



City of Sedona
Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348

CONDITIONS OF APPROVAL
PERMIT B-02435

DATE: 04/13/2017

Michael Righi, Assistant Engineer
(928) 203-5088

All of the following conditions apply to this permit:

- Install a 1 ½-inch ball valve at the property line (construct per city requirements). The isolation valve shall be protected by a cast-iron ring and 8-inch drop-in lid. The lid shall be marked "SEWER" with raised letters. Maintain visibility and accessibility. If this device (the sewer cleanout) and cast-iron ring and lid are located in a traffic area (i.e. driveway or roadway), it is required to be traffic bearing and reinforced with a concrete collar. Contact Sal Valenzuela for further construction and design details at (928) 203-5030.
- **Temporary traffic surfacing must be applied prior to construction**, and shall include no less than 2" thickness of 3/4" aggregate, 1" asphalt pavement, or other approved surfacing. The surface shall extend from the existing roadway to the building footprint, and shall be adequate to reduce tracking and blowing dust.
- Drainage exiting the property must not impact adjacent properties in the form of increased, concentrated, or redirected flows. Detention or dispersal of concentrated flows from roof drains is required if the flow would enter adjacent properties. Provide drainage devices as necessary to prevent these occurrences. Non-storm drainage flows shall not flow between or off of properties.
- Walls cannot obstruct or alter any sheet flow drainage, swale, or wash.
- Provide a method for collecting surface runoff from driveway and house, and routing it through (a) detention/retention area(s), for a total of **80 cubic feet minimum**, prior to release into subdivision drainage system. One option is to provide check dams in the swale system at 10-foot intervals.
- Maximum allowable driveway slope within first 10 feet from the street edge is 6%, and the maximum allowable slope thereafter is 15%. The final 10 feet prior to entering the garage is limited to 6% maximum grade.
- At driveway entrance provide 10'x10' sight triangle.
- Maximum height of walls or new vegetation within the sight triangle is 3 feet, existing vegetation is permitted to remain if foliage is pruned and maintained at a height under 3 feet or above 6 feet.
- Abide by your ADEQ Notice of Intent for Construction Activity Discharges.

- Provide riprap pads (3ft. x 2ft. x 6in. minimum) under all scuppers, downspouts, and drain outlets. If gutters will not be used, provide a 24" border of 3" deep landscaping rock under all roof drip-lines for erosion protection.
- Please provide a minimum 5-foot offset from structure to flow-line of swales.
- **The top of cut slopes shall be made not nearer to a site boundary line than 1/5 of the vertical height of the cut with a minimum of 2 feet. The toe of fill slopes shall be made not nearer to a site boundary line than ½ of the vertical height of the fill, with a minimum of 2 feet. All cut or fill slopes steeper than 2:1 shall be stabilized with riprap.**
- All tree material and other vegetation cut or grubbed from the site shall immediately be placed in a dumpster or dump truck, then removed from the site and properly disposed of, outside the city limits, within 48 hours.
- Flushing and cleaning of concrete trucks, mixers, etc., shall not be done in such a manner as to allow the migration of water or material off-site. Establish one location (not within City Rights-of-Way) for rinsing and washing of concrete and masonry related residue that is away from and does not drain to washes, ditches, street, neighboring properties, or vegetation.
- Roadway and shoulder areas (including curb/gutter and sidewalks) within the City of Sedona Rights-of-Way that are damaged during construction shall be repaired and restored, in a timely manner, by the permit applicant.
- Provide a trash dumpster or roll-off bin for construction debris. This is to be kept out of the public Right-of-Way.
- Provide a portable toilet. This is to be kept out of the public Right-of-Way.
- **Every attempt shall be made to do no work, or store no materials within City Rights-of-Way** (i.e. portable toilets, dumpsters, construction materials or equipment, stockpiles, etc.). In the event that this is not possible, a Right-of-Way permit shall be secured prior to working within, or placing anything within, the Right-of-Way. To obtain a permit, call Jerry Hutchison at (928) 203-5083.
- In the event that unloading of materials or equipment onto the site from the Right-of-Way takes place, proper traffic control methods, including flagmen, shall be provided at all times. Extensive street blockages require a Right-of-Way permit.
- Methods shall be available at all times (such as water or dust palliatives) to maintain the site in a dust free condition, and to prevent airborne dust particles from migrating off-site. Excavation and grading shall be halted when conditions render mitigation methods ineffective.
- All loads of material subject to dropping from vehicles, being sifted from vehicles, or otherwise escaping from vehicles, shall be covered when traveling on a public street or highway within the City of Sedona.

- Methods to prevent tracking of dirt and other materials from the construction site onto public streets or highways within the City of Sedona shall be incorporated at all times.
- Removal of tracked, dropped, sifted or otherwise deposited material on public streets and highways within the City of Sedona shall occur daily or as deemed necessary by the City to avoid the occurrence of dust, excessive mud, hazard, or nuisance to the public using the roadway. "Public using" the roadway includes vehicles and pedestrians. Water or other substances may be sprinkled on the roadway for the purpose of cleaning or maintaining the roadway.
- The construction site must be operated in a manner that minimizes pollutants in the discharges to the storm drainage system, including effectively stabilizing the site after completion of construction. You **must** establish appropriate Best Management Practices (BMPs) aimed at controlling erosion and sediment transport that are protective of water quality. The storm drainage system includes gutters, ditches, pipes and channels.

Failure to adhere to these requirements shall be sufficient cause to deny access to public streets and highways until corrective measures have been implemented, as well as other legal penalties specified by law. These penalties include fines up to \$2500 per day and/or 6 months imprisonment for each and every day of violation (Sedona City Code Section 1.15)
- The sewer lateral and any clean-outs shall be capped or otherwise protected at all times to prevent foreign objects and debris from entering the City of Sedona sewer system.
- Engineering inspection is REQUIRED prior to final: CALL 203-5088 to schedule.
- Please be aware that the City's review and approval does not supersede or eliminate the need for other applicable local, state, and federal requirements such as protective covenants, Environmental Health provisions, Corps of Engineers 404 permits, or Arizona Department of Environmental Quality (ADEQ) 401 certification. The issuance of this permit is with the understanding that the property owner has contacted all applicable agencies and is complying with their requirements.