

RE: DRB Hearing for Wednesday, June 24, 2020
Concerning

**Del Webb at Mirehaven, Unit 4 (TR N-2-C-1 Watershed Subdivision) - Final Plat
DRB 1006864, PR-2018-001916**

I am writing on behalf of a team of residents of Del Webb at Mirehaven regarding the request for approval of Final Plat for Phase 4 of Del Webb at Mirehaven, a development by Pulte Homes of New Mexico ("Pulte").

Under the "Public Storm Drain Improvements" heading of documents supporting the Final Plat for both Phase 3B and Phase 4 of the Del Webb Mirehaven development, there is mention of "a drainage structure to be located at the natural low points on the western Monument boundary where a wall is to be constructed." It appears that note refers to the hill along the western boundaries of Phases 3B and 4 that abut the Petroglyph National Monument (the "Monument"). It also appears that the "drainage structure" in the note refers to rock-lined rundowns, currently constructed on the hill in Phase 3B and apparently proposed to continue along the hill in Phase 4. If these "drainage structures" are to be included in the definition of "Public Storm Drain Improvements" and are considered to be part of the public infrastructure on this project, then the residents are rightly concerned.

The reason is this: We are giving the DRB notice that in Phase 2 there is a similar hill that abuts the Monument for about one quarter mile along the north side of the development. Rundowns (i.e. "drainage structures") were constructed at various points to comply with water flow patterns from the Monument. The rundowns were constructed by a landscape company, and no engineering plans were produced for that area. Those runoffs were destroyed during a single rainstorm in August of 2019. Deep gullies formed along each of the rundowns, and further erosion occurred with subsequent rains. Pulte engaged Bohannon Huston to re-engineer the rundowns in Phase 2, and a different landscape company constructed them this year.

It is our sense that, in Phases 3B and 4, Pulte has decided to follow the drawings from the Phase 2 plan and apply them to construction of the rundowns in Phase 3B and 4, using flow charts to dictate the width and depth of the rundowns. In other words, we do not believe that the rundowns in Phase 3B or Phase 4 have been separately engineered to reflect the steeper slopes in those areas. The hill in Phase 3B is even more steep than the one in Phase 2, and the hill in Phase 4 is almost 90-degree angle. We are concerned that the failure of Phase 2 drainage could be repeated in Phases 3B and 4.

None of the rundowns already constructed (in Phase 2 and 3B) have been tested by the type of heavy rainfall we get during a monsoon season, so there is no proof that any of them will function and not be destroyed. It is *imperative* that the Phase 3B drainage (as well as that in

Phase 2 and the future Phase 4) be shown to withstand the test of *at least two monsoon seasons* to verify that they will not be destroyed but will function as engineered and built.

Therefore, we are respectfully asking the DRB to carve out from approval today the rundowns (i.e. “drainage structures”) along the western boundary hill that abuts the Monument in Phases 3B and 4 until they have been tested during at least two monsoon seasons and found to hold and perform as they were designed and built.

We call to the DRB’s attention that construction of drainage along the hill that abuts the Monument on the west side of Phase 3B has not been completed. Plans for the Phase 2 hill require modifications to the lower retaining walls, namely that the tops of the walls be cut out to allow for flow of water over the wall and not into it. This has not been completed in either Phase 2 or Phase 3B as of this date.

To have the rundowns and wall modifications approved by the City for Pulte to construct is the *only* thing that we, the residents, support at this time AND only if they have been engineered to meet the much-needed requirements as attested to by the Phase 2 failure. This applies to the future Phase 4, which has not yet been constructed.