

Q10/P003 File

P. O. Box 1328
Corrales, NM 87048

October 26, 2007

City of Albuquerque
Hydrology Development Section
600 2nd St., NW
Albuquerque, NM

Attn: Mr. Brad Bingham, PE

Re: Izabel Subdivision – Drainage Certification
COA Project 765981 (DRB 1003856)

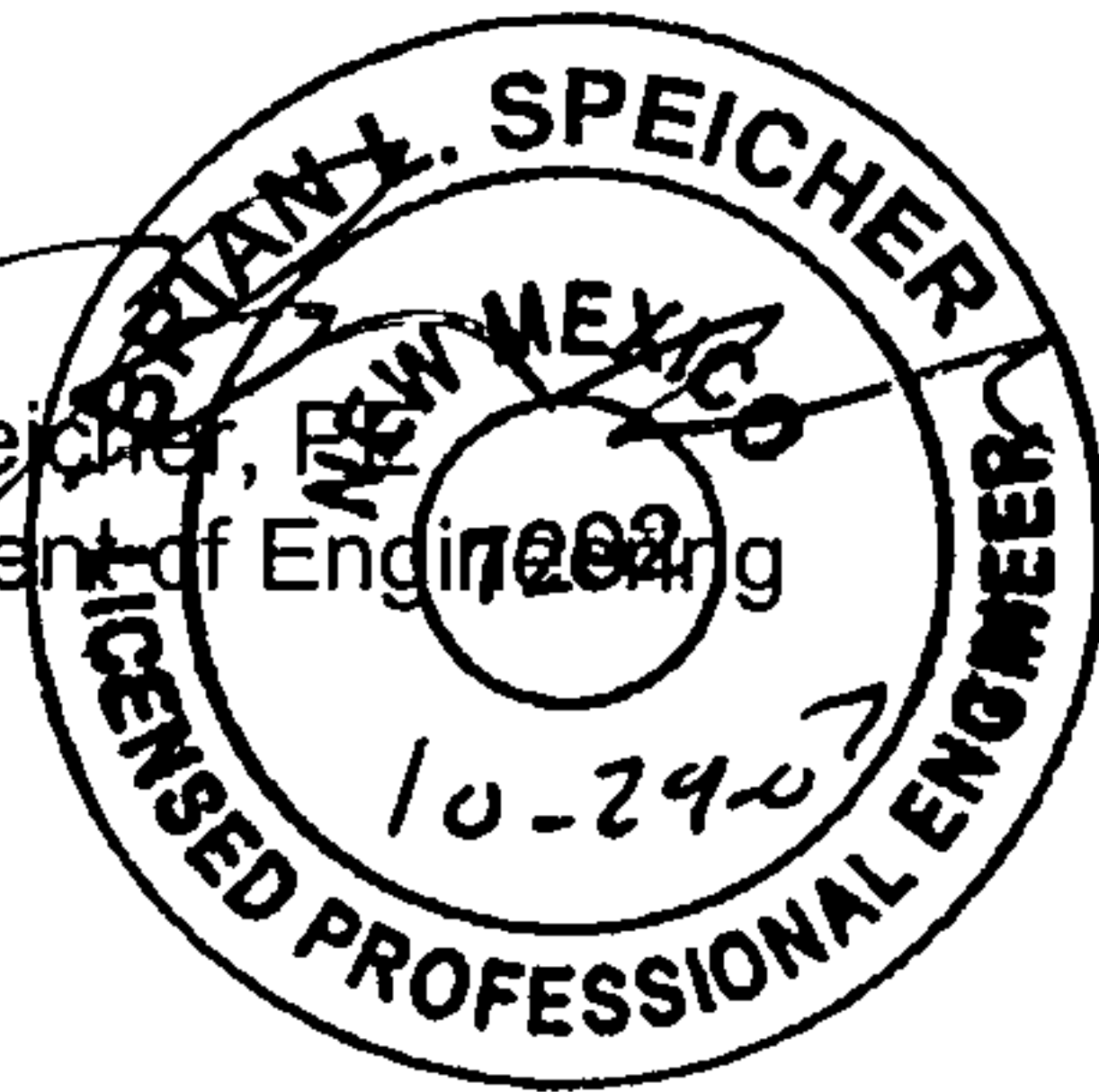
Dear Mr. Bingham:

With respect to the submitted Drainage Certification document for the referenced project, I further certify that the house pads are graded such that they drain to the street section.

Should you require any further information, please advise.

Sincerely,

Brian L. Speicher, PE
Vice-President of Engineering



Xc: f/N741-02

3900 East Camelback Road, Suite 403
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

CSC# N352-06-001-30
CSC# N741-02-001-70

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

CITY OF ALBUQUERQUE



October 23, 2007

Brian L. Speicher, PE
COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
Corrales, NM 87048

RE: Izabel Subdivision (Q-10/D003)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 05/12/2005
Engineers Certification dated 02/10/2005

Dear Mr. Speicher:

P.O. Box 1293

Based upon the information provided in your Engineer's Certification Submittal dated 10/22/2007, Hydrology is not able to approve the above referenced plan for the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

1. Provide as-built elevations for the entire site. The certifying language denotes some minor ponding within the gutter; this will need to be reflected on the plan.

New Mexico 87103

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

Sincerely,

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

www.cabq.gov

C: Bradley Bingham
File

CITY OF ALBUQUERQUE



October 29, 2007

Brian L. Speicher, P.E.
Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048

RE: Izabel Subdivision, (Q-10/D003)
Engineers Certification for Release of Financial Guaranty (W.O. # 765981)
Engineers Stamp dated 05/12/05
Engineers Certification dated 10/19/07

Based upon the information provided in your Engineer's Certification Submittal dated 10/25/07, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

P.O. Box 1293

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

Albuquerque

Sincerely,

Timothy Sims
Plan Checker-Hydrology
Development and Building Services

New Mexico 87103

C: Marilyn Maldonado
File
WO # 765981

www.cabq.gov

P. O. Box 1328
Corrales, NM 87048

October 26, 2007

City of Albuquerque
Hydrology Development Section
600 2nd St., NW
Albuquerque, NM

Attn: Mr. Brad Bingham, PE

Re: Izabel Subdivision – Drainage Certification
COA Project 765981 (DRB 1003856)

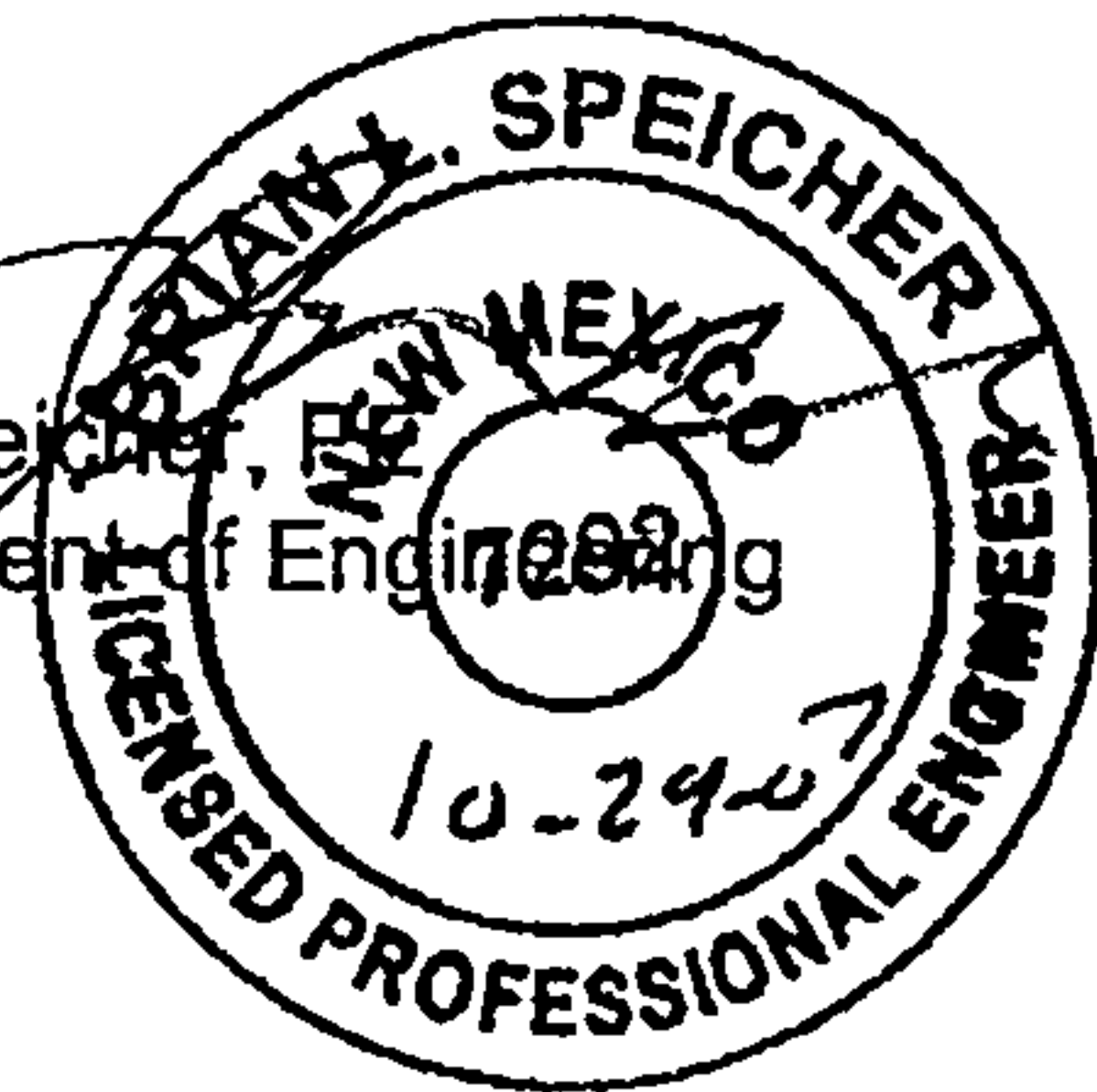
Dear Mr. Bingham:

With respect to the submitted Drainage Certification document for the referenced project, I further certify that the house pads are graded such that they drain to the street section.

Should you require any further information, please advise.

Sincerely,

Brian L. Speicher, P.E.
Vice-President of Engineering



Xc: f/N741-02

3900 East Camelback Road, Suite 403
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

CSC# N352-06-001-30
CSC# N741-02-001-70

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: Izabel Subdivision ZONE MAP/DRG. FILE # Q10-D3
 DRB#: 1003756 HPC#: _____ WORK ORDER#: 765981
 LEGAL DESCRIPTION: Izabel Subdivision
 CITY ADDRESS: _____

ENGINEERING FIRM: Community Sciences Corporation
 ADDRESS: PO 1328
 CITY, STATE: Corrales, NM

CONTACT: Brian L. Speicher
 PHONE: 923-9552
 ZIP CODE: 87048

OWNER: Michael's Homes
 ADDRESS: 3016 Dona Teresa Pl. SW
 CITY, STATE: Albuquerque, NM

CONTACT: Michael A. Sanchez
 PHONE: 877-8641
 ZIP CODE: 87121

ARCHITECT: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Santiago Romero Jr & Assoc.
 PHONE: 884-5119
 CITY, STATE: Albuquerque, NM

CONTACT: Santiago Romero ADDRESS: 8708 Brandywine Rd NE
 ZIP CODE: 87111

7624 PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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CONTRACTOR: Albuquerque Excavators
 ADDRESS: 7201 Isleta Blvd., SW
 CITY, STATE: Albuquerque, NM

CONTACT: Jerry Padilla
 PHONE: 873-5000
 ZIP CODE: 87105

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 (DRB SITE PLAN)
- ☐ OTHER

Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:

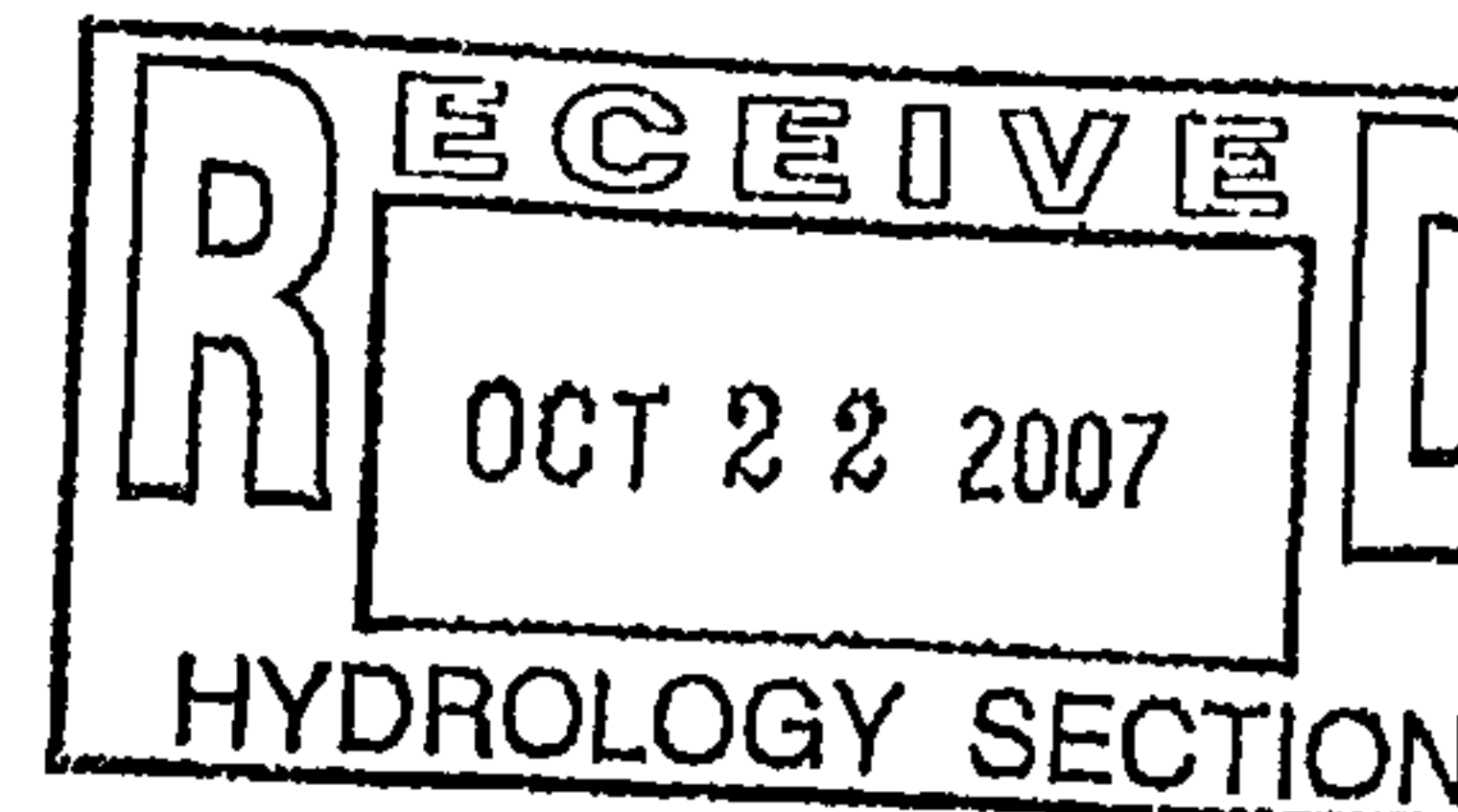
- ☒ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Brian L. Speicher

DATE: October 22, 2007



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



October 23, 2007

RECEIVED

OCT 24 2007

Brian L. Speicher, PE
COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
Corrales, NM 87048

RE: Izabel Subdivision (Q-10/D003)
Engineers Certification for Release of Financial Guaranty.
Engineers Stamp dated 05/12/2005
Engineers Certification dated 02/10/2005

Dear Mr. Speicher:

Based upon the information provided in your Engineer's Certification Submittal dated 10/22/2007, Hydrology is not able to approve the above referenced plan for the Grading and Drainage Certification for Release of Financial Guaranty.

1. Provide as-built elevations for the entire site. The certifying language denotes some minor ponding within the gutter; this will need to be reflected on the plan. ✓

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

Sincerely,

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

C: Bradley Bingham
File

35

765981

AGREEMENT AND COVENANT

File Q10/D3

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and, Michael's Homes ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at West Glen Drive And West Lea Drive, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

A CERTAIN TRACT OF LAND SITUATED WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 8B1A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO. (WARRANTY DEED 11/10/79, BK. 95-4 PG. 8778) (TO BE KNOWN AS IZABEL SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 3 123 /2006. BOOK 2006C PG. 93, # 2006040475.)

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

DRAINAGE EASEMENT ON TRACTS A, B AND C OF THE IZABEL SUBDIVISION (AS DESCRIBED ON EXHIBITS A, B AND C OF THIS AGREEMENT), CITY RIGHT OF WAY FOR WEST GLEN DRIVE AND WEST LEA DRIVE S.W., WATER AND SANITARY SEWER EASEMENT.

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

THREE (3) DRAINAGE PONDS AND ASPHALTIC SIDEWALK/PATHWAYS AS IDENTIFIED ON THE SKETCH OF THE PROPOSED IMPROVEMENT ATTACHED AS EXHIBIT D AND MADE A PART OF THIS AGREEMENT.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.



Maru Herrera

Bern. Co. AGRE

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2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan Q10/D3 on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation



Maru Herrera

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and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

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

Michael's Homes
3016 Dona Teresa Place, SW
Albuquerque, NM 87121

Notice may be given to the User 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 User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. 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 indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.



Maru Herrera

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

14. Entire Agreement. This Agreement 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.

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

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

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



CITY OF ALBUQUERQUE:

USER: MICHAEL'S HOMES, INC.

By: _____

Title: _____

Dated: _____

By: Michael A. Sanchez

Title: President

Dated: 11-28-05

Wf 3/15/06

M 3-17-06

CITY'S ACKNOWLEDGEMENT

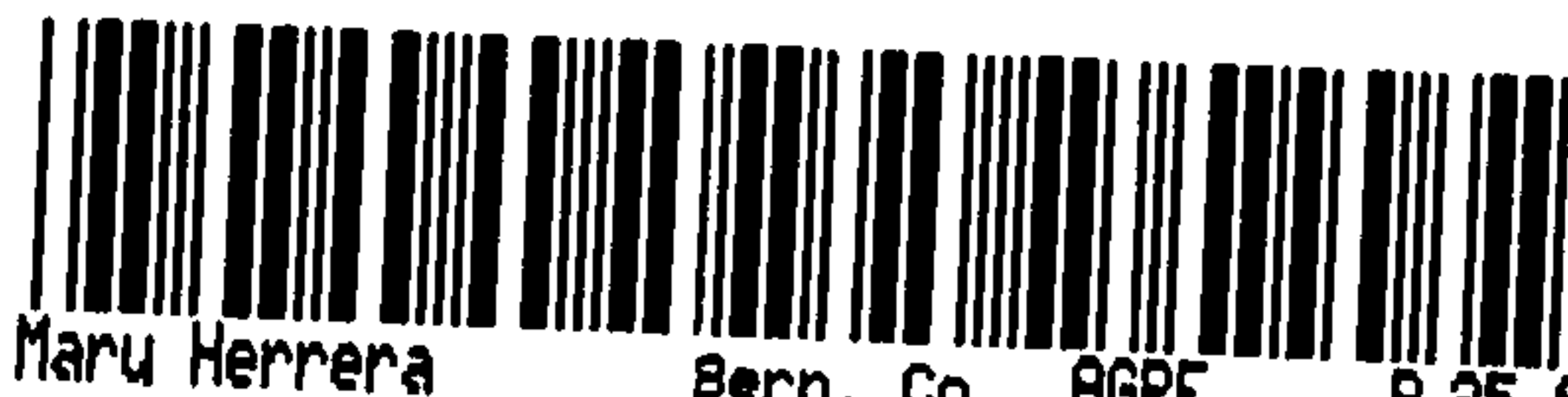
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 20____ by _____, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

9

Notary Public

My Commission Expires:



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Page: 5 of 9
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USER'S ACKNOWLEDGEMENT

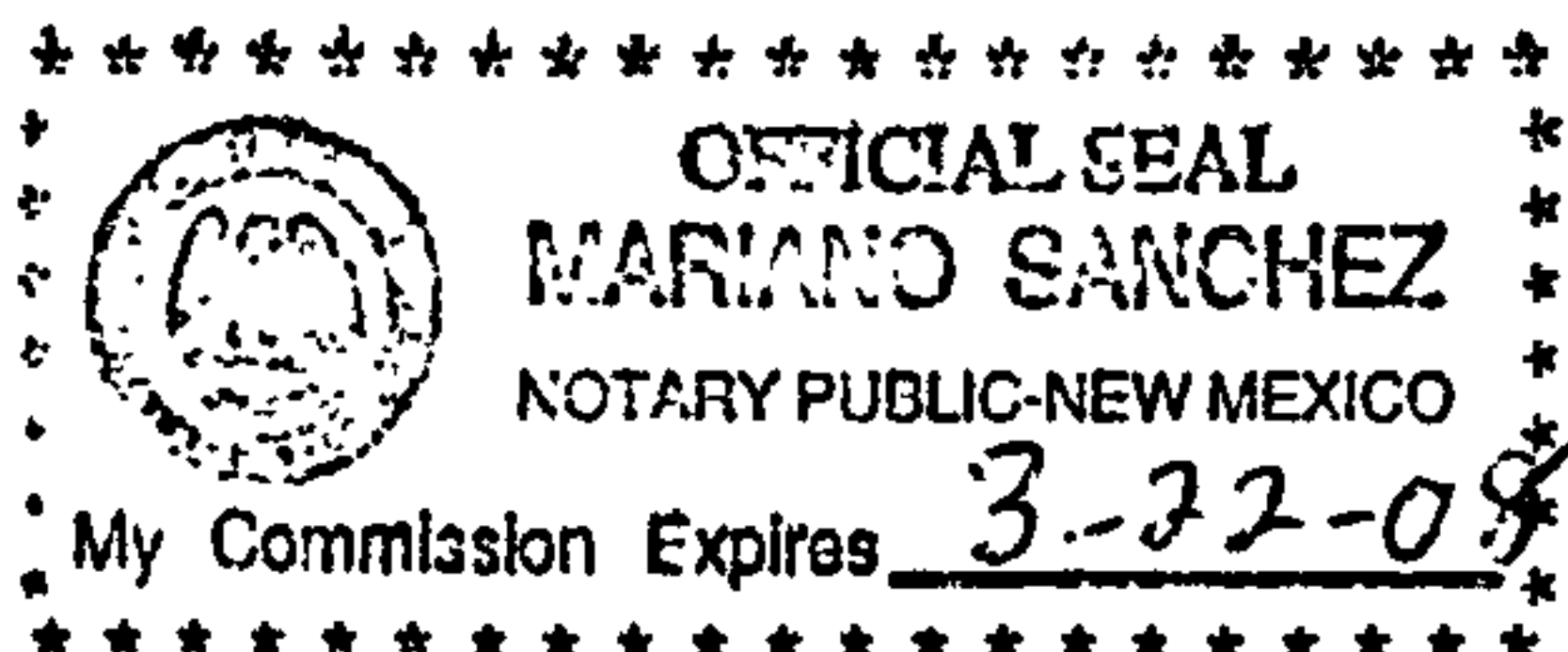
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ^{Nov.} 28, 2005 by Michael A. Sanchez, on behalf of Michael's Homes Inc.

Mariano Sanchez
Notary Public

My Commission Expires:

3-22-08




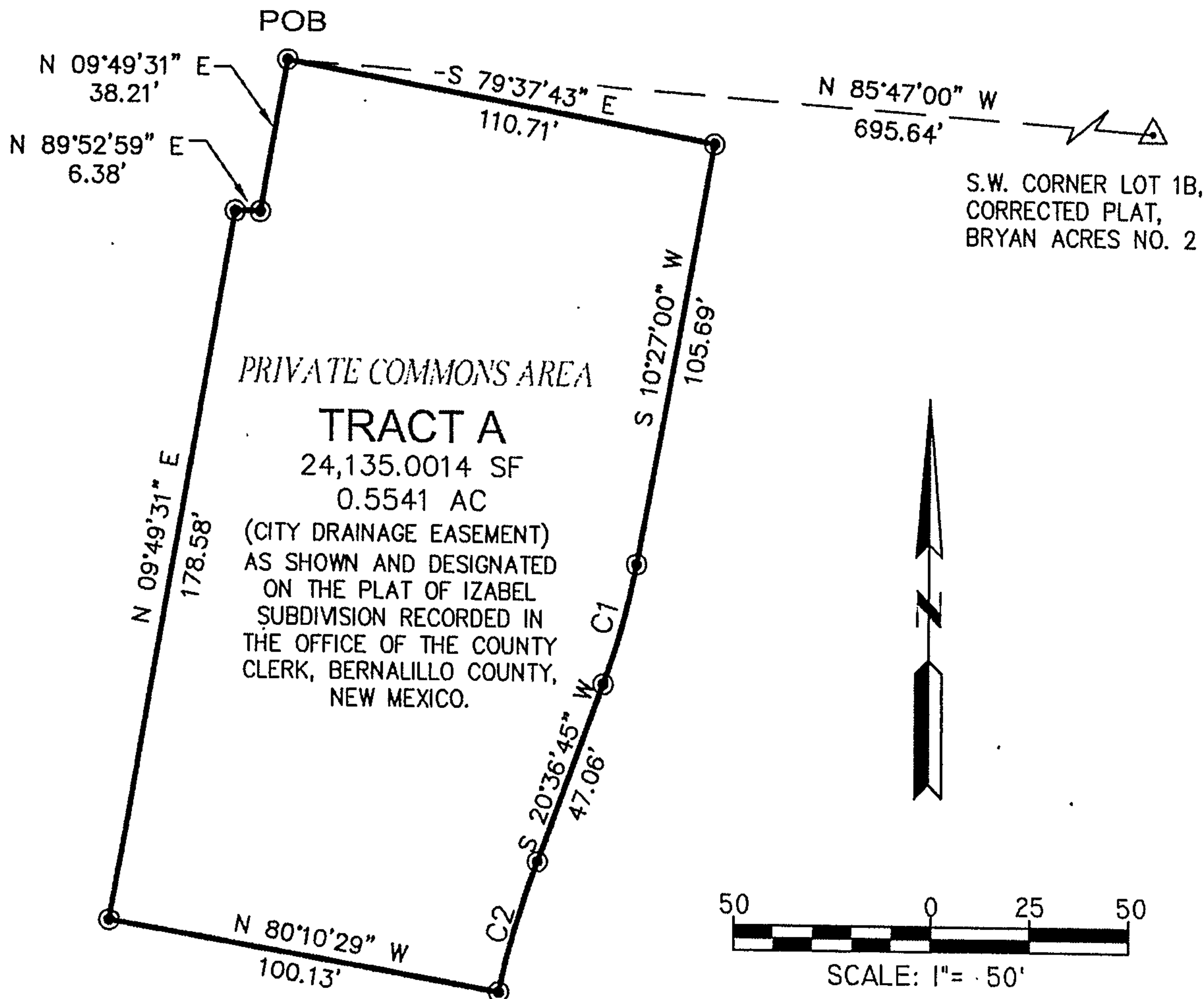
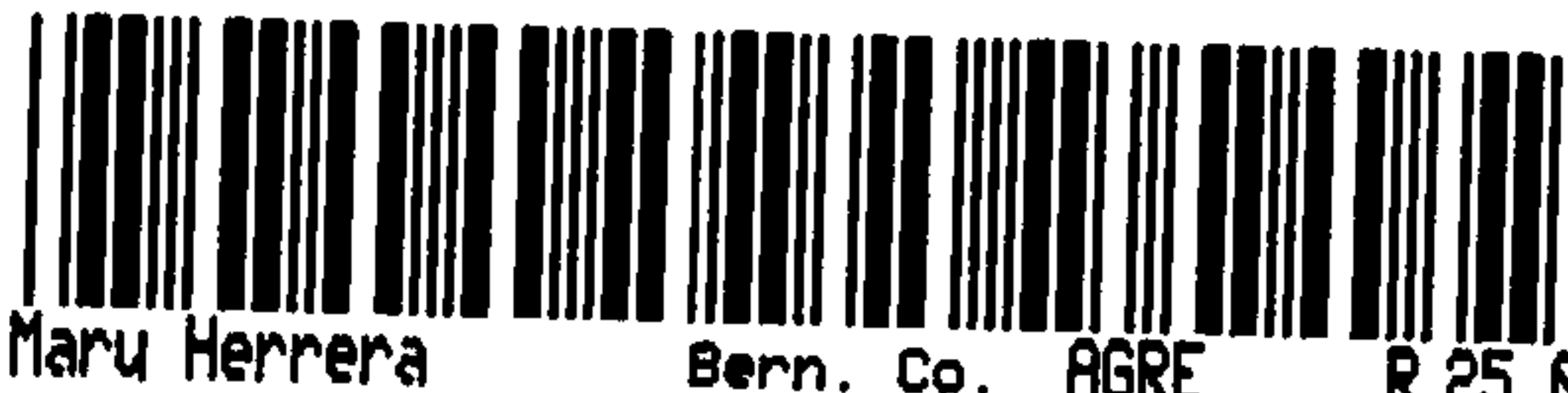
DATE: 08/24/05	
SCALE: 1"=50'	
CREW:	
DRAWN: JEG	
JOB NO. N-352	
LAND PLANNING - ENGINEERING - LAND SURVEYING P.O. BOX 1328, CORRALES, NEW MEXICO 87048 PHONE 505/897-0000	

EXHIBIT "A"
TRACT "A" IZABEL SUBDIVISION
PRIVATE COMMONS AREA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



CURVE TABLE (TRACT A)						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	175.00'	31.04'	10°09'45"	15.56'	N15°31'53"E	31.00'
C2	223.00'	34.36'	08°49'38"	17.21'	S16°11'56"W	34.32'



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LEGAL DESCRIPTION

TRACT A

Certain Tract of Land Situate within Projected Section 15, Township 9 North, Range 2 East, N.M.P.M., within the ATRISCO GRANT, Bernalillo County, New Mexico, and being identified as portions of Tracts 8B1A and 10A2A, as shown on MIDDLE RIO GRANDE CONSERVANCY DISTRICT Property Map No. 52, Bernalillo County, New Mexico and being more particularly described by Metes and Bounds as follows:

BEGINNING at a point being the Northwest corner of the herein described Tract, said point Bears North 85°47'00" West, a Distance of 695.64 Feet from the Southwest corner of Lot 1, in Block 2, of Bryan Acres, No. 2 a Subdivision in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said subdivision Filed in the office of the county clerk of Bernalillo County, New Mexico, on May 13, 1960, in Volume C5, Folio 11;

THENCE South 79°37'43" East, a Distance of 110.71 Feet;

THENCE South 10°27'00" West, a Distance of 105.69 Feet;

THENCE, 31.04 Feet along the Arc of a 175.00 Foot Radius Curve to the Right, having a Delta of 10°09'45" and a Chord which Bears North 15°31'53" East, a Distance of 31.00 Feet;

THENCE South 20°36'45" West, a Distance of 47.06 Feet;

THENCE, 34.36 Feet along the Arc of a 223.00 Foot Radius Curve to the Left, having a Delta of 08°49'38" and a Chord which Bears South 16°11'56" West, a Distance of 34.32 Feet;


THENCE North 80°10'29" West, a Distance of 100.13 Feet;

THENCE North 09°49'31" East, a Distance of 178.58 Feet;

THENCE North 89°52'59" East, a Distance of 6.38 Feet;

THENCE North 09°49'31" East, a Distance of 38.21 Feet to the PLACE OF BEGINNING and containing 0.5541 Acres, more or less.

DATE:
06/24/05
SCALE:
1"=50'
CREW:
DRAWN:
JEG
JOB NO.
N-352



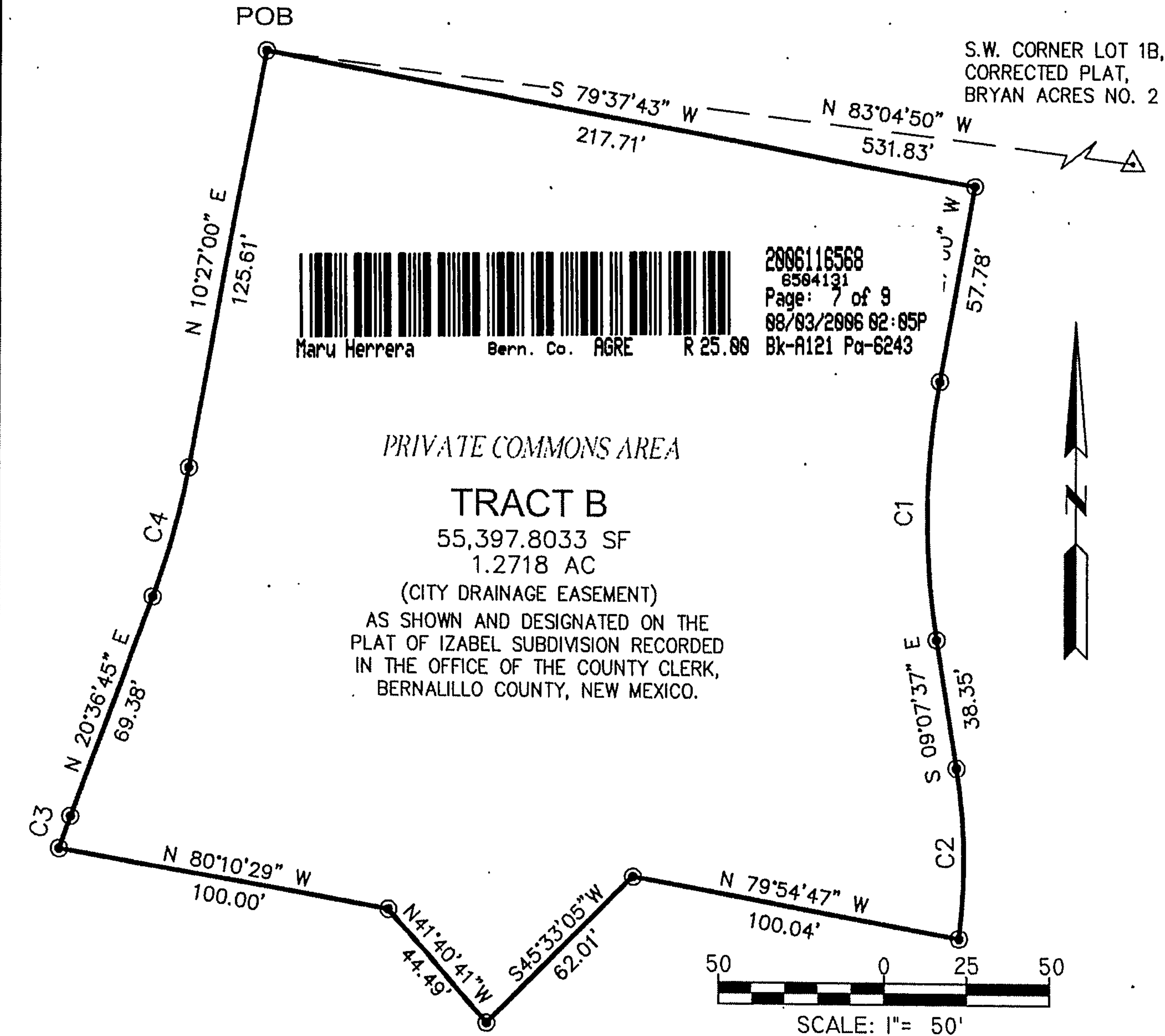
**community
sciences
corporation**

LAND PLANNING - ENGINEERING - LAND SURVEYING

P.O. BOX 1328,
PHONE 505/897-0000

CORRALES, NEW MEXICO 87048

EXHIBIT "B"
TRACT "B" IZABEL SUBDIVISION
PRIVATE COMMONS AREA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



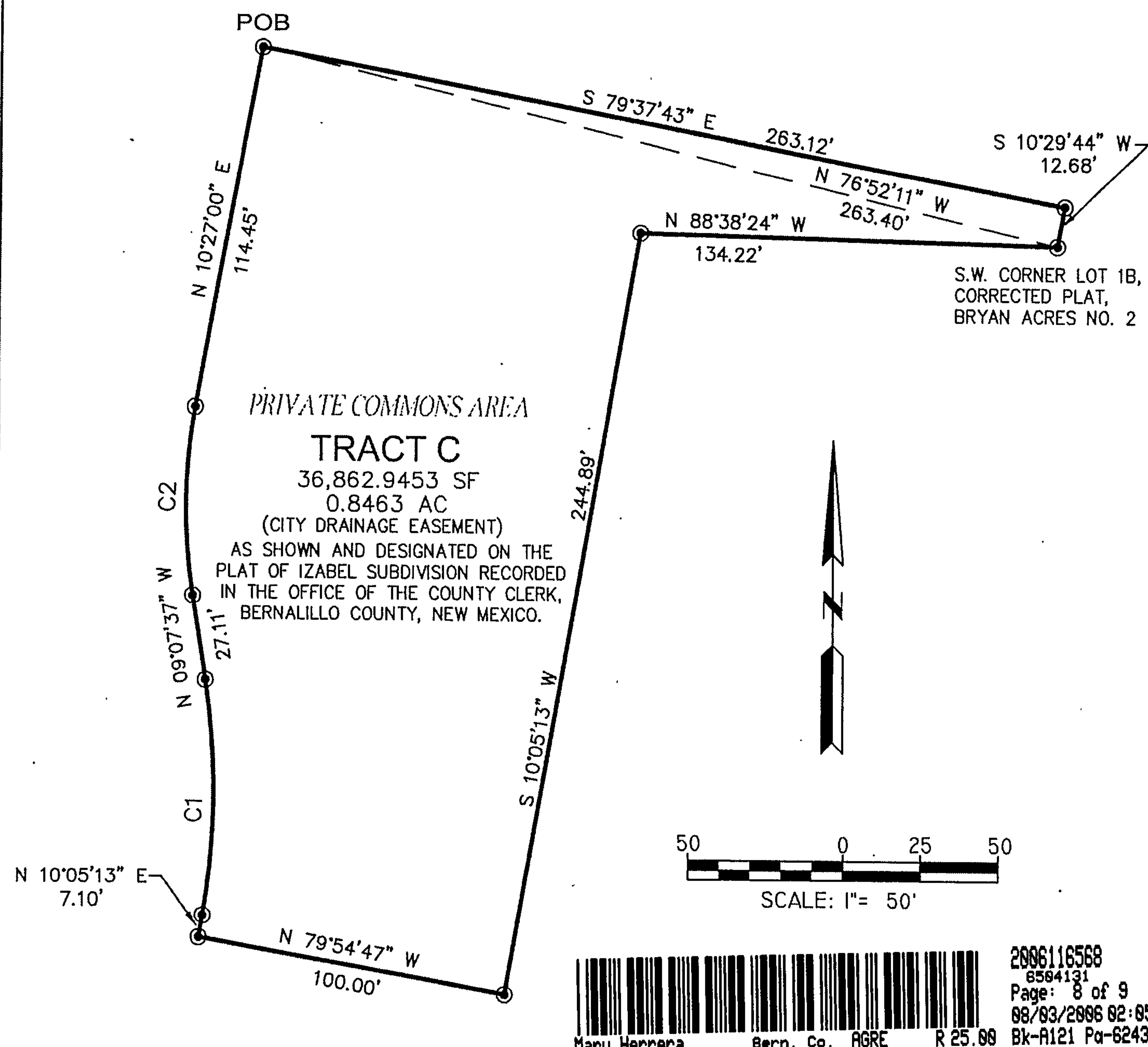
CURVE TABLE (TRACT B)						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	225.00'	76.88'	19°34'37"	38.82'	S00°39'42"W	76.51'
C2	177.00'	50.68'	16°24'18"	25.51'	N00°55'27"W	50.51'
C3	177.00'	10.15'	3°17'11"	5.08'	S18°58'10"W	10.15'
C4	225.00'	39.91'	10°09'45"	20.01'	N15°31'53"E	39.86'

LEGAL DESCRIPTION

TRACT B

Certain Tract of Land Situate within Projected Section 15, Township 9 North, Range 2 East, N.M.P.M., within the ATRISCO GRANT, Bernalillo County, New Mexico, and being identified as portions of Tracts 8B1A and 10A2A, as shown on MIDDLE RIO GRANDE CONSERVANCY DISTRICT Property Map No. 52, Bernalillo County, New Mexico and being more particularly described by Metes and Bounds as follows:

BEGINNING at a point being the Northwest corner of the herein described Tract, said point Bears North 83°04'50" West, a Distance of 531.83 Feet from the Southwest corner of Lot 1, in Block 2, of Bryan Acres, No. 2 a Subdivision in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said subdivision Filed in the office of the county clerk of Bernalillo County, New Mexico, on May 13, 1960, in Volume C5, Folio 11; THENCE South 79°37'43" East, a Distance of 217.71 Feet; THENCE South 10°27'00" West, a Distance of 57.78 Feet; THENCE, 76.88 Feet along the Arc of a 225.00 Foot Radius Curve to the Left, having a Delta of 19°34'37" and a Chord which Bears South 00°39'42" West, a Distance of 76.51 Feet; THENCE South 09°07'37" East, a Distance of 38.35 Feet; THENCE, 50.68 Feet along the Arc of a 177.00 Foot Radius Curve to the Right, having a Delta of 16°24'18" and a Chord which Bears North 00°55'27" West, a Distance of 50.51 Feet; THENCE North 79°54'47" West, a Distance of 100.04 Feet; THENCE South 45°33'05" West, a Distance of 62.01 Feet; THENCE North 41°40'41" West, a Distance of 44.49 Feet; THENCE North 80°10'29" West, a distance of 100.00 Feet; THENCE, 10.15 Feet along the Arc of a 177.00 Foot Radius Curve to the Right, having a Delta of 03°17'11" and a Chord which Bears South 18°58'10" West, a Distance of 10.15 Feet; THENCE North 20°36'45" East, a Distance of 69.38 Feet; THENCE, 39.91 Feet along the Arc of a 225.00 Foot Radius Curve to the Left, having a Delta of 10°09'45" and a Chord which Bears North 15°31'53" East, a Distance of 39.86 Feet; THENCE North 10°27'00" East, a Distance of 125.61 Feet to the PLACE OF BEGINNING and containing 1.2718 Acres, more or less.



CURVE TABLE (TRACT C)						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	223.00'	74.78'	19°12'49"	37.74'	N00°28'48"E	74.43'
C2	175.00'	59.79'	19°34'37"	30.19'	S00°39'42"W	59.50'

LEGAL DESCRIPTION

TRACT C

Certain Tract of Land Situate within Projected Section 15, Township 9 North, Range 2 East, N.M.P.M., within the ATRISCO GRANT, Bernalillo County, New Mexico, and being identified as portions of Tracts 8B1A and 10A2A, as shown on MIDDLE RIO GRANDE CONSERVANCY DISTRICT Property Map No. 52, Bernalillo County, New Mexico and being more particularly described by Metes and Bounds as follows:

BEGINNING at a point being the Northwest corner of the herein described Tract, said point Bears North 76°52'11" West, a Distance of 263.40 Feet from the Southwest corner of Lot 1, in Block 2, of Bryan Acres, No. 2 a Subdivision in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said subdivision Filed in the office of the county clerk of Bernalillo County, New Mexico, on May 13, 1960, in Volume C5, Folio 11;

THENCE South 79°37'43" East a Distance of 263.12 Feet;

THENCE South 10°29'44" West a Distance of 12.68 Feet;

THENCE North 88°38'24" West a Distance of 134.22 Feet;

THENCE South 10°05'13" West a Distance of 244.89 Feet;

THENCE North 79°54'47" West a Distance of 100.00 Feet;

THENCE North 10°05'13" East a Distance of 7.10 Feet;

THENCE, 74.78 Feet along the Arc of a 223.00 Foot Radius Curve to the Left, having a Delta of 19°12'49" and a Chord which Bears North 00°28'48" East, a Distance of 74.43 Feet

THENCE North 09°07'37" West a Distance of 27.11 Feet;

THENCE, 59.79 Feet along the Arc of a 175.00 Foot Radius Curve to the Right, having a Delta of 19°34'37" and a Chord which Bears South 00°39'42" West, a Distance of 59.50 Feet

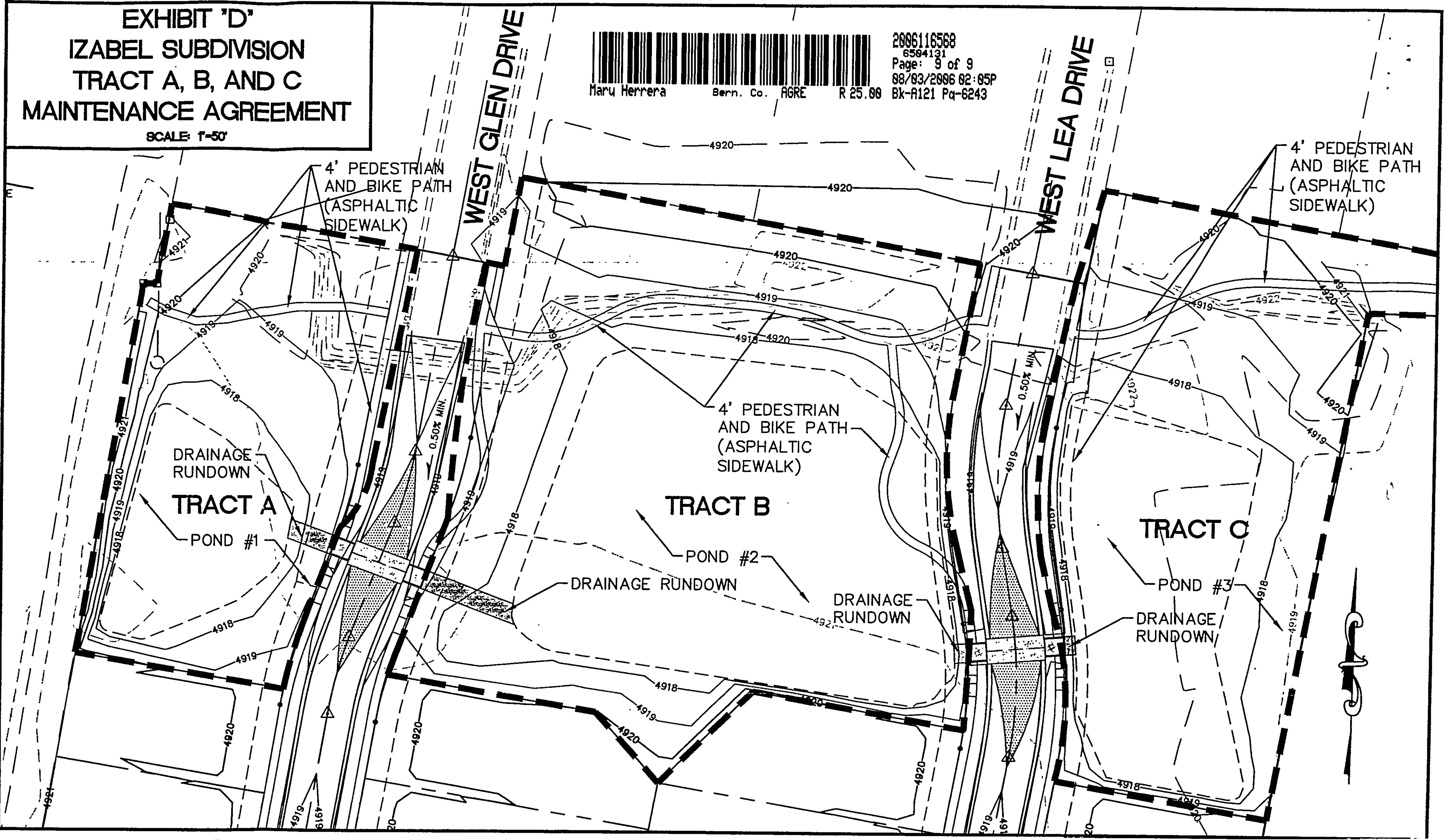
THENCE North 10°27'00" East a Distance of 114.45 Feet to the PLACE OF BEGINNING and containing 0.8463 Acres, more or less.

EXHIBIT "D"
IZABEL SUBDIVISION
TRACT A, B, AND C
MAINTENANCE AGREEMENT

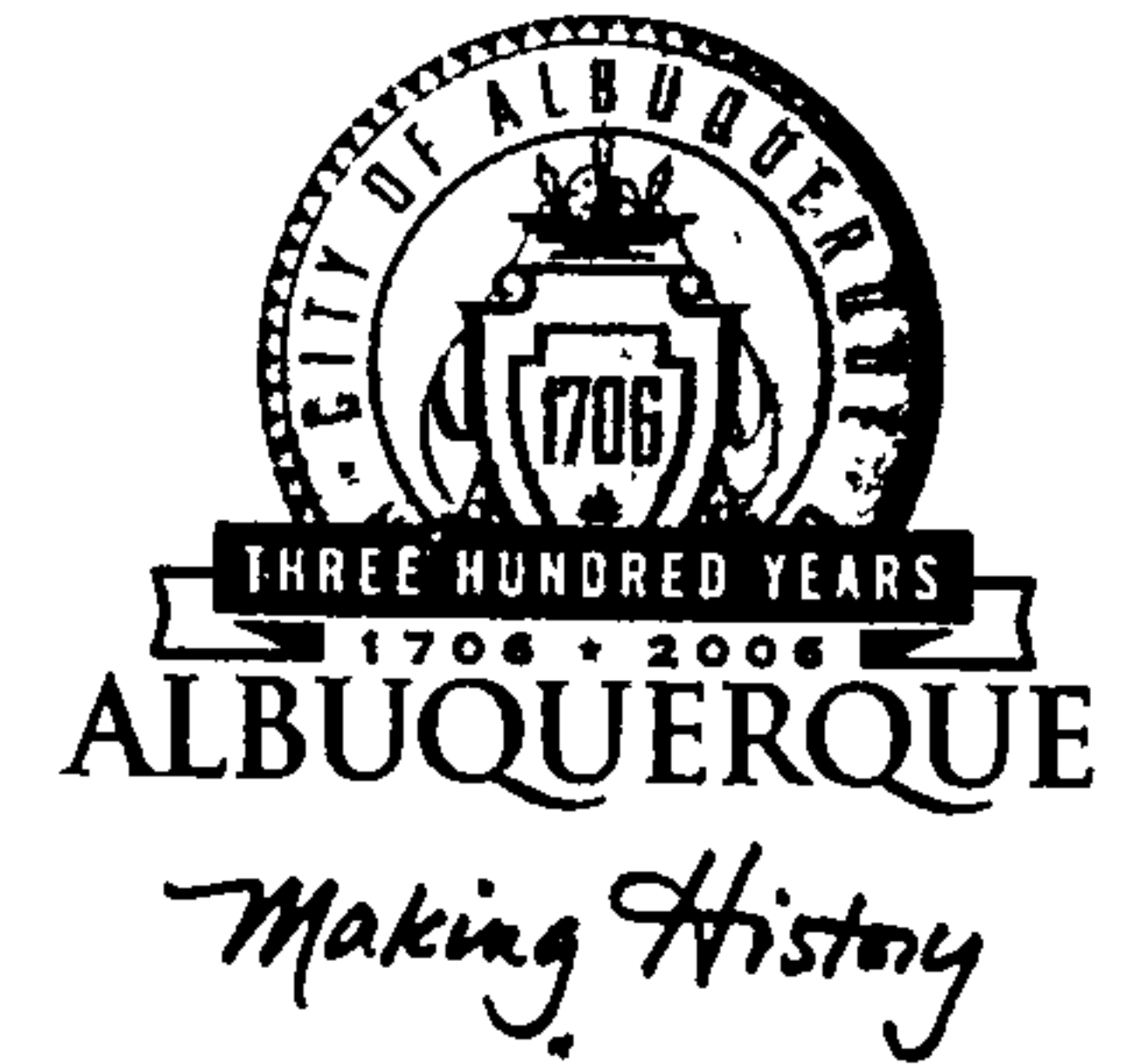
SCALE: 1"=50'



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Page: 9 of 9
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Bk-A121 Pg-6243



CITY OF ALBUQUERQUE



May 24, 2005

Brian Speicher, P.E.
Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048

Re: Izabel Subdivision, Preliminary Plat
Engineer's Stamp dated 5-12-05 (Q10-D3)

Dear Mr. Speicher,

Based upon the information provided in your submittal received 5-13-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: Charles Caruso, DMD Storm Drainage Design
Bradley Bingham, DRB
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

X PROJECT TITLE: 124904 SUBDIVISION ZONE MAP/DRG. FILE #: M 0-10/D3
 DRB #: 1003846 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

X ENGINEERING FIRM: **X** CSC
 ADDRESS: **X** P.O. Box 1328
 CITY, STATE: CORAL GABLES, NM

CONTACT: **X** BRIMN SPEICHER
 PHONE: **X** 847-0006 1117
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

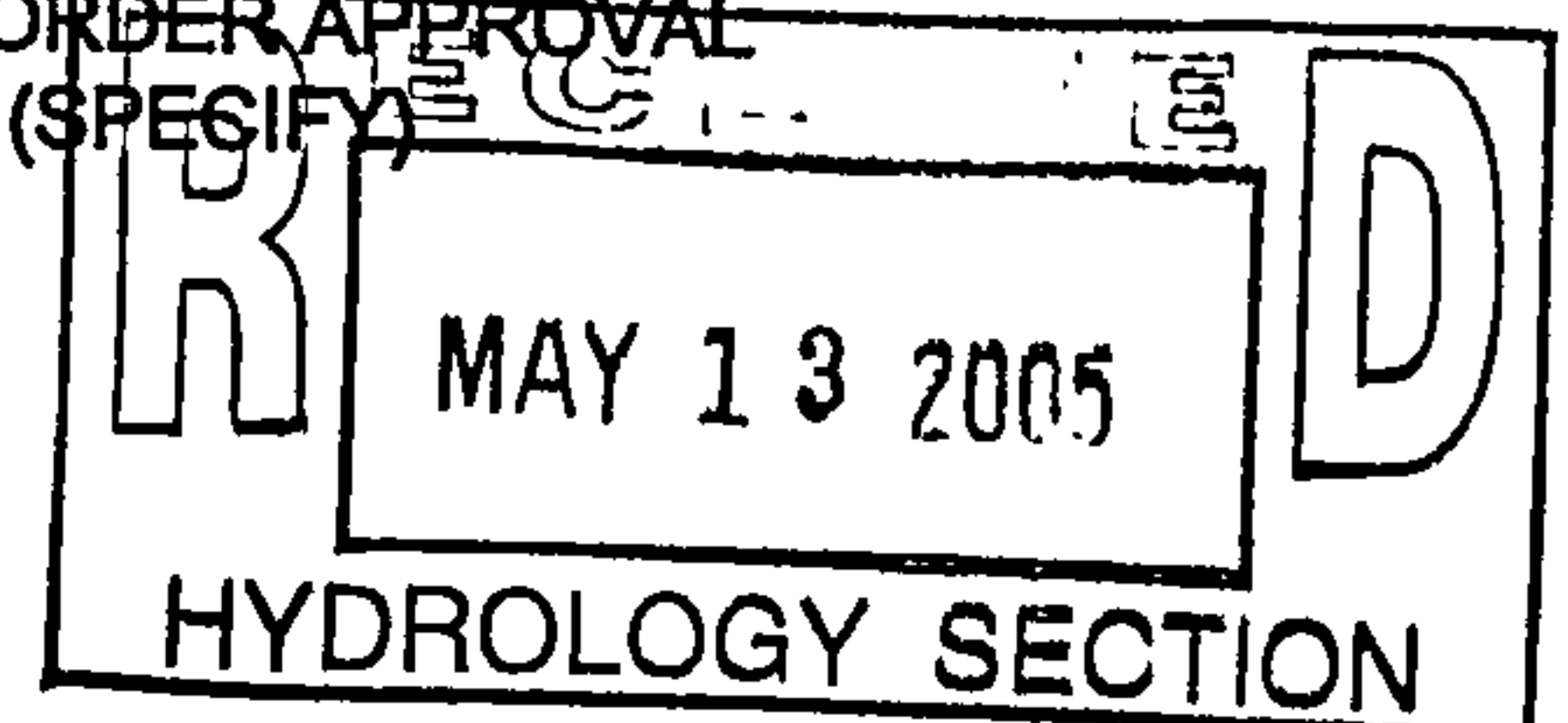
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- X** DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEERS CERTIFICATION (TCL)
- _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SIA / FINANCIAL GUARANTEE RELEASE
- X** PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D. APPROVAL
- _____ S. DEV. PLAN 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) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- _____ NO
- _____ COPY PROVIDED



DATE SUBMITTED: **X** 5/13/05 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

P. O. Box 1328
Corrales, NM 87048

May 13, 2005

Mr. Bradley L. Bingham, PE
Principal Engineer
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Izabel Subdivision, Preliminary Plat
Revised Drainage Report

Dear Mr. Bingham:

Thank you for your timely review of our initial submittal. Transmitted herewith is our revised report addressing your comments as follows:

- ✓ 1.) Provide a typical lot drainage detail – Provided on lot detail on Grading and Drainage Plan sheet
- ✓ 2.) Per DPM requirements, a minimum slope of 0.5% is required – Grading and Drainage Plan sheet modified accordingly
- ✓ 3.) Show PNM power poles – Shown on grading and drainage plan sheet
- ✓ 4.) Call out water surface elevations – Shown on Grading and Drainage Plan sheet
- ✓ 5.) Quantify any offsite flow – Addressed in report
- 6.) A masonry wall should be built along the west lot line for Pond #1 and along the east lot line for Pond #3 – The DRB submittal package included a wall and landscape plan which includes walls at these locations. However, there is an existing wall along the east side of Pond #3
- 7.) A drainage covenant/agreement must be provided for pond maintenance – we acknowledge that requirement and a draft of document is attached for your perusal
- ✓ 8.) Since Basins DA1, DA2 and DA3 all contain a portion of roadway, how can these basins be 100% land treatment B - We acknowledge this error and have revised the AHYMO runs accordingly
- ✓ 9.) The report describes the above referenced site as 10.4 acres; however your calc only add up to approx. 9 Acres - Corrected.

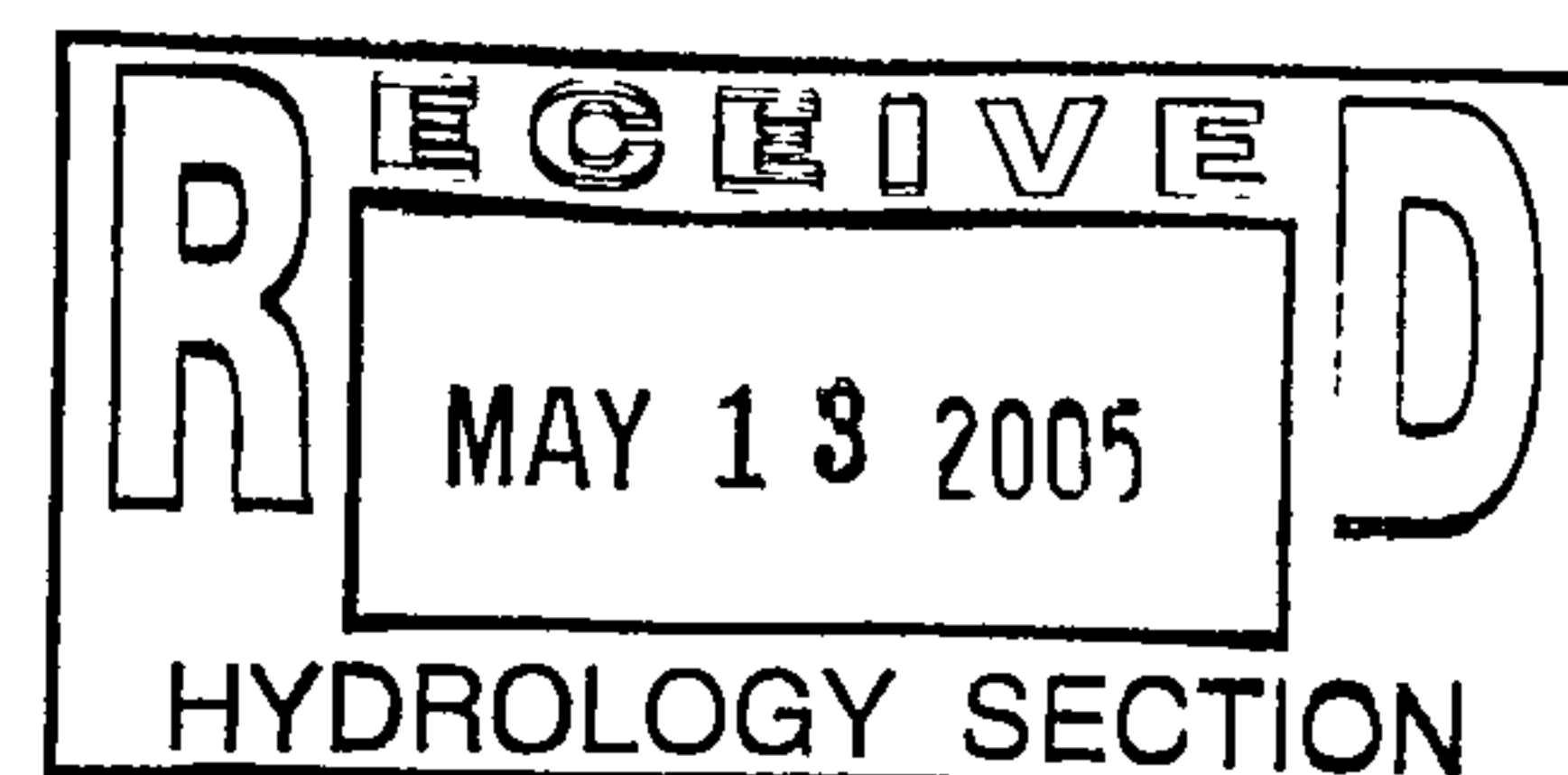
Please advise at your earliest convenience if we have satisfactorily addressed your comments.

Sincerely,




Brian L. Speicher, PE
Senior Engineer

Attach: Revised Drainage Report
Draft Agreement and Covenant



DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION



IZABEL SUBDNISION

Drainage Report "Revised"

May 2005

Prepared for:

Michael's Homes Inc.

Prepared By:

Community Sciences Corporation

***P.O. Box 1328 / 4481 Corrales Road
Corrales, New Mexico 87048
505/897.0000***



Brian L. Speicher, P.E.

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 EROSION CONTROL

SITE DESCRIPTION

The proposed subdivision, Izabel, is comprised of 8.93 acres zoned RA-2 for residential to be developed on the east side of the Isleta Drain, near the intersection of West Glen and Metzgar. The site location is shown on the enclosed zone atlas map Q-10. The report represents an overall drainage management and conceptual grading plan for approval by the City of Albuquerque in order that the subsequent subdivision and development may proceed. The site is located in a designated Flood Hazard Zone X per FEMA – Firm Map 35001C0339E. Per the USDA Soil Conservation Services (SCS), the soils type for this site is “Type A”.

DESIGN-CRITERIA

The drainage plan presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual DPM.

The hydrological analysis is based on the 100-year frequency, 6-hour duration storm, as represented in Section 22, Part A, Hydrology, of the Development Process Manual. Rainfall intensities per this report are as follows:

Zone	P60	P360	P1440
1	1.87	2.20	2.66

LAND TREATMEMNT

Residential DPM-Eqn a-4, pg 22-n

Treatment Type	A	B	C	D
	0.00%	30%	15%	55%

EXISTING DRAINAGE CONDITIONS

The site is currently undeveloped. Topography consists of sparse vegetation and trees. It has a virtually flat cross-slope. The off site flows entering the site are minimal from approx. 100 feet of the existing roads to the north. The existing drainage is shed to the adjacent properties to the south and east. There are no developed drainage courses that are utilized by the site.

1 sq mile = 640 acres

[illegible]

The map shows a portion of the City of Albuquerque, New Mexico, with a focus on 'ZONE X'. A specific area is highlighted and labeled 'SITE'. The map includes several street names: 'STEN SW' on the left, 'BRYAN CT SW' at the top, and 'DON GREGORIO RD SW' below the 'SITE'. A dashed line runs horizontally across the middle of the map. The text 'City of Albuquerque 350002' is visible at the bottom. The map is oriented with North at the top.

DEVELOPED DRAINAGE CONDITIONS

It is the intent for the developed flows to be surface transported via street sections to retention ponds in the north area of the subdivision. The minimal flows from the offsite streets are routed to the same discharge point with a volume of 0.086 acre-ft. Two times this volume is 0.172 acre-ft. The ponds are of adequate size to accommodate volumes from the site in excess of two times the 100 year 6¹⁰ hour storm 1.72 acre-ft. The addition of off site runoff totals 1.89 acre-ft. The provided pond volume is approx. 1.9 acre-ft. The subdivision will have perimeter walls surrounding it built in compliance with City Zoning Code.

CONCLUSION

No adverse impact will result due to developed conditions. Flows and runoff will be contained within the proposed improvements. The provided storage for the runoff volume from the site is in excess of the requirements for the site.

AHYMO CALCULATIONS

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
 INPUT FILE = F:\N352-M-1\06\Civil\030\IZABEL~2.DAT

- VERSION: 1997.02c

RUN DATE (MON/DAY/YR) =05/06/2005
 USER NO.= AHYMO-I-9702c01000Q29-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
START											TIME= .00
RAINFALL TYPE= 1											RAIN6= 2.200
COMPUTE NM HYD	DA1	-	1	.00105	1.53	.037	.79459	1.499	2.269		PER IMP= 9.80
COMPUTE NM HYD	DA2	-	2	.00236	3.38	.084	.78551	1.499	2.239		PER IMP= 9.10
COMPUTE NM HYD	DA3	-	3	.00152	2.14	.054	.75565	1.532	2.193		PER IMP= 6.80
COMPUTE NM HYD	DA4	-	4	.00441	9.70	.335	1.42453	1.499	3.440		PER IMP= 55.00
COMPUTE NM HYD	DA5	-	5	.00461	10.15	.350	1.42453	1.499	3.440		PER IMP= 55.00
FINISH											

2.1502	2.1516	2.1530	2.1544	2.1558	2.1571	2.1585
2.1599	2.1612	2.1625	2.1639	2.1652	2.1665	2.1678
2.1691	2.1703	2.1716	2.1729	2.1741	2.1754	2.1766
2.1778	2.1791	2.1803	2.1815	2.1827	2.1839	2.1850
2.1862	2.1874	2.1886	2.1897	2.1909	2.1920	2.1931
2.1943	2.1954	2.1965	2.1976	2.1987	2.1998	

*

COMPUTE NM HYD

ID=1 HYD NO=DA1 DA=0.001050814 SQ MI
 PER A=0 PER B=90.2 PER C=0.0 PER D=9.8
 TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = .40657 CFS UNIT VOLUME = .9710 B = 526.28 P60 = 1.8700
 AREA = .000103 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3.593448
 UNIT PEAK = 2.3258 CFS UNIT VOLUME = .9943 B = 327.09 P60 = 1.8700
 AREA = .000948 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

*

PRINT HYD

ID=1 CODE=1

HYDROGRAPH FROM AREA DA1

HYDROGRAPH FROM AREA DA1

RUNOFF VOLUME = .79459 INCHES = .0445 ACRE-FEET
 PEAK DISCHARGE RATE = 1.53 CFS AT 1.499 HOURS BASIN AREA = .0011 SQ. MI.

*

*Basin 2 compute

COMPUTE NM HYD

ID=2 HYD NO=DA2 DA=0.002359605 SQ MI
PER A=0 PER B=90.2 PER C=0.0 PER D=9.8
TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = .84774 CFS UNIT VOLUME = .9861 B = 526.28 P60 = 1.8700
AREA = .000215 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3.593448
UNIT PEAK = 5.2630 CFS UNIT VOLUME = .9977 B = 327.09 P60 = 1.8700
AREA = .002145 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

*
PRINT HYD ID=2 CODE=1

HYDROGRAPH FROM AREA DA2

RUNOFF VOLUME = .78551 INCHES = .0989 ACRE-FEET
PEAK DISCHARGE RATE = 3.38 CFS AT 1.499 HOURS BASIN AREA = .0024 SQ. MI.
*

*Basin 3 compute

COMPUTE NM HYD

ID=3 HYD NO=DA3 DA=0.001522397 SQ MI
PER A=0 PER B=90.2.0 PER C=0.0 PER D=9.8
TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = .40871 CFS UNIT VOLUME = .9710 B = 526.28 P60 = 1.8700
AREA = .000104 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3.593448
UNIT PEAK = 3.4816 CFS UNIT VOLUME = .9964 B = 327.09 P60 = 1.8700
AREA = .001419 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

*
PRINT HYD ID=3 CODE=1

HYDROGRAPH FROM AREA DA3

RUNOFF VOLUME = .75565 INCHES = .0614 ACRE-FEET
PEAK-DISCHARGE-RATE = 2.14 CFS AT 1.532 HOURS BASIN AREA = .0015 SQ. MI.

*
*Basin 4 compute
COMPUTE NM HYD

ID=4 HYD NO=DA4 DA=0.004407104 SQ MI
PER A=0 PER B=30.0 PER C=15.0 PER D=55.0
TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 9.5697 CFS UNIT VOLUME = .9982 B = 526.28 P60 = 1.8700
AREA = .002424 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .122617HR TP = .133300HR K/TP RATIO = .919857 SHAPE CONSTANT, N = 3.848008
UNIT PEAK = 5.1314 CFS UNIT VOLUME = .9977 B = 344.91 P60 = 1.8700
AREA = .001983 SQ MI IA = .45000 INCHES INF = 1.11000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

*
PRINT HYD ID=4 CODE=1

HYDROGRAPH FROM AREA DA4

RUNOFF VOLUME = 1.42453 INCHES = .3348 ACRE-FEET
 PEAK DISCHARGE RATE = 9.70 CFS AT 1.499 HOURS BASIN AREA = .0044 SQ. MI.

*Basin 5 compute
 COMPUTE NM HYD

 ID=5 HYD NO=DA5 DA=0.004608227 SQ MI
 PER A=0 PER B=30.0 PER C=15.0 PER D=55.0
 TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 10.006 CFS UNIT VOLUME = .9982 B = 526.28 P60 = 1.8700
 AREA = .002535 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .122617HR TP = .133300HR K/TP RATIO = .919857 SHAPE CONSTANT, N = 3.848008
 UNIT PEAK = 5.3656 CFS UNIT VOLUME = .9980 B = 344.91 P60 = 1.8700
 AREA = .002074 SQ MI IA = .45000 INCHES INF = 1.11000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

*
 PRINT HYD ID=5 CODE=1

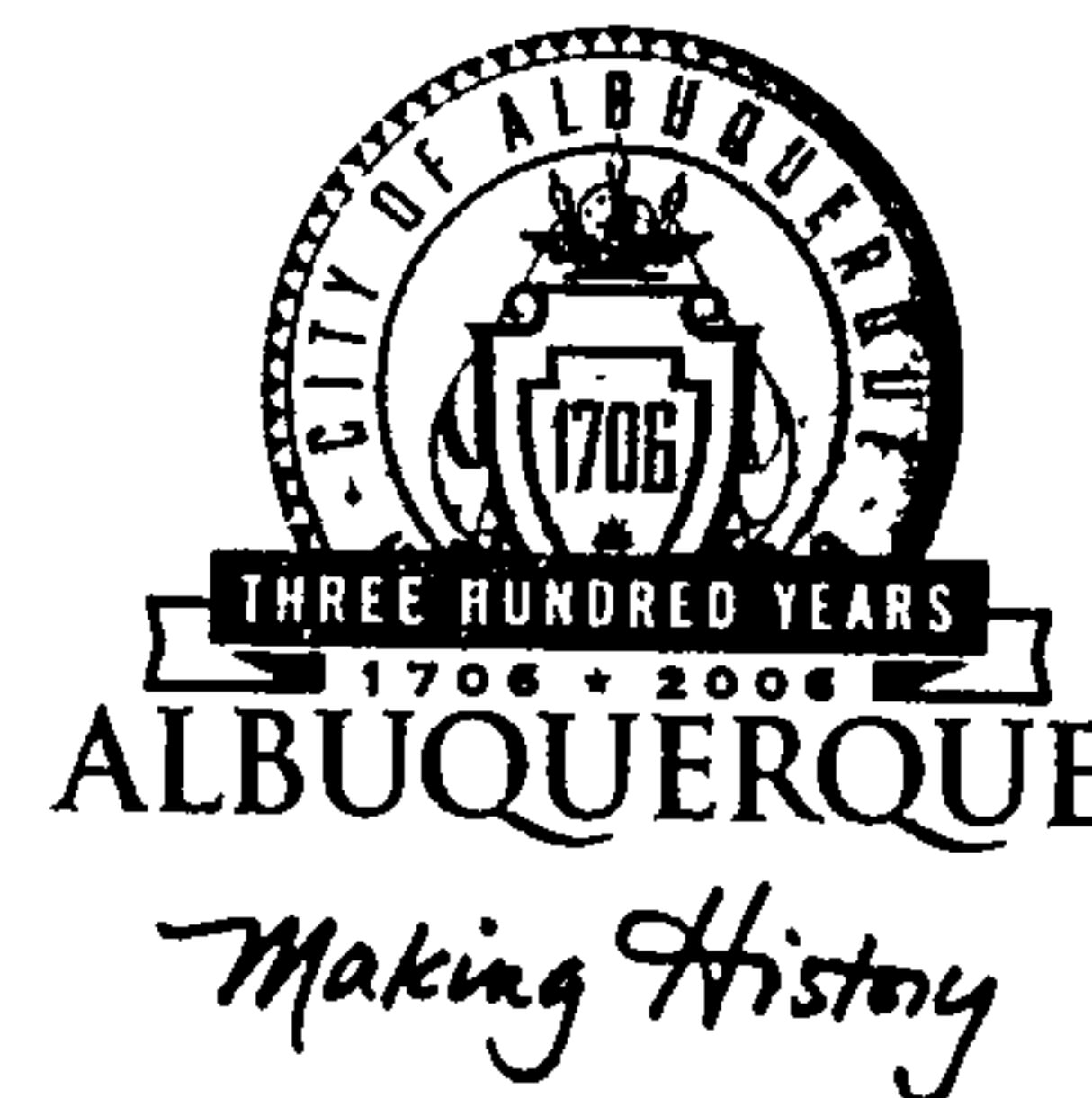
HYDROGRAPH FROM AREA DA5

RUNOFF VOLUME = 1.42453 INCHES = .3501 ACRE-FEET
 PEAK DISCHARGE RATE = 10.15 CFS AT 1.499 HOURS BASIN AREA = .0046 SQ. MI.

*
 FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 08:56:43

CITY OF ALBUQUERQUE



May 6, 2005

Brian Speicher, P.E.
Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048

Re: Izabel Subdivision, Preliminary Plat
Engineer's Stamp dated 4-29-05 (Q10-D3)

Dear Mr. Speicher,

Based upon the information provided in your submittal received 4-29-05, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed:

1. Provide a typical lot drainage detail. To ensure proper drainage, a minimum lot slope of 1.0% is required. Please verify these slopes.
2. Per DPM requirements, a minimum street slope of 0.5% is required. Please verify this slope, paying special attention to the slope along Izabel Road.
3. Show the PNM power poles.
4. Call out the water surface elevations for each pond.
5. Quantify any offsite flow.
6. A masonry wall should be built along the west lot line for Pond #1, and along the east lot line for Pond #3.
7. A drainage covenant / agreement must be provided for pond maintenance.
8. Since Basins DA1, DA2, and DA3 all contain a portion of roadway, how can these basins be 100% land treatment B? Please note that this will affect your pond volume calculations.
9. The report describes the above referenced site as 10.4 acres; however, your calculations only add up to approximately 9 acres.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PRIVATE VACILITY DRAINAGE COVENANT

This DRAINAGE COVENANT between Mariano Sanchez, 5309 Don Miguel Place SW, hereinafter, Owner, and the City of Albuquerque, a New Mexico Municipal Corporation, Civic Plaza, City of Albuquerque, New Mexico, hereinafter, City.

Recitals

1. The owner is the developer of a certain tract of land situate in the City described as Don Felipe Estates No. 2, City of Albuquerque.
2. Upon approval by the City and the recording of the Subdivision Plat, the description shall be:
Don Felipe Estates No. 2, as the same is shown and designated on on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, and consisting of Lots 1 thru 25, hereinafter, The Property.
3. Pursuant to the City Ordinance and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on and for the benefit of the Property, as a condition of Subdivision approval.
4. The Owner and the City hereby establish this covenant to attach to, and run with the land through the Owner, his heirs and assigns, and, expressly, his purchasers for the purpose of describing and defining the obligations and responsibilities of the parties.

Therefore, the parties agree as follows:

1. The Owner shall develop the Property according to the drainage plan prepared by the Owner's Engineer, R. E. Norton N.M.P.E. No. 5059, as approved by the City pursuant to Drainage File No. _____. All construction must meet or exceed the relevant Specifications and Standards adopted by the City.
2. The following features of the above referenced drainage plan are an integral part of the plan and may not be modified, altered, or disrupted by the Owner or subsequent Purchasers.
 - a. Flat grading of all lots within the subdivision with No disturbance (increase of certified grades).
 - b. The construction of a 6" solid masonry wall to an elevation of 4917.7 or greater along all sides and rear lot lines.

RECEIVED
MAR 22 1994

- c. An executed agreement by each lot owner acknowledging that storm water runoff from the public streets onto the adjoining lots; no modification of lot grading and no cross lot drainage will be permitted, i.e. the lot owner will not establish barriers to runoff from the street nor will the owner attempt to drain storm water to adjoining lots.
- d. Finish floor elevations of homes shall be not less than elevation 1912 22

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, concrete walls, and drainage on each individual lot so that runoff from any on-lot source 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 appliances, 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. Irrigation from surface ditches or laterals of the Middle Rio Grande Conservancy District or its successors or assigns is not permitted within the 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 ~~1912.22~~ 1912.22 feet above mean sea level.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 28, 1994

Mr. Richard Norton
P.O. Box 2001
Corrales, NM 87048

RE: PRELIMINARY PLAT RESUBMITTAL, DON FELIPE ESTATES NO. 2 (Q-10/D3)
ENGINEER'S STAMP DATED 3/18/94

Dear Mr. Norton:

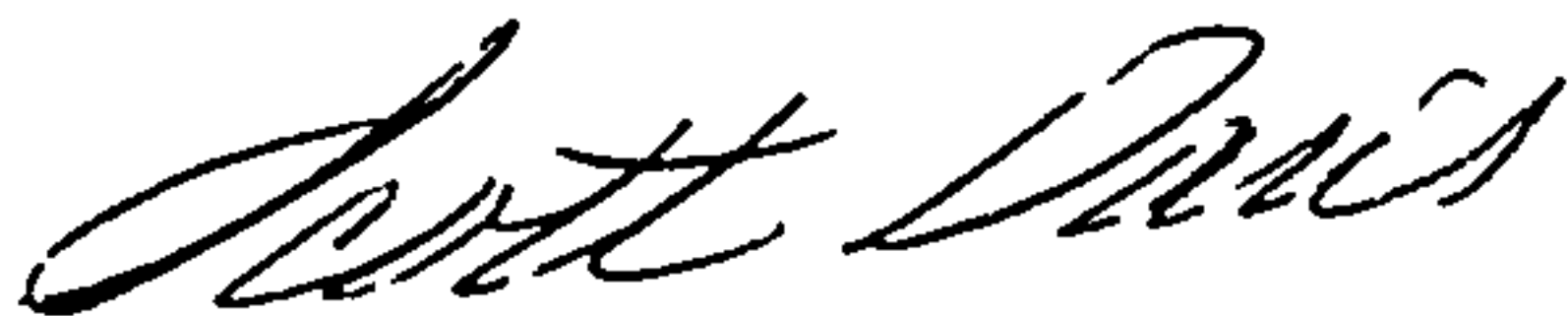
Having reviewed your resubmittal for the referenced project, Preliminary Plat approval is granted at this time. Several outstanding issues remain unresolved and must be addressed prior to receiving Final Plat approval from this office. My continued concerns include:

1. The Mountable curb you identify in your typical lot detail should be instead called Mountable Estate curb. The Estate curb is flat which will allow the water to run off the roadway laterally, whereas, the mountable curb is 4.5" high and will retain the water within the roadway, which is unacceptable in this case.
2. Please provide additional proposed spot elevations onsite, particularly along the perimeter of the subdivision. In addition, it should be made clear that the roadway is to be elevated above the surrounding terrain so that the water will indeed run off the roadway onto the adjacent property.
3. If you are proposing any roadway flows to discharge into the PNM easement, you must obtain permission from PNM. Please provide this office with a copy of their written authorization allowing the discharge.
4. Please add to the drainage analysis a comment stating that no offsite flows currently impact your site.
5. The drainage covenant appears acceptable. For inclusion on the drainage covenant, the drainage file number is (Q-10-2/D3). The covenant will need to include the appropriate signature blocks.

6. Please provide on the drainage and grading plan a detail of the required floodwall. The footing should be detailed as well as the required elevation vs adjacent terrain. It should be made clear that if CMU blocks are used, the blocks must be filled with concrete up to the floodwater elevation. A CMU privacy wall may then be constructed on top of the floodwall.

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

Cordially,



Scott Davis
PWD, Hydrology Division

(WP+8369)

c: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 11, 1994

Mr. Richard Norton
P.O. Box 2001
Corrales, NM 87048

RE: PRELIMINARY PLAT SUBMITTAL, DON FELIPE ESTATES NO. 2 (Q-10/D3) ENGINEER'S
STAMP DATED 2/24/94

Dear Mr. Norton:

Based upon your submittal received 2/28/94, you will have to address the following concerns prior to obtaining Preliminary Plat approval for the referenced project. My comments should mirror the items discussed at our 3/10/94 meeting. Again, my concerns are as follows:

1. Since there are no downstream drainage facilities either currently nor programmed in which you could discharge your sites runoff to, you will be allowed to retain your site generated flows onsite. Prior to gaining actual approval of this concept you will need to demonstrate:
 - a) That no offsite storm flows either now or in the future enter your site.
 - b) A perimeter wall will be constructed around your entire site which will restrict onsite generated flows from leaving the site. It is essential that the wall be constructed with an engineered footing and is at a minimum 6" higher than the 100-year water surface elevation.
 - c) The pad elevations must be at a minimum 1' higher than the water surface elevation onsite.
 - d) Since the entire site is to function as a retention basin, the site should be graded as flat as possible.
 - e) A Drainage Covenant will need to be prepared which identifies the intended drainage scheme. It is important that future property owners are made aware that their lot will be accepting storm flows from the adjacent roadway.

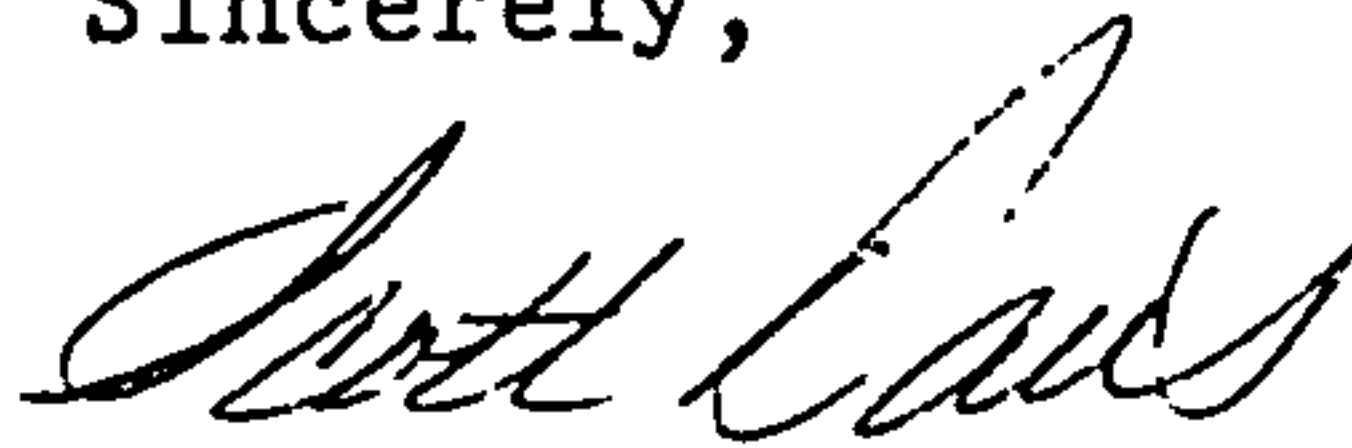
- f) The roadway onsite must be constructed with flat curb which will allow the storm flows to run off laterally.

Please keep in mind that Permission will need to be obtained from PNM regarding the routing of storm flows onto their easement at the north side of your site.

2. Please show existing and proposed elevations at all locations around the perimeter of the site where lot lines intersect. In addition proposed elevations should be shown where lot lines intersect the roadway.
3. Please utilize the currently accepted hydrological analysis procedures in analyzing storm flows. The example and manual I supplied you with at our meeting should assist you.
4. A legal description of the site is required on the plat.

Once you have addressed these concerns, I look forward to reviewing your resubmittal. If I can be of further assistance, feel free to call me at 768-3622.

Sincerely,



Scott Davis
PWD, Hydrology Division

(WP+8369)
c: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 23, 1991

Richard Norton
Post Office Box 2001
Corrales, New Mexico 87048

RE: REVISED DRAINAGE PLAN FOR DON FELIPE ESTATES NO. 2
(Q-10/D3) RECEIVED APRIL 15, 1991

Dear Mr. Norton:

Based on the information provided on your resubmittal of April 15, 1991, the scheme that has been presented is not acceptable. Please contact our office to set up an appointment with Fred Aguirre.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1097)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 1990

Richard Norton
Post Office Box 2001
Corrales, New Mexico 87048

RE: REVISED DRAINAGE PLAN FOR DON FELIPE ESTATES NO. 2
(Q-10/D3) RECEIVED JULY 7, 1989

Dear Mr. Norton:

Based on the information provided on your resubmittal of July 23, 1990, the scheme that has been presented is not acceptable. Please contact our office to set up an appointment to talk to Mr. Aguirre.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1097)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ

MAYOR

CLARENCE V. LITHGOW

CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS

DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA

DEPUTY CAO
PUBLIC SAFETY

July 20, 1989

Richard Norton
Post Office Box 2001
Corrales, New Mexico 87048

RE: REVISED DRAINAGE PLAN FOR DON FELIPE ESTATES
(Q-10/D3) RECEIVED JULY 7, 1989

Dear Mr. Norton:

Based on the information provided on your resubmittal of July 7, 1989, listed are certain concerns that will need to be addressed prior to final approval.


- ✓ 1. Please indicate the elevation on top of grate and on the invert of each catch basin.
- ✓ 2. Minimum of 20' easement or greater is required per D.P.M. guidelines. Check using the D.P.M. formula
$$w = 2 \times \text{depth to invert} + \text{pipe diameter} + 4'$$
use the largest.
- ✓ 3. The encroachment agreement that you obtain from PNM must include the pond, pipes and any other infrastructures located within the PNM easement.
- ? 4. We will need concurrence from the M.R.G.C.D. for draining into the Isleta Drain prior to preliminary plat approval.
- ? 5. How much "Q" can discharge into the drain?
- ✓ 6. Proposed pond must retain the full 100 year storm and then release into the drain at a controlled rate. Rate depending on what the capacity of the drain is.
- ✓ 7. Please show the computations for the Hydraulic Grade line of the proposed drain line.
- ✓ 8. Please indicate the pipe invert into the drain and bottom of drain elevation.
- ? Does the drain have the capacity? Please show all calculations.

Richard Norton
July 20, 1989
Page 2

- / 9. Finish floor elevations must be to full mean sea level designation.
- / 10. What type of curb and gutter is proposed.
- ✓ 11. Please quantify flows that you assume will enter from the existing streets to the north.
- ✓ 12. Please show how you computed your composite "C" for each basin. Basin C cannot be under the pre-developed "C" of .40.
- ✓ 13. You need to update the infrastructure listing for any changes that have taken place.
- ✓ 14. Within the plan drawing, please identify that fencing will be provided around the perimeter of the proposed pond.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,


Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1097)

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 12, 1989

Richard Norton
Post Office Box 2001
Corrales, New Mexico 87048

RE: DRAINAGE PLAN FOR DON FELIPE ESTATES
(Q-10/D3) RECEIVED APRIL 28, 1989

Dear Mr. Norton:

Based on the information provided on your submittal of April 28, 1989, listed are certain concerns that will need to be addressed prior to final approval.

1. Bench marks - location, description and elevation of:
 - a. Albuquerque Control Survey Vertical Datum
 - b. Temporary bench mark on site.
2. Public easement and drainage covenant for the proposed ponds.
3. Volume computations must be done using the SCS method.
4. Please identify which volume belongs in which pond.
5. You must obtain an encroachment agreement from the Public Service Company of New Mexico for the ponds location within their right of way.
6. Fencing within each pond is required (residential area).
7. Hydraulic computations for the proposed rundowns.
8. Pad elevations must be shown to full mean sea level designation.
9. Computations showing the capacity of the proposed street (City Standard Streets required).
10. Does Lots 15 and 16 comply with F.H.A. and City Zoning regulations.

Richard Norton

May 12, 1989

Page 2

11. Show the basin division line within the drainage plan foot print. Basin division cannot cut through the lots, must follow the property line.
12. Will the existing streets north of the site drain into the proposed ponds?
13. Ordinance does not allow for retention ponds without being programmed towards a future outfall.
14. Composite runoff coefficient for Basin "C" is lower than pre developed, please address.
15. Calculations for your composite runoff coefficients are incorrect. You indicate different pad sizes and also you must include the sidewalks in your calculations.
16. Square footage for your lawn area is too high. Please address.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,


Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1097)