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~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
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November 6, 2015

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Juan Tabo Hills Estates Preliminary Plat, Project # 1005278**

Dear Mr. Cloud,

The purpose of this letter is to explain how the comments as contained in the DRB Official Notice of Decision (May 21, 2015) have been addressed. The following items have been revised and are being re-submitted for review and approval.

1. Preliminary Plat (including Sheet 1 Vacation Exhibit),
2. Infrastructure List,
3. Sidewalk Exhibit
4. Perimeter Wall Detail
5. Grading and Drainage Plan

As discussed at the first DRB the site Development Plan is not needed for Tract A of Juan Tabo Hills West, so that portion of the site plan has been deleted from the site plan. The remaining site plan for Tract 1-A-1 has been simplified by removing the landscape plan, the utility plan, the paving plan, and the grading plan. The site plan was approved by EPC on Aug 14, 2015 with final sign-off delegated to DRB. See separate letter explaining how EPC conditions of approval have been satisfied.

Parks and Recreation comments (1.) requesting changes to the landscape plan are now not applicable since the Landscape Plan and Tract A have been deleted from the site plan, though some separate exhibits have been provided to Carol Dumont to aid in her review. (2.) Previous agreement(s) say that the privately maintained Neighborhood Park is a private park which will be owned and maintained by the HOA. The private park is not subject to City review and approval and so has not been added to the infrastructure List (3.) The signature block on the infrastructure list has been changed to read Parks and Recreation Department. (4.) The Memorandum of Understanding between the USACE and the NMSHPO was distributed to DRB members during the first DRB meeting which outlines the approved plan of action for compliance with all cultural resource regulations (federal, state and local). (5.) The underground utilities are on the Infrastructure list and an updated copy of the Conceptual Utility Plan has been provided to aid in the review of the Infrastructure List. Contours and spot elevations have been

added to the Grading Plan. Separate permits will be obtained from the Corps of Engineers and AMAFCA that will address fencing along the arroyo. (6.) Ten foot wide AC Trails have been added to tracts H and J and are located in the best place available to insure privacy of the residents. AMAFCA has no objection to the approval of the Preliminary Plat and will be reviewing more detailed plans after Preliminary Plat Approval keeping in mind federal water quality standards and regulations.

The City Engineer/Hydrology comments (1.) A copy of the 404 application has been delivered to Hydrology. (2.) AMAFCA has stated that they have no objection to the Preliminary Plat in their review comments and at a subsequent meeting. They said they will review more detailed plans after Preliminary Plat Approval and prior to approval of the Turnkey Agreement. (3.) The Grading Plan has been revised per comments received from Hydrology and resubmitted to Hydrology for review and approval. Hydrology has never provided any comments on the Drainage Report. There are not any encroachments into the Floodway so the City Engineer has determined that a CLOMR is not required prior to Preliminary Plat approval. (4.) Mark Goodwin agreed to provide a LOMR for Juan Tabo Hills Unit 3B at the time the LOMR is provided for Juan Tabo Hills Estates.

ABCWUA comments (1.) A development agreement has been submitted to ABCWUA for Board approval. It should be introduced to the Board at the October 21 meeting and then hopefully approved at the following meeting on November 18. (2.) Mark Goodwin is not willing to provide an acknowledgement letter. (3.) Site Plan comments are not applicable since the Conceptual Utility sheet has been removed from the Site Plan. However the Conceptual Utility Plan has been updated and provided as an aid to review of the Preliminary Plat and the Infrastructure List. (4.) The Infrastructure List has been revised by (4.i) changing the 8" water lines to 10" in Pocono Rd, Silver Dollar St, Manzano Vista Ave, Rock Squirrel and Sandia Sunset, (4.ii) 8" water line connection added between the existing line in Blue Ribbon Rd and the existing line in Tract 1-A-1-B which connects to Gallant Fox Rd., (4.iii) the 6" waterline in the stub on the south end of Hubbard remained 6" on the infrastructure list and was changed to 6" on the Conceptual Utility Plan, (4.iv) the north end of the Canyon Wren water line was changed to 8", (4.v) the 6" water lines in stub streets were changed to 4" water lines, (4.vi) the White Dove St. water line was changed from 6" to 8", (4.vii) the removal of the existing 21" SAS was added, (4.viii) the removal of the existing 8" SAS in Tract 1-A-1-B was added, and two Pressure Reducing Stations were added to the Infrastructure List. (5.) The Preliminary Plat was revised by adding the Vacation of a portion of Tract D to Sheet 1, and by separating the storm easements from the sanitary and waterline easements.

In the course of addressing the ABCWUA comments several paving items were also modified on the Infrastructure list. The width of the paved portion of the roads was increased along the alignment of the large diameter storm drain that runs through the development. The right of way widths remain unchanged, and the pavement was widened in the direction of the adjacent HOA tracts, and the sidewalks were pushed outside of the right of ways into easements on the HOA tracts, thus allowing the P-1 suffix to be dropped from the residential lots on the opposite side of the street, because now those

streets are wide enough to accommodate on street parking. Finally the 4' sidewalks were changed to 10' wide AC trails in response to DMD comments and the 2040 Long Range Bikeway System Map.

The affected streets include all of Sandia Sunset Ave and the portions of the streets that front on Tract K (The Neighborhood Park) south of Sandia Sunset. Rocky Top right of way is wide enough to contain the 10' wide trail and a paved street width sufficient for on street parking without pushing the trail into an easement on the HOA tracts.

Transportation comments (1.) access issues were addressed in the TIS approved with the annexation of this property and the access points are in the locations that will be least disruptive to the existing residences in the adjacent neighborhood. It is the intention of this road layout to avoid increased traffic on the existing streets in the adjacent development while complying with the need for a second access point for emergency vehicles in the unlikely event that the primary access point is blocked. The capacity of the two lane road was addressed in the TIS and the proposed width of pavement is 8' wider than required by the DPM. (2.) Rocky Top Dr. continues on sheet 3 of the plat all of the way to Juan Tabo. A match line has been added to both sheets 2 and 3 and the street name has been labeled on sheet 3. (3.) Blue Ribbon Rd. does not connect to this development because that road is not designed to handle increased traffic from this development. Blue Ribbon is classified as "Local" and has houses fronting on it. The existing average weekday traffic (about 800 AWDT) is at the upper limit for that classification of street. This development is intentionally not connecting a street to Blue Ribbon Drive to avoid adding traffic to a street that is already at capacity. (4.) Pedestrians access and circulation is accommodated by sidewalks on both sides of all the streets except the stub streets. A 10' AC Bike Trail has also been added to both the Infrastructure List and Sidewalk Exhibit. The additional trail satisfies Condition #6 of the EPC's Site Plan approval and the Transportation Planning (DMD) comment. (5) A Curb and Sidewalk Dimensions Exhibit has been provided showing distance from back of curb to property line and sidewalk locations.

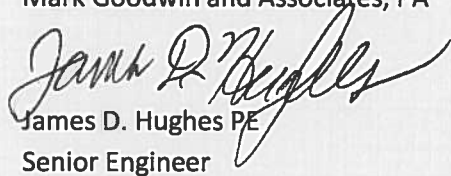
Planning Department comments (1) the original open space calculations table has not changed. (2) The Memorandum of Agreement signed by the owners, the SHPO and the Corps was handed to the DRB members at the first DRB. Copies of the 404 permit application have been submitted to Hydrology and AMAFCA. In a meeting with Mark Goodwin, the City Engineer determined that a CLOMR is not required. A LOMR is on the infrastructure list. The Grading and Drainage Plan has been modified per separate comments received from hydrology including the addition of cross-sections, spot elevations and slopes. The private grading on the HOA tracts on the south and east sides of the site shows level areas for the purpose of private enjoyment by the HOA, they are not "Trails" and are not open to the public. (3) Easement 'E', a 50' access easement being vacated with this plat, is now labeled on Sheet 1. Justification for the Vacation of this easement is as follows. This easement was created at the time Tract A was created for the purpose of providing access to Tracts B & C of the Juan Tabo Hills West Plat. That access is being replaced and improved by public roads onsite which lead to a new easement through Tract N being granted with this plat and by separate document on the adjoining Tract B as shown on sheet 2 of

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the Plat. Grades in the new access location will be more easily traversed than are the grades of the existing terrain in the existing easement location. Justifications for the vacations of the other easements were provided in the explanation letter that accompanied the original application. The justification for the newly added vacation of a portion of the 20' SAS easement 'D' is that the existing line is in an inconvenient location for ABCWUA to maintain due to steep terrain and so it is being relocated to a new SAS line to be constructed through Tract J and in Sandia Sunset Ave. where it can more easily be maintained.

Separate letters of explanation have been provided explaining how the EPC conditions of approval of the Site Plan (Aug 14, 2015) have been satisfied and explaining how the Hydrology comments on the Grading and Drainage Plan (May 26, 2015) have been addressed.

Sincerely,  
Mark Goodwin and Associates, PA

  
James D. Hughes PE  
Senior Engineer

/jdh