

August 25, 2017

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Mr. Doug Hughes, PE CFM  
Principal Engineer  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87106

Re: Harper Road Senior Living – City Hydrology follow up.

Dear Doug:

The purpose of this letter is to provide the City of Albuquerque Hydrology Department information regarding the delineation of the Ordinary High Water Mark (OHWM) and our current progress of the US Army Corps of Engineers (USACE) Section 404 permitting process.

As a part of this development, bank stabilization will be required along the existing South Pino Arroyo to remove the existing FEMA flood zone from the developable site. It is anticipated that these improvements for the bank stabilization will fall under the USACE 404 permit process.

Marron and Associates has been hired to aid in confirming the location of the Ordinary High Water Mark (OHWM). Attached is an exhibit which depicts the OHWM they have determined. This location falls in line with where we originally estimated the OHWM, which was used to set our bank stabilization as shown on the current conceptual EPC grading and drainage plan. The attached Exhibit B shows the Marron and Associates OHWM and the bank stabilization. The length of affected stream bed by the new bank stabilization falls under USACE Nation Wide Permit (NWP) 29 as a part of their Section 404 permitting process.

The NWP 29 notes that *“the discharge must not cause the loss of more than 300LF of stream bed”*. Based on the OHWM and the new bank stabilization (as seen in the attached Exhibit B), these improvements fall under that threshold. In addition, the general conditions of the NWP 29 note that *“Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to preconstruction contours and elevations after construction, are not included in the measurement of loss of the waters of the United States.”* Given the construction of this bank stabilization would be temporary and the waters of the United States will be restored to preconstruction elevations, the construction length will not fall under the threshold.

We anticipate that the process with the USACE will begin with the submittal of the Pre-Construction Notification (PCN). Assuming all review and coordination goes per plan, this process is anticipated to take approximately 4 months. If additional information is requested by USACE, we understand that this time could be extended by a few months. A detailed schedule of submittals and review times can be provided if necessary. We will provide you with a copy of the authorization letter for the project under the NWP from the USACE once we receive it.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

We have scheduled a meeting with AMAFCA to discuss the design of this bank stabilization as they will be maintaining this structure and understand you will be in attendance. After this meeting the conceptual design and the hydraulic and hydrologic analysis will continue and preparation for our formal submittal to the City Hydrology Department to request DRB site plan approval and FEMA to request CLOMR will occur in the months ahead.

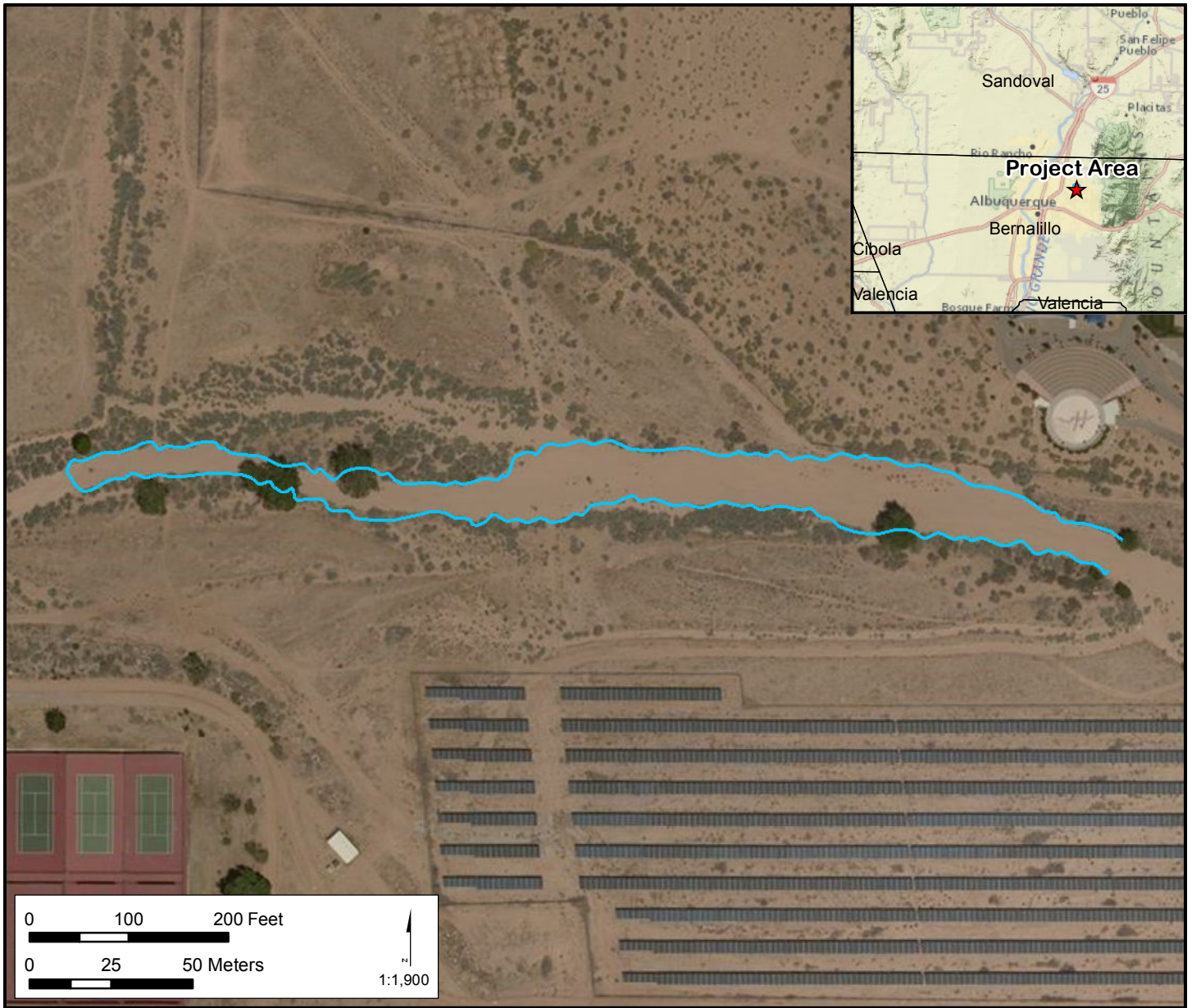
Please feel free to let me know if you have any questions or comments. .

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Sincerely,



Michael Balaskovits, P.E.  
Vice President  
Community Development and Planning



— OHWM

### Land Ownership

Private

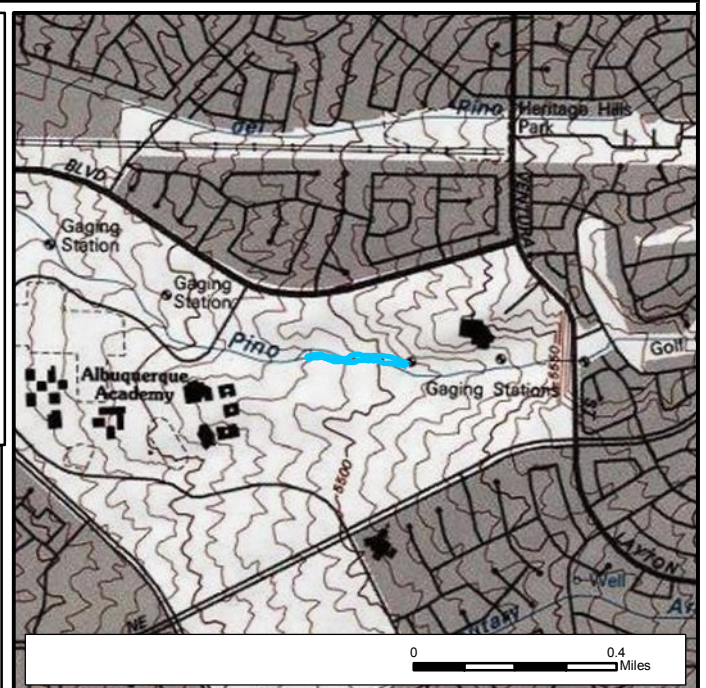
*Alameda, NM 7.5' USGS Quadrangle;  
Bernalillo County, New Mexico  
Elena Gallegos Grant*



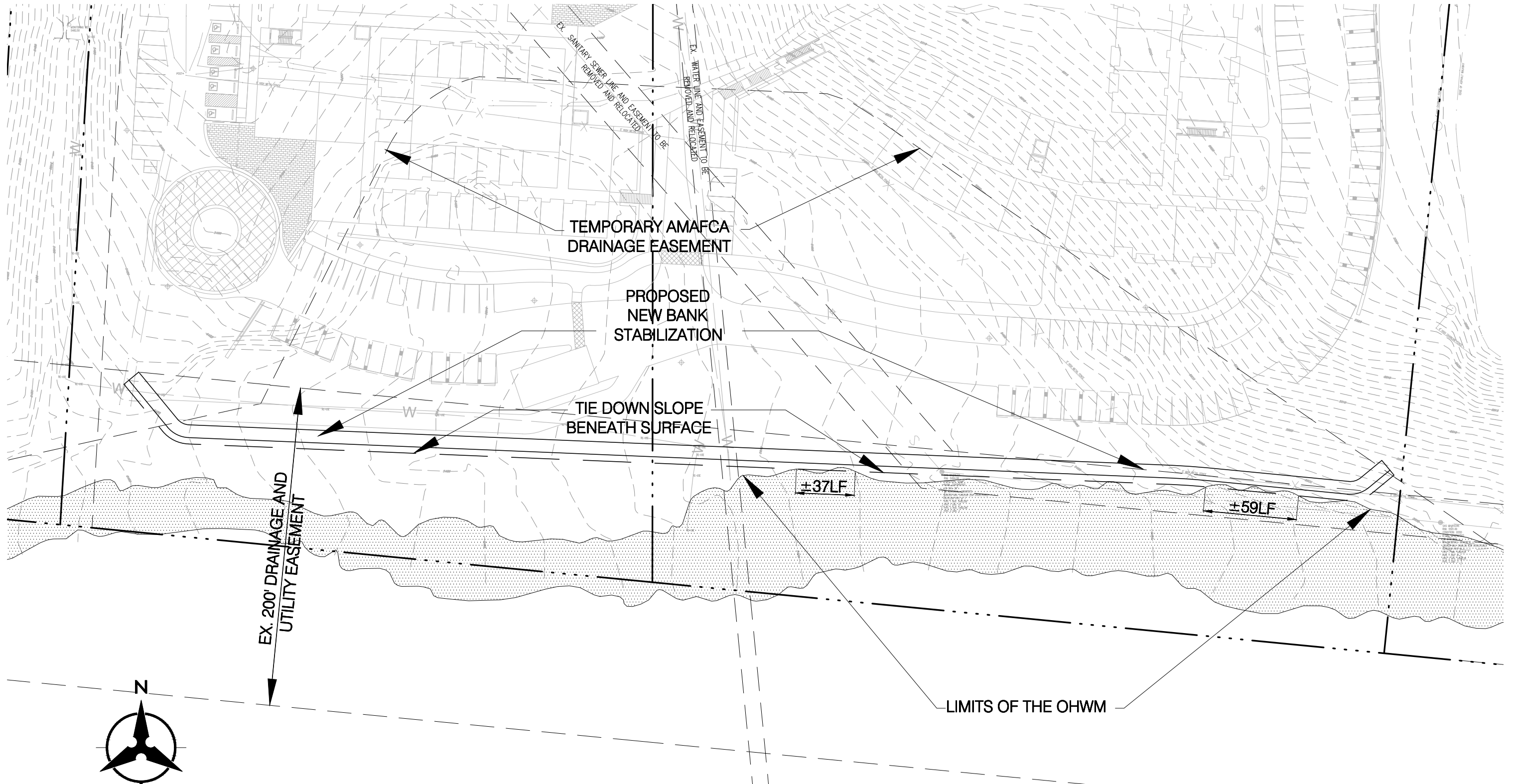
South Pino Arroyo at  
Harper Road Senior Living  
Bernalillo County, New Mexico

OHWM Location Map

08/24/17







**Bohannon**  **Huston**

HARPER ROAD SENIOR LIVING			
CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT ORDINARY HIGH WATER MARK - EXHIBIT B			
DRAWN BY:	MJB	DATE:	08/24/2017
EPC #:	1007412	PROJECT NO.	20170476

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