DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-003030 Hearing Date: **02-24-2021**

Project: Tracts Y-1, Y-2 and Y-4, Guadalupe Plaza Agenda Item No: **18**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- The plat also then will need the Private Drainage Easement Note for the Private Drainage Easement on Tract Y-4. Please note that this pond takes drainage from all the Tracts of Guadalupe Plaza (Tract Y-1, Tract Y-2, Tract Y-3, Tract X, & Tract Z).
- The plat also then will need the Private Drainage Easement Note for the Private Drainage Easement on Tract Y-3. Please note that this pond takes drainage from Tract Y-3 & Tract Y-2.
- The Private Drainage Easement Note is attached.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

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Drainage Facilities and/or Detention Areas Maintained by Lot Owner

Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing* and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque.** No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor 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 for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

_____

*This assumes owner's promise to construct will be imposed by separate Subdivision Improvements Agreement.

**[Possible alternative:] Grantor shall construct drainage [detention] facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the drainage report entitled _____, submitted by _____ on,_____ and approved by the Albuquerque City Engineer on _____, together with the amendments approved on _____, which report and amendments are on file in the office of the City Engineer.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____