

# **City of Sedona City Council**

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Bowers Subdivision

April 23, 2024 Preliminary Plat

# Preliminary Plat

## BOWERS PRELIMINARY PLAT

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)

### SHEET INDEX

- C-1 PRELIMINARY PLAT COVER SHEET
- C-2 PRELIMINARY PLAT
- C-3 DRAINAGE EASEMENT
- C-4 SLOPE EASEMENT
- C-5 ROW EASEMENT
- C-6 LOT LARGES
- C-7 TOPOGRAPHY

### DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

741 FOREST ROAD, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "BOWERS SUBDIVISION", A PORTION OF TRACTS 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, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "BOWERS SUBDIVISION" ("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 HIGHWAY 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.

FURTHER, THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENTS 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.

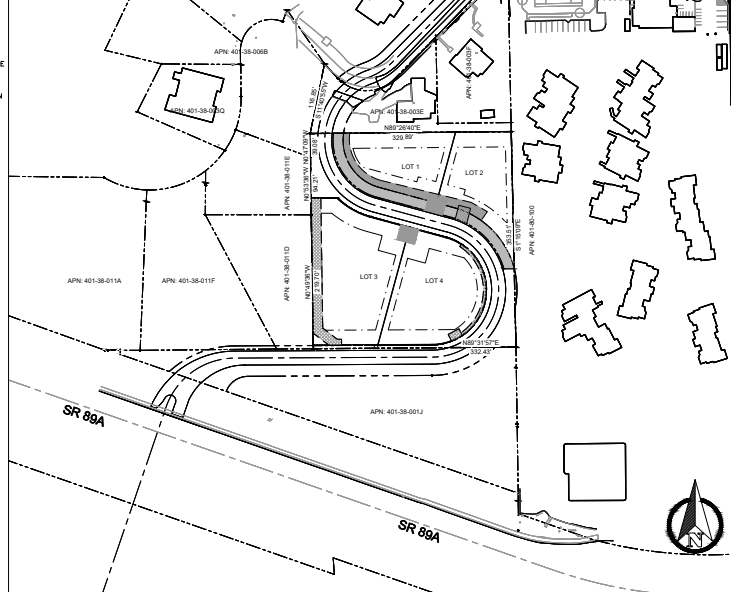
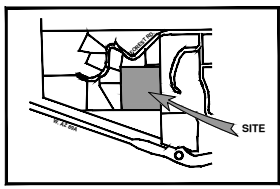
IN WITNESS WHEREOF:

"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
"TRUST OFFICER"  
STATE OF ARIZONA )  
COUNTY OF COCONINO )

SUBSCRIBED AND SHOWN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



### LEGAL DESCRIPTION

PARCEL A:(LOT 1 & LOT 2)  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT BEGINNING

THENCE SOUTH 1 DEGREES, 14 MINUTES, 53.45 SECONDS EAST, A DISTANCE OF 224.86 FEET;  
THENCE NORTH 89 DEGREES, 29 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 21.00 FEET;  
THENCE NORTHWESTERLY THROUGH A CONVEX CURVE WITH A LENGTH OF 125.71 FEET, A RADIUS OF 123.50 FEET, A DELTA OF 58 DEGREES, 19 MINUTES, 08 SECONDS;  
THENCE SOUTH 74 DEGREES, 30 MINUTES, 06.80 SECONDS WEST, A DISTANCE OF 63.60 FEET;  
THENCE NORTHWESTERLY THROUGH A CONVEX CURVE WITH A LENGTH OF 137.41 FEET, A RADIUS OF 96.50 FEET, A DELTA OF 81 DEGREES, 39 MINUTES, 56 SECONDS;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 27.58 FEET TO THE POINT OF BEGINNING.

PARCEL B:(LOT 3 & LOT 4)  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7

THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 77.58 FEET;  
THENCE SOUTH 89 DEGREES, 29 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 214.09 FEET;  
THENCE SOUTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.36 FEET;  
THENCE SOUTHWESTERLY THROUGH A CONVEX CURVE WITH A LENGTH OF 63.71 FEET, A RADIUS OF 130 FEET, A DELTA OF 28 DEGREES, 06 MINUTES, 16 SECONDS;  
THENCE SOUTH 74 DEGREES, 30 MINUTES, 06.80 SECONDS WEST, A DISTANCE OF 76.71 FEET;  
THENCE SOUTH 74 DEGREES, 30 MINUTES, 06.80 SECONDS WEST, A DISTANCE OF 63.60 FEET;  
THENCE SOUTHWESTERLY THROUGH A SIMILAR CURVE WITH A LENGTH OF 266.20 FEET, A RADIUS OF 90 FEET, A DELTA OF 164 DEGREES, 26 MINUTES, 30 SECONDS;  
THENCE SOUTH 89 DEGREES, 43 MINUTES, 32.79 SECONDS WEST, A DISTANCE OF 164.42 FEET;  
THENCE SOUTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 106.36 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 241.98 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 14.37 FEET;  
THENCE NORTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.36 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 77.58 FEET TO THE POINT OF BEGINNING.

### 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
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE STRUCTURE TYPE FENCING OR SUITABLE 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, PAVEMENT, HORIZONTAL IMPROVEMENTS OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
  - FRONT PROPERTY LINES FOR LOTS 1 & 2 ARE THE BACK OF THE CURB AND FOR LOTS 3 AND 4 IS THE RIGHT OF WAY.
  - ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT OF WAY.
  - 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 SURVEYORS' SURVEY MANUAL STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" BRASS NAILS SET WITH PLASTIC CAPS INScribed WITH "LS" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 2" ALUMINUM CAPS INScribed WITH "CITY OF SEDONA - LS" ON \_\_\_\_\_ FEET \_\_\_\_\_ ON \_\_\_\_\_
  - THE FOUR MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY \_\_\_\_\_
  - 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 REPORTED 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.

### 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.A.S.R.M., COCONINO COUNTY, ARIZONA.

### LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION AND 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.

\_\_\_\_\_  
DOUGAN MCDONALD

### DEVELOPER CONTACT INFORMATION

741 FOREST ROAD, LLC  
SEDONA, AZ 86336

### UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY  
P.O. BOX 53920, STE. 0996  
PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY  
3905 N. BLACK CANYON HIGHWAY  
PHOENIX, AZ 85055-5551

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

CABLE/PHONE: CENTURYLINK  
CENTURYLINK ENGINEERING  
500 S. CALAVARY WAY  
COTTOWOOC, AZ 86306

SUDENLINK  
65 COPPERFIELD DRIVE STE. A  
SEDONA, ARIZONA 86336

GAS: UNSOURCE ENERGY SERVICES  
ONE GAS, INC.  
P.O. BOX 80078  
PHOENIX, AZ 85054-8078

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

### PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE  
MIN LOT SIZE = 16,000 SQ. FT.

LOTS 1 - 4  
SMALLEST LOT = 19,245 S.F. (0.44 AC)  
LARGEST LOT = 30,000 S.F. (0.69 AC)  
AVERAGE LOT SIZE = 24,664 S.F. (0.57 AC)



Arizona Seal of Statehood 1912



Sedona logo

PRELIMINARY PLAT COVER SHEET

# BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: PROJECT FILE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: NTS

DATE: 01/04/2024

PROJECT NO.: 220219

SHEET NO.: C-1



Arizona Surveyors logo

I, DOUGAN MCDONALD, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE ARIZONA SURVEYORS' SURVEY MANUAL STANDARDS, CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF RECORD FOR THIS PLAT AND THAT I HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE ARIZONA SURVEYORS' SURVEY MANUAL STANDARDS. I HAVE REVIEWED THE PLAT AND THE SURVEY RECORDS AND BELIEVE THAT THE PLAT ACCURATELY REPRESENTS THE SURVEY AND THE LAND BEING SUBDIVIDED HEREON. I HAVE REVIEWED THE PLAT AND THE SURVEY RECORDS AND BELIEVE THAT THE PLAT ACCURATELY REPRESENTS THE SURVEY AND THE LAND BEING SUBDIVIDED HEREON. I HAVE REVIEWED THE PLAT AND THE SURVEY RECORDS AND BELIEVE THAT THE PLAT ACCURATELY REPRESENTS THE SURVEY AND THE LAND BEING SUBDIVIDED HEREON.

# Platting Procedures (LDC Section 8.5)

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- ◇ Conceptual Review

- \* Only required for subdivisions with more than 10 lots

- Preliminary Plat

- \* Planning and Zoning Commission Recommendation, City Council action

- ◇ Revised Preliminary Plat

- \* If necessary, Staff Review

- ◇ Final Plat

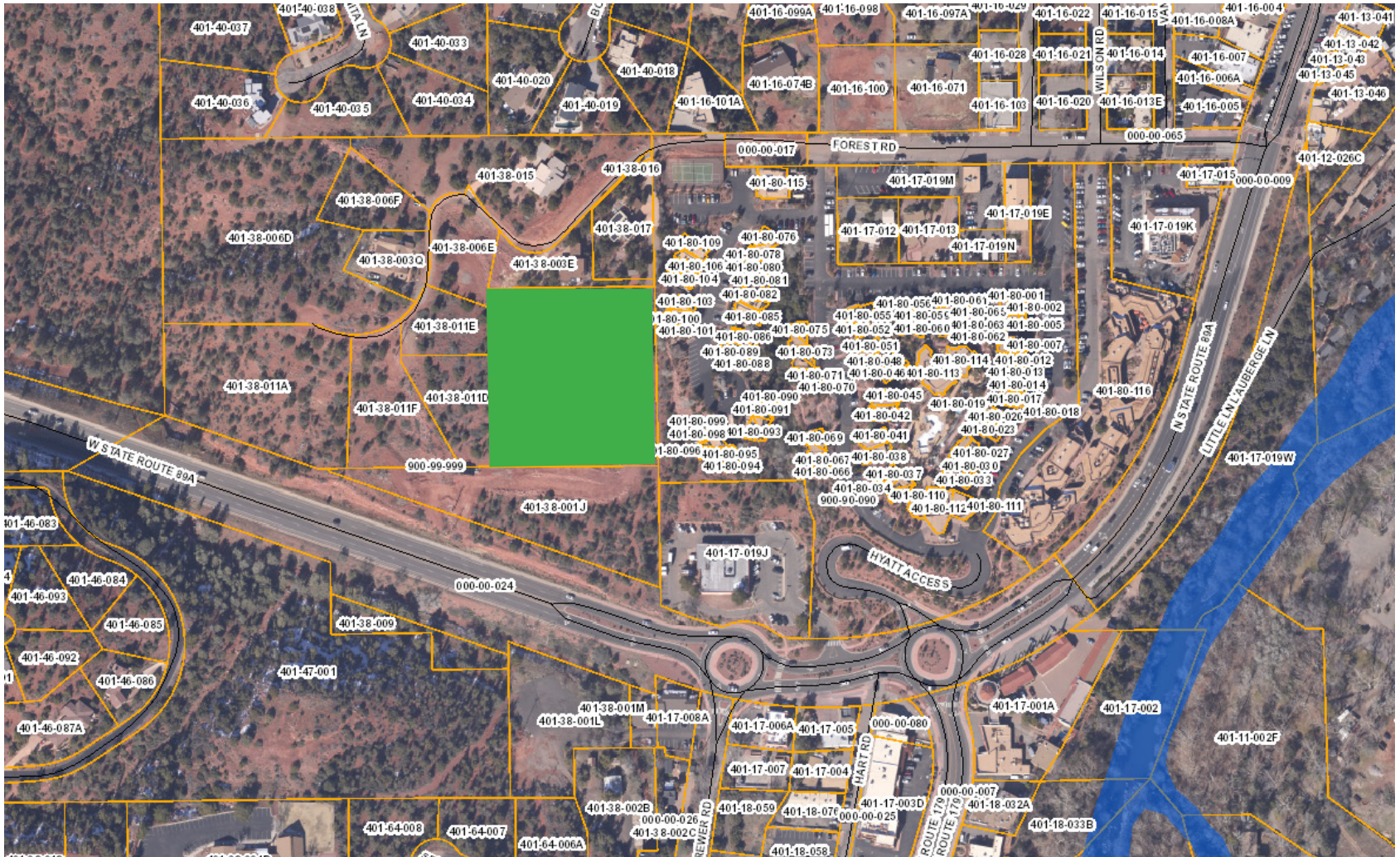
- \* Staff Review
  - \* City Council action

## Preliminary Plat (LDC Section 8.5.A)

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- 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 Planning and Zoning Commission shall review the preliminary plat application and recommend approval, approval with conditions, or denial
- The staff shall refer the recommendations of the Commission on the preliminary plat to the Council.
- 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



# Vicinity Map



# Project Summary

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- 741 Forest Drive
- 4 unit single-family subdivision
- Approximately 2.65 acres
  - ◇ 1.5 units per acre
- City Constructed Road and Necessary Infrastructure  
(Construction underway)

# Community Plan and Zoning

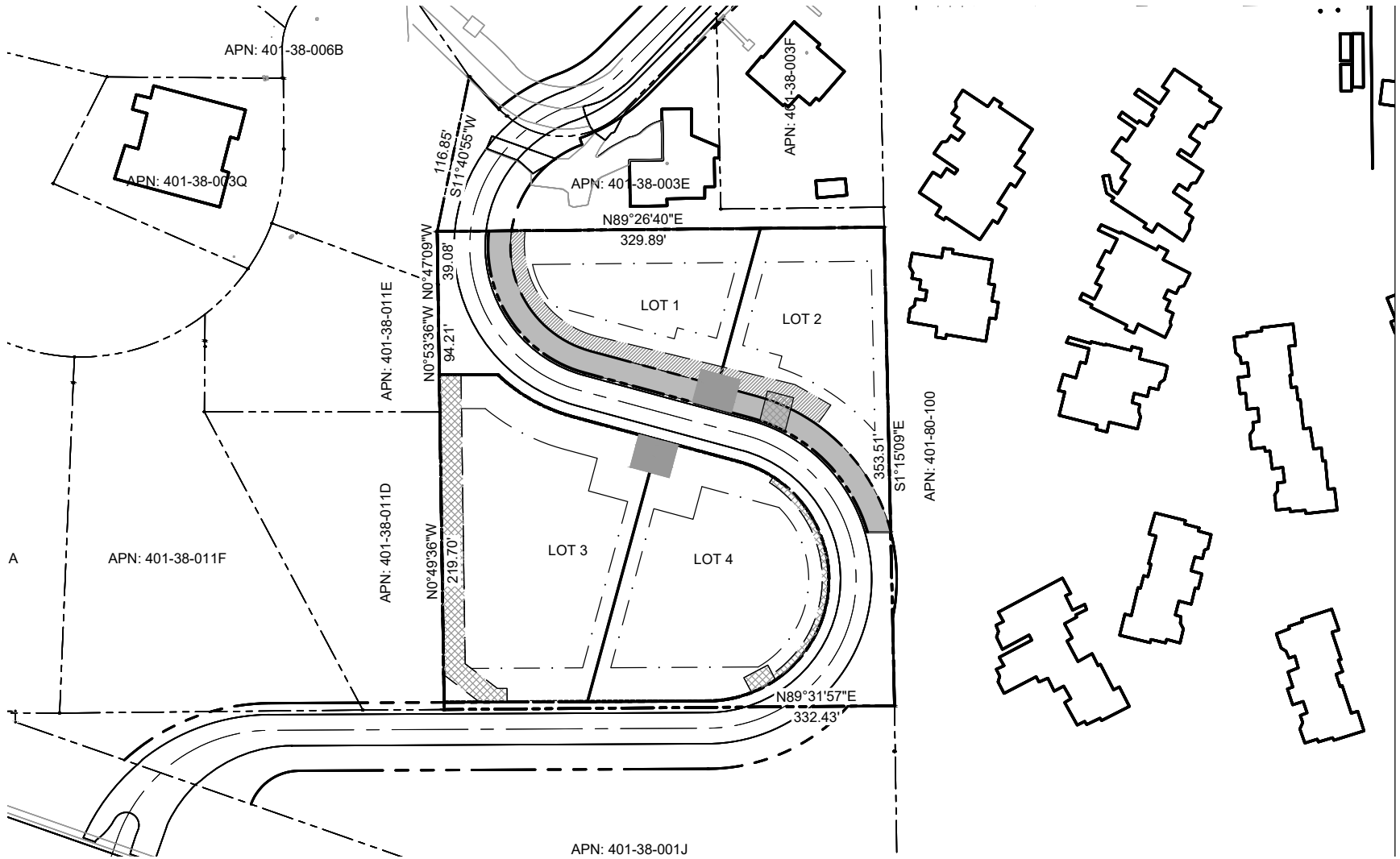
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- Community Plan: Single Family Low Density
  - ◇ 0.5 to 2 dwelling units per acre
- Single Family Residential Zoning (RS-18)
  - ◇ Minimum lot area: 18,000 square feet
  - ◇ Minimum lot width: 100 feet
  - ◇ Maximum density: 2 units per acre
- Future 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





# Subdivision Layout

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- Access points at north and south off of new public road
- 2 lots on each side of the road
- Shared driveways to reduce number of curb cuts

# Review Criteria

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- 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

# Review Agency Comments

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- Comments received from following agencies
  - ◇ City of Sedona Community Development
  - ◇ City of Sedona Public Works

# Public Input

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- Applicant completed Citizen Participation Process
- Project documents placed on Community Development website
- Public Hearings noticed in Red Rock News, posting on property, mailing to neighbors
- No comments have been received by Staff

# Conclusion

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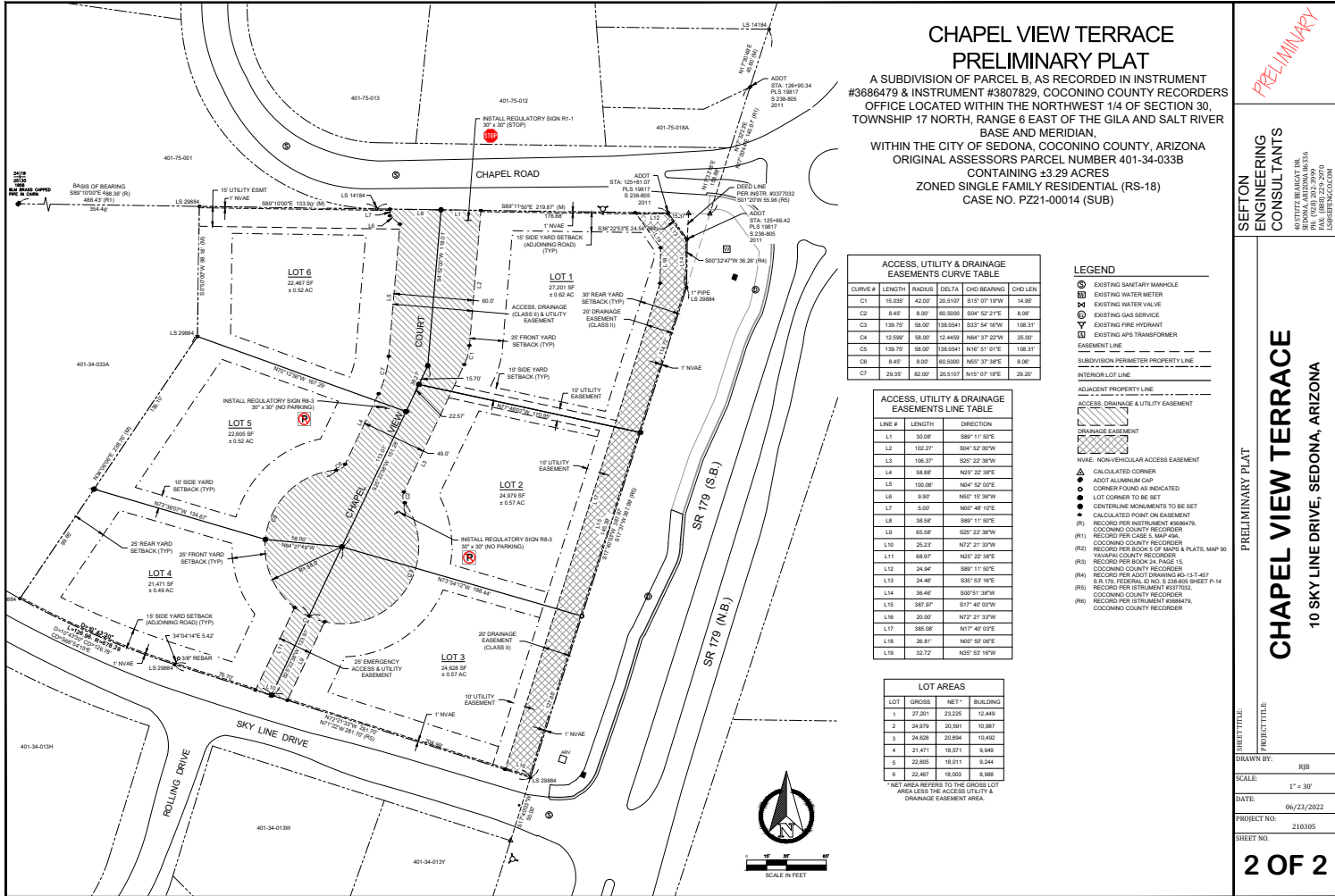
- Subdivision process facilitates the detailed planning, submittal, review and approval of the preliminary plat.
- Staff recommended approval with conditions of the proposed Preliminary Plat.
- The Commission reviewed the preliminary plat application and recommended approval on March 19, 2024
- The Council 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



## 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	42.02	20.510	S11° 07' 19" W	14.92
C2	8.47	8.02	80.500	S04° 52' 21" E	8.50
C3	130.75	50.00	130.001	S22° 00' 00" W	128.31
C4	13.889	58.00	12.449	N04° 37' 27" W	26.30
C5	130.75	50.00	130.001	N16° 51' 01" E	128.31
C6	8.49	8.00	80.500	N65° 37' 38" E	8.06
C7	29.32	62.00	20.510	N15° 07' 19" E	29.20

LINE #	LENGTH	DIRECTION
L1	32.00	S89° 11' 02" E
L2	102.27	S04° 52' 09" W
L3	108.37	S22° 02' 38" W
L4	58.89	N25° 22' 38" E
L5	100.06	N04° 52' 02" E
L6	9.92	N20° 10' 38" W
L7	5.02	N02° 48' 10" E
L8	38.58	S89° 11' 02" E
L9	65.92	S22° 02' 38" W
L10	25.25	N27° 31' 33" W
L11	68.92	N25° 22' 38" E
L12	24.92	S89° 11' 02" E
L13	24.48	S22° 52' 38" E
L14	38.48	S02° 31' 38" W
L15	387.92	S17° 47' 03" W
L16	30.00	N27° 31' 33" W
L17	385.08	N17° 40' 02" E
L18	26.81	N02° 50' 02" E
L19	52.72	N02° 50' 18" W

LOT	GROSS	NET*	BUILDING
1	27,201	23,225	12,449
2	24,979	20,501	10,387
3	24,628	20,034	10,492
4	21,471	18,571	9,349
5	22,605	19,011	9,244
6	22,467	18,003	8,888

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

- LEGEND**
- ⊕ EXISTING SANITARY MANHOLE
  - ⊕ EXISTING WATER METER
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING GAS SERVICE
  - ⊕ EXISTING FIVE-FIDUCIARY
  - ⊕ EXISTING AIR TRANSFORMER
  - EASEMENT LINE
  - SUBDIVISION PERMETER PROPERTY LINE
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - ACCESS, UTILITY & UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - NON-VEHICULAR ACCESS EASEMENT
  - ⊕ CALCULATED CORNER
  - ⊕ ADOT ALUMINUM CAP
  - ⊕ CORNER FOUND AS INDICATED
  - ⊕ LOT CORNER TO BE SET
  - ⊕ CENTERING MONUMENTS TO BE SET
  - ⊕ CALCULATED POINT ON EASEMENT
  - (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER RECORD PER BOOK 5, MAP 90, COCONINO COUNTY RECORDER RECORD PER BOOKS OF MAPS & PLATS, MAP 90, YAVAPAI COUNTY RECORDER RECORD PER BOOK 14, PAGE 15
  - (R) COCONINO COUNTY RECORDER RECORD PER ADOT DRAWING #0-15-7-467
  - (R) RECORD PER INSTRUMENT #337032, COCONINO COUNTY RECORDER RECORD PER INSTRUMENT #337032, COCONINO COUNTY RECORDER

PRELIMINARY

**PRELIMINARY PLAT**

**CHAPEL VIEW TERRACE**

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE: PRELIMINARY PLAT  
PROJECT TITLE: CHAPEL VIEW TERRACE

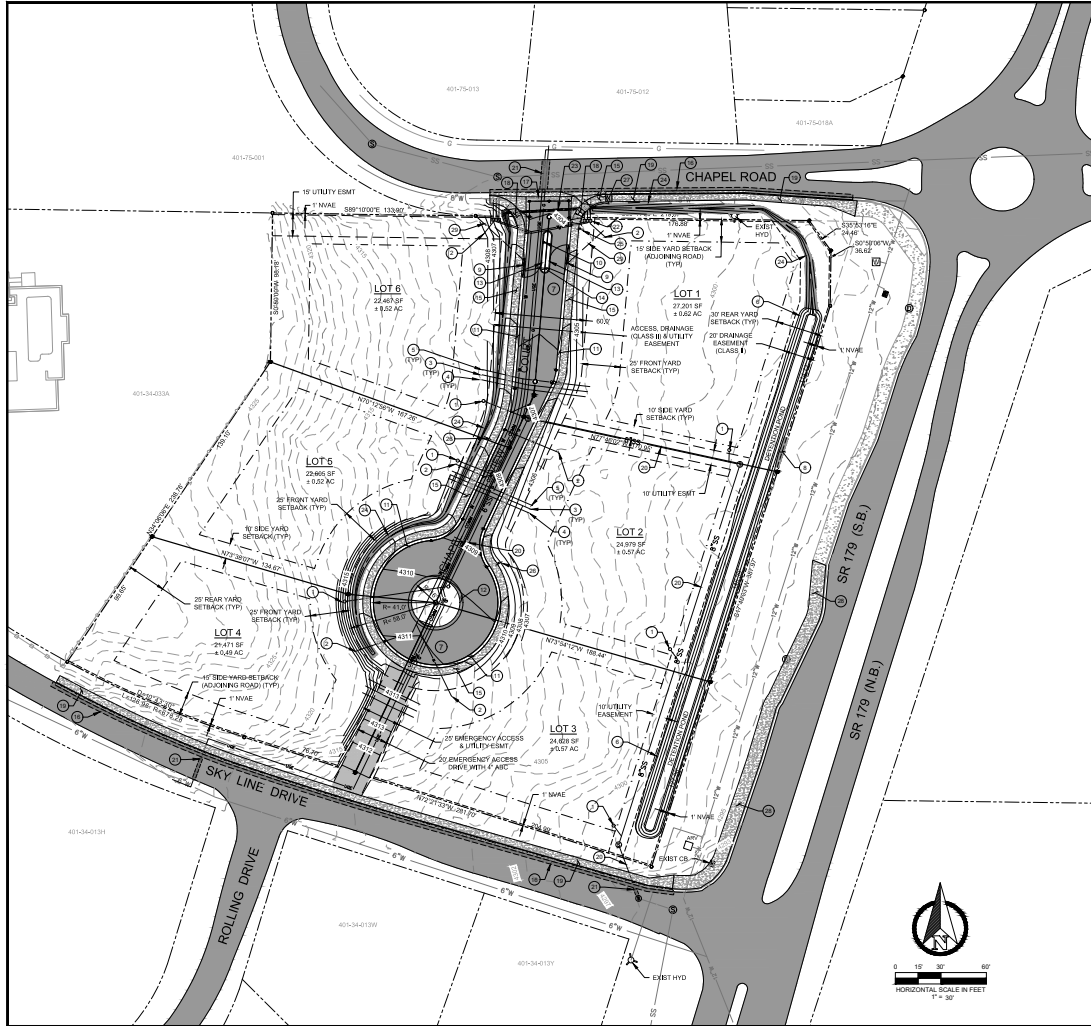
DRAWN BY: RB  
SCALE: 1" = 30'

DATE: 06/23/2022  
PROJECT NO: 210305  
SHEET NO: 2 OF 2

SEFTON ENGINEERING CONSULTANTS  
40 STEELE BLVD. N.  
SEDONA, ARIZONA 86354  
P.O. BOX 227-2970  
LUBBERSMCCOMB.COM

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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% LBS OF GAVES W/ LIQUID 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 COMMUNICATION LINE
- ⑤ DETENTION POND (SEE SHEET C-6)
- ⑥ PROPOSED ASPHALT ROAD (SEE SHEET C-7)
- ⑦ 20" RIMPUP PAVEMENT (SEE SHEET C-8)
- ⑧ 10' WIDE GATE
- ⑨ GATE KEY PAD
- ⑩ 24" ROLL CURB - CATCH (TYPE D) (SEE DETAIL)
- ⑪ 24" ROLL CURB - SPILL (TYPE C) (SEE DETAIL)
- ⑫ 6" RIBBON CURB
- ⑬ AT-GRADE MEDIAN WITH PAVERS
- ⑭ CONCRETE SIDEWALK (SEE DETAIL)
- ⑮ ROAD OUT & REPAIR (SEE DETAIL)
- ⑯ VALLEY GUTTER (SEE DETAIL)
- ⑰ CURB RAMP (SEE DETAIL)
- ⑱ 5" CONC. SIDEWALK WITH VERTICAL CURB & 2" SHOULDER SANITARY SEWER MAIN (SEE SHEET C-10)
- ⑲ ROAD REPAIR (SEE DETAIL)
- ⑳ 3" WATER METERS EACH SIDE OF ENTRANCE RUN SERVICE LINES FOR LOTS 2,4 IN COMMON TRENCH CULVERT (SEE SHEET C-6)
- ㉑ DRAINAGE SWALE (SEE DETAIL)
- ㉒ STOP SIGN
- ㉓ NO PARKING SIGN
- ㉔ SCULPPER (SEE DETAIL)
- ㉕ 10' SUP CONC. SIDEWALK (MATCH EXISTING)
- ㉖ 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	---



**Sefton**  
Your Best to Completion

---

OVERALL SITE & UTILITY PLAN

## CHAPEL VIEW TERRACE

CITY OF SEDONA, ARIZONA

---

SHEET TITLE: \_\_\_\_\_  
PROJECT TITLE: \_\_\_\_\_

DRAWN BY: RJB  
SCALE: 1" = 30'  
DATE: 06/24/2022  
PROJECT NO: 210305  
SHEET NO: **C-5**

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