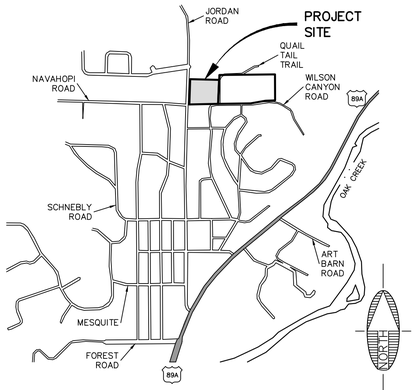
EXHIBIT 2a. Page 1 of 1



VICINITY MAP

NO SCALE

SCALE 1" : 20'
0 10 20

LEGEND

- EXISTING CONTOURS 1' INTERVAL
- PROPOSED CONTOURS 1' INTERVAL
- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING SEWER
- PROPOSED SEWER
- SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN PIPE
- FIRE HYDRANT
- CONCRETE
- AC PAVEMENT
- FLOW DIRECTION

CONTACT INFORMATION

OWNER/DEVELOPER	MICM SEDONA JORDAN LOFTS PROJECT LP CHRIS KEMMERLY 2502 E. RIVER ROAD, TUCSON, ARIZONA 85718 chris@kemmerly.com PHONE: (520) 615-8900 CONTACT: CHARITY LEE clee@miramontehomes.com PHONE: (928) 600-3594
ENGINEER	SHEPHARD-WESNITZER, INC. ART BECKWITH, P.E. 75 KALLOF PLACE SEDONA, ARIZONA 86336 PHONE: (928) 282-1061

UTILITIES/SERVICES

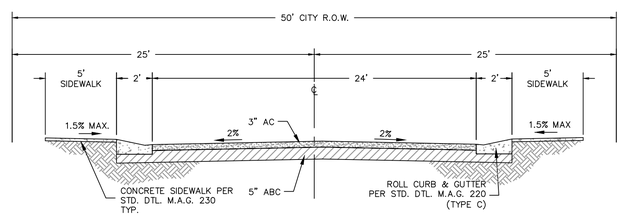
WATER SOURCE	ARIZONA WATER COMPANY
REFUSE REMOVAL	WASTE MANAGEMENT
SEWER SERVICE	CITY OF SEDONA
NATURAL GAS	UNISOURCE
POLICE	CITY OF SEDONA POLICE DEPARTMENT
FIRE/EMERGENCY DISTRICT	CITY OF SEDONA FIRE DEPARTMENT
ELECTRIC	APS
TELEPHONE	CENTURY LINK
CABLE TV	SUDDENLINK

SITE INFORMATION

ASSESSORS PARCEL NO.	401-58-001A
ZONING	RM-2
BUILDINGS	4
UNITS	24
EQUIV. UNITS PER SEDONA ZONING	19
PARCEL AREA	89,558 S.F. (2.06 AC)
BUILDING AREA	21,939 S.F.
PARCEL COVERED BY BUILDINGS	24% (21,939 S.F.)
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS (PATIOS)	31% (28,117 S.F.)
OPEN SPACE	44% (39,502 S.F.)
% PARCEL TO BE LANDSCAPED	44%

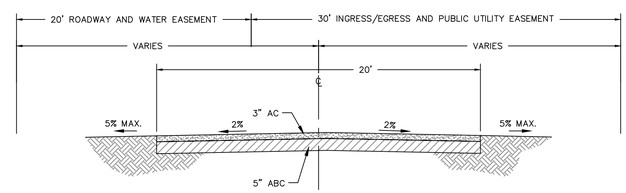
SITE DENSITY INFORMATION

AREA NORTH SIDE OF HARRIS COURT	0.85 AC - 36,827 SF
NUMBER OF UNITS	10
DENSITY	11.76 UNITS TO THE ACRE
AREA SOUTH SIDE OF HARRIS COURT	0.77 AC - 33,478 SF
NUMBER OF UNITS	9
DENSITY	11.69 UNITS TO THE ACRE
HARRIS COURT	0.44 AC - 19,252 SF



HARRIS COURT CROSS-SECTION (A)

NO SCALE



QUAIL TAIL TRAIL CROSS-SECTION (B)

NO SCALE

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

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI Shephard Wesnitzer, Inc.

75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax

www.swiaz.com

JOB NO:	21237
DATE:	NOV 22
SCALE:	1"=20'
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

JORDAN TOWNHOMES

CITY OF SEDONA
ARIZONA

PRELIMINARY CONCEPT GRADING AND UTILITES PLAN

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. EX1

SHT NO. 1 OF 1

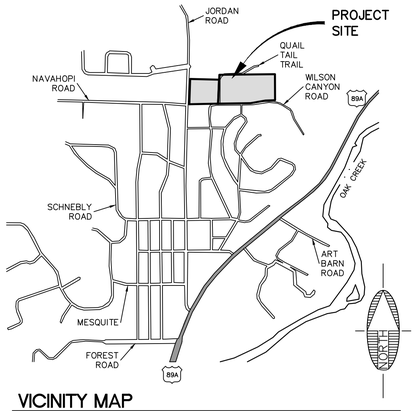
PLOTTED: Nov 22, 2022-10:39am

FILE: P:\2021\21237\DRAWINGS\SITE PLANS\SITE LAYOUT (2022-11-11).DWG ABECKWITH

Exhibit 2b.
Page 1 of 1

JORDAN TOWNHOMES/JORDAN ESTATES

A PORTION OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 6 EAST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA
APN: 401-05-004A, 401-58-001A



VICINITY MAP

NO SCALE

SITE INFORMATION

ASSESSORS PARCEL NO.	401-58-001A	401-05-004A
ZONING	RM-2	RS-18
BUILDINGS	4	
UNITS	24	
EQUIV. UNITS PER SEDONA ZONING	19	
PARCEL AREA	89,558 S.F. (2.06 AC)	190,654 S.F. (4.38 AC)
BUILDING AREA	21,939 S.F.	
PARCEL COVERED BY BUILDINGS	24%	
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS	31% (28,117 S.F.)	CURRENTLY 12% (22,154 S.F.)
OPEN SPACE	44% (39,502 S.F.)	
% PARCEL TO BE LANDSCAPED	44%	

NOTE: PAD ELEVATIONS ARE 8" LOWER THAN FINISHED FLOOR ELEVATIONS.

CONTACT INFORMATION

OWNER — MICM SEDONA JORDAN LOFTS PROJECT LP
2502 E. RIVER ROAD
TUCSON, AZ 85718
(520) 615-8900

ENGINEER — SHEPHARD-WESNITZER, INC.
75 KALLOF PLACE
SEDONA, ARIZONA 86336
(928) 282-1061
ART BECKWITH, PE 28658

UTILITIES/SERVICES

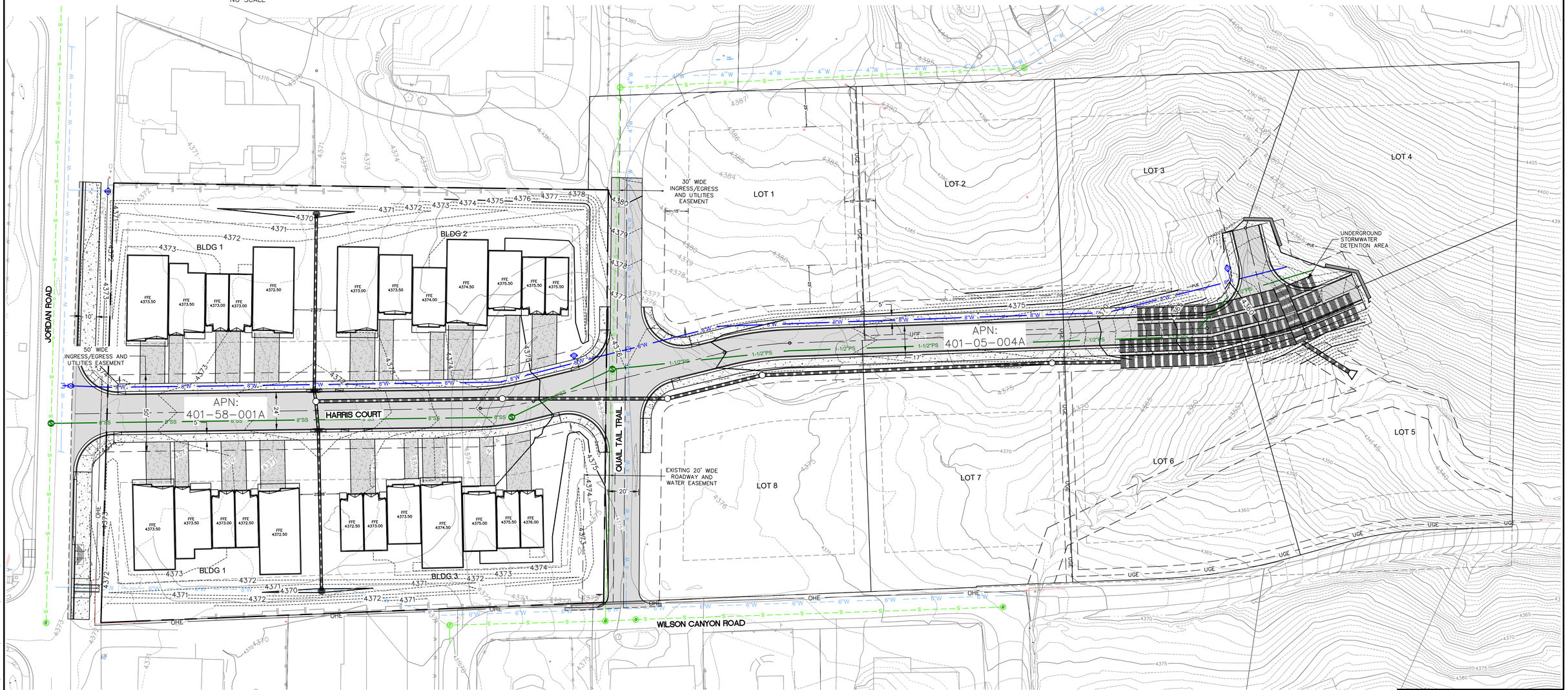
WATER	ARIZONA WATER COMPANY
SEWER	CITY OF SEDONA
ELECTRIC	APS
GAS	UNISOURCE
CABLE	SUDDENLINK
TELEPHONE	CENTURY LINK
FIRE	SEDONA FIRE DISTRICT
WASTE REMOVAL	TAYLOR WASTE

LEGEND

- 4300 — EXISTING CONTOURS 1' INTERVAL
- 4300 — PROPOSED CONTOURS 1' INTERVAL
- PROPERTY BOUNDARY
- W — EXISTING WATER
- W — PROPOSED WATER
- OHE — EXISTING OVERHEAD UTILITY LINE
- S — EXISTING SEWER
- S — PROPOSED SEWER
- SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN PIPE
- FIRE HYDRANT
- CONCRETE
- AC PAVEMENT

NORTH

SCALE 1" : 30'
0 15 30



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.
75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	21237
DATE:	NOV 22
SCALE:	1"=30'
DRAWN:	EGM / JAT
DESIGN:	AHB
CHECKED:	AHB

JORDAN TOWNHOMES/JORDAN ESTATES — CITY OF SEDONA ARIZONA

PRELIMINARY CONCEPT
GRADING AND UTILITES PLAN

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

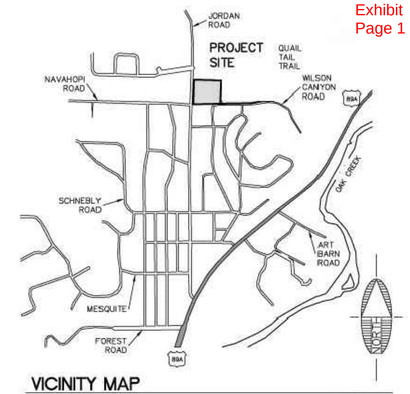
DRAWING NO. EX2

SHT NO. 1 OF 1

PLOTTED: Nov 22, 2022-10:50am
FILE: P:\2021\21237\DRAWINGS\SITE PLANS\SITE LAYOUT (2022-11-11).DWG ABECKWITH

Exhibit 2c.
Page 1 of 3

JORDAN TOWNHOMES
LANDSCAPE PLAN



VICINITY MAP

NO SCALE

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER SEDONA LAND DEVELOPMENT CODE SECTION 5.6.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
   A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
   B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
   C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
   D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILTY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET FRONTAGES:

JORDAN ROAD
AREA AT 10' WIDTH - 2650 SF
TREES REQUIRED AT 1 PER 400 SF 7 PROVIDED 7
SHRUBS REQUIRED AT 3 PER 400 SF 21 PROVIDED 21

WILSON CANYON ROAD
AREA AT 10' WIDTH - 3240 SF
TREES REQUIRED AT 1 PER 400 SF 8 PROVIDED 8
SHRUBS REQUIRED AT 3 PER 400 SF 24 PROVIDED 24

OWNER/DEVELOPER

MICM SEDONA JORDAN LOFTS PROJECT LP
CHRIS KEMMERLY
2502 E. RIVER ROAD
TUCSON, AZ. 85718
520-615-8900
CHRIS@KEMMERLY.COM
CONTACT: CHARITY LEE
CLEE@MIRAMONTEHOMES.COM
928-600-3594

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		2" CAL.	12
	PROSOPIS VELUTINA	VELVET MESQUITE	N	2" CAL.	34
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	N	8' HT.	4
	PINUS EDULIS	PINYON PINE	N	8' HT.	7
	QUERCUS EMORYI	EMORY OAK	N	8' HT.	6
	CHILOPSIS LINEARIS	DESERT WILLOW	N	2" CAL.	16
SHRUBS					
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		2' HT.	6
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	N	2' HT	43
	DASYLIRION WHEELERI	SOTOL		2' HT	16
	BERBERIS FREMONTII	FREMONT BARBERI	N	2' HT	21
GROUND COVERS AND ACCENTS					
	DALEA FRUTESCENS	BLACK DALEA		2' HT	45
	ROSMARINUS OFFICIANALIS	PROSTRATE ROSEMARY		2' HT	22
D.G.	DECOMPOSED GRANITE		APACHE BROWN	3/4" MINUS	

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	5
	TREE EMITTER	RAINBIRD XB-10-6	79
	SHRUB EMITTER	RAINBIRD XB-10-6	153

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	5
	TREE EMITTER	RAINBIRD XB-10-6	79
	SHRUB EMITTER	RAINBIRD XB-10-6	153

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 12666
STEVE ACUNA
DATE SIGNED 11-30-22
ARIZONA, U.S.A.
Expires 3/31/23

JORDAN TOWNHOMES

LANDSCAPE PLAN COVER SHEET

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

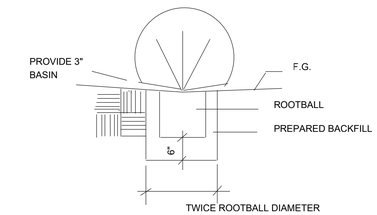
L1 OF 3

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

11-22

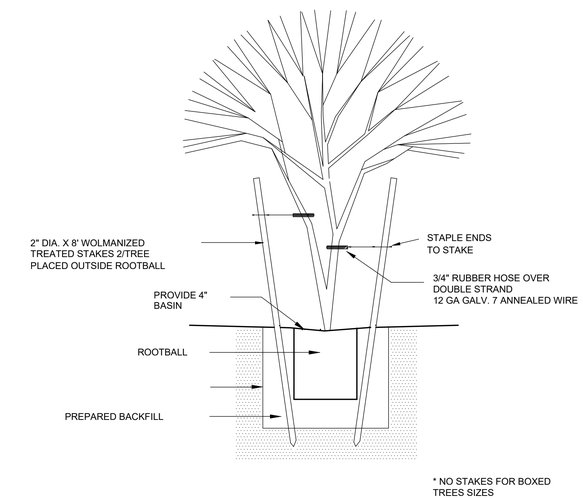
LANDSCAPE PLAN

North
1"=30'



1 SHRUB PLANTING DETAIL

NTS



2 TREE PLANTING DETAIL

NTS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
12666
STEVE ACUNA
DATE SIGNED 11-30-22
ARIZONA, U.S.A.
Expires 3/31/23

JORDAN TOWNHOMES

LANDSCAPE PLAN

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
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L2 OF 3

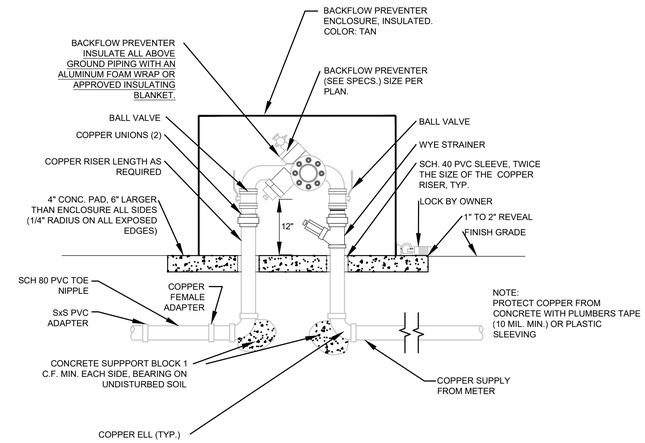
HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

11-22

IRRIGATION PLAN

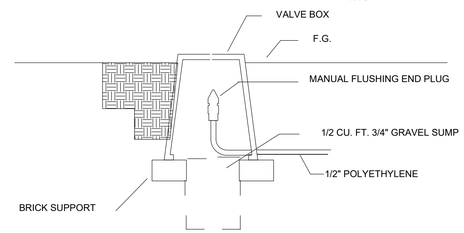
North
1"=30'

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP–SMT – WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	5
	TREE EMITTER	RAINBIRD XB-10-6	79
	SHRUB EMITTER	RAINBIRD XB-10-6	153



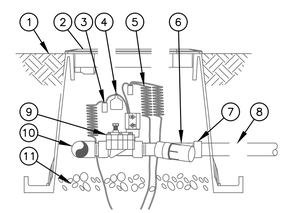
1 BACKFLOW PREVENTER DETAIL

NTS



2 HOSE END CAP DETAIL

NTS

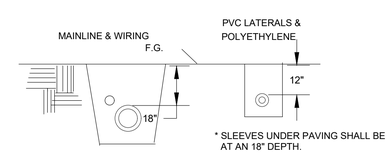


1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB–STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30–INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF–075–RBY (INCLUDED IN XCZ–075–PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF–075 (INCLUDED IN XCZ–075–PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

3 DRIP VALVE ASSEMBLY

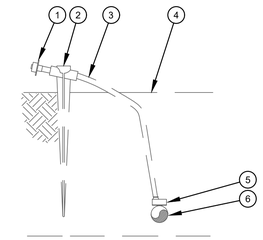
NTS

USE NON PRESSURE REGULATING FILTER WHERE REMOTE PRESSURE REGULATORS ARE USED.



4 TRENCHING DETAIL

NTS

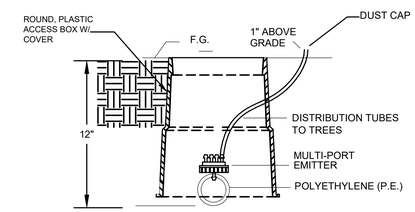


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ½" TUBING STAKE: RAIN BIRD TS-025
3. ½" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. FINISH GRADE
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING

5 SINGLE OUTLET EMITTER DETAIL

NTS

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.



5A MULTI OUTLET EMITTER DETAIL

NTS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 12666
STEVE ACUNA
Date Signed 11-30-22
ARIZONA, U.S.A.
Expires 3/31/23

JORDAN TOWNHOMES

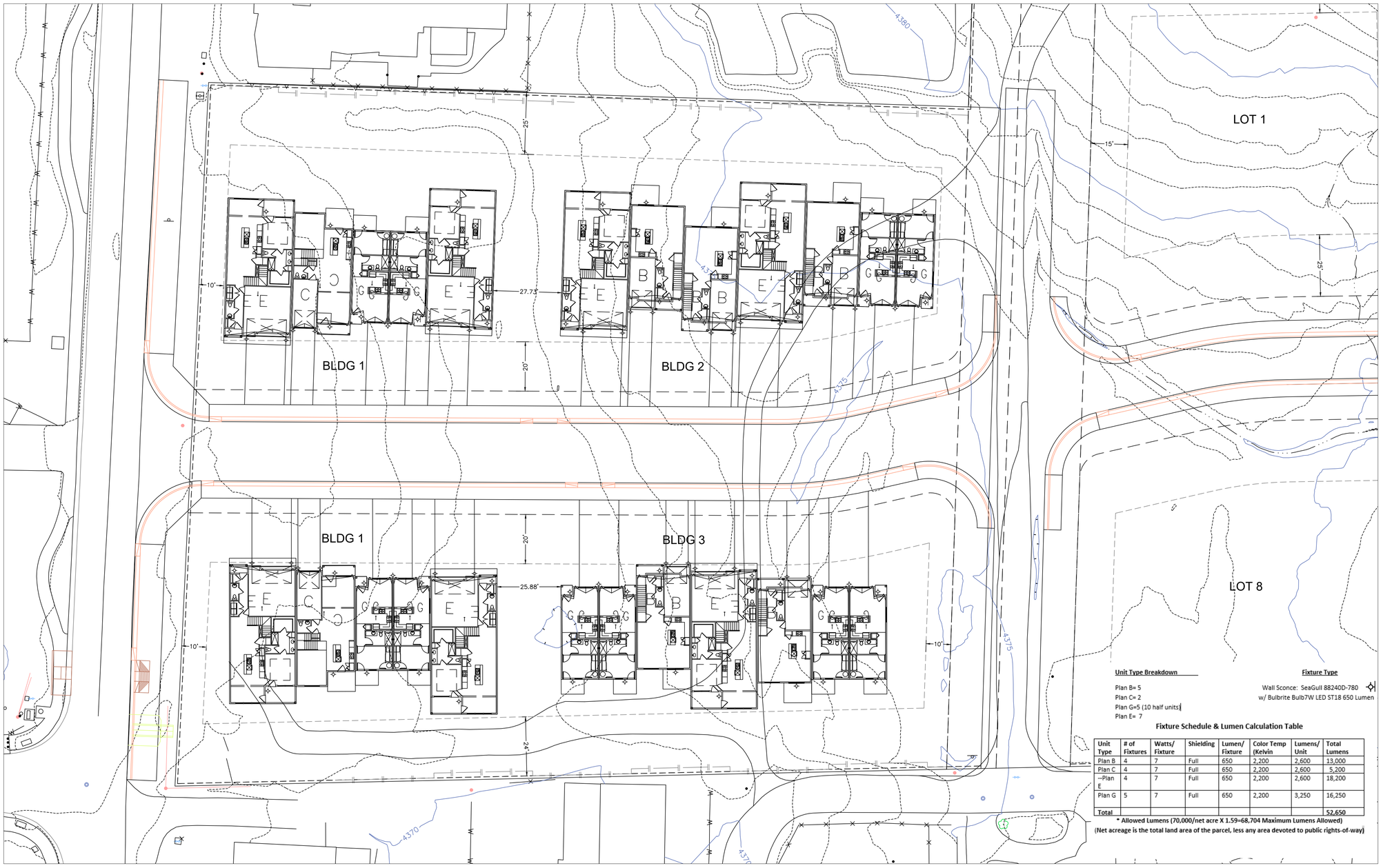
IRRIGATION PLAN

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441–2754

L3 OF 3

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

11-22



Scale 1"=20'

Unit Type Breakdown

Plan B= 5
Plan C= 2
Plan G=5 (10 half units)
Plan E= 7

Fixture Type

Wall Sconce: SeaGull 88240D-780
w/ Bulbrite Bulb7W LED ST18 650 Lumen

Fixture Schedule & Lumen Calculation Table

Unit Type	# of Fixtures	Watts/ Fixture	Shielding	Lumen/ Fixture	Color Temp (Kelvin	Lumens/ Unit	Total Lumens
Plan B	4	7	Full	650	2,200	2,600	13,000
Plan C	4	7	Full	650	2,200	2,600	5,200
–Plan E	4	7	Full	650	2,200	2,600	18,200
Plan G	5	7	Full	650	2,200	3,250	16,250
Total							52,650

*** Allowed Lumens (70,000/net acre X 1.59=68,704 Maximum Lumens Allowed)**
(Net acreage is the total land area of the parcel, less any area devoted to public rights-of-way)

MIRAMONTE
HOMES, L.L.C.
2502 E. RIVER ROAD TUCSON, AZ 85718 (520) 615-8900

PRELIMINARY OUTDOOR LIGHTING PLAN

REVISION	
1	12-8-22
2	
3	
4	
5	
6	
7	

Jordan Road

TUCSON

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Exhibit 2d.
Page 2 of 4

1-972-525-0501 (tel:+19725250501)

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All Categories

1-972-525-0501 (tel:+19725250501)

LED Victorian Bulb - Color Matched For Incandescent Replacement

4 Watt - 380 Lumens - 40 Watt Equal - 2200 Kelvin - Amber - SYLVANIA 74327

(0) Write a review Ask a question

$2.99 ea.

()

PRODUCT DETAILS

REVIEWS

FAQ'S

Brochures & Spec Sheets

SYLVANIA 74327 Warranty (https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/068/263/original/sylvania-74327-warranty.pdf?1547765328)

Brand	SYLVANIA
MPN (Part No.)	74327
Energy Star	No

Exhibit 2d.
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UPC	046135748876
Base Type	Medium (E26)
Bulb Shape	A15
Case Quantity	6
Color	Very Warm White
Filament Type	Vertical
Warranty	3 Years
Dimmable	No
Bulb Finish	Amber Tint
Life Hours	15,000

Wattage	4 Watt
Color Temperature	2200 Kelvin
Diameter	2.4 in.
Height	4.1 in.
Incandescent Equal	40 Watt
CRI	80
Lumens	380
Voltage	120
Safety Rating	UL Damp Location
Enclosed Fixture Rated	No
Lumens per Watt	95
California Approved	Exempt

Description

Accent your residential and commercial spaces with a vintage touch by pairing this LED A15 with pendants, chandelier lights, or antique fixtures. Whether placed indoors or outdoors, the SYLVANIA 74327 Victorian filament bulb mimics the color of candle light for up to 15,000 hours using only 4 Watts.

- Vertical filaments provide an output of 380 Lumens, an ideal brightness for accent lighting
- Ideal for adding an elegant look to areas with decorative fixtures
- Excellent replacement for 40-Watt incandescent bulbs

thegreatoutdoors® by MINKA-LAVERY®

Item #	UPC Code:
8102-A138	747396079721
Product Family Name:	Finish:
Kirkham™	Aspen Bronze
Category:	Category Type:
WALL MOUNT	
Certification	
3057374	
Patents:	
Notes:	

Image File Name: **8102-A138.jpg**

MEASUREMENTS

Width:	Length:	Height:	Extension:
11		6.5	12.25
Height Adjustable:	Min Overall Height:	Max Overall Height:	Slope:
No			No
Wire Length:	Chain Length:	Safety Cable Included:	Net Weight:
7		No	1.04
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom:
6.0			3.25
Backplate Width:	Backplate Height:	Center to Top:	
		3.25	

LAMPING

No. of Bulbs:	Light Type:			
1	A-15,MED			
Max Bulb Wattage:	Socket:			
60	E26,MED			
Dimmable:	Ballast:	Rated Life Hours:	Photocell Included:	Bulb/LED Included:
Yes			No	
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

SHADE / GLASS

Description:		Material:
Part No.:		Quantity:
Width:	Height:	Length:

SHIPPING

Carton Width:	Carton Height:	Carton Length:
13.5	9.0	15.0
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:
2.86	1.055	Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:

Master Pack Weight:	Master Cubic Feet:	Multi-Pack:	Master Pack:
		1	1

Dark Sky

Wet Location

ETL Intertek

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.