

Meeting Memo

Subject: Drainage Report for Montage Units 3 and 4 in Mesa Del Sol Neighborhood
Attendance: James Topmiller, Manny Barrera, Chris Sholtis, Rita Harmon, Shahab Biazar, Curtis Cherne
Date: 5-28-2014

Meeting Summary:

- 1) Pond 4 which was graded in 2007 is a permanent pond with a temporary configuration. It is part of the DRIP system and is the pond shown in the Level B plan, page 95 at the West end of Mesa Del Sol Boulevard at junction with Community Center.
 - Mesa Del Sol Boulevard will be shown in the plans in order to show its location relative to Pond 4, and to better understand basin boundaries.
 - The Drainage Report will describe Pond 4 as a retention pond and show it can contain flows per the “modified” Level B plan, where “modified” is described below.
 - The swale shown is the “interim conditions” Emergency Overflow
- 2) The Level B plan is modified in the Drainage Report in that:
 - Basin G (in Level B Plan, page 112) boundaries have moved so that its west boundary is shifted east, and the south boundary has shifted north. With proper grading, the southwest portion of “modified” Basin G is proposed to drain to future ponds to the west, and the northwest portion will drain to future Pond 1. This will be reflected in the Drainage Report. The south boundary line shifted north to lie just outside of the roadway rather than in the center of the roadway.
 - The Drainage report shows the south and southwest portion of “modified” Basin G (Level B) draining to Pond 4 in Basin J (Level B), whereas Level B Figure 4A-11 shows drainage to Ponds 2A, 2B and 3.
- 3) While this Drainage Report is deviating from the Level B plan, future development will be required to provide a more comprehensive drainage plan, or a Drainage Master Plan, when developing to the South/West.

Also, while it was not discussed in the meeting, a public drainage easement with agreements and covenants will be required for Pond 4.