

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO. _____

May 13, 1987

TO: Dolores Salas, Claims

FROM: Fred J. Aguirre, P.E.; Hydrology Section *FJA*

SUBJECT: CHRIST COMMUNITY CHURCH COMPLAINT

I have reviewed Mr. Angevine's claim and compared it against an as-built topographic survey (prepared by the City) of Mr. Assad's and Mr. Angevine's property. The topographic survey does not support Mr. Angevine's claim that the addition on Mr. Assad's property blocks any flows generated from Mr. Angevine's property. The direction of flow on Mr. Assad's property is from the common property line of both lots towards Mountain Road. (See attached map.)

The standing water on Mr. Angevine's property appears to be the result of a virtually existing flat parking lot and may have been aggravated by the asphalt resurfacing job Mr. Assad performed on his parking lot. The resurfacing job was not a part of the building plans nor was it required by this office. In fact, repaving of existing paved areas is excluded from the City's Drainage Ordinance.

If the ponding on Mr. Angevine's property was aggravated as a result of the asphalt resurfacing, I believe the resolution of Mr. Angevine's drainage problem should be taken up with Mr. Assad and not the City.

Attachment

FJA/bsj

STRIKE ANY KEY TO CONTINUE

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	2.615849
Depth	(ft)	=	.21
Velocity	(ft/s)	=	2.242583
Mannings n		=	.017
Slope	(ft/ft)	=	.0133
Side Slope	(H:V)	=	26.45
Bottom Width	(ft)	=	0
Top Width	(ft)	=	11.109
Area	(ft ²)	=	1.166445
Hydraulic Radius		=	.104925
Freeboard	(ft)	=	1.033324
Top Width (w/ freebrd)		=	65.77186
Froude Number		=	.8628062

STRIKE ANY KEY TO CONTINUE



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 1, 1986

Norman Assad
1321 San Pedro Drive, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PROBLEM AT 1317-1321 SAN PEDRO DRIVE, NE

Dear Mr. Assad:

Our office has received a complaint that the drainage problem at 1317 - 1321 San Pedro Drive, NE, is still unresolved.

Our office contacted you in August/September in reference to correcting the situation. After several conversations between Bernie Montoya of our office and your architect, Rick Shalk, it was understood that the situation would be corrected.

If some measures are not taken to correct the problem within 30 days, we will have no alternative but to turn this matter over to the City Legal Department for enforcement of the drainage ordinance.

If you have any questions or comments, please feel free to call me at 764-1699.

Cordially,

Richard L. Duran
Drainage Inspector

cc: Rick Schalk

RLD/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

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FILE CO.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 10, 1986

William Angevine
7112-318 Pan American Freeway, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE COMPLAINT 1317-1321 SAN PEDRO DRIVE, NE (J-18/D16)

Dear Mr. Angevine:

On December 8, 1986, I and my inspector met with Mr. Norman Assad, 1321 San Pedro Drive, NE, to discuss what he could do to mitigate the problem you identified as ponding on your property in result of the construction of a concrete curb on Mr. Assads' property.

Mr. Assads' contractor was also in attendance and was told to do whatever was necessary to resolve the problem.

It was determined and agreed to that if a cut was made in the concrete curb that it would no longer block the off-site drainage (coming from your site) and would allow it to continue in the same fashion as it had in the past.

My inspector was contacted by the contractor on December 9, 1986, and was told that the cut had been made. My inspector went to the site and verified that in fact two (2) holes were cut in the curb to allow the drainage to pass through. One hole was identified in our meeting as required. He also placed a second hole eastward toward the street just to provide an additional facility for the water to get through.

I sincerely hope that this will resolve the problem of the curb blocking the water.

I would also like to take this opportunity to make you aware of an observation that I made at the time of my trip to the field.

I am not an expert on foundations, nor am I an architect, but there was a shallow pond adjacent to the south corner of your building that appeared to be seeping under the front wall. There was rainwater dripping off the front of your building and was collecting in that low spot and I feel that it is due to settling of the front of your building.

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

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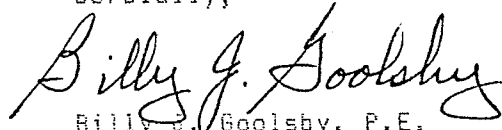
William Angevine
December 10, 1986
Page 2

Based on the condition of the asphalt in front, I assumed that water may have been ponding in front of your building for several years and may have contributed to the settling situation.

I would suggest you discuss this situation with a qualified expert to see if it could be remedied. It could be as simple as placing a concrete curb right against the wall with a rubber joint material to stop water from seeping under the wall. The doorway could possibly be shortened at the bottom by a couple inches or so and a concrete ramp placed in the doorway. Again, I am not an expert but these are some of my thoughts as a possible solution.

Should you have any questions, comments, or if I can be of further assistance, please call me.

Cordially,

A handwritten signature in cursive script that reads "Billy G. Goolsby". The signature is written in dark ink and is positioned above the printed name and title.

Billy G. Goolsby, P.E.
C.E./Hydrology Section

BJG/bsj

JIB-06

December 14, 1986

Norman Assad
1321 San Pedro Drive, N.E.
Albuquerque, New Mexico 87110

Dear Norman,

I received a copy of the attached letter in early December. Since some time in August/September, I attempted to contact you concerning this matter, and not receiving any response to my calls, I assumed that the matter had been resolved. At that time, I was informed that the existing solution was not appropriate, and that historic patterns of drainage need to be maintained. I recommend that the curb in question be notched to below grade, allowing the historic pattern of drainage prevail.

Some alteration of existing pavement may be necessary to accomplish this. I also recommend that before work is to be done, that the solution be approved by the City of Albuquerque Hydrology Section to meet their concerns.

I recommend this be done expediently as possible to avoid any further action by the City of Albuquerque. If you need assistance in this matter, please contact our office to retain our services.

Sincerely,



Rick Schalk

cc: City of Albuquerque Hydrology Section
Richard Duran

50 Schalk
100110

4316

3908 Carlisle Boulevard NE
Albuquerque, NM 87107
505-884-5656

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

MOUNTAIN ROAD N.E.

21'-0"

SCALE:
1"=10'

4" PVC CURB PENETRATION
AS PER CITY OF ALBUQ.
STD. DWG. K-15

STD. C&G

57.56 FL. (GUTTER)
57.61 FL. (PIPE)

58.35
57.68

L.B.M. 5262.73
SCRIBE, TC @ C.R.

R.O.W.

58.36

58.52

58.41

58.33

58.53

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

58.52

58.41

EXISTING
ASPHALT
PAVING

58.93

58.64

58.53

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

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58.41

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59.14

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58.41

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58.52

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

58.52

58.41

58.33

EXISTING
BUILDING

EXT. CONC. WALK

NEW
ASPHALTIC
PAVING

R.O.W.

R.O.W.

8'-0"

N
P
L

FACE OF
CURB

INV. EL. =
57.61

REPLACEMENT
ASPHALT

4" PVC PIPE
SCHEDULE 40

6" COMPACTED SUBGRADE
@ 95% ASTM D-1557.

2'-0" X 1'-4"
CONC. HEAD

6"

INV. EL. =
57.81

SECTION A-A

1" = 2'-0"

- NOTES:
1. FOR CONSTRUCTION DETAILS, SEE CITY OF ALBUQUERQUE STD. DET
 2. NEW ASPHALT PAVING TO SLOPE TO PROVIDE POSITIVE SURFACE DRAINAGE TO INLET OF 4" PVC PIPE (PRIVATE PAVING ONLY).

CONTINENTAL CONC.		E-135	
APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN		11/19/85	4" PVC CURB PENETRATION
INSPECTOR			1321 SAN PEDRO N.E.
A.C.E./FIELD		1-14-86	PERMIT NO. 24469
			SHEET 2 OF 2
			MA
			NC

