

**EXHIBIT 2. PLANS**

2a. Preliminary Concept Grading and Utilities Plan

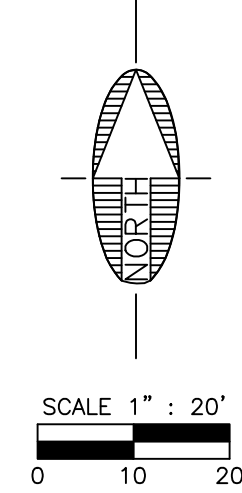
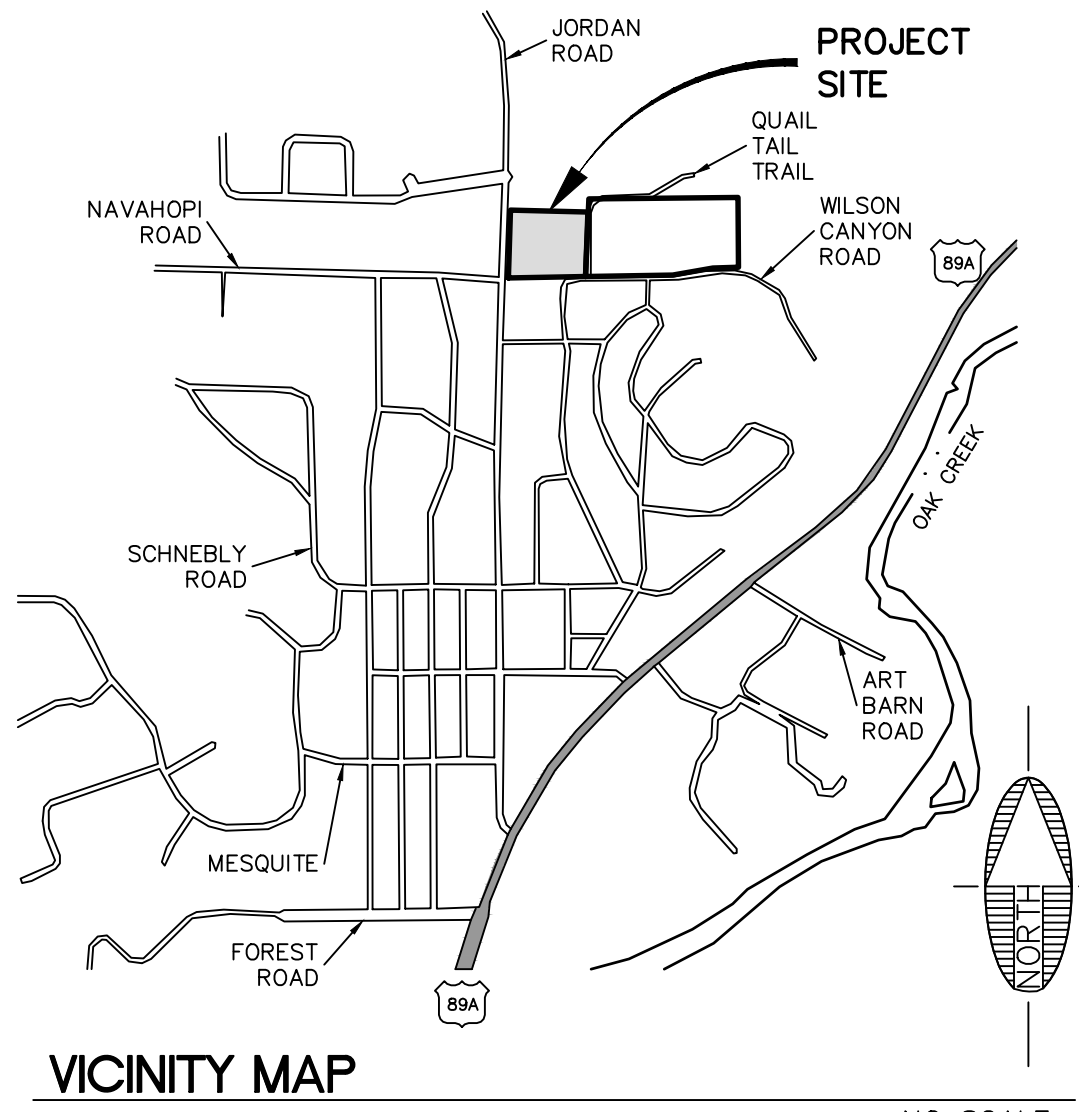
2b. Preliminary Concept Grading and Utility Plan (Estates Included)

2c. Landscaping Plan

2d. Outdoor Lighting Plan

**EXHIBIT 2a. Preliminary Concept  
Grading and Utilities Plan**

PLOTTED: Mar 14, 2023--2:57pm



- LEGEND**
- 4.300 --- EXISTING CONTOURS 1' INTERVAL
  - - - 4.300 - - - PROPOSED CONTOURS 1' INTERVAL
  - - - - - PROPOSED SWALE
  - - - - - PROPERTY BOUNDARY
  - - - - - BUILDING SETBACK LINE
  - W --- EXISTING WATER
  - W --- PROPOSED WATER
  - OHE --- EXISTING OVERHEAD UTILITY LINE
  - S --- EXISTING SEWER
  - S --- PROPOSED SEWER
  - S --- SEWER MANHOLE
  - C --- CATCH BASIN
  - S --- STORM DRAIN PIPE
  - F --- FIRE HYDRANT
  - C --- CONCRETE
  - A --- AC PAVEMENT
  - F --- 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  
 clea@miramontelofts.com  
 PHONE: (928) 600-3594

**ENGINEER**  
 SWI AN ARDURRA COMPANY  
 ART BECKWITH, P.E.  
 75 KALLOF PLACE  
 SEDONA, ARIZONA 86336  
 PHONE: (928) 282-1061

**UTILITIES/SERVICES**

WATER SOURCE  
 REFUSE REMOVAL  
 SEWER SERVICE  
 NATURAL GAS  
 POLICE  
 FIRE/EMERGENCY DISTRICT  
 ELECTRIC  
 TELEPHONE  
 CABLE TV

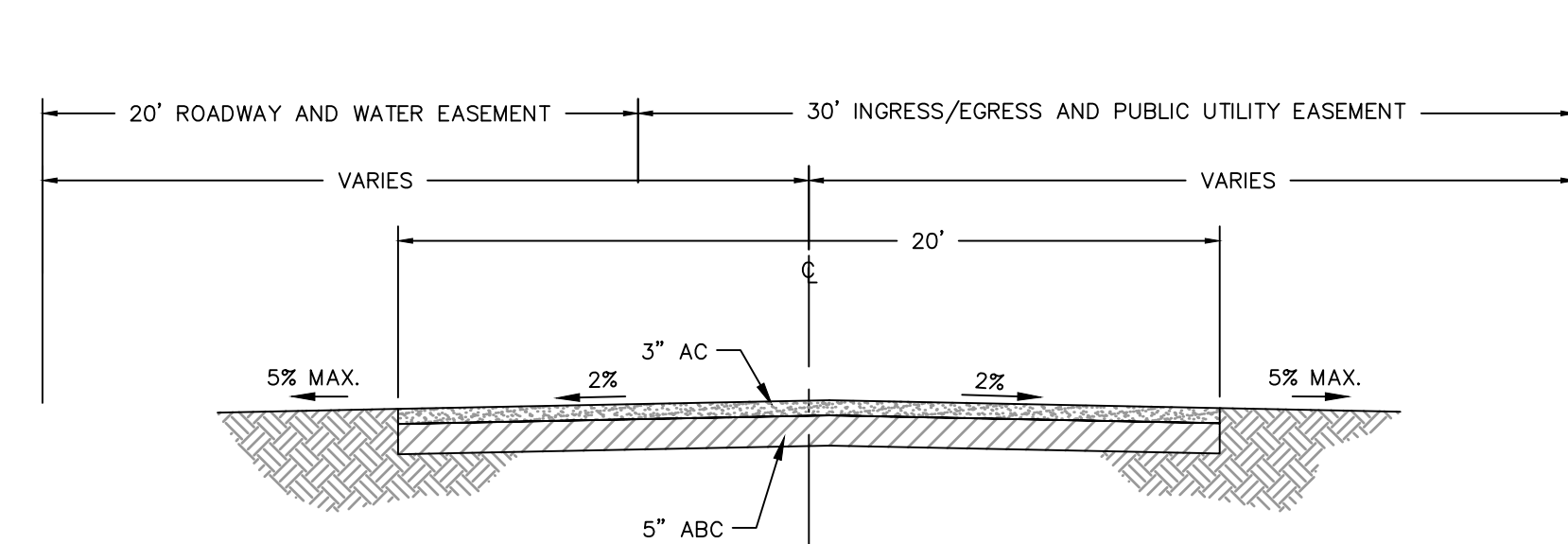
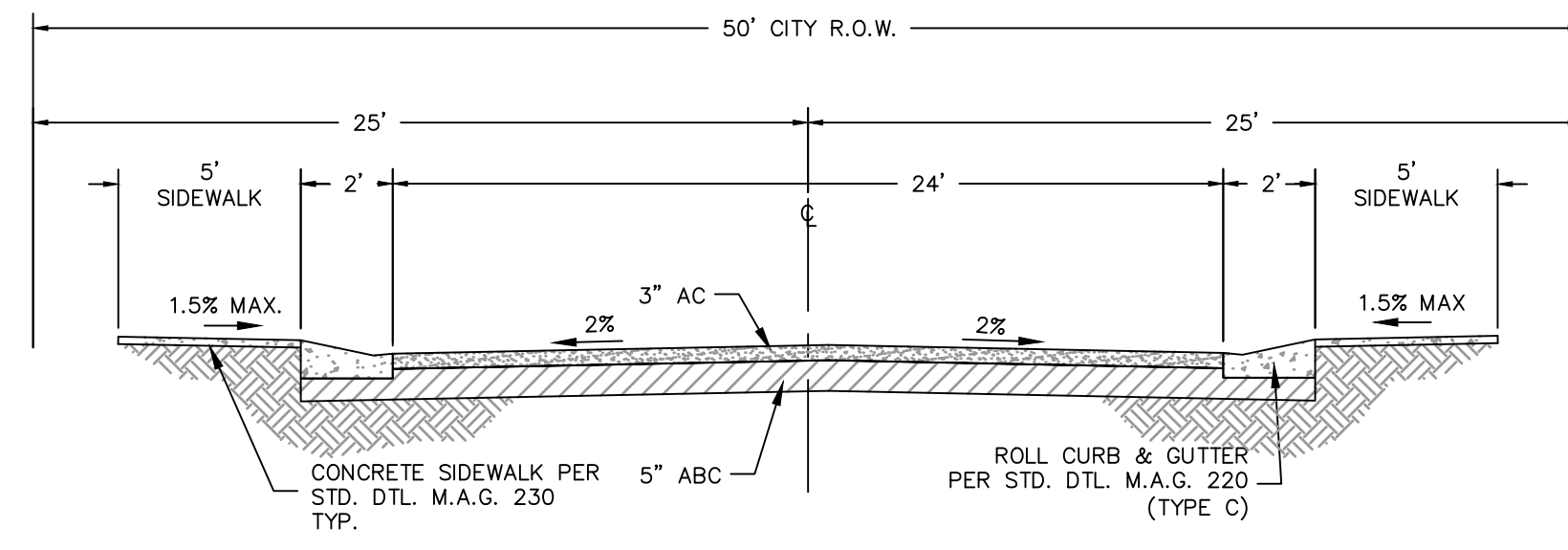
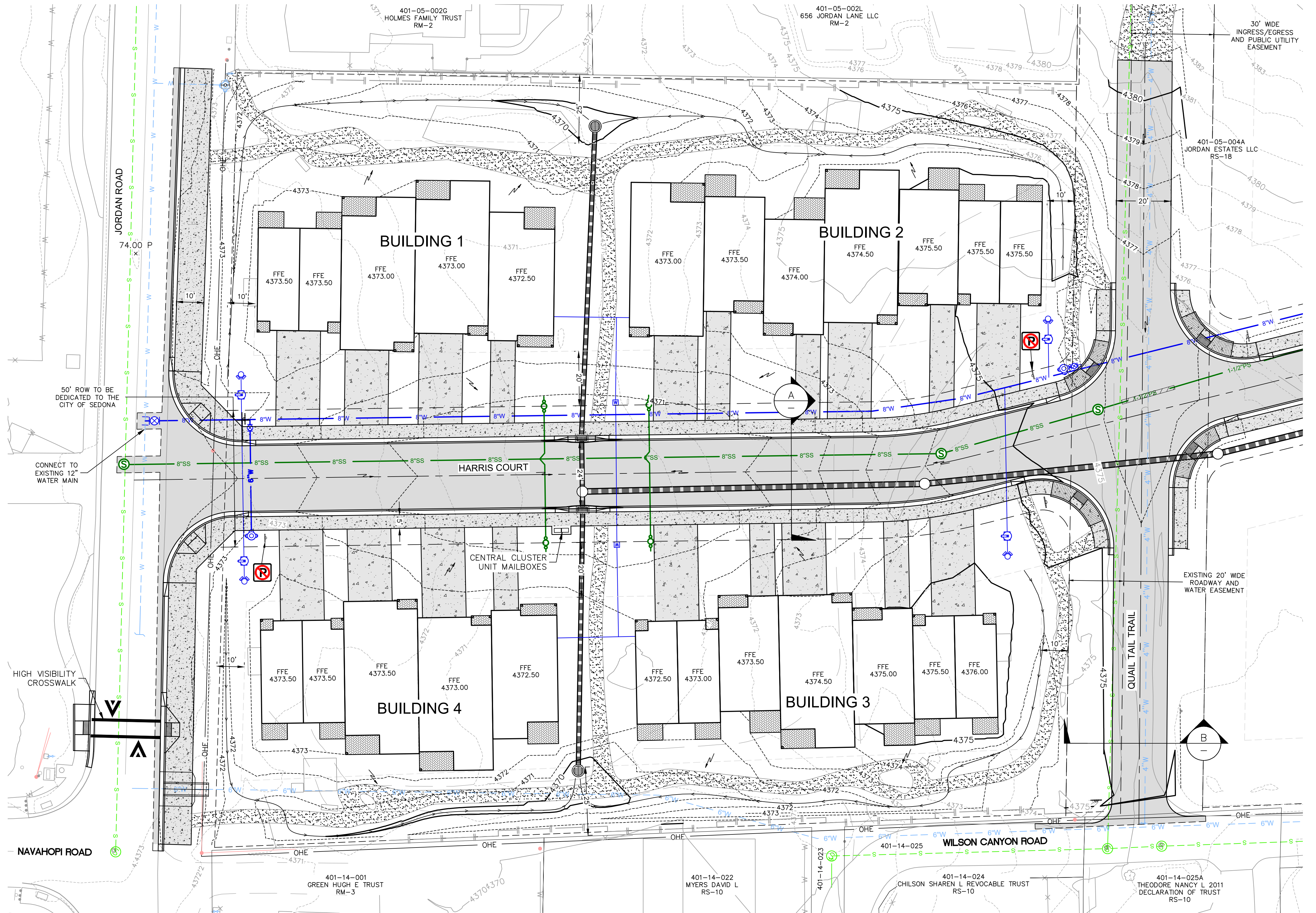
ARIZONA WATER COMPANY  
 WASTE MANAGEMENT  
 CITY OF SEDONA  
 UNISOURCE  
 CITY OF SEDONA POLICE DEPARTMENT  
 CITY OF SEDONA FIRE DEPARTMENT  
 APS  
 CENTURY LINK  
 SUDDENLINK

**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	21,852 S.F.
PARCEL COVERED BY BUILDINGS	24% (21,852 S.F.)
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS (PATIOS)	29% (26,266 S.F.)
OPEN SPACE	46% (41,450 S.F.)
% PARCEL TO BE LANDSCAPED	46%

**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

Call 811 or click Arizona811.com

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

**SWI**  
 Shephard & Wesnitzer, Inc.  
 An ARDURRA Company

75 Kallof Place  
 Sedona, AZ 86336  
 928.282.1061  
 928.282.2058 fax  
 www.ardurra.com

JOB NO: 221227  
 DATE: MAR 23  
 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

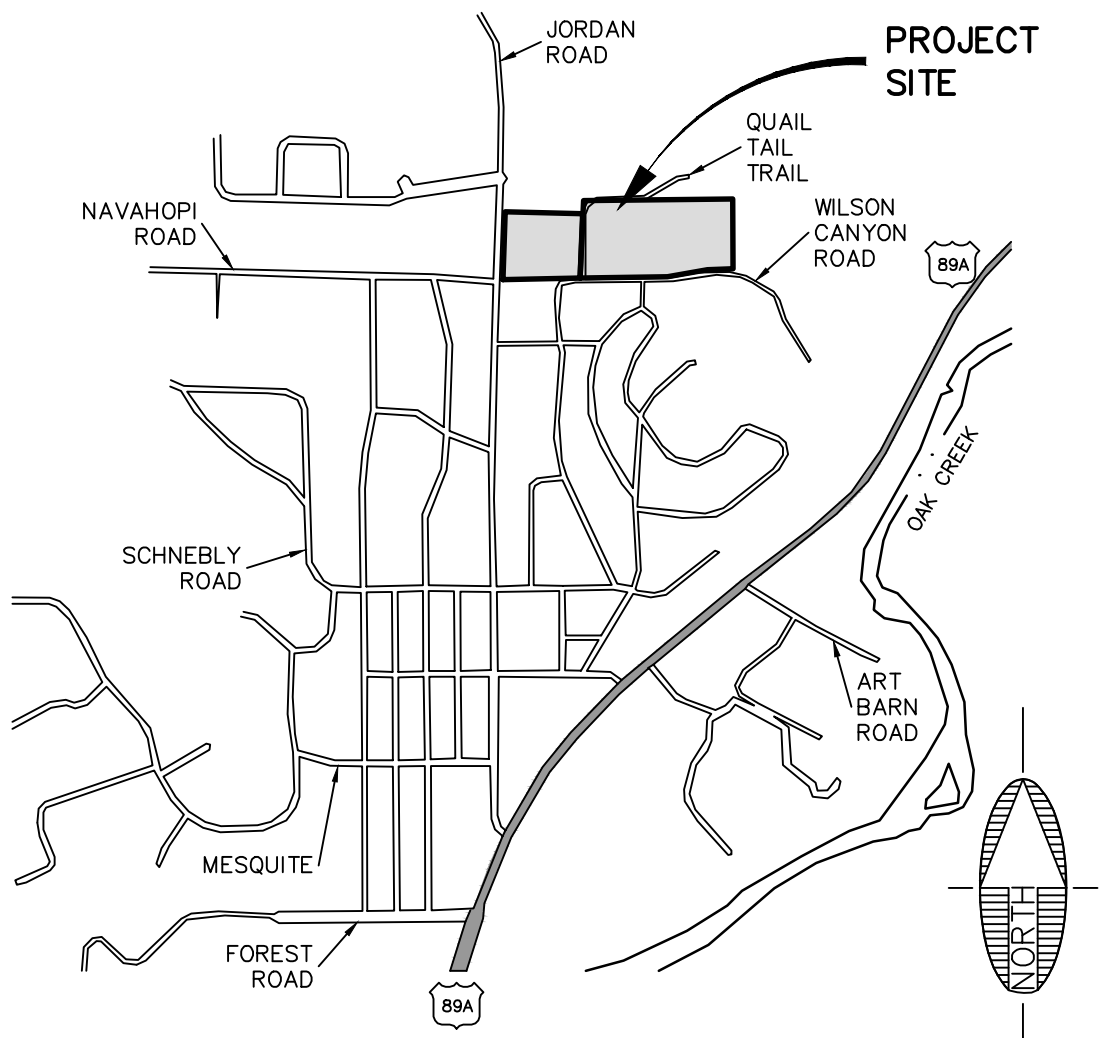
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**EXHIBIT 2b. Preliminary Concept  
Grading and Utility Plan  
(Estates Included)**

PLOTTED: Mar 08, 2023 8:25am



VICINITY MAP

NO SCALE

# 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

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	21,852 S.F.	
PARCEL COVERED BY BUILDINGS	24%	
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS	29% (26,256 S.F.)	CURRENTLY 12% (22,154 S.F.)
OPEN SPACE	46% (41,450 S.F.)	
% PARCEL TO BE LANDSCAPED	46%	

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

### CONTACT INFORMATION

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

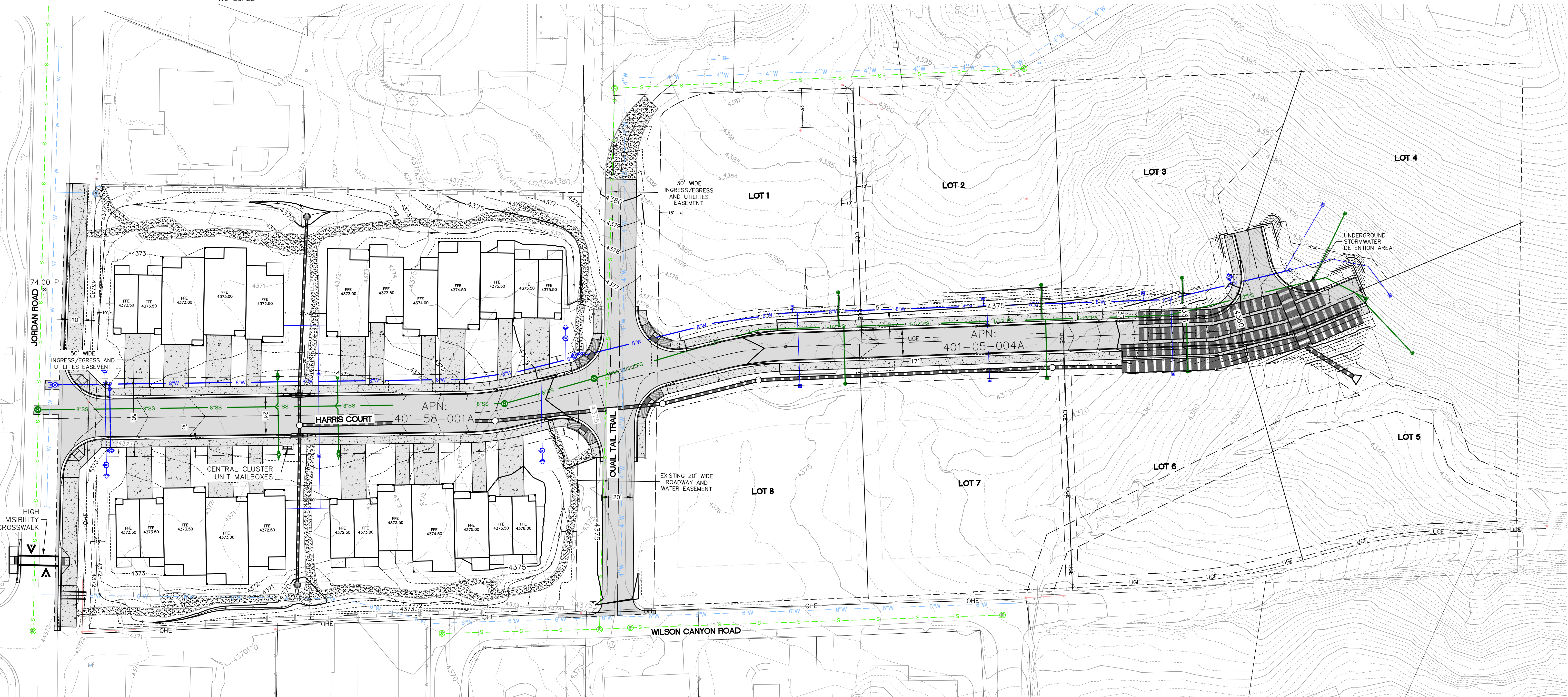
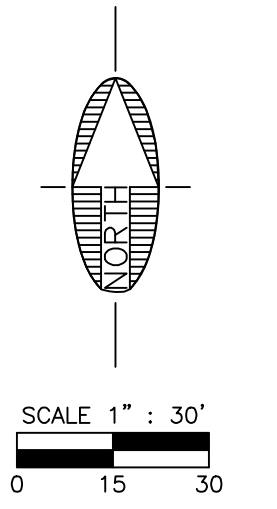
**ENGINEER**  
SWI AN ARDURRA COMPANY  
75 KALLOF PLACE  
SEDONA, ARIZONA 86336  
(928) 282-1061  
ART BECKWITH, PE 28658

### UTILITIES/SERVICES

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

### LEGEND

- 4300 --- EXISTING CONTOURS 1' INTERVAL
- 4300 --- PROPOSED CONTOURS 1' INTERVAL
- - - - - PROPOSED SWALE
- - - - - PROPERTY BOUNDARY
- W EXISTING WATER
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- S PROPOSED SEWER
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- CATCH BASIN
- STORM DRAIN PIPE
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- CONCRETE
- AC PAVEMENT



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REVISIONS			
NO.	DESCRIPTION	DATE	BY

Shepard **W**esnitzer, Inc.  
An ARDURRA Company

75 Kallof Place  
Sedona, AZ 86336  
928.282.1061  
928.282.2058 fax  
www.ardurra.com

JOB NO:	221227
DATE:	MAR 23
SCALE:	1"=30'
DRAWN:	EGM / JAT
DESIGN:	AHB
CHECKED:	AHB

JORDAN TOWNHOMES/JORDAN ESTATES CITY OF SEDONA ARIZONA

**PRELIMINARY CONCEPT GRADING AND UTILITES PLAN**

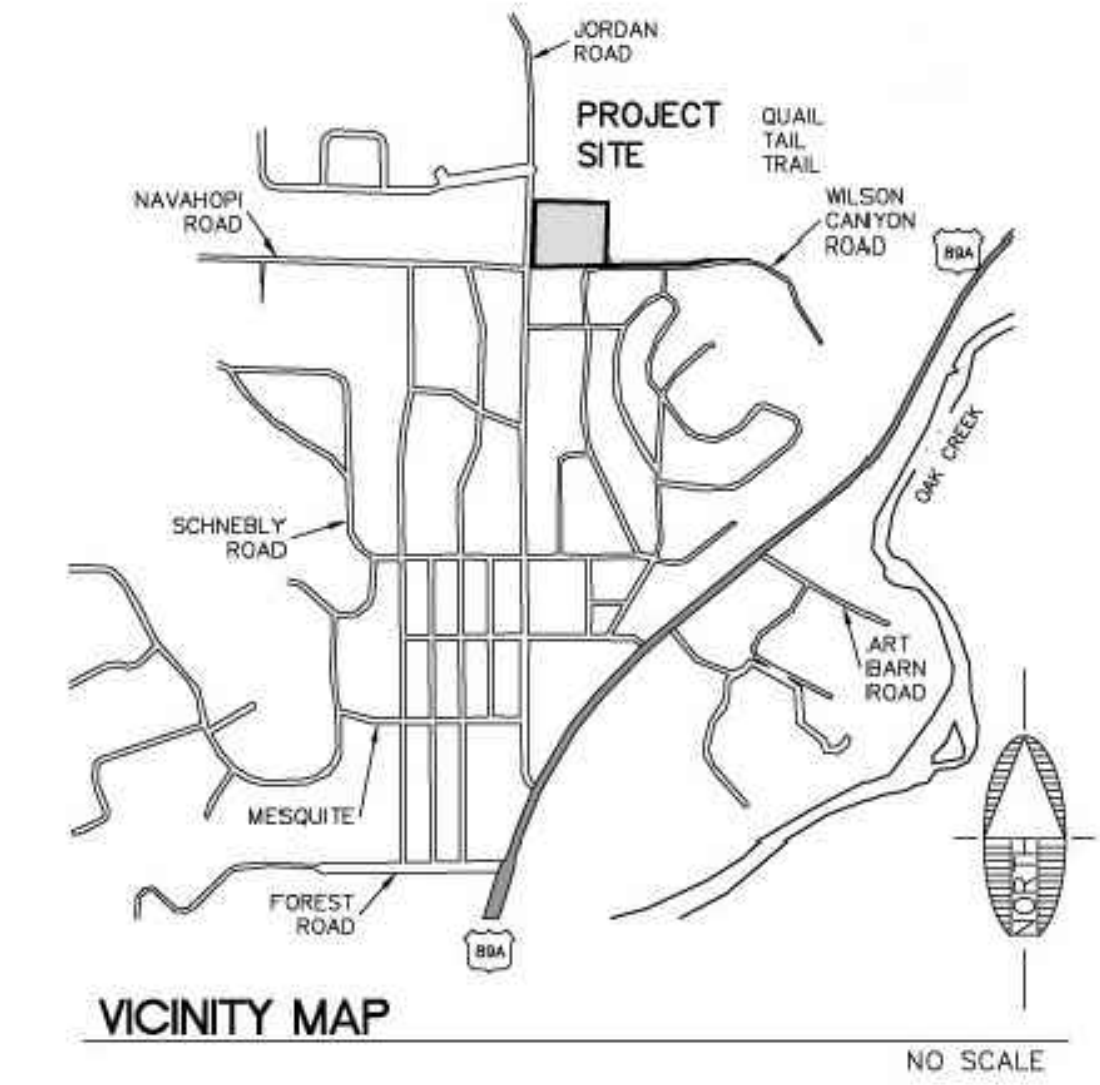
**PRELIMINARY**  
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BIDDING OR RECORDING

DRAWING NO. **EX2**

SHT NO. OF  
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## **EXHIBIT 2c. Landscaping Plan**

# JORDAN TOWNHOMES LANDSCAPE PLAN



## LANDSCAPE NOTES

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

## IRRIGATION NOTES

- MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
- ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
- INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
- SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
- 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.
- ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
- 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

TOTALLANDSCAPE AREA  
43905 SF  
TREES REQUIRED AT 1 PER 400 SF 110 PROVIDED 110  
SHRUBS REQUIRED AT 3 PER 400 SF 330 PROVIDED 330

### 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.
<b>TREES</b>					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		2" CAL.	27
	PROSOPIS VELUTINA	VELVET MESQUITE	N	2" CAL.	50
	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
<b>SHRUBS</b>					
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		2' HT.	14
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	N	2' HT	91
	DASYLIRION WHEELERI	SOTOL		2' HT	46
	BERBERIS FREMONTII	FREMONT BARBERI	N	2' HT	46
<b>GROUND COVERS AND ACCENTS</b>					
	DALEA FRUTESCENS	BLACK DALEA		2' HT	101
	ROSMARINUS OFFICIANALIS	PROSTRATE ROSEMARY		2' HT	32
D.G.	DECOMPOSED GRANITE		APACHE BROWN	3/4" MINUS	

## IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	7
	TREE EMITTER	RAINBIRD XB-10-6	110
	SHRUB EMITTER	RAINBIRD XB-10-6	330

## IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	7
	TREE EMITTER	RAINBIRD XB-10-6	110
	SHRUB EMITTER	RAINBIRD XB-10-6	330



JORDAN TOWNHOMES  
LANDSCAPE PLAN COVER SHEET

Acuña Coffeen  
Landscape Architects

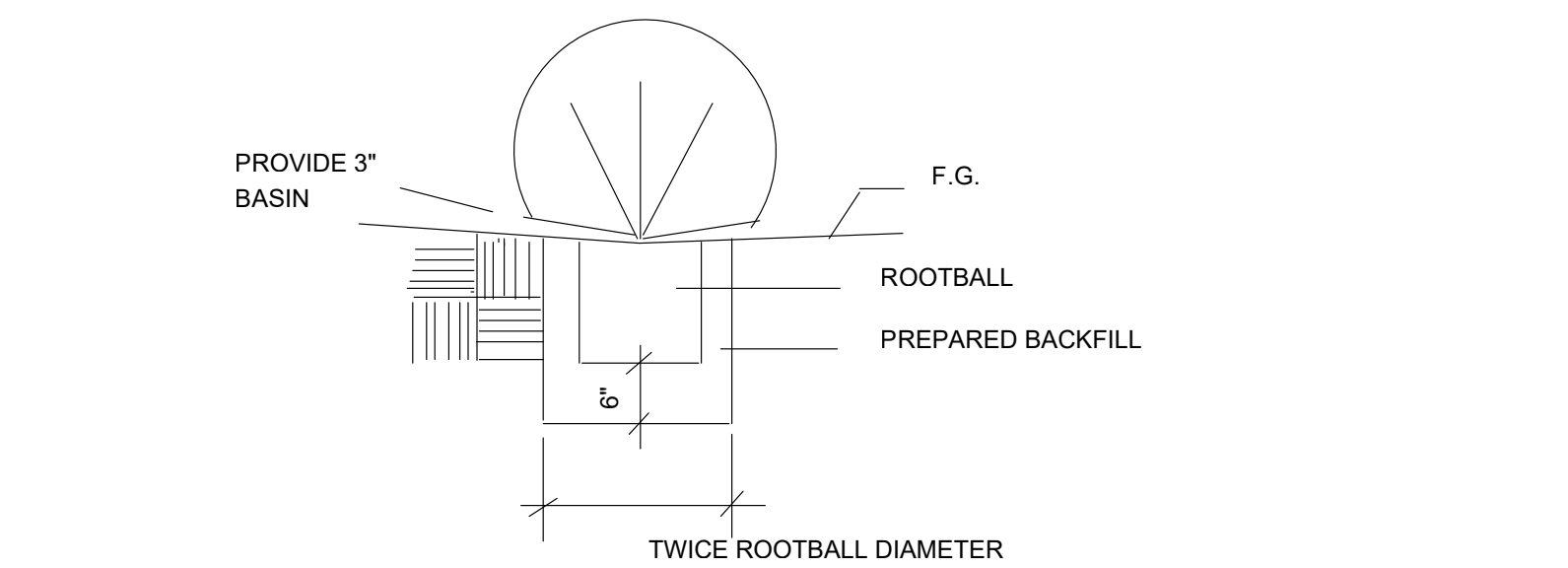
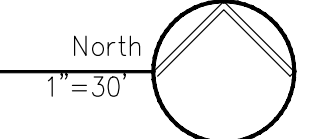
3532 N. Avenida Albor Tucson, Arizona 85745  
(520) 441-2754

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

L1 OF 3

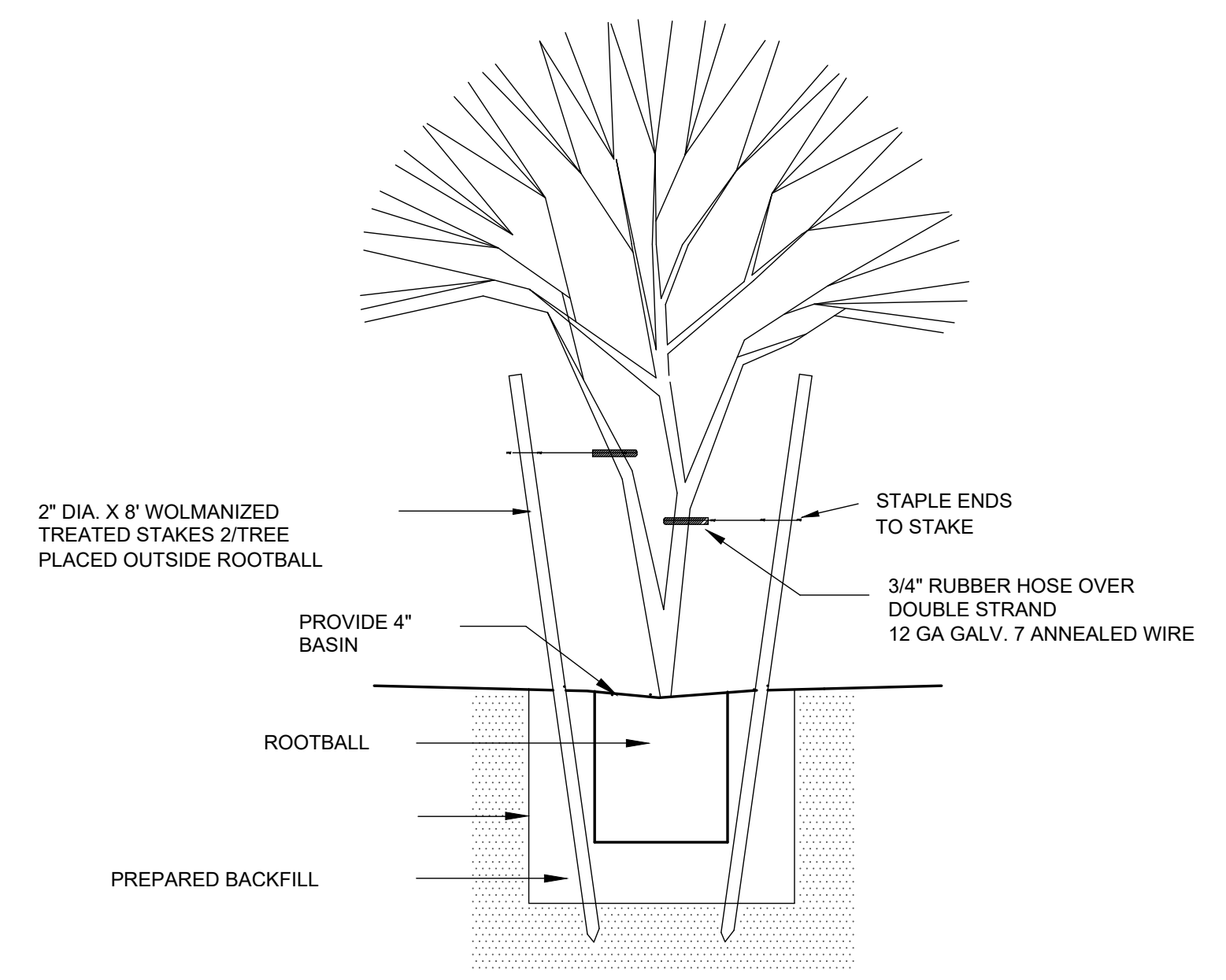


**LANDSCAPE PLAN**



**1 SHRUB PLANTING DETAIL**

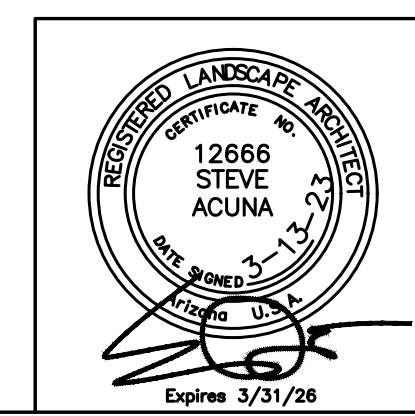
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\* NO STAKES FOR BOXED TREES SIZES

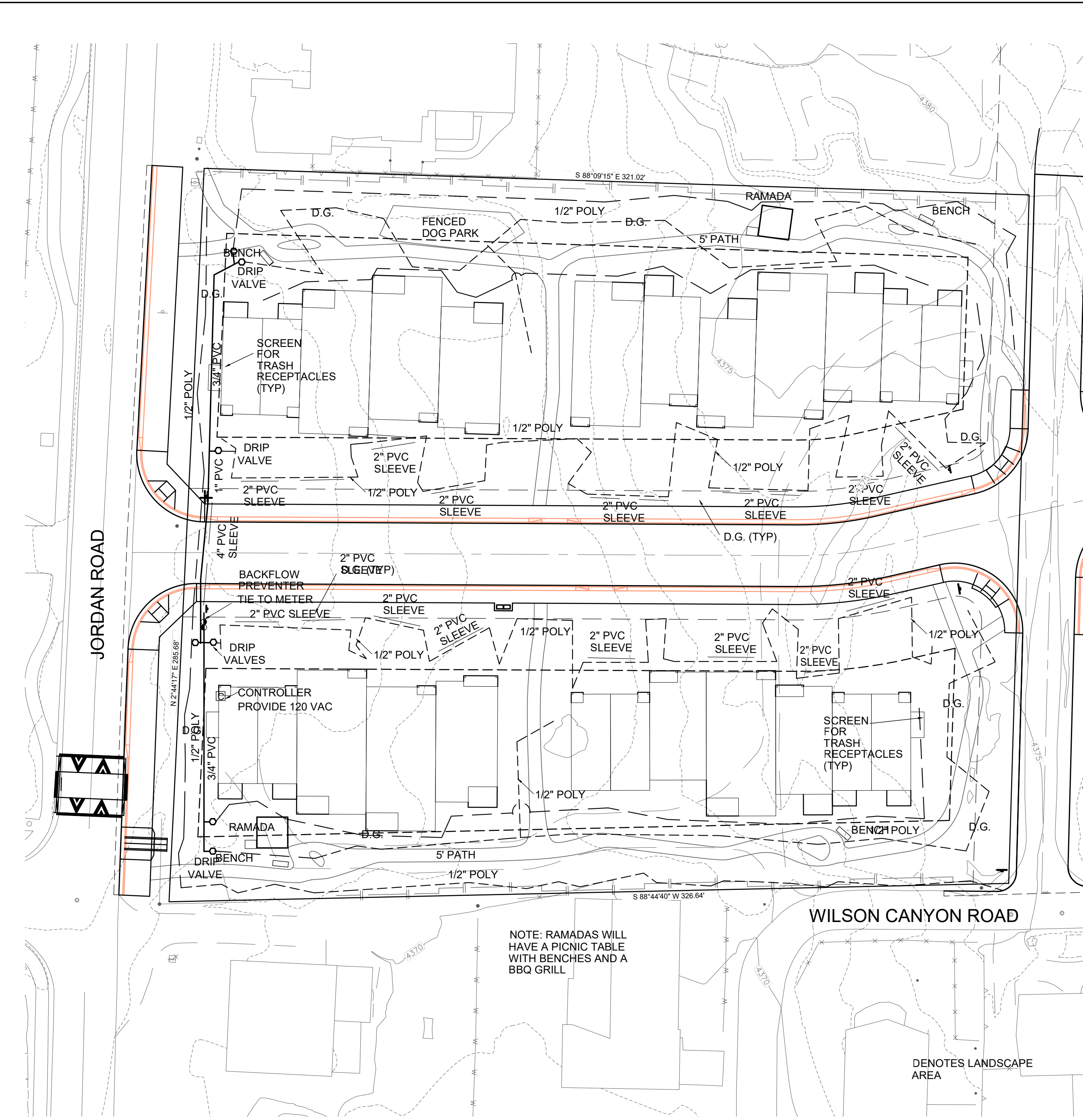
**2 TREE PLANTING DETAIL**

NTS



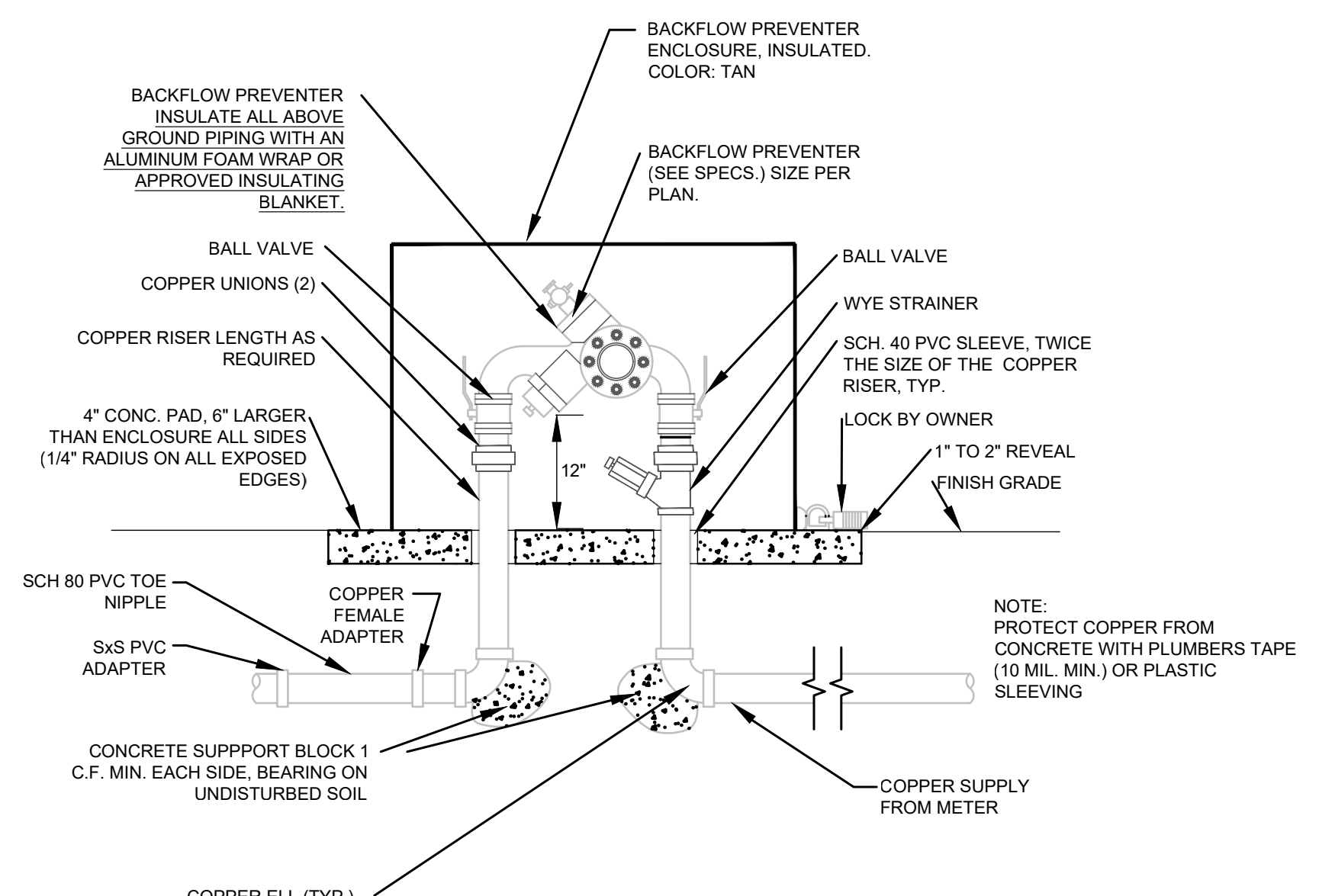
JORDAN TOWNHOMES		HORIZ.
LANDSCAPE PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA
L2 OF 3		DRAWN SA
		CHKD. SA
		JOB NO.



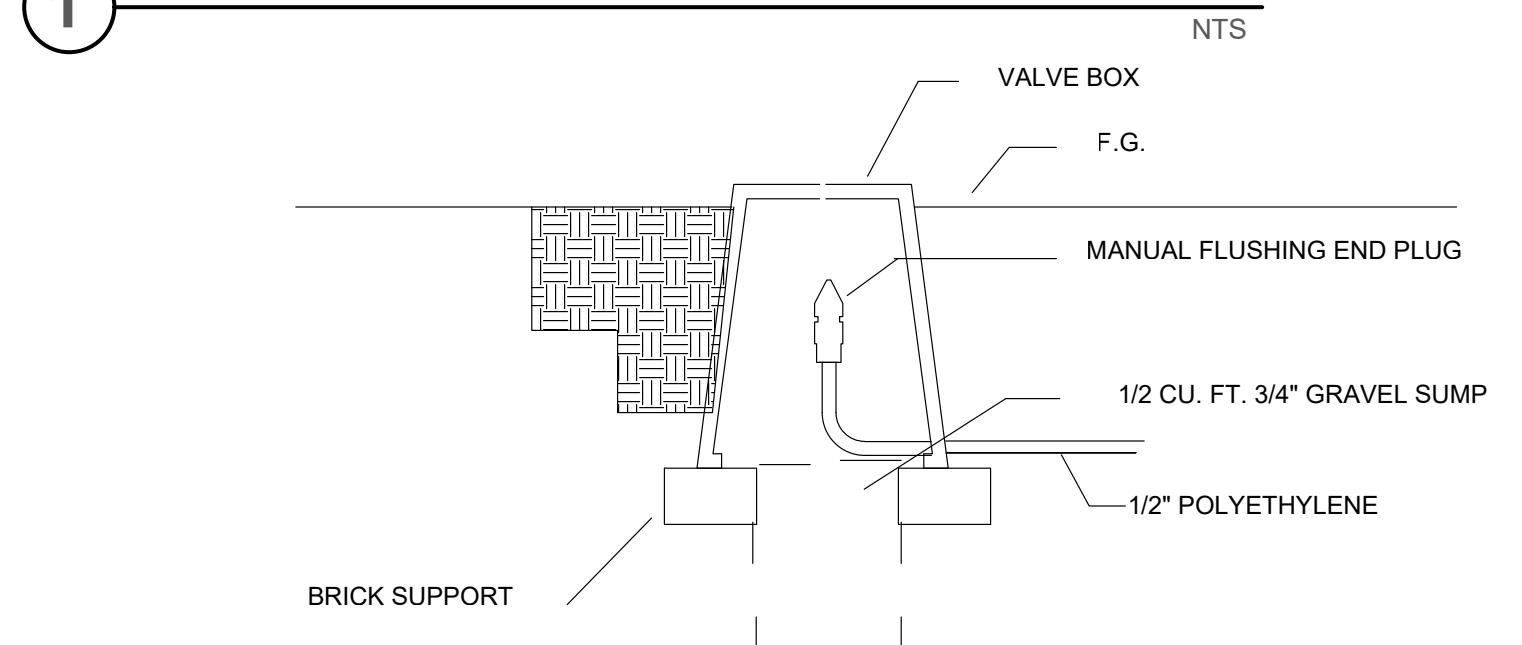


**IRRIGATION PLAN**

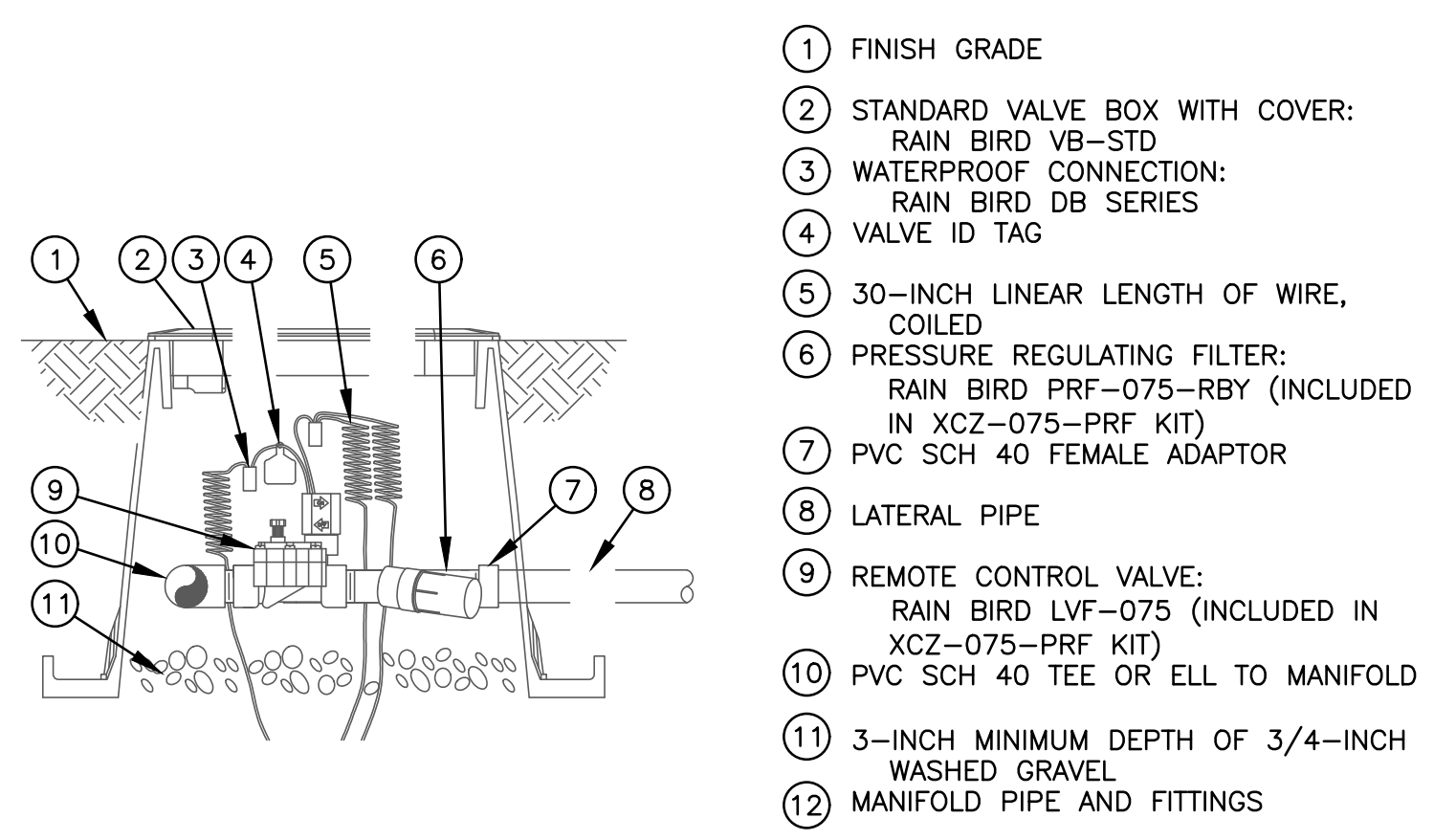
IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	7
	TREE EMITTER	RAINBIRD XB-10-6	110
	SHRUB EMITTER	RAINBIRD XB-10-6	330



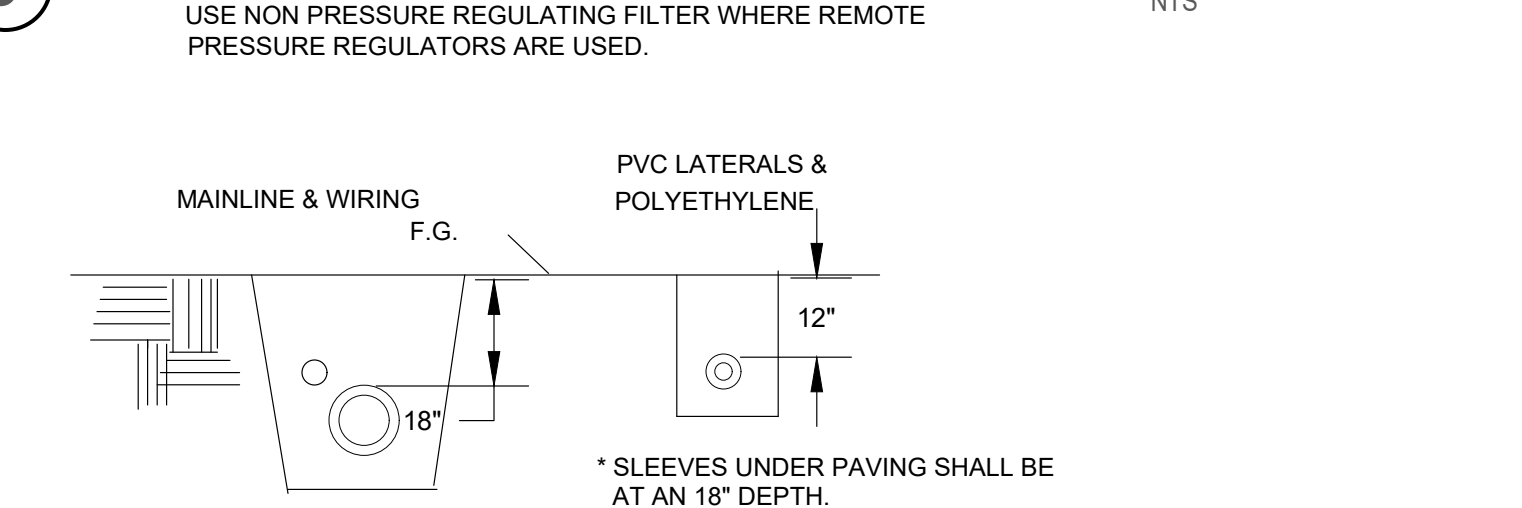
**BACKFLOW PREVENTER DETAIL**



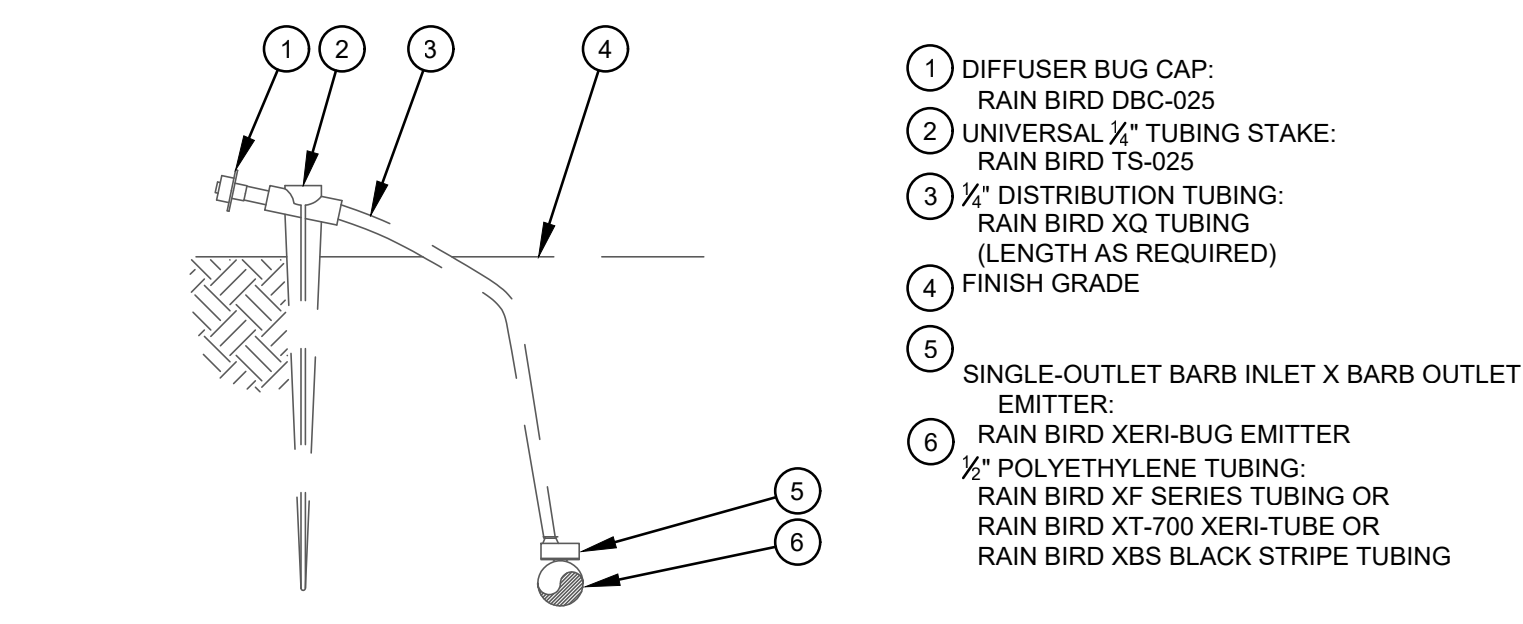
**HOSE END CAP DETAIL**



**DRIP VALVE ASSEMBLY**

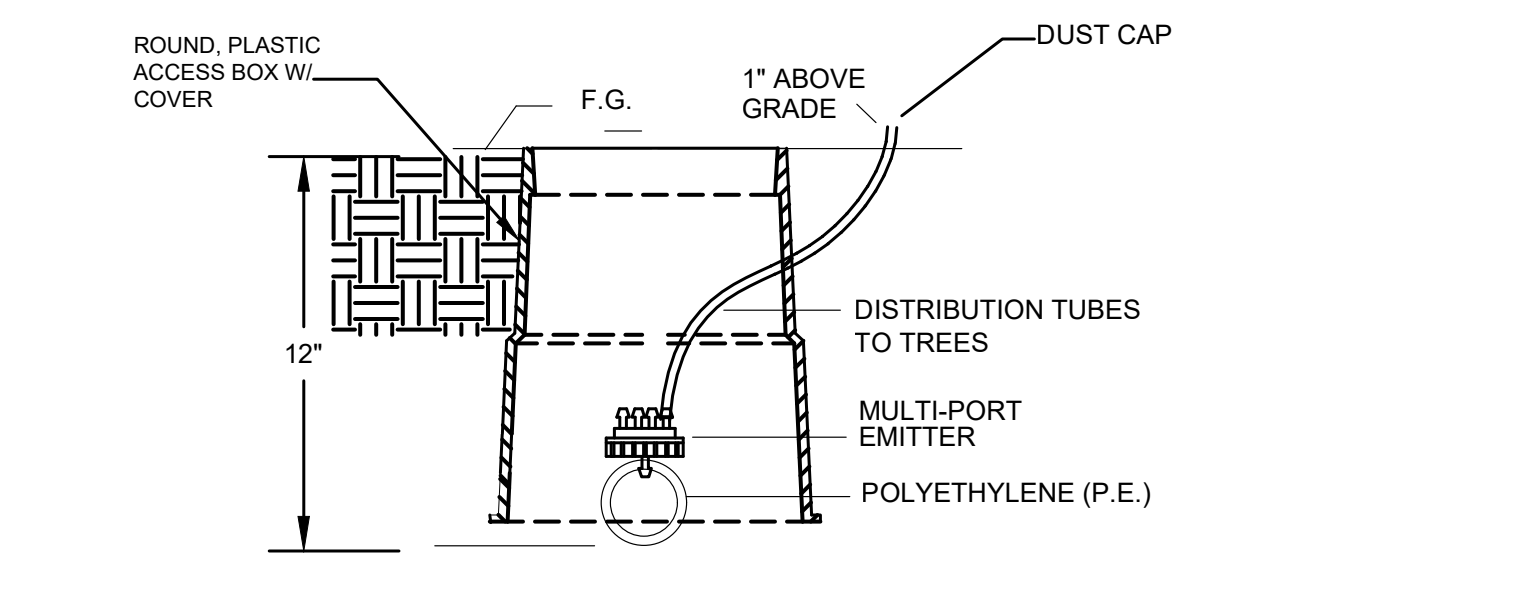


**TRENCHING DETAIL**

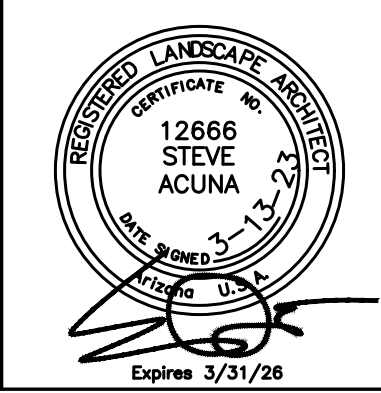
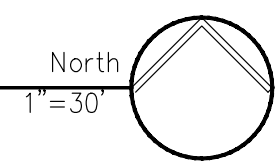


**SINGLE OUTLET EMITTER DETAIL**

NOTES:  
1. USE RAIN BIRD XERIMAN TOOL XM-T00 TO INSERT EMITTER DIRECTLY INTO 1/2\"/>



**MULTI OUTLET EMITTER DETAIL**



**JORDAN TOWNHOMES**

**IRRIGATION PLAN**

**Acuña Coffeen Landscape Architects**

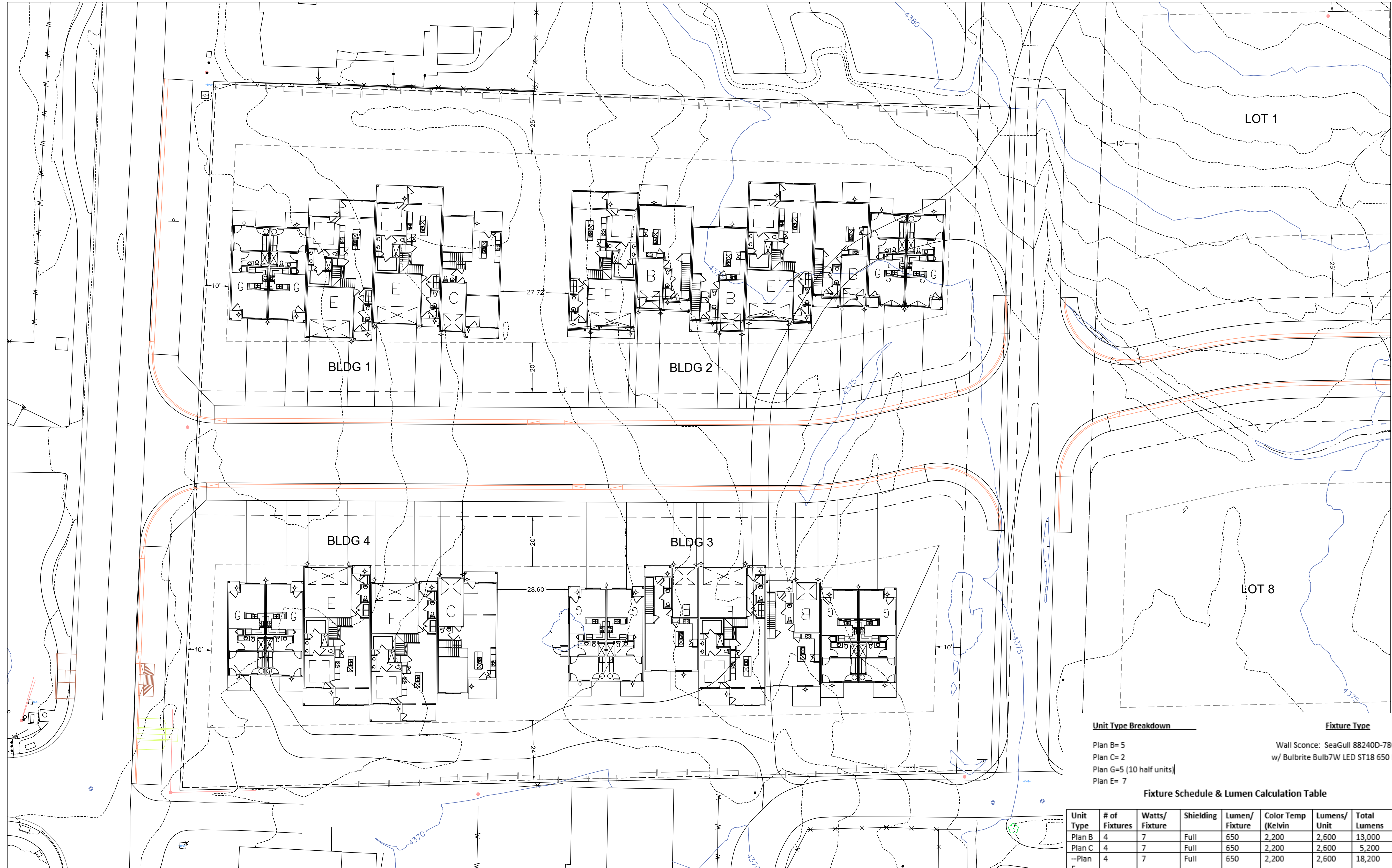
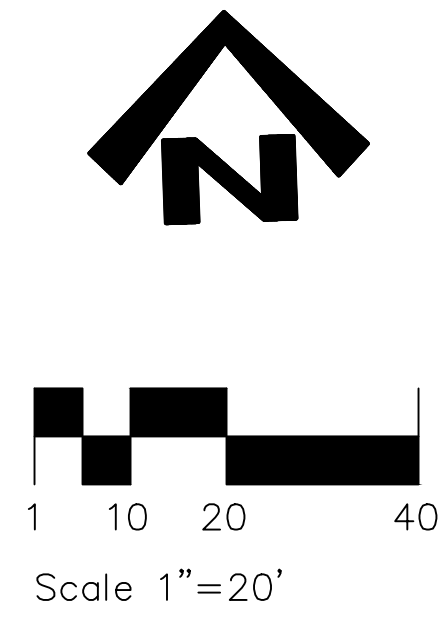
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(520) 441-2754

L3 OF 3

Engine 3/21/28

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

**EXHIBIT 2d. Outdoor Lighting Plan**



**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
<b>Total</b>							<b>52,650</b>

\* 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)

**LIGHTING PLAN**

REVISION
