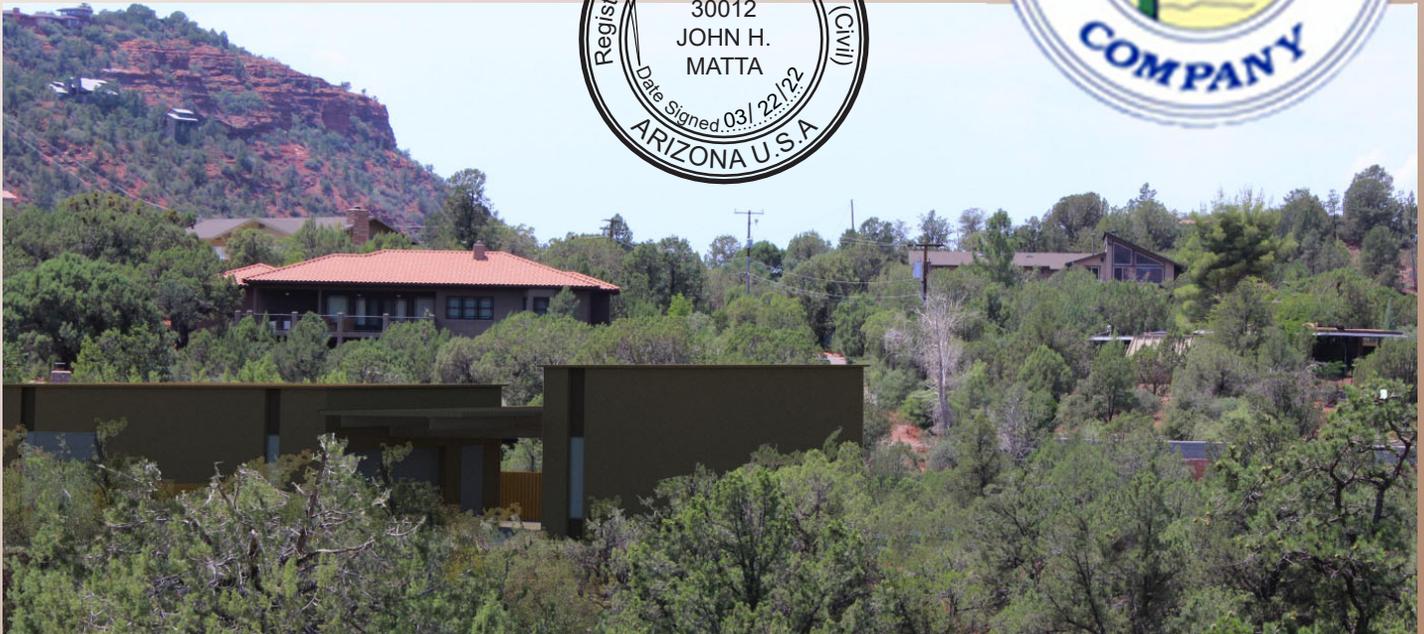


East Sedona Water Storage Tank and Booster Pump Station

Conditional Use Permit Package Supporting Documents

March 22, 2022





**East Sedona Water Storage Tank and
Booster Pump Station**

City of Sedona
Planning and Zoning Commission

March 22, 2022

Project: Arizona Water Company
East Sedona Water Storage Tank and Booster Pump Station Project
95 Bell Rock Trail, City of Sedona
APN 401-33-031 (029T, 029V, 029W and 029Y)

Dear Planning and Zoning Commission

Arizona Water Company (Company) has established the need to provide a water storage and pumping facility in the east Sedona area to support adequate water supply and fire protection.

The Company has adopted a project approach that will minimize the visual impact and protect the existing site features. The details associated with this approach are highlighted in the attached documents:

- Project Description
- SLDC compliance analysis document
- Citizen Participation Plan

These documents highlight the fact that the Company is sensitive to the neighborhood, environmental and site planning issues highlighted in the City of Sedona Land Development Code (SLDC) and emphasized during the previous public meetings, Planning and Zoning meetings and Council meetings. The Company is also committed to an open and collaborative communication process as detailed in our Citizen Communication Plan.



Water Works Engineers, LLC

John H Matta, PE
Principal



East Sedona Water Storage Tank and Booster Pump Station Project Description

March 22, 2022

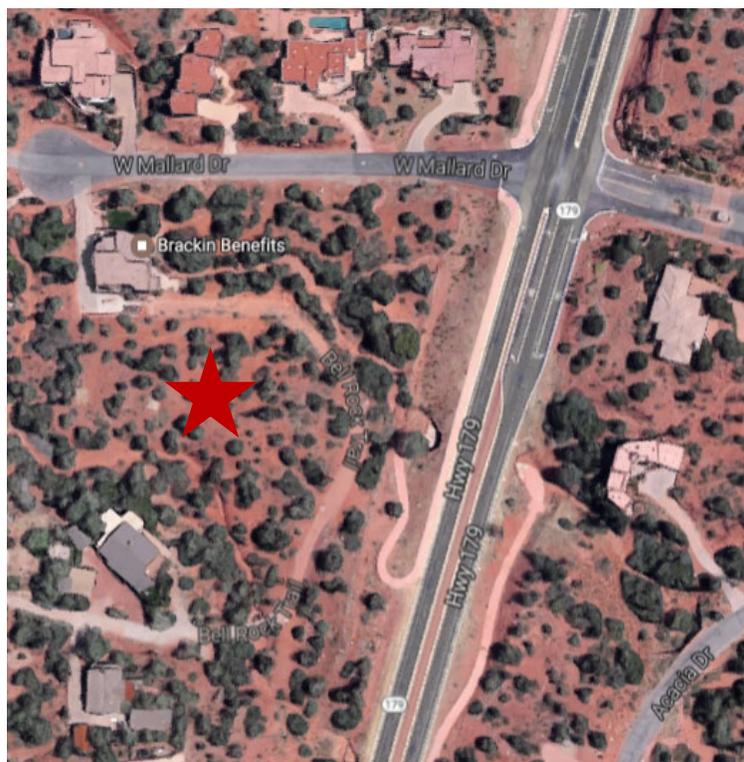


PROJECT DESCRIPTION

1 INTRODUCTION

Arizona Water Company recently completed a water masterplan for the east Sedona area to address water demands including fire control demands and peak water supply. The masterplan recommended for the East Sedona Water Facility to provide water storage and a pumping facility. The selected site is located at the intersection of W Mallard Dr and Hwy 179 as shown in Figure 1 below.

Figure 1 Vicinity Map



The site will include the following major facilities:

- Buried water storage tank with 1.5-million-gallon (Mgal) storage capacity
- Booster station and electrical gear housed in two buildings that are architecturally designed to match the residential aspect of the surrounding area
- Site landscaping to blend in with the surrounding environment



East Sedona Water Storage Tank and Booster Pump Station

The proposed design ensured that the tank is completely buried and not visible, the buildings are architecturally enhanced to blend within the area, and site landscaping uses native vegetation and hardscape. The proposed buildings have a smaller footprint and setbacks than what is allowed for the site as well as being sized and placed to have a lower impact on the line of sight of the neighboring properties in comparison with a common residence.

Building elevations, placement, wall articulation and color scheme were developed based on input and requests during previous public meetings and Planning and Zoning meetings.

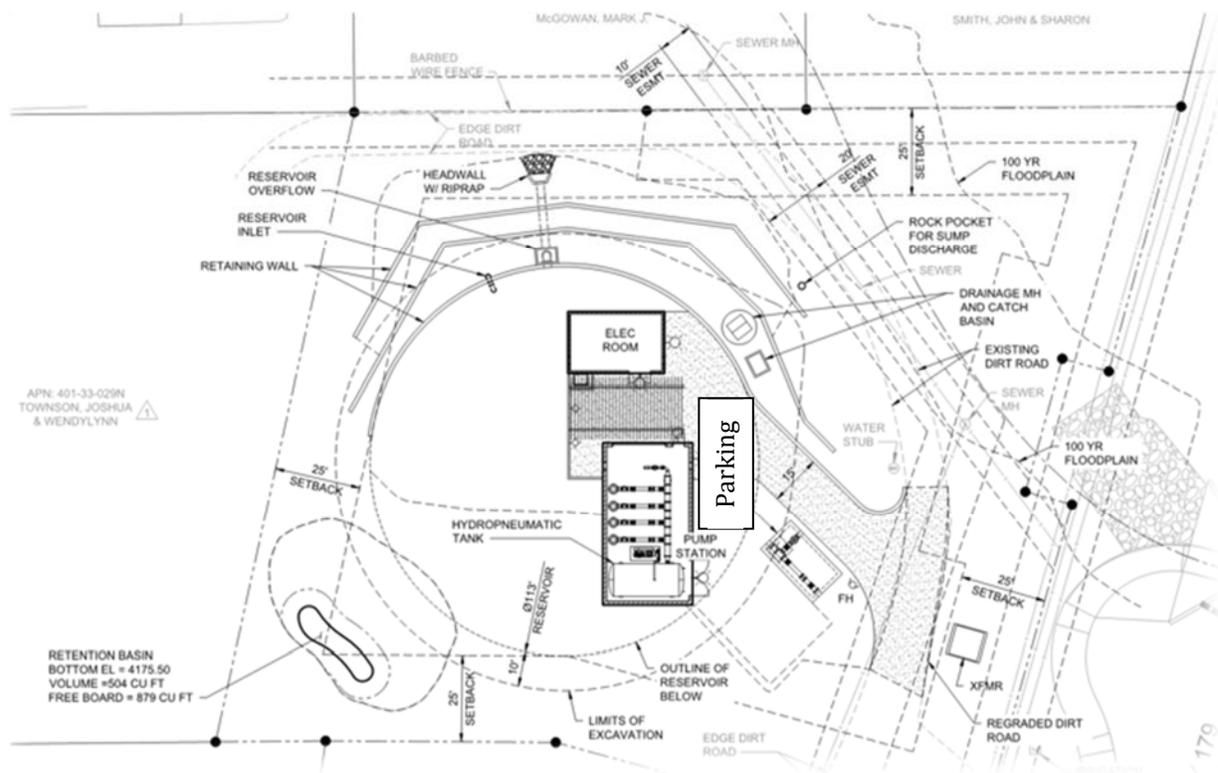
2 SITE DESIGN

The East Sedona Water facility site layout was planned with careful attention to the City of Sedona requirements for open space, integration with the surrounding properties and preserving the delicate nature in Sedona. Figure 2 depicts the conceptual design associated with the overall site layout.

East Sedona Water Storage Tank and Booster Pump Station



Figure 2 – Proposed Site Layout - Plan View and Rendering



The elements associated with site planning are detailed in the subsequent paragraphs:

2.1.1 SITE DRAINAGE

Site drainage is designed to reduce the site runoff in comparison with the existing conditions. A retention basin is located in the southwest corner of the site and a storm water pump station is



East Sedona Water Storage Tank and Booster Pump Station

provided in the northern section of the site. These facilities have enough storage to contain the runoff during a storm and discharge it after the storm has receded.

2.1.2 PARKING

Building use and occupancy is limited to one or two operators performing routine weekly inspection. The parking space provided will be able to accommodate up to three vehicles which exceeds the normal daily needs. Off-street parking will not be required. Per City Land Development Code §5.5.C(5) Discretionary Requirement Based on Demand Study, a demand study will not be provided.

The parking area is designed to integrate with the proposed landscaping. The parking spaces are nestled within the landscaping retaining walls and complies with City Development Code §5.5.F(5).

2.1.3 EXTERIOR LIGHTING

Facility area lighting will be provided for site security and safety with minimal impact on surrounding properties per City Land Development Code §5.8. A Lighting Plan and light fixture cut sheets are included in the drawing set.

2.1.4 SIGNAGE

The site will have limited signage with the exception of address signs and chemical decal posted at the facility doors, per Article 6 of the City Land Development Code. A Signage Plan is included with the drawings.

2.1.5 SERVICE AREAS, LOADING ZONES AND REFUSE ENCLOSURES, MECHANICAL AND ELECTRICAL EQUIPMENT

Service areas are not needed for this facility since the equipment is provided indoors with adequate accessibility. It is expected that the amount of refuse generated will be less than a typical residential property, hence residential refuse bins will be located indoors and will follow the routine residential refuse collection schedule.

The electrical service entrance will be located indoors with the transformer located along the eastern boundary of the property. The building mechanical equipment will be located at grade and will be screened by the landscaping. In case mounted roof equipment is used, it will be screened by the building parapet per Land Development Code §5.6.D(1).

2.1.6 FENCES AND WALLS



East Sedona Water Storage Tank and Booster Pump Station

The site design will not include property perimeter fencing. Under §5.6.E of the City Land Development Code, a wall will not enhance visual appearance of the built environment, establish an attractive streetscape, ensure visible compatibility with public spaces nor will it promote street and neighborhood character.

2.1.7 SOUND ATTENUATION

The mechanical and electrical equipment (pump and motors) will be specified to generate a noise level of less than 80 dba at 3 ft from equipment. The building walls and roofing system will be designed to reduce the noise levels between 30 and 35 dba at the property boundary.

3 ARCHITECTURAL CHARACTER AND BUILDING FORM

The walls use 8 inch masonry blocks with texture and color selected to match, to the greatest extent possible, the theme of the adjacent properties (City Land Development Code §5.7.F(3)). Building walls consist of 8" concrete masonry units with foam block filler, painted at interior, 3/4" stucco over vapor barrier over 1" rigid insulation. Building walls will utilize vertical articulation, per SLDC §5.7.F(2), using salvaged rock from the site for the base to blend with the natural surroundings and landscaping. Landscape walls consists of stacked rock salvaged from the site.

Figure 3 - Preliminary Building Form - View from SR 179 Looking West





East Sedona Water Storage Tank and Booster Pump Station

The building has been located on the site to screen activity and minimize neighborhood interference once constructed. Similarly, roof equipment will be screened by parapet walls (SLDC §5.6.D(1)).

Following Sedona’s Architectural guidelines and vertical articulation as defined in the Land Development Code §5.7.F(2), the building mass is broken up as much as possible to minimize the scale of the building, while recessing into the revegetated greenery of the site.

Simple construction methods are used to define the enclosure for the pump equipment and have been chosen to balance function with a varied, but reserved expression.

The preliminary building materials are chosen to complement adjacent housing and to respect Sedona’s natural character.

4 AGENCY COORDINATION

The site will require services from the City of Sedona and various agencies and private companies as listed below. The design will be coordinated with these organizations to incorporate their design standards, required permits, and services. “Will Serve” letters have been received.

1. Electrical – Arizona Public Service (APS)
2. Water – Arizona Water Company
3. Sewer – Not needed
4. Storm Drain – City of Sedona
5. Fire – Sedona Fire District
6. Police – City of Sedona

East Sedona Water Storage Tank and Booster Pump Station

Conditional Use Permit Package Sedona Land Development Code Compliance

March 22, 2022



Sedona Land Development Code (SLDC) Compliance
East Sedona Water Storage Tank and Booster Pump Station



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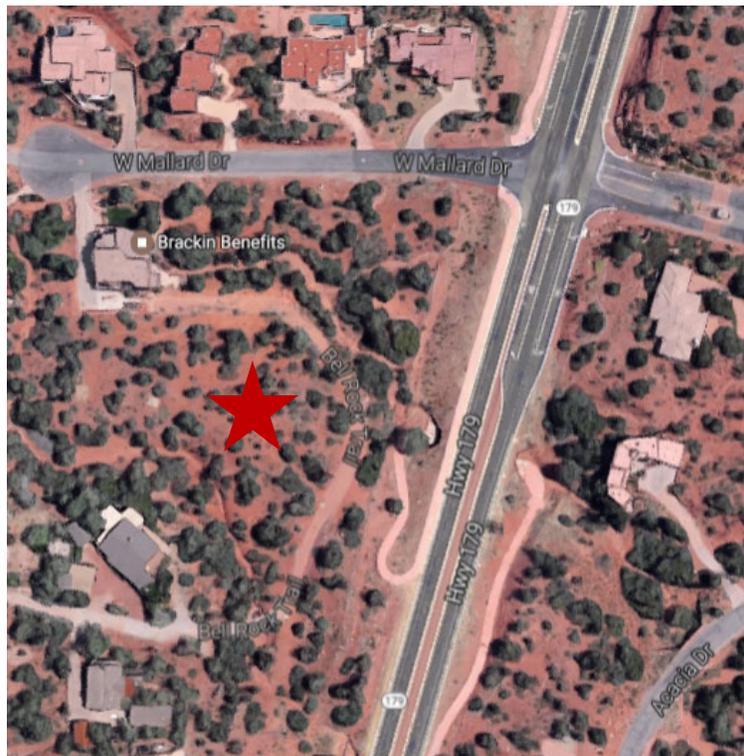
1 ARTICLE 1 – GENERAL PROVISIONS

Arizona Water Company recently completed a water masterplan for the east Sedona area to address water demands, water supply sources, storage, and booster pump station requirements. The masterplan recommended developing the East Sedona Water Facility to provide water storage and a pumping facility.

The selected site is located at the intersection of W Mallard Dr and Hwy 179 as shown in Figure 1-1 – Vicinity Plan below.

Sections:	
1.1.	Title and Effective Date
1.2.	Purpose
1.3.	Authority, Applicability, and Jurisdiction
1.4.	Interpretation and Conflicting Provisions
1.5.	Transition from Prior Regulations
1.6.	Nonconformities
1.7.	Enforcement

Figure 1-1 – Vicinity Plan



The site will include the following major facilities:

- Water storage tank with 1.5-million-gallon (Mgal) maximum capacity
- Booster station with pumping flow ranging between 350 and 3000 gallons per minute (gpm)

Sedona Land Development Code (SLDC) Compliance
 East Sedona Water Storage Tank and Booster Pump Station



- Ancillary Facilities including a liquid chlorine feed system (household grade sodium hypochlorite) and electrical gear and electrical service from APS.

The property ownership details are tabulated below:

Table 1-1- Location and Ownership Information

Owner/Developer Name.	Arizona Water Company
Assessor's Parcel Number(s)/Address.	401-33-031/ 95 Bell Rock Trail
City, County, State Highway, and local streets within 3 miles of the subdivision, or the area to be served by the drainage improvements.	City of Sedona, Coconino County State Route 179
Township, range, section, ¼ sections.	T17N R06E
Major drainageways and facilities.	Unnamed wash along Bell Rock Trail
Names of surrounding developments.	Yavapino Estates Mystic Hills
Site Area	1.03 Acres

Based on these facilities, we anticipate that this project must comply with the Sedona Land Development Code (SLDC) and will require a Conditional Use Permit.

This document is intended to show that the project design is in full compliance with the SLDC which includes the following Articles:

- | | |
|-----------|---------------------------------------|
| Article 1 | General Provisions |
| Article 2 | Zoning Districts |
| Article 3 | Use Regulations |
| Article 4 | Wireless Communications Facilities |
| Article 5 | Development Standards |
| Article 6 | Signs |
| Article 7 | Subdivision |
| Article 8 | Administration and Procedures |
| Article 9 | Riles of Construction and Definitions |

1.1 TITLE AND EFFECTIVE DATE

This requirement states that the SLDC became effective on December 14, 2018.



1.2 PURPOSE

Code Requirement	Design Features Compliance
<p>The general purpose of this Code is to promote public health, safety, and welfare by providing appropriate and reasonable controls for the <i>DEVELOPMENT</i> and use of lands in Sedona, while also protecting the rights of property owners. This Code also is intended to:</p>	<p>This project's main objective is to construct water infrastructure to promote and protect public health, safety, and welfare. The project provides reasonable controls to limit impact on native land and restore preconstruction conditions.</p>
<ul style="list-style-type: none"> - Implement the policies, goals, and strategies adopted by the City of Sedona, including those set forth in the Sedona Community Plan and other adopted plans; 	<p>This project is in compliance with this requirement as shown in the subsequent Sections 2-9.</p>
<ul style="list-style-type: none"> - Establish and apply <i>ZONING DISTRICTS</i> guided by the Sedona Community Plan that regulate the location, height, bulk, and size of <i>BUILDINGS</i>; provide for a variety of housing types; reduce congestion; and prevent the overcrowding of land; 	<p>This project is in compliance with the Sedona Community Plan with respect to location, bulk and size of buildings, limiting congestion, and preventing overcrowding. The proposed building is smaller than the building size allowed by the SLDC and the setbacks are well within the required limits.</p>
<ul style="list-style-type: none"> - Safeguard and enhance the appearance and quality of <i>DEVELOPMENT</i> in Sedona; 	<p>The proposed building appearance and landscape uses Sedona native material and vegetation and complies with the general look of the area. The project building's appearance and architecture is designed to match the residential aspect of the surrounding areas.</p>
<ul style="list-style-type: none"> - Facilitate the adequate provision of <i>TRANSPORTATION</i>, water, schools, parks, and other public infrastructure requirements; and 	<p>The proposed facility has minimal impact on transportation, schools, parks, and other public infrastructure. The proposed facility will enhance the water supply to meet growing water demands and enhance fire protection for East Sedona.</p>
<ul style="list-style-type: none"> - Sensitively fit the <i>BUILT</i> environment into the natural environment with minimal disturbance to Sedona's natural ecosystem by promoting planning, design, and <i>DEVELOPMENT</i> that: 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> • Is compatible with, preserves, and enhances sensitive natural areas such as steep <i>SLOPES</i>, <i>FLOODPLAINS</i>, <i>WATERCOURSES</i>, <i>DRAINAGE WAYS</i>, and ridge lines; and natural topographic features such as rock outcrops and <i>TREES</i>; 	<p>The proposed facility will restore the steep slopes to preconstruction conditions and will have no impact on water courses, drainage ways, ridge lines, and natural topographic features. Any trees removed during construction will be replaced.</p>



Code Requirement	Design Features Compliance
<ul style="list-style-type: none"> Clusters dwellings and other structures to help save larger areas of open space and preserving natural terrain, minimizing public infrastructure costs, and preventing public safety hazards; 	<p>The building is designed to appear as a dwelling unit and is clustered to preserve the natural terrain, minimize public infrastructure costs, and prevent public safety hazards.</p>
<ul style="list-style-type: none"> Minimizes adverse visual impacts on view corridors and takes advantage of the natural terrain, as well as provides for public safety and human enjoyment; 	<p>The proposed tank is located below grade and the building is situated to have minimal impact on view corridors. The building location takes advantage of the natural terrain by keeping the elevation lower than the topography in the background and preserves public safety and human enjoyment.</p>
<ul style="list-style-type: none"> Minimizes construction of building pads in sensitive areas and steep slopes; 	<p>Construction is not planned in steep slopes and building pads are kept outside the sensitive areas such as the adjacent wash.</p>
<ul style="list-style-type: none"> Encourages the placement of roads and driveways so that they follow natural topography wherever possible and minimize cutting and grading; and 	<p>Driveway is kept at a minimum and follows natural grades. The project requires no new roads. The driveway surfacing uses colored concrete to match the surrounding Sedona earth color.</p>
<ul style="list-style-type: none"> Promotes building designs and construction practices that are sustainable, provide for solar or other alternate energy systems and are adaptable to multiple uses for extended building life cycles. 	<p>Building designs and practices use latest applicable energy saving devices and are selected to provide long building life cycle. The wall and roofing material are designed to meet the 2018 Energy Code adopted by the City and the lighting uses the latest LED technology.</p>

1.3 AUTHORITY, APPLICABILITY AND JURISDICTION

We acknowledge that:

- The City of Sedona has authority under the Arizona Constitution,
- This code applies to all lands, buildings, structures and uses within the City of Sedona, and
- We acknowledge the compliance requirements, severability, and zoning map.

1.4 INTERPRETATION AND CONFLICTING PROVISIONS

We have reviewed and acknowledged the requirements of this article.

1.5 TRANSITION FROM PRIOR REGULATIONS

We have reviewed and acknowledged the requirements of this article. This article mainly applies to permits already issued. This is not applicable to this application.



1.6 NON-CONFORMITIES

We have reviewed and acknowledged the requirements of this article. This article mainly applies to existing improvements and is not applicable to this application.

1.7 ENFORCEMENT

We have reviewed and acknowledged the requirements of this article.



2 ARTICLE 2 – ZONING DISTRICTS

Based on the zoning map, the project parcel is zoned as RS-18 which is detailed under Paragraph 2.4. As stated in SLDC, “The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.”

The RS-18 requirements are shown in Table 2-1 below which also shows how East Sedona Water Storage Tank and Booster Pump Station project complies with these requirements.

2.1.	Zoning Districts, Generally
2.2.	RS-70: Large Lot Single-Family Residential
2.3.	RS-33: Large Lot Single-Family Residential
2.4.	RS-18: Single-Family Residential
2.5.	RS-10: Single-Family Residential
2.6.	RS-6: Single-Family Residential
2.7.	RMH: Single-Family and Manufactured Home
2.8.	RM-1: Medium-Density Multifamily
2.9.	RM-2: Medium-High Density Multifamily
2.10.	RM-3: High-Density Multifamily
2.11.	M1: Mixed-Use Neighborhood
2.12.	M2: Mixed-Use Office
2.13.	M3: Mixed-Use Activity Center
2.14.	CO: Commercial
2.15.	IN: Light Industrial
2.16.	L: Lodging
2.17.	CF: Community Facilities
2.18.	OS: Open Space
2.19.	NF: National Forest
2.20.	OC: Oak Creek Heritage Area
2.21.	PD: Planned Development District
2.22.	Overlay Districts
2.23.	Summary Tables of Lot and Building Standards
2.24.	Measurements and Exceptions

Table 2-1 – RS 18 Requirements and Applicability to the Site

	RS-18b requirement	Value	Proposed Development (1.03-acre site)	Difference
Lot Standards				
A	Width (min)	100 ft		
	Area (Minimum)	18,000 sft	44,867 sft	26,867 sft
	Density (maximum for new subdivisions) [1]	2 du/acre	1	1
Setbacks (minimum)				
B	Front	25 ft	65 feet (Along ADOT ROW)	40 additional feet
C	Side	10 ft	45 feet north property line	35 additional feet
			25 feet south property line	15 additional feet
	Side, Abutting Street	15 ft	Not Applicable	Not Applicable
D	Rear	25 ft	25 feet (Western Property Line)	Meets minimum

Sedona Land Development Code (SLDC) Compliance
 East Sedona Water Storage Tank and Booster Pump Station



	RS-18b requirement	Value	Proposed Development (1.03-acre site)	Difference
Height				
	Building Height	22 feet without alternate standards and 27 feet with alternate standards	24 feet along the northern portion of the proposed building. Utilizes paint colors with a Light Reflectance Value (LRV) of 22% or less as the alternate standard.	3 feet lower than the maximum required with use of alternate standards (LRV less than 38%)
Impervious Coverage				
	Building Coverage	35 Percent (15,703 square feet)	10,276 square feet (23.6%) of which 2,350 (5.4%) is the above grade structure	5,427 square feet less than maximum allowable
	Total Coverage	60 Percent	21,300 square feet (47.5%)	5,600 square feet less than maximum allowable



3 ARTICLE 3 - USE REGULATIONS

3.1 PURPOSE

This Section identifies the land uses allowed in Sedona’s zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts, which is applicable to this project.

3.1.	Purpose and Organization of this Article
3.2.	Table of Allowed Uses
3.3.	Use-Specific Standards
3.4.	Accessory Uses and Structures
3.5.	Temporary Uses and Structures

3.2 TABLE OF ALLOWED USES

The Table of Allowed Uses (shown below) clearly shows that RS-18 allows water storage tanks with a Conditional Use Permit.

Table 3.1
Table of Allowed Uses
 P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential										Non-Residential					Other			Use-Specific Standards
	RS-70	RS-55	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
Public and Semi-Public Utility Uses																			
<u>Flood Control Facility</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
<u>Public Utility, Major</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P			
<u>Public Utility, Minor</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
<u>Water Storage Tank</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																		

3.3 USE SPECIFIC STANDARDS

There is nothing specific to Water Storage Tank mentioned under this Section.

3.4 ACCESSORIES USES AND STANDARDS

There is nothing specific to Water Storage Tank mentioned under this Section.

3.5 TEMPORARY USES AD STRUCTURES

There is nothing specific to Water Storage Tank mentioned under this Section.



4 ARTICLE 4 – WIRELESS COMMUNICATION FACILITIES

This article is not applicable to this project.



5 ARTICLE 5 – DEVELOPMENT STANDARDS

5.1 PURPOSE

This article includes standards that regulate the physical layout and design of developments within Sedona to ensure the protection of health, welfare, safety, and quality of life. These standards address the physical relationship between developments and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Sedona Community Plan vision for a more attractive, efficient, and livable community.

The proposed project is designed to comply with all these purposes. The tank is located below grade and is completely invisible. This is done to meet the intent of the physical relationship between the development and the adjacent properties. The visible structures are designed with a low profile and small footprint and with architectural and structural characteristics such as shape and color to minimize impacting the line of sight and with an appearance that will blend in with the surrounding residential aspect of the area.

Sections:

- 5.1. Purpose
- 5.2. Applicability
- 5.3. Grading and Drainage
- 5.4. Access, Connectivity, and Circulation
- 5.5. Off-Street Parking and Loading
- 5.6. Landscaping, Buffering, and Screening
- 5.7. Site and Building Design
- 5.8. Exterior Lighting
- 5.9. Public Art

5.2 APPLICABILITY

This Section is applicable because it applies to all new development construction.

5.3 GRADING AND DRAINAGE

5.3.1 GENERAL STANDARDS

5.3.1.1 Grading and Slope Protection

The proper control of sedimentation and management of soil erosion on construction sites is very important in Sedona. SLC's recommended erosion and sedimentation control practices are incorporated in the project technical specifications including:

- Preservation of existing trees and natural vegetation on the site where feasible.
- Installation of perimeter fencing using, for example, silt fences that are trenched in and backfilled.
- Rock dams or straw bales are specified in concentrated flow locations (ditches or swales).
- Use of erosion control blankets or straw mulch is specified, if needed.
- Use of rip rap on steep slopes is specified.
- Placement of crushed rock or gravel on job site access driveways to control mud and dirt on public roads.

For this project, soil stabilization, when needed, will be performed using native rocks from the excavation performed at the site. The rocks will be laid in naturally shaped areas where the drainages are most prone to erosion along the northwest area of the site. The site area will be stabilized by



preserving vegetative cover with permanent landscaping, which should be installed in a timely manner to prevent rapid runoff, erosion, and downstream siltation. Vegetative cover will adhere to City Land Development Code §5.6.C.

5.3.2 STORM DRAINAGE FACILITIES

Storm drainage facilities are sized and designed to prevent off site drainage during storm events. The existing site grade slopes to the northwest corner. This flow pattern will be preserved per City Land Development Code §5.3.D.

Figure 5-1 below shows the existing drainage pattern. The area shaded in blue drains toward the southwest and the majority of the site drains toward the north.

Figure 5-1 – Existing Site Contours and Drainage Pattern

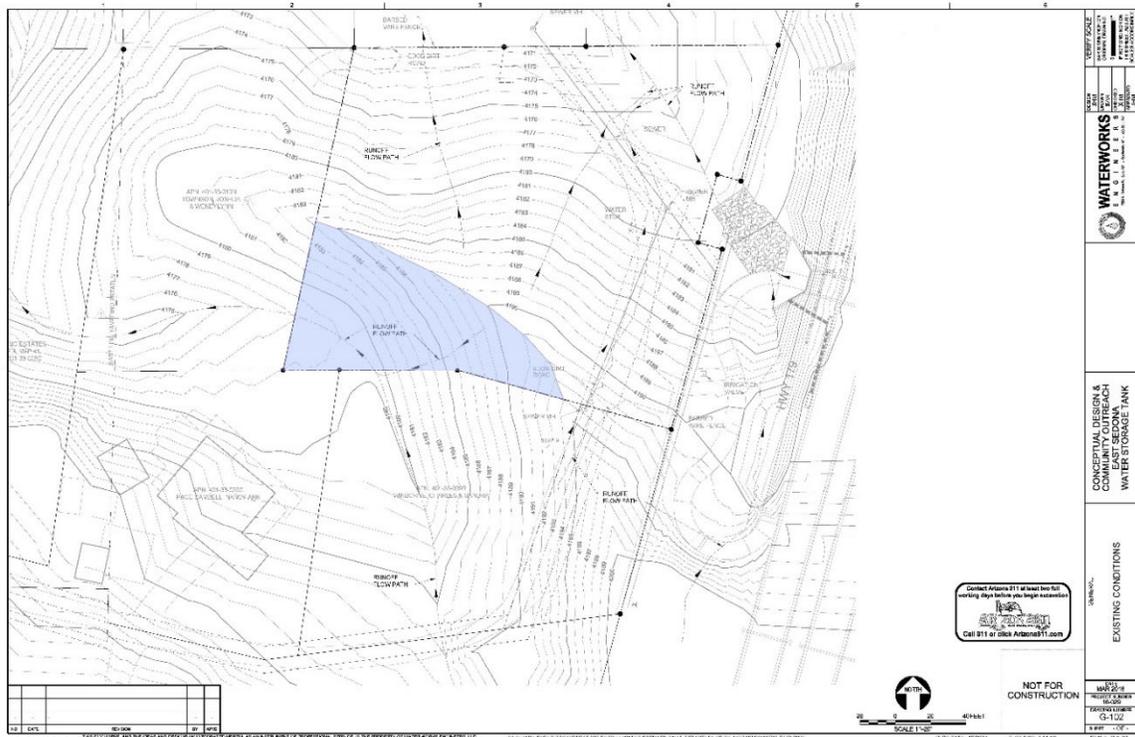
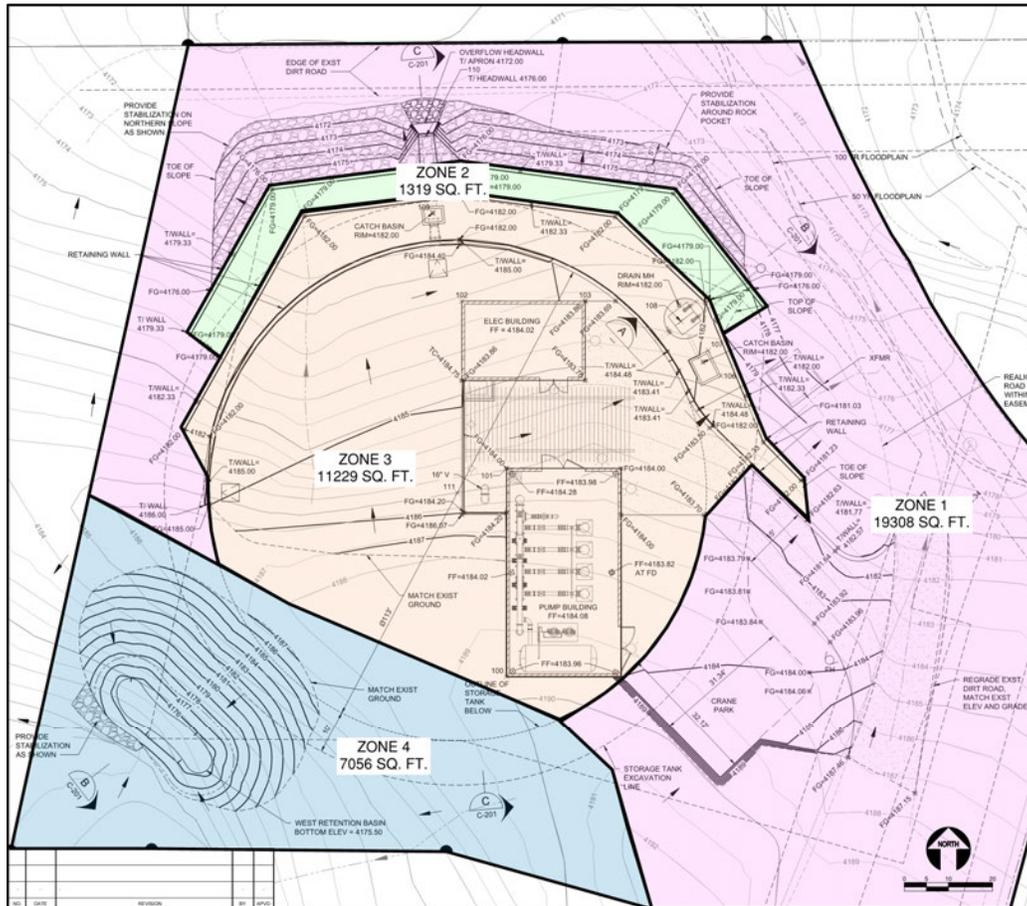


Figure 5-2 shows the proposed drainage pattern. The area draining to the southwest was not altered and the balance of the site is planned to drain to a storm drain manhole. As shown in Figure 5-2 and Table 5-1, the proposed storm drain runoff design preserves existing drainage conditions or reduces the current runoff flows.



Figure 5-2 Proposed Drainage Pattern



The site drainage zone with corresponding surface area and flow pattern are outlined in Table 5-1.

Table 5-1 – Site Runoff Configuration

Zone	Area (sft)	Current Drainage	Post Construction Drainage	Notes
Zone 1 (Pink)	19,308	Runoff flow to North	Runoff flow to North	No change
Zone 2 (Green)	1,319	Runoff flow to North	Retained in landscaped area	Runoff reduction
Zone 3 (Tan)	11,229	Runoff flow to North	Runoff is captured by the storm drain pump station and pumped after storm flow recedes	Runoff reduction

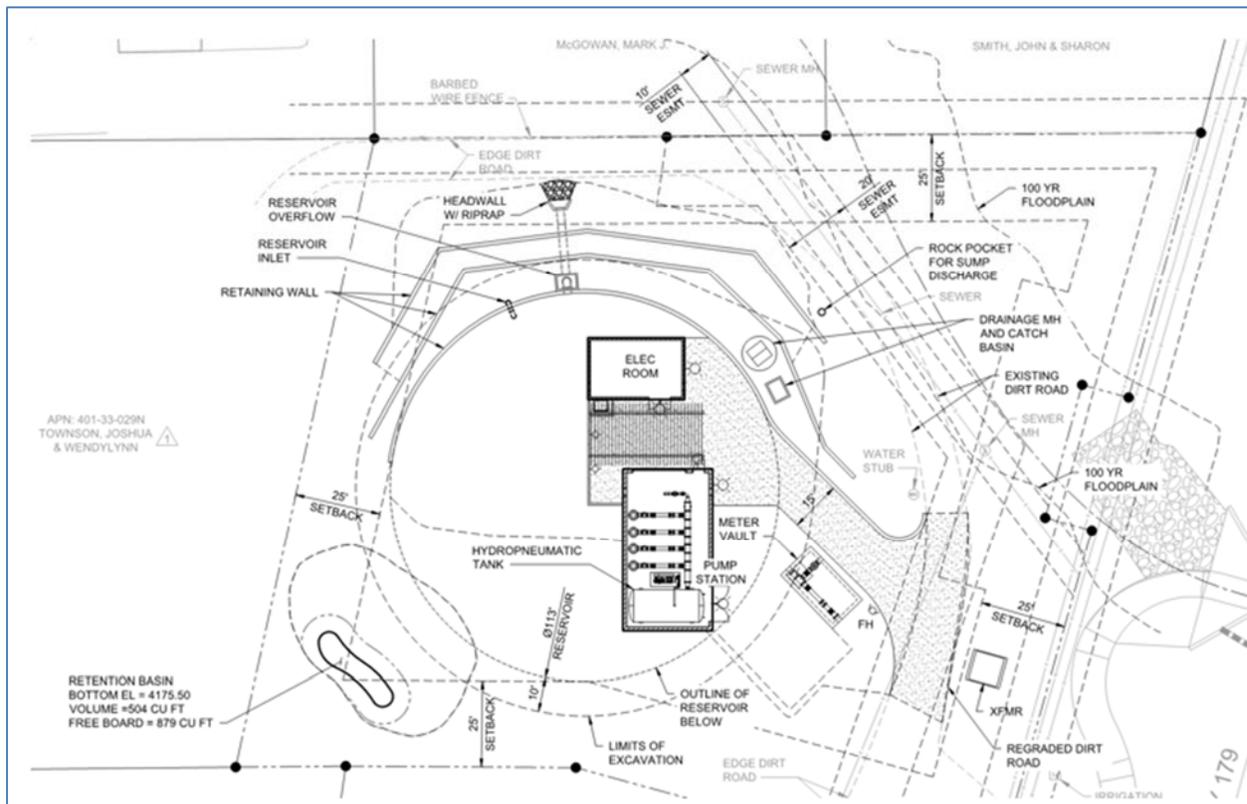


Zone	Area (sft)	Current Drainage	Post Construction Drainage	Notes
Zone 4 (Blue)	7,056	Runoff flow to SW	No area or flow pattern changes	No change

5.3.2.1 Detention Basins

The site grade will generally slope from the east to the northwest corner with storm water managed via surface runoff. An onsite retention basin is not required; however, a retention basin and storm water manhole/sump pump are provided to prevent any offsite runoff during storm events, as shown in Figure 5-3. The storm water manhole is below grade and is not visible, with the exception of a manhole cover. The detention basin located in the southern section of the site is designed to blend in with the finished contours and to integrate with the landscaping scheme.

Figure 5-3 – Site Plan



5.4 ACCESS, CONNECTIVITY AND CIRCULATION

5.4.1 PURPOSE

Successful site planning requires the arrangement of outdoor spaces and buildings in ways intended to create attractive and functional spaces for people’s relaxation, business, or pleasure. As stated in the City’s guidelines, site designs should respond to local contextual influences and to the design and



layout of adjoining developments. Applicable elements in this project that are coordinated with adjacent sites include:

Table 5-2 – Applicable Elements Coordinated with Adjacent Sites

SLDC Requirements	Project Design Features
- Shared driveways for accessing adjoining streets	The proposed design uses the existing driveway to access the site.
- Linkages/continuation of open space systems	A perimeter wall is not provided to allow for the landscaped areas and natural areas to integrate with the surrounding landscape.
- Perimeter open space and landscape buffer zones to blend in with the surrounding properties.	Perimeter is proposed to be kept open with native vegetation matching the surrounding properties.
- Areas and access for refuse collection	Refuse access is not required. The refuse container is stored indoors and will be similar to a residential property.
- Drainage and detention facilities	The drainage and detention facilities are minimal and are designed to take advantage of the site’s natural drainage. Figure 5-2 and Table 5-1 provide the site drainage configuration that shows a reduction in stormwater runoff flow.
- Shared utility easements.	The project doesn’t require a separate or additional utility easement. It uses the existing utility easement.

5.4.2 APPLICABILITY

SLDC states that this Section shall apply to all developments.

5.4.3 CIRCULATION PLAN REQUIRED

The East Sedona Water Facility will mostly be remotely operated. The traffic to the water facility will be limited to Company operation staff and delivery vehicles. Estimated number of trips to the site by the operation staff could be up to one trip per week. Estimated number of trips for delivery vehicles (e.g., sodium hypochlorite delivery) is approximately once per month. The circulation within the site is limited to pedestrian traffic and occurs between the two buildings. Vehicular access is limited to the driveway.

5.4.4 STREET CONNECTIVITY

Access to the site is planned from SR 179 via Cathedral Rock Trail then northwest to Castle Rock Trail, followed by heading northerly to Chimney Rock Trail then Bell Rock Trail.



Construction traffic during construction will be provided from SR 179 and Mallard along a temporary access road provided within ADOT right of way.

5.4.5 DRIVEWAYS AND ACCESS

Vehicular ingress, egress, internal traffic circulation, off street parking facilities, loading and service areas, and solid waste collection facilities are designed to promote public safety and convenience. The site driveway is wide and located to reduce impact on traffic accessing the lots located north of the site. Solid waste collection facilities are not needed as solid waste will be stored indoors and handled by the site operators. Parking requirements are met on site (above the buried tank) and loading activities are limited to regular small size pickup trucks.

The existing driveway accessing the site from the southeast will be the main site access. Table 5-3 presents the site access requirements and design criteria.

Table 5-3 – Site Access Requirements and Design Criteria

SLDC Requirements	Design Features
Design Code	Land Development Code of the City of Sedona
Design Vehicle (Fire Truck)	WB-50
Access Driveway Width	20 feet minimum; 30 feet maximum
Site Access Road Construction	Match existing drive

5.4.6 VISIBILITY TRIANGLES

This requirement does not apply to this site because the site is not located at the corner of two streets.

5.4.7 CROSS ACCESS BETWEEN ADJACENT USES

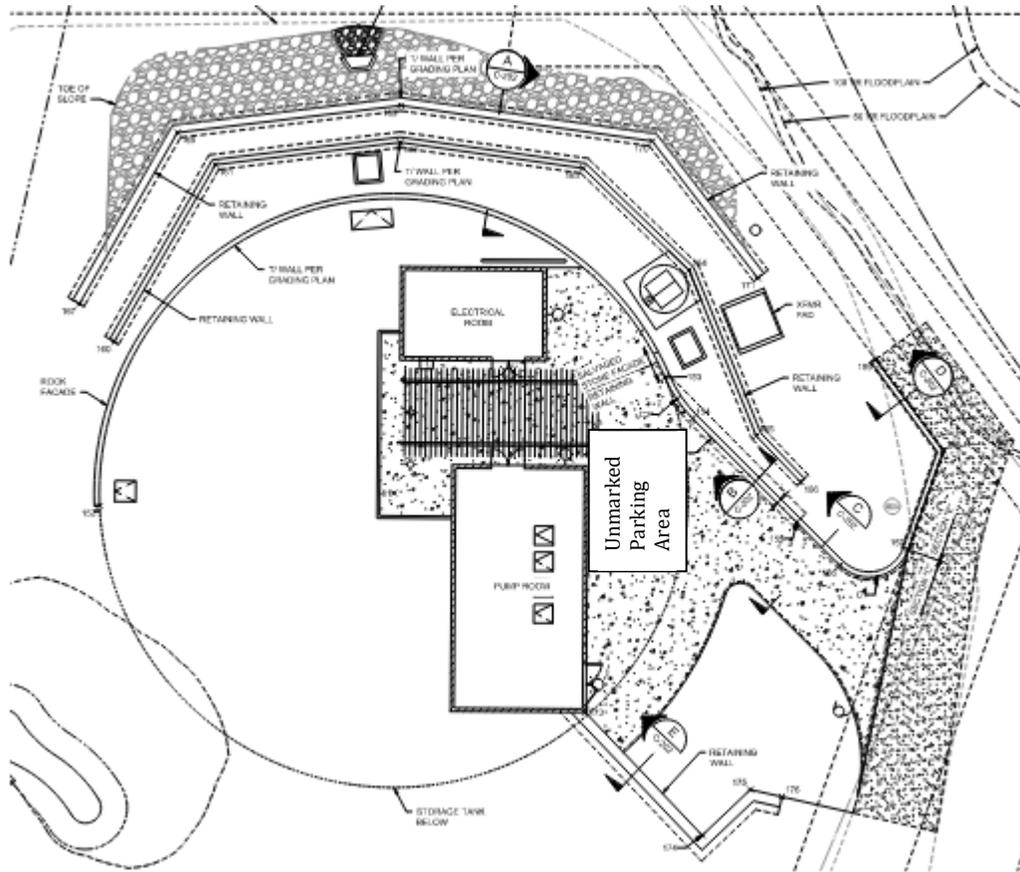
This requirement is not applicable to this project because the site is not adjacent to commercial sites.

5.4.8 PEDESTRIAN AND BICYCLE CIRCULATION

SLDC states that sidewalks are not required for existing local streets in single- residential zones unless called for in an applicable CFA plan which is not the case for this site. Pedestrian and vehicular circulation is designed to work with the topography and disturb as little of the site as possible. On-site pedestrian walkways are provided between the two buildings and site entrance, as shown in Figure 5-4.



Figure 5-4 - Parking Area



5.5 OFF STREET PARKING AND LOADING

Building use and occupancy is limited to one or two operators performing routine weekly inspection. The parking area is designed to integrate with the proposed landscaping. The parking spaces are not marked, as requested by the City, and nestled within the landscaping retaining walls and comply with City Development Code §5.5.F(5). The parking space provided will be able to accommodate up to three vehicles, which exceeds the normal daily needs. Off-street parking will not be required. Per City Land Development Code §5.5.C(5) Discretionary Requirement Based on Demand Study, a demand study will not be provided.

5.6 LANDSCAPING, BUFFERING, AND SCREENING

5.6.1 PURPOSE

The City recognizes landscaping, buffering, and screening as important components that contribute to Sedona's sense of place by:

SLDC Requirements	Project Design Features
<ul style="list-style-type: none"> - Blending the built and natural environments to ensure the natural landscape remains the dominant feature of the City; 	The project protects the existing landscaping as much as practical and supplements the vegetation with new,



SLDC Requirements	Project Design Features
	native plants. The proposed building is minimized to maximize the landscaping. The tank is buried and the majority covered with landscaping.
- Preserving the natural landscape and ensuring the use of native plants and trees to retain the unique character of Sedona's landscape;	See above. The project protects the existing landscaping as much as practical and all new landscaping will be native plants and trees.
- Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are low water-use and regionally appropriate;	Native plants are protected and used.
- Realizing the environmental benefits of landscaping such as: storm water retention and infiltration, recharging groundwater, retaining soil moisture, preventing erosion, and mitigating air quality, water pollution, dust, noise, heat, and glare;	The landscaped areas are maximized. Plants and trees maximize the use of existing vegetation and supplement them with native species.
- Improving the appearance of development to protect and enhance public and private investments and property values;	The tank is buried and screened with architectural walls and landscaping. The building design is enhanced with architectural articulation.
- Establishing an attractive streetscape that contributes to the character and appearance of the City; and	The building and landscaping features support the character and appearance of the City. The tank is not visible and the exposed structures use Sedona LDC-permitted coloring and material standards. Landscaping rocks use native site rocks and the buildings have architecture that is consistent with the surrounding residential character of the surrounding area.
- Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.	The proposed building is minimized to maximize the landscaping. The tank is not visible as it is buried and covered with landscaping.

5.6.2 APPLICABILITY

This Section of the SLDC is applicable since the project is a new development. The design includes a native plant salvage plan and a landscaping plan.

5.6.3 LANDSCAPING AND BUFFERING



5.6.3.1 General Landscaping Standards

The landscape and site design for the East Sedona Water Storage Tank, Booster Pump Station project meets and exceeds the Development Standards found in Article 5 of the SLDC, and the approval criteria listed in §5.6.C of the Land Development Code. As described below in this section, proposed improvements meet the following specific standards and criteria:

- The proposed development is carefully integrated into the natural environment through site placement and orientation, the selection of materials, and the massing and heights of structures.
- Disturbance to view corridors is minimal (see Figure 3 below) and existing vegetation is preserved to the greatest extent possible (SLDC §5.6.C(1)).
- The natural topography of the site will be maintained through the careful placement of structural stone retaining walls intended to blend into the landscape (SLDC §5.6.E).
- Drainage, known wildlife habitat, and natural features are preserved and protected to the greatest extent possible.

5.6.3.1.1 Site Area Landscaping

As recommended in this Section, the part of the site not used for buildings, parking, driveways, walkways, or utilities is kept in its natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section. Required landscaped areas will be planted at a minimum rate of one tree and three shrubs per 400 square feet, per this Section.

The proposed development has been located on the site to minimize removal of existing trees. Removal of trees required for building and infrastructure will be performed in accordance with all guidelines and requirements outlined in the City Land Development Code §5.6.C(5).

Trees that are to be preserved in place will be protected during construction and construction limits will be strictly adhered to and enforced.

The proposed landscape for the development will restore the site to and enhance natural condition through a careful and deliberate revegetation process. The landscape will:

1. Preserve and enhance the natural environment and aesthetic qualities of the City by restoring the site with native vegetation.
2. Preserve and enhance the appearance, character, and value of surrounding properties by not intruding on them visually or competing with view corridors.
3. Minimize the visual impacts of developed parking areas by screening with native vegetation.
4. Minimize the negative impacts of erosion and prevent runoff of eroded material into the storm system through careful grading and the use of swales and berms to encourage passive water harvesting and storm water management. (SLDC §5.6.C(1))
5. Minimize noise and air pollution through screening using native trees.
6. Promote water conservation through the exclusive use of native and low water-use plant species (SLDC §5.6.C(1))

Native vegetation is used to:

1. Separate vehicular and pedestrian areas
2. Screen site lighting



3. Soften building mass
4. Provide continuity in the landscape between adjacent development and undisturbed areas
5. Complement the visual effect of the building
6. Provide continuity in the landscape from the street
7. Promote energy conservation through shade and cooling of the building
8. Minimize heat island effect through the use of permeable surfaces

5.6.3.1.2 Landscape Materials

The proposed landscaping for the development is intended to restore the existing landscape to an enhanced natural condition that is indistinguishable from the surrounding landscape in form, color, species, etc. The landscape will be enhanced in the sense that species endemic to the area will be planted in locations and grouped to provide maximum screening per SLDC §5.6.C.

Additional details of the landscape plan and plant palette are included in the Conceptual Drawings in Appendix A.

5.6.3.1.2.1 Native Plant Species

All native plants will be used for this project are listed in the attached landscaping drawings. This list complies with the requirement that a minimum of 50 percent of the plants used are native species as identified in the Design Review, Engineering and Administrative Manual.

5.6.3.1.2.2 In the OC Zoning District

Not applicable.

5.6.3.1.2.3 Adaptive Plant Species

Not required as the project is using native species.

5.6.3.1.2.4 Nonnative and Nonadaptive Plant Species

Nonnative and nonadaptive plant species are not proposed for this development.

5.6.3.1.2.5 Artificial Plant Materials

Artificial trees, shrubs, or plants are not used in this development.

5.6.3.1.2.6 Ground Cover

Loose ground covers are contained by a curb to contain the materials within the landscape area.

5.6.3.1.2.7 Landscape Variety

Vegetation shown on the landscape plan were selected to comply with the following criteria and standards:

1. Since the development site is larger than 5,000 square feet, a minimum of five different plant species are used in the site landscape plan; and
2. No one plant species comprise more than 50 percent of the quantity of required landscape materials.

5.6.3.1.2.8 Minimum Plant Specifications



All vegetation installed will satisfy the requirements of this Section to meet the following minimum size requirements at the time of planting:

*Table 5-4 – Minimum Plant Specifications
 (SLDC §5.6.C - Table 5-4)*

Plant Type	Minimum size Required Per SLDC	Project Specifications
Evergreen trees	8 feet tall	29 trees
Deciduous trees	2-inch caliper	3
Shrubs	2 feet tall	418

5.6.3.1.2.9 Protecting Visibility Triangles

Not applicable.

5.6.3.1.2.10 Protection from Vehicles

All landscaped areas are protected from vehicular encroachment by curbs located two feet outside the landscaped area, with openings to accommodate surface collection of storm water runoff.

5.6.3.1.2.11 Coordinated Development

Not applicable.

5.6.3.1.2.12 Existing Vegetation Credit and Bonus

The project intent is to salvage as many trees and shrubs as possible for preservation. The table below compares the trees that are credited according to the criteria shown in Table 5.5 of the SLDC.

Table 5-5 – Credits for Preserving Trees

Diameter at Breast Height (inches)	Number of Trees Credited
25 inches or greater	6
13 to 24.5 inches	4
8 to 12.5 inches	3
4 to 7.5 inches	2
2 to 3.5 inches	1

Should preserved trees be removed, the associated number of trees that were credited by the removed tree will be provided.

5.6.3.1.2.13 Planting Near Utilities

The development landscaping plan was developed to comply with the following criteria listed in the SLDC:



1. Trees and shrubs are not planted in utility easements.
2. Trees are not planted within 10 feet of the centerline of a sewer or water line.
3. Conflict is not expected between trees located in this development and Arizona Public Service (APS) overhead facilities.
4. Not used.
5. Screening and vegetation surrounding ground-mounted transformers and utility pads are not provided under this project. The transformed pad is close to the site access road. A minimum of 10 feet of clearance is in front of access doors, and two feet on all other sides is provided to ensure the safety of the work crews and public during maintenance and repair.

5.6.3.1.2.14 Storm Water Management Features

The landscape and buffer areas are designed in coordination with the storm water retention basin and storm water manhole.

5.6.3.1.2.15 Water Conservation

Lawn or turf area are not used on this development.

5.6.3.1.2.16 Water Features

Water features are not used on this development.

5.6.3.2 Minimum Landscaping Required

5.6.3.2.1 Street Frontage Landscaping

5.6.3.2.1.1 Frontage Landscaping

This is not required as this project is located in a Single-Family Residential zoning district. Other areas within the front and exterior side back area that is not occupied by improvements associated with the primary use is landscaped.

5.6.3.2.1.2 Parking Lot Screening Adjacent to a Street Frontage

Not Applicable.

5.6.3.2.1.3 Landscaping in a Public Right-of-Way

Not Applicable.

5.6.3.2.2 Parking Lot Landscaping

Not Applicable.

5.6.3.2.2.1 Parking Lot Screening Adjacent to a Residential Zoning District

This development complies with parking requirements associated with a single residential home property; therefore, this Section is not applicable.

5.6.3.3 Minimum Rear and Side Lot Buffers Required

The tank is buried and not visible, and the building and landscaping were designed to have the look of a residential property.



5.6.3.4 Landscape Area Use and Maintenance

5.6.3.4.1 *Landscape Area Use*

5.6.3.4.1.1 **Parking**

The site is developed such that the proposed landscape areas are not accessible to vehicular access and cannot be used for this purpose.

5.6.3.4.1.2 **Structures and Fixtures Features Allowed in Landscaped Area**

Only curbs and retaining walls are used and are provided to protect vegetation.

5.6.3.4.2 *Installation*

We understand the requirement to complete and pass a site inspection by a City official that verifies the site complies with the standards in this Section 5.6.

If needed, we will provide surety acceptable to the City and equal to 125 percent of the total cost of landscaping improvements in accordance with a written estimate, prepared by the project landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the City shall accompany the surety and estimate.

5.6.3.4.3 *Landscape Irrigation*

All required landscaped areas are provided with a permanent and adequate means of underground irrigation. The project uses a dedicated irrigation water supply line equipped with an irrigation timer and control valves that feed buried irrigation lines.

5.6.3.4.4 *Landscape Maintenance*

The owner is aware of the maintenance requirements.

5.6.3.5 Tree Preservation and Protection

Trees that are to be preserved in place will be protected during construction and construction limits will be strictly adhered to and enforced. All trees that are designated to remain in place on site that are removed or damaged for any reason during construction will be replaced with like species in accordance with requirements. Trees will be used throughout the site to soften the lines of the building and structures and to blend it with the surrounding natural terrain. The proposed tree plan will meet or exceed all requirements outlined in §5.6.C(5).

5.6.3.5.1 *Plan Required*

As required, a site development plan, a tree removal/salvage plan, a grading plan, and a landscape plan have been developed and are submitted with this application.

5.6.3.5.2 *Tree Removal Plan Requirements*

The tree removal plan is developed to comply with the criterion listed in this Section and states the following:

1. The tree is located in an area where structures or improvements will be placed and non-removal would unreasonably restrict the economically beneficial use of the lot or parcel

5.6.3.5.3 *Tree Protection During Construction Activities*

The project tree protection and salvage plan is attached in 9Appendix A.



5.6.3.5.4 Tree Replacement Required

The project tree planting plan is included in 9Appendix A.

5.6.3.5.5 Disposal of Removed Trees

Trees that are cut down and other debris will be removed from the site within two weeks as required in this Section and included in the project specifications and contractual terms.

5.6.4 SCREENING

5.6.4.1 Roof-Mounted Mechanical Equipment

Not Applicable.

5.6.4.2 Ground-Mounted Mechanical Equipment

An outdoor ground-mounted air conditioning unit is provided. The AC unit is located between the two buildings to minimize visibility from the neighboring properties and is screened with vegetation and a fence.

5.6.4.3 Loading, Service, and Refuse Areas

Outdoor loading, service, and refuse areas are not needed for this development. A reuse container will be stored indoors.

5.6.4.4 Outdoor Storage Areas

Not Applicable.

5.6.5 FENCES AND WALLS

The site design will not include property perimeter fencing. Under §5.6.E of the City Land Development Code, a wall will not enhance visual appearance of the built environment, establish an attractive streetscape, and ensure visible compatibility with public spaces, nor will it promote street and neighborhood character.

5.7 SITE AND BUILDING DESIGN

5.7.1 PURPOSE

SLDC Requirements	Design Features
<ul style="list-style-type: none"> - Protect and enhance the character and quality of Sedona’s neighborhoods; 	The project visible structures use colors that meet Sedona color palettes, stones that are native to the site, and native plants. It is also set up to blend with the existing contours and minimize impact to the line of sight of the neighboring properties.
<ul style="list-style-type: none"> - Protect and enhance the long-term market value of property within Sedona; 	The tank is buried to avoid any potential impact on property value. The building is architecturally enhanced to blend in with the residential surroundings.



SLDC Requirements	Design Features
<ul style="list-style-type: none"> - Enhance the human and pedestrian scale of new developments and ensure compatibility between residential neighborhoods and adjacent non-residential uses; 	<p>The tank is buried, not visible, and the building structures are in proportion with the adjacent residential structures.</p>
<ul style="list-style-type: none"> - Mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers; 	<p>The tank is buried and not visible, and the building structures are in proportion with the adjacent residential structures.</p>
<ul style="list-style-type: none"> - Promote building designs and construction practices that are sustainable, provide for solar and other alternative energy systems and are adaptable to multiple uses for extended building life cycles; 	<p>Building designs and practices use latest applicable energy saving devices and are selected to provide long building life cycle.</p>
<ul style="list-style-type: none"> - Minimize negative impacts of on-site activities to adjacent uses; and 	<p>The site use will have minimal traffic and noise emission. External lighting is controlled and complies with the dark sky ordinance.</p> <p>The mechanical and electrical equipment (pump and motors) will be specified to generate a noise level of less than 80 dba at 3 ft from equipment. The building walls and roofing system will be designed to reduce the noise levels between 30 and 35 dba at the property boundary.</p>
<ul style="list-style-type: none"> - Balance the community’s economic and aesthetic concerns. [Res. 2019-19 Exh. A, 10-8-19]. 	<p>The project adds sensible architectural enhancements to enhance community aesthetics. The tank is not visible (buried), landscaping areas are maximized, visible concrete is painted to match surrounding ground and the project uses native rocks for retaining walls, building colors are selected in compliance with City standards and buildings have vertical articulation. The two buildings have different elevations as recommended by SLC.</p>

5.7.2 APPLICABILITY

Per the SLDC, the project shall comply with this Section.



5.7.3 REVIEW OF BUILDING AND SITE COMPLIANCE

5.7.3.1 Coordination with Site Plan Review Process

Review for compliance with the standards in this Section 5.7 shall occur at the time of site review and prior to issuance of a building permit.

5.7.3.2 Site Analysis

This project is anticipated to require major site plan review. A site plan was prepared and submitted and included a site analysis pursuant to this subsection 5.7.C(2) and the specifications in the Administrative Manual. The site analysis examined the site’s physical properties, amenities, unique attribute, character, and neighboring environment. The site’s main components, including the building locations and heights, driveway location, and landscaping design, were developed to minimize impact to existing line of sights.

5.7.4 SITE DESIGN

5.7.4.1 Intent

SLDC standards list the following intent criteria:

SLDC Requirements	Design Features
- Ensure development relates to the physical characteristics of the site;	The tank is buried and will not be visible to protect the physical site characteristics.
- Ensure building scale, orientation, and design relates to the surrounding uses and streets and creates a cohesive visual identity and an attractive street scene;	The building scale and orientation were developed with input from the City to create a cohesive visual identity, minimize impact to the line of sights, and maintain the relationship with the surrounding street.
- Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;	The proposed project does not alter the existing conditions with respect to vehicular circulation patterns and pedestrian environment.
- Promote design environments built to human scale;	The proposed buildings are set to a residential proportion and built to human scale.
- Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and	All trash collection and loading facilities are planned to be within the site and will not have any impact on the access street.
- Ensure safe and efficient access between buildings and parking areas.	The two buildings are configured to function as a single dwelling unit with safe walkways between the two buildings and the parking area.

5.7.4.2 Responsiveness to Natural Site Conditions and Context

Site design responds to the following standards:



5.7.4.2.1 *General*

1. Building envelopes and areas of disturbance were selected on the basis of natural landforms, native vegetation and native mature trees, underlying geology, floodways and floodplains, drainage ways, and required setbacks. The project avoids any disturbance to any adjacent floodways and meets and exceeds the required setbacks.
2. Structures and access are located and designed to fit into the topographic contours of the site, minimize disturbance of sensitive areas, and preserve geologic and natural vegetative features. Natural vegetation, significant rock outcroppings, and existing landforms were retained to the maximum extent practicable. The tank is mostly below grade and is covered with native landscaped areas. The northern tank edge is exposed but screened with retaining walls and vegetation that blends with the surrounding contours and landscaping. Flexibility and creativity are encouraged in designing development around existing features.
3. Site design maximized the use of existing disturbed land caused by existing roads. Site driveway was extended from the existing disturbed areas which minimized the impact on undisturbed areas.

5.7.4.2.2 *Retaining Walls*

Short retaining walls are required along the northern side of the property to provide screening of the exposed tank wall and support landscaping. The walls are faced with natural rock mined from the site. As encouraged in this Section, dry stack rock walls, where structurally appropriate, will be used.

5.7.4.2.3 *Trees and Vegetation*

Trees and vegetation were maintained to provide slope stability and prevent visual scarring wherever possible. Revegetation with native plant materials is included in the project as shown in the landscaping plans.

5.7.4.3 Sensitive Area Protection in the OC Zoning District

This Section is not applicable to this project.

5.7.4.4 Protection from Potential Hazards

The proposed development is designed to protect the public from the potential hazards of drainage, debris flow, fire, and erosion. The project is designed with existing features in order to minimize disturbance to, and therefore mitigation of, land surfaces and hillsides. The perimeter contours are restored to preconstruction conditions as much as possible. Site storm water runoff will utilize designed drainage and detention facilities.

5.7.4.5 Relationship to the Public Realm and Adjacent Developments

The East Sedona Water facility site layout was planned with careful attention to the City of Sedona requirements for open space, integration with the surrounding properties, and preserving the delicate nature in Sedona. Refer to 9Appendix A for the conceptual design drawings depicting the overall site layout, elevations, and landscaping drawings. The specific elements listed in SLDC are itemized below:

SLDC Requirements	Design Features
- Development shall respect local development patterns and site features to	The proposed design locates the tank below the finished grade and restores the



SLDC Requirements	Design Features
the maximum extent practicable when such development patterns contribute to a unified visual appearance. Site designs shall respond to local contextual influences and to the design and layout of adjoining developments.	site to its pre-construction conditions except for the superstructure which will include the pump room and electrical room. The superstructure concept is developed to blend with the surrounding residential, rural aspect of the area.
- Elements that shall be coordinated between adjacent sites to the maximum extent practicable include:	The project features are coordinated to match the surrounding residential properties as detailed below:
<ul style="list-style-type: none"> • Shared driveways for accessing adjoining streets; 	Access road uses an existing road that is shared by the adjacent properties. The access driveway cannot be shared with adjacent properties.
<ul style="list-style-type: none"> • Linkages of internal vehicular circulation systems; 	Not applicable.
<ul style="list-style-type: none"> • Linkages of interior pedestrian systems; 	Not applicable.
<ul style="list-style-type: none"> • Linkages/continuation of open space systems; 	Not applicable.
<ul style="list-style-type: none"> • Perimeter open space and landscape buffer zones; 	The project doesn't include a fence wall to meet this requirement and will use all native vegetation to maintain the appearance of the site and screen the site from the surrounding area.
<ul style="list-style-type: none"> • Areas and access for refuse collection; 	Refuse container size is the same one used for residential dwelling units and is stored indoors.
<ul style="list-style-type: none"> • Drainage and detention facilities; and 	Drainage and detention facilities are designed to reduce the runoff during a storm event.
<ul style="list-style-type: none"> • Linkages of any other networks and/or functional areas where a coordinated site design approach will benefit the cohesiveness of a larger area, such as shared utility easements. 	The site configuration is developed to minimize impact online of sights.

5.7.4.6 Utilities

- A. The project includes water and electric lines (12 KV or less). Both utilities are kept underground. Transformers, pedestals, fire hydrants, and other appurtenances normally associated with "underground" utility installations are located on the surface of the ground, as permitted by the SLDC.
- B. Temporary facilities are not required.



- C. As recommended by SLDC, wherever possible, underground utilities are located within or immediately adjacent to the disturbed areas of the project site (access road and driveway). The areas disturbed for the installation of required utilities are located within existing disturbed areas or proposed driveway.

5.7.5 BUILDING PLACEMENT AND ORIENTATION

5.7.5.1 Intent

As intended by the SLDC, the project site plan and building design ensures that the proposed building is oriented to emphasize public spaces, with entryways clearly visible from the road to the east and from SR 179 and the pedestrian walkway that runs along the eastern boundary of the site.

5.7.5.2 Building Locations (Multi-Building Developments)

This Section is applicable if the development includes three separate buildings. This criterion is not applicable since the development includes two separate buildings that are connected by a trellis to function as a single building.

5.7.5.3 Building Separation (Commercial and Public/Semi-Public Buildings)

This requirement applies to multi building developments, which is defined in the SLDC as three or more buildings. This is not applicable to this project as it consists of only two buildings.

5.7.6 BUILDING DESIGN

5.7.6.1 Intent

As stated in §5.7.F, building design directly impacts the character and function of new development. The building design standards are in compliance with this section of the SLDC, as shown below:

SLDC Requirements	Design Features
<ul style="list-style-type: none"> - Ensure that new building design is sensitive to and compatible with the Sedona built and natural environment, which is achieved through compliance with this Code; 	<p>Texture of the blocks and integral color requirements are selected to match, to the greatest extent possible, the theme of the adjacent properties (City Land Development Code §5.7.F(3)). Preliminary selection includes:</p> <ul style="list-style-type: none"> - Floor: sealed concrete slab - Exterior building walls: 8” concrete masonry unit with foam block filler, painted at interior, 3/4” stucco over vapor barrier over 1” rigid insulation - Interior walls: 8” concrete masonry unit with foam block filler, painted both sides - Roof: foam roof on 1/2” exterior board on metal deck on steel bar joists with batt insulation and scrim - Doors: painted hollow metal doors + frames



SLDC Requirements	Design Features
	<ul style="list-style-type: none"> - Windows: painted hollow metal frames with 1” insulated glass - Louvers: painted hollow metal frames with metal blades - Overhead doors: painted insulated steel doors - Landscape walls: stacked rock salvaged from the site
<ul style="list-style-type: none"> - Ensure that multi-building (three or more buildings) or phased developments use compatible schemes of materials, colors, and architectural vocabulary to ensure consistency; 	<p>Not applicable since this project has two buildings only.</p>
<ul style="list-style-type: none"> - Ensure building materials are durable and have low-maintenance requirements in the semi-arid environment; 	<p>The exterior walls use cement masonry units which is one of the most durable building construction materials.</p> <p>The roof insulation uses material that is commonly used in the area including foam roof with elastomeric coating with integral color to match PT2 and withstand a desert environment.</p>
<ul style="list-style-type: none"> - Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses; 	<p>The construction means are specified to be as efficient as possible. The buildings are equipped with LED lights and are properly insulated to provide the most efficient operation, if needed in the future.</p>
<ul style="list-style-type: none"> - Ensure that buildings are compatible in architectural style and proportionate to elements within the project site, adjacent and neighboring properties, and the area within which they are located. 	<p>The buildings are designed to have the look of adjacent residential properties. The texture of the blocks and integral color is selected to match the theme of the adjacent properties (City Land Development Code §5.7.F(3)).</p>

5.7.6.2 Building Form

5.7.6.2.1 Building Massing

As required by SLDC, in order to maximize the integration of the built environment with the natural environment, and to minimize the distractions of the built environment, all new development proposals should incorporate means of reducing the apparent size and bulk of buildings by complying with the standards in this subsection. The project complies with the requirements of the single family residential and the Commercial and Public/Semi-Public zoning districts.



5.7.6.2.1.1 Single-Family Residential

SLDC Requirements	Design Features
All single-family residential buildings and structures shall be composed of multiple visual building masses based on the following requirements:	The project design includes two separate buildings that are connected by a trellis. The buildings are also designed with wall articulation and window shapes.
- All single-family residential buildings or structures over 1,000 square feet but under 2,000 square feet in gross floor area shall be composed of at least two visual building masses of differing heights and at least two visual building masses of differing planes.	While not a single-family residence, the building area is 1,533 sft. Two visual buildings are proposed which comply with this requirement.
- All single-family residential buildings or structures 2,000 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and at least three visual building masses of differing planes.	Not applicable.
Such visual building masses shall:	
- Vary in height vertically by a minimum of two feet from any adjacent mass or masses;	The building to the north is 2 ft higher than the building to the south.
- Be 100 square feet minimum; and	Each building is over 100 sft.
- Have a minimum width and depth of six feet.	The north building is 21’8” long and 18 ft wide. The south building is 47’4” long and 24’8” wide.
- An upper story that is recessed by a minimum depth of six feet shall qualify as a visual building mass.	Not applicable. The buildings are single story.
- Depth and width dimensions shall be measured perpendicular to each other.	In compliance.

5.7.6.2.1.2 Multifamily Residential

Not Applicable.

5.7.6.2.1.3 Commercial and Public/Semi-Public

The SLDC states that all commercial and public/semi-public buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes.

Since this project has no public/semi-public buildings or structures and contains only buildings with less than 2,500 sft, this Section is not applicable.



5.7.6.2.1.4 Building Mass Orientation

As recommended in the SLDC, for buildings within 50 feet of a public or private street, right-of-way or easement, building masses must be oriented toward the street.

This project complies with this requirement. The proposed building masses are oriented toward the street.

5.7.6.2.1.5 Massing Purposes

Structures on the same property with a maximum wall-to-wall separation of five feet shall be considered one structure for massing purposes when evaluating massing requirements.

This condition is not applicable to this project. The two buildings are 20 ft apart.

5.7.6.2.2 Building Proportions and Scale

5.7.6.2.2.1 Vertical Elements

Taller buildings or portions of a building shall be located internally to a site or structure so that buildings step down in height as they reach the edges of the site or structure.

The proposed buildings are internal to the site.

5.7.6.2.2.2 Height Transitions

A new building that applies alternate standards in the area adjacent to an existing residence (Section 2.24.E(4), *Alternate Height Standards*) and has a height that exceeds that of an adjacent existing residential building by 10 feet or more shall provide a transition

This requirement does not apply since the proposed building height does not exceed the adjacent building height by 10 ft or more.

Where one building abuts another, the new development shall incorporate a minimum of three design elements to show elements of “continuous connection” to neighboring buildings. Elements shall include, but are not limited to, common parapet heights, covered walkway fascias, similar building materials, and similar building forms.

This requirement does not apply since the proposed buildings do not abut to each other.

5.7.6.2.3 Building Articulation

Per SLDC, this requirement does not apply to Single-Family and Duplex Residential zoned buildings, however the project is designed as two buildings connected by a trellis. This reduces unrelieved planes by dividing façades into a series of smaller components.

5.7.6.2.3.1 Horizontal Articulation

Additionally, the building elevation includes horizontal articulation as follow:

1. Projections and recessions,
2. Change in texture and masonry pattern; and
3. Awnings or canopies extending 8 ft (SLDC minimum requirement is four feet beyond the building face)
4. For nonresidential buildings, SLDC requires two articulation elements. The building design meets this requirement.

5.7.6.2.3.2 Vertical Articulation



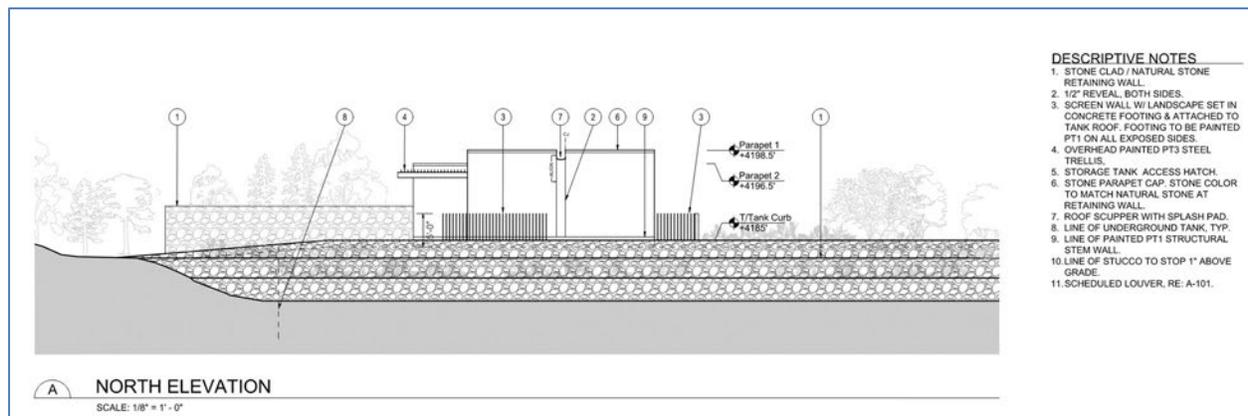
Following Sedona’s Architectural guidelines and vertical articulation as defined in the Land Development Code §5.7.F(2), the building mass is broken up as much as possible to minimize the scale of the building, while recessing into the revegetated greenery of the site. The project includes a trellis that provides deep shadow at ground level, as recommended by SLDC. This has the added advantage of achieving a more articulated building mass.

Building walls will utilize vertical articulation, per SLDC §5.7.F(2), using salvaged rock from the site for the base to blend with the natural surroundings and landscaping.

5.7.6.2.3.3 Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)

SLDC requires that no exterior wall of a building or structure shall have an unrelieved building plane that exceeds 800 square feet in area. The proposed building planes are less than 800 square feet and include relieved planes, and have a change of building materials, as shown in the figure below.

Figure 5-5 – South Building



5.7.6.2.3.4 Varied Facades

As recommended by the SLDC, the spacing of elements in façades is varied rather than repetitive, with a high priority placed on the three-dimensional interplay of light and shadow. Figure 5-5 above shows the various vertical elements.

5.7.6.2.3.5 Transparency (Windows, Doors, and Openings)

This Section applies to facades facing a public street or other public area such as a plaza, park, or sidewalk. This project faces a private street that leads to this site.

5.7.6.2.3.6 Roofline Variation

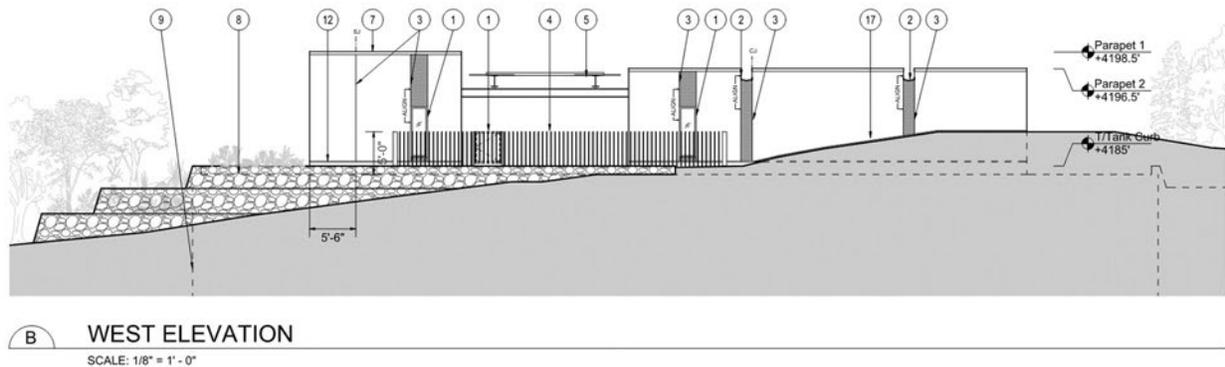
As recommended in the SLDC, the roofline silhouette of buildings shall be varied in order to reduce the visual impact of line and form contrast with the natural environment. To reduce the visual impact of roof mass, no roofline along any building elevation shall exceed 50 feet in length without a visual variation that incorporates:

1. Projections, recessions, dormers that alter the vertical or horizontal plane of the roof by at least two feet;
2. Change in roof height of at least two feet; or



3. Distinct parapet designs and cornice treatments.

Figure 5-6 – Roof Line



As depicted in Figure 5-6 above, the roof line includes projections, a change in roof height of at least two feet, and distinct parapet design.

5.7.6.2.4 Building Length (Multifamily Residential and Lodging Uses)

This Section does not apply since this project is not a multifamily residential and lodging use.

5.7.6.3 Architectural Style and Character

5.7.6.3.1 Compatibility

As recommended by SLDC, the building shall be designed to be compatible with the predominant architectural design of the community and the surrounding area. As can be seen in the rendering below (View from SR 179 looking west), the project meets this requirement.

Figure 5-7 – Building Rendering – From SR 179 looking west





5.7.6.3.2 Building Design as Signage

As stated in SLDC, §5.7.F(3)b elevations and/or elements used to comply with these standards shall not function as signs. As depicted in Figure 5-7 above, the project design doesn't show any signage.

5.7.6.3.3 Comprehensive and Unified Design

1. In compliance with this Section, the primary architectural theme is used around the entire building. This includes the accent stucco design, stepped parapets, trellis, plant material, textured stone material, and colors.
2. All building façades facing public streets are designed with a similar level of design detail, patterning, and finish. Blank walls void of architectural detailing are not included since they are not permitted.
3. Accessory structures (Trellis and fence) are designed and finished to complement the principal structure through the use of the same colors, materials, textures, shape, and architectural style.

5.7.6.3.4 OC Zoning District Historic Resources

Not Applicable.

5.7.6.4 Building Materials

5.7.6.4.1 Exterior Materials Generally

As recommended by SLDC, with respect to all materials that are used on the exterior of structure, the following apply:

1. Mirrored or reflective surfaces or any treatments that change transparent or semi-transparent windows into mirrored surfaces are not used.
2. Metallic surfaces (Trellis and fence) are treated to reduce reflections.

5.7.6.4.2 Prohibited Exterior Finishes

SLDC lists the prohibited material. The project uses none of the prohibited materials.

5.7.6.5 Building Color

5.7.6.5.1 Intent

The color contrast of structures with the natural dark green of the vegetation and rust reds of the red rocks and soils is a concern with respect to reducing visual impacts of the built environment and trying to blend it with the natural environment. The purpose of this subsection is to ensure that structures, walls, garage doors, roofs, fences, or other large exposed surface areas blend with the surrounding natural environment without calling undue attention to the development. The requirements of this subsection do not apply to structures with a Historic Landmark designation; however, colors for historic landmarks must be approved by the Historic Preservation Commission pursuant to subsection 8.7.B.



5.7.6.5.2 Requirements

5.7.6.5.2.1 Hue

Exterior building materials and colors shall match or enhance the tone of the surrounding landscape to the maximum extent practicable. As shown in the Figure below, the proposed design is in compliance with this requirement.

Figure 5-8 – Exterior Building Colors

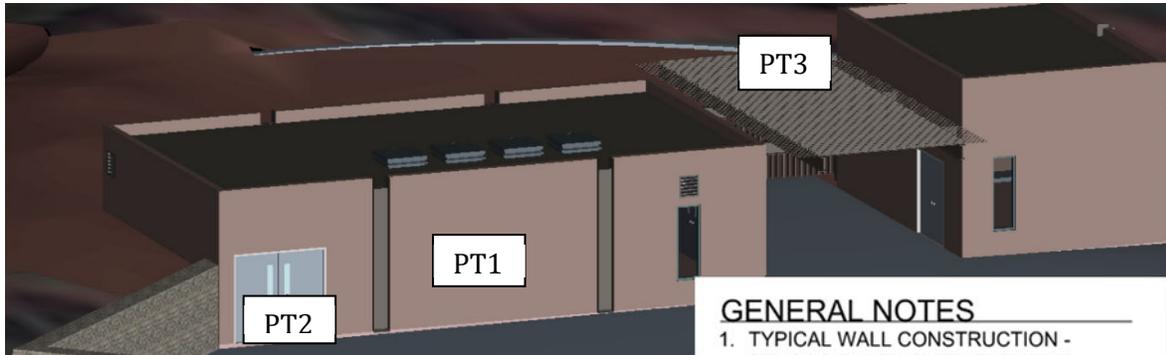


5.7.6.5.2.2 Light Reflectance Value and Chroma

Per SLDC, since the building is less than 5,000 square feet, the materials and colors used shall not exceed 38 percent light reflectance values (LRV) and Munsell value of 7 (Per table 5.7 Maximum LRV and Munsell Values). The proposed color selection is in compliance with this requirement. The figures below show the color scheme:



Figure 5-9 – Building Color Scheme



GENERAL NOTES

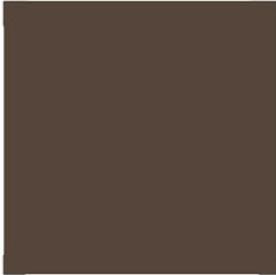
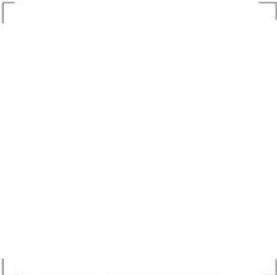
1. TYPICAL WALL CONSTRUCTION - STUCCO FINISH OVER CMU WALL.
2. ALL DOOR, FRAME, LOUVER AND TRANSOM COLOR TO BE PT2.
3. ALL EXPOSED STEEL TO BE PAINTED PT3

FINISH SCHEDULE

- PT1 TNE MEC, SEDONA BROWN, 41RD
 PT2 TNE MEC - LEATHER 42RD
 PT3 DUNN EDWARDS - MINK DE6392

The color board stating the selected colors and associated LRV value is shown below.

Figure 5-10 – Color Board

 Exterior Paint Color 1 Manufacturer: Tnemec Color Name: Sedona Brown 41RD LRV: 18%	 Exterior Paint Color 2 Manufacturer: Tnemec Color Name: Leather 42RD LRV: 10%	 Exterior Paint Color 3 Manufacturer: Dunn Edwards Color Name: Mink DE6392 LRV: 7%	 Overhead Aluminum Trellis Extruded Aluminum Color: Aluminum to be painted with Color 3
 PVC Roof Membrane Manufacturer: IB Roof Systems or similar Color Name: Brown LRV: 7.2%	 Exterior Accent Screen wall Coated steel Color: Steel to be painted with Color 3	 Site Salvaged Rock	

Water Tank + Booster Pump Station Exterior Material Board
 City of Sedona

1 October 2018
 HOLLY STREET STUDIO ARCHITECTS



5.7.6.5.2.3 Evaluation of Color

The applicant is submitting the color sample with corresponding LRV and chroma value for every color used on the subject buildings and structures for your consideration.

5.8 EXTERIOR LIGHTING

5.8.1 PURPOSE

Exterior lighting, classified under SLDC as Class 2 Lighting, will be reserved to that necessary for operations and to protect life and safety- no decorative or ornamental lighting will be used. Facility area lighting will be provided for site security and safety with minimal impact on surrounding properties per compliance with City Land Development Code §5.8. A Lighting Plan and light fixture cut sheets are included in the drawing set.

5.8.2 Applicability

The lighting design meets the requirements of this code with regards to shielding and lamp type. Lighting criteria for the site are as follows:

1. Specific lighting levels (indoors and outdoors) shall be per the latest published version of the Illuminating Engineering Society (IES) of North America Handbook.
2. Interior lighting will utilize fluorescent, compact fluorescent, metal halide, and high intensity discharge and be high efficiency rated.
3. Exterior lighting will be “Dark Sky Compliant” with photometric control, motion control – in compliance with SLDC §5.8.E(5)a., and/or hand/off/auto switches. The facility will utilize narrow spectrum amber LEDs. Lamps are to be high efficiency rated per SLC 5.8.E.1.a.
4. Switch-controlled local task lighting will be provided in critical operations areas, and where nighttime maintenance or repairs may be necessary.
5. Lighting for building entrances will be wall-mounted lighting fixtures.
6. Emergency lighting will either be in the form of separate, wall-mounted fixtures, or by the use of emergency battery packs and ballasts in-ceiling or wall-mounted lighting fixtures.

5.8.3 Administration

SLC lists three lighting classes:

1. Class 1 Lighting (High Activity Areas) – this is applicable to high activity areas which doesn’t apply to this site.
2. Class 2 Lighting (Security and Public Safety) – This lighting is used for illumination of walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary purpose. **This class is the main purpose of outdoor illumination for this project.**
3. Class 3 Lighting (Decorative and Accent) - Lighting used for decorative effects such as architectural illumination, flag and monument lighting, and illumination of landscaping elements. This is not applicable for this site.

5.8.4 GENERAL LIGHTING STANDARDS



The LDC has the following requirements:

5.8.4.1 Warm Lighting Requirements and Alternatives

All Class 2 lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LEDs, or warm lighting alternatives not to exceed 2,700 Kelvin.

5.8.4.2 Prohibited Lighting Types

This project is in compliance.

5.8.4.3 Shielding and Light Trespass

The proposed outdoor lighting will be fully shielded as requested in this section. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto adjacent properties.

5.8.4.4 Lighting Output Levels

The project has adopted the Maximum Lighting Output Levels stated under SLC Table 5.8 – Single Family Residential which limits the Total Site Output and states that “Lamps cannot emit a Correlated Color Temperature in excess of 4,000 Kelvin”.

5.8.4.5 Lighting Controls

5.8.4.5.1 Motion Sensors

The proposed design includes installing motion sensors that trigger the lights with activity within the property lines and not triggered by activity outside the property lines. Motion sensing fixtures will be fully shielded and properly adjusted, according to the manufacturer’s instructions, to turn off in a reasonable timeframe after the detected motion ceases, as required in this section of the SLC.

5.8.4.5.2 Lighting Time Limitations

5.8.5 EXCEPT FOR FLAGPOLE LIGHTING AND LANDSCAPE LIGHTING, CLASS 1 AND CLASS 3 LIGHTING SHALL BE EXTINGUISHED DURING NONBUSINESS HOURS. LANDSCAPE LIGHTING SHALL BE EXTINGUISHED BY CLOSE OF BUSINESS OR 10:00 P.M., WHICHEVER IS LATER. PARKING AREA LIGHTING

This section is limited to parking areas and is not applicable to this project.

5.8.6 PEDESTRIAN WALKWAY LIGHTING

This section is applicable to public pedestrian walkway and is not applicable to this project.

5.8.7 EXTERIOR BUILDING LIGHTING

Per this section, the soffit mounted light fixtures are fully shielded. Architectural lighting is not used and lighting of expansive wall planes or lighting resulting in hot spots on wall or roof planes are not used as they are not needed and are prohibited by LDC. Lighting above entryways and along building perimeters are fully shielded fixtures.

5.8.8 SIGN ILLUMINATION



This feature is not required and not applicable for this project.

5.8.9 SUPPLEMENTAL LIGHTING STANDARDS

This section is not applicable to this project as it pertains to recreational facilities, outdoor display lots and service station canopies.

5.8.10 INSTALLATION AND MAINTENANCE

Certification of Installation - We acknowledge that certification may be required to be provided by a certified engineer before the Certificate of Occupancy is issued.

We acknowledge that lamp or fixture substitution shall require submitting a change request to the City for approval.

Underground Electrical Service Required - The lighting electrical service will be part of the site overall electrical service and will be located underground.

5.9 PUBLIC ART

Per SLDC, public art is required to be installed pursuant to this Section prior to the issuance of a Certificate of Occupancy for the following:

SLDC Requirements	Project Design Features
<ul style="list-style-type: none"> - Development of any new mixed-use and/or nonresidential building, except for industrial uses, with 5,000 square feet of gross floor area or more; 	This project does not qualify under any of these descriptions and therefore the public art requirement is not applicable.
<ul style="list-style-type: none"> - Expansion of any mixed-use and/or nonresidential building, except for industrial uses, resulting in 2,500 square feet of gross floor area or more; 	
<ul style="list-style-type: none"> - Development of any new multifamily building(s) of 20 dwelling units or more; and 	
<ul style="list-style-type: none"> - Expansion of any existing multifamily residential building(s) by 10 dwelling units or more. 	



6 ARTICLE 6 - SIGNS

This project will not require any signs except for a safety decal and a site address sign. Directional and directory signs are not needed. A monument, free standing sign is not required. A Signage Plan is included with the drawings.



7 ARTICLE 7 - SUBDIVISIONS

This project is not a subdivision therefore this Article of the Code is not applicable.



8 ARTICLE 8 – ADMINISTRATION AND PROCEDURE

We are aware per this SLDC Article that this project will fall under the Conditional Use Permit review procedures per SLDC Table 8.1 and will require the following:

- Notifications – published, written, and posted
- Pre-Application Meeting
- Review and Decision Making - Bodies
 - o Staff - Review
 - o Historic Preservation Committee – not required since the project site is not within a historic preservation district
 - o Planning and Zoning – Review and Decision
 - o City Council – Appeal

8.1 PURPOSE AND ORGANIZATION OF THIS ARTICLE

The purpose of this article is to provide consistent, equitable procedures for the review of development proposals and to ensure that proposed development will be in accordance with the purposes and standards of this Code.

The proposed project is designed to comply with all these purposes.

8.2 SUMMARY TABLE OF REVIEW PROCEDURES

The table below shows the review procedures as applicable to a conditional use permit, thereby stating whether public notice is required, whether a pre-application meeting is required, and the role of City review and decision-making bodies.



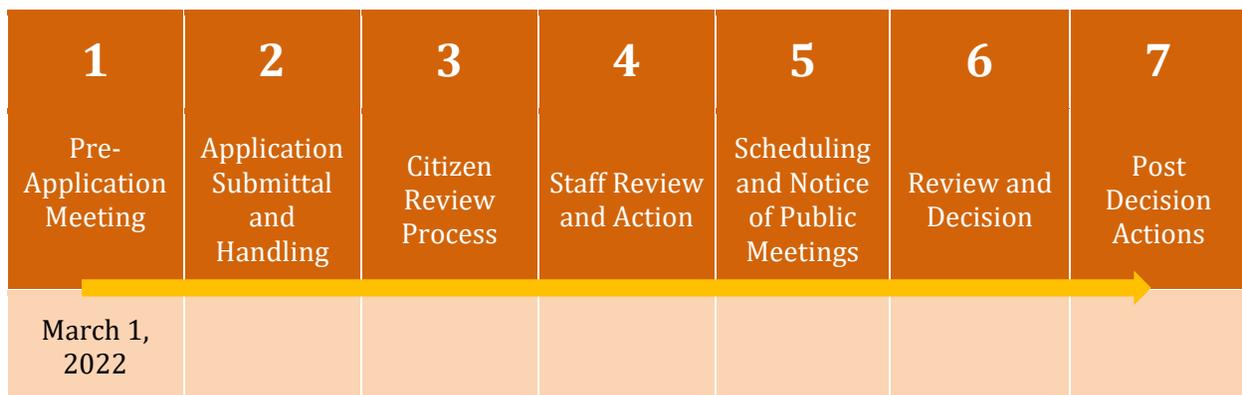
Table 8-1 Summary Table of Review Procedures

Table 8.1 Summary Table of Review Procedures										
KEY: R = Review and Recommendation D = Review and Decision A = Appeal ✓ = Required < > = Public Hearing Required										
Procedure	Code Reference	Notice			Pre-Application Meeting	Review and Decision-Making Bodies				
		Published	Written	Posted		Staff	Historic Prsvtn Comm.	Planning & Zoning Comm.	City Council	Board of Adjustment
Development Permits										
Development Review	Minor	8.4			✓	D [1]		< A >		
	Major	8.4	✓	✓	✓	R	< R > [3]	< D >	< A >	
Conditional Use Permit		8.4.B	✓	✓	✓	R	< R > [3]	< D >	< A >	
Single-Family Residential Review		8.4.C				D				< A >
Temporary Use Permit		8.4.D			✓[2]	D				< A >

8.3 COMMON REVIEW PROCEDURES

8.3.1 GENERAL

This section describes the “Common Review Procedure” as depicted in Figure 8-1 restated below



8.3.2 PRE-APPLICATION MEETING

A pre-application meeting was conducted on March 1, 2022.



8.3.3 APPLICATION SUBMITTAL AND HANDLING

This package consists of the application package as required in the LDC section.

8.3.4 CITIZEN REVIEW PROCESS

A citizen participation plan is attached as required in this section of the code. Public notification will also be performed to cover the properties within the 300 ft radius required by this Code. The applicant is also required to provide the Director with a Citizen Participation Report.

8.3.5 STAFF REVIEW AND ACTION

It is our understanding that this application is subject to staff review and recommendation to the Planning and Zoning Commission and/or City Council per Table 8.1, Summary Table of Review Procedures, and that staff shall prepare a written staff report that summarizes the proposal, findings, and recommendations.

Section 8.3.E(5) of the SLDC lists the approval criteria applicable to all developments as detailed below.

SLDC Requirements	Project Design Features
<ul style="list-style-type: none"> - Generally <p>Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.</p>	<p>We are aware that this application will be reviewed by City staff</p>
<ul style="list-style-type: none"> - Prior Approvals <p>The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p>	<p>This application is in compliance with prior approvals by City staff, Planning and Zoning Commission and City Council.</p>



SLDC Requirements	Project Design Features
<p>- Consistency with Sedona Community Plan and Other Applicable Plans</p> <p>Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:</p> <ul style="list-style-type: none"> • Shall weigh competing plan goals, policies, and strategies; and • May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans. 	<p>This project is fully consistent with Sedona Community Plans and Other Applicable Codes including the SLDC and all other building, electric mechanical, plumbing and fire codes recently adopted by the City, as shown in this application.</p> <p>This project provides public benefit by making the water supply for common use and fire mitigation more reliable in East Sedona without conflicting with any other code criteria. The tank is completely buried and not visible and the visible buildings and landscaping match and enhance the surrounding area.</p>
<p>- Compliance with This Code and Other Applicable Regulations</p>	<p>As indicated above, this project is in full compliance with this Code and other applicable regulations.</p>
<p>- Minimizes Impacts on Surrounding Property Owners</p> <p>The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.</p>	<p>As indicated above, this project has minimal impact on surrounding properties. The tank is buried and not visible, the buildings are architecturally enhanced to match the surrounding area, the landscaping areas are maximized and use native plants and hardscape. The site noise pollution and traffic impact is less than a residential property. The buildings are located to minimize any impact on the line of sight of adjacent properties.</p> <p>The Owner has exerted good faith effort to obtain feedback from the neighbors within a 500 ft radius under the application submitted in January 2017. Under this application, the owner will contact the property owners within the 300 ft radius required by this code.</p> <p>The building design and site arrangement was modified to address comments from the Planning and Zoning Commission and City Council received during the approval of the previous application package. The buildings were reduced in size and height and relocated to minimize the impact on the line of sight.</p>



SLDC Requirements	Project Design Features
<p>- Consistent with Intergovernmental Agreements</p> <p>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 this Code.</p>	<p>It is our understanding that this project does not conflict with this requirement.</p>
<p>- Minimizes Adverse Environmental Impacts</p> <p>The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, storm water management, wildlife habitat, soils, and native vegetation.</p>	<p>This project has minimal environmental impact. The vegetation will be salvaged as much as possible and enhanced with native plants and hardscape. The storm water runoff is reduced and noise levels are minimal. The project will have minimal to no impact on wildlife habitat and soils.</p>
<p>- Minimizes Adverse Fiscal Impacts</p> <p>The proposed development shall not result in significant adverse fiscal impacts on the City.</p>	<p>It is expected that this project will have positive fiscal outcome as it will enhance the water system serving fire protection.</p>
<p>- Compliance with Utility, Service, and Improvement Standards</p> <p>As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/ fire protection, and similar standards.</p>	<p>The project site location is in full compliance with federal, state, county, and city regulations. This is mostly relevant for federal regulations as the Owner attempted to locate the site on US Forest Land, however, the request was denied.</p> <p>Additionally, this project has been previously permitted by ADEQ, the City, and Sedona Fire District and was found to be in compliance with all applicable federal, state, county, service district, and City regulatory, design and construction standards.</p>



SLDC Requirements	Project Design Features
<ul style="list-style-type: none"> - Provides Adequate Road Systems and Traffic Mitigation <p>Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.</p>	<p>This project has lower traffic needs compared to a residential occupancy.</p>
<ul style="list-style-type: none"> - Provides Adequate Public Services and Facilities <p>Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p>	<p>The unique feature of this project is that it enhances the adequacy of public services with respect to potable water and fire protection. This project is also advantageous to the other public services (roads, sewer, schools, public safety, and vehicle/pedestrian access) since it has a lower impact on these services compared to equivalent residential properties.</p>
<ul style="list-style-type: none"> - Rational Phasing Plan 	<p>This criterion is not applicable as the project will be implemented in a single phase.</p>



9 ARTICLE 9 - RULES OF CONSTRUCTION AND DEFINITION

This project falls under Public Utility, Major per the definition provided in SLDC, Article 9

“Public Utility, Major

A facility used to convert electric power, natural gas, telephone signals, cable/fiber optic communications, and water services from a form appropriate for transmission over long distances to a form appropriate for residential household or commercial use, or vice versa. This use includes but is not limited to: electric substations, natural gas regulator stations, telephone switching stations, water pressure control facilities, and sewage lift stations, regional storm water drainage facilities, and water and sewer treatment facilities. Major public utilities are of a size and scale found only in scattered sites throughout the City.”

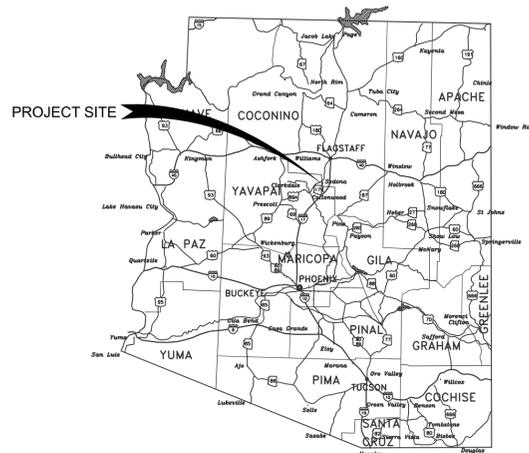


Appendix A Conceptual Drawings

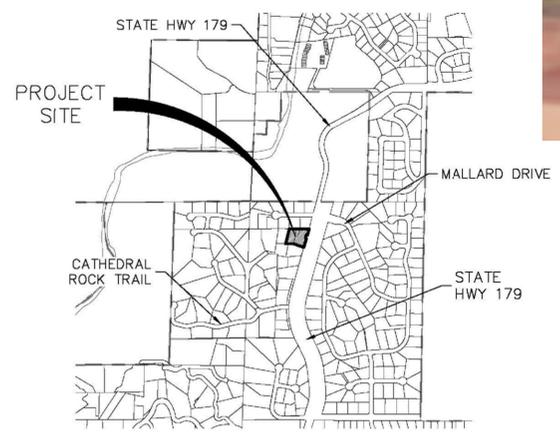
EAST SEDONA WATER STORAGE TANK

95 BELL ROCK TRAIL, SEDONA, ARIZONA 86336

VOLUME 2
DECEMBER 2019



VICINITY MAP
NTS



LOCATION MAP
NTS



PREPARED BY: _____



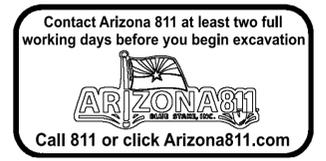
CONTACT:
JOHN H MATTA, P.E.
PROJECT MANAGER
7500 N DOBSON RD, SUITE 200
SCOTTSDALE, AZ 85256
PHONE: (628) 231-2621x511
EMAIL: johnm@wwengineers.com



CONTACT:
MICHAEL E JACOBS, AIA
PROJECT ARCHITECT
822 N. CENTRAL AVENUE
PHOENIX, AZ 85004
PHONE: (602) 258-8555
EMAIL: michael@hollystreetstudio.com

PROJECT SUMMARY

TOTAL ACREAGE:	1.05 ACRES
PERCENT LOT COVERAGE	3.35%
FLOOR AREA	1533 SF
PARKING SPACES:	2 REQUIRED, 2 PROVIDED
LANDSCAPED AREA	75%
OPEN AREA	8.5%
ROADWAYS	6.03%



VERIFY SCALE
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DESIGN: MB
DRAWN: MTP
CHECKED: DB
APPROVED: JHM

ARIZONA WATER COMPANY



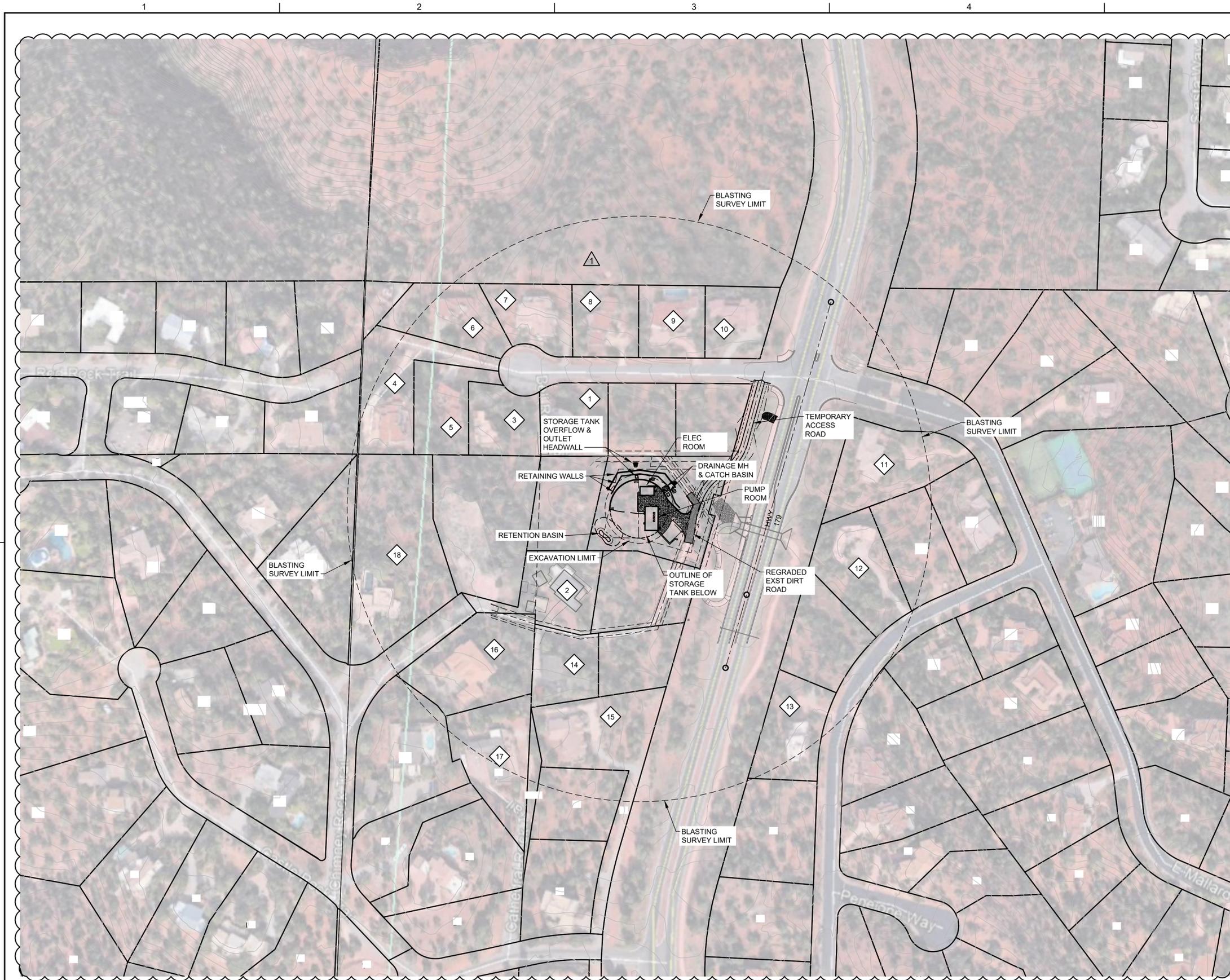
WATERWORKS ENGINEERS
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EAST SEDONA WATER STORAGE TANK

GENERAL COVER SHEET

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: G-001
SHEET: -

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-



KEY	APN	ADDRESS	OWNER
1	401-33-018	95 W MALLARD DR SEDONA, AZ 86336	BRACKIN LIVING TRUST
2	401-33-029G	55 BELL ROCK TRL SEDONA, AZ 86336	FACE-CAMPBELL NANCY ANN
3	401-33-017	93 W MALLARD DR SEDONA, AZ 86336	PARKER ADRIAN & GEORGIANA
4	401-33-015	89 W MALLARD DR SEDONA, AZ 86336	DUECHLE GARY PAUL & NITA JANE
5	401-33-016	91 W MALLARD DR SEDONA, AZ 86336	SLUDER A KATIE
6	401-33-014	90 W MALLARD DR SEDONA, AZ 86336	TORRE RICHARD J
7	401-33-013	92 W MALLARD DR SEDONA, AZ 86336	HUELAT BC & TR RVCBL TRUST
8	401-33-012	94 W MALLARD DR SEDONA, AZ 86336	BOVEE LIVING TRUST
9	401-33-011	96 W MALLARD DR SEDONA, AZ 86336	BERRY MARY E
10	401-33-010	98 W MALLARD DR SEDONA, AZ 86336	HAYES RUTH F TRUST
11	401-72-022	99 E MALLARD DR SEDONA, AZ 86336	STAUB MA RVCBL LIVING TRUST
12	401-72-019	305 ACACIA DR SEDONA, AZ 86336	SWIDLER STEVEN M
13	401-73-010	309 ACACIA DR SEDONA, AZ 86336	MILLER ROBERT M & MARYLU
14	401-33-029H	45 BELL ROCK TRL SEDONA, AZ 86336	DONNELLY DANIEL & CONSTANCE
15	401-33-021	20 CATHEDRAL ROCK TRL SEDONA, AZ 86336	MCGEARY VINCENT E
16	401-33-007	30 BELL ROCK TRL SEDONA, AZ 86336	O'Brien John & Jeanne Family Trust
17	401-33-005	70 CATHEDRAL ROCK TRL SEDONA, AZ 86336	HRUSCHKA GILBERT J
18	401-33-009A	35 BELL ROCK TRL SEDONA, AZ 86336	LANG PATRICIA

NO.	DATE	REVISION	BY	APVD
1	2/20	REVISION 1	AA	JHM

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FILENAME: L:\CAD\PROJECTS\16-029 AZ WATER E SEDONA TANK BPS_(S)\PROJECT FILES\DELIVERABLES\1629D-G102.DWG

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

1" = 100'

DATE	DEC 2019
PROJECT NUMBER	19-036
DRAWING NUMBER	G-102
SHEET	- OF -

PLOT DATE: 2/26/2020 PLOT TIME: 3:30 PM

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DESIGN: MMB
DRAWN: SAR
CHECKED: DB
APPROVED: JHM

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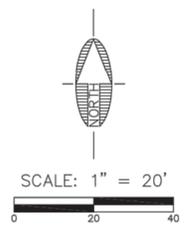
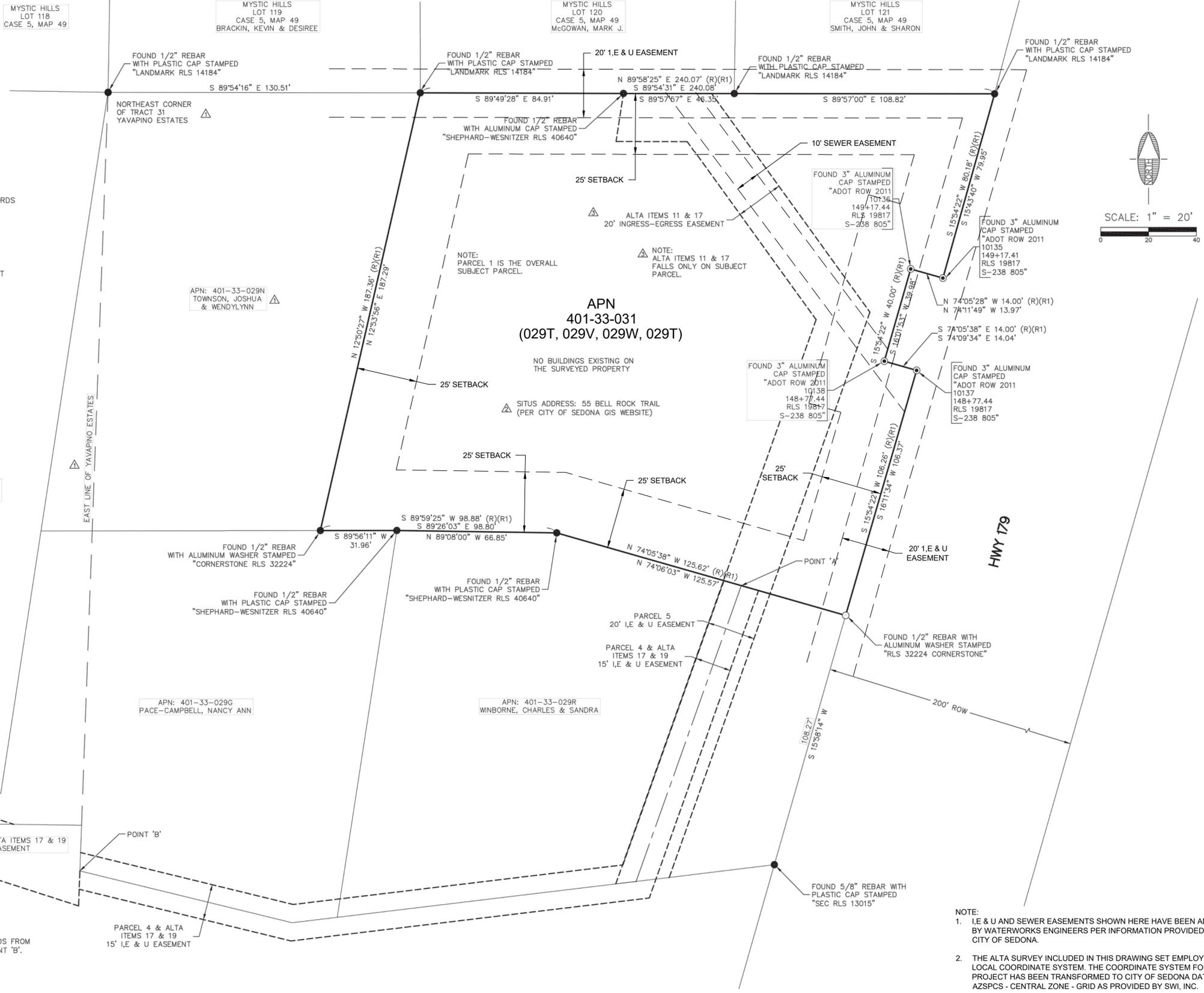
EAST SEDONA WATER STORAGE TANK

AREA SITE PLAN

GENERAL

LEGEND

- SUBJECT PARCEL BOUNDARY
 - - - - SUBJECT PARCEL EASEMENT
 - ADJOINER LINE
 - - - - BOUNDARY TIE
 - I, E & U INGRESS, EGRESS & UTILITIES
 - #XXXXXXX INDICATES INSTRUMENT NUMBER OF OFFICIAL RECORDS
 - XXXX/XXX INDICATES DOCKET/PAGE OF OFFICIAL RECORDS
 - XXX-XX-XXXX INDICATES COCONINO COUNTY ASSESSOR'S PARCEL NUMBER
 - "ALTA ITEM" REFERS TO SCHEDULE B ITEMS FROM TITLE REPORT
- ZONED: RS-18B SINGLE FAMILY RESIDENTIAL
- SETBACK LIMITS:
 FRONT - 25'
 SIDE (INTERIOR) - 10'
 SIDE (EXTERIOR) - 15'
 REAR - 25'
- HEIGHT AND FLOOR AREA REQUIREMENTS:
 VARIABLE DEPENDING ON STRUCTURE AND SLOPE OF THE LAND.
- ▲ (NOTE: ZONING INFORMATION TAKEN FROM CITY OF SEDONA GIS WEBSITE)



- NOTE:
1. I, E & U AND SEWER EASEMENTS SHOWN HERE HAVE BEEN ADDED BY WATERWORKS ENGINEERS PER INFORMATION PROVIDED BY CITY OF SEDONA.
 2. THE ALTA SURVEY INCLUDED IN THIS DRAWING SET EMPLOYS A LOCAL COORDINATE SYSTEM. THE COORDINATE SYSTEM FOR THIS PROJECT HAS BEEN TRANSFORMED TO CITY OF SEDONA DATUM, AZSPCS - CENTRAL ZONE - GRID AS PROVIDED BY SWI, INC.

No. _____
 FILED AND RECORDED AT REQUEST OF
Shephard-Wesnitzer, Inc.
 A.D. _____
 AT _____ O'CLOCK _____ M
 BOOK _____
 PAGE _____
 RECORDED IN COCONINO COUNTY, ARIZONA
 County Recorder
 Deputy Recorder



NOTE: PARCEL 4 EXTENDS FROM POINT 'A' TO POINT 'B'.
 PARCEL 4 & ALTA ITEMS 17 & 19 I, E & U EASEMENT



NO.	DESCRIPTION	DATE	BY
▲	ADD/REVISE INFORMATION	11/15/12	PN
▲	REVISED FOR NEW TITLE REPORT	11/19/12	PN
▲	REVISED TO MAKE CORRECTIONS	11/20/12	PN

SWI
Shephard Wesnitzer, Inc.

75 Kalliof Place
 Sedona, AZ 86336
 928.282.1061
 928.282.2058 fax
 www.swiaz.com

JOB NO:	12273_002
DATE:	NOV. 2012
SCALE:	AS SHOWN
DRAWN:	MWJ
DESIGN:	N/A
CHECKED:	PWN

APN: 401-33-029T, 029V, 029W & 029Y
 COCONINO COUNTY ARIZONA

ALTA/ACSM LAND TITLE SURVEY BOUNDARY GEOMETRY

DRAWING NO. **AA2**
 SHT NO. 2 OF 4

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DESIGN	MB
DRAWN	SAR
CHECKED	DB
APPROVED	JHM

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EAST SEDONA WATER STORAGE TANK

ALTA SURVEY, PAGE 2 OF 4

DATE	DEC 2019
PROJECT NUMBER	19-036
DRAWING NUMBER	G-104
SHEET	

CIVIL LEGEND

	SPOT ELEVATION
	CONTOUR LINE
	CUT SLOPE (HORIZ:VERT)
	EMBANKMENT - FILL SLOPE (HORIZ:VERT)
	DRAINAGEWAY OR DITCH
	DIRECTION OF FLOW
	CENTER LINE, BUILDING, ROAD
	PROPERTY LINE
	RIGHT OF WAY, EASEMENT OR SETBACK
	STAGING OR WORK AREA LIMITS
	STRUCTURE, BUILDING OR FACILITY LOCATION POINT COORDINATES
	STRUCTURE, BUILDING OR FACILITY
	RETAINING WALL
	CONCRETE CURB
	ARCHITECTURAL FENCE
	GUARD RAIL / BARRICADE
	CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE TOPPING
	ARCHITECTURAL FENCE
	WIRE FENCE
	BARBED WIRE
	SINGLE SWING GATE
	DOUBLE SWING GATE
	SLIDING GATE
	CULVERT
	WALL
	BRUSH / TREE LINE
	TREE
	DEMOLITION
	AUTOMATIC AIR RELEASE VALVE
	MANUAL AIR RELEASE VALVE
	WATER SURFACE

	BEDROCK
	ROCKS OR RIPRAP
	AGGREGATE BASE
	NATURAL SOIL
	COMPACTED SOIL
	CONCRETE
	GROUT
	CONTROLLED LOW STRENGTH MATERIAL (CLSM)
	PAVEMENT
	GRATING

MAPPING LEGEND

	AIR RELEASE VALVE		REBAR
	ASPHALT PAVEMENT		RIGHT-OF-WAY
	BOLLARD		SEWER CLEANOUT
	CABLE TELEVISION		SEWER MANHOLE
	CATCH BASIN		SOLAR PANEL
	ELECTRIC METER		STORM DRAIN MANHOLE
	ELECTRIC PULLBOX		STREET SIGN
	ELECTRIC RISER		SURVEY CONTROL POINT OR POINT OF INTERSECTION
	ELECTRIC SWITCHBOX		TELEPHONE BOX
	ELECTRIC TRANSFORMER		TRAFFIC CONTROL BOX
	FIRE HYDRANT		TRAFFIC SIGNAL BOX
	GAS VALVE		TRAFFIC SIGNAL WITH ARM
	GRAY PVC CONDUIT PIPES		TRAFFIC SIGNAL WITH NO ARM
	GUARD POST		TRAFFIC WALK SWITCH
	GUY WIRE		UTILITY POLE
	IRRIGATION BOX		WATER VALVE
	IRRIGATION VALVE		WATER MANHOLE
	LIGHT POLE WITH NO ARM		WATER METER
	LIGHT POLE WITH ARM ATTACHED TO UTILITY POLE		WELL

NOTES:

- EXISTING PIPING, EQUIPMENT, AND TOPOGRAPHY IS SHOWN SCREENED AND / OR LIGHT-LINED. NEW PIPING, EQUIPMENT, STRUCTURE, AND FINISHED GRADE IS SHOWN HEAVY-LINED.
- THIS IS A STANDARD LEGEND SHEET. SOME SYMBOLS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PLANS.

VERIFY SCALE	BAR IS ONE INCH ON ORIGINAL DRAWING.
DESIGN	JHM
DRAWN	AAA
CHECKED	JHM
APPROVED	JHM

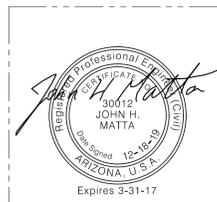


EAST SEDONA WATER STORAGE TANK

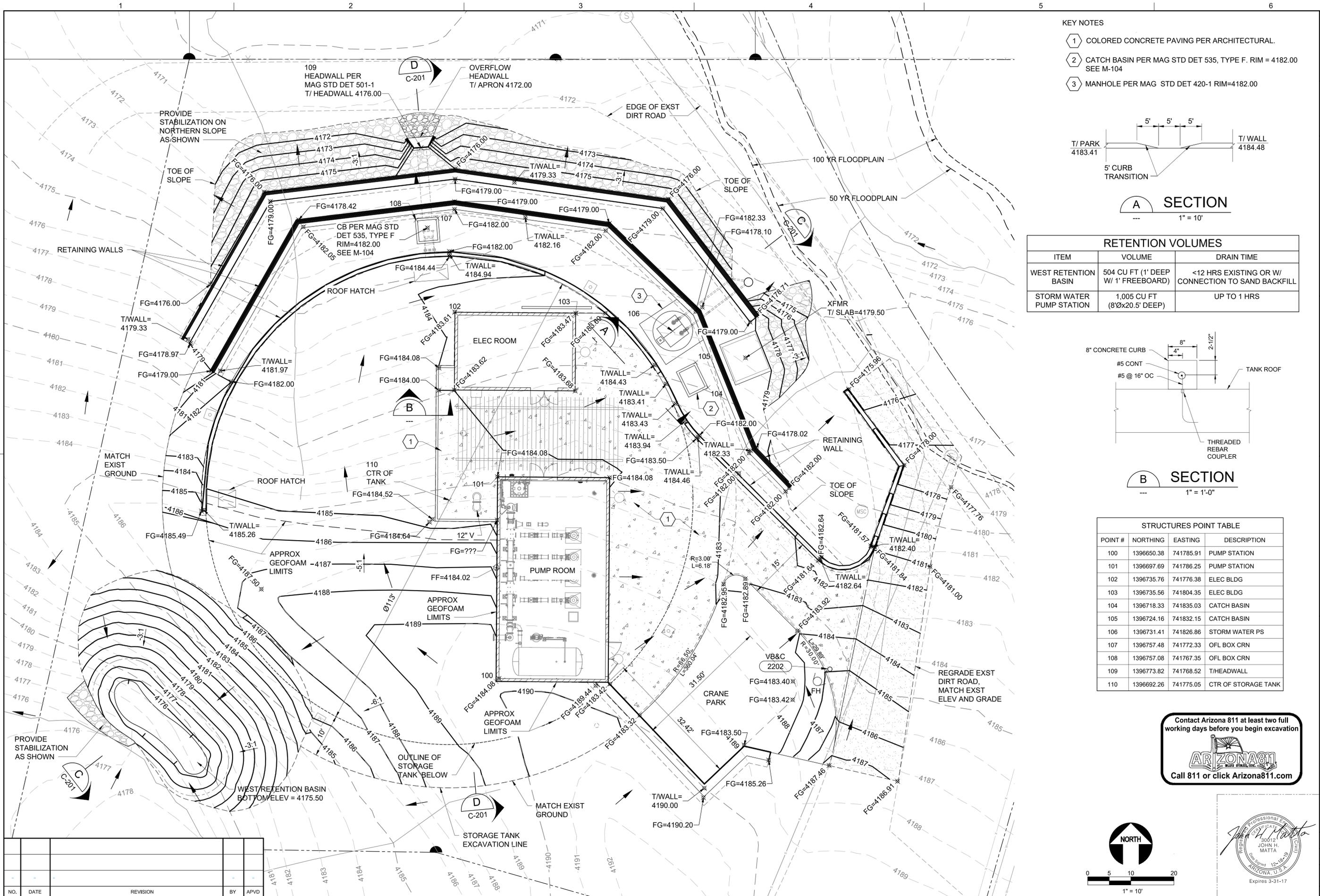
CIVIL SYMBOLS AND LEGEND

Contact Arizona 811 at least two full working days before you begin excavation

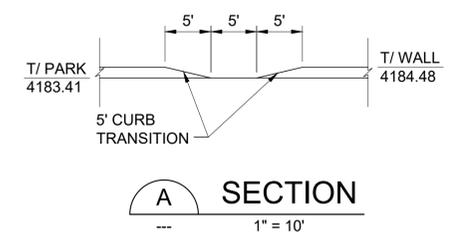
Call 811 or click Arizona811.com



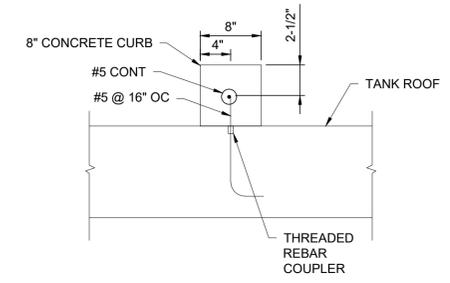
NO.	DATE	REVISION	BY	APVD



- KEY NOTES
- 1 COLORED CONCRETE PAVING PER ARCHITECTURAL.
 - 2 CATCH BASIN PER MAG STD DET 535, TYPE F. RIM = 4182.00 SEE M-104
 - 3 MANHOLE PER MAG STD DET 420-1 RIM=4182.00



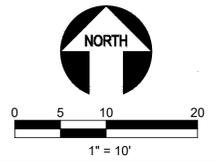
RETENTION VOLUMES		
ITEM	VOLUME	DRAIN TIME
WEST RETENTION BASIN	504 CU FT (1' DEEP W/ 1' FREEBOARD)	<12 HRS EXISTING OR W/ CONNECTION TO SAND BACKFILL
STORM WATER PUMP STATION	1,005 CU FT (8'Øx20.5' DEEP)	UP TO 1 HRS



STRUCTURES POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
100	1396650.38	741785.91	PUMP STATION
101	1396697.69	741786.25	PUMP STATION
102	1396735.76	741776.38	ELEC BLDG
103	1396735.56	741804.35	ELEC BLDG
104	1396718.33	741835.03	CATCH BASIN
105	1396724.16	741832.15	CATCH BASIN
106	1396731.41	741826.86	STORM WATER PS
107	1396757.48	741772.33	OFL BOX CRN
108	1396757.08	741767.35	OFL BOX CRN
109	1396773.82	741768.52	T/HEADWALL
110	1396692.26	741775.05	CTR OF STORAGE TANK

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NO.	DATE	REVISION	BY	APVD

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CHECKED: JHM
APPROVED: JHM

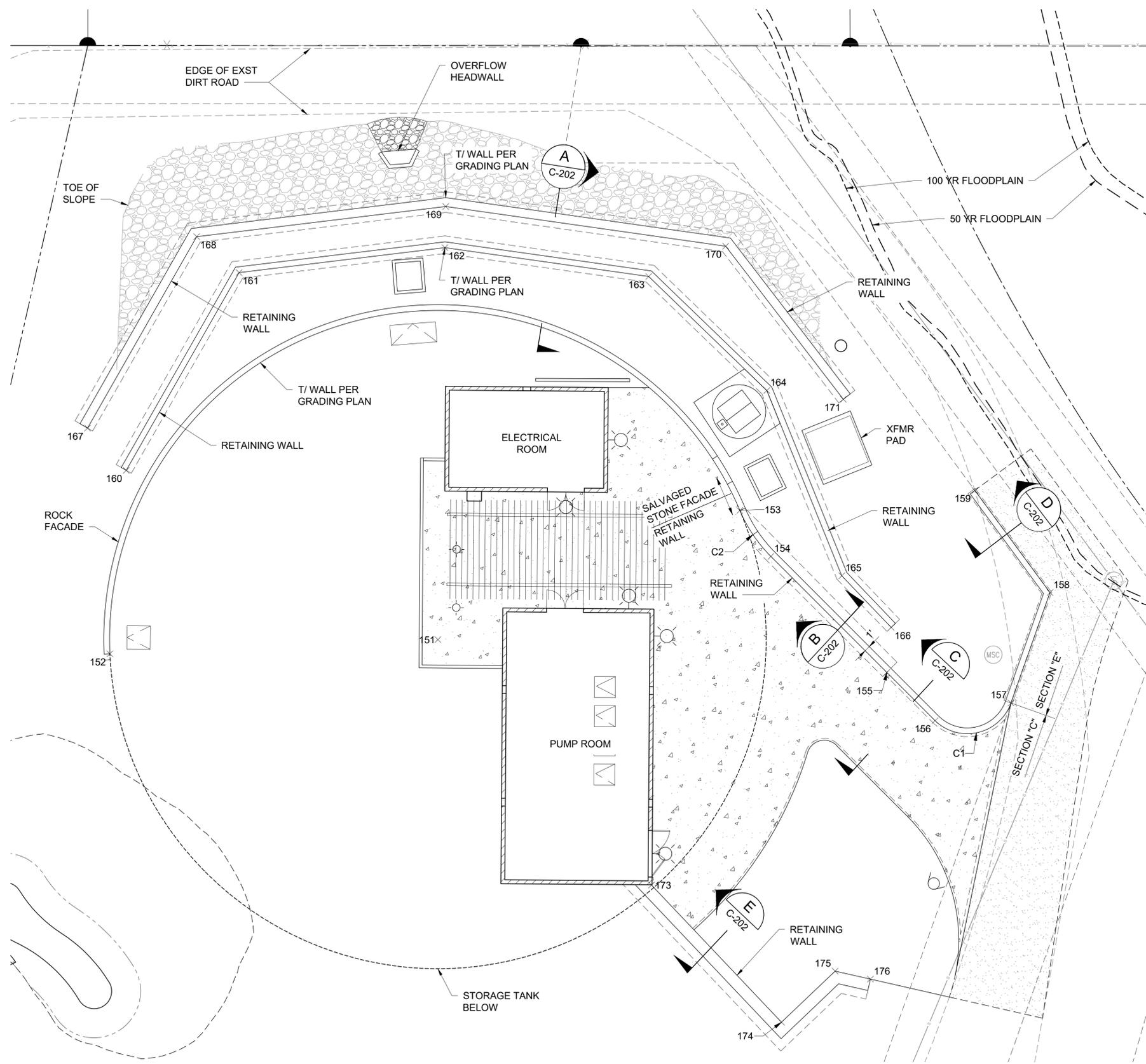
ARIZONA WATER COMPANY

WATERWORKS ENGINEERS
7500 N. Cactus Rd., Suite 200 • Scottsdale, AZ • 480-997-7172

EAST SEDONA WATER STORAGE TANK

CIVIL GRADING PLAN

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: C-101
SHEET: - OF -

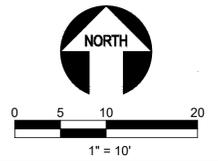


RETAINING WALL POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
151	1396692.26	741775.05	CTR OF STORAGE TANK
152	1396689.83	741718.61	BC SOUTH FACE
153	1396714.44	741827.02	PRC SOUTH FACE
154	1396706.55	741832.36	PRC SOUTH FACE
155	1396686.64	741852.32	X SCTN CHANGE
156	1396678.36	741860.62	PC SOUTH FACE
157	1396681.39	741873.69	EC SOUTH FACE
158	1396700.35	741880.41	EAST FACE CORNER
159	1396717.88	741867.46	EAST FACE EOW
160	1396721.32	741721.42	SOUTH FACE CORNER
161	1396755.28	741740.83	SOUTH FACE CORNER
162	1396759.56	741776.27	SOUTH FACE CORNER
163	1396754.62	741811.34	SOUTH FACE CORNER
164	1396735.04	741831.66	SOUTH FACE CORNER
165	1396703.22	741844.57	SOUTH FACE CORNER
166	1396694.36	741853.07	SOUTH FACE CORNER
167	1396728.58	741714.76	SOUTH FACE CORNER
168	1396761.45	741733.54	SOUTH FACE CORNER
169	1396766.63	741776.41	SOUTH FACE CORNER
170	1396759.81	741824.59	SOUTH FACE CORNER
171	1396733.53	741844.84	SOUTH FACE CORNER
173	1396650.13	741811.82	NORTH FACE CORNER
174	1396626.58	741834.19	NORTH FACE CORNER
175	1396635.35	741843.42	NORTH FACE CORNER
176	1396633.98	741849.50	NORTH FACE CORNER

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.92	8.00	113°59'06"
C2	9.58	24.99	21°57'53"

NOTES:
 1. REFER TO GRADING PLAN FOR TOP OF WALL ELEVATIONS.

NO.	DATE	REVISION	BY	APVD



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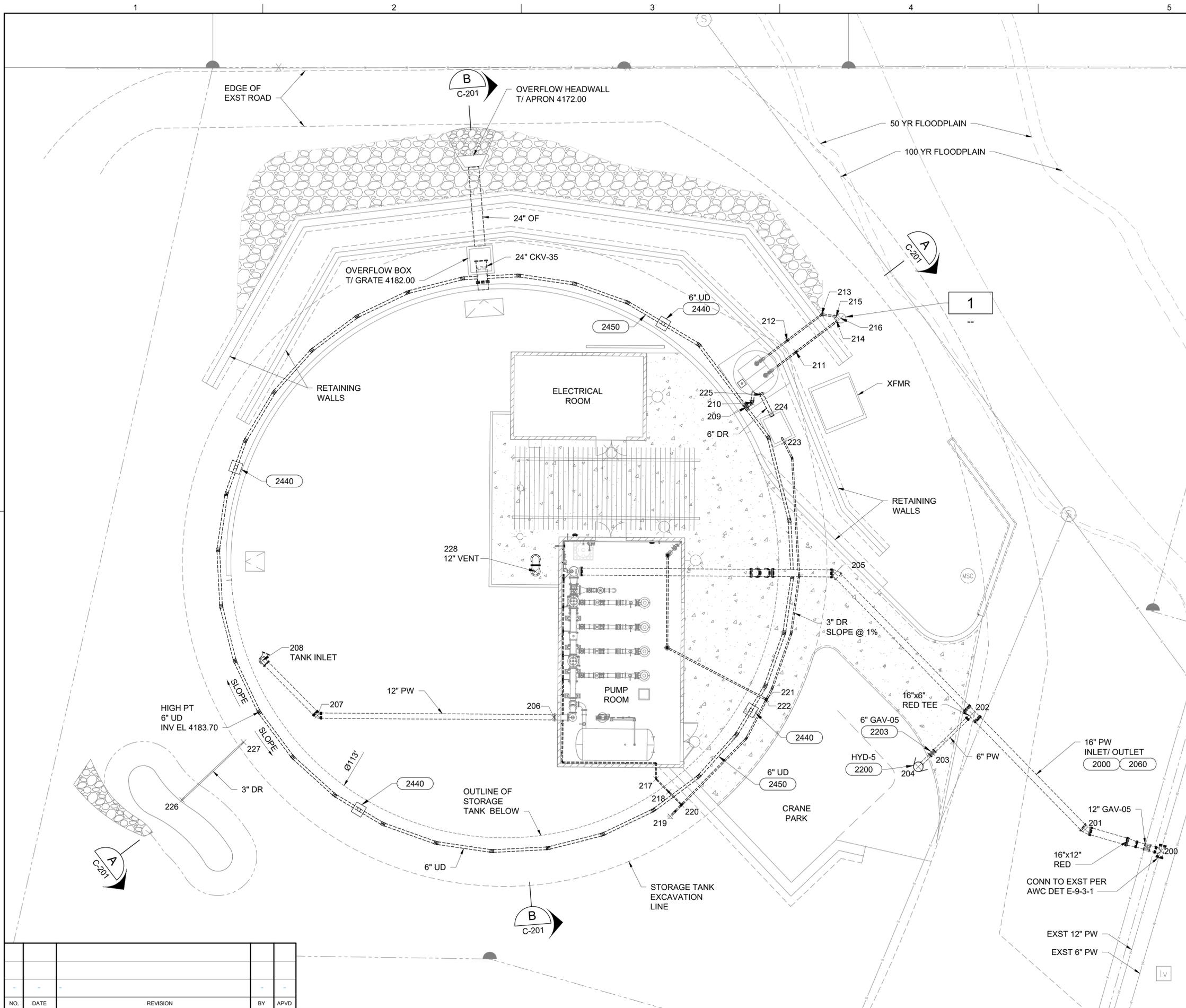


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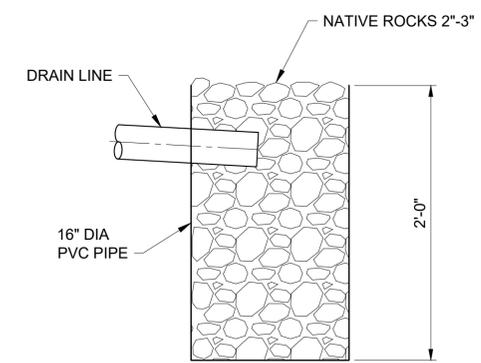
CIVIL
EAST SEDONA WATER STORAGE TANK

RETAINING WALLS PLAN

DATE: DEC 2019
 PROJECT NUMBER: 19-036
 DRAWING NUMBER: C-102
 SHEET: - OF -



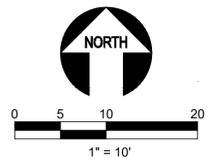
YARD PIPING POINT TABLE				
POINT #	NORTHING	EASTING	INV ELEV	DESCRIPTION
200	1396633.02	741910.44	4176.45	12" TAPPING SADDLE
201	1396637.47	741894.82	4176.45	16" 22.5° BEND
202	1396661.28	741871.53	4176.45	16"X16"X6" TEE
203	1396653.22	741863.29	4176.45	6" GAV-05
204	1396650.38	741860.38	4176.45	6" FH
205	1396690.21	741843.21	4176.45	16" 45° BEND
206	1396660.58	741785.18	4186.45	12" WALL PIPE
207	1396660.90	741736.43	4185.89	12" 45° BEND
208	1396672.30	741725.12	4185.75	12" 45° BEND
209	1396724.37	741824.81	4161.84	6" TEE
210	1396725.31	741826.07	4161.84	6" 45° BEND
211	1396735.79	741835.12	4174.86	3" 11.25° BEND
212	1396738.15	741833.34	4174.86	3" 11.25° BEND
213	1396743.50	741840.41	4174.73	3" 45° BEND
214	1396742.15	741843.53	4172.71	3" CONNECT
215	1396743.04	741843.47	4174.30	3" CONNECT
216	1396742.72	741844.40	4175.30	ROCK POCKET
217	1396647.88	741806.28	4181.88	2" 45° BEND
218	1396645.23	741808.90	4181.88	2" 45° BEND VERT
219	1396640.19	741809.23	4190.12	3" CO
220	1396642.54	741811.56	4180.78	3"X3"X2" TEE
221	1396664.22	741829.07	4182.50	3" 90° ELBOW TOP
222	1396664.22	741829.07	4180.50	3" TEE
223	1396717.19	741832.72	4179.97	3" CONNECT
224	1396723.10	741830.00	4179.90	3" CONNECT
225	1396726.98	741828.08	4179.80	3" CONNECT
226	1396643.57	741708.47	4175.50	3" DR
227	1396655.47	741721.18	4175.25	3" DR
228	1396690.60	741781.41	4184.12	12" VENT



1 ROCK PIT DETAIL
NTS

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NO.	DATE	REVISION	BY	APVD

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FILENAME: L:\CAD\PROJECTS\16-029 AZ WATER E SEDONA TANK BPS_(S)\PROJECT FILES\DELIVERABLES\1629D-C103.DWG

PLOT DATE: 12/19/2019

PLOT TIME: 11:16 AM

VERIFY SCALE: 1" = 10'

DESIGN: JHM

DRAWN: AA / MTP

CHECKED: JHM

APPROVED: JHM

ARIZONA WATER COMPANY

WATERWORKS ENGINEERS

EAST SEDONA WATER STORAGE TANK

CIVIL

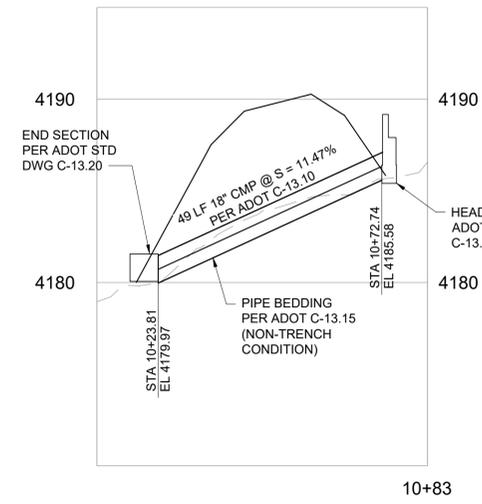
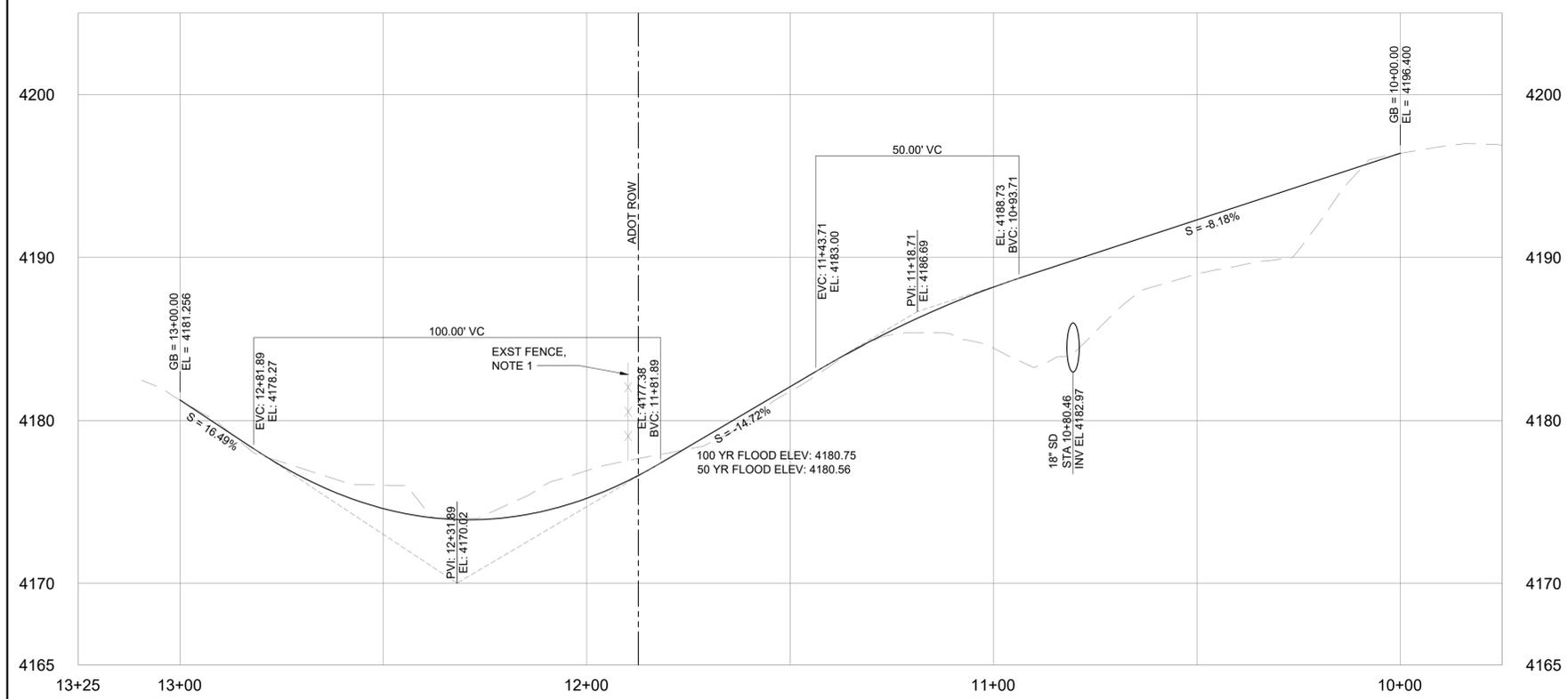
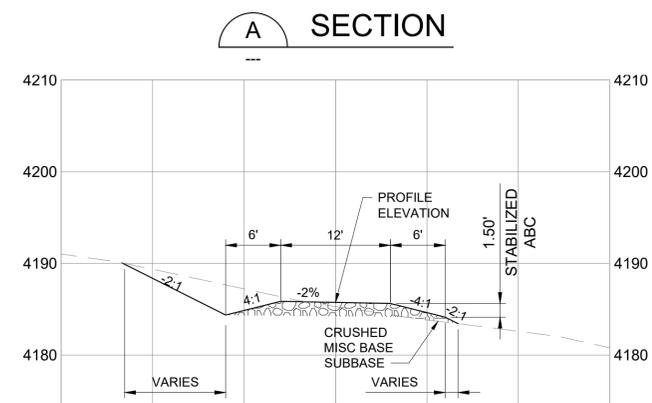
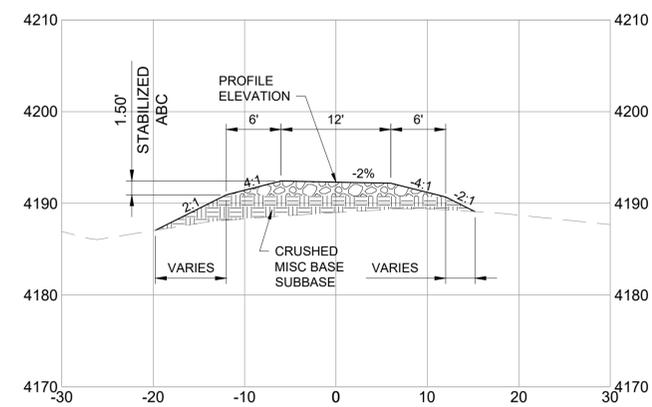
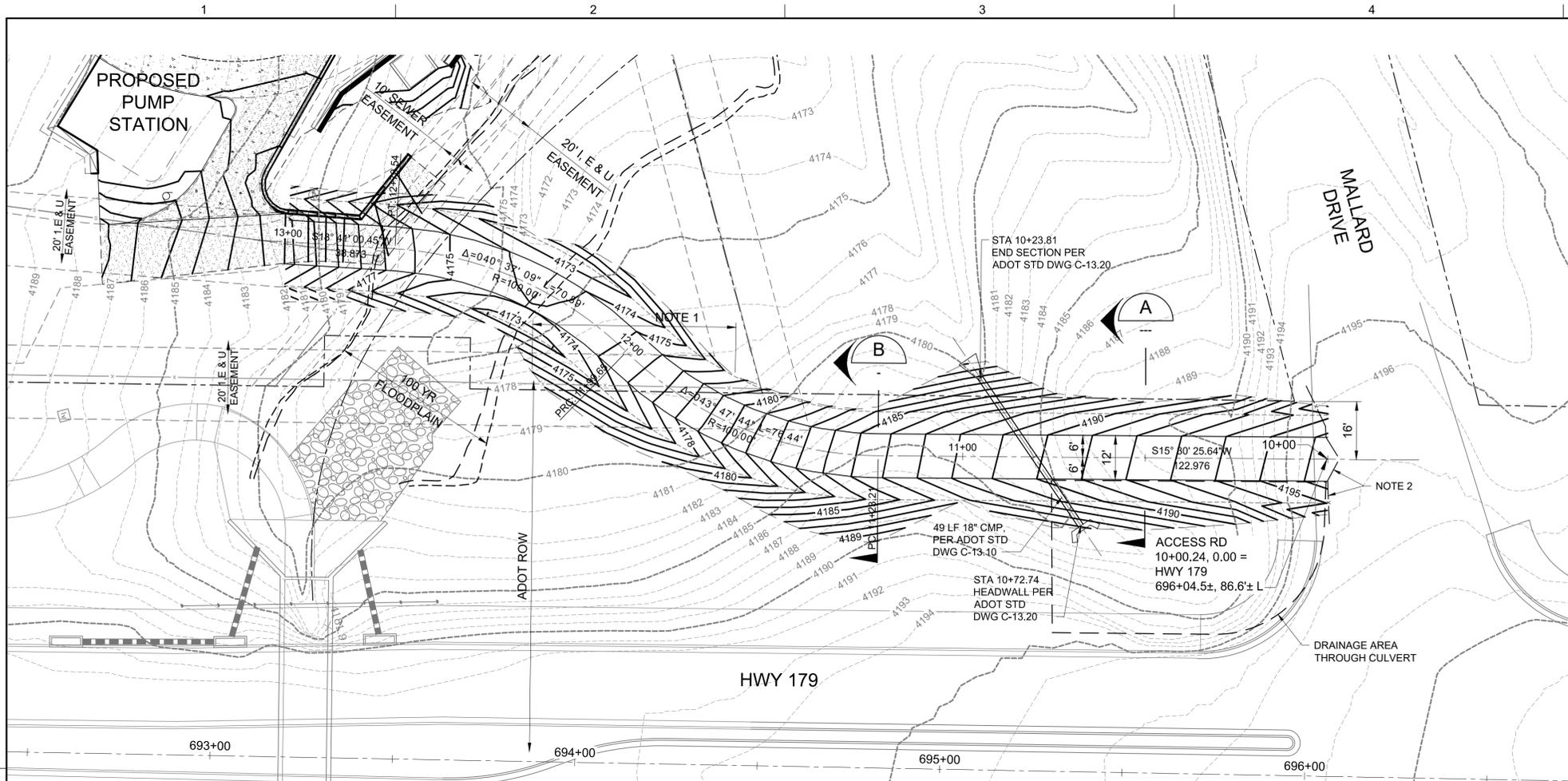
YARD PIPING PLAN

DATE: DEC 2019

PROJECT NUMBER: 19-036

DRAWING NUMBER: C-103

SHEET: - OF -



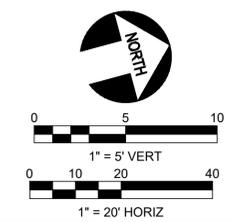
DRAINAGE CALC'S

A = 3150 SQ FT
I = 3.12 IN/2 HR
C = 0.55
Q = 0.12 CFS

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ARIZONA811

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NO.	DATE	REVISION	BY	APVD

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FILENAME: L:\CAD\PROJECTS\16-029 AZ WATER E SEDONA TANK BPS_(S)\PROJECT FILES\DELIVERABLES\1629D-C150.DWG

PLOT DATE: 12/19/2019

PLOT TIME: 11:17 AM

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DRAWN SAR
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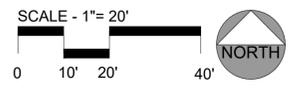
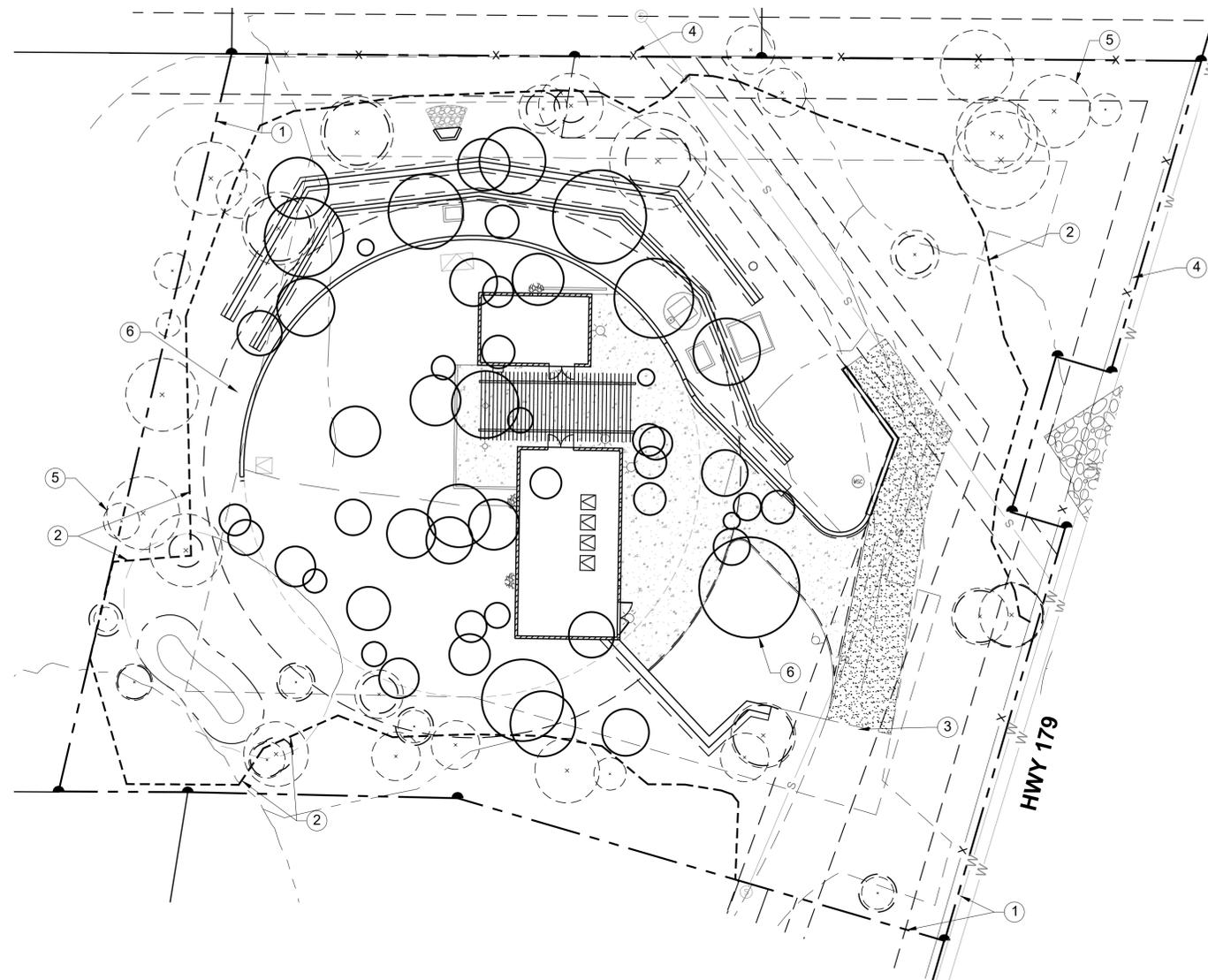
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EAST SEDONA WATER STORAGE TANK

CIVIL

TEMPORARY ACCESS ROAD PLAN & PROFILE

DATE DEC 2019
PROJECT NUMBER 19-036
DRAWING NUMBER C-150
SHEET 1 OF 1



Native Plant Inventory

Hwy 179 & Mallard Dr.
Sedona, AZ

Plant #	Common Name	Box Size	Status	Comments
1	Juniper	66		
2	Pinon	36		
3	Pinon	30		
4	Juniper	42		
5	Pinon	42		box with holly
6	Juniper	60		
7	Pinon	54		possible rock issue
8	Pinon	42		
9	Pinon	72		box with #10
10	Pinon			box with #9
11	Pinon	72		
12	Juniper	60		
13	Pinon	42		
14	Juniper	84		
15	Juniper	84		
16	Pinon	54		
17	Juniper	48		
18	Pinon	42		
19	Juniper	60		
20	Juniper	54		
21	Pinon	48		
22	Juniper	36		
23	Juniper	60		
24	Pinon	60		
25	Juniper	60		
26	Pinon	30		
27	Pinon	72		
28	Juniper	48		
29	Juniper	48		
30	Pinon	60		
31	Juniper	72		
32	Juniper	60		
33	Pinon	48		
34	Pinon	72		
35	Pinon	24		
36	Juniper	36		
37	Pinon	54		
38	Juniper	48		
39	Pinon	42		
40	Pinon	42		
41	Juniper	48		
42	Juniper	72		
43	Juniper	72		
44	Juniper	48		
45	Juniper	48		
46	Juniper	54		
47	Juniper	42		
48	Juniper	60		
49	Juniper	48		
50	Pinon	48		
51	Juniper	42		
52	Juniper	72		
53	Pinon	36		
54	Juniper	48		
55	Pinon	30		
56	Pinon	42		
57	Juniper	36		
58	Juniper	48		box with pinon
59	Pinon	54		
60	Pinon	54		
61	Pinon	36		
62	Pinon	54		
63	Juniper	60		
64	Pinon	30		
65	Pinon	60		
66	Pinon	48		
67	Juniper	48		
68	Pinon	36		
69	Pinon	36		
70	Juniper	42		
71	Juniper	54		
72	Pinon	54		
73	Pinon	48		
74	Pinon	54		
75	Pinon	36		
76	Pinon	42		
76	Juniper	42		
76	Pinon	60		

CONTRACTOR IS RESPONSIBLE FOR COORDINATION



- SALVAGE GENERAL NOTES**
- REFER TO TREE SURVEY PLAN FROM JACOBS SECTION 19 T, 17N., R6E.
 - REFER TO ARCHITECTURAL SITE PLANS FOR ADDITIONAL DEMOLITION INFORMATION.
 - PROTECTIVE FENCING - 4' ORANGE SNOW FENCE WITH T-POST PLACED 6" ON CENTER. PLACE FENCE AT DRIP-LINE OF ALL TREES TO BE PRESERVED IN PLACE AND DEFINED LIMITS OF DISTURBANCE PRIOR TO ANY SITE CLEARING OR GRUBBING.
 - GENERAL CONTRACTOR SHALL COORDINATE WITH NATIVE RESOURCES INTERNATIONAL TO REVIEW PLANT MATERIAL WITHIN GRADING LIMITS TO DETERMINE FEASIBILITY OF SALVAGE. NATIVE RESOURCES INTERNATIONAL: OFFICE: 623. 869.6757
 - PER THE PLANT INVENTORY PLAN PROVIDED BY JACOBS SURVEYING: 29 JUNIPERUS SPECIES AND 30 PINUS SPECIES ARE LOCATED WITHIN PROPOSED GRADING DISTURBANCE LIMITS.
 - GENERAL CONTRACTOR SHALL COORDINATE SALVAGE OPERATIONS WITH NATIVE RESOURCES TO SECURE ALL VIABLE AND SALVAGEABLE MATERIAL WITHIN GRADING LIMIT FOR LANDSCAPE RESTORATION. LANDSCAPE PLANS INDICATE SPECIES QUANTITIES IN TOTAL. IF VEGETATION CANNOT BE SALVAGED, CONTRACTOR SHALL PURCHASE NEW TREES PER SPECIES INDICATED ON PLANS FROM NURSERY FOR INSTALLATION AT MINIMUM OF 8' IN HEIGHT AND 2" CALIPER.
 - GENERAL CONTRACTOR TO COORDINATE SALVAGE PROCESS AND LANDSCAPE

- EXISTING VEGETATION KEY NOTES**
- PROPERTY LINE
 - LIMIT OF DISTURBANCE
 - EXISTING DRIVEWAY
 - EXISTING FENCE
 - EXISTING TREE TO REMAIN (TYPICAL)
 - EXISTING TREE TO BE REMOVED (TYPICAL)

NATIVE PLANT INVENTORY:

THIS INVENTORY PROVIDED FOR REFERENCE DURING DEMOLITION AND CONSTRUCTION ONLY. INVENTORY AND SALVAGE PLANS ARE PENDING FOLLOWING STAKING OF SITE BOUNDARIES AND ASSESSMENT OF CURRENT CONDITION OF TREES.

NATIVE PLANT SURVEY:

THIS SURVEY IS LEVEL 1. CONTRACTOR IS REQUIRED TO PERFORM A LEVEL 2 SURVEY.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

TREE SURVEY
LOCATED IN SECTION 19,
T. 17N., R. 6E., G. & S.R.M.,
COCONINO COUNTY, ARIZONA
ASSESSOR PARCEL 401-33-031

Chris Winters & Associates
landscape architecture urban design
502 west Roosevelt street : phx arizona 85003
tel 602 955 8088: fax 602 253 3606
email cw@cwadesign.com



EXPIRES 12-30-2020

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-

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PLOT DATE: 12/20/2019 PLOT TIME: 10:06 AM

VERIFY SCALE
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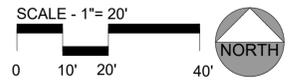
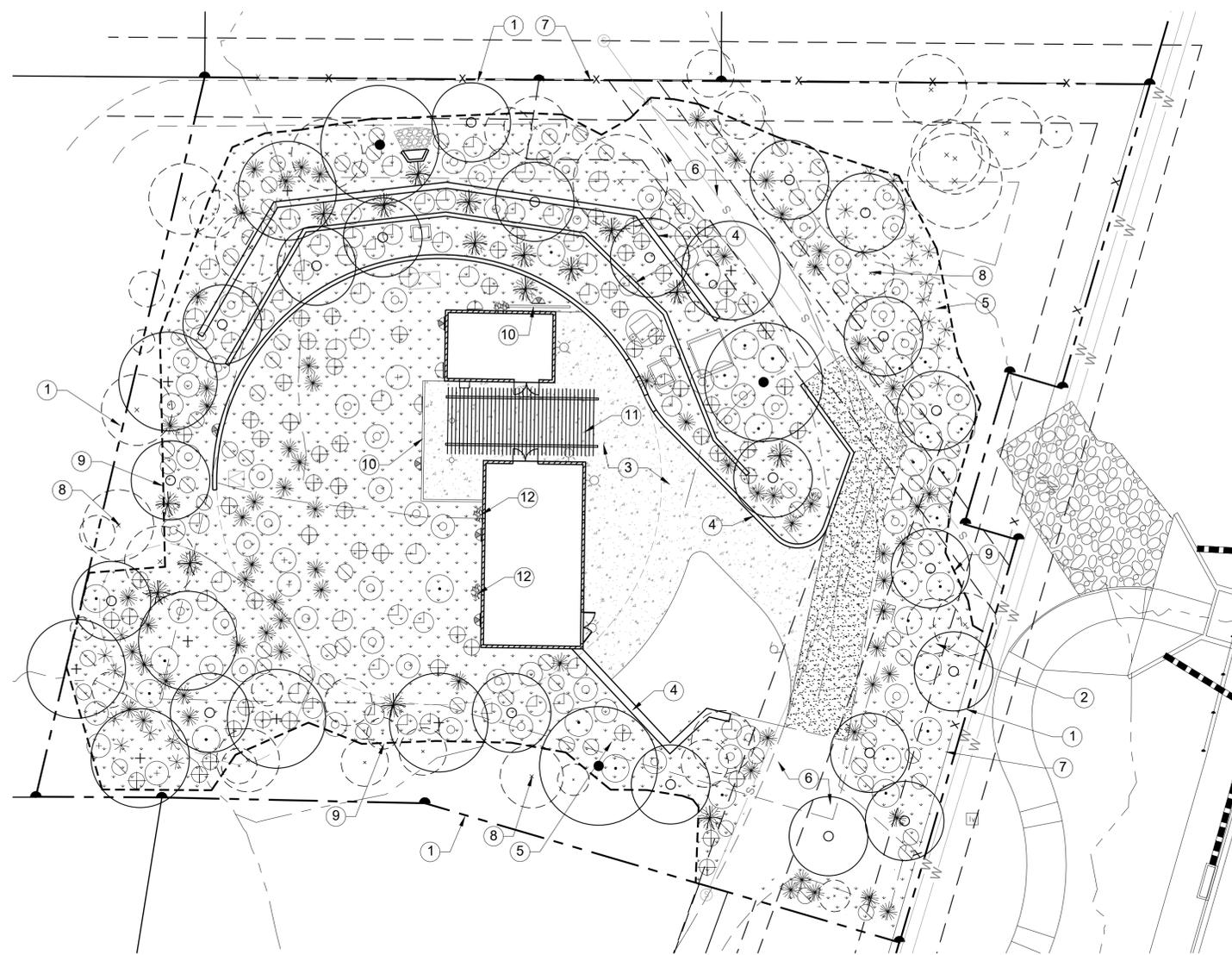
EAST SEDONA WATER STORAGE TANK

LANDSCAPING

EXISTING VEGETATION PLAN

DATE
DEC 2019
PROJECT NUMBER
19-036
DRAWING NUMBER
L-101
SHEET 1 OF 5

SCALE: 1"=20'



NOTE:
LOCATE ALL PLANTS TO AVOID CONFLICTS WITH UNDERGROUND PIPING AND UTILITIES

RESTORATION AND REVEGETATION NOTES:

THE INTENT OF SITE RESTORATION AND REVEGETATION IS TO RETURN THE PHYSICAL CONDITION OF THE LANDSCAPE ON DEVELOPED SITES TO A STATE THAT VISUALLY AND ECOLOGICALLY MATCHES THE LOCAL UNDISTURBED DESERT LANDSCAPE AND ECOSYSTEM. SITES GENERALLY FALL UNDER 2 GENERAL CATEGORIES- UNDISTURBED DESERT LANDSCAPES WHICH SHOULD BE RESTORED TO THEIR ORIGINAL CONDITION OR RE-DEVELOPMENT SITES WHICH SHOULD BE RESTORED TO A NATURAL DESERT LANDSCAPE AND ECOSYSTEM. THE FOLLOWING STEPS ARE RECOMMENDED:

1. THE BUILDING OR DEVELOPMENT ENVELOPE SHOULD BE CLEARLY MARKED ON SITE PRIOR TO PERFORMING NATIVE PLANT INVENTORY AND ANALYSIS OR PHYSICAL SALVAGE OF EXISTING LANDSCAPE MATERIAL.
2. THE OWNER OR GENERAL CONTRACTOR SHOULD IDENTIFY A NURSERY AND STORAGE LOCATION FOR ALL SALVAGED LANDSCAPE MATERIAL EITHER ON OR OFF SITE. THE HOLDING AREA SHOULD BE LEVEL AND FREE OF DEBRIS ETC. IF THE SELECTED AREA OCCURS WITHIN THE BUILDING ENVELOPE ON SITE FOLLOW STEPS 1 THROUGH 3 BELOW TO PREPARE. ADEQUATE SPACE SHOULD BE PROVIDED FOR THE SEPARATE STORAGE OF BOULDERS, ROCKS, SOIL, DECOMPOSED GRANITE, ORGANIC LANDSCAPE MATERIALS, AND SALVAGED PLANT

MATERIAL. AN AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROVIDED FOR ALL PLANT MATERIAL. FENCING AND SECURITY SHOULD CONFORM TO CODE REQUIREMENTS AND GUIDELINES IDENTIFIED IN THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.

3. PRIOR TO COMMENCEMENT OF SITE DEMOLITION AND GRADING EXISTING LANDSCAPE MATERIAL SHOULD BE INVENTORIED, SALVAGED AND STORED IN A SECURE LOCATION. BOULDERS AND STONES LARGER THAN 3" WHICH OCCUR ON THE SURFACE OF THE LANDSCAPE SHOULD BE GATHERED AND STORED RIGHT SIDE UP. SEPARATE BOULDERS AND ROCKS WHICH WERE PARTIALLY BURIED FROM THOSE WHICH OCCUR ON THE SURFACE. ORGANIC ELEMENTS SUCH AS CACTI SKELETONS, CLUSTERS OF TWIGS AND BRANCHES, SEED PODS ET. SHOULD BE PRESERVED AS WELL.
4. FOLLOWING THE INVENTORY AND STORAGE OF ABOVE MENTIONED MATERIAL ALL PLANTS IDENTIFIED FOR SALVAGE OR DEMOLITION SHOULD BE REMOVED. PRIOR TO EXCAVATION OR DEMOLITION CAREFULLY SCRAPE THE TOP 2" TO 3" OF TOP SOIL AND DECOMPOSED GRANITE FROM AROUND THE BASE OF ALL PLANT MATERIAL TO A DISTANCE EQUAL OR GREATER TO 2 TIMES THE REQUIRED BOX SIZE FOR SALVAGE PLANT MATERIAL AND A 4' RADIUS FOR PLANTS TO BE DEMOLISHED. REMOVE AND STORE TOPSOIL AND DECOMPOSED GRANITE IN A SEPARATE PILE FROM BOULDERS AND ROCKS. FOLLOWING SALVAGE AND DEMOLITION OF ALL PLANT MATERIAL IN BUILDING ENVELOPE REMOVE THE REMAINING TOP 2" TO 3" OF TOP SOIL AND DECOMPOSED GRANITE THROUGHOUT THE LANDSCAPE AREA WITHIN THE BUILDING ENVELOPE AND STORE AS NOTED ABOVE.
5. FOLLOWING THE COMPLETION OF SITE AND BUILDING CONSTRUCTION THE LANDSCAPE CONTRACTOR SHOULD

SCHEDULE A MEETING WITH THE GENERAL CONTRACTOR TO WALK THE SITE AND IDENTIFY THE LIMITS OF THE LANDSCAPE AREAS TO BE RESTORED. ALL DISTURBED LANDSCAPE AREAS ON SITE IDENTIFIED FOR RESTORATION SHOULD BE CLEARED OF CONSTRUCTION DEBRIS AND EXCESS FILL AND BROUGHT TO ROUGH GRADE PRIOR TO RESTORATION.

6. LARGE BOULDERS AND ROCKS SHOULD BE RE-PLACED IN THE LANDSCAPE WITH LANDSCAPE ARCHITECT PER PLANS AND FIELD INSTRUCTION. BOULDERS AND ROCKS WHICH WERE ORIGINALLY BURIED SHOULD BE RE-BURIED TO THEIR ORIGINAL DEPTH SO THAT THE ENTIRE SURFACE PATINA IS VISIBLE FOLLOWING FINAL APPLICATION OF TOPSOIL AND DECOMPOSED GRANITE. DO NOT PLACE ROCKS AND BOULDERS WHICH OCCURRED ON THE SURFACE UNTIL ALL PLANT MATERIAL IS INSTALLED AND TOP SOIL AND DECOMPOSED GRANITE IS PLACED.
7. AFTER ALL BURIED ROCKS AND BOULDERS ARE PLACED- BUT PRIOR TO PLACEMENT OF TOPSOIL, DECOMPOSED GRANITE, SURFACE ROCKS AND SEED MIX- INSTALL ALL IRRIGATION SYSTEM COMPONENTS AND PLANT MATERIAL CALLED OUT ON PLANS. ALL REVEGETATION PLANT MATERIAL SHOULD BE PLACED ON SITE BY CONTRACTOR PER PLAN. FOLLOWING PLACEMENT BUT PRIOR TO INSTALLATION VERIFY LOCATIONS AND LAYOUT WITH L.A. IN FIELD. SCHEDULE SITE VISIT WITH LA NOT LESS THEN 7 DAYS IN ADVANCE OF PLACEMENT DATE. NEW PLANT MATERIAL 11. IN DISTURBED AREAS SHOULD MATCH EXISTING NATURAL LANDSCAPE IN SPECIES AND DENSITY UNLESS OTHERWISE CALLED OUT ON PLANS.
8. FOLLOWING INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM REPLACE TOPSOIL AND DECOMPOSED GRANITE TO A DEPTH OF 2"-3" OVER THE ENTIRE AREA. DO NOT COVER BOULDERS OR ROCKS. LEVEL AND LIGHTLY COMPACT ALL SOIL.

REVEGETATION SEED MIX
FURNISH AND INSTALL ALL MATERIAL PER PLANS, DETAILS, AND SPECS.

HYDRO-SEED - MIX 1
24 LBS PURE LIVE SEED - REFER TO SPECS.
HYDRO SEED MIX - 1

BOTANICAL NAME	COMMON NAME	LBS/AC
BAILEYA MULTIRADIATA	DESERT MARI GOLD	3.0
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	2.0
BOUTELOUA GRACILIS	BLUE GRAMA	2.0
GUTIERREZIA SAROTHRAE	SNAKEWEED	2.0
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	3.0
MUHLENBERGIA RIGENS	DEERGRASS	2.0
PENSTEMON BARBATUS	BEARDLIP PENSTEMON	2.0
PENSTEMON EATONII	EATONS PENSTEMON	2.0
PENSTEMON LINARIOIDES	TOADFLAX PENSTEMON	2.0
PENSTEMON PALMERII	PALMERS PENSTEMON	2.0
PENSTEMON PSEUDOSPECTABILIS	DESERT PENSTEMON	2.0

SPLASH PAD AT DOWN SPOUT- REFER TO DETAIL- REFER TO CIVIL PLANS FOR RIP RAP SPECIFICATION

LANDSCAPE KEY NOTES

1. PROPERTY LINE
2. STREET FRONTAGE LANDSCAPE BORDER
3. PAVEMENT - REFER TO CIVIL PLANS
4. RETAINING WALLS - REFER TO CIVIL PLANS
5. RE-VEGETATE ALL DISTURBED AREAS WITH SEED MIX PER PLANS AND SPECIFICATIONS
6. EXISTING DRIVEWAY
7. EXISTING FENCE
8. EXISTING TREE TO REMAIN
9. LIMIT OF DISTURBANCE
10. SCREEN WALL WITH GUIDE WIRES FOR VINES- REFER TO ARCHITECTURE PLANS
11. OVERHEAD TRELLIS - REFER TO ARCHITECTURE PLANS
12. SPLASH PAD

LANDSCAPE LEGEND
FURNISH AND INSTALL LANDSCAPE MATERIAL PER PLANS, DETAILS AND SPECIFICATIONS. ALL PLANT MATERIAL TO MEET ANA SPECIFICATIONS AND BE OF SOUND HEALTH AND APPEARANCE. H' X W' IS ESTIMATED FULL GROWTH OF PLANT MATERIAL AT MATURITY.

TREES	SIZE	QTY
CELTIS RETICULATA	8' TALL X 2.5" CALIPER	3
NETLEAF HACKBERRY	35'H X 30'W	
PINUS EDULIS OR MONOPHYLLA	8' TALL X 2" CALIPER	8
PINYON OR SINGLELEAF PINE	15'H X 25'W	
JUNIPERUS COAHUILIENSIS	8' TALL X 2" CALIPER	21
REDBERRY JUNIPER	20'H X 35'W	

EXISTING TREE TO REMAIN IN PLACE

SHRUBS / GROUND COVERS	SIZE	QTY
RHUS TRILOBATA	15 GALLON	28
SKUNKBUSH		
LYCIUM PALLIDUM	5 GALLON	6
WOLFBERRY		
ATRIPLEX CANESCENS	5 GALLON	58
FOUR-WING SALT BUSH		
RHAMNUS ILICIFOLIA	15 GALLON	61
HOLLYLEAF BUCKTHORN		
EPHEDRA VIRIDIS	5 GALLON	61
MORMON TEA		
CEANOTHUS GREGGII	5 GALLON	83
DESERT CEANOTHUS		
CACTI/SUCCULENTS	SIZE	QTY
YUCCA BACCATA	24" BOX	16
BANANA YUCCA		
MUHLENBERGIA RIGENS	5 GALLON	72
DEER GRASS		
NOLINA MICROCARPA	5 GALLON	23
BEARGRASS		
VINES	SIZE	QTY
PARTHENOCISUS SP.	15 GALLON	4
HACIENDA CREEPER		
CISSUS TRIFOLIATA	15 GALLON	6
ARIZONA GRAPE IVY		

PLANTING NOTES:

1. ALL TREES SHALL BE A MINIMUM OF 8' TALL AND 2" CALIPER AT TIME OF INSTALLATION.
2. ALL SHRUBS AND ACCENTS SHALL BE MINIMUM OF 2' TALL AT TIME OF INSTALLATION EXCLUDING CONTAINER.
3. DURING BIDDING OF THE PROJECT, CONTRACTOR SHALL UP-SIZE ANY PLANT MATERIAL CONTAINER SIZE FOR SPECIES NOT MEETING OR EXCEEDED MINIMUM 2' HEIGHT PLANTING INSTALLATION REQUIRED AND CLEARLY INDICATE IN BID.
4. ANY MATERIAL NEEDING TO BE UP-SIZED AFTER AWARD OF BID SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
5. PLANTS THAT OCCUR ON TOP OF THE TANK IN SHALLOW SOIL DEPTH MAY BE 1 GALLON SPECIMENS BUT MUST BE 12" TALL MINIMUM.
6. LOCATE PLANTS TO AVOID CONFLICTS WITH UNDERGROUND PIPES AND

Contact Arizona 811 at least two full working days before you begin excavation

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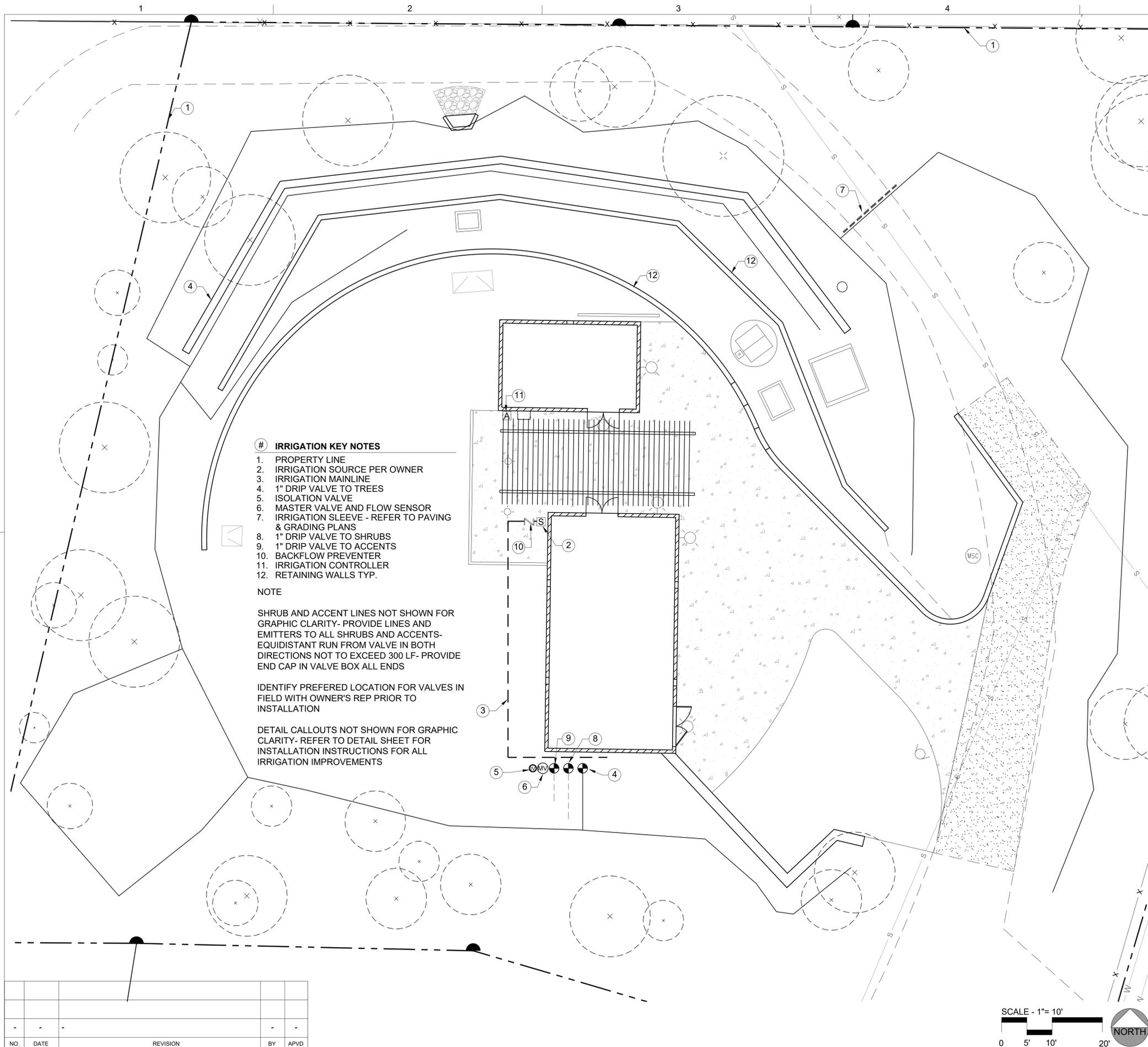


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EAST SEDONA WATER STORAGE TANK

LANDSCAPING
LANDSCAPE PLAN

DATE DEC 2019
PROJECT NUMBER 19-036
DRAWING NUMBER L-201
SHEET 2 OF 5



IRRIGATION KEY NOTES

1. PROPERTY LINE
2. IRRIGATION SOURCE PER OWNER
3. IRRIGATION MAINLINE
4. 1" DRIP VALVE TO TREES
5. ISOLATION VALVE
6. MASTER VALVE AND FLOW SENSOR
7. IRRIGATION SLEEVE - REFER TO PAVING & GRADING PLANS
8. 1" DRIP VALVE TO SHRUBS
9. 1" DRIP VALVE TO ACCENTS
10. BACKFLOW PREVENTER
11. IRRIGATION CONTROLLER
12. RETAINING WALLS TYP.

NOTE

SHRUB AND ACCENT LINES NOT SHOWN FOR GRAPHIC CLARITY- PROVIDE LINES AND EMITTERS TO ALL SHRUBS AND ACCENTS- EQUIDISTANT RUN FROM VALVE IN BOTH DIRECTIONS NOT TO EXCEED 300 LF- PROVIDE END CAP IN VALVE BOX ALL ENDS

IDENTIFY PREFERRED LOCATION FOR VALVES IN FIELD WITH OWNER'S REP PRIOR TO INSTALLATION

DETAIL CALLOUTS NOT SHOWN FOR GRAPHIC CLARITY- REFER TO DETAIL SHEET FOR INSTALLATION INSTRUCTIONS FOR ALL IRRIGATION IMPROVEMENTS

IRRIGATION LEGEND

- FURNISH AND INSTALL ALL MATERIAL PER PLANS, DETAILS, AND SPECIFICATIONS
- IRRIGATION SOURCE / POINT OF CONNECTION - IRRIGATION METER - 5/8" (REFER TO CIVIL WATER PLANS)
 - REDUCED PRESSURE BACKFLOW PREVENTER - WATTS U009 - 1" W/ ENCLOSURE
 - IRRIGATION MAINLINE - SCH. 40 PVC 1-1/2" W/ SCH. 80 FITTINGS, 2HR PRESSURE TEST AT 150 PSI
 - IRRIGATION CONTROLLER - RAIN MASTER RME 16-EG-W, 16 STATION
 - MASTER VALVE AND FLOW SENSOR: MASTER VALVE - SUPERIOR 3100 N.O. - 1"; FLOW SENSOR - CST FSI-T SERIES - 1"
 - ISOLATION VALVE - 1-1/2" LEAD FREE BRASS BALL VALVE
 - REMOTE CONTROL VALVE & FILTER - VALVE - IRRITROL 700 SERIES, 700-1; FILTER - RAIN BIRD RBY-100-150MX
 - IRRIGATION SLEEVE - CLASS 200 PVC - 4" MAINLINES AND MULTIPLE LINES 2" SINGLE LINE AND CONTROLLER WIRING
 - TREE LINE - SCH. 40 PVC - 3/4" UNLESS OTHERWISE SHOWN
 - SHRUB LINE - SCH. 40 PVC - 3/4" UNLESS OTHERWISE SHOWN
 - HOSE END CAP
 - PRESSURE REGULATOR - SENNIGER - PMR-30-MF
 - MULTI-OUTLET XERI-BUG EMITTERS RAIN BIRD - (6) 1GPH AND 2 GPH PORTS - REFER TO EMITTER SCHEDULE
 - SINGLE-PORT EMITTERS - INSTALL RAIN BIRD XERI-BUG XBT-10 AND XBT-20 - REFER TO EMITTER SCHEDULE

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHALL UTILIZE A POTABLE WATER SOURCE. ALL LINES SHALL BE SCH. 40 PVC UNLESS OTHERWISE NOTED ON PLANS.
2. WATER HARVESTING COLLECTION IS PASSIVE WATER HARVESTING INTEGRATED INTO THE SITE WITH DEPRESSIONS.
3. THE IRRIGATION SYSTEM IS DESIGNED WITH AN OPERATING PRESSURE OF 60PSI AT CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AT CONNECTION AND CONFIRM SYSTEM DESIGN WITH COLLECTED TEST INFORMATION PRIOR TO CONTINUATION OF INSTALLATION. TESTED PRESSURE SHALL BE NOTED ON THE AS-BUILT PLANS. CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES OCCUR PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. IF THE PRESSURE TEST IS NOT WITHIN 5 LBS OF NOTED DESIGN PRESSURE, CONTRACTOR SHALL CEASE INSTALLATION UNTIL MINIMUM PRESSURE IS OBTAINED OR REVISED DESIGN IS PROVIDED. CONTRACTOR SHALL TEST PRESSURE PRIOR TO START OF CONSTRUCTION, TEST PRESSURE 30 DAYS PRIOR TO START OF IRRIGATION WORK AND SUBMIT PRESSURE TESTS AND READINGS TO ARCHITECT.
4. IF CONTRACTOR FAILS TO TAKE, PROVIDE REPORT AND PRESSURE IS BELOW DESIGN PRESSURE, CONTRACTOR SHALL MAKE IRRIGATION ADJUSTMENTS NECESSARY TO OBTAIN A FULLY FUNCTION IRRIGATION SYSTEM WITH ADEQUATE PRESSURE AT HEADS AT NO ADDITIONAL COST TO THE OWNER.
5. SLEEVING FOR IRRIGATION SHALL BE UNDER ALL PAVED AREAS INCLUDING STREETS AND SIDEWALKS AND OTHER HARDSCAPE ELEMENTS. CONTRACTOR TO NOTIFY ARCHITECT OF SLEEVING LAYOUT PRIOR TO INSTALLATION.
6. IRRIGATION LINES, VALVES, AND ASSOCIATED EQUIPMENT ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL LOCATE ALL LINES IN UNPAVED AREAS.
7. MAXIMUM DISTANCE FOR DISTRIBUTION TUBING SHALL NOT EXCEED 8' FROM EMITTER TO PLANT.
8. IRRIGATION CONTROLLER SHALL BE SET TO RUN PER COORDINATION OF PROPERTY MANAGER. CONTROLLER SHALL BE SET TO RUN WITH ET OPERATION AT COMPLETION OF PROJECT.
9. CONTRACTOR SHALL SET ADDITIONAL PROGRAMS ON CONTROLLER FOR DEEP ROOT WATERING AND PLANT GROWTH FROM MARCH THRU JUNE.
10. CONTRACTOR SHALL COMPLETE PRESSURE TEST OF MAIN LINE AND LATERALS WITH THE OBSERVATION OF THE LANDSCAPE ARCHITECT.
11. CONTRACTOR SHALL HAVE THE IRRIGATION FUNCTIONAL, PRIOR TO START OF PLANTING.

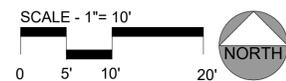
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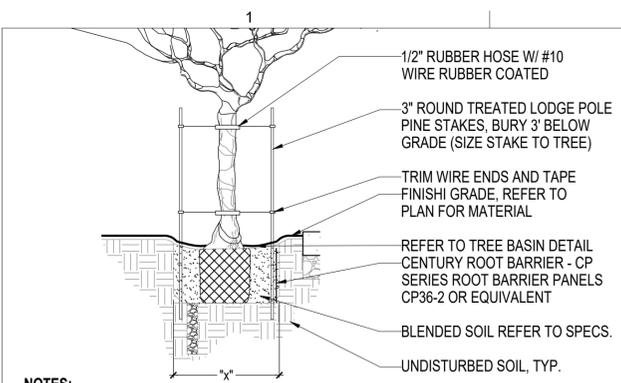


EAST SEDONA
 WATER STORAGE TANK

LANDSCAPING
 IRRIGATION PLAN

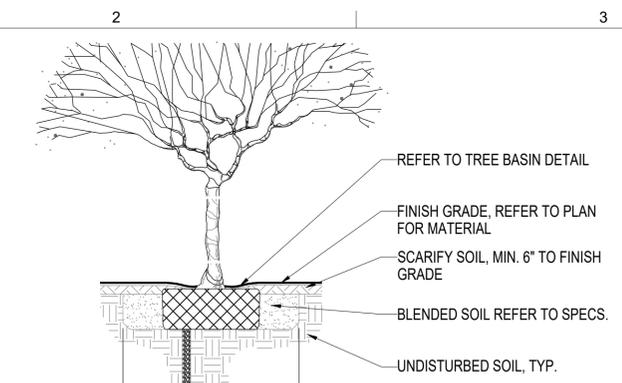
DATE DEC 2019
 PROJECT NUMBER 19-036
 DRAWING NUMBER L-301
 SHEET 3 OF 5

PLOT DATE: 12/20/2019 PLOT TIME: 10:07 AM SCALE: 1"=10'



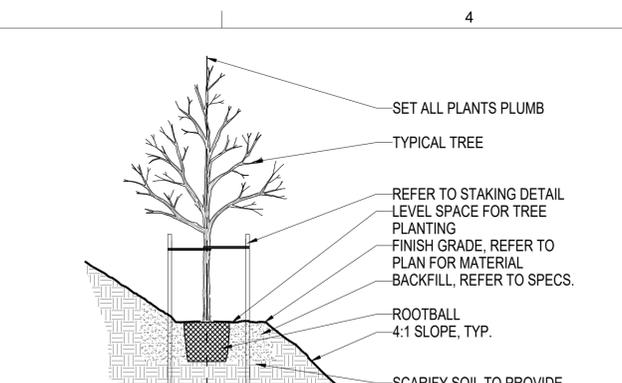
- NOTES:**
- DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE HARDSCAPE IS ADJACENT TO PLANT.
 - REFER TO TREE STAKING DETAIL FOR ADDITIONAL INFORMATION.

1 15 GALLON & 24IN BOX - TREE PLANTING NTS



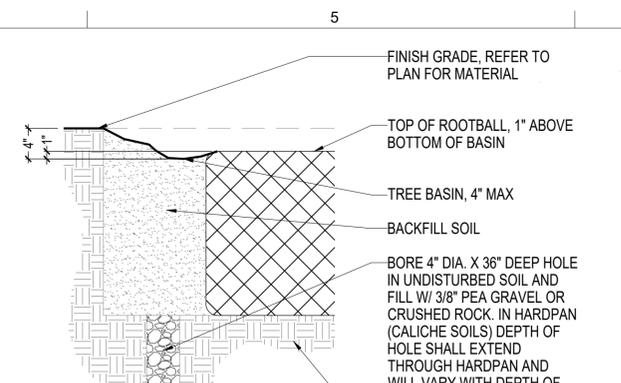
- NOTES:**
- DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.

2 36IN BOX OR LARGER - TREE PLANTING NTS



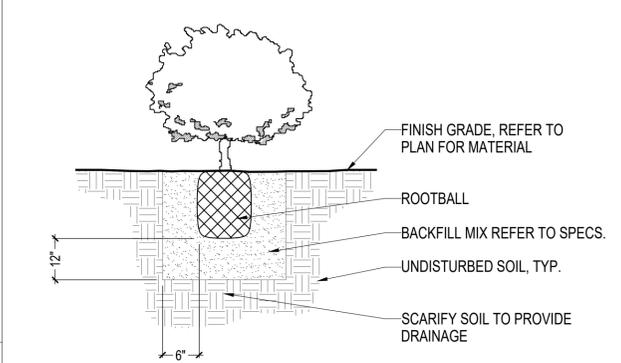
- NOTES:**
- TREE SHALL BE PLANTED IN A LEVEL SPACE SO THAT TREE IS PLANTED PLUMB.
 - MINIMUM AREA OF THE LEVEL SPACE SHALL BE THE SAME AS THE DIAMETER OF THE DRIP LINE OF THE TREE.
 - AFTER PLANTING, THE DEGREE OF SLOPE ABOVE AND BELOW THE TREE SHALL NOT EXCEED THE DEGREE OF SLOPE PRIOR TO PLANTING.

3 TREE ON SLOPE PLANTING NTS



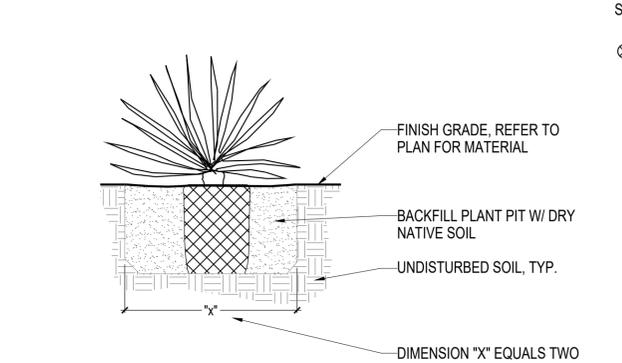
- NOTES:**
- TREE BASINS NOT TO EXCEED 4" DEPTH.
 - TOP OF ROOTBALL TO BE EXPOSED TO SURFACE.
 - BOTTOM OF PLANT PIT EQUAL TO DEPTH OF ROOTBALL.

4 TREE BASIN NTS



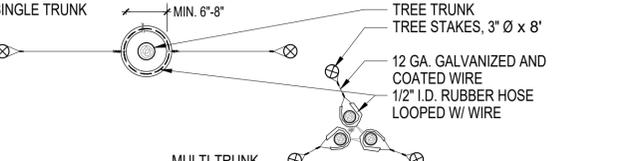
- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - SETTLE BACKFILL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

5 SHRUB PLANTING NTS



- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

6 ACCENT PLANTING NTS

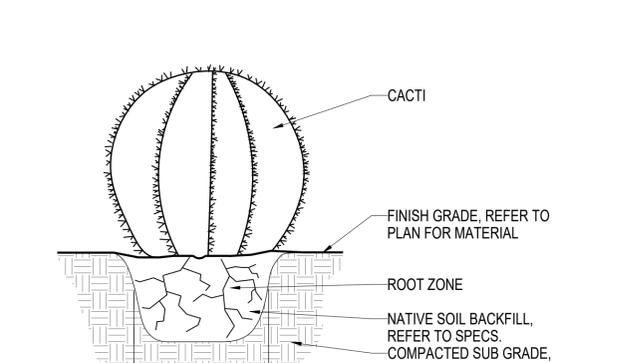


- NOTE:** CENTER SPLASH PAD TO WATER DISCHARGE FROM ROOF SCUPPER AND MAINTAIN 2% MIN. SLOPE AWAY FROM BUILDING.

7 TREE STAKING NTS



8 RIP RAP SPLASH PAD NTS



9 CACTUS PLANTING NTS

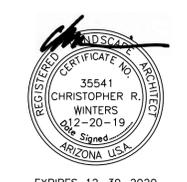
NO.	DATE	REVISION	BY	APVD
-	-	-	-	-

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landscape architecture urban design
502 west Roosevelt street : phx arizona 85003
tel 602 955 8088: fax 602 253 3606
email cw@cwadesign.com



PLOT DATE: 12/20/2019 PLOT TIME: 10:08 AM

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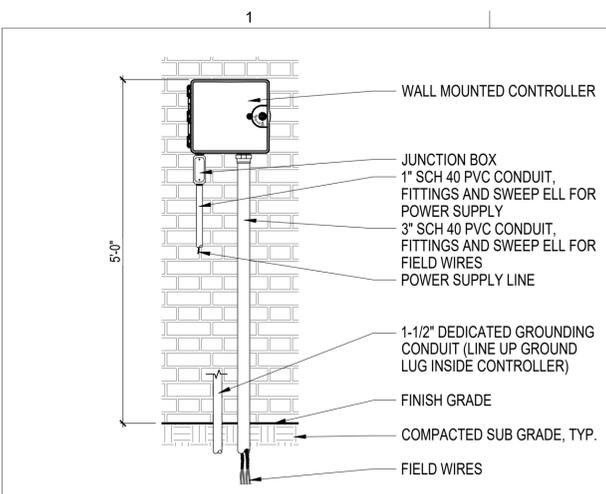
EAST SEDONA WATER STORAGE TANK

LANDSCAPING

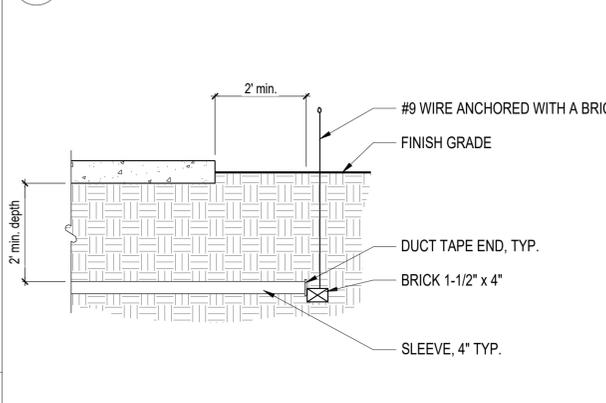
LANDSCAPE DETAILS

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: L-401
SHEET: 4 OF 5

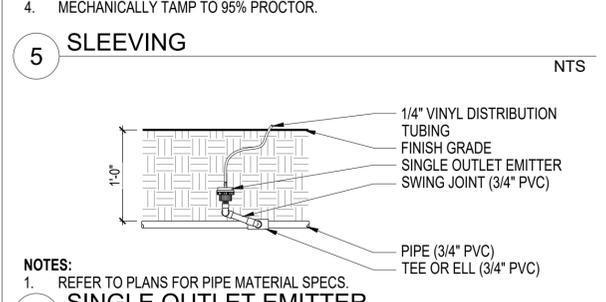
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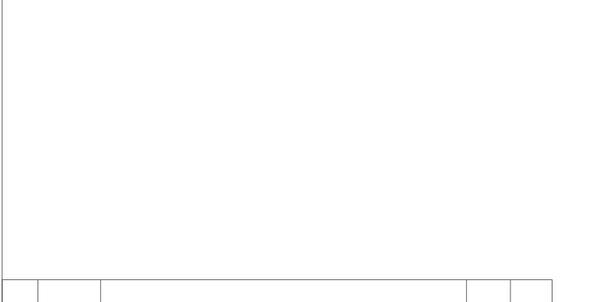
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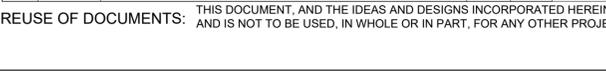
2 REDUCED PRESSURE BACKFLOW PREVENTER NTS



3 MAIN LINE THRUST BLOCK NTS



4 IRRIGATION TRENCHING NTS



5 SLEEVING NTS

6 REMOTE CONTROL VALVE - DRIP/BUBBLER NTS

7 MULTI-PORT EMITTER DRIP TUBING @ TREE NTS

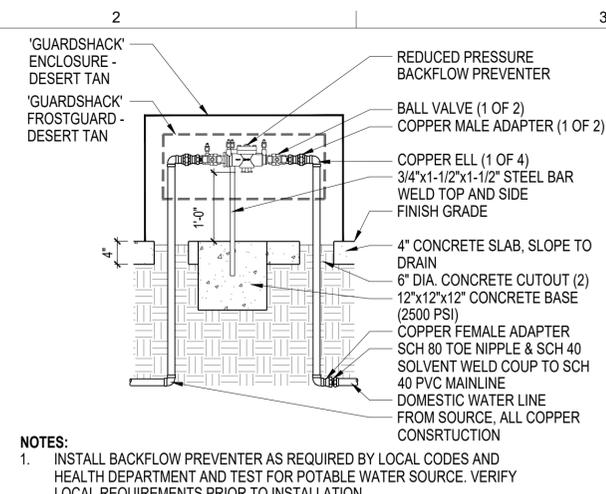
8 PIPE SIZING SCHEDULE NTS

9 HOSE END CAP NTS

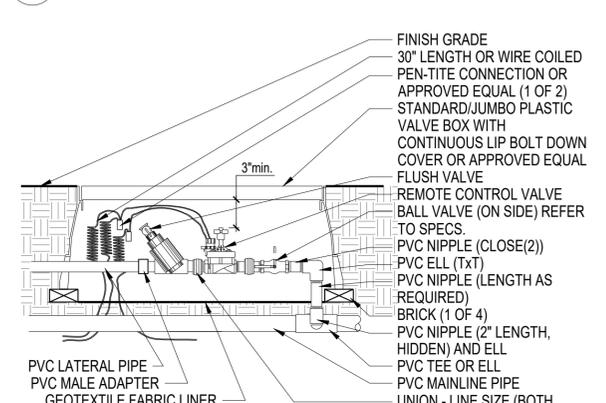
10 SINGLE OUTLET EMITTER NTS

11 PRESSURE REDUCING VALVE NTS

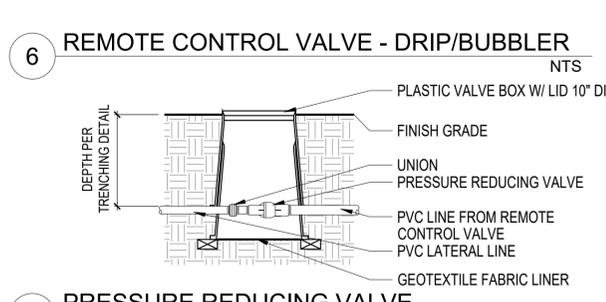
12 MULTI-PORT EMITTER NTS



1 WALL MOUNTED CONTROLLER NTS



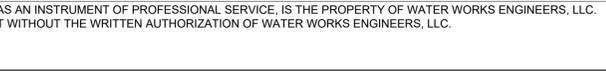
2 REDUCED PRESSURE BACKFLOW PREVENTER NTS



3 MAIN LINE THRUST BLOCK NTS



4 IRRIGATION TRENCHING NTS



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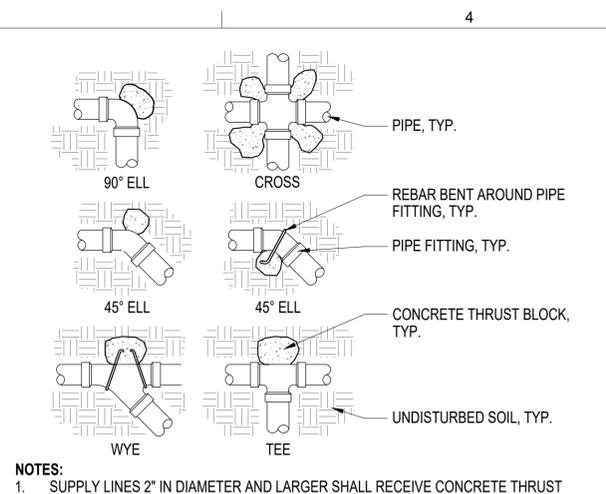
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9 HOSE END CAP NTS

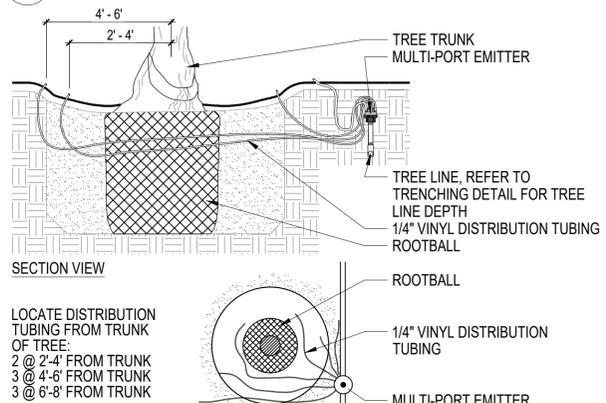
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11 PRESSURE REDUCING VALVE NTS

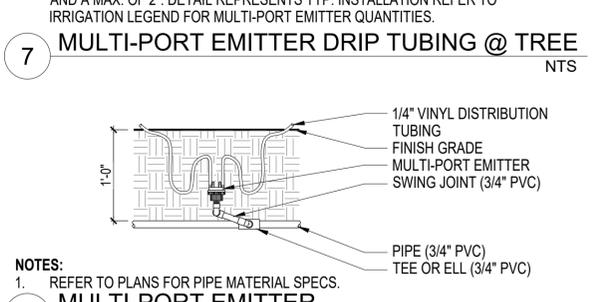
12 MULTI-PORT EMITTER NTS



1 WALL MOUNTED CONTROLLER NTS



2 REDUCED PRESSURE BACKFLOW PREVENTER NTS



3 MAIN LINE THRUST BLOCK NTS



4 IRRIGATION TRENCHING NTS



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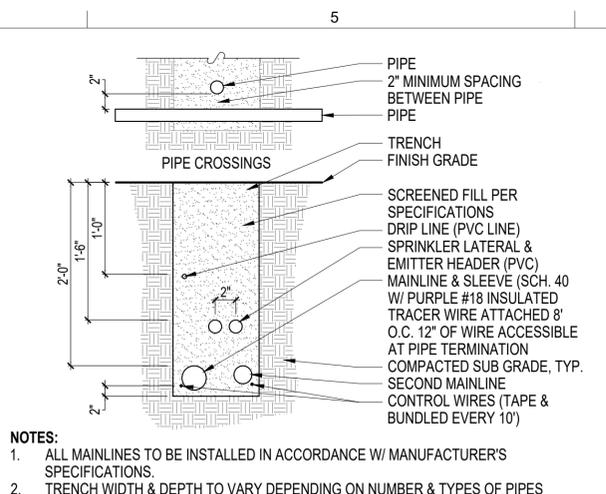
8 PIPE SIZING SCHEDULE NTS

9 HOSE END CAP NTS

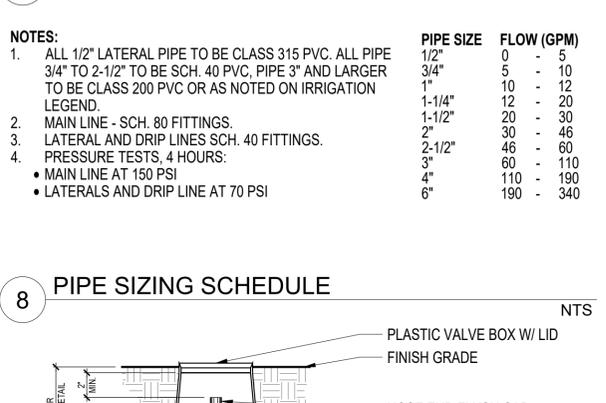
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11 PRESSURE REDUCING VALVE NTS

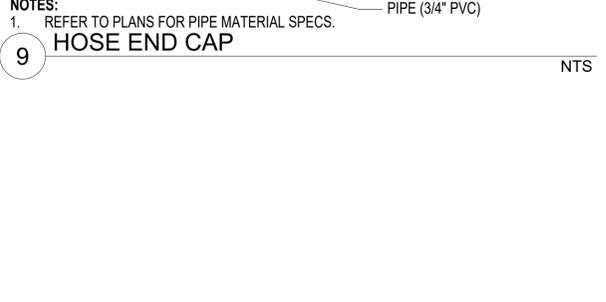
12 MULTI-PORT EMITTER NTS



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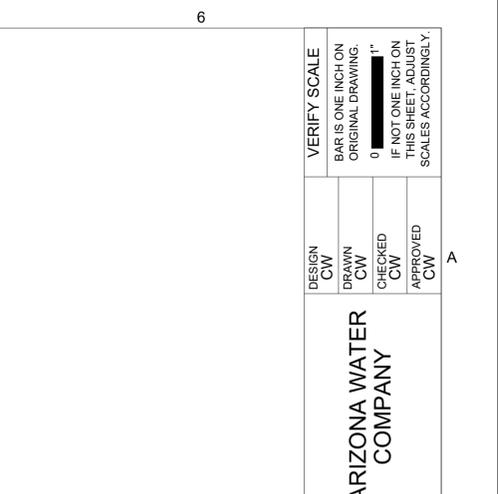
8 PIPE SIZING SCHEDULE NTS

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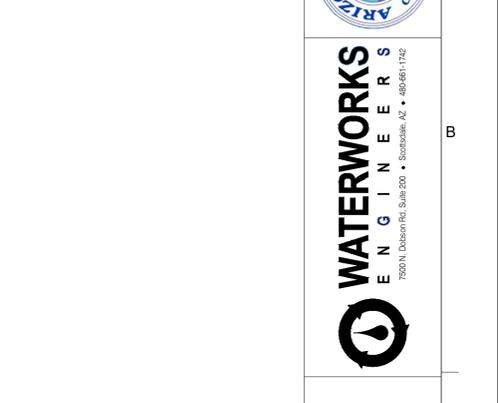
10 SINGLE OUTLET EMITTER NTS

11 PRESSURE REDUCING VALVE NTS

12 MULTI-PORT EMITTER NTS



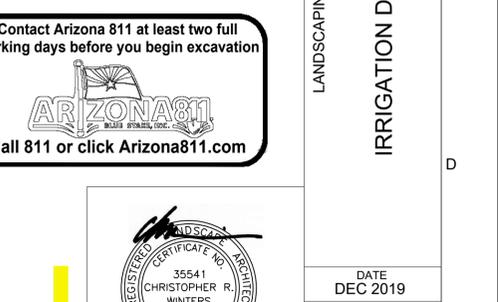
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12 MULTI-PORT EMITTER NTS

NO.	DATE	REVISION	BY	APVD
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EXPIRES 12-30-2020

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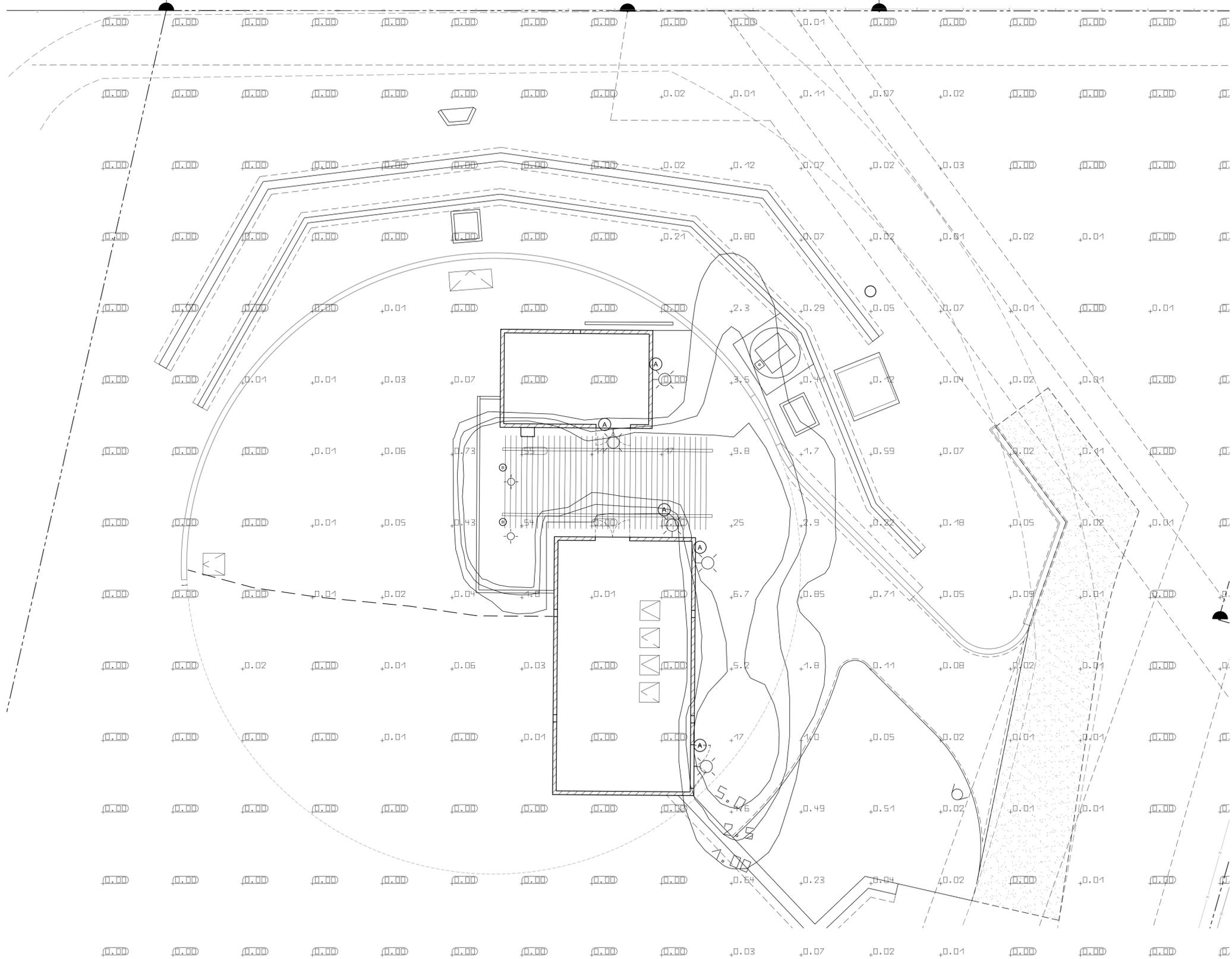
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EAST SEDONA WATER STORAGE TANK

LANDSCAPING IRRIGATION DETAILS

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: L-501
SHEET: 5 OF 5
SCALE: AS NOTED



MRW LED
Architectural Wall Sconce

OMERCO
Inverted available with WLU option only.

Specifications Luminaire
Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 18 lbs (8.2 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

For 3/4" NPT, D sub-entry conduit

A MRW LED



D-Series
LED Bollard

Specifications
Diameter: 8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

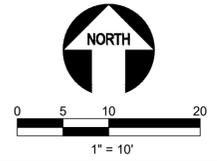
B DSXB LED

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#	Name	Parameter	Min	Max	Average	Min/Average	Min/Max
1	Calculation surface 2	Perpendicular Illuminance	0.00 fc	55.4 fc	0.91 fc	0.00	0.00
2	Surface result object 2	Perpendicular Illuminance (Adaptive)	0.00 fc	71.9 fc	0.24 fc	0.00	0.00
		Luminance (Adaptive)	0.00 cd/m²	24.7 cd/m²	0.082 cd/m²	0.00	0.00

NO.	DATE	REVISION	BY	APVD



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DRAWN: SAR
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APPROVED: JHM

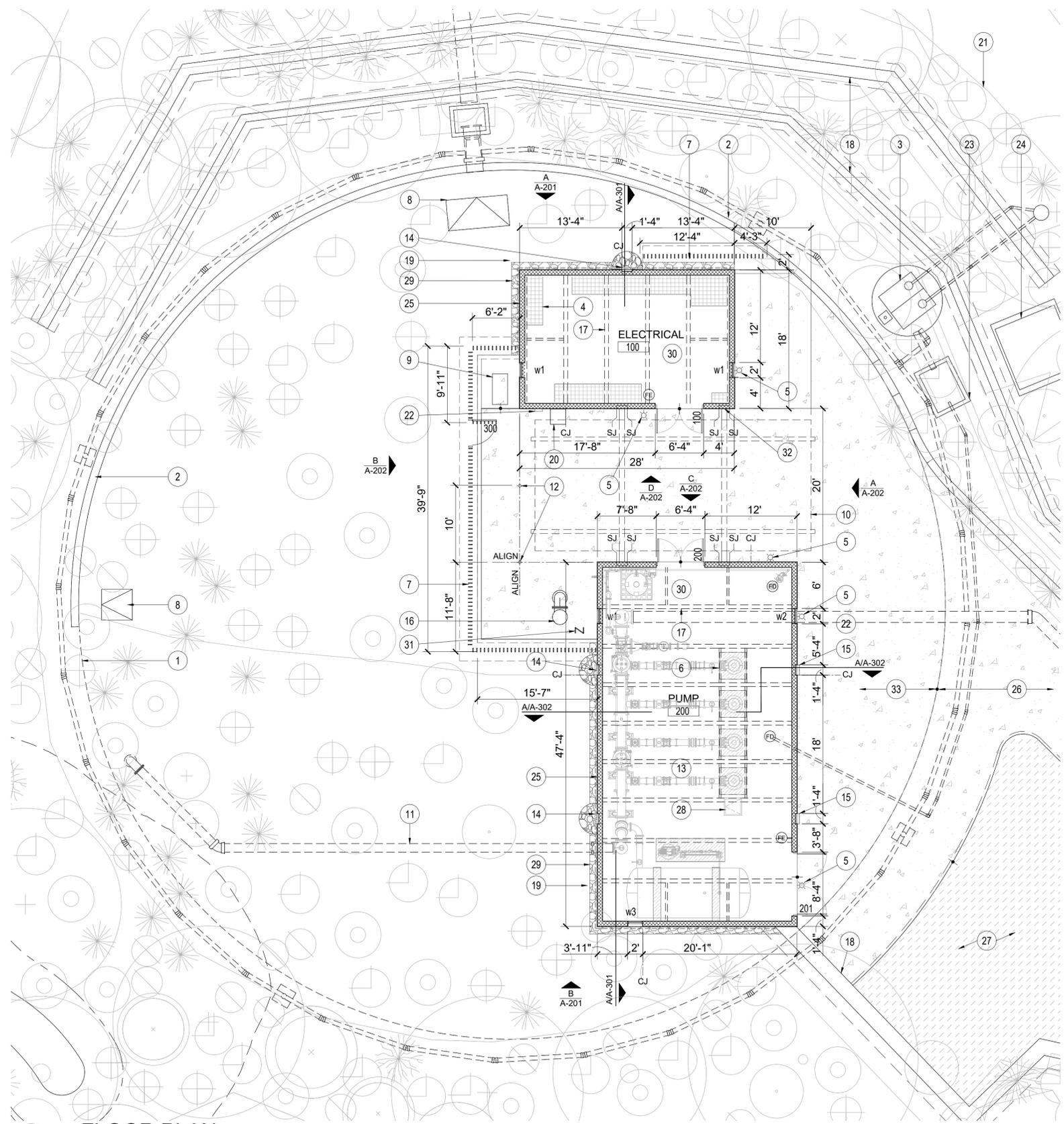
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EAST SEDONA WATER STORAGE TANK

SITE LIGHTING
SITE LIGHTING PLAN

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: LT-101
SHEET: - OF -



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

NO.	DATE	REVISION	BY	APVD

DESCRIPTIVE NOTES

- OUTLINE OF STORAGE TANK BELOW.
- STONE CLAD RETAINING TANK WALL.
- STORM WATER PUMP STATION.
- ELECTRICAL EQUIPMENT.
- WALL SCONCE.
- ACCESS HATCH ABOVE.
- PAINTED PT3 SCREEN WALL W/ LANDSCAPE.
- STORAGE TANK ACCESS HATCH, TYP OF 4.
- MECHANICAL EQUIPMENT ON CONCRETE PAD.
- OVERHEAD PAINTED PT3 STEEL TRELLIS, SEE FINISH SCHEDULE.
- FILL LINE.
- LIGHT BOLLARD, SEE ELECTRICAL.
- SOUND DAMPENING UNFACED BATT INSULATION FASTENED TO UNDERSIDE OF STRUCTURE.
- SCUPPER ABOVE W/ SPLASH PAD BELOW.
- SCUPPER ABOVE.
- STORAGE TANK VENT.
- LINE OF BEAM ABOVE.
- RETAINING/NATURAL STONE WALL.
- WATERPROOFING APPLIED TO BUILDING FACE AT ALL AREAS COVERED IN REGRADED LANDSCAPE.
- GENERATOR TAB BOX.
- EXISTING DIRT ROAD.
- IRRIGATION CONTROLS SEE LANDSCAPE DETAIL 1/L-501.
- CATCH BASIN.
- TRANSFORMER.
- CEMENTITIOUS WATERPROOFING AT ALL CURB/STEM LOCATIONS AT BUILDING AND SCREEN WALL. SEE STEM DETAILS ON A-401.
- CONCRETE PAVING WITH INTEGRAL COLOR TO MATCH PT1. SEE FINISH SCHEDULE.
- CRANE PARKING AREA.
- FLOOR HATCH.
- STEEL LEDGER W/ 3/4" ROCK FILL
- INTERIOR CONCRETE FLOOR FINISH WITH BROOM FINISH.
- BACKFLOW PREVENTER.
- TRELLIS BEAM WALL CONNECTION, TYP 4. SEE STRUCTURAL.
- CONCRETE PAVING WITH STAIN COLOR TO MATCH PT1.

ABBREVIATIONS

- B.O.B. BOTTOM OF BEAM
- B.O.R. BOTTOM OF ROOF
- T.O.P. TOP OF PARAPET
- F.F.E. FINISH FLOOR ELEVATION
- O.C. ON CENTER
- T/CURB TOP OF CURB
- CJ MASONRY CONTROL JOINT
- SJ STUCCO CONTROL JOINT
- SIM. SIMILAR

DOOR SCHEDULE

DOOR	ELEV.	LOCATION	W	HT	THK	MATL	MAT'L SIZE	FRAME	HARDWARE
A2	100	ELECTRIC ROOM	3' x 2	7'-10"	1.75"	HM	2"x 6"	SEE A403	● PROVIDE PADLOCK HASP & SRP LOCK BOX
A1	200	PUMP ROOM	3' x 2	7'-10"	1.75"	HM	2"x 6"	SEE A403	● PROVIDE PADLOCK HASP & SRP LOCK BOX
A1	201	PUMP ROOM	5' x 2	7'-10"	1.75"	HM	2"x 6"	SEE A403	● PROVIDE PADLOCK HASP
B1	300	SITE	3'-1"	3'-8"	-	-	-	SEE A403	● HEAVY DUTY J-BOLT PIVOT HINGE & GATE LATCH

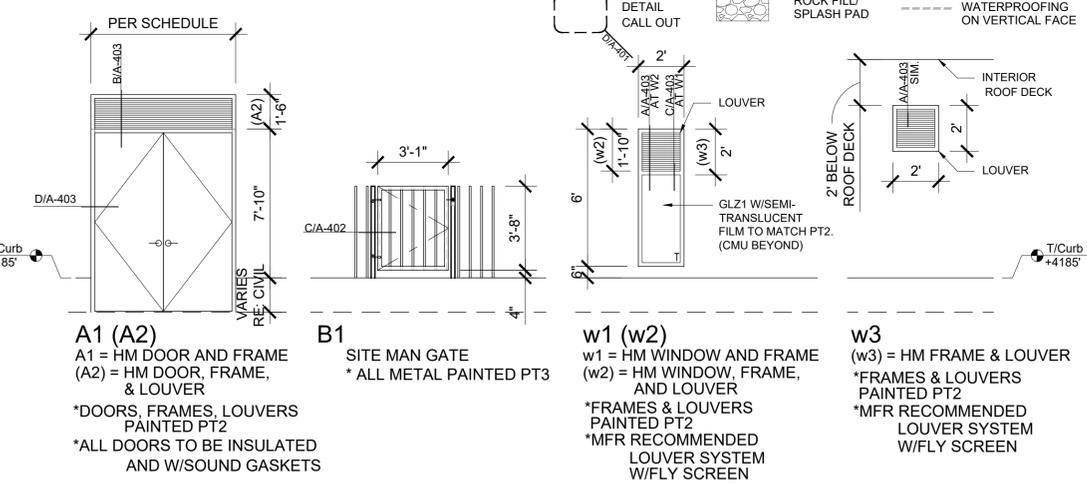
NOTE: DOORS SHALL BE OPERABLE IN THE DIRECTION OF EGRESS WITHOUT SPECIAL KNOWLEDGE
NOTE: DOORS SHALL BE COORDINATED WITH ACCESS AND SECURITY CONTROLS

WINDOW TYPES

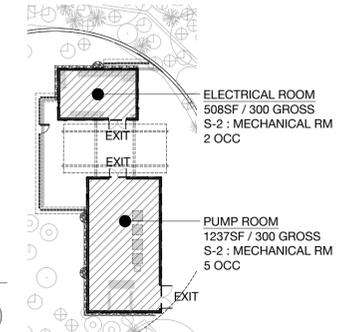
WINDOW	ELEV.	LOCATION	W	HT	GLASS	MAT'L SIZE
w1	ELECTRIC ROOM	2'-0"	6'-0"	GLZ1	HM	2"x 4"
w2	PUMP ROOM (EAST)	2'-0"	6'-0"	GLZ1	HM	2"x 4"
w1	PUMP ROOM (WEST)	2'-0"	6'-0"	GLZ1	HM	2"x 4"
w3	PUMP ROOM (SOUTH)	2'-0"	2'-0"	-	HM	2"x 4"

LEGEND

- ELEVATION DRAWING NO. SHEET NO.
- Parapet 1 +4196.5'
- WORK, CONTROL, OR DATUM POINT
- FINISH FLOOR TRANSITION LINE
- CONCRETE PAVING FLOOR FINISH
- ELEVATED CONCRETE SLAB
- DEPRESSED CONCRETE SLAB
- ROCK FILL/ SPLASH PAD
- DOOR MARK
- WINDOW MARK
- FLOOR DRAIN RE: PLUMBING
- WALL MOUNTED FIRE EXTINGUISHER
- LIGHT FIXTURE RE: ELECTRICAL
- WATERPROOFING ON VERTICAL FACE



CODE PLAN



APPLICABLE CODES

- SEDONA BUILDING CONSTRUCTION CODE:
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2010 ADA GUIDELINES
- INTERNATIONAL CODE COUNCIL/ANSI a 117.1 - 2009
- NFPA 13, 2019
- NFPA 14, 2019
- NFPA 20, 2019

BUILDING SUMMARY

Type V-B buildings, 1 story, un-sprinkled, S-2 occupancy
No fire rating required between elements
Non occupied building, no plumbing fixtures required
45% max openings at exterior walls under canopy
14'-6", 1 story, Single Occupancy, V-B, un-sprinkled, 1237sf + 508
504.3 : 14'-6" height < 40' allowed
504.4 : 1 stories < 2 stories allowed
506.2 : 1,745sf < 13500 sf allowed

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Phoenix, AZ USA 85004
602.258.8555

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DESIGN AP + MEJ
DRAWN AP + TW
CHECKED MEJ
APPROVED MEJ

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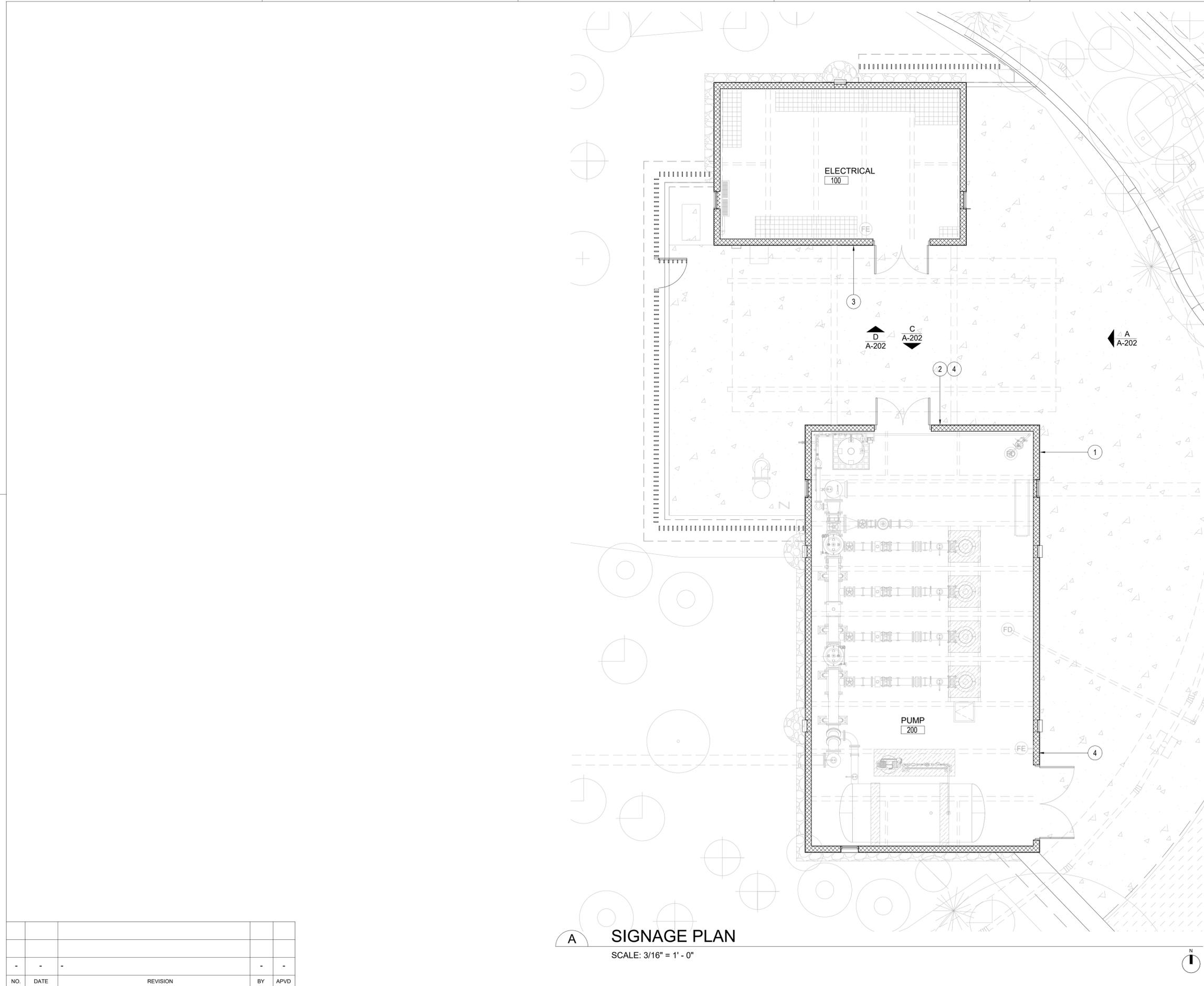
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EAST SEDONA WATER STORAGE TANK

ARCHITECTURAL FLOOR PLAN

DATE DEC 2019
PROJECT NUMBER 19-036
DRAWING NUMBER A-101
SHEET - OF -

PLOT DATE: 12/20/2019 PLOT TIME: 12:29 PM SCALE: 1/8"=1'-0"



NO.	DATE	REVISION	BY	APVD
-	-	-	-	-

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A **SIGNAGE PLAN**
SCALE: 3/16" = 1' - 0"

- DESCRIPTIVE NOTES**
1. STREET ADDRESS SIGNAGE.
 2. PUMP ROOM SIGNAGE.
 3. ELECTRICAL ROOM SIGNAGE.
 4. DRY CHEMICAL AGENT SIGN (12.5% SODIUM HYPOCHLORITE NFDA 704).

- GENERAL NOTES**
1. REFER TO ELEVATIONS SHEET A-201 FOR MOUNTING HEIGHTS AND LOCATIONS.

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APPROVED: MEJ

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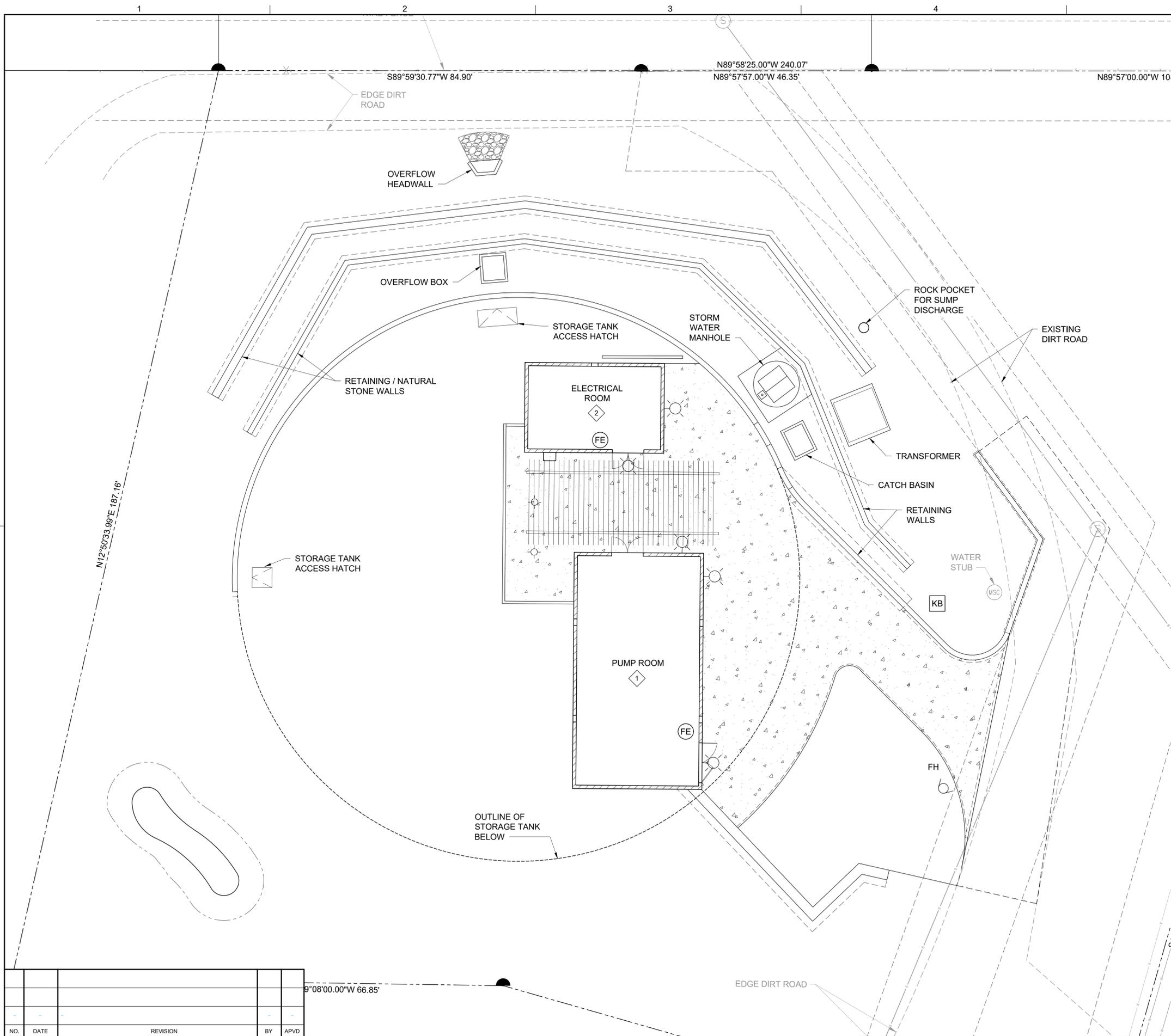


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EAST SEDONA WATER STORAGE TANK

ARCHITECTURAL
SIGNAGE PLAN

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: A-103
SHEET: - OF -



- NOTES:
1. FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION'S PAMPHLET #10, "STANDARD FOR PORTABLE FIRE EXTINGUISHERS," THE 2018 EDITION.
 2. EXTINGUISHERS SHALL BE CLASSIFIED AT LEAST 2A10BC OR GREATER, CONTAINING AT LEAST 5 POUNDS OF DRY CHEMICAL AGENT. UNITS SHALL BE SERVICED AND TAGGED BY A REPUTABLE FIRE EXTINGUISHER COMPANY PRIOR TO THE UNIT BEING DISPLAYED FOR USE.
 3. FIRE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S PAMPHLET #13R, "STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS IN RESIDENTIAL OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT," THE 2019 EDITION. PLANS, SPECIFICATIONS AND HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO INSTALLATION.
 4. KNOX BOX BY KNOX BOX COMPANY, (www.knoxbox.com/store/knoxbox-32000-series.cfm.) THE MINIMUM UNIT IS A KNOX BOX 3200 SERIES.

FIRE CONTROL		
1	PUMP ROOM	FIRE SPRINKLER
2	ELECTRICAL ROOM	DRY CHEMICAL AGENT
FE		FIRE EXTINGUISHER
○		FIRE HYDRANT
KB		KNOX BOX W / PEDESTAL

VERIFY SCALE
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DESIGN JHM
 DRAWN SAR
 CHECKED JHM
 APPROVED JHM



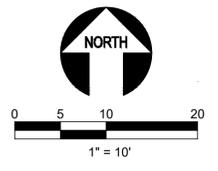
EAST SEDONA WATER STORAGE TANK

ARCHITECTURAL
 FIRE CONTROL PLAN

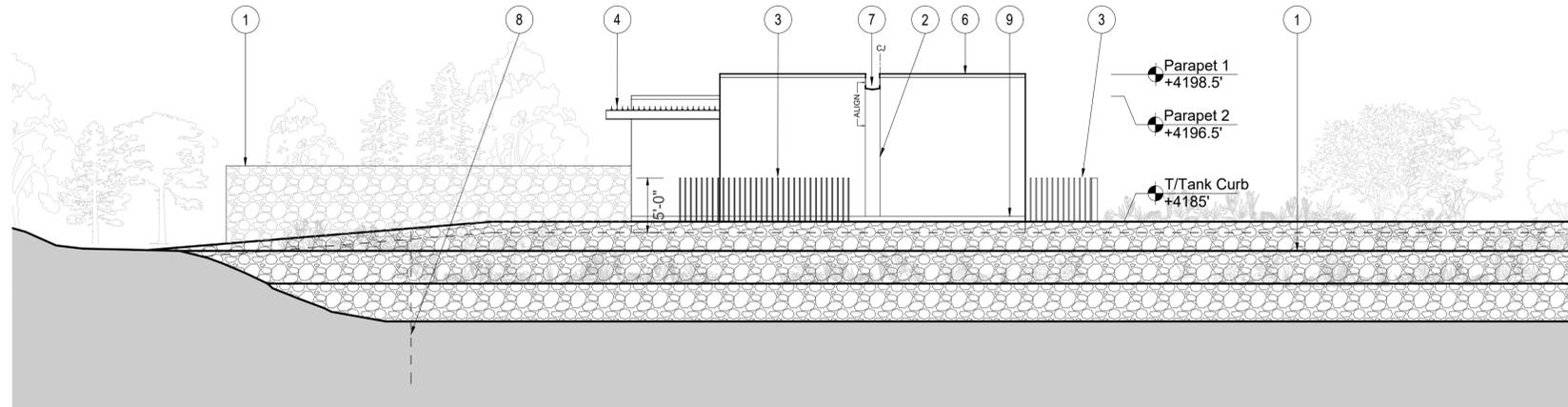
DATE DEC 2019
 PROJECT NUMBER 19-036
 DRAWING NUMBER A-104
 SHEET - OF -

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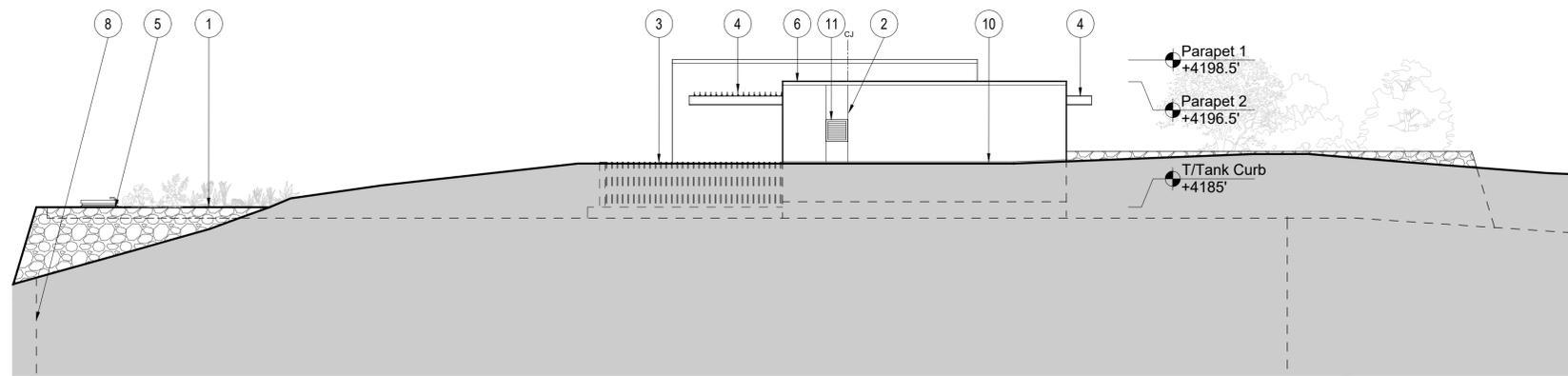
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NO.	DATE	REVISION	BY	APVD



A NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



B SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

DESCRIPTIVE NOTES

- STONE CLAD / NATURAL STONE RETAINING WALL.
- 1/2" REVEAL, BOTH SIDES.
- SCREEN WALL W/ LANDSCAPE SET IN CONCRETE FOOTING & ATTACHED TO TANK ROOF. FOOTING TO BE PAINTED PT1 ON ALL EXPOSED SIDES.
- OVERHEAD PAINTED PT3 STEEL TRELLIS.
- STORAGE TANK ACCESS HATCH.
- STONE PARAPET CAP. STONE COLOR TO MATCH NATURAL STONE AT RETAINING WALL.
- ROOF SCUPPER WITH SPLASH PAD.
- LINE OF UNDERGROUND TANK, TYP.
- LINE OF PAINTED PT1 STRUCTURAL STEM WALL.
- LINE OF STUCCO TO STOP 1" ABOVE GRADE.
- SCHEDULED LOUVER, RE: A-101.

GENERAL NOTES

- TYPICAL WALL CONSTRUCTION - STUCCO FINISH OVER CMU WALL.
- ALL DOOR, FRAME, LOUVER AND TRANSOM COLOR TO BE PT2.
- ALL EXPOSED STEEL TO BE PAINTED PT3

FINISH SCHEDULE

- PT1 TNEMEC, SEDONA BROWN, 41RD
- PT2 TNEMEC - LEATHER 42RD
- PT3 DUNN EDWARDS - MINK DE6392

LEGEND

- GENERAL PAINT - PT1
- STONE CLAD RETAINING WALL
- LINE BEYOND
- MASONRY CONTROL JOINT

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APPROVED: MEJ

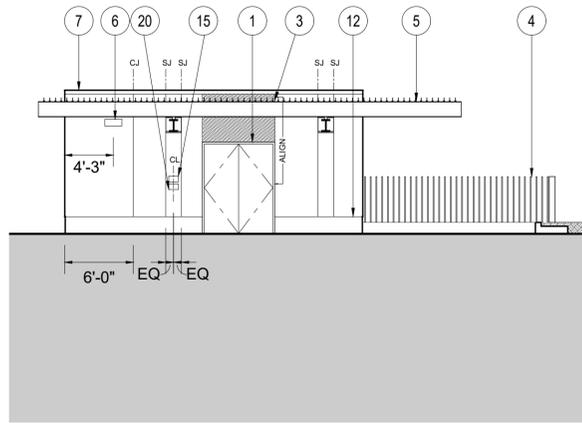
ARIZONA WATER COMPANY

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EAST SEDONA WATER STORAGE TANK

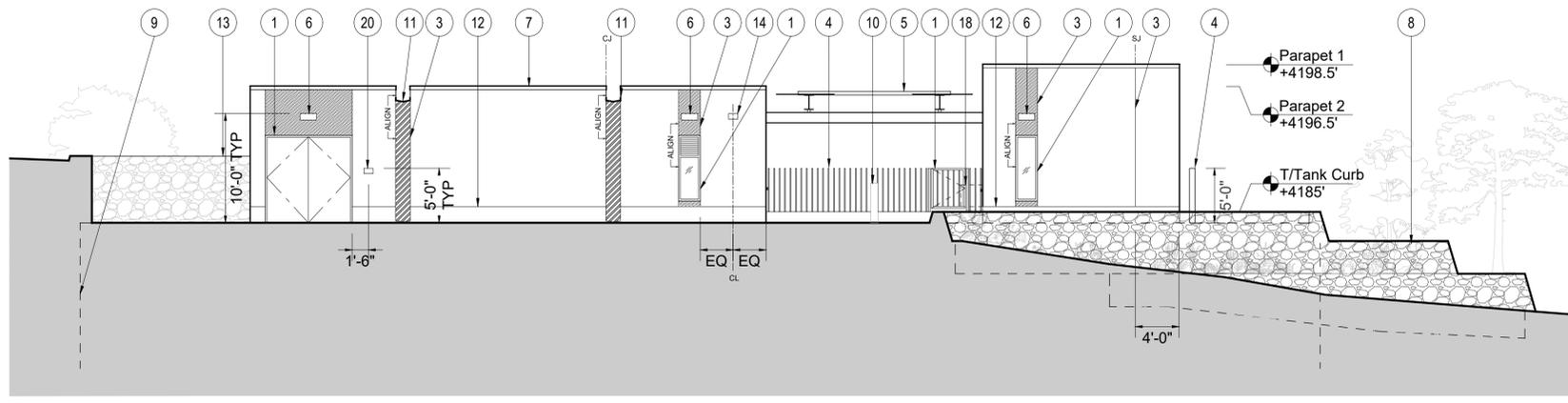
ARCHITECTURAL ELEVATIONS

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: A-201
SHEET: - OF -



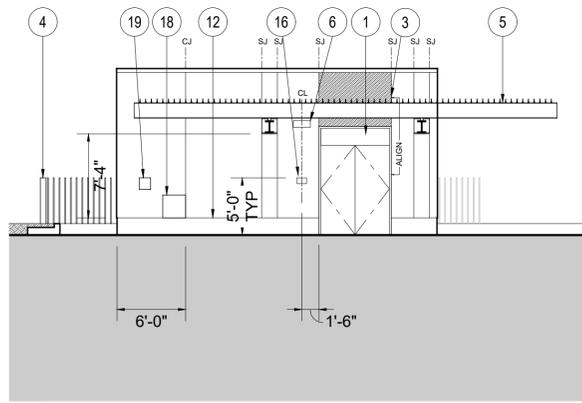
C PUMP ROOM NORTH

SCALE: 1/8" = 1' - 0"



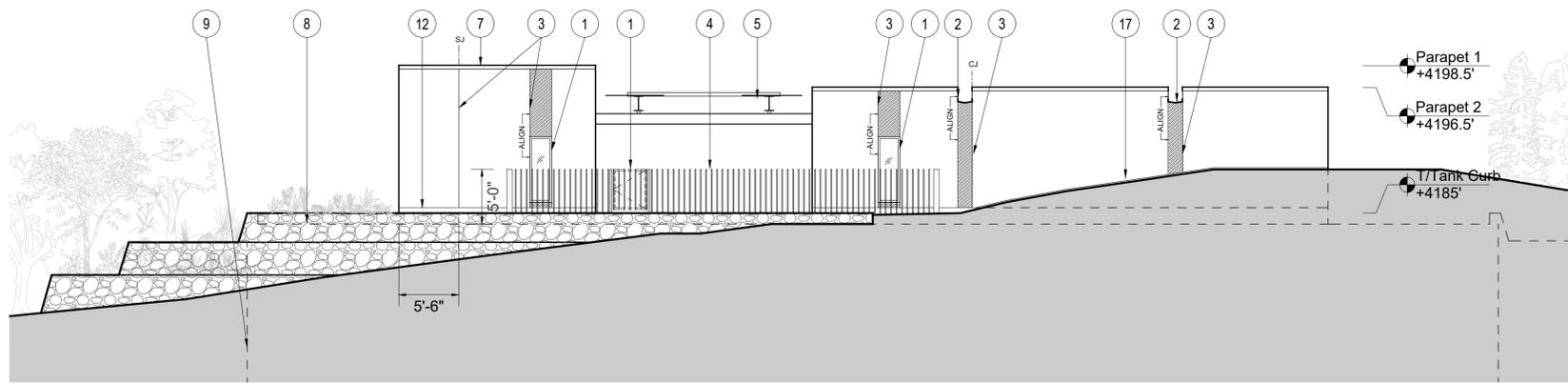
A EAST ELEVATION

SCALE: 1/8" = 1' - 0"



D ELECTRIC ROOM SOUTH

SCALE: 1/8" = 1' - 0"



B WEST ELEVATION

SCALE: 1/8" = 1' - 0"

DESCRIPTIVE NOTES

- SCHEDULED WINDOW/DOOR, SEE A-101.
- ROOF SCUPPER WITH SPLASH PAD.
- 1/2" REVEAL, TYPICAL AT ALL PAINT COLOR TRANSITIONS.
- SCREEN WALL W/ LANDSCAPE SET IN CONCRETE FOOTING & ATTACHED TO TANK ROOF. FOOTING TO BE PAINTED PT1 ON ALL EXPOSED SIDES.
- OVERHEAD PAINTED PT3 STEEL TRELLIS.
- TOP OF WALL SCENCE MOUNTED AT 10'-0" A.F.F.
- STONE PARAPET CAP. STONE COLOR TO MATCH NATURAL STONE AT RETAINING WALL, BOTH BUILDINGS
- STONE CLAD/ NATURAL STONE RETAINING WALL, TYP.
- LINE OF UNDERGROUND TANK, TYP.
- LIGHT BOLLARD.
- ROOF SCUPPER.
- LINE OF PAINTED PT1 STRUCTURAL STEM WALL.
- LINE OF SITE WALL BEYOND.
- STREET ADDRESS SIGNAGE.
- TOP OF PUMP ROOM SIGNAGE MOUNTED AT 5'-0" A.F.F. MAX.
- TOP OF ELECTRICAL ROOM SIGNAGE MOUNTED AT 5'-0" A.F.F. MAX.
- LINE OF STUCCO TO STOP 1" ABOVE GRADE.
- GENERATOR TAB BOX.
- IRRIGATION CONTROLS.
- DRY CHEMICAL AGENT SIGNAGE.

GENERAL NOTES

- TYPICAL WALL CONSTRUCTION - STUCCO FINISH OVER CMU WALL.
- ALL DOOR, FRAME, LOUVER AND TRANSOM COLOR TO BE PT2.
- ALL EXPOSED STEEL TO BE PAINTED PT3.

FINISH SCHEDULE

- PT1 TNEEC, SEDONA BROWN, 41RD
- PT2 TNEEC - LEATHER 42RD
- PT3 DUNN EDWARDS - MINK DE6392

LEGEND

- GENERAL PAINT - PT1
- ACCENT PAINT - PT2
- STONE CLAD RETAINING WALL
- STEEL PLATE
- LINE BEYOND
- CJ MASONRY CONTROL JOINT
- SJ STUCCO CONTROL JOINT

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NO.	DATE	REVISION	BY	APVD

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ARCHITECTURAL ELEVATIONS

DATE: DEC 2019
PROJECT NUMBER: 19-036
DRAWING NUMBER: A-202
SHEET: - OF -

1

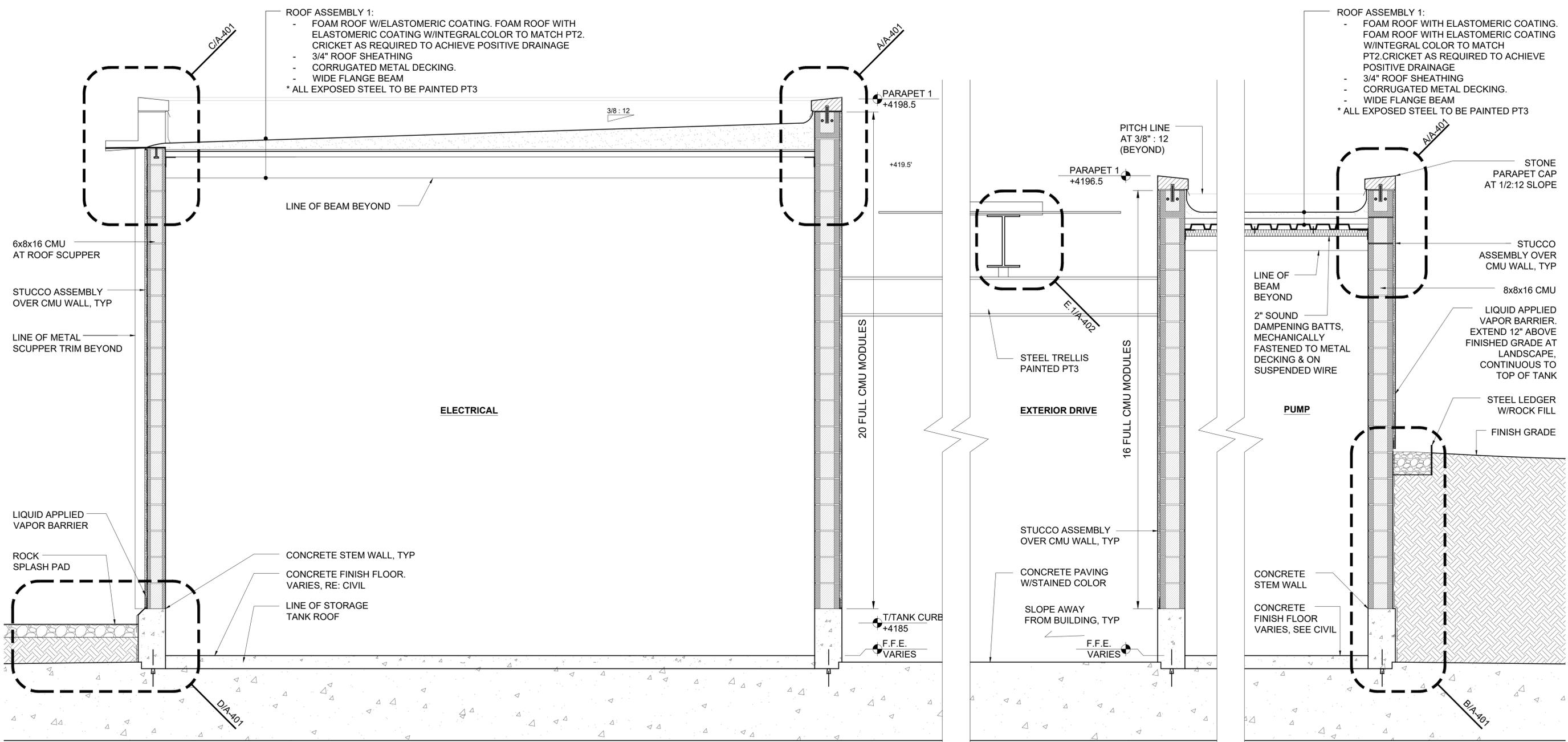
2

3

4

5

6



ROOF ASSEMBLY 1:
 - FOAM ROOF W/ELASTOMERIC COATING. FOAM ROOF WITH ELASTOMERIC COATING W/INTEGRAL COLOR TO MATCH PT2. CRICKET AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE
 - 3/4" ROOF SHEATHING
 - CORRUGATED METAL DECKING.
 - WIDE FLANGE BEAM
 * ALL EXPOSED STEEL TO BE PAINTED PT3

ROOF ASSEMBLY 1:
 - FOAM ROOF WITH ELASTOMERIC COATING. FOAM ROOF WITH ELASTOMERIC COATING W/INTEGRAL COLOR TO MATCH PT2. CRICKET AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE
 - 3/4" ROOF SHEATHING
 - CORRUGATED METAL DECKING.
 - WIDE FLANGE BEAM
 * ALL EXPOSED STEEL TO BE PAINTED PT3

A WALL SECTION
 SCALE: 3/4" = 1' - 0"

MATERIAL HATCH LEGEND

-  CONCRETE
-  EARTH
-  STONE
-  CMU
-  FOAM SPRAY ROOF
-  METAL
-  SOUND INSULATION

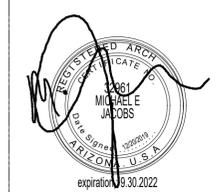
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PLOT DATE: 12/20/2019 PLOT TIME: 12:30 PM SCALE: 3/4"=1'-0"

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DESIGN: AP + MEJ
 DRAWN: AP + TW
 CHECKED: MEJ
 APPROVED: MEJ

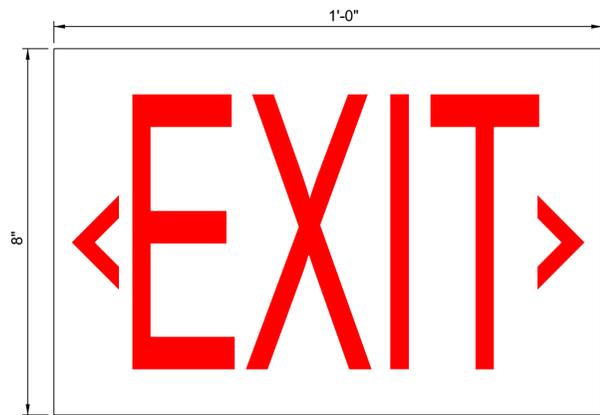
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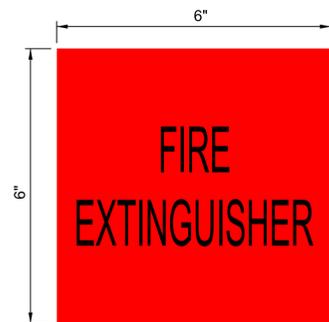
EAST SEDONA WATER STORAGE TANK

ARCHITECTURAL WALL SECTIONS

DATE: DEC 2019
 PROJECT NUMBER: 19-036
 DRAWING NUMBER: A-301
 SHEET: - OF -

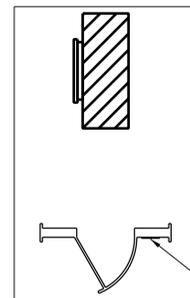


WHITE BACKGROUND AND RED 3/4"
COMPUTER PRECISION ENGRAVED GRAPHICS
QUANTITY: 3

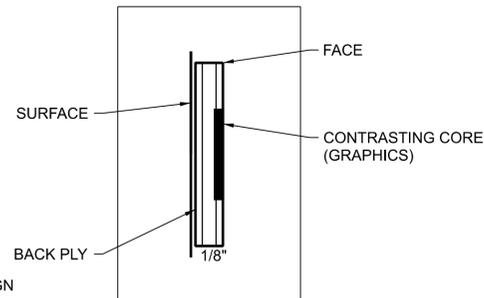


RED BACKGROUND AND WHITE 3/4"
COMPUTER PRECISION ENGRAVED GRAPHICS
QUANTITY: 1

FLUSH TO SURFACE
WITH SILICONE LIQUID
ADHESIVE (BY OTHERS)
AND DOUBLE SIDED
FOAM TAPE
(INCLUDED)
MOUNT 60" FROM
FINISH FLOOR TO
CENTER OF THE SIGN
ON THE LATCH SIDE OF
THE DOOR

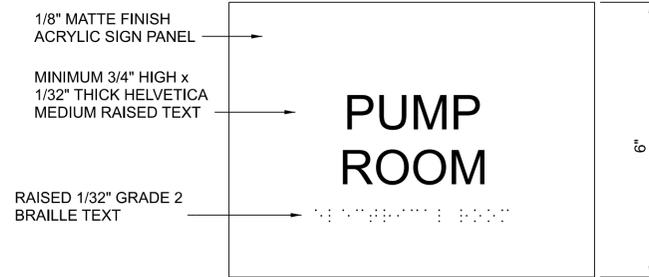


MOUNTING DETAIL "ADH"
SILICONE ADHESIVE AND FOAM TAPE

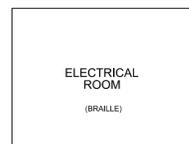


SIGNSOURCE PRECISION
COMPUTER ENGRAVED
GRAPHICS TO A MINIMUM
DEPTH OF 1/32"

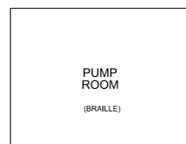
GENERAL EXAMPLE:
8"



QUANTITY: 6
TEXT ON RIGHT

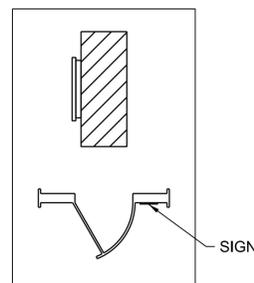


QUANTITY: 1

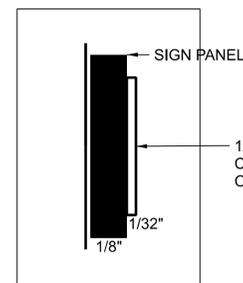


QUANTITY: 1

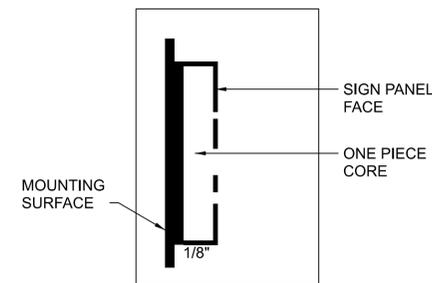
FLUSH TO SURFACE
WITH "SURE STICK"
DOUBLE SIDED FOAM
TAPE MOUNT 60"
FROM FINISH FLOOR
TO CENTER OF THE
SIGN ON THE LATCH
SIDE OF THE DOOR



MOUNTING DETAIL "FT"
ADHESIVE FOAM TAPE



GRAPHIC APPLICATION
RAISED 1/32"
GRAPHICS



GRAPHIC
APPLICATION

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-



VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

DESIGN RZ
DRAWN LE
CHECKED ROB
APPROVED JHM



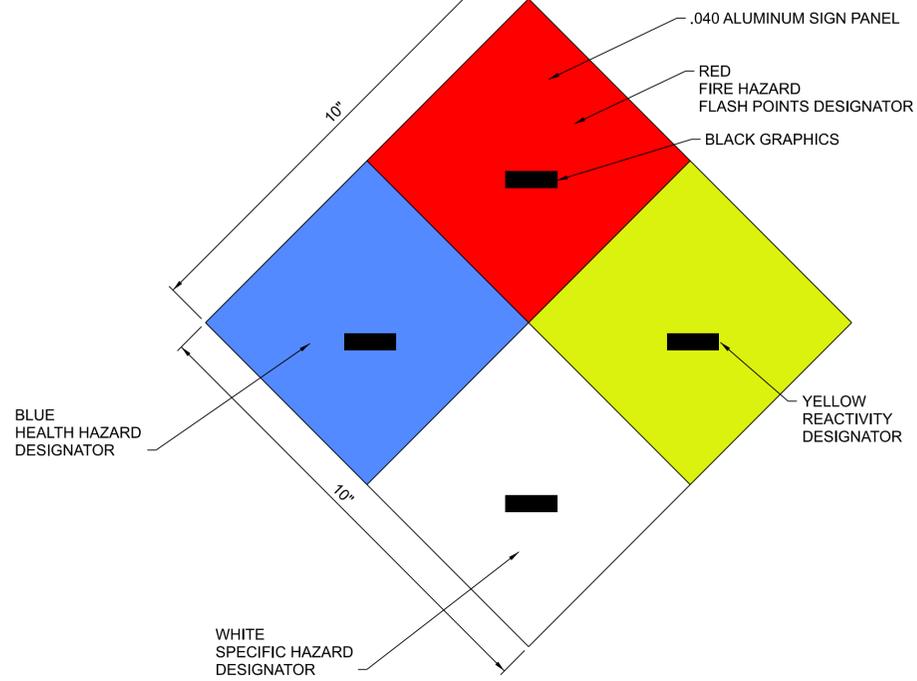
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EAST SEDONA
WATER STORAGE TANK

GENERAL
GENERAL SIGNAGE 1

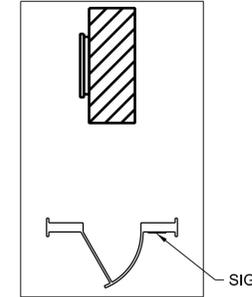
DATE
DEC 2019
PROJECT NUMBER
19-036
DRAWING NUMBER
A-404
SHEET - OF -

GENERAL EXAMPLE:

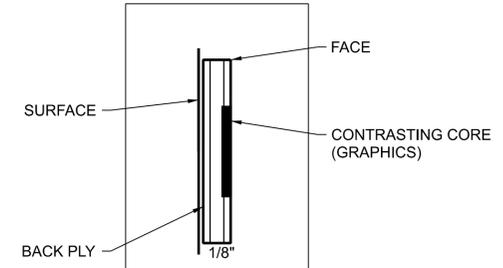


SODIUM HYPOCHLORITE
(12.5%)
QUANTITY: 2

FLUSH TO SURFACE WITH SILICONE LIQUID ADHESIVE (BY OTHERS) AND DOUBLE SIDED FOAM TAPE (INCLUDED). MOUNT 60" FROM FINISH FLOOR TO CENTER OF THE SIGN ON THE LATCH SIDE OF THE DOOR



MOUNTING DETAIL "ADH"
SILICONE ADHESIVE AND FOAM TAPE



SIGNSOURCE PRECISION
COMPUTER ENGRAVED
GRAPHICS TO A MINIMUM
DEPTH OF 1/32"

VERIFY SCALE
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DESIGN	RZ
DRAWN	LE
CHECKED	RDB
APPROVED	JHM

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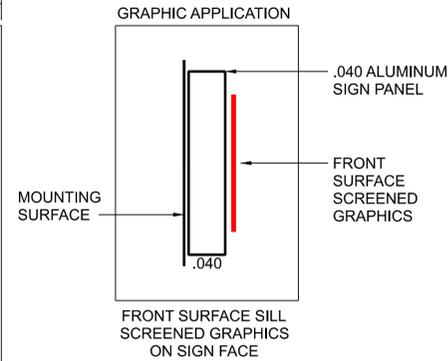
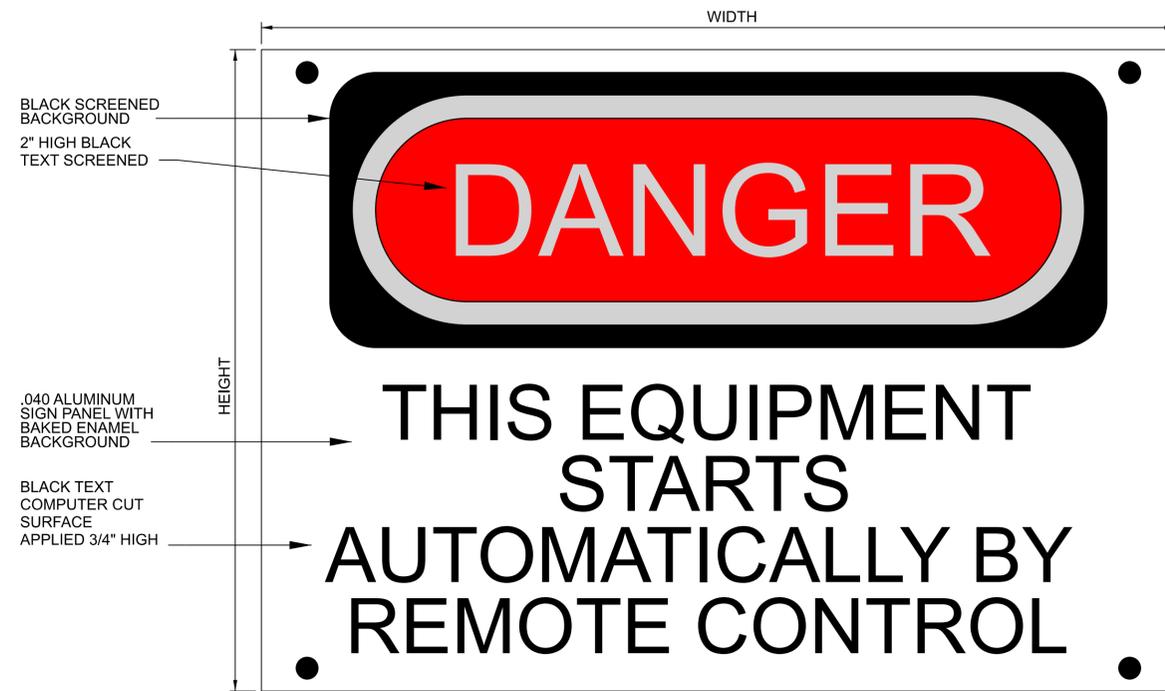
EAST SEDONA WATER STORAGE TANK

GENERAL SIGNAGE 2

DATE	DEC 2019
PROJECT NUMBER	19-036
DRAWING NUMBER	A-405
SHEET	- OF -



NO.	DATE	REVISION	BY	APVD
-	-	-	-	-



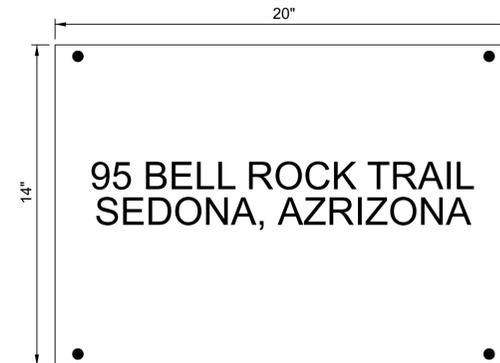
TYPICAL LAYOUT/EXAMPLE
SEE BELOW FOR QUANTITIES



20" X 14", 19 REQUIRED
OSHA WHITE BAKED ENAMEL BACKGROUND
WITH RED & BLACK HEADER & BLACK COPY
1 REQUIRED



20" X 14"
2 REQUIRED



20" X 14"
1 REQUIRED

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-



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DESIGN RZ
DRAWN LE
CHECKED ROB
APPROVED JHM

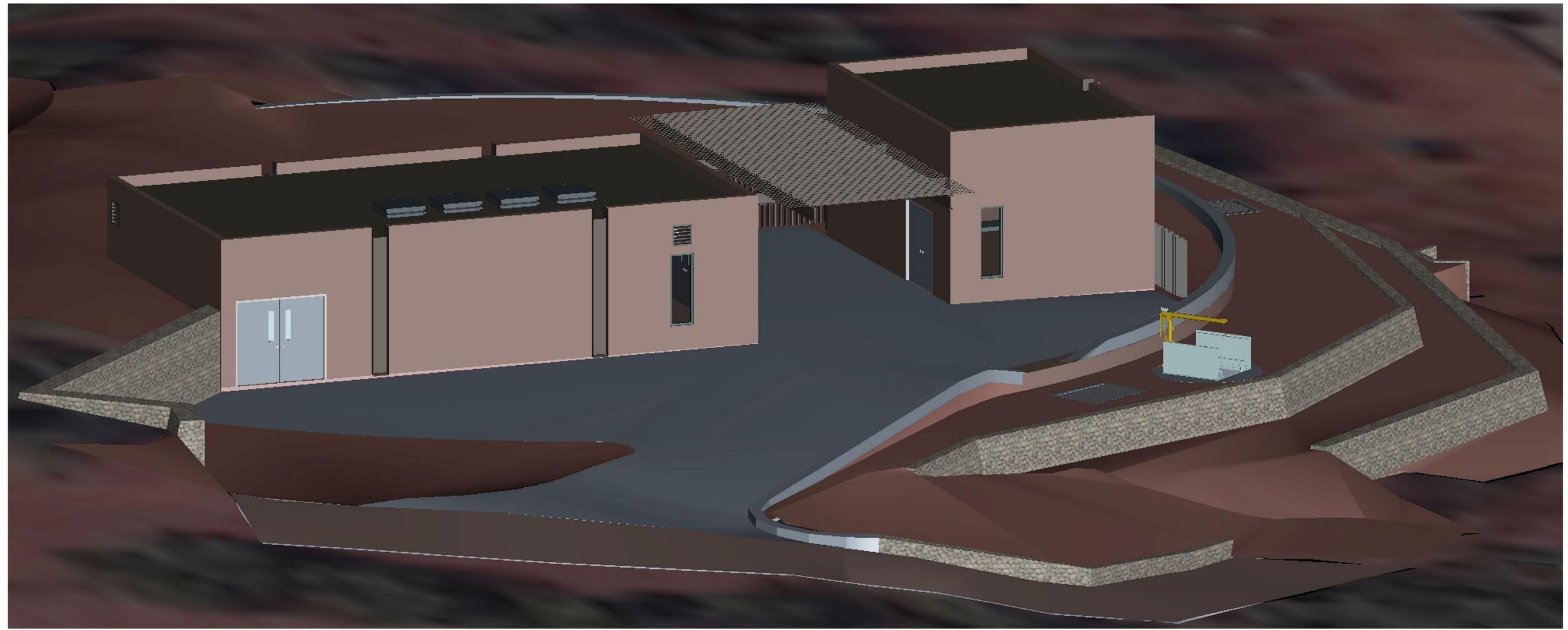
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EAST SEDONA WATER STORAGE TANK

GENERAL SIGNAGE 3

DATE DEC 2019
PROJECT NUMBER 19-036
DRAWING NUMBER A-406
SHEET - OF -



ISOMETRIC
NOT TO SCALE

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-



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DESIGN	MAP
DRAWN	MTP
CHECKED	MAP
APPROVED	JHM

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EAST SEDONA
WATER STORAGE TANK

STRUCTURAL
ISOMETRIC RENDERING

DATE	DEC 2019
PROJECT NUMBER	19-036
DRAWING NUMBER	S-401
SHEET	-

East Sedona Water Storage Tank and Booster Pump Station Citizen Participation Plan

March 22, 2022



CITIZEN PARTICIPATION PLAN

Arizona Water Company has provided water service to the Sedona community for decades so we have a deep understanding and appreciation for the importance of public involvement in important public decisions. In fact, the project we hereby submit to the residents and City of Sedona has been very strongly influenced by previous efforts to build a storage reservoir to serve this part of our system.

Arizona Water Company will undertake all the steps related to the citizen participation process as described in the City's Project Application Instructions:

1. Arizona Water Company's goal is to provide "effective citizen participation" that will give residents an "opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community." (LDC 8.3.D.(1)a)
2. In order to achieve this, we will contact neighboring property owners (within 300 feet of the project site) and any affected Homeowner's Associations.
3. Arizona Water Company will mail notifications to each resident and property owner within the required radius. The notification will describe the project and provide property owners with a way to contact us and a link to our website page dedicated to hosting information about the project. This will allow residents and owners to stay in touch throughout the process. (LDC 8.3.D(1)c)
4. A community meeting will be scheduled at a convenient location, time and date that should work for the largest possible group of stakeholders. At the community meeting, we will use a PowerPoint presentation and other visual materials to lay out the details of the project and answer questions. We will also give attendees the opportunity to submit questions in writing. We will ask everyone to sign in and we will include the list in the Citizen Participation Report.
5. During the City's deliberation process, Arizona Water Company will keep track of all contacts and questions with neighboring property owners and other stakeholders, including name, date, and item of concern.
6. After the community meeting, but before the first public hearing, we will present a written Citizen Participation Report to City staff documenting comments and concerns received through the public involvement process. (LDC 8.3D.(7))

In addition to the required activities, Arizona Water Company will be very responsive to the needs of residents, stakeholders and City decision-makers if additional information, materials or community meetings are deemed necessary.

We are committed to working with the nearby residents from the beginning of the planning process until the last day of construction. Arizona Water Company encourages all of its customers to reach out to us about any water system-related issue at any time.

1 D. Citizen Review Process

2

(1) Purpose

The citizen review process is intended to:

- a. Ensure that [applicants](#) pursue early and effective citizen participation in conjunction with their applications, giving them opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
- b. Ensure that citizens and property owners within the community have an adequate opportunity to learn about applications that may affect them and to work with [applicants](#) to resolve concerns at an early stage of the process; and
- c. Facilitate ongoing communication between the [applicant](#), interested citizens, and property owners throughout the application review process.

The citizen review process does not pertain to a specific review body or committee. It is not intended to produce complete consensus on all applications, but to encourage [applicants](#) to be good neighbors and to allow for informed decision-making.

(2) Applicability

- a. Every [applicant](#) who is proposing a project that requires a public hearing, [except](#) for those application types listed in subsection [8.3.D\(2\)b](#) below, shall prepare a citizen participation plan following the pre-application meeting and submission of the application. Implementation of the plan shall begin upon submittal of the application.
- b. A Citizen Participation Plan shall not be required for an application for a [variance](#), Certificate of Appropriateness, appeal, minor [conditional use permit](#) ([except](#) those associated with a [development](#) review), or extension of time for an existing approval.

➤ (3) Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the site. At a minimum, the target area shall include the following:

- a. Property owners within the public hearing notice area required by other sections of this [Code](#);
- b. The head of any homeowners association, or community/neighborhood appointed representative adjoining the project site; and
- c. Other interested parties who have requested that they be placed on the notification list for a particular project.
- d. The [Director](#) may determine that additional notices or areas should be provided.

➤ (4) Citizen Participation Plan

At a minimum, the Citizen Participation Plan shall include:

- a. How those interested in and potentially affected by an application will be notified that an application has been submitted;
- b. How those interested and potentially affected parties will be informed of the substance of the change, amendment, or development proposed by the application;
- c. How those affected or otherwise interested will be provided an opportunity to discuss the applicant's proposal with the applicant and express any concerns, issues or problems they may have with the proposal in advance of the public hearing;
- d. The applicant's schedule for completion of the Citizen Participation Report; and
- e. How the applicant will keep the Community Development Department informed on the status of their citizen participation efforts.

➤ **(5) Public Notice**

These requirements are in addition to public notice provisions required by Section 8.3.F, *Scheduling and Notice of Public Hearings*.

➤ **(6) Additional Meetings**

The Director may require the applicant to hold additional citizen participation meetings based on:

- a. The length of time between the last citizen participation meeting and the date of the submittal of the application;
- b. The extent of changes that have occurred to the development proposal since the last citizen participation meeting was held; and/or
- c. The length of time between last public hearing (such as a conceptual review hearing) and the date of submittal for further development application consideration.

➤ **(7) Citizen Participation Report**

The applicant shall provide a written report to the Director and the Planning and Zoning Commission on the results of their citizen participation effort (prior to the notice of public hearing). The Citizen Participation Report shall include the information specified in the Administrative Manual.