

1-27-4

met Benny Archiback on site. concerning the
3 lots on Delia South of this side. Told
him he could build w/ free discharge if
he built C & G on Delia to Bafaan (didn't say, Bafaan)
had an engineered G & D and an acceptable
private drainage easement.

cc 1-27-4

COVENANT FOR PRIVATE
TEMPORARY DRAINAGE RETENTION POND
WITHIN A NORTHERLY
PORTION OF
LOTS "D-1" & "D-2"
BLOCK T-1
CARLOS REY SUBDIVISION
ALBUQUERQUE, NEW MEXICO

This Covenant made this 15 day of May, 2007, by and between:

J & S DEVELOPMENT INC. (A New Mexico Corporation and Parties of the First Part), owner(s) and proprietor(s) of Lot D-1 and D-2, in Block T-1, Carlos Rey Subdivision, Albuquerque, New Mexico, as the same are shown and designated on the plat of said subdivision, filed in the Office of County Clerk of Bernalillo County, New Mexico, on October 6, 1983, in Plat Book C-22, Folio 64.

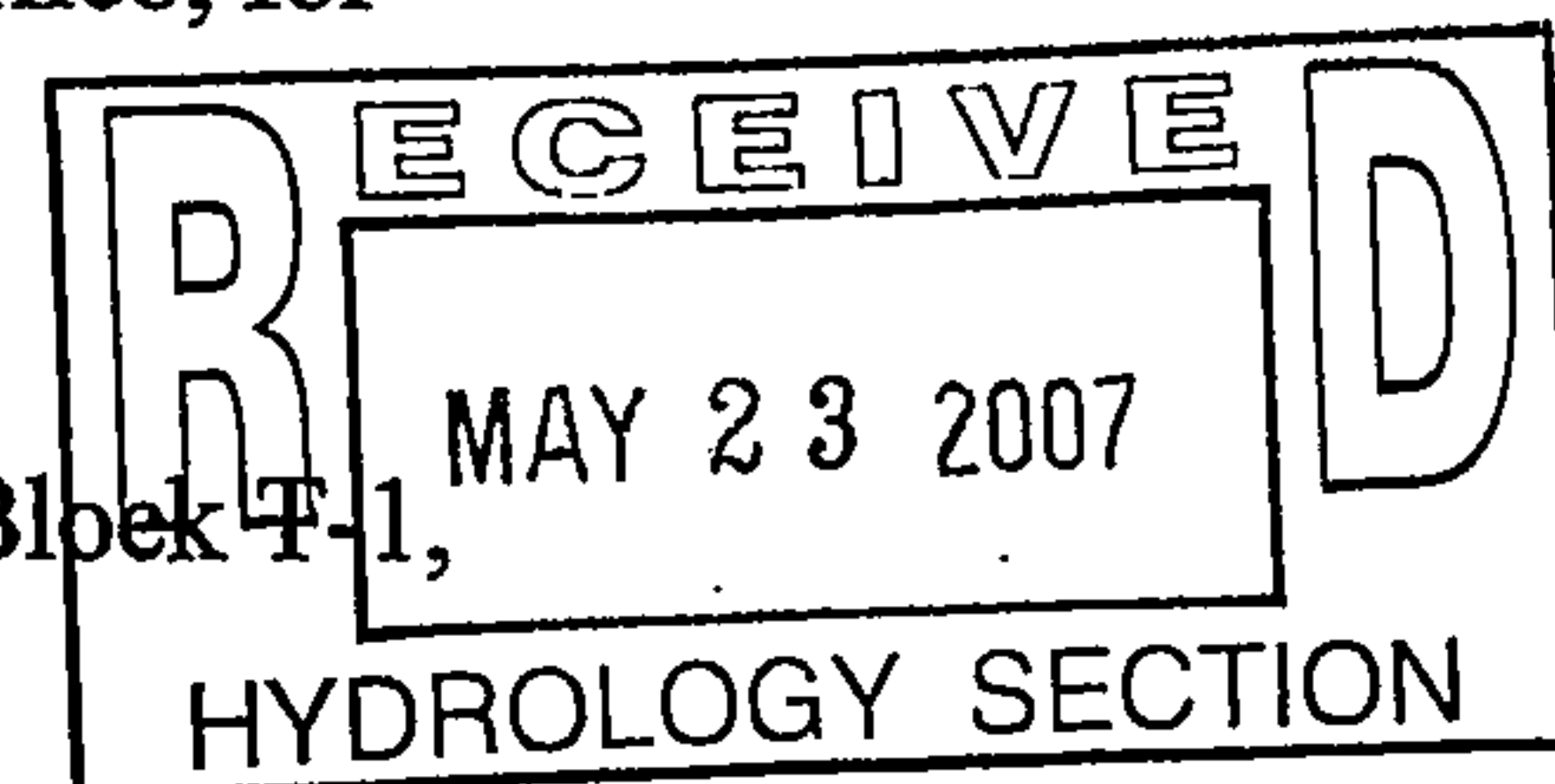
AND

J & S DEVELOPMENT INC. (A New Mexico Corporation and Parties of the Second Part), owner(s) and proprietor(s) of Lots "A", "B", and "C", in Block T-1, Carlos Rey Subdivision, Albuquerque, New Mexico, as the same are shown and designated on the plat of said subdivision, filed in the Office of County Clerk of Bernalillo County, New Mexico, on September 4, 1981, in Plat Book B-19, Folio 40.

THE Parties of the First Part do hereby grant unto the Parties of the Second Part a Private easement over and across the Northerly Forty feet (40.00') of aforementioned Lot "D-1", and the Northerly Forty feet of the Easterly 12.08' of aforementioned Lot "D-2", for a Private Temporary Drainage Retention Pond.

This DRAINAGE COVENANT shall be binding upon the owner(s) and proprietor(s) of said properties, their heir(s) and assign(s), and shall run in perpetuity until an alternate drainage plan has been approved by the City of Albuquerque - Hydrology Department, and/or an appropriate document of release of this DRAINAGE COVENANT is recorded in the office of the County Clerk of Bernalillo County, New Mexico, for development of said Lots D-1 and D-2.

J & S DEVELOPMENT INC. (A New Mexico Corporation)
Owner(s) and Proprietor(s) of Lots "A", "B", "C", "D-1" and "D-2" in Block T-1,
Carlos Rey Subdivision, Albuquerque, New Mexico:



By: _____

Jose Rodriguez



2007070955
8853882
Page 1 of 2
05/15/2007 11:10A

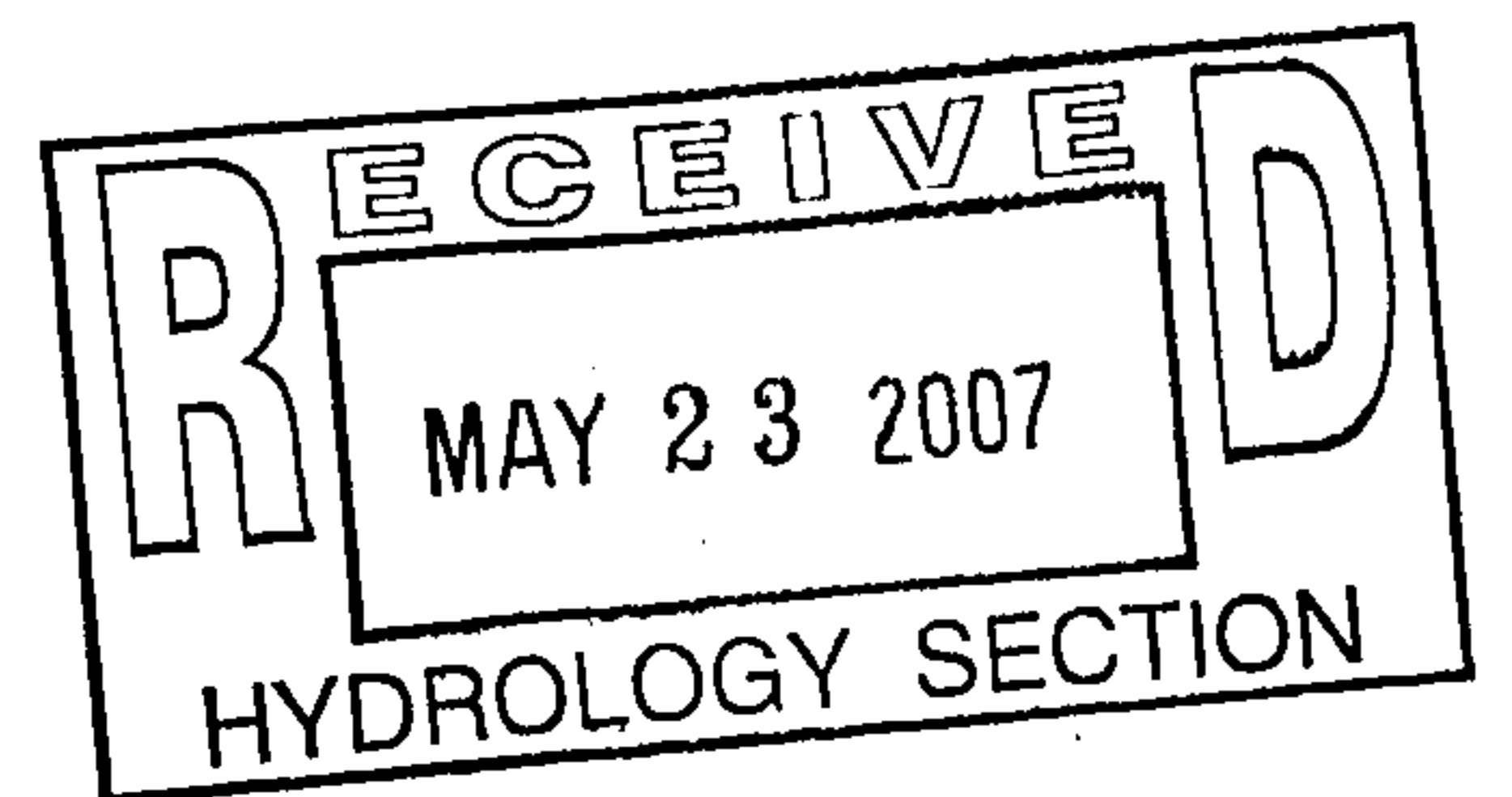
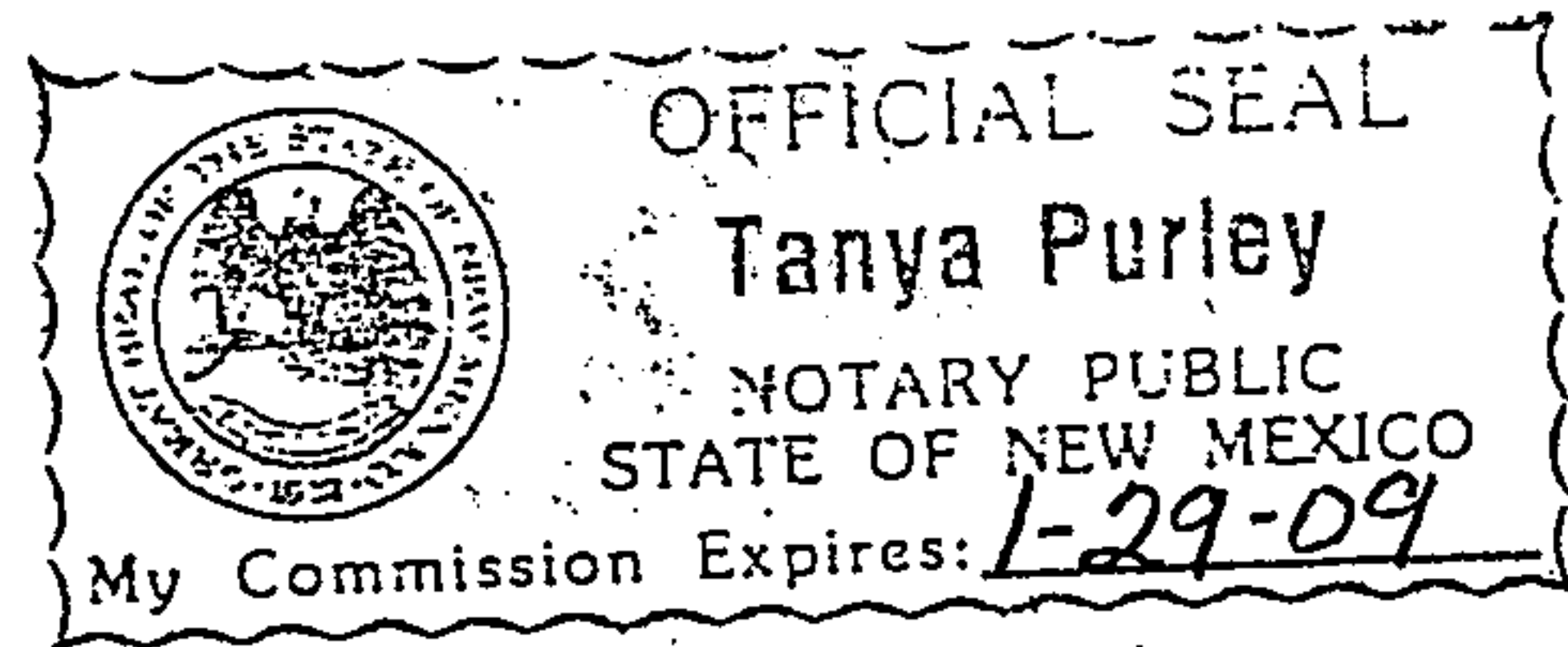
ACKNOWLEDGEMENT:

State of New Mexico)
SS
County of Bernalillo)

This foregoing instrument was acknowledged before me this 15 day of May, 2007, by Jose Rodriguez hereby known to me to be President, of J&S Development, Inc., (A New Mexico Corporation), and having authorization to sign on behalf of said Corporation, and acknowledged the same as his own free act and deed.

Notary Public: Tanya Purley

My Commission Expires: 1-29-09, 2007.



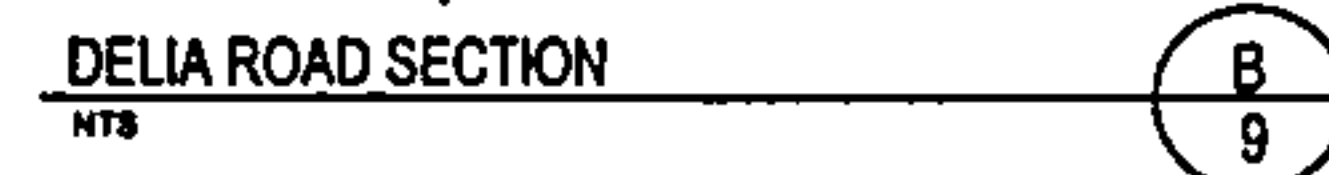
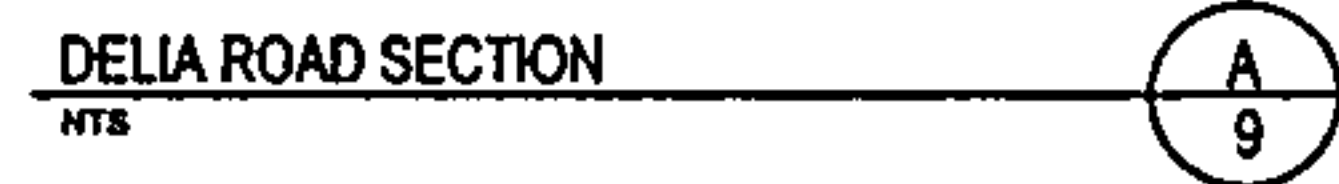
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Page: 2 of 2
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Maggie Toulouse Bern Co. COU

R 11 00



HANDICAP ACCESS RAMP DETAIL

NTS


H
9



SUBGRADE JOINT AT CURB DETAIL

NTS

J
9

SHEET NO. K-10		SHEET 9		OF 9	
TAIL					
GROUP					
DOCUMENT					
NO. DATE REMARKS					
BY					
DESIGN					
DESIGNED BY DATE 10-2000					
DRAWN BY DATE 10-2000					
CHECKED BY DATE 10-2000					
ENGINEERS SEAL					
					
SURVEY INFORMATION		FIELD NOTES		DATE	
NO.		BY		DATE	
BENCHMARKS					
CONSTRUCTOR					
INSPECTED BY DATE					
ACCEPTED BY DATE					
VERIFIED BY DATE					
MICRO-FILM INFORMATION					
DATE					

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 12-12-06Date Site Plan Approved: NADate Preliminary Plat Approved: 12-13-06Date Preliminary Plat Expires: 12-13-07DRB Project No.: 1005250DRB Application No.: 06DRB01613**ORIGINAL****INFRASTRUCTURE LIST**

(Rev. 9-20-05)

EXHIBIT "A"**TO SUBDIVISION IMPROVEMENTS AGREEMENT****DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**LOTS A-1, A-2, B-1, B-2, C-1, C-2, BLOCK T-1, CARLOS REY SUBDIVISIONPROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENTLOTS A, B, & C, BLOCK T-1, CARLOS REY SUBDIVISIONEXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC # <input type="text"/>	DRC # <input type="text"/>	6 FT.	SIDEWALK WITH 6 DRIVE PADS	CHURCHILL RD. SW.	W. PROPERTY LINE	E. PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	6	RESIDENTIAL SEWER STUB-OUTS	CHURCHILL RD. S.W.	W. PROPERTY LINE	E. PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	6	RESIDENTIAL WATER METER STUB-OUTS	CHURCHILL RD. S.W.	W. PROPERTY LINE	E. PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	2' WIDE 6" DEEP	CONCRETE DRAIN TROUGH IN PVT. DRAIN. ESM'T	LOTS A-2, B-1, & B-2	W. PROPERTY LINE LOT A-2	E. PROPERTY LINE LOT B-2	/	/	/
<input type="text"/>	<input type="text"/>	3600.0 c.f.	TEMPORARY PRIVATE RET. DRAINAGE POND EASEMENT WITH AGREEMENT COVENANT	WITHIN LOTS D-1 & D-2, BLK. T-1, CARLOS REY SUBDIVISION			/	/	/
<input type="text"/>	<input type="text"/>	3' WIDE RIP-RAP SWALE	3 - 3' WIDE RIP-RAP DRAIN SWALES	WITHIN LOTS D-1 & D-2 (ABOVE)			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	20' wide	Pavement ^{REPAIR} overlay on Churchill (FOR UTILITY TAPS)	Churchill	E. PL	W. PL	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<div></div>	<div></div>						/	/	/
<div></div>	<div></div>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1ENGINEERS CERTIFICATION OF GRADING AND DRAINAGE PLAN REQUIRED FOR RELEASE OF S.I.A. & F.G.
- 2
- 3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<div>JOSE' RODRIGUEZ</div> <div>NAME (print)</div>	<div><div>Mateos</div>12/18/06</div> <div>DRB CHAIR - date</div>	<div><div>David Flores</div>12-13-06</div> <div>PARKS & RECREATION - date</div>	
<div>OWNER</div> <div>FIRM</div>	<div><div>WFL</div>12-13-06</div> <div>TRANSPORTATION DEVELOPMENT - date</div>	<div></div> <div>AMAFCA - date</div>	
<div><div>Jon Rodriquez</div>12-12-06</div> <div>SIGNATURE - date</div>	<div><div>William D. Batch</div>12/13/06</div> <div>UTILITY DEVELOPMENT - date</div>	<div></div> <div>- date</div>	
	<div><div>Bradley L. Bingham</div>12/13/06</div> <div>CITY ENGINEER - date</div>	<div></div> <div>- date</div>	

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: CHURCHILL TOWNHOMES ZONE MAP/DRG. FILE # K-10/D50
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS "A", "B", & "C", BLOCK T-1, CARLOS REY SUBDIVISION
CITY ADDRESS: CHURCHILL ROAD S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - CONSULT. CONTACT: LEVI J. VALDEZ
GEORGE T. RODRIGUEZ ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: JOSE RODRIGUEZ CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 268-2966
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: RON MONTAÑA DESIGNS CONTACT: RON MONTAÑA
ADDRESS: _____ PHONE: _____
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
ADDRESS: 2412 MONROE N.E. PHONE: 889-8056
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: OWNER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input checked="" type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input checked="" type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input checked="" type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (DRB S.P.)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (AA)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY) _____	<input type="checkbox"/> WORK ORDER APPROVAL

Handwritten notes: "Brad already signed plan" (circled), "S-27-07", "Sail Le", "Julke L", "Brid".

WAS A PRE-DESIGN CONFERENCE ATTENDED?
☒ YES
☐ NO
☐ COPY PROVIDED

RECEIVED
MAY 23 2007
HYDROLOGY SECTION

RECEIVED
DEC 12 2006
HYDROLOGY SECTION

SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 05-22-07

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED
MAY 22 2007
HYDROLOGY SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: CHURCHILL TOWNHOMES ZONE MAP/DRG. FILE # K-10/D50
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS "A", "B", & "C", BLOCK T-1, CARLOS REY SUBDIVISION
 CITY ADDRESS: CHURCHILL ROAD S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ - CONSULT. CONTACT: LEVI J. VALDEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: JOSE RODRIGUEZ CONTACT: JOSE RODRIGUEZ
 ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 268-2966
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ARCHITECT: RON MONTAÑA DESIGNS CONTACT: RON MONTAÑA
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
 ADDRESS: 2412 MONROE N.E. PHONE: 889-8050
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: OWNER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

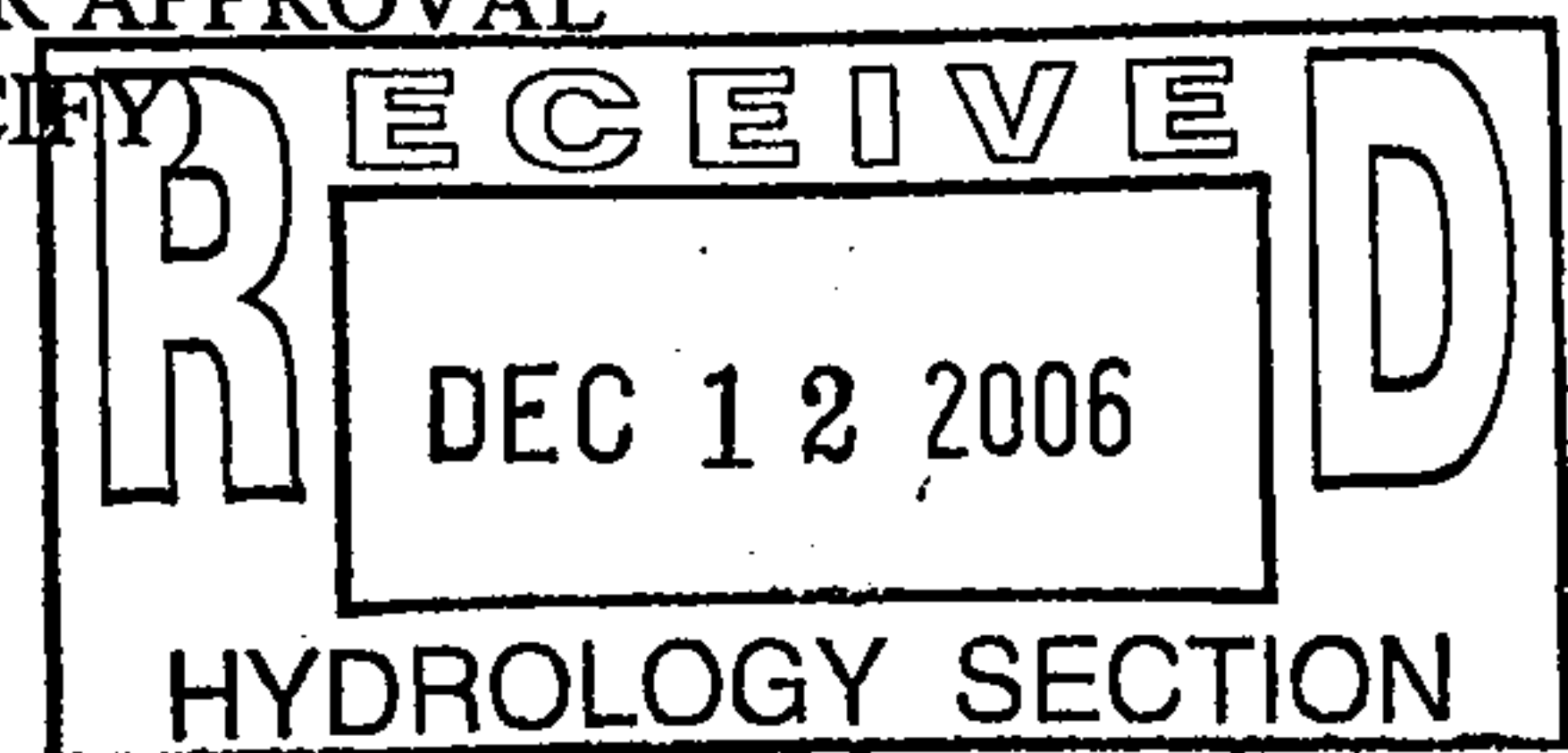
CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

Sail Le
 Jukka L
 Bird

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 12-12-06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



December 14, 2006

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: Churchill Townhomes Grading Plan
Engineer's Stamp dated 12-4-06 (K10/D50)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 12-12-06, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

- Retaining walls are required for grade changes greater than 18". Retaining walls are required on the eastern edge of this project and between a couple of lots.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



May 24, 2007

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: Churchill Townhomes Grading Plan
Engineer's Stamp dated 12-4-06 (K10/D50)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 5-22-07, the above referenced plan is approved for Preliminary Plat action by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham