

From: Carrillo, Abiel X.
To: ["Yolanda Padilla Moyer"](#)
Cc: [Biazar, Shahab](#)
Subject: ROFG - Del Webb Phase I @ Mirehaven - H019D017C
Date: Friday, August 26, 2016 2:07:00 PM
Attachments: [Mirehaven Del Webb 1 ROFG Comments.pdf](#)

Yolanda,

This email is being sent in lieu of an attached letter to expedite the correspondence for intermediate reviews.

Based on the information provided in your Certification dated 7-6-2016, and a field visit of the completed improvements, the following comments will need to be addressed before we approve the submittal for Release of Financial Guarantee:

1. There is a wrought iron fence that is encroaching into the Mirehaven Arroyo Floodplain. It's not clear that it offers additional protection then the existing wire strand fence, but it can trap debris and it affects the limits of the floodplain. This fence may not be able to remain if it is impacting the floodplain. See attached.
2. Sheet 2B shows a change to the approved plans which re-directs the diversion channel onto the pedestrian trail/sidewalk connection behind lots 172 through 177. It is not acceptable to discharge the channel directly onto the pedestrian trail. It is clear that the intent for the colored concrete segment was to provide a pedestrian connection. As a corrective measure, a swale could be constructed behind the wall of the concrete pedestrian path and connect to the Arroyo (may not need to be shotcrete/concrete if the energy can be dissipated).
3. At the same location as the previous comment, the widened concrete transitions behind Lot 177 to a shotcrete-like surface with a pedestrian sidewalk aligned on center. The sidewalk/access then extends into the arroyo at-grade and terminates on the northern bank. To my knowledge there is no authorization for such a crossing.
4. The reinforced concrete diversion channel was substituted with a shotcrete trapezoidal section. I understand this may have been coordinated with the City Engineer. However, the segment behind Lot 203-Cebolla Creek is only a half section, apparently to protect the toe of the berm. The lip of the L-shaped edge is subject to erosion, and we are concerned that Stormwater can pipe under the structure and undermine the berm. Erosion control/scour protection should be installed.
5. A portion of the wall shown with a heavy solid lineweight on Sheet 2A, between the retaining wall and the beginning of the swale was not constructed. It appears that the slope may not need a wall. However, additional stormwater is now entering the subdivision, which would have otherwise been redirected to the diversion channel. Is the impact negligible?
6. Provide erosion control for the end of the retaining wall between lots 108 and 98 – Cebolla

Creek, flows coming from the top of the hill are concentrating along the wall and depositing sediment across the sidewalk.

7. Sheet 6 shows an inflow channel and rip rap swale for the large temporary pond. A silt fence is placed perpendicular to the flow into the pond. It should be removed and the channel should be shaped to allow unobstructed flow into the pond. The berm that is forming is redirecting sediment onto the trail and behind lot 135-Bear Lake Way.
8. Additional erosion control is needed beyond the existing rip rap over the steep slope behind Lots 120 and 121-Bear Lake Way.
9. There is edge cracking along the asphalt trail behind Lots 130-135-Bear Lake Way, possibly due to erosion of the trailside surface.
10. The tie slope between the pond and Mirehaven Parkway is missing the rock mulch called out on the plans (Sheet 7).

See pdf attached for photos of some of the comments.

Any question just let me know.

Abiel Carrillo, PE, CFM

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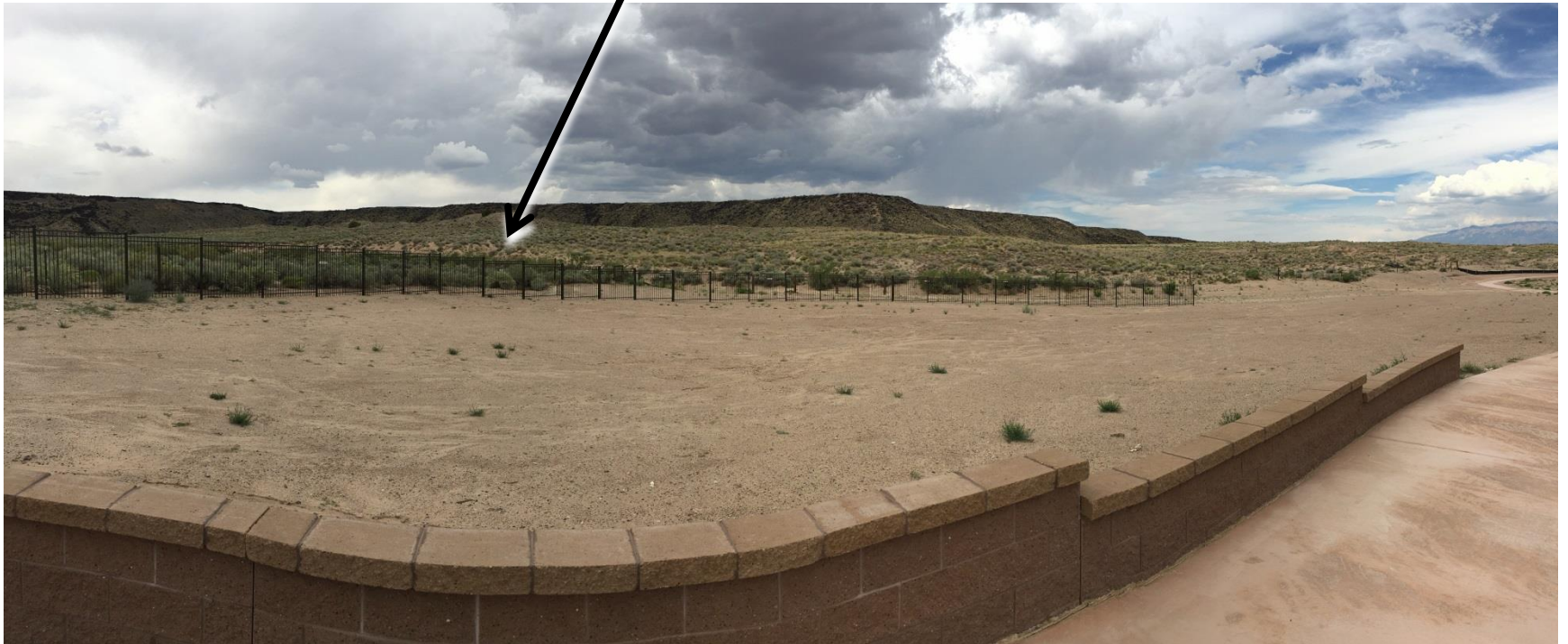
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Comment # 1

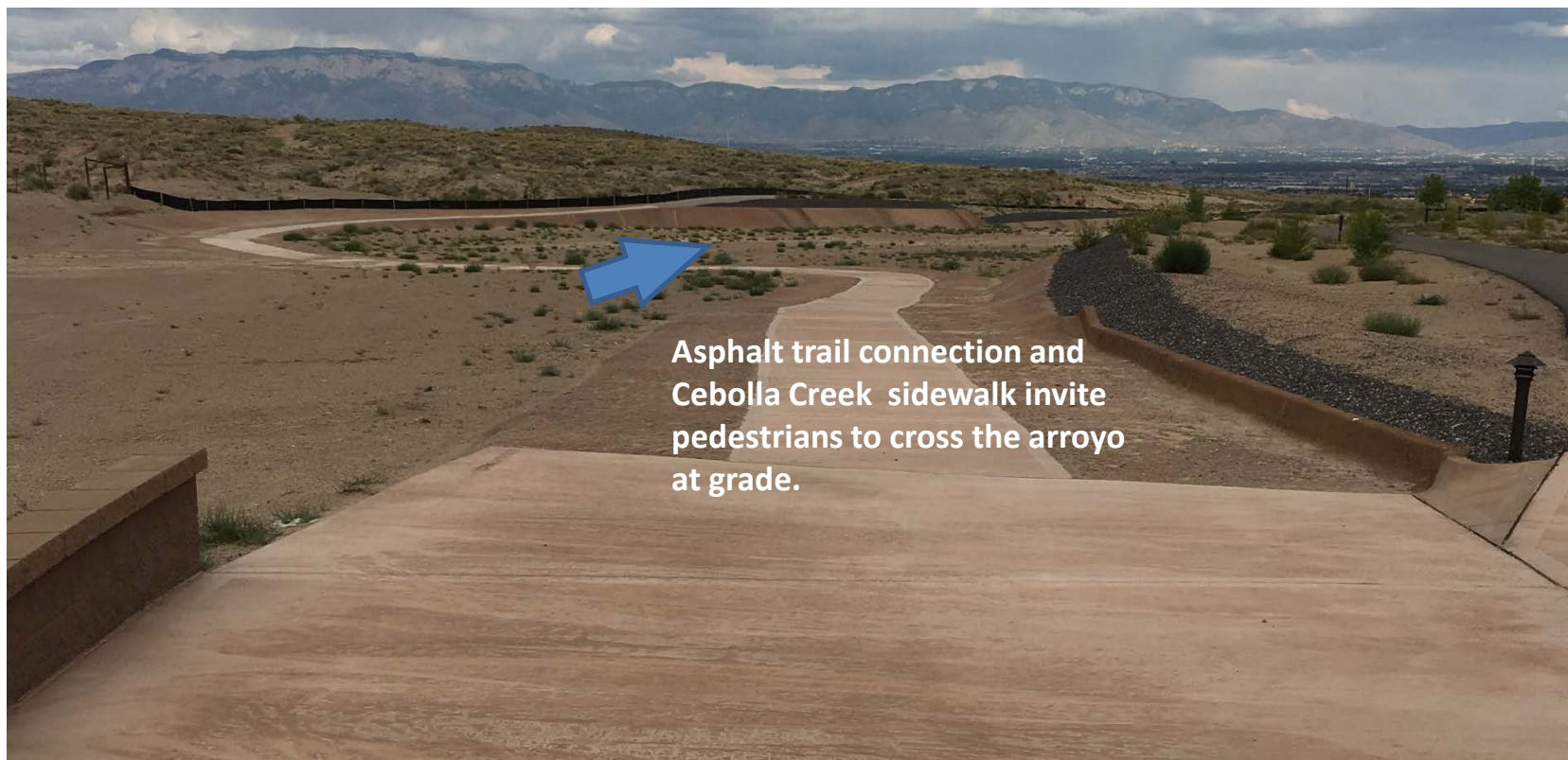
Fence in the arroyo floodway/plain



Comment # 2



Comment # 3



Asphalt trail connection and Cebolla Creek sidewalk invite pedestrians to cross the arroyo at grade.

Comment # 4



Comment # 6



Comment # 7



Comment # 8

