



# **COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING**

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## **REGULAR SUBCOMMITTEE MEETING AGENDA**

**TUESDAY, MARCH 9, 2021, 10:30 AM**

201 S Cortez Street  
Prescott, AZ 86303  
Council Chambers

Councilman Steve Blair - Chairman

Councilman Phil Goode - Member

Councilman Steve Sischka - Member

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The following Agenda will be considered by the Prescott Council Subcommittee on Water Issues at Regular Subcommittee Meeting pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

### **Viewing & Participation**

This meeting may be viewed on Channel 64, Facebook Live or on the City's Website: [Live City of Prescott Videos](#)

Or via Zoom by registering in advance: [Zoom Registration Link](#)

Comments from the public may be submitted through the City website: [Speaker Request Form](#)

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. PUBLIC COMMENT**

*Public comment will be accepted following each agenda item and are limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.*

### **4. DISCUSSION & ACTION ITEMS**

- A. Water Service Agreement Application No. WSA21-002, Submitted by Dorn Homes, Inc., on Behalf of Chamberlain Development Prescott LLC, on Parcel Numbers 102-19-001C (2.97 Acres), 102-19-001D (26.83 Acres) and 102-04-001T (8.89 Acres) for a Total of 38.69 Acres.

***Recommended Action: MOVE to recommend forwarding WSA21-002 to Council for approval.***

- B. Water Service Agreement Application No. WSA21-003 Submitted by Chamberlain Development Prescott LLC, on Behalf of JCI Investments LLC, on Parcel Numbers 106-04-001N and 106-04-001L, Containing 320.17 Acres.

***Recommended Action: MOVE to recommend forwarding WSA21-003 to Council for approval.***

## 5. ADJOURNMENT

### EXECUTIVE SESSION

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6);
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at [www.azrelay.org](http://www.azrelay.org)

### Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless City Council takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on \_\_\_\_\_ at \_\_\_\_\_ m. in accordance with the statement filed by the Prescott City Council with the City Clerk



Sarah M. Siep, City Clerk



## COUNCIL AGENDA MEMO

**MEETING TYPE/DATE:**            **REGULAR SUBCOMMITTEE MEETING**            **03- 9-21**

**DEPARTMENT:**            **Public Works**

**AGENDA ITEM:** Water Service Agreement Application No. WSA21-002, Submitted by Dorn Homes, Inc., on Behalf of Chamberlain Development Prescott LLC, on Parcel Numbers 102-19-001C (2.97 Acres), 102-19-001D (26.83 Acres) and 102-04-001T (8.89 Acres) for a Total of 38.69 Acres.

### ITEM SUMMARY

Water Service Agreement Application No. WSA21-002 was submitted by Dorn Homes Inc. on November 9, 2020. Applicant is seeking potable water supplies to serve Westwood Subdivision, Phases 6 & 7, containing 108 dwelling units.

### BACKGROUND

This Water Service Agreement Application is for 108 dwelling units. The property is encompassed within the boundary of the "Procedural Pre-Annexation Agreement, James Deep Well Ranches #1 and #2, Third Amendment to City Contract No. 2010-086". This project will be provided potable water through this Deep Well contract. The Deep Well Master Plan allows for a maximum of 10,500 dwelling units. To date the City has previously approved 477 dwelling units.

The estimated water usage for this project will be approximately 18.36 AF per year. The City's Water Resource Management Model (WRMM) estimates the average water use for new development of this type at 0.17 acre foot (AF), per dwelling unit, per year. After three (3) years of actual water billing data is collected, the actual water use will be recorded into the WRMM for future water use planning.

Applicant has completed the following:

Pre-Application Conference: August 20, 2020

Application Received: November 9, 2020

Submitted all Documents: February 9, 2021

Present to WIC: March 2, 2021 and March 9, 2021

Present to City Council: March 23, 2021

## FINANCIAL IMPACT

N/A

**Recommended Action:** MOVE to recommend forwarding WSA21-002 to Council for approval.

## ATTACHMENTS

1. [PLN20-004\\_WSAAPPLICATION WESTWOOD 6-7.pdf](#)
2. [FINAL\\_PLAT WESTWOOD 6-7.pdf](#)



## WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division  
201 S. Cortez St., Prescott, AZ 86303  
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

### APPLICANT INFORMATION

|            |                             |                 |                                  |
|------------|-----------------------------|-----------------|----------------------------------|
| Applicant: | <u>Dorn Homes Inc</u>       | Contact Person: | <u>Rusty Weathersby</u>          |
| Address:   | <u>600 W Gurley St #100</u> | City/State/Zip: | <u>Prescott AZ 86305</u>         |
| Phone:     | <u>928-445-9427</u>         | Email:          | <u>rweathersby@dornhomes.com</u> |

|                 |                                              |                 |                                  |
|-----------------|----------------------------------------------|-----------------|----------------------------------|
| Property Owner: | <u>Chamberlain Development Prescott, LLC</u> | Contact Person: | <u>Rusty Weathersby</u>          |
| Address:        | <u>1050 Washington St., Ste.#214</u>         | City/State/Zip: | <u>Prescott AZ 86305</u>         |
| Phone:          | <u>Tempe, AZ 85281</u>                       | Email:          | <u>rweathersby@dornhomes.com</u> |
|                 | <u>480-894-1286</u>                          |                 |                                  |

### PROJECT SITE

Address: North of Deep Well Ranch 1.46 & 1.47, west of Willow Creek Road

Current Zoning: SFC Proposed Zoning: SFC

Assessor's Parcel Number(s) of Existing Property:  
102 - 19 - 001C 102 - 19 - 001D 102 - 04 - 001T \_\_\_\_\_

Existing Water Service (Y/N): N Existing Sewer Service (Y/N): N

Existing Well (Y/N): N If Yes, Well Registry No.: \_\_\_\_\_

### PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential

Please provide brief description: New residential community for approximately 108 single family home sites.

# of Proposed Units: 108 # of Proposed Lots: 108

Has a Water Demand Analysis been completed (commercial)? Yes per PAC meeting

Has a building permit application been submitted? No

Has a Planning and Zoning Recommendation been made? No

Applicant Signature: Rusty Weathersby

Date: 11/9/2020

### OFFICE USE ONLY

|            |                       |                   |         |                 |
|------------|-----------------------|-------------------|---------|-----------------|
| DATE:      | PERMIT #: WSA18-_____ | FEE PAID:         | ACCELA: | Legal Attached: |
| SITE PLAN: | BUILDING PERMIT:      | PRELIMINARY PLAT: |         |                 |

LOCATED IN SECTION 26, TOWNSHIP 15 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
YAVAPAI COUNTY, ARIZONA.

## NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION B OF ARS 45-576.
2. A CAPPED REBAR MONUMENT LS#46473 WILL BE PLACED AT ALL LOT AND TRACT CORNERS ALONG WITH ALL STREET RIGHT OF WAY CORNERS.

3. ALL CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE PRESCOTT CITY CODE, TITLE 16, CHAPTER 4, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. THIS APPLIES TO ALL STAGES OF CONSTRUCTION, INCLUDING HOME CONSTRUCTION AND LANDSCAPING ON INDIVIDUAL LOTS. STORMWATER POLLUTION PREVENTION PLAN MEASURES MUST BE MAINTAINED UNTIL ALL SITE SOILS HAVE BEEN PERMANENTLY STABILIZED.

4. NO STRUCTURES OR LANDSCAPE FEATURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, PAVEMENT, AND LANDSCAPING. LANDSCAPING SHALL BE OF THE SHALLOW ROOT, AND NON-INTRUSIVE VARIETY. THE UTILITY PROVIDERS SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR LANDSCAPING WITHIN THE UTILITY EASEMENT THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

5. DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT DEFINE THE LIMITS FOR THE CONVEYANCE OF DRAINAGE FLOWS (INCLUDING OFF-SITE FLOWS) AND CANNOT BE RE-ROUTED OR ABANDONED WITHOUT THE APPROVAL OF THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT.

6. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING SURFACE FEATURES OVER THE [PUE/SEWER/WATER/SLOPE/NVAE] EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

7. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SURFACE FEATURES OVER THE [PUE/SEWER/WATER/SLOPE/NVAE] EASEMENTS WITHIN ALL TRACTS.

8. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN OR CAUSE TO BE MAINTAINED THE FUNCTION OF DRAINAGE FACILITIES, DETENTION FACILITIES AND WATER COURSES CONTAINED WITHIN DRAINAGE EASEMENTS ("DE") LOCATED IN ALL TRACTS.

9. IN THE EVENT THE FUNCTION OF DRAINAGE FACILITIES, DETENTION FACILITIES AND WATER COURSES CONTAINED WITHIN DRAINAGE EASEMENTS ("DE") ARE NOT ADEQUATELY MAINTAINED, , IN THE OPINION OF THE CITY ENGINEER, THE CITY OF PRESCOTT SHALL HAVE THE AUTHORITY TO ENTER THE DRAINAGE EASEMENT TO PROVIDE NECESSARY MAINTENANCE AND REPAIRS TO RESTORE THE INITIAL INTENDED FUNCTION, AND SHALL HAVE THE ADDITIONAL AUTHORITY TO PASS ON ALL COSTS ASSOCIATED WITH SAID MAINTENANCE AND/OR REPAIR TO THE RESPONSIBLE PARTY.

10. THE INDIVIDUAL PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED IN THE OPINION OF THE CITY ENGINEER, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE INDIVIDUAL PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION.

11. OWNERSHIP AND/OR MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNER ASSOCIATION MAY BE ASSIGNED TO AND PERFORMED BY A MASTER PROPERTY OWNER ASSOCIATION AS MAY BE PROVIDED IN ONE OR MORE SEPARATELY RECORDED DOCUMENTS.

12. ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND

13. NO CUT OR FILL SHALL BE ALLOWED ON A UTILITY EASEMENT CONTAINING A CITY-OWNED UTILITY WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER.

14. UTILITY EASEMENTS CONTAINING WATER LINES, BUT NOT SEWER LINES, MAY BE FENCED IF UNLOCKED GATES WITH A MINIMUM WIDTH OF 16 FEET ARE PROVIDED TO ALLOW FREE MOVEMENT OF EXCAVATING MACHINES, MAINTENANCE EQUIPMENT, AND PERSONNEL THROUGHOUT THE FULL LENGTH OF THE EASEMENT.

15. FENCES SHALL BE PROHIBITED WITHIN EASEMENTS CONTAINING SANITARY SEWER.

16. THE INDIVIDUAL PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION SHALL NOT IMPEDE, CONSTRICT OR BLOCK THE FLOW OF WATER IN ANY DRAINAGE EASEMENT OR NATURAL OR MAN-MADE WATERCOURSE, EXCEPT AS APPROVED BY THE CITY ENGINEER. NO FENCING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, EXCEPT ALONG THE BOUNDARY OF SUCH EASEMENT, APPROXIMATELY PARALLEL WITH THE ANTICIPATED FLOW, OR AS PERMITTED BY THE DEEP WELL RANCH MASTER PLAN.

17. THERE IS A CITY WASTE WATER TREATMENT PLANT APPROXIMATELY 2 MILES EAST OF THIS SUBDIVISION.

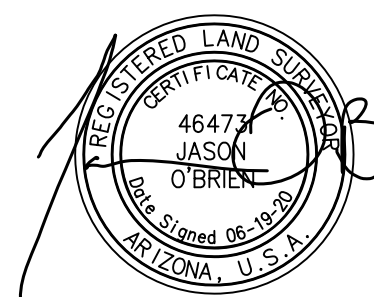
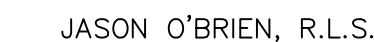
18. FLOOD ZONE INFORMATION: THE SUBJECT PROPERTY LIES WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04025C1690G, AFFECTIVE SEPTEMBER 3, 2010.

19. TEMPORARY TURN-AROUND EASEMENT TO BE USED DURING PHASE 4 CONSTRUCTION AS SHOWN ON DEEP WELL RANCH PARCEL 1.47 CONSTRUCTION PLANS BY LYON ENGINEERING & SURVEYING INC. AND SHALL BE VACATED UPON FUTURE CONSTRUCTION OF THE EXTENSION OF THE STREET.

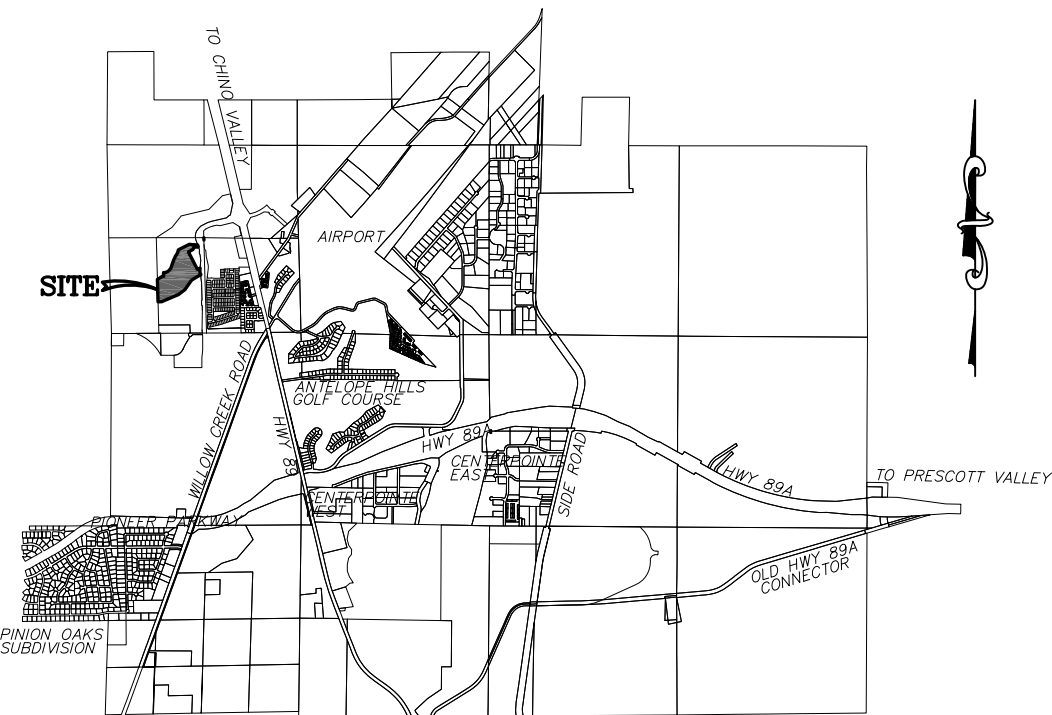
| DWR MP LUG ASSIGNMENT      |                     |
|----------------------------|---------------------|
| LOT 105-163                | LUG V - VILLAGE     |
| TRACTS O, P, Q, R, S, T, U | LUG OS - OPEN SPACE |

| TRACT SUMMARY |            |             |                          |
|---------------|------------|-------------|--------------------------|
| TRACT         | AREA (SF)  | AREA (ACRE) | PURPOSE                  |
| O-1           | 9,229.94   | 0.212       | OS, DE, SFE, PVT TE, PTE |
| O-2           | 19,139.91  | 0.439       | FD                       |
| O-3           | 25,047.36  | 0.575       | OS, DE, SFE, PVT TE, PTE |
| P-1           | 8,329.96   | 0.191       | FD                       |
| P-2           | 99,551.62  | 2.285       | OS, DE, SFE, PVT TE, PTE |
| Q             | 114,533.05 | 2.629       | OS, DE, SFE, PVT TE      |
| R             | 7,711.11   | 0.177       | OS, DE, SFE              |
| S-1           | 2,405.06   | 0.055       | FD                       |
| S-2           | 7,940.24   | 0.182       | OS, DE, SFE, PVT TE      |
| S-3           | 3,962.77   | 0.091       | FD                       |
| T             | 3,512.80   | 0.081       | OS, DE, SFE, PDE         |
| U             | 1,826.44   | 0.042       | OS, DE, SFE, PDE         |

OS= OPEN SPACE  
DE= DRAINAGE EASEMENT  
PDE= PUBLIC DRAINAGE EASEMENT  
SFE= SUBDIVISION FACILITIES EASEMENT  
PTE= PUBLIC TRAIL EASEMENT  
PVT TE= PRIVATE TRAIL EASEMENT  
FD= FUTURE DEVELOPMENT



EXPIRES 6/30/22



VICINITY MAP  
N.T.S.

THE FINAL PLAT OF "DEEP WELL RANCH PARCEL 1.47" ARE IN COMPLIANCE WITH  
CURRENT SUBDIVISION REGULATIONS AND CODES OF THE CITY OF PRESCOTT, ARIZONA.

THE DECLARATION OF RESTRICTIONS FOR "DEEP WELL RANCH" ARE RECORDED IN INSTRUMENT # 2019-0014928, IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND IS HEREBY INCORPORATED AS A PART OF THIS PLAT.

N01°32'56"W AS MEASURED BETWEEN THE SE CORNER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 2 WEST AND THE E 1/4 OF SAID SECTION 26, AS RECORDED IN INSTRUMENT #2016-0042382 ON FILE AT THE YAVAPAI COUNTY RECORDER'S OFFICE YAVAPAI COUNTY, ARIZONA. BEARINGS ARE BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED ON THE CITY OF PRESCOTT WEBSITE.

SPECIAL WARRANTY DEED  
INSTR# 2019-0014949, YCRO

ALTA/NSPS LAND TITLE SURVEY  
INST# 2019-0009372, YCRO  
WARRANTY DEED (WILLOW CREEK ROAD)  
INST# 2016-0009759, YCRO  
RECORD OF SURVEY (WILLOW CREEK ROAD)  
INST# 2018-0040988, YCRO  
QUIT CLAIM DEED (WILLOW CREEK ROAD)  
INST# 2018-0036561, YCRO  
DEEP WELL RANCH PARCEL 1.46A & 1.46B  
INST# 2020-0003994, YCRO

DEEP WELL RANCH PARCEL 1.47 IS LOCATED WITHIN THE VICINITY OF THE PRESCOTT REGIONAL AIRPORT (ERNEST A. LOVE FIELD). THIS LOCATION WILL BE SUBJECT TO AIRCRAFT OVER FLIGHTS. ORDINANCE NO. 4129, DESIGNATES "AN AIRPORT INFLUENCE AREA", RECORDED IN BOOK 3861 OF OFFICIAL RECORDS, PAGE 398 ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA. THE RECORDED OF THE FINAL PLAT IS PUBLIC NOTICE TO ALL RESIDENTS AND PROPERTY OWNERS THAT THIS SUBDIVISION IS LOCATED WITHIN AN "AIRPORT INFLUENCE AREA".

APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF PRESCOTT ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2020.

----- MAYOR ----- CITY CLERK -----

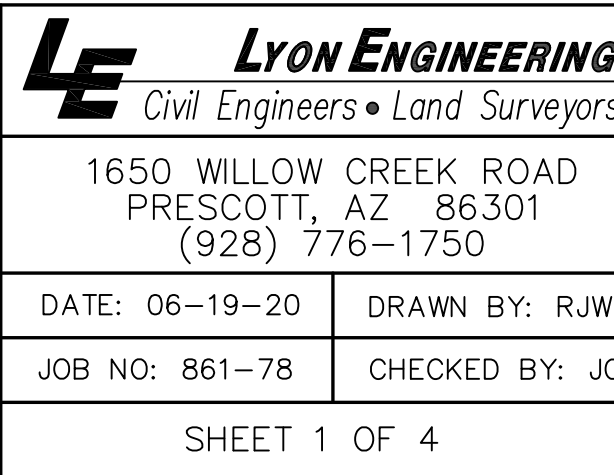
APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2020.

CITY ENGINEER

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DEPARTMENT ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COMMUNITY DEVELOPMENT DIRECTOR

I, JASON O'BRIEN, a duly Registered Land Surveyor in the State of Arizona, (License #46473) do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the survey and subdivision of the premises described and plotted hereon was made by me or under my direct supervision during the month(s) of MARCH, 2000; that the survey is in conformance with the approved preliminary plat; that the monuments shown actually exist or will be set as shown; that their positions are accurately shown; and that said monuments are sufficient to enable the survey to be retraced.



FINAL PLAT  
DEEP WELL RANCH PARCEL 1.47

LOCATED IN SECTION 26, TOWNSHIP 15 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
YAVAPAI COUNTY, ARIZONA.

WEST QUARTER CORNER  
FOUND ALUMINUM CAP MONUMENT  
STAMPED "AZTEC 2006"  
RLS# 42014

CENTER SECTION CORNER  
FOUND CAPPED REBAR  
RLS# 33861

S89°54'09"W 2628.41'

1313.92'

1314.49'

FOUND CAPPED REBAR  
RLS# 46473

N07°35'08"W 1153.50'

CHAMBERLAIN DEVELOPMENT  
PRESCOTT LLC  
102-19-001D

SHEET 2

SHEET 3

STATE OF ARIZONA  
800-20-033

FOUND CAPPED REBAR  
RLS# 46473

DEEP WELL RANCH PARCEL 1.46A & 1.46B  
INST# 2019-0003994, YCRO

FOUND CAPPED REBAR  
ILLEGIBLE

N89°39'34"E 2626.15'

S 1/4 CORNER  
NOTHING FOUND OR SET

LOCATION MAP  
SW 1/4 SECTION 26  
N.T.S.

27 26  
34 35  
FOUND ALUMINUM CAP  
MONUMENT  
STAMPED "AZTEC 2007"  
RLS# 42014

1311.99'

1314.16'

8" EASEMENT FOR PUBLIC UTILITIES (PUE)  
LYING ADJACENT TO AND PARALLEL TO ALL  
INTERIOR RIGHTS-OF-WAYS.

POP-OUT EASEMENT FOR PUBLIC  
UTILITIES (PUE) AT EACH FIRE  
HYDRANT LOCATION SEE  
SHEETS 3 AND 4.

FIRE HYDRANT

STREET SIDE PUE EASEMENT  
N.T.S.

20' FRONT SETBACK TO  
FACE OF GARAGE DOOR

11' FRONT SETBACK MINIMUM

RESIDENTIAL  
STREET CENTERLINE

R.O.W.

INTERIOR LOT

5' SIDE  
SETBACK

15' REAR  
SETBACK

5' ACCESSORY USE

P.L.

TYPICAL BUILDING ENVELOPE  
N.T.S.

LEGEND:

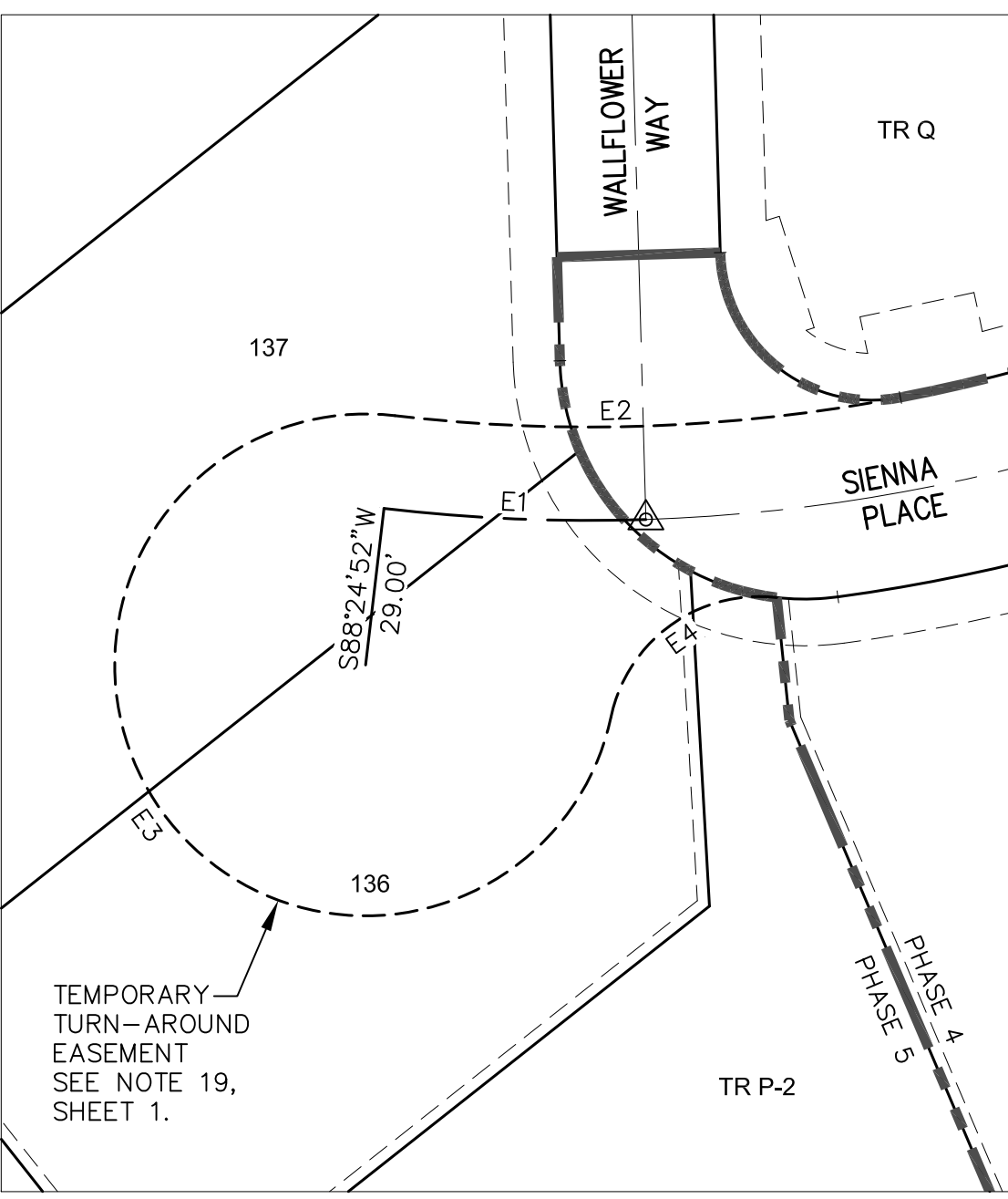
- FOUND SECTION OR QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SECTION LINE
- P.L. PROPERTY LINE
- R.O.W. RIGHT OF WAY
- YCRO YAVAPAI COUNTY RECORDERS OFFICE
- N.T.S. NOT TO SCALE

| LOT AREA |           |
|----------|-----------|
| LOT      | AREA (SF) |
| 105      | 9000.00   |
| 106      | 9000.00   |
| 107      | 9000.00   |
| 108      | 9000.00   |
| 109      | 9060.15   |
| 110      | 9529.66   |
| 111      | 9454.56   |
| 112      | 9247.01   |
| 113      | 9017.50   |
| 114      | 9007.42   |
| 115      | 9421.78   |
| 116      | 9129.98   |
| 117      | 9665.67   |
| 118      | 9352.78   |
| 119      | 8973.94   |
| 120      | 9027.53   |
| 121      | 9000.00   |
| 122      | 9000.00   |
| 123      | 9000.00   |
| 124      | 9000.00   |
| 125      | 8798.49   |
| 126      | 9000.00   |
| 127      | 9000.00   |
| 128      | 8980.56   |
| 129      | 10319.16  |
| 130      | 9214.87   |
| 131      | 9000.00   |
| 132      | 9011.44   |
| 133      | 9776.10   |

| LOT AREA |           |
|----------|-----------|
| LOT      | AREA (SF) |
| 134      | 9475.42   |
| 135      | 10720.25  |
| 136      | 10627.21  |
| 137      | 13007.59  |
| 138      | 13859.81  |
| 139      | 13859.81  |
| 140      | 13859.81  |
| 141      | 10849.18  |
| 142      | 10738.13  |
| 143      | 9448.92   |
| 144      | 10925.45  |
| 145      | 9720.78   |
| 146      | 9730.28   |
| 147      | 9400.64   |
| 148      | 8888.36   |
| 149      | 10854.11  |
| 150      | 9814.43   |
| 151      | 9175.34   |
| 152      | 9000.00   |
| 153      | 9000.00   |
| 154      | 8888.60   |
| 155      | 11619.69  |
| 156      | 10179.37  |
| 157      | 9005.19   |
| 158      | 9000.00   |
| 159      | 9000.00   |
| 160      | 9221.91   |
| 161      | 10141.75  |
| 162      | 11076.62  |
| 163      | 10679.21  |

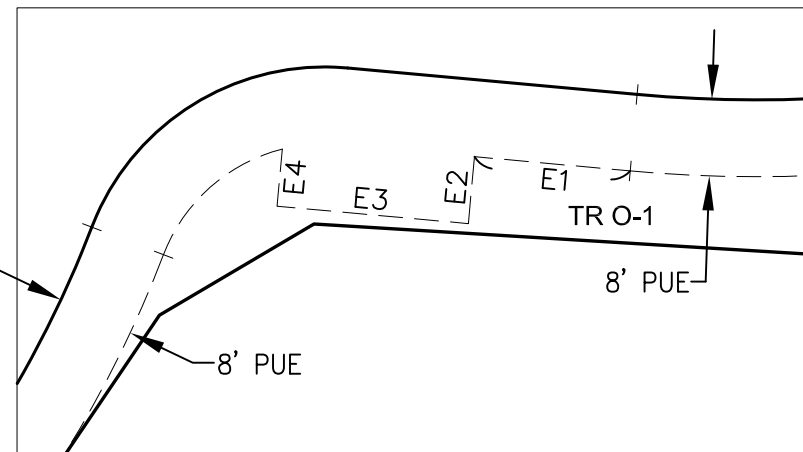
| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 38.00  | N76°41'12"E |
| L2         | 14.00  | N76°41'12"E |
| L3         | 14.00  | N76°41'12"E |
| L4         | 10.00  | N76°41'12"E |
| L5         | 18.69  | S49°02'48"E |
| L6         | 46.50  | S86°04'26"E |
| L7         | 33.98  | N80°04'15"E |
| L8         | 15.25  | S19°36'49"E |
| L9         | 13.53  | S19°36'49"E |
| L10        | 14.37  | S19°36'49"E |
| L11        | 14.40  | S19°36'49"E |
| L12        | 27.69  | S78°17'59"W |
| L13        | 22.64  | S82°31'48"W |
| L14        | 54.90  | N86°31'24"W |
| L15        | 18.69  | S59°29'13"W |
| L16        | 22.18  | S34°03'29"W |
| L17        | 43.22  | S21°17'28"W |
| L18        | 12.00  | S59°00'00"W |
| L19        | 12.00  | S59°00'00"W |
| L20        | 32.00  | N88°24'52"E |
| L21        | 2.00   | N88°24'52"E |
| L22        | 14.00  | N88°24'52"E |
| L23        | 14.00  | N88°24'52"E |
| L24        | 2.00   | N88°24'52"E |
| L25        | 9.86   | N60°08'48"E |
| L26        | 8.08   | N60°08'48"E |
| L27        | 76.24  | N60°08'48"E |
| L28        | 63.14  | N40°21'57"E |
| L29        | 33.53  | N35°33'26"E |
| L30        | 33.81  | N26°08'02"E |
| L31        | 60.45  | N32°59'01"E |
| L32        | 54.10  | N30°31'39"E |
| L33        | 4.85   | S78°40'38"E |
| L34        | 16.78  | S78°40'38"E |
| L35        | 12.81  | N73°41'11"E |
| L36        | 23.72  | N78°17'59"E |
| L37        | 35.75  | N82°27'56"E |
| L38        | 25.20  | S05°38'37"E |
| L39        | 14.95  | S26°51'51"E |
| L40        | 9.01   | S36°19'55"W |
| L41        | 6.00   | S01°35'08"E |
| L42        | 0.29   | N15°37'45"E |
| L43        | 22.57  | N02°56'32"E |
| L44        | 16.91  | N02°56'32"E |
| L45        | 18.51  | S66°57'45"W |
| L46        | 7.10   | N88°24'52"E |
| L47        | 1.07   | N36°19'55"E |
| L48        | 4.82   | S63°08'09"W |
| L49        | 42.50  | S67°08'12"E |
| L50        | 10.30  | S23°02'15"E |
| L51        | 5.63   | S23°02'15"E |
| L52        | 21.14  | N05°52'36"W |
| L53        | 16.30  | N01°35'08"W |
| L54        | 8.05   | S53°40'05"E |
| L55        | 3.07   | N26°51'51"W |
| L56        | 14.53  | N16°37'18"E |
| L57        | 14.59  | N16°24'04"E |
| L58        | 6.00   | S88°24'52"W |
| L59        | 36.57  | N65°59'30"E |
| L60        | 36.52  | N63°08'09"E |
| L61        | 2.86   | S64°42'58"E |
| L62        | 28.90  | N30°31'39"E |
| L63        | 16.09  | N29°48'45"W |
| L64        | 15.63  | N48°04'48"W |

| CURVE TABLE |        |         |            |             |          |
|-------------|--------|---------|------------|-------------|----------|
| CURVE       | LENGTH | RADIUS  | DELTA      | CHORD       | DISTANCE |
| C1          | 5.54   | 114.00  | 02°47'03"  | N11°55'16"W | 5.54     |
| C2          | 33.69  | 26.00   | 74°15'03"  | S47°39'16"E | 31.39    |
| C3          | 42.47  | 113.00  | 21°32'01"  | N84°27'12"E | 42.22    |
| C4          | 30.50  | 137.00  | 12°45'16"  | N88°50'34"E | 30.43    |
| C5          | 33.69  | 26.00   | 74°15'03"  | N58°05'41"W | 31.39    |
| C6          | 83.90  | 114.00  | 42°09'59"  | N42°03'10"E | 82.02    |
| C7          | 62.91  | 86.00   | 41°54'39"  | S42°10'50"W | 61.51    |
| C8          | 40.33  | 86.00   | 26°52'07"  | S07°47'27"W | 39.96    |
| C9          | 19.53  | 20.00   | 55°57'13"  | S33°37'13"E | 18.76    |
| C10         | 4.78   | 20.00   | 13°40'56"  | S68°26'18"E | 4.76     |
| C11         | 82.65  | 116.00  | 40°49'17"  | N54°52'08"W | 80.91    |
| C12         | 15.37  | 116.00  | 07°35'38"  | N30°39'40"W | 15.36    |
| C13         | 61.44  | 166.00  | 21°12'29"  | N16°15'36"W | 61.09    |
| C14         | 44.96  | 166.00  | 15°31'01"  | N02°06'09"E | 44.82    |
| C15         | 20.05  | 166.00  | 06°55'10"  | N13°19'14"E | 20.04    |
| C16         | 20.17  | 166.00  | 06°57'45"  | N20°15'41"E | 20.16    |
| C17         | 6.14   | 166.00  | 02°07'05"  | N24°48'06"E | 6.14     |
| C18         | 27.96  | 20.00   | 80°05'36"  | S14°11'10"E | 25.74    |
| C19         | 135.27 | 312.00  | 24°50'31"  | N41°48'42"W | 134.22   |
| C20         | 125.54 | 288.00  | 24°58'34"  | N41°44'41"W | 124.55   |
| C21         | 31.22  | 20.00   | 89°26'07"  | S81°02'59"W | 28.14    |
| C22         | 48.63  | 316.00  | 08°49'02"  | N40°44'26"E | 48.58    |
| C23         | 50.49  | 316.00  | 09°09'14"  | N49°43'34"E | 50.43    |
| C24         | 22.70  | 316.00  | 04°06'55"  | N56°21'38"E | 22.69    |
| C25         | 28.79  | 1016.00 | 01°37'24"  | N59°13'48"E | 28.79    |
| C26         | 75.28  | 1016.00 | 04°14'43"  | N62°09'51"E | 75.26    |
| C27         | 47.44  | 1016.00 | 02°40'31"  | N65°37'29"E | 47.44    |
| C28         | 24.16  | 316.00  | 04°22'51"  | N69°09'10"E | 24.16    |
| C29         | 60.04  | 316.00  | 10°53'11"  | N76°47'11"E | 59.95    |
| C30         | 10.51  | 42.00   | 14°20'33"  | N89°24'03"E | 10.49    |
| C31         | 15.57  | 42.00   | 21°14'11"  | S72°48'34"E | 15.48    |
| C32         | 28.55  | 42.00   | 38°57'01"  | S42°42'58"E | 28.01    |
| C33         | 15.87  | 42.00   | 21°39'20"  | S12°24'48"E | 15.78    |
| C34         | 31.42  | 20.00   | 90°00'00"  | S46°35'08"E | 28.28    |
| C35         | 30.26  | 184.00  | 09°25'22"  | N83°42'11"E | 30.23    |
| C36         | 86.69  | 184.00  | 26°59'36"  | N65°29'42"E | 85.89    |
| C37         | 50.31  | 184.00  | 15°39'59"  | N44°09'54"E | 50.15    |
| C38         | 72.62  | 284.00  | 14°39'04"  | N29°00'23"E | 72.42    |
| C39         | 30.00  | 284.00  | 06°03'06"  | N18°39'18"E | 29.98    |
| C40         | 77.14  | 116.00  | 38°06'08"  | S34°40'49"W | 75.73    |
| C41         | 40.50  | 116.00  | 20°00'15"  | S63°44'00"W | 40.29    |
| C42         | 24.71  | 20.00   | 70°47'36"  | N38°20'20"E | 23.17    |
| C43         | 33.93  | 114.00  | 17°03'09"  | S11°28'06"W | 33.80    |
| C44         | 35.37  | 114.00  | 17°46'27"  | S28°52'55"W | 35.22    |
| C45         | 50.47  | 114.00  | 25°22'01"  | S50°27'09"W | 50.06    |
| C46         | 28.46  | 86.00   | 18°57'51"  | N53°39'14"E | 28.34    |
| C47         | 86.28  | 86.00   | 57°29'06"  | N15°25'46"E | 82.71    |
| C48         | 180.03 | 84.00   | 122°47'49" | S77°01'39"W | 147.50   |
| C49         | 21.57  | 84.00   | 14°42'36"  | N34°13'08"W | 21.51    |
| C50         | 55.64  | 134.00  | 23°47'20"  | N14°58'11"W | 55.24    |
| C51         | 92.16  | 134.00  | 39°24'26"  | N16°37'42"E | 90.36    |
| C52         | 43.32  | 284.00  | 08°44'22"  | N40°42'06"E | 43.28    |
| C53         | 55.14  | 284.00  | 11°07'26"  | N50°38'00"E | 55.05    |
| C54         | 11.02  | 284.00  | 02°13'22"  | N57°18'24"E | 11.02    |
| C55         | 44.15  | 984.00  | 02°34'15"  | N59°42'13"E | 44.15    |
| C56         | 85.42  | 984.00  | 04°58'25"  | N63°28'33"E | 85.39    |
| C57         | 17.17  | 984.00  | 00°59'59"  | N66°27'45"E | 17.17    |
| C58         | 60.43  | 284.00  | 12°11'28"  | N73°03'29"E | 60.31    |
| C59         | 45.04  | 26.00   | 99°15'40"  | N51°12'57"E | 39.62    |
| C60         | 15.51  | 20.00   | 44°25'41"  | S20°37'43"W | 15.12    |
| C61         | 15.91  | 20.00   | 45°34'19"  | S65°37'43"W | 15.49    |
| C62         | 70.26  | 216.00  | 18°38'17"  | N79°05'44"E | 69.95    |
| C63         | 22.62  | 216.00  | 06°00'03"  | N66°46'34"E | 22.61    |
| C64         | 78.86  | 216.00  | 20°55'04"  | N53°19'01"E | 78.42    |
| C65         | 24.60  | 216.00  | 06°31'34"  | N39°35'42"E | 24.59    |
| C66         | 74.62  | 316.00  | 13°31'45"  | N29°34'02"E | 74.44    |
| C67         | 39.56  | 316.00  | 07°10'25"  | N19°12'57"E | 39.54    |
| C68         | 36.91  | 125.00  | 16°55'13"  | N86°45'36"E | 36.78    |
| C69         | 32.35  | 100.00  | 18°32'00"  | N04°02'48"W | 32.21    |
| C70         | 101.08 | 100.00  | 57°54'57"  | N34°10'41"E | 96.83    |
| C71         | 133.43 | 100.00  | 76°26'57"  | N24°54'41"E | 123.75   |
| C72         | 111.57 | 100.00  | 63°55'34"  | S31°10'22"W | 105.87   |
| C73         | 128.42 | 100.00  | 73°34'50"  | S52°25'10"W | 119.78   |
| C74         | 111.57 | 100.00  | 63°55'34"  | N58°49'38"W | 105.87   |
| C75         | 239.99 | 100.00  | 137°30'24" | S84°22'57"W | 186.41   |
| C76         | 163.97 | 150.00  | 62°37'57"  | N04°27'08"E | 155.93   |
| C77         | 1.48   | 150.00  | 00°33'49"  | N36°03'01"E | 1.48     |
| C78         | 165.45 | 150.00  | 63°11'46"  | N4°44'02"E  | 157.19   |
| C79         | 115.64 | 300.00  | 22°05'11"  | N47°22'30"E | 114.93   |
| C80         | 149.12 | 1000.00 | 08°32'39"  | N62°41'25"E | 148.99   |
| C81         | 110.80 | 300.00  | 21°09'43"  | N77°32'36"E | 110.17   |
| C82         | 181.80 | 200.00  | 52°04'57"  | N62°22'24"E | 175.61   |
| C83         | 108.40 | 300.00  | 20°42'10"  | N25°58'50"E | 107.81   |
| C84         | 130.42 | 300.00  | 24°54'29"  | N41°46'50"W | 129.39   |
| C85         | 37.70  | 24.00   | 90°00'00"  | N86°37'59"E | 33.94    |
| C86         | 37.70  | 24.00   | 90°00'00"  | N03°22'01"E | 33.94    |

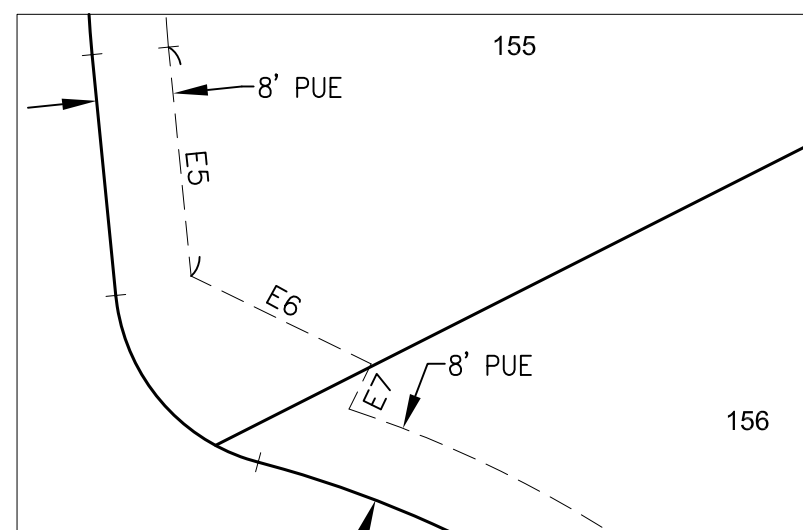


DETAIL "A"  
TEMPORARY TURN-AROUND EASEMENT  
SCALE: 1"=30'

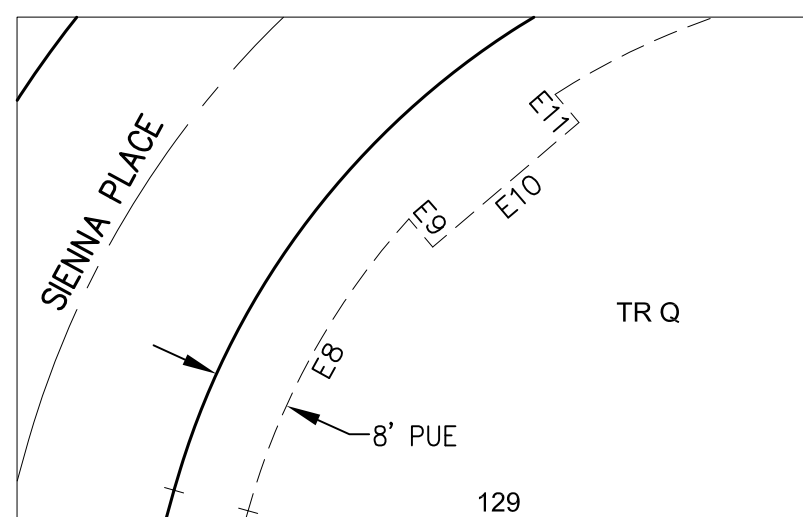
| EASEMENT CURVE TABLE |        |        |            |             |          |
|----------------------|--------|--------|------------|-------------|----------|
| CURVE                | LENGTH | RADIUS | DELTA      | CHORD       | DISTANCE |
| E1                   | 44.99  | 300.00 | 08°35'32"  | N87°34'47"W | 44.95    |
| E2                   | 87.05  | 284.00 | 17°33'46"  | S87°56'06"W | 86.71    |
| E3                   | 198.71 | 43.00  | 264°46'17" | S35°40'09"E | 63.52    |



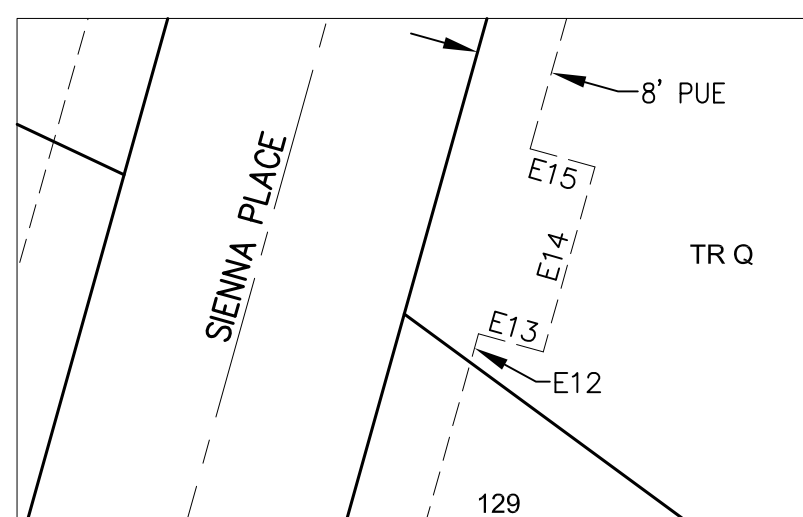
PUE EASEMENT DETAIL A  
SCALE: 1"=20'



PUE EASEMENT DETAIL B  
SCALE: 1"=20'



PUE EASEMENT DETAIL C  
SCALE: 1"=20'



PUE EASEMENT DETAIL D  
SCALE: 1"=20'

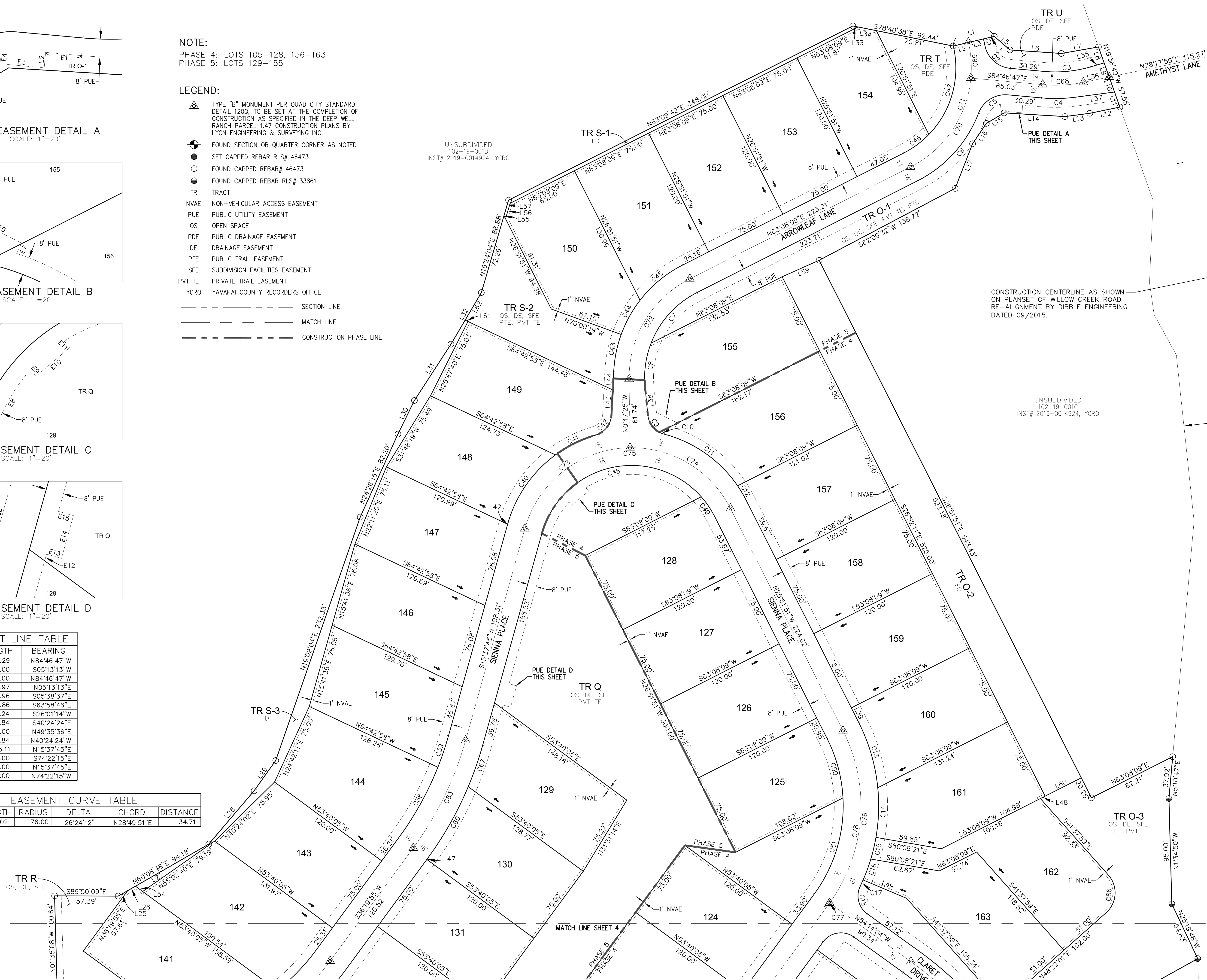
| EASEMENT LINE TABLE |        |             |
|---------------------|--------|-------------|
| LINE                | LENGTH | BEARING     |
| E1                  | 16.29  | N84°46'47"W |
| E2                  | 7.00   | S05°13'13"W |
| E3                  | 20.00  | N84°46'47"W |
| E4                  | 5.97   | N05°13'13"E |
| E5                  | 23.96  | S05°38'37"E |
| E6                  | 20.86  | S63°58'46"E |
| E7                  | 5.24   | S26°01'14"W |
| E8                  | 3.84   | S40°24'24"E |
| E9                  | 20.00  | N49°35'36"E |
| E10                 | 3.84   | N40°24'24"W |
| E11                 | 3.11   | N15°37'45"E |
| E12                 | 7.00   | S74°22'15"E |
| E13                 | 20.00  | N15°37'45"E |
| E14                 | 7.00   | N74°22'15"W |
| E15                 | 7.00   | N74°22'15"W |

| EASEMENT CURVE TABLE |        |        |           |             |          |
|----------------------|--------|--------|-----------|-------------|----------|
| CURVE                | LENGTH | RADIUS | DELTA     | CHORD       | DISTANCE |
| E8                   | 35.02  | 76.00  | 26°24'12" | N28°49'51"E | 34.71    |

NOTE:  
PHASE 4: LOTS 105-128, 156-163  
PHASE 5: LOTS 129-155

LEGEND:

- △ TYPE "B" MONUMENT PER QUAD CITY STANDARD DETAIL 120Q, TO BE SET AT THE COMPLETION OF CONSTRUCTION AS SPECIFIED IN THE DEEP WELL RANCH PARCEL 1.47 CONSTRUCTION PLANS BY LYON ENGINEERING & SURVEYING INC.
- FOUND SECTION OR QUARTER CORNER AS NOTED
- SET CAPPED REBAR RLS# 46473
- FOUND CAPPED REBAR# 46473
- FOUND CAPPED REBAR RLS# 33861
- TR TRACT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- OS OPEN SPACE
- PDE PUBLIC DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- PTE PUBLIC TRAIL EASEMENT
- SFE SUBDIVISION FACILITIES EASEMENT
- PVT TE PRIVATE TRAIL EASEMENT
- YCRO YAVAPAI COUNTY RECORDERS OFFICE
- SECTION LINE
- MATCH LINE
- CONSTRUCTION PHASE LINE



CONSTRUCTION CENTERLINE AS SHOWN ON PLANSET OF WILLOW CREEK ROAD RE-ALIGNMENT BY DIBBLE ENGINEERING DATED 09/2015.

UNSUBDIVIDED  
102-19-001C  
INST# 2019-0014924, YCRO

WILLOW CREEK ROAD  
INST# 2016-0009759, YCRO  
INST# 2018-0040988, YCRO  
INST# 2018-0036561, YCRO

JASON O'BRIEN, R.L.S.  
EXPIRES 6/30/22

SCALE: 1"=40'

**LYON ENGINEERING**  
Civil Engineers • Land Surveyors  
1650 WILLOW CREEK ROAD  
PRESCOTT, AZ 86301  
(928) 776-1750

DEEP WELL RANCH  
PARCEL 1.47  
DATE: 06-19-20 DRAWN BY: RJW  
JOB NO: 861-78 CHECKED BY: JO  
SHEET 3 OF 4





## COUNCIL AGENDA MEMO

**MEETING TYPE/DATE:**            **REGULAR SUBCOMMITTEE MEETING**            **03- 9-21**

**DEPARTMENT:**            **Public Works**

**AGENDA ITEM:** Water Service Agreement Application No. WSA21-003 Submitted by Chamberlain Development Prescott LLC, on Behalf of JCI Investments LLC, on Parcel Numbers 106-04-001N and 106-04-001L, Containing 320.17 Acres.

### ITEM SUMMARY

Water Service Agreement Application No. WSA21-003 was submitted by Chamberlain Development Prescott LLC, on February 2, 2021. Applicant is seeking potable water supplies to serve Hidden Hills Subdivision, containing 151 dwelling units.

### BACKGROUND

This Water Service Agreement Application is for 151 dwelling units. The property is encompassed within the boundary of the "Procedural Pre-Annexation Agreement, James Deep Well Ranches #1 and #2, Third Amendment to City Contract No. 2010-086". This project will be provided potable water through this Deep Well contract. The Deep Well Master Plan allows for a maximum of 10,500 dwelling units. To date the City has previously approved 477 dwelling units.

The estimated water usage for this project will be approximately 25.67 AF per year. The City's Water Resource Management Model (WRMM) estimates the average water use for new development of this type at 0.17 acre foot (AF), per dwelling unit, per year. After three (3) years of actual water billing data is collected, the actual water use will be recorded into the WRMM for future water use planning.

Applicant has completed the following:

Pre-Application Conference: October 8, 2020

Application Received: February 2, 2021

Submitted all Documents: February 9, 2021

Present to WIC: March 2, 2021 and March 9, 2021

Present to City Council: TBD

## FINANCIAL IMPACT

N/A

**Recommended Action:** MOVE to recommend forwarding WSA21-003 to Council for approval.

## ATTACHMENTS

1. [WATERSERVICEAGREEMENT Application Hidden Hills.pdf](#)
2. [PLN20-005\\_RND2\\_PRELIMPLAT HIDDEN HILLS.pdf](#)



## WATER SERVICE AGREEMENT APPLICATION

Public Works - Water Resource Management Division  
201 S. Cortez St., Prescott, AZ 86303  
(P) 928.777.1645 (F) 928.777.1255

Please complete this application and submit it with a building permit, site plan, or preliminary plat application. Include a legible legal description (metes and bounds) on a separate sheet of paper. Submit all documents and the filing fee directly to the Permit Center at 201 S. Cortez St, Prescott, AZ 86302.

### APPLICANT INFORMATION

Applicant: Chamberlain Development Prescott Contact Person: Vic Chapman  
Address: 1050 W Washington Ste 214 City/State/Zip: Tempe, AZ 85281  
Phone: 602-989-2488 Email: vchampman@sunstatebuilders.com

Property Owner: JCI Investments LLC Contact Person: \_\_\_\_\_  
Address: same as above City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT SITE

Address: Pioneer Parkway & Commerce Drive  
Current Zoning: SF-18 Proposed Zoning: SF-18 PAD  
Assessor's Parcel Number(s) of Existing Property:  
106 - 04 - 001N 106 - 04 - 001L \_\_\_\_\_  
Existing Water Service (Y/N): No Existing Sewer Service (Y/N): No  
Existing Well (Y/N): No If Yes, Well Registry No.: \_\_\_\_\_

### PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential  
Please provide brief description: 151 proposed lots on 320 acres. Site will be mass graded on the south end and five large estate lots on the north half.

# of Proposed Units: 2 # of Proposed Lots: 151

Has a Water Demand Analysis been completed (commercial)? \_\_\_\_\_  
Has a building permit application been submitted? No  
Has a Planning and Zoning Recommendation been made? \_\_\_\_\_

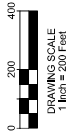
Applicant Signature: 

Date: 2/2/21

### OFFICE USE ONLY

|            |                  |                   |         |                 |
|------------|------------------|-------------------|---------|-----------------|
| DATE:      | PERMIT #: WSA18- | FEE PAID:         | ACCELA: | Legal Attached: |
| SITE PLAN: | BUILDING PERMIT: | PRELIMINARY PLAT: |         |                 |





| H4-Phase 1 Lot Size Table |              |       |            |              |
|---------------------------|--------------|-------|------------|--------------|
| Lot Number                | Area (sq ft) | Phase | Lot Number | Area (sq ft) |
| Phase 1                   |              |       |            |              |
| 1                         | 11,779       | 1     | 114        | 8,879        |
| 2                         | 10,200       | 61    | 115        | 10,200       |
| 3                         | 10,200       | 62    | 116        | 10,257       |
| 4                         | 14,151       | 4     | 117        | 118          |
| 5                         | 14,151       | 4     | 118        | 9,775        |
| 6                         | 13,038       | 65    | 119        | 10,200       |
| 7                         | 13,038       | 65    | 120        | 10,200       |
| 8                         | 10,200       | 66    | 121        | 10,200       |
| 9                         | 10,200       | 67    | 122        | 10,932       |
| 10                        | 10,168       | 69    | 123        | 10,200       |
| 11                        | 15,727       | 70    | 124        | 10,200       |
| 12                        | 13,385       | 71    | 125        | 10,950       |
| 13                        | 12,841       | 72    | 126        | 27,704       |
| 14                        | 10,200       | 73    | 127        | 25,058       |
| 15                        | 10,200       | 105   | 128        | 10,200       |
| 16                        | 10,200       | 106   | 129        | 10,200       |
| 17                        | 14,381       | 107   | 130        | 11,715       |
| 18                        | 14,381       | 107   | 131        | 10,200       |
| 19                        | 14,381       | 108   | 132        | 10,200       |
| 20                        | 10,200       | 109   | 133        | 10,200       |
| 21                        | 10,200       | 110   | 134        | 10,959       |
| 22                        | 10,200       | 111   | 135        | 10,200       |
| 23                        | 10,200       | 112   | 136        | 10,200       |
| 24                        | 10,864       | 113   | 137        | 13,128       |
| 25                        | 10,864       | 113   | 138        | 11,954       |
| 26                        | 12,000       | 64    | 139        | 13,148       |
| 27                        | 12,000       | 64    | 140        | 12,848       |
| 28                        | 13,611       | 74    | 141        | 10,200       |
| 29                        | 12,000       | 75    | 142        | 10,200       |
| 30                        | 12,000       | 75    | 143        | 10,200       |
| 31                        | 12,000       | 76    | 144        | 10,200       |
| 32                        | 12,000       | 76    | 145        | 10,200       |
| 33                        | 12,000       | 77    | 146        | 10,200       |
| 34                        | 12,000       | 78    | 147        | 13,719       |
| 35                        | 14,634       | 79    | 148        | 13,719       |
| 36                        | 14,634       | 80    | 149        | 13,719       |
| 37                        | 12,000       | 81    | 150        | 12,848       |
| 38                        | 12,000       | 82    | 151        | 12,848       |
| 39                        | 12,000       | 83    | 152        | 12,848       |
| 40                        | 12,000       | 84    | 153        | 12,848       |
| 41                        | 12,000       | 85    | 154        | 12,848       |
| 42                        | 12,000       | 86    | 155        | 12,848       |
| 43                        | 12,000       | 87    | 156        | 12,848       |
| 44                        | 12,000       | 88    | 157        | 12,848       |
| 45                        | 12,000       | 89    | 158        | 12,848       |
| 46                        | 10,200       | 90    | 159        | 12,848       |
| 47                        | 10,200       | 91    | 160        | 12,848       |
| 48                        | 10,200       | 92    | 161        | 12,848       |
| 49                        | 10,200       | 93    | 162        | 12,848       |
| 50                        | 10,200       | 94    | 163        | 12,848       |
| 51                        | 10,200       | 95    | 164        | 12,848       |
| 52                        | 9,959        | 97    | 165        | 12,848       |
| 53                        | 9,959        | 98    | 166        | 12,848       |
| 54                        | 10,200       | 99    | 167        | 12,848       |
| 55                        | 10,200       | 100   | 168        | 12,848       |
| 56                        | 10,200       | 101   | 169        | 12,848       |
| 57                        | 10,200       | 102   | 170        | 12,848       |

| SYMBOL LEGEND |                       |              |                                  |
|---------------|-----------------------|--------------|----------------------------------|
| [Line Style]  | EXISTING 1/4" CONTOUR | [Line Style] | PROJECT PHASE BOUNDARY           |
| [Line Style]  | SUB-PHASE BOUNDARY    | [Line Style] | MUNICIPAL BOUNDARY               |
| [Line Style]  | EXISTING LOT/ROW LINE | [Line Style] | Y/C PARCEL # AND OWNER INFO      |
| [Line Style]  | EASEMENT LINE         | [Line Style] | 30' x 30' SIGN EASEMENT LOCATION |

HIDDEN PHASES 1, 2 P.A.D.  
PRELIMINARY PLAN

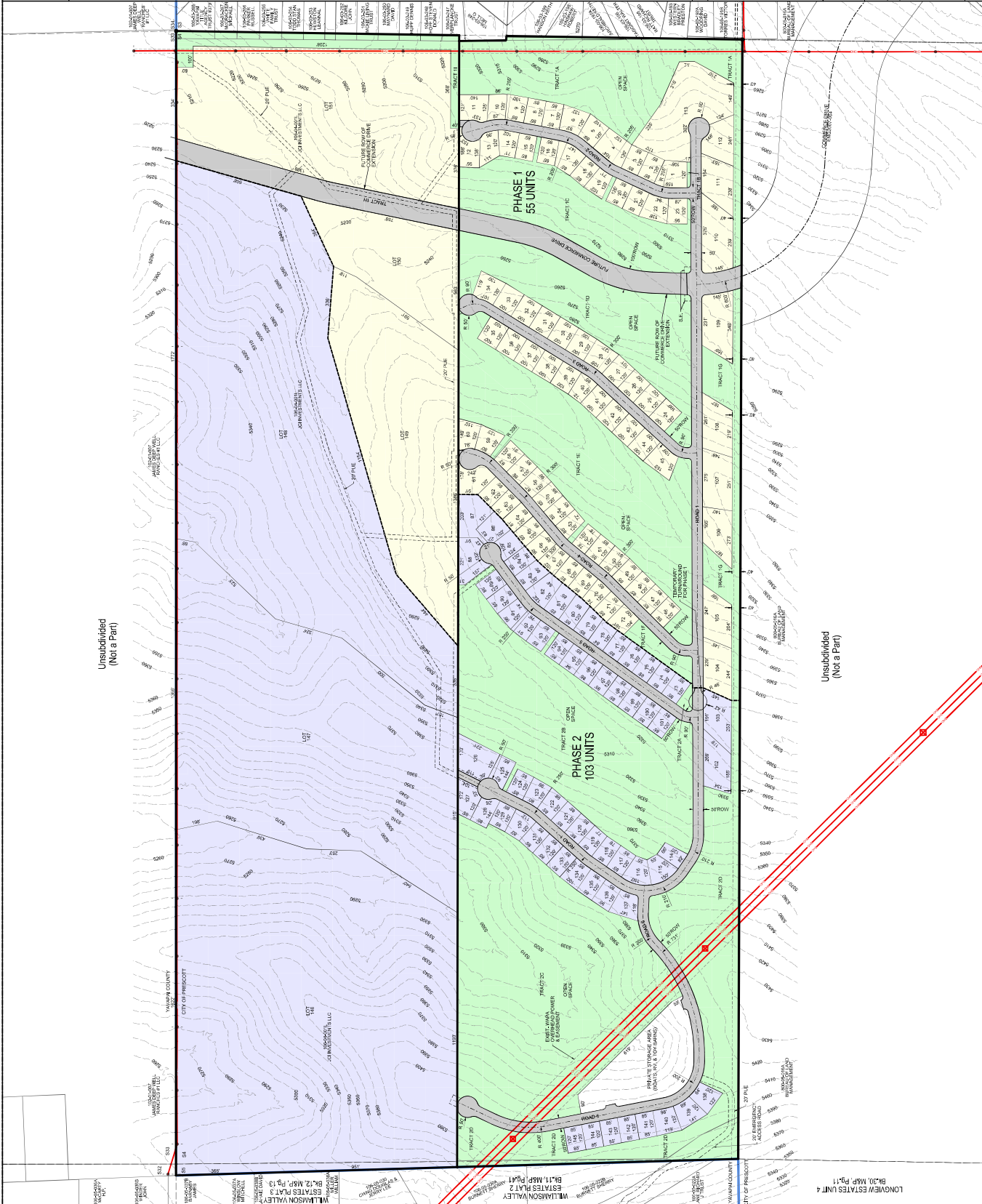
PHASES 1, 2  
ENGINEERS/SURVEYORS  
DATE OF PREPARATION: 2/1/2021  
DRAWN BY: JAMES S. LEE  
CHECKED BY: JAMES S. LEE

SCOTT A. LEE  
P.E.  
2/1/2021

SCOTT A. LEE  
P.E.  
2/1/2021

DATE OF PREPARATION: 2/1/2021  
DRAWN BY: JAMES S. LEE  
CHECKED BY: JAMES S. LEE

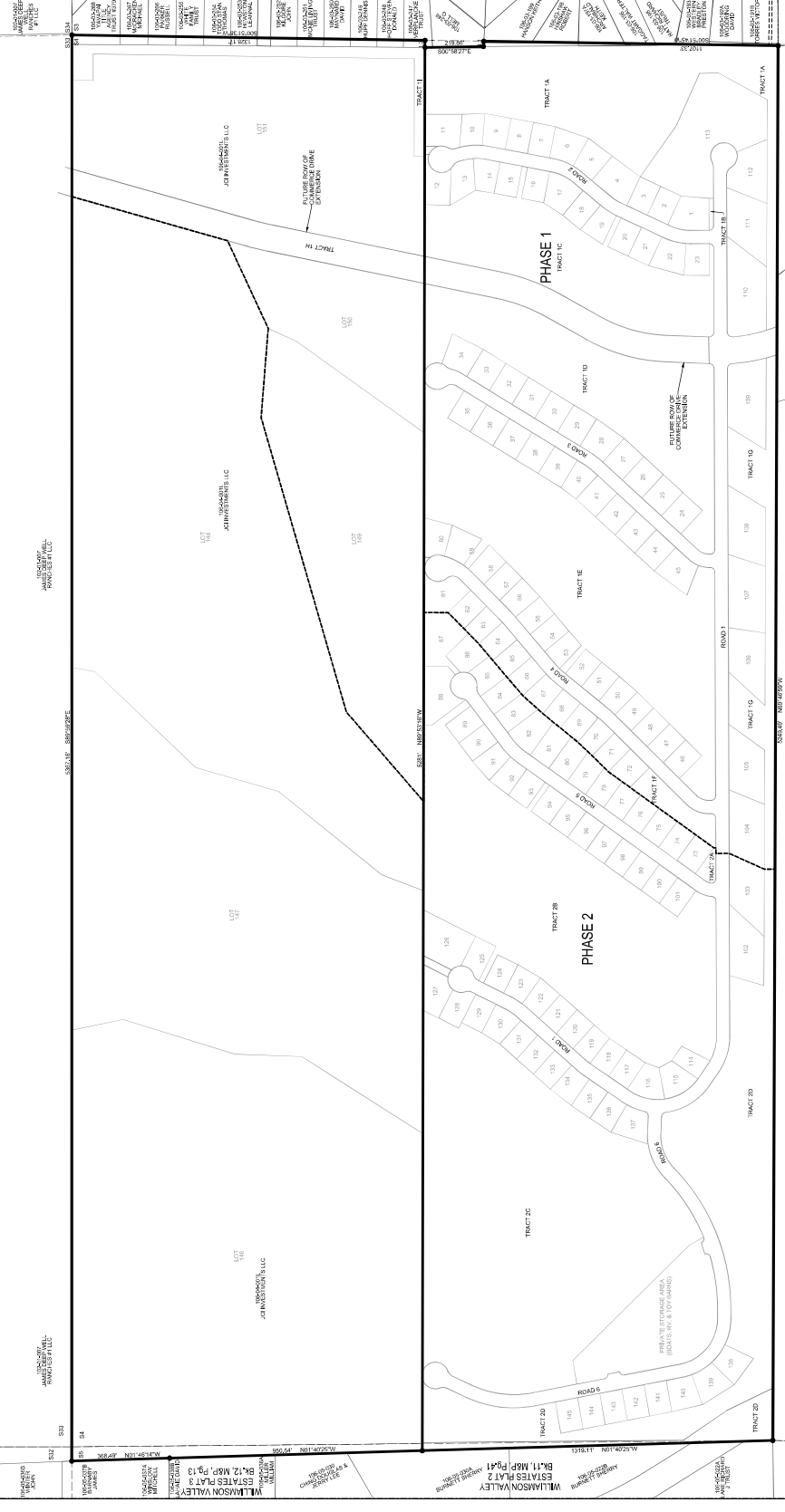
SCOTT A. LEE  
P.E.  
2/1/2021





Unsubdivided  
(Not a Part)

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(Not a Part)



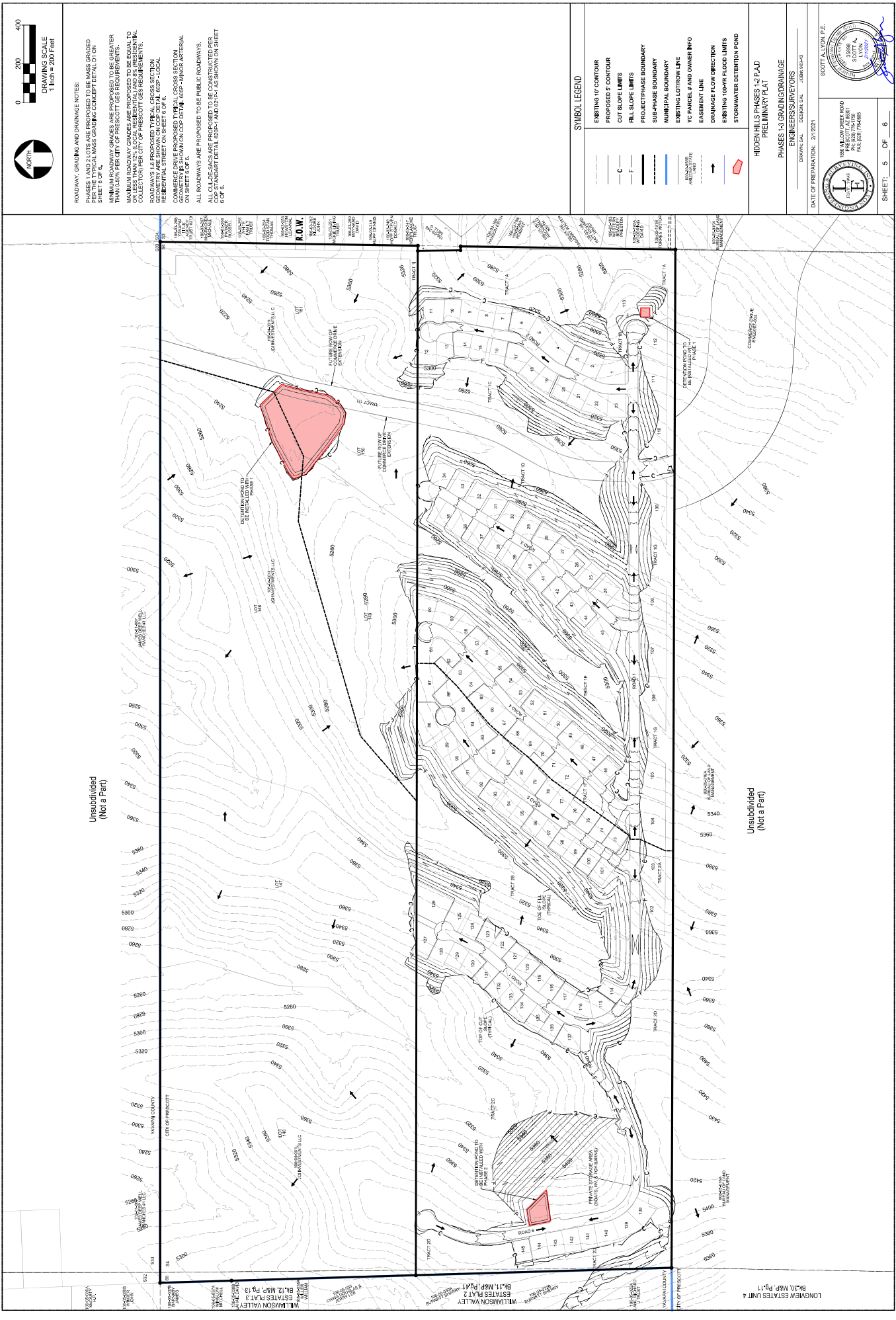
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Unsubdivided  
(Not a Part)

| Line Table |                      |
|------------|----------------------|
| Line       | Distance             |
| 1.1        | SPT 700'00" E 19.94' |
| 1.2        | NSP 53'15" W 27.08'  |

| Tract Areas |           |
|-------------|-----------|
| Tract       | Area (ac) |
| 1A          | 412.034   |
| 1B          | 8.47      |
| 1C          | 290.002   |
| 1D          | 8.40      |
| 1E          | 354.663   |
| 1F          | 590.009   |
| 1G          | 33.008    |
| 1H          | 133.685   |
| 1I          | 133.685   |
| 1J          | 133.685   |
| 1K          | 133.685   |
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ROADWAY GRADING AND DRAINAGE NOTES:  
PHASES 1 AND 2 LOTS ARE PROPOSED TO BE MASS GRADED  
PREPARE TYPICAL MASS GRADING CONCEPT DETAIL D1 ON  
SHEET 6 OF 6.  
PHASE 3 LOTS ARE PROPOSED TO BE GRADED  
THAT MEET CITY OF PRESCOTT'S REQUIREMENTS.  
MAXIMUM ROADWAY GRADES ARE PROPOSED TO BE EQUAL TO  
OR LESS THAN 12% LOCAL RESIDENTIAL AND UNRESIDENTIAL  
SLOPE LIMITS.  
ROADWAYS 1-4 ARE PROPOSED TYPICAL CROSS-SECTION  
GEOMETRY ARE SHOWN ON CONCEPT DETAIL D2P - LOCAL  
RESIDENTIAL STREET ON SHEET 6 OF 6.  
ROADWAYS 5-6 ARE PROPOSED TYPICAL CROSS-SECTION  
GEOMETRY ARE SHOWN ON CONCEPT DETAIL D2P - UNRESIDENTIAL  
STREET ON SHEET 6 OF 6.  
ALL ROADWAYS ARE PROPOSED TO BE PUBLIC ROADWAYS.  
ALL CUL-DE-SACS ARE PROPOSED TO BE CONSTRUCTED PER  
CITY OF PRESCOTT DETAIL D2P-1 AND D2P-1-1 AS SHOWN ON SHEET  
6 OF 6.

| SYMBOL LEGEND |                            |
|---------------|----------------------------|
|               | EXISTING 10' CONTOUR       |
|               | PROPOSED 5' CONTOUR        |
|               | CUT SLOPE LIMITS           |
|               | FILL SLOPE LIMITS          |
|               | PROJECT PHASE BOUNDARY     |
|               | SUB-PHASE BOUNDARY         |
|               | MUNICIPAL BOUNDARY         |
|               | EXISTING LOT/ROW LINE      |
|               | VC PARCEL # AND OWNER INFO |
|               | EASEMENT LINE              |
|               | DRAINAGE FLOW DIRECTION    |
|               | EXISTING 100K FLOOD LIMITS |
|               | STORMWATER DETENTION POND  |

DESIGNED BY: PHASES 1, 2, 3, 4, D  
PRELIMINARY PLAN

PHASES 1-3 GRADING/DRAINAGE  
ENGINEERS/SURVEYORS

DATE OF PREPARATION: 2/1/2021  
DRAWN BY: J. DEBARGE, S.E.  
CHECKED BY: J. DEBARGE, S.E.

SCOTT ALYON, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE NO. 17758  
EXPIRATION DATE: 2/1/2024

SCOTT ALYON, P.E.  
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SHEET: 5 OF 6

