



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

February 5, 2016

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

**Re: Juan Tabo Hills Estates Preliminary Plat, DRB# 1005278**

Dear Mr. Cloud:

Attached please find a revised Grading Plan, Infrastructure list, and Preliminary Plat, Preliminary Bank Protection Design, Sidewalk Exhibit, Curb and Sidewalk Dimension Exhibit, and Conceptual Utility Plan incorporating revisions to address the comments received from AMAFCA on Feb 2, 2016, and the DRB on Feb 3, 2016. The comments have been addressed as described below in red.

#### **AMAFCA Comments 2/2/2016**

1. Note 7 on Page 8 of the Infrastructure List states that a separate Financial Guarantee will be required for AMAFCA infrastructure. Does that mean that AMAFCA will carry the guarantee? Since we are not set up to do that, we will have to get direction from our Board of Directors. It is possible that AMAFCA may require a bond or a cashier's check for the work. **Note 7 has been changed to say "Financial Guarantee for this item will be in the form of a bond or cashier's check to AMAFCA."**
2. AMAFCA questions the need for the north water quality pond that will be maintained by the City. Since most of the flow is coming from the existing Four Hills development to the east, can't that flow be "grandfathered" in and not be subject to the current water quality requirements? The first flush flows could be diverted to a water quality manhole. If this is an option, the bank stabilization could then follow the current eastern embankment of the pond and tie into the Juan Tabo Boulevard embankment. This would widen the proposed choke point at the landfill and provide more suitable hydraulic flow conditions in the arroyo. **The bank protection has been relocated to the south side of the pond as shown on sheet 1 of the G&D Plan, and the associated easements have been revised on sheets 2 thru 5 of the Preliminary Plat.**
3. If the pond must stay in place, it will require a concrete emergency spillway designed to pass the entire 100-year flow. The spillway will tie into the bank stabilization, which will wrap around the northern end of the pond and tie into the existing embankment. **The existing pond will remain and continue to serve as a water quality feature to the extent that it was originally intended to serve that function. It will not be protected by the bank protection on the west, so a concrete spillway will not be added with this project.**
4. The below grade scour protection north of the City pond is not bank stabilization. It appears that its sole purpose is to protect the Water Utility Authority's sanitary sewer line. How deep is the sewer line? AMAFCA suggests putting a concrete cap over the line. Maintenance of the concrete cap will be the responsibility of the WUA. **The scour protection north of the City pond has been removed from these plans.**
5. AMAFCA staff will need time to further research the scour protection on the South Eubank Landfill. A letter of acceptance from AMAFCA was found, but it is unclear who is responsible

for maintenance. Did Goodwin & Associates look at as-built plans to determine the depth of the scour protection on the landfill? *The depth of the scour protection at the landfill is beyond the scope of this project.*

#### **TRANSPORTATION DEVELOPMENT Comments 2/3/2016**

##### *Preliminary Plat*

1. A couple of additional cross sections need to be added.
  - a. RW = 47' and F-F 26'
  - b. RIW = 47' and F-F = 28'

*The cross section at the end of the first page of the Curb and Sidewalk Dimensions Exhibit has been moved to the second page and expanded to show the full width of the Right of Way. The Conceptual Paving plan has also been provided to assist the review.*

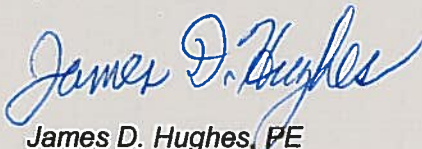
##### *Infrastructure List*

2. Perform an overall quality control check. *Spelling corrections were made throughout the infrastructure list.*
3. There are two different right of way widths on Sandia Sunset between Rocky Top and Rock Squirrel. Should these be two different items or is there a mistake on the Flat? *The width of Sandia Sunset, and Rock Squirrel were corrected to 47' RW. Cougar Run width, 61' RW was also added to the P-Plat on sheet 2.*
4. You have a duplicate item on Hubbard from Fred Harvey to Tract 0. *The infrastructure list has been corrected by deleting the duplicate.*

#### **HYDROLOGY SECTION Comments 2/2/2016**

1. *Both the CLOMR and the LOMR are now on the infrastructure list.*
2. *An additional inlet has been added south of Blue Ribbon in the swale at the top of the slope on sheet 2 of the G&D plan.*
3. *Tracts 1-A-1-A and 1-A-1-B have been added to the revegetation note on sheet 11 of the G&D plan and to the Infrastructure item on page 7 of the Infrastructure List.*
4. *Section HH has been added to sheet 11 of the G&D plan.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA



James D. Hughes, PE  
Senior Engineer

XC:

Carol Dumont, COA - Parks and Recreation  
Abiel Carrillo, COA - Hydrology  
Racquel Michel, COA - Transportation  
Kris Cadena, ABCWUA  
Lynn Mazur, AMAFCA  
Cathy Davis, Hunt and Davis  
Rex Wilson, JTH West, LLC  
Scott Grady, JTH West, LLC  
Don Briggs, Bernalillo County Public Works