Property on Haines east of tramway J23D027

Site inspection and notes 6-26-18

I had a nice chat with the property owner John. He was planning on constructing a home and still, might but he ran into a hiccup in his investment portfolio and is unsure of the future of Albuquerque, so he is still thinking about it. Meanwhile, he is chipping away at the site work. John is a retired Electrical Engineer from Sandia Labs.

Issues and mitigation:

1. Dirt ramp in street and sediment on the sidewalk: We agreed that he would have it cleaned up by the end of the weekend.

2. Steep slope from wall to sidewalk. He is planning on armoring this slope. He is not sure if just using 8-10” crushed aggregate or going more with a shotcrete style. Slope is DG with a nice crust on it. Seems stable.

3. 4” drain pipes aimed at sidewalk. I told him to put in a 45 degree elbow and point it at his driveway. They are currently not receiving drainage, he just wanted to get something under the wall footer. Plan is to drain a 100 sq. ft. patio with an area drain. Pipes should have adequate capacity for drainage basin.

4. Erosion in northeast portion of property. Told him he has to keep water from draining over this area. He should regrade the lot to drain to one discharge point that drains out his driveway. He agreed. He is planning on building a garden wall in this area to contain his property and the existing wall is unattractive.

5. I told him while the job is in progress, the expectation is for him to keep the street and sidewalk clean and he will have more maintenance until his permanent improvements go in.

6. I told him he is to be making constant progress with his erosion controls and drainage. He figured he wants to have the slope stabilized and his garden wall in by July/August of 2018.

7. Pictures are stored on the share drive.