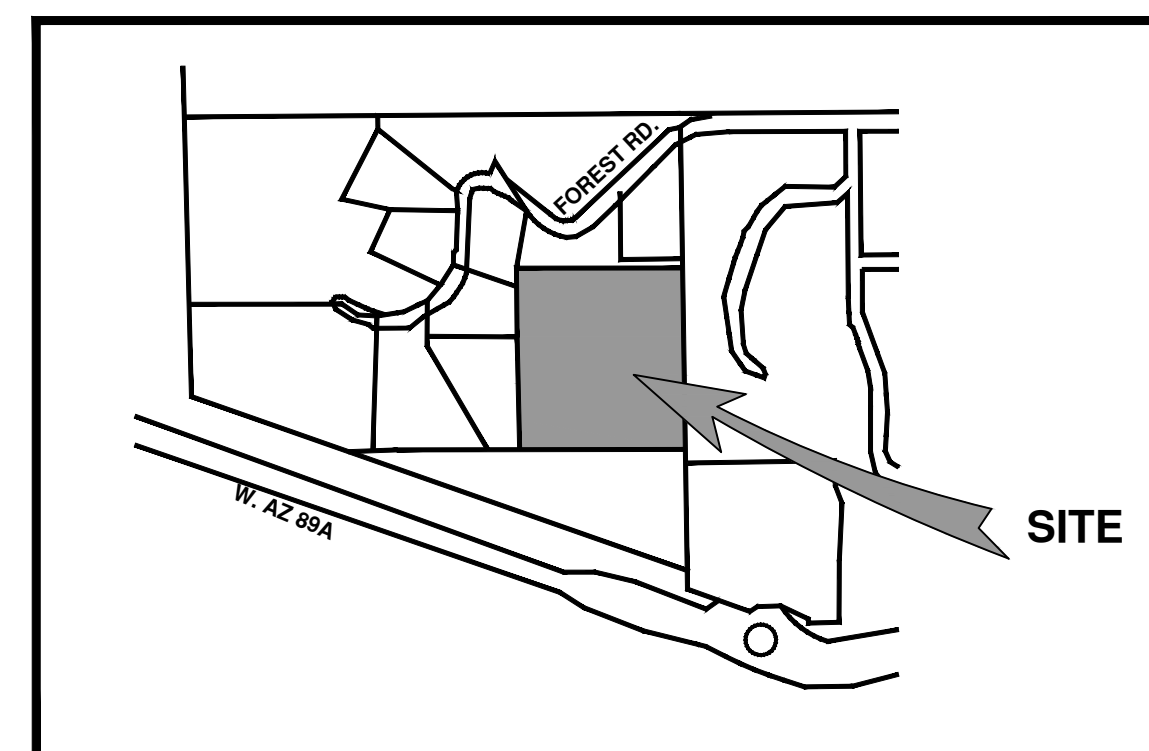
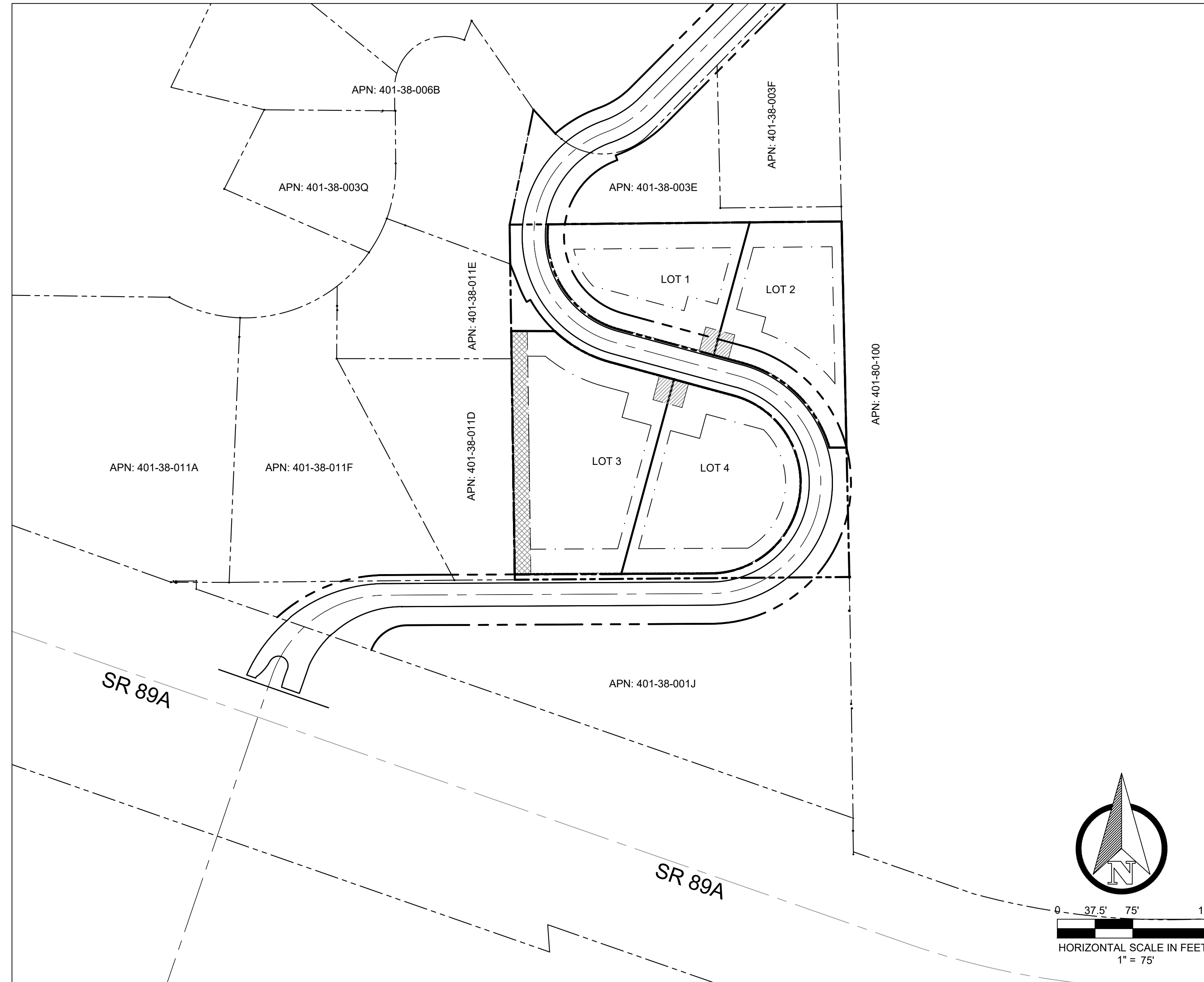


BOWERS SUBDIVISION

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ of the SE¼ of OF SECTION 7, 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 401-38-012 CONTAINING ±2.68 ACRES ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 BOWERS SUBDIVISION EXISTING GROUND CONDITION
- 3 GRADING PLAN
- 4 DRAINAGE AND UTILITY PLAN



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
UNS GAS, INC.
P.O. BOX 80078
PRESCOTT, AZ 86304-8078
- SOLID WASTE COLLECTION:** COLLECTION: PATRIOT DISPOSAL
211 SMITH ROAD
SEDONA, AZ 86336

DEVELOPER CONTACT INFORMATION

741 FOREST ROAD, LLC
PO Box 3068,
Sedona, AZ - 86336



PRELIMINARY PLAT COVER SHEET

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: SS

SCALE: 1" = 40'

DATE: 06/10/2023

PROJECT NO: 220219

SHEET NO.

C-1

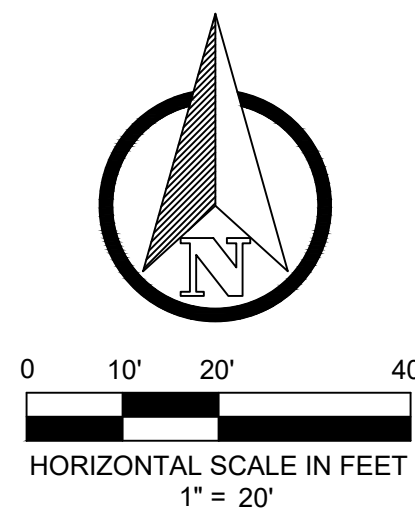


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LINETYPE LEGEND

- PARCEL BOUNDARY
- EXISTING CONTOURS
- 4350
- 4352



PRELIMINARY



Your Ideas to Completion
 Surveying • Engineering • Land Planning
 40 STUTZ BEARCAT DR. #8
 SEDONA, ARIZONA 86336
 PH: (928) 202-5995 LS@SEFTONCO.COM

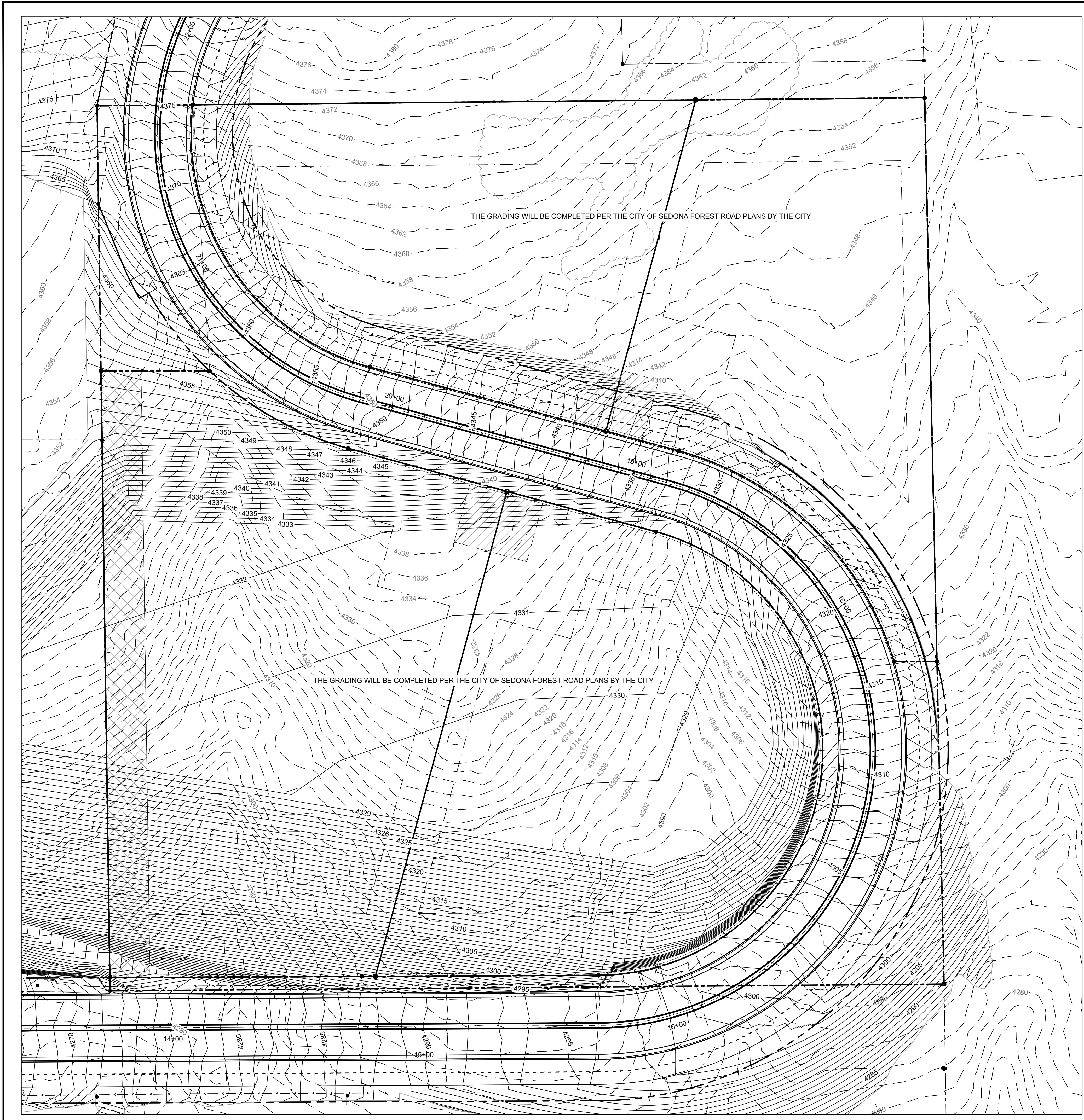
EXISTING GROUND CONDITION

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	EXISTING GROUND CONDITION
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	06/10/2023
PROJECT NO:	220219
SHEET NO.	C-2

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GENERAL GRADING AND DRAINAGE NOTES:

1. TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/5 OF THE VERTICAL HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET. THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/2 OF THE VERTICAL HEIGHT OF THE FILL, WITH A MINIMUM OF 2 FEET. ALL CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP.
2. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL VEGETATION, NON-COMPLYING FILL, AND OTHER UNSUITABLE MATERIALS.
3. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12" SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
4. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AND VERIFIED BY A COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.

LINETYPE LEGEND

- EXISTING CONTOURS
 - 3340
 - 3342
- PROPOSED CONTOURS
 - 3140
 - 3142
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- PARCEL BOUNDARY & RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE

CONSTRUCTION NOTES:

1. SEE CITY OF SEDONA FOREST DRIVE PLANS FOR UTILITY LAYOUT AND MAIN LINE EXTENSION TO BE INSTALLED BY THE CITY OF SEDONA
2. UTILITIES SERVICE LINES TO BE INSTALLED BY THE OWNER WHILE THE ROAD IMPROVEMENTS ARE COMPLETED TO AVOID HAVING TO CUT THE ROAD AFTER ROAD IS CONSTRUCTED
3. DRAINAGE IMPROVEMENTS TO BE INSTALLED PER THE CITY OF SEDONA FOREST ROAD PLANS

PRELIMINARY



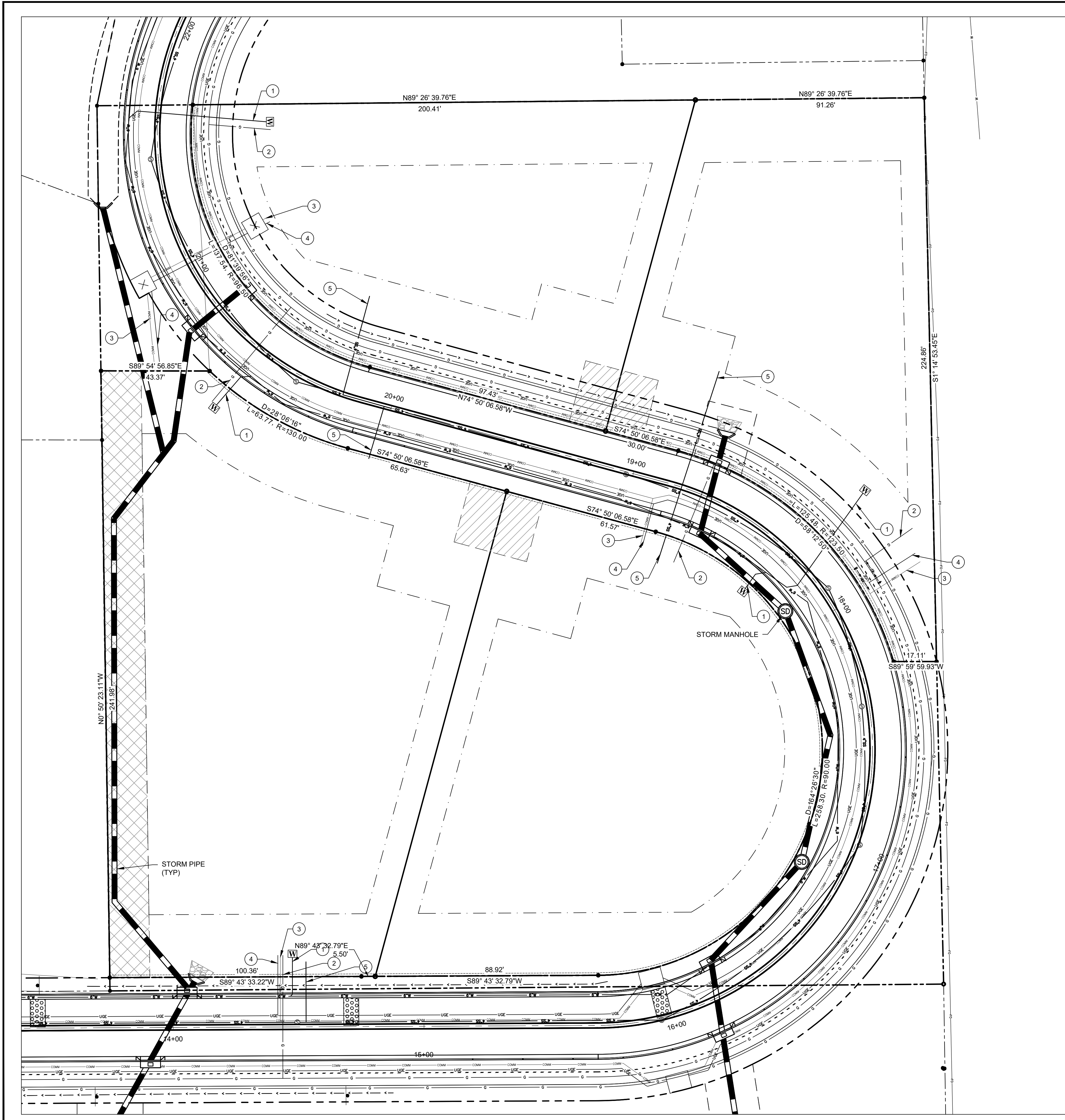
GRADING PLAN.

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	GRADING PLAN.
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	06/10/2023
PROJECT NO:	220219
SHEET NO.	C-3

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GENERAL GRADING AND DRAINAGE NOTES:

1. TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/5 OF THE VERTICAL HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET. THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/2 OF THE VERTICAL HEIGHT OF THE FILL, WITH A MINIMUM OF 2 FEET. ALL CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP.
2. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL VEGETATION, NON-COMPLYING FILL, AND OTHER UNSUITABLE MATERIALS.
3. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12" SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
4. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AND VERIFIED BY A COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.

LINETYPE LEGEND

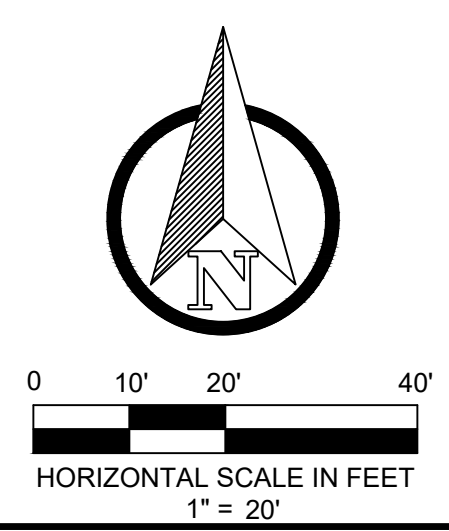
PROPOSED STORM SEWER LINE ---	PROPOSED COMMUNICATION LINE ---
PROPOSED 6" WATER MAIN ---	PROPOSED GAS LINE ---
PROPOSED 8" SANITARY MAIN ---	PROPOSED ROAD CENTERLINE ---
PROPOSED 6" SANITARY MAIN ---	PARCEL BOUNDARY & RIGHT-OF-WAY LINE ---
PROPOSED 4" SANITARY SERVICE ---	PROPOSED LOT LINE ---
PROPOSED EASEMENT LINE ---	BUILDING SETBACK LINE ---
PROPOSED UNDERGROUND ELECTRIC LINE ---	EXISTING EASEMENT LINE ---

CONSTRUCTION NOTES:

1. SEE CITY OF SEDONA FOREST DRIVE PLANS FOR UTILITY LAYOUT AND MAIN LINE EXTENSION TO BE INSTALLED BY THE CITY OF SEDONA
2. UTILITIES SERVICE LINES TO BE INSTALLED BY THE OWNER WHILE THE ROAD IMPROVEMENTS ARE COMPLETED TO AVOID HAVING TO CUT THE ROAD AFTER ROAD IS CONSTRUCTED
3. DRAINAGE IMPROVEMENTS TO BE INSTALLED PER THE CITY OF SEDONA FOREST ROAD PLANS

KEY NOTES:

- 1 WATER LINE (INSTALLED AS A PART OF THE CITY OF SEDONA IMPROVEMENT)
- 2 GAS LINE (INSTALLED AS A PART OF THE CITY OF SEDONA IMPROVEMENT)
- 3 COMMUNICATION/TV LINE (INSTALLED AS A PART OF THE CITY OF SEDONA IMPROVEMENT)
- 4 ELECTRIC LINE (INSTALLED AS A PART OF THE CITY OF SEDONA IMPROVEMENT)
- 5 SEWER LINE (INSTALLED AS A PART OF THE CITY OF SEDONA IMPROVEMENT)



PRELIMINARY

DRAWING AND UTILITY PLAN

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: DRAWING AND UTILITY PLAN

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

DATE: 06/10/2023

PROJECT NO: 220219

SHEET NO. C-4

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