



Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ21-00023 (DEV)
Take 5 Oil Change (Comprehensive Review)
08/10/2022

Engineering Comments

Please address all comments by the next submittal:

1. Please provided a signed & sealed sewer report with justification for average & peak daily flows based on ADEQ Title 18 Chapter 9. According to Table 1, a "Service Station" with bays seems like a closer description of this project. **The sewer report has been modified and is attached to this submittal.**
2. Verify impervious surface area. The post development impervious area appears to be more than 53.7%. **The site impervious area has been rechecked and corrected so the revised drainage report has the accurate numbers.**
3. Please consider an additional a 5'x5' triangular easement at the southwest corner of the property (at the bypass area) so that the sidewalk can be widened as it curves. **This has been added to the site plan.**

Prior to Issuance of Building Permit:

- A grease interceptor/oil-water separator is required in the Oil/Waste Equipment Room.
- **There is no connection from the oil change bays to any sewer or storm drain on site. The whole oil change process is self contained.**
- An elevation Certificate from an Arizona Registered Land Surveyor is required. **Acknowledged**
- Infrastructure within the ADOT ROW must be approved by ADOT. **The encroachment permit will be forwarded to the city once we get it from ADOT.**
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i). **The project will not result in grading of more than 5,000 cy.**
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1. **The project will not result in grading of more than 5,000 cy.**
- Assurance bonds are required for all subdivision construction projects. **Noted**
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1. **The final grading and drainage plans are part of the civil plan set.**
- Provide the Final Drainage Report. **Final Drainage report is included with this submittal.**
- Applicant shall follow the City of Sedona Land Development Code in its entirety. **Noted**
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5) **Sheet 6 of the civil plans is the Stormwater Pollution prevention plan.**
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements. **Accessible sidewalk and parking spots are provided.**
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents. **Noted**
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color). **The plans have that note on them.**

MEMORANDUM

DATE: September 6, 2022

TO: City of Sedona Community Development Department

FROM: John Hucko, Landscape Architect
520-400-8529
Jhucko789@comcast.net

SUBJECT: **PZ21-00023**
Take 5 Oil Change

Comment Response Memorandum

7. Landscaping, Buffering and Screening (LDC Section 5.6)

- a. Landscape area calculation is for the parcel only and does not include any ROW. Shrubs / accents located in the ROW are in addition to the minimum requirement.
- b. Plant species mix has been revised. 50% of plant species are native species.

101 S Tryon Street
Suite 2100
Charlotte NC 28280
USA

Tel 704.377.2725
Fax 704.377.2807



August 26, 2022

Cari Meyer
Community Development
City of Sedona
102 Roadrunner Drive.
Sedona, AZ 86336

Subject: Response to Planning Review – PZ21-00023
(Minor DEV) Take 5 Oil Change
Gensler Project Number: 059.6678.008

Dear Ms. Meyer:

Below please find our responses to the architectural related comments from the Comprehensive Review for project PZ21-00023 received on August 16, 2022.

Review Comments:

8. Site and Building Design (LDC Section 5.7)

a) Building Articulation (LDC Section 5.7.F(2)c)

- i. **Transparency (Windows, Door, and Openings):** Indicate percentage of windows and doorways on elevations walls facing public streets. See this section for code requirements. The west elevation currently has no windows/doors/openings – a minimum of 30% of the wall must be windows / doorways. **Indicate percentage of windows and doorways on elevations.**

REPOSNE part 1: The transparency requirement is satisfied by the three windows on the west elevation. Please refer to elevation 01 on sheet A2.102

West elevation area: 369sf

Transparency required: 110.7sf (30% x 369sf)

Transparency provided: (3) windows x 37.74sf each = 113.22sf total window area > 110.7sf

REPOSNE part 2: The percentage of windows and door has been added to each elevation. Please refer to sheets A2.101 and A2.102

- ii. **Roofline Variation:** Rooflines are limited to 50 feet in length. The roofline along W State Route 89A exceeds 50 feet.

REPOSNE: The roofline variation is articulated by the vertical piers along the elevation of W State Route 89A divide the roofline. The longest stretch of the roof line before deviation is 24'-6 ¾". Please refer to elevation 02 on sheet A2.101.

Please feel free to contact me at any time with questions.

Sincerely,

Eric Knowles

A handwritten signature in black ink, appearing to read "Eric Knowles", is written over a circular stamp or seal.

+1 704.358.4497 Direct
Eric_Knowles@Gensler.com