

Line	09/30/17	Review Document	Commenter	Section	Sub Section	Page	Comment/Change	Clarification	Response	#	MP	pg	LDC	pg2	GES	pg3	Topic	Note	
1	1	Master Plan (6/27/17)	SO	4	4.1		Note that master reports are conceptual and that future detailed infrastructure reports will be required to be prepared.		Section 4.2 clarifies the overview nature of the Master Reports and a requirement for more detailed reports submitted with subdivision and site plan applications. A reference to Section 4.2 - Infrastructure Master Reports is added.										
2	3	Master Plan (6/27/17)	CD	4	4.1.C		As development proceeds the current standards for utilities must be followed at the time of development. The life of the development will have many new technologies and standard revisions.		Section 4.1 C. is revised. Reference to applicability of General Engineering Standards is included in the development agreement.										
3	2	Master Plan (6/27/17)	SO	4	4.1.C		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Through discussion with staff, we understand Section 4.1 C can be interpreted in multiple ways. Section 4.1 C is revised to state standards included in the Master Plan amend the Land Development Code and General Engineering Standard rather than replace. If a standard is not included in the Master Plan then the City Code and GES apply.										
4	2	Master Plan (6/27/17)	CA	4	4.1.C	4-2	The general development standards set forth in this master plans replace all City Rules , regulations , policies , development standards, and design guidelines (as well as any future modifications or new City rules, regulations, policies, development standards of design guidelines addressing the subject matter of the Development standards. Response- what is proposed in this master plan is vague at best, no way to know what is proposed and no way to know what the impact to public safety and public health. This potentially could have severe consequences for the City. Providing "Carte Blanche" could be allowing the overturning of many ordinances and other vetted documents adopted by council.		See line 3. The Master Plan establishes a framework for development. The Master Plan and General Development Standards provide a menu of options to apply when development occurs within the Property. As land planning and parcel design move forward, detailed site plans apply the General Development Standards. Detailed plans are submitted to the City for review and must be approved prior to development. The Master Reports establish conservative baseline assumptions for full build-out. As development occurs the Master Reports will be revised and updated as required per Section 4.2 of the revised document. Systems designs are further evaluated in detail and the Master Reports are amended to assure adequate planning for future water services, sewer services, stormwater management and backbone circulation. With each Site Plan and Subdivision application the City will review for public health and safety. Only the standards and processes, as specified in Master Plan and adopted by Council, would deviate from existing adopted ordinances and documents.										
5	1	Master Plan (6/27/17)	SO	4	4.2		Clarify/add "City" before Community Development Director.		Section 4 is revised. The term is included in process and procedure text that is moved to the development agreement. As a result it is no longer in this section.										
6	1	Master Plan (6/27/17)	CA	4	4.3	4-3	1st paragraph - If there is a conflict between the master plan and the development agreement regarding an issue, then the document that more specifically address the issue shall control. Response-the master plan shall be compared with the development agreement to make certain they do not deviate from each other. The development agreement shall control in all cases and can be amended as needed by council		Agreed. To the best effort possible the documents should not conflict. The section is removed.										
7	1	Master Plan (6/27/17)	CD	4	4.3		The development agreement should be the governing document and can be amended. The master plan is high level planning not specific details.		This section is removed. Refer to the development agreement for conflict resolution.										
8	1	Master Plan (6/27/17)	SO	4	4.3		Typically, the Development Agreement governs over a Master Plan or other document.		SPC zoning requires a Master Plan as the guiding zoning document. Zoning will carry, in perpetuity, with the Property. The Development Agreement (DA) is a document that will expire. The DA is desired to define responsibilities for the parties involved while the Master Plan (or zoning) defines the development standards. See also line 5.										
9	1	Master Plan (6/27/17)	CD	4	4.5		"A more detailed infrastructure report shall be developed, if necessary, and submitted with a subdivision plat for that specific plat, portion of a plat, or site plan."		With revisions, Section 4.5 is now Section 4.2. The word "may" is replaced with "shall" as requested. "If necessary" allows the City to determine which master reports require updates on a case-by-case basis. Initial development will essentially require all reports to be updated. As redevelopment occurs, only select reports may need updating (as required by the City).										
10	1	Master Plan (6/27/17)	SO	4	4.4.A		Define who is the Community Council?		This section is removed from the Master Plan. The Community Council is a private entity the responsible for the establishment, implementation and enforcement of community-wide standards, improvements and disclosures. This entity typically oversees both residential and non-residential HOAs as well as leading efforts to build social values within the community.										
11	1	Master Plan (6/27/17)	CA	4	4.4.C.3	4-4	A provision that a City representative selected by the City Manager shall review all projects that also require City approval. Response-one person can never acquire the knowledge and expertise to be responsible to review all projects, best to have all departments review. This would guarantee competency and consistency		Agreed. Section 4 is revised and this section is removed. Section 4.10 made reference to, "shall include the designee of each person." The City Manager would have the authority to assign reviews as appropriate for each department to guarantee competency and consistency.										
12	1	Master Plan (6/27/17)	CD	4	4.4.C.3		All city departments shall review the projects for city approvals.		See line 11.										
13	1	Master Plan (6/27/17)	CA	4	4.5.A	4-5	2nd paragraph "the property is currently crossed by two three major north-south transmission waterlines that...." 3rd paragraph "As determined by the City, looped public waterlines..." 4th paragraph, 1st sentence "in addition, logical water consumption alternatives..." Response-No information on logical water consumption alternatives		The word "two" is replaced with "three" as requested. Two of the lines run parallel and were incorrectly counted as one. Thank you for pointing this out. The backbone waterline system will be developed in accordance with the City approved Master Water Report as may be amended from time to time. We respectfully request to propose to the City looped public waterline alignments within the Property in conjunction with development plans. The City will evaluate the Master Water Report and proposed improvement plans to determine if the proposed plans will adequately serve the planned-community needs. Standard water demand criteria are used to develop the Master Water Report. Logical water consumption alternatives anticipates advancements in techniques and technology to sustainable water applications. Future refinement of the demand and design criteria of the potable water systems require City approval as well as updates to the Master Water Report.										
14	1	Master Plan (6/27/17)	CA	4	4.5.A	4-5	4th paragraph, 3rd sentence".....advances; certain sustainable applications will be employed within the property..." Response-not enough information, what does this mean? Provide detail		When advancements in water conservation technology and techniques are made, development within the Property will seek to incorporate such elements deemed appropriate when they become a viable option. The specific technique or technology is unknown at this time. The Master Plan and Master Reports may be amended when approved by the City to allow such advancements to be incorporated.										

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15	1	Master Plan (6/27/17)	CD	4	4.5.B		There is not sufficient quantities of non-potable water available for use on this development.		The Master Non-Potable Water section is included in anticipation of a future system, should one become available. Text is added to Section 4.5 B stating, "Ownership, operations, and maintenance responsibilities, whether a public or private system, will be determined prior to the system being installed."										
16	1	Master Plan (6/27/17)	CD	4	4.5.C	2	"The property can be served by a public gravity sewer collection system augmented by Lift Station pump-stations. "		Thank you. "booster pump" is replaced with "lift".										
17	1	Master Plan (6/27/17)	CA	4	4.5.C	4-6	4th paragraph."...logical wastewater reduction alternatives will be incorporated..." "certain sustainable applications will be employed..." Response -not enough information, what does this mean? Provide detail.		Standard wastewater demand criteria are used to develop the Master Wastewater Report. Logical wastewater consumption alternatives anticipates advancements in techniques and technology to sustainable water applications. Future refinement of the demand and design criteria of the wastewater systems require City approval as well as updates to the Master Wastewater Report. When advancements in wastewater technology and techniques are made, development within the Property will seek to incorporate such elements deemed appropriate when they become a viable option. The specific technique or technology is unknown at this time. The Master Plan and Master Reports may be amended when approved by the City to allow such advancements to be incorporated.										
18	1	Master Plan (6/27/17)	CD	4	4.5.C		"The wastewater will be treated at the City's Airport Water Reclamation Facility Plant located east of the airport"		Revised as requested.										
19	1	Master Plan (6/27/17)	MD	4	4.5.D		This section refers to MP Section 11 and the MDP, but adds further concepts related to placement and use of retention facilities and verbiage regarding discharges to the "natural drainage system" and 100-year flows. This additional verbiage may conflict with the relevant portions of Section 11 and the MDP, so recommend it be removed from section 4.5D and let the other two sections contain the specifics.		Concept related text is removed as recommended. Text not already incorporated in Section 11 is added.										
20	1	Master Plan (6/27/17)	SO	4	4.6		City to approve phasing. Each phase to operate independently. More than City Engineer to review and approve.		Site plan and subdivision plat applications will be processed as described, and revised, in the development agreement. As with all City approvals, phasing would be approved by the City. Section 4.6 (4.3 as revised) describes how infrastructure adjacent to one parcel is planned in order for the next parcel to operate. The infrastructure for the next parcel would be installed when the next parcel is developed. This section includes, "infrastructure improvements will be designed and sized to accommodate planned improvements within each phase of development" thus requiring each phase to operate independently. However, as a part of a master plan, we respectfully request that each phase be integrated into the master planned systems. Reference to approval by the City Engineer is replaced with approved by the City.										
21	1	Master Plan (6/27/17)	CA	4	4.8	4-10	1st paragraph ** City uses the Site plan process for water allocation and water and sewer connectivity		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City. The site plan approval process is revised in order to address water allocation.										
22	1	Master Plan (6/27/17)	SO	4	4.8.A		Follow existing PAC process.		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City. Text is revised to align with the PAC process.										
23	1	Master Plan (6/27/17)	CA	4	4.8.B	4-10	Required information for Site plan Review. 3. Include utilities and utility information required for site plan review		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City.										
24	1	Master Plan (6/27/17)	SO	4	4.8.B		Follow City Code, Land Development Code and General Engineering Standards.		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City. Required information for Site Plan Review includes compliance with Section 9.8.4 (B) of the Land Development Code (LDC). This section of the LDC includes required elements as well as any additional information requested by the Community Development Director to define clearly the intended development and uses of the property. Land Use Groups (LUGs) and permitted uses within each LUG are defined in the Master Plan. This information is required in addition to the applicable requirements of the LDC.										
25	1	Master Plan (6/27/17)	SO	4	4.8.D		Define who is the Technical Review Committee?		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City. Section 4.8.D refers to the City's Technical Review Committee. The City defines this committee in Section 8.5 of the Land Development Code to include the Public Works Director, City Engineer, Building Official, Fire Chief, and Community Development Director.										
26	1	Master Plan (6/27/17)	SO	4	4.8.E		Should the approving body be the City Council?		Section 4.8 is removed from the Master Plan and incorporated into the development agreement as requested by the City.										
27	1	Master Plan (6/27/17)	SO	4			Revise Master Plan document to discuss the Master Reports as "Conceptual Documents that require detailed updates for each development project proposed."		Text included in Section 4.5 (4.2 revised) describes the overview or conceptual nature of the Master Reports, as may be amended with the approval of the City Engineer, and additional text to clarify updates may be required by the City Engineer.										
28	1	Master Plan (6/27/17)	WB	7	7.6	F	The description needs to be detailed with dimensions and diagrams or follow General Engineering Standards.		Text is Section 7.6 F. specifying standards is deleted as requested by Engineering Services Program Development. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.										
29	1	Master Plan (6/27/17)	WB	7	7.6	F-4	There is nothing listed in Section 10 or 13 for trash collection.		Section 10 includes standards for walls. Section 10.11 is added based on text from 7.6 F. The initial draft document included notes within Sections 13. These were removed prior to making an application to the City. The reference to Section 13 is removed.										
30	1	Master Plan (6/27/17)	SO	7	7.6.D		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 D. specifying standards is deleted as requested. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.										

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31	1	Master Plan (6/27/17)	SO	7	7.6.E		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 E. specifying standards is deleted as requested. Text as guidance and reference remains. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
32	1	Master Plan (6/27/17)	SO	7	7.6.F		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 F. specifying standards is deleted as requested. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
33	1	Master Plan (6/27/17)	SO	7	7.6.G		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Section 7.6 G. is guidance text and does not specify deviations from City standards. We respectfully request to keep Section 7.6 G. as is. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
34	1	Master Plan (6/27/17)	SO	7	7.6.I		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 I. specifying standards is deleted as requested. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
35	1	Master Plan (6/27/17)	SO	7	7.6.M		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 M. specifying standards is deleted as requested. Text as guidance and reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
36	1	Master Plan (6/27/17)	SO	7	7.6.N		Delete section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		Text in Section 7.6 N. specifying standards is deleted as requested. Text as reference remains. Section 4.1 C. is revised. References to the applicability of the Land Development Code and General Engineering Standards is included in the DA. The GES is the standard if not otherwise specified in the MP/DA.									
37	3	Master Plan (6/27/17)	BK	8	8.1		Allowing modifications to the City's Engineering Standards to accommodate a vision is not a valid reason. The standards are put in place to ensure the long-term value of the City's infrastructure assets. Also, "maintaining necessary minimum requirements for vehicle access" refers to the City's Engineering Standards, so allowing modifications is contradictory.		The Master Plan seeks to strike a balance of infrastructure and quality of life. It emphasizes the make-up of the entire network of the circulation system rather than typical design functions that emphasize vehicular movement and traffic speeds. As described in the vision, the goal is to create a system that provides focus on the circulation pattern as it relates to its surrounding form. This focus places the importance of safely moving pedestrians and bicycles as well as vehicles. Street sections are established herein along with a path and trail network that encourages pedestrian-friendly uses and relationships.									
38	3	Master Plan (6/27/17)	BK	8	8.1		Replacing the "geometric requirements for fire department and solid waste vehicles" will also affect the functioning of snow plowing equipment.		Standards proposed are based on city vehicle turning maneuvers. We agree, snow plowing equipment should also be considered. We welcome further discussion to understand if snow plowing equipment requires greater maneuvering areas than the largest fire truck.									
39	1	Master Plan (6/27/17)	IM	8	8.1		First Paragraph, Second sentence, "They are designed to create great neighborhoods and drive traffic to the core to support the retail components of an economic engine to support the activity of the City." Modify to add the statement "and move regional traffic efficiently through and too the area."		A statement is added clarifying moving regional traffic circulation along Pioneer Parkway, 89, and Willow Creek Road. A Hierarchy of Roadway Priorities figure is added.									
40	2	Master Plan (6/27/17)	IM	8	8.1		Bike lanes may be required on arterials and district streets. Modify this section to reflect that.		Based on conversations with city staff, Arterial streets follow City standards. The City standard detail for arterial streets includes a shared-use trail one side and a sidewalk on the other. It does not include on-street bike lanes. The Master Plan includes options for bike lanes along District Streets as shown on Exhibit 8.3 and 8.6. As previously discussed with city staff, shared-use paths are included along district streets as a minimum standard.									
41	1	Master Plan (6/27/17)	IM	8	8.1		First Paragraph, Second sentence, "They are designed to create great neighborhoods and drive traffic to the core to support the retail components of an economic engine to support the activity of the City." Modify to add the statement "and move regional traffic efficiently through and too the area."		See line 39.									
42	1	Master Plan (6/27/17)	IM	8	8.1		Bike lanes may be required on arterials and district streets. Modify this section to reflect that.		See line 40.									
43	3	Master Plan (6/27/17)	IM	8	8.1		The CYMPO 2040 Regional Transportation Plan shows SR89 being a six lane facility and regional growth in the coming years will require expansion of SR89A, SR89A/Pioneer Parkway intersection and the SR89A/SR89 interchange. The master plan appears to show structures close to the existing right of way for many of these roads and intersections. To ensure the future expansion of these regional facilities can occur a larger setback from the property line will be required. Modify the report and land uses and setbacks to include this change.		In addition to Willow Creek Road right-of-way, in the last year major additional rights-of-way have been provided along SR 89 to accommodate CYMPO build-out. Right-of-way has also been provided for full current-known interchange improvements.									
44	3	Master Plan (6/27/17)	IM	8	8.1		New access points will negatively impact the safety and capacity of any regional route. To maximize the safety and capacity, the new access points should be limited as much as possible on any regional roadway and focused towards access on James Lane. New access points should be limited to right-in-right out as much as possible through traffic movements should be preserved whenever alternative access is available.		As described, there is no viable solution for commercial development. Three (3) full-movement and two (2) right-in/righti-out movement intersections were required for Desert Ridge along a six-lane portion of Tatum Boulevard. The Master Plan request is more restrictive than this, but required to support viable commercial uses.									
45	3	Master Plan (6/27/17)	BK	8	8.2		Planting trees near the street creates a maintenance problem in the future. As the trees grow the root system will lift sections of the curb, gutter and roadway forcing the removal of the tree and the repair to the assets affected. Narrow streets also affect the ability to do road maintenance and plow snow.		The Master Plan proposed development standards seek to strike a balanced system including bicycle and pedestrian and is not designed solely for vehicles.									

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46	3	Master Plan (6/27/17)	WB	8	8.4	8	Cul-de-sacs need to be designed to meet the City guidelines. If hammerheads are included as part of a residential development, there needs to be no parking or trash collection in the hammerhead.		Cul-de-sac design concepts are based on trash and fire truck turning radii guidelines. A legend is added to Exhibit 8.31 to illustrate where trash collection is not provided. This includes hammerheads. Design concepts deviate from the standards when cul-de-sacs are designed like plaza spaces. The required clear zones and turning radii are incorporated into the plaza design.									
47	1	Master Plan (6/27/17)	WB	8	8.4	C-1	There needs to be more of a description of where the trash will be placed on the one-way street. What does a resident do that lives on the opposite side of the street?		Additional description is added to Section 7.6 F. suggesting pads, location plaques or other techniques that may be used to indicate day of collection placement of trash containers. Detailed review for specific applications will be reviewed with site plan and subdivision applications for adequate access and can servicing.									
48	2	Master Plan (6/27/17)	WB	8	8.4	D-1	There needs to be a description of where the trash will be placed for collection with the on-street parking and bike lanes.		Similar to Alarcon, trash placement on collection days will follow City standards.									
49	1	Master Plan (6/27/17)	BK	8	8.4		"Residential lot driveway access to an arterial or District Street shall be restricted to avoid vehicles backing out onto the arterial." Street parking creates problems during maintenance work and snow plowing.		Arterial road standards are not amended by the Master Plan. Arterial roads follow GES standards is added to 8.6. A.1. District Streets can be 2 lane or 4 lane depending on traffic volume calculations. Clarity added for residential driveway access to 2-lane District Streets.									
50	2	Master Plan (6/27/17)	BK	8	8.4		The City does not have the ability or manpower to maintain colored concrete or stamped or colored asphalt, or surfaces other than concrete and asphalt.		Request included to allow character details similar to Alarcon. We respectfully request to develop streets with character details similar to Alarcon.									
51	1	Master Plan (6/27/17)	BK	8	8.4		Who would be responsible for maintaining charging stations or other alternative energy solutions if included as part of parking stalls?		Up to the City to determine at time of install. Likely to be stipulated by the City to whomever requests to install it.									
52	3	Master Plan (6/27/17)	BK	8	8.5		"The width of a Travel Lane on a District Street is eleven feet. The inside Travel Lane width can be reduced to ten and one-half feet when adjacent to another Drive Lane and a raised median ..." The City snow plows are eleven feet wide. The streets should be built to City standards.		Single lane roadways proposed are a minimum 12' wide plus another 3' of gutter for a total width of 15'. Parking requires additional width. The width of a travel lane on the standard city detail is 10.5'. Based on discussion with staff, when a single curb is proposed along an inside lane an additional foot is required for an 11.5 foot travel lane.									
53	1	Master Plan (6/27/17)	BK	8	8.5		The City does not have the ability or manpower to maintain colored concrete or stamped or colored asphalt, or surfaces other than concrete and asphalt.		See line 50.									
54	3	Master Plan (6/27/17)	BK	8	8.5		Plow trucks will not be able to negotiate the cul-de-sacs as indicated in the drawings.		See line 38. No criteria for plow turning maneuvers provided for additional analysis.									
55	1	Master Plan (6/27/17)	CA	8	8.6		All design shall follow the Council adopted General Engineering Requirements and Council adopted standard details. Variances are possible -see GES's Article 9		Agree. The Master Plan is requesting variances as allowed per Council approved SPC zoning.									
56	1	Master Plan (6/27/17)	IM	8	8.7		The use of Hammerheads and turnarounds is specifically addressed in the LDC. A review and approval by Community development should be provided for this section.		See line 46.									
57	3	Master Plan (6/27/17)	IM	8	8.6.C.1		Modify the section to read. "Vertical and rolled curb are standard curb type used. Wedge, single and ribbon curb may be allowed on neighborhood streets with City approval."		Text in Section 8.6 C. is revised to include standard curb type of rolled and vertical in urban character areas. Text is also added to clarify curb type is related to character area and stormwater management.									
58	1	Master Plan (6/27/17)	IM	8	8.6.I		Delete this section. Striping requirements are made by the Traffic Engineer during plan review.		Text in this section is deleted. Language stating to the greatest extent possible the City will work with the MPA to minimize striping.									
59	3	Master Plan (6/27/17)	IM	8	Section 8.5.A.4,5,6,8,9,10,11,12,13,14, and 15		Geometric design elements are not appropriate to be included in a Master Plan document and the sections shown at left shall be deleted in their entirety. The City's General Engineering Standards (GES) shall provide design direction for these elements.		Sections 8.5 A is revised. Per discussions with City staff, arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy shall follow local jurisdictional/GES design standards. The local street character and slower speeds are a high priority for District Streets and Neighborhood Streets. District Streets and Neighborhood Streets specify the proposed deviations from City standards. Geometric design standards proposed meet or exceed applicable published AASHTO standards. These standards are also based on geometric standards approved by the City of Buckeye for use in Verrado. Table 8:1 - Geometric Design Standards is added and includes typical minimum geometric standards as verbally requested. We respectfully request to apply geometric standards supported by AASHTO guidelines for District Streets, Neighborhood Streets and Service Lanes.									
60	3	Master Plan (6/27/17)	IM	8	8.10.D		Modify this section to provide a minimum 12' multi-use path width on arterials and 10' minimum width on district streets.		Arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy shall follow local jurisdictional/GES design standards. Section 8.4 B.2 further clarifies the roadways that shall follow local jurisdictional design standards. City standard details for arterial streets include an 8 foot shared-use trail and on one side and a 5 sidewalk on the other within a 13' zone behind back of curb. The Master Plan proposes a minimum 8' multi-use path on one side and 6' path on the other within a minimum 25' zone behind back of curb. We respectfully request to propose sidewalks as described in the Master Plan that meet or exceed City standards.									
61	1	Master Plan (6/27/17)	IM	8	8.4.B.2		Modify the sentence to read "State Route 89, Pioneer Parkway/89A, Willow Creek Road, and the future arterial streets within the development shall follow local jurisdictional typical cross section design.		As request, the sentence is modified to clarify the future extension of James Lane west of Jenna Lane shall follow local jurisdiction design standards.									
62	1	Master Plan (6/27/17)	IM	8	8.4.B.5		Design and posted speeds shall meet the GES requirements whenever possible. Exemptions to allow the design and posted speed to match may be considered on a case by case basis by the City Engineer provided a traffic engineering study provided by the developer recommends such design.		Text is revised. The local street character and slower speeds are a high priority for District and Neighborhood Streets. We respectfully request that to the greatest extent possible the City work with the Master Plan Administrator to reduce design speeds and posted speeds on these streets are to match with the intention of lowering actual travel speeds, using narrower streets and meeting minimum AASHTO standards.									

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63	1	Master Plan (6/27/17)	IM	8	8.4.B.7		Modify the section on Multi-use paths and bike lanes to read "Bike lanes are included as an option and may be required by the City on Arterial and District streets. Multi-use paths are a community amenity that allows both pedestrian and bike use off the street. Multi-use paths should be provided on one side of all arterials and four lane district streets. There use on two lane district streets is optional. Minimum multi-use pathway width on arterials is 12', on a district street 10'.		Arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy shall follow local jurisdictional/GES design standards. Section 8.4 B.2. further clarifies the roadways that shall follow local jurisdictional design standards. Modifications to include bike lanes on these streets would be at the City's discretion. City General Engineering Standard Details 606P and 605P (Major and Minor Arterial) depict an eight (8) foot shared-use trail on one (1) side of the street and a five (5) foot sidewalk on the other side of the street. An on-street bike lane is not shown. An eight (8) foot multi-use path is required along one side of a District Street as depicted on Exhibit 8.41 - Pedestrian and Bicycle Circulation and Exhibit 8.42 - Typical Bicycle and Pedestrian Routes. Section 8.10 D. requires the eight (8) foot path. A six (6) foot path is required along the other side of the street. We respectfully request to provide multi-use paths in lieu of bicycle lanes (not require by City standards). See line 60.												
64	1	Master Plan (6/27/17)	IM	8	8.5.A.17		Hammerheads and turn-arounds are regulated by LDC 7.4.3.C and are only to be used for temporary reasons to allow future extension. Planning should make a determination if these shall be allowed and/or if the LDC needs to be modified.		We respectfully request Planning staff to make a determination as requested by Engineering staff. Exhibit 8.31 - Hammerhead depicts conceptual examples of hammerheads and flag streets. A legend is added to clarify where trash service is limited. The hammerheads, sometimes also referred to as a flag street, are intended to be permanent on local neighborhood streets and provide fire access, staging areas and turn-around locations as well as a home on a street rather than a flag lot.												
65	1	Master Plan (6/27/17)	IM	8	8.5.A.18 (Exhibit 8.21 & 8.22)		Block length is regulated by LDC 7.4.5.A at 1,200 feet maximum for local streets and 800 feet in non residential or multi-family areas. A review and approval by Community development should be provided for this section.		We respectfully request Planning staff to make a determination as requested by Engineering staff. Landforms often dictate development patterns. Landforms in the Bottleneck District include rolling hills and defined washes. If developed in a rural character roadways alignments will be based on landforms following contours and minimizing wash crossings. Back in the hills long cul-de-sacs would be anticipated and turn-arounds are provided to avoid having to drive to the end cul-de-sac before turning around. It is also anticipated that Willow Creek Road east of 89 will not loop around the Airport prior to development in the Ruger District. A longer block length with an approved temporary turn-around would provide an opportunity sooner for potential employers and business to build near the Airport. We respectfully request a deviation to the LDC as permitted by SPC zoning to permit longer cul-de-sacs with turn-arounds provided at least every 1,200 feet.												
66	1	Master Plan (6/27/17)	IM	8	8.5.A.2		Modify to be consistent with the new measurement dimensions and labeling type noted above.		Section 8.5 A.2. is revised to be consistent with measurement dimensions as requested.												
67	1	Master Plan (6/27/17)	IM	8	8.5.B.10		This section can remain, but modify the second sentence to read "inadequate space" instead of "adequate space".		Sentence structure is revised to clarify intent that clearance for service vehicle is needed, yet there is space to park a car.												
68	2	Master Plan (6/27/17)	IM	8	8.5.H.1		Delete this section. A determination of required street improvements (partial or interim) shall be made by the City.		The Exhibit referenced is corrected to Exhibit 4.1 - Improvement Phasing. Infrastructure right-of-way is planned for with Phase A, but is not required to be installed until Phase B. The infrastructure does not serve Phase A. It is required to serve Phase B. We respectfully request the ability to propose street improvements and phasing to the City for review and approval.												
69	1	Master Plan (6/27/17)	IM	8	8.5.I.1		Delete this section. A determination of required street improvements (partial or interim) shall be made by the City.		See line 68.												
70	2	Master Plan (6/27/17)	IM	8	8.5.I.4 & 5		Delete these sections. The determination of the width of half street improvements will be made by the City Engineer at the time of submittal.		We agree the determination of half street improvements requires approval by the City Engineer. Section 8.5 I.4. requires analysis and justification provided by the developer and approval by the City Engineer. Actual street improvement plans and proposed phasing will be included with Site Plan and Subdivision Plat applications. Section 8.5 I.5. is deleted as requested.												
71	2	Master Plan (6/27/17)	IM	8	8.6.A.1-9		This section shall match the requirements for driveways contained in the GES. Rewrite to mirror GES requirements.		Section 8.6 A. is revised. A standard to refer to GES standards is added for arterial streets (89, Pioneer Parkway and Willow Creek Road). The revised standards are proposed to clarify District Street and neighborhood standards as well as assure permission to modify driveway details with site plan and subdivision plat applications.												
72	3	Master Plan (6/27/17)	IM	8	8.6.B.1		Modify the sentence to read "Medians may be raised or flush as directed by the City, details are depicted on" See attached redline exhibits.		Medians within Willow Creek Road, 89 and Pioneer Parkway will follow City standards. We respectfully request to propose median type(s) within District Streets in conjunction with development plans to the City for review and approval.												
73	1	Master Plan (6/27/17)	IM	8	8.6.C.2		Modify this Section 8.6.C.2 to read : When approved for use, ribbon curb shall be eighteen inches in width."		Revised as requested.												
74	2	Master Plan (6/27/17)	IM	8	8.6.F.1		Mailboxes: Modify the paragraph to read "Individual and cluster mailbox locations shall be installed as required by the General Engineering Standards and United States Postal Service.		The paragraph is revised to provide clarity related to arterial streets. Individual curb side mailbox shall be installed as required by the Engineering Standards. Cluster mailbox criteria similar to the General Engineering Standards are included. We respectfully request that cluster mailboxes are permitted within 100 feet of a street intersection. We find that parks are a great location for mailboxes and parks are generally located near street intersections.												
75	2	Master Plan (6/27/17)	IM	8	8.6.G.2		Modify this section to meet the requirements in LDC 6.3.10.C and Table 6.3.9. The existing setbacks allow exceptions for certain street structures and should be sufficient to accomplish the goals of the Master Plan.		Section 8.6 G.2. is revised. The standards of the City Code apply. We respectfully request a deviation to the LDC as permitted by SPC zoning to permit 15' x 15' corner setbacks in LUG GU at driveway to driveway intersections.												
76	2	Master Plan (6/27/17)	IM	8	8.6.H.4		Custom street fixtures and furniture which are located within the public street ROW shall be maintained by the developer or association. Modify this section to include wording to this effect.		Text is added stating custom street fixtures and furniture located within public street right-of-way may require maintenance agreement. We respectfully request flexibility for a maintenance agreement as lighting technology is changing (i.e. LEDs are not included in the GES and could therefore be considered custom fixture).												
77	1	Master Plan (6/27/17)	IM	8	8.6.J		Bus stop locations may be required by the City during the development process on arterial and district streets. Modify this section to include wording to this effect.		Section 8.6 J is modified as requested to include that bus stop locations may be required by the City on Arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy . Exhibit 8.29 is added depicting conceptual park and ride and bus stop locations.												

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78	3	Master Plan (6/27/17)	WB	8	Ex 8.21		The cul-de-sac needs to meet the current City guidelines.		Cul-de-sac design concepts are based on fire truck turning radii requirements. The Master Plan is proposing a menu of options. Design concepts deviate from the standards when cul-de-sacs are designed like plaza-like or park-like spaces. This includes a modified cul-de-sac that meets trash truck turning radii, but not fire. This cul-de-sac concept is often referred to as Mickey Mouse ears. The required clear zones and turning radii are incorporated into the cul-de-sac design. Auto-turn analysis will be provided as required by the City to demonstrate adequate maneuvering. Subdivision plat and Site Plans will be submitted for detailed review by the City to ensure adequate access for services.											
79	1	Master Plan (6/27/17)	WB	8	Ex. 8.31		There needs to be no trash collection in the dead ends or hammerheads. The use of these for a solid waste collection vehicle depends on the entire layout of the community. Blanket approvals will not work for this item.		A legend is added to Exhibit 8.31 to illustrate where trash collection is not provided. Site and subdivision plans will be submitted to the City to review specific application.											
80	1	Master Plan (6/27/17)	IM	8	Exhibit 3.2		Modify the exhibit to match the other conceptual land use and Circulation maps. Specifically the extension of James Lane to the west is not shown.		Exhibit 3.2 - Conceptual Illustrated Core Area Site Plan is updated to show the James Lane extension west of Willow Creek Road as requested.											
81	1	Master Plan (6/27/17)	IM	8	Exhibit 8.17		Two-way service alleys shall be a 20' minimum section. Alleyway width shall meet the requirements of the Solid Waste and Utilities Division, and the Fire Department Fire Lane requirements.		Agreed. Exhibit 8.17 - Two-way Service Lane Detailed Cross Section is revised to show a minimum twenty (20) foot section from back of curb to back of curb. A section with rolled curbs is composed of a two (2) foot curb and gutter plus an eight (8) foot Travel Lane plus another eight (8) foot Travel Lane plus a two (2) foot curb and gutter for a total section of twenty (20) feet.											
82	1	Master Plan (6/27/17)	IM	8	Exhibit 8.2		This is a conceptual exhibit based on a conceptual Master Transportation Plan. It can remain.		Thank you.											
83	3	Master Plan (6/27/17)	IM	8	Exhibit 8.20		Modify the measurement labels from both Drive lane and travel lane to a single measurement dimension compatible with comment 80 below. Modify the dimensions shown to be consistent with the roadway typical section redline exhibits. Remove the note "This option not required" from the exhibit, and delete the sentence in section 8.4.E. that states "Options that place the turning driver as far to the left as possible are preferred for visibility of on-coming traffic". This will allow the third type of median (furthest right) to be required by the City when desired.		Exhibit 8.20 - Medians and Turn lanes - Details is revised as requested. Terminology is simplified to Travel Lane only (Drive Lane is removed). The option with the note, "This Option Not Required" is an option we would like to avoid on District Streets. Arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy shall follow local jurisdictional design standards. The City may require the "third type" of median on those streets. Updates to the Master Transportation report will include intersection analysis. Section 8.3.4. References the Master Transportation Report to determine roadway requirements, including medians. As stated in the section text, moving the vehicle over to the left is preferred to visibility of on-coming traffic. The details that do this are also approved in the City of Mesa. We respectfully request that the "third type" of median is not required on District Streets to avoid creating an unsafe left turn condition using a bullnose.											
84	1	Master Plan (6/27/17)	IM	8	Exhibit 8.3, 8.4, 8.5, 8.6, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, and 8.16		These exhibits shall provide lane widths that adhere to our existing typical sections. Through lanes on district streets and arterials shall in general be a minimum width of 11-12' (of AC pavement) for the slow lane adjacent to a bike lane or vertical curb gutter lip, and 10.5-12' (of AC pavement) for the fast lane depending on median curb, etc. Wider widths may be used or required on streets that are one-way, fire lanes, include on street parking, or need additional clearance for bike movements. See provided Exhibit redlines for specific lane width requirements.		Exhibits listed are revised as requested. Terminology is simplified to Travel Lane only (Drive Lane is eliminated). The Travel Lane equals AC pavement. District Street minimum travel lane width is eleven (11) feet, as suggested, for the slow lane and ten and one-half (10.5) feet, as suggested, for the fast lane. Additional width is provided for on-street parking and bicycle lane options as depicted on Exhibit 8.6- On-street Parking and Bicycle Lane Options - Details. If fire lanes less than twenty (20) feet wide, then a defensible position is required as depicted on Exhibit 8.24 - Defensible Positions.											
85	3	Master Plan (6/27/17)	IM	8	Exhibit 8.40		Any conceptual intersection spacing map which shows specific movement type and spacing shall have been analyzed for safe and efficient operation as part of the Master Transportation Report. This ensures that the location and type of intersection will work with an acceptable level of service (LOS C) or greater at development full-build out. This analysis is not possible for a 40 year build out master plan area. As such the intersection spacing map shall be more general in nature (clearly labeled conceptual), and not include intersection movement type at driveway 330' spacing. Modify the exhibit to reflect this.		Graphic is conceptual in nature. To the greatest extent possible the City will work with the Master Plan Administrator to approve intersection spacing as proposed by the Master Plan Administrator provide the Master Plan Administrator can prove through site specific traffic analysis that proposed intersections can be designed and constructed to operate safely within City permitted acceptable levels of service.											
86	1	Master Plan (6/27/17)	IM	8	Exhibit 8.42		Modify to reflect that bike lanes may be required on arterials and district streets. Modify the multi-use path notes to show 12' path on arterials and 10' on district streets.		See line 60.											
87	1	Master Plan (6/27/17)	IM	8	Exhibit 8.9		Shall be simplified so that lane width measurements are consistent with how the City's adopted roadway typical sections are shown on our standard plans. Do not use separate drive lane and travel lane measurements.		Exhibit 8.9 is removed. Terminology is simplified to Travel Lane (of AC pavement) only. Drive Lane is removed.											
88	1	Master Plan (6/27/17)	IM	8			Include a transit discussion as part of the Master Plan to include bus stop considerations, sample pull-outs, etc.		See line 77. Arterial streets design adheres to City standards. City standard bus pull-out will apply.											
89	1	Master Plan (6/27/17)	IM	8			Arterial streets shall use vertical curb and gutter as the standard curb type.		Arterial streets as depicted on Exhibit 8.2 - Roadway Hierarchy shall follow local jurisdictional/GES design standards. Section 8.4 B.2 further clarifies the roadways that shall follow local jurisdictional design standards.											
90	3	Master Plan (6/27/17)	IM	8			Neighborhood streets shall use rolled or vertical curb and gutter as the standard curb type.		See line 57.											
91	1	Master Plan (6/27/17)	IM	8			Two lane district streets shall use vertical or rolled curb and gutter as the standard curb type.		See line 57.											
92	1	Master Plan (6/27/17)	IM	8			Four lane district streets shall use vertical curb and gutter as the standard curb type. Consideration of rolled curb or ribbon type for median islands shall be through the variance process.		See line 57.											
93	3	Master Plan (6/27/17)	IM	8			Entry way exhibits shall meet the minimum roadway setback, lane width, median and u-turn to gate distances and widths included in Prescott Std. Plan 610Q.		The standard detail creates an aesthetically displeasing vehicle gate condition. The proposed is based on the Hassyampa gate approved by the City engineering department,											
94	1	Master Plan (6/27/17)	IM	8			Include a transit discussion as part of the Master Plan to include bus stop considerations, sample pull-outs, etc.		See line 77 and 88.											

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95	1	Master Plan (6/27/17)	IM	8			Arterial streets shall use vertical curb and gutter as the standard curb type.		See line 89.									
96	1	Master Plan (6/27/17)	IM	8			Neighborhood streets shall use rolled or vertical curb and gutter as the standard curb type.		See line 57 and 90.									
97	1	Master Plan (6/27/17)	IM	8			Two lane district streets shall use vertical or rolled curb and gutter as the standard curb type.		See line 57 and 91.									
98	1	Master Plan (6/27/17)	IM	8			Four lane district streets shall use vertical curb and gutter as the standard curb type. Consideration of rolled curb or ribbon type for median islands shall be through the variance process.		See line 57 and 92.									
99	1	Master Plan (6/27/17)	IM	8			Entry way exhibits shall meet the minimum roadway setback, lane width, median and u-turn to gate distances and widths included in Prescott Std. Plan 610Q.		See line 93.									
100	1	Master Plan (6/27/17)	MD	11			Many of the comments in the Variance List Section apply to Section 11 Text. Update Section 11 as necessary.		Thank you. See "Variance List" responses.									
101	2	Master Plan (6/27/17)	SO	11			Keep general principles and guidelines. Delete remainder of the section. Replace with reference to City Code, Land Development Code and General Engineering Standards.		General guiding principles and guidelines to support a holistic approach of planned systems remain in the document as well as deviations from City standards in effort to assure development can progress with these systems. Standards in this section that align with the Land Development Code and General Engineering Standards are deleted. Text is also revised based on comments provided by staff. Section 4.1 C. is revised along with the development agreement to clarify the applicability of the Master Plan, Land Development Code and General Engineering Standards. The Master Plan is proposing concepts to support community-wide systems. The principles of a holistic approach of planned systems remain in the document as well as deviations from City standards in effort to assure development can progress with these systems.									
102	2	Master Plan (6/27/17)	CA	12	12.1	12-1	Master plan does not permit modifications to the City's (Minimum) water and wastewater standards. Water and wastewater reports must be developed; engineering plans must be developed, if for any reason, minimum standards cannot be adhered to then applicant to request variance to City minimum standards for water and wastewater. ".....private to City or City to private....." Response- vague not enough information, Provide detail		With current zoning individual parcel development within the Property can occur in a piecemeal fashion over time following minimum standards. SPC zoning allows Council to impose conditions relative to the standards of development. The infrastructure systems proposed with this master plan are developed in an additive method based on an evaluation of needs for each parcel and resources available (water) at the time of development. With a holistic approach, planned systems can be installed to be more efficient and lower long-term maintenance costs. Deviations to the City's standards are requested in order to assure the systems concepts.									
	2								Master Water and Wastewater Reports have been submitted separately for City review. These reports are based on the existing City reports developed when the Property was annexed with the current zoning. The City reports include lands beyond the Property. The Master Plan does not proposed modifications to the water and wastewater calculation methods or criteria. It does propose modifications to system alignment and location standards, access criteria, phasing, and aesthetic character.									
103	3	Master Plan (6/27/17)	CD	12	12.1	Intro	"This Master Plan permits a discussion for modifications to the City's water and wastewater standards to create a flexible framework for development conducive to the vision."		SPC zoning allows Council to impose conditions relative to the standards of development. The infrastructure systems proposed with this master plan are developed in an additive method based on an evaluation of needs for each parcel and resources available (water) at the time of development. To assure these systems, we respectfully request permission, by approval of this master plan, to permit the modifications included. Approval of the master plan is not an approval for a specific site plan or subdivision. Subsequent submittals will be made to the City for review and approval. The GES standards must be adhered to unless amended by the Master Plan.									
104	1	Master Plan (6/27/17)	CD	12	12.1	Intro	"The goal is to create a viable living community with viable opportunities for water and wastewater delivery, disposal and collection management while maintaining necessary minimum requirements. to allow for a seamless transition from private to city or city to private operating in a logical and cost effective manner without adversely affecting existing system performance." The water and wastewater system shall be constructed from the beginning of design to meet city standards if it is going to be a city operated system.		City operated systems will be designed to meet city standards as amended by this master plan. Text is added to 12.2 A. for clarity.									
105	3	Master Plan (6/27/17)	CD	12	12.1	Intro	"As further described in section 4.1.C, these water and wastewater general development standards apply to and control development on the property." Revise 4.1.C, to require the adherence to standards at the time of the development.		Section 4.1 C is revised to amend the GES rather than replace or supersede. Applicability of the LDC and GES is removed from the Master Plan and located in a development agreement as requested by the City.									

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106	2	Master Plan (6/27/17)	CA	12	12.2. E.	12-2	"...some areas may require future parallel lines for service..." this is not the City's preference to build an "interim water or wastewater system" ".....approved water and wastewater master reports for the property.." Where are these reports that are mentions and referenced throughout this Master Plan?		We understand the typical desire to avoid parallel lines, however, based on discussions with staff, the availability and water and long-term planning for the Property parallel lines may be practical. Text is added to Section 4.6 (revised to 4.3) and includes systems may be installed in phases. The phased approach is influenced by the available water supply and adequate wastewater system operations to service the community. The first phase relates to current available water supply. The next phase relates to anticipated available water supply. Additional phases relate to availability of newly derived water supply. The wastewater system shall be designed to expand in similar phases and may include dual (parallel) collection mains to accommodate development. The sizing, horizontal alignments and timing of collection main installation shall be designed to provide adequate wastewater flow velocity within collection mains and avoid unnecessary oversizing. Ultimate improvements will be based on actual development plans as approved by the City. Master Water and Wastewater Reports have been submitted separately for City review. These reports are based on the existing City reports developed when the Property was annexed with the current zoning. The City reports include lands beyond the Property. Master Reports are revised to include clarity to phasing and the potential for parallel lines.										
107	1	Master Plan (6/27/17)	CD	12	12.2.A		"New public and private water and wastewater supply distribution, collection system and storage facilities shall be designed in accordance with the master plan and the master reports for the property." The master plan and master reports are high elevation/planning documents and can not be utilized for the specific design of the water and wastewater systems.		Agree. Specific design will occur with each site plan or subdivision application submitted to the City for review and approval. The City may require updates to the Master Reports as described in Section 4.5 (revised to 4.2). Text is added to 12.2 A to include city standards.										
108	3	Master Plan (6/27/17)	CD	12	12.2.B.1		"water facilities designed and constructed by or for the city through its capital improvement program," The CIP improvements will include large projects that are to upgrade or replace major water and wastewater infrastructure that should be covered under IIP projects that will support this development and not be refunded as stated in the current draft DA.		Ongoing development agreement negotiations seek to balance fees, taxes and construction costs paid by future residents to be comparable to those paid by current residents.										
109	1	Master Plan (6/27/17)	CD	12	12.2.B.1, 2, 3		"The developer is required to install all on-site improvements necessary to provide water service for domestic and firefighting purposes and wastewater service in accordance with the water and wastewater master reports for the property, except" There will be off-site water and wastewater improvements that will also be required for the primary benefit of the development.		Agree. See Section 12.2 C.										
110	2	Master Plan (6/27/17)	CD	12	12.2.B.2		"the portion of facilities up-sized at the request of the city, and" The potential for up-sizing of facilities will be triggered by the development.		We interpret the request is only DWR can request upsizing and not the City. This is contrary to verbal requests.										
111	1	Master Plan (6/27/17)	CD	12	12.2.B.3		"regional system(s) that cross the property," Regional systems (current and future) that cross the property must be protected from negative impacts of the development like has happened in Pinion Oaks.		Agree. How would you like to specify requirement? We are unaware Pinion Oaks is threat										
112	1	Master Plan (6/27/17)	CD	12	12.2.C		"The developer is required to install all off-site improvements that are for the specific purpose of serving only the property that are necessary to provide water service for domestic and firefighting purposes in accordance with the city standards and water and wastewater master reports for the property." This can be addressed in the DA for the appropriate sharing of the cost for the project by percentage of use.		Agree. Text is revised.										
113	1	Master Plan (6/27/17)	CD	12	12.2.D		"Water and wastewater mains adjacent to within -SR 89 and Pioneer Parkway will be sized, located and installed when necessary to accommodate development on the property."		Revised as requested.										
114	2	Master Plan (6/27/17)	CD	12	12.2.E		"The system may be installed in phases, to allow for large development areas to be completed incrementally, as long as the water system is capable of providing fire service and the wastewater is able to be connected into the current system. and some areas may require future parallel lines for service. " "The design concept shall be in conformance with approved water and wastewater master reports for the property."		Text is revised to remove duplicate language already in the section and to include phasing does not preclude providing adequate water and wastewater services to a site or subdivision.										
115	2	Master Plan (6/27/17)	CD	12	12.2.F		"Conceptual water and wastewater main line/trunk systems are depicted on Exhibit 12.2 - Conceptual Water Main Line / Transmission System and Exhibit 12.3 - Conceptual Wastewater Main Line / Trunk System will be modified as required to meet the development and City needs through the Master Plan Administrator and Public Works Utilities, as may be amended with the approval of the Master Plan Administrator and City Engineer. "		Section 4.5 (revised to 4.2) permits the City Engineer to require updates to the Master Reports. 12.2 F is a reference to exhibits in the Master Plan. The text as amended is to clarify that the exhibits reference are expected to be amended. Rather than amending the Master Plan, the Master Report may be used to amend. We respectfully request to leave text as is with the exception of revising "trunk" to "transmission".										
116	2	Master Plan (6/27/17)	CD	12	12.3.A		"Water mains shall typically not be located within ten (10) feet of a building or retaining wall." This general statement cannot be used as there are too many variables that effect the needed separation. Ie, size of retaining wall, height of building, depth of water line.		Reference to proximity to buildings is removed. Text is revised to specify under walls and through a tract or easement with maintenance access for repair operations (applied comment line 120 here).										
117	1	Master Plan (6/27/17)	CD	12	12.3.B		"Existing water main stubs and service lines adjacent to a proposed development that are not used shall be removed or capped and sealed in place." This down in the weeds item does not belong in a master plan.		Text is stricken as requested.										

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118	1	Master Plan (6/27/17)	CD	12	12.3.C		"Water mains may cross and re-cross a street centerline especially when roadway alignments are curvilinear but will maintain required separations from sewer lines. This can be allowed where there is available space to move traffic around a water line repair.		Text is revised stating required sewer separation and adequate space for vehicular traffic to move around a repair.											
119	2	Master Plan (6/27/17)	CD	12	12.3.D		"Water mains are not required beneath an arterial street, District Street or Neighborhood Street." Water mains will be required in all types of streets as required by the City to meet demand requirements, provide for looping, and to maintain water quality.		We respectfully request to propose water main alignments with specific site plans and subdivision plans to the city for review and approval of demand and looping requirements. See also line 114 and 121.											
120	1	Master Plan (6/27/17)	CD	12	12.3.D		"Water mains may be aligned through a tract or easement with maintenance access for repair operations. "		Revised. See line 116.											
121	1	Master Plan (6/27/17)	CA	12	12.3.D	12-2	"water mains are not....." Response -except as required by the City for system flexibility and redundancy		Revised as requested.											
122	2	Master Plan (6/27/17)	CD	12	12.3.E		"Public water mains in commercial, multifamily and industrial development may shall typically be located under driveways or drive aisles a minimum of fifteen (15) ten (10) -feet away from a structure."		Text is revised. The GES requires public water mains under drive aisles. The comment suggests water main alignments are not required under a drive aisle. The text is revised as not required which is similar to the intent of the request. We respectfully request to keep a minimum ten (10) foot separation from a structure to be consistent with the GES.											
123	1	Master Plan (6/27/17)	CD	12	12.3.F		"Hydrants meters, meter boxes, blow-offs, valves and similar devices may be located in private tracts when access and -maintenance easements and roads are provided.		Hydrant is stricken. We will gladly put it back in.											
124	1	Master Plan (6/27/17)	CD	12	12.3.K		"More than one (1) water service line is permitted within a single trench provided adequate horizontal spacing is provided."		Revised as requested.											
125	1	Master Plan (6/27/17)	CD	12	12.3.L		Delete verbiage and table.		Table 12:1 is deleted and Section 12.3 L. text is revised to reference the General Engineering Standards and actual design requirements as requested.											
126	1	Master Plan (6/27/17)	CA	12	12.3.L	12-3	Table 12.1 delete table, valve spacing shall be per Council adopted General Engineering Requirements and as dictated by the actual design requirements		Table 12:1 is deleted and Section 12.3 L. text is revised to reference the General Engineering Standards and actual design requirements as requested.											
127	1	Master Plan (6/27/17)	CD	12	12.3.M		"Water main easements located outside of paved areas shall have a minimum twenty (20) foot wide easement and twelve (12) foot wide access way."		The section is stricken based on previously received city comments.											
128	1	Master Plan (6/27/17)	CD	12	12.3.M		"The access way shall should typically be all-weather and shall not be restricted with walls or solid fencing. Gates may be permitted. ,however the city engineer may approve alternative access standards."		The section is stricken based on previously received city comments.											
129	1	Master Plan (6/27/17)	CD	12	12.3.N		"Trees within a water main or equipment easement shall be located at least fifteen (15) ten (10) feet away from a water main (measured to the center of the trunk)."		The section is stricken based on previously received city comments.											
130	1	Master Plan (6/27/17)	CD	12	12.3.O		"Low growing vegetation shall be considered acceptable within a water main or equipment easements , provided vehicular access is maintained and any removals required shall not be replaced by the City at its expense."		The section is stricken based on previously received city comments.											
131	1	Master Plan (6/27/17)	CD	12	12.4.A		"Existing sewer main stubs and services lines adjacent to a proposed development that are not used shall be removed and capped at the main line. " If the services/stubs are not used they must be removed because the city is responsible to blue-stake that piece of pipe that is being proposed to be left in the ground.		The original text is stricken and replaced with text similar to 12.3 A.											
132	1	Master Plan (6/27/17)	CD	12	12.4.B		"Public sewer mains in commercial, multifamily and industrial development may shall typically be located under driveways or drive aisles a minimum of fifteen (15) ten (10) -feet away from a structure." The distance away from structures may need to be a greater due to the depth of the sewer main.		Text is revised. The GES requires public sewer mains under drive aisles. The comment suggests sewer main alignments are not required under a drive aisle. The text is revised as not required which is similar to the intent of the request. We respectfully request to keep a minimum ten (10) foot separation from a structure to be consistent with the GES.											
133	1	Master Plan (6/27/17)	CA	12	12.4.C		Manhole in sidewalk is a tripping hazard is not allowed. Also, if the pipe needs maintenance, sidewalk will need to be removed causing a problem for pedestrian connectivity and pedestrian safety. Best not to locate any utilities under the sidewalk.		Thank you for the recommendation. The sentence is removed.											
134	1	Master Plan (6/27/17)	CD	12	12.4.C		"A manhole may be located in a sidewalk or crosswalk."		See line 133.											
135	1	Master Plan (6/27/17)	CD	12	12.4.D		"Sewer mains may cross and re-cross a street centerline especially when roadway alignments are curvilinear but will should maintain required appropriate separation from water lines- and other utilities."		Text is revised to include separation required and other utilities.											
136	1	Master Plan (6/27/17)	CA	12	12.4.E		"Sewer mains are not required beneath an arterial street, district or neighborhood street." Response , this statement is confusing, where are you proposing to install the sewer mains? Typically, they are installed under the streets and roadways		The sentence order and text are revised is revised to clarify intent. Sewer mains will typically be installed beneath a roadway. In some instances the main may connect through a tract resulting a system where a main is not necessary under a roadway. The Master Plan is proposing concepts to support community-wide systems. With a holistic approach, planned systems can be installed to be more efficient and lower long-term maintenance costs. Exhibit 12.1 illustrates conceptual system alignments that connect through tracts, Neighborhood Street, District Streets and arterials.											
137	2	Master Plan (6/27/17)	CD	12	12.4.E		"Sewer mains are not required beneath an arterial street, District Street or Neighborhood Street." Sewer mains will be required in all types of streets as required by the City to meet loading requirements and the capability to move the wastewater flows.		We respectfully request to propose sewer main alignments with specific site plans and subdivision plans to the city for review and approval of loading and wastewater flow requirements. See also line 136 and 119.											
138	1	Master Plan (6/27/17)	CD	12	12.4.E		"Sewer mains may be aligned through a tract or easement with unrestricted access for operations and maintenance."		The section is stricken based on previously received city comments.											
139	1	Master Plan (6/27/17)	CD	12	12.4.F		"Sewer main easements located outside of paved areas shall have a minimum twenty (20) foot wide easement and twelve (12) foot wide road access way."		The section is stricken based on previously received city comments.											
140	1	Master Plan (6/27/17)	CD	12	12.4.F		"The roadway access-way shall should typically be all-weather and shall not be restricted with any fences, gates or walls. ,however the city engineer may approve alternative access standards."		The section is stricken based on previously received city comments.											

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141	1	Master Plan (6/27/17)	CD	12	12.4.G		"Within an sewer line or equipment easement, trees shall be located at least fifteen (15) to ten (10) feet away from a sewer main (measured to the center of the trunk) and low-growing vegetation shall be acceptable outside of the maintenance roadway. "		The section is stricken based on previously received city comments.									
142	1	Master Plan (6/27/17)	CA	12	12.4.H		City must request, review and approve all grease interceptors and grease traps. City shall request, review and approve an operations and maintenance agreement prior to issuing permits		The Master Plan proposes flexibility for the City to request, as the City determines appropriate. Text is revised for clarity. We request additional conversation to better understand the specific permits being issued or withheld. The Master Plan proposed to withhold C of O until City approval to tie the approval to a specific building.									
143	1	Master Plan (6/27/17)	CD	12	12.4.H		Businesses shall adhere to the City code pertaining to pretreatment requirements.		See line 142.									
144	1	Master Plan (6/27/17)	CA	12	Exhibit 12.3		replace Willow Creek text with "Deep Well"		Exhibit 12.3 is updated to match the Master Wastewater Report.									
145	1	Master Plan (6/27/17)	SO	13			Why have fixed factors for shared parking? As noted in Section 3, processes evolve. Use references to Urban Land Institute (ULI) for Shared Parking factors.		Two methods are proposed for predicting parking demand. Section 13.8 Shared Parking Model is a standard, fixed, model for estimating demand based on a mix of uses. Section 13.9 Parking Analysis and Management Study is a second model. This model allows for a more specific analysis to predict parking demands as they may change.									
146	1	Master Plan (6/27/17)	IM		Exhibit 8.9		shall be simplified so that lane width measurements are consistent with how the City's adopted roadway typical sections are shown on our standard plans. Do not use separate drive lane and travel lane measurements.		See line 87.									
147	1	Master Drainage Report (8/14/17)	MD				The MDP as submitted seems like a fairly typical conceptual starting point for most subdivisions and is acceptable from that standpoint. As a conceptual plan, the specifics for each phase of development will obviously need more detailed phasing reports and amendments to the master plan. Therefore, in the overview section, third paragraph, the last sentence should say detailed reports "will" be required, not "may".		The word is changed as requested.									
148	1	Master Drainage Report (8/14/17)	MD				In section IV of the report, last paragraph, it says offsite flows may be routed around the site. Please indicate where this might occur and how it would be accomplished.		Text is added for clarification.									
149	1	Master Drainage Report (8/14/17)	MD				Exhibit 1, please include acreages and concentration point flows in the summary table.		Acreages have been added to Exhibit 1. There are no concentration points since offsite flows are routed around/through onsite basins and not combined, per the GESs.									
150	1	Master Drainage Report (8/14/17)	MD				Please keep in mind that any watercourse having a tributary drainage area greater than 10 acres is subject to delineation of 100-year flow boundaries for local administrative purposes in order to establish appropriate drainage easements, erosion setbacks, and minimum finished floors.		Understood. Since offsite flows are routed around/through onsite basins, delineations may not be needed. Offsite flows would be routed in designed channels and/or separate storm drain networks									
151	1	Master Drainage Report (8/14/17)	MD				Exhibit 3, on the north boundary, I do not see conceptual detention locations for the basins (such as 17B) discharging to adjacent lands. Increased discharges from the "property" at those points are not permitted. Please address this issue.		Please refer to the detention flows table (both on Exhibit 3 and in report Appendix E). One of the purposes of the master drainage plan is to designate and size regional detention ponds. Basins 13A, 14B, 15A, 16A, and 17B are proposed to flow to the 12B detention pond.									
152	1	Master Drainage Report (8/14/17)	MD				Exhibit 3, the typical project boundary line is not legible or top of the other line work. Please clarify the graphic.		The line style has been thickened and is more legible.									
153	1	Master Drainage Report (8/14/17)	MD				In section VI of the report (conclusion), the last sentence refers to conformance with the DWR Master Plan. At this point since the DWR MP is not approved, the Master Drainage Report must conform entirely to City Standards. If at some point in the future the DWR MP and/or Development Agreement establish different criteria, then it would be appropriate at that time to acknowledge such conformance and what that consists of. Otherwise, please remove that reference.		The reference has been removed.									
154	1	Master Drainage Report (8/14/17)	MD				Report, App. B, the Pre-Basin Schematic does not show connectivity. Please reprint that exhibit.		There is no model connectivity between offsite and onsite basins since offsite flows are routed around/through onsite basins and not combined, per the GESs									
155	1	Master Drainage Report (8/14/17)	SO				Revise Master Report document to discuss the them as "Conceptual Documents that require detailed updates for each development project proposed."		Text has been added accordingly in both the first paragraph of the overview and in the conclusion.									
156	1	Master Transportation Report	IM			1	Paragraph 2; Sentence 6; Modify to read " The conceptual Roadway Hierarchy Plan is included in the report as Figure 3 - Roadway Hierarchy Plan.		The text has been revised.									
157	1	Master Transportation Report	IM			1	Paragraph 4; Sentence 2; Delete "Per the City's request, on-street bike lines will not be included".		The text has been revised.									
158	1	Master Transportation Report	IM			1	Paragraph 5; Relocate the second sentence before the first sentence and modify the two sentences to read "This Report analyzes the access and circulation potential within the Property, with specific requirements for infrastructure to be refined with future traffic impact analysis' that will occur by phase or individual site development. As provided in the Master Plan, the Master Transportation Report (the "Report") is intended to guide roadway development within the Property and determine on-site and off-site roadway improvements needed to accommodate background traffic and site-related traffic demand.		The text has been revised.									
159	1	Master Transportation Report	IM			1	Paragraph 5; Sentence 5; Modify to read "The Master Plan Administrator will provide the City with traffic impact analysis' per the requirements of section 6.14 of the Prescott Land Development Code , as determined by the City, when individual phases or site specific plans for development are determined. These traffic impact analysis reports will outline the specific infrastructure obligations and mitigations to existing facilities that will be required by the owners for development.		The text has been revised.									

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160	1	Master Transportation Report	IM			7	Figure 3 - Add a note reading Note: Roadway locations shown are conceptual. Final locations may vary.		The graphic has been updated.										
161	3	Master Transportation Report	IM			10	Study Methodology Based on Data Research section; Bullet 7; modify to read "...acceptable LOS conditions (LOS C or better)."		The roadway design has considered existing, future and non-site traffic at full site build-out likely beyond the 2040 horizon year. A level of service "C" is usually required for immediate/near-term improvements (maximum 20-year horizon). We request to design the ultimate roadway cross-section to LOS D due of the additional traffic and aggressive schedule being considered for the site. Development under existing water rights has no opportunity for LOS D.										
162	1	Master Transportation Report	IM			13	Paragraph 1; Sentence 1; add "of" between "...number residential...".		The text has been revised.										
163	3	Master Transportation Report	IM			20	Paragraph 3; Sentence 2; Modify to read "Noting and LOS C..."		The text has not been modified, but may be updated depending upon resolution of Comment #161.										
164	3	Master Transportation Report	IM			22	Paragraph 1; District Facility section; Bullet 1; Sentence 2; Modify to read "To maximize the capacity along the higher Jenna Lane segments, traffic control which would stop the free flow movement of traffic should be minimized. This can be accomplished through the installation of roundabouts in lieu of signalized intersections."		Free flow movement is not encouraged in attempt to create a balanced system for pedestrians, bicycles and vehicles. Traffic circles are a deterrent to pedestrians and commercial viability.										
165	1	Master Transportation Report	IM			22	Last Bullet; Sentence 2; Add the statement "To determine if an intersection at this spacing will operate at an acceptable level of service in conjunction with the existing traffic interchange south at SR89A and Roundabout at Perkins Drive on SR89 a detailed intersection analysis will be required."		The text has been revised.										
166	1	Master Transportation Report	IM			24	Paragraph 1; Add a sentence at the end "Specific cross-sections required will be determined by phase or site specific traffic impact analysis provided by the developer."		The sentence has been added.										
167	1	Master Transportation Report	IM			24	Paragraph 3; Sentence 2; Modify to read "Individual traffic impact studies to validate trip generation, evaluate proposed access points and intersections, determine final roadway infrastructure improvements, cross sections and mitigation of existing transportation infrastructure, and determine any incremental improvement strategies needed to accommodate changes within the community will be required."		The text has been revised.										
168	1	Master Transportation Report	IM			24	Paragraph 3; Bullets 1-6; Delete the ownership reference provided in parenthesis.		The text has been revised.										
169	1	Master Transportation Report	IM			25	Conclusions and Recommendations; Bullet 4; Replace LOS D with LOS C.		See line 161.										
170	1	Master Transportation Report	IM				The Master Transportation Report ("The Report") does not include enough detail to determine all on-site and off-site infrastructure improvements that will be required by the developer. The report includes numerous statements that additional traffic impact analysis will be required as phases and site development occur. Several of the recommended changes to the report text include clarification about when these additional analyses will be required and who can require them (the City).		Agreed. The first major step to help clarify conditions will be the Phase 1 TIA that is currently in process. This may permit a more detailed understanding of the conditions pertaining to the full build out of the site and infrastructure needs.										
171	1	Master Transportation Report	IM				The report does not include an operational analysis of any of the conceptual (proposed) intersection and driveway locations. As such the Master transportation Report cannot be used as the guiding document for access approval. Additional analysis for future phases or site development (as noted in the report) will be required by the City prior to final approval of any intersection or access point.		Agreed. The first major step to help clarify conditions will be the Phase 1 TIA that is currently in process. This may permit a more detailed understanding of the conditions pertaining to the full build out of the site and infrastructure needs.										
172	1	Master Transportation Report	IM				The development has a direct effect on the roadway system needs of both the existing and new internal roadways, and adjacent roadways. As such the development's infrastructure improvement requirements may include not only those roads directly serving the development (Jenna, James, Jennifer, etc.) but also those which bisect the project (WCR) and are adjacent to it (SR89, Pioneer Parkway). This may also include the mitigation of impacts created by the development on intersections and interchanges on these roadways. To address this, the report should not include any language that removes this responsibility from the development.		Understand future analysis is required. The traffic impact analyses will follow typical methodology in helping to identify the amount of impact associated with the site and non-site related traffic.										
173	1	Master Transportation Report	IM				The report uses a planning level of service D for roadway capacity analysis, and recommendations for the required number of lanes needed to accommodate the anticipated traffic. The Prescott City Code in LDC 6.14.6.H indicates that a LOS C is used for all required infrastructure and mitigation of site development. An allowance for a variation from LOS C to D can be made by Public Works, however it is not recommended when creating a new transportation network. Modification of the report to use a LOS C needs to be made with accompanying changes in recommended number of lanes to accommodate the anticipated traffic at this level.		See line 161.										
174	1	Master Transportation Report	IM				Paragraph 2; Sentence 4; Modify to read "Actual on-site phasing and site development will dictate the timing and nature of the roadway improvements which are required to be constructed by the developer."		Assume this is a Page 1 comment. The text has been revised.										
175	1	Master Transportation Report	SO				Revise Master Report document to discuss the them as "Conceptual Documents that require detailed updates for each development project proposed."		The report has been modified per comment #160.										

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176	1	Master Wastewater Report (8/14/17)	BC	1	Intro	2	The referenced Location Map is not provided, only a vicinity map with various development districts is shown. Provide the location map. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	A location map is provided as requested									
177	1	Master Wastewater Report (8/14/17)	CD	1	Intro		Use the same method/layout for the water and wastewater master reports introductions. The comparison between distance from Prescott Valley and Chino Valley is comparing apples to oranges. The 2.5 miles sited for Chino is either wrong or measured from the town limits and not from the center of the community like PV.		Introduction is revised as requested to match and includes revise distances									
178	1	Master Wastewater Report (8/14/17)	CD	1	Intro		"The wastewater master report is intended to be concepts & guide to guide-determine ultimate wastewater system design and may be refined as bas-development occurs."		The Introduction is revised to include overview text similar to the Master Plan and clarity to amend the report as required by the City to when specific subdivision and site plan applications									
179	1	Master Wastewater Report (8/14/17)	EB	1			The project was annexed? Please correct to 'property'		"Project" is revised to "Property". The Property was annexed by the City on behalf of the property owner. The text is moved to the first paragraph of the Introduction.									
180	1	Master Wastewater Report (8/14/17)	EB	1			Minor spelling errors. See redlines.		Redlines requested; none provided									
181	1	Master Wastewater Report (8/14/17)	BC	2	Conclusion	6	No conclusions are provided for the other basins. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Texted is revised to include conclusion for other basins.									
182	1	Master Wastewater Report (8/14/17)	BC	2	Larry Caldwell Collection System:	4	1 st para. - Provide both average and peak flows (gpm & MGD) within the text. (typical all basins). (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The text is revised to include both average and peak flows as requested.									
183	1	Master Wastewater Report (8/14/17)	BC	2	Larry Caldwell Collection System:	4	1 st para. - The text notes that the peak flow from this basin is 718 gpm and City provided a preliminary analysis using 390 gpm for this basin in its sewer model. It is believed this analysis was based upon a very rough table top subdivision calculation by the engineer. This analysis should be updated with the refined flows provided. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The model will be re-evaluated as requested when the City provides the refined flows as noted.									
184	2	Master Wastewater Report (8/14/17)	BC	2	Larry Caldwell Collection System:	4	2 nd para. - The statement is made that the project outflow will be 70% of the pipe capacity but "this does not include any existing flow already committed by the City of Prescott within this sewer main". Existing flows have priority over new development. Any new development whose flows that exceed pipe capacity are responsible for upgrades required. A breakdown of these flows and anticipated impacts must be provided. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Report updated to note existing flows will have priority, as development occurs Lyon will need data from the City's master model to determine the capacity of the existing LC sewer main.									
185	1	Master Wastewater Report (8/14/17)	BC	2	Larry Caldwell Collection System:	4	3 rd para. - A discussion is presented regarding the possibility of using the Hole-in-One Drive which connects to the Perkins Drive sewer as a by-pass for a portion of the flows. This will not be allowed. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	This discussion was removed from the report.									
186	1	Master Wastewater Report (8/14/17)	BC	2	Ruger Road Collection System	5	1st para. - Provide both average and peak flows (gpm & MGD) within the text. (typical all basins). (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The text is revised to include both average and peak flows as requested.									
187	1	Master Wastewater Report (8/14/17)	BC	2	Ruger Road Collection System	5	1st para. - The text notes that the peak flow from this basin is 1,953 gpm and City provided a preliminary analysis using 130 gpm for this basin in its sewer model. It is believed this analysis was based upon a very rough table top subdivision calculation by the engineer. This analysis should be updated with the refined flows provided. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The model will be re-evaluated as requested when the City provides the refined flows as noted.									
188	3	Master Wastewater Report (8/14/17)	BC	2	Ruger Road Collection System	5	The City's Water and Wastewater Divisions are enterprise funds and any CIP projects are funded through some combination of impact fees and rates as determined by the current level of deficiency in any particular system segment. If the existing system is adequate than any negative impact to that system is the responsibility of the development to mitigate. The master plan discussion does not adequately convey either this concept or a flow/lot summary of when the impacts would become negative. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Text is added. Ongoing development agreement negotiations seek to balance fees, taxes and construction costs paid by future residents to be comparable to those paid by current residents.									
189	1	Master Wastewater Report (8/14/17)	BC	2		3	1 st para. - Note that Antelope Crossing is a residential development, including the number of total lots. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The text is revised to include residential development and 174 lots as requested.									

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190	1	Master Wastewater Report (8/14/17)	BC	2		3	2 nd para. - Should the Perkins Drive main referenced be changed to James Lane (W of SR 89) for clarity since there will be no connection to this main? Please review. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	A sentence was added to note this sewer is near James Lane within the Property										
191	1	Master Wastewater Report (8/14/17)	BC	2		3	3 rd para. - The text identifies this area as residential but the exhibit shows this as commercial and flex. Please review and revise. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	The text is revised to include residential/commercial/flex as requested										
192	1	Master Wastewater Report (8/14/17)	CD	2			"The Airport This- trunk main is scheduled to be upgraded within five years based on the City of Prescott 2017 Capital Budget."		Revised as requested.										
193	1	Master Wastewater Report (8/14/17)	CD	3			"At one point- The City of Prescott Model identified that the main would be undersized for build-out conditions a capital improvement project to increase the size of the collection main within Larry Caldwell and would need to be at least a fifteen inch sewer main."		Revised as requested.										
194	3	Master Wastewater Report (8/14/17)	CD	3			"Further evaluation of installation and maintenance cost may result in a parallel main being installed when needed to accommodate demand." Parallel mains are not acceptable; they double the O&M costs for the life (70 years) of the line while having an oversized line may add minor additional maintenance costs for 10 to 20 years.		Text is amended to describe that development is proposed in phases based on available water supply. We respectfully request to review wastewater collection sizing and phased installation related to available water supply and wastewater flow velocity, or request water is allocated prior to full build-out of full size pipe.										
195	1	Master Wastewater Report (8/14/17)	CD	3			"To avoid oversizing collection mains in the initial first ten years of development, a phased approach of dual (parallel) collection mains to accommodate future growth."		Paragraph of text is revised. See line 194.										
196	1	Master Wastewater Report (8/14/17)	CD	3			"Solids left in the pipe may result in higher maintenance in the short term for the City, and in some cases, can result in deterioration to the wastewater collection main."		Paragraph of text is revised. See line 194.										
197	1	Master Wastewater Report (8/14/17)	CD	3			"Expanding the collection system as needed reduces the overall life cycle cost of the system to the City." Parallel mains are not acceptable; they double the O&M costs for the life (70 years) of the line while having an oversized line may add minor additional maintenance costs for 10 to 20 years.		Paragraph of text is revised. See line 194.										
198	1	Master Wastewater Report (8/14/17)	CD	3			"Existing system capital improvement projects within the region that would service the property and the existing and future developments within the City include:"		Revised to "Existing and future"										
199	1	Master Wastewater Report (8/14/17)	CD	3			"These previously identified capital-improvement projects are required to service the existing City of Prescott Collection system and future development including the surrounding land identified in the City wastewater reports and model."		Revised as requested.										
200	1	Master Wastewater Report (8/14/17)	EB	3			2.58 persons per dwelling unit is used for water report, why 2.34 here?		Revised to 2.34 for consistency										
201	1	Master Wastewater Report (8/14/17)	EB	3			The peaking factor that you're utilizing is for 1,000 people. DWR is supposed to have around 23,000 right?		Assumptions are made for each district within the Property. Willow Creek district 4,460 people or 2.0 per calculation, Ruger district 13,000 people or 1.8 per calculation; the approach is a little more conservative at this point										
202	1	Master Wastewater Report (8/14/17)	EB	3			Not that the d/Ds are for Peak Flow, typical		Noted in the table as requested										
203	1	Master Wastewater Report (8/14/17)	EB	3			The table has a minimum pipe slope but doesn't mention what size pipe that's for nor that the City allows less.		Noted add for 8"										
204	1	Master Wastewater Report (8/14/17)	EB	3			Why wouldn't the system be modeled with the Peak Flow for both the Larry Caldwell Portion and the Ruger Road Portion.		This was a rough calculation to see what the existing system could handle										
205	1	Master Wastewater Report (8/14/17)	EB	3			Remove the reference of the City upsizing the Larry Caldwell sewer with the Capital Program.		revised per CD's comment										
206	1	Master Wastewater Report (8/14/17)	EB	3			Remove the reference to installing parallel collection mains. It's not going to happen.		See line 194.										
207	1	Master Wastewater Report (8/14/17)	EB	4			Remove the reference to splitting flow to Hole in One drive, not allowed.		See line 185.										
208	1	Master Wastewater Report (8/14/17)	EB	4			There are many projects listed that the City does not need and are not slated in our capital program, see redlines.		The projects are noted in City infrastructure concept reports and are listed for future reference. Redlines requested; none provided.										
209	1	Master Wastewater Report (8/14/17)	EB	4			Airport Trunk Main and AWRP Phase 2 are in the capital program and can remain in 'Capital Improvements'. We need to have an "Offsite" improvements Section and Move the Capital Improvements section to a subsection of "Existing System" The existing capital improvement projects are in the works, all the other projects listed will need to be covered by the Developer.		See line 188.										

Line	09/30/17	Review Document	Commenter	Section	Sub Section	Page	Comment/Change	Clarification	Response	#	MP	pg	LDC	pg2	GES	pg3	Topic	Note		
210	1	Master Wastewater Report (8/14/17)	BC	Exhibit 1: Conceptual Sewer Master Plan			Show and label the Perkins Drive/Clubhouse sewer main as this is discussed in the report. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Revised as requested.											
211	1	Master Wastewater Report (8/14/17)	BC	Exhibit 1: Conceptual Sewer Master Plan			Show and label the existing 30" sewer through Walden Ranch and the existing 18" northward under SR 89A. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Revised as requested.											
212	1	Master Wastewater Report (8/14/17)	BC	Exhibit 1: Conceptual Sewer Master Plan			Label existing sewer main sizes. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Additionally labels added as requested											
213	1	Master Wastewater Report (8/14/17)	BC	Exhibit 1: Conceptual Sewer Master Plan			Provide a Land Use legend. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Provided as requested.											
214	1	Master Wastewater Report (8/14/17)	EB	Exhibit 1: Conceptual Sewer Master Plan			How is it possible to have a Master Sewer Schematic without topography?		Contours shown at 50' interval											
215	1	Master Wastewater Report (8/14/17)	BC	Exhibit 2			Provide Land Use and a Sewer Area number in the legend. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Provided as requested.											
216	1	Master Wastewater Report (8/14/17)	EB				The Water and Wastewater Master Plans, they need to look like a uniform set of reports.													
217	1	Master Wastewater Report (8/14/17)	SO				Revise Master Report document to discuss the them as "Conceptual Documents that require detailed updates for each development project proposed."		The introduction and conclusion are revised to include text stating the overview concept of the report to guide infrastructure design and that the report shall be amended to include more detailed analysis for specific site plans and subdivisions.											
218	1	Master Water Report (8/14/17)	EB	1	1.1		Minor spelling errors in Section 1.1.		Thank you.											
219	1	Master Water Report (8/14/17)	BC	1	1.2	3	The report states that Pressure Zone 110 will be supplied by a future intermediate storage and pump station. This is incorrect. Revise to read "Per the West Airport Area Utility Analysis and 2015 DWRCE noted, Zone 110 will be supplied from the Intermediate tanks and a new, separate Zone 110 pump station. In addition, there may be emergency supplies provided thru PRV's connected to the City's transmission mains." (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Included in the report											
220	1	Master Water Report (8/14/17)	BC	1	1.2	3	Add the following paragraph to clarify the purpose of the Intermediate station: "The City's Intermediate Tank site and Pump Station is currently at the 90% plan stage and is designed to 1) provide additional (9 MG) storage between the City's Chino Well field and the main City demand area, 2) lower pumping pressures in the existing transmission mains, and 3) provide for interconnection to the airport well field supply.	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Included in the report											
221	1	Master Water Report (8/14/17)	BC	1	1.2	3	Zone 110, per the 2009 WAAUA and updated in the 2015 DWRCE, will be supplied from the Intermediate tanks with a new, separate Zone 110 booster station." (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Included with note 219 above											
222	1	Master Water Report (8/14/17)	BC	1	1.2	3	The Zone 12 elevation range is listed as 4,960 to 5,090. The WAAUA lists this as 4,960 to 5,060. Please clarify this discrepancy. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised to add there will be 12-ft of water within the Zone 12 tank to include all property east of Willow Creek Road.											
223	1	Master Water Report (8/14/17)	CD	1	Intro		Use the same method/layout for the water and wastewater master reports introductions. The comparison between distance from Prescott Valley and Chino Valley is comparing apples to oranges. The 2.5 miles sited for Chino is either wrong or measured from the town limits and not from the center of the community like PV.		Revised to 7 miles for both reports											
224	1	Master Water Report (8/14/17)	BC	1		3	The referenced Location Map is not provided, only an immediate vicinity map with various development districts is shown. Provide the location map. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Vicinity map and district maps included as Exhibit 1 & 2											

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225	1	Master Water Report (8/14/17)	CD	1.1			The beginning of the second paragraph should be part of the revised introduction.		moved to the introduction										
226	1	Master Water Report (8/14/17)	CD	1.2			"Pressure zone 110 will be supplied by a future intermediate storage tanks and the zone 110 pump station."		revised per BC's comment above										
227	1	Master Water Report (8/14/17)	CD	1.2			"The intermediate storage tanks will be supplied from excess water pumped within zone 12 and the existing Chino pipeline."		removed the word excess										
228	1	Master Water Report (8/14/17)	CD	1.2			"The zone 110 intermediate pump station will then supply domestic and fire flows to zone 110." The water system has tanks not reservoirs.		revised per BC's comment above										
229	2	Master Water Report (8/14/17)	BC	2	2.1	4	2nd Paragraph: For clarification, revise the sentence to read "The twelve-inch main connects to the Airport 12" South Loop east of ..."(CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Not sure where this is										
230	1	Master Water Report (8/14/17)	BC	2	2.1	4	4 th sentence - This states that the upper Zone 12 elevation is 5060 feet, but the next paragraph identifies the break between Zones 12 and 110 as 5070. Please clarify. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	changed to 5090 for the entire report to match.										
231	1	Master Water Report (8/14/17)	BC	2	2.1	4	3rd para - Revise and add to read as follows: "This model evaluates the required transmission mains to supply a minimum of 1,500 gpm fire flow with a 20 psi residual pressure at the upper elevations based on the conceptual land use plan. It must be noted, however, that higher fire flows based on actual uses (i.e. schools, theatres, combustible retail, etc.) may require line sizes greater than shown herein and must be evaluated and adjusted as development proceeds. In addition, the pump station must have a minimum 2,000 gpm firm capacity as identified in the WAAUA. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Revised to include new sentence										
232	1	Master Water Report (8/14/17)	CD	2.1			"The basis of design report completed by Carollo Engineers indicates a new upper elevation of the airport zone (zone 12) at 5060." This elevation was a high level planning elevation that should be refined now to meet operational conditions.		Revised										
233	1	Master Water Report (8/14/17)	CD	2.2			There are no mentions of commercial fire flow demands in the last paragraph of the sections that could be as high as 3000 GPM.		revised to include sentence in comments 231										
234	1	Master Water Report (8/14/17)	BC	3	3.1	5	1st para: (1) Revise 1st sentence to read "...the size of the primary distribution system..." (M) (2) The 1st bullet point, regarding connection of the north and south Airport loops, states "it has not been determined when this loop is required". Add note: "This connection was to be completed by past private development and will be completed, by private development, based on private development needs and may be placed outside the airport lands with additional development" (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised to: This loop is within pressure Zone 12, and will be completed based on the needs of private development.										
235	1	Master Water Report (8/14/17)	BC	3	3.1	6	The 1 st bullet point identifies a ground elevation of 5070 splitting the zones, but the WAAUA identifies this as 5060. See comment above and clarify. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Updated to 5,090 throughout the report										
236	1	Master Water Report (8/14/17)	BC	3	3.1	6	Last para. - Revise per Section 1.2 comment above. "The City's Intermediate Tank site and Pump Station is currently the 90% plan stage and is designed to 1) provide additional (M) storage between the City's Chino Well field and the main City demand area, 2) lower pumping pressures in the existing transmission mains, and 3) provide for interconnection to the airport well field supply. "	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Modified to state the water pressure zone 110 will be serviced by the Zone 110 pump station with a firm capacity of 2,000 gpm.										
237	1	Master Water Report (8/14/17)	BC	3	3.1	6	Last sentence - Change "distribution" to "primary distribution". (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised										
238	1	Master Water Report (8/14/17)	BC	3	3.1	6	If all major primary distribution mains are a minimum of 12", why does the exhibit show a major length of 8"? Please review and revise. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	16" shown for Zone 110, 12" for Zone 12, 8" was for the future internal connections and looping of the system										
239	1	Master Water Report (8/14/17)	CD	3.1			"As noted previously this system will consist of the intermediate storage tanks and zone 110 intermediate pump station."		Revised to state only the Zone 110 Pump Station, removed the intermediate storage tanks and intermediate pump stations since their primary function has been noted in Section 2.										
240	1	Master Water Report (8/14/17)	CD	3.1			"The minimum size for the primary distribution mains for the property is a twelve inch main."		Revised										

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241	1	Master Water Report (8/14/17)	BC	4		6	Add the following : "This model evaluates the required transmission mains to supply a minimum of 1,500 gpm fire flow with a 20 psi residual pressure at the upper elevations based on the conceptual land use plan. It must be noted, however, that higher fire flows based on actual uses (i.e. schools, theatres, combustible retail, etc.) may require line sizes greater than shown herein and must be evaluated and adjusted as development proceeds. In addition, the pump station must have a minimum 2,000 gpm firm capacity as identified in the WAAUA. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	added to the last sentence of the report									
242	1	Master Water Report (8/14/17)	CD	4			"Development within the Bottleneck and westerly Willow Creek Districts will require the intermediate storage and zone 110 pump station.		revised									
243	1	Master Water Report (8/14/17)	EB	Appendices	A, B		Need to Clean up the Appendices. Appendix A: Vicinity Map; Appendix B: Demands, Modeling Output, etc.		Added vicinity map and district map to appendix A, Demands moved to Appendix B									
244	1	Master Water Report (8/14/17)	EB	Exhibit			What demand is this reflecting? MD + fire flow?		Max Day (MD)									
245	1	Master Water Report (8/14/17)	EB	Exhibit			Are there any junctions under 20psi?		No junctions are under 20psi.									
246	1	Master Water Report (8/14/17)	EB	Exhibit			This exhibit should be full size.		Full size exhibit in pocket folder									
247	1	Master Water Report (8/14/17)	BC	Exhibit 2			Provide water service area symbol in the legends. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Land uses listed on exhibit									
248	1	Master Water Report (8/14/17)	BC	Exhibit 2			Show and identify the City's 18" and 36" transmission mains. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Updated to show 18 & 36									
249	1	Master Water Report (8/14/17)	BC	Exhibit 2			Show and identify the future 2-48" interconnection mains between the Chino transmission lines and the intermediate booster station site. See attached 90% plans. There is significant potential for conflict between these lines and the Deep Well line shown within this area. As these lines provide the lifeblood for the City additional construction within and over the easement may not be permitted. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Redlines requested. No redlines or attachments provided by the City.									
250	1	Master Water Report (8/14/17)	BC	Fire Flow Report Table			Numerous items within the table as shown as "N/A". Please explain the lack of data. If offsite, this is also valuable information as it will show impact to the existing system that may require larger lines, alternate connections and/or larger pumps. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	N/A because it was offsite and not on the Property									
251	1	Master Water Report (8/14/17)	BC	Fire Flow Report Table			It is noted that the "available fire flow" of 3,000 gpm will cause the velocity is several pipe segments to exceed the 10 fps maximum. These segments are not identified nor is a pipe segment exhibit provided to determine these locations. This information should be provided and further explored with possible additional modifications required. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Upper limit set to 3,000 gpm, and Max velocity listed, only existing 6" pipe shows greater than 10 fps									
252	1	Master Water Report (8/14/17)	EB	Large Exhibit			The zone break line doesn't extend to the south. What zone are those parcels in?		As noted in the report all parcels east of Willow Creek Road will be within Zone 12									
253	1	Master Water Report (8/14/17)	BC	Pipe Report Table			Provide a Pipe Label Exhibit, with flow directions, velocities and volumes for both max day and max day + fire flow scenarios. (typical for all analysis and tables) (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Pipe labels added to exhibit									
254	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Provide land use legend. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Added to exhibit									
255	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Change "proposed" to "Intermediate" in legend. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised to intermediate storage & Zone 110 Pump station									
256	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Provide Zone 110 pump station in the legend and on the exhibit. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	added per comment 255									

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257	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Show the City's existing 18" and 36" Transmission mains and the interconnection to the 12" main north of this site.. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Added									
258	2	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Note that the existing 12" main from Chino is valved off north of the interconnection noted above and is not used as a transmission main. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Not sure where this is									
259	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Show and label the future 2-48" interconnects between the Intermediate pump station and the existing transmission mains (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	Added									
260	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			In the northwest portion of the Ruger district two (2) mains are shown in Green indicating that they are not within the DWI area. However, some of these lines should be included in the project area to provide redundant looping with this project. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	With approval of the Master Plan and easement will be provided for waterline connectivity to state land. The installation of "green" lines is by others and not a part of the improvements required to develop the Property, but rather connection points for the greater system.									
261	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Revise location of Airport Well #3 to the correct parcel and extend the length of existing 12" main to the south boundary of this parcel. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised									
262	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Revise existing line sizes along Ruger Road and east of SR 89 from 12" shown to 8" as indicated. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised									
263	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Add Airport 12" south loop from AW #2 to Ruger Road as indicated, including 12" connection at MacCurdy. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	12" MacCurdy added									
264	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Add 12" main crossing SR 89A and the 8" along Larry Caldwell to AW #2. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised									
265	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Add the 12" mains south of 89A to Phippen and to the existing Walden Ranch portion. Show the future connection. (CAR)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised to show 12"									
266	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			There is an existing 16" stub to the west of Willow Creek Road that will be extended to the Intermediate tank site and pump station. The 12" shown in this alignment should be evaluated for possible connection to this main and upgraded. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	16" future added									
267	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			A 12" main is shown extending westward from Antelope Crossing and ending in a dead end without connecting to the proposed main to the west. These mains should be connected to provide adequate looping. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised									
268	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			Clearly extend the Zone break line from Pioneer Parkway northward to connect to that shown on the exhibit. Label the zones. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	revised									
269	1	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			A 12" main is shown in green within the southwest portion of the site, extending westward to State Land then looping northward to interconnect to a 12" main within the site. The 12" line within the site should be shown as part of this construction. It is not clear if the line on State Land is required to meet all demands and shown in the analysis. Also, if required, who will obtain the easement and construct this line? (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	With approval of the Master Plan and easement will be provided for waterline connectivity to state land. The installation of "green" lines is by others and not a part of the improvements required to develop the Property, but rather connection points for the greater system.									

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270	2	Master Water Report (8/14/17)	BC	Water Master Plan Exhibit			A portion of Jenna Lane, shown in the Master Transportation Plan, crosses the City's Intermediate Tank and Booster Station site. The City's improvement plans for the site and interconnection mains are at the 904 stage (see attached) and there is not sufficient room to accommodate either the proposed development Zone 110 water line nor the proposed four lane Jenna Lane road section. Revise location and routing of both the road and the water main. (M)	If they will replace, then all changes and clarification identified should be made if deemed as mandatory (M) or conditionally allowed with restrictions or revisions (CAR) noted.	As discussed in comment resolution meeting on 9/20/17, the City to work with Master Plan Administrator to provide right of way for Jenna Lane and the Master Plan Administrator will work with the City to provide property to accommodate necessary improvements.										
271	1	Master Water Report (8/14/17)	EB				Need to add something about the existing system in the area. This is common in Master Plans. What about the: existing 12" from Chino; the 36" to the West; existing 18" in Pioneer Parkway; existing 18" in Pioneer Parkway; two existing wells in the zone; new well planned for the same zone; existing vacant parcel for Intermediate Booster Pump Station and Tank?		We did not include this discussion due to the references to the other reports which discuss the same existing infrastructure										
272	1	Master Water Report (8/14/17)	EB				The Zone Elevation Limit is stated as 5060, 5070, 5077 and 5090 throughout the report, what is it?		revised to 5090										
273	1	Master Water Report (8/14/17)	EB				How are the other pipes from Chino going to be incorporated into this project?		updated per BC's comments to show some future connections										
274	1	Master Water Report (8/14/17)	EB				No where in this report does it mention that the proposed system shall be designed to City of Prescott standards, this should be the very first sentence under proposed improvements.		Added text as requested.										
275	1	Master Water Report (8/14/17)	EB				Change 'Reservoir' to 'Tank' typical.		Revised										
276	1	Master Water Report (8/14/17)	EB				Base elevation of the tank is 5170.50		revised										
277	1	Master Water Report (8/14/17)	EB				Overflow elevation of the tank is 5122.00 for a total height of 21.5 feet, not 24.		revised										
278	1	Master Water Report (8/14/17)	EB				Pressure Zone was modeled utilizing a tank with an elevation of 5385, but this tank is imaginary and for modeling purposes only. Zone 110 is going to receive water utilizing the Zone 110 booster pump station. Please note that Deep Well Ranch should coordinate with the City for Zone 110 BPS location. We should be willing to incorporate the Zone 110 BPS onto our existing site for the intermediate pump station and tanks. We may also be interested in some sort of agreement where we design, bid and overview construction of this pump station and have the costs 100% covered by the developer in the IIP. To be discussed further with the city.		As discussed with the City the zone 110 BPS will be located within the Intermediate storage/pump facility										
279	1	Master Water Report (8/14/17)	EB				2.34 persons per dwelling unit is used for sewer report, why 2.58 here?		revised to 2.34										
280	1	Master Water Report (8/14/17)	EB				What software was used for this modeling.		Noted under 2.2 Water Modeling (WaterCAD)										
281	1	Master Water Report (8/14/17)	EB				We need to have a summary table of the max and min pressures at the junctions around the development and the maximum velocities we're seeing.		Summary table would be the same as the tables listed in the Appendix so we only provided the appendix for the nodes										
282	1	Master Water Report (8/14/17)	EB				Why are the modeling results referred to as 'Potential' results. Are the model runs incomplete?		Potential' used since this is a snap shot of a portion of Zone 12, not the entire zone or demands are known or modeled										
283	1	Master Water Report (8/14/17)	EB				We need to have an "Offsite" improvements Section and Move the Capital Improvements section to a subsection of "Existing System" The existing capital improvement projects are the intermediate booster pump station and tanks, also Airport Well No. 5. Other than that, all the other projects listed will need to be covered by the Developer.		Changed title to Existing and future projects, the development agreement will determine who will pay and what %										
284	1	Master Water Report (8/14/17)	SO				Revise Master Report document to discuss the them as "Conceptual Documents that require detailed updates for each development project proposed."		Updated the last sentence of the introduction										
285	1	Variance List	MD	1			First paragraph, last sentence: It is not acceptable for MP to supersede all City standards (which is of course why we are going through all these items one by one). Also, the terms detention and retention are not interchangeable. They have similar goals, but are distinctly different methods. Verbiage needs to reflect that concept. The City is amenable to retention as a part of the overall drainage, first flush treatment, and landscaping vision, with the caveat that all such surface storage areas must drain down within 72 hours.	Through discussion with staff, we understand Section 4.1 C can be interpreted in multiple ways. Section 4.1 C is revised and applicability of standards is moved to the development agreement. Standards included in the Master Plan and development agreement are intended to amend the standards of the Land Development Code and General Engineering Standard rather than replace. If a standard is not included in the Master Plan then the City Code and GES apply. Interchangeable use of retention and detention is removed. The term stormwater storage is used when appropriate and is defined in Section 16 - Terms.		1	11.1	11-1					Grading and Drainage	introduction; reference to 4.1 C LDC/GES standards apply when not modified by MP	
286	2	Variance List	MD	2			Remove. There is no need to incorporate the DWR MDP into the COP ADMP. The City allows separate master plans for subdivisions. The way in which all the various plans loosely tie together is through enforcement of the GES requirements.	Including provides assurity that master plans developed, and updated, for the Property will guide infrastructure planning and development. Text is added to include in the City Master Plan if planning includes the Property. We respectfully request to include this in the document.		2	11.2 A	11-1					Drainage	incorporate MP report into City reports	
287	1	Variance List	MD	3			Remove. Detailed analysis is required as development of specific areas progresses, and MDP updates are necessary if any changes to land use or layout will affect other future or previous phases.	Removed as requested.		3	11.2 B	11-1					Drainage	update Master Report with detailed analysis as development progresses	
288	1	Variance List	MD	4			OK	Revised to clarify the City Engineer determines when required. The City may request a simple update to the Master Drainage Report to include the necessary detail rather than a separate report.		4	11.2 C	11-1					Drainage	Master Drainage Report does not replace reports for individual developments	
289	1	Variance List	MD	5			This is an exhibit of photos, I suppose that can be in MP.	Thank you.		5	11.3	11-2					Drainage	reference conceptual character and location for stormwater storage	
290	1	Variance List	MD	6			OK	Thank you.		6	11.3 A	11-2					Drainage	description of urban stormwater storage concepts and locations	

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291	1	Variance List	MD	7			OK		Thank you.	7	11.3 B	11-2					Drainage	description of decentralized basin storage concepts and locations
292	1	Variance List	MD	8			OK		Thank you.	8	11.3 C	11-2					Drainage	description of centralized storage conveyance methods
293	2	Variance List	MD	9			Combination is okay, but must define what they mean by "very deep", and is still subject to safety barriers		Added text to clarify basin design is subject to soil stability to match GES grading standards and federal, state and county standards to address drainage and safety standards.	9	11.3 D	11-2					Drainage	description of centralized and decentralized basin sizes
294	1	Variance List	MD	10			OK		Thank you.	10	11.3 E	11-2					Drainage	description of conceptual active uses permitted within a basin
295	1	Variance List	MD	11			May be okay, but need to clarify what they mean by "alternative grading".		"grading" is stricken	11	11.3 F	11-2					Drainage	permission for City Engineer to approval alternative concepts
296	1	Variance List	MD	12			They can make this as a general statement, but there are very few circumstances under which the city would elect to take over maintenance of detention/retention facilities. This statement should be stricken if they believe it obligates the City to take anything at all except at our discretion, which is not likely to happen anyway.		Added text to provide clarity, "The City may agree, but is not automatically obligated, to accept ownership or maintenance of a stormwater storage basin."	12	11.3 G	11-2					Drainage	clarify basin ownership options
297	1	Variance List	MD	13			Rejected. Use GES's grading and drainage. We do not use the IBC		Removed as requested.	13	11.4 A	11-5			2.3.1 B	2-3	Grading	same as GES; require conformance with DWR MP
298	1	Variance List	MD	14			OK		Thank you.	14	11.4 B	11-5			2.2 C	2-3	Grading	grading permit not required for ag/ranching operations; clearing and grubbing may be completed in phases
299	1	Variance List	CA	15			Ok, Community Development must co-approve variance. All cut/fill, benching will require a design and certification from a Professional Geotechnical Engineer		Thank you. Agree on Geo-tech. The Master Plan does not specify, so the default is then to GES where Geo-tech is specified.	15	11.4 C	11-5	6.7.6	136	2.3.1 C	2-3	Cut/Fill	cut/fill along external edge where homes exist to match residential code, rest of the site matches commercial code
300	1	Variance List	CA	16			ok, no issues. Must be co-approved by Community Development		Thank you.	16	11.4 D	11-5	6.7.6	136	2.3.1 C	2-3	Cut/Fill	length of cut/fill may be greater than 150' (i.e. when a road is cut into the terrain parallel with natural grade; in such instance a wall parallel with the road may be greater than 150')
301	1	Variance List	MD	17			OK		Removed (as previously noted).	17	11.4 E	11-5	6.7.6	137	2.3.1 H	2-3	Cut/Fill	same as LDC/GES - Removed
302	3	Variance List	CA	18			Rejected. Use GES's grading and drainage. (its all under common ownership)		LDC/GES applies along Master Plan Property boundary. We respectfully request that setbacks for grading are not required internally in order for grading to and community design to appear seamless. Ownership will change with development.	18	11.4 F	11-5	6.7.6	137	2.3.1 M	2-4	Cut/Fill	same as LDC/GES at MP Property boundary; setback not required internally (i.e. open space between two parcels that share common retention, the grading would want to appear seamless and work as system when the property line splits the open space area)
303	3	Variance List	CA	19			Rejected. Use GES's grading and drainage. (its all under common ownership)		LDC/GES applies along Master Plan Property boundary. We respectfully request that setbacks for grading are not required internally in order for grading to and community design to appear seamless. Ownership will change with development.	19	11.4 G	11-5	6.7.6	137	2.3.1 M	2-4	Cut/Fill	Same as LDC/GES at MP Property boundary; setback not required internally (i.e. open space between two parcels that share common retention, the grading would want to appear seamless and work as system when the property line splits the open space area)
304	3	Variance List	CA	20			Rejected. Use GES's grading and drainage. (its all under common ownership)		LDC/GES applies along Master Plan Property boundary. We respectfully request that setbacks for grading are not required internally in order for grading to and community design to appear seamless. Ownership will change with development.	20	11.4 H	11-5			2.3.1 N	2-5	Cut/Fill	same as LDC/GES; setback not required internally (i.e. open space between two parcels that share common retention, the grading would want to appear seamless and work as system when the property line splits the open space area)
305	2	Variance List	MD	21			Change shall to may, clarify what they mean by "alternative". We already allow any widely accepted method with proper engineering analysis.		Text is revised for clarity. We respectfully request to keep the word "shall" and have added "proper" and "approved by the City" to clarify the City determines "proper".	21	11.4 I	11-5	6.7.7		2.3.1 T	2-6	Stabilization	grants City Engineer authority to approve creative stabilization methods when supported with justification
306	2	Variance List	MD	22			Remove. All stabilization methods must meet ADEQ CGP requirements, we cannot waive.		Agreed. Text added to clarify of which the City has authority to waive.	22	11.4 J	11-5	6.7.7		2.3.1 T	2-6	Stabilization	grants City Engineer authority to waive stabilization requirements when soil/rock conditions permit (i.e. vertical rock face)
307	1	Variance List	MD	23			OK		Thank you.	23	11.4 K	11-5			2.3.1 R	2-5	Drainage	historic drainage maintained at MP Property boundary; internal drainage systems may be altered so long as historic drainage is maintained at the MP boundary
308	2	Variance List	CA	24			Rejected. Use GES's grading and drainage.		Text is revised to require benching, unless the area of fill is incorporated within a grading plan where benching is not practical.	24	11.4 L	11-5			2.3.1 X	2-7	Cut/Fill	fills greater than 10' may be a result of mass grading where the fill is compacted and becomes part of a street or lot. The fill is greater than 10', but no sloped landform is associated with it anymore. "Shall" changed to "may" so that benching can be reviewed case-by-case.
309	1	Variance List	MD	25			Please clarify. This is a statement, not a design standard		This statement is relocated to coincide with the Disturbable Area Map.	25	11.4 M	11-5						Description of the character of the property
310	1	Variance List	MD	26			Is okay but not needed. Should amend to add City approval since we must sign off on LOMR applications to FEMA. We already allow certain floodplain development via the LOMR process. Lyon Engineering has already prepared and submitted a LOMR for Bottleneck Wash to establish a Zone AE with Floodway.		Thank you.	26	11.4 N	11-5			2.7	2-12	Floodplain	City will permit grading along Bottleneck with the necessary approvals of State and Federal agencies
311	2	Variance List	MD	27			What is the point of providing a map if all areas are to be disturbable? What about areas slated for preservation? If they are required to submit a map to get the SPC zoning, then surely we intend there to be some limitation on what can be disturbed? What about natural watercourses to remain? Need a lot more clarification on this.		The map is intended to identify sensitive terrain, mature stands of trees, steep slopes and water courses. The Property is distinctly different character than the significant sloping hillsides with pine trees and rock outcroppings found in other areas of the City. Bottleneck Wash is shown on the map and is excluded from the disturbable area. Text from 11.5 related to disturbed area relocated here. Section 11.5 is removed (see line 312).	27	11.4 O	11-6						required for SPC zoning
312	1	Variance List	MD	28			Remove Section 11.5 entirely. All erosion and sediment control must be per GES and City Code Title 16, as amended from time to time. That code is highly dependent upon our cooperation and obligations with ADEQ, so we cannot supersede it with the DWR MP.		Removed as requested.	28	11.5	11-6	6.7.8				Erosion	simplify development type - SF Lot (i.e. custom lot) is one type, all other development is another and follows one set of rules aligned with LDC standards; "temporary" removed to align with GES
313	1	Variance List	MD	29			Rejected Comply with Section 2.9 of the GES's		This is a reference to another section within the Master Plan with walls standards. The referenced section is revised removing technical standards and therefore not addressed in the Master Plan resulting in the GES as the guiding document.	29	11.6	11-6						reference to wall standards in MP
314	1	Variance List	MD	30			OK. We already allow phasing. They need to define what they mean by "stormwater management" in the context of this section.		Thank you. A definition is added to Section 16Terms to clarify stormwater management. Section 11.2 B requires a drainage report with development.	30	11.7 A	11-8			3.8.2 M	3-32	Drainage	clarify plan implementation, phasing and planning
315	2	Variance List	MD	31			Probably okay, but need clarification on what they envision as "alternative". We already allow any method that meets the performance requirements, including rainwater harvesting and underground storage.		Thank you. Revised to clarify intent. "Alternative" is removed and replaced with "non-traditional". Added "proper justification and analysis" to address performance requirements.	31	11.7 B	11-8					Drainage	City is willing to review centralized and decentralized basin concepts
316	1	Variance List	MD	32			Is okay as long as they understand that decentralized detention/retention increases the maintenance burden, which will be entirely borne by the private owners.		Thank you. Increased burden is understood.	32	11.7 C	11-8						City is willing to permit decentralized basin concepts
317	1	Variance List	MD	33			OK, already allowed.		Thank you.	33	11.7 D	11-8						City is willing to permit centralized basin concepts

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318	1	Variance List	MD	34			OK, already required.		Thank you. Added clarity to potential location(s) of basins.	34	11.7 E	11-8			3.8.2 A	3-31	Drainage	per GES unless already accounted for in the master-planned system
319	1	Variance List	MD	35			OK, already allowed.		Thank you.	35	11.7 F	11-8					Drainage	assures drywells are permissible
320	1	Variance List	MK	35			All dry wells to be registered with ADEQ as required by A.R.S. 49-332.		Agreed. The Master Plan does not waive any county, state or federal requirements.									
321	2	Variance List	MD	36			Change to "may be permitted by City Engineer when designed as an integral part..."		Added text to require proper justification and analysis along with City approval. We respectfully request permission to allow structures with the caveat that we must prove system validity.	36	11.7 G	11-8					Drainage	assures structures within wash corridors are permissible and can be an integral part of the system
322	1	Variance List	MD	37			May be okay, but generally why would you want to? It vastly increases the storage volume burden which would take up otherwise usable land. It may be unacceptable from State or prior water rights standpoint, but I am not familiar with those laws.		Thank you.	37	11.7 H	11-8			3.8.2 G	3-31	Drainage	assures off-site flows are incorporated into the system
323	2	Variance List	MD	38			Delete. All stormwater quality requirements must remain under GES and City Code Title 16.		Text is revised. The word "unless" is removed. The intent is that first flush for numerous properties may be coordinated. And, if redevelopment, the first flush may be accounted for elsewhere as part of the initial development.	38	11.7 I	11-8			3.10.2	3-36	Drainage	allows first flush of individual projects to be accounted for as part of a master-planned system
324	1	Variance List	MD	39			OK, already allowed.		Thank you.	39	11.7 J	11-8			3.8.2 M	3-32	Drainage	allows stormwater storage of individual projects to be accounted for as part of a master-planned system
325	1	Variance List	MD	40			OK, already acceptable.		Thank you.	40	11.7 K	11-8			3.8.2 M	3-32	Drainage	allows detail stormwater storage design for individual projects to occur during site plan/subdivision plat process
326	1	Variance List	MD	41			Delete. 35 feet deep basins are too deep to give blanket permission on. If they intend to create a lake to capture and store that much water for irrigation, it should be evaluated specifically and may be subject to prior rights beyond the control of the City. They would not be able to use a berm since it would constitute a dam at that height, so it would have to be a hole in the ground. We need a lot more specifics on what they envision.		Revised. Revised. Per 9/20/17 meeting text is amended to address concerns. The intent is to assure permission to create a centralized basin concept that may have multiple levels or steps. Low ground basins to accommodate minor events, a step up basin to accommodate moderate events, and the entire basin to accommodate the large events (i.e. Freestone Park concept discussed with staff).	41	11.7 L	11-9			3.8.3	3-33	Drainage	allows for basins similar to Cactus Park
327	1	Variance List	MD	42			OK, already allowed.		Thank you.	42	11.7 M	11-9					Drainage	assures walls are permissible within a basin (common urban character element)
328	1	Variance List	MD	43			OK, but they must be privately maintained along with all the landscaping.		Thank you. Maintenance responsibilities in tracts and easements are assumed private unless a separate maintenance agreement is made.	43	11.7 N	11-9			3.8.2 S	3-32	Drainage	storage permitted within ROW (i.e. landscape median, bio-swale...part of a system design with erosion controlled)
329	1	Variance List	MD	44			Need to amend to include frequency and depth restrictions. GES does not allow the use of parking lots for primary storage requirements, but we could allow some overflows for 100-year events as long as depths do not exceed something like 6 inches. We don't need cars getting damaged during design storm events.		Thank you. Revised text to clarify major event as 100-year design storm and added depth not to exceed four (4) inches and six (6) inches.	44	11.7 O	11-9			3.8.2 H	3-32	Drainage	parking lot storage permitted, no more than 50% of required stalls may be inundated
330	1	Variance List	MD	45			OK		Thank you.	45	11.7 P	11-9			3.8.2 K	3-32	Drainage	on-lot storage permitted when lot is min. 30,000 sf
331	1	Variance List	MD	46			OK, already allowed		Thank you.	46	11.7 Q	11-9					Drainage	assures draining a lot to the side or rear is permissible (i.e. what backing to a greenbelt that conveys stormwater)
332	2	Variance List	MD	47			Define "regional" and the implications of that term.		Add text to define "regional" so that multiple parcels/subdivisions can feed a larger basin in combination rather than each parcel create individual basins.	47	11.7 R	11-9			3.8.2 O	3-32	Drainage	clarifies basins may be considered regional (City to determine)
333	2	Variance List	MD	48			This wording looks vaguely similar to what we have now in GES but different enough that they could be interpreted differently. What does the applicant really want a variance on? Also, they need to clarify what they intend to accomplish by locating the security fence below the 100-year water elevation.		The request is to aesthetically hide the security barrier as much as possible by moving it down slope slighting and in effect lowering the height of the fence. Additionally, when the steepness of a side slope is lessened, then barriers are not required, provided county, state and federal laws permit.	48	11.7 S	11-9			3.8.3 B	3-33	Drainage	clarify basin security design
334	2	Variance List	MD	49			Generally this is not acceptable for a publically maintained sidewalk from a maintenance perspective. The use of a scupper is preferred to allowing surface flow over the sidewalk. It could be allowed for a pathway that is more like a trail and privately maintained.		Agree. In urban areas where a pathway is typical, the text is revised to include "scupper". The Master Plan includes off-street connections in the open space core that are envisioned to follow the terrain.	49	11.7 T	11-9					Drainage	assures water crossing a path is permissible
335	1	Variance List	MD	50			Revise to remove the word "stored". See previous comments about potential conflicts with surface water rights.		Removed as requested.	50	11.8	11-9					Drainage	references Master Drainage Report for off-site stormwater conveyance
336	1	Variance List	MD	51			OK, but the devices mentioned are pretty standard. What makes them "alternative"?		The term "alternative" is removed along with the devices mentioned. Non-traditional and innovative methods is the intent. The city has numerous examples of creative solutions to handle stormwater just around downtown. The intent is to be able to apply similar details within the Property with proper justification.	51	11.9 A	11-9						grants City Engineer authority to approve alternative inlets and outlets
337	1	Variance List	MD	52			Need to define "alternative" in this context. We do not restrict channel designs as long they meet performance requirements of GES 3.4. Perhaps the applicant can clarify what they had in mind.		The term "alternative" is removed. Non-traditional and innovative methods is the intent. Performance requirements are not amended. Intent in other words... starts with, yes innovative designs are acceptable... provide proof to the city that it will work.	52	11.9 B	11-9						grants City Engineer authority to approve alternative channel designs
338	1	Variance List	MD	53			Clarify that parallel channels must be outside the road ROW template.		Added "outside the right-of-way template" as requested.	53	11.9 C	11-9			3.4.3 E	3-17	Drainage	permits channels parallel to a road; roads may relate to natural terrain and drainage corridors, water carried along Willow Creek Road near Antelope Crossing
339	2	Variance List	MD	54			The wording of this item seems contradictory. We already allow alteration of natural channels subject to the requirements of GES 3.4.		We believe we are in agreement. This provides assurity in the Master Plan that alterations are possible and aligns with the GES encouraging to remain in the natural state.	54	11.9 D	11-9			3.4.2 A	3-16	Drainage	permissible, with City approval, to alter natural channel
340	2	Variance List	MD	55			This is currently prohibited by GES 3.5.2.H. Any such crossings, if allowed, must be subject to depth limitations for traffic safety. Need City traffic engineer (Ian) to review this item also. The summary spreadsheet provided by the applicant mentions secondary access, but the wording of 11.9.E does not reflect that.		Added text to clarify wet-crossings and low-flow crossings are permitted when an alternate access is provided without flows of a 25-year design event overtopping a roadway.	55	11.9 E	11-10			3.4.3 H	3-21	Drainage	when 100-year access is provided a secondary access route may include a wet crossing
341	1	Variance List	MD	56			OK		Thank you.	56	11.10 A	11-10					Drainage	requires integration with the setting
342	1	Variance List	MD	57			OK		Thank you.	57	11.10 B	11-10					Drainage	concepts for aesthetic integration
343	1	Variance List	MD	58			OK		Thank you.	58	11.10 C	11-10					Drainage	concepts for aesthetic integration
344	1	Variance List	MD	59			Material other than riprap around and over the top of the pipe is acceptable as long as it provides a similar level of erosion resistance. Revise wording.		Thank you. Text revised to, "Material other than riprap around and over the top of a culvert end treatment is acceptable as long as adequate erosion resistance is provided when aesthetically treated."	59	1.10 D	11-10			3.5.3 A	3-21	Drainage	concepts for aesthetic integration
345	1	Variance List	MD	60			OK		Thank you.	60	11.10 E	11-10					Drainage	concepts for aesthetic integration

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346	1	Variance List	MD	61			OK		Thank you.	61	11.10 F	11-10					Drainage	concepts for aesthetic integration
347	1	Variance List	MD	62			OK		Thank you.	62	11.10 G	11-10					Drainage	concepts for aesthetic integration
348	1	Variance List	MD	63			Please clarify. This seems contradictory to the aesthetic and environmental goals expressed elsewhere		Urban character and rural character will dramatically contrast. Urban character is typically based on highly efficient use of space and built forms often incorporating walls and plaza spaces to store stormwater. Conversely, rural character often has a wide open feel with naturalistic shaping and planting.	63	11.10 H	11-10					Drainage	concepts for aesthetic integration (often found in urban setting)
349	1	Variance List	MD	64			OK		Thank you.	64	11.10 I	11-10					Drainage	basins require hardscape and/or landscape
350	1	Variance List	MD	65			Other types of barriers may be permissible, but since they are installed for safety reasons, they must be fully functional from the start, not when plants mature.		Text is revised to include permissible and require temporary barriers until plants mature.	65	11.10 J	11-10					Drainage	permissible for barrier other than rail
351	1	Variance List	MD	66			It is already allowed to make changes within a property when it is still under common ownership of developer, but you cannot make major alterations that would affect properties already sold. Please revise to clarify that previously developed and conveyed areas must not be adversely affected either.		Added text including developed and conveyed areas are not adversely affected as requested.	66	11.11 A	11-10			3.6.2 A	3-23	Drainage	Clarifying cross-basin diversion is permitted within the MP
352	1	Variance List	MD	67			All such facilities must be privately maintained.		Thank you. Maintenance responsibilities in tracts and easements are assumed private unless a separate maintenance agreement is made.	67	11.11 B	11-11			3.6.2 C	3-23	Drainage	reduced need for stormdrain and direct water to landscape areas
353	1	Variance List	MD	68			OK		Thank you.	68	11.11 C	11-11			3.6.2 D	3-23	Drainage	direct water to landscape medians, one-way Neighborhood street may direct water toward a park; stormwater management system must account for volume, velocity and erosion
354	1	Variance List	MD	69			OK. It is generally allowed already as long as detention requirements are otherwise met.			69	11.11D	11-11			3.6.2 F	3-23	Drainage	same as GES - Removed
355	1	Variance List	MD	70			100-year flow cannot be allowed to leave ROW except under controlled conditions. The intent is to provide reasonable protection from flooding for all structures adjacent to the road ROW. If the flow escapes the ROW, where is it going to go?		Add text to clarify includes, "under controlled conditions with reasonable protection of flooding for all structures adjacent to the ROW"	70	11.11E	11-11			3.6.3 A	3-24	Drainage	ROW proposed at back of curb rather than beyond back of curb; preserve additional area for 100-year event
356	1	Variance List	MK	70			By establishing the ROW at back of curb it could decrease the City's obligation to maintain the ROW landscape and stormwater features/bioswales.		Thank you. Maintenance responsibilities in tracts and easements are assumed private unless a separate maintenance agreement is made.									
357	1	Variance List	MD	71			OK		Thank you.	71	11.11 F	11-11			3.6.3 A	3-24	Drainage	District Street is a unique road type, clarified to treat similar to collector
358	1	Variance List	MD	72			Similar to comment for item 70, 100-year flows can only exceed ROW under controlled conditions with a clear overflow pathway.		Add text similar to line 70 to clarify includes, "under controlled conditions with reasonable protection of flooding for all structures adjacent to the ROW"	72	11.11 G	11-11			3.6.3 A	3-24	Drainage	ROW proposed at back of curb rather than beyond back of curb; preserve additional area for 100-year event
359	1	Variance List	MD	73			Such elements are acceptable but must be privately maintained.		Thank you. Maintenance responsibilities in tracts and easements are assumed private unless a separate maintenance agreement is made.	73	11.11 H	11-11			3.6.3 A	3-24	Drainage	ROW proposed at back of curb; overflow may be in easement or tract if not within ROW.
360	1	Variance List	MD	74			OK		Thank you.	74	11.11 I	11-11			3.6.3 B	3-25	Drainage	District Street is a unique road type, clarified to treated similar to collector
361	1	Variance List	MD	75			OK		Thank you.	75	11.11 J	11-11						reference to MP street sections
362	1	Variance List	MD	76			OK		Thank you.	76	11.11 K	11-11			3.6.3 D	3-25	Drainage	same as GES - Removed
363	1	Variance List	MD	77			Delete or reword. The requirements of GES 3.6.4.A are intended to get flow off the road at those points for traffic safety reasons. Although the wording says catch basins, other capture devices are permissible to achieve that goal. If the intent is to get the runoff for landscaping use, you can do that with a scupper into a bioswale rather than using a catch basin.		Revised as requested. Added text includes scuppers or other capture devices and to remove flow from roadway for traffic safety.	77	11.11 L	11-11			3.6.4 A	3-26	Drainage	placement based on need and integration with a larger system allowing for landscape irrigation
364	1	Variance List	MK	78			Cattle guards can be constructed to be bicycle friendly. Use of cattle guard only acceptable when its bars are perpendicular to the direction of travel. Trench drains would be preferred.		Added text to clarify when perpendicular to the direction of travel and trench drains when practical.	78	11.11 M	11-11					Drainage	use of cattle guard in a roadway as a method to manage sedimentation
365	1	Variance List	MD	79			OK, already in GES		Thank you.	79	11.12 A	11-12			3.6.4 F	3-28	Drainage	both preferred and alternative materials (as listed in the GES) are considered acceptable
366	1	Variance List	MD	80			OK, already in GES		Thank you.	80	11.12 B	11-12						grants City Engineer authority to approve alternative materials and standards
367	1	Variance List	MD	81			Already revised by applicant?		Revised. Based on GES or actual design requirements.	81	11.12 C	11-12			3.7.4 B	3-30	Drainage	revised - based on GES or actual design requirements
368	3	Variance List	EB	82			No. The City will welcome a discussion for modification to some standards, if reasonable to the area, but we will not allow this Master Plan to change any of our standards without discussion.		See line 55.	82	12.1	12-1					Water/Wastewater	introduction; permit deviations to City standards conducive to the vision within the Property
369	1	Variance List	CD	83			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	83	12.2 A	12-1					Water/Wastewater	reference compliance with Master Plan and Master Reports
370	3	Variance List	EB	84			Delete exception No. 1 and No. 2 from Paragraph B. The developer will absolutely construct all facilities that need to be upsized because of this development.		The City is required to provide City services to property annexed into the City.	84	12.2 B	12-1					Water/Wastewater	clarify system installation exceptions (regional and CIPs)
371	1	Variance List	CD	85			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	85	12.2 C	12-1					Water/Wastewater	developer off-site improvements reference Master Reports
372	1	Variance List	EB	86			No. Each parcel within the development will comply with Section 4.7.1.B and 5.5.2.H regarding the installation of facilities along the entire length of frontage.		Per 9/20/17 with City staff, we agree that each "Lot", as defined by the LDC, will have services provided, however, we do not agree with each "Parcel" along the entire length of the frontage. The GES does not define parcel. The LDC defines parcel as, "Real property that: (1) has a separate and distinct number or other designation shown on a plan, recorded with the County Recorder's Office or (2) is delineated on an approved record of survey, parcel map or subdivision map as filed with the County Recorder and abutting at least one public right-of-way or easement determined by the City to be adequate access." With this definition we interpret 4.7.1.B. and 5.5.2.H. to mean 89, Pioneer Parkway, Willow Creek Road, and Deep Well Ranch Road as they exist today. Additionally, any new subdivision parcel would also require mains along the entire frontage. This is contradictory to the requests proposed in this Master Plan.	86	12.2 D	12-1			4.7.1 B	4-22	Water/Wastewater	clarify frontage and phasing with development for project of this scale
373	2	Variance List	EB	87			Parallel mains shall not be allowed.		Parallel mains are proposed based on long term water assumptions and phased development as discussed with staff. Revisions to Section 4.5 (revised to 4.3) includes text to clarify intent.	87	12.2 E	12-2					Water/Wastewater	sets assumption for Master Reports; possibility for parallel mains
374	1	Variance List	CD	88			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	88	12.2 F	12-2					Water/Wastewater	conceptual system framework (revised)

Line	09/30/17	Review Document	Commenter	Section	Sub Section	Page	Comment/Change	Clarification	Response	#	MP	pg	LDC	pg2	GES	pg3	Topic	Note
375	1	Variance List	EB	89			Change 12.3.A to, "Water mains shall not be located within ten (10) feet of a building or retaining wall per City GES 4.7.3.B"		Reference to separation from building is removed. See line 116.	89	12.3 A	12-2			4.7.3 B	4-25	Water	private mains, mains within a private drive or alley, mains cutting through a parking lot where a retaining wall may be present...
376	1	Variance List	EB	90			Change 12.3.B to "shall be removed or capped and sealed in place, as directed by the City."		Section 12.3 is stricken. See line 117.	90	12.3 B	12-2			4.7.3 D	4-25	Water	capped and sealed (filled with concrete) as an alternate solution
377	2	Variance List	EB	91			Delete 12.3.C. City GES 4.7.3.E.2 adequately covers a curvy road scenario by saying, 'to the maximum extent possible.'		Revised per comment on line 118.	91	12.3 C	12-2			4.7.3 E	4-26	Water	cross and re-cross along curvy roads rather than closely space manholes in travel lanes
378	2	Variance List	EB	92			Delete 12.3.D. It is understood that not all streets will have a water main, but water mains will be required by the City for adequate system redundancy, so the people that buy in this community will at least have reliable water service.		The Master Plan does not propose amending service flow or looping requirement standards for adequate system redundancy. The standards of the GES apply. See line 114 and 372.	92	12.3 D	12-2			4.7.3 E	4-25	Water	mains may be located in a tract (with easement); mains are not required beneath all streets, but rather as the system is designed
379	1	Variance List	CD	93			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	93	12.3 E	12-2			4.7.3 E	4-25	Water	mains may also cross parking stalls, landscape areas or tracts within a development
380	1	Variance List	CD	94			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	94	12.3 F	12-2			4.7.3 E	4-25	Water	may be located in tracts (or similar) provided an easement is granted (i.e. in a landscaped parkway between back of curb and sidewalk)
381	2	Variance List	EB	95			Remove 12.3.G. The City GES Standard 4.7.8.B doesn't say anything about not being screened from view and the City will work with the developer on this as long as it is in compliance with 4.7.8.B.		The GES does require PRV's to be located adjacent to back of curb. We agree the GES does not say anything about screening. The Master Plan is requesting assurance for the ability to screen. The standards described in 4.7.8.B. remain in place. The Master Plan proposes amending this standard to allow screening and to allow the location of a PRV to be set somewhere other than adjacent to back of curb when access is provided for maintenance.	95	12.3 G	12-2			4.7.8 B	4-30	Water	request flexibility so that PRV may be located so as to related or be hidden in its context; access and easements required
382	2	Variance List	EB	96			Change 12.3.H to, "Curbs adjacent to a vault or PRV shall be rolled curb per City Standard Detail 2200-1 Type 'C' or Type 'D' when an alternate point of access (driveway) is not provided."		The Master Plan proposes rolled, ribbon or wedge. Curb types will be proposed based on neighborhood character and stormwater management. A rolled curb section, as required per this comment, would appear out of character when ribbon curb is used elsewhere. City Standard Detail 2200-1, or similar, are not specified in this Master Plan. We respectfully request to keep the text as is.	96	12.3 H	12-2			4.7.8 B	4-30	Water	include ability to use curb types as requested in Master Plan
383	1	Variance List	CD	97			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	97	12.3 I	12-2			4.7.18 F	4-37	Water	assurance meter boxes are permitted behind back of curb (ROW is proposed at back of curb); PUE required per GES; GES detail illustrates a property line
384	1	Variance List	CD	98			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	98	12.3 J	12-3			4.7.18 F	4-37	Water	assurance meter boxes are permitted behind back of curb (ROW is proposed at back of curb); PUE required per GES; GES detail illustrates a property line
385	2	Variance List	EB	99			The smallest allowable City Box is a No. 2, which is 16-inches in width. If they're placed right next to each other and the service lines are run parallel to the main they will be 16-inches apart, so specify in section 12.3.K that the horizontal spacing will be 16-inches, minimum.		Per prior requests from city staff, unless necessary, the Master Plan defers technical details like this to the GES. We respectfully request to exclude this detailed.	99	12.3 K	12-3					Water	construction technique for private lines, close parallel line
386	1	Variance List	CD	100			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	100	12.3 L	12-3					Water	Removed
387	1	Variance List	CD	101			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	101	12.3 M	12-3					Water	Removed
388	1	Variance List	CD	102			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	102	12.3 N	12-3					Water	Removed
389	1	Variance List	CD	103			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	103	12.3 O	12-3					Water	Removed
390	1	Variance List	EB	104			Change 12.4.A. to, "Existing sewer main stubs and service lines adjacent to a proposed development that are not used shall be removed or capped for future use, at the direction of the City."		Text is stricken. See line 131.	104	12.4 A	12-3					Wastewater	cap stubs as alternative to removing
391	1	Variance List	CD	105			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	105	12.4 B	12-3					Wastewater	private mains, mains within a private drive or alley, mains cutting through a parking lot where a retaining wall may be present...
392	2	Variance List	EB	106			Delete 12.4.C. City Standard 5.9.3.B shall remain in its entirety with no exceptions.		See lines 133, 134 and 135.	106	12.4 C	12-3			5.9.3 B	5-27	Wastewater	cross and re-cross along curvy roads rather than closely space manholes in travel lanes
393	2	Variance List	EB	107			Delete 12.4.D. City GES 5.9.6.A adequately covers a curvy road scenario by saying, 'to the maximum extent possible.'		See lines 133, 134 and 135.	107	12.4 D	12-3			5.9.6 A	5-30	Wastewater	preserve flexibility for curvy roads
394	1	Variance List	EB	108			Delete 12.4.E. It is understood that not all streets will have a sewer main, but sewer mains will be required by the City for adequate system coverage and to the extent to comply with City Standard 5.5.2.H.		See line 372.	108	12.4 E	12-3					Wastewater	mains may be located in a tract (with easement); mains are not required beneath all streets, but rather as the system is designed
395	1	Variance List	CD	109			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	109	12.4 F	12-4					Wastewater	Removed
396	1	Variance List	CD	110			See comments on Master Plan and Master Reports relative to this variance.		See responses in Master Plan and Master Reports relative to this variance.	110	12.4 G	12-4					Wastewater	Removed
397	3	Variance List	EB	111			Delete 12.4.H. Not allowed per 5.9.12.C.		See line 142.	111	12.4 H	12-4			5.9.12 C		Wastewater	permissible for small businesses to share facilities