



PRIVATE FACILITY DRAINAGE COVENANT

PROJECT NAME: RIO GRANDE APARTMENTS, 2211 RIO GRANDE BLVD., NW
HYDROTRANS NUMBER: H12D024

This Drainage Covenant (“Covenant”), between A & F PRTNERS, LLC (“Owner”), whose address is 6544 GLEN OAKS AVE., NE, ALBUQUERQUE, NM 87111 and whose telephone number is (505) 681-5475 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 the City Engineer signs this Covenant.

1. Recital. Owner is the current owner of certain real property described as:

[PORTION OF TRACT 17B, M.R.G.C.D. MAP 35

in Bernalillo County, New Mexico (the “Property”). (Give legal description and filing information).

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. CONSTRUCTION OF FIRST FLUSH PONDS, HYDROTRANS # H12D024

ENGINEER'S STAMP DATED: 5-30-2025

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 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 hold 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:

6544 GLEN OAKS AVE., NE, ALBUQUERQUE, NM 87111

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.

Location

This project is located at 2211 Rio Grande Blvd., NW and contains 0.8834 acres. See attached portion of Vicinity Map H-12-2 for exact location.

Purpose and Existing Condition

The purpose of this grading plan is to replace the proposed pond A (front of the site by Rio Grande) with two 60" underground storm drain pipes.

Proposed Conditions and On-Site Drainage Management Plan

The approved grading plan, dated 1-22-24, proposes three ponds on this site. This plan will replace (Pond A) with block wall and approximately 4' deep by Rio Grande Blvd., NW. There are several issues with original design. This pond begin 4'-4.0' deep and 4'-12.0' long along Rio Grande Blvd., NW, does not provide a great character for these apartments and the surrounding area. This pond will be a source of mosquito in the summer time as well as being a liability issue with being so deep. This plan will replace the Pond A with two 60" storm drain pipes along each other and surface ponding. These pipes will be perforated and. See the plan for the details. The total volume provided 3560.00 CF and proposed new condition ponding will be 3581.20 CF.

ORIGINAL CONDITIONS	REVISED CONDITIONS
POND A: 1340.00 SF AT 4.00' DEEP TOTAL PONDING 5360.00 CF	POND A: AREA @ ELEV. 66.20 = 1340.00 SF AREA @ ELEV. 66.70 = 1340.00 SF POND VOLUME=(1340.00)(2)=2680.00 CF 2- 60" PERFORATED PIPE VOLUME: 120 LF 60 SD PIPE=2355.60 SF 2355.60 X 2 = 4711.20 CF TOTAL PONDING VOLUME PROVIDED = 7601.00(4711.20)=3581.20 CF

KEY NOTES: 0

1. NEW 24" SIDEWALK DELIVERY PER ODA, STD. 2226.
2. INSTALL 2-90" PERFORATED SD PIPE, 132' LONG.
3. INSTALL 94" DRAIN (TYP).
4. 4" (1/2" BARS PER FT.) CONCRETE TO THE DOSE DRAIN AT BUILDING, 2X MIN. SLOPE TO POND, TURN AROUND EXISTENT.
5. NEW ROOF DRAINS (TYP.). SEE ARCHITECTURAL SHEET A-107.
6. 4" WIDE CONCRETE RUNDOWN WITH BRAMP.
7. NEW 5" WIDE SIDEWALK PER ODA, STD. 2430.
8. NEW STD. CURB & GUTTER PER ODA, STD. 2430. 2430AL. SLOPE-CUT EDGE OF EXISTING ASPHALT TO MATCH ELEVATION OF EXISTING ASPHALT PAVING AT SLOPE-CUT EDGE.
9. NEW ADA RAMP REPLACEMENT PER ODA, STD. 2430.
10. EXISTING ALLEYS GUTTER.
11. EXISTING CURB & GUTTER.

LEGEND

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
X 28.50	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 2075.85	EXISTING FLOUINE ELEVATION
---	PROPOSED RETAINING WALL
---	BOTTOM OF CHANNEL
---	TOP OF FOOTING
---	TOP OF RETAINING WALL
HP	HIGH POINT
---	AS-BUILT GRADES
---	AS-BUILT SPOT ELEVATIONS

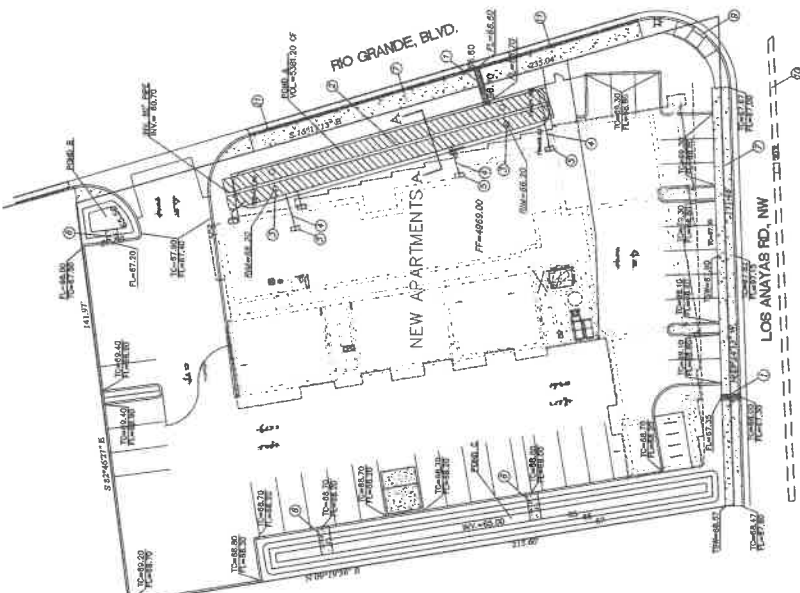
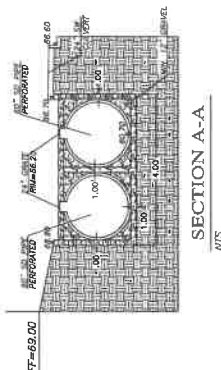
VICINITY MAP:

TRACT 17-B, MARALCO, MAP 35
 CONTAINING: 34,810.89 SF (0.7891 ACRE)



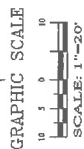
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL FACILITIES TO BE REMAINING TO TOPSOIL.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



City of Albuquerque
 Hydrology Section
APPROVED
 8/10/2025
 8200024

SBS CONSTRUCTION AND ENGINEERING, LLC
 103 WILLIAM MONTANA AVE., NW
 ALBUQUERQUE, NEW MEXICO 87123
 (505) 261-8171



2211 RIO GRANDE BLVD., NW	
GRADING PLAN	
DRAWING: 2024-03-DWG	DRAWN BY: SHB
DATE: 1-30-2021	SHEET # 1

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1683642

Product	Name	Extended
COV	Covenant	\$25.00
	# Pages	6
	Document #	2026014676
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 1121
Paid By A&F Partners LLC

Thank You!

2/26/26, 10:58 AM MST abriggs

CONTRACT CONTROL FORM

PROJECT: H12D024 **CONTACT PERSON:** David Jones

CCN: 2026-OTR-126504

(New/Existing) New

PNDCOU-2026-00011
2/24/26

Type of Paperwork Drainage Covenant

Project Name/Description (From CTS): Rio Grande Apartments 2211 Rio Grande NW

Developer/Owner/Vendor A & F Partners, LLC

Contract Amount \$ _____ Contract Period: _____ - _____

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

Approved By	Approval Date
<u>KV</u> <small>Initial</small>	<u>2/24/2026 2:35 PM MST</u>
<u>GS</u> <small>Initial</small>	<u>2/24/2026 2:39 PM MST</u>
<u>YS</u> <small>Initial</small>	<u>2/25/26</u>
<u>TC</u> <small>Initial</small>	<u>2/24/2026 2:00 PM MST</u>
_____	_____
_____	_____
_____	_____

OTHER: CAO

DISTRUBUTION:

Date: _____ By: _____

Received by City clerk _____