

**EXHIBIT 2. PLANS**

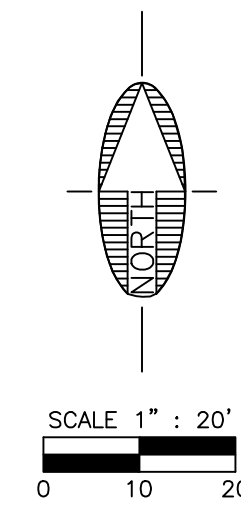
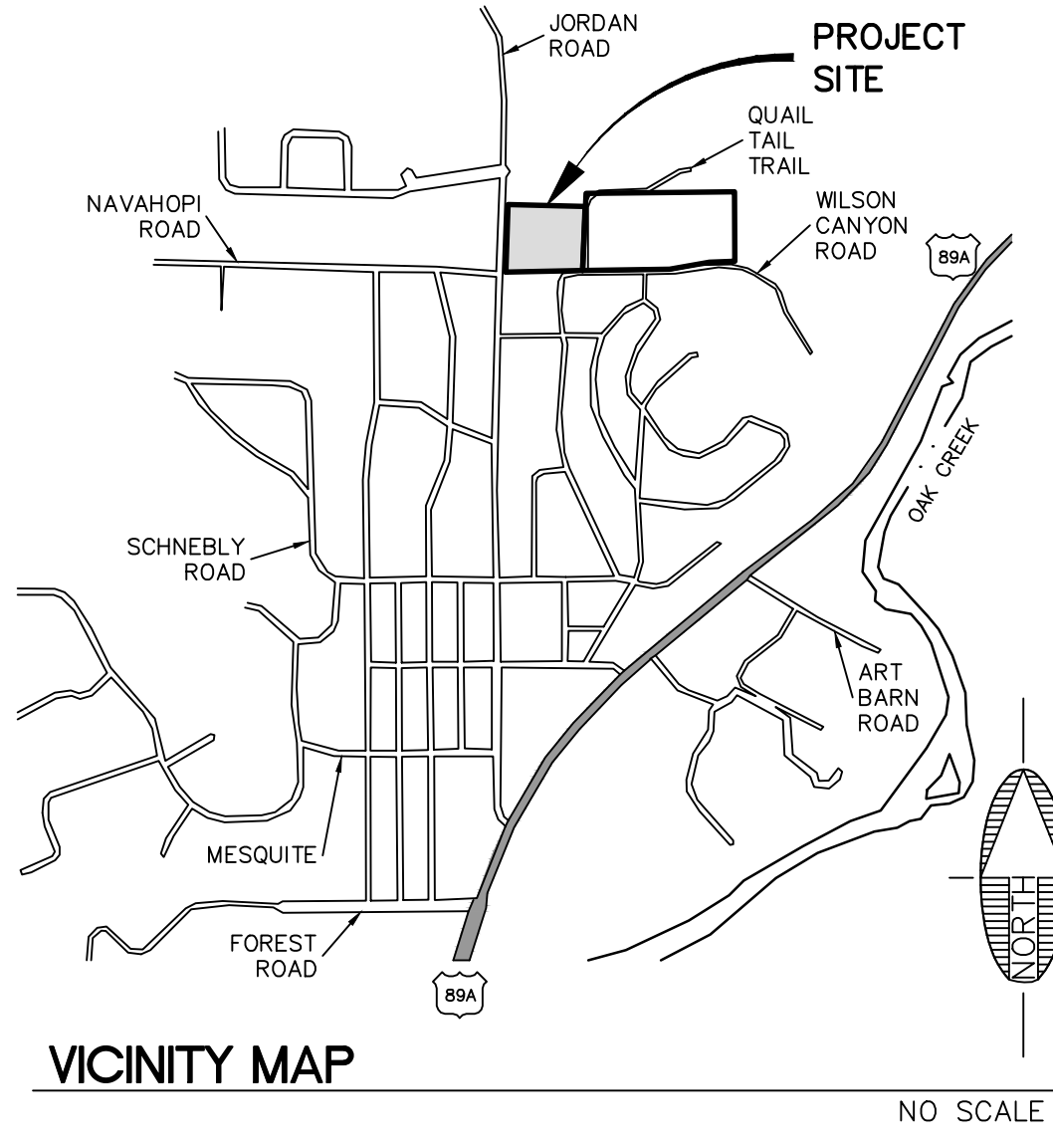
2a. Preliminary Concept Grading and Utilities Plan

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

2c. Landscaping Plan

2d. Outdoor Lighting Plan

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



- LEGEND**
- - - 4300 EXISTING CONTOURS 1' INTERVAL
  - - - 4300 PROPOSED CONTOURS 1' INTERVAL
  - - - PROPOSED SWALE
  - - - 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: GERRIE GRAY  
 ggray@miramontehomes.com  
 PHONE: (520) 403-1464

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

**UTILITIES/SERVICES**

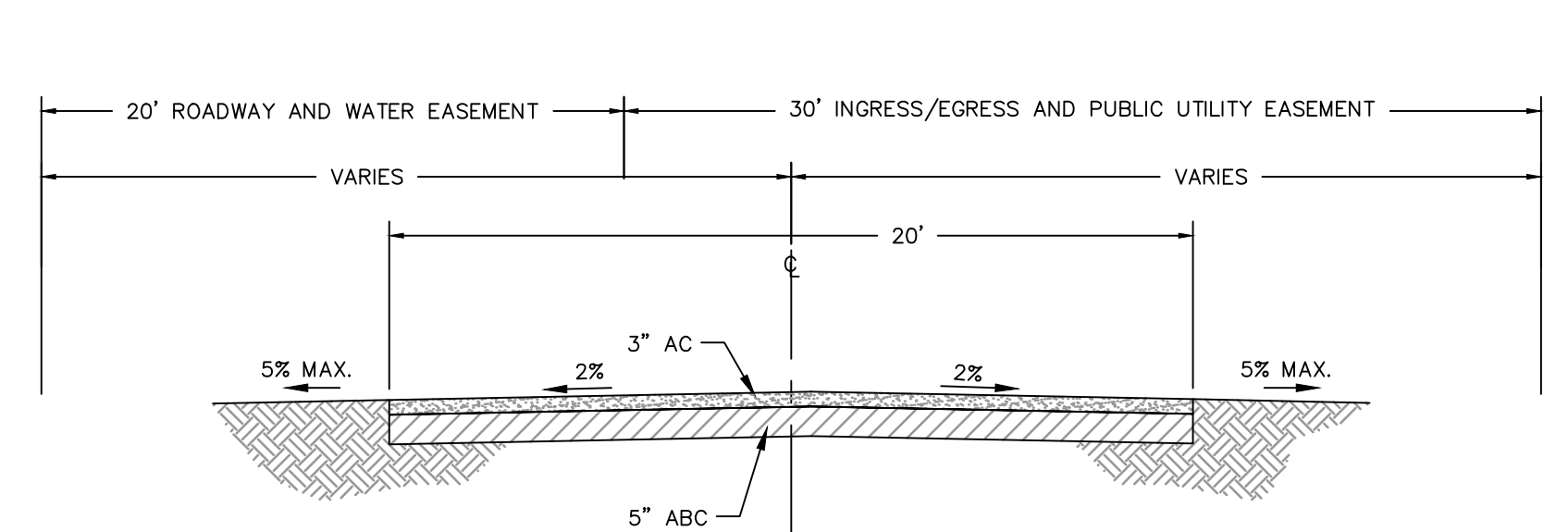
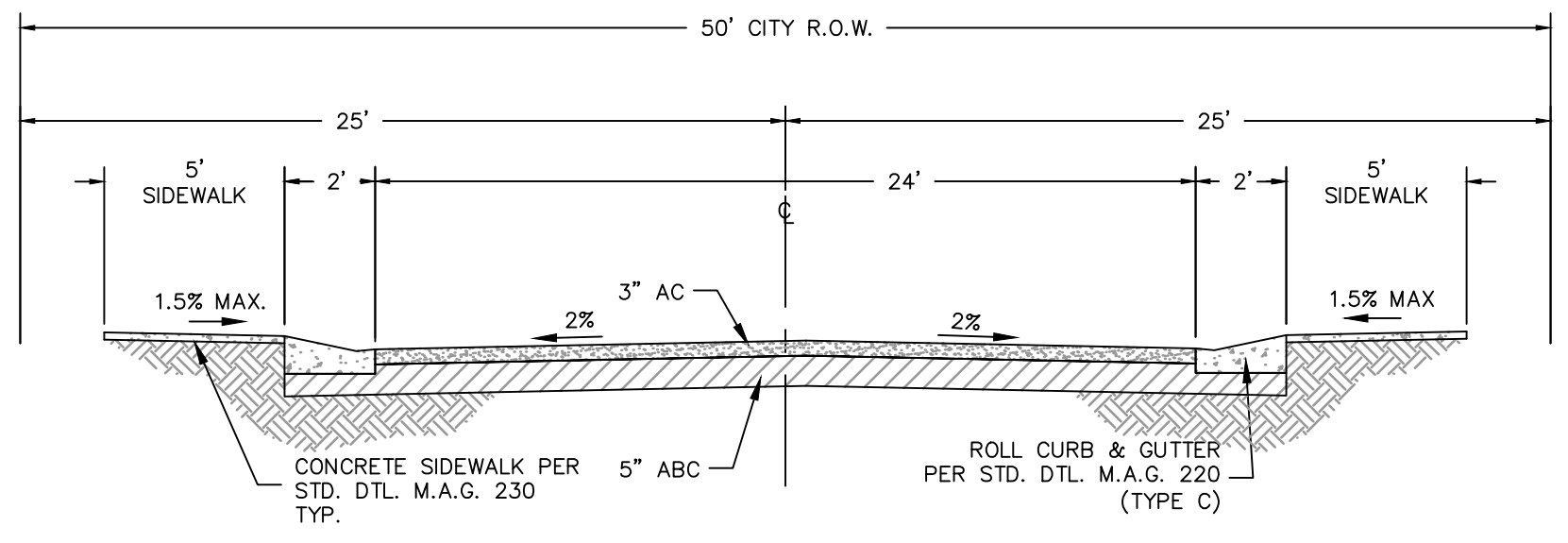
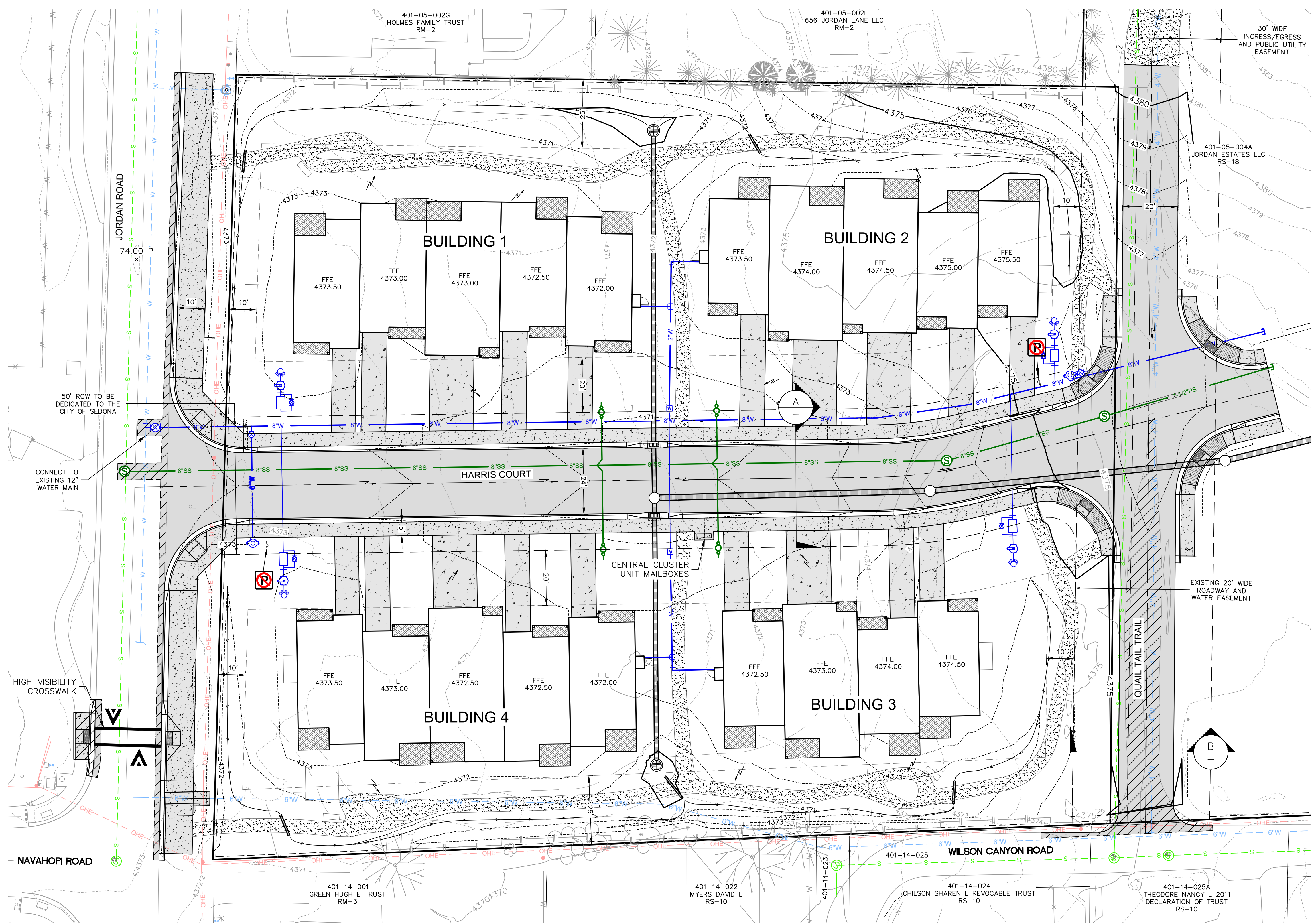
WATER SOURCE: ARIZONA WATER COMPANY  
 REFUSE REMOVAL: WASTE MANAGEMENT CITY OF SEDONA  
 SEWER SERVICE: UNISOURCE  
 NATURAL GAS: CITY OF SEDONA POLICE DEPARTMENT  
 POLICE: CITY OF SEDONA FIRE DEPARTMENT  
 FIRE/EMERGENCY DISTRICT: APS  
 ELECTRIC: OPTIMUM  
 TELEPHONE/CABLE TV: OPTIMUM

**SITE INFORMATION**

ASSESSORS PARCEL NO.	401-58-001A
ZONING	RM-2
BUILDINGS	4
UNITS	19
EQUIV. UNITS PER SEDONA ZONING	19
PARCEL AREA	89,558 S.F. (2.06 AC)
BUILDING AREA	20,621 S.F.
PARCEL COVERED BY BUILDINGS	24% (20,621 S.F.)
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS (PATIOS)	15% (13,725 S.F.)
OPEN SPACE	61% (55,212 S.F.)
% PARCEL TO BE LANDSCAPED	61%

**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: JUN 23  
 SCALE: 1"=20'  
 DRAWN: EGM  
 DESIGN: AHB  
 CHECKED: AHB

JORDAN TOWNHOMES  
 CITY OF SEDONA  
 ARIZONA

**SITE PLAN & PRELIMINARY  
 GRADING AND UTILITES PLAN**

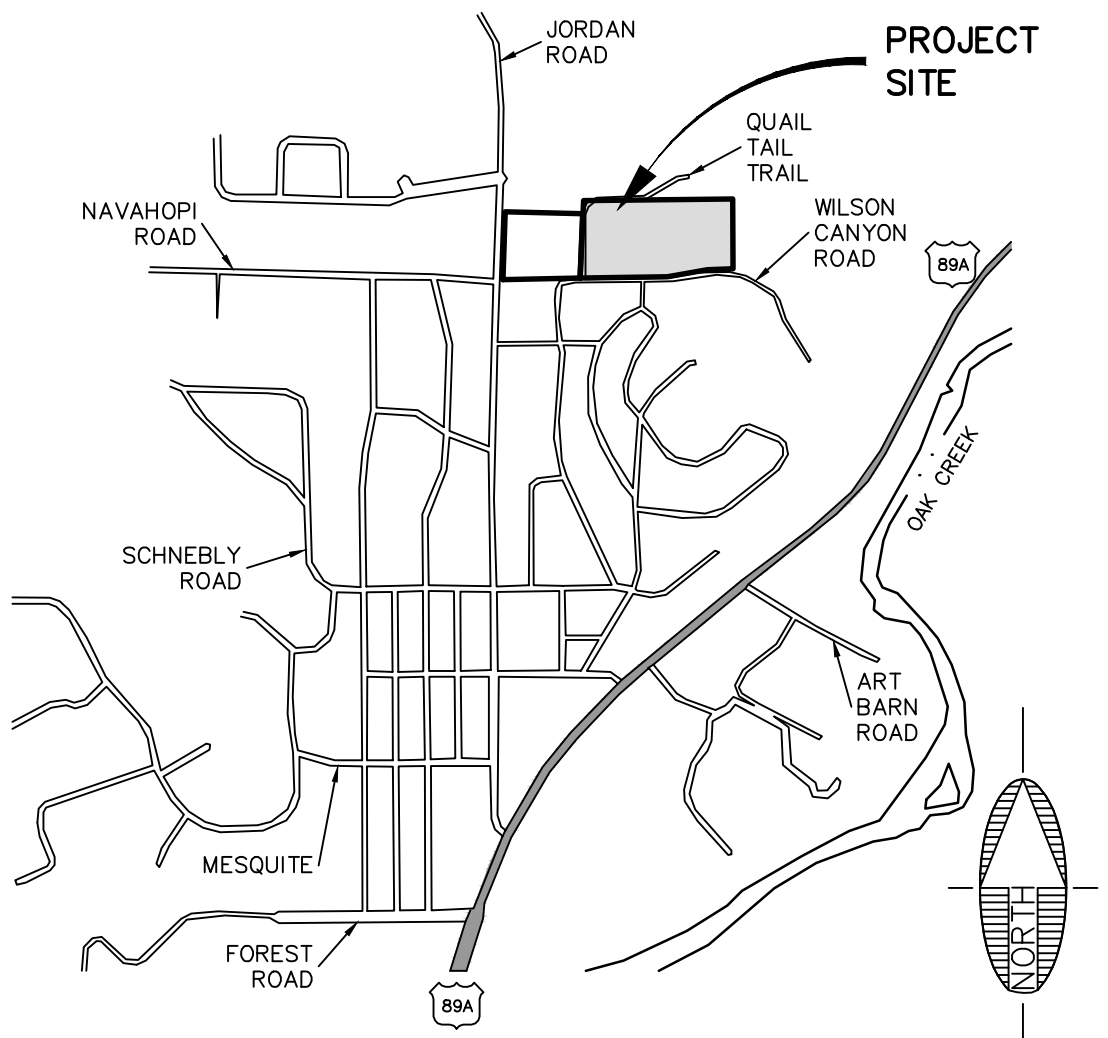
**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

DRAWING NO. **EX1**

SHT NO. 1 OF 1

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

PLOTTED: Jun 20, 2023 - 8:55am



VICINITY MAP

# JORDAN TOWNHOMES/JORDAN ESTATES

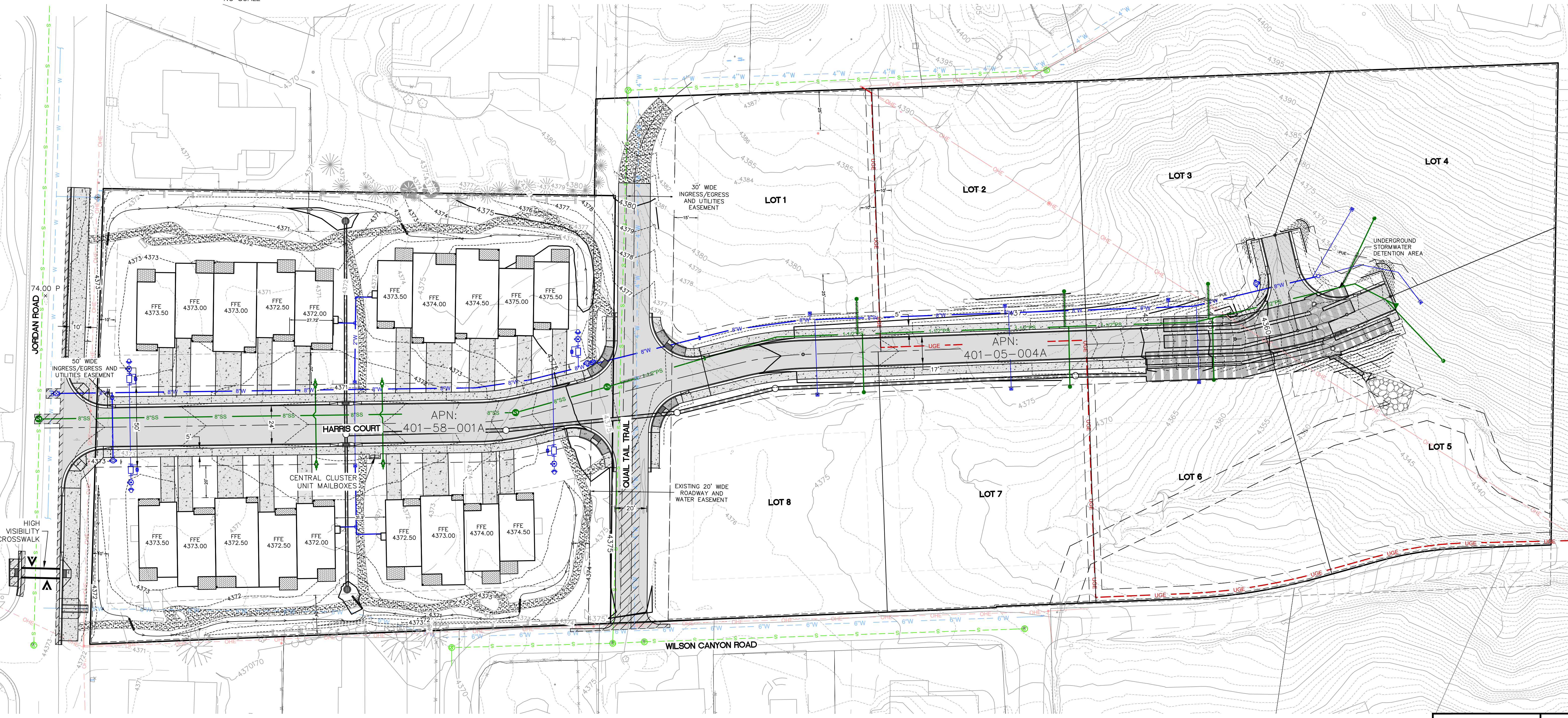
A PORTION OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 6 EAST  
 GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA  
 APN: 401-05-004A, 401-58-001A

**CONTACT INFORMATION**  
 OWNER/DEVELOPER: MICM SEDONA JORDAN LOFTS PROJECT LP  
 CHRIS KEMMERLY  
 2502 E. RIVER ROAD,  
 TUCSON, ARIZONA 85718  
 chris@kemmerly.com  
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 ART BECKWITH, P.E.  
 75 KALLOF PLACE  
 SEDONA, ARIZONA 86336  
 PHONE: (928) 282-1061

**LEGEND**

- 4300 --- EXISTING CONTOURS 1' INTERVAL
- 4300 --- PROPOSED CONTOURS 1' INTERVAL
- - - - - PROPOSED SWALE
- - - - - 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

SCALE 1" = 30'  
 0 15 30



FILE: P:\2023\221227\DRAWINGS\CONCEPT PLANS\221227-CONCEPT PLAN.DWG MJUNG

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

JORDAN TOWNHOMES/JORDAN ESTATES  
 CITY OF SEDONA ARIZONA

**PRELIMINARY GRADING AND UTILITES PLAN**

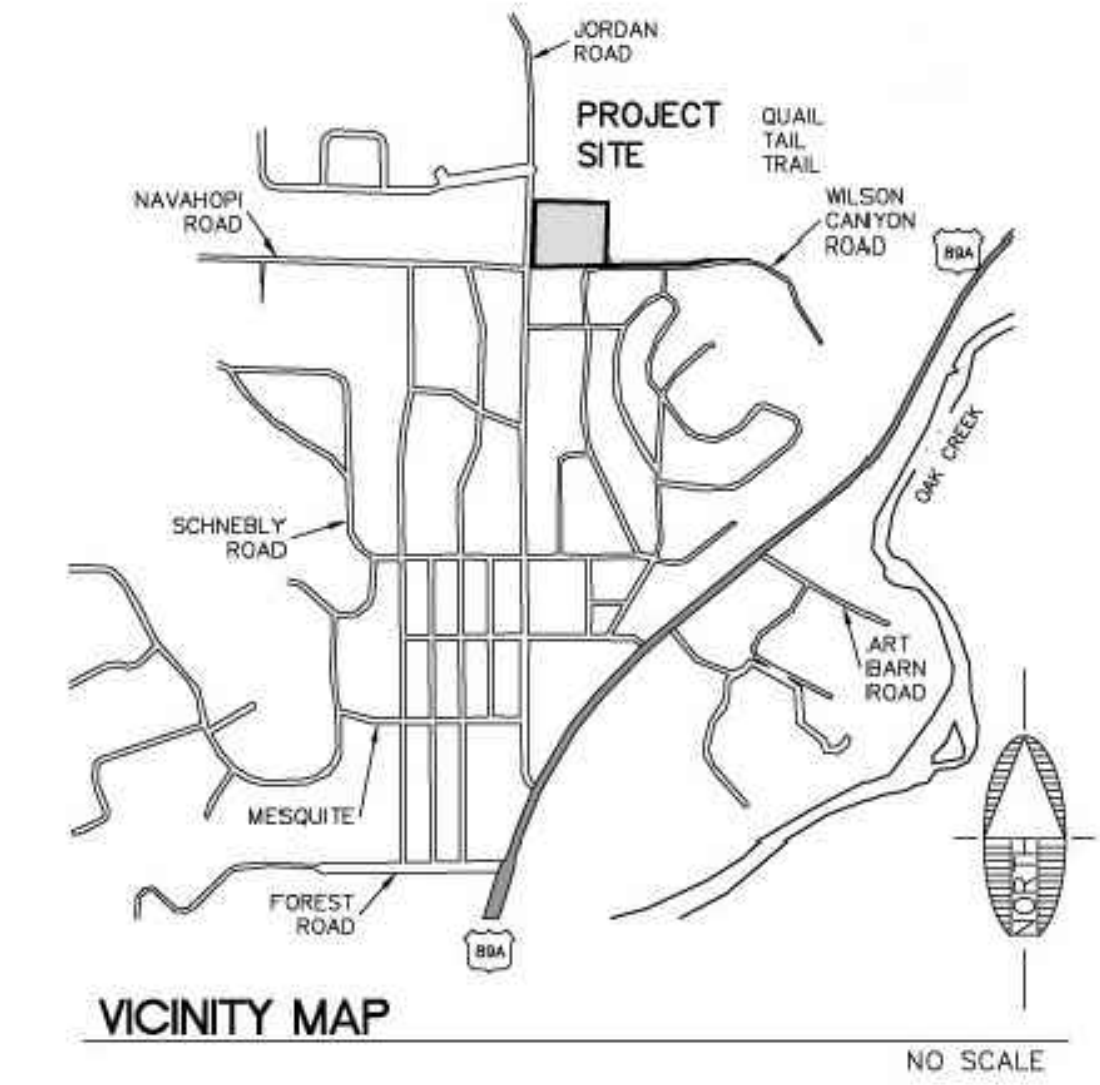
**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

DRAWING NO. **EX2**

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1	1

## **EXHIBIT 2c. Landscape 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

TOTAL LANDSCAPE 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: GERRIE GRAY  
GGRAY@MIRAMONTEHOMES.COM  
520-403 1464

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
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	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
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	SHRUB EMITTER	RAINBIRD XB-10-6	330



JORDAN TOWNHOMES  
LANDSCAPE PLAN COVER SHEET

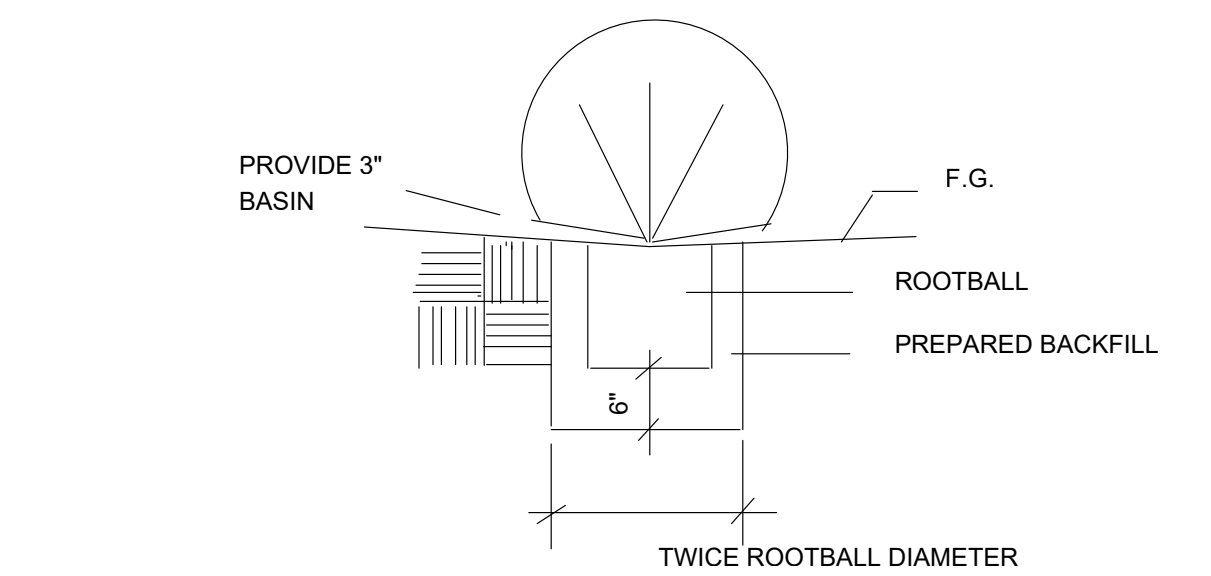
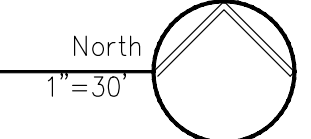
Acuña Coffeen  
Landscape Architects  
3532 N. Avenida Albor Tucson, Arizona 85745  
(520) 441-2754

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

L1 OF 3

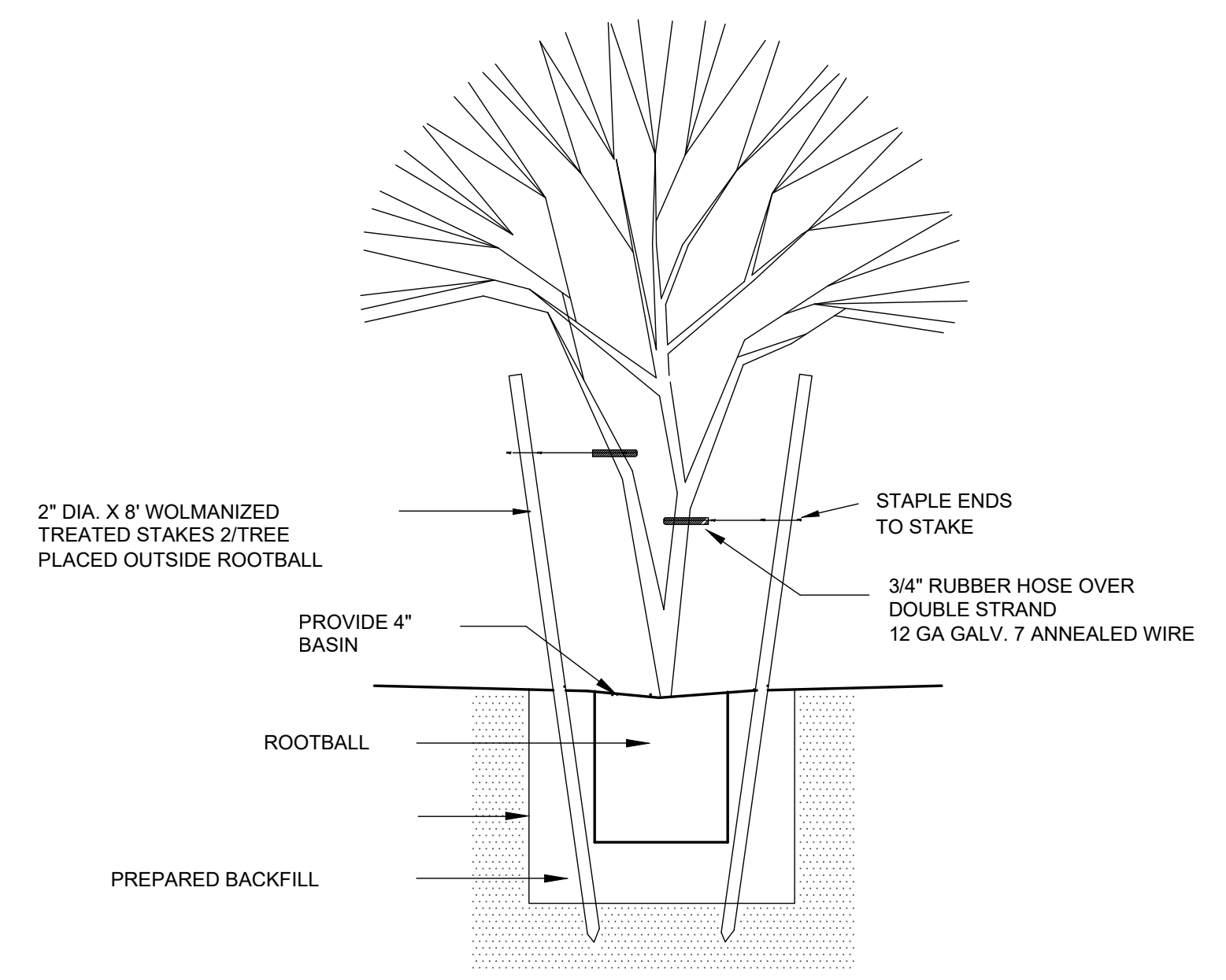


**LANDSCAPE PLAN**



**1 SHRUB PLANTING DETAIL**

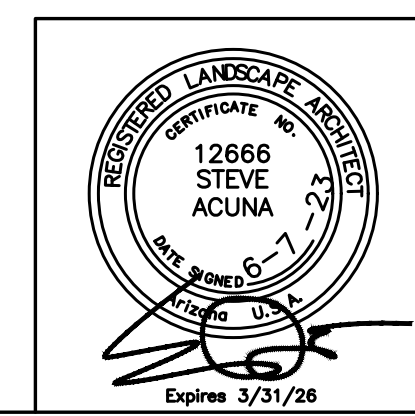
NTS



**2 TREE PLANTING DETAIL**

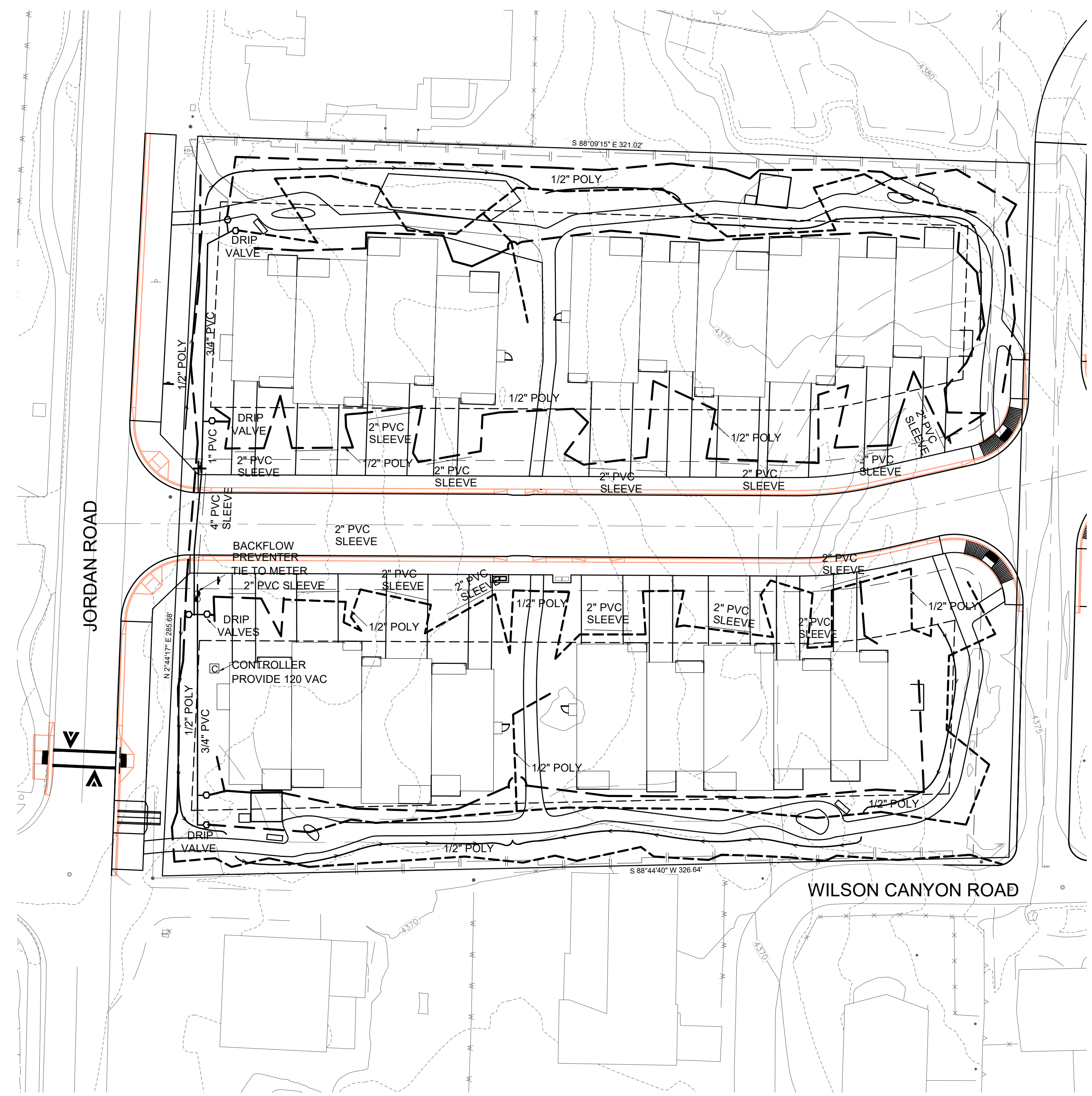
\* NO STAKES FOR BOXED TREES SIZES

NTS



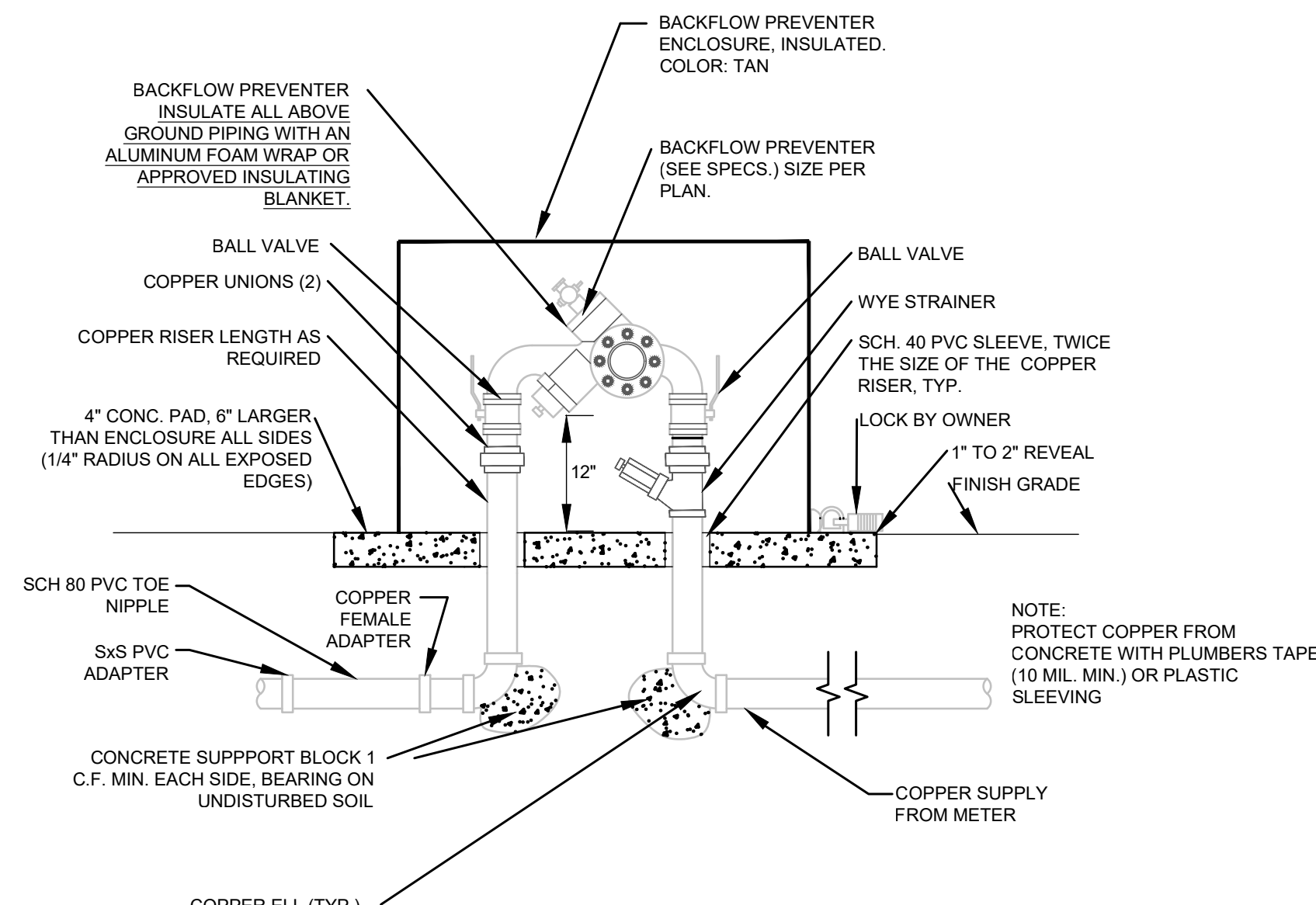
<p>JORDAN TOWNHOMES</p> <p>LANDSCAPE PLAN</p> <p><b>Acuña Coffeen</b> Landscape Architects</p> <p>3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754</p>		<p>HORIZ.</p> <p>VERT.</p> <p>F.B.</p> <p>DESIGN SA</p> <p>DRAWN SA</p> <p>CHKD. SA</p> <p>JOB NO.</p>
<p>L2 OF 3</p>		<p>JOB NO.</p>



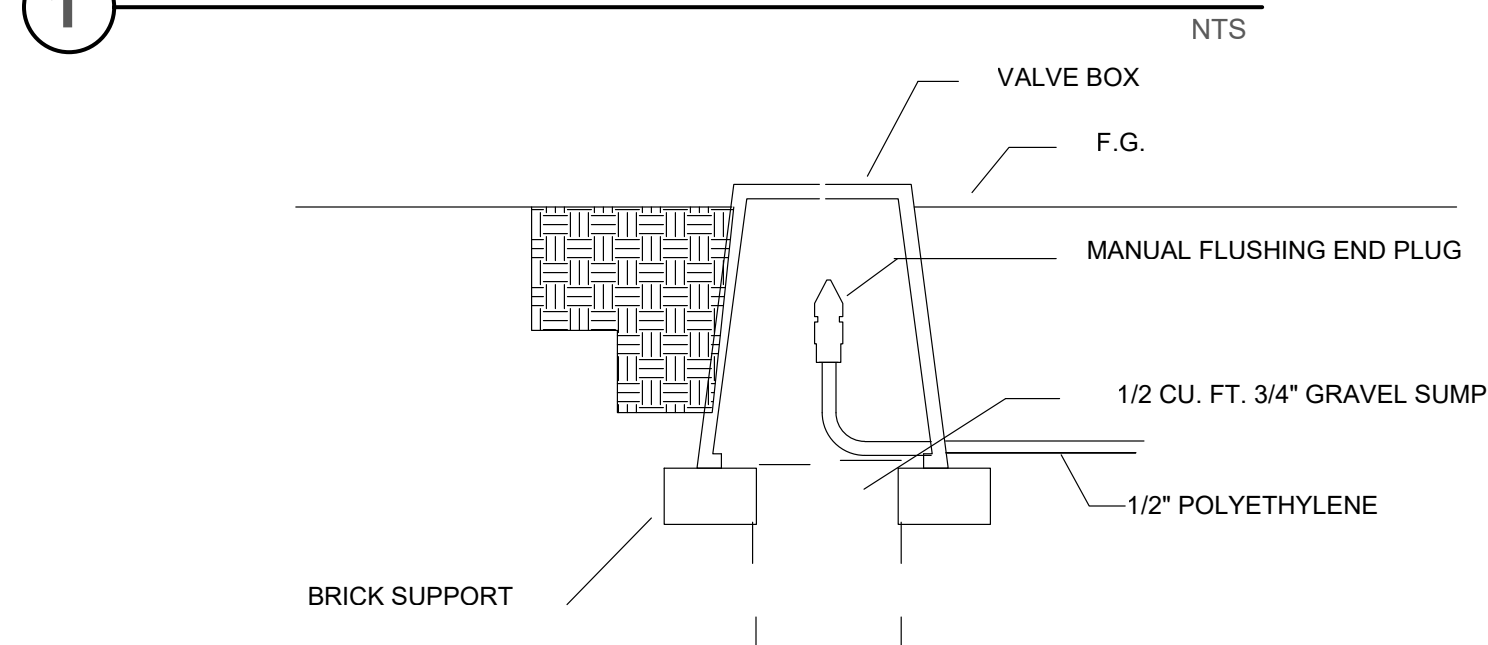


**IRRIGATION PLAN**

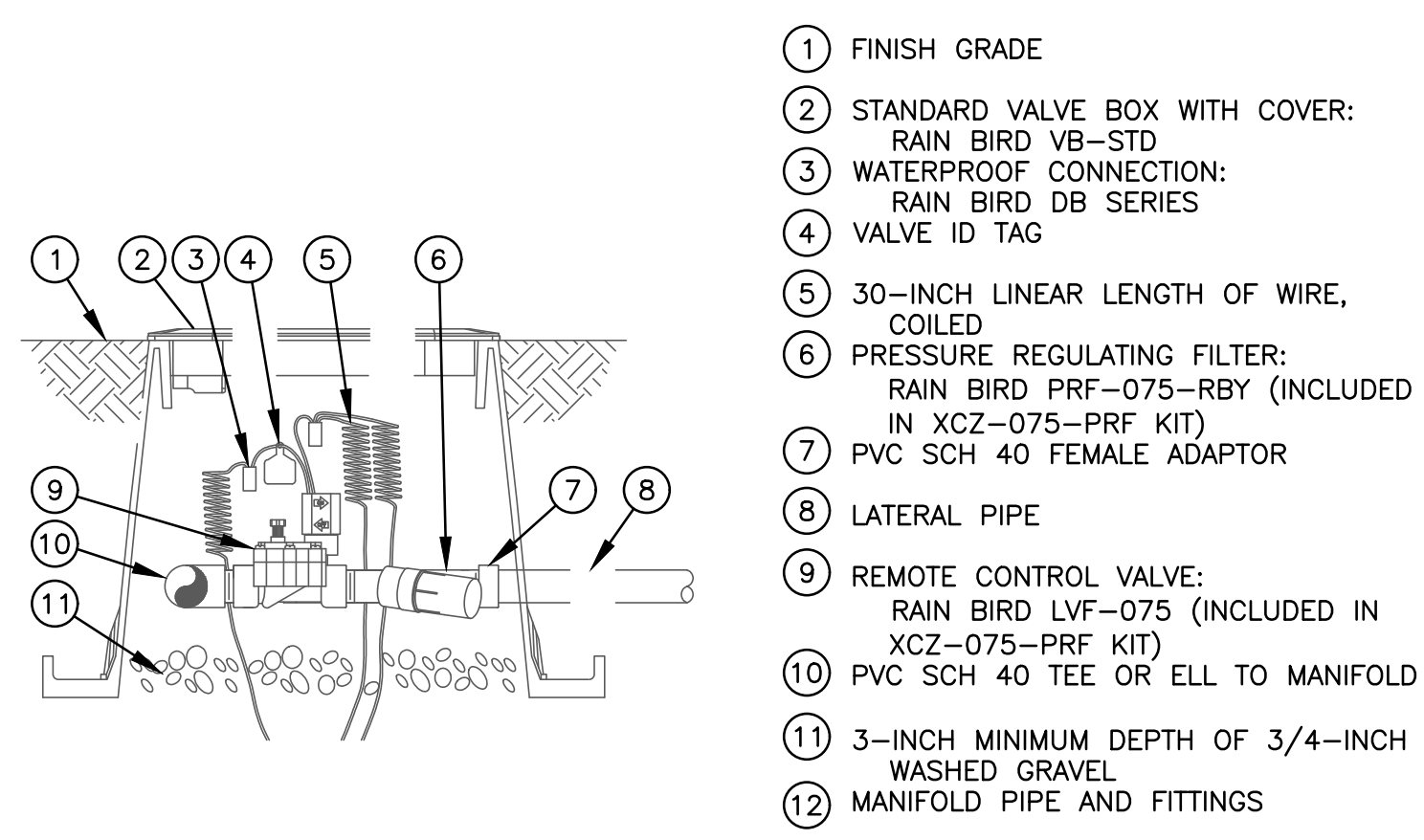
IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
☐	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 1
⊗	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
○	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	7
	TREE EMITTER	RAINBIRD XB-10-6	110
	SHRUB EMITTER	RAINBIRD XB-10-6	330



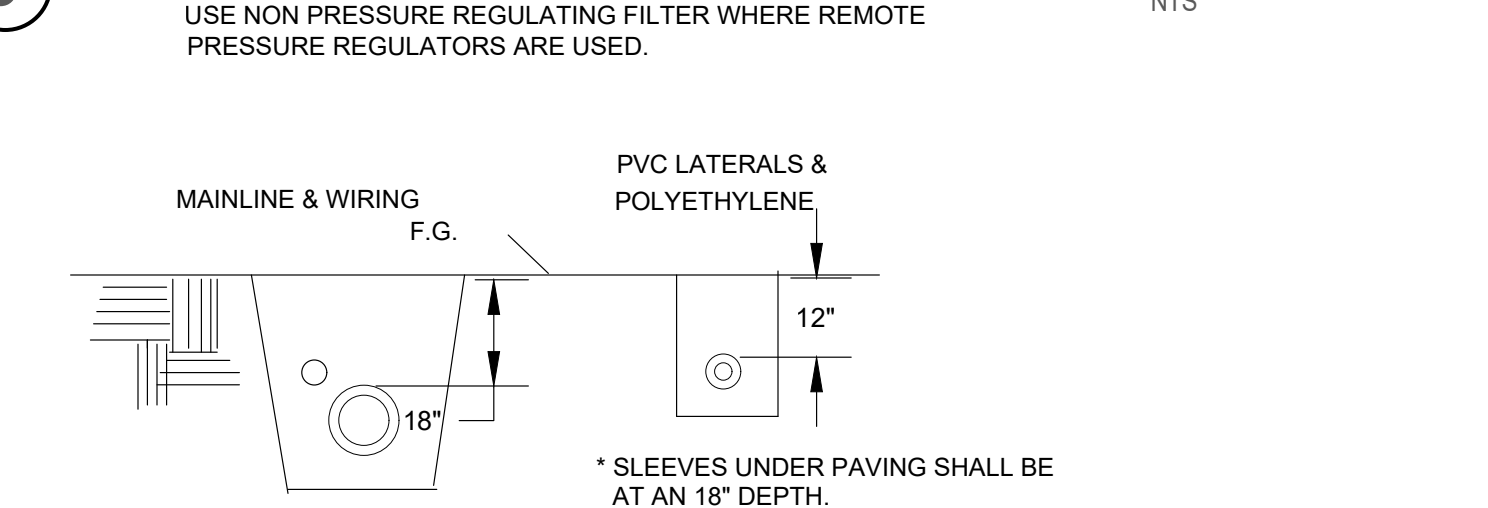
**BACKFLOW PREVENTER DETAIL**



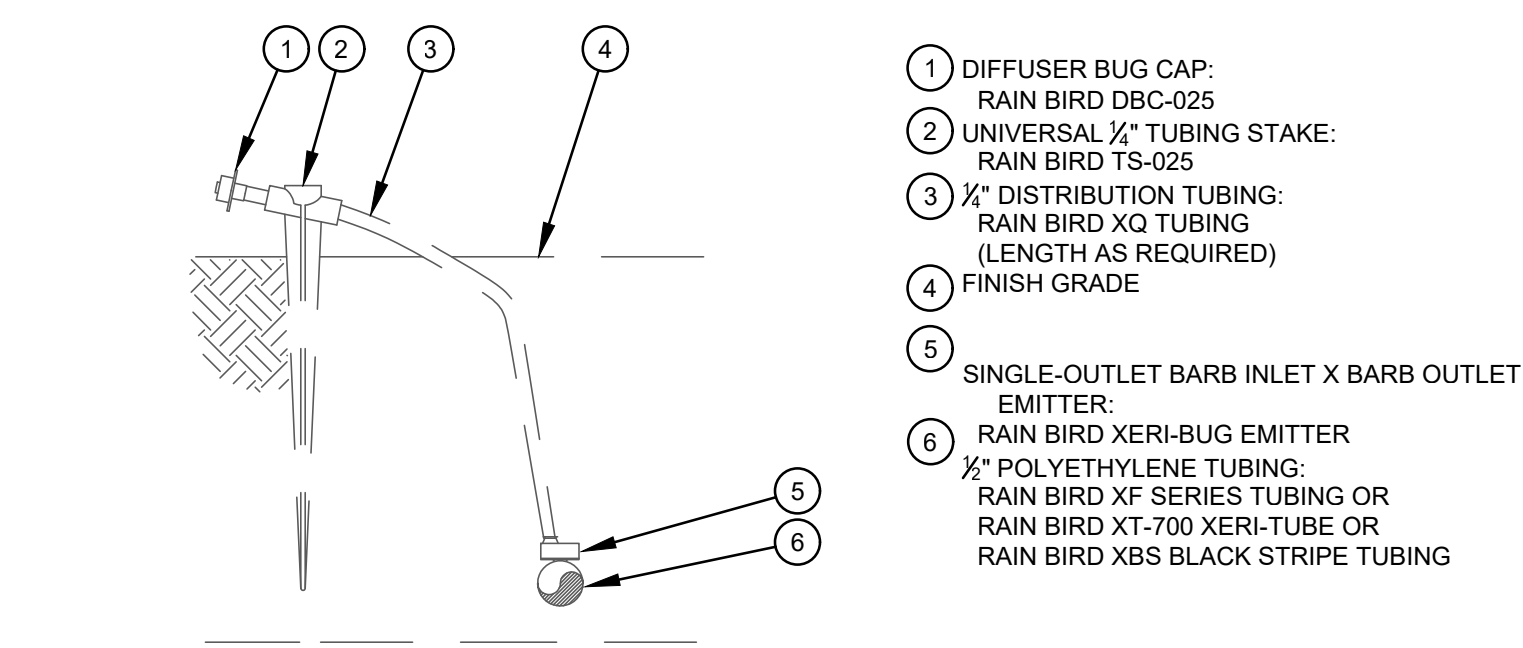
**HOSE END CAP DETAIL**



**DRIP VALVE ASSEMBLY**

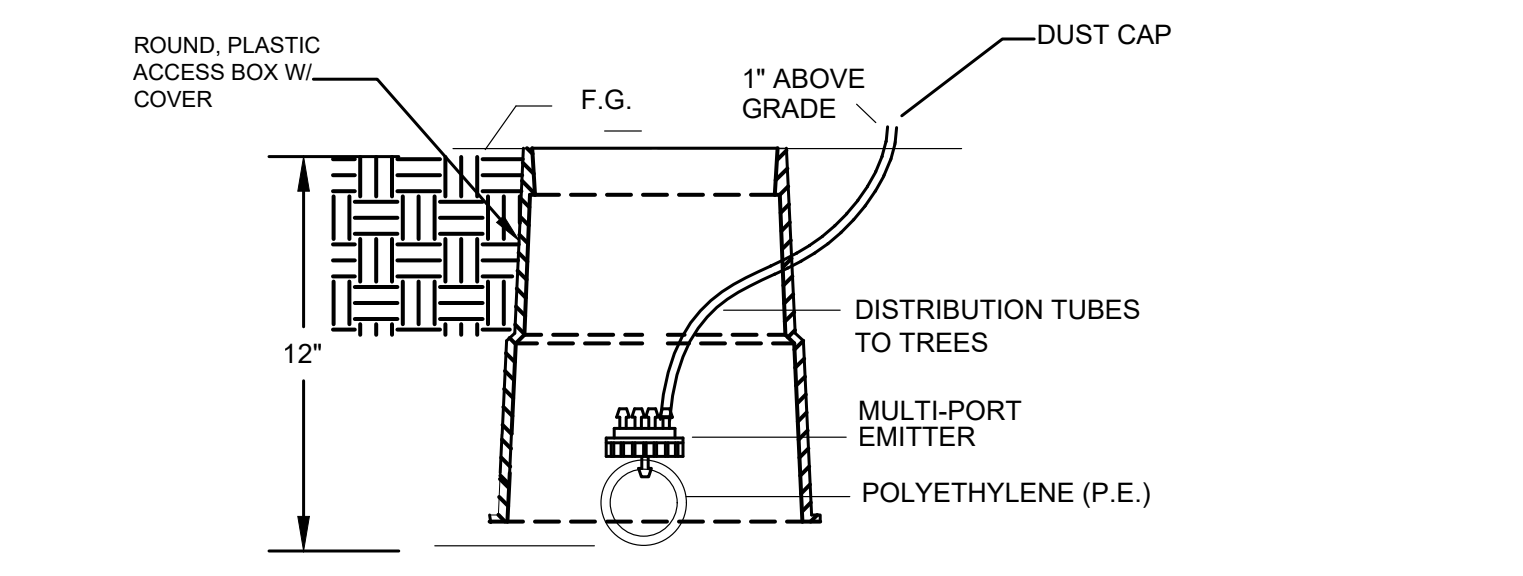


**TRENCHING DETAIL**

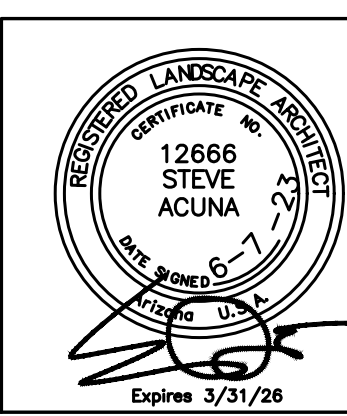


**SINGLE OUTLET EMITTER DETAIL**

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



**MULTI OUTLET EMITTER DETAIL**



**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.

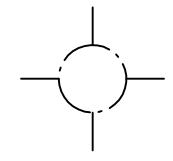
## **EXHIBIT 2d. Outdoor Lighting Plan**

Unit Type Breakdown

Plan B=6 units  
 Plan C=8 units  
 Plan E=5 units

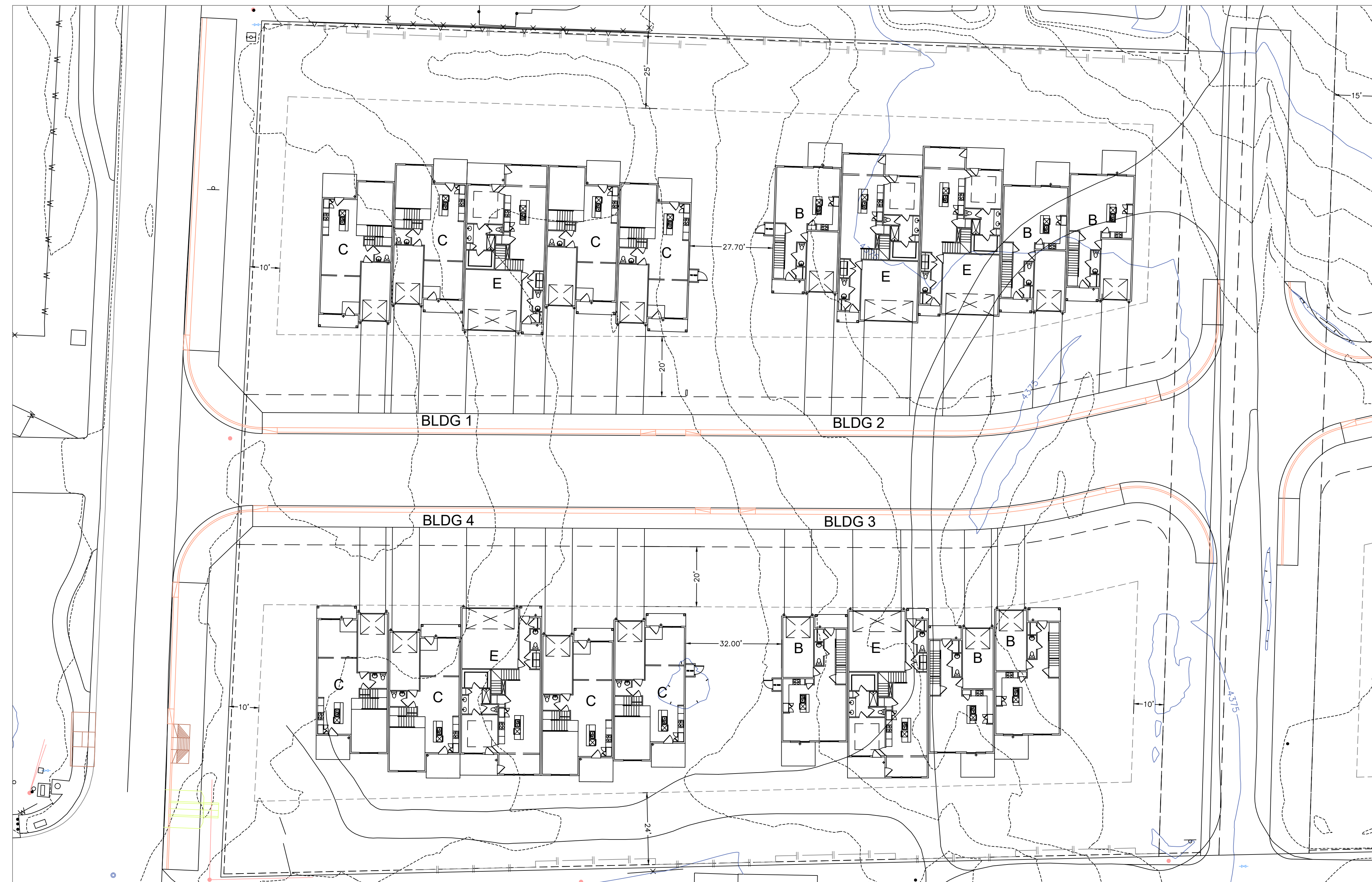
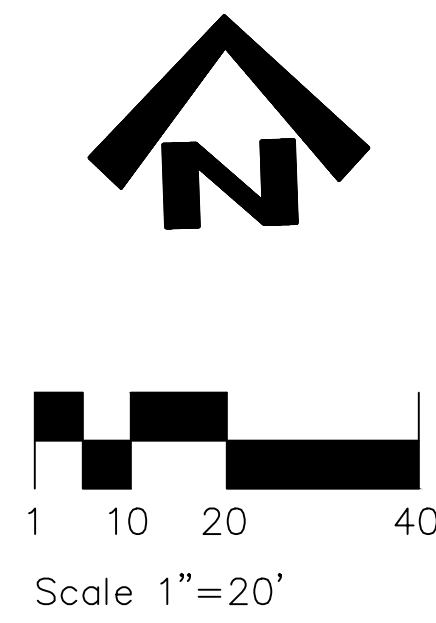
Fixture Type

Wall Sconce: SeaGull 88240D-70  
 W/Bulbrite Bulb7W LED ST18 650 Lumen



Unit Type	# of Fixtures	Watts/Fixture	Shielding	Lumen/Fixture	Color Temp (K)	Lumens/Unit	Total Lumens
Plan B	4	7	Full	650	2,200	2,600	15,600
Plan C	4	7	Full	650	2,200	2,600	20,800
Plan E	4	7	Full	650	2,200	2,600	13,000
<b>Total</b>							<b>49,400</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)



REVISION
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▲
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