

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 31, 2018

Donald P & Karen Mossman
3049 Aberdeen Dr
The Colony, TX 75056-6401

**RE: Drainage Deficiency/Recommendation Notice- Letter Sent
1503 University Blvd NE, Albuquerque, NM 87109**

Dear Mr & Mrs Mossman:

Please find enclosed a copy of the letter sent to the owners of 1503 University Blvd NE. We hope that you can work in cooperation with them to resolve this issue to your mutual benefit. Several corrective measures can also be taken by yourself to mitigate damage from this issue:

1. A swale can be graded to drain stormwater to the south.
2. A French drain can be installed beneath the gravel. If one is already installed it is likely in need of repair.
3. Brush should be cleared regularly around the east and south side of the building as to not impede storm water flow paths.

If you have any questions, you can contact me at 924-3695, or dpeterson@cabq.gov. We are hoping that by being a good neighbor you will work with the adjacent property owner to rectify the situation immediately. Thank You in advance for your cooperation with this matter.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 31, 2018

Family & Children's Serv. Inc.
1503 University Blvd NE
Albuquerque, NM 87102

RE: **Drainage Deficiency/Recommendation Notice**
1503 University Blvd NE, Albuquerque, NM 87109

Dear Property Owner:

The purpose of this letter is to inform you of drainage deficiencies on the western edge of your property located at 1503 University Blvd NE. Storm water from the 1503 University parking lot appears to runoff directly to the west, endangering the adjacent building at 1505 University. A drainage easement also appears to exist along the south edge of both properties for the purpose of conveying stormwater and can be confirmed by obtaining an A.L.T.A Survey or copy of the plat.

City Hydrology was notified by the owner at 1505 University Blvd NE that their property flooded on the night of 7/26/18 following heavy rainfall. After visiting the site on 7/30/18, it is apparent that the drainage facilities along the property line are insufficient for conveying stormwater to the apparent drainage easement. Several actions can be taken along this property line to force storm water to drain to the southwest corner. Hydrology recommends the following actions be taken in cooperation with the adjacent property owner to mitigate future damage:

1. Install a damp-proofed retaining wall along the edge of asphalt and extending 12" above the asphalt to force storm water south to the southwest corner of the parking lot. The railroad tie wall would need to be removed to facilitate this:



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

2. If the parking lot is due to be repaved at any point, minor grading should be included to direct runoff to the southwest corner.
3. A swale and/or French drain should be provided along the east side of the building at 1505 University. Much of this would likely occur on the 1505 property, but may encroach on the property line, especially during construction. Cooperation and coordination for this work is recommended.

If you have any questions, you can contact me at 924-3695, or dpeterson@cabq.gov. We are hoping that by being a good neighbor you will work with the adjacent property owner to rectify the situation immediately. Thank You in advance for your cooperation with this matter.

Sincerely,

PO Box 1293
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103
CC: Donald P & Karen Mossman
3049 Aberdeen Dr
The Colony, TX 75056-6401

www.cabq.gov
Email: dmossman@demandsafety.com