

## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Friday, December 11, 2015 3:10 PM  
**To:** 'Doug Hughes'; Biazar, Shahab; Abiel X. Carrillo; Mark Goodwin  
**Cc:** Rex Wilson (rwr2d2@aol.com); Scott Grady (rvsg7@rayleehomes.com); Cathy Davis (cathy@huntedavislaw.com); Scott Grady (rvsg7@rayleehomes.com)  
**Subject:** RE: Juan Tabo Hills Estates

Doug,

Overall, very good capture of the discussion.

I had a couple things:

1. 1.a. City maintenance on all infrastructure constructed in Tract 1-A-1. AMAFCA will maintain the scour wall in Tract 1-A-1. Probably Ok as is, just a clarification.
2. "Bank protection on IL to be separately guaranteed". Work something out with the City Engineer and add that the bank protection is to be accepted by AMAFCA. Note that without an MOU the City can't hold money for AMAFCA, so it's a little tricky.

Have a good weekend.

Curtis

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**From:** Doug Hughes [<mailto:doug@goodwinengineers.com>]  
**Sent:** Tuesday, December 08, 2015 4:51 PM  
**To:** Biazar, Shahab; Abiel X. Carrillo; Cherne, Curtis; Mark Goodwin  
**Cc:** Rex Wilson ([rwr2d2@aol.com](mailto:rwr2d2@aol.com)); Scott Grady ([rvsg7@rayleehomes.com](mailto:rvsg7@rayleehomes.com)); Cathy Davis ([cathy@huntedavislaw.com](mailto:cathy@huntedavislaw.com)); Scott Grady ([rvsg7@rayleehomes.com](mailto:rvsg7@rayleehomes.com))  
**Subject:** Juan Tabo Hills Estates

The following is my best recollection of the meeting held at Plaza Del Sol with Shahab, Abiel, Curtis, Mark, and myself to discuss Juan Tabo Hills Estates CLOMR comments and Preliminary Plat application. Please review and comment.

- 1) At the meeting Mark handed Abiel several documents.
  - a. The "*Mutual Release of All Claims Between the Parties Pertaining to the Disturbance of the City Four Hills Open Space by Developers*" Document # 2007164205 recorded 12/04/2007 in the Bernalillo County Records is an agreement between City of Albuquerque and JTH, LLC agreeing to settle differences, which shows that the City has maintenance responsibilities on all of the infrastructure constructed in the Open Space Tracts including Tract 1-A-1 and including the pond that Abiel had commented on related to the Site Plan approval at DRB. It also allows for the road crossing of Tract 1-A-1 to serve Juan Tabo Hills Estates and any other necessary infrastructure on that tract.
  - b. The "*Pre-Annexation Agreement*" between the City of Albuquerque and JHH West, LLC
  - c. The "*Memorandum of Agreement between The United States Army Corps of Engineers, Albuquerque District, Juan Tabo Hills West, LLC, and the New Mexico State Historic Preservation Officer Regarding the Juan Tabo Hills West Subdivision Project Bernalillo County, New Mexico*" from the Corps of Engineers saying that they would issue a permit for the Juan Tabo Hills Estates Subdivision. Mark also said that if

there is any question of the Corps intent to issue a permit that the City should feel free to contact the Corps of Engineers directly, Deanna Cummings is now in charge of that Case.

- d. The AMAFCA comments from the first DRB hearing, May 20, 2015, stating that they approve the preliminary design for the Tijeras Arroyo and will work out final design details with the engineer. They also state that a Turn Key Agreement for maintenance will be presented to the board.
- 2) Generally it was agreed that the onsite pond size could be reduced to serve just this site, and the volume should be retention. The peak 100 year flows should go thru pipes into the arroyo with energy dissipation. The pond will be HOA maintenance responsibility. The upstream offsite 300 acre basin should pass thru the site without going thru a pond.
- 3) Generally it was agreed to widen the arroyo bed as shown next to the landfill, but to remove the grading from within the arroyo throughout the lower half of the project. The purpose of widening the arroyo next to the landfill is to improve sediment transport continuity by making the manmade channel more closely resemble the natural wider channel on both sides of the landfill.
- 4) The top elevation of the Bank Protection where it is in the floodway north of the subdivision will be set to the same elevation as the existing ground so that the bank protection does not form an “obstruction in the Floodway. AMAFCA will determine how far upstream they want the shotcrete to extent since they will be responsible for maintenance if the arroyo bed migrates far enough to threaten flanking of the structure that they will maintain. Since the bank protection is at grade at the upstream end it will not change the finished grades in that area and so won’t affect the FEMA floodplain or Floodway.
- 5) The CLOMR study maps and HEC-RAS model are to be extended further upstream to include recent changes associated with Unit 3B.
- 6) The HEC-RAS model elevations and elevation comparison table will be raised 2.7’ to account for the difference between the 1927 and the 1988 datum.
- 7) The CLOMR revisions and the Pond changes to the onsite Grading and Drainage plan will proceed immediately in Goodwin’s office, but the Preliminary Plat will not be held up for CLOMR approval or 404 permit issues.
- 8) A LOMR is on the Infrastructure list.

The Bank Protection on the infrastructure list is to say “to be separately guaranteed”.

Doug Hughes, PE  
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