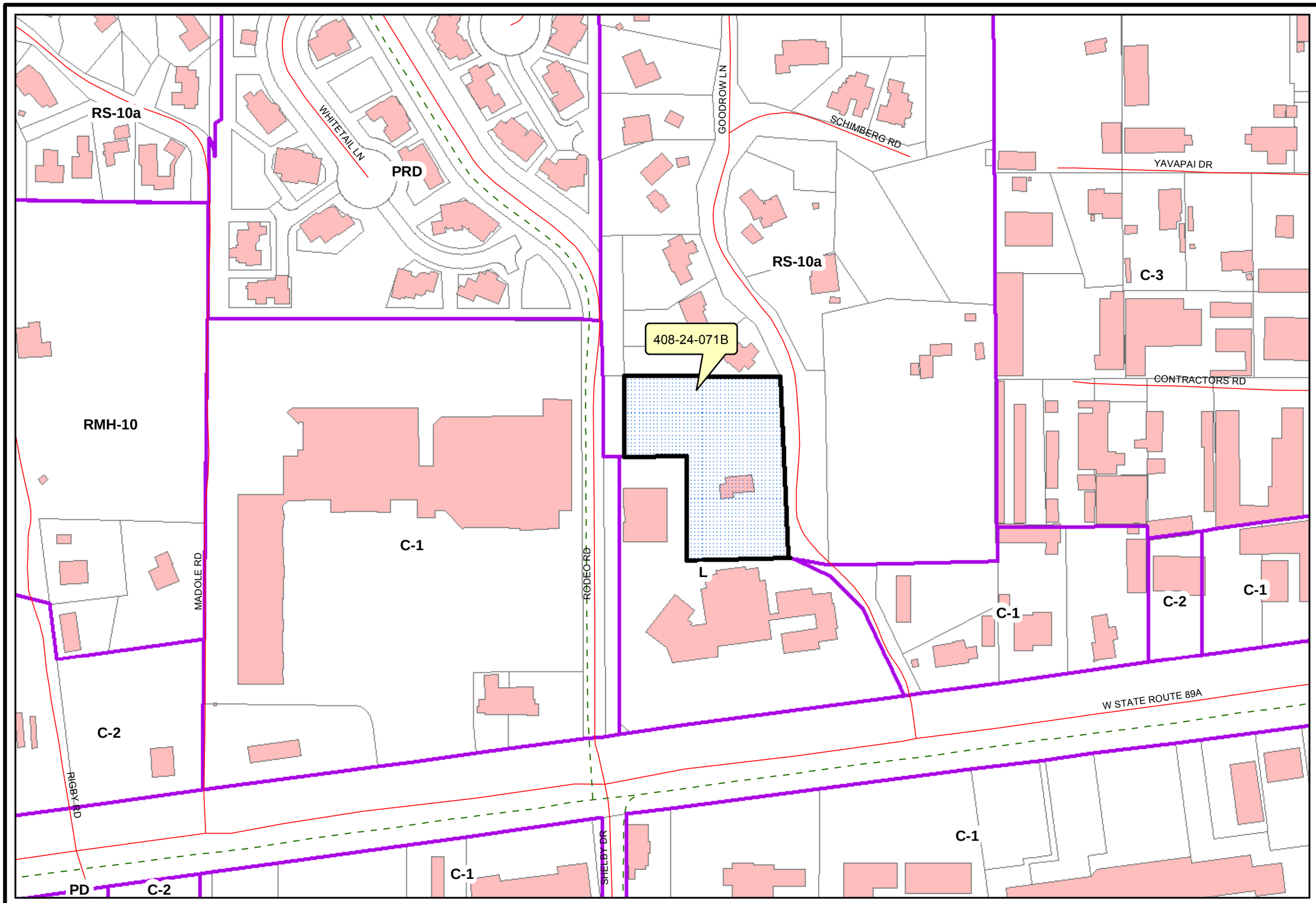
Vicinity Map

Parcel #
408-24-071B
Sedona Rouge
Addition



GIS, City of Sedona
08/02/2013
g:/pubreq/projects/sedonarouge/mxds/408-24-071b_vicinity.mxd

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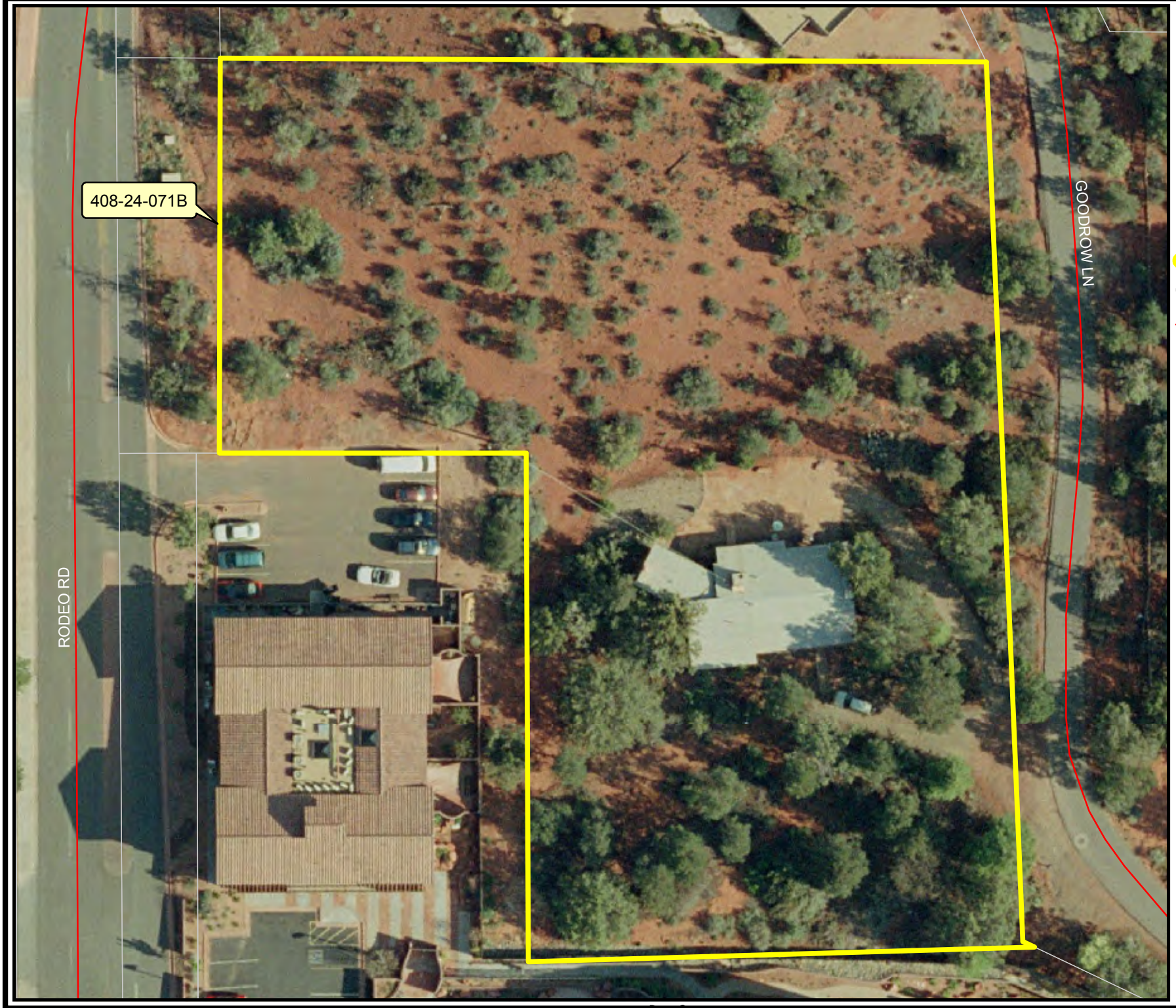
The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or rising from the information contained on this map.

Aerial View

Parcel
#408-24-071B
Sedona Rouge
Addition



Parcel #408-24-071B

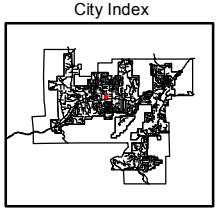
Parcel Boundary

Street Centerline

N

0 12.5 25 Feet

City Index



GIS, City of Sedona
08/02/2013
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mxds/408-24-071b_aerial.mxd

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City Of Sedona Community & Economic Development Department
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Article 9 of the Sedona Land Development Code contains specific Development Standards applicable to various commercial projects. This Article sets the minimum criteria for review and approval of all new construction and renovation proposals by the City's Community & Economic Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

903 Height Regulations		
903.03 Height and Massing – Commercial, Public, and Semi-Public Buildings		
	903.03.A Overall Building Height	
		Evaluation: The project has applied alternate standards of a darker paint color (maximum LRV 21% and Largest Unrelieved Building Plane of 400 square feet) to achieve a maximum height of 27' for the project. As proposed, all buildings are a maximum of 27' above natural grade.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.A.1 *(Overall Building Height)*	
		Evaluation: The height of the building does not exceed 40 feet as measured from the highest parapet/roof ridge to the lowest point of natural grade.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.A.4 Exceptions	
		Evaluation: The applicant has proposed to use alternate standards, as provided in SLDC 905 to achieve the proposed height of the building. By using a combination of darker paint color and unrelieved building planes, the alternate standards for this project have been maxed out and a height of 27 feet is allowed. As proposed, all buildings fall below this height limitation. (Exception A) No finished floors are above the adjoining road surface (Exception B). No roofs have slopes of 3.5:12 or greater (Exception C). Though elevators and stair towers are used, the equipment penthouses and towers are under the 27' height limitation and they do not need an additional height allowance (Exception D). Though there are more than 3 buildings onsite, none of them are proposed to exceed the 27' limitation (Exception E).
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.A.5 Heights adjacent to residentially zoned property	
		Evaluation: No buildings are proposed within 30 feet of a residentially zoned parcel, therefore this section does not apply.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	903.03.A.6 Height reduction on 20% of building	
		Evaluation: The building is proposed at a total footprint of 11,494 square feet. Of that, 2,391 square feet (20.8%) are proposed at no more than 16' above natural grade. The bulk of this area is in the enclosed space between the south wing and the east wing. The remainder is on the north end of the east wing. Both of these masses are visible from both sides of the building.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.B Required Massing	
		Evaluation: As the entire building is connected, it is considered one building. As masses in plan view are defined as a 6' offset and a 100 square foot area, the building has over a dozen separate masses; with the largest being the enclosed area between the two wings (2,188 square feet or approximately 19% of the building. Masses in elevation view are defined by a 3' difference in height and 3 distinct masses are

		required. The proposal has exceeded this requirement, with the roof plan showing a variety of parapet and roof heights with elevations ranging from 4112 to 4128.5'.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.C Unrelieved Building Planes	
		Evaluation: To achieve their desired alternate standards, the largest unrelieved building plane is 400 square feet. This building plane is on the South Building – West Elevation. In addition to being the largest unrelieved building plane, it also faces the existing spa, which is the least visible place on the expansion.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.D Exposed Mass Heights	
		Evaluation: No exterior walls of the building have an exposed mass height of more than 24 feet, as defined by this section of the code.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	903.03.E Building Separation	
		Evaluation: The maximum building separation required by this section is 20', which only applies if the adjacent building length is 51 feet or more. Regardless of adjacent building length, all buildings are separated by a minimum of 20'.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.03.F Siting and Orientation of Multiple Buildings	
		Evaluation: This section applies to developments with multiple buildings along a right-of-way. The only right-of-way adjacent to the proposed development is the proposed new connector road between Goodrow and Rodeo. Frontage along this road is minimal, but the building offsets and angles are a minimum of 10 feet or 10˚, in compliance with this section.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.04 Chimney Mass	
		Evaluation: No chimney masses are proposed.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	903.05 Retaining Walls	
		Evaluation: There are new retaining walls proposed along the new right-of-way. The stated height of 5' is in compliance with this section. The applicant has not provided a precise design for these walls, but as they are over 40 feet in length, they will be required to incorporate a 2 foot offset or 30˚ change of direction every 40 feet. This item will be reviewed when the applicant applies for permits.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.06 Posts and Masonry Piers	
		Evaluation: Posts and masonry piers to support decks or terraces are proposed. These are integrated into the design of the building, do not appear as traditional masonry piers, and are screened by landscaping. The height to the top of the railings on the second floor decks does not exceed the 16 foot height limitation.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.07 Walls and Fences	
		Evaluation: It is anticipated that a wall or fence will be used along the eastern property line where the property abuts a residentially zoned parcel. This wall would be limited to 6' in height and will use the same color palette as the rest of the hotel.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.08 Towers and Antennas	
		Evaluation: No towers or antennas are proposed.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	903.09 Roof Mounted Screening	
		Evaluation: All roof mounted screening equipment will be screened. If the building parapet does not provide sufficient screening, the applicant will install separate screen walls around the equipment rather than raising the height of the parapet walls in order to not increase the perceived massing of the building from ground level.

		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	903.10 Flagpoles	
		Evaluation: No flagpoles are proposed.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
904 Color		
	904.01 Exterior Color Requirements	
		Evaluation: The applicant will be using the same color palette as the existing Sedona Rouge Hotel. The City of Sedona still has the color and materials sample board for that project on file. If any changes to that board are proposed, the applicant will be required to submit a new color and materials board. All samples provided comply with the City's color requirements. The applicant is required to reduce the light reflectance value for all colors to at least 21% to achieve the alternate standards proposed. This reduction is reflected in the proposed colors. The applicant will be incorporating various natural materials and accents that will be similar in color to the approved colors but may not meet the same value or chroma restrictions, as permitted under SLDC 904.01.C.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
905 Alternate Standards		
	905 Alternate Standards	
		Evaluation: The applicant has proposed use of alternate standards for this project. They are proposing reducing the LRV to 21% (+5 credit points) and are proposing that the Largest Unrelieved Building Plane be 400 square feet (+5 credit points). This gives them enough credit points to achieve their desired height of 27 feet above natural grade.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
906 Materials		
	906.01 Exterior Materials	
		Evaluation: The applicant has proposed materials that comply with this section. No mirrored or reflective surfaces are proposed and the applicant has provided a color sample for the fascia and gutters. The materials used will not create a high contrast with the surrounding areas and will match the existing hotel.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	906.02 Driveways	
		Evaluation: The grading plan shows that asphalt pavement is proposed to be used for the parking areas and driveways. This is an acceptable material.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
907 Screening Requirements		
	907.01 Equipment Screening	
		Evaluation: Location of equipment has been integrated into the building design and little screening is anticipated to be needed. One place where additional screening may be needed is for rooftop equipment. If needed, the applicant is proposing to add separate screen walls around the equipment rather than to extend building parapets as to not increase the perceived height of the building from ground level.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	907.02 Screening of Uses	
		Evaluation: The property is adjacent to a residential property to the east. A masonry wall, solid wood fence, and/or landscaping a minimum of 6 feet in height is required. While not shown on the plans at this time, this is included as a condition of approval.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	907.03 Additional Requirements	
		Evaluation: There are no other areas proposed that would require additional screening.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
908 Utilities		
	908 Utilities	
		Evaluation: All utilities required to be underground will be underground.

		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
909 Trees		
	909 Trees	
		Evaluation: There are approximately 75 cedar and pinon pine trees currently existing on the site. Based on the landscape plan, the applicant anticipates being able to save approximately 26 of the existing trees (just under 35%). The applicant has submitted a landscaping plan showing that the tree requirements for building footprint (1 tree per 500 square feet) will be met by the existing trees. Per City Code, only trees in an area planned for development may be removed. At the time of building permit submittal, the applicant will be required to identify the trees that will remain and which will be removed. The applicant is not permitted to remove any trees prior to issuance of a building permit.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
910 Landscaping		
	910.05 General Landscape Requirements and Regulations – Plant Counts	
		Evaluation: The SLDC breaks the landscaping requirements for a project into 3 separate categories: Street Frontage, Vehicular Use Areas, and Building Perimeter. Street frontage for this development is along the new connector road between Goodrow and Rodeo. This area is shown on the landscape plans as 2,850 square feet. One 15-gallon tree and 3 shrubs are required for every 200 square feet. This area requires fourteen 15 gallon trees and 42 shrubs. There are no existing trees to remain in this area and 24 shrubs will remain, for a net requirement of 14 trees and 18 shrubs. The proposed landscaping plan meets these requirements. This development has appears to have an unrelieved building plane longer than 15 feet and taller than 18 feet on the South Building – West Elevation. The landscaping plan shows appropriate plants in this area of the site. For vehicular use areas, the new parking area is adjacent to a property line. This area requires a 4-foot wide landscape area with two 15-gallon trees and 5 shrubs for every 4 parking spaces. This area is shown on the landscape plan. Landscape peninsulas with 1 tree and 3 shrubs for every 7 spaces are also required. These areas and landscaping are shown on the site plan and landscape plans. While this is the only landscaping required by code, the landscape plan presented with this application shows significantly more landscaping.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	910.05 General Landscape Requirements and Regulations – Plant Mix	
		In addition to the required plant counts, the SLDC requires that the landscape plan have certain percentages of native and evergreen plants. The trees shown meet this requirement. A total of 72 trees are proposed, 50 of which are evergreen (69.4%, exceeding the code requirement of 50%). Further 42 of the 50 evergreen trees are classified as native (84%, exceeding the code requirement of 50%). The SLDC also requires that 25% of the shrubs shown on the plans be evergreen, native species. There are 325 shrubs proposed, which would translate to a requirement that 82 be native and evergreen. The landscape plan shows 74 (21.7%) evergreen, native shrubs. All of the shrubs shown are native or adaptive plants, appropriate for the Sedona area, and 183 (56.3%) are evergreen. The landscape architect designing this project has stated in the Letter of Intent that all plants, whether they are classified as native or adaptive, are drought-tolerant, low-water plants with the same water requirement. In addition, the proposal states that the landscaping has been designed to enable the watering system to be deactivated in 4-5 years, after the plants have established themselves.
		Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable*
911 Outdoor Lighting		
	911.05 Outdoor Lighting Standards	
		Evaluation: The expansion area is permitted a total of 156,000 lumens. The applicant has proposed a mix of landscape lighting, exterior building lighting, and parking lot lighting that would use a total of 98,100 lumens (62.9% of the total allowed). In addition, the property is allowed a total of 8,580 lumens of partially shielded lights. A total of 510 lumens of partially shielded lighting are proposed. The patio lights are listed

		on the lighting plan as partially shielded but are not included in this count as the fixture proposed is fully shielded and the building will provide additional shielding. When the plans come in for final building permit approval, Staff will review the final lighting plan and ensure all requirements are met.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
912 Off-Street Parking and Loading Requirements and Standards		
	912.03 Parking Spaces Required	
		Evaluation: The existing hotel had parking reductions approved based on shared use. Those approvals remain in place and no reductions have been proposed for the expansion area.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	912.04 Schedule of Off-Street Parking Requirements	
		Evaluation: No changes to the parking approved (including reductions and shared parking agreements) for the existing hotel are proposed. The addition of 32 hotel rooms in the configuration proposed would require an additional 32 parking spaces. An additional 41 parking spaces are proposed, 9 more than are required.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	912.05 Site Development Standards for Off-Street Parking Areas	
		Evaluation: The City's Community and Economic Development Department, Public Works Department, and the Sedona Fire Distract have reviewed the submitted parking plans and determined that they are in compliance with the minimum requirements for development of parking areas.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	912.07 Off-Street Loading Requirements	
		Evaluation: The existing hotel has designated delivery areas. No new delivery areas are proposed with the expansion.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	912.08 Bus and Large Vehicle Parking	
		Evaluation: By strict application of the Code, this project would be required to provide 4 parking spaces for buses, recreational vehicles, or oversize vehicles. However, this requirement may be waived under certain circumstances. Sedona Rouge guests do not generally require oversize vehicle parking. In the instance that oversize vehicle parking is required, Sedona Rouge may be able to accommodate them in various areas of the parking lot. If the addition of rooms creates a greater demand for oversize vehicle parking on the site, the City may require Sedona Rouge to designate oversize vehicle parking or provide signs to restrict oversize vehicle access.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	912.09 Accessible Parking	
		Evaluation: A parking lot with 101-150 spaces is required to have 5 accessible parking spaces. The site plan shows 11 accessible spaces. The existing hotel has 9 accessible spaces, 8 at the main entrance and 1 by the Spa building. The applicant is proposing to add 2 additional accessible spaces to the new parking area. Accessible spaces are located in appropriate locations to the accessible rooms. Accessible routes of travel are provided and will be marked in accordance with federal statutes.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
Other Considerations		

City Of Sedona Community & Economic Development Department
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The Design Review Manual is the City of Sedona's acceptable standard and guiding policy document for all development proposals in the City. This Manual, along with the Land Development Code, forms the basis for the review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning and Zoning Commission. Applicants of proposed development projects must demonstrate "good faith intent" to comply with the Manual.

2.0 Site Development		
2.2 Site design		
	Sensitivity to natural features	
		Evaluation: The building and outdoor areas are located on the lowest and flattest area of the site. Existing trees will be maintained where possible. The parking and circulation areas are located in an area that is currently a street, maximizing the use of disturbed areas for parking.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Arrangement of spaces	
		Evaluation: The arrangement of the buildings on the south and east sides of the site creates a usable open space in the center of the site. The buildings and topography buffer the site from adjacent residential properties. Vehicular and pedestrian circulation patterns have been incorporated into the site planning and connect with City rights-of-way and sidewalks. Drainage and detention facilities have been incorporated into the design of the open space and parking areas.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Viewshed Analysis	
		Evaluation: The new building has been oriented to take advantage of views from within the site, with the planned patios and balconies offering views of the red rocks to the north. In addition, by placing the buildings on the lowest part of the site, the development will minimize the visual impact from surrounding properties.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Sensitivity to historical sites, structures and roadways	
		Evaluation: There are no historic sites, structures, or roadways on the project site.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	Community Context	
		Evaluation: The new buildings are designed in the same style as the existing Sedona Rouge Hotel and will complement other architecture in the area, including the Safeway shopping center.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.3 Drainage Way Design		
	Drainage ways, Stormwater detention, Soil Erosion, & Sedimentation Control	
		Evaluation: A grading and drainage plan has been submitted and will be integrated into the development.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.4 Building Placement and Orientation		
	Relationship to adjacent developments	
		Evaluation: The new building is designed to complement both the existing buildings on site and the neighboring commercial development. The vehicular and pedestrian circulation patterns will tie into existing circulation patterns.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Relationship to public realm	
		Evaluation: The new development will be largely hidden from the public realm by the existing hotel

		buildings. The new road will have a new sidewalk, allowing for new pedestrian connections between existing commercial development and residential areas.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Corner sites	
		Evaluation: This is not a corner site.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
	View considerations	
		Evaluation: The site has been designed to optimize views from both the new rooms and the new outdoor areas. Private patios and balconies off of the new rooms as well as the outdoor space are oriented to highlight the views to the north. In addition, the location of the buildings on the lowest portion of the site will minimize the impact to the views from neighboring properties.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Relationship to topography	
		Evaluation: The new development is located on the lowest and flattest portion of the site. Though some cuts and retaining walls will be needed, these will be kept to a minimum, using multiple small cuts and walls rather than one large cut and one large wall. The cuts and the walls will be designed to reduce the overall visual impacts.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Climate considerations	
		Evaluation: The open courtyard does not have open southern exposure but is large enough that a large portion of it will function as an open southern exposure area. Landscaping is provided around all of the buildings and in the parking area to provide addition shading for the buildings. There is no covered parking provided, but sufficient landscaping is provided to provide some relief from the sun in the summer months.
		Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable*
2.5 Linkage and Circulation		
	Relationship to Adjacent Development	
		Evaluation: The new development is designed to function as one overall development with the existing hotel. Pedestrian and vehicular circulation that leave the site tie into existing circulation patterns.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Courtyards and Passages	
		Evaluation: The new building is designed around a new open courtyard at the center of the hotel site. The new courtyard links to other areas of the site, and ultimately to the public streets and sidewalks, through pedestrian pathways. The new courtyard is designed for use by guests at the hotel and includes landscaped area, a pool/spa area, seating and shaded areas, and an area that could be used for wedding ceremonies and receptions. The courtyard is bordered by the patios and balconies of the new hotel rooms, creating lively courtyard edges.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Parking Lot Walkways	
		Evaluation: The new parking lot has a sidewalk along the western edge of the parking lot that leads directly to the new building and guest rooms. Landscape peninsulas are provided and landscaped appropriately. No bicycle parking is anticipated to be needed by guests at the hotel and is therefore not provided. There are not multiple rows of parking; therefore additional pedestrian paths are not needed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Vehicular and pedestrian connections	
		Evaluation: The new parking area connects to City streets. A connection to the main parking area is provided without requiring use of arterial streets. In addition, the applicant will be improving the City side street that connects the main parking area to the new parking area. Internal pedestrian circulation is provided throughout the existing and new areas of the site.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.6 Parking		

	Parking area design	
		Evaluation: The parking area design complies with all applicable requirements of the SLDC. The parking area is situated in an area that is currently a public right-of-way and has already been disturbed. The parking area will be screened by the new building to the west and landscaping and a wall (if required) to the east. There is only one row of parking and landscape peninsulas are provided at appropriate intervals to break up the pavement and provide shade. No covered parking is required and the combination of landscape and buildings will provide sufficient screening and shade.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Parking structures	
		Evaluation: No parking structures are proposed.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
2.7 Exterior Lighting		
	General	
		Evaluation: The applicant has provided a preliminary lighting plan that proposes lighting to match the lighting on the existing Sedona Rouge Hotel. Based on the size of the expansion property (1.56 acres), a total of 156,000 lumens are allowed. The lighting plan uses a total of 98,100 lumens (62.9% of the total allowed). The majority of the lighting is fully shielded, with small amounts of unshielded fixtures used in the landscape area. No light will trespass over property lines. The building is not designed with any large windows, which will minimize light spillage from interior fixtures. The applicant anticipates being able to use LED and other energy efficient lighting where feasible.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Parking Area	
		Evaluation: The applicant anticipates needing 4 parking lot lights to appropriately light the parking area (41 parking spaces). One light would be located in each landscape peninsulas and would match the fully shielded fixtures in the existing parking lot at Sedona Rouge, which comply with the City's parking lot lighting requirements.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Site Lighting	
		Evaluation: Site lighting will consist of stair lighting and landscape lighting. The lighting fixtures are compatible with the building and will blend into the landscaping.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Exterior Wall and Building Lighting	
		Evaluation: Lighting is proposed in the hallways and on each patio of the new rooms. The lighting will be fully shielded, either by the fixture itself or by the building roofs and overhangs.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.8 Signage		
	Design	
		Evaluation: New directional signs are proposed to direct internal traffic. They will be designed to match the existing directional signs. No new freestanding signs are proposed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Location	
		Evaluation: The applicant anticipates using a total of 4 new directional signs to direct internal traffic. The signs would be located at entrances/exits to parking lots. The signs are a maximum of 3'0" tall, which allows for location within the defined visibility triangle. All signs would be located within landscaped areas.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.9 Building Equipment and Services		
	Service areas, loading zones and refuse enclosures	
		Evaluation: The existing hotel has service areas and loading zones. No new service areas or loading zones are proposed in the expansion area. Sedona Rouge has a contract with the owners of the Safeway shopping center to have their trash dumpsters located behind Safeway. This is allowed and Sedona Rouge has

		indicated a potential location onsite should the contract with the property owners across the street expire and not be renewed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Mechanical and electrical equipment	
		Evaluation: New mechanical and electrical equipment will be roof-mounted and will be screened by the building parapet. If additional screening is needed, the applicant will install separate screen walls around the equipment rather than increase the parapet height, which will not increase the perceived height of the building from ground level but would provide additional screening if the rooftops can be seen from neighboring lots.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.10 Fences and Walls		
	Design	
		Evaluation: Retaining walls and screening walls will be used and will be compatible with the design of the building.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Location	
		Evaluation: Retaining walls will be used in the construction of the new connector road and to create the outdoor event (wedding) lawn. Screening walls will be used to screen the parking lot from the adjacent residential property to the east.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.0 Architectural Character and Building Form		
3.1 Architectural Character and Style		
	Character and Style	
		Evaluation: The building has been designed to reflect the existing Sedona Rouge buildings as well as general Sedona architectural styles. The building is not a literal transplant of architectural styles, but draws inspiration from Mediterranean architecture (as do the existing Rouge buildings). The building is not designed to be monumental in scale or unduly formal or symmetrical. The building is not designed with a corporate or franchise identity.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.2 Proportions and Scale		
	Proportion	
		Evaluation: The building is designed with a horizontal emphasis and does not use any vertical elements to exaggerate the building height. The building is designed with the same general proportions as the existing Sedona Rouge buildings, using the same color palette and heights. The location of the building on the property will allow for view protection from adjacent properties. The building uses varying rooflines and building facades to break up the elevations to avoid repetitive facades.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Scale	
		Evaluation: The building is of a compatible scale with the other buildings onsite as well as the commercial buildings in the Safeway shopping center across Rodeo Drive. Walkways and passage ways are provided, along with landscaping, to ensure the site is designed at a human scale.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.3 Building Massing		
	Building Massing	
		Evaluation: The building is designed with a variety of masses, in both plan view and elevation view, to reduce the apparent bulk of the building.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Horizontal Composition	
		Evaluation: The building is designed to avoid continuous building wall surfaces and provides a number of offsets that will create strong shadow lines around the entire building. The building incorporates a variety of

		rooflines, including both parapet and sloped roofs at different heights.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Smaller Scale Components	
		Evaluation: The site incorporates landscaping at the base of the walls to ground the building, connecting the building to the site. Covered walkways are also provided along the first and second floors of the buildings. While the upper level of the building is generally the same footprint as the lower level, the area between the two wings of lodging units provides a one story component to the building as a whole. In addition, the second floor is designed with covered walkways and patios to provide outdoor space on the second level.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Visual Patterns	
		Evaluation: The building is designed with a number of recesses and projections to provide shade and shadow. The largest unrelieved building plane is 400 square feet, located on the western end of the building facing the existing spa and will be screened by new landscaping.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Coherent Building Design	
		Evaluation: All sides of the building have been considered in the design of the new building. A consistent level of detailing, patterning, and finish is used on all sides of the building.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.4 Building Materials and Textures		
	Building Materials and Textures	
		Evaluation: The new buildings will use the same materials as the existing Sedona Rouge Hotel. All proposed materials are included on the lists of encouraged materials. No materials from the discouraged materials lists are proposed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.5 Color		
	General Properties, Specific Requirements, Other Conditions	
		Evaluation: The new building will use the same color palette as the existing Sedona Rouge Hotel. The maximum light reflectance value (LRV) proposed is 17%.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.6 Architectural Details		
	Architectural Details	
		Evaluation: The design of the building integrates architectural details and provides details at an appropriate scale for the building. The building does not use any of the details listed as "undesirable" in the Design Review Manual.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
3.7 Design for Climate and Energy Conservation		
	Climate and Energy Conservation	
		Evaluation: Covered walkways, roof overhangs, and landscaping are used to help shade the building from sun exposure. The outdoor lawn is designed with landscaping to provide protected outdoor space.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
4.0 General Landscape Character		
4.2 General Principles of Landscape Design		
	Preservation of Existing Vegetation and Topographic Features	
		Evaluation: Approximately 35% of the existing trees on site will be preserved. There are no significant topographical features on the lot (rock outcroppings, washes, etc.) that require preservation.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Natural Landscaping	
		Evaluation: The landscaping plan uses both native and adaptive plants.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Boundaries and Transitions	

		Evaluation: The areas of the site bordering other properties and rights-of-way will be landscaped using enough plantings to create boundaries and buffers between this property and neighboring properties/uses. The landscaping will also create identifiable spaces within the development (event lawn, relaxation area, etc.)
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Landscape Continuity	
		Evaluation: The landscaping will blend into the landscaping of the existing facility. Preservation of existing trees will help the new landscaping blend into the existing context. The landscaping is appropriately sized and spaced and of an appropriate scale.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Other Design Principles	
		Evaluation: The applicant has taken all Sedona Area Landscape Design Principles into consideration when designing the landscape plan for this site. The landscape plan has been designed so that the water system may be turned off and the landscaping will be able to exist on rainwater after 4-5 years (when the plants are established).
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
4.3 Plant Selection		
	Planting Design	
		Evaluation: The landscaping plan uses a mix of trees and shrubs as well as a mix of native and adaptive plants. All plants are on the approved plant list. The landscape plan has been designed so that the irrigation system will only be needed for the first 4-5 years as the plants are established.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
4.5 Other Landscape Elements and Features		
	Other Landscape Considerations	
		Evaluation: Drainage ways and water retention basins have been incorporated into the overall landscape plan. No water features are proposed. Walkways and patios are incorporated into the overall landscape plan. Red rock and decomposed bark mulch will be used for groundcover.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
4.6 Outdoor Spaces		
	Plazas and Courtyards	
		Evaluation:
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	Streets and Parking Lots	
		Evaluation:
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

February 21, 2014

Planning and Zoning Commission
c/o
City of Sedona Department of Community Development
104 Road Runner Drive
Sedona, Arizona 86336
Tel: 928.282.1154
Att: Cari Meyer

Project Name:
Sedona Rouge Addition
95 Goodrow Lane
Sedona, Arizona 86336

Project Summary
The Sedona Rouge Addition is a single phase, 32 unit addition to the existing Sedona Rouge Hotel and Spa. The site at 95 Goodrow Lane is approximately 1.56 acres located to the north of the existing hotel.

Project Background
The current submittal incorporates several improvements and benefits beyond the 32 room expansion approved on October 27, 2009. Affordable housing has been provided per the 2009 condition of approval. The new road is independent of the project and separates vehicular and pedestrian traffic from the project, whereas the prior submittal brought traffic through the middle of the project and compromised safety of guests and residents. The new road remedies the existing substandard Goodrow Ln. which is a hazardous and non-conforming roadway. The proposed project provides a buffer to the residential properties to the north which is an improvement over the previous multiple building plan which located two buildings at the northern setback.

Land Swap and Goodrow Lane portion Re-zone
The land swap incorporated into our plans was presented in a work session with the City Council on November 13 and the consensus was to proceed. Per the site plan (A1.0) Sedona Rouge will build a full City street with sidewalk and landscaping on Parcel A and trade it to the City for the portion of Goodrow Lane shown as Parcel B. Both parcels have been appraised and the $255,000 advantage to the City will be donated by Sedona Rouge. Parcel B will be a 41-car parking lot with a gate at the North end that will open out, but not in. After P&Z approval, Sedona Rouge will be back with the City Council for approval of the drafted Development Agreement which details the land swap. The new road would be built first and then the land swap would take place.

Site Design (section 2.2 SLDC)
The site is arranged to provide a transition from the commercial frontage of 89a to the residential neighborhoods to the north. The building is located as far south as possible in order to provide a landscape buffer to the adjacent single family properties to the North and maintain the existing terrain as much as possible (2.2.1)
The finished floors of the building are stepped in several locations in order to follow the natural characteristics of the surrounding landforms. (2.4.5)
The south wing of the building is located at the lowest possible elevation in order to minimize the impact on views from the existing hotel top floor and adjacent properties (2.2.1)

The proposed building incorporates the Sedona Land Development Code guidelines and similar details to the existing hotel and spa buildings. Please note the existing hotel and spa building predates some of the current SLDC requirements.

Drainage Way Design (section 2.3 SLDC)
The project site is located in Zone X of the FEMA Flood Insurance Rate Map, map number 04025C1435G, September 3, 2010. Zone X is described as an area determined to be outside the 500-year floodplain.

Improvements to the project will consist of drainage swales and facilities to capture the additional drainage produced by the development. Detention will be provided in the form of underground pipe storage. The detention basin is designed with an outlet that will release the additional drainage to the pre-development rate per City of Sedona requirements.

The drainage design for this project will ensure that the drainage integrity of the site is sustained with proper maintenance activity. In order to reduce erosion, activities such as frequent clearing of debris and sediment removal from the detention system and outlet pipe to insure proper operation.

Building Placement and Orientation (section 2.4 SLDC)
The proposed building will use similar massing and roof forms to the existing hotel so all of the buildings can coexist as one property (2.4.1)
The main circulation to the addition is aligned with the existing circulation to maintain pedestrian convenience, accessibility and safety. (2.4.1)
The proposed outdoor space is a continuation of the existing outdoor spaces which promotes a series of figural spaces to move through within the property, each with it owns function and scale (2.4.2)
The building entry is located at the top of a figural stair that is located at the terminus of an exterior walkway that leads directly from the front desk (2.4.2)
Public pedestrian access is provided along the new connector road. The new walkway will aid pedestrian traffic flow to the signalized intersection at 89A via a sidewalk easement at the existing spa building and a switchback crosswalk to the west side of Rodeo Rd. (2.4.2)
The L-shape of the building helps to capture views of Thunder Mountain and celebrate the unique geology and natural environment of Sedona (2.4.4)
The east wing of the building is located to align the outdoor space with the view corridor to Thunder Mountain and align the mass of the east wing with the steep hillside which blocks views to the north. The building is located to avoid placing the building near the ridge line of the northern portion of the site (2.4.4).
The event lawn and pedestrian walkways all focus on the Thunder Mountain views and help to create a sense of place within the hotel and Sedona (2.4.4).
The building is placed on the southernmost portion of the site in order to preserve the natural features and landforms that exist along the northern property line (2.4.5).
Plan view offsets are used on the east wing to avoid stair stepping along the sloped portion of the site (2.4.5).
The west façade of the east building has a northwestern orientation and plan view stepping to mitigate the intense western solar exposure (2.4.6).
Vertical columns and wall masses are also used to provide shade from the intense western solar exposure (2.4.6).
The proposed courtyard has 2 story units along the southern boundary which provide both shade from the southern sun and also allow the majority of the courtyard to receive full sun (2.4.6).

Linkage and Circulation (section 2.5 SLDC)
Parcel A will provide a vehicular and pedestrian connection from Goodrow Lane to Rodeo Road to help route traffic to the controlled intersection at Rodeo Road and 89A (2.5.1, 2.5.4).
Parcel B is to provide parking and vehicular access to the east side of the Sedona Rouge property.

Parking (section 2.5 & 2.6 SLDC)
Parking is located on the new Parcel B and allows traffic to flow from front desk check-in (via a new driveway which connects directly to Goodrow Ln.) to the new units along Goodrow Ln. without adding traffic to 89A or Rodeo Rd (2.5.3).
Traffic exiting the proposed parking spaces can access the new connector road on Parcel A and continue on to the controlled intersection at Rodeo Road and 89A. (2.5.3).
Landscape islands will be provided per the City of Sedona's Land Development Code and every attempt will be made to maintain existing trees. (section 2.6.1 SLDC)
The proposed parking along Goodrow Ln. follows the natural grade as much as possible (section 2.6.1 SLDC) but also provides a flatter transition to the new connector road providing a safer movement for traffic.

Exterior Lighting (section 2.7 SLDC)
The lighting detail for the expansion has been submitted. The preliminary lumens calculation is well under what is allowed. Exterior lighting will be fully shielded and installed in such a manner to comply with the City of Sedona's Land Development Code as to provide adequate safety, utility and aesthetic conditions. (section 2.7.1 SLDC).
Building lighting is a combination of wall mounted sconces and soffit down lights and is compatible with the architectural character of the building. (section 2.7.3 & 2.7.4 SLDC)

Signage (section 2.8 SLDC)
We have submitted proposed exterior small monument signage for the existing parking lot that will show direction arrows with brief descriptions to guide guests to the new rooms.

Building Equipment and Services (section 2.9 SLDC)
There will be no new loading zones or services areas. All of the service areas are part of the existing hotel and are on the side or internal locations. (section 2.9.1 SLDC)
All mechanical equipment will be fully screened by parapets or separate screen walls inboard from the exterior wall to help reduce the overall massing of the project. (section 2.9.2 SLDC)
SES cabinets and fire risers are incorporated into the building massing and overall project design. (section 2.9.2 SLDC)

Fences and Walls (section 2.10 SLDC)
All of the site walls use stucco to match the color and finish of the building. (section 2.10 SLDC)
The event lawn has a long retaining wall that is curved to add visual interest and act as a backdrop for weddings. (section 2.10 SLDC)
Landscape and plant material is incorporated into the event lawn walls as well as changes in elevation to add visual interest. (section 2.10 SLDC)

Architecture Character and Building Form (section 3.0 SLDC)

The units are designed as three room suites with lock off king and double queen rooms. Each room has a balcony which promotes the sense of community with the outdoor amenity spaces. Covered walkways provide shade and allow views to the surrounding environment and Rim views. The main stairwell, landscaped courtyard and colonnade maintain a human scale to the project and provide unique places to gather and interact.

The building is an "L" shape with units in the south wing and east wing of the "L". The southeast corner connection between the two wings is limited in height, (16' for flat roofs and 21' for sloped roofs) to meet section 903.03 (A)(5) of the SLDC.
The south wing matches the existing tile sloped roof form in order to create the look of a single project. (section 3.4.2 SLDC)
The horizontal proportion south wing is sited to follow the contours of the site and avoid any exaggerated height. (section 3.2.1 & 3.3.2 SLDC)

Vertical towers are introduced to aid in the transition from the relatively flat portion of the site to the sloped portion of the site. The towers remain low in overall height but do add visual interest as well as a location for mechanical units. (section 3.2.1 SLDC)
Flat roofs with extended parapets are used on the east wing in order to screen roof top mechanical units from adjacent properties at higher elevations. Varied parapet heights, arched openings and sloped roofs are used to vary the elevation as well as add depth and shadow the all of the elevations. (section 3.2.1 & 3.3.2 & 3.3.3 SLDC)
The buildings follow the existing grade and result in a south wing with horizontal massing and an east wing with vertical massing.(section 3.3.1 SLDC)
The vertical massing provides the opportunity for articulation which helps to reduce the projects visual impact and scale (section 3.2.2 & 3.3.2 SLDC)
There are no unrelieved planes greater than 400 square feet and the covered walkways and balconies provide shade and depth to the facades. (section 3.3.3 & 3.3.4 SLDC)
Similar arches, column details, lighting and tower elements are used to make design of the two wings of the proposed building more coherent. (section 3.3.5 SLDC)
The building will be a sandy stucco to match the existing building and align with the Sedona climate. (section 3.4.1 SLDC)
Limited use of wood columns and beams will provide a southwest material accent. (section 3.4.1 SLDC)
All of the windows and glazing will be under deep overhangs or trellis to reduce glare. (section 3.4.1 SLDC)
In order to reduce the projects contrast with the natural environment the proposed building colors will match the existing hotel's dark earth tones with the lightest color LRV% of 17. (section 3.5.1 SLDC)

Landscape (section 4.0 SLDC)

The existing event lawn will be relocated to be centralized between the new building and the existing spa building. The 120 person lawn will be used for wedding ceremonies and is oriented to capture views of the Thunder Mountain and surrounding natural environment. Just to the southwest of the event lawn will be two small pools, one hot and one luke warm, as a visual and physical amenity.

The landscape design for this project will be based on the following design criteria:
FUNCTIONAL DESIGN REQUIREMENTS

- providing screening/buffering for the proposed buildings, parking and access drives
- providing foundation planting near the buildings to soften the building massings and nestle the buildings into the site
- mitigate the loss of existing trees to be removed
- re-vegetation and mitigation of construction damage
- provide vegetative shade and cooling

PRESERVATION OF EXISTING VEGETATION AND TOPOGRAPHIC
EXISTING VEGETATION
The preservation of existing vegetation is a factor of the impacts of the proposed site plan which will be prepared by the architects. The landscape plan can only mitigate the loss of any existing vegetation to be removed.

EXISTING TOPOGRAPHIC FEATURES
The preservation of existing topographic features is a factor of the impacts of the site plan prepared by the architects which does not impact any existing topographic features. The landscape plan will address any cut or fill slopes resulting from construction of buildings or roadway/parking areas with low stone or masonry retaining walls and/or landscape materials.

PLANT SELECTION
The plant selections for this project will consist of an appropriate mixture of evergreen and deciduous plant materials in a variety of types, sizes, shapes and colors, all of which will come from the Sedona Recommended Plant List. All plants, native or adaptive, are drought tolerant low water-use plants that

have equal minimum water requirements for similar sizes . . . . 1.5 gal/hr. every two days for 5 gal shrubs and 2.5 gal/hr. every two days for 15 gal trees for native AND adaptive plants. There is no savings in the use of irrigation water by utilizing more native plants than non-native plants, their minimum water-use requirements are the same.

All proposed plants will be served by an underground automatic low water-use irrigation system. The system will have an automatic timer capable of altering the programmed water dosage to compensate for seasonal changes in watering requirements. The irrigation system may be de-activated after 3-4 years of operation when the plants have reached their establishment period.

OUTDOOR SPACES
Outdoor activity and gathering areas will be treated with vegetative screening, seasonal color and accents.

Adam Valente, AIA
Architect

RECEIVED
JAN 31 2014
CITY OF SEDONA
COMMUNITY & ECONOMIC
DEVELOPMENT

Sedona Rouge

Public Participation Plan

December 20, 2013

For the site plan change and land trade proposal we plan to have one public open house in January. It will be hosted in our conference room, and will be held two differ times 10am and 3pm. We will give overview presentations, and be available to answer questions and take comments throughout.

This meeting will be announced by a direct mailing at least three weeks in advance to all property owners of the meets and bounds properties. This meeting will have representation from Sedona Rouge. All comments will be recorded, and summarized in a report to be filed with the city in order to provide staff and Commissions adequate time for review prior to their hearings.

The letter that will serve as the open house announcement is attached. In this letter, we will also make all parties aware that if they are unable to attend, we can provide more information to them directly, and can accept comments at our hotel.

"Sedona Rouge Expansion"

A 32 unit expansion at Sedona Rouge Hotel, 2250 W St Rt 89A, Sedona AZ 86336

Dear Neighbors,

Sedona Rouge is submitting an updated site plan from original rezoning approval in 2009. This new plan is less impactful on the upper hill and aligns the rooms nicely behind the current rooms and along Goodrow Ln. The new plan has same number of rooms but a different architect and layout. The new plan also improves the connection for vehicles and resident walking between Goodrow Ln and Rodeo Rd though a land swap. The land swap involves the hotel taking over part of Goodrow Ln to be used for parking and the city being given land to upgrade the road connection to a two lane city street.

The new site plan along with elevations will be available to view at the meeting. We are interested in hearing from you by email, fax, postal mail and or attending a special community meeting on Friday January 17th at either 10:00 am or 3:00 pm at Sedona Rouge Hotel located at 2250 W St Rt 89A in our 2nd floor meeting room.

Your Comment:_____

_____

_____

My contact information: Ed Conway, General Manager

Email; econway@sedonarouge.com

Please RSVP if you plan to attend either of the meetings. If you can't attend please return this letter with comments, email and or fax 928 203 9094. My direct line at the hotel 928 340 5304. Please respond by January 15, 2013.

Sincerely

Ed Conway

Hi!

I am Sandra Corder. C as in "Can't say this is a good idea" O R "D" as in "Don't block our egress". E R and what I have to say is: If it don't flow, just say, "NO"

What this plan is really doing is taking our three access points and giving us only one. That is dangerous. REALLY dangerous, not to mention frustrating and un neighborly, but the city doesn't care about those two issues. Yep, if it don't flow, just say, "NO"!

Right now, we have the "Main" access from Goodrow Lane and 89A. But let me back up for a second. Soon the city will need to look at Goodrow as the congestion on the street has become serious. One neighbor, who was a single car family, sold her house to a group who is now at least an eight car dwelling, with constant daily use. My house, purchased two years ago, had little car use, now is an active two car family, and later this year, we'll have a third with our teenage daughter. With this type of activity typical on our street, I'm having to trade in my beloved convertible for a higher clearance vehicle, as one car or another frequently must leave the road for two cars to pass side by side; but that's an issue for another day. What it speaks to is that we are managing, just barely, but we are managing, as long as we have ALL THREE EXITS. By taking away two of these exits, you will change the name of our street from "Goodrow" to "LA Gridlock". I have to say, if it don't flow, just say, "NO".

Right now, if people are going to Safeway or Sanborn Drive, they often take the "Sedona Rouge" back road. If approaching Goodrow from 89A and seeing that an APS truck or other vehicle is blocking the Lane while making their exit, we can go to the other NAMTI entrance and turn in there, coming up behind the exiting vehicle. This also comes in quite handy if we notice our neighbor is trying to make a left hand turn across tourist traffic and we need to make a right hand turn to get our daughter to school. We only need to hit a break in the nearest lane, while they need to cross several to get to the middle section. And, when Sedona, "meant to be" fortune kicks in, we might just be the car that gives them the opportunity to make it to that middle section. In this case, we have a chance to let it flow, and just say, "GO"!

But, speaking of middle sections, where is the one on Rodeo? Oh, that's right! There isn't one. Well, not really to speak of. Not one that can hold cars coming out of Goodrow and Safeway. So besides the pedestrians, the bicyclists, the two exits for Safeway, the people driving straight on Rodeo, and the people making a right hand turn off of 89A, we don't have a middle section. AND now we have LA Gridlock as cars back up trying to leave their homes through only one

escape hatch. Because now we won't be able to choose to go "out the Sedona Rouge back way". We won't be able to avoid the neighbor trying to make a left when we need to make a right. We also have 32, YES 32 more drivers also trying to get to the Film Festival, tours, Slide Rock, or just to eat, when we are trying to get to work and school or have fun, ourselves. The funnel effect is only good when it's in a vortex. If it don't flow, just say, "NO"!

Goodrow isn't just a "retirement" street. It's busy working people. One "super" mini street isn't going to make up for the congestion that will occur. If it don't flow, just say, "NO"!

You are not trading "one" access for another. You are closing off two. You are thinking you are giving us "two lanes" from one. We don't need two lanes behind the Rouge, we need two lanes all the way up Goodrow and multiple access points. If it don't flow, just say, "NO"!

Lastly, this plan adds time on to our daily commutes and pollution while the cars are waiting to exit. This will add at least 5 minutes of sitting at "Back of Sedona Rouge" struggling across Rodeo and sitting at the light at Safeway. Have you lived in a large city? Have you heard of Road Rage? We are already coming off a street where our neighbors are running us off the road. People are being shot and killed in a movie theater for texting...we do have people getting out of their cars and yelling at each other in the street now, what will be next if you create this gridlock? The next movie won't be "Sedona" it will be "Escape from Goodrow"...If it don't flow, just say, "NO"

This plan is unsafe, environmentally unfriendly, and not a good traffic pattern. If it don't flow, just say, "NO"!

Thank you for not only listening, but thinking of yourself as a resident of Goodrow Lane.

Sandra Corder
215 Goodrow Lane
Sedona AZ, 86336
714-493-6639

Overall design looks good & matches Safeway. We just need to keep our access, please.

CAROL SHEA 155 Goodrow
David & Sandra Corder 215 Goodrow
Charlotte & Dixon Gunley 90 Whitetail Lane
RICK & CAROL GANDOLFO 40 SCHIMBERG ROAD
BILL & PAULA JOHNSON 185 GOODROW LANE

0 15' 30' 60'

SCALE: 30' = 1"

1 SITE PLAN

SCALE: 30'=1"

NORTH

GENERAL NOTES

A. EXISTING TOPO SHOWN, SEE CIVIL FOR PROPOSED GRADING ELEVATIONS

KEYNOTES

1. DRIVEWAYS
2. CURBS
3. RAMPS
4. PEDESTRIAN WALKS
5. MECHANICAL AND UTILITY EQUIPMENT
6. RETAINING WALLS - SEE CIVIL
7. NOT USED
8. SETBACK
9. PROPERTY LINE
10. FIRE HYDRANT
11. NOT USED
12. LOCATION OF REFUSE IF TO BE PROVIDED ON SITE
13. EXISTING TREE TO REMAIN (to be determined during construction)
14. SEE LANDSCAPE DRAWINGS

PROJECT DATA

APN:	44-24-071B
Zoning District	L - Lodging District
Related Cases:	ZC2008-4 AP2009-1
Existing Lot Area:	69,358 sf (1.56 Acres)
Parcel B + Parcel C	67,091 sf (1.54 Acres)

Proposed Lot Areas with Land Swap

Parcel A (City of Sedona)	18,496 sf (.42 Acres)
Parcel B (Goodrow Ln.)	16,368 sf (.38 Acres)
Parcel C (Sedona Rouge)	50,723 sf (1.16 Acres)
Conditioned Area:	21,341 sf
Total Enclosed Building Footprint:	11,494 sf

Building Height Allowed: *27'

*per Section 905, Table 9-G Sedona Land Development Code

Largest Unrelieved Building Planes	400 sf	+5 credit
Lightest Color LRV%	LRV 17	+5 credit
Total Credits	+10 = 27' Height	

Building Height Allowed per Alternate Standards: 27'
Building Height Provided: 17' to 27'

Area of Building Allowed per Alternate Standards: *25% (2,874 SF)
Provided: 17.8% (2,044 SF)

*Gable or hip roofs with a minimum pitch of 3.5:12 may extend above the 22' maximum building height up to a maximum of 5' (27' max.) per Sedona Land Development Code Section 903.03 (A)(4)(c).

Area of Building limited to *16' height: *>/= 20% (2,299 SF)
Provided: 20.8% (2,391 SF)

*All commercial, lodging or public/semi-public buildings or structures shall be limited in height such that 20% or more of the building footprint shall be limited to no more than 16 feet in height (or up to 5 feet higher in the case of gable or hip roofs per Sedona Land Development Code Section 903.03 (A)(6).

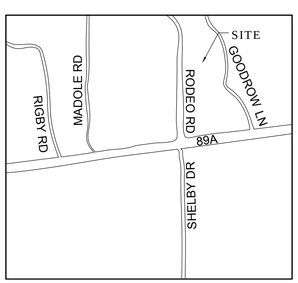
FAR Allowable:	33,545 sf (.5 commercial) 47,963 sf (.7 commercial with affordable residential)
FAR Proposed:	25,340 sf (.38)
Coverage Allowable:	18,785 sf (28% commercial) 23,481 sf (35% commercial with affordable residential)
Coverage Proposed:	12,670 sf (19%)
Open Space:	45,171 sf
Landscaped space:	22,194 sf
TOTAL UNITS	32

COMBINED SITE DATA

PARKING REQUIRED

74 rooms existing	74 spaces
2 affordable units	2 spaces
32 new units	32
60 or more units	10 spaces
Restaurant	20 spaces
with 50% reduction (previously approved)	
Spa 10,930 sf @ 1/400	28 spaces
TOTAL SPACES REQ'D	**166 SPACES (6 Accessible)**
PARKING PROVIDED	**136 SPACES (9 Accessible)**
Existing spaces	93 spaces
Proposed spaces	43 spaces

VICINITY MAP:



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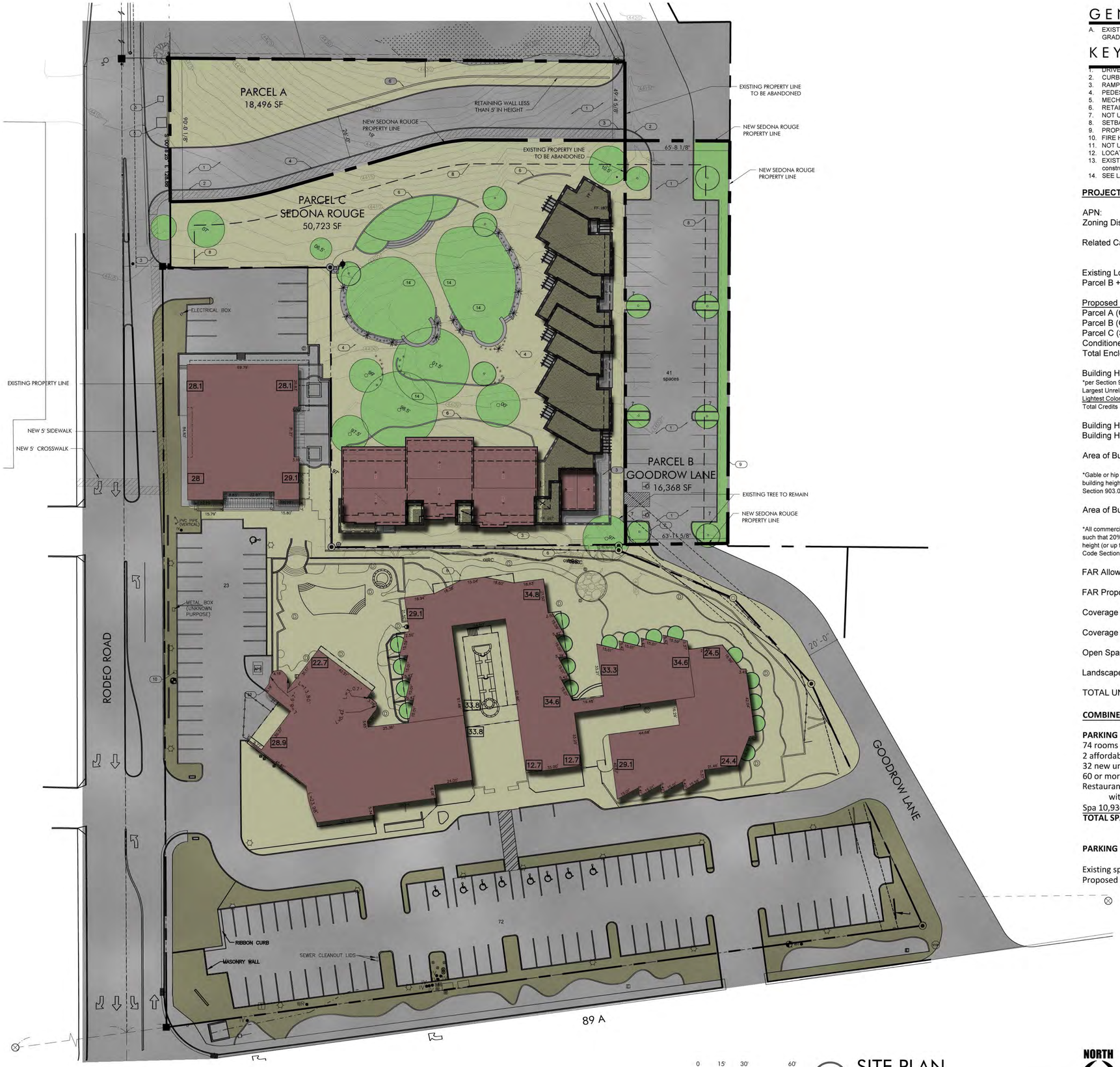
SEDONA ROUGE
95 GOODROW LANE
SEDONA, ARIZONA 86336

NOT FOR CONSTRUCTION

REVISIONS:

PROJECT NO: 13097
DATE: FEBRUARY 21, 2014
CONTENTS: SITE PLAN
SCALE: AS NOTED
DRAWING NUMBER: A1.0



0 15' 30' 60'

SCALE: 30' = 1"

1 SITE PLAN

SCALE: 30'=1"

NORTH

GENERAL NOTES

A. EXISTING TOPO SHOWN, SEE CIVIL FOR PROPOSED GRADING ELEVATIONS

KEYNOTES

1. DRIVEWAYS
2. CURBS
3. RAMPS
4. PEDESTRIAN WALKS
5. MECHANICAL AND UTILITY EQUIPMENT
6. RETAINING WALLS - SEE CIVIL
7. NOT USED
8. SETBACK
9. PROPERTY LINE
10. FIRE HYDRANT
11. NOT USED
12. LOCATION OF REFUSE IF TO BE PROVIDED ON SITE
13. EXISTING TREE TO REMAIN (to be determined during construction)
14. SEE LANDSCAPE DRAWINGS

PROJECT DATA

APN:	44-24-071B
Zoning District	L - Lodging District
Related Cases:	ZC2008-4 AP2009-1
Existing Lot Area:	69,358 sf (1.56 Acres)
Parcel B + Parcel C	67,091 sf (1.54 Acres)

Proposed Lot Areas with Land Swap

Parcel A (City of Sedona)	18,496 sf (.42 Acres)
Parcel B (Goodrow Ln.)	16,368 sf (.38 Acres)
Parcel C (Sedona Rouge)	50,723 sf (1.16 Acres)
Conditioned Area:	21,341 sf
Total Enclosed Building Footprint:	11,494 sf

Building Height Allowed: *27'

*per Section 905, Table 9-G Sedona Land Development Code

Largest Unrelieved Building Planes	400 sf	+5 credit
Lightest Color LRV%	LRV 17	+5 credit
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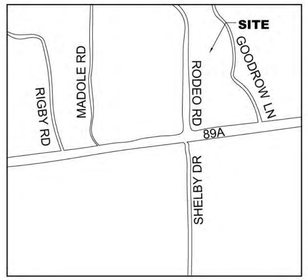

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95 GOODROW LANE
SEDONA, ARIZONA 86336

NOT FOR CONSTRUCTION

REVISIONS:

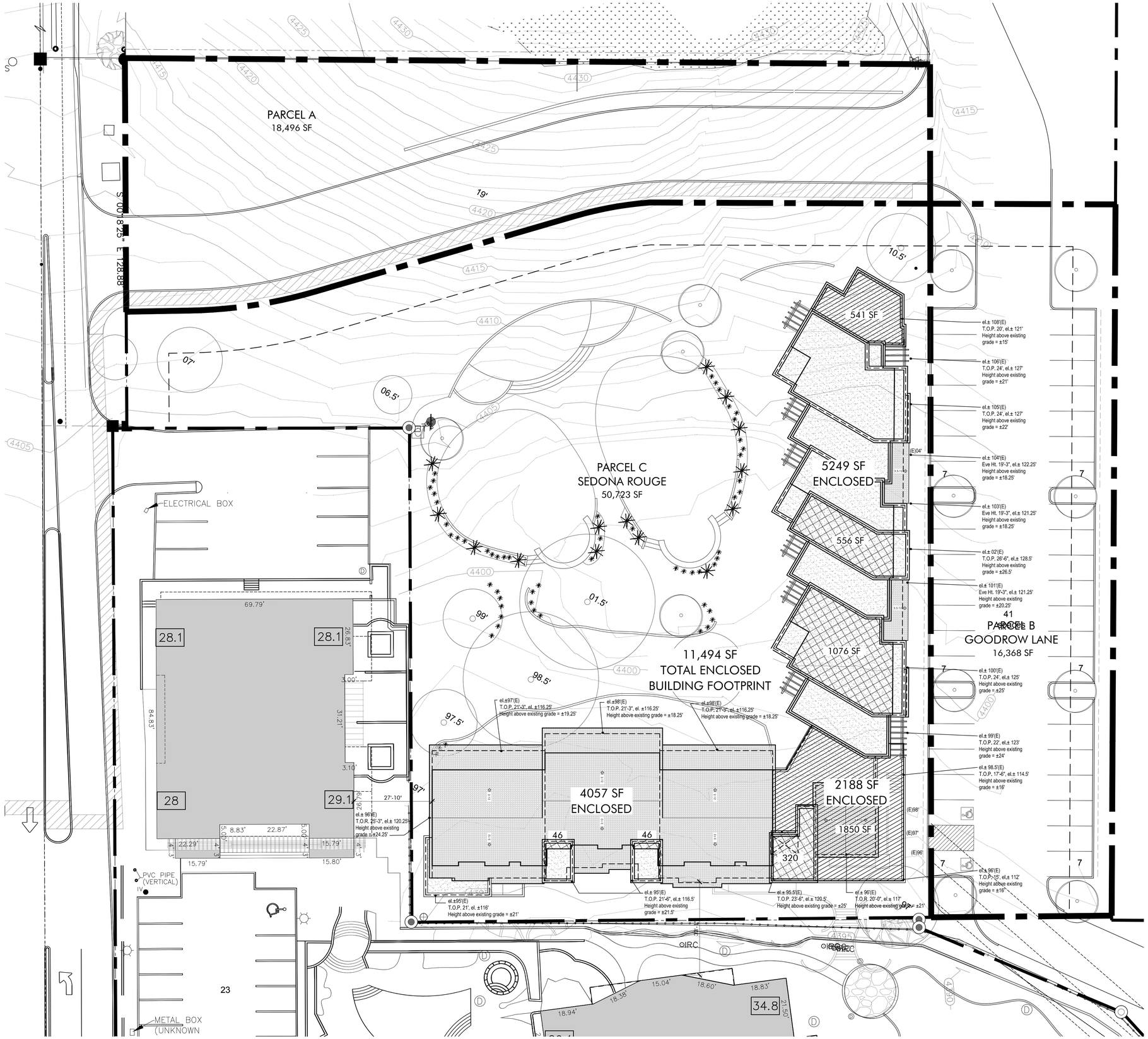
PROJECT NO: 13097

DATE: FEBRUARY 21, 2014

CONTENTS: SITE PLAN

SCALE: AS NOTED

DRAWING NUMBER: A1.0



GENERAL NOTES

A. EXISTING TOPO SHOWN, SEE CIVIL FOR PROPOSED GRADING ELEVATIONS

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TOTAL UNITS	32

1 SITE / ROOF PLAN
SCALE: 1" = 16'

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NORTH

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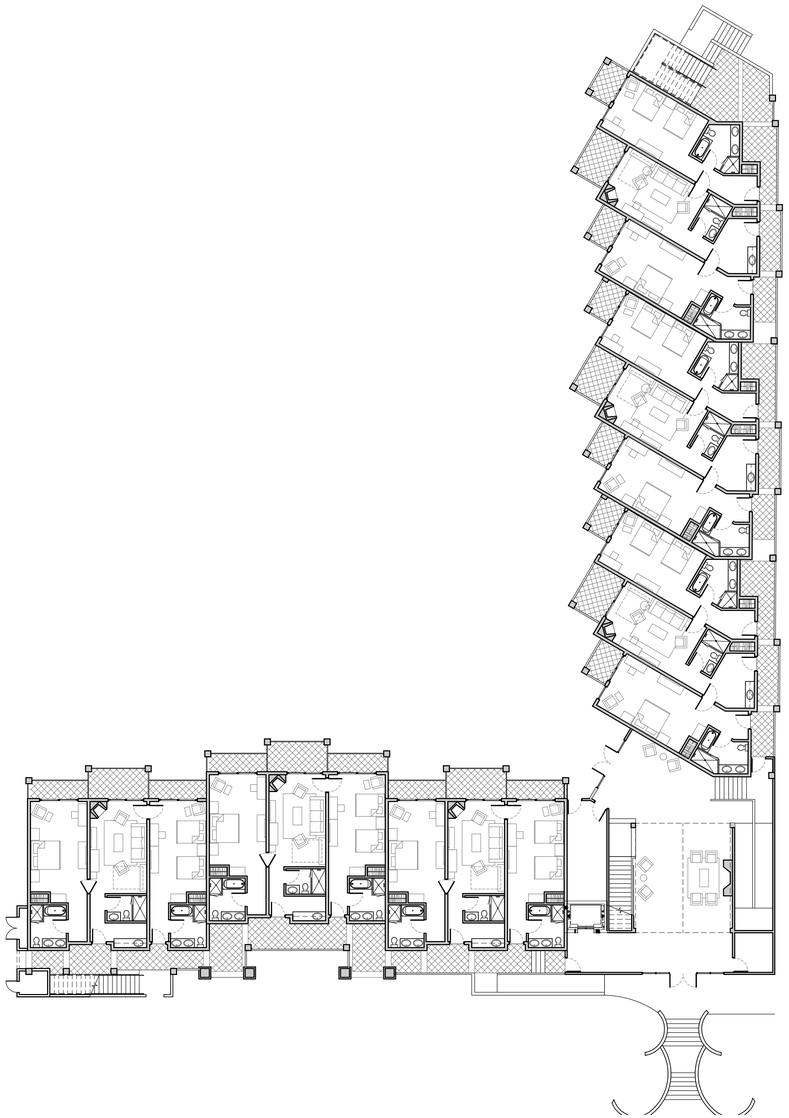
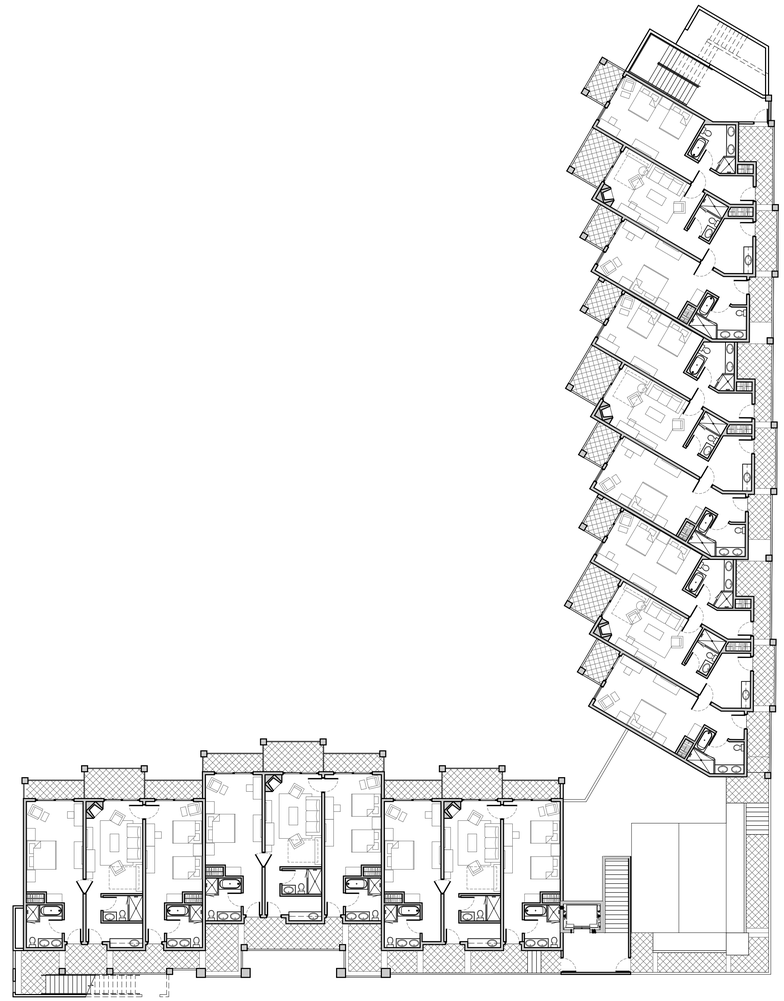


1 FIRST FLOOR PLAN
1/16 " = 1'-0"



1 SECOND FLOOR PLAN
1/16 " = 1'-0"

NORTH

0 4'-0" 8'-0" 16'-0"
SCALE: 1/16" = 1'-0"

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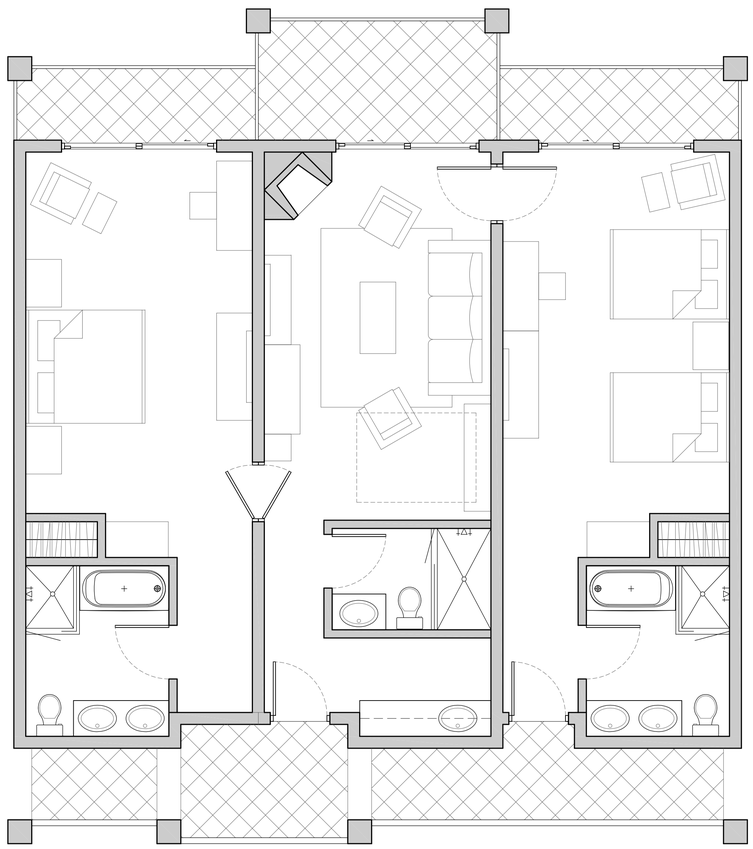
REVISIONS:

PROJECT NO.: 13097
DATE: FEBRUARY 21, 2014
CONTENTS: FLOOR PLAN
SCALE: 1/16" = 1'-0"
DRAWING NUMBER:

A2.1

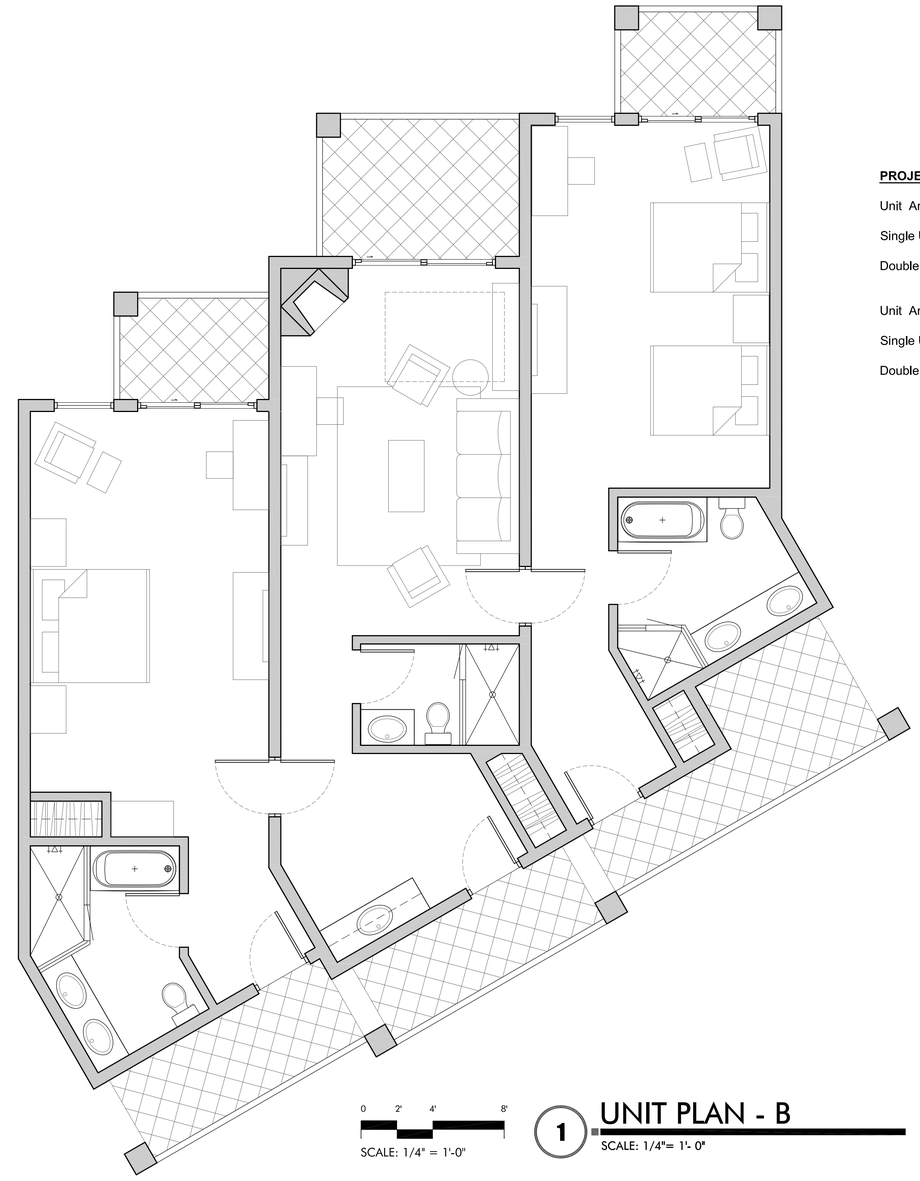


0 2' 4' 8'

SCALE: 1/4" = 1'-0"

1 UNIT PLAN - A

SCALE: 1/4"= 1'- 0"



0 2' 4' 8'

SCALE: 1/4" = 1'-0"

1 UNIT PLAN - B

SCALE: 1/4"= 1'- 0"

PROJECT DATA

Unit Area Total : 1,353 sf

Single Unit Area: 451 sf

Double Unit Area: 902 sf

Unit Area Total: 1,570 sf

Single Unit Area: 523 sf

Double Unit Area: 1,046 sf

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REVISIONS:

PROJECT NO: 13097

DATE: JANUARY 31, 2014

CONTENTS: UNIT PLANS

SCALE: 1/4" = 1' - 0"

DRAWING NUMBER:

A2.2

CONCEPTUAL PERSPECTIVE RENDERING

SEDONA ROUGE HOTEL ADDITION

January 17, 2014

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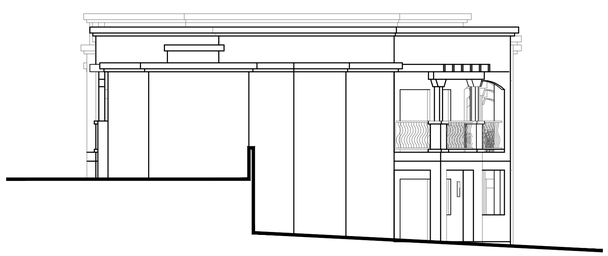
1 EAST BUILDING - EAST ELEVATION

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

2 EAST BUILDING - WEST ELEVATION

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



3 EAST BUILDING - NORTH ELEVATION

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

0 4'-0" 8'-0" 16'-0"

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

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NOT FOR CONSTRUCTION

REVISIONS:

PROJECT NO: 13097

DATE: FEBRUARY 21, 2014

CONTENTS: Elevations

SCALE: AS NOTED

DRAWING NUMBER:

A6.1

1 EAST BUILDING - EAST ELEVATION

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

2 EAST BUILDING - WEST ELEVATION

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

3 EAST BUILDING - NORTH ELEVATION

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

0 4'-0" 8'-0" 16'-0"

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

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SCALE: AS NOTED

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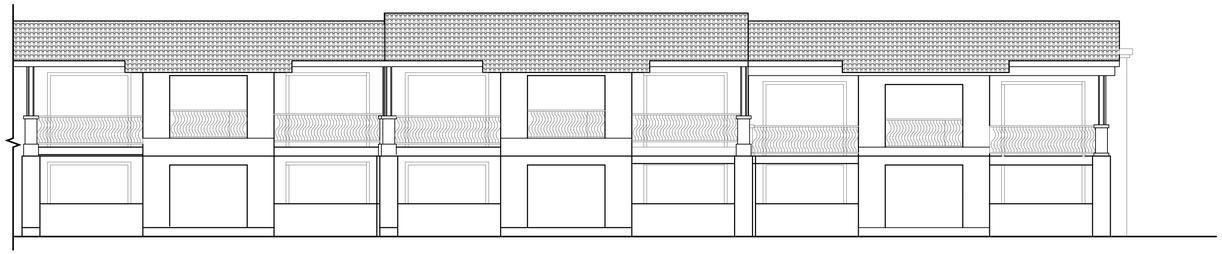
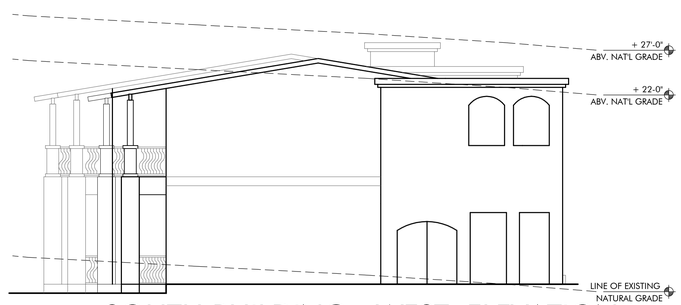


1 SOUTH BUILDING - NORTH ELEVATION

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

2 SOUTH BUILDING - SOUTH ELEVATION

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



3 SOUTH BUILDING - WEST ELEVATION

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

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CONTENTS: Elevations

SCALE: AS NOTED

DRAWING NUMBER:

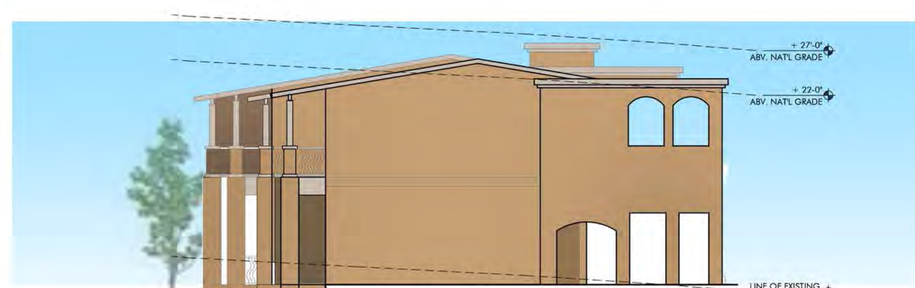
A6.2

1 SOUTH BUILDING - NORTH ELEVATION

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

2 SOUTH BUILDING - SOUTH ELEVATION

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



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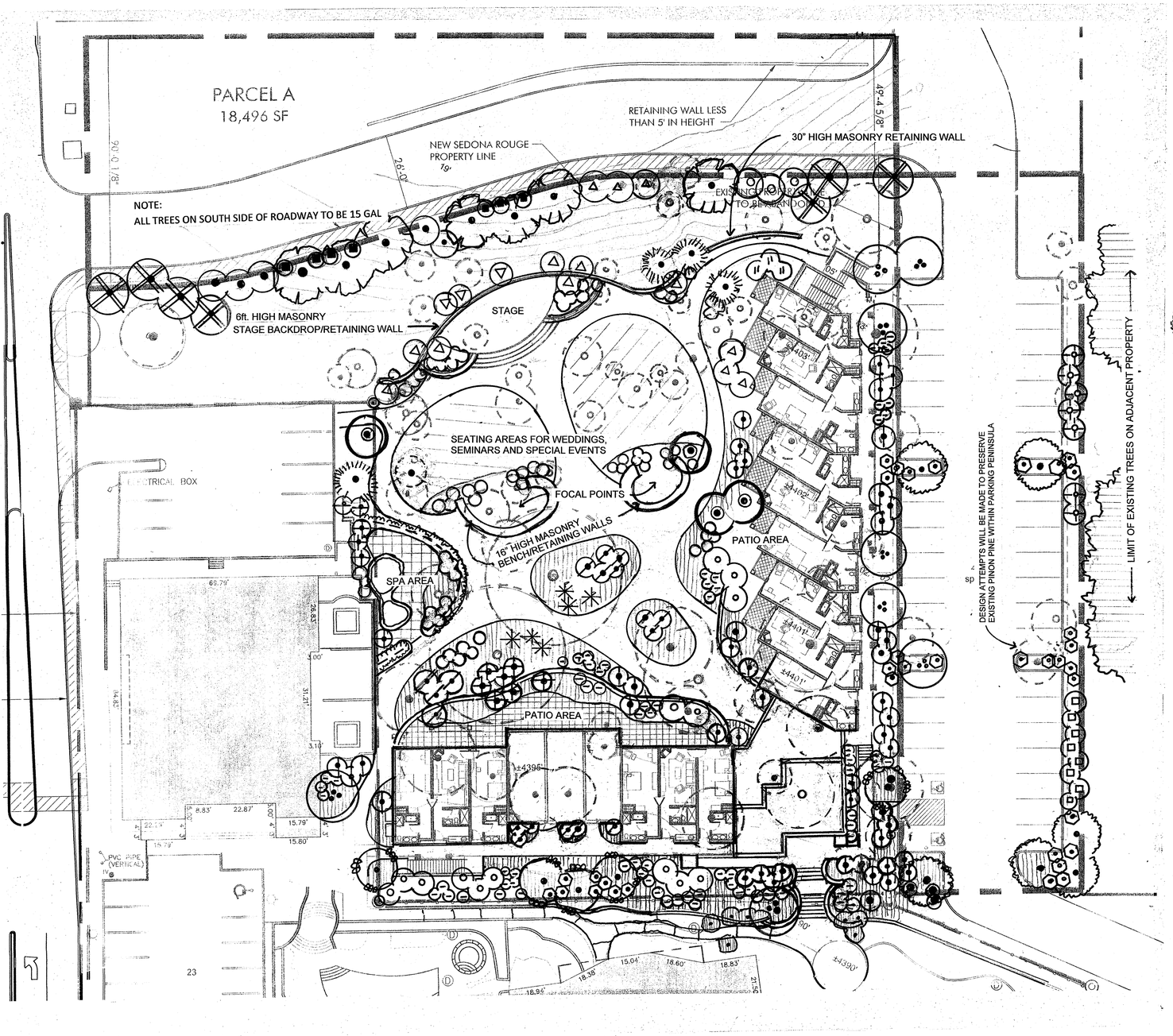


LANDSCAPE PLAN
scale= 1" = 20'
NORTH

LANDSCAPE / LEGEND LIST

symbol	botanical name	common name	size	quan.
	coniferous trees:			
	cupressus arizonica	arizona cypress	15 gal.	7
	pinus edulis	pinon pine		4
	broadleaf evergreen trees:			
	PHOTINIA FRASERII	PHOTINIA TREE		8
	sophora secundiflora	texas mountain laurel		5
	accent / flowering trees:			
	acer glabrum	rocky mountain maple		4
	PYRUS CALLERYANA	FLOWERING PEAR		
	chilopsis linearis	desert willow		7
	large broadleaf evergreen shrubs:			15 GAL
	COTONEASTER LACTEUS	CLUSTERBERRY	5 GAL	30
	ELAEAGNUS ANGUSTIFOLIA	SILVERBERRY		8
	PHOTINIA FRASERII	PHOTINIA		5
	medium broadleaf shrubs			
	arctostaphylus pungens	pointleaf manzanita		35
	cercocarpus montanus	mountain mahogany		20
	garrya wrightii	wrights silktassle		3
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN		19
	ROSMARINUS	ROSEMARY		8
	small evergreen and deciduous shrubs:			
	BERBERIS THUNBERGIANA	DWARF BARBERRY		73
	ericamerica larricifolia	turpentine bush		10
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		44
	flowering shrubs:			
	BUDDLEIA DAVIDII	BUTTERFLY BUSH		16
	SALVIA GREGGI	SALVIA		64
	accent / special effects shrubs:			
	dasylirion wheeler	desert spoon		6
	ground cover / understory shrubs:			
	BACCHARIS PILULARIS	COYOTE BRUSH		
	berberis repens	creeping barberry		
	LAVANDULA	LAVENDER		
	TEUCRIUM	GERMANDER		
	ROSMARINUS PROSTRATA	DWARF ROSEMARY		
	VINCA	COMMON MYRTLE		
	vines:			
	CAMPSIS	TRUMPET VINE		10
	JASMINUM	JASMINE		
	LONICERA	HONEYSUCKLE		
	ROSA	BANKS CLIMBING ROSE		

SUMMARY of EXISTING TREES

type	total to remain	to be removed
CEDAR	16	26
PINON PINE	10	23

NOTE: THE MAJORITY (APPRX. 78%) OF EXISTING CEDARS ARE 6-10ft. IN DIAMETER AND SOMEWHAT SCRAGGLY

EXISTING TREE SYMBOLS

symbol	description
	CEDAR
	PINON PINE

SUMMARY – LANDSCAPE CODE REQUIREMENTS

BUILDING FOOTPRINT

2" dbh (24" BOX TREE) per 500 s.f. of building footprint

location	size	requires	exist.	net rqrmnt proposed
south bldgs.	4,100 s.f.	16" dbh	56" dbh	0
east bldgs.	4,500 s.f.	18" dbh	38" dbh	0

PARKING AREA

- 2 – 15 gal trees and 5 shrubs per 4 spaces
- 1 – 15 gal canopy tree and 3 shrubs per peninsula

21 SPACES (EAST SIDE of PARKING)

requires:	6 trees	24 shrubs
existing:	1	0
net rqrmnt:	5	24
plan proposes:	1	24

4 PENINSULAS

requires:	4-15 gal trees	12 shrubs
existing:	1	0
net rqrmnt:	3	12
plan proposes:	3	12

STREET FRONTAGE – 285 ft. X 10' = 2,850 s.f.

1 – 15 gal tree and 3 shrubs per 200 s.f.

requires:	14– 15 gal trees	42 shrubs
existing:	0	24
net rqrmnt:	14	18
plan proposes:	14– 15	18

GENERAL NOTES:

ALL LANDSCAPE AND/OR DISTURBED AREAS WILL BE TOPDRESSED WITH CRUSHED RED ROCK OR DECOMPOSED BARK MULCH.

ALL PLANTS WILL BE SERVED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE DEACTIVATED AFTER 4-5 YEARS OF USE.

prepared for:
SEDONA ROUGE HOTEL & SPA
2250 W HWY 89A
SEDONA, AZ 86336

AL WOLBURG, GENERAL MANAGING PARTNER
510-220-3010
ED CONWAY, GENERAL MANAGER
928-340-5304

prepared by
RICHARD HUBBELL & ASSOCIATES
landscape architects / land planners
P.O. Box 1151
SEDONA, AZ 86339
Office: 928-282-9477
Cell: 928-300-6552

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 9579 RICHARD STEVEN HUBBELL ARIZONA, U.S.A.

Richard Steven Hubbell

REVISED 3/7/14

landscape design for :

SEDONA ROUGE EXPANSION

2250 W HIGHWAY 89A SEDONA, AZ 86336

coniferous trees:

cupressus arizonica	arizona cypress	15 gal.	7
pinus edulis	pinon pine		4

Native Designation

broadleaf evergreen trees:

PHOTINIA FRASERII	PHOTINIA TREE		8
sophora secundiflora	texas mountain laurel		5

accent / flowering trees:

acer glabrum	rocky mountain maple		4
PYRUS CALLERYANA	FLOWERING PEAR		6
chilopsis linearis	desert willow		7

TREES

large broadleaf evergreen shrubs:

COTONEASTER LACTEUS	CLUSTERBERRY	5 GAL	30
ELAEAGNUS ANGUSTIFOLIA	SILVERBERRY		8
PHOTINIA FRASERII	PHOTINIA		5

medium broadleaf shrubs

arctostaphylus pungens	pointleaf manzanita		35
cercocarpus montanus	mountain mahogany		20
garrya wrightii	wrights silktassle		3
RHAPHIOLEPIS INDICA	INDIA HAWTHORN		19
ROSMARINUS	ROSEMARY		8

small evergreen and deciduous shrubs:

BERBERIS THUNBERGIANA	DWARF BARBERRY		73
ericamerica larricifolia	turpentine bush		10
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		44

flowering shrubs:

BUDDLEIA DAVIDII	BUTTERFLY BUSH		16
SALVIA GREGGI	SALVIA		64

accent / special effects shrubs:

dasylirion wheeler	desert spoon		6

SHRUBS

ground cover / understory

TREES

Native	27	65%
Non-Native	14	35%
	TOTAL 41	

N

NATIVE EVERGREEN	16	59%
NATIVE DECIDUOUS	11	41%

SHRUBS

Native	74	21.7%	or 22%
Non-Native	267		78%

Native Evergreen	74	100%

NOTE:

Texas Ranger (not native to Sedona area) is native to the upper Sonaran desert of Northern Mexico, s.w. Texas, southern New Mexico and Arizona and as such is ultra drought tolerant which is the objective of the Sedona Plant List. Classified as a drought tolerant plant it would change the percentage on this project as follows for shrubs

Native	118	35%
Non-Native	223	65%

(2.)

Optional Readings

FOLLOW-UP COMMENTS

(this information, along with supportive documentation, will be reviewed with the new Comm. Devel. Director)

The Sedona Plant List is catagorized, i.e. "native" and "adaptive" which has led to the impression and false belief that only "native" plants are drought tolerant / low water use, and "adaptives" are not. THIS IS NOT TRUE. The "adaptive" plants on the list were included because they too are drought tolerant and that characteristic is the primary reason they were included on the list. The minimum water use/irrigation requirements for "natives" and "adaptives" is the same

1½ gal	once	every	2 days	for	5 gal	shrubs
2½ gal	"	"	"	"	"	15 gal trees
3½ gal	"	"	"	"	"	24" box trees

Looking at Sedona Rouge proposed shrubs (341 total) the drip irrigation system for shrubs would consisist of 374 1 gal/hr drip emitters which would be activated for 1½ hr. every 2 days providing the necessary dosage of 1½ gals per plant every 2 days

Lets do some basic math for H_2O usage for one shrub irrigation cycle.
341 shrubs @ 1.5 gals / cycle = 511.5 gal/cycle
Now, lets assume on this same irrigation system/settings, all 341 shrubs are "adaptive", the water use is still 511.5 gal/cycle
Lets assume all 341 shrubs are "native", the water use is still the same, 511.5 gal/cycle.
Point being, there is no difference in usage, no reduction or increase in water use based on the type of shrub. ANY combination in quantities of native or adaptive will require the same H_2O quantity - 511.5 gal/cycle

The false belief that the use of "natives" saves water and the meaningless code to enforce this false belief is detremental to the city and city code because it unnescissarily (sp) forces the usage of "natives" into the design and natives have <u>many</u> disadvantages design wise vs. adaptives, the primary disadvantage being slow growth rate.
For example, in selecting 2 or 3 shrub types to provide 4' high parking area screening, certain adaptive 5 gal shrubs can provide the 4' height in 3-4 yrs. Appropriate native selections for this application would

require 12-15 yrs and would not possess the more desireable visual/physical characteristics of the adaptive selections. And, there would be no H_2O savings by using the less desireable native selection. None the less, the current code, contrary to common sense, forces the use of lesser desireable plants to achieve a non-existent benefit. And, the bogus methods and process used by city staff to enact this counter productive code is another story.

For now the code is what it is and I will work with it (until a new director is in place) but there should be no problem (with Sedona Rouge) in allowing the drought tolerant benefits of Texas Ranger to satisfy the intent of the code and keep the plant quantities and selections as they now exist.

copy of page 115 "PLANTS for DRY CLIMATES"

Leucophyllum species

Family: Scrophulariaceae

Sturdy, rounded shrubs that have always been standby workhorse plants for water-efficient landscapes. There is a wide range of newer selections in size, foliage and flower color, some of which are covered here. This has come about through horticultural breeding and cultivar selection within the original species of *L. frutescens,* but also through additional plant exploration. The result is the introduction of several outstanding species, allowing nurseries to offer an ever-increasing range of choices. Most *Leucophyllum* species bloom all summer with moisture. They grow from 3 to 8 feet (0.9 to 2.4m), depending on the species.

Special design features: Informal pearl gray to gray-green foliage on some species, silver on others. Desert effect. Sporadic warm season flowering can be spectacular. Small to large rounded shrubs that serve a wide range of situations.

Uses: Informal shrub with room to spread as a specimen, screen, clipped hedge or random informal planting. Foundation plant. Border plant. Natural or desert gardens. One of the most important plants in the transitional or Xeriscape garden. Blends well with a green garden on one side and the desert on the other. Foliage contrast. Some work well as accents or specimens. Use to revegetate disturbed areas.

Disadvantages: Will die out if overwatered. Can look sparse and scraggly in late winter or in long periods of drought. Some are susceptible to Texas root rot.

Planting and care: Plant from containers any season. Give regular irrigation at first to establish and warm-season irrigation as a supplement in hot dry weather and if there is no summer rainfall to encourage growth and bloom. Can be cut back to a few inches from the ground to renew growth.

Important note: Do not subject these plants to hedge trimmers unless you desire a formal clipped hedge. Select the correct plant for the area it is to occupy so it will not overgrow the space. If a plant needs size reduction, prune it selectively. Using hedge trimmers ruins the natural shape. Leaves will form thickly on the exterior and sometimes leave large bare spots. Shearing also reduces flower production.

Leucophyllum species

Zones: See individual species descriptions.
Evergreen to partly deciduous
Soil: Tolerant, but good drainage is a plus.
Sun: Part to full or reflected sun. Can tolerate part shade, but may show spindly growth.
Water: Best with occasional deep soakings. Tolerates none to moderate, the latter only with good drainage.
Temperature: See individual species descriptions. Most are hardy to about 10F (-12C).
Maintenance: None to periodic.

Leucophyllum candidum

Cenizo • Violet Silverleaf

One of the dependably small evergreen Texas rangers that grows at a moderate rate to 3 feet (0.9m) high and as wide. Small rounded leaves are covered with silvery hairs that form a dense mat over the surface. There are two cultivars. 'Thunder Cloud' has very light silvery foliage, nearly black buds that open as intense purple flowers contrasting dramatically with the foliage. It blooms more frequently and profusely than 'Silver Cloud.' 'Silver Cloud' has whitish foliage, grows a little larger and blooms less. Both plants can come into bloom several times over the warm season with the heaviest bloom in late summer. Adapted to all zones, this plant is cold hardy to about 10F (-12C). Roots are sensitive to too much moisture, so good drainage is a must. Use as a small silver accent that will not become a monster, in addition to the uses listed in the genus introduction.

Leucophyllum frutescens

(L. texanum)
Texas Ranger • Ceniza
Barometer Bush

Texas ranger is a striking large evergreen plant, covered with rosy lavender bell-shaped flowers in the high humidity of a summer rainy season, but can bloom any time over the warm season. This native of Texas and Mexico grows slowly to moderately up to 8 feet (2.4m) high and as wide unless trimmed. Planted for its gray feltlike foliage and open to dense rounded form, it blends with the desert or contrasts nicely with dense green plants or desert succulents. Foliage is thicker in warm weather. Where moisture is available, it becomes luxuriant, almost succulent. Flowers need hot weather to bloom, and often appear briefly after summer showers, which is why it is sometimes called "barometer bush." Endures great heat. This is the hardiest of the Texas rangers so far: It endures great heat and cold to about 5F (-15C). Although adapted to all zones and tolerant of cold, dry or adverse conditions, Texas ranger may lose much of its foliage except at branch tips and look struggling and unattractive. Use this form of Texas ranger in areas needing large shrubs. Shearing with a hedge trimmer ruins the shape and is contrary to its natural form, though it performs well as a formal clipped hedge. The cultivar 'Compacta' is smaller, to only 4 feet (1.2m) high by as wide. A good low foundation plant. 'Green Cloud' has green leaves and is otherwise similar to the species. 'White Cloud' has white flowers and is otherwise similar to the species.

Leucophyllum laevigatum

Chihuahuan Rain Sage

This broad-spreading evergreen shrub grows 3 to 4 feet (0.9 to 1.2m) high and about 5 feet (1.5m) wide. Character is more open and loose than most other *Leucophyllum*. The upturned branch tips create a flat-top effect. The small leaves are fine textured and deep gray-green. Fragrant little lavender flowers with a bluish cast bloom along the branches

Leucophyllum candidum

SUMMARY of PRELIMINARY EXTERIOR LIGHTING

ALLOWABLE LUMENS: 1.56 acres x 100,000 = 156,000

LANDSCAPE LIGHTING

type / description	mnfgr. / model	lumens	quan.	TOTAL LUMENS
• STAIR/STEP LIGHTS (shielded)	FOCUS SL.04.LED P	350	37	12,950
• PATH LIGHTS (shielded)	FOCUS PL.17.LED2	85	50	4,250
• SOFT WASH LIGHT (partially shielded)	FOCUS PL.15.LED2	85	6	510
SUB TOTAL - LANDSCAPE LIGHTING				17,710

EXTERIOR BUILDING LIGHTING

• PATIO LIGHT wall mounted sconce (partially shielded)	mnfgr/model not yet selected	350	36	12,600
• EXTERIOR HALL LIGHT (shielded)	mnfgr/model not yet selected	350	54	18,900
SUB-TOTAL - EXTERIOR BLDG. LIGHTING				31,500

PARKING AREA LIGHTING

• 12'-14' HIGH 4"x4" METAL POST WITH SHIELDED BOX CANOPY	light fixtures will match existing parking area lights	13,500	4	54,000
SUB-TOTAL PARKING AREA LIGHTING				54,000

OVERALL PROPOSED LUMENS 98,100

LED BRICK LIGHTS
SL-04-LEDP SERIES

GOGREEN

TYPE

SPECIFICATIONS

CONSTRUCTION: Stamped aluminum, brass, copper or stainless steel step/brick light with stamped stainless steel surface mounting bracket - no back box required.

3 LENS OPTIONS:
SL-04-LEDP: Standard white acrylic; creates warm 2700K incandescent like color
SL-04-LEDP-SB: Sand Blast clear acrylic; creates soft 3000K halogen like color
SL-04-LEDP-CL: Clear acrylic; bright halogen 3000K color

BLACK FINISH

GASKET: Black neosponge closed cell; .190" thickness

LIGHT SOURCE: 12v, 8w integrated LED flat panel with external driver, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

DRIVER: 8w output, 12v AC input. Maximum distance from fixture is 18 feet.
For use with magnetic transformers only

VOLTAGE RANGE: 9 to 18 volts. Optimum operating range of 10 to 15 volts for consistent performance and brightness.

WIRING: Red(+) and Black(-) 18 gauge zip cord from LED panel. Connects to external driver Red(+) and Black(-) 18 gauge zip cord.
Additional 6' 18/2 zip cord supplied for wiring external driver to main cable.
For 25 foot 16/2 fixture lead wire add -25F to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from LED driver to main cable (12/2, 10/2 or 8/2 only)

MOUNTING: Stainless Steel surface mount bracket; four screws and wall anchors provided; Face plate attaches to bracket with two provided screws

FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional finishes available
Copper-Unfinished; optional finishes available
Stainless Steel-Brushed

CAUTION: MUST BE POWERED BY LOW VOLTAGE AC MAGNETIC TRANSFORMER ONLY

SL-04-LEDP-RST

NO BACK BOX REQUIRED

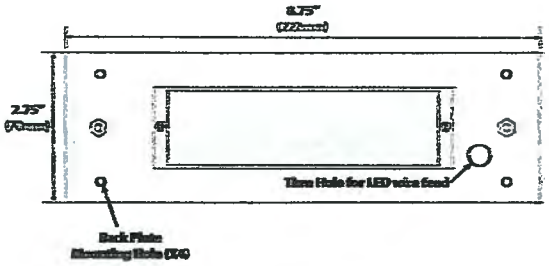
SL-04-ALLEDP-BRS

SL-04-1LLEDP-WBR

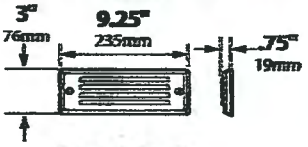
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-04-LEDP-BLT	Aluminum 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-BRS	Brass 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-COP	Copper 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-SS	Stainless Steel 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-BLT	Aluminum Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-BRS	Brass Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-COP	Copper Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-SS	Stainless Steel Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-BLT	Aluminum 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-BRS	Brass 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-COP	Copper 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-SS	Stainless Steel 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.

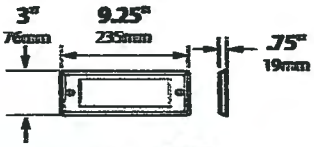
Lenses are all standard white acrylic; creates warm 2700K incandescent like color
Add -SB To Part #: Sand Blast clear acrylic; creates soft 3000K halogen like color
Add -CL To Part #: Clear acrylic; bright halogen 3000K color
Add -52 To Part #: 5200K Cool White Flat Panel LED



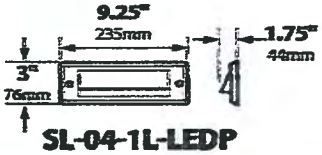
IP54 CE



SL-04-LEDP



SL-04-AL-LEDP



SL-04-1L-LEDP

JOB INFORMATION

Type: Date:
Job Name:
Cat.No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
25301 CORPORATE CENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 - FAX (949) 830-3290

Black Texture Standard	Antique Verde	Bronze Texture	Cameo	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Add Rust	Add Verde	Black Add Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT

DIRECTIONAL LIGHTS DL-15 SERIES

FOCUS INDUSTRIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION: Cast aluminum, cast brass or composite flood; matching cast aluminum, brass or composite adjustable swivel

REFLECTOR: Diamond embossed specular aluminum

LENS: High impact clear acrylic

LAMP SUPPLIED DL-15-H: 35 watt Halogen D.C. - 10,000 hours average rating (75w max.)
LAMP SUPPLIED DL-15-SC: 18 watt S8 #1141 S.C. - 1200 hours average rating (25w max.)

LAMP OPTIONS DL-15-SC: We recommend 10,000 hours average rating Xenon (-X) or Halogen (-H) or 2.2w 50,000 hours average rating OMNI-2 LED (-LED2)

SOCKET: Double contact bayonet base (Ba15d) or Single contact bayonet base (Ba15s). Both with brass nickel plated lamp socket screw shell and 200°C silicone lead wires

WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNTING: FA-03 black 9" ABS stake threaded 1/2" NPS

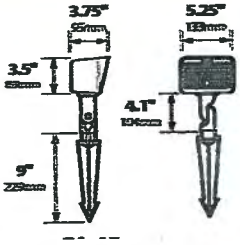
FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available. Brass-Unfinished brass. Optional finishes available.

2mni LED

XENON & HALOGEN

black finish

DL-15-SC-BRT
mounted on
FA-25-BRT

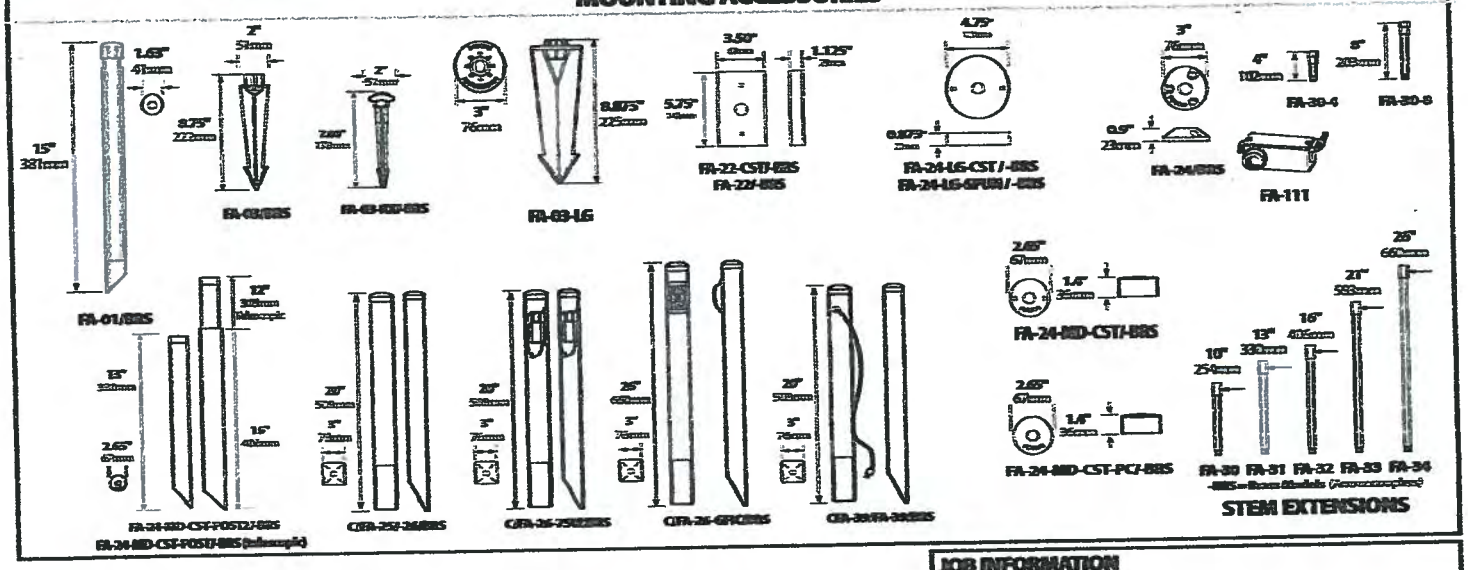


IP56 CE

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	EST. SHIP WEIGHT
DL-15-H-BLT	Aluminum floodlight	35w T4 D.C. Halogen	2.0 lbs.
DL-15-H-BRS	Brass floodlight	35w T4 D.C. Halogen	3.0 lbs.
CDL-15-H-BLT	Composite floodlight	35w T4 D.C. Halogen	2.0 lbs.
DL-15-SC-BLT	Aluminum floodlight	18w S8 #1141	2.0 lbs.
DL-15-SC-BRS	Brass floodlight	18w S8 #1141	3.0 lbs.
CDL-15-SC-BLT	Composite floodlight	18w S8 #1141	2.0 lbs.

MOUNTING ACCESSORIES



BEAM/GLARE CONTROL

FA-07-15	Square 1/4" Hex Cell Louver
FA-10-15BLUE	Blue Tempered Glass Lens
FA-10-15GREEN	Green Tempered Glass Lens

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

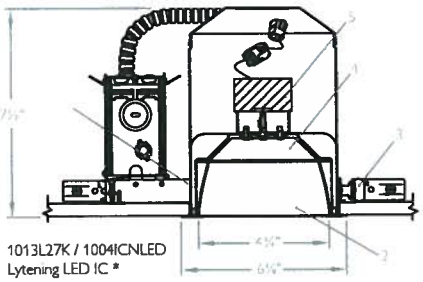
Black Textured Standard	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Bronze	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT

HALLWAY / ENTRY DOORS

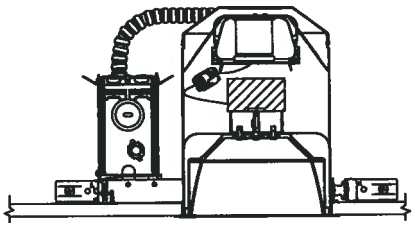
1013L

Lytecaster LED 5", Clear Trim

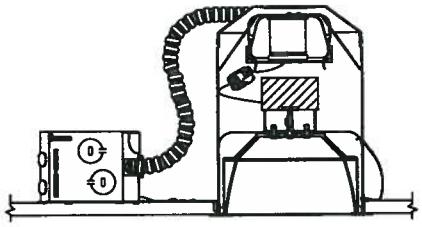
Project:	Catalog No:	Mfg:
Location:	Fixture Type:	Qty:
Notes:		Lamps:



1013L27K / 1004ICNLED
Lytening LED IC *



1013L27K / LARFA / 1004ICN
Lytening LED Trim w/ LED Retro
FIT Adapter & Standard
Incandescent Lytening IC



1013L27K / LARFA / 1004ICR
Lytening LED Trim w/ LED Retro
FIT Adapter & Standard
Incandescent Lytening IC Remodeler

Reflector Trim

Clear Specular LED Trim	
1013L27K	2700k, 650lm, 120v dimming
1013L30K	3000k, 650lm, 120v dimming
1013L35K	3500k, 650lm, 120v dimming

Clear Diffuse LED Trim	
1013CDL27K	2700k, 650lm, 120v dimming
1013CDL30K	3000k, 650lm, 120v dimming
1013CDL35K	3500k, 650lm, 120v dimming

This product complies with the requirements of the California Energy Commision regulated under Title 24, and has been listed in the Title 20 database.

Frame in Kit

New Construction Compatibility	
1004ICLED	Lytening LED New Construction
1004ICNLED	Lytening LED New Construction with Nails

Retrofitting Incandescent Frame in Kits

Retrofit Kit Adaptor	
LARFA	LED Adaptor for Lytening LED trims to Lytening Incandescent (Compatibility listed below)

Retrofit Kit Adaptor Compatibility	
1004IC	Lytening Incandescent IC/NON IC FIK
1004ICN	Lytening Incandescent IC/NON IC FIK with Nails
1004ICQ	Lytening Incandescent IC/NON IC FIK with Quick Connect
1004ICCDN	Lytening Incandescent IC/NON IC FIK with Nails
1004ICNQ	Lytening Incandescent IC/NON IC FIK with Quick Connect
1004ICR	Lytening Incandescent IC/NON IC Remodeler FIK

Features

1. **Reflector:** Hydroformed aluminum, .032" thick, (20 ga.); Powder coated, non-yellowing, scratch resistant with matte white finish and matte white trim flange.
2. **Cone:** Aluminum cone with anodized finish.
3. **Frame-in kit:** (1004ICLED standard frame shown). Other frames listed above and shown on the right. See frame-in kit specification sheets for more details.
4. **Optical mixing chamber**
5. **Power supply:** Factory wired electronic LED driver (see Electrical section for specifications) Enclosed in a .032" thick (21 ga.) painted steel housing.
6. **LED board:** Utilizes Philips Lumileds LED's. 50,000 hour liftime at 70% lumen maintenance.
7. **Lens:** Acrylic frosted finish.
8. **Reflector spring:** stainless steel.

Electrical

Input voltage	Input frequency	Max input current	Max input power	Max THD	Power factor	Minimum operating temperature
120V	50/60Hz	0.12	13W	< 20%	>.9	-40° C

Options & Accessories

Dimming capability: Triac or ELV, See LED-DIM specification sheet.
LED Retrofit Kit: LARFA - Allows use of 1076L and 1013L series LED Trims. See LARFA specification sheet for compatibility list.

Labels

UL wet location classified
Title 24 compliant. Energy Star certified.
5 year warranty.

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Specifications are subject to change without notice.
www.philips.com/luminaires

PHILIPS LIGHTOLIER

1013L 07/13

Paul Burke

From: Paul Burke [sedonapaul@hotmail.com]
Sent: Wednesday, February 12, 2014 3:42 PM
To: Paul Burke
Subject: Sconces

SEE ATTACHED

Lithonia Lighting OLLWD M6 8" Outdoor LED Wall Cylinder Light

Rest comfortably knowing that you have enough outdoor wall lighting to safely bring guests in and ward criminals away. This great wall fixture provides years of maintenance-free illumination for outdoor use in residential and commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

Lithonia Lighting OLLWD M6 Features:

- Cast-aluminum housing with corrosion-resistant paint
- Polycarbonate lens protects the LED from moisture and dirt
- 4000K CCT LEDs
- 270 lumen output, 9 Watts
- ADA Compliant
- 5-Year Warranty
- UL Listed to U.S. and Canadian safety standards for wet locations
- Tested in accordance with IESNA LM-79 and LM-80 standards
- Surface mounts to universal junction box (provided by others)
- MVOLT driver operates on any line voltage from 120-277V
- 1KV surge protection standard

Lithonia Lighting OLLWD M6 Specifications:

- Bulb Lifespan: 50000 Hours
- Bulb Type: LED
- Color Rendering Index: 75
- Color Temperature: 4000
- Extension: 3.75"
- Height: 8"
- Incandescent Equivalent Wattage: 75 Watts
- Wattage: 9
- Width: 4.5"

Additional Lithonia Lighting Links

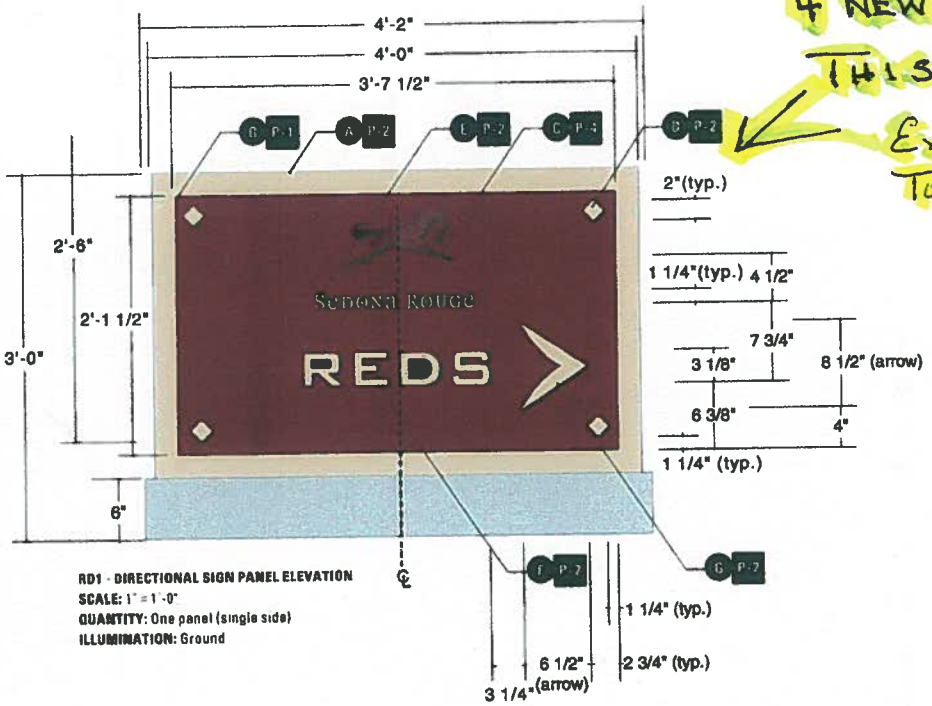
- View Manufacturer Warranty
- Shop All Lithonia Lighting Products

Our SKU: Lithonia Lighting OLLWD M6
This product is listed under the following manufacturer number(s):

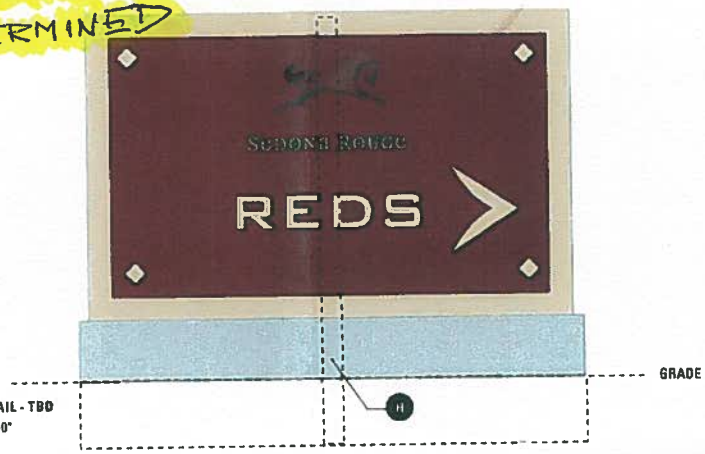
REAR PATIO LIGHTS

4 NEW SIGNS THIS SIZE

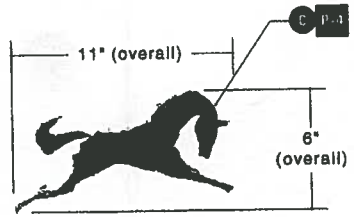
EXACT WORDING TO BE DETERMINED



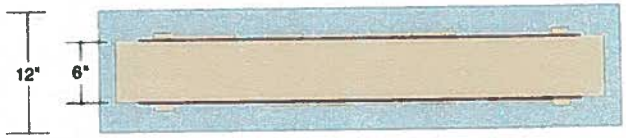
RD1 - DIRECTIONAL SIGN PANEL ELEVATION
SCALE: 1" = 1'-0"
QUANTITY: One panel (single side)
ILLUMINATION: Ground



FOOTING DETAIL - TBD
SCALE: 1" = 1'-0"



HORSE DETAIL (see page 6)
SCALE: 2" = 1'-0"



TYPICAL PLAN VIEW (double side)
SCALE: 1" = 1'-0"

MATERIALS AND FABRICATION SPECIFICATIONS (no substitutions allowed for these specifications)

A. 8" deep cabinet(s) fabricated from 1/8" thick aluminum. Light Montex textured surface, paint as shown

B. 1/8" thick aluminum panel flush mounted to "A". Smooth surface, paint as shown.

C. Horse: decorative art element. See detail on page 6. Horse to be flush mounted to "A".

D. Decorative corner elements to be 1" thick aluminum precision-cut flat cut out (FCO) shapes flush mounted to "B". Paint as shown.

E. "SEDONA ROUGE" text to be 1/4" thick aluminum precision-cut flat cut out (FCO) letters flush mounted to "B". NOTE center of each "O" to be 1/4" thick aluminum precision-cut flat cut out (FCO) shape flush mounted to "B". Paint as shown. "SEDONA ROUGE" text is 21 square inches.

F. Directional text to be 1/2" thick aluminum precision-cut flat cut out (FCO) letters flush mounted to "B". Paint as shown. Directional text varies per sign and is 63 square inches maximum.

G. Arrow to be 1/2" thick aluminum precision-cut flat cut out (FCO) shape flush mounted to "B". Paint as shown.

H. Concrete footing and support pipe diameter TBD by sign company selected to fabricate and install signs as signs are too small (3'-0" high and 10 square feet) to use ASA Engineering Standards to determine this information. Exposed base(s) of all directional sign(s) to be concealed with rocks or landscaping.

NOTE: total area of Directional Sign text is 7 square feet maximum.

NOTE: sign to be illuminated via concealed ground lighting, fixtures TBD.

COLORS (no substitutions allowed for these specifications)

P-1	P-2	P-4
Martin Senour Red Ebony 317-1(RB)	PMS 726 (Sand)	Weathered Copper

NOTE: ALL COLORS SHOWN FOR REFERENCE ONLY - DO NOT USE FOR COLOR MATCH

POINT & CLICK
ELECTRONIC GRAPHIC DESIGN
30852 North 41st Place • Cave Creek, AZ 85331

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SEDONA ROUGE

DRAWING	SD, RD2, RD1, HD-Sedona Rouge Directional Signs	DRAWN BY	Taylor
DATE	12/03/04	SCALE	Noted
SHEET #	1 of 2	REVISION	12/16/04

Sedona Rouge - Exterior Signs

	NAME / TYPE OF ILLUMINATION	FUNCTION / LOCATION	NUMBER OF FACES	MAX HT	MAX WIDTH	MAX AREA
HD	Hotel Directional (Concealed Ground Illumination)	Provide directions to Hotel West side of SR89A entrance	One	3'-0"	4'-0"	7 s.f. **
RD1	Reds Restaurant Directional (Concealed Ground Illumination)	Provide directions to Restaurant East side of SR89A entrance	One	3'-0"	4'-0"	7 s.f. **
RD2	Reds Restaurant Directional (Concealed Ground Illumination)	Provide directions to Restaurant South side of Rodeo entrance	Two	3'-0"	4'-0"	7 s.f. **
SD	Spa Directional (Concealed Ground Illumination)	Provide directions to Spa North side of Rodeo entrance	Two	3'-0"	4'-0"	7 s.f. **
SRET	Secondary Hotel and Spa Identity (Down Lighting From Under Eaves)	Identify Hotel and Spa South wall of elevator tower	One	9'-11"	19'-6"	44 s.f.*
SW	Spa Identity (Concealed Ground Illumination)	Identify Spa South wall of spa building	One	7'-3"	11'-10"	27 s.f.*
RC	Reds Restaurant Identity (Directional Lighting)	Identify Restaurant 4 columns in front of south wall of restaurant	One	2'-0"***	2'-2"***	28.75 s.f.*

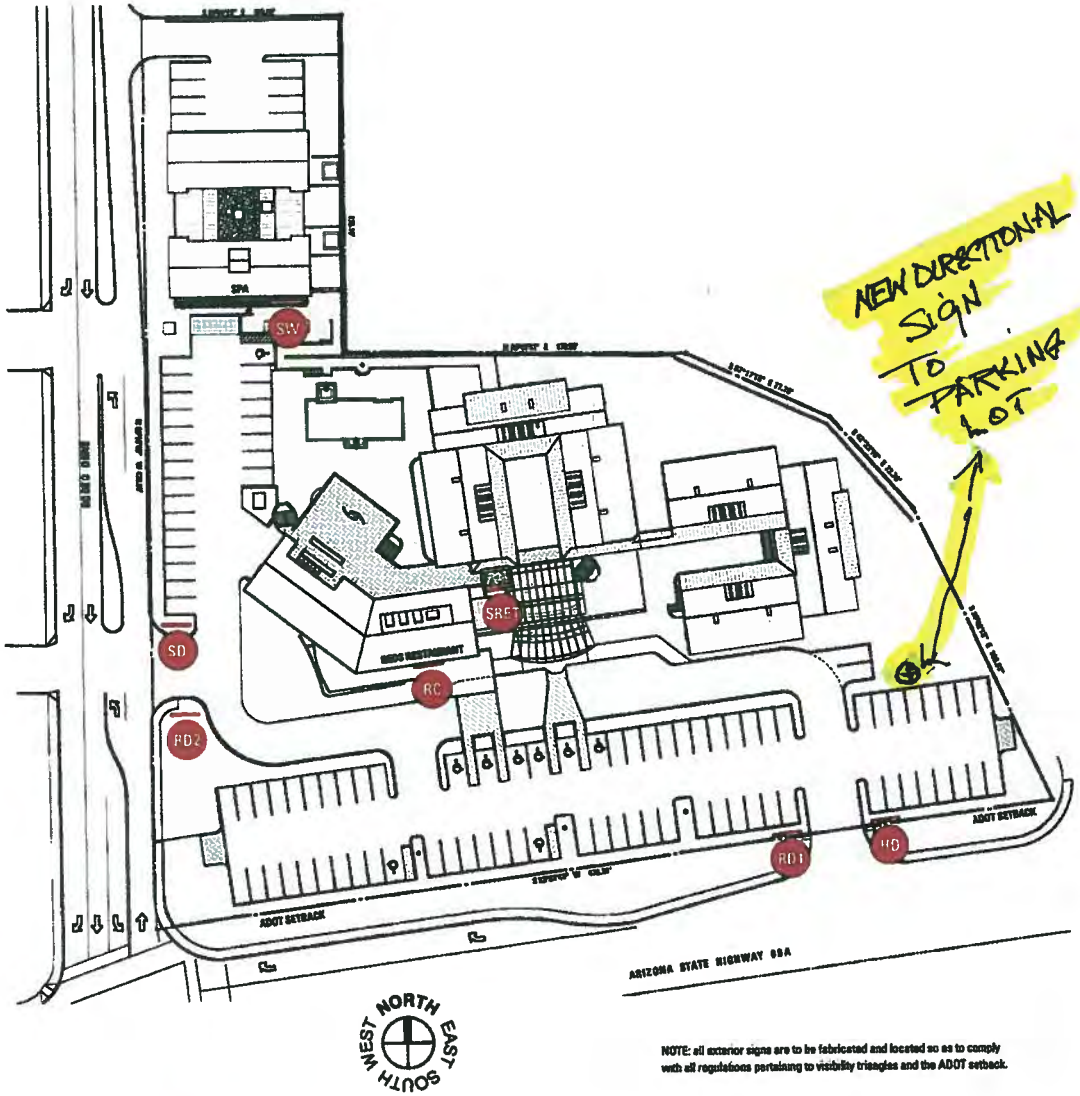
* Includes 15% bonus for relief (dimensional text).

** Includes 15% bonus for relief (dimensional text). Directional text is 75% of total (53 sq. in.) and business identity is 25% of total (21 sq. in.) Arrows are not included in calculations of total text area.

*** Per individual letter. 4 1/2 square feet per letter x 4 letters = 18 square feet total.

AN OVERALL NOTE RE: ILLUMINATION:

Provision of appropriate lighting for each sign requiring illumination will be the responsibility of the sign company selected to fabricate and install the signs. All lighting must conform to the City of Sedona's Outdoor Lighting regulations - Article 9, Section 911. Such lighting shall be treated as Class 1 lighting and shall conform to the lamp and shielding restrictions and lumen caps.



NOTE: all exterior signs are to be fabricated and located so as to comply with all regulations pertaining to visibility triangles and the ADOT setback.

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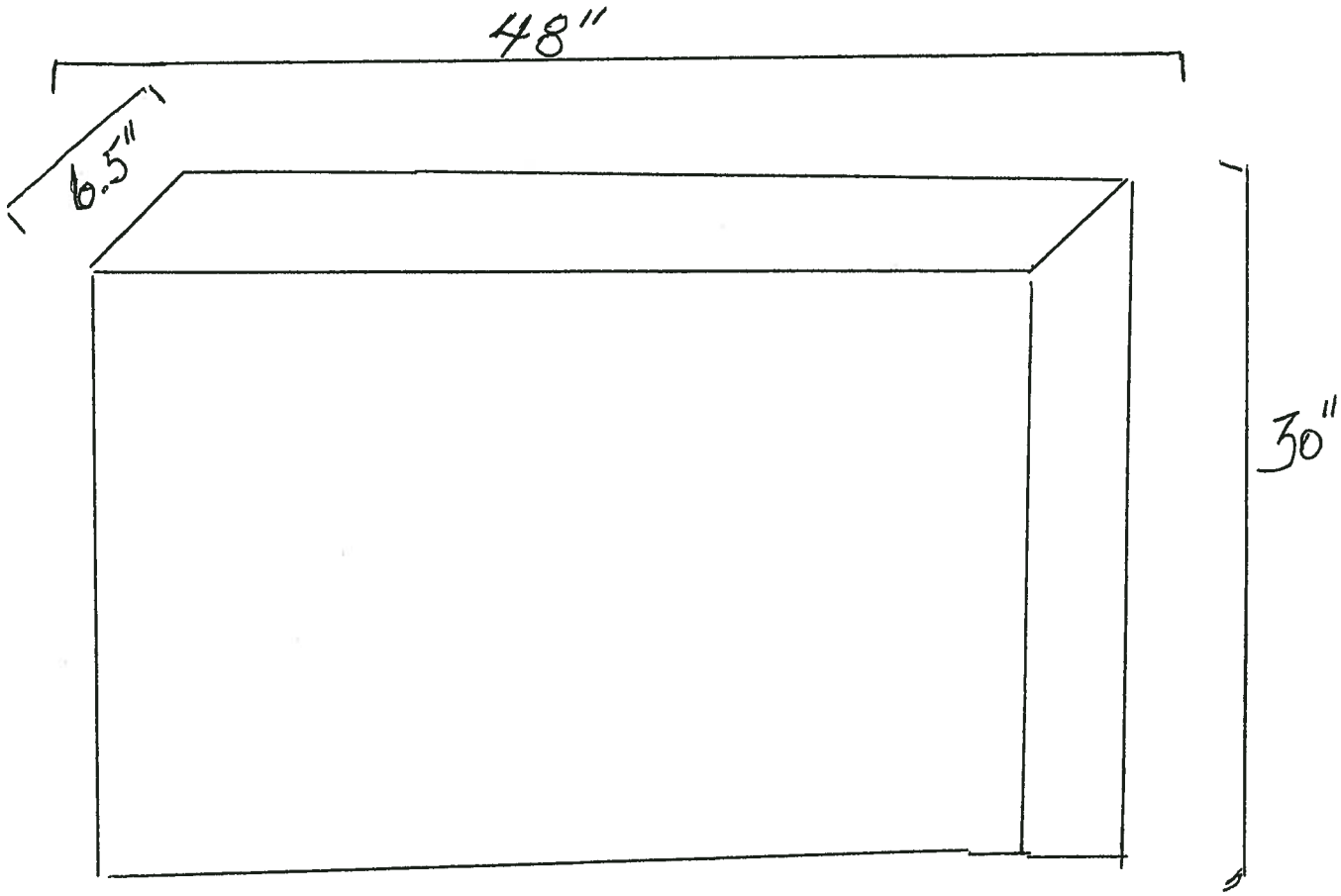
DRAWING	SEDONA ROUGE SITE PLAN (SIGN LOCATIONS)	DRAWN BY	TAYLOR
DATE	12/03/04	SCALE	N/A
SHEET #	1 OF 1	REVISION	12/16/04

Simple Sign Dimensions



EXISTING.
SIGNS TO
BE DUPLICATED
X 4
SEDONA ROUGE
SPA

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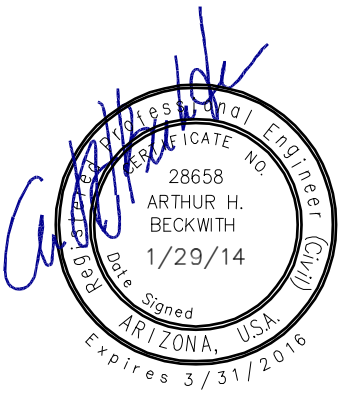
PRELIMINARY DRAINAGE REPORT
for
SEDONA ROUGE HOTEL & SPA

APN: 408-24-071B
Section 11, T17N, R5E
Yavapai County, Arizona

Prepared for:
Sedona Rouge, LLC
2550 West Highway 89A
Sedona, AZ 86336

Prepared by:
Shephard-Wesnitzer, Inc.
Consulting Engineers
75 Kallof Place
Sedona, Arizona 86336



January 29, 2014
Job #13241

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Objective 1
Procedure 1
Results 2
Conclusion and Recommendations 3
References 3
Software 3

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FEMA FIRM Panel 1435G
Figure 2-3, ADOT Highway Drainage Design Manual
Figure 2-7, ADOT Highway Drainage Design Manual
Existing Condition Drainage Exhibit
Post-Developed Condition Drainage Exhibit

APPENDIX B
Pond Pack Detention Calculations

Introduction

Sedona Rouge Hotel & Spa is located on the northeast corner of the intersection of State Route (SR) 89A and Rodeo Road. The site is located in the northwest ¼ of Section 11, Township 17 North and Range 5 East of the Gila & Salt River Base Meridian. A vicinity map is included in Appendix A.

The proposed project consists of an expansion to the existing hotel. The expansion is located on parcel 408-24-071B, which is north of parcel 408-24-070E that the existing hotel is on. There is an existing house on the site with a gravel driveway, with the rest being vacant land with trees and shrubs. The expansion will include 36 additional units with associated infrastructure, a paved 46 space parking lot, and a new Collector Road that will access Rodeo Road.

The project site is located in Zone X of the FEMA Flood Insurance Rate Map, map number 04025C1435G, September 3, 2010. Zone X is described as an area determined to be outside the 500-year floodplain. Appendix A contains a copy of the FIRM map near the project area.

Objective

The objective of this report is to determine the impact the proposed development will have on the runoff characteristics of the site. Mitigation measures will be provided for adverse impacts to the storm runoff conditions. The design of the proposed drainage control structures will be in accordance with the City of Sedona Drainage Criteria, Table 8.1 of the Land Development Code.

Procedure

Rainfall Data was taken from the City of Sedona Drainage Criteria. Rational 'C' coefficients were determined from the graphs provided in the ***ADOT Highway Drainage Design Manual, Hydrology***. The NRCS Web Soil Survey website was used to determine the hydrologic soil group classification of the soils in the watershed.

On-site topographic survey information from Cornerstone Surveying & Engineering, Inc. was used to determine the drainage patterns on the site. The project site slopes south to SR 89A with an average slope of 25% on the north end with less severe slopes towards the south end of the site. The west portion of the site, drainage basin A, drains to the curb and gutter on the east side of Rodeo Road. The east portion of the site, drainage basins B & C, drains to the south towards the existing hotel. Offsite flows enter the site from the north, where the Goodrow Lane residential subdivision is located. A Pre-Developed Conditions Drainage Map is provided in the Appendix. The site plan provided by PHX Architecture was used to determine the proposed impervious areas and delineate the post-developed condition drainage basin boundaries. A Post-

Developed Conditions Drainage map is provided in the Appendix.

Most of the offsite flows from the north will be collected by the new Collector Road and routed to Rodeo Road. The remaining offsite flows from the north will continue to flow down Goodrow Lane and through the proposed parking lot. A proposed underground detention system is located in the parking lot and is sized to accommodate flows from drainage basins B & C. Once the capacity of the detention system is reached, the offsite flows will continue down Goodrow Lane as it currently does.

Drainage basin A consists mainly of the new Collector Road and will discharge onto Rodeo Road. Drainage basin B contains the new parking lot, and drainage basin C contains the new hotel expansion and various landscaping features. Drainage basin D will not be impacted and will continue to discharge to the south. In order to account for the uncontrolled release of drainage basin A, the proposed detention system will be designed to over-detain runoff from basins B & C. This will meet the requirements of maintaining pre-developed discharge rates for the site.

Bentley's ***Pond Pack*** computer program was used to calculate the peak flows for existing and post-developed conditions and to determine the volume of the proposed detention ponds. The ***Pond Pack*** calculations utilized the Modified Rational Method.

Results

The Rational Method parameters for the existing and post-developed conditions are summarized in Table 1. Rational 'C' coefficients were weighted based on quantities of existing cover and impervious areas.

Table 1. Rational Method Parameters

Basin I.D.	Area (acres)	C coefficient	Time of Concentration (minutes)
Pre-Developed Condition			
A	0.426	0.570	10
B	0.478	0.642	10
C	1.033	0.545	10
D	0.111	0.570	10
Post-Developed Condition			
A	0.426	0.743	10
B	0.478	0.848	10
C	1.033	0.661	10
D	0.111	0.560	10

The required storage for the detention pond for drainage basins B and C was estimated to be 1,233 cubic feet. The proposed detention pond will be a seven 56 foot underground pipes with a diameter of 24". The outlet structure will be designed such that the post-developed peak flow rates will be equal to or lower than the pre-developed peak flow rates. The outlet structure design will be included with the final drainage report. The proposed detention pipes will outlet into a riprap lined channel on the west side of Goodrow Lane. A copy of the ***PondPack*** output is included in the Appendix.

Conclusion and Recommendations

Peak discharges for the 2, 10, 25, and 100-year storm events were determined for the project site for both the existing and post-developed conditions. The detention pond will be designed to offset increases in the peak flow rates for the 2, 10, 25, and 100-year storm events. Refer to the Preliminary Grading Plan for grades, finished floor elevations, locations, and notes.

The design concepts in this report will ensure that the drainage integrity of the site is sustained with proper maintenance activity. Activities include frequent clearing of debris and sediment from the detention pipes and erosion control at the outlet pipe. Frequent monitoring will ensure expedient remedies to common problems such as erosion, sedimentation, and flow obstructions.

References

Yavapai County Drainage Criteria Manual, Yavapai County Flood Control District, November 1998.

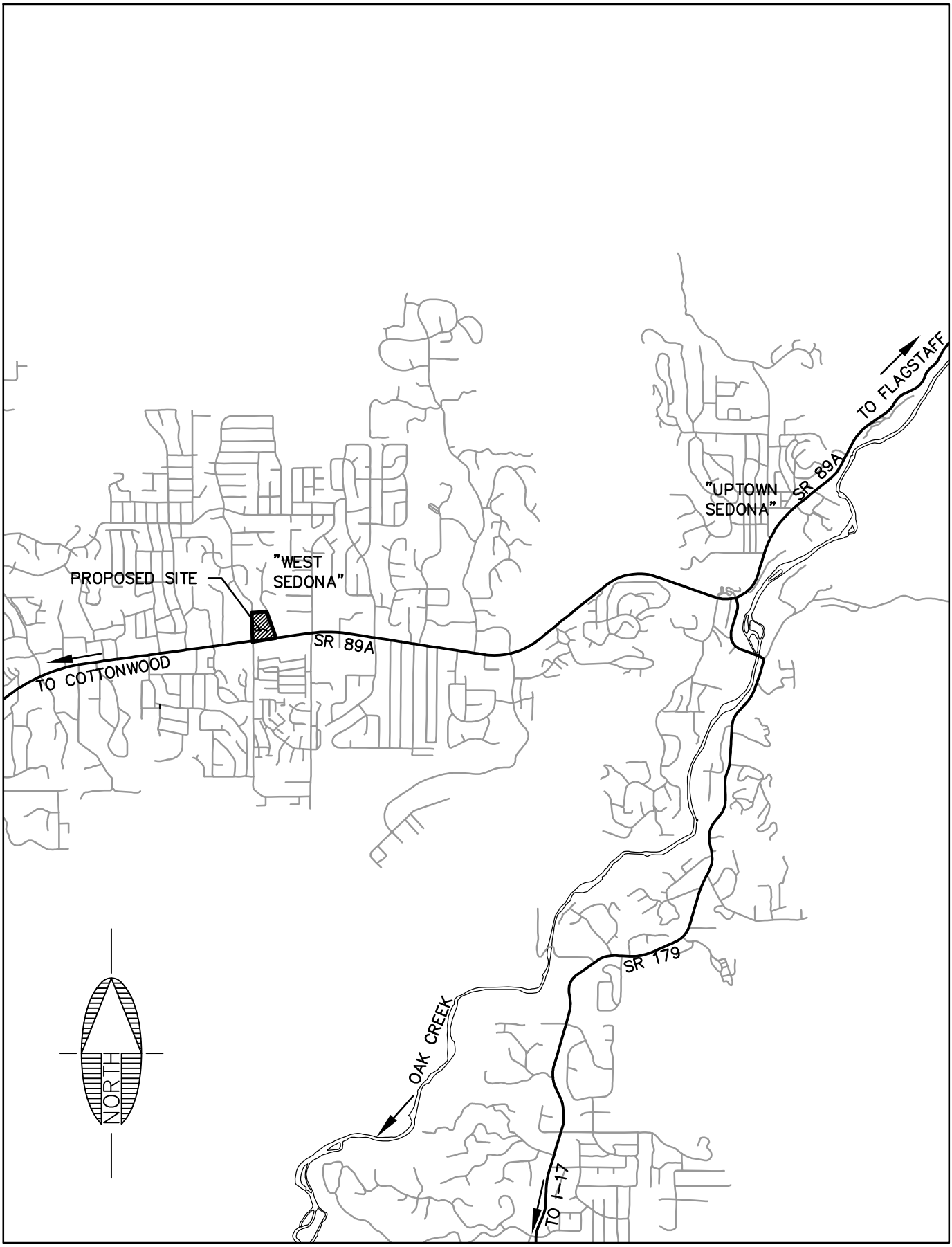
Drainage Criteria, City of Sedona, November 2099

Highway Drainage Design Manual of Hydrology, ADOT, 1993

Software

PondPack V8i, Bentley Systems Inc.

APPENDIX A



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SCALE	1"=3000'
DRAWN	SCI
DESIGN	SCI
CHECKED	AHB

SEDONA ROUGE HOTEL & SPA

SEDONA ARIZONA

VICINITY MAP

SHEET F1 OF 1

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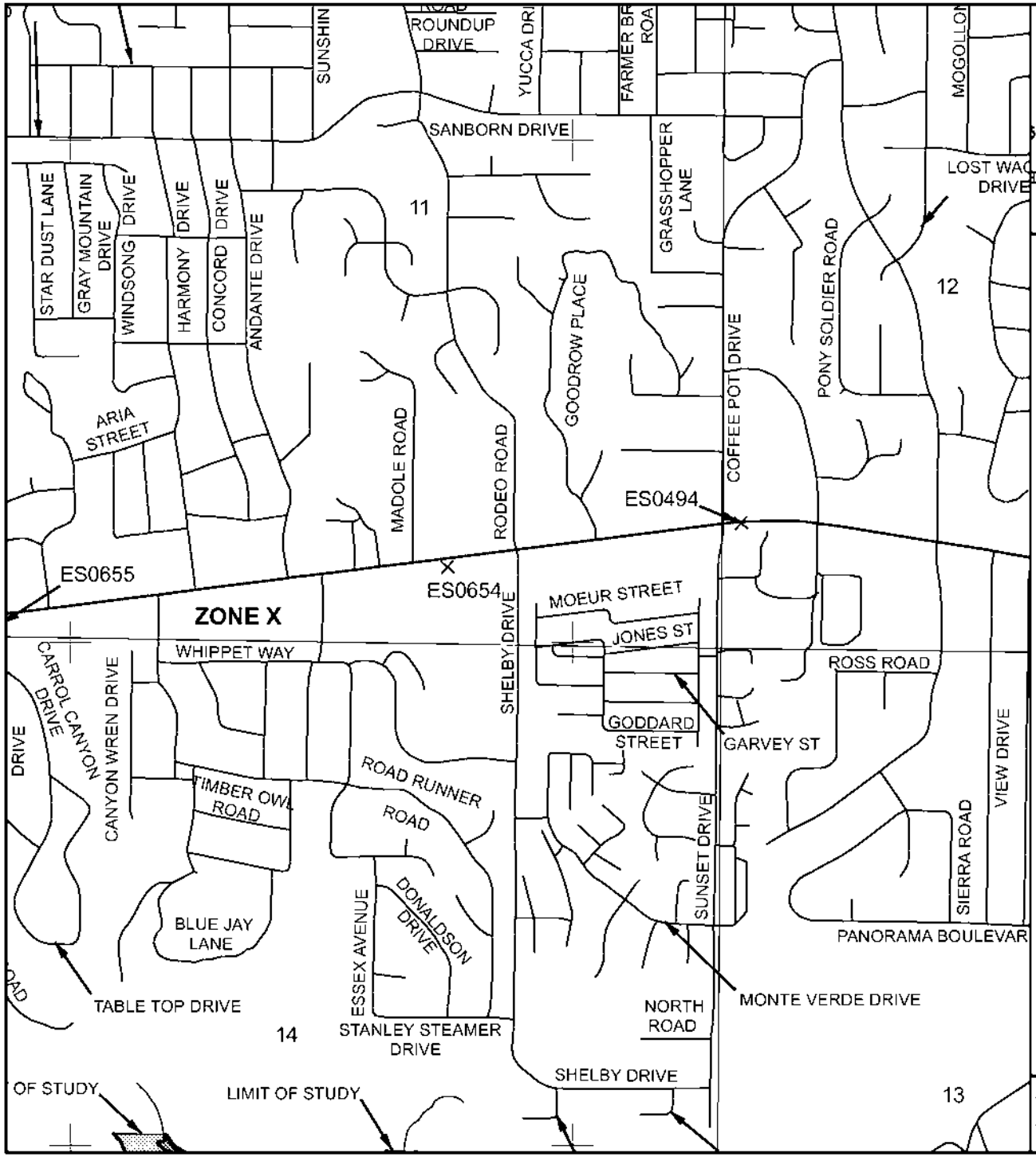


MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1435G

FIRM

FLOOD INSURANCE RATE MAP

YAVAPAI COUNTY, ARIZONA
AND INCORPORATED AREAS

PANEL 1435 OF 3900
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEDONA, CITY OF	040130	1435	G
YAVAPAI COUNTY	040093	1435	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04025C1435G

MAP REVISED
SEPTEMBER 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Map Scale: 1:1,500 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Black Hills-Sedona Area, Arizona, Parts of Coconino and Yavapai Counties
Survey Area Data: Version 2, Sep 24, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 1, 2010—Nov 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Black Hills-Sedona Area, Arizona, Parts of Coconino and Yavapai Counties (AZ639)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
406	Sedona soils, Turist soils and Urban land, 3 to 15 percent slopes	D	5.9	99.3%
408	Vortex soils and Urban land, 0 to 3 percent slopes	B	0.0	0.7%
Totals for Area of Interest			**6.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

FIGURE 2-3
RATIONAL "C" COEFFICIENT
DEVELOPED WATERSHEDS

AS A FUNCTION OF RAINFALL DEPTH AND TYPE OF DEVELOPMENT

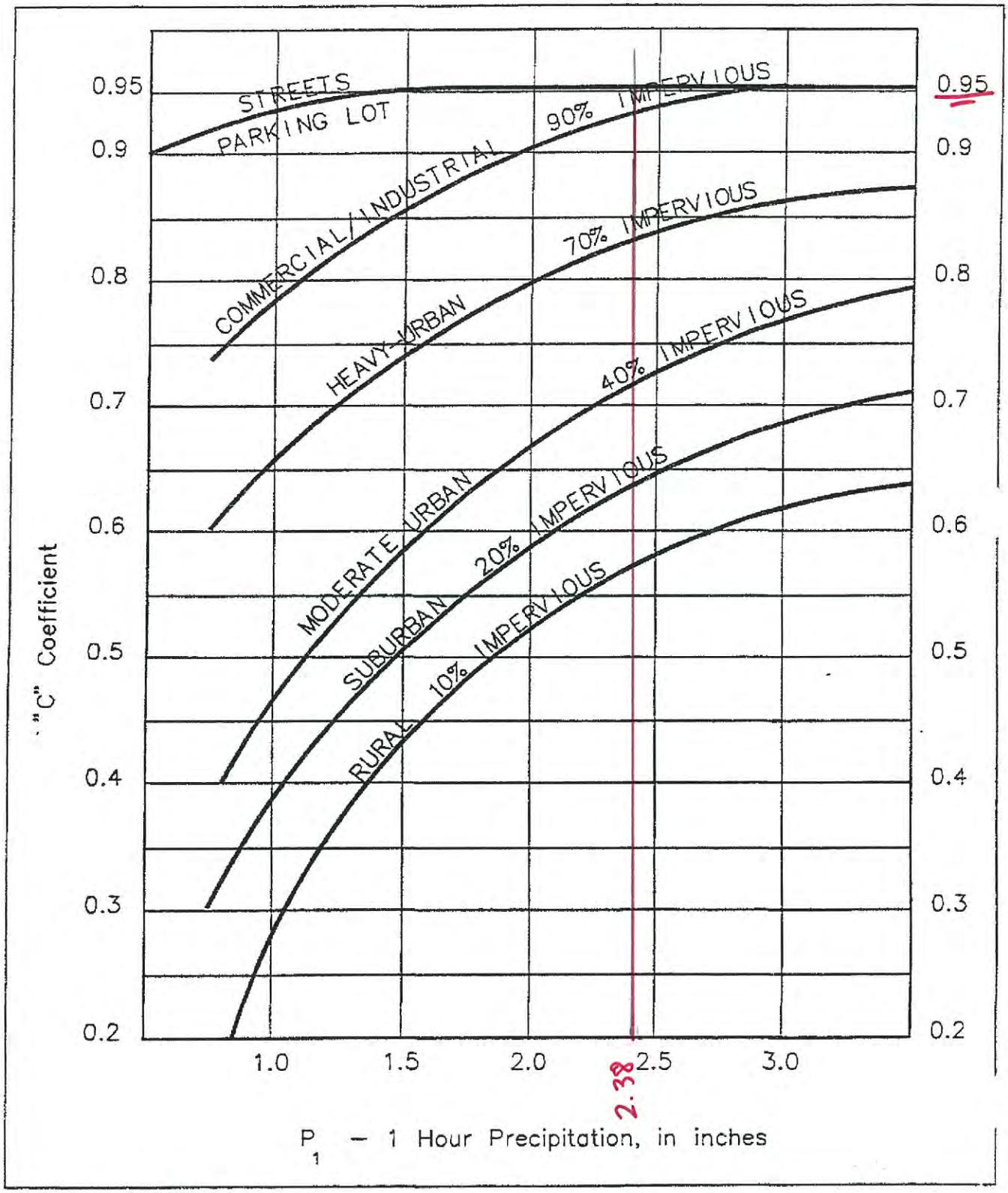
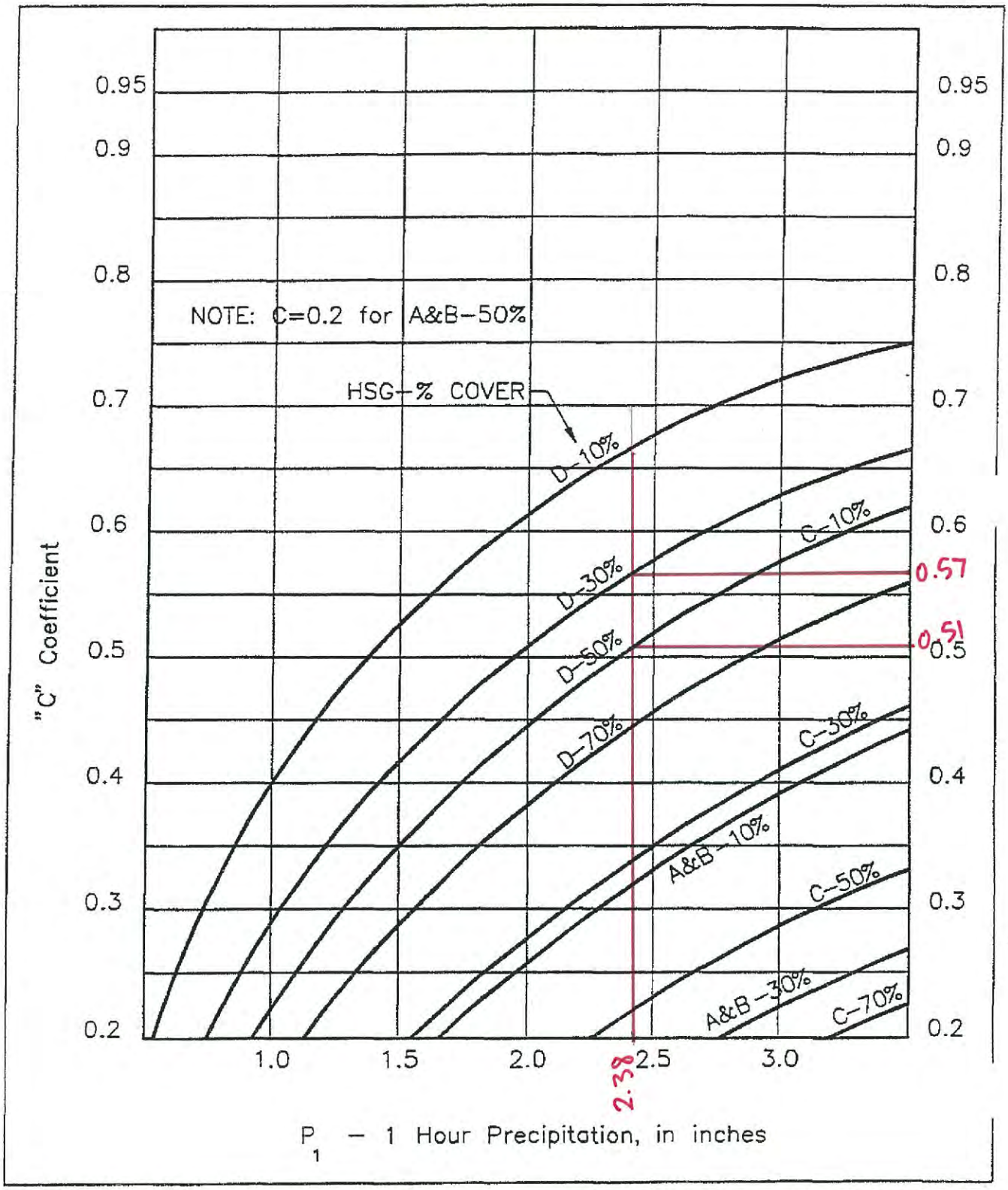


FIGURE 2-7
RATIONAL "C" COEFFICIENT
MOUNTAIN
(JUNIPER & GRASS)

AS A FUNCTION OF RAINFALL DEPTH, HYDROLOGIC SOIL GROUP (HSG), AND % OF VEGETATION COVER



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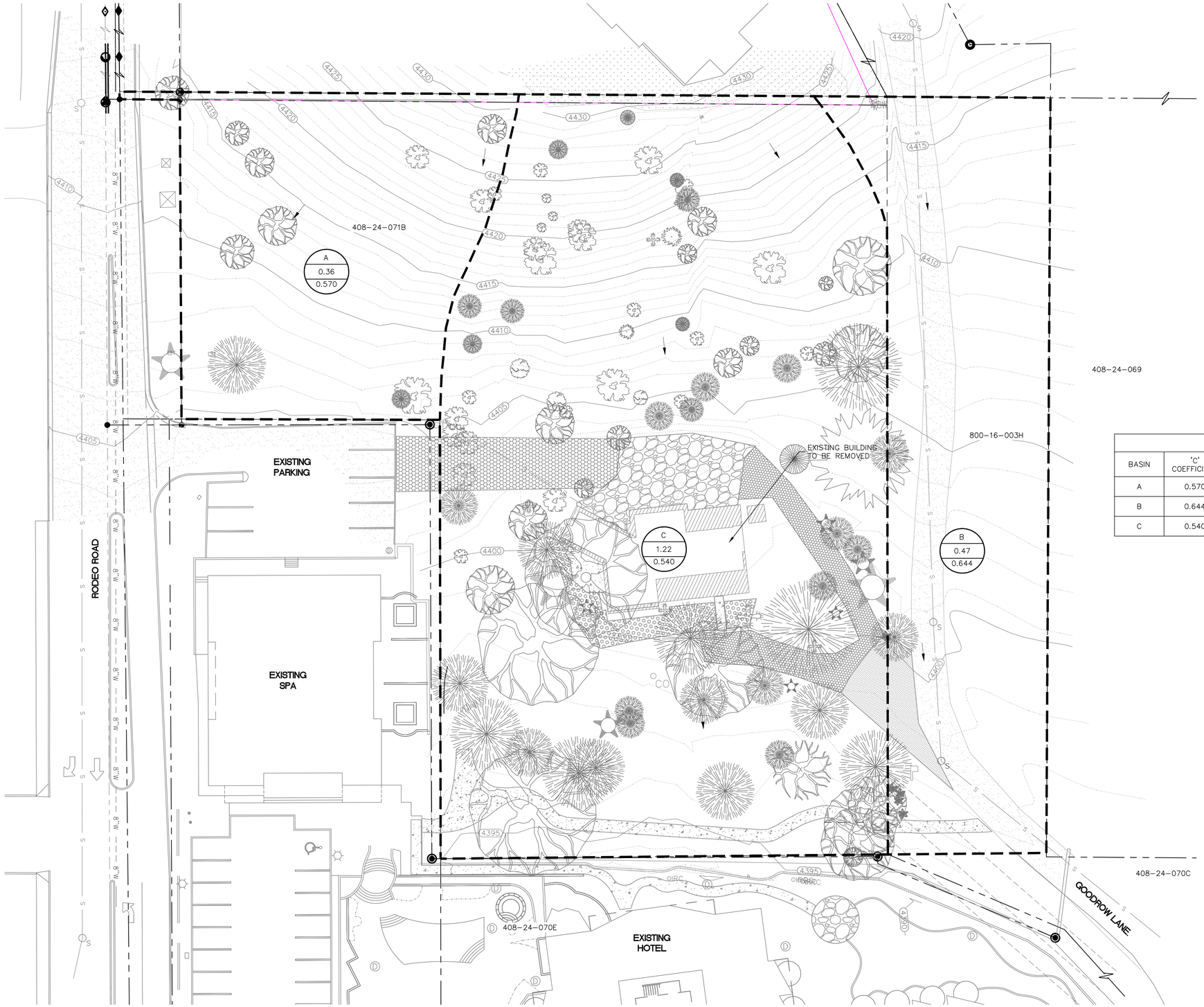

PRE-DEVELOPED CONDITION PEAK FLOWS							
BASIN	'C' COEFFICIENT	Tc (MIN)	AREA (ACRES)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
A	0.570	10	0.360	0.52	0.84	1.27	1.70
B	0.644	10	0.471	0.77	1.25	1.87	2.51
C	0.540	10	1.217	1.67	2.70	4.05	5.44

SCALE: 1" = 20'

0 10 20

LEGEND

ID = BASIN IDENTIFICATION
A = AREA IN ACRES
C = RATIONAL "C" COEFFICIET

FLOW DIRECTION
PROPERTY BOUNDARY
DRAINAGE BASIN BOUNDARY

NOTES:
1. TOPOGRAPHIC DATA PROVIDED BY OWNER, CONTOUR INTERVAL = 1'

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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SEDONA ROUGE HOTEL & SPA — SEDONA ARIZONA

PRELIMINARY DRAINAGE REPORT
EXISTING CONDITIONS DRAINAGE EXHIBIT
APN: 408-24-071B

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. D1

SHT NO. 1 OF 2

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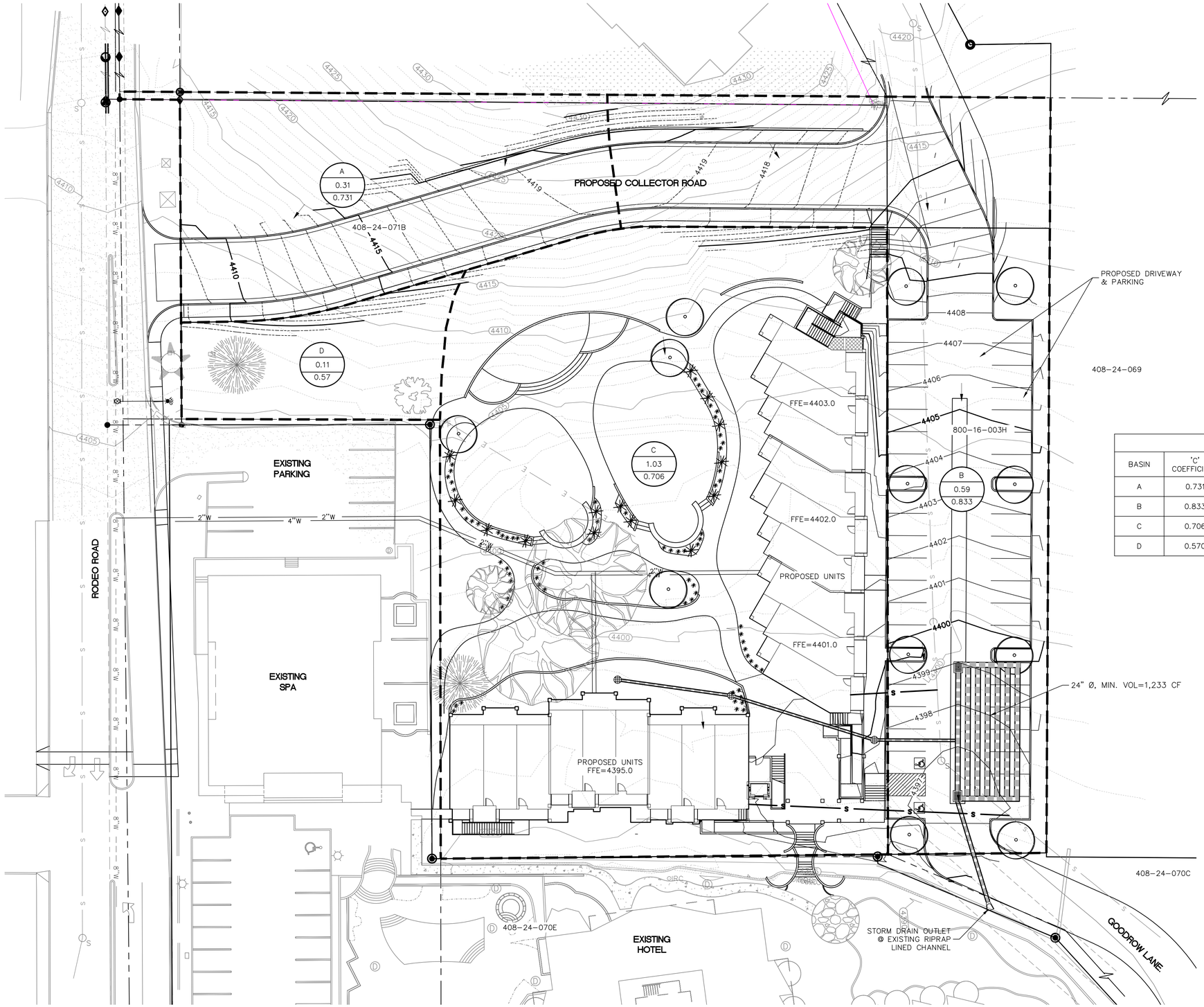

POST-DEVELOPED CONDITION PEAK FLOWS							
BASIN	'C' COEFFICIENT	Tc (MIN)	AREA (ACRES)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
A	0.731	10	0.313	0.58	0.94	1.41	1.90
B	0.833	10	0.590	1.03	1.69	2.50	3.37
C	0.706	10	1.033	1.85	3.00	4.50	6.04
D	0.570	10	0.111	0.16	0.26	0.39	0.52

SCALE: 1" = 20'

0 10 20

LEGEND

ID = BASIN IDENTIFICATION
A = AREA IN ACRES
C = RATIONAL 'C' COEFFICIET

FLOW DIRECTION
PROPERTY BOUNDARY
DRAINAGE BASIN BOUNDARY

NOTES:
1. TOPOGRAPHIC DATA PROVIDED BY OWNER, CONTOUR INTERVAL = 1'

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REVISIONS			
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928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	13241
DATE:	JAN 14
SCALE:	AS SHOWN
DRAWN:	SCI
DESIGN:	SCI
CHECKED:	AHB

SEDONA ROUGE HOTEL & SPA — SEDONA ARIZONA

PRELIMINARY DRAINAGE REPORT
POST-DEVELOPED CONDITION DRAINAGE EXHIBIT
APN: 408-24-071B

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. D2

SHT NO. 2 OF 2

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APPENDIX B

Subsection: Modified Rational Grand Summary

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ft^3)	Volume (Storage) (ft^3)
2	0.111	0.570	0.167	2.520	0.16	0.16	751	0
10	0.111	0.570	0.167	4.080	0.26	0.26	1,207	0
25	0.111	0.570	0.167	6.120	0.39	0.39	(N/A)	(N/A)
100	0.111	0.570	0.167	8.220	0.52	0.52	(N/A)	(N/A)

Subsection: C and Area (Pre-Development) | Return Event: 100 years
Label: C | Storm Event: IDF Table - Sedona - 2 Year

C and Area Results (Pre-Development)

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Roof	0.950	0.056	(N/A)
Concrete/Asphalt	0.950	0.030	(N/A)
Gravel Driveway	0.500	0.149	(N/A)
Undeveloped	0.510	0.983	(N/A)
Weighted C & Total Area --->	0.540	1.217	0.657

Subsection: C and Area (Post-Development) | Return Event: 100 years
Label: C | Storm Event: IDF Table - Sedona - 2 Year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Conc/Asph	0.950	0.195	(N/A)
Pervious	0.510	0.574	(N/A)
Roof	0.950	0.264	(N/A)
Weighted C & Total Area --->	0.706	1.033	0.729

Subsection: Modified Rational Grand Summary

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ft^3)	Volume (Storage) (ft^3)
2	1.033	0.706	0.167	2.520	1.85	1.67	1,113	110
10	1.033	0.706	0.167	4.080	3.00	2.70	1,803	179
25	1.033	0.706	0.167	6.120	4.50	4.05	2,704	268
100	1.033	0.706	0.167	8.220	6.04	5.44	3,632	360

Subsection: C and Area (Pre-Development) Return Event: 100 years
Label: B Storm Event: IDF Table - Sedona - 2 Year

C and Area Results (Pre-Development)

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Conc/Asph	0.950	0.103	(N/A)
Gravel Driveway	0.500	0.012	(N/A)
Undeveloped	0.560	0.356	(N/A)
Weighted C & Total Area --->	0.644	0.471	0.303

Subsection: C and Area (Post-Development) | Return Event: 100 years
Label: B | Storm Event: IDF Table - Sedona - 2 Year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Conc/Asph	0.950	0.413	(N/A)
Pervious	0.560	0.177	(N/A)
Weighted C & Total Area --->	0.833	0.590	0.492

Subsection: Modified Rational Grand Summary

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ft^3)	Volume (Storage) (ft^3)
2	0.590	0.833	0.250	2.080	1.03	0.77	928	266
10	0.590	0.833	0.250	3.400	1.69	1.25	1,518	442
25	0.590	0.833	0.250	5.040	2.50	1.87	2,250	641
100	0.590	0.833	0.250	6.800	3.37	2.51	3,035	873

Subsection: C and Area (Pre-Development) Return Event: 100 years
Label: A Storm Event: IDF Table - Sedona - 2 Year

C and Area Results (Pre-Development)

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
	0.570	0.360	(N/A)
Weighted C & Total Area --->	0.570	0.360	0.205

Subsection: C and Area (Post-Development) | Return Event: 100 years
Label: A | Storm Event: IDF Table - Sedona - 2 Year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Asphalt	0.950	0.132	(N/A)
Pervious	0.570	0.181	(N/A)
Weighted C & Total Area --->	0.731	0.313	0.229

Subsection: Modified Rational Grand Summary

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ft^3)	Volume (Storage) (ft^3)
2	0.313	0.731	0.167	2.520	0.58	0.52	350	36
10	0.313	0.731	0.167	4.080	0.94	0.84	566	59
25	0.313	0.731	0.167	6.120	1.41	1.27	849	88
100	0.313	0.731	0.167	8.220	1.90	1.70	1,141	118

Subsection: C and Area (Post-Development) | Return Event: 100 years
Label: D | Storm Event: IDF Table - Sedona - 2 Year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
Pervious	0.560	0.111	(N/A)
Weighted C & Total Area --->	0.560	0.111	0.062

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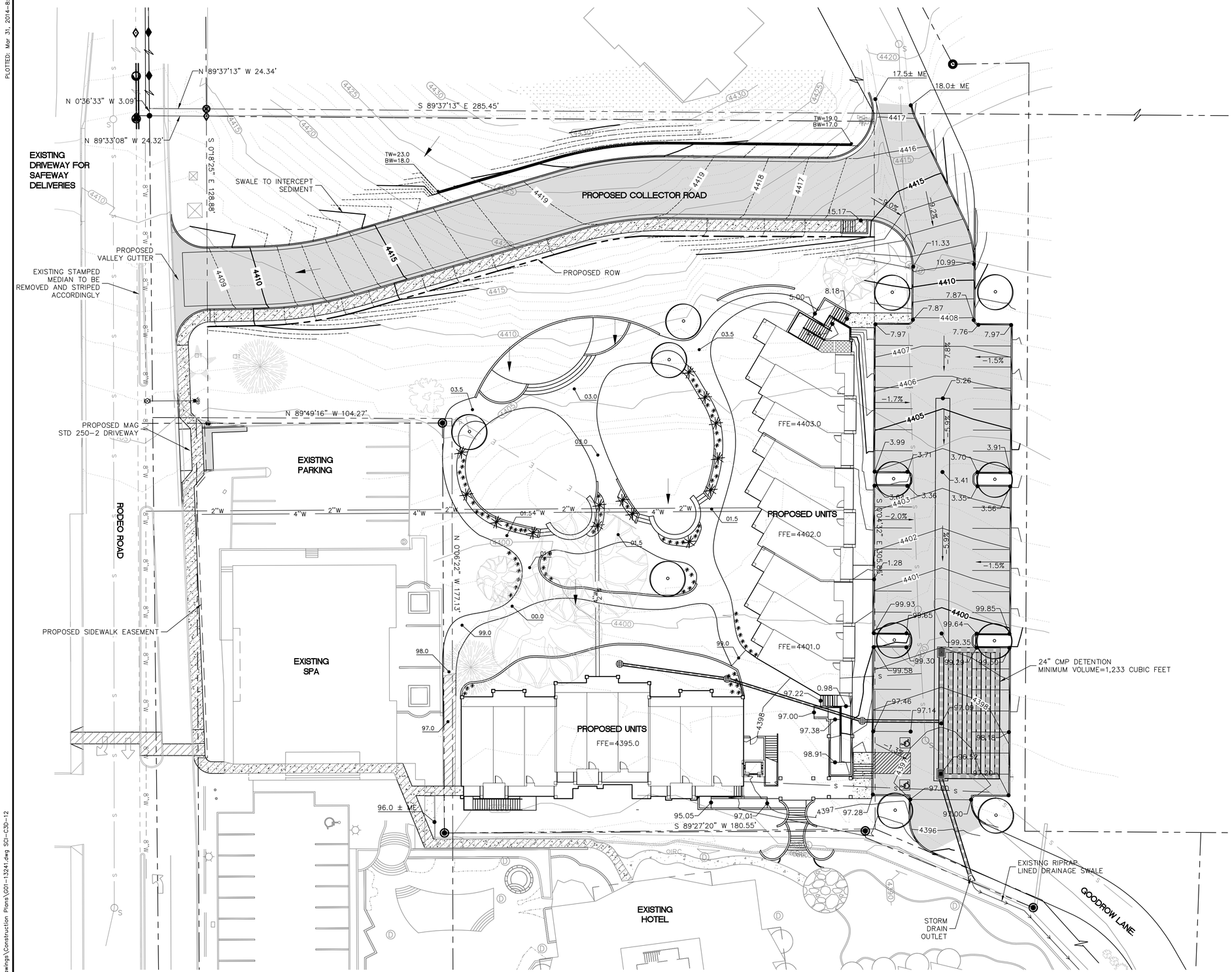

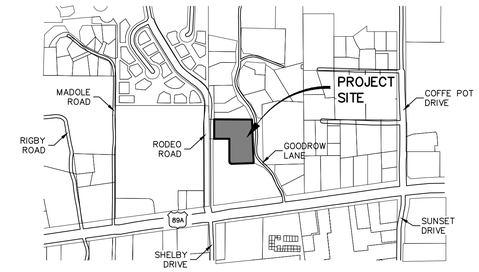

VICINITY MAP

NO SCALE

LEGEND

- LOT LINE
- SETBACK
- PROPOSED ROW
- EX. INT. CONT.
- EX. IDX. CONT.
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. WATER LINE
- EX. WATER METER
- EX. WATER VALVE
- EX. UNDERGROUND ELECTRIC
- EX. PAVEMENT EDGE
- DRAINAGE FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED SPLIT FACE CMU RETAINING WALL
- 68.0 PROPOSED PAVEMENT ELEVATION
- PROPOSED AC PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED ADA ROUTE

SCALE: 1" = 20'

0 10 20

CONTOUR INTERVAL=1'

NOTE: THIS PLAT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY

SITE PLAN

TOPOGRAPHY NOTE:
ONSITE TOPOGRAPHIC DATA PROVIDED BY LANDMARK ENGINEERING & SURVEYING, INC. PER ALTA/ACSM LAND TITLE SURVEY SEALED BY WM. TOD GRAHAM, ARIZONA LS 14184, ON 04/23/11. RECORDED IN BOOK 182, PAGE 59 OF LAND SURVEYS, YAVAPAI COUNTY RECORDER.

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SEDONA ROUGE HOTEL & SPA

SEDONA ARIZONA

PRELIMINARY GRADING PLAN

REGISTERED CIVIL ENGINEER
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
3/31/14
Date Signed
ARIZONA, U.S.A.
Expires 3/31/2016

DRAWING NO. G01

SHT NO. 1 OF 2

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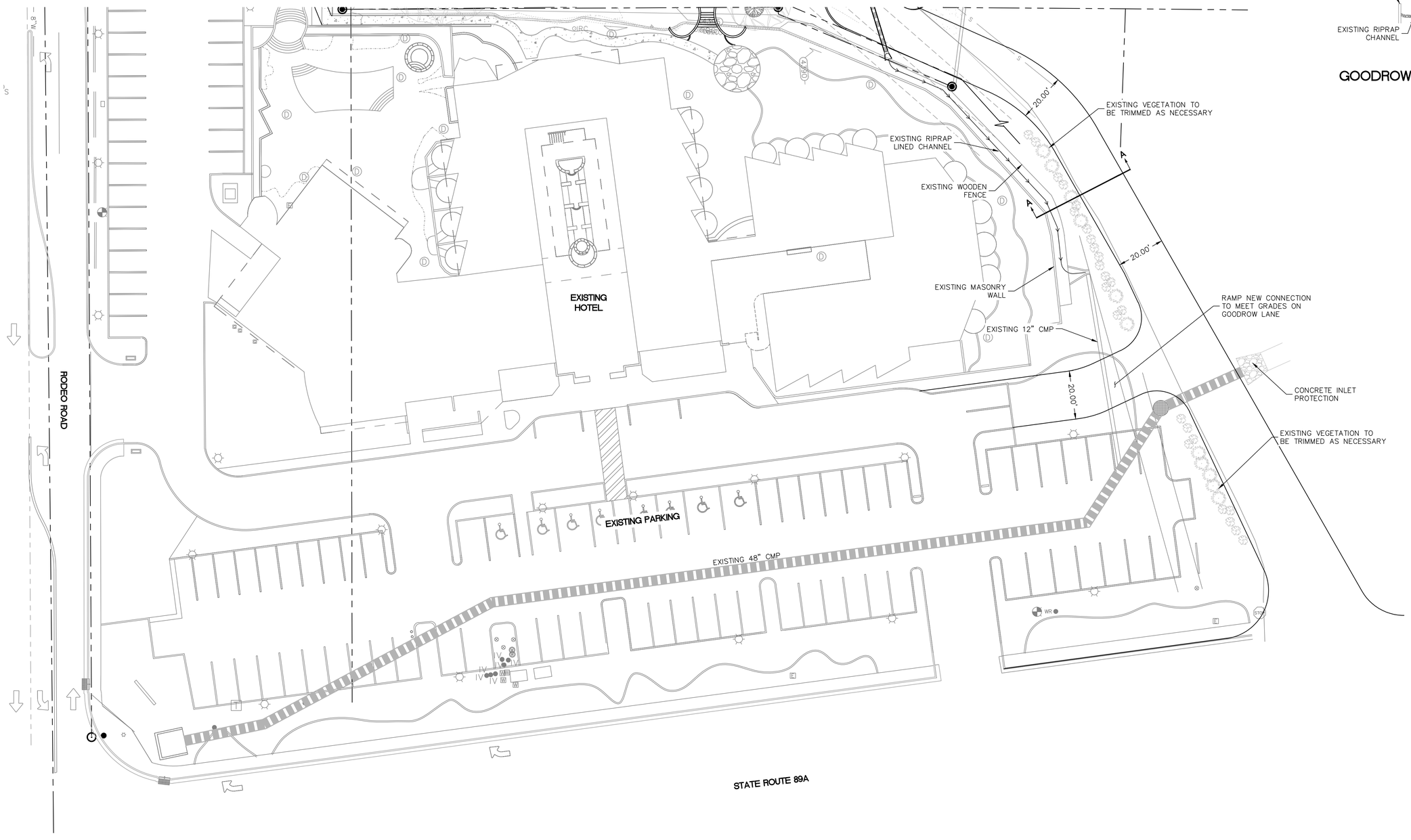

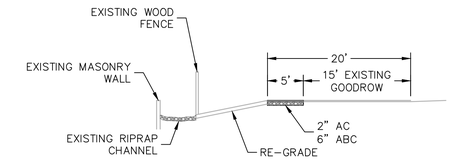

GOODROW CROSS SECTION (A / G02)
NO SCALE

SCALE: 1" = 20'

0 10 20

CONTOUR INTERVAL=1'

NOTE: THIS PLAT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY

SITE PLAN

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SEDONA ROUGE HOTEL & SPA — SEDONA ARIZONA

PRELIMINARY GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 28658 ARTHUR H. BECKWITH 3/31/14 Date Signed ARIZONA, U.S.A. Expires 3/31/2016

DRAWING NO. G02

SHT NO. 2 OF 2

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SEDONA ROUGE

Traffic Impact Analysis

PREPARED FOR:

Sedona Rouge, LLC
2550 West Highway 89A
Sedona, AZ 86336

January 29, 2014
Revised: March 28, 2014
SWI File No. 13241

PREPARED BY:

Shephard-Wesnitzer Inc.
75 Kallof Place
Sedona, AZ 86336

Registered Professional Engineer (Civil)
CERTIFICATE NO.
28658
ARTHUR H.
BECKWITH
3/28/14
Date Signed
ARIZONA, U.S.A.
Expires 3/31/2016

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TRAFFIC CHARACTERISTICS 5
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INTRODUCTION

The Sedona Rouge Hotel and Spa is a hotel located in West Sedona. The proposed project consists of a 32 unit addition to the existing hotel along with a new connector road on Rodeo Road, a new parking lot, and associated infrastructure. Access to the site will be provided by Goodrow Lane as well as a new Collector Road north of the project, on Rodeo Road. The hotel currently has an access point on SR 89A and Rodeo Road. An overall site plan is included on the following pages.

The purpose of this study is to determine the impacts of the project to the intersection of Rodeo Road/Shelby Drive and State Route (SR) 89A, as well as the intersection of the new Collector Road and Rodeo Road.

PROPOSED DEVELOPMENT

There are 32 new units proposed north of the existing hotel within Parcel C. A proposed land swap is included with this project. The COS owned Parcel B will be swapped with the Sedona Rouge owned Parcel A. The intent is to build a new Collector Road from Rodeo Road within Parcel A that will serve as the primary access to the residential subdivision to the north. This will provide residents with a safer more reliable access to the traffic signal at the intersection of Rodeo Road and SR 89A. A new parking lot is proposed within Goodrow Lane, which will be gated at the north end to restrict access to hotel guest only. The intersection of Goodrow Lane and SR 89A will remain in its existing condition.

STUDY AREA CONDITIONS

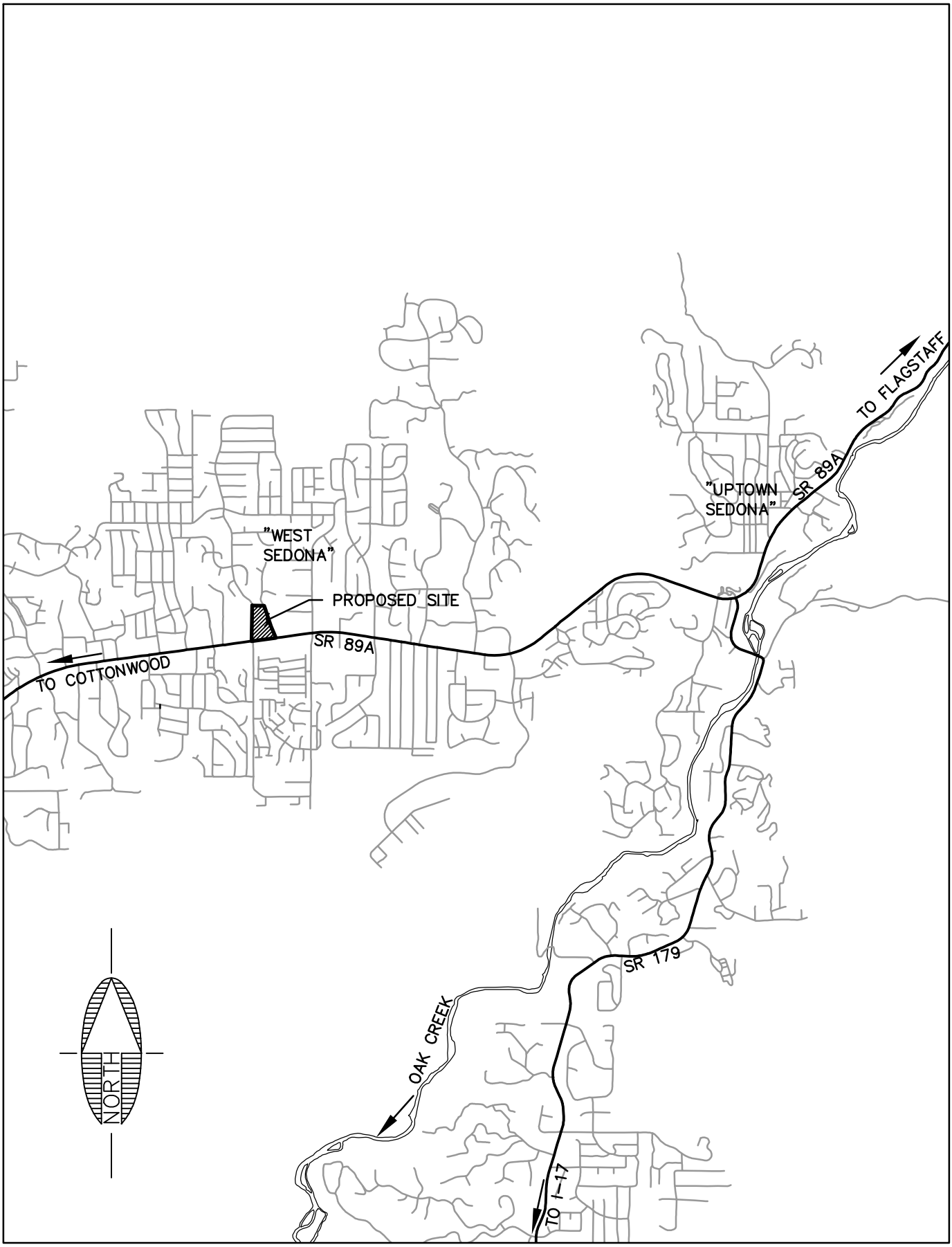
The area of the proposed expansion is located north of the existing hotel. There is an existing building that will be demolished, as well as the removal of trees to accommodate the new units. The hotel currently has one access on SR 89A approximately 350 feet east of Rodeo Road and another access on Rodeo Road approximately 175 feet north of SR 89A.

In the vicinity of the site, SR 89A is a major arterial with two lanes in each direction, a two-way-left-turn-lane in the middle, and a westbound right turn lane. There are sidewalks and curb and gutter on both sides of the road and the speed limit is 35 miles per hour (mph). SR 89A is an

east-west street in the vicinity of the site. East of the proposed site, SR 89A provides the primary route to "Uptown Sedona". West of the proposed site, SR 89A provides the primary route to Cottonwood. The pavement appears to be in fair conditions.

Rodeo Road is a three lane roadway in the vicinity of the project. There is no posted speed limit so it is assumed to be 25 mph. There are two southbound lanes and one northbound lane. The pavement appears to be in fair condition. There is curb and gutter on both sides of the road, sidewalk on the west side of the road, and sidewalk on the east side of the road that terminates at the hotel entrance. There are two access points to the project along Rodeo Road and both meet the 280 foot intersection sight distance per AAHSTO Geometric Design of Highways and Streets. A site distance exhibit is included in the appendix. Rodeo Road does not have bicycle lanes in either direction.

The intersection of Rodeo Road and SR 89A is signalized. Rodeo Road changes to Shelby Drive south of SR 89A. SR 89A has two through lanes in each direction, one left turn lane in each direction, and a westbound right turn lane. Rodeo Road has one northbound shared right/through lane, one southbound left turn lane, one southbound through lane, and one southbound right turn lane. There are striped crosswalks crossing all four legs of the intersection, although they do appear to be in need or re-striping.



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VICINITY MAP

SHEET F1 OF 1

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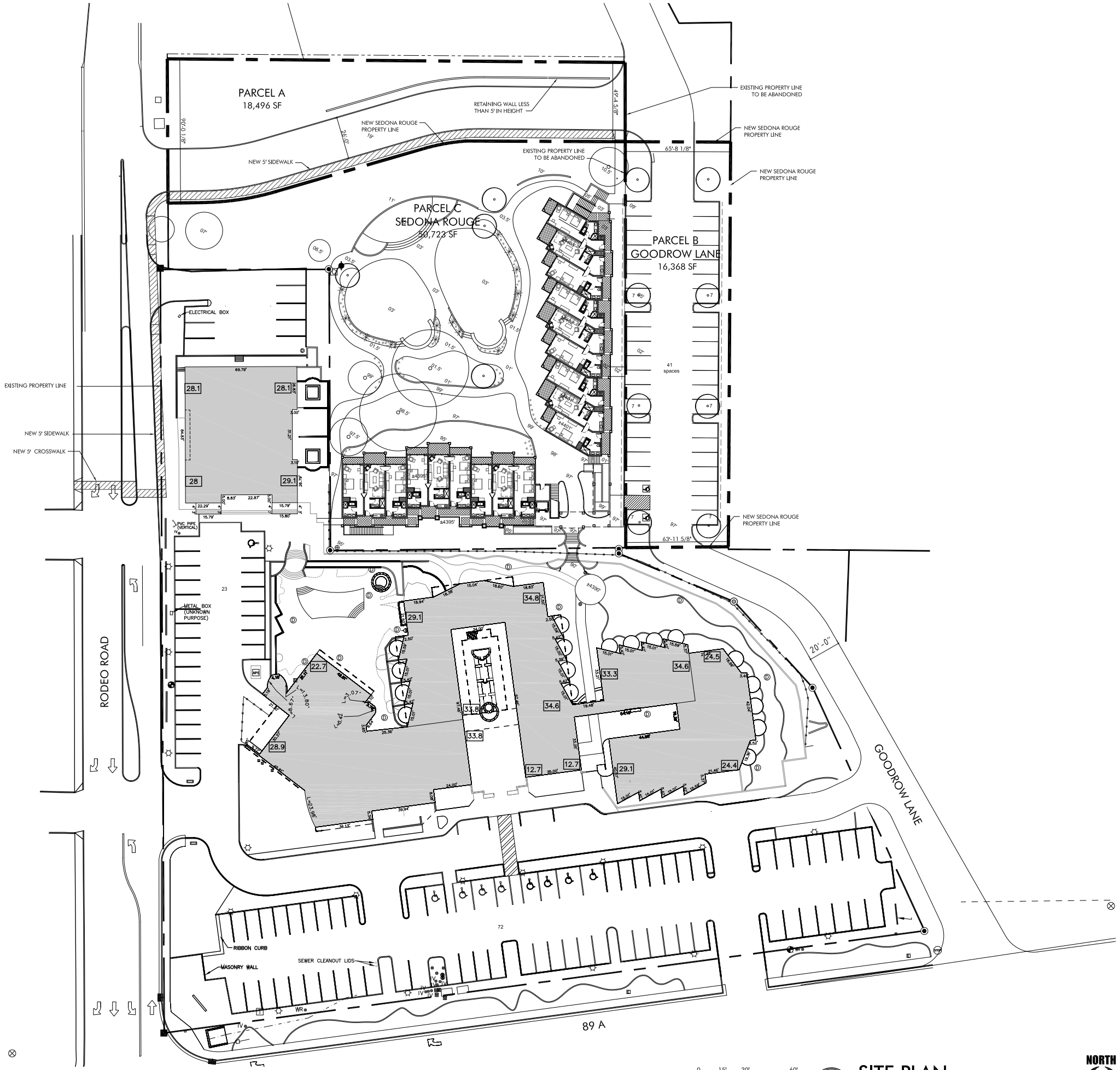

SCALE: 30' = 1"

1 SITE PLAN

SCALE: 30'=1"

NORTH

KEYNOTES

1. DRIVEWAYS
2. CURBS
3. RAMPS
4. PEDESTRIAN WALKS
5. MECHANICAL AND UTILITY EQUIPMENT
6. RETAINING WALLS
7. FENCES
8. SETBACK
9. PROPERTY LINE
10. FIRE HYDRANT
11. VIEW ANGLE TO THUNDER MOUNTAIN
12. LOCATION OF REFUSE IF TO BE PROVIDED ON SITE

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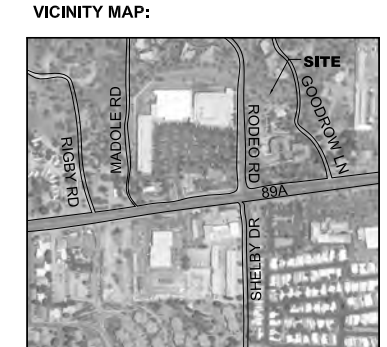
VICINITY MAP:



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DATE:	JANUARY 31, 2014
CONTENTS:	SITE PLAN
SCALE:	AS NOTED
DRAWING NUMBER:	A1.0

TRAFFIC CHARACTERISTICS

Accident data for three years (2011-2013) was analyzed for the roadways in the vicinity of the project. There were 19 accidents at the intersection of SR 89A/Rodeo Road/Shelby Drive: four on Rodeo Road with two of them containing injuries, eight on SR 89A with three of them containing injuries, and seven on Shelby Drive with only one of them containing an injury. Of the 19 accidents there were nine rear ends, two single vehicle accidents, five angle collisions, one left turn collision, one sideswipe, and one additional accident with no manner of collision listed. There were also five accidents on SR 89A at Goodrow Lane with one of them containing an injury. Of the five accidents there were two rear ends, two single vehicle accidents, and a left turn collision. The accident data was obtained from the Sedona Police Department and is included in the appendix of this report.

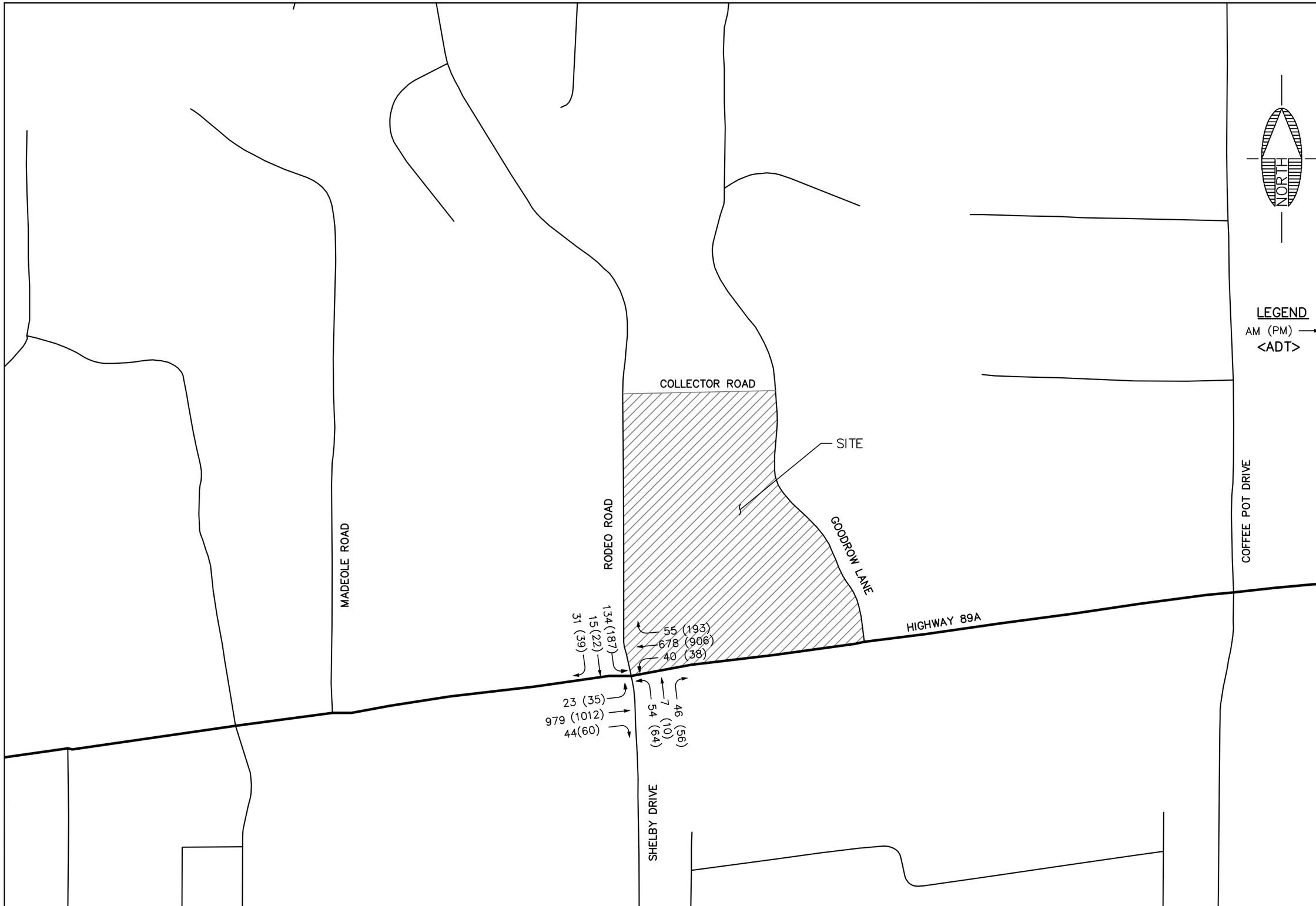
Existing intersection turning movements at the intersection of Rodeo Road/Shelby Drive and SR 89A were collected by Traffic Research & Analysis in October 2012 for ADOT who then provided them to SWI. These raw numbers represent the 2012 existing counts. See Figure 3 for existing traffic volumes, the complete counts are included in the Appendix.

Level of Service (LOS) results define traffic flow conditions. A scale of “A” to “F” is used to rate congestion as determined by delay (seconds/vehicle). A LOS “A” represents optimum conditions and LOS “F” defines undesirable congested conditions. Urban environments are considered effective down to LOS “D”. Capacity analyses were conducted using the methodologies defined in the 2000 Highway Capacity Manual, (HCM). HCS 2010 was used to analyze the intersections to determine existing condition’s LOS. Tables 1 illustrates the existing LOS for the intersection of Rodeo Road/Shelby Drive and SR 89A. The completed LOS analysis worksheets are provided in the Appendix.

TABLE 1 – 2012 EXISTING CONDITIONS

FOR RODEO ROAD/SHELBY DRIVE/SR 89A

RODEO/SHELBY/89A Signalized	Existing Conditions			
	AM		PM	
	LOS	Q	LOS	Q
Intersection	**C**		**C**	
Eastbound Approach	C		C	
--Eastbound Left	B	0.4	C	0.6
--Eastbound Through	C	14.8	D	16.3
--Eastbound Right	C	14.6	D	16.1
Westbound Approach	C		C	
--Westbound Left	C	0.7	C	0.7
--Westbound Through	C	8.2	C	12.4
--Westbound Right	B	1.0	B	3.8
Northbound Approach	C		C	
--Northbound Left	C	1.4	C	1.6
--Northbound Through/Right	D	1.4	D	1.8
Southbound Approach	C		C	
--Southbound Left	C	3.3	C	0.7
--Southbound Through	C	0.4	C	0.6
--Southbound Right	C	0.7	C	0.9



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2012
EXISTING TRAFFIC

JOB NO: 13241
DATE: JAN 2014
SCALE: 1"=200'
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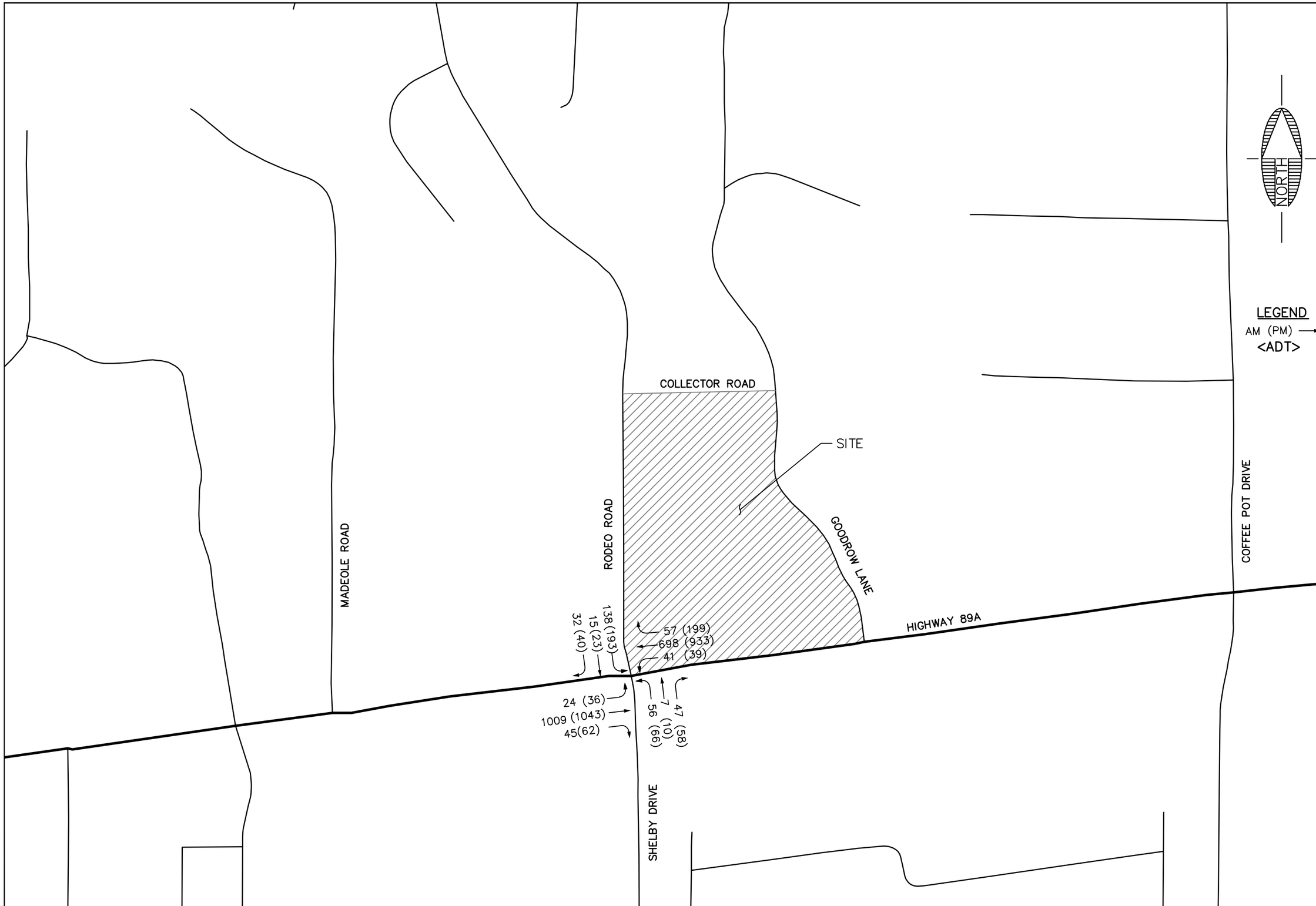
PROJECTED TRAFFIC

The Sedona Rouge expansion is expected to be completed by the end of 2014. Therefore two years of background traffic has been applied to the "2012 Existing" traffic counts before "site generated traffic" was added. Background traffic is the traffic existing around the site at a given year that is not due to the development being studied but instead due to general population growth in the area. A yearly growth factor of 1.5 percent has been applied to the existing counts. Many factors were considered to determine this percentage. ADOT's website's Average Annual Growth Rate (AAGR) for the area is listed at 1.002. The Verde Valley regional Transportation Study Update Executive Summary (July 1999) predicts an AAGR at 1.021. Both of these numbers were used with caution since ADOT's AAGR is substantially smaller than projections and known recent data in the immediate vicinity, and since the Verde Valley study was written before the recent recession and a known slow-down in growth to the area. These data and discussions with ADOT and the City of Sedona have resulted in the 1.5 percent growth factor ultimately used. See Figure 4 for background traffic volumes.

ITE's Trip Generation, Eighth Edition was used to determine the estimated trips generated from the proposed development. The proposed project consists of a 32 room expansion to the existing hotel. The expansion will take place on approximately 1.5 acres of land and will contain 42 additional parking spaces. ITE land use code 311: All Suites Hotel, predicts 176 daily trips including 14 AM and 14 PM peak hour trips. See Table 2 for a full list of generated traffic.

Traffic volumes generated by the Goodrow Lane residential neighborhood were estimated using the Institute of Transportation Engineers (ITE) Trip Generation, Eighth Edition. There are currently 28 single family homes in the neighborhood. ITE land use code 210: Single-Family Detached Housing was used to estimate the traffic volumes. It is estimated that there will be 268 daily trips including 21 AM and 28 PM peak hour trips. It is assumed that all of these trips will be routed through the new connector road to Rodeo Road, and eventually to the intersection of Rodeo Road and SR 89A. See Table 2 for a full list of generated traffic.



SEDONA ROUGE HOTEL & SPA

SEDONA AZ

2014
BACKGROUND TRAFFIC

JOB NO: 13241
DATE: JAN 2014
SCALE: 1"=200'
DRAWN: SCI
DESIGN: SCI
CHECKED: GEC

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TABLE 2 -TRIP GENERATION

LAND USE	ITE CODE	VARIABLE	TIME PERIOD	EQUATION	% ENTERING	WEEKDAY TOTAL	AM TOTAL	AM		PM TOTAL	PM	
								in	out		in	out
Sedona Rouge Hotel & Spa	311	36	***Weekday***	T=4.90(X)	50%	176						
All Suites Hotel			***AM peak***	T=0.38(X)	55%		14	8	6			
Variable=Rooms			***PM peak***	T=0.40(X)	45%					14	6	8
					Total New Trips Generated =	**176**	**14**	**8**	**6**	**14**	**6**	**8**

LAND USE	ITE CODE	VARIABLE	TIME PERIOD	EQUATION	% ENTERING	WEEKDAY TOTAL	AM TOTAL	AM		PM TOTAL	PM	
								in	out		in	out
Goodrow Housing Buildout	210	28	***Weekday***	T=9.57(X)	50%	268						
Single-Family Detached Housing			***AM peak***	T=0.75(X)	25%		21	5	16			
Variable=Dwelling Units			***PM peak***	T=1.01(X)	63%					28	18	10
					Total Trips Generated =	**268**	**21**	**5**	**16**	**28**	**18**	**10**

TRAFFIC ANALYSIS

LEVEL OF SERVICE/QUEUING

The site generated traffic and the Goodrow Lane subdivision traffic was added to the 2014 background traffic to determine the proposed total traffic volumes, see Figure 5. Capacity analyses were conducted using the methodologies defined in the HCM. HCS 2010 was used to analyze the intersections to determine proposed conditions. Table 3 illustrates the proposed conditions for the study area at the expected time of completion (2014) for the intersection of Rodeo Road/Shelby Drive/SR 89A, with and without the proposed Sedona Rouge expansion. The completed HCS worksheets are provided in the Appendix.

PEDESTRIANS

SR 89A has sidewalks on both sides. Rodeo Road also has sidewalks on both sides, but the sidewalk on the east side of the road terminates at the first entrance to the hotel. A new sidewalk will be constructed on the east side of Rodeo Road from the Collector Road south to the entrance of the Safeway shopping center. Internal circulation will be addressed as the site plan moves further along in the planning process.

Even though there was no pedestrian/vehicle conflicts included in the accident report, a new mid-block pedestrian crosswalk on Rodeo Road is proposed with the project. It is likely that guests at the hotel currently cross Rodeo Road to access the grocery store and other retail stores on the west side of Rodeo Road. The proposed crosswalk will provide a safe roadway crossing for pedestrians that already cross the road. Residents living in the Goodrow Subdivision to the north will also be able to use the new crosswalk.

COLLECTOR ROAD/RODEO ROAD INTERSECTION

The new Collector Road will form an intersection with Rodeo Road north of the proposed expansion. The existing stamped concrete median on Rodeo Road will need to be removed and striped to allow vehicles to turn left onto Rodeo Road from the new Collector Road. Traffic generated by the Goodrow Lane subdivision that currently uses Goodrow Lane to access SR 89A will now use the new Collector Road to access SR 89A. It is anticipated that most, if not all, of the traffic will turn left onto Rodeo Road upon exiting the Collector Road. An HCS analysis was

performed to determine the overall operation of the new intersection. It is anticipated that the new intersection will operate at a LOS B for the AM and PM peak hours. The completed HCS worksheets are provided in the Appendix.

Intersection sight distance was calculated for the proposed intersection. The intersection will have adequate sight distance for all movements of traffic. A sight distance exhibit is included in the Appendix.

GOODROW LANE/SR 89A INTERSECTION

Most of the traffic generated by the 32 unit expansion will access SR 89A through this intersection. A new connection between the existing hotel parking lot near SR 89A and Goodrow Lane will be constructed with this project. Some traffic generated by the expansion may travel through the existing hotel parking lot and onto Rodeo Road in order to access SR 89A. An HCS analysis was not performed on this intersection as the trips generated by the expansion are lower than the trips generated by the Goodrow Lane subdivision. It is also likely that vehicles from the existing hotel will continue to utilize Rodeo Road to access SR 89A rather than the new connection to Goodrow Lane.

TABLE 3 – 2014 PROPOSED CONDITIONS COMPARISON

FOR RODEO ROAD/SR 89A

RODEO/SHELBY/89A Signalized	Background Conditions				Total Conditions			
	AM		PM		AM		PM	
	LOS	Q	LOS	Q	LOS	Q	LOS	Q
Intersection	**C**		**C**		**C**		**C**	
Eastbound Approach	C		D		C		D	
--Eastbound Left	B	0.4	C	0.6	B	0.4	C	0.7
--Eastbound Through	C	15.8	D	17.2	C	15.8	D	17.2
--Eastbound Right	C	15.6	D	16.9	C	15.6	D	16.9
Westbound Approach	C		C		C		C	
--Westbound Left	C	0.7	C	0.7	C	0.7	C	0.7
--Westbound Through	C	8.7	C	12.9	C	8.7	C	12.9
--Westbound Right	B	1.0	B	3.9	B	1.1	B	4.2
Northbound Approach	C		C		C		C	
--Northbound Left	C	1.4	C	1.7	C	1.4	C	1.7
--Northbound Through/Right	D	1.5	D	1.9	D	1.5	D	1.9
Southbound Approach	C		C		C		C	
--Southbound Left	C	3.3	C	0.9	C	3.7	C	1.1
--Southbound Through	C	0.4	C	0.6	C	0.4	C	0.6
--Southbound Right	C	0.8	C	1.0	C	0.8	C	1.0

16 (10)
COLLECTOR ROAD
185 (255)
5 (18)
110(134)
SITE
RODEO ROAD
MADEOLE ROAD
GOODROW LANE
COFFEE POT DRIVE
HIGHWAY 89A
158(205)
18 (24)
37 (43)
63 (222)
698 (933)
41 (39)
25 (41)
1009 (1043)
45(62)
56 (66)
8 (13)
47 (58)
SHELBY DRIVE
NORTH
LEGEND
AM (PM)
<ADT>
SEDONA ROUGE HOTEL & SPA
SEDONA AZ
2014
TOTAL TRAFFIC
JOB NO: 13241
DATE: JAN 2014
SCALE: 1"=200'
DRAWN: SCI
DESIGN: SCI
CHECKED: GEC
110 West Dale Ave
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.
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DATE
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F5
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OF

CONCLUSIONS AND RECOMMENDATIONS

The intersection of Rodeo Road/Shelby Drive/SR 89A maintains an effective LOS after the additional traffic routed from the Goodrow Lane subdivision is added to the existing traffic. The intersection currently operates at LOS C and will continue to do so after the project is constructed.

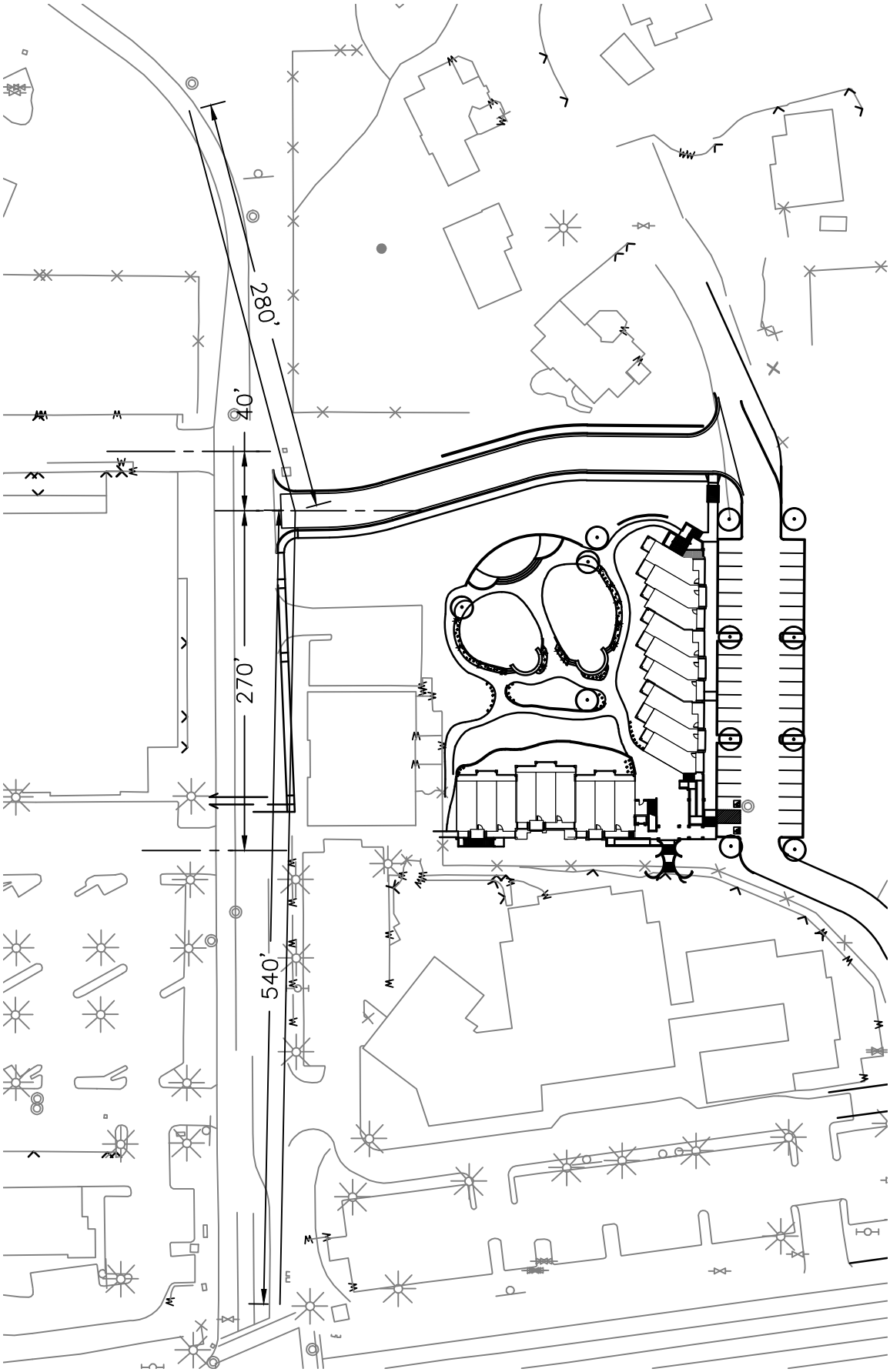
Traffic generated by the Goodrow Lane subdivision will be routed to Rodeo Drive via the new Collector Road, while traffic generated by the hotel expansion will be routed to SR 89A by Goodrow Lane. The intersection of the proposed Collector Road and Rodeo Road will operate at a LOS B for the AM and PM peak hours with the additional traffic from the Goodrow Lane subdivision. Traffic volumes generated by the hotel expansion will be slightly lower than the volumes generated by the Goodrow Lane subdivision, therefore the intersection of Goodrow Lane and SR 89A was not analyzed. The LOS of this intersection will most likely remain unchanged.

Based on the projected traffic generated by the additional units at the Sedona Rouge expansion, no improvements are recommended to either SR 89A or Rodeo Road.

APPENDIX

PLOTTED: Jan 29, 2014–1:26pm

FILE: P:\2013\13241\Engineering\Traffic\CAD\driveway exhibit.dwg SCI–C3D–12



Shephard Wesnitzer, Inc.

75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax

www.swiaz.com

JOB NO:	13241
DATE:	JAN 2014
SCALE:	1" = 100'
DRAWN:	SCI
DESIGN:	N/A
CHECKED:	AHB

SEDONA ROUGE HOTEL & SPA — SEDONA ARIZONA

DRIVEWAY EXHIBIT

SHEET 1 OF 1

Traffic Accidents on Rodeo Rd

2011 - 2012 - 2013

Accident Number	Accident Type	Accident Date and Time	Accident Address Street Name	Accident Address Cross Street Name	Accident Manner Of Collision	Accident Total Injuries	Accident Total Units
20113883:	Injury	2011/08/23 05:59:00:	RODEO	89A	Single Vehicle	1	2
20132940:	Injury	2013/06/19 14:41:00:	RODEO	89A	Rear End	1	2
20133224:	Non-Injury	2013/07/04 10:08:00:	RODEO	89A	Rear End	0	2
20135752:	Non-Injury	2013/11/08 14:43:00:	RODEO	89A	Rear End	0	3

: 4

1/3/2014 8:14:29 AM

Traffic Accidents Between Madole Rd & Coffee Pot Dr

2011 - 2012 - 2013

Accident Number	Accident Type	Accident Date and Time	Accident Address Street Name	Accident Address Cross Street Name	Accident Manner Of Collision	Accident Total Injuries	Accident Total Units
20111395:	Non-Injury	2011/04/02 23:08:00:	89A	RODEO	Rear End	0	2
20113105:	Injury	2011/07/08 13:17:00:	89A	RODEO	Angle	1	2
20125526:	Non-Injury	2012/10/09 12:35:00:	89A	RODEO	xxRear-End	1	2
20126218:	Injury	2012/11/20 07:54:00:	89A	RODEO	Angle	0	2
2013-00003671:	Non-Injury	2013/07/26 20:25:00:	89A	RODEO	Angle	1	2
20134102:	Non-Injury	2013/08/19 09:58:00:	89A	RODEO	Left Turn	0	2
20134670:	Injury	2013/09/16 15:10:00:	89A	RODEO	Rear End	1	3
20136249:	Non-Injury	2013/12/09 07:49:00:	89A	RODEO	Rear End	0	2

: 8

1/3/2014 8:17:32 AM

Traffic Accidents Between Madole Rd & Coffee Pot Dr

2011 - 2012 - 2013

Accident Number	Accident Type	Accident Date and Time	Accident Address Street Name	Accident Address Cross Street Name	Accident Manner Of Collision	Accident Total Injuries	Accident Total Units
20110368:	Non-Injury	2011/01/27 13:57:00:	89A	SHELBY	Single Vehicle	0	1
20111723:	Non-Injury	2011/04/23 11:08:00:	89A	SHELBY	Angle	0	2
20112596:	Injury	2011/06/11 12:41:00:	89A	SHELBY	Angle	1	2
20113062:	Non-Injury	2011/07/05 14:37:00:	89A	SHELBY	xxRear-End	0	2
20130913:	Non-Injury	2013/03/05 09:51:00:	89A	SHELBY	Sideswipe (Same Direction)	0	2
20132585:	Non-Injury	2013/06/01 15:02:00:	89A	SHELBY		0	2
20133951:	Non-Injury	2013/08/11 10:04:00:	89A	SHELBY	Rear End	0	2

: 7

1/3/2014 8:18:45 AM

Traffic Accidents Between Madole Rd & Coffee Pot Dr

2011 - 2012 - 2013

Accident Number	Accident Type	Accident Date and Time	Accident Address Street Name	Accident Address Cross Street Name	Accident Manner Of Collision	Accident Total Injuries	Accident Total Units
20112723:	Non-Injury	2011/06/17 14:57:00:	89A	GOODROW	Single Vehicle	0	2
20113890:	Non-Injury	2011/08/23 15:03:00:	89A	GOODROW	Left Turn	0	2
20114238:	Injury	2011/09/10 21:25:00:	89A	GOODROW	Single Vehicle	1	1
20115159:	Non-Injury	2011/10/28 16:51:00:	89A	GOODROW	xxRear-End	0	2
20122419:	Non-Injury	2012/04/30 15:36:00:	89A	GOODROW	Rear End	0	2

: 5

1/3/2014 8:19:17 AM

Traffic Accidents Between Madole Rd & Coffee Pot Dr

2011 - 2012 - 2013

Accident Number	Accident Type	Accident Date and Time	Accident Address Street Name	Accident Address Cross Street Name	Accident Manner Of Collision	Accident Total Injuries	Accident Total Units
20110802:	Non-Injury	2011/02/26 14:08:00:	89A	COFFEE POT	Rear End	0	2
20113392:	Non-Injury	2011/07/25 10:32:00:	89A	COFFEE POT	xxRear-End	0	2
20120361:	Non-Injury	2012/01/24 10:30:00:	89A	COFFEE POT	Sideswipe (Same Direction)	0	2
20120993:	Non-Injury	2012/03/04 18:50:00:	89A	COFFEE POT	Left Turn	0	2
20121052:	Non-Injury	2012/03/07 15:26:00:	89A	COFFEE POT	Sideswipe (Same Direction)	0	2
20121860:	Non-Injury	2012/04/03 17:38:00:	89A	COFFEE POT	Rear End	0	2
20123653:	Injury	2012/06/26 18:19:00:	89A	COFFEE POT	Rear End	0	2
20131218:	Injury	2013/03/22 16:42:00:	89A	COFFEE POT	Rear End	1	2
20133017:	Injury	2013/06/23 15:15:00:	89A	COFFEE POT	Left Turn	1	2
20133312:	Injury	2013/07/08 12:10:00:	89A	COFFEE POT	Left Turn	2	3
20133720:	Non-Injury	2013/07/29 18:50:00:	89A	COFFEE POT	Rear End	0	3
20135128:	Non-Injury	2013/10/07 18:23:00:	89A	COFFEE POT	Rear End	0	2
20135970:	Non-Injury	2013/11/21 08:35:00:	89A	COFFEE POT	Sideswipe (Same Direction)	0	2
20135997:	Non-Injury	2013/11/22 17:46:00:	89A	COFFEE POT	Left Turn	0	2

: 14

1/3/2014 8:20:05 AM

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	*01/29/2014*	Analysis Year	*2014*
Analysis Time Period			

Project Description *AM Peak Hour*

East/West Street: *Collector Road* | North/South Street: *Rodeo Drive*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*110*	*5*	*0*	*185*	
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR (veh/h)	*0*	*110*	*5*	*0*	*185*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*0*	*1*	*0*	*1*	*1*	*0*
Configuration			*TR*	*L*	*T*	
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				*16*	*0*	*0*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*16*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*1*	*0*
Configuration					*LTR*	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*L*		*LTR*				
v (veh/h)		*0*		*16*				
C (m) (veh/h)		*1487*		*720*				
v/c		*0.00*		*0.02*				
95% queue length		*0.00*		*0.07*				
Control Delay (s/veh)		*7.4*		*10.1*				
LOS		*A*		*B*				
Approach Delay (s/veh)	--	--	*10.1*					
Approach LOS	--	--	*B*					

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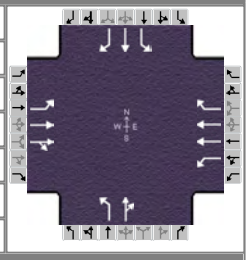
HCS 2010 Signalized Intersection Results Summary

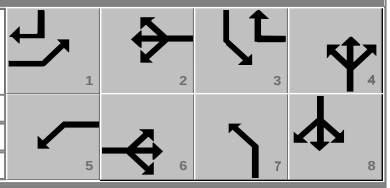
General Information				Intersection Information	
Agency				Duration, h	0.25
Analyst		Analysis Date	Jan 29, 2014	Area Type	Other
Jurisdiction		Time Period		PHF	0.90
Intersection	89A/Rodeo/Shelby	Analysis Year	2014	Analysis Period	1> 7:00
File Name	2014 Total PM-Rodeo.xus				
Project Description	2014 Total PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (***v***), veh/h	39	1043	62	39	933	212	66	12	58	200	24	42

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.2	57.0	5.8	3.4	35.5	0.0
Yellow	3.0	3.6	3.0	0.0	3.0	0.0
Red	2.8	1.4	2.8	0.0	2.5	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	62.0	12.0	62.0	11.6	41.0	15.0	44.4
Change Period, ***(Y+R$_c$)***, s	5.8	5.0	5.8	5.0	5.8	5.5	5.8	5.5
Max Allow Headway ***(MAH)***, s	3.1	0.0	3.1	0.0	3.3	3.4	3.3	3.4
Queue Clearance Time ***(g$_s$)***, s	3.6		3.6		5.7	6.7	11.2	4.5
Green Extension Time ***(g$_e$)***, s	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate ***(v)***, veh/h	43	620	608	43	1037	236	73	78		222	27	47
Adjusted Saturation Flow Rate ***(s)***, veh/h/ln	1810	1900	1862	1810	1809	1610	1810	1653		1810	1900	1610
Queue Service Time ***(g$_s$)***, s	1.6	35.3	35.4	1.6	29.3	10.9	3.7	4.7		9.2	1.3	2.5
Cycle Queue Clearance Time ***(g$_c$)***, s	1.6	35.3	35.4	1.6	29.3	10.9	3.7	4.7		9.2	1.3	2.5
Capacity ***(c)***, veh/h	259	833	816	218	1586	820	519	452		502	569	559
Volume-to-Capacity Ratio ***(X)***	0.167	0.744	0.745	0.198	0.654	0.287	0.141	0.172		0.443	0.047	0.083
Available Capacity ***(c$_a$)***, veh/h	259	833	816	218	1586	820	526	452		502	569	559
Back of Queue ***(Q)***, veh/ln (50th percentile)	0.7	17.2	16.9	0.7	12.9	4.2	1.7	1.9		1.1	0.6	1.0
Overflow Queue ***(Q$_3$)***, veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Storage Ratio ***(RQ)*** (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay ***(d$_1$)***, s/veh	21.2	30.4	30.4	22.9	28.7	18.3	31.6	36.0		30.9	32.3	28.5
Incremental Delay ***(d$_2$)***, s/veh	0.1	6.0	6.1	0.2	2.1	0.9	0.0	0.1		0.2	0.0	0.0
Initial Queue Delay ***(d$_3$)***, s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay ***(d)***, s/veh	21.3	36.4	36.5	23.1	30.8	19.2	31.6	36.1		31.2	32.4	28.5
Level of Service (LOS)	C	D	D	C	C	B	C	D		C	C	C
Approach Delay, s/veh / LOS	35.9	D		28.5	C		33.9	C		30.9	C	
Intersection Delay, s/veh / LOS	32.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	2.8	C
Bicycle LOS Score / LOS	1.5	A	1.6	A	0.7	A	1.0	A

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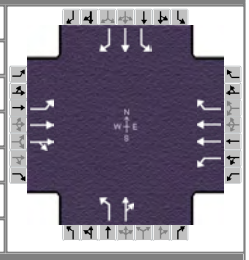
HCS 2010 Signalized Intersection Results Summary

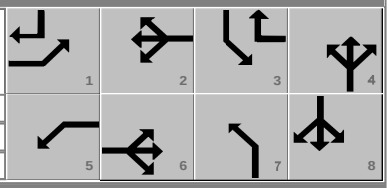
General Information				Intersection Information	
Agency				Duration, h	0.25
Analyst		Analysis Date	Jan 29, 2014	Area Type	Other
Jurisdiction		Time Period		PHF	0.90
Intersection	89A/Rodeo/Shelby	Analysis Year	2014	Analysis Period	1> 7:00
File Name	2014 Total AM-Rodeo.xus				
Project Description	2014 Total AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (***v***), veh/h	25	1009	45	41	698	60	56	8	47	150	17	35

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.2	57.0	5.2	4.0	35.5	0.0
Yellow	3.0	3.6	3.0	0.0	3.0	0.0
Red	2.8	1.4	2.8	0.0	2.5	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	62.0	12.0	62.0	11.0	41.0	15.0	45.0
Change Period, ***(Y+R$_c$)***, s	5.8	5.0	5.8	5.0	5.8	5.5	5.8	5.5
Max Allow Headway ***(MAH)***, s	3.1	0.0	3.1	0.0	3.3	3.4	3.3	3.4
Queue Clearance Time ***(g$_s$)***, s	3.0		3.7		5.2	5.6	10.2	4.1
Green Extension Time ***(g$_e$)***, s	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.93		1.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate ***(v)***, veh/h	28	590	581	46	776	67	62	61		167	19	39
Adjusted Saturation Flow Rate ***(s)***, veh/h/ln	1810	1900	1871	1810	1809	1610	1810	1647		1810	1900	1610
Queue Service Time ***(g$_s$)***, s	1.0	32.9	32.9	1.7	19.9	2.8	3.2	3.6		8.2	0.9	2.1
Cycle Queue Clearance Time ***(g$_c$)***, s	1.0	32.9	32.9	1.7	19.9	2.8	3.2	3.6		8.2	0.9	2.1
Capacity ***(c)***, veh/h	343	833	820	232	1586	820	514	450		517	577	566
Volume-to-Capacity Ratio ***(X)***	0.081	0.708	0.709	0.196	0.489	0.081	0.121	0.136		0.322	0.033	0.069
Available Capacity ***(c$_a$)***, veh/h	343	833	820	232	1586	820	528	450		517	577	566
Back of Queue ***(Q)***, veh/ln (50th percentile)	0.4	15.8	15.6	0.7	8.7	1.1	1.4	1.5		3.7	0.4	0.8
Overflow Queue ***(Q$_3$)***, veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Storage Ratio ***(RQ)*** (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay ***(d$_1$)***, s/veh	19.0	29.7	29.7	22.2	26.1	16.3	31.8	35.7		28.1	31.8	28.0
Incremental Delay ***(d$_2$)***, s/veh	0.0	5.0	5.1	0.2	1.1	0.2	0.0	0.1		0.1	0.0	0.0
Initial Queue Delay ***(d$_3$)***, s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay ***(d)***, s/veh	19.1	34.8	34.9	22.4	27.2	16.5	31.8	35.7		28.2	31.8	28.0
Level of Service (LOS)	B	C	C	C	C	B	C	D		C	C	C
Approach Delay, s/veh / LOS	34.5	C		26.1	C		33.7	C		28.5	C	
Intersection Delay, s/veh / LOS	30.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	2.8	C
Bicycle LOS Score / LOS	1.5	A	1.2	A	0.7	A	0.9	A

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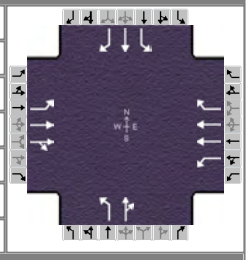
HCS 2010 Signalized Intersection Results Summary

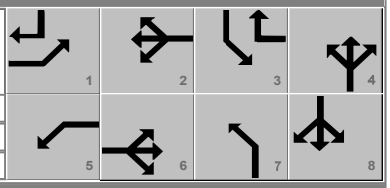
General Information				Intersection Information	
Agency				Duration, h	0.25
Analyst		Analysis Date	Dec 27, 2013	Area Type	Other
Jurisdiction		Time Period		PHF	0.90
Intersection	89A/Rodeo/Shelby	Analysis Year	2014	Analysis Period	1> 7:00
File Name	2014 background PM-Rodeo.xus				
Project Description	2014 Background PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	1043	62	39	933	199	66	10	58	193	23	40

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.2	57.0	5.8	3.4	35.5	0.0
Yellow	3.0	3.6	3.0	0.0	3.0	0.0
Red	2.8	1.4	2.8	0.0	2.5	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	62.0	12.0	62.0	11.6	41.0	15.0	44.4
Change Period, *(Y+Rc)*, s	5.8	5.0	5.8	5.0	5.8	5.5	5.8	5.5
Max Allow Headway *(MAH)*, s	3.1	0.0	3.1	0.0	3.3	3.4	3.3	3.4
Queue Clearance Time *(g_s)*, s	3.5		3.6		5.7	6.5	11.2	4.4
Green Extension Time *(g_e)*, s	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate *(v)*, veh/h	40	620	608	43	1037	221	73	76		214	26	44
Adjusted Saturation Flow Rate *(s)*, veh/h/ln	1810	1900	1862	1810	1809	1610	1810	1647		1810	1900	1610
Queue Service Time *(g_s)*, s	1.5	35.3	35.4	1.6	29.3	10.2	3.7	4.5		9.2	1.2	2.4
Cycle Queue Clearance Time *(g_c)*, s	1.5	35.3	35.4	1.6	29.3	10.2	3.7	4.5		9.2	1.2	2.4
Capacity *(c)*, veh/h	259	833	816	218	1586	820	520	450		504	569	559
Volume-to-Capacity Ratio *(X)*	0.154	0.744	0.745	0.198	0.654	0.270	0.141	0.168		0.426	0.045	0.079
Available Capacity *(c_a)*, veh/h	259	833	816	218	1586	820	526	450		504	569	559
Back of Queue *(Q)*, veh/ln (50th percentile)	0.6	17.2	16.9	0.7	12.9	3.9	1.7	1.9		0.9	0.6	1.0
Overflow Queue *(Q_3)*, veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Storage Ratio *(RQ)* (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay *(d_1)*, s/veh	21.1	30.4	30.4	22.9	28.7	18.1	31.6	36.0		30.5	32.3	28.5
Incremental Delay *(d_2)*, s/veh	0.1	6.0	6.1	0.2	2.1	0.8	0.0	0.1		0.2	0.0	0.0
Initial Queue Delay *(d_3)*, s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay *(d)*, s/veh	21.2	36.4	36.5	23.1	30.8	19.0	31.6	36.1		30.8	32.3	28.5
Level of Service (LOS)	C	D	D	C	C	B	C	D		C	C	C
Approach Delay, s/veh / LOS	36.0	D		28.6	C		33.9	C		30.5	C	
Intersection Delay, s/veh / LOS	32.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	2.8	C
Bicycle LOS Score / LOS	1.5	A	1.6	A	0.7	A	1.0	A

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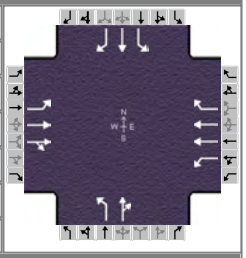
HCS 2010 Signalized Intersection Results Summary

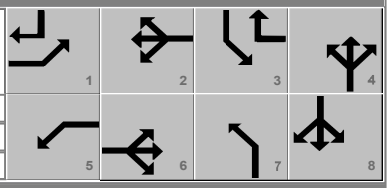
General Information				Intersection Information	
Agency				Duration, h	0.25
Analyst		Analysis Date	Dec 27, 2013	Area Type	Other
Jurisdiction		Time Period		PHF	0.90
Intersection	89A/Rodeo/Shelby	Analysis Year	2014	Analysis Period	1> 7:00
File Name	2014 background AM-Rodeo.xus				
Project Description	2014 Background AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	24	1009	45	41	698	57	56	7	47	138	15	32

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.2	57.0	5.2	4.0	35.5	0.0
Yellow	3.0	3.6	3.0	0.0	3.0	0.0
Red	2.8	1.4	2.8	0.0	2.5	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	62.0	12.0	62.0	11.0	41.0	15.0	45.0
Change Period, $(Y+R_c)$, s	5.8	5.0	5.8	5.0	5.8	5.5	5.8	5.5
Max Allow Headway *(MAH)*, s	3.1	0.0	3.1	0.0	3.3	3.4	3.3	3.4
Queue Clearance Time (g_s), s	3.0		3.7		5.2	5.6	9.5	3.9
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.86		1.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate *(v)*, veh/h	27	590	581	46	776	63	62	60		153	17	36
Adjusted Saturation Flow Rate *(s)*, veh/h/ln	1810	1900	1871	1810	1809	1610	1810	1643		1810	1900	1610
Queue Service Time (g_s), s	1.0	32.9	32.9	1.7	19.9	2.6	3.2	3.6		7.5	0.8	1.9
Cycle Queue Clearance Time (g_c), s	1.0	32.9	32.9	1.7	19.9	2.6	3.2	3.6		7.5	0.8	1.9
Capacity *(c)*, veh/h	343	833	820	232	1586	820	515	449		518	577	566
Volume-to-Capacity Ratio *(X)*	0.078	0.708	0.709	0.196	0.489	0.077	0.121	0.134		0.296	0.029	0.063
Available Capacity (c_a), veh/h	343	833	820	232	1586	820	529	449		518	577	566
Back of Queue *(Q)*, veh/ln (50th percentile)	0.4	15.8	15.6	0.7	8.7	1.0	1.4	1.5		3.3	0.4	0.8
Overflow Queue (Q_3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Storage Ratio *(RQ)* (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	19.0	29.7	29.7	22.2	26.1	16.3	31.8	35.6		27.9	31.8	27.9
Incremental Delay (d_2), s/veh	0.0	5.0	5.1	0.2	1.1	0.2	0.0	0.0		0.1	0.0	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay *(d)*, s/veh	19.0	34.8	34.9	22.4	27.2	16.5	31.8	35.7		28.0	31.8	28.0
Level of Service (LOS)	B	C	C	C	C	B	C	D		C	C	C
Approach Delay, s/veh / LOS	34.5	C		26.2	C		33.7	C		28.3	C	
Intersection Delay, s/veh / LOS	30.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	2.8	C
Bicycle LOS Score / LOS	1.5	A	1.2	A	0.7	A	0.8	A

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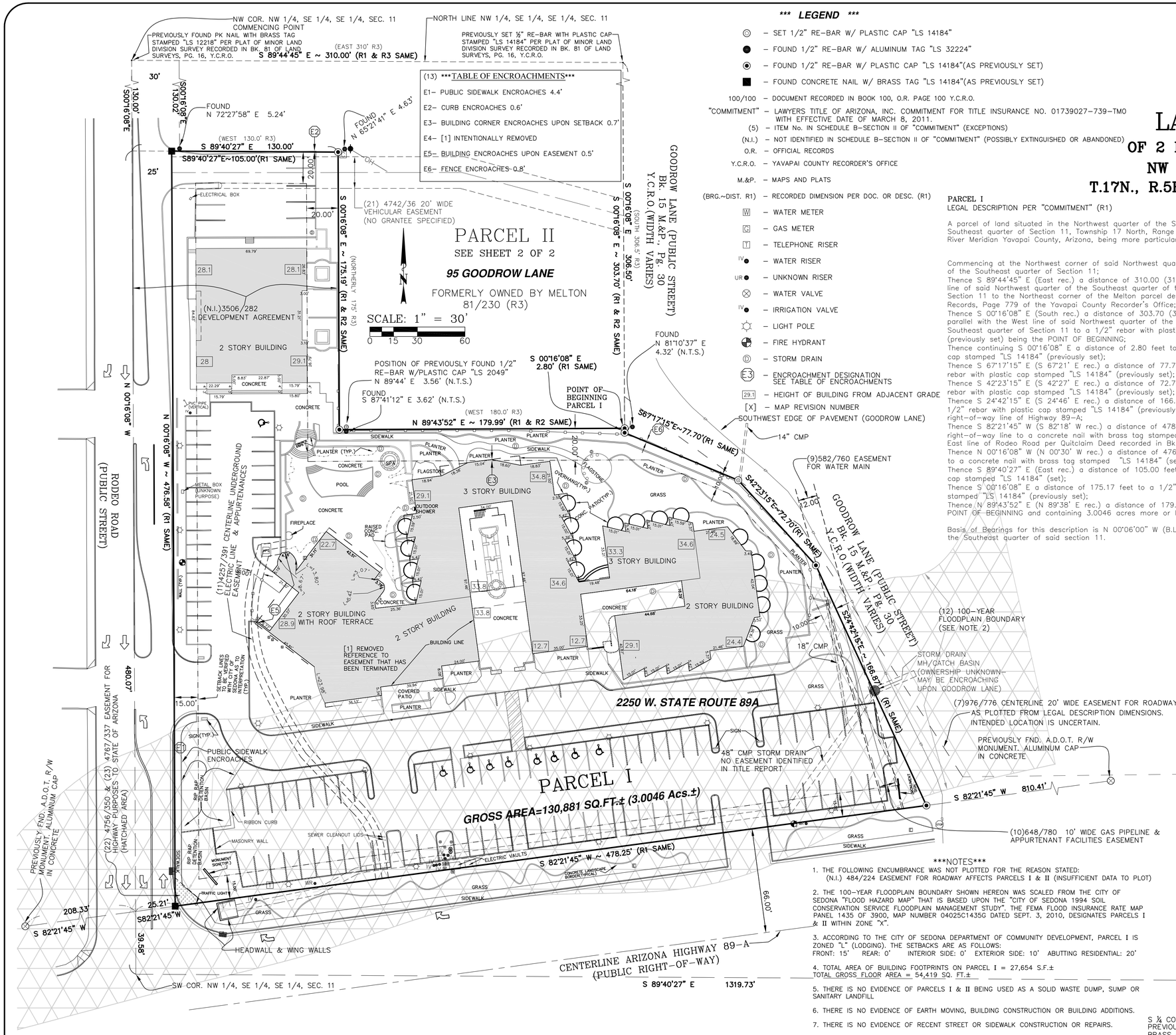
This map and the survey it is based upon were prepared and executed under my direct supervision.

REGISTERED LAND SURVEYOR 14184 WM. TOD GRAHAM I Date Signed 04-23-11 ARIZONA, U.S.A. EXPIRES 12/31/2011

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF 2 PARCELS OF LAND LOCATED IN THE NW 1/4 SE 1/4 SE 1/4 SECTION 11, T.17N., R.5E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

Date:	APRIL 7, 2011
Revisions:	[1] APRIL 23, 2011
Project Manager	T. Graham
Survey Crew:	T. Graham
C.A.D. by:	T.Graham
Checked by:	T. Graham
Contour Interval:	N. A.
Scale:	1" = 30'
Project Name:	1110330
File Name:	1110330S1.dwg
Sheet:	1 of 2
Job No.:	1110330 Sedona



*** LEGEND ***

- ◎ – SET 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"
- ● – FOUND 1/2" RE-BAR W/ ALUMINUM TAG "LS 32224"
- ◉ – FOUND 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"(AS PREVIOUSLY SET)
- ■ – FOUND CONCRETE NAIL W/ BRASS TAG "LS 14184"(AS PREVIOUSLY SET)
- 100/100 – DOCUMENT RECORDED IN BOOK 100, O.R. PAGE 100 Y.C.R.O.
- "COMMITMENT" – LAWYERS TITLE OF ARIZONA, INC. COMMITMENT FOR TITLE INSURANCE NO. 01739027-739-TMO WITH EFFECTIVE DATE OF MARCH 8, 2011.
- (5) – ITEM No. IN SCHEDULE B-SECTION II OF "COMMITMENT" (EXCEPTIONS)
- (N.I.) – NOT IDENTIFIED IN SCHEDULE B-SECTION II OF "COMMITMENT" (POSSIBLY EXTINGUISHED OR ABANDONED)
- O.R. – OFFICIAL RECORDS
- Y.C.R.O. – YAVAPAI COUNTY RECORDER'S OFFICE
- M.&P. – MAPS AND PLATS
- (BRG.~DIST. R1) – RECORDED DIMENSION PER DOC. OR DESC. (R1)
- W – WATER METER
- G – GAS METER
- T – TELEPHONE RISER
- IV● – WATER RISER
- UR● – UNKNOWN RISER
- ⊗ – WATER VALVE
- IV● – IRRIGATION VALVE
- ☼ – LIGHT POLE
- FIRE HYDRANT
- Ⓓ – STORM DRAIN
- E3 – ENCROACHMENT DESIGNATION SEE TABLE OF ENCROACHMENTS
- 29.1 – HEIGHT OF BUILDING FROM ADJACENT GRADE
- [X] – MAP REVISION NUMBER
- SOUTHWEST EDGE OF PAVEMENT (GOODROW LANE)

PARCEL I
LEGAL DESCRIPTION PER "COMMITMENT" (R1)

A parcel of land situated in the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Meridian Yavapai County, Arizona, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;
Thence S 89°44'45" E (East rec.) a distance of 310.00 (310 rec.) feet along the North line of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11 to the Northeast corner of the Melton parcel described in Book 976 of Official Records, Page 779 of the Yavapai County Recorder's Office;
Thence S 00°16'08" E (South rec.) a distance of 303.70 (306.5 rec.) feet along a line parallel with the West line of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11 to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set) being the POINT OF BEGINNING;
Thence continuing S 00°16'08" E a distance of 2.80 feet to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set);
Thence S 67°17'15" E (S 67°21' E rec.) a distance of 77.70 (77.7 rec.) feet to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set);
Thence S 42°23'15" E (S 42°27' E rec.) a distance of 72.70 (72.7 rec.) feet to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set);
Thence S 24°42'15" E (S 24°46' E rec.) a distance of 166.87 (169.7 rec.) feet to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set) on the North right-of-way line of Highway 89-A;
Thence S 82°21'45" W (S 82°18' W rec.) a distance of 478.25 feet along said right-of-way line to a concrete nail with brass tag stamped "LS 14184" set on the East line of Rodeo Road per Quitclaim Deed recorded in Bk.3567 O.R., Pg.189;
Thence N 00°16'08" W (N 00°30' W rec.) a distance of 476.58 feet along said East line to a concrete nail with brass tag stamped "LS 14184" (set);
Thence S 89°40'27" E (East rec.) a distance of 105.00 feet to a 1/2" rebar with plastic cap stamped "LS 14184" (set);
Thence S 00°16'08" E a distance of 175.17 feet to a 1/2" rebar with plastic cap stamped "LS 14184" (previously set);
Thence N 89°43'52" E (N 89°38' E rec.) a distance of 179.99 (180.75 rec.) feet to the POINT OF BEGINNING and containing 3.0046 acres more or less.

Basis of Bearings for this description is N 00°06'00" W (B.L.M.) along the East line of the Southeast quarter of said section 11.

*** SURVEYOR'S CERTIFICATE ***

[1]
To PNC Bank, National Association; Lawyers Title of Arizona, Inc.; Sedona Rouge, LLC (an Arizona LLC):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 14, 16, 17, 18, 19, 21 ($1,000,000 per claim, $2,000,000 aggregate), and 22 (per Commitment Schedule B-Section I Item 7) of Table A thereof. The field work was completed on APRIL 6, 2011.

Map was prepared: APRIL 7, 2011
Revised: APRIL 23, 2011

Wm. Tod Graham I, Registered Land Surveyor, Arizona Registration No. 14184

SUBJECT PROPERTIES, EASEMENTS AND OTHER ENCUMBRANCES SHOWN HEREON ARE THOSE DESCRIBED AND IDENTIFIED IN LAWYERS TITLE OF ARIZONA, INC. COMMITMENT FOR TITLE INSURANCE NO. 01739027-739-TM0 ("COMMITMENT") WITH EFFECTIVE DATE OF MARCH 8, 2011.

NOTES

1. THE FOLLOWING ENCUMBRANCE WAS NOT PLOTTED FOR THE REASON STATED:
(N.I.) 484/224 EASEMENT FOR ROADWAY AFFECTS PARCELS I & II (INSUFFICIENT DATA TO PLOT)

2. THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON WAS SCALED FROM THE CITY OF SEDONA "FLOOD HAZARD MAP" THAT IS BASED UPON THE "CITY OF SEDONA 1994 SOIL CONSERVATION SERVICE FLOODPLAIN MANAGEMENT STUDY". THE FEMA FLOOD INSURANCE RATE MAP PANEL 1435 OF 3900, MAP NUMBER 04025C1435G DATED SEPT. 3, 2010, DESIGNATES PARCELS I & II WITHIN ZONE "X".

3. ACCORDING TO THE CITY OF SEDONA DEPARTMENT OF COMMUNITY DEVELOPMENT, PARCEL I IS ZONED "L" (LODGING). THE SETBACKS ARE AS FOLLOWS:
FRONT: 15' REAR: 0' INTERIOR SIDE: 0' EXTERIOR SIDE: 10' ABUTTING RESIDENTIAL: 20'

4. TOTAL AREA OF BUILDING FOOTPRINTS ON PARCEL I = 27,654 S.F.±
TOTAL GROSS FLOOR AREA = 54,419 SQ. FT.±

5. THERE IS NO EVIDENCE OF PARCELS I & II BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

6. THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

7. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

8. NO WETLAND AREAS DELINEATED IN VICINITY OF SUBJECT PROPERTY.

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This map and the survey it is based upon were prepared and executed under my direct supervision.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 14184 WM. TOD GRAHAM I, Date Signed 04-23-11, ARIZONA, U.S.A. EXPIRES 12/31/2011

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF 2 PARCELS OF LAND LOCATED IN THE NW 1/4 SE 1/4 SE 1/4 SECTION 11, T.17N., R.5E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

Date:	APRIL 7, 2011
Revisions:	[1] APRIL 23, 2011
Project Manager	Tod Graham
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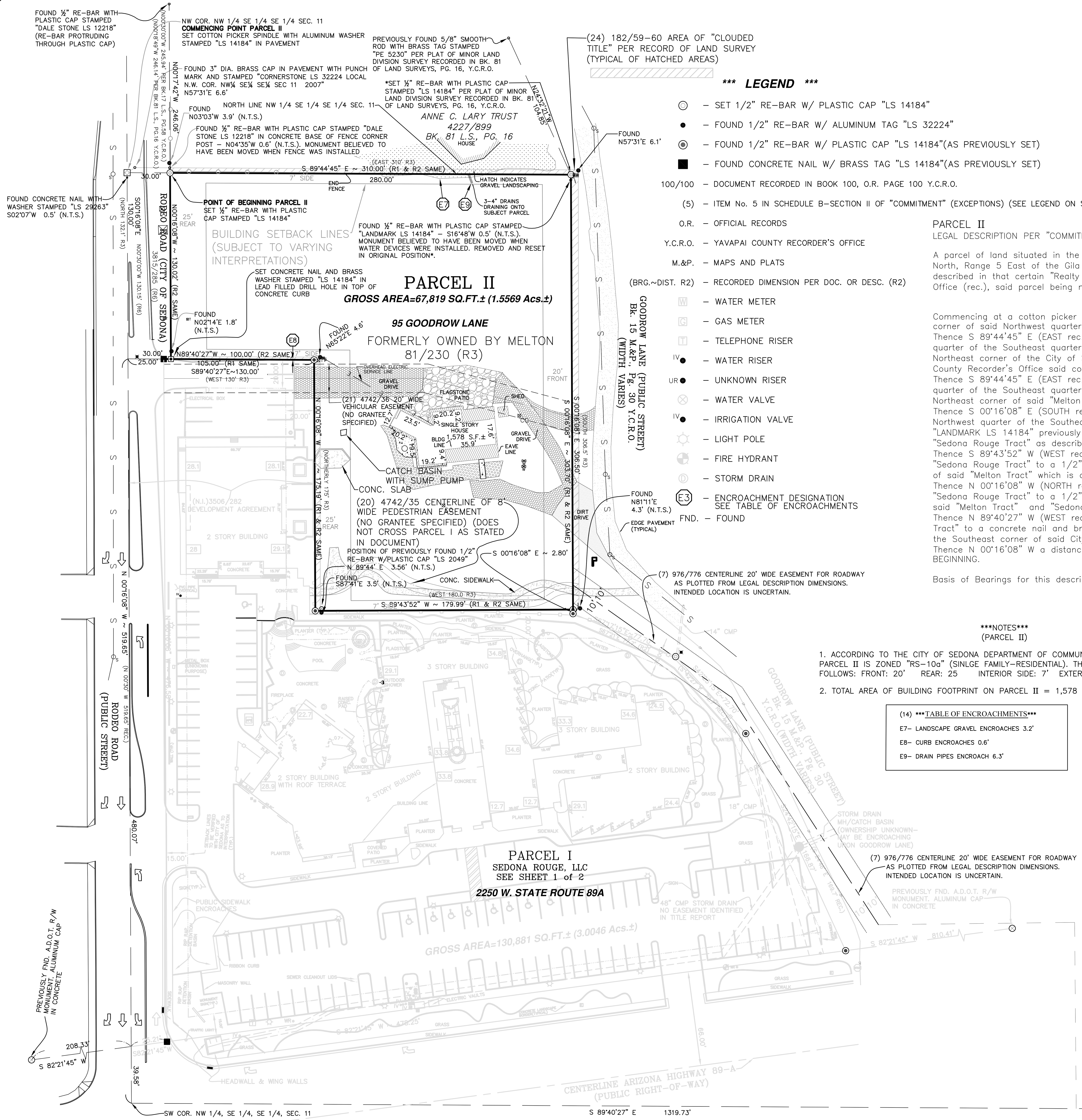
C.A.D. by:	Tod Graham
Checked by:	Tod Graham
Contour Interval:	N. A.
Scale:	1" = 40'
Project Name:	1110330
File Name:	1110330S2.dwg
Sheet:	2 of 2
Job No.:	1110330 Sedona



*** LEGEND ***

- ◎ – SET 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"
- ● – FOUND 1/2" RE-BAR W/ ALUMINUM TAG "LS 32224"
- ◉ – FOUND 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"(AS PREVIOUSLY SET)
- ■ – FOUND CONCRETE NAIL W/ BRASS TAG "LS 14184"(AS PREVIOUSLY SET)
- 100/100 – DOCUMENT RECORDED IN BOOK 100, O.R. PAGE 100 Y.C.R.O.
- (5) – ITEM No. 5 IN SCHEDULE B-SECTION II OF "COMMITMENT" (EXCEPTIONS) (SEE LEGEND ON SHEET 1 FOR "COMMITMENT")
- O.R. – OFFICIAL RECORDS
- Y.C.R.O. – YAVAPAI COUNTY RECORDER'S OFFICE
- M.&P. – MAPS AND PLATS
- (BRG.~DIST. R2) – RECORDED DIMENSION PER DOC. OR DESC. (R2)
- W – WATER METER
- G – GAS METER
- T – TELEPHONE RISER
- IV● – WATER RISER
- UR● – UNKNOWN RISER
- ⊗ – WATER VALVE
- IV● – IRRIGATION VALVE
- ☼ – LIGHT POLE
- – FIRE HYDRANT
- D – STORM DRAIN
- E3 – ENCROACHMENT DESIGNATION SEE TABLE OF ENCROACHMENTS
- FND. – FOUND

PARCEL II
LEGAL DESCRIPTION PER "COMMITMENT" (R2)

A parcel of land situated in the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Meridian in Yavapai County, Arizona, being a portion of the "Melton Tract" described in that certain "Realty Mortgage" recorded in Book 81 of Official Records, Page 230 of the Yavapai County Recorder's Office (rec.), said parcel being more particularly described as follows:

Commencing at a cotton picker spindle and aluminum washer stamped "LANDMARK LS 14184" set in pavement at the Northwest corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;
Thence S 89°44'45" E (EAST rec.) a distance of 30.00 feet along the North line of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11 to a ½" re-bar with plastic cap stamped "LANDMARK LS 14184" set at the Northeast corner of the City of Sedona "Rodeo Road" tract described in Book 3815 of Official Records, Page 285 of the Yavapai County Recorder's Office said corner being the POINT OF BEGINNING;
Thence S 89°44'45" E (EAST rec.) a distance of 280.00 feet along said North line of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11 to a ½" re-bar with plastic cap stamped "LANDMARK LS 14184" set at the Northeast corner of said "Melton Tract";
Thence S 00°16'08" E (SOUTH rec.) a distance of 303.70 (306.5 rec.) feet along a line parallel with the West line of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11 to a ½" rebar with plastic cap stamped "LANDMARK LS 14184" previously set at the Southeast corner of said "Melton Tract" which is common with a corner of the "Sedona Rouge Tract" as described in Book 4045 of Official Records, Page 650 of the Yavapai County Recorder's Office;
Thence S 89°43'52" W (WEST rec.) a distance of 179.99 (180.75 rec.) feet along a line common to said "Melton Tract" and "Sedona Rouge Tract" to a 1/2" rebar with plastic cap stamped "LANDMARK LS 14184" previously set at the Southwesterly corner of said "Melton Tract" which is common with a corner of the "Sedona Rouge Tract";
Thence N 00°16'08" W (NORTH rec.) a distance of 175.19 (175 rec.) feet along a line common to said "Melton Tract" and "Sedona Rouge Tract" to a 1/2" rebar with plastic cap stamped "LANDMARK LS 14184" previously set at a corner common to said "Melton Tract" and "Sedona Rouge Tract";
Thence N 89°40'27" W (WEST rec.) a distance of 100.00 feet along a line common to said "Melton Tract" and "Sedona Rouge Tract" to a concrete nail and brass washer stamped "LANDMARK LS 14184" set in lead filled drill hole in top of concrete curb at the Southeast corner of said City of Sedona "Rodeo Road" tract;
Thence N 00°16'08" W a distance of 130.02 feet along the East line of said City of Sedona "Rodeo Road" tract to the POINT OF BEGINNING.

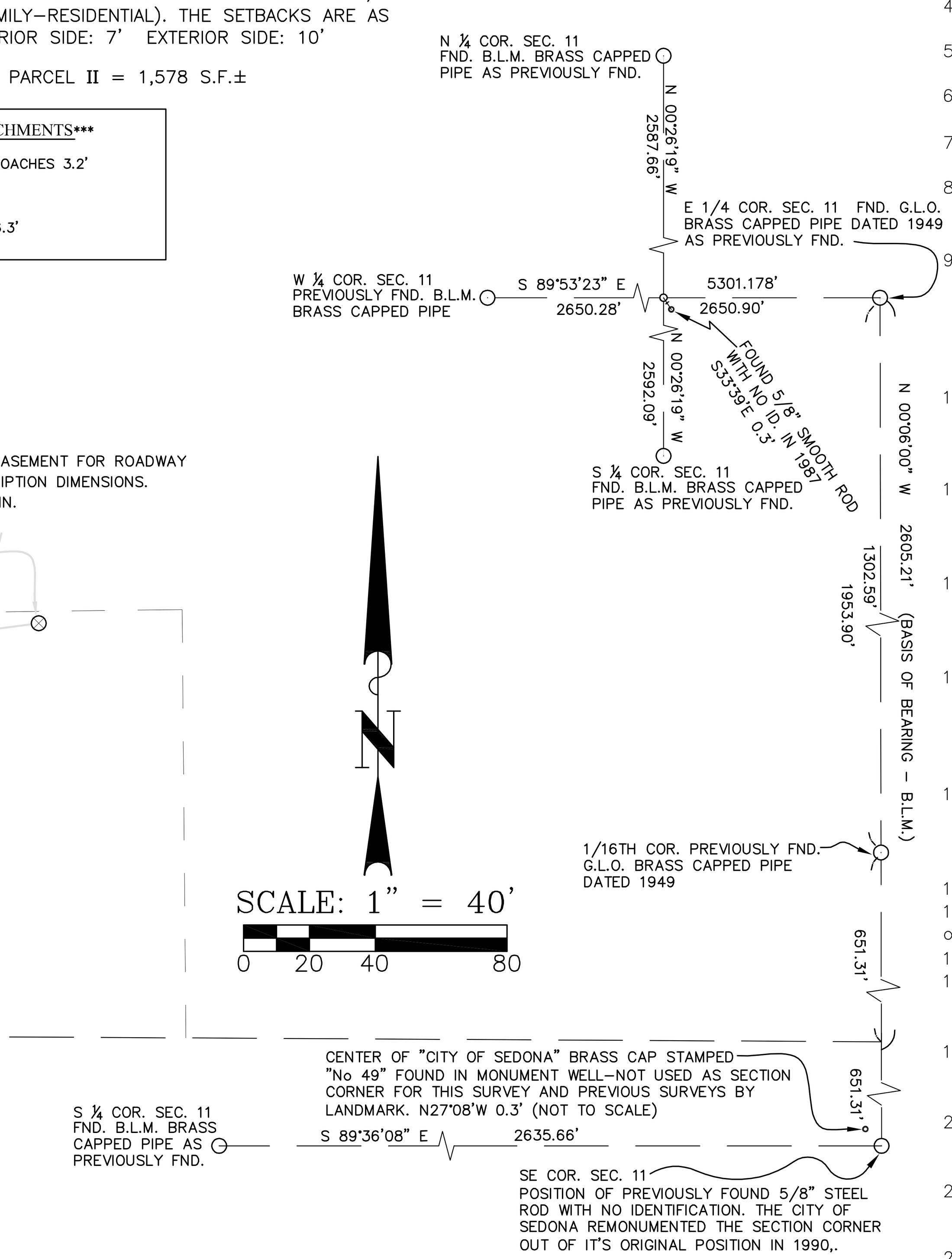
Basis of Bearings for this description is N 00°06'00" W (B.L.M.) along the East line of the Southeast quarter of said section 11.

NOTES
(PARCEL II)

1. ACCORDING TO THE CITY OF SEDONA DEPARTMENT OF COMMUNITY DEVELOPMENT, PARCEL II IS ZONED "RS-10a" (SINLGE FAMILY-RESIDENTIAL). THE SETBACKS ARE AS FOLLOWS: FRONT: 20' REAR: 25 INTERIOR SIDE: 7' EXTERIOR SIDE: 10'
2. TOTAL AREA OF BUILDING FOOTPRINT ON PARCEL II = 1,578 S.F.±

(14) ***TABLE OF ENCROACHMENTS***

E7–	LANDSCAPE GRAVEL ENCROACHES 3.2'
E8–	CURB ENCROACHES 0.6'
E9–	DRAIN PIPES ENCROACH 6.3'



EXCEPTIONS

1. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes. *(NOT APPLICABLE TO SURVEY)*
2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2010 Taxes. *(NOT APPLICABLE TO SURVEY)*
3. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2011. *(NOT APPLICABLE TO SURVEY)*
4. Water rights, claims or title to water, whether or not disclosed by the public records. *(NOT APPLICABLE TO SURVEY)*
5. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof. *(REFER TO DOCUMENT FOR PARTICULARS)*
6. The right to enter upon said land and prospect for and remove all coal, oil, gas and other minerals, as reserved from said land. *(NOT APPLICABLE TO SURVEY)*
7. Right of way for ditches and canals as reserved in Book 140 of Deeds, Page 339. *(INSUFFICIENT DATA TO PLOT LOCATIONS, REFER TO DOCUMENT)*
8. EASEMENT and rights incident thereto, as set forth in instrument:
   Recorded in Book 186 of Deeds, Page 293 *(BLANKET EASEMENT–AFFECTS PARCELS I & II)*
   Recorded in Book 1351 of Official Records, Page 164 *(BLANKET EASEMENT–(AFFECTS PARCELS I & II)*
9. Purpose: electric transmission lines and appurtenant facilities EASEMENT and rights incident thereto, as set forth in instrument:
   Recorded in Book 582 of Official Records, Page 760
   Purpose: water mains and appurtenant facilities *(SEE MAP FOR LOCATION)*
   (Limited to Parcel I only as shown on survey performed by Landmark Engineering & Surveying, Inc., dated December 11, 2007 and last revised February 7, 2008, Project No. 107075)
10. EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Book 648 of Official Records, Page 780 Purpose: gas pipelines and appurtenant facilities *(SEE MAP FOR LOCATION)*
    (Limited to Parcel I only as shown on survey performed by Landmark Engineering & Surveying, Inc., dated December 11, 2007 and last revised February 7, 2008, Project No. 107075)
11. EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Book 4257 of Official Records, Page 391 Purpose: underground electric lines and appurtenant facilities *(SEE MAP FOR LOCATION)*
    (Limited to Parcel I only as shown on survey performed by Landmark Engineering & Surveying, Inc., dated December 11, 2007 and last revised February 7, 2008, Project No. 107075)
12. Restrictions that may be imposed on said land by reason of it's inclusion within the 100 year flood plain boundary of the City of Sedona. *(SEE MAP FOR LOCATION)*
    (Limited to Parcel I only as shown on survey performed by Landmark Engineering & Surveying, Inc., dated December 11, 2007 and last revised February 7, 2008, Project No. 107075)
13. Matters set forth on ALTA/ACSM Land Title Survey, Job No. 107075, by Landmark Engineering & Surveying, Inc. on December 11, 2007 and last revised February 7, 2008:
    Encroachment of public sidewalk, curbs, building onto setback lines, building onto easement and of fence *(SEE MAP FOR LOCATIONS)*
    (Limited to Parcel I only)
14. Matters set forth on ALTA/ACSM Land Title Survey, Job No. 107084, by Landmark Engineering & Surveying, Inc. on December 19, 2007 and last revised February 7, 2008:
    Encroachment of gravel landscape, curb and drain pipes *(SEE MAP FOR LOCATIONS)*
    (Limited to Parcel II only)
15. A deed of trust to secure an indebtedness *(NOT APPLICABLE TO SURVEY)*
16. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms andconditions therein *(NOT APPLICABLE TO SURVEY)*
17. A financing statement as follows: *(NOT APPLICABLE TO SURVEY)*
18. Matters contained in that certain document entitled: Development Agreement
    Recording Date: May 11, 2010 Recording No: Book 4740 of Official Records, page 32
    Reference is hereby made to said document for full particulars. *(AFFECTS PARCELS I & II)*
19. Matters contained in that certain document Entitled: Waiver of Rights and Remedies
    Recording Date: May 11, 2010 Recording No: Book 4740 of Official Records, page 33
    Reference is hereby made to said document for full particulars. *(AFFECTS PARCEL I)*
20. Easement for the purpose shown below and rights incidental thereto as set forth in a document Recorded in Book 4742 of Official Records, Page 35 Purpose: pedestrian ingress and egress *(NO GRANTEE IDENTIFIED OR SPECIFIED IN DOCUMENT) (SEE MAP FOR LOCATION)*
21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Recorded in Book 4742 of Official Records, Page 36 Purpose: vehicular ingress and egress *(NO GRANTEE IDENTIFIED OR SPECIFIED IN DOCUMENT) (SEE MAP FOR LOCATION)*
22. Matters contained in that certain document entitled: Resolution of Establishment
    Recording Date: August 04, 2010 Recording No: Book 4756 of Official Records, page 350
    Reference is hereby made to said document for full particulars. *(SEE MAP FOR LOCATION)*
23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Recorded in Book 4767 of Official Records, Page 337 Purpose: highway *(SEE MAP FOR LOCATION)*
24. MATTERS SHOWN ON SURVEY: Recorded in Book 182 of Land Surveys, Page 59-60 *(SEE MAP FOR LOCATIONS AND REFER TO DOCUMENT FOR PARTICULARS)*
25. RIGHTS OF PARTIES in possession.

Job No. 1110330

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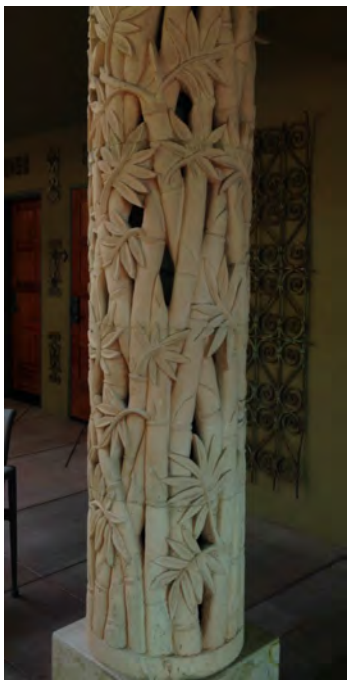
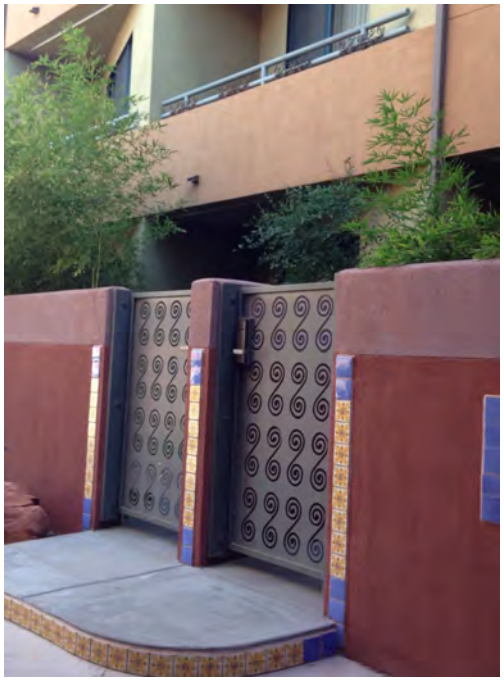
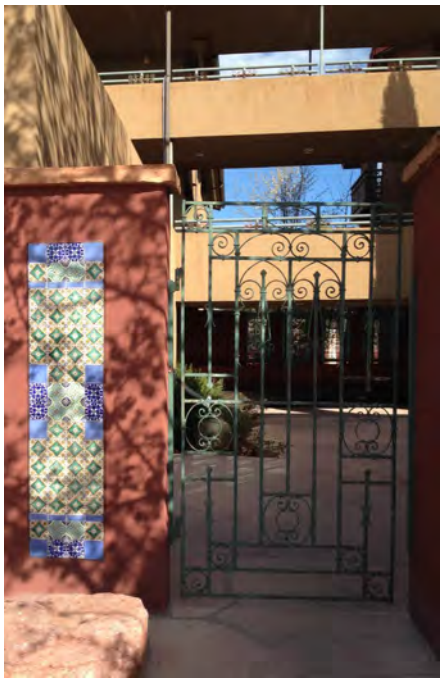
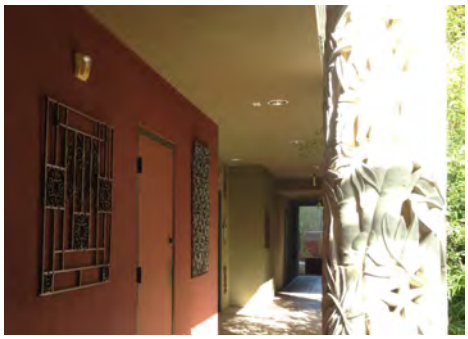
Architectural Details: Existing Sedona Rouge Hotel and Spa

City Of Sedona Community & Economic Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 Fax: (928) 204-7124









Public Works Department
Engineering/Streets
104 Roadrunner Drive
Sedona, Arizona 86336
Phone (928) 204-7111
Fax (928) 282-5348
David Peck, EIT, (928) 204-7108

PZ13-00013
Sedona Rouge Expansion
3/18/14

Note: City Staff appreciates the applicant's hard work and willingness to move forward with the proposed land exchange in an effort for a true win-win outcome that will benefit all stakeholders.

Engineering Comment

1. Preliminary Grading Plan: An email dated 11/27/13 from Kevin Snyder to Al Walburg stated the following: *Charles Mosley has advised that the concept of a sidewalk along Rodeo Road looks generally ok, although he thinks that the option of a landscape strip between the curb and sidewalk should remain. Details (signs, railings, right-of-way line on Safeway side or Rodeo, crossing of driveway, planter area, etc.) must be submitted to the City as part of the information required to proceed through the Planning and Zoning Commission's formal decision-making process. Mr. Mosley has advised that it is not clear at this point if additional right-of-way will be needed at the Spa driveway crossing since the pedestrian/vehicle accommodations are not shown in cross section through the driveway area.* It doesn't appear that these items have been addressed.
2. Preliminary Grading Plan: Please delineate the proposed City of Sedona ROW on the north end of the parcel. The stairs shown leading up to the proposed collector road (NE area of the plans) will need to be outside of the City ROW.
3. Preliminary Grading Plan: What type of wall is being proposed along the north side of the proposed collector road?
4. Preliminary Grading Plan: The proposed retaining walls don't appear to match the legend for retaining walls.
5. Preliminary Grading Plan: There needs to be a provision to intercept rocks and sediment flows from the north onto the proposed collector road at its west end.
6. Preliminary Grading Plan: Please provide details for the connection of the existing hotel parking lot to Goodrow Lane.
7. Preliminary Grading Plan: Provide details for the widening improvements to the south end of Goodrow Lane.
8. Preliminary Grading Plan (nothing specific, just a note): All parking areas shall meet the requirements of the City Land Development Code Chapter 9.
9. Preliminary Grading Plan (nothing specific, just a note): All roads/driveways shall meet the requirements of the City Land Development Code Chapter 7.
10. Preliminary Grading Plan: Demonstrate how the flows from the proposed storm drain outlet will enter the 48" culvert that crosses under Goodrow Lane and the existing Rouge parking lot.
11. Coordinate with Brian Pearson in City Building & Safety to ensure on-site ADA requirements are met.
12. An ADA accessible route will be needed from the public sidewalk to the site (maybe between the proposed collector road and the existing parking lot).
13. TIA: The 8th Edition of the ITE Trip Generation Manual was used; however, a 9th Edition is available. Please ensure that the numbers don't change significantly from one to the other for the identified uses.
14. TIA: The report should also discuss the proposed connection of the existing parking lot to Goodrow Lane and the anticipated traffic patterns that will result.

15. TIA: Please provide some analysis for the proposed mid-block pedestrian crosswalk (LDC 14.10.060 B-8, and E-10 & 13)
16. TIA: There should be some narrative discussing site distance analysis for the proposed collector road intersection at Rodeo.
17. TIA: The report should discuss the stamped concrete median on Rodeo Road that will be in the line of traffic in certain movements to and from the proposed collector road. Discuss whether the median needs to be reconfigured.

Prior to Issuance of Building Permit:

- Provide a Final Drainage Report (LDC Article 6)
- Provide a Geotechnical Report (LDC Section 805)
- We will be looking closely at the driveway entrance to the existing small parking lot. ADOT Detail C-05.20 may be more appropriate for the entrance and ADA sidewalk.
- The Site Plan shall meet the requirements of LDC Section 803.
- Oil/water separators will be required for the parking lot storm drain inlets (City Code Chapter 13.5).
- Applicant shall provide a Storm Water Pollution Prevention Plan along with the ADEQ NOI (AZPDES - disturbance area appears to be greater than 1 acre). SWPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC Section 806)

SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE • SEDONA, AZ 86336 • TEL: (928) 282-6800 • FAX: (928) 282-6857

March 17, 2014

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

Dear Ms. Meyer:

A final review has been completed for the project listed below.

Description:	Sedona Rouge Hotel & Spa
Address:	2250 West State Route 89A, Sedona, Arizona 86336
Case#:	PZ 13-00013
APN:	408-24-071B
Proposal:	New Addition of Hotel Rooms - Final Review

Based on the submitted information the following fire code requirements shall be applicable.

1. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:

   A. Roadways shall be at least 20 feet wide.
   B. Grades shall not exceed 6% for gravel, 12% for blacktop and 15% for concrete surfaces.
   C. Overhead obstructions shall not be lower than 13 feet 6 inches.
   D. Obstructions such as low water crossings, security gates and speed bumps require buildings served by such roads to be equipped with automatic fire sprinklers.
   E. Turning radii shall be no less than 20 feet inside, 40 outside.
   F. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
   G. Bridges shall be designed to carry the imposed loads of fire apparatus.
   H. Approved signs shall mark roads by name.
   I. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions.

   NOTE: **Roadways for emergency access shall be made available through the site during the construction process. These requirements may be modified with the approval of the fire marshal when automatic fire sprinklers are provided in the buildings served by these roadways.**

NOTE: **The proposed access roadway, Goodrow Lane, does not meet the minimum required width of 20 feet. Average roadway width is 12 to 16 feet.**

2. All commercial buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13, "**Standard for the Installation of Sprinkler Systems**" the 2002 edition. Plans, specifications and hydraulic calculations shall be submitted to this office for review prior to installation. **This installation requires a separate construction permit through this office.**

3. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically monitored where the number of sprinklers is one hundred or more in all other occupancies. If applicable, provide electronic monitoring of the water flow switch.

4. An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

   NOTE: **Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.**

   Fire hydrants shall be installed as directed by this office. An approved water main shall be provided to support the required fire flow for this project. Fire flows are determined by Appendix B, Table B105.1, of the IFC, 2003 edition.

5. Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "**Standard for the Installation of Private Fire Service Mains and Their Appurtenances**" the 2002 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**

6. Dumpsters, larger than 1.5 cubic yard capacity, shall not be located within five feet of the nearest structure. Provide proper separation for dumpsters from buildings.

7. All buildings shall be provided with UL listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's pamphlet #10, "**Standard for Portable Fire Extinguishers**" the 1998 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. 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. Provide a unit near each exit on each floor.

8. Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers. Provide details on the proposed numbering system for the new additions.

9. A fire alarm system shall be installed throughout this project. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, **National Fire Alarm Code**" the 2002 edition and Section 907 of the IFC, 2003 edition. Plans, specifications and battery calculations shall be provided to this office for review. **This installation requires a separate construction permit through this office.**

10. The phone system shall meet the following conditions:

    Shared Residential Voice System Service: Operators of shared System service serving residential customers are required to assure that the telecommunications system is connected to the public switched network such that calls to 9-1-1 result in one distinctive automatic Number Identification (ANI) and Automatic Location Identification (ALI) for each living unit.

    Exception: At all times, if the facility maintains an Alternative Method to Support Enhanced 9-1-1.

    Business Voice Systems: For Voice Systems connected to the public switched network and serving business locations of one employer, the Operator shall deliver the 9-1-1 call with an Emergency Location Identification Number (ELIN) which will result in one of the following:

    a. An ERL which provides a minimum of the building and floor location of the caller, or
    b. An ability to direct response through an alternative and adequate means of signaling by the establishment of a private answering point, or
    c. A connection to a switchboard operator, attendant or a designated individual which provides for the establishment of Local Notification capability.

    Exceptions:
    a. Workspace less than 7000 square feet and located on a single contiguous property is not required to provide more than one ERL.
    b. Key Telephone Systems are not required to provide more than one ERL.
    c. MTLS Operators with less than 49 stations installed and occupying not more than 40,000 square feet and located on a single contiguous property are not required to provide more than one ERL.

    Shared Telecommunications Services: Providers of shared Telecommunications Services shall assure that the system is connected to the public switched network such that calls to 9-1-1 from any telephone result in Automatic Location identification for each respective ERL, as defined in this section, of each entity sharing the telecommunications services.

11. Security gates shall meet the following requirements:

Security gates shall be equipped with a Sedona Fire District key over-ride cylinder. This cylinder shall be keyed to the type presently employed by the Sedona Fire District. Operation of the key shall open the gates and the gates shall remain open until such time that the key is returned to its normal position. One clockwise turn shall open the gate. One counterclockwise turn shall return the gate to normal operation. Provide proper key cylinder. This cylinder is available for purchase through this office.

In addition to the key operation, a TOMAR (TOMAR Industries, http://TOMAR.com) optical sensor 2091-SD or similar, shall be installed. This sensor allows for emergency apparatus to enter the property having the gate automatically open upon the approach of emergency apparatus. The actuation of the gate is through a signal sent via the strobe lights on the emergency apparatus. The gate will remain open for as long as the signal is being transmitted by the emergency apparatus. Provide proper optical sensor.

A battery backup system shall be provided to open the gate one time upon a power failure. Provide proper battery backup.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

Inspections required by the fire code, to ensure that these requirements have been satisfied, shall be scheduled through this office. Proof of these inspections shall be submitted by you to the City of Sedona Community Development Department prior to a certificate of occupancy being issued.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews. A construction permit is required to be obtained from this office prior to any commencement of work. Construction permits will not be issued until such time that fee payments are received.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8907 or gjohnson@sedonfire.org.

Sincerely,

Gary J. Johnson
District Fire Marshal

C: City of Sedona Economic & Community Development

Cari Meyer - RE: City of Sedona Development Review Application

From: <MFanning@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 2/14/2014 10:13 AM
Subject: RE: City of Sedona Development Review Application
CC: <IFreeman@uesaz.com>, <MFanning@uesaz.com>

Good Morning Cari,

Regarding this project we have a steel gas line that runs north on Goodrow lane coming from Hwy 89A. If this project does go, this line needs to be protected with this land exchange, and that our line is within the proper utility easements.

Thank you,

Monette Fanning

From: Cari Meyer [mailto:CMeyer@sedonaaz.gov]
Sent: Tuesday, February 04, 2014 3:59 PM
To: Sandra Finley; Audra Meririck; Warren Stuphen; Lee Luedeker; Joe Whelan; Chad Henkel; Lynn Whitman; Robert Mumper; Health Department Coconino County; Judy Adams; Jennifer Burns; Marty Losoff; Mark Fenech; Andy Dickey; Audree Juhlin; Brian Pearson; Cynthia Lovely; David Peck; James Pott; Keith Chamberlain; Marlayne Hatler; Mike Raber; Patty Lewis; Ray Cota; Gary Johnson; Kevin Sullivan; Freeman, Irene; Fanning, Monette
Subject: City of Sedona Development Review Application

****Please note that I use the same distribution list for all of new development projects to ensure that no one gets missed. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.*"""

The City of Sedona Community & Economic Development Department has received the following development application and is requesting your review.

1. **PZ13-00013 (DEV, Land Exchange, ZC, DA) Development Review, Land Exchange, Zone Change, and Development Agreement for Sedona Rouge Expansion at 95 Goodrow Lane (APN 408-24-071B).** This is a 1.486 acre site that is currently vacant and is proposed as an expansion for the Sedona Rouge Hotel. The property is currently zoned L (Lodging). This application proposes to add 32 lodging units (same number as previous plan approved in 2009). In addition to the Development Review application, the applicant is proposing a Land Exchange wherein the applicant would construct a new road across the north side of their property and give that portion of the property to the City in exchange for the portion of Goodrow directly east of the property. In conjunction with the Land Exchange, there is a Zone Change component to ensure the resultant parcel maintains the zoning of the existing parcel and a Development Agreement to guide the overall development. The property is in *Yavapai County*.

Application materials can be found on the City's website at the following link:

Cari Meyer - SEDONA ROUGE EXPANSION PLAN & LAND EXCHANGE

From: <anla500@aol.com>
To: <cmeyer@sedonaaz.gov>
Date: 3/17/2014 5:10 PM
Subject: SEDONA ROUGE EXPANSION PLAN & LAND EXCHANGE
CC: <"econway "@sedonarouge.com>

To: Cari Meyer, Associate Planner
City of Sedona Community & Economic Development Department

cc: Ed Conway, General Manager
Sedona Rouge Hotel & Spa

From: Anne Lary
145 Goodrow Lane

Re: Sedona Rouge Expansion Plan and Land Exchange with the City of Sedona
Construction of New Connector Road and Sidewalk at Goodrow Lane

My property at 145 Goodrow Lane is to the north and adjacent to the Sedona Rouge property, the property now being considered for the Land Exchange between Sedona Rouge and the City of Sedona where there is a proposed road and sidewalk to be built (Parcel A per the site plan A1.0).

Here is a summary of the issues I discussed with you on the phone a few days ago regarding the Sedona Rouge Expansion plans and the construction of the road and sidewalk:

<u>DRAINAGE / EROSION – DURING CONSTRUCTION AND AFTER</u>:

What provisions will be taken to mitigate erosion during the construction, particularly during monsoon season from July through September?

Since this is an area that is steeply sloped, what provisions will there be for long-term erosion control, such as gravel and landscaping along the new Goodrow Lane to Rodeo Road, in addition to the proposed 5-foot retaining wall to the north of the road and the 30" retaining wall along the sidewalk?

<u>PRIVACY / VIEWS</u>:

Landscaping buffer for privacy, to maintain stability of the sloping land, and to maintain views (future pruning).

<u>PROPERTY LINE</u>:

According to Tod Graham of Landmark Engineering & Surveying, Inc., as well as the

survey for my property when I purchased it in 2003, the dark line on the survey (ALTA Survey 2 of 2) is the correct property line between my property and the Sedona Rouge property which is proposed to be included in the land swap with the City of Sedona.

In addition to the correct markers, there are other incorrect markers in the ground.

Before the excavation and construction, the actual property line would require to be clearly marked at intervals along the correct property line (the dark line on the survey), since the land is irregular and sloped and not delineated by fencing along the property line to the East.

PEDESTRIAN ACCESS TO 89A VIA THE ORIGINAL GOODROW LANE:

In the proposed plan there is to be a gate at the North end of the proposed Sedona Rouge parking lot (currently Goodrow Lane which connects now to 89A). What are the provisions for Goodrow Lane residents to have pedestrian access to 89A via the proposed new parking lot?

STREET SIGNAGE:

Placement of a NO OUTLET sign or NOT A THROUGH STREET sign at Rodeo Road so drivers do not attempt to drive on the new connector road and have to turn around on Goodrow Lane.

My preference is to NOT have a Stop Sign where the new connector road turns left onto the current Goodrow Lane, since there would just be a gated parking lot to the right, and so that there would not be the sound of vehicles braking to a stop, particularly large vehicles such as garbage trucks.

When recorded, return to:

City Clerk
City of Sedona
102 Roadrunner drive
Sedona, Arizona 86336

DEVELOPMENT AND DISPOSITION AGREEMENT
Ordinance No. _____

THIS DEVELOPMENT AND DISPOSITION AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____ 2013, by and between the CITY OF SEDONA, an Arizona municipal corporation ("City"), and Sedona Rouge, LLC, an Arizona limited liability company (collectively, the "Parties").

RECITALS

A. The Parties have been in negotiations regarding property acquisition and development issues concerning parcels of public and private land comprising a portion of Goodrow Lane adjacent to Sedona Rouge's proposed Expansion Project and a portion of land owned by Sedona Rouge which is part of Sedona Rouge's proposed Expansion Project. Through this Agreement, the Parties desire to accomplish transfers of various property interests, including a real estate exchange, right of way dedications, and easement conveyances, cost allocations for public way Improvements, and other matters.

B. The Parties believe that significant benefits will accrue to them by entering into this Agreement, and the Parties acknowledge that this Agreement is a development agreement pursuant to the provisions of Arizona Revised Statutes Section 9-500.05.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Effective Date. This Agreement shall not become effective, and no Party shall have any obligation under this Agreement unless each of the following occurs:

1.1 this Agreement is executed by the Parties;

1.2 the City adopts an ordinance [*or resolution*] authorizing the City to enter into the Agreement;

1.3 the City adopts an ordinance rezoning approximately 16,285 square feet of land presently owned by the City and consisting or a portion of Goodrow Lane from Single Family Residential (RS10a) to Lodging (L);

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1.4 this Agreement is recorded in accordance with **Section 7.9**, as required by A.R.S. § 9-500.05(D);

1.5 Ordinance No. _____ has become final following expiration of the time period in which it may be challenged or referred to the qualified electors of the City; and

1.6 Ordinance No. _____ has become final following expiration of the time period in which it may be challenged or referred to the qualified electors of the City.

2. City/Sedona Rouge Real Estate Exchange and Escrow.

2.1 The City hereby agrees to convey to Sedona Rouge by exchange that parcel of land described in **Exhibit A**, attached to and made a part hereof and shown as PARCEL B ("Parcel B" [City to Sedona Rouge Parcel]), together with all improvements, rights, privileges, easements, and appurtenances thereto, and Sedona Rouge hereby agrees to convey to the City by exchange that parcel of land described in **Exhibit A**, attached to and made a part hereof and shown as PARCEL A ("Parcel A" [Sedona Rouge to City Parcel]), together with all improvements, rights, privileges, easements, and appurtenances thereto.

2.2 The City and Sedona Rouge agree that the "to be improved" land in Parcel A and the unimproved "as is" land in Parcel B will not of be of substantially equal value at the time of the exchange because of roadway and related improvements to Parcel A by Sedona Rouge. Sedona Rouge agrees to donate to the City the monetary difference in value of Parcel A over that of Parcel B in the amount of $200,000(?) per the independent appraisal attached as Exhibit B. Each shall convey to the other by good and sufficient special warranty deed, subject to any acceptable exceptions and reservations contained therein. The City shall deposit into Escrow a special warranty deed in the form attached to and made a part of this Agreement as **Exhibit C**, and Sedona Rouge shall deposit into Escrow a special warranty deed in the form attached to and made a part of this Agreement as **Exhibit D.**

2.3 For purposes of this Agreement, the opening of escrow ("Opening of Escrow") shall be deemed to be the date on which a fully executed copy of this Agreement is delivered to and accepted by Escrow Agent. Subject to the conditions set forth in **Section 1** above, the consummation of the transactions contemplated by this Agreement ("Closing") shall occur at 10:00 a.m., Mountain Standard Time, upon satisfaction of the requirements of this Agreement to be satisfied on or before Closing.

2.4 The Closing shall occur at the offices of TITLE CO, Sedona, Arizona ("Escrow Agent"), or at such other place as the Parties may agree in writing. Such Closing shall be deemed to have occurred when:

2.4.1 all closing documents contemplated by this Agreement have been delivered to, received by, and executed by the appropriate Parties;

2.4.2 all conditions to such Closing contemplated by this Agreement have been satisfied or waived, including but not limited to all City approvals necessary for the

construction and completion of the Expansion Project and the completion of a City-approved road by Sedona Rouge in Parcel A;

2.4.3 the deeds required pursuant to Conveyance have been recorded, and

2.4.4 any funds required to be paid under this Agreement have been properly delivered to Escrow Agent and are available for distribution by Escrow Agent.

2.5 On or before fifteen (15) calendar ? days after the Opening of Escrow, Escrow Agent shall deliver to Sedona Rouge and the City a preliminary title report pertaining to the Property each desires to acquire ("Title Commitment").

2.5.1 On or before fifteen (15) calendar ? days after receipt of each Title Commitment, either Sedona Rouge or the City may notify the other Party of any matters or exceptions shown on the Title Commitment concerning the property such Party seeks to acquire, or on any documents identified in such Party's Title Commitment as title exceptions, that are not acceptable ("Objections"). Any matters or title exceptions to which either Party does not object within such time period shall be deemed to be acceptable matters.

2.6 Sedona Rouge and the City shall each have fifteen (15) calendar ? days from receipt of notice of the other Party's Objections to elect whether to cure all such Objections or to decline to cure said Objections. Mortgages, deeds of trust and other liens encumbering the properties shall be cleared at or before Closing. Should either Sedona Rouge or the City be unable to cure or elect not to cure the Objections of the other Party within the fifteen (15) calendar ? day period, then the other Party may, at its option, terminate this Agreement or waive its Objections and proceed to Closing.

2.7 Sedona Rouge and the City each agrees to convey to the other, good, marketable, insurable and indefeasible fee simple title to the property it conveys. All conveyances shall be free and clear of all mortgages, deeds of trust, leases, and liens.

2.8 Sedona Rouge shall pay the premium for a standard owner's policy of title insurance through the Escrow Agent, with a limit of liability in an amount of the appraised value with respect to the property each is conveying, or as mutually agreed upon, and the acquiring Party shall pay the additional premium for any extended or other coverage desired by the acquiring Party. Sedona Rouge shall pay all closing costs, escrow fees, recording costs and other costs incurred in the transfer of Parcel A and Parcel B, as determined by the Escrow Agent.

2.9 Ad valorem and similar taxes and assessments relating to the properties and accruing to the date of Closing shall be prorated between Sedona Rouge and the City as of the date of Closing.

2.10 Sedona Rouge and the City each warrants that there shall be no material or adverse change to the condition of the warranting Party's property prior to Closing. All improvements, equipment and fixtures that are on each property as of the effective date of

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this Agreement shall remain on such property and in the same condition and shall be conveyed at Closing.

2.11 Sedona Rouge and the City each hereby grants permission to the other Party (the "acquiring Party") to enter onto its property to undertake an "Environmental Investigation" which may include, but not be limited to, a physical inspection of the Property as well as any and all improvements, and as deemed reasonably necessary, a Phase I and/or a Phase II environmental assessment (scope to be determined by the acquiring Party) at the acquiring Party's expense. Sedona Rouge and the City each may choose and retain its own environmental consultant without seeking approval of the other Party. Sedona Rouge and the City each acknowledges that any Environmental Condition found on either of the properties will be the sole responsibility of the current owner of such property. Sedona Rouge and the City each further acknowledges that the acquiring Party's participation in the performance of any Environmental Investigation will not create any liability for the acquiring Party as to any Environmental Condition that may exist on the property, unless during the course of the acquiring Party's Environmental Investigation of the property the acquiring Party or its consultant exacerbates an existing Environmental Condition. "Environmental Condition" shall mean the presence, release, or threatened release into the environment (which includes air, soil or water) of a hazardous or regulated material, waste, substance, toxin, chemical, or pollutant as those terms are defined by federal, state or local law, rule, regulation, or statute.

2.12 Sedona Rouge and the City shall each have a period of time beginning on the first day following the effective date of the Agreement and expiring forty-five (45) calendar days thereafter ("Due Diligence Period") to conduct an Environmental Investigation of the property it seeks to acquire to assess the Environmental Condition of the property. If, as of the end of the Due Diligence Period, an acquiring Party has found that the Environmental Investigation reveals any Environmental Condition that is unacceptable to the acquiring Party, the acquiring Party may either: (i) cancel the Agreement; (ii) obtain an estimate as to the expected costs to cure, correct, respond to or remediate the Environmental Condition as required by applicable law and/or as deemed acceptable to the acquiring Party, and obtain the conveying Party's agreement to place a sum equivalent to that cost estimate in escrow to be used for curing, correcting, responding to or remediating the Environmental Condition; or (iii) obtain the conveying Party's agreement to cure, correct, respond to, and remediate any Environmental Condition identified in the Environmental Investigation and deliver the property free of any Environmental Condition. At the election of the conveying Party to pursue the third alternative set forth above in this paragraph, the conveying Party shall promptly commence the cure, correction, response to or remediation of the Environmental Condition and shall continue in a reasonable manner until receipt from the appropriate governmental agency of a document evidencing that the necessary and reasonable cure, correction, response or remediation has been accomplished. With respect to the second alternative set forth above in this paragraph, if the conveying Party elects neither to place a sum equivalent to the cost estimate for addressing the Environmental Condition nor to cure, correct, respond to or remediate the Environmental Condition, the acquiring Party may cancel the Agreement.

3. <u>Other Obligations of the City.</u>

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3.1 The City will complete the re-zone to Lodging for current Parcel B [City to Sedona Rouge Parcel] and shall deliver the proof thereof to Escrow Agent prior to Closing.

3.2 The City will effectuate the abandonment of Parcel B upon closing.

3.3 The City will facilitate the abandonment of the easements for an unimproved right of way and a sidewalk across Sedona Rouge property from Goodrow Lane to Rodeo Road.

4. Obligations of Sedona Rouge.

4.1 Sedona Rouge shall complete the design and cost estimate of the new public street between Goodrow Lane and Rodeo Road within Parcel A and construct the same with a March 1, 2014 target date, subject to certain conditions set forth below. The street construction shall include a twenty-six (26) foot wide roadway, including curb, gutter, and a sidewalk on the south side, in accordance with City-approved construction plans.

4.2 Sedona Rouge will construct retaining walls and install landscaping north of Parcel A as required in the re-zoning conditions of approval and as delineated on the site plan incorporated herein as Exhibit D

4.3 Sedona Rouge will comply with conditions of approval as to use and location of the outdoor events lawn, including the need to apply for conditional use permits

4.3 Sedona Rouge will comply with the conditions of approval as to the signage and interior traffic flow for the Expansion Project and as shown on the site plan

5. Default; Alternative Dispute Resolution.

5.1 Except as otherwise provided herein, in the event any Party hereto fails to comply with any terms, conditions, provisions and obligations under this Agreement which are applicable to such Party within thirty (30) calendar days after receipt of written notice from another Party (an "Event of Default"), such Party shall be deemed to be in default under this Agreement. After the occurrence of such Event of Default, the Parties hereby agree that the following dispute resolution procedures shall apply:

5.2 If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the Parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation or some other dispute resolution procedure. The Developer and the City agree that this **Section 6** is a dispute resolution process as described in Arizona Revised Statutes Section 12-821.01.C.

5.3 Mediation will take place in Sedona, Arizona, be self-administered and be conducted under the CPR Mediation Procedures established by the CPR Institute for Dispute

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Resolution, 366 Madison Avenue, New York, New York 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions, unless other procedures are agreed upon by the Parties.

5.4 Any Party may refer the dispute to mediation by sending by U.S. mail, certified and return receipt requested, to the other Party or Parties a written notice (the "Mediation Notice") calling on the other Party or Parties to proceed to mediation. The Party or Parties who have received a Mediation Notice shall contact the Party calling for mediation within seven (7) days from receipt of the Mediation Notice to confirm receipt thereof and to begin the mediator selection process.

5.5 Unless the Parties agree otherwise, the Parties shall select the mediator(s) from the roster of attorney mediators trained under the Alternative Dispute Resolution Program of the Yavapai County Superior Court. If the Parties are unable to agree upon a mediator within fourteen (14) calendar days of the confirmation of receipt of Mediation Notice, each Party shall independently inform the Director of the Alternative Dispute Resolution Program of the Yavapai County Superior Court (the "Director") of three attorney mediators from that roster that are acceptable to the Party, and further, inform the Director of any preference as to matters such as whether co-mediation is preferable, mediation style, subject matter expertise, or other factors pertinent to the case. The Director shall then select one or more attorney mediators from the Parties' lists or such other attorney mediator(s) from the above noted roster as the Director may deem, in the Director's sole discretion, appropriate under the circumstances.

5.6 Each Party agrees to bear its own fees and costs in mediation. The Parties shall enter into a written agreement with the mediator(s) regarding the mediator(s)' fees and expenses before the first mediation session. The Parties involved in the mediation shall share equally the mediators' fees and mediation expenses.

5.7 The Parties agree to encourage participation in mediation by all relevant Parties. The Parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation.

5.8 This section does not constitute a waiver of the Parties' rights to arbitrate or initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.

5.9 Except as otherwise agreed by the Parties or required by law, any litigation brought by a Party against any other to enforce the provisions of this Agreement must be filed in the Yavapai County Superior Court. In any legal action, the prevailing Party or Parties in such action will be entitled to reimbursement by the other Party or Parties for all costs and expenses of such action, including reasonable attorneys' fees as may be fixed by the Court.

6. General Provisions.

6.1 Notices. All notices required or permitted to be given hereunder shall be in writing and may be given in person or by United States mail or by courier. Any notice directed to a Party shall become effective upon the earliest of the following: (a) actual receipt by that

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Party; (b) hand delivery to such Party at its designated notice address; (c) one (1) business day after deposit for delivery with a nationally-recognized overnight courier; (d) telephone facsimile with receipt confirmed; or (e) if given by certified or registered United States mail, seventy-two (72) hours after deposit with the United States Postal Service, postage prepaid, addressed to that Party at its designated address. The designated address of a Party shall be the address of that Party shown below or such other address as that Party, from time to time, may specify by notice to the other Party:

To the City of Sedona:

City Manager
City of Sedona
102 Roadrunner Drive
Sedona, Arizona 86336

To Sedona Rouge, LLC:

A.L. Walburg, Managing Member
Sedona Rouge, LLC
31 Coachwood Terrace
Orinda, CA 94563

With copies to:

Sedona City Attorney
102 Roadrunner Drive
Sedona, Arizona 86336

Any Party hereto shall have the right to change its designated notice address by providing to the other Parties written notice of such change in the manner described above.

6.2 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties hereto; provided, however, that no assignment or transfer of a Party's interest in this Agreement or the subject matter hereof shall be effective until the other Parties are provided notice thereof pursuant to **Section 7.1**.

6.3 Captions. The captions used herein are for convenience only and not a part of this Agreement and do not in any way limit or amplify the terms or provisions hereof.

6.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. This Agreement has been made and entered into in Yavapai County, Arizona.

6.5 Waiver. No waiver by any Party of any breach of any of the terms, covenants or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same for any other term, covenant or condition herein contained.

6.6 Severability. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permitted by law.

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6.7 Entire Agreement. This Agreement constitutes the entire agreement between and among the Parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein.

6.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

6.9 Recordation. This Agreement shall be recorded in the Official Records of Yavapai County, Arizona within ten (10) calendar days after its approval and execution by the City.

6.10 Conflict of Interest. This Agreement is subject to Arizona Revised Statutes Section 38-511.

6.11 No Partnership; Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between or among the Parties. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

6.12 Authority. Each of the Parties represents and warrants to the other that the individual executing this Agreement on behalf of a respective Party is authorized and empowered to bind the Party on whose behalf such individual is signing and that this Agreement shall be binding upon such Parties.

IN WITNESS WHEREOF, the undersigned have caused this Development and Disposition Agreement to be executed as of the day and year first above written.

[Signature pages follow.]

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Attest: City of Sedona

_____ By_____
City Clerk Mayor

APPROVED AS TO FORM:

_____
City Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

On this _____ day of _____, 2013, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be Mayor of the CITY OF SEDONA, an Arizona municipal corporation whom I know personally, and he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL: _____
Notary Public

END OF PAGE

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Sedona Rouge, LLC

_____
A.L. Walburg, Managing Member

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2013, before me, _____, Notary Public, personally appeared A.L. Walburg, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Managing Member of Sedona Rouge, LLC, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify upon PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (seal)

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LIST OF EXHIBITS

Exhibit A - Parcel A {Sedona Rouge to City Parcel} and Parcel B {City to Sedona Rouge Parcel}

Exhibit B - Appraisal

Exhibit C - Special Warranty Deed from City to Sedona Rouge

Exhibit D - Special Warranty Deed from Sedona Rouge to City

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