



**TOWN OF PRESCOTT VALLEY MEMORANDUM**  
**UTILITIES DEPARTMENT**

Tele: (928) 759-3070 / Fax: (928) 759-5514

---

Date: July 8, 2024

To: Scott Lyon, P.E.  
Lyon Engineering & Surveying, Inc.  
1650 Willow Creek Rd  
Prescott, Az 86301  
(928) 776-1750  
[scottlyon@lyonengineering.com](mailto:scottlyon@lyonengineering.com)

**1st Review**

Cc: File

Lisa Vaughan, P.E.  
Utilities Engineer  
Town of Prescott Valley  
Utilities Department  
(928) 759-5506  
[lvaughan@prescottvalley-az.gov](mailto:lvaughan@prescottvalley-az.gov)

Andrew Powell, P.E.  
Utilities Engineer  
Town of Prescott Valley  
Utilities Department  
(928) 759-3086  
[apowell@prescottvalley-az.gov](mailto:apowell@prescottvalley-az.gov)

Neil Wadsworth, P.E.  
Utilities Director  
Town of Prescott Valley  
Utilities Department  
(928) 759-3070  
[nwadsworth@prescottvalley-az.gov](mailto:nwadsworth@prescottvalley-az.gov)

Re: Brakes Plus – Final Development Plan  
Plan Stamped: 05/25/2024      Permit Number: FDP24-008  
Plan Received: 06/24/2024      Plan Returned: 07/08/2024

---

Upon the Utility Department's 1<sup>st</sup> review of Brakes Plus – Final Development Plan, the following comments apply:

**General Comments**

- A utility civil improvements plan will need to be submitted showing all existing and proposed utilities, easements, and ROWs, their sizes and other pertinent information. Utility plans are to minimally meet Prescott Valley design standards and details.
  - **Sheet G.05 shows existing easements and the existing utilities.**
- Plans are to include all referenced standard details.
  - **We typically refer to where the detail can be downloaded versus pages of details, but we can add details as required.**
- Plans are submitted to CAFMA for review, which may require additional water utility considerations. A fire sprinkler system may be required.
  - **CAFMA review was supplied to us, sprinklers system not required.**

**Cover Sheet G.01 (1 of 11)**

- The sheets are not in order, specifically sheet 6.

- **Plans updated.**
- Records show that RP-3 is at an adjusted elevation of 5033.641 ft.
  - **Typo, now reads RP\_15**

#### **Removal Plan R.01 (6 of 11)**

- Include where removals are taking place over existing public water lines and valves that they be protected in place. Valve covers will need to be adjusted per QCSD 270Q.
  - **Note added on removal sheet and sheet C.01**

#### **Improvement Plans C.01 (8 of 11)**

- Records indicate that the southwest water line is teed, valved, then flanged with an air release valve and doesn't extend past that (see attached As-Builts). Was something found that shows otherwise so we can correct our records?
  - **Only items on the surface are the mainline valve and water meter box & setter (no meter). Further south, there is a meter box that is flanged off, see picture**



- The two water line extensions appear farther apart than shown on the As-Built plans (see attached). Were these found to be as close as shown on the plans?
  - **What is shown on the plans is what was found in the field. Only one service connection for this pad.**
- Is the existing meter associated with this property going to be utilized? It's currently under the owner Tri City Ice King. It is unclear between the improvements and final

development plans. Coordinate the plans and transfer the meter over to the new owner if needed.

- **My site visit in October of 2023 there is not a meter in the box and the Ice-King was already constructed by that time, so the meter must be in a different location, not the location we show on the plans.**
- Water lines should be placed per QCSD 200Q-1.
  - **Note 4 added to C.01**
- Sewer Key Note 16, the sewer service lateral should be connected per QCSD 440PV-1 and MAG Std Dtl 440-1.
  - **Revised.**
- Sewer Key Note 24, double cleanouts and backwater valves should be placed per QCSD 440PV-2.
  - **Revised to 440P-1, I do not see a 440PV-2**
- Sewer lines should be placed per QCSD 440PV-2 and 200Q-1.
  - **See note 4, to 440P-1, I do not see a 440PV-2**
- Will an irrigation meter be used? The landscaping plans indicate as much but this sheet does not show it.
  - **Irrigation plans state to tie into site water meter. It will be a tee with a separate backflow assembly on the water main to the building. No separate irrigation meter is needed.**
- Water meters should be placed within a ROW or easement. Include the size of the meter, size of the service line between the meter, and main with type “k” copper tubing. Water service connections and meters should reference QCSD 310PV-1, 310PV-2, 310PV-3, and 310PV-4 as appropriate..
  - **As noted above there is not a meter but the box and setter are existing. Service line is noted on the plan, but updated to show the material too, a new meter tap is not required.**



- Backflow prevention devices for water service lines are to be included and placed on the customer side of the property boundary immediately after the water meter. Improvement

plans are to show the size, make, model, and mounting orientation of the selected backflow prevention device. The selected device shall be an RP type and on the USC list of approved backflow prevention assemblies (<http://fccchr.usc.edu/list.html>). The device is to be placed in an electrically heated ASSE 1060 Class I enclosure.

- **Backflow added on our property it does not appear to be enough space for the backflow near the meter. Detail notes the USC and 1060 enclosure.**

### **Landscape Plan L1 of 6**

- No tree plantings or other permanent landscaping should be placed over or near enough to hinder work on existing or proposed water or sewer lines. A tree is right on the sewer lateral at the western side of the property. It is recommended that the tree be moved and/or replaced.
  - **Revised**
- Will an irrigation meter be used? These indicate as much but they and the improvement plans do not show it.
  - **No**

### **Final Development Plan (Sheet 1 of 1)**

- Records indicate that the water line on the southwest only slightly extends past the tee. Was something found that shows otherwise so we can correct our records?
  - **Revised, we assumed it went further south, but we will match the file you sent us.**
- The two water line extensions appear farther apart than shown on the As-Built plans (see attached). Were these found to be as close as shown on the plans?
  - **Only the one service line was found along the site, so the second one shown on the plan must not have been constructed.**
- Is the existing meter associated with this property going to be utilized? It's currently under the owner Tri City Ice King. It is unclear between the improvements and final development plans. Coordinate the plans and transfer the meter over to the new owner if needed.
  - **See note above, not meter in this meter box.**
- Will an irrigation meter be used? The landscaping plans indicate as much but this sheet does not show it.
  - **Irrigation plans state to tie into site water meter. It will be a tee with a separate backflow assembly on the water main to the building. No separate irrigation meter is needed.**

**END OF COMMENTS**