

Engineered With Layton, PLC

1490 South Price Road, Suite 215
Chandler, Arizona 85286



26 January 2022

RE: Granite Mountain Homesites, Unit V, Phase 4 – 6
PLA21-00049, Preliminary Plat Application

To Whom It May Concern:

Engineered With Layton, PLC (EWL) is acting on behalf of The Levie Group to subdivide the remaining Phases within Unit V of the Granite Mountain Homesites. The intent of this letter is to provide an update to the community members of Granite Mountain Homesites of our ongoing efforts.

On 6 January 2022, the application for preliminary plat of the development at GMHS was heard before the Yavapai County Planning & Zoning Commission. The Planning & Zoning Commission voted on a motion to recommended approval to the Board of Supervisors with conditions of approval as follows:

1. The final plat shall be in conformance with the approved preliminary plat and shall be in conformance with the approved preliminary plat and shall be in conformance with all applicable codes of the R1L-70 zoning district, along with all other applicable codes, standards, and regulations, unless waived by the Board of Supervisors.
2. All onsite and offsite improvements shall be per Yavapai County Standards.

A motion of approval was made by Commissioner Peterson and seconded by Commissioner Griffis. The motion to recommend approval of preliminary plat subject to the conditions of approval passed with a vote of 9-1. The Preliminary Plat Application will be heard before the Board of Supervisors on 2 February 2022, 0900-hrs, at the following location:

1015 Fair Street, Prescott, Arizona 86305
First Floor, BOS Hearing Room

The BOS Hearing represents another opportunity for the community members to raise their concerns regarding the proposed development. Since our meeting onsite, EWL has been working with various departments and agencies at the County and State level to develop site improvement plans that addresses the primary concerns raised by the community members at large.

One of the primary sources of concern is regarding the lack water pressure available and the additional demand of the new residences. To address the inadequate pressures at various locations within the distribution system, the existing booster pumps are to be upgraded to higher capacity pumps capable to supplying more than double the capacity of existing pumps. The booster station improvement plans are being prepared for permitting at the County. Once the permit is issued for the improvement, the community will be notified by the utility company (Granite Mountain Water Company). The booster pumps are sized appropriately to meet domestic needs of the community at full-build out conditions while maintaining minimum pressures per Arizona Department of Environmental Quality, Engineering Bulletin 10.

In conjunction with the concerns regarding water availability, some residents expressed concern regarding the fire fighting measures available to the residents of GMHS. Several residents have requested the developer to consider implementation of alternate fire fighting measures aside from sprinklers currently required. Through discussions with the CAFMA, Yavapai County and the Owner, EWL has proposed installation of new fire hydrants in previously developed areas of GMHS.

Refer to **Figure 1** below for approximate locations of the proposed hydrants at GMHS. The exact location(s) of the hydrants have yet to be finalized and may change as needs arise. Future additions of hydrants and waterlines are also being considered as new customers come online for the utility.

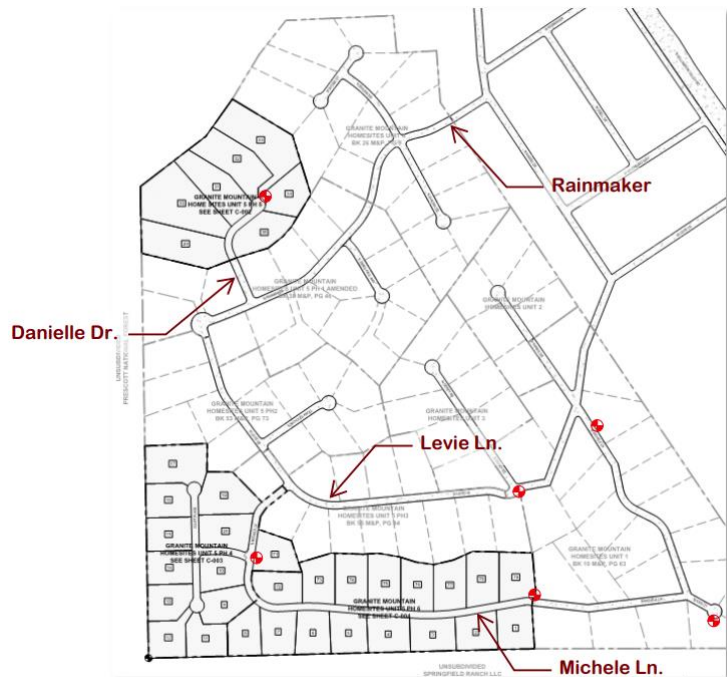


Figure 1: Site map of GMHS showing the proposed location of fire hydrants

Second source of concern among the residents of GMHS has been regarding the roadways within and that lead to the subdivision. A concern regarding the ingress and egress into the subdivision from Williamson Valley Road with increased traffic from the development. To improve the level of service (LOS) at the intersection of Williamson Valley Road and Rainmaker, the developers have offered to partially fund the intersection improvement as planned in the Yavapai County sponsored Williamson Valley Traffic Study (Lee Engineering, 2017)¹.

The improvements along Williamson Valley Road have been underway by Yavapai County, independent of the proposed development at GMHS. During the preliminary discussions with the Public Works of Yavapai County, the development team offered to fund the planned improvements. The intersection improvement is being coordinated by public works of Yavapai County.

Please refer to the Yavapai Road Maintenance Projects Map online for the latest updates on roadwork being performed by [Yavapai County Public Works](https://www.yavapai.gov/public-works/).

We welcome feedback from the community members on the proposed improvements at GMHS. Please reach out to us at EWL with any questions, comments, and concerns. All communications regarding GMHS can be mailed to our office or emailed directly to jeremiah@engwlayton.com.

¹ <https://williamsonvalley.org/news/transportation-projects/>