



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

October 23, 1989

Frank Lovelady
Lovelady & Associates
7408 Morrow, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR AN ADDITION TO SOUTHWEST CARPET
& TILE COMPANY (F-16/D6) REVISION DATED OCTOBER 11, 1989

Dear Mr. Lovelady:

Based on the information provided on your resubmittal of October 11, 1989, the above referenced plan is approved for Building Permit.

Prior to the rundown construction, you must call AMAFCA.

Also, prior to Certificate of Occupancy release, we will need concurrence from AMAFCA for the work done within their right-of-way and also Engineer's Certification due to the fact that the site is encroached by a designated flood zone.

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+1272)

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

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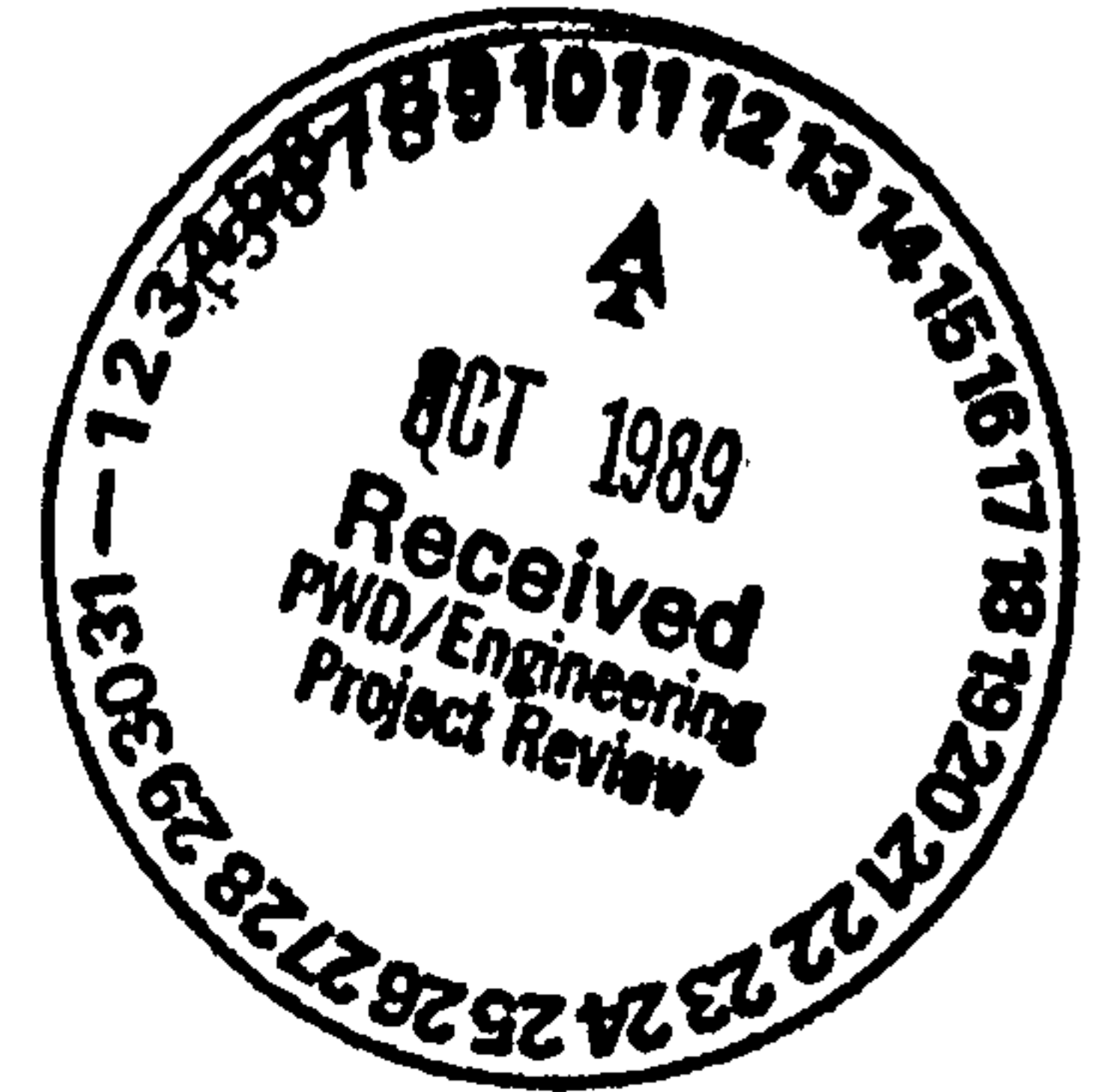
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EXECUTIVE ENGINEER



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107
TELEPHONE (505) 864-2215



F16-D6

October 9, 1989

Fred Aguirre, Hydrologist
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB-89-476, Preliminary and Final Plat for Tracts A & B,
VAN-HOWE PARCEL and Grading and Drainage Plan for
Southwest Carpet and Tile Company (F-16).

The location of the "Flood Plain Easement" and the wording of the dedication statement, as shown on this plat, is acceptable to AMAFCA.

AMAFCA is the owner of the 30 (thirty) foot wide drainage easement immediately south of the south boundary of this subdivision. This easement was recorded April 27, 1972 in Book Misc. 256, pages 969-973. This easement record and AMAFCA's ownership should be indicated on the plat. The ownership of the fee interest in the easement area should also be indicated on the plat.

AMAFCA has reviewed the Grading and Drainage Plan for this site, as revised 9/28/89. This revised plan incorporates previous comments by AMAFCA. The revised plan proposes to place a gravel lined channel on AMAFCA's easement. We note that the Grant Line Channel at the south of this property is maintained by the City of Albuquerque. The placement of the gravel lined channel on AMAFCA's easement is acceptable to AMAFCA only if the City of Albuquerque approves of the construction details for the channel and accepts the channel for City maintenance. Written acceptance by the City will be required. AMAFCA would prefer that the drainage be diverted to a single inlet at the property line using on-site drainage swales. If approved by the City of Albuquerque, a second inlet to the Grant Line Channel would also be acceptable to AMAFCA.



If the owner of this subdivision is also the owner of the fee title at the location of AMAFCA's easement, the owner may have rights to construct a privately maintained channel. If this ownership exists, the plat boundary should be revised to include all of the property under a single ownership.

We note that the Grading and Drainage Plan indicates a future access road to connect to Carlisle Boulevard at the south of this subdivision. AMAFCA's easement is for drainage and associated access and does not appear to include the right to grant access for other purposes. Permission from the fee title owner will be required to construct the access. In addition, a license from AMAFCA to cross AMAFCA's easement will also be required.

The Grading and Drainage Plan is approved by AMAFCA subject to the terms and conditions stated herein. Any plan revisions required by the City of Albuquerque, must be resubmitted to AMAFCA for our concurrence. Construction plans should include notification of AMAFCA at least 48 hours in advance of construction on AMAFCA's right of way.

Sincerely,
AMAFCA



Clifford E. Anderson, P.E. & L.S.
Drainage Engineer

CEA/ch

cc: Frank D. Lovelady, Lovelady & Associates
Douglas H. Smith
Bill Burk III
Bill Falken
Carlos Montoya, Public Works Dept., City of Albuquerque

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