

## Athena Cawley

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**Subject:** FW: Creekside Park Subdivision / Preliminary Plat Comments  
**Attachments:** Creekside Park Subdivision\_12062023.pdf

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**From:** Justin Jones <[jjones@civilsience.com](mailto:jjones@civilsience.com)>  
**Sent:** Tuesday, December 5, 2023 3:22 PM  
**To:** Jerry Postema <[jerry@hildalecity.com](mailto:jerry@hildalecity.com)>; Nathan Fischer <[NathanF@hildalecity.com](mailto:NathanF@hildalecity.com)>  
**Cc:** Anthony Hammon <[concretekid1@gmail.com](mailto:concretekid1@gmail.com)>; Robert Burkhill <[rburkhill@civilsience.com](mailto:rburkhill@civilsience.com)>  
**Subject:** Re: Creekside Park Subdivision / Preliminary Plat Comments

Jerry & Nathan,

I apologize for the delayed response, see responses in red below. When are you available to meet? We're trying to resubmit for Town Council tomorrow morning, but I know that's short notice for a meeting.

Justin

Preliminary Water Demand & Fire Flow Calculations		
Description	Value	Unit
Person Per Household	4	person
Demand Per Person Per Day	100	gpd
Average Demand Per Household	400	gpd
Peak Factor	1.7	
Peak Demand Per Household	680	gpd
	0.47	gpm
Number of Lots	55	lots
Subdivision Household Average Demand	22,000	gpd
	15	gpm
Subdivision Household Peak Demand	37,400	gpd
	26	gpm
Square Footage of Landscaping	68,263	sf
Plant Canopy Percentage	20	percent
Plant Canopy Area	13,653	sf
Peak Monthly(June) Plant Water Demand	2.75	in
Peak Monthly (June) Landscaping Water Demand	23,404	gal
Peak Landscaping Demand	780	gpd
	0.54	gpm
Total Peak Demand	27	gpm
Fire Flow	1,000	gpm
Total Peak Demand + Fire Flow	1,027	gpm

Preliminary Sewer Demand		
Description	Value	Unit
Person Per Household	4	person
Demand Per Person Per Day	80	gpd
Average Demand Per Household	320	gpd
	0.22	gpm
Peak Factor	2.9	
Peak Demand Per Household	928	gpd
	0.64	gpm
Number of Lots	55	lots
Total Subdivision Average Demand	17,600	gpd
	12	gpm
Total Subdivision Peak Demand	51,040	gpd
	35	gpm

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**From:** Jerry Postema <[jerry@hildalecity.com](mailto:jerry@hildalecity.com)>  
**Sent:** Tuesday, November 21, 2023 9:44 AM  
**To:** Justin Jones <[jjones@civilsience.com](mailto:jjones@civilsience.com)>; Nathan Fischer <[NathanF@hildalecity.com](mailto:NathanF@hildalecity.com)>  
**Cc:** Anthony Hammon <[concretekid1@gmail.com](mailto:concretekid1@gmail.com)>; Robert Burkhill <[rburkhill@civilsience.com](mailto:rburkhill@civilsience.com)>  
**Subject:** Re: Creekside Park Subdivision / Preliminary Plat Comments

Hi Justin! We can meet virtually and discuss the questions you received from the review of the plat.

For the meeting, please include myself and Nathan Fischer.

Prior to the meeting we will need some additional information from you on the proposed plat;

1. What is the calculated flow (water and sewer) for each unit in the subdivision? **See tables above.**
2. What is the calculated outdoor use for the subdivision? **The landscaping is planned to be low water/xeriscaping with trees. Expected water use is low, see table above.**
3. Have you completed any hydraulic modeling of the subdivision? **No, is this needed? If so, how do we get a fire hydrant flow test to provide needed modeling information?**
4. Will the individual units have interior fire suppression? **No they will not.**
5. The plan shows ROW and Easements, will these be roads and what is the proposed cross sections of the roads and the utility corridors? **Yes, the roadways will be 50' public ROW with 15' public utility & drainage easements adjacent to the ROW.**
6. Is the intent to feed the units farthest off the main "road"/drive with a main water and sewer line? Who will own and maintain the water and sewer lines outside of the road? **The shared driveways/cross access easements will also be public utility & drainage easements, so the mains**



that extend through these are planned to be public, owned by HCCU. We assume the individual services would be privately owned, past a location determined by the HCCU (water meter, ROW, PUE, etc.)

7. Have you provided, or will you provide, a draft development agreement to receive water from the City by bringing water for your development? **The project developer can enter into a development agreement, what are the requirements of the agreement?**

As to the Utilities, HCC has natural gas in the area for connections. For all communications with HCC Utilities, please contact myself and Nathan Fischer.

Thanks

*Jerry*

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**From:** Justin Jones <[jjones@civilsience.com](mailto:jjones@civilsience.com)>

**Sent:** Monday, November 20, 2023 9:14 PM

**To:** Jerry Postema <[jerrypp@hildalecity.com](mailto:jerrypp@hildalecity.com)>; Nathan Fischer <[NathanF@hildalecity.com](mailto:NathanF@hildalecity.com)>

**Cc:** Anthony Hammon <[concretekid1@gmail.com](mailto:concretekid1@gmail.com)>; Robert Burkhill <[rburkhill@civilsience.com](mailto:rburkhill@civilsience.com)>

**Subject:** Creekside Park Subdivision / Preliminary Plat Comments

Jerry & Nathan,

We have received 1<sup>st</sup> comments from Sunrise Engineering on the preliminary plat submittal for a new residential subdivision in Colorado City. We've attached the plans for your reference.

A few of the comments we need help resolving are below:

- Section 153.038 of the CCMC requires that a statement as to the type of water facilities proposed appears on the preliminary plat. It shall be the responsibility of the subdivider to furnish the town such evidence as the town may require for satisfaction regarding facilities for supplying domestic water. A statement of water adequacy is required from the Arizona Department of Water Resources either for the proposed subdivision or for the water company (private or public) which will serve the subdivision pursuant to A.R.S. §45-108. The construction plans indicate that water will be provided to the subdivision. A will serve letter was not provided for review, so the town will need to verify that capacity exists to serve this subdivision. In addition, no documentation from the Arizona Department of Water Resources was provided for review.
  - **What is required from the Utilities Department to satisfy the requirements?**
  - **Is a water model needed? If so, how do we get the required fire hydrant flow testing to provide static & residual pressures?**
  - **What do we need from ADWR?**
- CCMC Section 153.039 states that it shall be the responsibility of the subdivider to furnish the town water and sewer department such evidence as that department may require for its satisfaction as to the design and connection to the town sanitary sewage system. No documentation was provided for review verifying that capacity exists to serve this development.
  - **What is required from the Utilities Department to satisfy the requirements?**
- Utility location and placement should comply with CCMC Section 156.24.
  - **On the proposed east-west through street there are only homes on the south side of the street. To shorten proposed service laterals, we propose to shift utility mains toward the south side of the road, which does not match the city standards for utility locations. As long as we maintain the required separations, is this acceptable?**

Please confirm the utility providers for the project:

Power: Garkane Energy (Do you have a contact for Garkane?)

Water: HCC Utility Dept.

Sewer: HCC Utility Dept.

Gas: HCC Utility Dept. (is natural gas or propane available?)  
Solid Waste: Arizona Strip Landfill Corporation  
Communications: ?? (Contact info?)

Can you verify the existing utility sizes adjacent to the project in Hammon Street and Barlow Street?  
If you'd prefer to have a Zoom meeting to discuss, please let me know.  
Thanks for your help.

Justin



**Justin Jones, P.E.**  
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