

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 15, 2016

Scott Steffen, PE  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Valle Prado Unit 3, ROFG  
Grading and Drainage Plan  
Engineer's Stamp Date 3-26-2015 (File: C09D011A)  
Certification dated 12-17-2015**

Dear Mr. Steffen:

Based upon the information provided in your Certification received 12-17-2015, the above submittal is not accepted for Release of Financial Guarantee. Prior to ROFG the following conditions must be met:

- A single Retaining wall on rear side of lots 3 & 4 must be built instead of the double garden walls. Slope grading cannot not be used on the lower side. A permanent retaining structure needs to be in place to hold up the ROW. A double garden wall lends itself possible changes by the homeowner which could possibly undermine support of the ROW.
- Double garden walls were allowed in lieu of retaining walls since they are allowed to retain 2 ft. However, since they are intended to function exactly as a retaining wall and support the grade and building pad, they must be built prior Release of Financial Guarantee.
  - Note that using a single garden wall with slope grading on one side is not a viable solution since the sloped side will erode in time and undermine any capacity of the wall to retain. It will also reduce the cover and possibly expose the footing, causing freeze-thaw problems.
- The Alternative grading plan is not accepted since it does not show a viable drainage scheme.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
e.pdf: via Email