



**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**

### **LETTER OF INTENT (REVISED)**

Project Name: Bowers Subdivision Preliminary Plat Application

Located within the Northwest ¼ of the SE1/4 of Section 7, Township 17 North, Range 6 East of the Gila, and Salt River Base and Meridian.

Applicant: Sefton Engineering Consultants

Owner: 741 Forest Road LLC. Agent: David Bowers

June 6, 2023

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 continues to be 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 has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

**Introduction:** The proposed Bowers Subdivision will be developed by 741 Forest Road LLC, and will consist of four-lots, developed on 2.68-acres, with an average gross lot size of 24,664 square feet. The intent of the development is to provide four 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 2.68-acre site, is zoned RS-18: Single-Family Residential, and the four 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 detail required for a preliminary plat submittal 8.3.E(5) g.

This subject parcel is adjacent to the newly created Forest Road Connection. Access to the subdivision will be directly from the Forest Road Connection.



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**Consistency with Sedona Community Plan, Existing Zoning, and Other Applicable Plans:** The current Accessor’s Parcel Number is: 401-38-012. This entire 2.68-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

**Site Overview:** The smallest net lot size at approximately 19,245 square feet and the largest net lot size at 30,083 square feet. The proposed access point for these four-lots is Forest Road.

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. In addition, the developer is not proposing a subdivision monument sign.

## ***ARTICLE 7: SUBDIVISION***

**7.1 Purpose:** . The intent of the development is to provide four 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. These four lower-density single-family residential building lots will comply with the maximum density limit in the RS-18: Single-Family Residential zoning district and protect the natural environment and scenic beauty of Sedona. These four lots will have access to public water provided by the Arizona Water Company. They will be connected to the City of Sedona’s wastewater treatment facility as well electric service, storm drainage and other utilities.

**7.2 Applicability:** The proposed Bowers Subdivision is located entirely within the City of Sedona and is within Coconino County.

**7.3.A. General:** The proposed Bowers Subdivision will comply with all other ordinances and regulations of the city, the engineering standards manual, and the Arizona Revised Statutes.

**7.3.B. Minimum Standards:** The proposed design and standards set forth in the Bowers Subdivision will meet or exceed the city’s subdivision design and engineering standards for water connection, sewage disposal, electric service, storm drainage and other utilities.

**7.3.C. Lot Planning:** The primary driving force for lot planning is the size of the parcels, drainage, street traffic and the access points from both sides of Forest Road. The most effective design and lot layout is, as proposed, with access for each lot directly from Forest Road.



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- Drainage: The grading and layout of each lot shall cause the water to drain away from all buildings and shall allow for the permeation of storm water runoff to the greatest amount achievable.
- Access: The proposed four entrances into the proposed Bowers Subdivision is directly from Forest Road.
- Construction Envelopes: All construction envelopes shall meet the setback requirements of the RS-18 zoning district.
- A cluster subdivision would be impractical and would result in lot sizes completely incompatible with the adjacent lots. In addition, because of the slopes, larger lots are needed to create a usable buildable area.

**7.3.D. Sensitive Lands:** The proposed lot configurations and sizes, grading and drainage techniques are designed to protect the public health, and general welfare of the area and will meet or exceed the city's subdivision design and engineering standards. The subject 2.68-acres will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.

**7.3.E. Block Layout:** See Section 7.3.C. Lot Planning.

**7.3.F. Street Design:** The proposed driveways proposed for the Bowers Subdivision will meet or exceed the city's subdivision design and engineering standards.

**7.3.G. Street Naming and Traffic Control Signs:** NA

**7.3.H. Easement Planning:** Sefton Engineering has provided written documentation from the utility companies stating that the easements meet their utility needs. The majority of the utility companies responded with statements that the provided easement is adequate to provide utilities to each lot. The drainage easements and roadway easements are done according to standard engineering practices and are acceptable to the City Engineer.

**7.3.I. Reservation of Land for Public Use:** The adjacent Forest Road will have a multi-use trail.

**7.3.J. Alternatives to Subdivision Standards:** *N/A.* There are none. No additional legal restrictions or CC&R's will be imposed on future lot purchaser's. In addition, a cluster subdivision would be impractical and would result in lot sizes completely incompatible with the adjacent lots. In addition, because of the slopes, larger lots are needed to create a usable buildable area.

## **ARTICLE 8: ADMINISTRATION AND PROCEDURES**

**8.3.D Citizen Review Process:** Within thirty (30) days of the date of the preliminary plat submittal, a notification letter was 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 described the request and provided contact information for the applicant with an invitation to contact the



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applicant to discuss the project via email, zoom meeting, telephone or through regular mail. The applicant shall make a good-faith effort to address the 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.

**8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans:** The planned Bowers Subdivision consisting of a 2.68-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.

- **8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:** This Letter of Intent, and all the other submitted documentation, confirms that the proposed Bowers Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. This subdivision will be developed in a way that will have minimal impacts on surrounding property owners, and will minimize, to the greatest degree possible, adverse environmental impacts. This development will provide an adequate road system, 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.
- **8.3.E.(5).e. Minimize Impact on Surrounding Property Owners:** The proposed Bowers Subdivision will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area. This 2.68-acres residential development will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).f. Consistent with Intergovernmental Agreements:** The proposed development shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.
- **8.3.E.(5).g. Minimize Adverse Environmental Impacts:** The Bowers Subdivision's public infrastructure will be constructed in accordance with the Engineering Standards Manual with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).h. Minimizes Adverse Fiscal Impacts:** The four private driveways will not cause the city to incur fiscal impact and maintenance, the driveways will be the responsibility of the



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homeowners. The developer is responsible for paying for cost to connect to the City of Sedona's sanitary sewer line.

- **8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards:** The developer has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.
- **8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation:** The subdivision will provide good ingress and egress to the surrounding street system.
- **8.3.E.(5).k. Sufficiently Delineated Easements for Utility, Sewer, and Fire Protection:** The subdivision will be adjacent to the newly constructed Forest Road Connector with will provide a multi-use trail, and access to water, sewer, and fire protection.
- **8.3.E.(5).l. Rational Phasing Plan:** NA

**Conclusion:**

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

- Section 8.3.E(5), Approval Criteria:
  - This subdivision is in compliance with the City's Community Plan's land use designation
  - 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
  - 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 subdivision's 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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Should you have any questions, or need any additional information, please contact David Nicolella at (928)-202-3999 Ext. 104 or [dn@sefengco.com](mailto:dn@sefengco.com).

Sincerely,  
David Nicolella  
Sefton Engineering's Land Planner  
Project No.: 220219





## City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

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### PZ21-00020 (SUB) Bowers Subdivision Preliminary Plat

#### 1. General Comments

- a) The application has been submitted for preliminary plat. The following comments must be addressed prior to scheduling a public hearing for this project.
- i) Comments were previously provided to the applicant and not satisfactorily addressed with this submittal. Further clarifications or additional comments generated by the additional information provided are in *red italics*.
  - ii) *Many of the following comments may be better described/discussed in person with Staff and the applicant being able to look at the plat and point out the areas that need modifications. Please set up a meeting with Staff to go over these comments prior to resubmittal of the plans to ensure all parties are on the same page.*
  - iii) *The base fee paid for this project only includes review of the initial submittal and one resubmittal. As the resubmittal did not address all outstanding comments, additional reviews will be charged at a minimum rate of \$50 per hour.*
- b) Due to the topography of the site, consider whether a Cluster Subdivision could be used for this parcel. Please review LDC Section 7.3.J (Alternatives to Subdivision Standards). i)
- This comment has not been addressed.*
- A CLUSTER SUBDIVISION WOULD BE IMPRACTICAL AND WOULD RESULT IN LOT SIZES COMPLETELY INCOMPATIBLE WITH THE ADJACENT LOTS. IN ADDITION, BECAUSE OF THE SLOPE LARGER LOTS ARE NEEDED TO CREATE A USABLE BUILDABLE AREA.
- c) Contact the following Staff members if you have any questions regarding what will be required:
- i) Cari Meyer, Planning Manager, [cmeyer@sedonaaz.gov](mailto:cmeyer@sedonaaz.gov), (928) 203-5049, for questions regarding development standards, submittal requirements, and the review process.
  - ii) Cynthia Lovely, Principal Planner, [clovely@sedonaaz.gov](mailto:clovely@sedonaaz.gov), (928) 203-5035, for questions regarding the Sedona Community Plan, GO! Sedona Pathways Plan, or other plans adopted by the City.
- d) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:
- i) LDC: <https://sedona.municipal.codes/SLDC>
  - ii) Manual: <https://www.sedonaaz.gov/home/showdocument?id=38278>

#### 2. The application is missing the following items:

- a) Review the submittal requirements in the Administrative Manual, both the general application requirements (Section 1.1) and specific application submittal requirements (Section 1.3). All items listed for
- 

Conceptual Plat and Preliminary Plat are required at this stage of review. As currently submitted, the application is missing several required items, including, but not limited to:

- i) Manual Section 1.1.E/1.3.B(1)c.5: Context Plan – Map/Aerial Photograph has been provided; a Written Narrative has not been provided.

- SEE ATTACHED WRITTEN NARRATIVE DATED APRIL 28,2023
- ii) Manual Section 1.1.F(1): Existing conditions survey
- CREATED
- iii) Manual Section 1.1.H(9): ALTA Survey completed within the last two (2) years
- INCLUDED IN THIS SUBMITAL
- iv) Manual Section 1.1.H(10): Summary of any additional legal restrictions
- *This has not been provided; if there are none, include a statement in the LOI to this effect.*
    - STATEMENT INCLUDED IN LOI. NO LEGAL RESTRICTIONS OR CC&R's WILL BE IMPOSED ON FUTURE LOT PURCHASERS
- v) Manual Section 1.3.A(1)c: A topographic map prepared by a registered surveyor with minimum 1-foot contours (provide on a separate sheet from the Preliminary Plat)
- *This has not been provided. In addition, the contours have been removed from the Preliminary Plat.*
    - TOPO MAP PROVIDED
- vi) Manual Section 1.3.A(1)d: Slope analysis (the slope analysis provided is not detailed enough – see this section for requirements).
- *The slope analysis provided shows areas of the site that are less than 30% slope and greater than 30% slope. The Manual requires the following slope categories: (1) less than 10%; (2) less than 20%; (3) less than 30%; (4) less than 40%; (5) greater than 40%.*
    - REVISED SLOPE ANALYSIS PROVIDED
    - ALSO, ONCE THE CITY COMPLETES THE RIGHT OF WAY GRADING A REVISED SLOPE ANALYSIS WILL BE INCLUDED
- vii) Manual Section 1.3.B(1)e.1: Soil and geology report
- PROVIDED

### 3. Letter of Intent (LOI)

- a) The LOI needs to be updated to clearly state how the project is meeting the requirements of the code – Articles 7 and 8 must be referenced. Specific code sections must be referenced and an explanation of compliance or a request for an exception must accompany each. See LDC Article 7 (Subdivision Requirements), LDC Article 8 (Review Procedures, Findings), and Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.3.A(1)a, and 1.3.B(1)a.
- i) *While this comment has been largely addressed, as outlined below, there are still some areas where changes to the LOI are needed.*
- b) *Page 2: The end of the 1<sup>st</sup> paragraph states, "This 3.29-acre parcel has a slight, consistent downhill slope from west to east and the parcel does not have slopes greater than 30%." This does not describe the subject parcel in either size or slope.*
- CORRECTED
- c) *Page 2: Site Overview: This paragraph states the smallest net lot size is 16,029 square feet. It is unclear which lot this is referring to and how net vs. gross square footage is being calculated. All lots are required to be a minimum of 18,000 square feet..*
- CORRECTED
- d) *Page 2: Article 7: Subdivision. Many of the sections listed here have various subsections and requirements. Address all relevant subsections.*
- CORRECTED



- e) *Page 3: LDC Section 7.3.D: Sensitive Lands: Clarify how the subdivision is addressing this section (protecting natural topography, watercourses, drainage ways, etc.). As suggested in Comment 1.b, a cluster subdivision could be considered. Alternatively, building envelopes could be restricted beyond typical setbacks to protect the features mentioned above and to minimize adverse environmental impacts. This should also be reflected in the response to LDC Section 8.3.E(5)g: Minimize Adverse Environmental Impacts.*
- CORRECTED, IN ADDITION, ONCE THE CITY COMPLETES THE GRADING, WATERCOURSES, AND DRAINAGE WAYS, THEN SEFTON ENGINEERING WILL ADDRESS LDC SECTION 7.3.D.

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- f) *Page 3: LDC Section 7.3.J: As stated in Comment 1.b, this subdivision should consider a cluster subdivision. If a cluster subdivision is not pursued, the LOI should address the reasons why a traditional subdivision is being proposed rather than a cluster subdivision.*
- CORRECTED
- g) *Page 4: LDC Section 8.3.E(5)h: The response here refers to four private driveways. Given shared access to Lots 3 and 4, the subdivision will have a maximum of 3 driveways.*
- CORRECTED
- h) *Page 5: Analysis of the project for required findings stops after Finding J; Address Findings K and L.*
- CORRECTED

#### 4. Grading and Drainage Plans

- a) *Updated grading and drainage plans have not been provided.*
- i) *While the City is building the road, clarify whether the property owner will be doing any additional grading or drainage work as part of the subdivision.*
- a. NO ADDITIONAL GRADING IS OCCUR. FUTURE GRADING WILL OCCUR WITH FUTURE BUILDING PERMIT
- ii) *The previously submitted grading and drainage plans included grading of pads which would need to be done as part of future house permits and not as part of the subdivision. Pads have been removed from the plat; confirm that they are removed from the grading and drainage plans.*
- a. GRADED BUILDING PADS HAVE BEEN REMOVED

#### 5. Preliminary Plat

- a) In addition to the following comments specific to the Preliminary Plat, the comments in other sections of this comment letter may require that changes be reflected on the Preliminary Plat. Ensure that all necessary changes are made in the individual documents as well as the Preliminary Plat.
- b) *The printed plat does not scale correctly to the measurements given. Review and ensure dimensions are correct and plat is printed at the correct scale.*
- CORRECTED
- c) Provide non-vehicular access easements along the street except for where the driveway for each lot intersects with the street.
- i) *“NVAE: Non-vehicular access easement” has been added to the legend; however, no NVAEs are shown on the plat.*
- a. CORRECTED
- d) Common driveways
- i) *The shared access for Lots 3 and 4 does not provide for easy/direct access to Lot 4. As currently aligned, a vehicle entering Lot 4 would need to make either a tight U-turn or a tight S-turn. Realign the shared access to be perpendicular to the street.*
- a. CORRECTED

- ii) *Provide net lot area, removing the area within the access easement.*
  - a. CORRECTED
  
- iii) *Measure all setbacks from the edge of the access easement.*
  - a. ACCESS EASEMENTS HAVE BEEN REDESIGNED
  
- iv) *Indicate whether a shared driveway for Lots 1 and 2 is feasible. If not, provide proposed driveway locations for each lot and NVAEs for the remainder of the lot frontage.*
  - a. ACCESS EASEMENTS HAVE BEEN REDESIGNED
  
- e) Darken existing contour lines.
  - i) *Existing contour lines have been removed from the plat. Provide existing contour lines; these may be provided on a separate sheet for clarity purposes.*
    - a. CORRECTED
  
- f) Due to the amount of information contained on the preliminary plat, consider whether it can be presented more clearly by using multiple sheets rather than a single sheet.
  - i) *There are overlapping lines and it is not clear which are lot lines, easement lines, etc. Review the plat and ensure all information is being clearly conveyed.*
    - a. CORRECTED
  
- g) *Setbacks*
  - i) *The front setbacks for Lot 1 are measured to two different lines. Ensure setbacks are being measured to the property line or access easement.*
  - ii) *The eastern property line for Lot 2 is considered an interior setback, not an exterior setback.*
    - a. CORRECTED
  

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- h) *It is not clear what is being included in the lot area. Clarify how lot area is being calculated. Provide a separate exhibit/sheet if needed.*
  - a. CORRECTED
  
- i) *Clean Up Items*
  - i) *Developer Contact Information (Sheet 1): Does not include the correct property owner.*
  - ii) *Declaration and Dedication (Sheet 1): Update years.*
  - iii) *Legend (Sheet 2): Not all lines included on the plat are included in the legend. Review the plat vs. the legend and ensure all lines are accounted for.*
    - a. CORRECTED
  
- j) Review Preliminary Plat requirements contained in Manual Section 1.3.B(1)b. Missing items include, but are not limited to:
  - i) Written scale on Sheet 1
    - *While a written scale has been added to Sheet 1, Sheet 2 does not have a graphic scale. Ensure both written and graphic scales are included on all sheets.*
      - a. CORRECTED

## 6. Subdivision Standards (LDC Article 7)

- a) Review the LDC Sections listed below and make necessary changes to ensure compliance with LDC requirements. If an exception is being requested, add to list of requested exceptions in LOI for staff review. Please note that while the following comments outline only where staff has identified deficiencies. The applicant needs to go through the Subdivision requirements and address all relevant sections.
- b) *LDC Section 7.3.C: Lot Planning*
- i) *Subsection 2:*
- *(b) Side lot lines shall be at right angles to street lines except where other terrain makes such design impractical. Modify lot line between lots 1 and 2 to be at a right angle to the street or demonstrate why such a layout is impractical.*
    - a. CORRECTED
  - *(d) Irregularly shaped lots are discouraged: Straighten the lot line between lots 3 and 4.*
    - a. CORRECTED
  - *(g) The construction envelope on a lot shall be determined by the setback requirements for the lot and the location of natural and/or topographic features such as drainage ways, rock outcrops, native vegetation, and trees. Consider further reducing building envelopes to account for these features. See additional comments in the LOI section regarding sensitive lands and environmental impacts.*
    - o CORRECTED, ALSO, ONCE THE CITY COMPLETES THE GRADING, WATERCOURSES, AND DRAINAGE WAYS, THEN SEFTON ENGINEERING WILL ADDRESS CONSTRUCTION ENVELOPES
- c) LDC Section 7.4.D: Sensitive Lands: Due to the slopes of this property, development must follow this section. Provide sufficient information to show how these standards are being met.
- i) LDC Section 7.4.D(2): Steep Slope and Ridgeline Development: Clearly show where the crest of ridges/hilltops occurs. Lot lines should follow these lines to the greatest extent possible and building pads shall not be located on or near the crest of ridge lines.
- CORRECTED

## 7. Citizen Participation Plan (LDC Section 8.3.D)

- a) Provide a citizen participation plan. A citizen participation report is required prior to scheduling a public hearing for this project.
- a. i) PROVIDED



**PZ21-00020 (SUB)**  
**Bowers Subdivision (Preliminary Plat)**  
**02/23/2023**

**Engineering Comments**

**Please address all comments for the Preliminary Plat:**

1. Please update dates, contact info, etc. on the cover sheet.
2. Please label the parcels that the legal descriptions are describing.
3. Please show adjacent property lines.
4. Show all line dimensions between Lots 1 & 2, and driveway access easement.
5. Please remove construction & legend items not relevant to the plat like shared use path striping, centerline monuments, ROW ditch flowlines, calculated corner, speed bump/rumble strips, interior lot line in the roadway, etc.
6. NVAE is included in the legend but not shown on plans. Please remove or revise.
  - a. Recommend placing shared driveway easement(s) perpendicularly to the roadway for visibility & maneuverability for future homes. Keep in mind maximum driveway slopes.
7. Please show the engineers' calculations and estimated values for each tributary storm runoff for 25-year and 100-year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the plat for all points of drainage entering and leaving the property;

***Prior to Issuance of Building Permit:***

- The maximum allowable driveway slope on hillside development areas is 24%, while the first 10' from the garage should be less than 6% (With the exception at the shared use path, which shall maintain a cross slope of less than 2%).
- Provide ADOT approvals for stormwater & roadway.
- 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).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond may be required per DREAM 3.1.G.1.
- Assurance bonds may be required for all subdivision construction projects.
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- 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)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).