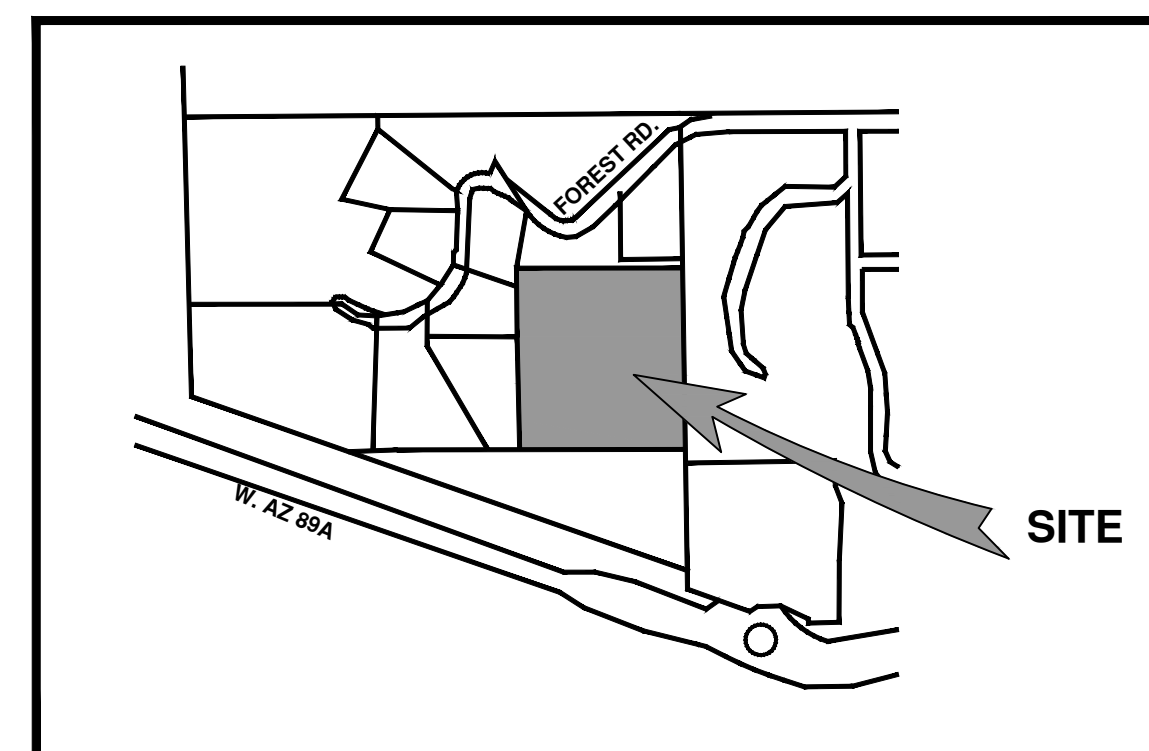
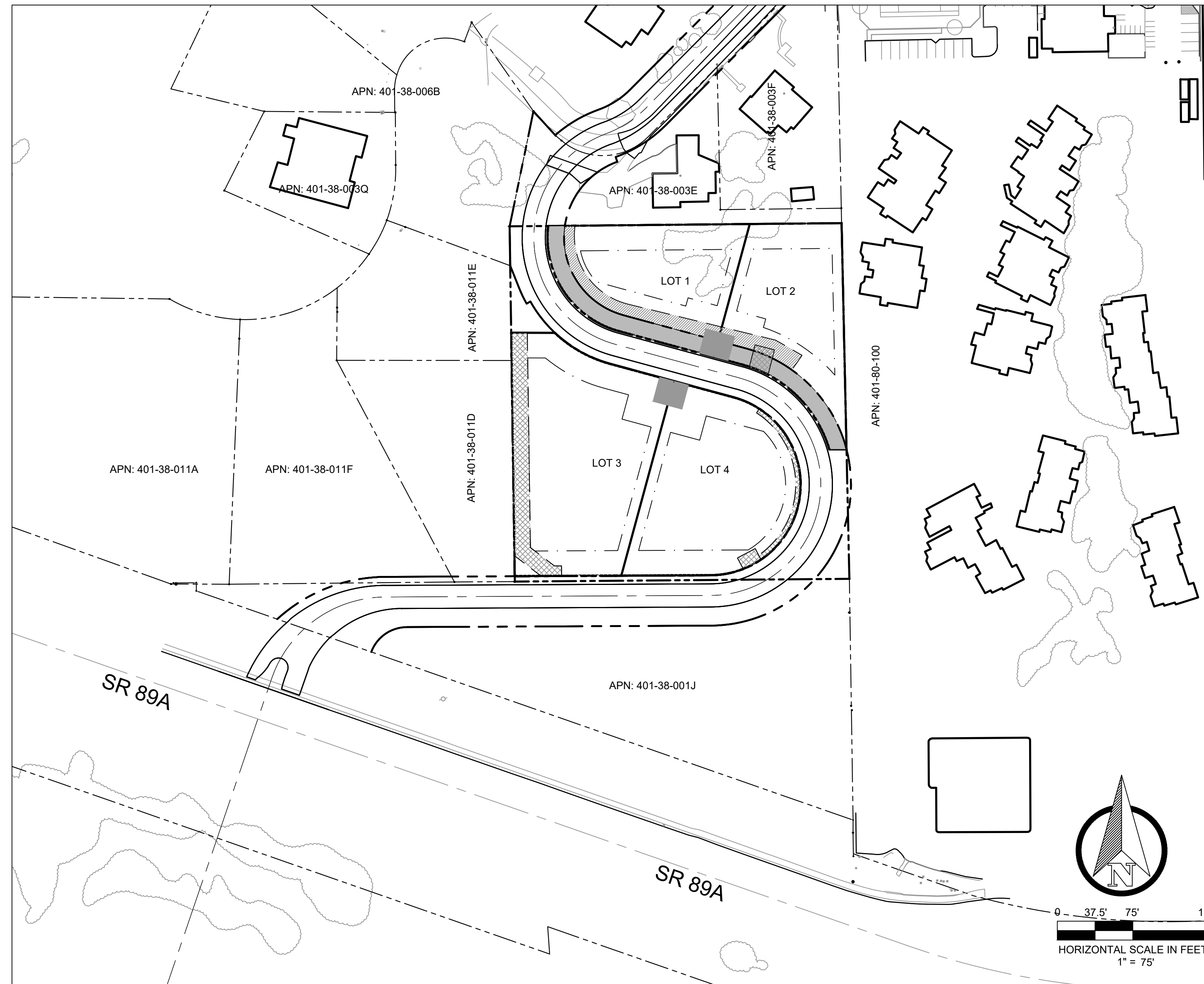


BOWERS PRELIMINARY CONSTRUCTION DRAWINGS

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

- V-1 BOWERS PRELIMINARY CONSTRUCTION DRAWINGS COVER SHEET
- V-2 EXISTING DRAINAGE AND NATURAL FEATURES
- V-3 SITE AND EASEMENT PLAN
- V-4 GRADING PLAN
- V-5 LOT AREAS
- V-6 ZONING PLAN
- V-7 RIDGE LINE, HILL TOP AND VALLEY
- V-8 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

CONSTRUCTION NOTES:

1. URVEY AND TOPOGRAPHY DATA PROVIDED BY HERITAGE LAND SURVEYING & MAPPING INC, AND WAS PERFORMED IN DECEMBER OF 2020.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTION POINTS PRIOR TO INSTALLATION OF NEW SERVICE LINES.
3. TEMPORARY TRAFFIC SURFACING SHALL BE APPLIED PRIOR TO CONSTRUCTION AND SHALL CONSIST OF NO LESS THAN A 4" THICKNESS OF 3/4" AGGREGATE. THE SURFACE SHALL EXTEND FROM THE EXISTING ROADWAY TO THE BUILDING FOOTPRINT.
4. ALL NEW SIDEWALKS, DRIVEWAYS, EXPOSED SURFACES OF CONCRETE DRAINAGE STRUCTURES, AND OTHER EXPOSED CONCRETE SURFACES SHALL BE INTEGRALLY COLORED "SEDONA RED". THE AMOUNT OF CONCRETE COLOR ADDITIVE REQUIRED IS 3.05 LBS OF DAVIS 160 LIQUID PER SACK OF CONCRETE. THIS IS THE SEDONA RED AS MANUFACTURED BY HANSON CONCRETE IN COTTONWOOD ARIZONA. VARIATIONS IN THE ADDITIVE TO ACCOMPLISH THE "SEDONA RED" SHALL BE SUBJECT TO CITY ENGINEER APPROVAL.
5. WATER AND SEWER SERVICES SHALL BE INSTALLED PER INTERNATIONAL PLUMBING CODE REQUIREMENTS.
6. THE PROPERTY HAS AN EXISTING CLEANOUT PROVIDED ON THE SEWER LATERAL CONNECTION. PROPER COMPACTION AROUND THE CLEANOUT, RING, AND COVER MUST BE PROVIDED AFTER CONNECTION. IN ADDITION, VISIBILITY AND ACCESSIBILITY MUST BE MAINTAINED.
7. DURING CONSTRUCTION PHASE: IMPLEMENT STRAW WATTLES, SILT FENCING OR OTHER APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMPs) TO MITIGATE STORM WATER POLLUTION AND PREVENT EROSION ONSITE AND SEDIMENT LEAVING THE PROPERTY AND ENTERING THE CITY OF SEDONA MS4. THESE BMPs ARE TO BE PROPERLY INSTALLED AND MAINTAINED. CONTRACTOR IS TO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION.
8. POST CONSTRUCTION PHASE: BMPs SHALL BE IMPLEMENTED TO PREVENT STORM WATER POLLUTION AND SITE EROSION ONCE ACTIVE CONSTRUCTION IS COMPLETED. THESE BMPs INCLUDE REVEGETATION, GENTLE SLOPING, TERRACING AND LANDSCAPING (WITH ROCK OR OTHER SUITABLE MATERIAL AND FILTER FABRIC). THIS SHOULD BE IN CONJUNCTION WITH THE REQUIRED STORM WATER MEASURES ADDRESSING VOLUME, SUCH AS RETENTION/DETENTION BASINS, SWALES AND RIPRAP PADS. ALSO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED AFTER CONSTRUCTION.

BOWERS PRELIMINARY CONSTRUCTION DRAWINGS COVER SHEET

SHEET TITLE:
PROJECT TITLE:

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

DRAWN BY: SS
SCALE: 1" = 40'
DATE: 09/26/2023
PROJECT NO: 220219
SHEET NO.

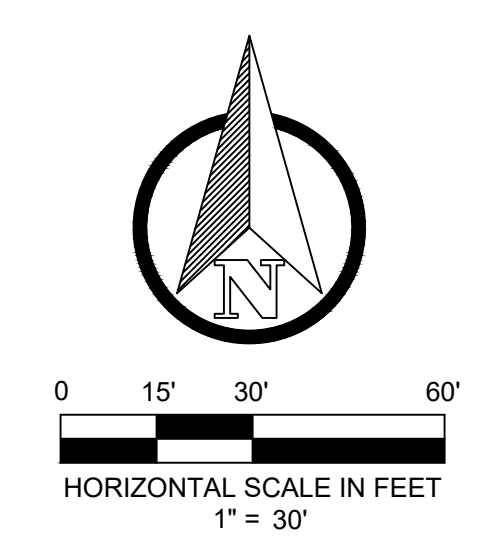
V-1



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SEDONA, ARIZONA 86336
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LINETYPE LEGEND

PARCEL BOUNDARY	---
EXISTING CONTOURS	- - - - -
NATURAL WATER WAY	→

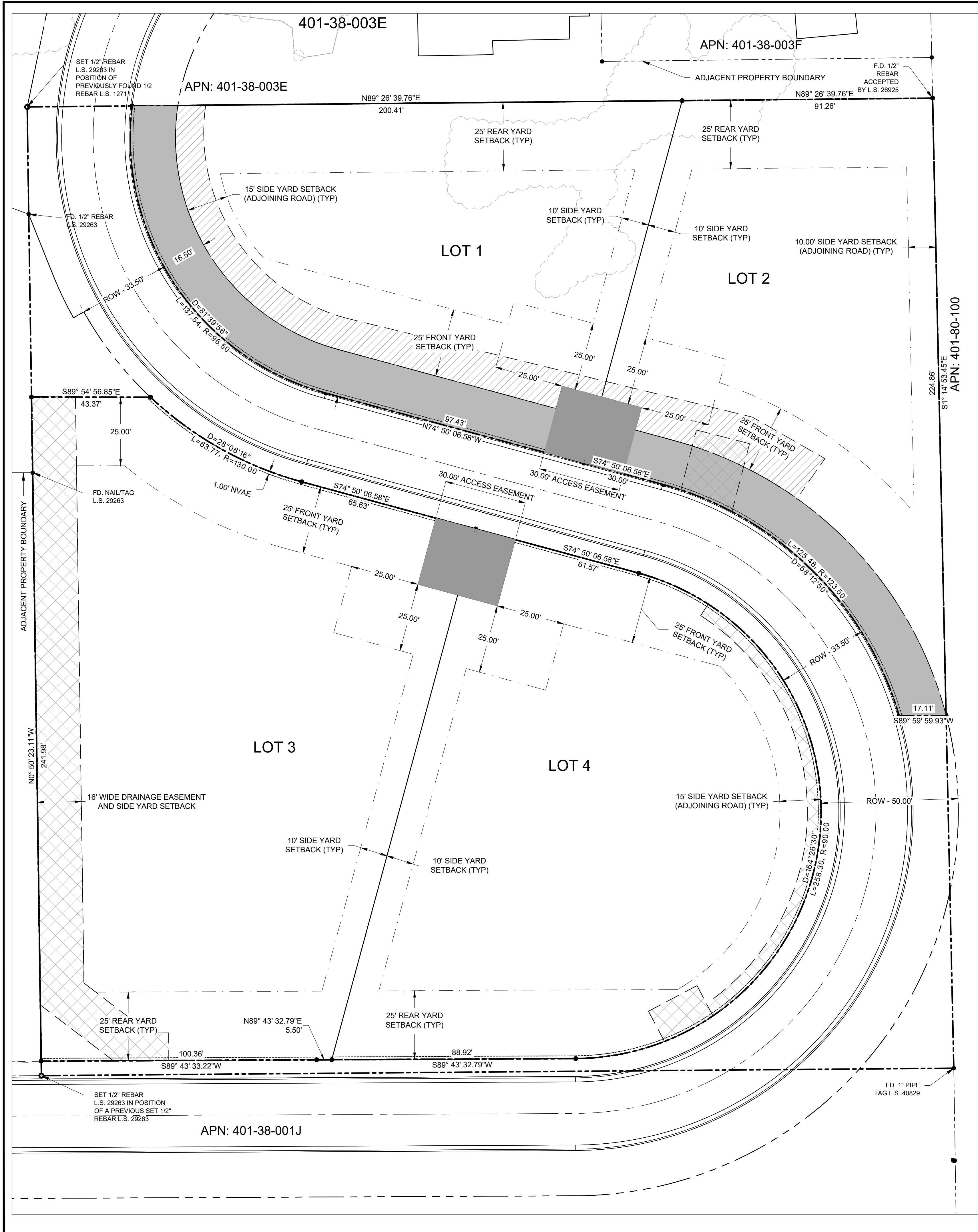
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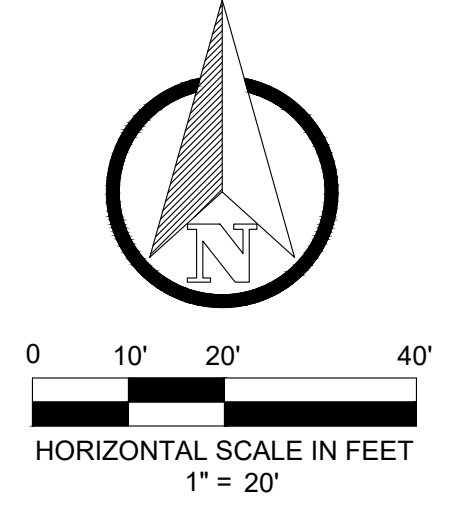
EXISTING DRAINAGE AND NATURAL FEATURES	
SHEET TITLE:	
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-2

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BOWERS SUBDIVISION
 A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ 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)

- LEGEND**
- PROPOSED EASEMENT LINE
 - PARCEL BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - SETBACK LINE
 - NON VEHICULAR ACCESS EASEMENT LINES
 - ROAD CENTER LINE
 - RIGHT OF WAY
 - DRAINAGE EASEMENT
 - RIGHT OF WAY EASEMENT
 - SLOPE EASEMENT
 - NVAE: NON-VEHICULAR ACCESS EASEMENT
 - LOT CORNER TO BE SET
 - CALCULATED POINT ON EASEMENT



PRELIMINARY

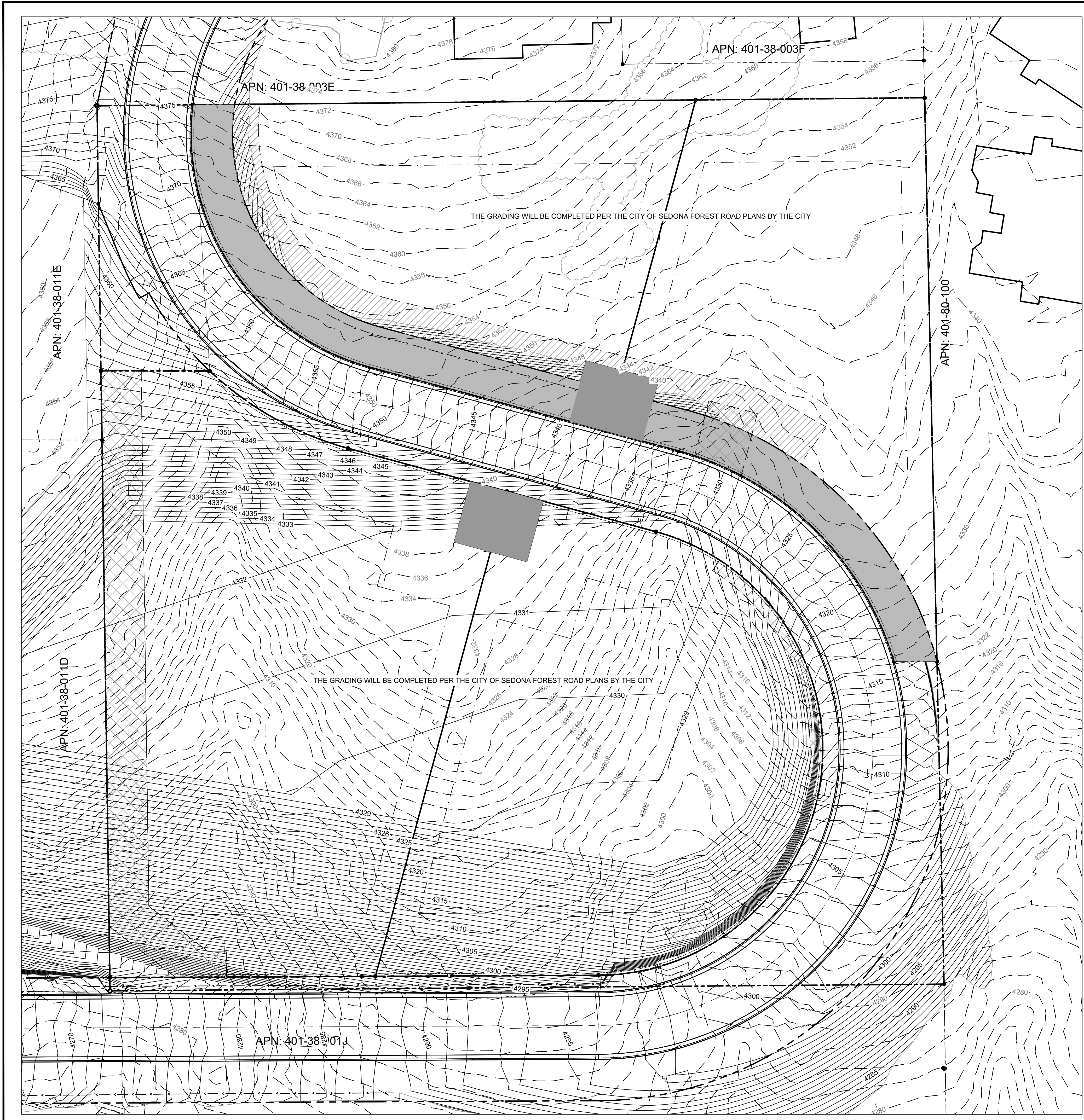
SITE AND EASEMENT PLAN

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	SITE AND EASEMENT PLAN
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-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

EXISTING CONTOURS 3340 3342	ADJACENT PROPERTY LINE ---
PROPOSED CONTOURS 3140 3142	DRAINAGE EASEMENT [Cross-hatched box]
PROPOSED EASEMENT LINE ---	RIGHT OF WAY EASEMENT [Solid gray box]
ROAD CENTERLINE ---	SLOPE EASEMENT [Diagonal hatched box]
PARCEL BOUNDARY ---	NVAE: NON-VEHICULAR ACCESS EASEMENT ● LOT CORNER TO BE SET ● CALCULATED POINT ON EASEMENT
INTERIOR LOT LINE ---	
SETBACK LINE ---	
RIGHT OF WAY ---	
NON VEHICULAR ACCESS EASEMENT LINES ---	

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

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GRADING PLAN

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: GRADING PLAN

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

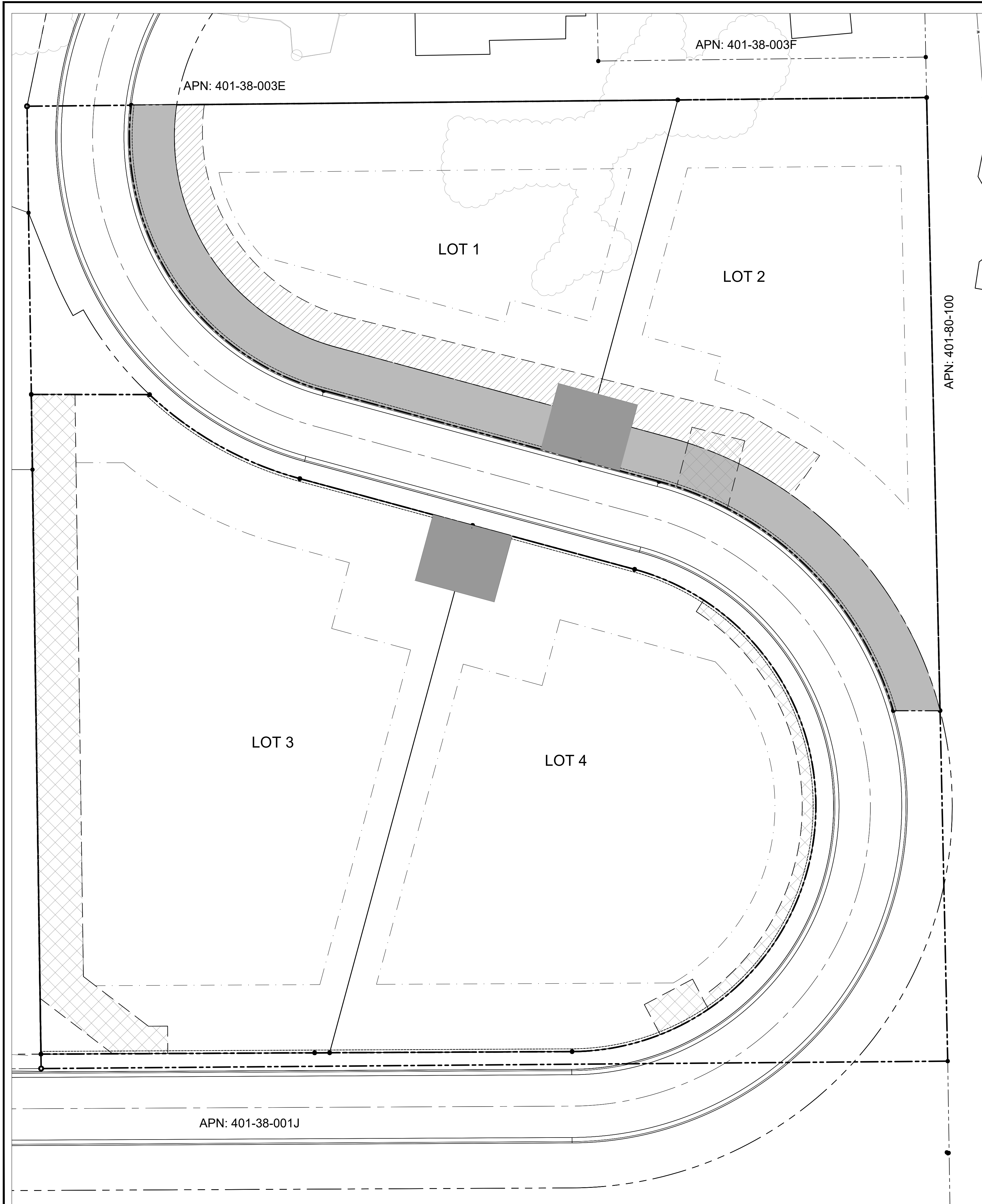
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DATE: 09/26/2023

PROJECT NO: 220219

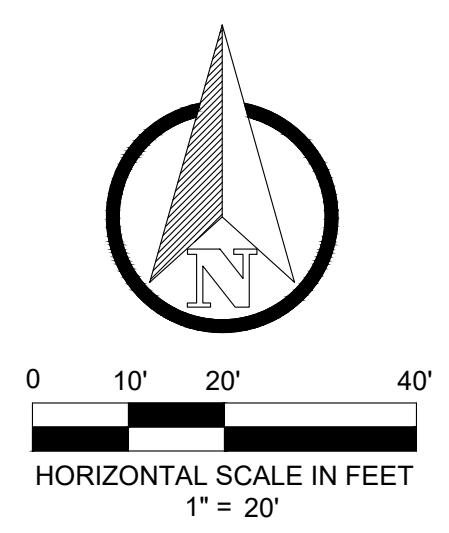
SHEET NO. V-4

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LOT AREAS						
LOT	GROSS AREA	ROW EASEMENT AREA	SLOPE EASEMENT AREA	DRAINAGE EASEMENT AREA	NET AREA	REMARK
1	19245.47	3701.00	2479.00	-	13065.47	
2	19256.61	2739.00	851.00	476.00	15666.61	DRAINAGE EASEMENT EXCLUDED
3	30082.74	-	-	4126.00	25956.74	
4	24564.87	-	-	843.00	23721.87	

- LEGEND**
- PROPOSED EASEMENT LINE
 - PARCEL BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - SETBACK LINE
 - NON VEHICULAR ACCESS EASEMENT LINES
 - ROAD CENTER LINE
 - RIGHT OF WAY
 - DRAINAGE EASEMENT
 - RIGHT OF WAY EASEMENT
 - SLOPE EASEMENT
 - NVAE: NON-VEHICULAR ACCESS EASEMENT
 - LOT CORNER TO BE SET
 - CALCULATED POINT ON EASEMENT



PRELIMINARY

LOT AREAS

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: LOT AREAS

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

DATE: 09/26/2023

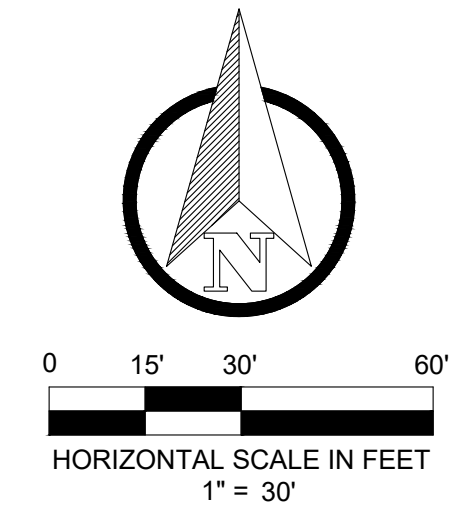
PROJECT NO: 220219

SHEET NO. **V-5**

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LEGEND
 CO - COMMERCIAL
 RS18 - SINGLE FAMILY RESIDENTIAL



ZONING PLAN

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	ZONING PLAN
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-6

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GENERAL GRADING AND DRAINAGE NOTES:

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LINETYPE LEGEND

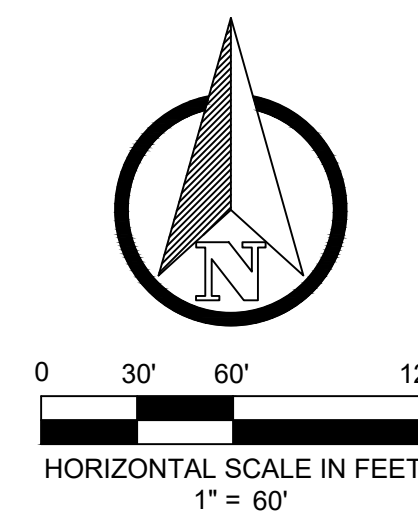
EXISTING CONTOURS 3340 3342	ADJACENT PROPERTY LINE ---
PROPOSED EASEMENT LINE ---	DRAINAGE EASEMENT [Cross-hatched pattern]
ROAD CENTERLINE ---	ACCESS EASEMENT [Diagonal hatched pattern]
PARCEL BOUNDARY ---	NVAE: NON-VEHICULAR ACCESS EASEMENT ● LOT CORNER TO BE SET ● CALCULATED POINT ON EASEMENT
INTERIOR LOT LINE ---	
SETBACK LINE ---	
RIGHT OF WAY ---	
NON VEHICULAR ACCESS EASEMENT LINES ---	

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



**3D SURFACE RENDERING EXISTING
LOOKING SW**



PRELIMINARY

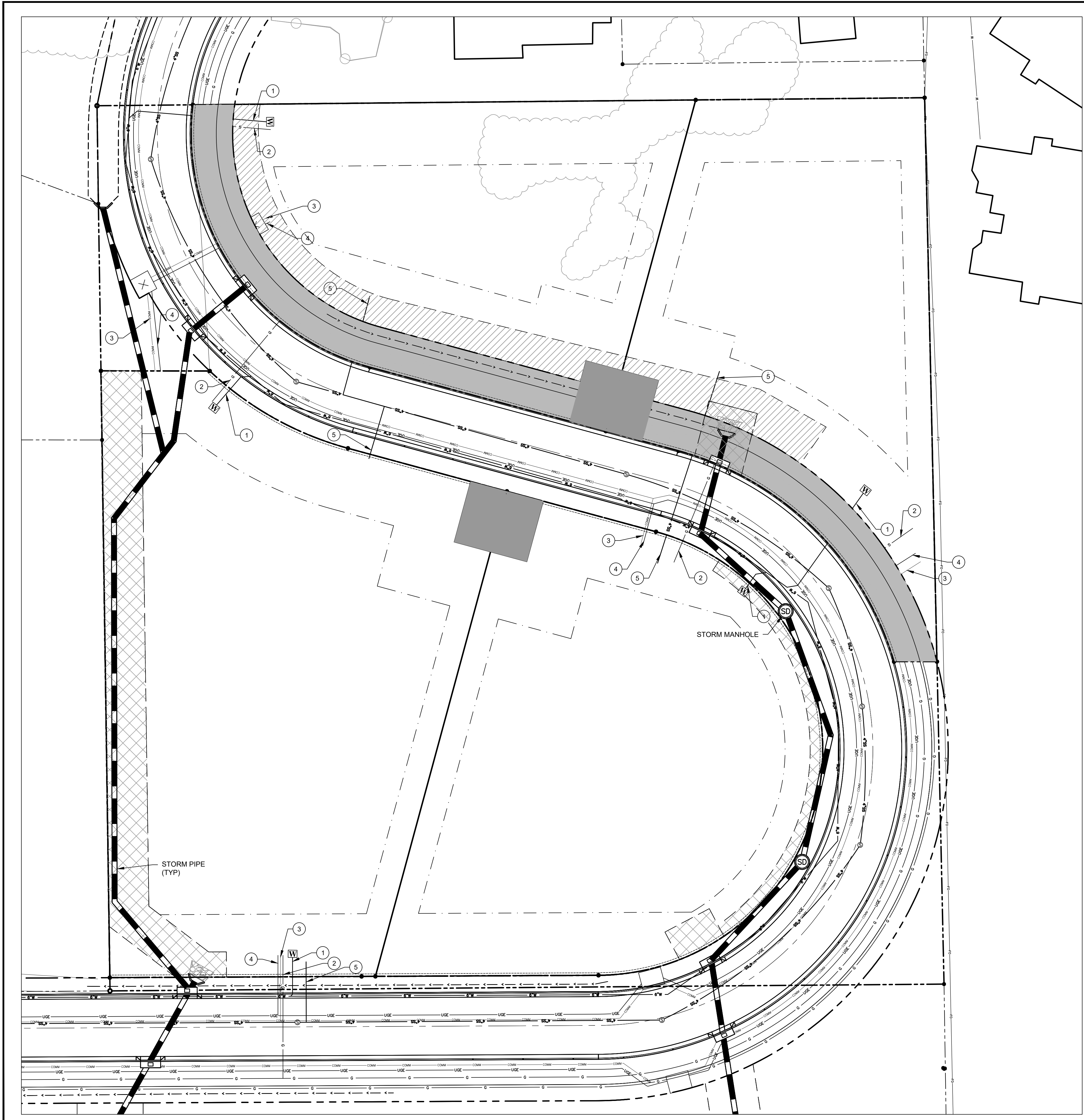
RIDGE LINE, HILL TOP AND VALLEY

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	RIDGE LINE, HILL TOP AND VALLEY
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-7

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GENERAL GRADING AND DRAINAGE NOTES:

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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

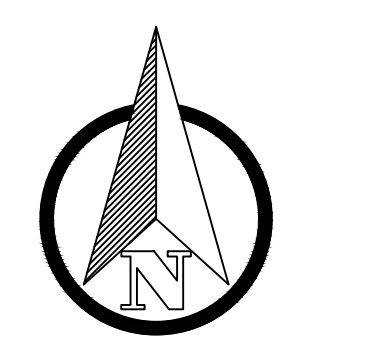
PROPOSED STORM SEWER LINE ———	PROPOSED COMMUNICATION LINE ——— COMM
PROPOSED 6" WATER MAIN ——— 6"W	PROPOSED GAS LINE ——— G
PROPOSED 4" SANITARY SERVICE ——— 4"SS	ROAD CENTERLINE ———
PROPOSED EASEMENT LINE ———	PARCEL BOUNDARY & RIGHT-OF-WAY LINE ———
PROPOSED UNDERGROUND ELECTRIC LINE ——— UGE	PROPOSED LOT LINE ———
EXISTING EASEMENT 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

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)



HORIZONTAL SCALE IN FEET
1" = 20'

PRELIMINARY

DRAINAGE AND UTILITY PLAN

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: DRAINAGE AND UTILITY PLAN

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

DATE: 09/26/2023

PROJECT NO: 220219

SHEET NO. **V-8**

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