



**Luke Sefton PE, CFM**  
**Tim Huskett, PE, CFM**  
**Robert Lane, Public Lands**  
**Cheri Baker, Office Manager**  
**Crockett Saline, E.I.T.**  
**Christopher Henry, E.I.T.**  
**David Nicoella, Planner**  
**Leonard Filner, Planner**

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Sincerely,

A handwritten signature in black ink that reads "Luke A. Sefton".

Luke A. Sefton, P.E.  
President/Principle Engineer

**40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999**  
**Email: [info@sefengco.com](mailto:info@sefengco.com) ~ [www.SeftonEngineeringCompany.com](http://www.SeftonEngineeringCompany.com)**

*In affiliation with:*

**Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado**

# Project Application

fillable PDF available online at:  
[www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)



**City Of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

Application for (check all that apply):

- |                                                   |                                                 |                                                 |                                             |
|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Conceptual Review        | <input type="checkbox"/> Comprehensive Review   | <input type="checkbox"/> Appeal                 | <input type="checkbox"/> Time Extension     |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review     | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change              | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance               |                                             |

Project Information	Project Name	Chapel View Terrace		
	Project Address	10 Sky Line Drive	Parcel No. (APN)	401-34-033B
	Primary Contact	Chris Rife	Primary Phone	480-734-3999
	Email	chrisrife13@gmail.com	Alt. Phone	
	Address	6817 S Pinehurst Dr	City/State/ZIP	Gilbert/AZ/85298
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	The proposed Chapel View Terrace Subdivision is a six-lot single-family residential subdivision on a 3.29-acre parcel located on the southwest corner of State Route 179 and W. Chapel Road, Assessors Parcel Number: 401-34-003B, addressed 10 Sky Line Drive.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Consultant	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat	City/State/ZIP	Sedona/AZ/86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	



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**Leonard Filner, Planner**

## **LETTER OF INTENT**

Project Name: Chapel View Terrace Subdivision Preliminary Plat Application  
Located within the Northwest ¼ of Section 30, Township 17 North, Range 6 East of the Gila, and Salt River Base and Meridian.

Applicant: Sefton Engineering Consultants  
Owner: Passion LLC. Agent: Chris Rife

September 14, 2021

Cari Meyer, Planning Manager  
Community Development  
102 Road Runner Drive  
Sedona, Arizona. 86366

**Purpose:** The purpose of this letter of intent is to describe the overall project and explain how this development will be in compliance with requirements for subdivision approval discussed within *Articles 7 and 8 of the Sedona Land Development Code*.

### **Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project**

Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he is responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members have many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

### **Introduction:**

The proposed Chapel Vista Terrace Subdivision will be developed by Passion LLC and will consist of six-lots, developed on 3.29-acres, with an average lot size of 0.55-acres (23,500 SQ.FT.). The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety and welfare 8.3.E(5)e. The surrounding residential area, as well as this 3.29-acre site is zoned RS-18:Single-Family Residential, and the six proposed lots are all zoning compliant, in terms of lot size, standards, setbacks, heights, and impervious coverage. It is the developer's intent, among other elements, to protect the natural topography, watercourses, drainage ways, trees and to control erosion. The applicant has provided all necessary plans and these plans provide the level of detailed required for a preliminary plat submittal 8.3.E(5)g.

This subject parcel is adjacent to three roadways, 1. State Route-179 to the east, 2. West Chapel Road to the north, and 3. Sky Line Drive to the south. Access to the subdivision will be from the north side of the 3.29-acres which is adjacent to West Chapel Road. West Chapel Road is a dedicated public right-of-way, that currently provides access to 17 residential lots that are all part of the Mystic Hills subdivision, which is also zoned RS-18. The proposed "Chapel View Court" a private 33-foot-wide easement, will provide access to these six residential lots and will end with a cul-de-sac. Because of the existing adjacent streets, five of these proposed six lots have double street frontages, therefore non-vehicular access easements

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***In affiliation with:***

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**Leonard Filner, Planner**

(NVAE) have been applied at various locations throughout the subdivision to restrict access of each lot to one street frontage. In addition, this private easement will include utility easements allowing for water lines, sanitary sewer lines, gas lines, and electrical services, etc., as well as the required 5-foot-wide side walk on both sides 5.4.H(1).

The proposed Chapel View Court easement will provide safe access for vehicular, bicycle and pedestrian traffic for the six-lots and be designed to follow the natural topography minimizing cutting and grading 8.3.E(5)g. The property owner is proposing to not dedicate any public right-of-way to the City of Sedona. This proposed private easement will not cause the City to incur fiscal impact and maintenance to the private easement will be the responsibility of the homeowners 8.3-E(5)h,j.

#### **Site Overview:**

The planned Chapel View Terrace Subdivision is located on the southwest corner of State Route 179 and West Chapel Road and is addressed as 10 Sky Line Drive. The current Accessor's Parcel Number is: 401-34-033B. This entire 3.29-acre parcel is zoned Single-Family residential (RS-18) and is currently vacant.. As the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the City and will comply with all other ordinances and regulations of the City and the Arizona Revised Statutes 7.3.A(1) and 8.3.E(5).c.d. In addition, the design and layout of lots are designed to accommodate topography, natural vegetation, soil conditions, drainage, street traffic, and other conditions 7.3.C.

#### **General Project Description:**

The proposed average lot size in this six-lot subdivision is 23,500 square feet with the smallest lot planned at approximately 19,900 square feet and the largest lot at 27,800 square feet. The proposed access point for these six-lots is from West Chapel Road which is also the access point for seventeen lots in the Mystic Hills subdivision. West Chapel Road has direct access to the State Route 179 Traffic Circle.



Included with the preliminary plat submittal are written comments from utility agencies that will provide services for the development stating that they do have utility services adjacent to the site and include the City of Sedona Sanitary Sewer Division, the Arizona Water Company, Arizona Public Service Electric (APS), Unisource Gas, Trash and Recycle collection and internet providers 8.3.E(5)i.

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### **Citizen Review Process:**

Within thirty (30) days of the date of the preliminary plat submittal, a notification letter will be mailed to all property owners, homeowners' associations and neighborhood associations within 300-feet of the property's boundary in accordance with Section 8.3.D. This letter will describe the request and provide contact information for the applicant with an invitation to contact the applicant to discuss the project via email, zoom meeting, telephone or through regular mail. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood 8.3.E (5).e.

An Affidavit of Mailing will be prepared, notarized and submitted to the City of Sedona Community Development Division. Also, the applicant will post a sign on the southwest corner of State Route 179 and West Chapel Road, along the State Route 179 frontage and at the Sky Line Drive entrance, describing the preliminary plat request and provide the applicant's contact information. Finally, the Affidavit of Notification will include a map of the sign posting sites as well as photos of the sign posting.

### **Conclusion:**

This letter of intent and all the other submitted documentation confirms that the proposed Chapel View Terrace Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. The Chapel View Terrace Subdivision will comply with the City of Sedona's Subdivision Regulations as follows:

- Section 8.3.E(5), Approval Criteria
  - This subdivision will be developed in accordance with the:
  - The subdivision is compliant with the Sedona Land Development Code and other applicable regulations
  - This subdivision will be developed in a way that will:
    - Have minimal impacts on Surrounding Property Owners
    - Minimize Adverse Environmental Impacts
    - Minimize Adverse Fiscal Impacts
    - Provide an Adequate Road System
    - Provide Adequate Public Services and Facilities
  - This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B, of the Sedona Land Development Code. This project does not have to go through the conceptual review public meeting because it is less than ten lots. This development consists of eight lots.
  - The subdivision will be orderly and harmonious with the surrounding area
  - The subdivision will provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic
  - The subdivisions public infrastructure will have adequate water supply, sewage disposal, electric service, storm drainage and other utilities
  - The public infrastructure shall be constructed in accordance with the Engineering Standards Manual
  - This subdivision will comply with all ordinances and regulations of the City and the Arizona Revised Statutes

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**David Nicoella, Planner**  
**Leonard Filner, Planner**

Should you have any questions, or need any additional information, please contact David Nicoella at (928)-202-3999 Ext. 104 or [dn@sefengco.com](mailto:dn@sefengco.com).

Sincerely,

A handwritten signature in black ink that reads "Luke A. Sefton". The signature is written in a cursive style.

Luke A. Sefton, P.E.

President/Principle Engineer  
Project No.: 210305

**40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999**  
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**Cheri Baker, Office**  
**Manager**

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**Christopher Henry, E.I.T.**  
**David Nicolella, Planner**  
**Leonard Filner, Planner**

Passion LLC  
1300 W Waterloo Rd  
Edmond, OK 73025  
Chris Rife

Letter of Authorization

Granted by: Chris Rife

Granted to: Sefton Engineering Consultants

Regarding: Chapel View Terrace. Chris Rife, owner, hereby gives authorization to Sefton Engineering Consultants, to act as agent in the effort of the submittal and approval of the above referenced property

Sincerely,

A handwritten signature in black ink, appearing to read "CRife", is written over the printed name "Chris Rife".

Passion LLC  
1300 W Waterloo Rd  
Edmond, OK 73025

Project No.: 210305

**40 Stutz Bearcat Dr., Sedona, Arizona 86336**

---

**~Phone: (928) 202-3999**  
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**David Nicolella, Planner**  
**Leonard Filner, Planner**

August 16, 2021

Sedona Community Development Department  
 102 Roadrunner Dr. Bldg. 104  
 Sedona, AZ 86336

**Subject:** Subdivision Preliminary Plat – Sanitary Sewage and Water Supply

Project Overview & Location

The purpose of this report is to calculate demand for sanitary sewage and water supply for the proposed Chapel View Terrace subdivision south of West Chapel Rd. in Sedona. It is proposed that six lots be included in the subdivision.

The proposed subdivision is located near existing infrastructure. There is a sanitary line on both West Chapel Road as well as Skyline Dr maintained by the City of Sedona. Water supply will be accessed from West Chapel Rd where an existing 8" line is maintained by the Arizona Water Company. The job site is in the NW ¼ of Section 30, Township 17 North, Range 6 East of the Gila-Salt River Principal Meridian in Yavapai, Arizona. More specifically described as Assessor's Parcel Number 401-34-033B. This parcel contains approximately 3.29 Acres.

Water Demands

For this report total water demand for the development is based on the typical average water usage for each building. If each parcel is assumed to have a future single-family residence, then an average of 2.50 people per household is assumed. According to the *Arizona Department of Water Resources* on average, each Arizona resident uses about **120 gallons per day (gpd)**. This means that there will be approximately 300 gallons per day per household.

The City of Sedona does not publish any peaking factors therefore, the accepted values from Arizona Water Company were used to set Max-Day and Peak-Hour peaking factors. According to the company, the Max-Day Demands have a peaking factor of 2.0 times the Average-Daily Demand. Peak-Hour Demands have a peaking factor of 3.0 times the Average-Daily Demand. Water demands under full build-out conditions were calculated as shown in Table 1.

Table 1: Water Demand Calcs

Water Demand Calcs.		
<b>Given:</b>		
Parcels =	6	parcels
Residents =	2.5	people/parcel
Resident Demand =	120	gal/day
<b>Results:</b>		
Household Demand =	300	gal/day per house
Total Demand =	1800	gal/day
	<b>1.25</b>	<b>GPM</b>

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**Leonard Filner, Planner**

Table 2: Water Demand Design Flows

Building ID	Average Daily Water Demand (GPD)	Average Day Water Demand (GPM)	Max Day Peaking Factor	Max Day Water Demand (GPM)	Peak Hour Peaking Factor	Peak Hour Water Demand (GPM)
6 Single Family Residences	1800	1.25	2.00	2.50	3.000	3.75
Total	<b>1800</b>	<b>1.25</b>		<b>2.50</b>		<b>3.75</b>

Total estimated design demands for six future single-family residences are summarized below:

- Average Daily Demand: 1800 gallons per day (GPD) or 1.25 gallons per minute (GPM)
- Maximum-Day Demand: 2.50 gallons per minute (GPM)
- Peak-Hour Demand: 3.75 gallons per minute (GPM)

Sanitary Sewage

Sewer laterals will be utilized to connect to existing lines on West Chapel Road and Sky Line Drive. Assuming that each residence is on average four bedrooms with more than 28 fixtures then the design flow would be 750 GPD of sanitary sewage wastewater. If all lots are built out to this assumption, then there will be approximately 4500 GPD of wastewater produced from this subdivision to contribute to the City of Sedona Wastewater system. This translates to an estimated 3.125 GPM of wastewater disposal.

Fire Protection

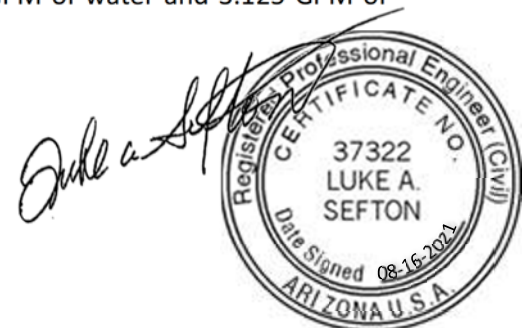
The fire & life safety requirements for the City of Sedona Fire Department require that a fire hydrant be placed so that a structure does not exceed 600 feet. An existing fire hydrant is located near the proposed ingress/egress. If any portion of a structure exceeds 600 ft then an intermediate fire hydrant will be required. The required fire flow for the building shall meet a minimum of 1,500 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less. From the existing infrastructure, this job will not require an additional fire hydrant to be installed.

Conclusion

After due diligence of the existing infrastructure and some analysis of future development, there will be sufficient services to provide water supply and wastewater disposal on site. No critical issues were identified that would preclude the anticipated development presented in this report. As mentioned above, it is estimated that the subdivision will require a max of 3.75 GPM of water and 3.125 GPM of wastewater disposal.

Sincerely,

Luke Sefton, PE, CFM  
 TEL: (928) 202-3999, Cell: (928) 646-3494, Email: [ls@SefEngCo.com](mailto:ls@SefEngCo.com)  
 Prepared By: Christopher Henry, EIT



EXPIRES 3/31/2023



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**David Nicolella, Planner**  
**Leonard Filner, Planner**

August 12, 2021

Sedona Community Development Department  
 102 Roadrunner Dr. Bldg. 104  
 Sedona, AZ 86336

**Subject:** Subdivision Preliminary Plat – Traffic Impacts

Dear Sedona Community Development Department,

Sefton Engineering has prepared this Traffic Generation Assessment as required by the City of Sedona in accordance with the Community Development Design, Review, Engineering and Administrative Manual for the proposed subdivision preliminary plat of the property located between W Chapel Rd. and Skyline Dr. More specifically described as APN 401-34-033B in Coconino County, Arizona. The property abuts SR-179 to the west. Access for the proposed subdivision will be off W Chapel Rd. approximately 150 feet west of the round-a-bout of SR-179 and Chapel Rd. W Chapel Rd is classified as a Minor Collector Road and SR-179 is classified as a Major Arterial Road and is a divided four-lane highway. The posted speed limit on W Chapel Rd is 25 MPH and the posted speed limit on SR-179 is 35 MPH.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 10<sup>th</sup> Edition was used to obtain the trip generation rates for the proposed development based on six single-family homes. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Variety Store (ITE Code 210). The results of the calculations are shown below:

Land Use	ITE Code	Intensity	Average Weekday	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Generation Rates</b>									
Single-Family Detached Housing	210	1 du	9.44	25%	75%	0.75	63%	37%	99%
<b>Trip Generation Summary</b>									
Description	Size	Average Weekday	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<i>PROPOSED USE</i>									
Single-Family Detached Housing	6	56.64	1.125	3.375	4.50	3.78	2.22	5.94	
<b>Proposed Project Trips</b>		<b>56.64</b>	<b>1.125</b>	<b>3.375</b>	<b>4.50</b>	<b>3.78</b>	<b>2.22</b>	<b>5.94</b>	

It is shown in the table above that this subdivision will produce approximately 6 total traffic moves during the PM Peak Hour. This subdivision will be a minimal impact on traffic counts.

Sincerely,

Luke Sefton, P.E., CFM  
 TEL: (928) 202-3999  
 Email: [ls@sefengco.com](mailto:ls@sefengco.com)  
 Prepared by: Christopher Henry, EIT



**EXPIRES 3/31/2023**

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WILL  
SERVE  
LETTERS

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1250 E. State Route 89A  
Cottonwood, AZ 86326

July 7, 2021

To: David Nicolella,

Regarding: (APN): 401-34-033B, located on the west side of State Route 179,  
addressed 10 Sky Line Drive, within Coconino County

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at [aps.com](http://aps.com).

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Patty G

Verde Control Desk  
928 646 8502  
[Verdecontroldesk@apsc.com](mailto:Verdecontroldesk@apsc.com)

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.

Our Vision: Create a sustainable energy future for Arizona.

Our Mission: Serve our customers with clean, reliable and affordable energy.



# ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006  
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

July 16, 2021

Mr. David Nicolella  
Sefton Engineering Consultants  
40 Stutz Bearcat Drive  
Sedona, AZ 86336

Re: Domestic Water Service to 10 Sky Line Drive - APN 401-34-033B

Dear Mr. Nicolella:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

Very truly yours,



Andrew J. Haas, P.E.  
Vice President – Engineering  
developmentservices@azwater.com

fad

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E-MAIL: [developmentservices@azwater.com](mailto:developmentservices@azwater.com)







SEFTON ENGINEERING  
APN 401-34-033B

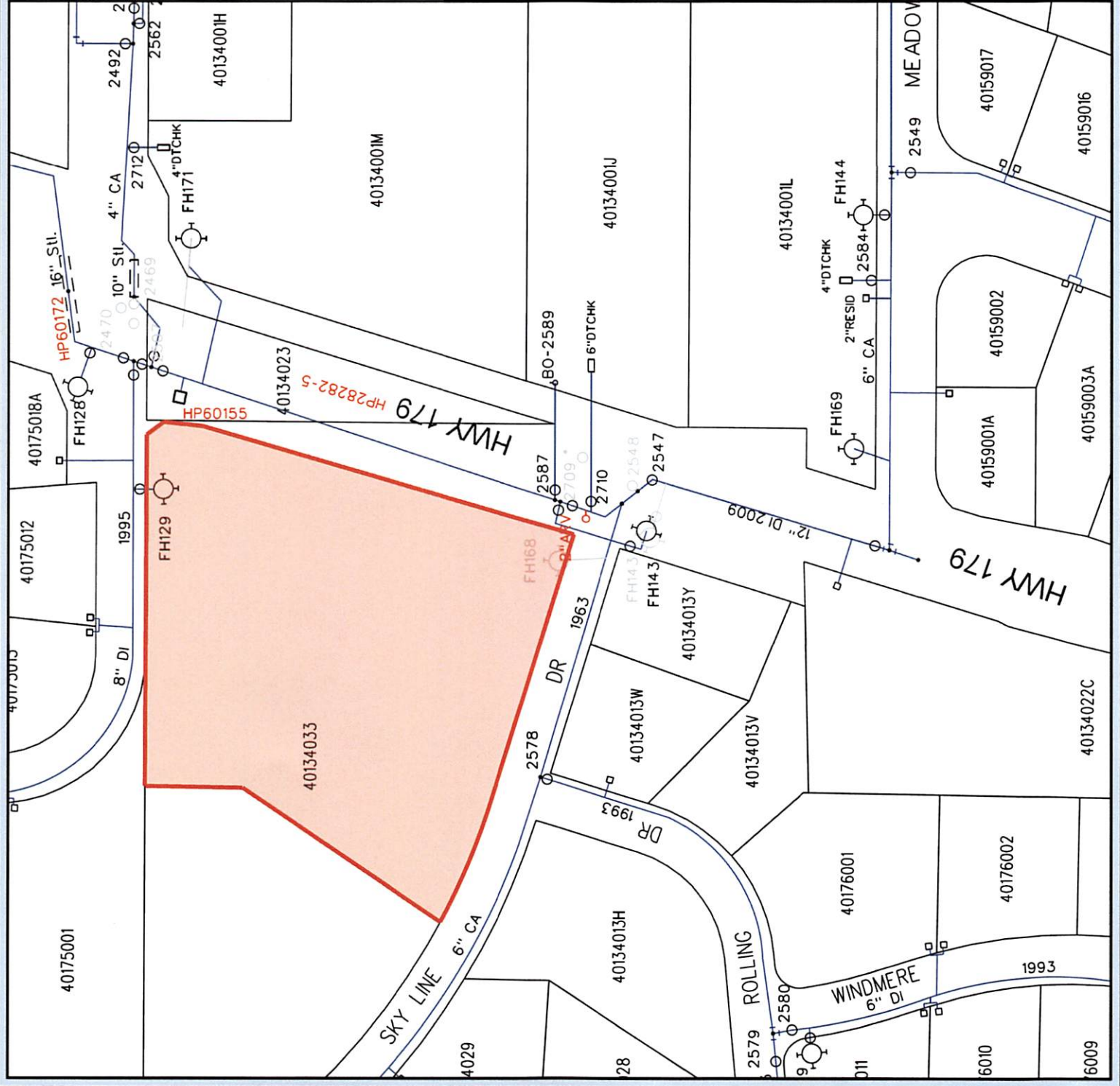


SEDONA  
NW 1/4 SEC. 30-T. 17N., R. 6E.



MAP DISCLAIMER

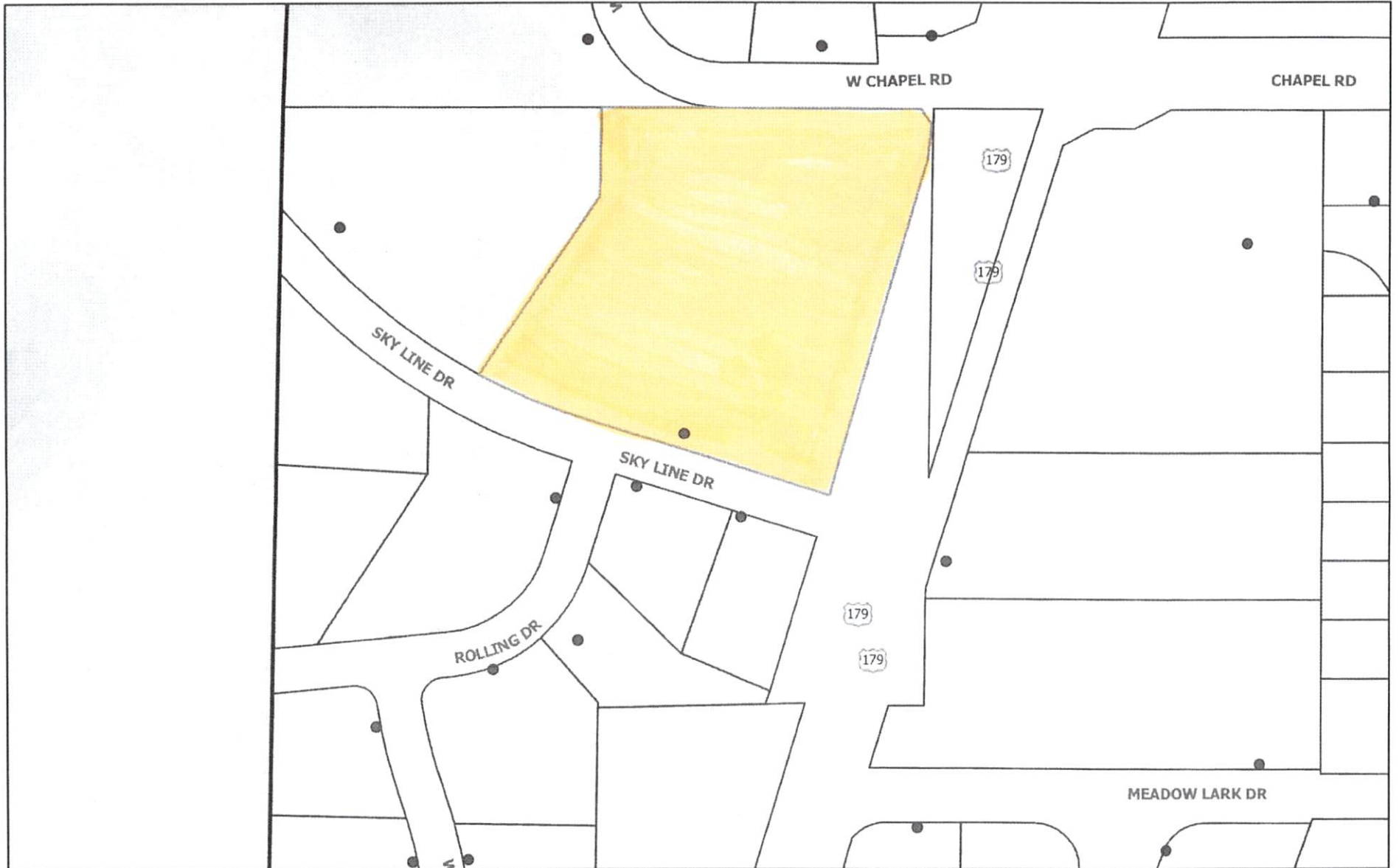
THIS MAP IS FOR GENERAL REFERENCE ONLY.  
IT DOES NOT REPLACE A LAND SURVEY AND  
ARIZONA WATER COMPANY DOES NOT GUARANTEE  
ITS THEMATIC OR SPATIAL ACCURACY.







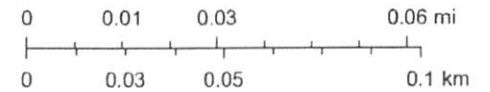
# Parcel Viewer Map

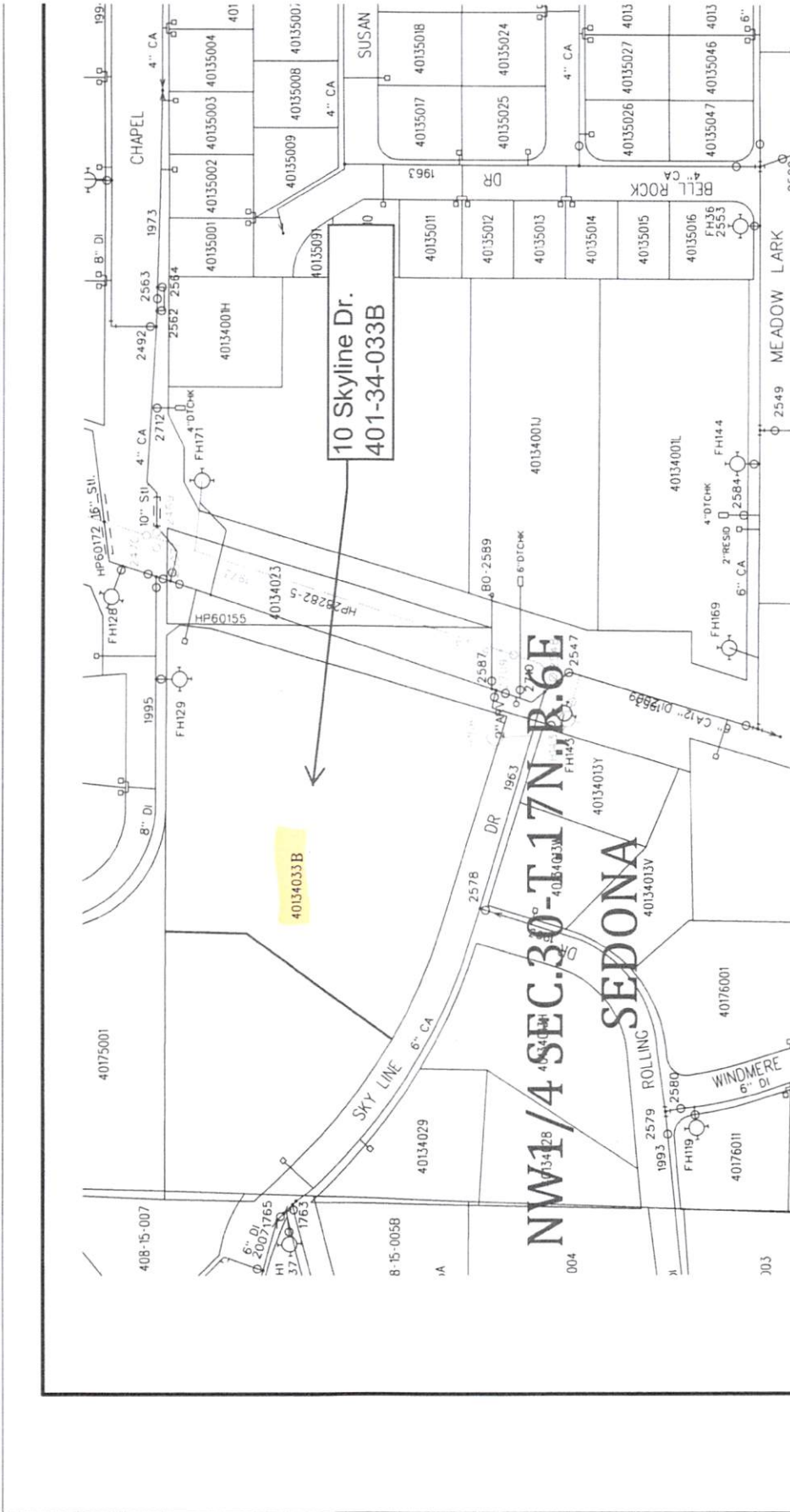


7/8/2021, 9:15:36 AM

1:2,257

- |                                                                                                            |                                                                                             |                |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------|
|  County Boundary         | Addresses                                                                                   | Land Ownership |
|  Municipal Boundaries    |  Primary | Private        |
|  Coconino County Parcels |                                                                                             | Private        |







CenturyLink Engineering  
135 W. Orion St. 1<sup>st</sup> Floor  
Tempe, AZ 85283  
BICS@Centurylink.com

July 9, 2021

Mr. David Nicolella  
Sefton Engineering Consultants  
40 Stutz Bearcat Drive  
Sedona, AZ 86336

RE: Chapel Road Subdivision

Mr. Nicolella,

The above mentioned project is located in a parcel of land located in Section 13, Township 16N and Range 5E in Coconino County.

In response to your "Service Availability" request for the above mentioned development located at 10 Skyline Drive in Sedona, Arizona, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

*Kathy Hadrich*

*Kathy Hadrich*  
*Sr. Manager Local Network Implementation*  
*5025 N. Black Canyon Hwy*  
*Phoenix, AZ 85015*  
602-630-5480  
[kathrine.hadrich@centurylink.com](mailto:kathrine.hadrich@centurylink.com)



Mail:  
102 Roadrunner Dr.  
Sedona, AZ 86336

Site:  
7500 W. SR 89A  
Sedona, AZ 86336

(928) 204-2234  
sedonaaz.gov

FAX (928) 204-7137

Wastewater Department

July 9, 2021

David Nicolella  
Sefton Engineering Consultants  
40 Stutz Bearcat Dr.  
Sedona, AZ 86336

SUBJECT: WILL SERVE SEWER – 10 SKYLINE DRIVE  
APN 401-34-033B

This letter is in response to your request regarding sewer service availability for the property referenced above.

The parcel does not currently have sewer availability, as defined in City Code section 13.15, because there is not a sewer main adjacent to the property in Skyline Drive. However, there is a sewer stub extending into Skyline Drive from SR179. As part of the proposed development, if the sewer was extended into Skyline Drive from the existing stub, sewer would be available. Please note that available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

The proposed preliminary plat you included in your request shows access to the property off of West Chapel Road. There is currently sewer available in West Chapel Road, adjacent to the parcel. If the plat is approved as shown, this parcel would meet criteria for sewer availability per City Code section 13.15.

In conclusion, sewer service is not currently available on this property as addressed; if adequate capacity is available at the time of development approval and an extension of the existing stub is made, sewer will be served by the city of Sedona. Alternatively, sewer will be served if the parcel is addressed on West Chapel Road. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roxanne Holland".

Roxanne Holland, PE  
Director of Wastewater

Enclosure: Proposed Preliminary Plat

RH:ms

cc: J. Andy Dickey, Director of Public Works/City Engineer (e-copy)  
Sandra Phillips, Assistant Director of Public Works (e-copy)  
Hanako Ueda, Assistant Engineer (e-copy)  
Sal Valenzuela, Chief Public Works Inspector (e-copy)  
Marsha Beckwith, Accounting Technician (e-copy)  
Streets file: Skyline Dr



**SHEET INDEX**

- 1 PRELIMINARY PLAT COVER SHEET
- 2 PRELIMINARY PLAT

# CHAPEL ROAD SUBDIVISION PRELIMINARY PLAT

A SUBDIVISION OF PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, COCONINO COUNTY RECORDERS OFFICE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE

GILA AND SALT RIVER BASE,  
WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA

ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B

CONTAINING ±3.29 ACRES

ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

CASE NO. \_\_\_\_\_ (SUB)

**DECLARATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT RIFE DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "CHAPEL ROAD SUBDIVISION", A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CHAPEL ROAD SUBDIVISION" ("THE PLAT"). "TRUSTEE" HEREBY DECLARES THAT "THE PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN HEREON.

"TRUSTEE" HEREBY DECLARES THAT THE EASEMENTS SHOWN UPON THIS PLAT SHALL BE ESTABLISHED AND RESERVED IN ACCORDANCE WITH THE NOTATION ON SAID PLAT AND SHALL PROVIDE TO THE PUBLIC THE USE THEREOF FOREVER FOR INGRESS, EGRESS PURPOSES AND FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE SERVICES, WATERCOURSES AND/OR DRAINAGE FACILITIES. THE "TRUSTEE" ALSO DECLARES THAT THE STREETS CONSTRUCTED AND LOCATED WITHIN THE SUBJECT EASEMENTS PROVIDING ACCESS TO, FROM AND THROUGHOUT THE SUBDIVISION SHALL REMAIN PRIVATE, AND ARE NOT DEDICATED TO THE PUBLIC BUT ARE RESERVED FOR THE USE, ENJOYMENT AND BENEFIT OF THE ADJACENT OWNERS; THE MAINTENANCE OF THE SAID STREET WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENT AND STREETS PROVIDED AS DESCRIBED HEREON, FOR THE PURPOSE OF PERIODIC INSPECTION AND MAINTENANCE OF THE WATERCOURSES AND/OR DRAINAGE FACILITIES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:

"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

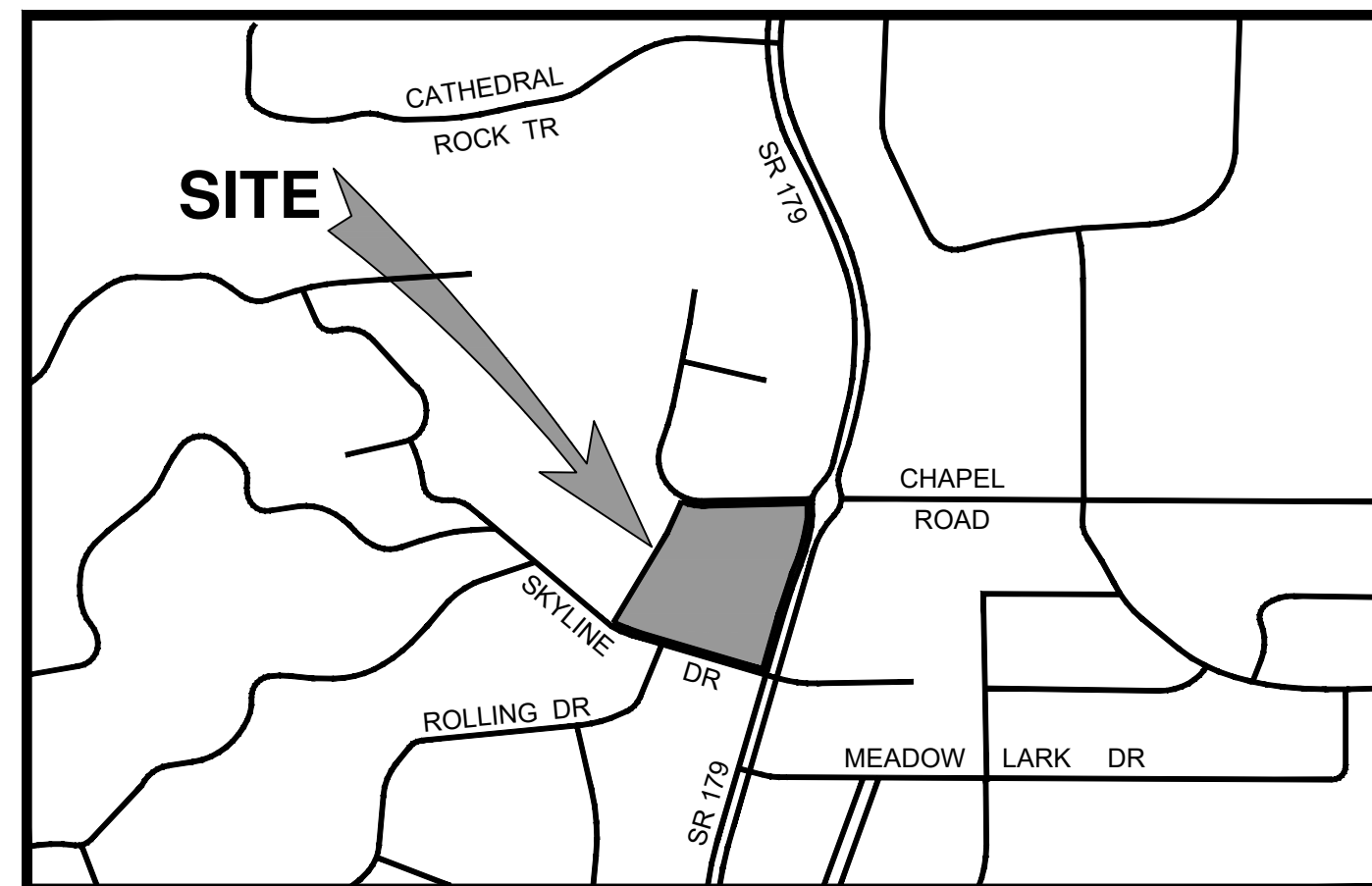
BY: \_\_\_\_\_  
TRUST OFFICER

STATE OF ARIZONA )  
                                  SS  
COUNTY OF COCONINO )

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



**VICINITY MAP**  
NOT TO SCALE

**UTILITY COMPANIES**

**ELECTRIC:** ARIZONA PUBLIC SERVICE COMPANY  
P.O. BOX 53920, STE. 9996  
PHOENIX, ARIZONA 85072-3920

**WATER:** ARIZONA WATER COMPANY  
3805 N. BLACK CANYON HIGHWAY  
PHOENIX, AZ 8505-5351

**SEWER:** CITY OF SEDONA  
PUBLIC WORKS DEPARTMENT  
102 ROADRUNNER DRIVE  
SEDONA, AZ 86336

**CABLE/PHONE:** CENTURYLINK  
CENTURYLINK ENGINEERING  
500 S. CALVARY WAY  
COTTONWOOD, AZ 86326

**SUDDENLINK**  
65 COFFEEPOT DRIVE STE. A  
SEDONA, ARIZONA 86336

**GAS:** UNISOURCE ENERGY SERVICES  
P.O. BOX 80078  
PRESCOTT, AZ 86304-8078

**SOLID WASTE COLLECTION:** COLLECTION: PATRIOT DISPOSAL  
211 SMITH ROAD  
SEDONA, AZ 86336

**DEVELOPER CONTACT INFORMATION**

CHRIS RIFE  
RIFE DEVELOPMENT LLC  
6817 S. PINEHURST DRIVE  
GILBERT, AZ 85298  
(480) 734-3999  
CHRISRIFE@GMAIL.COM

**PARCEL ZONING RS-18**

**SINGLE FAMILY RESIDENCE**  
MIN LOT SIZE = 18,000 SQ. FT.

LOTS 1 - 6  
SMALLEST LOT = 19,900 S.F. (0.46 AC)  
LARGEST LOT = 27,890 S.F. (0.64 AC)  
AVERAGE LOT SIZE = 23,890 S.F. (0.55 AC)

**LEGAL DESCRIPTION**

PARCEL "B", AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, IN THE RECORDS OF COCONINO COUNTY, ARIZONA LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA, SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA;  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 30, THENCE SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST A DISTANCE OF 354.46 FEET TO A 1/2 INCH REBAR TO THE POINT OF BEGINNING  
THENCE SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 133.90 FEET ALONG THE NORTHWEST LINE OF SECTION 30;  
THENCE SOUTH 89 DEGREES, 11 MINUTES, 50 SECONDS EAST, A DISTANCE OF 219.87 FEET, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF CHAPEL ROAD;  
THENCE SOUTH 35 DEGREES, 53 MINUTES, 16 SECONDS EAST, A DISTANCE OF 24.46 FEET;  
THENCE SOUTH 00 DEGREES, 50 MINUTES, 06 SECONDS WEST, A DISTANCE OF 36.62 FEET;  
THENCE SOUTH 17 DEGREES, 30 MINUTES, 03 SECONDS WEST, A DISTANCE OF 387.97 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;  
THENCE SOUTH 89 DEGREES, 30 MINUTES, 48 SECONDS EAST, A DISTANCE OF 144.16 FEET, TO THE EAST LINE OF SAID TRACT "A"  
THENCE NORTH 72 DEGREES, 21 MINUTES, 33 SECONDS WEST, A DISTANCE OF 281.70 FEET;  
THENCE NORTHWESTERLY THROUGH A CURVE LENGTH OF 126.96 FEET, A RADIUS OF 678.28 FEET  
THENCE NORTH 34 DEGREES, 06 MINUTES, 06 SECONDS EAST, A DISTANCE OF 238.76 FEET;  
THENCE NORTH 00 DEGREES, 50 MINUTES, 00 SECONDS EAST, A DISTANCE OF 98.18 FEET, TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST AS MONUMENTED BY B.L.M. BRASS CAPPED PIPES.

**CERTIFICATE OF APPROVALS**

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA FIRE DISTRICT

FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA PUBLIC WORKS DEPARTMENT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA CITY COUNCIL

MAYOR OF SEDONA \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES**

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE DRAINAGE EASEMENT EXCEPT STONE, GRAVEL OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
3. ALL STREETS PLATTED HEREON ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE CITY OF SEDONA. STREET MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.
4. VISIBILITY EASEMENTS SHOWN ON THE SUBDIVISION LAND DEVELOPMENT PLANS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS ON BOTH SIDES OF ENTRANCE ROAD. VEGETATION WITHIN SHALL BE PRUNED AND MAINTAINED AT A HEIGHT LESS THAN 2' TREE BRANCHES LOWER THAN 6' WITHIN THE TRIANGLES SHALL ALSO BE PRUNED.
5. FRONT PROPERTY LINES FOR LOTS 1 - 6 ARE THE CENTER LINE OF THE INGRESS/EGRESS EASEMENT.
6. ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE INGRESS/EGRESS EASEMENT.
7. LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECORDATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBARS SET WITH PLASTIC CAPS INSCRIBED WITH "LS-----" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 3" ALUMINUM CAPS INSCRIBED WITH "CITY OF SEDONA - LS-----".
8. THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY \_\_\_\_\_ RLS # \_\_\_\_\_ ON \_\_\_\_\_
9. ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
10. THE WORD "CERTIFICATION", AS SHOWN HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
11. THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

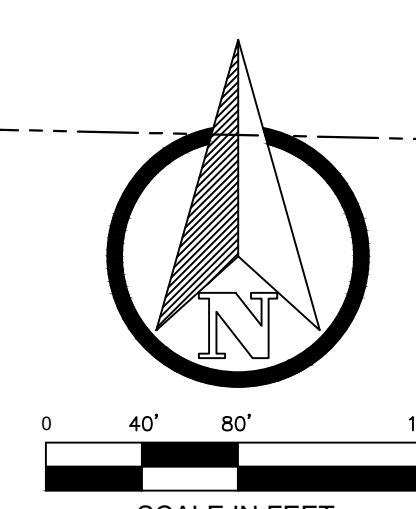
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS, EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST G.&S.R.M., COCONINO COUNTY, ARIZONA.

**LAND SURVEYOR CERTIFICATION**

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WHERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PUBLIC RECORD ON THIS \_\_\_\_\_ DATE.

\_\_\_\_\_  
RLS



PRELIMINARY

**SEFTON ENGINEERING CONSULTANTS**

40 STUTZ BEARCAT DR.  
SEDONA, ARIZONA 86336  
PH: (928) 202-3999  
FAX: (888) 229-2970  
LS@SEFENGCO.COM

PRELIMINARY PLAT COVER SHEET

## CHAPEL ROAD SUBDIVISION

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: RJB

SCALE: AS NOTED

DATE: 07/08/2021

PROJECT NO: 210305

SHEET NO.

**1 OF 2**

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## David Nicolella

---

**From:** custserve@patriotdisposal.com  
**Sent:** Tuesday, July 13, 2021 4:25 PM  
**To:** David Nicolella  
**Subject:** RE: Request for Letter/Email of Patriot Disposal Serviceability for Preliminary Plat Chapel Road Subdivision: 210305

Mr. Nicolella,

To whom it may concern:

Patriot Disposal Inc, can service the Chapel Road Subdivision: 210305 with trash service.

Jim Ritzer  
Manager  
928-775-9000  
928-203-9995

---

**From:** David Nicolella <DN@sefengco.com>  
**Sent:** Tuesday, July 13, 2021 3:21 PM  
**To:** custserve@patriotdisposal.com  
**Subject:** FW: Request for Letter/Email of Patriot Disposal Serviceability for Preliminary Plat Chapel Road Subdivision: 210305

Good Afternoon Patriot Disposal,  
Did you respond to this request for a letter of serviceability? If you did, sorry I cannot locate it. Can you respond again please.  
Thank you!

---

**From:** David Nicolella  
**Sent:** Wednesday, July 7, 2021 5:40 PM  
**To:** [custserve@patriotdisposal.com](mailto:custserve@patriotdisposal.com)  
**Subject:** FW: Request for Letter/Email of Patriot Disposal Serviceability for Preliminary Plat Chapel Road Subdivision: 210305

Dear Patriot Disposal,

Sefton Engineering Consultants is planning to submit a Preliminary Plat application to Patriot Disposal for the development of a 6-lot subdivision. As you are aware, a Letter of Serviceability is required from Patriot Disposal with a preliminary plat application. Therefore, at your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in the Patriot Disposal service area.

The above referenced request is for Assessor's Parcel Number (APN): 401-34-033B, located on the west side of State Route 179, addressed 10 Sky Line Drive, within Coconino County. A vicinity map is attached.



July 13, 2021

Sefton Engineering Consultants

**RE: (APN): 401-34-033B**

Thank you for your interest in the use of natural gas for the above location. Unisource has a gas main at the north end of this property in Chapel Road that can be used to run a main line extension. When preliminary plans have been finalized contact Unisource and we can develop an estimate and discuss options on providing this project with gas.

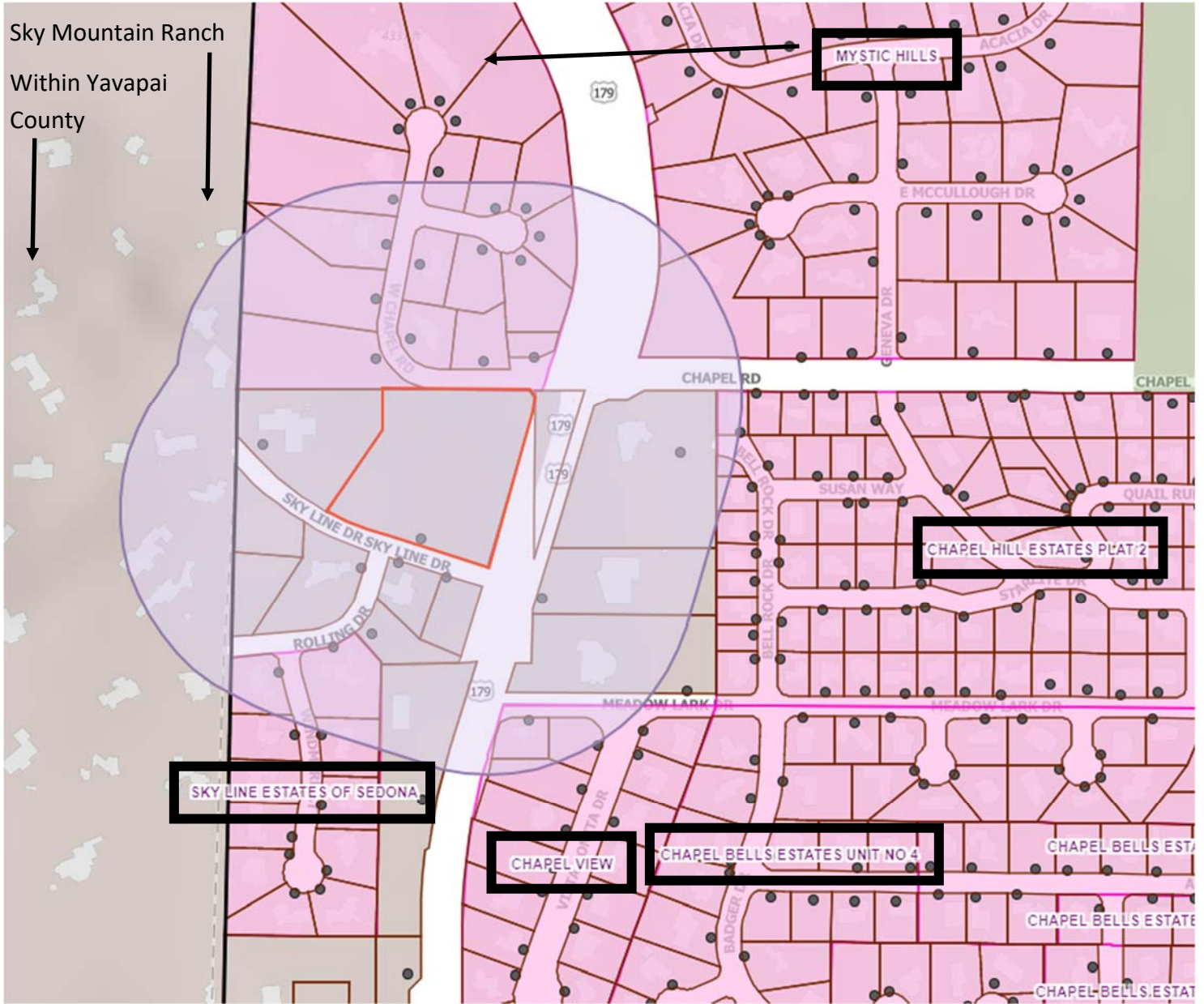
I have also attached a small map that shows location of our gas main in proximity to the project. If you have any more questions please contact me at 928-203-1214.

Thank you,  
Taylor Mathe  
Planner

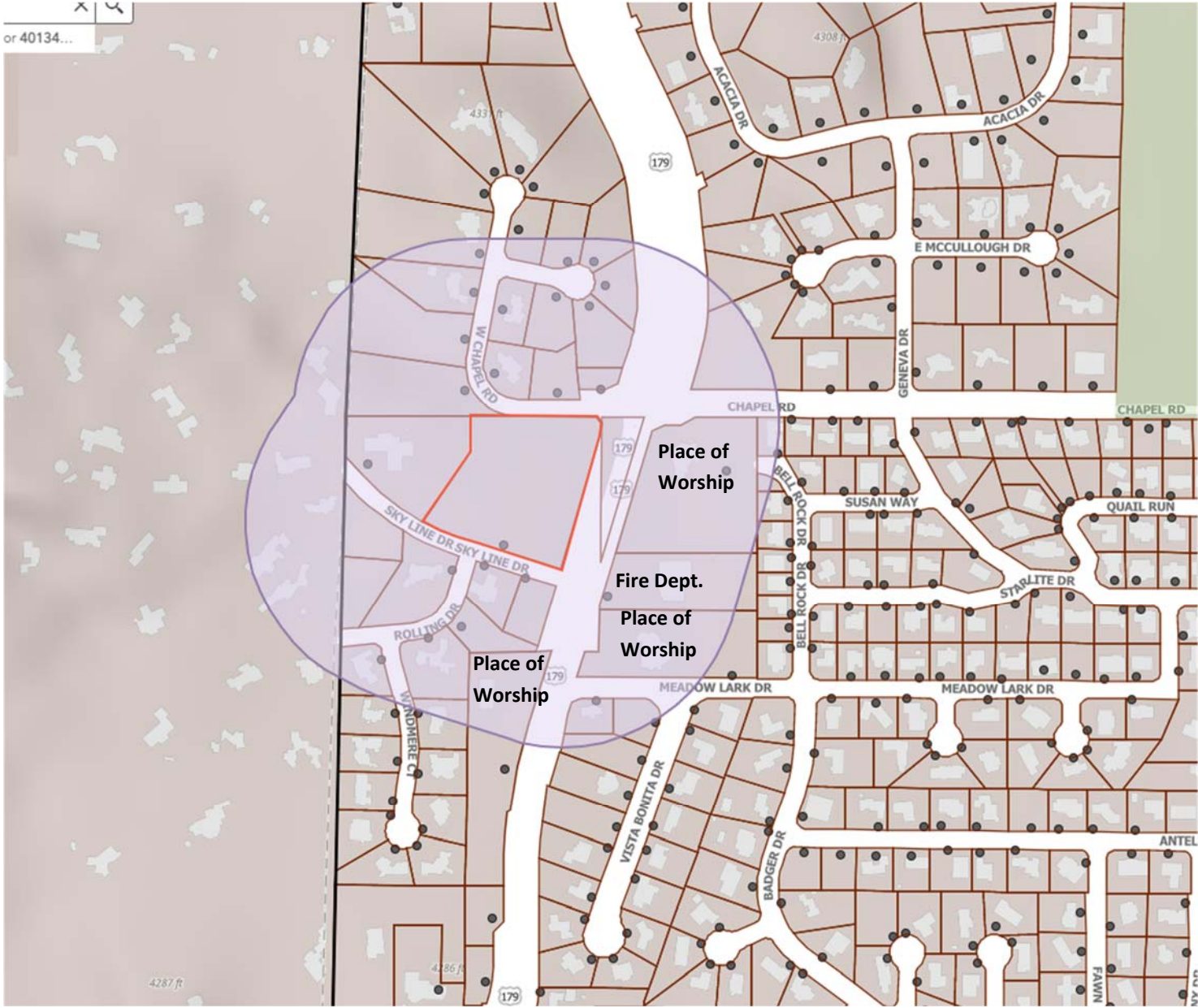
UniSource Energy Services  
500 S Willard Street  
Cottonwood, AZ 86336  
928-203-1295



# Subdivisions Within 500 Feet

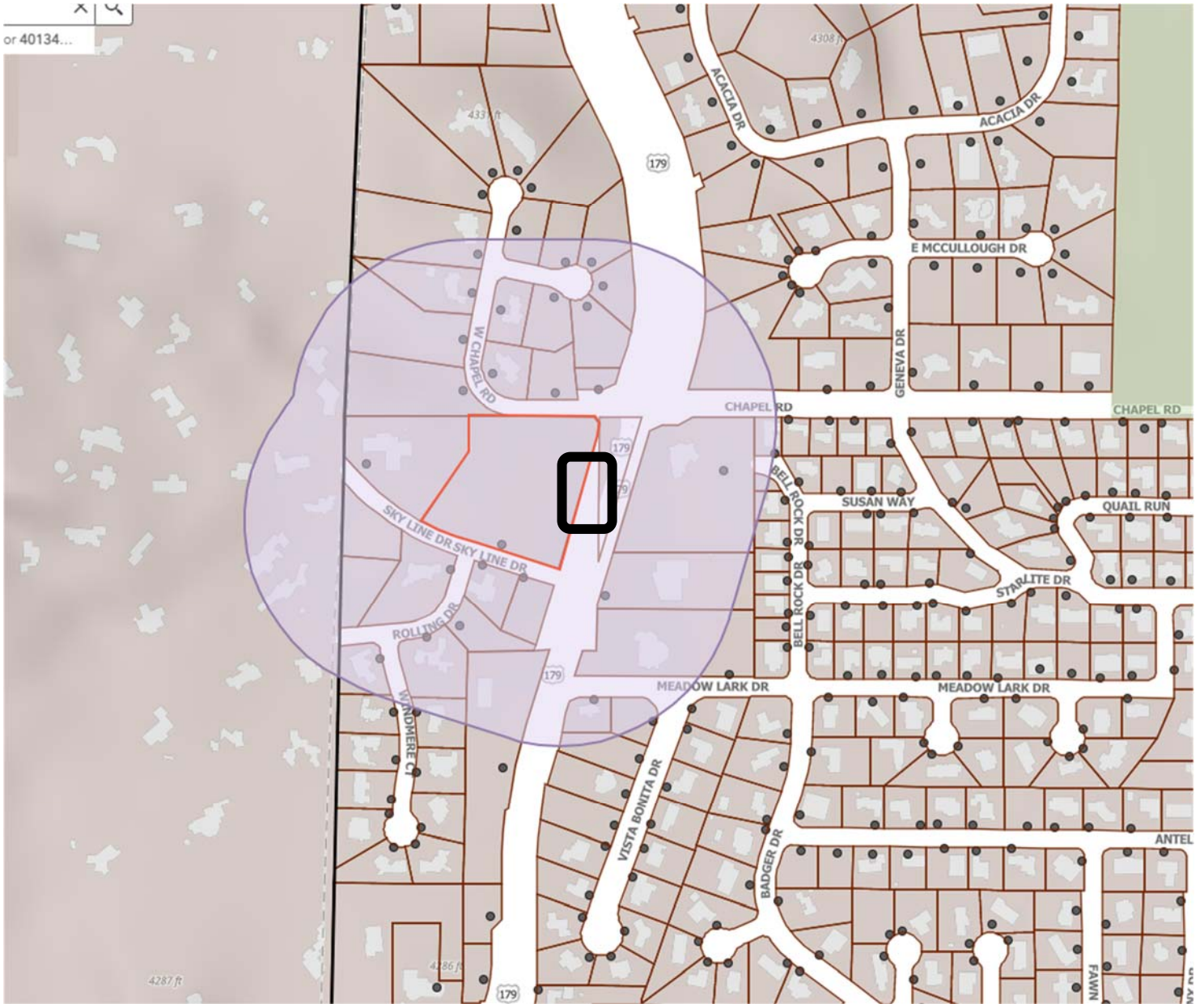


# Surrounding Land Uses Within 500 feet





# Transit Stop





# Sidewalks, Bike Lanes and Crosswalks





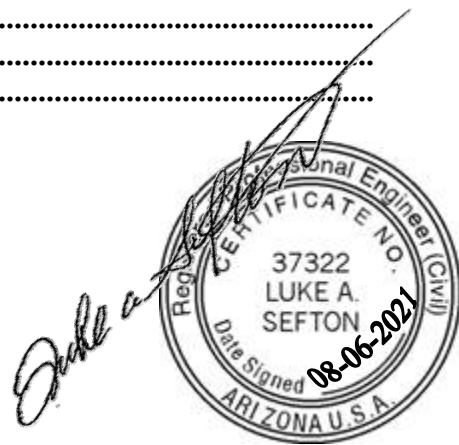




Luke Sefton, PE, CFM  
Tim Huskett, PE, CFM  
Robert Lane, Public Lands  
Cheri Baker, Office Manager  
Crockett Saline, E.I.T.  
Christopher Henry, E.I.T.  
David Nicolella, Planner  
Leonard Filner, Planner

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**Luke Sefton, PE, CFM**  
**Tim Huskett, PE, CFM**  
**Robert Lane, Public Lands**  
**Cheri Baker, Office Manager**  
**Crockett Saline, E.I.T.**  
**Christopher Henry, E.I.T.**  
**David Nicolella, Planner**  
**Leonard Filner, Planner**

## **I. GENERAL LOCATION AND DESCRIPTION**

### **LOCATION**

Chapel View Terrace subdivision will be developed by Passion LLC. The current APN number is 401-34-033B. Surrounding roadway of this parcel include SR-179 to the east, W Chapel Rd to the north, and Sky Line Dr to the south.

Per the City of Sedona GIS, there are no drainageways or facilities located on site. Stormwater run off in the immediate area to the north and south are conveyed by roadside drainage paths until they meet the catch basins on the corners of Chapel Rd & SR-179 as well as Skyline Dr & SR-179.

All the surrounding developments are zoned as RS-18. The City of Sedona Land Development Code describes the RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

Chapel View Terrace will consist of six lots that are on average 0.55 Acres. Access to the subdivision will be on the north side of the property off W Chapel Road. A roadway with an end cul-de-sac will be constructed to provide access to these properties along with a water line, sanitary sewer line, gas line, and electrical services.

### **DESCRIPTION OF PROPERTY**

The entire property is 3.29 Acres. Ground cover is moderately dense and consists of medium to large sized trees and shrubbery. There are no major drainageways that exist through this property. Also, this property is not located in a FEMA floodplain nor a City of Sedona floodplain.

Along the south side of the parcel there is a drainage swale on Sky Line Dr. that drains into a catch basin on the corner of Sky Line Dr. and Hwy-179. On the north side of the parcel on W Chapel Rd there is also a drainage swale along side of the road. Driveways include culverts to allow continuation of flow.

Currently, there is no existing land use for this property. As mentioned before, it is proposed that this land be utilized to provide six lots as RS-18. An extension of the City of Sedona 8" wastewater line will provide residents of a means to dispose of wastewater.

**40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999**  
**Email: [info@sefengco.com](mailto:info@sefengco.com) ~ [www.SeftonEngineeringCompany.com](http://www.SeftonEngineeringCompany.com)**

***In affiliation with:***

**Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado**



**Luke Sefton, PE, CFM**  
**Tim Huskett, PE, CFM**  
**Robert Lane, Public Lands**  
**Cheri Baker, Office Manager**  
**Crockett Saline, E.I.T.**  
**Christopher Henry, E.I.T.**  
**David Nicolella, Planner**  
**Leonard Filner, Planner**

## II. DRAINAGE BASINS AND SUB-BASINS

### MAJOR BASIN DESCRIPTION

The City of Sedona has a storm water master plan to identify major drainages and focal points to help convey stormwater runoff safely. The subject parcel is located within the major drainage basin of Oak Creek. The Oak Creek drainage basin is one of four major basins within the City of Sedona. This basin has a total drainage area of 21.38 square miles. Due to the significant size of this drainage basin the area was split into four smaller areas (A, B, C, & D). This property is located within the sub-area watershed C.

There are no irrigation facilities within ½ mile of the property boundary, which will influence or be influenced by the local drainage. There are two catch basins in the right-of-way, one at each corner intersection. From the USDA Web Soil Survey, the soil is classified as Sedona soils. The typical profile of this soil type is as follows; extremely channery loam from 0-2 inches, extremely channery silty clay loam from 2-10 inches, extremely flaggy silt loam from 10-18 inches, and then bedrock from 18-60 inches. No detailed soils investigation has been performed.

### SUB-BASIN DESCRIPTION

This parcel is situated on the west side of sub-basin K8B. See **Appendix A** for the City of Sedona Oak Creek Basin "C" Drainage Map. Historically this sub-basin flows to the south-west towards Oak Creek. In the immediate area runoff travels towards Hwy-179. A minimal amount of runoff from the single-family residence (SFR) directly to the west will have a small effect on site, but primarily off-site drainage will not impact this parcel as runoff is directed to travel along the roadside drainages nearby. Run off from the neighboring property has been considered for calculations.

The project location has been further broken down into three sub-basins and three concentration points. The design points have been delineated as both catch basins and the detention pond. A map delineating the property sub-basins has been provided in **Appendix B**.

Sub-basin A is approximately 0.68 Acres. This sub-basin includes a portion of West Chapel Rd, a small area of the neighboring property to the west, and a northern portion of the subject parcel to be developed. The land use pre-development contains approximately 0.63 Acres of natural hillslopes and 0.05 Acres of pavement. Post-development land use will contain approximately 0.46 Acres of natural hillslopes and 0.22 acres of pavement and rooftops. Sub-basin A drains alongside West Chapel Rd and into the catch basin at the corner of SR-179.

Sub-basin B is approximately 3.03 Acres. This sub-basin includes the back yard of the SFR and majority of the subject parcel to be developed. The land use pre-development is classified as natural hillslopes. Post-development land use will contain approximately 1.63 Acres of natural hillslopes and 1.4 Acres of pavement and rooftops. This sub-basin

**40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999**  
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***In affiliation with:***

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is conveyed as sheet flow towards SR-179. Drainage facilities to help direct water and a detention pond will be designed to reduce the peak flow post-development.

Sub-basin C is approximately 0.45 Acres. This sub-basin includes a small portion of the backyard of the SFR and a sliver of the southern part of the subject parcel. The land use pre-development is classified as natural hillslopes. Post-development land use will contain approximately 0.36 Acres of natural hillslopes and 0.09 Acres of pavement and rooftops. This sub-basin drains alongside Skyline Dr and into the catch basin at the corner of SR-179 and Skyline Dr.

Due to the increase in impervious area from the development stormwater management facilities will be needed. It is proposed to provide a retention pond along the east side of the lot to help mitigate the increase in run off. A retention pond will catch storm water runoff trying to make its way off the property and towards Hwy-179. This pond will outlet into the existing catch basins located at the corners of the parcel.

### **III. DRAINAGE DESIGN CRITERIA**

#### **REGULATIONS**

The regulations described within the Coconino County Drainage Design Manual and the City of Sedona Land Development Code were followed while preparing this report. No deviations from the above referenced manuals were requested or anticipated at this time.

#### **DEVELOPMENT CRITERIA AND CONSTRAINTS**

The City of Sedona has developed an Area Drainage Study titled City of Sedona Storm Water Master Plan which was prepared by Dibble & Associates dated March 2005. The development falls within the study area of this drainage study. The hydrologic methods used within the previous study are not the same methods used for this study. The hydrologic calculations used within this report will be used for addressing the pre-development and post-development design conditions for this project only and not intended to override the previous study accepted by the City of Sedona.

It is required that there be no increase in runoff due to development.

#### **HYDROLOGIC CRITERIA AND RESULTS**

The hydrologic calculations used within this report will be used for addressing the pre-development and post-development design conditions for this project only. The City of Sedona RS-18 allows for a maximum impervious coverage of 60%. Of all the six lots each of them was calculated assuming the maximum 60% impervious coverage. The proposed roadway area was also added into the calculations. This reflects the absolute maximum amount of possible developed land in the subdivision. Individual lots will not be required to provide stormwater drainage as the design in this report provides storm water management for a full site build out.

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Hydrologic calculations were performed using the Rational Method as outlined within Chapter 3 of the Coconino County Drainage Design Criteria Manual. The Rational Method is based on the equation  $Q = CIA$  where  $Q$  is the peak flow in cubic feet per second,  $C$  is the runoff coefficient,  $I$  is the average rainfall intensity in inches per hour and  $A$  is the contributing drainage area in Acres. Hydraflow Hydrographs 2007 modeling program based on the Rational Method was used to determine peak flows for the pre-development and post-development conditions. In the tables below the key data used for the rational method can be found.

Rainfall data was collected using NOAA Atlas 14 Point Precipitation Frequency Estimates. Data can be found in **Appendix C**. Pre-Development and Post-Development hydrographs can be found in **Appendix D**. Below are tables showing the rainfall intensity at the project location as well as the land use characteristics.

**Table 1: Rainfall Intensity**

Rainfall Intensity, Inches/Hr				
Duration	Frequency, in Years			
	2	10	25	100
5-Minute	3.31	5.42	7.93	9.17
15-Minute	2.08	3.41	4.27	5.77
30-Minute	1.4	2.3	2.88	3.88
60-Minute	0.87	1.42	1.78	2.4

**Table 2: Pre- vs Post- Land Use**

Pre- vs Post- Land Use					
Sub-basin	Land Use	Pre-Development		Post-Development	
		Area	Coefficient	Area	Coefficient
A	Hillslopes, Sonoran	0.63	0.6	0.46	0.6
	Pavement & Rooftops	0.05	0.95	0.22	0.95
<b>Composite Coefficient</b>			<b>0.63</b>		<b>0.71</b>
B	Hillslopes, Sonoran	3.03	0.6	1.63	0.6
	Pavement & Rooftops	-	-	1.4	0.95
<b>Composite Coefficient</b>			<b>0.6</b>		<b>0.76</b>
C	Hillslopes, Sonoran	0.45	0.6	0.36	0.6
	Pavement & Rooftops	-	-	0.09	0.95
<b>Composite Coefficient</b>			<b>0.6</b>		<b>0.67</b>



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Peak runoff rates have been calculated using the rational method as described above. Hydraflow Hydrograph has been used for the modeling. The above values in the tables have been used for the rational method as well as assuming a time of concentration of ten minutes. Below the results can be found for all site conditions.

**Table 3: Peak Runoff Rates**

Peak Runoff Rates				
Sub-Basin	Storm Frequency	Pre-Development	Post-Development	Post-Development w/ Detention
A	2-Yr	1.10	1.23	N/A
	10-Yr	1.80	2.03	N/A
	25-Yr	2.26	2.54	N/A
	100-Yr	3.04	3.43	N/A
B	2-Yr	4.65	5.89	0.03
	10-Yr	7.64	9.68	2.06
	25-Yr	9.57	12.12	3.57
	100-Yr	12.90	16.33	5.62
C	2-Yr	0.69	0.77	N/A
	10-Yr	1.13	1.27	N/A
	25-Yr	1.42	1.59	N/A
	100-Yr	1.92	2.14	N/A

The site in pre-development conditions drained entirely into the two catch basins on SR-179. These results show that with the proposed drainage design there will be a significant reduction of peak discharge into those catch basins. Detailed discussion of the facility design will be included in the following section.

#### IV. DRAINAGE FACILITY DESIGN

##### GENERAL CONCEPT

Existing drainage patterns of the undeveloped site sheet flow to the east towards Hwy-179.

A series of drainage swales and culverts will be used to help convey water down into the retention pond. These drainage swales will also provide homes with a means to place runoff collected from rooftops. Two culverts will be located at each end of the retention pond to disperse stormwater into both catch basins. Any stormwater that is part of sub-basin A or C will follow historical drainage patterns into the respected catch basin. As shown in *Table 3* the increase in run off into the catch basins from sub-basins A and C do not increase post-development more than 0.39 cfs. This increase in runoff is negligible and supported with the significant decrease in sub-basin B.

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As mentioned in the previous section, the detention pond is designed to accommodate the increase in runoff when all sites are fully developed. This pond will be located on the east side of the property and span across the majority length of the property line.

Water quality concerns can arise when impervious area is added to previously undeveloped sites. Runoff from impervious areas often contains suspended solids and heavy metals along with other contaminants. Storm water quality will be addressed by implementing a first flush policy. First flush is defined by the county as, the delivery of a disproportionately large load of pollutants during short storms or the early part of storms due to the rapid runoff of accumulated pollutants. The county's policy is that subdivisions shall retain and/or treat the first 0.5" of runoff from developed areas. Below is the calculated volume of water that must be retained for first flush. The pond that has been designed will retain the first flush volume.

$V_{FF} = C (P_{FF} / 12)A$	
<i>C = Runoff Coefficient (Set = 1)</i>	1
<i>P<sub>FF</sub> = 0.5 Inches of Direct Runoff</i>	0.5
<i>A = Area of Project Site (Impervious Area), in Acres</i>	1.71
<i>V<sub>FF</sub> = First Flush Volume, in Ac-Ft</i>	0.07125
<b><i>V<sub>FF</sub> = First Flush Volume, in Cubic Feet</i></b>	<b>3103.65</b>

### **SPECIFIC DETAILS**

There are no drainage problems encountered that require any unique solutions. To accommodate the necessary storms the pond must be sized as the following:

- Bottom Length = 350.00 ft
- Bottom Width = 3.00 ft
- Side Slope = 4:1
- Depth = 3.00 ft

The outlet of the pond is specified to be a 12" diameter corrugated metal pipe. There will be two outlets at each end, totaling four culverts. It is important that the invert elevation of this pipe should be 1.2' above the bottom of the pond. By placing the outlet 1.2' above the bottom of the pond the required first flush volume is accommodated. These outlets will encourage water to utilize the city catch basin at each corner of the property once flowing. The design of this pond provides 1 foot of freeboard to the top of pond. See **Appendix E** for the detention pond profile.

Drainage swales along the interior property lines will be used to help convey stormwater to the pond. An additional swale on the west side of the subdivision road will be utilized to connect those swales and move water towards West Chapel Road. Refer to **Appendix B** for the exact locations. The swales have been sized to accommodate the peak discharge of 16.33 cfs for the 100-yr storm.

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These swales shall be constructed with rip rap embankments. From the National Engineering Handbook, the U.S. Bureau of Reclamation method was used to size the riprap. The formula for the U.S. Geological Survey method  $D_{50} = 0.01V^{2.44}$ . Hydraflow Express was used to analyze whether the swale could handle the 100-yr storm event. The Hydraflow report can be found in **Appendix F**. Below is how the swales should be constructed:

- Bottom Width = 0 ft
- Side Slope = 2:1
- Total Depth = 2.50 ft
- Slope = 2.5% Min
- $D_{50}$  Stone Size = 6 in

Upon construction, culverts will be needed underneath all driveways to continue positive drainage on site. Analysis has been completed using the peak discharge of 16.33 cfs that these structures will encounter. The results show that a 15-inch culvert will adequately handle the peak discharge. The City of Sedona prefers a 14-gauge corrugated metal pipe with a minimum length of 20 ft and maximum length of 30 ft. One foot of clear cover will be provided for the culverts. Results can be found in **Appendix G**.

- Culvert Span = 15.0 in
- Slope = 1.5% Minimum
- Culvert Type = Corrugated Metal Pipe
- Culvert Entrance = Mitered to Slope
- Length = 20 ft Minimum, 30 ft Maximum

## **CONCLUSIONS**

It is the engineer's opinion that the site can be constructed as described in the report and shown in the construction plans. The plan will satisfy the conditions for design while maintaining cost effective, low maintenance facilities. The facilities will reduce the peak discharge as compared to the discharge pre-development. The project complies with the City of Sedona criteria and regulations as well as the Coconino County criteria and regulations.

## **V. REFERENCES:**

*Coconino County* (August 2020), Coconino County Drainage Design Criteria Manual

*The City of Sedona* (January 26, 2021), Sedona Land Development Code

*National Engineering Handbook* (August 2007), Technical Supplement 14C, Stone Sizing Criteria

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# APPENDIX A

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