



Shephard ▲ Wesnitzer, Inc.

Engineering an environment of excellence

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Ryan Mortillaro, EIT
City of Sedona Public Works Department
102 Roadrunner Drive
Sedona, AZ 86336

September 5, 2019
Job No. 17186

Re: PZ 18-00007 (SUB)
Park Place (Final Plat Review)
Engineering Comments

Dear Mr. Mortillaro:

Below is our response to comments presented on the Engineering Comments for Park Place Final Plat and Civil Documents dated September 5, 2019. Our response is shown in italics below each comment.

1. The following comments are regarding the drainage report (These comments can be taken care of at the permit stage):
 - a. Please provide information showing the 'local streets' drainage criteria have been met per DREAM chapter 3.2, table 3.1 for both the 2-year and 100-year events.
The local streets drainage criteria have been added to the report. See pages 21-26 Appendix C Local Street ROW Capacity.
2. The following comments are regarding the civil plans (These comments can be taken care of at the permit stage):
 - a. Sheet C6, detail A, the ramp calculates to a 10% slope.
Ramp has been revised. See actual elevation spot elevations.
 - b. Sheet C6, Details B, C, D, the MAG standard referenced is incorrect.
The reference has been corrected.
3. The following comments must be addressed on the final plat:
 - a. Sheet FP4, lots 22 thru 25 has text that obscures acreage information.
Text has been revised so as not to obscure acreage information.
 - b. Sheet FP4, the Tract 'D' label obscures plat data.
Text has been revised so as not to obscure acreage information.

If you have any questions, please do not hesitate to call or email me.

Sincerely,
Shephard – Wesnitzer, Inc.

Arthur H. Beckwith, PE
Vice President

Cc: Jack Kemmerly – Miramonte Homes