

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

July 25, 2018

Vista Del Norte Home Owners Association
PO Box 6270
Albuquerque NM 87197-6270

**RE: Tract J-1-B of the Vista Del Norte Subdivision
Drainage & Erosion Problems (E16D022)**

To whom it may concern:

The purpose of this letter is to identify the drainage problem on the subject tract which is located between the SEGO-COX Subdivision and the Rancho Mirage Condominiums and to recommend possible engineering solutions. The problem now appears to be a 40' section of the private floodwall that leaking and causing the slope on Tract J-1-A to erode.

I inspected the City maintained inlet in the northwest corner of Tract J-1-A on June 26, 2018 and found that there was no evidence of erosion around the inlet. Instead the erosion is located on the slope next to the privately maintained floodwall south of the inlet. It is

unclear whether the drainage that caused the erosion came over the top of the floodwall or leaked under the floodwall, but the floodwall footing is hanging in the air in some locations so drainage could easily go under the wall now.



Orig: Drainage file

Albuquerque - Making History 1706-2006



The footing of the wall does not appear to be deep enough to prevent leaks. Furthermore drainage can easily infiltrate through the dirt gap between the wall on Tract J-1-A and the asphalt paving Lot 4 of the Sego-Cox Subdivision.

Repair of both the slope and the floodwall is recommended. Maintenance of the wall and slope appears to be the responsibility of the

current owner of record, the Vista Del Norte Home Owners Association, of which Rancho Mirage, LLC is a member. Failure to maintain the slope and the diversion wall may result in damages to the properties on either side of the slope and may have already damaged the low side property. Drainage is apparently going under the wall causing the slope to erode washing sediment onto Tract J-1-A of the Vista Del Norte Subdivision owned by Rancho Mirage, LLC on the low side, and threatening to erode into Lot 4 of the SEGO-COX subdivision owned by E C Lineberry on the high side.



If leaves and debris accumulate on the chain link fence on Lot 4 of the SEGO-COX Subdivision it could back water up on the leaking wall and increase the leakage. The drainage swales in the SEGO-COX Subdivision should not be blocked by leaves and debris.

Redesign and/or relocation of the fence is recommended.

Maintenance is the responsibility of the current owner of record,

E C Lineberry. Monica Little, Partner in the Bradford Group, LLC, is currently managing the property, and it is leased to the US Forest Service. There is a 10' private drainage easement on the north and west sides of Lot 4 for the benefit of the remaining lot owners in the Sego-Cox Subdivision.

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It is recommended that the owners of the two lots work together to rebuild the floodwall filling in the gap between the asphalt and the wall and improving the footer for the floodwall.

According to the City's as-built records of Vista Del Norte Unit 1, Vista Del Norte Development, LLC constructed a steep cut slope and a flood/diversion wall along the top of the slope on Tract J-1-B of the Vista Del Norte Subdivision between 1998 and 2000 along with an inlet in the northwest corner of Tract J-1-B. The inlet and slope were reconstructed in 2005 by Vista Del Norte Development, LLC. Since the walls around the inlet were raised and the grate replaced by a welded rebar enclosure in 2005 the inlet has not overtopped and there are not any signs of erosion on the slope surrounding the inlet.

However in June 2016 additional erosion did occur on the slope south of the inlet as can be seen in the Google Earth Photo.



One additional thing that can be done to reduce the depth of water in the northwest corner of lot 4 is increase the width of the choke point where the water exits lot 4 to the inlet. The floodwalls on Tract J-1-B constrict the flow to 10' width on the south side of the inlet.

That opening could be widened by reconstructing the floodwall and expanding the concrete apron around the inlet and thus reduce the height of flooding in the parking lot. If the width of the opening is doubled the depth of the 100 year peak flow in the parking lot may be reduced from 1.4' to 0.9' and significantly reduce the impact of leaves and debris clogging the opening. The perimeter of the grate is 18' so that is not currently the limiting factor on the capacity of the system; instead the limiting factor is the width of the opening in the floodwall south of the inlet.

This letter is being sent to all of the people copied below. If you have any questions, you can contact me at 924-3986 or e-mail at jhughes@cabq.gov.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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Sincerely,

James D. Hughes P.E.

Principal Engineer, Hydrology Section of Planning Dept.
Development Review Services

C:

Rancho Mirage, LLC
PO Box 7400
Albuquerque NM, 87194-7400

E C Lineberry
PO Box 1957
Taos, NM 87571-1957

Vista Del Norte Home Owners Association
PO Box 6270
Albuquerque, NM 87197-6270

PO Box 1293
Bob B. Eberle, Property Management Officer
Cibola National Forest
2113 Osuna Rd NE
Albuquerque, NM 87113

Albuquerque
NM 87103
Monica Litle, Partner
The Bradford Group, LLC
4808 Jefferson NE
Albuquerque, NM 87109

www.cabq.gov
Lineberry Trust c/o
Vlado Mulc, Vice President
Vlado Mulc Trust and Real Estate
50 South La Salle Street, M-7
Chicago, Illinois 60603

Bill Chappell
Chappell Law Firm
6001 Indian School Rd NE # 150
Albuquerque, NM 87110

e-mail: Biazar, Shahab; Morrow, Kevin; Campbell, David; Emillio, Dawn Marie;
Menicucci, Tom