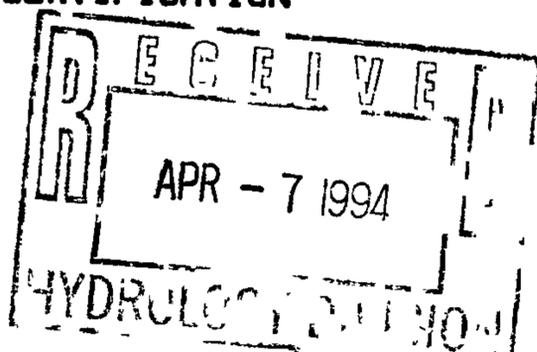
FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)



DATE SUBMITTED: April 5, 1994

BY: Marvin R Kortum

D.R.B. Case No. 93-414
 D.R.C. Project No. 4873
 Date Submitted 3-15-94
 Prelim. Plat Approved _____
 Prelim. Plat Expires _____

Figure 12
EXHIBIT "A"
To Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING

for Mark Feldman
Las Acequias Addition

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>Type of Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
<u>8"</u>	<u>Sanitary Sewer Ext.</u> <u>and Sewer Services</u>	<u>Kestrel Ct. NW</u>	<u>Rio Grande</u>	<u>Cul de Sac</u>
<u>(4)- 4'</u>	<u>Sanitary Manholes</u>	<u>Kestrel Ct. NW</u>	<u>Rio Grande</u>	<u>Cul de Sac</u>
<u>6"</u>	<u>Waterline Ext.</u> <u>waterline valves, fittings, service lines, meters</u>	<u>Kestrel Ct. NW</u>	<u>Rio Grande</u>	<u>Cul de Sac</u>
<u>standard</u>	<u>Fire Hydrant</u>	<u>Kestrel Ct. NW</u>		
	<u>Curb and Gutter</u>	<u>Kestrel Ct. NW</u>	<u>Rio Grande</u>	<u>Cul de Sac</u>
<u>4'</u>	<u>Sidewalk</u>	<u>Kestrel Ct. NW</u>	<u>South R/W</u>	
<u>26' F-F</u>	<u>Pavement</u>	<u>Kestrel Ct. NW</u>	<u>Rio Grande</u>	<u>Cul de Sac</u>
<u>6'</u>	<u>sidewalk</u> <u>Low profile perimeter block wall</u> <u>Approved grading and drainage plan</u>	<u>Rio Grande NW</u>	<u>per Rio Grande</u>	<u>Corridor Plan</u>

Prepared by: Dan Graney
 Print Name: Dan Graney
 Firm: Southwest Surveying Co. Inc.

APR - 7 1994

***** Development Review Board Member Approvals *****

_____	_____	_____	_____	_____
Transportation Dev.	Date	Utility Dev.	Date	Cult. and Rec. Date
_____	_____	_____	_____	_____
City Engineer/AMAFCA	Date	DRB Chairman	Date	

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant, between Mark M. and Mary E. Feldman ("Owner"), whose address is 1821 Meadow View Dr. NW, Albuquerque, NM 87104, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is PO. 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 the northwest corner of Rio Grande Blvd. and Campbell Rd, NW, and more particularly described by the legal description, ^(I'll put it in here) ~~found elsewhere on this plat~~, in Bernalillo County, New Mexico (the "Property"). The Owner has submitted and the City has approved the preliminary plat of the property under the proposed legal description of the Las Acequias. ~~XXXXXXXXXX~~

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 pursuant to Drainage File No. 612/D2

Perimeter impermeable solid walls, ^{shall be placed} along the perimeter boundaries of the property if not already in place;

Flat grading of all lots within the subdivision with no disturbance (increase) of certified grades; and

Individual property owners responsible for acceptance of public street storm water runoff, and assurance of no cross-lot drainage. ^{If the individual property owner use the middle pipe grade sewerage district irrigation water, then impermeable solid walls shall be placed between these lot and other lots.} The Drainage Facility is more particularly described on Sheets one and two, GRADING AND DRAINAGE PLAN, LAS ACEQUIAS SUBDIVISION, APPROVED BY THE CITY OF ALBUQUERQUE AS DRAINAGE PLAN 6-12/D2, AND BY THE CITY OF ALBUQUERQUE AS...

FILED
APR - 7 1994

100

~~of City Project No. [unclear] Grading and Grading Plan and Details.~~

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. In particular, the Owner shall maintain grades, irrigation ditch gates, concrete walls, and drainage on each individual lot so that runoff from any on-lot source or irrigation ditch will remain within the lot, accumulating away from building foundations, perimeter walls, sidewalks and streets. The Owner may install landscaping designed to increase the rate of percolation and evaporation.

The Owner may install lot irrigation systems, watering systems, or water using appliance appurtenances, or equipment within each individual lot provided that any such system or equipment shall be designed, installed, and maintained to prevent overflow and runoff on to adjacent property.

The Owner shall construct, or cause to be constructed, all structures intended for human habitation within the Property such that the minimum finish floor elevation for the lower, or ground level floor, of each such structure is 4966.70 feet above mean sea level (1929 datum).

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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, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

APR - 7 1994

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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.

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 agent, 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 Owner, its agents, representatives, contractors 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 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 the 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.

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PR - 7 1994

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 Office with the concurrence of the city Engineer.

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

Marvin R Kortum
1605 Speakman Drive SE
Albuquerque, New Mexico 87123
NMPE 6519
(505) 299-0774

April 5, 1994

City of Albuquerque
Design Hydrology Section
Public Works Department
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Grading and Drainage Plan for Las Acequias
Subdivision (G-12/D2)

Dear Mr. Davis:

This letter is in response to your letter of March 9, 1994 on the referenced subject. The comments below address the items in your letter.

Comment 1: Attached is a draft infrastructure list and the current copy of the proposed plat. Also attached is a draft of the proposed covenants for the subdivision. If you have suggestions on the covenants I would appreciate them, by telephone if possible. A recordable copy of the covenants will be provided after any such revisions are made.

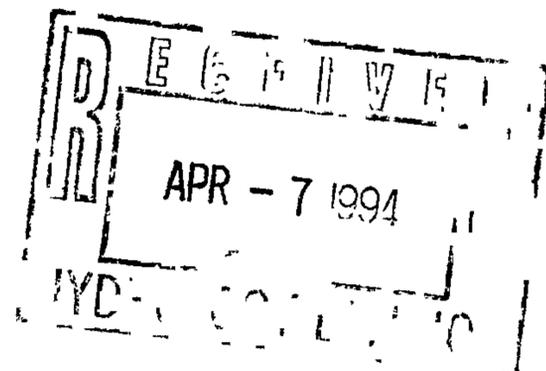
Comment 2: The impervious wall is now shown on the drawings.

Comment 3: The subdivision is now graded level, and comments on the irrigation walls are included on the drawings and the covenants.

If you have any questions please call me.

Sincerely,


Marvin R Kortum



CITY

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Las Acequias Subdivision ZONE ATLAS/DRNG. FILE #: G-12/A21

LEGAL DESCRIPTION: Lots 1-9, Las Acequias Subdivision, Sec 1, T10N, R4E

CITY ADDRESS: 2800 Rio Grande Boulevard, NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774
Albuquerque, NM 87123

OWNER: Mark M Feldman CONTACT: Mark Feldman

ADDRESS: High Desert Construction PHONE: 242-1997
1821 Meadow View Drive NW
Albuquerque, NM 87104

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SW Survey Co., Inc CONTACT: Dan Graney

ADDRESS: 333 Lomas Boulevard, NE PHONE: 247-4444

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

YES

NO

COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 93-414

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

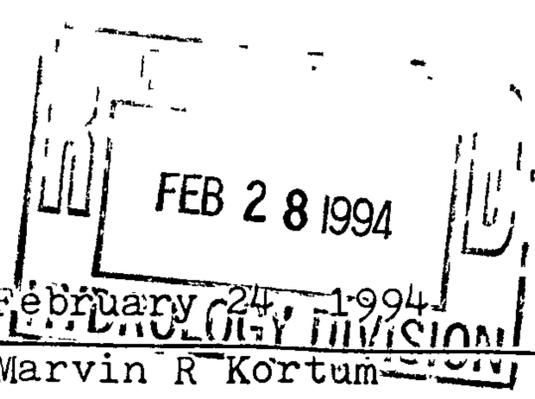
FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)



DATE SUBMITTED:

BY: Marvin R Kortum



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 9, 1994

Mr. Marvin R. Kortum
1605 Speakman Drive SE
Albuquerque, NM 87123

RE: REQUEST FOR FINAL PLAT APPROVAL FOR LAS ACEQUIAS SUBDIVISION (G-12/D2)
ENGINEER'S STAMP DATED 2/24/94

Dear Mr. Kortum:

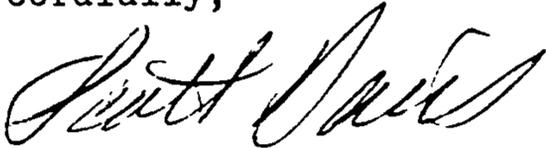
Based upon your submittal dated 2/28/94 and our meeting on 2/8/94, if you can make the following revisions I believe approval will be forthcoming. Concerns discussed at our meeting include:

1. Please include the Required Infrastructure List and revised Plat (per our meeting) with your resubmittal. Gaining Hydrology Division approval at this stage will help expedite DRB approval.
2. As discussed, since your proposal calls for the retention of on-site generated storm flows, it is imperative that a permanent structure be constructed around the perimeter of the site. A CMU wall, or equal, with an engineered footing would be acceptable to this office.
3. It was decided that rather than the numerous ponding sites currently shown, your resubmittal will instead reflect a flat grade across the entire site. As will be defined on the Plat, the entire site will then act as one drainage basin with the pads and roadway being elevated accordingly above the 100-year water surface elevation. It was discussed and agreed upon that individual lot lines may have small barrier walls that will allow individual lot owners to flood irrigate their property via the neighboring irrigation laterals. Again, the barrier walls were preferred over earthen berms between the lots.

4. The plan currently depicts a rip rap lined collection ditch along the south side of the roadway. Drain pipes at various locations are shown routing the collected roadway flows to the south under the sidewalk. Since the entire site will act as a retention basin, it was decided that instead of the collecting ditch, the runoff from the roadway will be allowed to sheet flow laterally off the roadway across the sidewalk. In this manner, no individual lot would receive the bulk of roadway flows.

I believe that this summary depicts the major topics discussed at our meeting. If you believe my comments are in error, please let me know. If I can be of further assistance, feel free to call me at 768-3622.

Cordially,



Scott Davis
PWD, Hydrology Division

(WP+8349)

c: ~~File~~



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 1994

Mr. Marvin R. Kortum
1605 Speakman Drive SE
Albuquerque, NM 87123

RE: REQUEST FOR FINAL PLAT APPROVAL FOR LAS ACEQUIAS SUBDIVISION (G-12/D2)
ENGINEER'S STAMP DATED 5/2/94

Dear Mr. Kortum:

Based upon your 5/2/94 submittal, the referenced project is approved for Final Plat. Please keep in mind that prior to obtaining Fred Aguirre's signature on the Plat it is required that the SIA be executed.

If I can be of further assistance, feel free to contact me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

(WP+8349)

c: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

fad

March 8, 1995

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mark and Mary Fellman
1821 Meadowview Drive NW
Albuquerque, NM 87104

**RE: PROJECT NO. 4873.80 LAS ACEQUIAS SUBDIVISION
(MAP NO. G-12)**

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 4873.80 completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

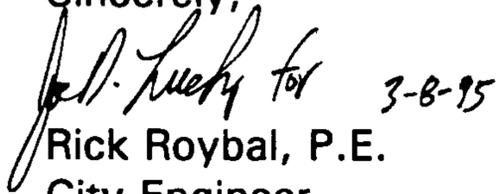
- The project consisted of installing 430 linear feet of 6" PVC waterline, 1 firehydrant, sanitary sewer, curb and gutter and paving of Kestrel Court in Las Acequias Subdivision.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

MAR 13 1995

Ltr Las Acequias Sub'd
March 8, 1995
Project No. 4873.80
Page 2

Sincerely,

 for 3-8-95
Rick Roybal, P.E.
City Engineer,
Engineering Group
Public Works Department

Sincerely,


Russell B. Givler, P.E.
Chief Construction Engineer,
Engineering Group
Public Works Department

cc: Marvin Kortum
Ernie Blair, Russ Pitney
Fred Aguirre, Engineering Group, PWD
Lynda Michelle DeVanti, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Martin Barker, Engineering Group, PWD
Steve Gonzales, Special Assessments, DFM
Sam Hall, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Traffic Engineering, PWD
Stuart Reeder, Water/Wastewater Group, PWD
Dean Wall, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Richard Zamora, Engineering Group, PWD
f/Project No. 4873.80
f/Readers
f/Warranty:Contract