



July 15, 2025

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, AZ 86336
(928) 282-1154

**Subject: PZ24-00017 (DEV) • Black Rock Coffee • 89A & Posse Ground Road
Engineering Comments**

To whom it may concern:

The following are responses to comments, stated below, received by Atwell on June 23, 2025, via Hanako Ueda from the City of Sedona regarding the Submittal of a Development Application for a Comprehensive Review.

1. Please submit a sewer design report using Unit Design Flows from A.A.C.18-9 rather than City of Phoenix.

Response: Addressed. The sewer design report has been revised with design calculations based on the Unit Design Flows from A.A.C.18-9 rather than City of Phoenix. All references to City of Phoenix have been removed. Please see revised Sewer Report.

2. It also states using a 4" lateral, but we require 6" for commercial at least from the property line to the main.

Response: Addressed. The domestic sanitary sewer service has been revised to 6". In addition, the sanitary sewer service has been revised to connect to the sanitary sewer main off Posse Ground Road instead of AZ State Route 89A. Please see revised Utility Plan in the Civil Set.

3. Did you guys have any issues with my proposed easement and language? Attached is a blank sidewalk easement template we have started to use.

Response: Please see Signed and Notarized Sidewalk Easement document in the resubmittal package.

The remaining comments will be addressed in the building permit stage, as permitted by Hanako Ueda from the City of Sedona.

Please let us know if there are any questions on the above responses.



Thank you for your time and review,

Nicholas Salazar
Project Manager

ATWELL

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