

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 5, 2015

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

Richard J. Berry, Mayor

RE: **Anderson Height Unit 4 (File: N08D006F)**
Drainage Report, Engineer's Stamp Date 2-12-2015
Grading & Drainage Plan Engineer's Stamp Date 5-1-2015

Dear Ms. Hoelzer:

Based upon the information provided in your latest submittal received 5-1-15 (and prior submittals), the above referenced plan cannot be approved for Grading Permit until the following comments are addressed:

1. Typical retaining wall details on Sheet 2 of 4 show a 9' wall height (garden wall ht. plus retained ht). Per zoning, the maximum allowed wall height is 8 ft. Adjust the retained height of the lower walls such that the highest wall is 8' max.
2. The water quality pond in the Memorial Park is undesirable. Show tree wells have enough volume to capture the first flush. Indicate turned block in wall for overflow.
3. Retaining wall along the eastern boundary:
 - Show the existing retaining wall built with the Arrowwood Subdivision. Call out as existing, and to protect in place.
 - Show/note removal of the existing retaining wall that was built later (Unit 9 G&D, stamp date 9-10-07). The entire wall is to be removed as it was built too close to the previously existing wall and the existing wall is not designed for the additional pressures.
 - A new retaining wall is to be built some distance away from the existing wall (Arrowwood Subdivision). Show on the plan at the correctly scaled distance and provide section cuts .
 - There is sufficient reason to believe that the new walls need to have footings extend as far down as the existing walls built with Arrowwood subdivision. Please show this on the section cuts.
 - Your legend defines TGW as something other than Top of Garden Wall, please redefine.
 - In lieu of the above comments, a structural engineer may be contracted to determine another solution.

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
c.pdf Addressee via Email

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