

City of Sedona City Council Public Hearing

Chapel View Terrace

December 13, 2022 Preliminary Plat

Preliminary Plat

SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 PRELIMINARY PLAT

CHAPEL VIEW TERRACE 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 AND MERIDIAN,
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. PZ21-00014 (SUB)

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

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT HOOD, BELL, OR REMOVABLE SECTION TYPE FLOODING, OR EASEMENT. LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
- 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.
- 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.
- VEGETATION 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.
- FRONT PROPERTY LINES FOR LOTS 1 - 6 ARE THE CENTER LINE OF THE INGRESS/EGRESS EASEMENT.
- ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE INGRESS/EGRESS EASEMENT.
- LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECONSIDERATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA SECONDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBAR'S SET WITH PLASTIC CAPS INSCRIBED WITH "15-0000" 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 "013 OF SEDONA - 15-0000".
- THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY RLS # _____ ON _____.
- ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
- THE WORD "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE 15' UTILITY EASEMENT WITHIN LOT 6 IS PROVIDED FOR THE INSTALLATION OF A PRIVATE UNDERSEWER SERVICE LINE BETWEEN APN 401-34-033A AND THE SEWER MAIN WITHIN CHAPEL ROAD.

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, CASE #A, COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WERE 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.

STANLEY L. NIENHUSER RLS 29884

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 VIEW TERRACE," 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 VIEW TERRACE" ("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, WATERWORKS, AND DRAINAGE FACILITIES. "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 AND 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)

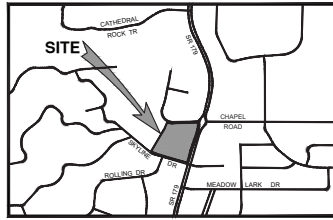
SS

COUNTY OF COCONINO)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021

BY: _____ OF MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
P.O. BOX 53920, STE. 1096
PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY
3205 N. BLACK CANYON HIGHWAY
PHOENIX, AZ 8505-5551

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

CABLE/PHONE: CENTURYLINK ENGINEERING
500 S. CALVARY WAY
COTTONWOOD, AZ 86303

SUNDLINK: 65 CANTON DRIVE STE. A
SEDONA, ARIZONA 86336

GAS: UNSUBURB ENERGY SERVICES
LINE GAS, 1000 S. CALVARY WAY
P.O. BOX 80078
PHOENIX, AZ 85054-8078

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

DEVELOPER CONTACT INFORMATION

OWEN WIFE
PASSION LLC
1350 N. WATERLOO ROAD
EDMOND, OK 73025
(405) 754-3999

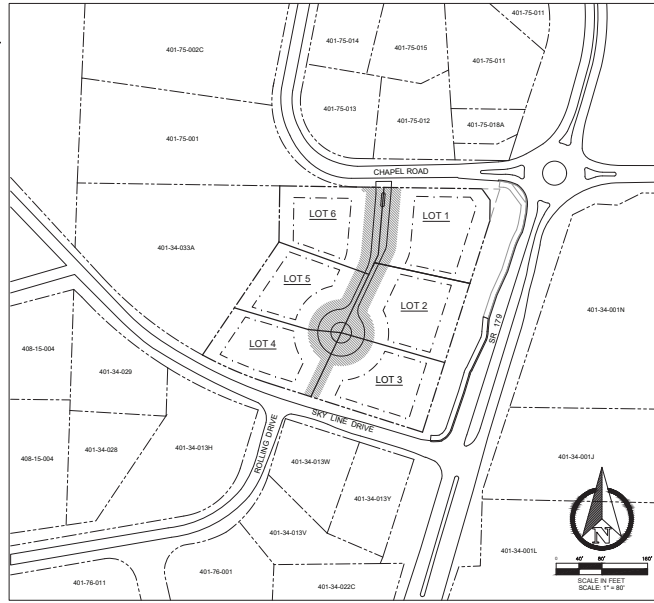
PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE
MIN LOT SIZE = 19,000 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

PARCELS "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" NON REBAR WITH A GIP MARKED 150884, 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, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 19.60 FEET, ALONG SOUTHWEST RIGHT-OF-WAY LINE OF CHAPEL ROAD;
THENCE SOUTH 33 DEGREES, 53 MINUTES, 18 SECONDS EAST, A DISTANCE OF 54.46 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
THENCE SOUTH 17 DEGREES, 40 MINUTES, 00 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 144.18 FEET, TO THE EAST LINE OF SAID TRACT "A";
THENCE NORTH 72 DEGREES, 21 MINUTES, 34 SECONDS WEST, A DISTANCE OF 381.20 FEET;
THENCE NORTHWESTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 126.98 FEET, A RADIUS OF 678.28 FEET, A DELTA OF 10 DEGREES, 43 MINUTES, 30 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES, 54 MINUTES, 15 SECONDS AND A CHORD LENGTH OF 126.78 FEET;
THENCE NORTH 34 DEGREES, 09 MINUTES, 00 SECONDS EAST, A DISTANCE OF 138.78 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.



PRELIMINARY

SESTON
ENGINEERING
CONSULTANTS
ARIZONA BOARD OF LAND SURVEYORS
P.L.L.C.
P.O. BOX 2026 86309
PHOENIX, ARIZONA
LANSBY@SESTON.COM

PRELIMINARY PLAT COVER SHEET
CHAPEL VIEW TERRACE
10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:
PROJECT TITLE:
DRAWN BY: RJB
SCALE: AS NOTED
DATE: 06/23/2022
PROJECT NO: 210305
SHEET NO.

1 OF 2

THIS DOCUMENT IS THE PROPERTY OF SESTON ENGINEERING CONSULTANTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SESTON ENGINEERING CONSULTANTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. SESTON ENGINEERING CONSULTANTS ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DOCUMENT, WHETHER SUCH DAMAGE, LOSS, OR INJURY IS CAUSED BY NEGLIGENCE OR OTHERWISE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. SESTON ENGINEERING CONSULTANTS ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DOCUMENT, WHETHER SUCH DAMAGE, LOSS, OR INJURY IS CAUSED BY NEGLIGENCE OR OTHERWISE.

Platting Procedures (LDC Section 8.5)

- ◇ Conceptual Review

- * Only required for subdivisions with more than 10 lots

- Preliminary Plat

- * Planning and Zoning Commission Recommendation (October 18, 2022), City Council action

- ◇ Revised Preliminary Plat

- * If necessary, Staff Review

- ◇ Final Plat

- * Staff Review
 - * City Council action

Preliminary Plat (LDC Section 8.5.A)

- The preliminary plat procedure provides a mechanism for the City to review an overall plan for a proposed subdivision to ensure compliance with this Code and the adequate provision of facilities and services in the City.
- The Commission shall review the preliminary plat application and recommend approval, approval with conditions, or denial, based on the general approval criteria in Section 8.3.E(5)
- The Council shall approve, conditionally approve, deny, or continue its consideration of the proposed preliminary plat, based on the general approval criteria in Section 8.3.E(5)

Vicinity Map



Project Summary

- 10 Sky Line Drive
- 6 unit single-family subdivision
- Approximately 3.29 acres
 - ◇ 1.8 units per acre

Community Plan and Zoning

- Community Plan: Single Family Low Density
 - ◇ 0.5 to 2 dwelling units per acre
- Single Family Residential Zoning (RS-18)
 - ◇ Minimum lot area: 18,000 square feet
 - ◇ Minimum lot width: 100 feet
 - ◇ Maximum density: 2 units per acre
- Future homes will be subject to development standards for RS-18 zoning district and single-family homes
 - ◇ No home construction proposed at this time

Preliminary Plat

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DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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"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 HIGHWAYS, 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 SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC 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 _____ 2022

BY: _____

TRUST OFFICER

STATE OF ARIZONA)

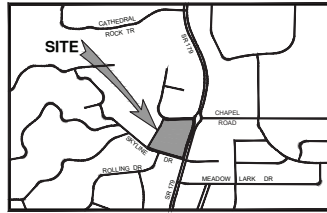
SS

COUNTY OF COCONINO)

SUBSCRIBED AND SHOWN BEFORE ME ON THIS _____ DAY OF _____, 2021

BY: _____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC



UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
P.O. BOX 53920, STE. 9996
PHOENIX, ARIZONA 85072-9920

WATER: ARIZONA WATER COMPANY
3002 N. BLACK CANYON HIGHWAY
PHOENIX, AZ 85018-5200

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

CABLE/PHONE: CENTURYLINK
CENTURYLINK ENGINEERING
200 S. CALAWAY WAY
COTTOWOOD, AZ 86326

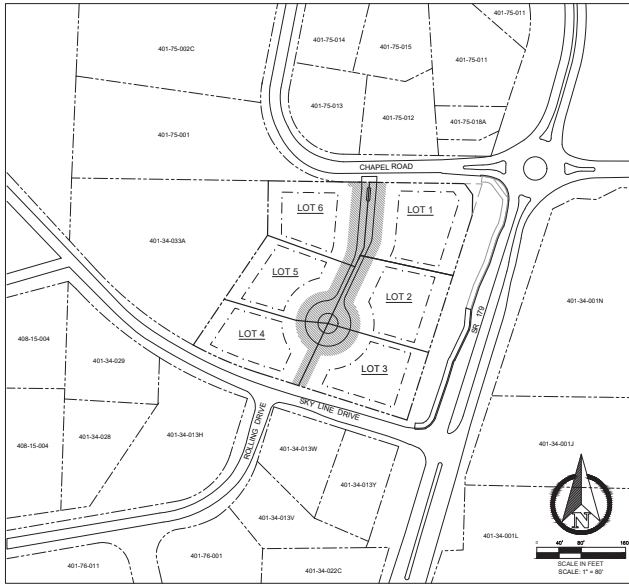
SUPPLEMENTAL:
60 COPPERTOP DRIVE STE. A
SEDONA, ARIZONA 86336

GAS: UNSUBURSE ENERGY SERVICES
UNIS GAS, INC.
P.O. BOX 80078
PRESCOTT, AZ 86304-0078

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

CHAPEL VIEW TERRACE PRELIMINARY PLAT

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ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B
CONTAINING 43.29 ACRES
ZONED SINGLE FAMILY RESIDENTIAL (RS-18)
CASE NO. PZ21-00014 (SUB)



CERTIFICATE OF APPROVALS

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE _____

SEDONA FIRE DISTRICT _____ DATE _____

FIRE MARSHAL _____ DATE _____

SEDONA PUBLIC WORKS DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

SEDONA CITY COUNCIL _____ DATE _____

MAYOR OF SEDONA _____ DATE _____

CITY CLERK _____ DATE _____

PLAT NOTES

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- ALL STREETS PLATTED HEREON ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE CITY PROPERTY OWNERS.
- 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.
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- 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 MARKING STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBAR SET WITH PLASTIC CAPS RECORDED WITH THIS PLAT. AT EACH NEW LOT CORNER OR MISING CORNER, ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 3" ALUMINUM CAPS RECORDED WITH THIS PLAT.
- THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY _____ PLS # _____ ON _____
- ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
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- THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE 15' UTILITY EASEMENT WITHIN LOT 4 IS PROVIDED FOR THE INSTALLATION OF A PRIVATE SANITARY SEWER SERVICE LINE BETWEEN APN 401-34-033A AND THE CENTER MAIN WITHIN CHAPEL ROAD.

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.B.S.R.M., COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

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STANLEY L. NIENHUSER RLS 29884

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.
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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, 16 SECONDS EAST, A DISTANCE OF 319.87 FEET, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF CHAPEL ROAD;
THENCE SOUTH 30 DEGREES, 43 MINUTES, 16 SECONDS EAST, A DISTANCE OF 34.44 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
THENCE SOUTH 00 DEGREES, 50 MINUTES, 06 SECONDS WEST, A DISTANCE OF 36.82 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
THENCE NORTH 72 DEGREES, 40 MINUTES, 03 SECONDS WEST, A DISTANCE OF 387.07 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
THENCE SOUTH 89 DEGREES, 20 MINUTES, 43 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 CONCAVE CURVE WITH A LENGTH OF 126.96 FEET, A RADIUS OF 478.28 FEET, A DELTA OF 10 DEGREES, 43 MINUTES, 30 SECONDS, A CHORD BEARING OF NORTH 66 DEGREES, 54 MINUTES, 12 SECONDS AND A CHORD LENGTH OF 126.78 FEET;
THENCE NORTH 34 DEGREES, 06 MINUTES, 06 SECONDS EAST, A DISTANCE OF 236.79 FEET;
THENCE NORTH 00 DEGREES, 50 MINUTES, 06 SECONDS EAST, A DISTANCE OF 98.19 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.

PRELIMINARY

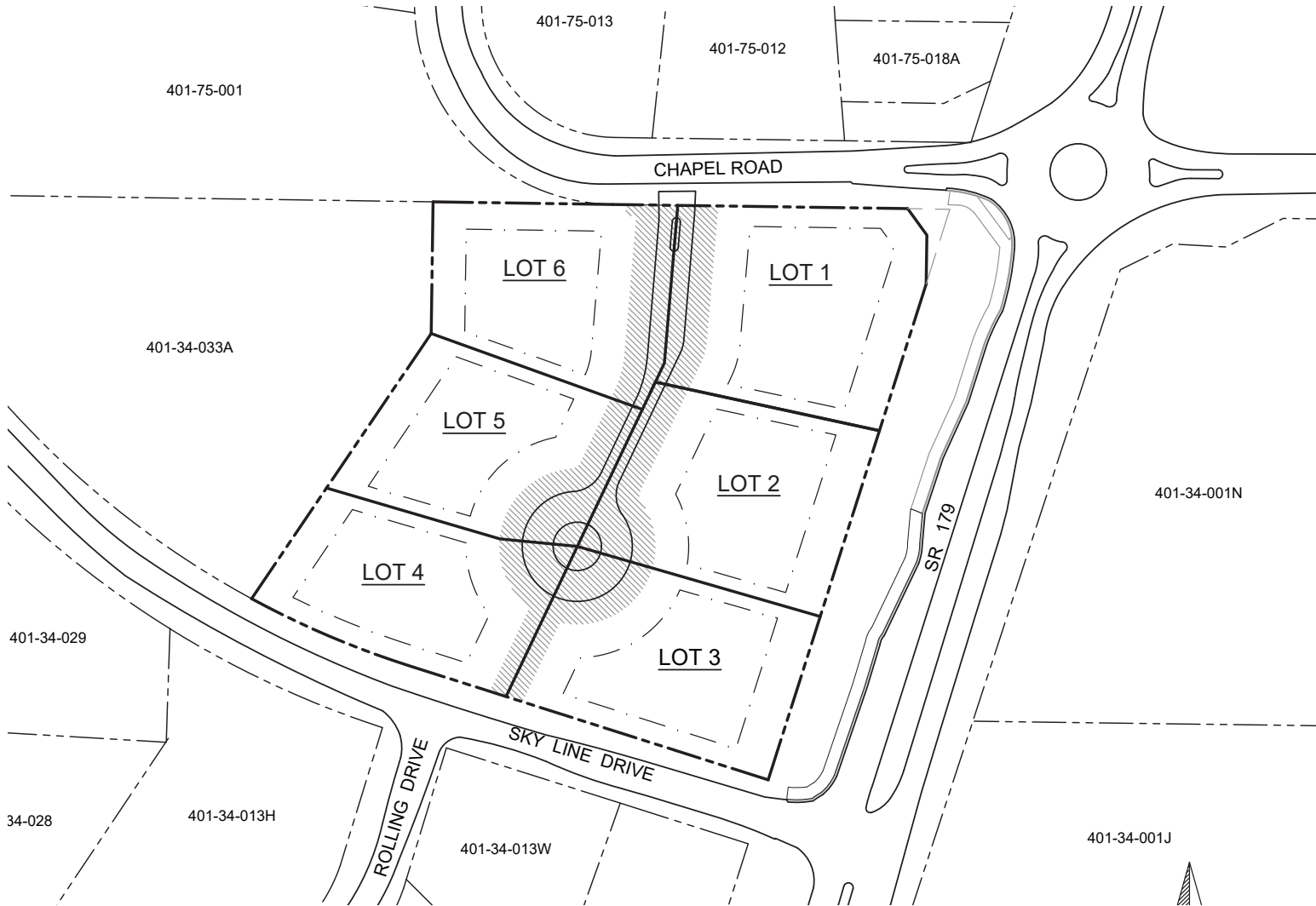
SEFTON
ENGINEERING
CONSULTANTS
44 STEELE BLVD. SUITE 300
SEDONA, ARIZONA 86336
TEL: (908) 225-9790
LORIS@SEFTON.COM

PRELIMINARY PLAT COVER SHEET
CHAPEL VIEW TERRACE
10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE: _____
PROJECT TITLE: _____
DRAWN BY: RIB
SCALE: AS NOTED
DATE: 06/23/2022
PROJECT NO: 210305
SHEET NO: _____

1 OF 2

Preliminary Plat

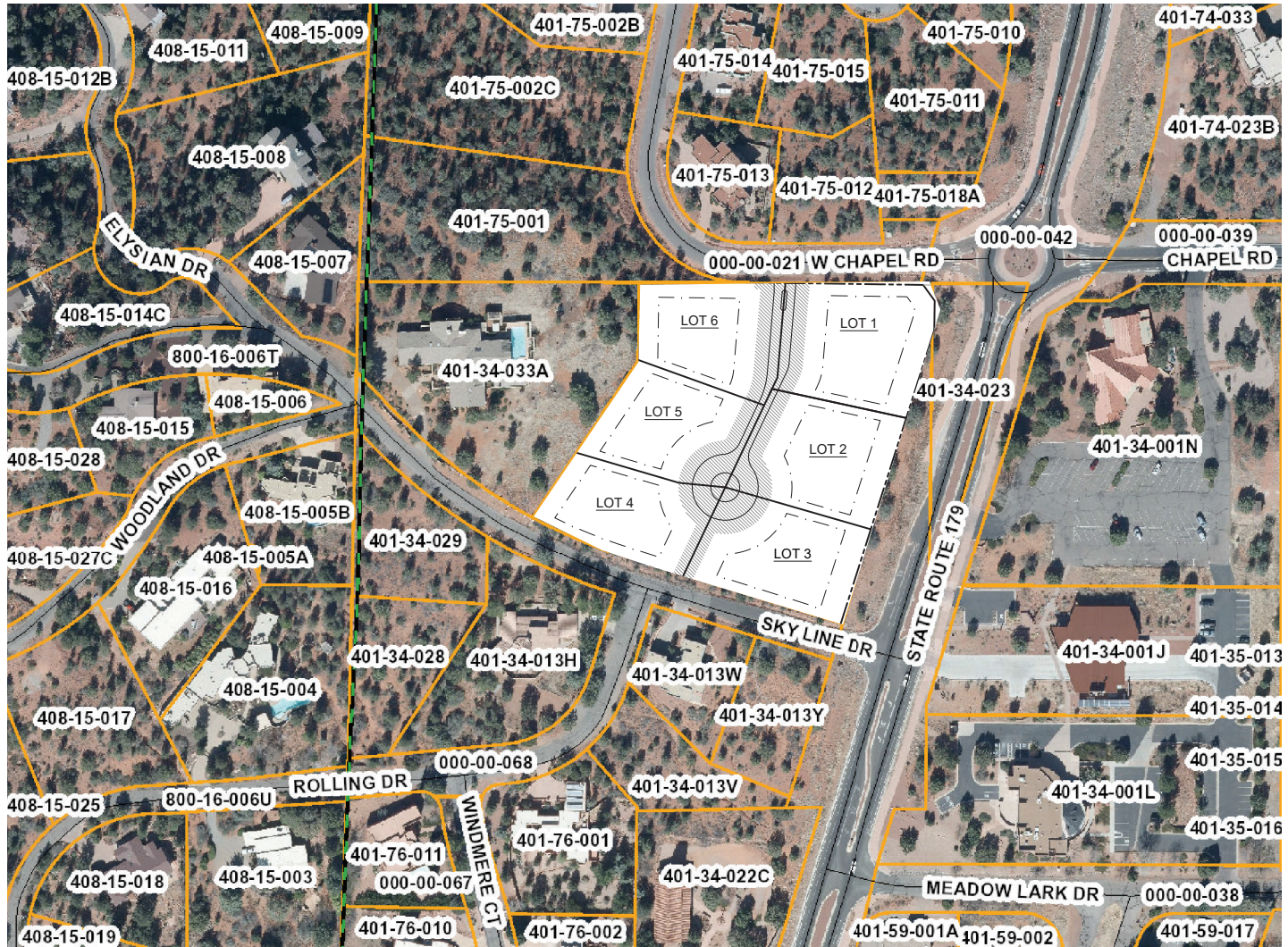


CITY CLERK

PLAT NOTE

1. NO STRUCT UTILITY EAS SUITABLE L EASEMENT.
2. NO STRUCT DRAINAGE I SUITABLE L EASEMENT.
3. ALL STREET OF SEDONA PROPERTY
4. VISIBILITY E MAINTAINED ROAD. VEGI TREE BRAN
5. FRONT PRC EASEMENT.
6. ALL FRONT INGRESS/EC
7. LOT CORNE AND RECOF THE ARIZON OF RECORD WITH "LS-- CORNERS L INSCRIBED
8. THE FOUND SURVEY CC
9. ALL RECOR
10. THE WORD OPINION RE WARRANT C
11. THE LAND

Context Map



Subdivision Layout

- One access point, private road
 - ◇ Secondary emergency/pedestrian access to the south
- 49-60 foot wide private right-of-way
- 3 lots on each side of the road
- 5 foot sidewalks on each side of new road
- New sidewalks/pathways along Chapel, SR 179, and Skyline

Review Criteria

- Subdivision Requirements (LDC Article 7)
 - ◇ Lot Planning, Sensitive Lands, Block Layout, Street Design, Easement Planning (Subdivision Checklist)
 - * Application does not request any exceptions
 - ◇ Findings (LDC Section 8.5.E(3))
- Not included: Single-Family Review
 - ◇ Future residences will be reviewed through the single-family home review process (administrative review, no public hearing)
 - ◇ Includes, but is not limited to: height and massing, parking, lighting, landscaping, grading and drainage

Review Agency Comments

- Comments received from following agencies
 - ◇ City of Sedona Community Development
 - ◇ City of Sedona Public Works
 - ◇ Arizona Department of Transportation (ADOT)
 - ◇ Sedona Fire District

Public Input

- Applicant completed Citizen Participation Process
- Project documents placed on Community Development website
- Public Hearing noticed in Red Rock News, posting on property, mailing to neighbors
- Comments provided as part of the Planning and Zoning Commission's packet
 - ◇ Additional comment was emailed to the Council by a neighbor regarding the proposed sidewalk on Sky Line Drive

Conclusion

- Subdivision process facilitates the detailed planning, submittal, review and approval of the preliminary plat.
- Staff recommended approval with conditions.
- Planning and Zoning Commission reviewed and recommended approval with conditions based on the general approval criteria in Section 8.3.E(5)
 - ◇ 5-0 vote
- The Council shall approve, conditionally approve, deny, or continue its consideration of the proposed preliminary plat, based on the general approval criteria in Section 8.3.E(5)



Preliminary Plat

SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 PRELIMINARY PLAT

CHAPEL VIEW TERRACE 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 AND MERIDIAN,
 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. PZ21-00014 (SUB)

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT RFE DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "CHAPEL VIEW TERRACE," 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 VIEW TERRACE" ("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, WATERWAYS AND DRAINAGE FACILITIES. "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 AND 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 DESCRIBED 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)

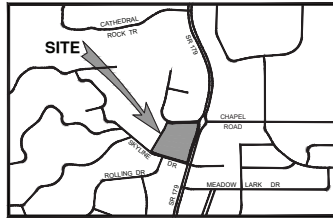
SS)

COUNTY OF COCONINO)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021

BY: _____ OF MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
 P.O. BOX 53920, STE. 1096
 PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY
 3205 N. BLACK CANYON HIGHWAY
 PHOENIX, AZ 8505-5551

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

CABLE/PHONE: CENTURYLINK ENGINEERING
 500 S. CALVARY WAY
 COTTONWOOD, AZ 86303

SUNDLINK: 65 CANTON DRIVE STE. A
 SEDONA, ARIZONA 86336

GAS: UNSUBURB ENERGY SERVICES
 LINE GAS, 4000 N. CALVARY WAY
 P.O. BOX 80078
 PHOENIX, AZ 85054-8078

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

DEVELOPER CONTACT INFORMATION

OWEN WIFE
 PASSION LLC
 1350 N. WATERLOO ROAD
 EDMOND, OK 73025
 (405) 754-3999

PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE
 MIN LOT SIZE = 19,000 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

PARCELS "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 WITH A CAP MARKED 150984, 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, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 37.60 FEET, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF CHAPEL ROAD;
 THENCE SOUTH 33 DEGREES, 53 MINUTES, 18 SECONDS EAST, A DISTANCE OF 54.46 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
 THENCE SOUTH 17 DEGREES, 40 MINUTES, 00 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 144.18 FEET, TO THE EAST LINE OF SAID TRACT "A";
 THENCE NORTH 72 DEGREES, 21 MINUTES, 34 SECONDS WEST, A DISTANCE OF 381.20 FEET;
 THENCE NORTHWESTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 126.98 FEET, A RADIUS OF 678.28 FEET, A DELTA OF 10 DEGREES, 43 MINUTES, 30 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES, 54 MINUTES, 15 SECONDS AND A CHORD LENGTH OF 126.78 FEET;
 THENCE NORTH 34 DEGREES, 09 MINUTES, 00 SECONDS EAST, A DISTANCE OF 138.78 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

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT HOOD, BELL, OR REMOVABLE SECTION TYPE FLOODING, OR EASEMENT. LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
- 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.
- 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.
- VEGETATION 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.
- FRONT PROPERTY LINES FOR LOTS 1 - 6 ARE THE CENTER LINE OF THE INGRESS/EGRESS EASEMENT.
- ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE INGRESS/EGRESS EASEMENT.
- LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 80 DAYS OF THE APPROVAL AND RECONSTRUCTION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA SECONDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBARS SET WITH PLASTIC CAPS INSCRIBED WITH "15-0000" 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 "15" OF SECTION 15-0000-15.
- THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY _____ RLS # _____ ON _____.
- ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
- THE WORD "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE 15' UTILITY EASEMENT WITHIN LOT 6 IS PROVIDED FOR THE INSTALLATION OF A PRIVATE UNDERSEWER SERVICE LINE BETWEEN APN 401-34-033A AND THE SEWER MAIN WITHIN CHAPEL ROAD.

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, CASE-M, COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WERE 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.

STANLEY L. NIENHUSER RLS 29884

PRELIMINARY

SESTON ENGINEERING CONSULTANTS
 10 SKY LINE DRIVE, SEDONA, ARIZONA 86336
 PH: (928) 202-3999
 FAX: (928) 202-3999
 WWW: WWW.SESTON.COM
 LICENSE # P124000001

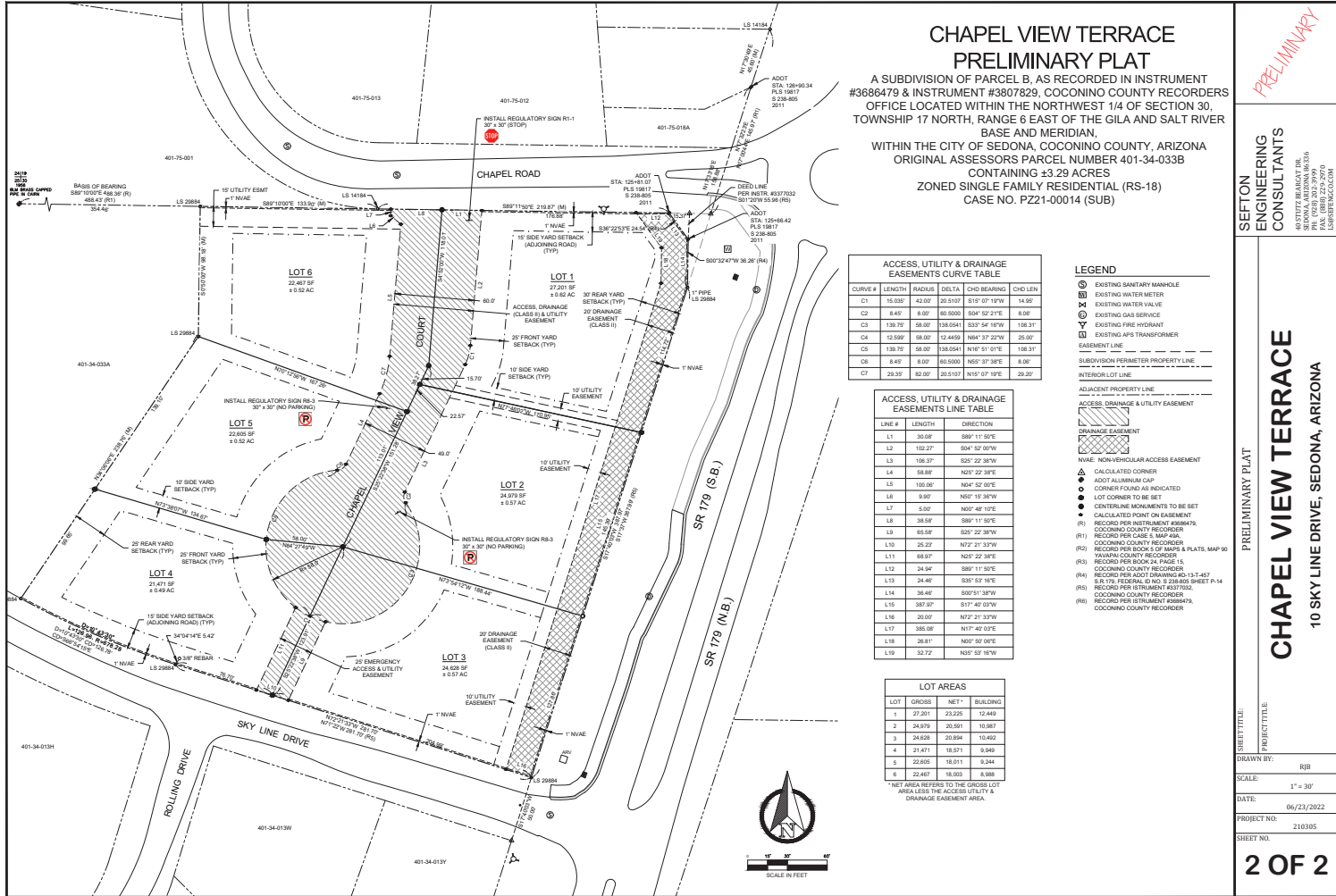
PRELIMINARY PLAT COVER SHEET
CHAPEL VIEW TERRACE
 10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE: _____
 PROJECT TITLE: _____
 DRAWN BY: RJB
 SCALE: AS NOTED
 DATE: 06/23/2022
 PROJECT NO: 210305
 SHEET NO.

1 OF 2

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Preliminary Plat



CHAPEL VIEW TERRACE 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 AND MERIDIAN, 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. PZ21-00014 (SUB)

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	15.039	42.027	20.5107	S11° 07' 19" W	14.92
C2	8.47	8.02	80.5003	S04° 52' 21" E	8.59
C3	139.75	50.507	139.0311	S02° 04' 19" W	138.31
C4	13.889	58.027	12.4489	N04° 37' 27" W	26.07
C5	139.75	50.507	138.9541	N16° 51' 01" E	138.31
C6	8.49	8.02	80.5003	N65° 37' 38" E	8.06
C7	29.32	62.027	20.5107	N15° 07' 19" E	29.20

- LEGEND**
- ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING FIVE-HYDRANT
 - ⊕ EXISTING AIR TRANSFORMER
 - EASEMENT LINE
 - SUBDIVISION PERMETER PROPERTY LINE
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - ACCESS EASEMENT
 - NON-VEHICULAR ACCESS EASEMENT
 - ⊕ CALCULATED CORNER
 - ⊕ ADOT ALUMINUM CAP
 - ⊕ CORNER FOUND AS INDICATED
 - ⊕ LOT CORNER TO BE SET
 - ⊕ CENTERLINE MONUMENTS TO BE SET
 - ⊕ CALCULATED POINT ON EASEMENT
 - (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
 - (R) RECORD PER CASE # MAP 824, COCONINO COUNTY RECORDER
 - (R) RECORD PER BOOKS OF MAPS & PLATS, MAP 90, YAVAPAI COUNTY RECORDER
 - (R) RECORD PER BOOK # 1, PAGE 15, COCONINO COUNTY RECORDER
 - (R) RECORD PER ADOT DRAWING #0-15-7-467, R-179, FEDERAL # 0-15-7-467 SHEET P-14, COCONINO COUNTY RECORDER
 - (R) RECORD PER INSTRUMENT #337302, COCONINO COUNTY RECORDER
 - (R) RECORD PER INSTRUMENT #368479, COCONINO COUNTY RECORDER

LINE #	LENGTH	DIRECTION
L1	32.02	S89° 11' 02" E
L2	102.27	S04° 52' 09" W
L3	108.37	S22° 22' 38" W
L4	58.82	N22° 22' 38" E
L5	100.06	N04° 52' 02" E
L6	9.97	N67° 15' 39" W
L7	5.07	N02° 48' 10" E
L8	38.52	S89° 11' 02" E
L9	65.92	S22° 22' 38" W
L10	25.25	N72° 31' 37" W
L11	68.97	N22° 22' 38" E
L12	24.92	S89° 11' 02" E
L13	24.49	S22° 52' 38" E
L14	36.42	S02° 31' 39" W
L15	387.97	S17° 47' 03" W
L16	20.09	N72° 31' 37" W
L17	385.02	N17° 47' 03" E
L18	26.81	N02° 52' 02" E
L19	32.72	N67° 52' 18" W

LOT	GROSS	NET*	BUILDING
1	27,201	23,225	12,449
2	24,979	20,501	10,587
3	24,621	20,034	10,492
4	21,471	18,571	9,549
5	22,655	18,011	9,244
6	22,467	18,003	8,888

*NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS, UTILITY & DRAINAGE EASEMENT AREA.



PRELIMINARY

SEFTON ENGINEERING CONSULTANTS

PRELIMINARY PLAT

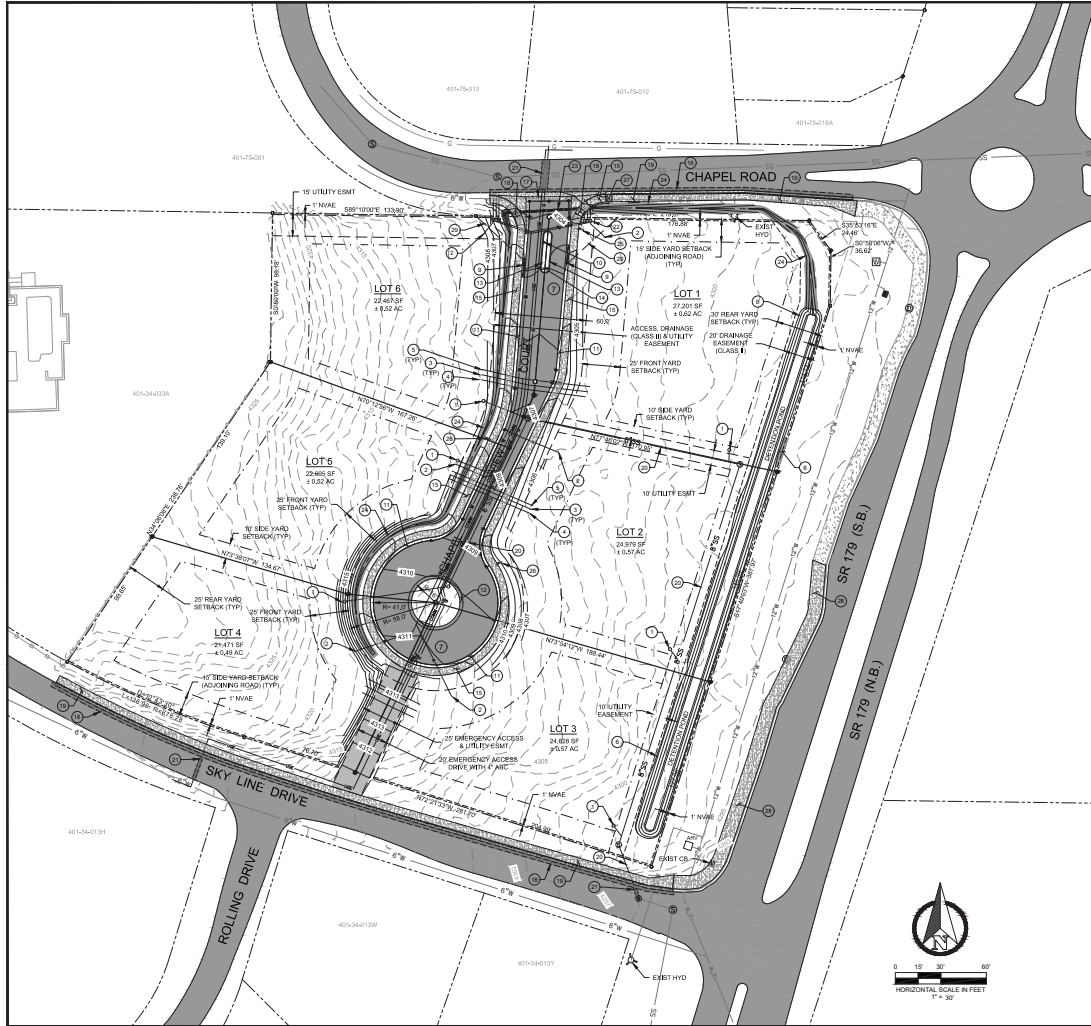
CHAPEL VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE: PRELIMINARY PLAT
 PROJECT TITLE: CHAPEL VIEW TERRACE
 DRAWN BY: RJB
 SCALE: 1" = 30'
 DATE: 06/23/2022
 PROJECT NO: 210305
 SHEET NO: 2 OF 2

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Preliminary Plat



CONSTRUCTION NOTES:

1. SURVEY AND TOPOGRAPHY DATA PROVIDED BY ARIZONA LAND SOLUTIONS LAND SURVEYING AND WAS PERFORMED IN MAY OF 2021.
2. ALL NEW SIDEWALKS, DRIVEWAYS, EXPOSED SURFACES OF CONCRETE DRAINAGE STRUCTURES, AND OTHER EXPOSED CONCRETE SURFACES:
 - CONCRETE COLOR ADITIVE REQUIRED IS 3.0% LB OF GAUSE 9610-00 PER BAG OF CONCRETE. THIS IS THE SEDONA RED AS MANUFACTURED BY HANSON CONCRETE IN COTTONWOOD ARIZONA. VARIATIONS IN THE ENGINEER'S APPROVAL.

KEY NOTES:

- ① 4" SEWER SERVICE LINE WITH CLEANOUT IN BOX MARKED "SEWER" AT EASEMENT LINE (SEE DETAIL)
- ② 1" WATER SERVICE AND METER
- ③ GAS SERVICE LINE
- ④ 200A UNDERGROUND ELECTRIC SERVICE
- ⑤ COMMUNICATION LINE
- ⑥ DETENTION POND (SEE SHEET C-6)
- ⑦ PROPOSED ASPHALT ROAD (SEE SHEET C-7)
- ⑧ 20" RIMP PAVEMENT (SEE SHEET C-8)
- ⑨ 10" WIDE GATE
- ⑩ GATE KEY PAD
- ⑪ 24" ROLL CURB - CATCH (TYPE D) (SEE DETAIL)
- ⑫ 24" ROLL CURB - SPILL (TYPE C) (SEE DETAIL)
- ⑬ 6" RIBBON CURB
- ⑭ AT-GRADE MEDIAN WITH PAVERS
- ⑮ CONCRETE SIDEWALK (SEE DETAIL)
- ⑯ ROAD OUT & REPAIR (SEE DETAIL)
- ⑰ VALLEY GUTTER (SEE DETAIL)
- ⑱ CURB RAMP (SEE DETAIL)
- ⑲ 5" CONC. SIDEWALK WITH VERTICAL CURB & 2" SHOULDER
- ⑳ SANITARY SEWER MAIN (SEE SHEET C-10)
- ㉑ ROAD REPAIR (SEE DETAIL)
- ㉒ 3" WATER METERS EACH SIDE OF ENTRANCE RUN SERVICE LINES FOR LOTS 2 & 4 IN COMMON TRENCH CULVERT (SEE SHEET C-6)
- ㉓ DRAINAGE SWALE (SEE DETAIL)
- ㉔ STOP SIGN
- ㉕ NO PARKING SIGN
- ㉖ SLIPPER (SEE DETAIL)
- ㉗ 10" SUP CONC. SIDEWALK (MATCH EXISTING)
- ㉘ VISIBILITY TRIANGLE (30' x 30' x 42')

LINETYPE LEGEND

EXISTING STORM SEWER LINE	---
EXISTING WATER SERVICE	---
EXISTING SANITARY SERVICE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
EXISTING GAS LINE	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
PROPOSED STORM SEWER LINE	---
PROPOSED 4" SANITARY SERVICE	---
PROPOSED UNDERGROUND ELECTRIC LINE	---
PROPOSED COMMUNICATION LINE	---
PROPOSED GAS LINE	---
PROPOSED ROAD CENTERLINE	---
PARCEL BOUNDARY & RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
BUILDING SETBACK LINE	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---



OVERALL SITE & UTILITY PLAN
CHAPEL VIEW TERRACE
 CITY OF SEDONA, ARIZONA

SHEET TITLE:	OVERALL SITE & UTILITY PLAN
PROJECT TITLE:	CHAPEL VIEW TERRACE
DRAWN BY:	RJB
SCALE:	1" = 30'
DATE:	06/24/2022
PROJECT NO.:	210305
SHEET NO.:	C-5

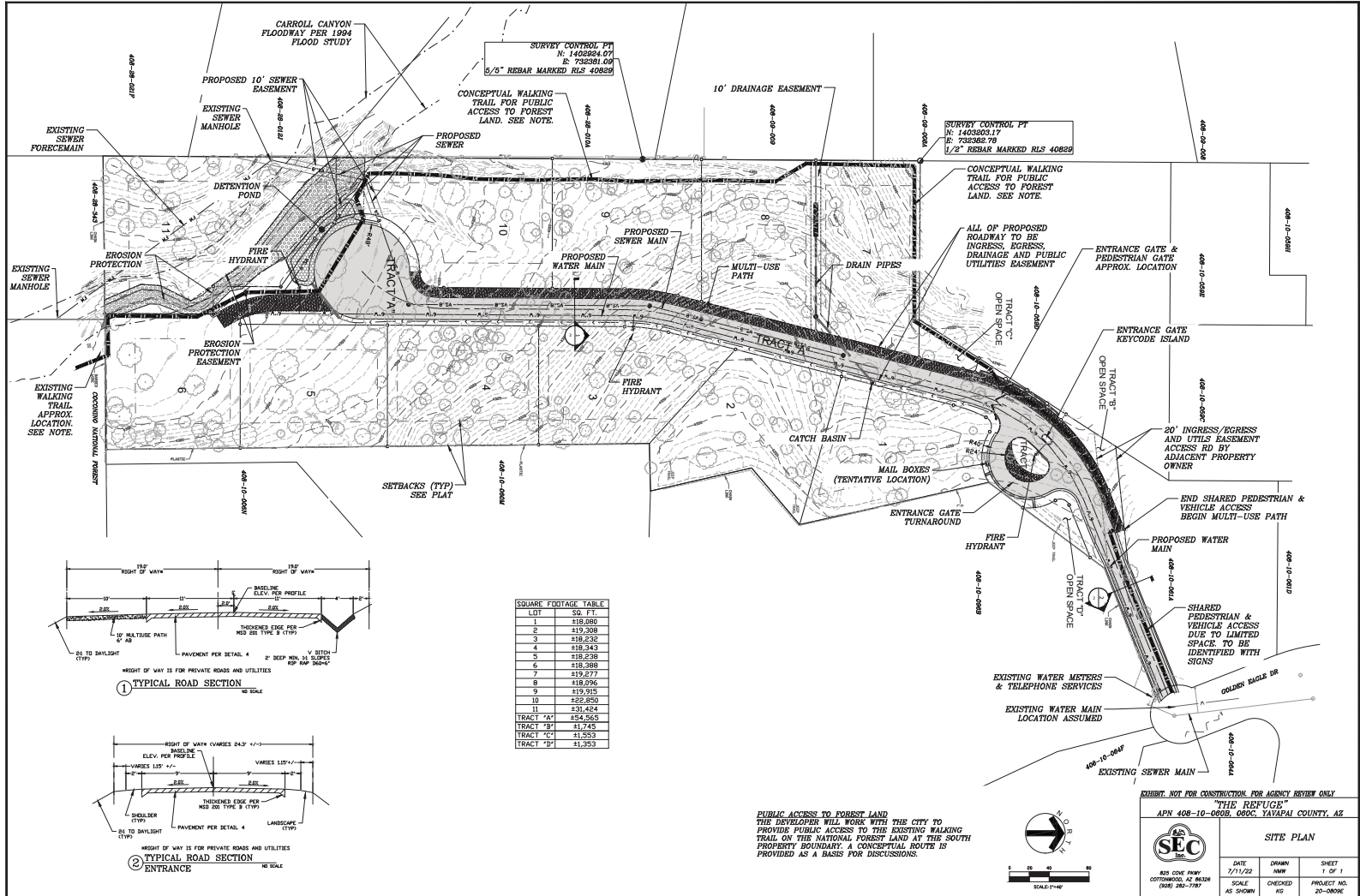
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City of Sedona City Council Public Hearing

The Refuge at Sedona

December 13, 2022 Preliminary Plat

Preliminary Plat



PUBLIC ACCESS TO FOREST LAND THE DEVELOPER WILL WORK WITH THE CITY TO PROVIDE PUBLIC ACCESS TO THIS EXISTING WALKING TRAIL ON THE NATIONAL FOREST LAND AT THE SOUTH PROPERTY BOUNDARY. A CONCEPTUAL ROUTE IS PROVIDED AS A BASIS FOR DISCUSSIONS.



EXHIBIT. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

"THE REFUGE"
APN 408-10-008B, 008C, YAVAPAI COUNTY, AZ

SITE PLAN

DATE	DRAWN	SHEET
7/11/22	NHW	1 OF 1

SCALE	CHECKED	PROJECT NO.
AS SHOWN	AK	20-0006

REG. CIVIL ENGRG. 66216
CITY OF TULSA, OKLA.
(918) 242-1787

SCALE 1"=40'

S:\LAND PROJECTS 2004 ENGINEERING\20-0006 (SMW)\(C30)PRELIMINARY PLAT SITE PLAN.DWG

Platting Procedures (LDC Section 8.5)

- ◇ Conceptual Review

- * Planning and Zoning Commission Public Hearing, January 5, 2021

- Preliminary Plat

- * Planning and Zoning Commission Recommendation (October 18, 2022), City Council action

- ◇ Revised Preliminary Plat

- * If necessary, Staff Review

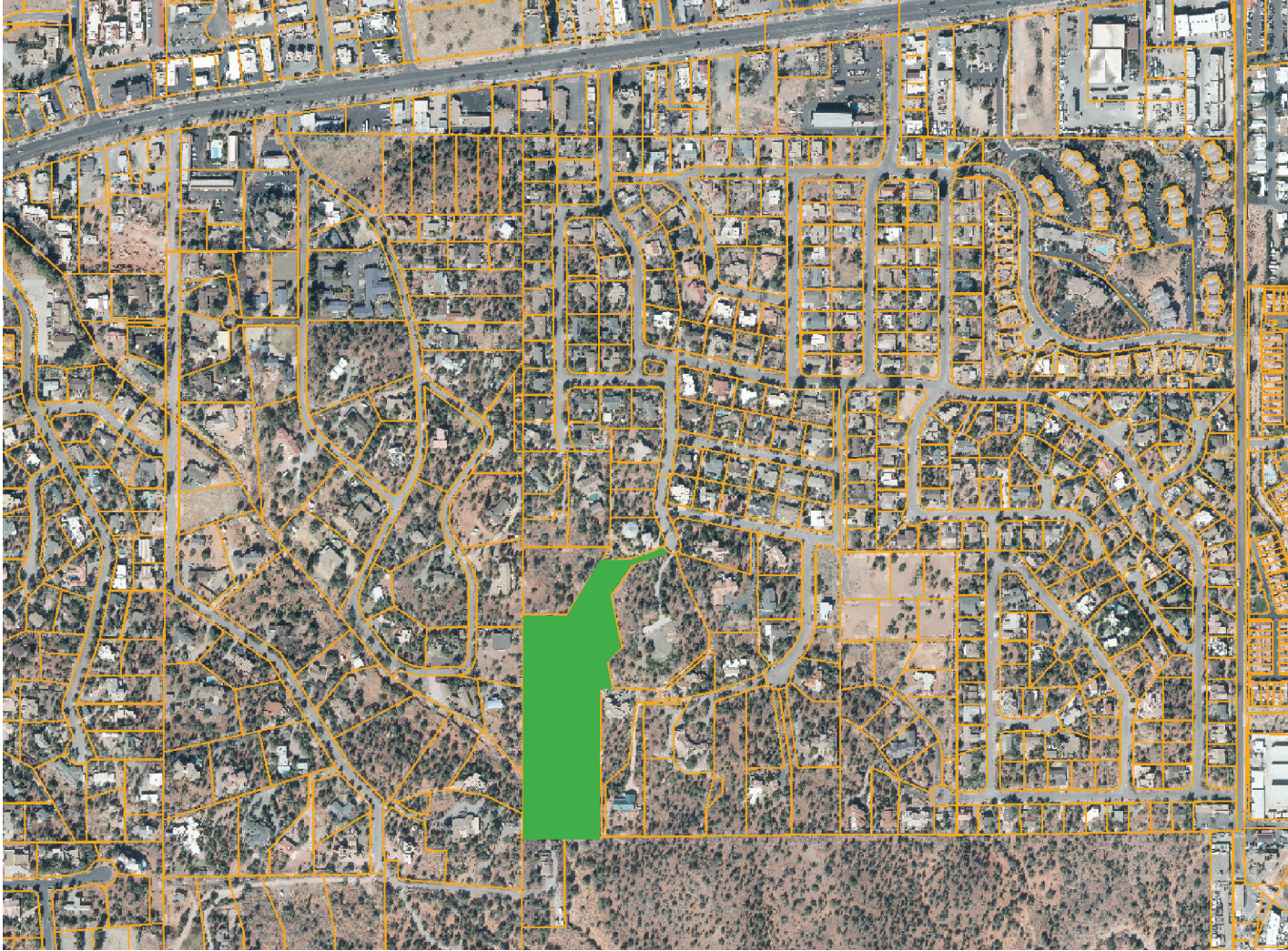
- ◇ Final Plat

- * Staff Review
 - * City Council action

Preliminary Plat (LDC Section 8.5.A)

- The preliminary plat procedure provides a mechanism for the City to review an overall plan for a proposed subdivision to ensure compliance with this Code and the adequate provision of facilities and services in the City.
- The Commission shall review the preliminary plat application and recommend approval, approval with conditions, or denial, based on the general approval criteria in Section 8.3.E(5)
- The Council shall approve, conditionally approve, deny, or continue its consideration of the proposed preliminary plat, based on the general approval criteria in Section 8.3.E(5)

Vicinity Map



Project Summary

- 165 Golden Eagle Drive
- 11 unit single-family subdivision
- Approximately 6.47 acres
 - ◇ 1.7 units per acre
- Provision of pathway to provide access to Forest Service land to the south

Community Plan and Zoning

- Community Plan: Single Family Low Density
 - ◇ 0.5 to 2 dwelling units per acre
- Single Family Residential Zoning (RS-18)
 - ◇ Minimum lot area: 18,000 square feet
 - ◇ Minimum lot width: 100 feet
 - ◇ Maximum density: 2 units per acre
- Future homes will be subject to development standards for RS-18 zoning district and single-family homes
 - ◇ No home construction proposed at this time

Preliminary Plat

DECLARATION AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:

That Simmo Holdings, LLC an Arizona Company, has subdivided a portion of Section 14, Township 17 North, Range 5 East, Gila and Salt River Meridian, Yavapai County, Arizona, under the name of "The Refuge at Sedona", as platted hereon. This plat is made and recorded in furtherance of, and in accordance with, the Declarations of Covenants, Conditions, and Restrictions of "The Refuge at Sedona" (the "Declaration").

Simmo Holdings, LLC hereby publishes this plat, consisting of six sheets; hereby declares that this plat sets forth the location and gives the dimensions and measurements of all lots, tracts, streets, and easements and that each lot, tract, and street shall be known by the number, letter or name given each respectively on this plat; and, hereby further declares that all of the streets as shown on this plat are private access roads dedicated to The Refuge Subdivision Homeowners Association for the use and enjoyment of the owners of the lots in The Refuge at Sedona, and include easements for emergency vehicle access, security purposes, solid waste collection, and utilities specifically limited by the following paragraph.

Utility easements under the streets and as shown on this plat are hereby created for the use by any and all necessary public utility companies needed to support this subdivision for the installation, operation, and maintenance of utilities for the benefit of owners of lots or other property interests in The Refuge at Sedona in accordance with the Declaration; provided, however, that no utilities shall be installed without the prior written consent of Simmo Holdings, LLC, its successors or assigns or the Refuge Subdivision Homeowners Association as provided in the Declaration. If it becomes necessary for any utility easement, including the streets, in conjunction with the operation, repair, or maintenance of the utility service, such utility company or provider shall promptly, and at its expense, restore the affected property to a condition substantially similar to the condition that existed immediately prior to the activity resulting in the disturbance of the affected property.

The slope easements, drainage easements, and other easements, if any, shown on this plat, or created by subsequent instruments duly recorded, are reserved to Simmo Holdings, LLC, its successors, and assigns (including the Refuge Subdivision Homeowners Association) for the purposes shown.

The tracts shown on this plat shall not be construed to be dedicated for the use of the general public but are declared and dedicated to The Refuge Subdivision Homeowners Association to be for the uses set forth below and as set forth in the Declaration:

- Tract A: Private Access Road, utility and drainage easements
- Tracts B, C, & D: Open Space

Lots 1-11 of The Refuge at Sedona are intended for residential use that conforms with the current zoning of rs-18 single family residence.

PRELIMINARY PLAT THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N.,
R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-0809 AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES

APPLICATION NO. P220-00007 (SUB)

OWNER / DEVELOPER:

SIMMO HOLDINGS LLC
CHRIS TORTORELLO
P.O. BOX 4449
SEDONA, AZ 86340
(928) 300-7882

CIVIL ENGINEER / LAND SURVEYOR:

SEC, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
REGISTRATION NUMBERS: RLS 40829, P.E. 49109

ZONING:

CURRENT ZONING: RS-18

UTILITY PROVIDERS:

ELECTRICITY: ARIZONA PUBLIC SERVICE
NATURAL GAS: UNIDUCHE ENERGY SERVICE
TELEPHONE: CENTURY LINK
SEWAGE: DISTRICT DISPOSAL
POLICE: CITY OF SEDONA
EMERGENCY SERVICES: CITY OF SEDONA
WATER: ARIZONA WATER COMPANY
SEWER: CITY OF SEDONA

PROJECT BENCHMARK:

CITY OF SEDONA BENCHMARK
NO. 13 PER BOOK 183 OF
LAND SURVEYS, PAGES
94-95, LYING N02°19'W
APPROXIMATELY 696'
FROM THE NORTHERN MOST
POINT OF THE SUBJECT SITE.
ELEVATION 4370.37
DATUM: NAVD83 (NCS
GEOID MODEL GEOID0303)

TOPOGRAPHY:

SOURCE: SEC, INC.
DATE: SEPTEMBER 2020
CONTOUR INTERVAL: 1'

FLOOD ZONE DESIGNATION:

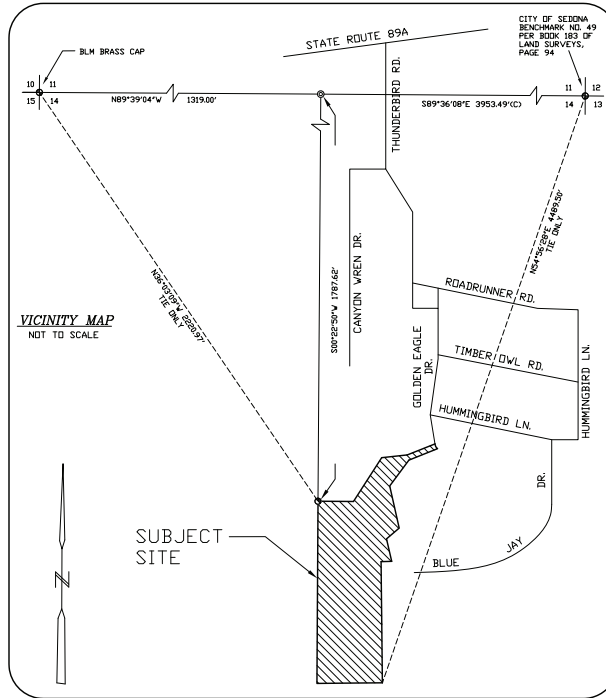
PER FIRM MAP NUMBER 0402C14350, REVISED
SEPTEMBER 3, 2010, THE SUBJECT AREA LIES
WITHIN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
THE SUBJECT SITE IS IMPACTED BY LOCAL
FLOODHAZARDS AS DENOTED HEREIN.

DRAINAGE NOTES:

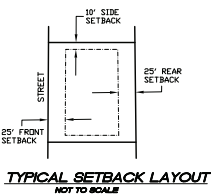
A. NO PERSON SHALL DO ANY WORK IN OR OVER ANY DRAINAGE WAY OR FLOODPLAIN, NOR SHALL ANY PERSON DO ANY GRADING, FILLING, EXCAVATING, CUTTING, OR OTHER SITE EARTHWORK, WITHOUT FIRST OBTAINING THE PROPER PERMIT AND/OR AUTHORIZATION PURSUANT TO THE CITY OF SEDONA ENGINEERING MANUAL.

B. IN NO CASE SHALL ALTERATION OF ANY DRAINAGE WAY IDENTIFIED IN THE 1994 SEC FLOODPLAIN MANAGEMENT STUDY AS A PERMANENT OR INTERMITTENT WATERCOURSE BE PERMITTED, EXCEPT AS ALLOWED IN SECTION 5.3.8(2) OF THE CITY OF SEDONA ENGINEERING MANUAL (EXEMPTIONS).

C. SUBMITTALS FOR DEVELOPMENT OF INDIVIDUAL RESIDENTIAL LOTS WITHIN FLOOD-PRONE AREAS SHALL COMPLY WITH THE CITY OF SEDONA ENGINEERING MANUAL AND WITH THE REQUIREMENTS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES STATE STANDARD 6-105 AND ASSOCIATED ATTACHMENTS, AS THEY CURRENTLY EXIST OR MAY BE AMENDED IN THE FUTURE.



VICINITY MAP
NOT TO SCALE



TYPICAL SETBACK LAYOUT
NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREBON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARK J. PARR
R.L.S. #40809

THE REFUGE

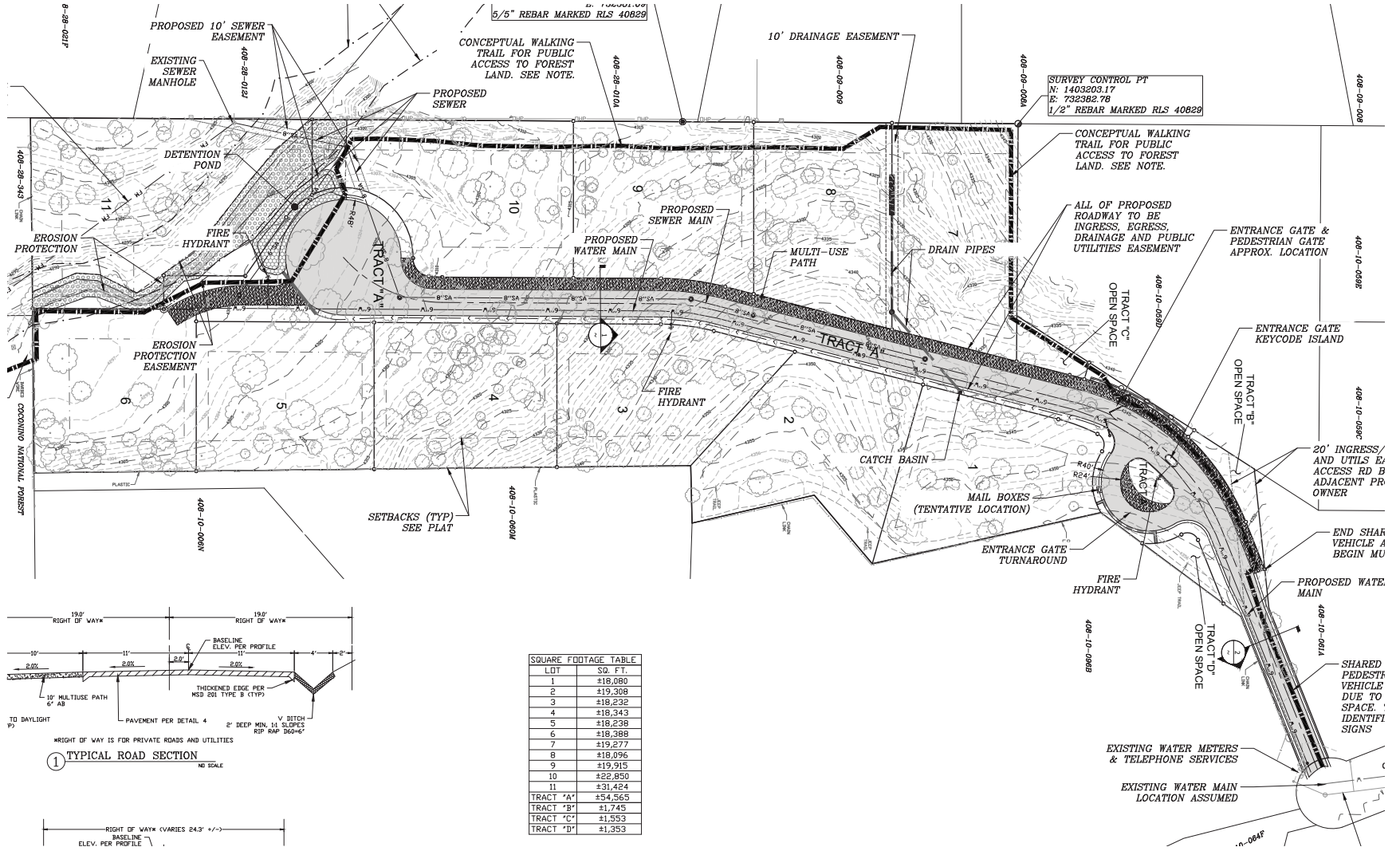


**PRELIMINARY PLAT
SECTION 14
T17N., R5E.**

DATE 07/08/22	DRAWN B.L.S.	SHEET 1 OF 6
SCALE NONE	CHECKED M.J.F.	20-0809E The Refuge Prel. Preliminary Plat

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Preliminary Plat



4120-86-9

PROPOSED 10' SEWER EASEMENT

EXISTING SEWER MANHOLE

5/8" REBAR MARKED RLS 40829

CONCEPTUAL WALKING TRAIL FOR PUBLIC ACCESS TO FOREST LAND. SEE NOTE.

10' DRAINAGE EASEMENT

PROPOSED SEWER

SURVEY CONTROL PT
N: 1403203.17
E: 732382.78
1/2" REBAR MARKED RLS 40829

CONCEPTUAL WALKING TRAIL FOR PUBLIC ACCESS TO FOREST LAND. SEE NOTE.

DETENTION POND

PROPOSED SEWER MAIN

PROPOSED WATER MAIN

FIRE HYDRANT

FIRE HYDRANT

MULTI-USE PATH

DRAIN PIPES

ALL OF PROPOSED ROADWAY TO BE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITIES' EASEMENT

ENTRANCE GATE & PEDESTRIAN GATE APPROX. LOCATION

EROSION PROTECTION

EROSION PROTECTION EASEMENT

ENTRANCE GATE KEYCODE ISLAND

TRACT "C"
OPEN SPACE

TRACT "B"
OPEN SPACE

20' INGRESS / AND UTILS Egress ACCESS RD B ADJACENT PR OWNER

CATCH BASIN

MAIL BOXES (TENTATIVE LOCATION)

END SHAR VEHICLE A BEGIN MU

ENTRANCE GATE TURNAROUND

FIRE HYDRANT

PROPOSED WATER MAIN

408-10-0688

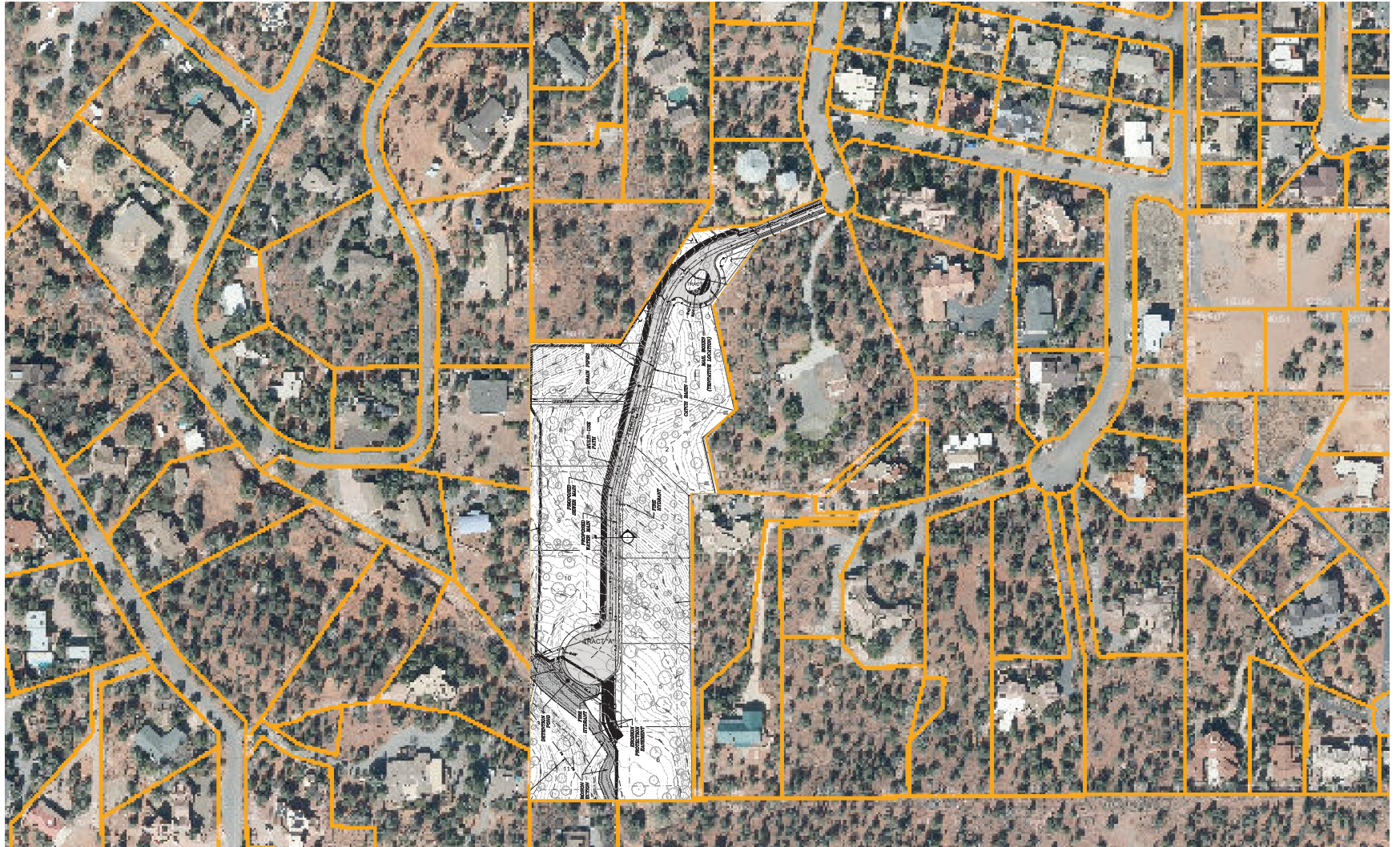
TRACT "D"
OPEN SPACE

SHARED PEDESTAL VEHICLE DUE TO SPACE. IDENTIFI SIGNS

EXISTING WATER METERS & TELEPHONE SERVICES

EXISTING WATER MAIN LOCATION ASSUMED

Context Map



Subdivision Layout

- One access point, private road
- 38 foot wide private right-of-way
 - ◇ 1st 150 feet of road is 24.3' wide due to width of property
- 6 lots to the east of the road, 5 lots to the west of the road
- 10 foot shared use path in lieu of 5 foot sidewalks
- Pedestrian connection to Forest Service land to the south

Review Criteria

- Subdivision Requirements (LDC Article 7)
 - ◇ Lot Planning, Sensitive Lands, Block Layout, Street Design, Easement Planning (Subdivision Checklist)
 - ◇ Findings (LDC Section 8.5.E(3))
- Not included: Single-Family Review
 - ◇ Future residences will be reviewed through the single-family home review process (administrative review, no public hearing)
 - ◇ Includes, but is not limited to: height and massing, parking, lighting, landscaping, grading and drainage

Land Development Code Review

- LDC Section 7.3.C(4)b: Access
 - ◇ LDC requires two access points “unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access.”
 - ◇ No option for a second access point to another public right-of-way.
 - ◇ A second access would go through another private property or Forest Service property

Land Development Code Review

- LDC Section 7.3.F(4): Street Design Standards
 - ◇ Minimum road requirements of the Manual are 28 feet in width (18-foot road, 5-foot shoulders)
 - ◇ Property is 24.3 feet in width at entrance
 - ◇ Proposal for 1st 150 feet of property is 24.3 feet in width (18-foot road, 3.15-foot shoulders)
 - ◇ Road widens to minimum width when property widens out
 - ◇ Anticipated low traffic volume and straight section of the road
 - ◇ Public Works Staff, Police Department, and Fire District have reviewed

Land Development Code Review

- LDC Section 7.3.F(5): Sidewalks
 - ◇ LDC requires sidewalks on both sides of new roads
 - ◇ Proposal is for a 10-foot-wide shared use path in lieu of two 5-foot sidewalks
 - ◇ Hillside Development Areas (LDC Section 7.3.D(3)) allows for sidewalks to be replaced with trails or pathways

Access to Forest Service

- Homee Trail is an existing social trail with no legal access
- Identified in the GO! Sedona Plan as a “proposed trail”
 - ◇ Existing trails are identified as “proposed” in the plan where there is a need to establish legal public access
- Recommended Conditions of Approval include showing precise location and width for trail and appropriate dedication language on the Final Plat
- No trailhead parking is proposed - local access only.
 - ◇ If parking becomes an issue, no parking zones may be established

Review Agency Comments

- Comments received from following agencies
 - ◇ City of Sedona Community Development
 - ◇ City of Sedona Public Works
 - ◇ Arizona Department of Transportation (ADOT)
 - ◇ Sedona Fire District

Public Input

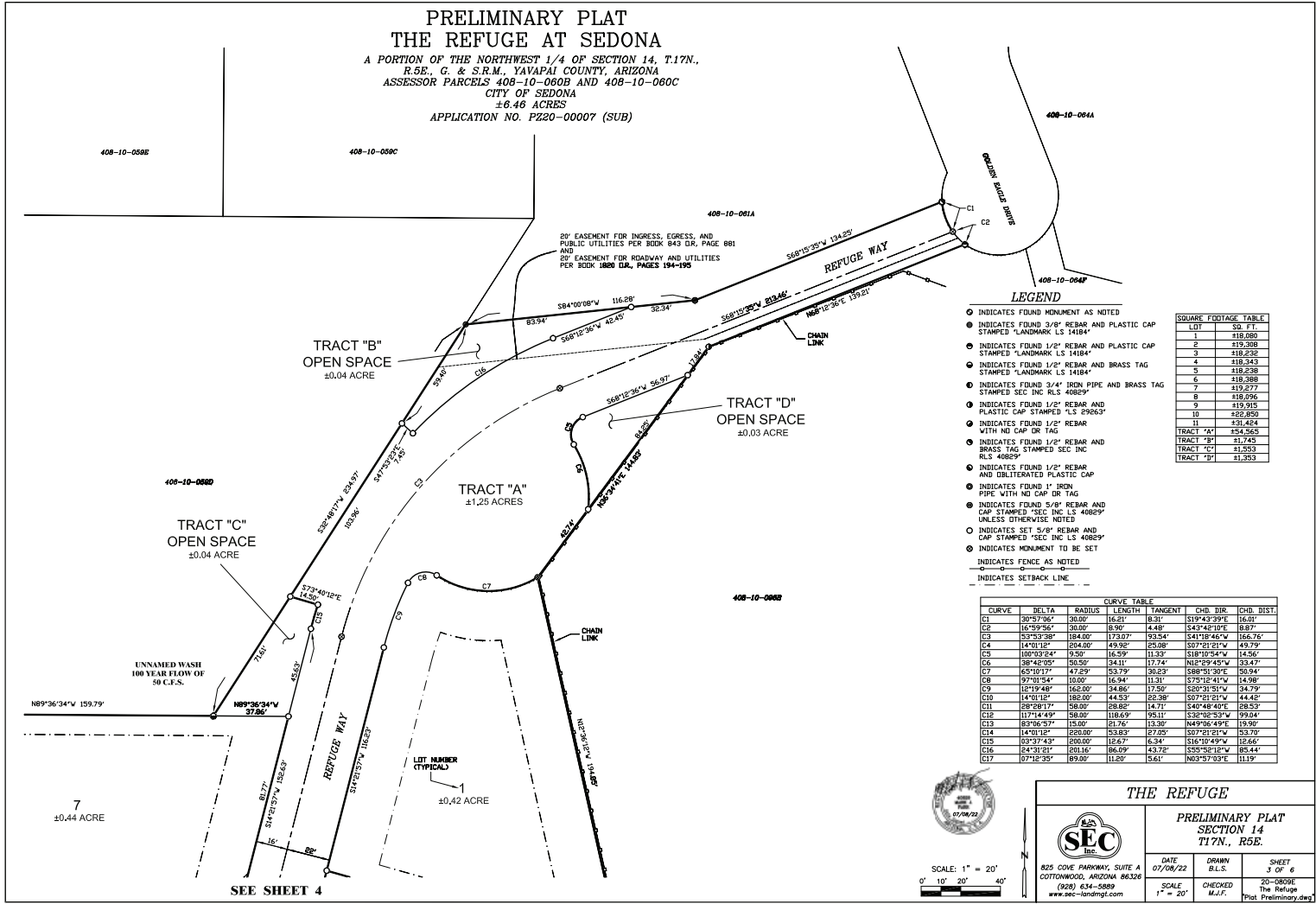
- Applicant completed Citizen Participation Process
- Project documents placed on Community Development website
- Public Hearing noticed in Red Rock News, posting on property, mailing to neighbors
- Comments provided as part of the Planning and Zoning Commission's packet
 - ◇ Many comments early on in the process (Conceptual Plat, early Preliminary Plat) were in regards to a cluster subdivision concept no longer being proposed by the applicant

Conclusion

- Subdivision process facilitates for the detailed planning, submittal, review and approval of the preliminary plat.
- Staff recommended approval with conditions.
- Planning and Zoning Commission reviewed and recommended approval with conditions based on the general approval criteria in Section 8.3.E(5)
 - ◇ 4-1 vote, dissenting vote due to concerns with safety at the subdivision entrance.
- The Council shall approve, conditionally approve, deny, or continue its consideration of the proposed preliminary plat, based on the general approval criteria in Section 8.3.E(5)

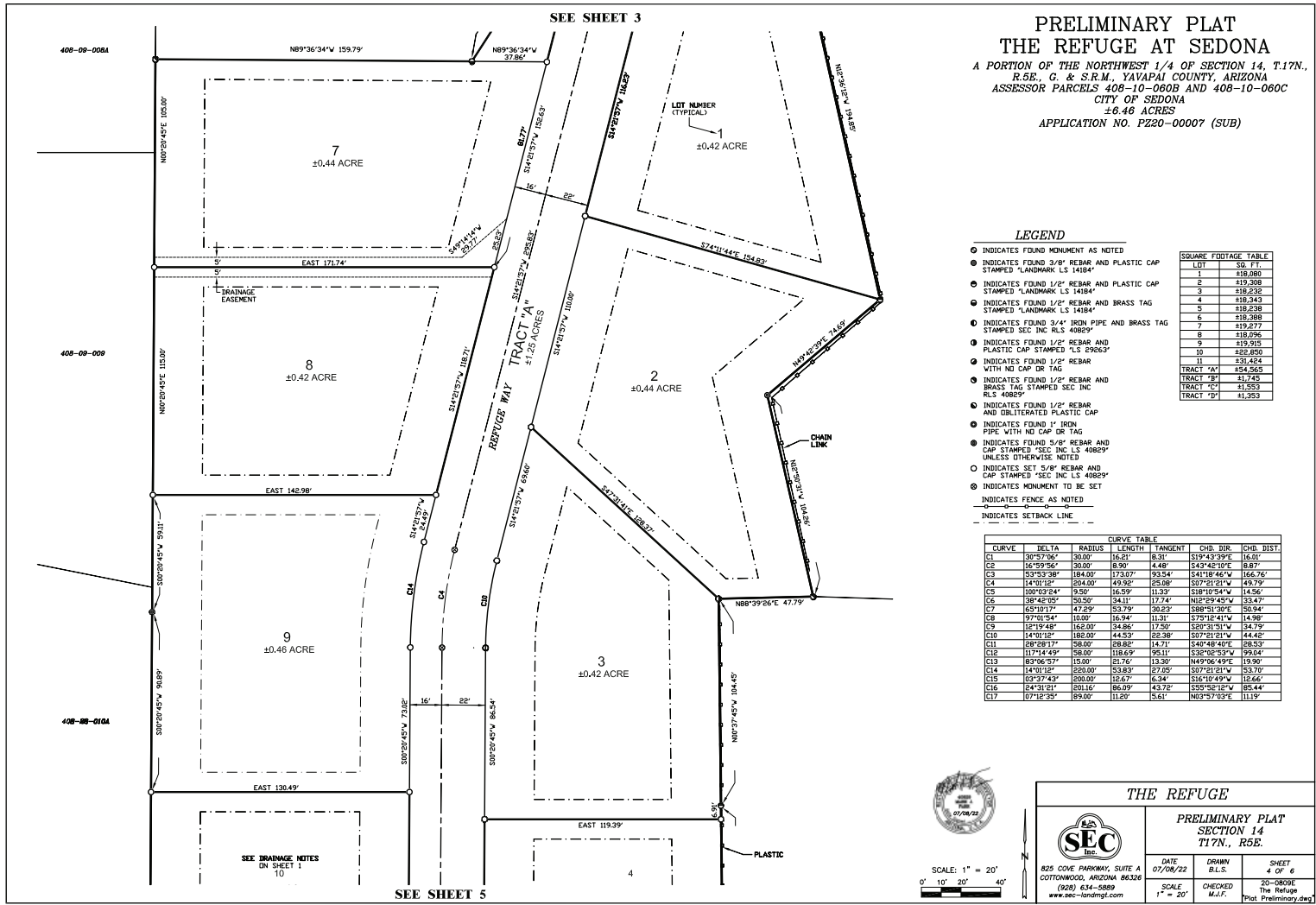


Preliminary Plat



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Preliminary Plat



Preliminary Plat

