

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

November 30, 2018

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM, 87199

RE: 8500 Glendale Ave NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/10/18
Hydrology File: B20D067

Dear Mr. Soule:

PO Box 1293

Albuquerque

NM 87103

The Owner of the above referenced property was sent two violation letters dealing with fill which was placed in the floodplain without a permit which violates City Code § 14-5-1-1 et seq., and § 14-5-2-1 et seq. The original violation letter dated July 12, 2018, and follow up violation letter dated November 13, 2018, are both attached. The submittal received on November 13, 2018 is for a Building Permit and does not immediately address these violations. A separate submittal for Grading Permit outlining the mitigation of the floodplain to its original state needs to be filed. The property needs to be restored to the condition of the land prior to the fill being placed in the floodplain.

www.cabq.gov

If a Grading Plan for Grading Permit is not submitted to Hydrology within the next 30 days and the construction of the mitigation is not completed within 60 days of this letter, the property owner is subject to the City of Albuquerque Code of Ordinances 1-1-99 (General Penalty) which sets a fine not to exceed \$500 or imprisonment not exceeding 90 days for each Violation, with each day that the violation persists constituting a separate violation. Also, if the mitigation is complete within 60 days of this letter, the City will not require payment of the \$500 fine already accessed as of the November 13, 2018. If the mitigation is not complete within 60 days of this letter than an additional \$500 fine will be accessed. If you have any questions concerning this separate action, please give me a call.

Now onto the on November 13, 2018 submittal for Building Permit, based upon the information provided this Grading Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Per the IDO § 6-4(Q), the property owner of the property is responsible for building the adjacent half of Glendale Ave to include curb & gutter, sidewalk, and 84" storm sewer per the North Albuquerque Acer Master Drainage Plan. The plan will have to go to the DRB for approval of the Infrastructure List which will have to financially guaranteed.

CITY OF ALBUQUERQUE

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2. Please add a drainage easement along the 100 year floodplain line granted to the City. The Permanent Easement form can be obtained at the Hydrology Section's webpage. <https://www.cabq.gov/planning/development-review-services/hydrology-section>
3. Please clarify the finished floor elevation and finished pad elevation. They are currently over the existing grade text and it is difficult to read.
4. Please provide the sections and structural calculations of the scour walls.
5. Please clarify the placement of the leader for the turn 4 blocks @ 5493.00 near the southwest corner of the property. It is currently pointing in the arroyo and not the scour wall.
6. Please provide an additional scour depth equation (3.90 in the Sediment and Erosion Design Guide) for flows at a 90° to the scour wall. The current scour depth equation is only good for flows parallel to the scour wall. This will increase the scour wall depth in the areas where flows are at 90° to it.

PO Box 1293

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department

David Campbell, Director



Timothy M. Keller

July 12, 2018

Frank & Maria Randall
708 LAGUNA BLVD SW
Albuquerque, NM 87122

RE: Violation of the Drainage Ordinance 14-5-2-12 (General Administration)
At 8500 Glendale Ave NE

Dear Mr. & Ms. Randall:

Based on a site visit on 7/12/18, the above referenced tract of land is currently undergoing or has been graded without an approved Grading Plan with a Grading Permit issued by the City of Albuquerque Planning Department, Development & Review Services Division, Hydrology Section. Also, the fill brought to this site was placed in a FEMA recognized flood plain, which is a violation of the city's ordinance and FEMA's regulations. Attached are photos showing the illegal grading activity and the backfill material brought to this site.

According to The City of Albuquerque Drainage Ordinance, § 14-5-2-12-B-4, grading, cut, fill or importation of material in excess of 500 cubic yards, or grading of any area of one acre or more shall conform to drainage control, flood control, stormwater control, and erosion control policies and to standards, criteria and procedures established by the City Engineer with respect to drainage, flood control, stormwater control, and erosion control. A Grading Permit, issued by the City Engineer, is required for projects involving more than 500 cubic yards of material or one acre or more in area. According to our calculations, this site is less than one, but the amount of material brought in is approximately 1000 cubic yards, which exceeds the amount specified in our ordinance.

If a Grading Plan is not submitted to Hydrology and approved for Grading Permit within 30 days of this letter, the property owner is subject to the City of Albuquerque Code of Ordinances 1-1-99 (General Penalty) which sets a fine not to exceed \$500 and or imprisonment not exceed 90 days for each violation. With each day that passes and the violation persists this constitutes a separate violation.

If you have any questions, please contact me at 924-3986 or by email at rael@cabq.gov.

Sincerely,

Rudy E. Rael, C.E., CFM
Engineer Assistant, Hydrology
Planning Department

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

November 13, 2018

Randall & Maria Frank
708 LAGUNA BLVD SW
Albuquerque, NM 87122

**RE: Violation of the Drainage Ordinance 14-5-2-12 (General Administration)
At 8500 Glendale Ave NE (B20D002)**

Dear Mr. & Ms. Randall:

On July 12th you were notified that a Grading Plan must be submitted to Hydrology and approved for Grading Permit, but Hydrology has not received an application yet, so you are being fined \$500 (see attached invoice). Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non-payment will result in delay of future approvals related to the project.

Based on a site visit on 11/13/2018, fill has been placed in the floodplain without a permit without a permit in violation of Code § 14-5-1-15-(A) which requires a permit prior to changes in land use. The site also has imported fill material in excess of 500 cubic yards which is a violation of Code § 14-5-2-12(B)(4) which requires a separate permit. A Grading Plan must be submitted to the City of Albuquerque Planning Department, Development & Review Services Division, and Hydrology Section within 30 days of this notice to avoid further fines.

If you have any questions, please contact me at 924-3986 or e-mail jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services



**City of Albuquerque Planning Department
One Stop Shop-Development and Building Services
Drainage Control Ordinance
Violation Invoice
Date 11/13/2018**

Permit Number: 2018 000 020

Category Code: 971

Project: 8500 Glendale Ave NE (Hydro# B20D002) account string: 110 441011 4961000

Property Legal Description/Address: Lot 5 Blk 17 Tr 1 Unit 3 Nort Albuquerque Acres

Property Owner: Frank and Maria Randall

Property Contact/Invoice sent to: Frank and Maria Randall, 708 Laguna Blvd SW,
Albuquerque NM 87122

Description of Violation: Violation of Drainage Ordinance (Fill in Floodplain & Grading without a Grading Permit). An approved Grading Plan is still required.

Date(s) of Violation: 11/13/2018

Fine:

\$500/day	\$500.00
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Number of days:	1
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Total due:	\$500.00
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Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non- payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. **Bring three copies of this invoice to Treasury.** The most convenient may be at Plaza del Sol, 600 2nd St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2nd St. NW, or e-mail to jhughes@cabq.gov .



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 8500 GLENDALE **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: lot 5, BLOCK 17 TRACT 1 UNIT 1 NORTH ALB ACRES

City Address: 8500 GLENDALE

Applicant: JOHN JONES **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

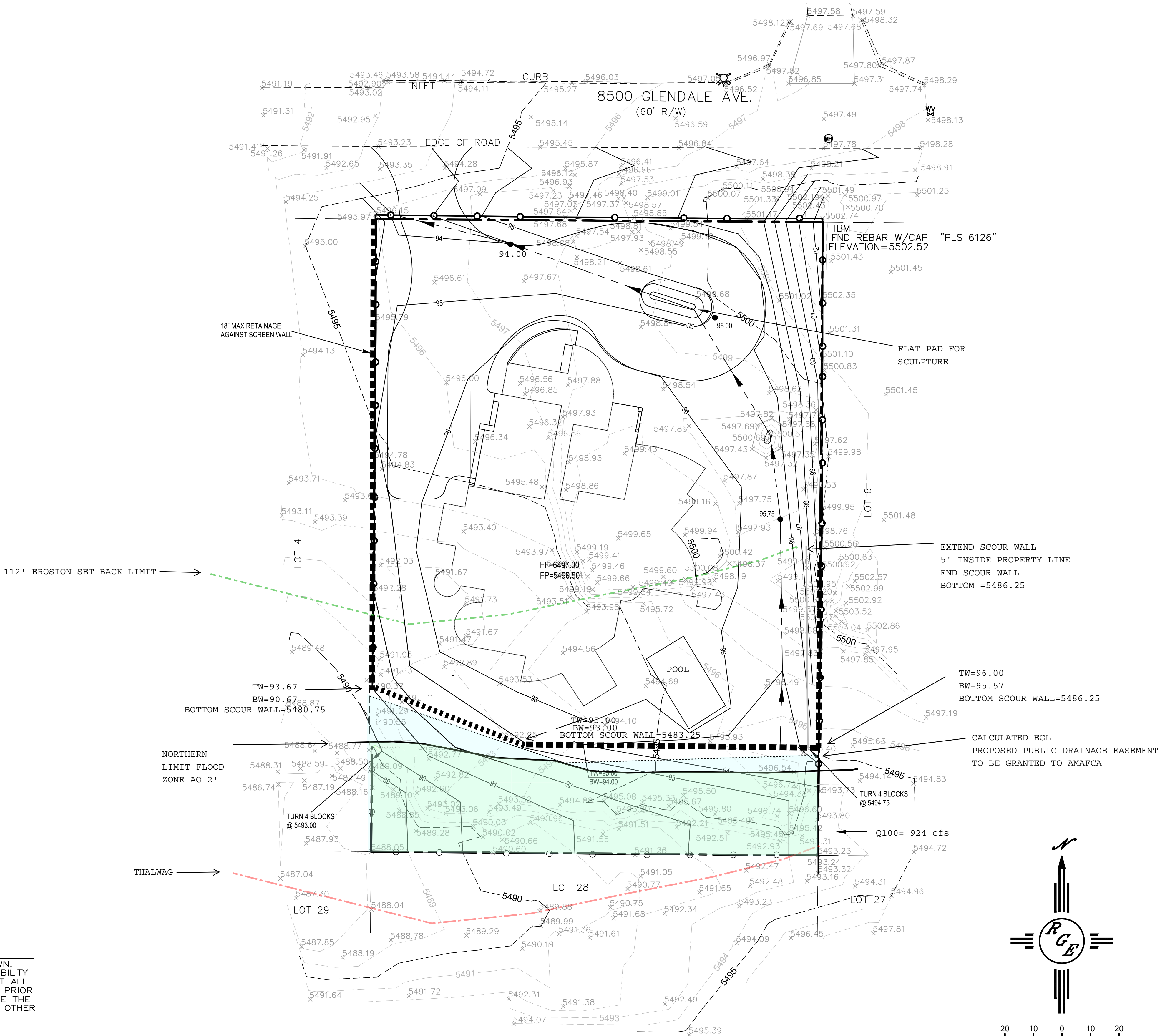
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

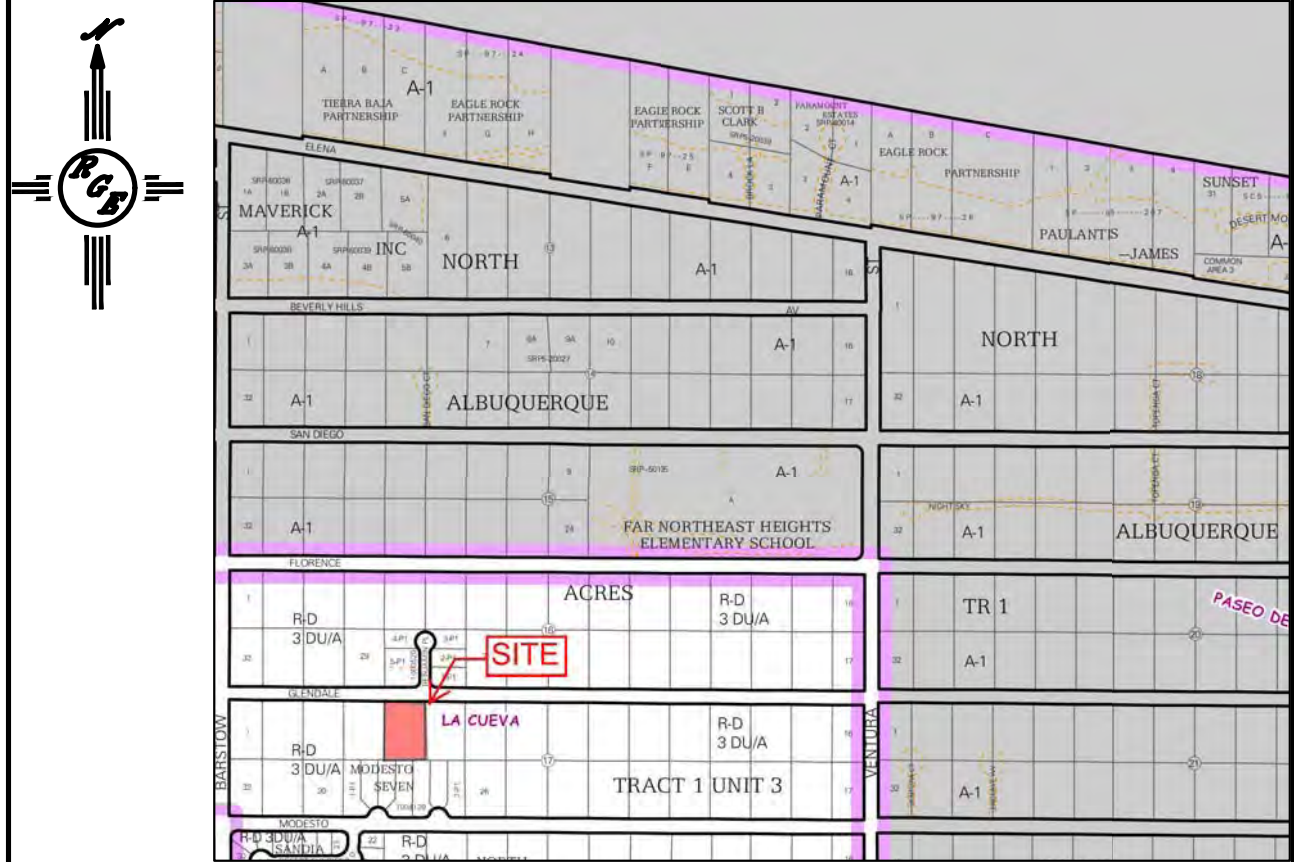
FEE PAID: _____

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

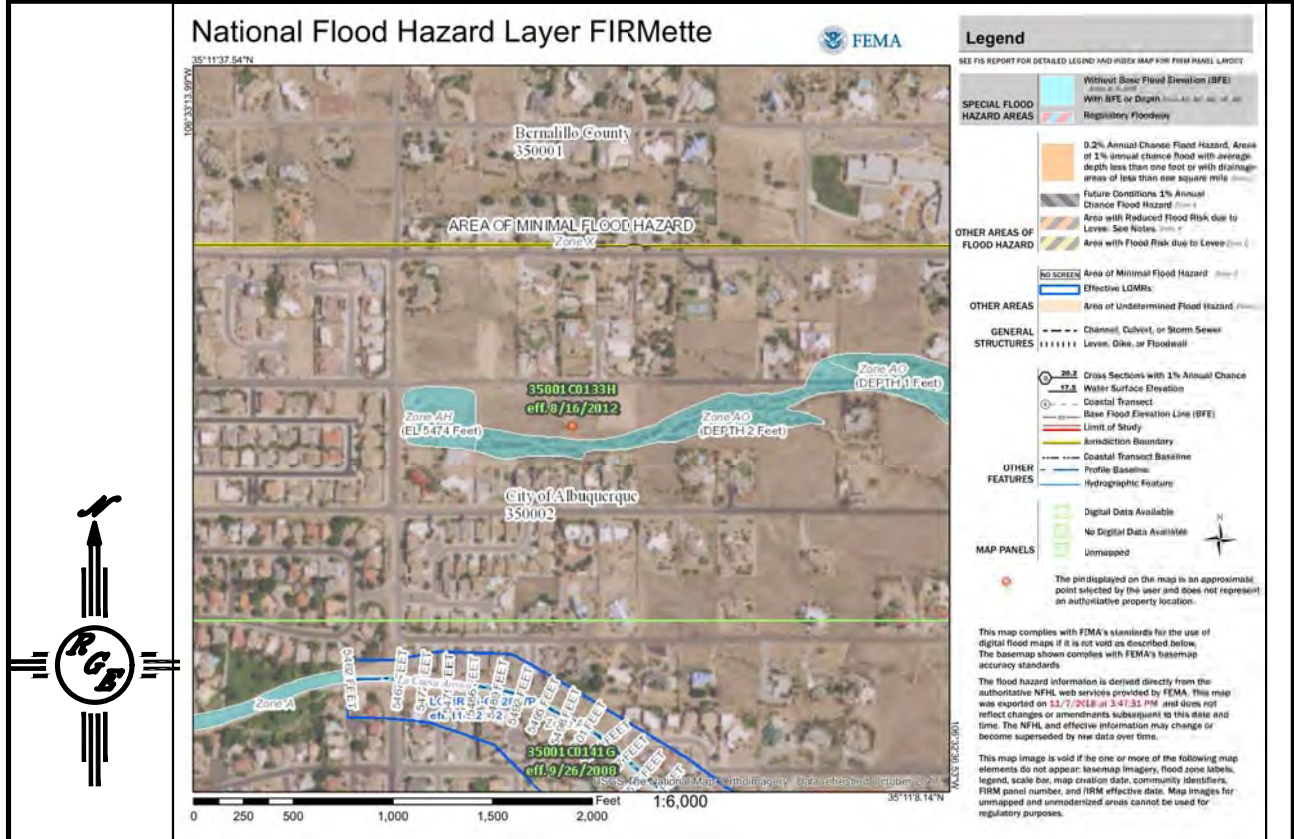


CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



VICINITY MAP:

B-20-Z



FIRM MAP:

LEGAL DESCRIPTION:

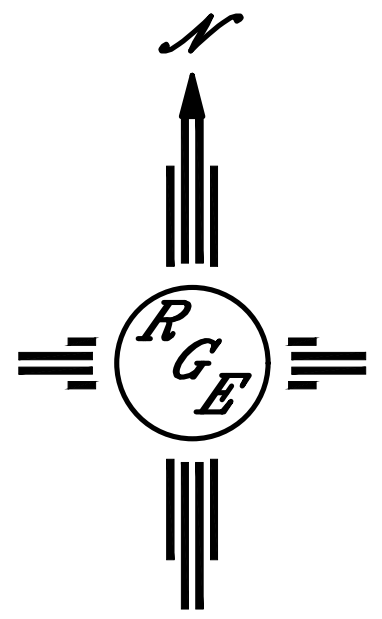
LOT 5, BLOCK 17
NORTH ALBUQUERQUE ACRES TRACT 1, UNIT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

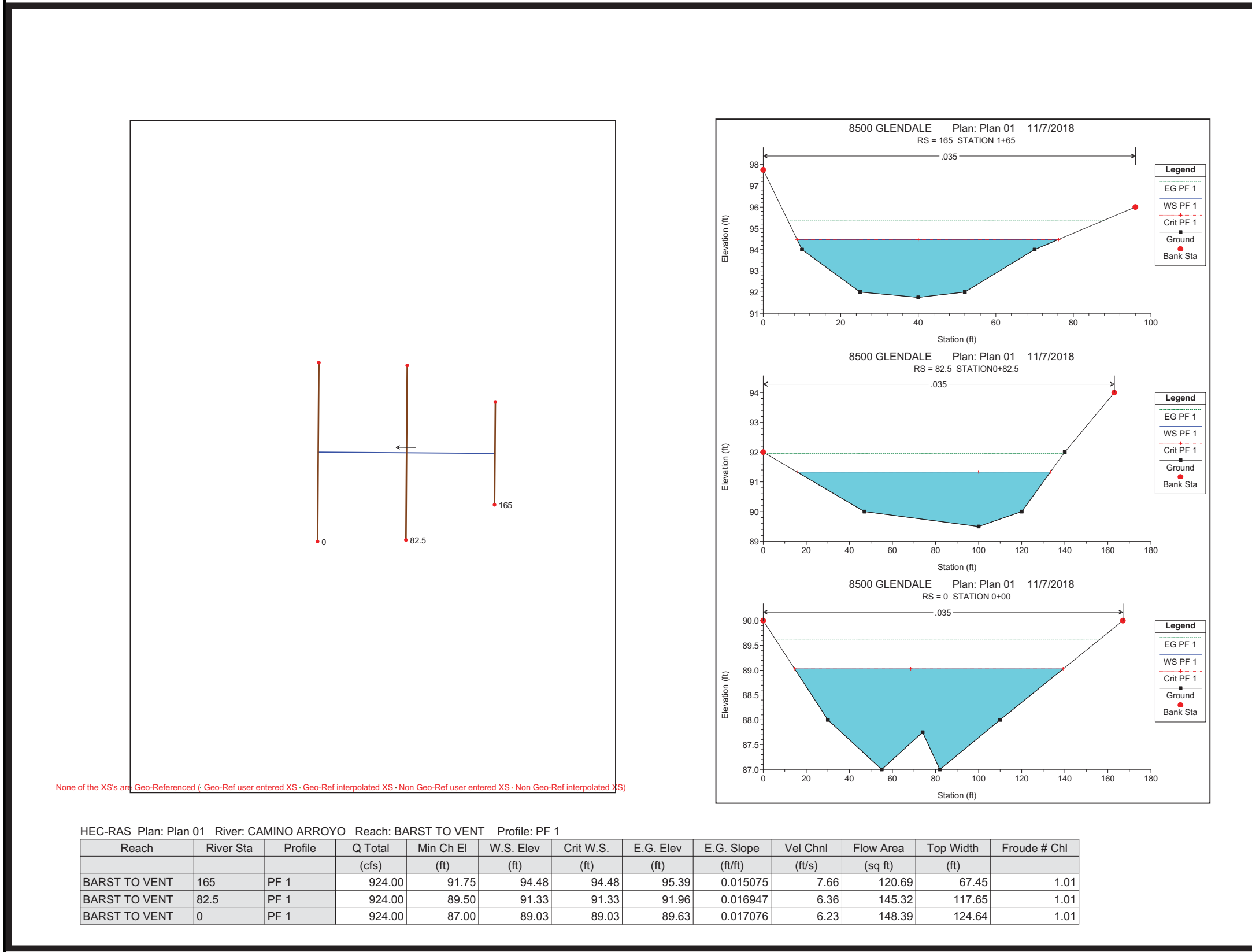
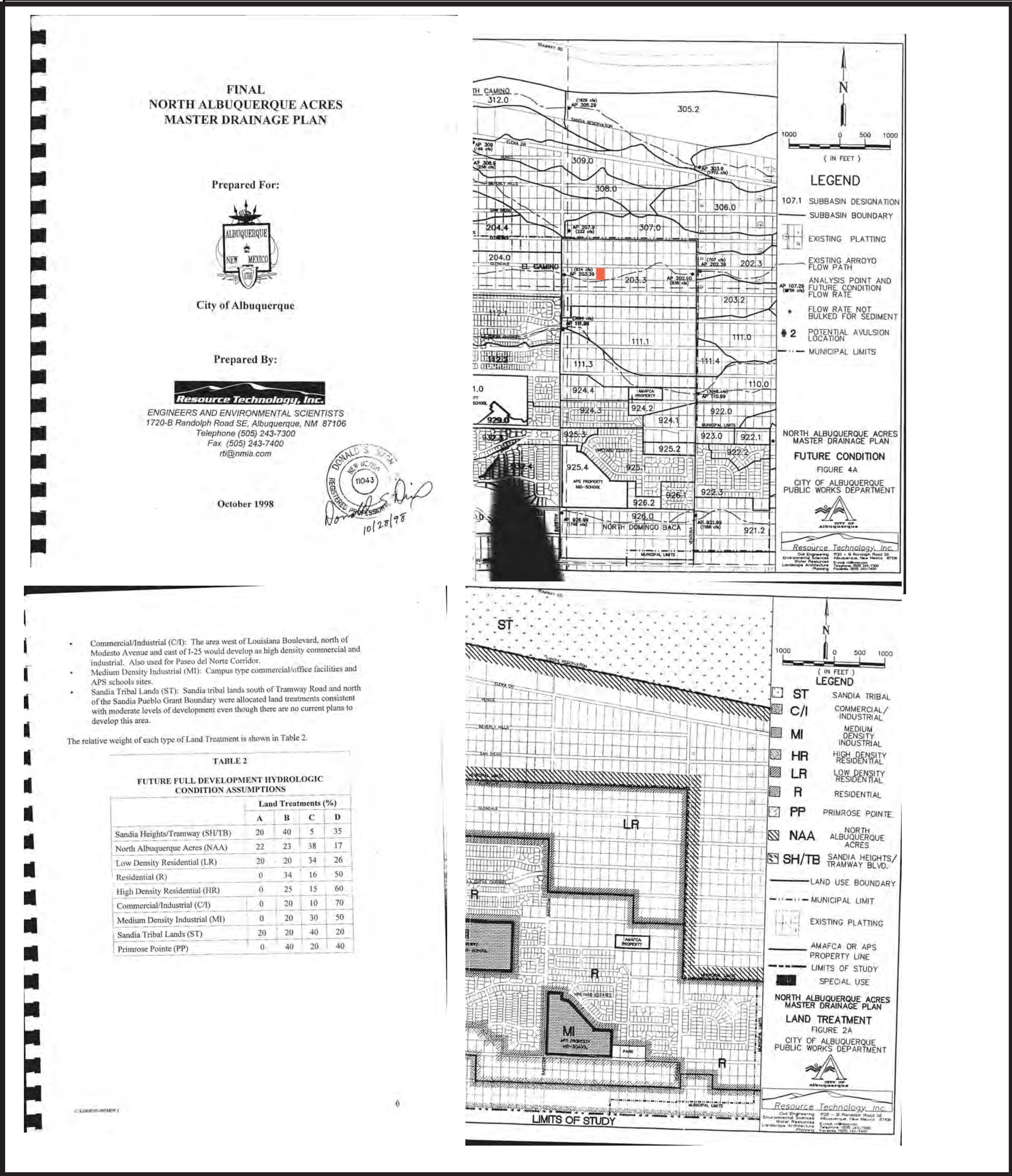
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED COMMUNITY SCIENCES UTILIZING NAVD1988
3. ALL WALLS SHALL ALLOW FOR CROSS LOT DRAINAGE
ALL WALLS AND FOOTING SHALL NOT ENCROACH INTO
ADJACENT PROPERTIES OR RIGHT OF WAY.

LEGEND

- 5601--- EXISTING CONTOUR
---5600--- EXISTING INDEX CONTOUR
---5601--- PROPOSED CONTOUR
---5600--- PROPOSED INDEX CONTOUR
--- LOT LINE
--- CENTERLINE
--- RIGHT-OF-WAY
--- PROPOSED RETAINING WALL
--- EXISTING EDGE OF ASPHALT
--- PROPOSED CONCRETE
--- PROPOSED FLOWLINE



ENGINEER'S SEAL 11/10/18 DAVID SOULE P.E. #14522	8500 GLENDALE AVE.	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 11-9-18
	 Rio Grande Engineering 1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0888	LOT 5, BLOCK 17 ON 3 INJUNCTION
		SHEET # 1 OF 1
		JOB # XXXXX



Weighted E Method

Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ALLOWED	38610	0.886	20%	0.1772727	20.0%	0.177	34.0%	0.30136	26%	0.230	1.368	0.101	2.99	0.132
PROPOSED	38610	0.886	10%	0.0886364	36.0%	0.319	30.0%	0.26591	24%	0.213	1.351	0.100	2.98	0.128

Equations:

Weighted E = Ea*Ab + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

Pond volume required to reduce to below NAA Allowable

0.00 cf

Narrative

The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. The proposed land treatment is less than the allowed conditions assumptic there, therefore the site is allowed to free discharge. This site was impacted by uncontrolled fill placed upon the lot over an extended period of time. The design intent is to show the historic arroyo cross section based upon the best available source (cable LIDAR). The flow characteristic of the historic floodway was modeled. The energy grade line was calculated to determine the of the required drainage easement. The Erosion setback limit of 11' was calculated. The maximum scour depth was determined. The proposed grading plan matches the historic cross section prior to illicit fill. Since the house encroaches into the erosion set back limit a scour wall is proposed.

