

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



RANCH GATE & 128TH STREET

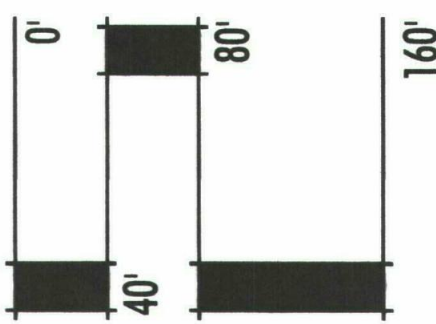
CONCEPTUAL SITE PLAN

GROSS SITE AREA:	40.0 AC
NET SITE AREA:	39.3 AC
CURRENT ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-35 ESL
PROPOSED # OF UNITS:	34 UNITS
GROSS DENSITY:	0.85 DU/AC
MAXIMUM BUILDING HEIGHT:	24'
BUILDING SETBACKS:	
• FRONT:	30'
• SIDE:	11'
• REAR:	26'

Demonstrate:
• Entry width (20' min for split entry/exit)
• Street width (24' min)
• Residential turning radii is cul-de-sac (40' min)
• Hydrant placement (Existing & proposed)

Subject to engineering and City review and approval.

SCALE: 1" = 80'



Fire Plan Review By:
Rick King (480) 312-2372
email: rking@scottsdaleaz.gov

NORTH



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date.	1/13/15	Project No.	1429
-------	---------	-------------	------

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



RANCH GATE & 128TH STREET

CONCEPTUAL SITE PLAN

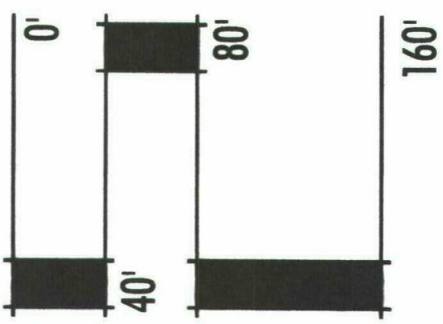
GROSS SITE AREA:	40.0 AC
NET SITE AREA:	39.3 AC
CURRENT ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-35 ESL
PROPOSED # OF UNITS:	34 UNITS
GROSS DENSITY:	0.85 DU/AC
MAXIMUM BUILDING HEIGHT:	24'

BUILDING SETBACKS:

- FRONT: 30'
- SIDE: 11'
- REAR: 26'

Subject to engineering and City review and approval.

SCALE: 1" = 80'



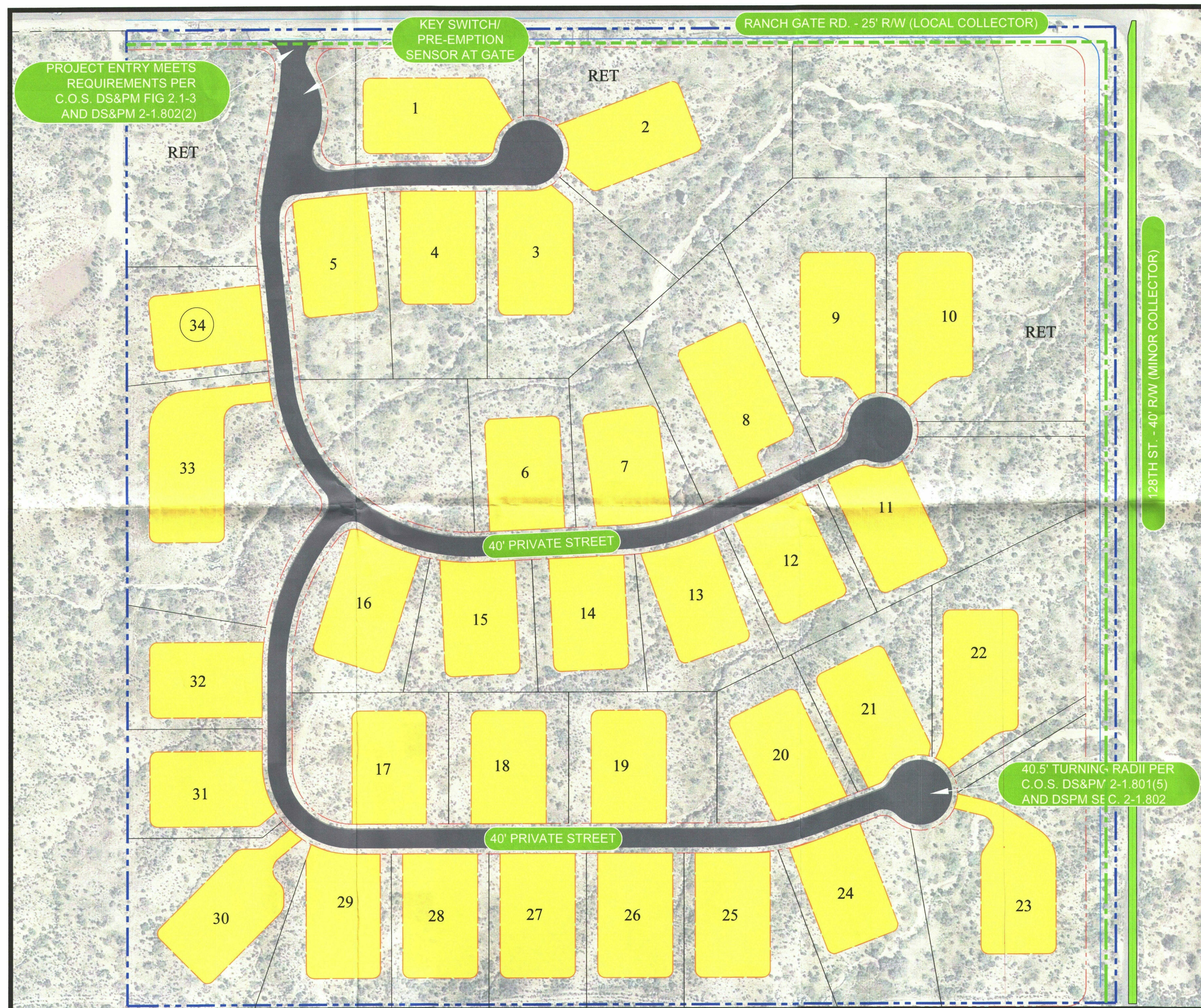
NORTH



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.





Date.	1/13/15	Project No.	1429
-------	---------	-------------	------

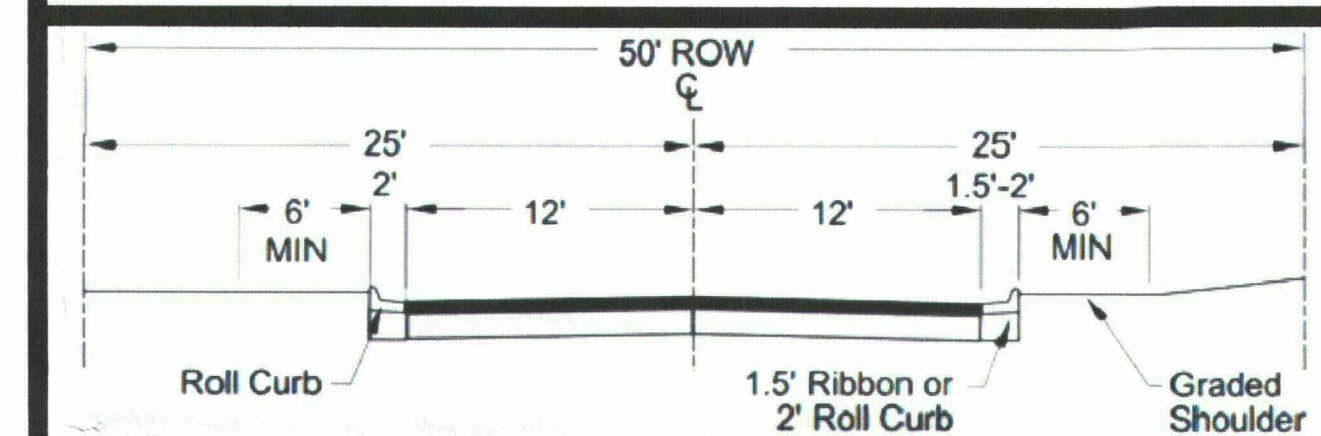
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



RANCH GATE & 128TH STREET

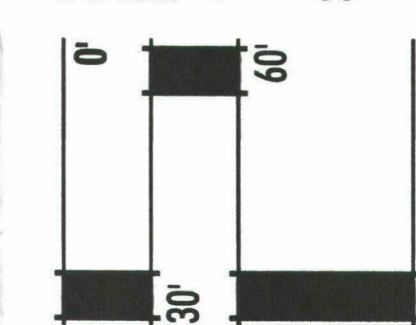
PEDESTRIAN & VEHICULAR CIRCULATION PLAN

-  PROJECT BOUNDARY
-  ADD 4' TRAIL ON RANCH GATE RD.
-  ADD 8' TRAIL ON 128TH ST.
-  BIKE PATH ON 128TH ST.



Subject to engineering and City review and approval.

SCALE: 1" = 60'



NORTH



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date. 1/13/15

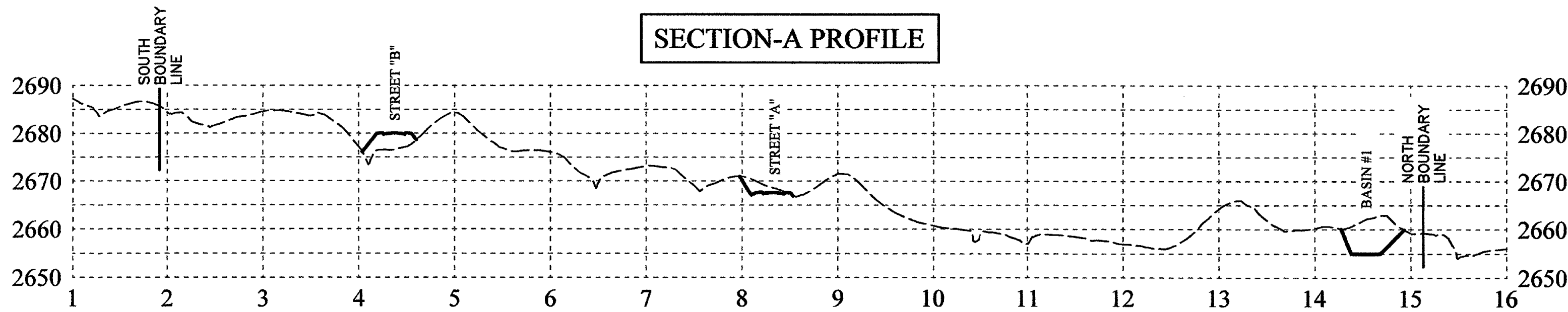
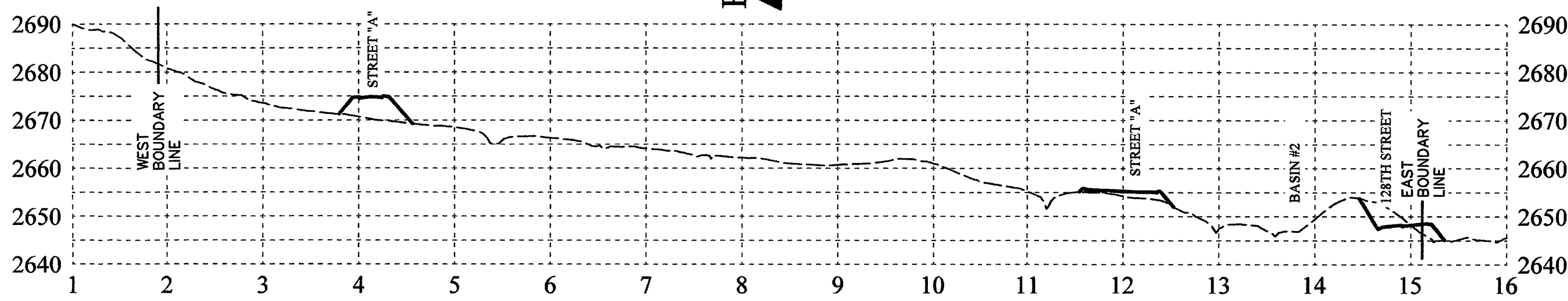
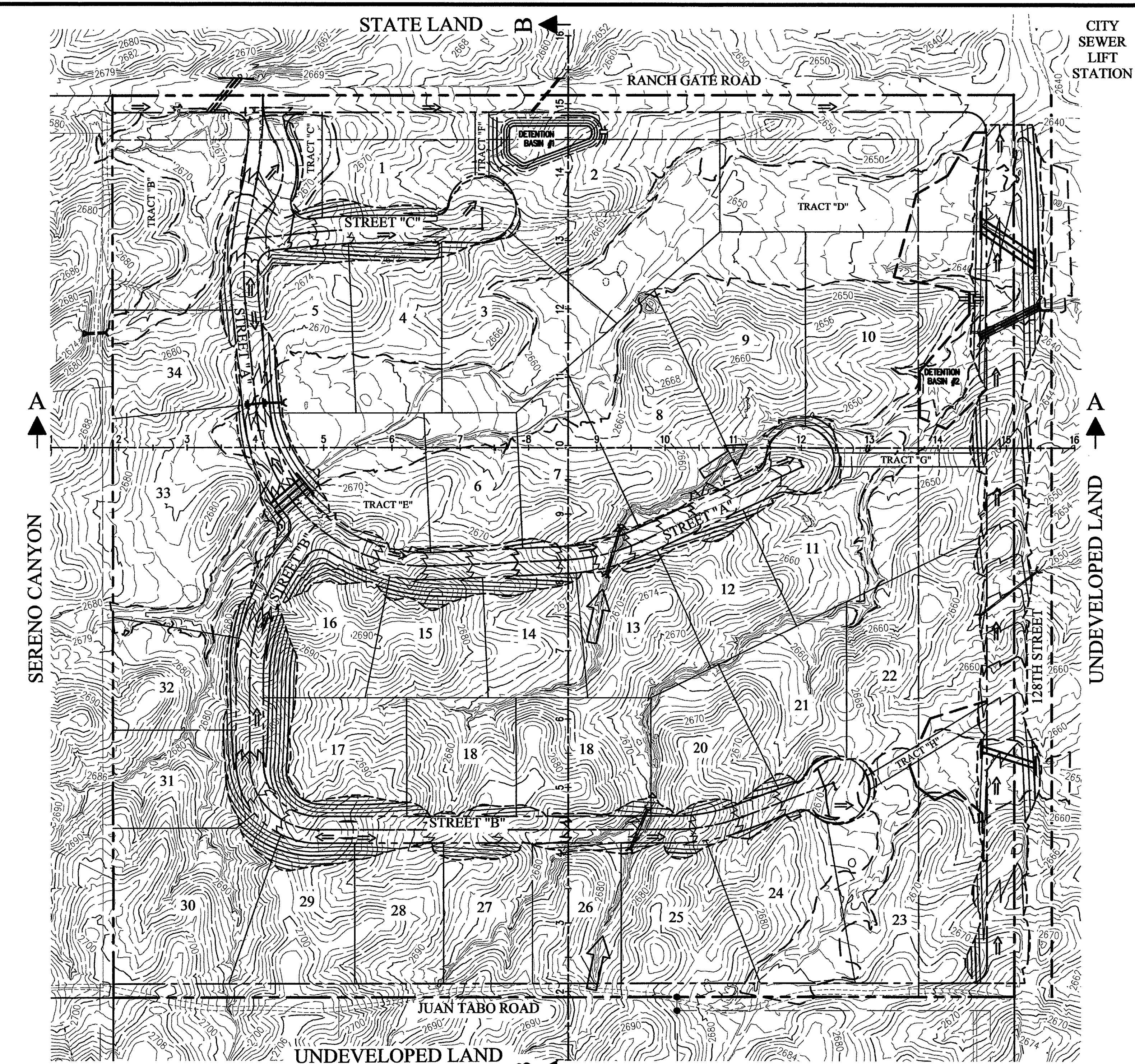
Project No.	1429
-------------	------

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LWA Urban Design Studio, LLC shall be without liability to LWA Urban Design Studio, LLC.

Pedestrian & Vehicular circulation plan

REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE



SECTION-B PROFILE

Hoskin•Ryan Consultants, Inc.
creative engineering solutions

6245 N. 24th Parkway Suite # 100 Phoenix, AZ 85016
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

RANCH GATE & 128th STREET

PRELIMINARY PLAT

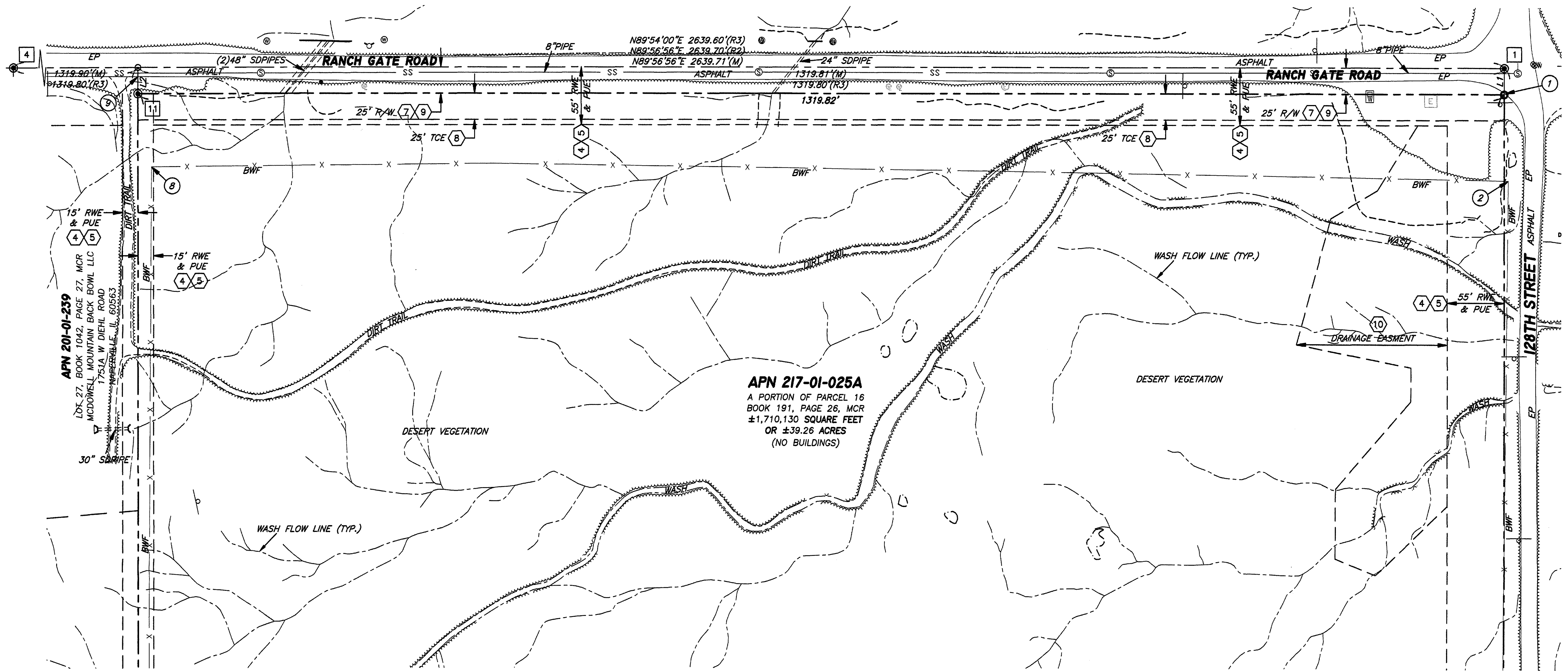
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED:	JAW/JCS
DRAWN:	JAW/JCS
CHECKED:	PMH
SHEET	4 OF 4
PROJECT NO.	14-049-05

3-ZN-2015
2/2/2015

CITY NO
Pre-plat / Grading plan



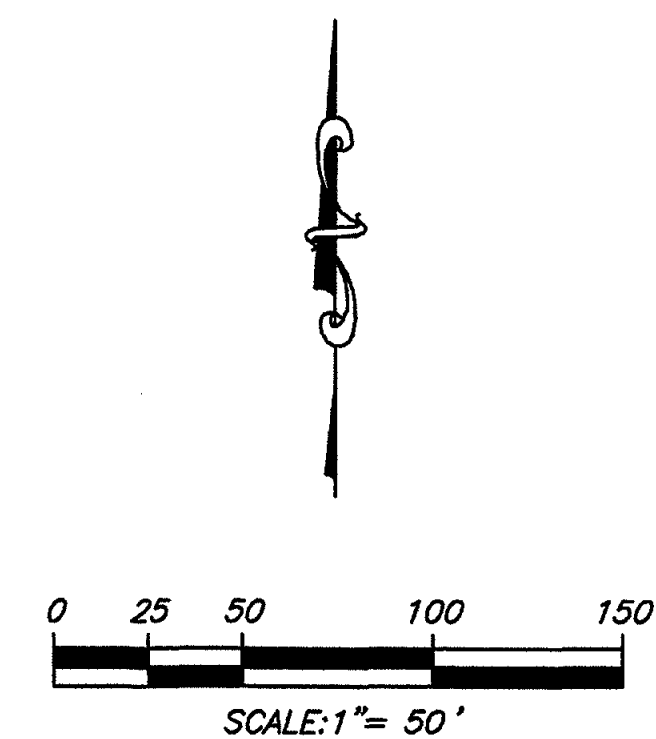
MATCHLINE
SEE SHEET 3

LEGEND:

---	BOUNDARY LINE	○	MISCELLANEOUS TREE
---	MONUMENT LINE	(M)	MEASURED DATA
---	EASEMENT LINE	(R)	RECORDED DATA
---	ADJOINING PROPERTY	MCR	MARICOPA COUNTY RECORDS
SS	UNDERGROUND SEWER LINE	R/W	RIGHT-OF-WAY
X	FENCE AS NOTED	APN	ASSESSOR'S PARCEL NUMBER
=====	BLOCK WALL	PUE	PUBLIC UTILITY EASEMENT
○	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED	RWE	ROADWAY EASEMENT
●	FOUND MONUMENT AS NOTED	TCE	TEMPORARY CONSTRUCTION EASEMENT
○	CALCULATED POINT. NOTHING FOUND AND NOTHING SET	BWF	BARBED WIRE FENCE
⋈	FIRE HYDRANT	EP	EDGE OF PAVEMENT
⊠	WATER METER	SD	STORM DRAIN PIPE
⊠	WATER VALVE	⊠	SCHEDULE B ITEM
⊠	WATER MANHOLE	⊠	MONUMENT NOTE
⊠	SEWER MANHOLE	⊠	BOUNDARY NOTE
⊠	ELECTRIC STUB-UP		
⊠	ELECTRIC TRANSFORMER		
⊠	ELECTRIC VAULT		
⊠	ELECTRIC MANHOLE		
⊠	MISCELLANEOUS SIGN		

BOUNDARY NOTES:

- 1 SOUTH EDGE OF PAVEMENT IS 1.18' NORTHEASTLY OF NORTHEAST BOUNDARY CORNER
- 2 CORNER OF BARBED WIRE FENCE IS 3.89' EASTERLY OF EAST BOUNDARY LINE
- 3 CORNER OF BARBED WIRE FENCE IS 0.15' WEST & 5.53' NORTH OF SOUTHEAST BOUNDARY CORNER
- 4 WEST EDGE OF PAVEMENT IS 11.49' EASTERLY OF SOUTHEAST BOUNDARY CORNER
- 5 BARBED WIRE FENCE IS 32.61' NORTHERLY OF SOUTH BOUNDARY LINE
- 6 CORNER OF BARBED WIRE FENCE IS 9.14' EAST & 8.87' NORTH OF SOUTHWEST BOUNDARY CORNER
- 7 END OF BARBED WIRE FENCE IS 0.25' EAST & 3.64' SOUTH OF SOUTHWEST BOUNDARY CORNER
- 8 CORNER OF BARBED WIRE FENCE IS 12.91' EASTERLY OF WEST BOUNDARY LINE
- 9 SOUTH EDGE OF PAVEMENT IS 16.15' NORTHERLY OF NORTHWEST BOUNDARY CORNER



EXPIRES 06/30/2016

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping

ABSOLUTE CONFIDENCE SINCE 1988
P.O. BOX 35455
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAMI.COM



FIELDWORK BY: WDJ
DRAWN BY: CRS
CHECKED BY: LCD
JOB # P14-120
DATE: 09/09/14

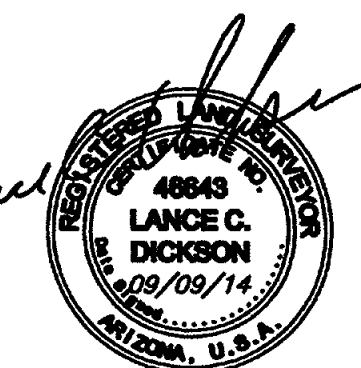
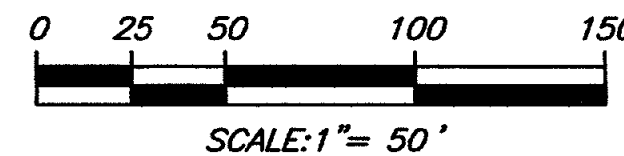
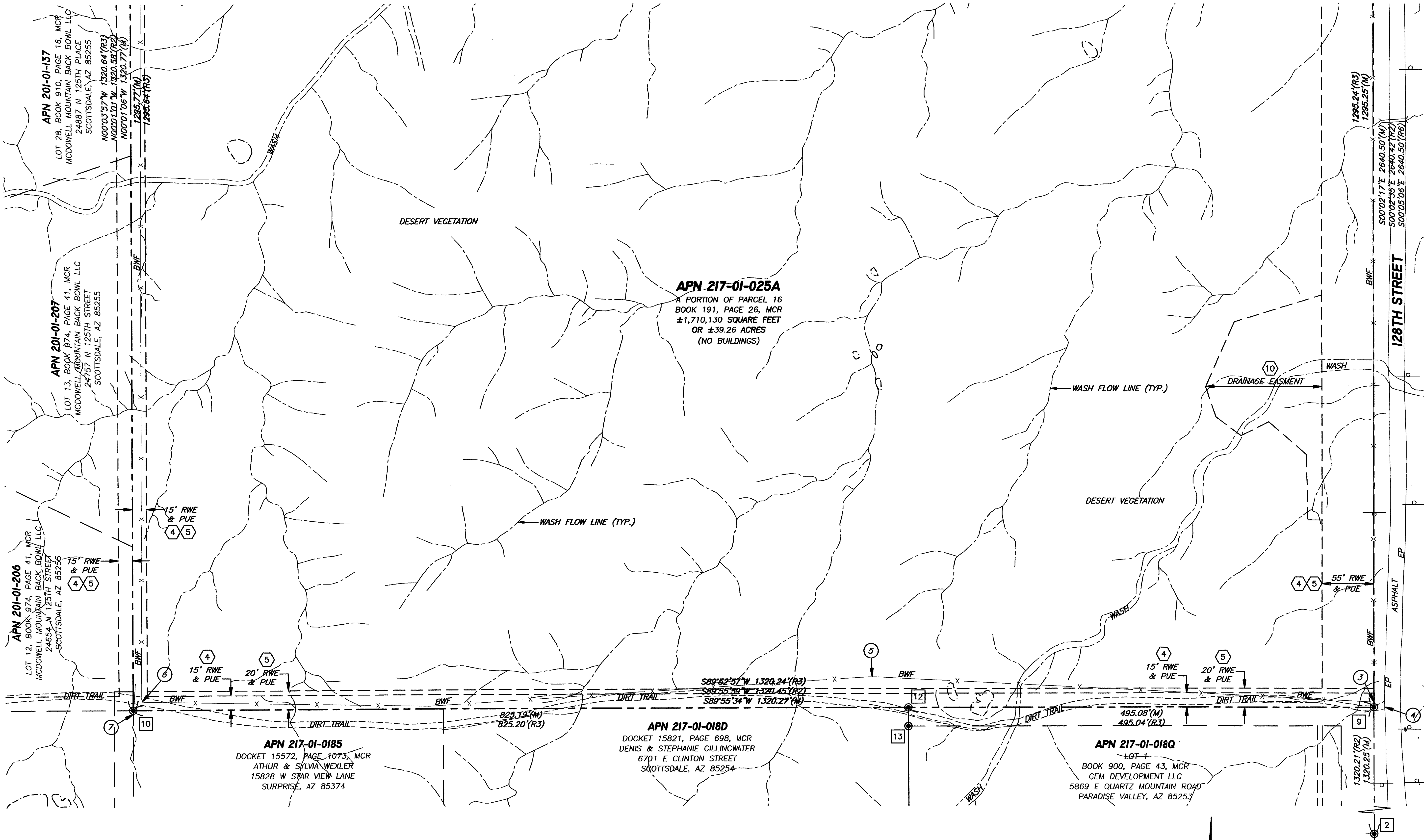
SHEET NO.

2

2 OF 5

ALTA

SEE SHEET 2
MATCHLINE



EXPIRES 06/30/2016

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping

ABSOLUTE CONFIDENCE SINCE 1988

P.O. BOX 35455
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAM1.COM



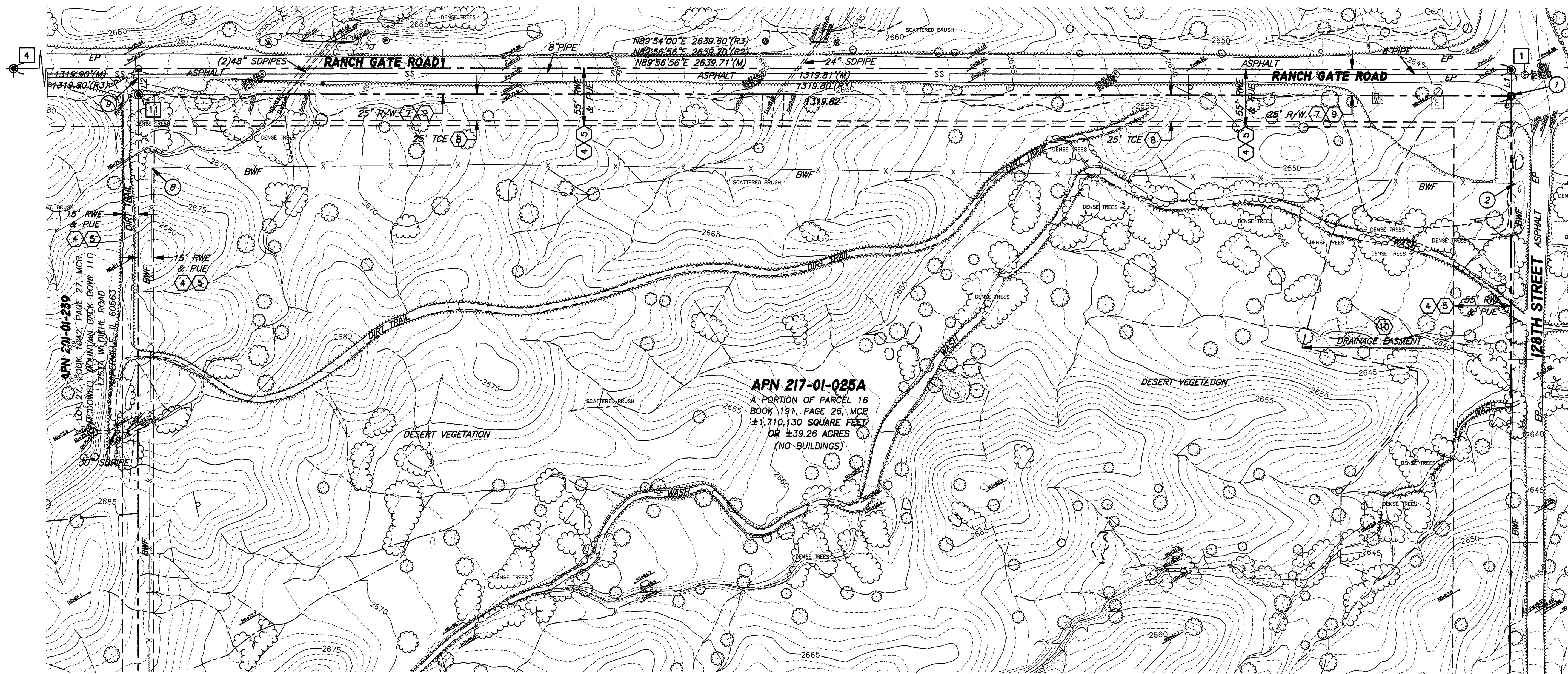
FIELDWORK BY : WDJ
DRAWN BY : CRS
CHECKED BY : LCD
JOB # P14-120
DATE : 09/09/14

SHEET NO.

3

3 OF 5

ALTA exhibit



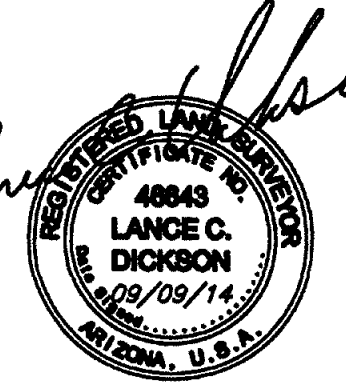
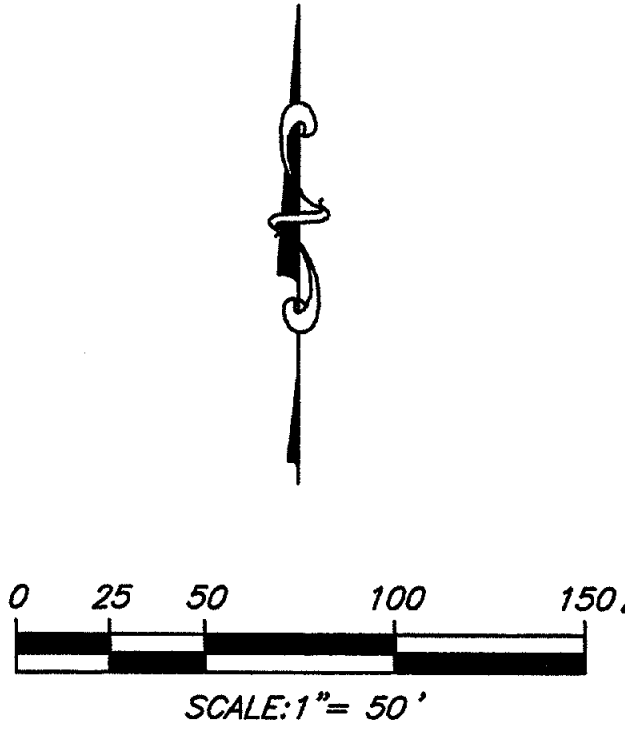
MATCHLINE
SEE SHEET 5

LEGEND:

---	BOUNDARY LINE	○	MISCELLANEOUS TREE
---	MONUMENT LINE	(M)	MEASURED DATA
---	EASEMENT LINE	(R)	RECORDED DATA
---	ADJOINING PROPERTY	MCR	MARICOPA COUNTY RECORDS
SS	UNDERGROUND SEWER LINE	R/W	RIGHT-OF-WAY
X	FENCE AS NOTED	APN	ASSESSOR'S PARCEL NUMBER
=====	BLOCK WALL	PUE	PUBLIC UTILITY EASEMENT
○	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED	RWE	ROADWAY EASEMENT
●	FOUND MONUMENT AS NOTED	TCE	TEMPORARY CONSTRUCTION EASEMENT
○	CALCULATED POINT. NOTHING FOUND AND NOTHING SET	BWF	BARBED WIRE FENCE
⋈	FIRE HYDRANT	EP	EDGE OF PAVEMENT
⋈	WATER METER	SD	STORM DRAIN PIPE
⋈	WATER VALVE	⋈	SCHEDULE B ITEM
⋈	WATER MANHOLE	⋈	MONUMENT NOTE
⋈	SEWER MANHOLE	⋈	BOUNDARY NOTE
⋈	ELECTRIC STUB-UP		
⋈	ELECTRIC TRANSFORMER		
⋈	ELECTRIC VAULT		
⋈	ELECTRIC MANHOLE		
⋈	MISCELLANEOUS SIGN		

BOUNDARY NOTES:

- 1 SOUTH EDGE OF PAVEMENT IS 1.18' NORTHEASTLY OF NORTHEAST BOUNDARY CORNER
- 2 CORNER OF BARBED WIRE FENCE IS 3.89' EASTERLY OF EAST BOUNDARY LINE
- 3 CORNER OF BARBED WIRE FENCE IS 0.15' WEST & 5.53' NORTH OF SOUTHEAST BOUNDARY CORNER
- 4 WEST EDGE OF PAVEMENT IS 11.49' EASTERLY OF SOUTHEAST BOUNDARY CORNER
- 5 BARBED WIRE FENCE IS 32.61' NORTHERLY OF SOUTH BOUNDARY LINE
- 6 CORNER OF BARBED WIRE FENCE IS 9.14' EAST & 8.87' NORTH OF SOUTHWEST BOUNDARY CORNER
- 7 END OF BARBED WIRE FENCE IS 0.25' EAST & 3.64' SOUTH OF SOUTHWEST BOUNDARY CORNER
- 8 CORNER OF BARBED WIRE FENCE IS 12.91' EASTERLY OF WEST BOUNDARY LINE
- 9 SOUTH EDGE OF PAVEMENT IS 16.15' NORTHERLY OF NORTHWEST BOUNDARY CORNER



REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping

ABSOLUTE CONFIDENCE SINCE 1988

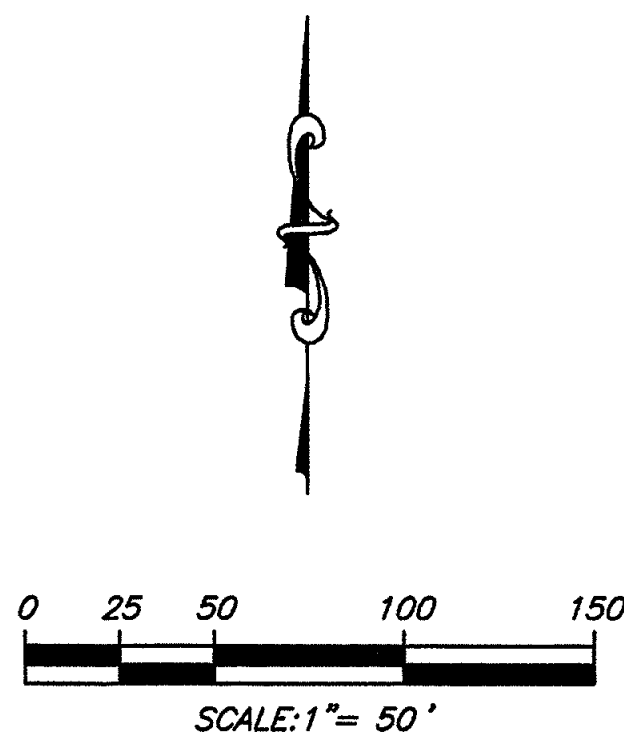
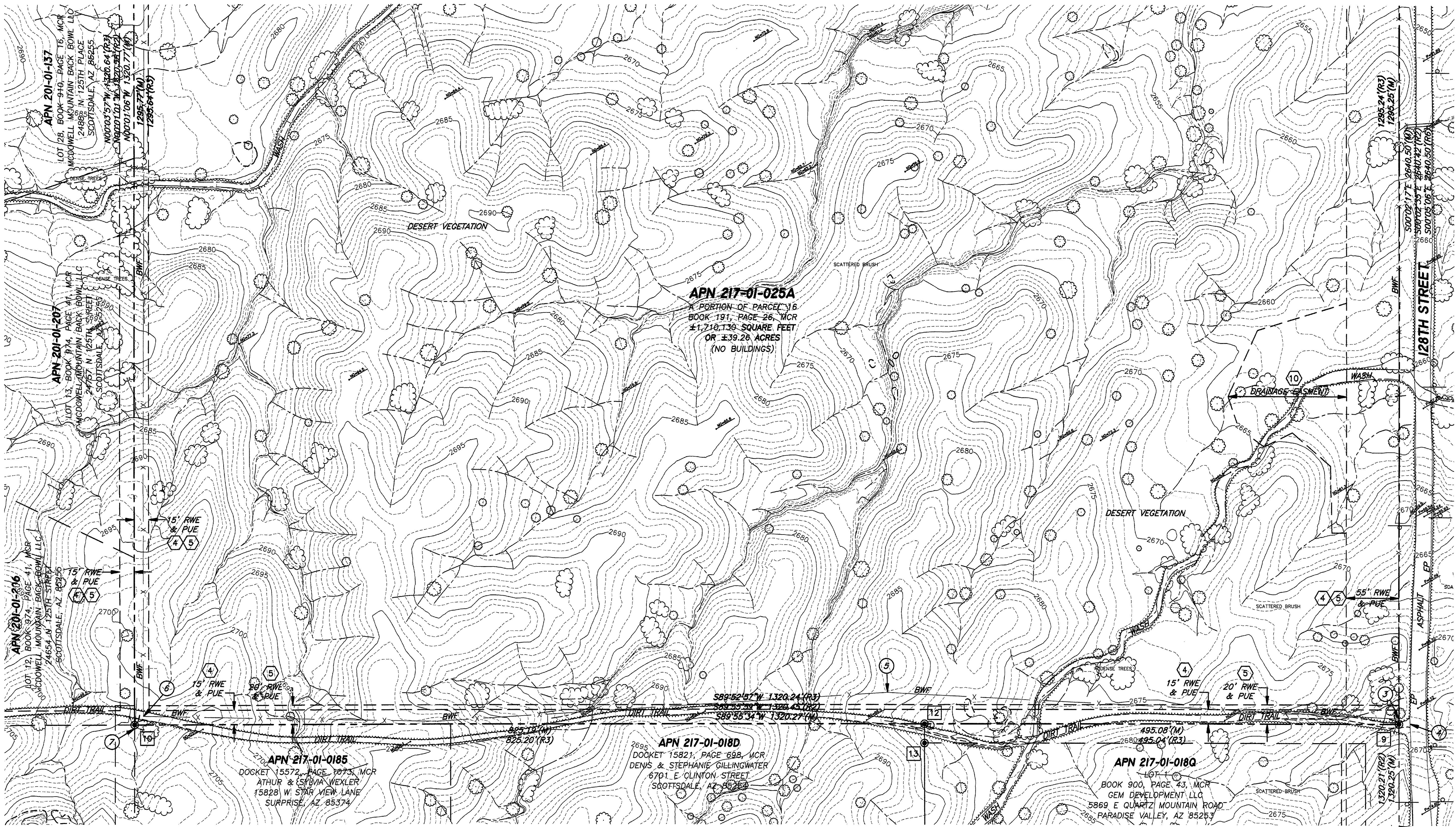
P.O. BOX 35455
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAMI.COM



FIELDWORK BY : WDZ
DRAWN BY : CRS
CHECKED BY : LCD
JOB # P14-120
DATE : 09/09/14

SHEET NO.
4
4 OF 5

SEE SHEET 4
MATCHLINE



Lance C. Dickson
4845
LANCE C. DICKSON
09/09/16
ALTA, U.S.A.

REVISIONS	

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping

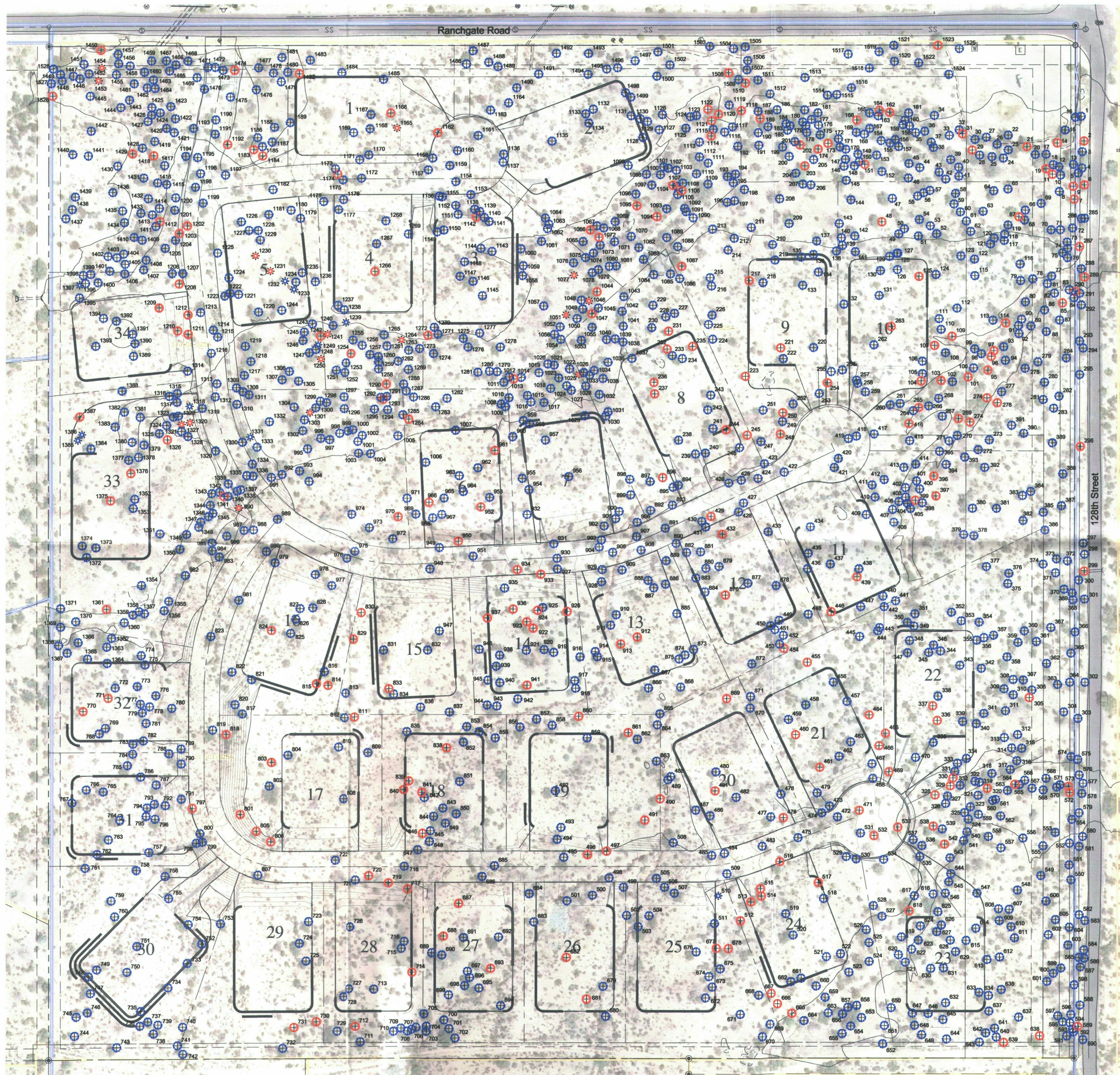
ABSOLUTE CONFIDENCE SINCE 1988
P.O. BOX 35655
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAMI.COM



FIELDWORK BY :	WDZ
DRAWN BY :	CRS
CHECKED BY :	LCD
JOB #	P14-120
DATE :	09/09/14

SHEET NO.
5
5 OF 5

ALTA



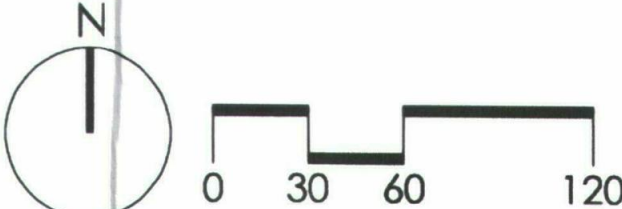
Plant Legend

- ⊕ Tree - Salvageable
- ⊕ Tree - Non-Salvageable
- Tree - Remain In Place
- ⊗ Cacti - Salvageable
- ⊗ Cacti - Non-Salvageable
- ⊗ Cacti - Remain In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda

Owner / Developer **K. Hovnanian Homes**
 20830 N. Tatum Boulevard
 Suite 250
 Phoenix, AZ 85050
 480-824-4175 (p)
 Contact: Chris Bramwell



Native Resources
 International
 1540 W Happy Valley Rd.
 Phoenix, AZ 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Ranchgate & 128th Street
 12651 E. Happy Valley Road
 Scottsdale, Arizona
Native Plant Inventory

QS #: _____

P #: _____

PC #: _____

DATE: 1/8/2015

REVISION: _____

SCALE: 1" = 60'

CHECKED: _____

DRAWN: KB

SHEET **1** OF 1

Native plant plan



RANCH GATE & 128TH STREET

N.A.O.S. EXHIBIT

LEGEND

---	SITE BOUNDARY	39.3 AC
■	N.A.O.S. UNDISTURBED	17.0 AC (43%)
■	N.A.O.S. REVEGETATED	1.8 AC (4.6%)

SLOPE ANALYSIS				
SLOPE CATEGORY		AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)
0%	2%	4.9	25.00%	1.2
2%	5%	3.3	25.00%	0.8
5%	10%	10.1	35.00%	3.5
10%	15%	9.2	45.00%	4.1
15%	25%	8.2	45.00%	3.7
25%	+	3.0	45.00%	1.4
TOTAL		38.7		14.8

SITE DATA	
GROSS SITE AREA:	39.26 ACRES
NET SITE AREA:	37.40 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQUIRED PER SLOPE ANALYSIS:	14.8 ACRES (38% OF GROSS SITE)
N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT: (E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA) (NO RESTORATION ON THIS SITE)	14.8 ACRES
MAXIMUM ALLOWED REVEGETATED AREA (30%):	4.4 ACRES
MINIMUM ALLOWED UNDISTURBED AREA (70%):	10.4 ACRES

N.A.O.S. PROVIDED	
N.A.O.S. PROVIDED - UNDISTURBED:	10.4 ACRES
N.A.O.S. PROVIDED - RESTORED: (N.A.O.S. REDUCTION FOR RESTORATION OF AREAS SCARRED PRIOR TO JANUARY 1, 1990)	0 ACRES
N.A.O.S. PROVIDED - REVEGETATED:	4.4 ACRES
SUBTOTAL N.A.O.S. PROVIDED:	14.8 ACRES
ADDITIONAL N.A.O.S. PROVIDED - UNDISTURBED:	+ 4.8 ACRES
TOTAL N.A.O.S. PROVIDED:	19.6 ACRES (50% OF GROSS SITE)

Date. 12.30.14 Project No. 1429

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C. Subject to engineering and City review and approval.

RANCH GATE & 128TH STREET

N.A.O.S. EXHIBIT

LEGEND

---	SITE BOUNDARY	39.3 AC
■	N.A.O.S. UNDISTURBED	17.0 AC (43%)
■	N.A.O.S. REVEGETATED	1.8 AC (4.6%)

SLOPE ANALYSIS				
SLOPE CATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	4.9	25.00%	1.2
2%	5%	3.3	25.00%	0.8
5%	10%	10.1	35.00%	3.5
10%	15%	9.2	45.00%	4.1
15%	25%	8.2	45.00%	3.7
25%	+	3.0	45.00%	1.4
TOTAL	38.7			14.8

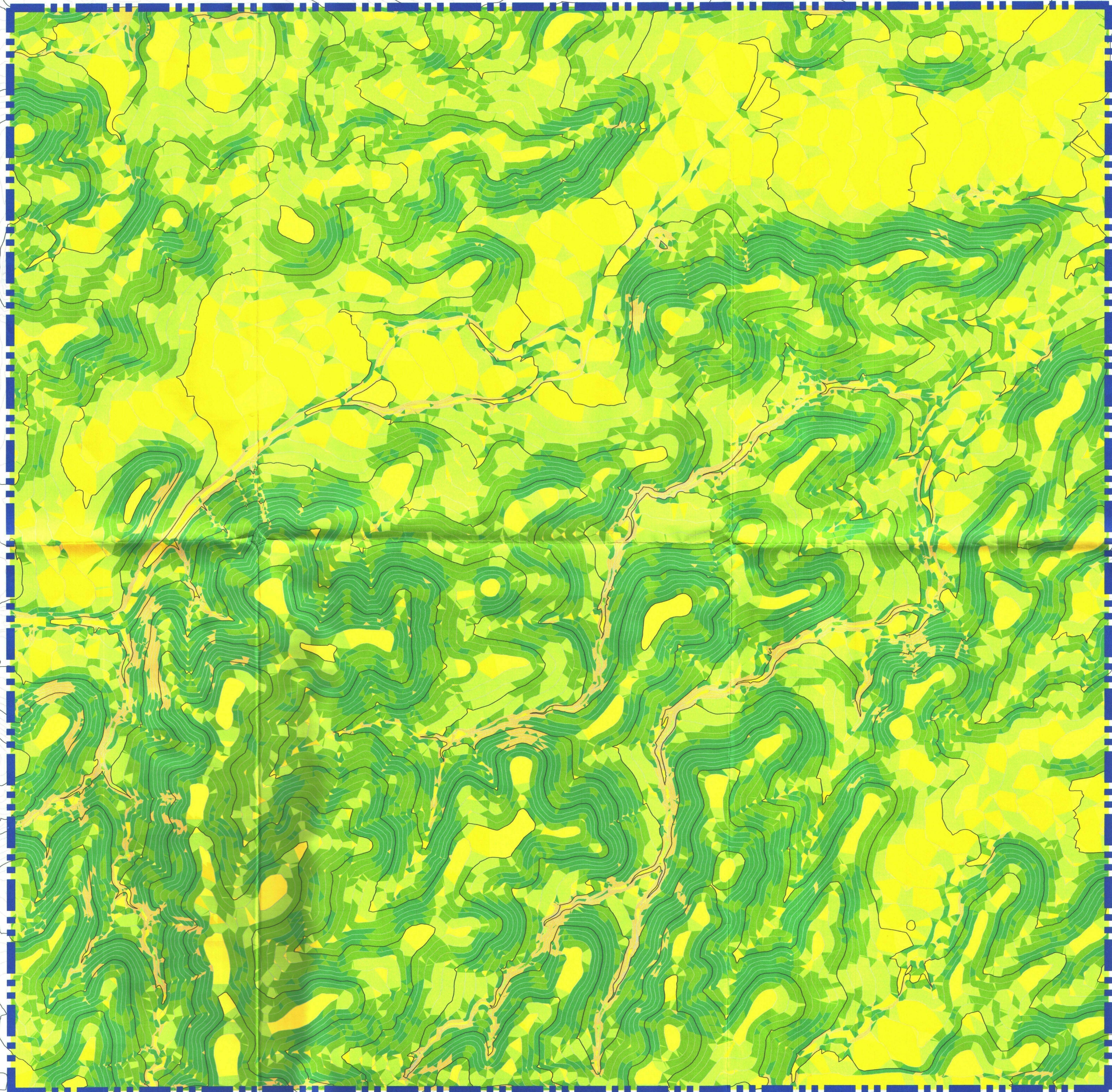
SITE DATA	
GROSS SITE AREA:	39.26 ACRES
NET SITE AREA:	37.40 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQUIRED PER SLOPE ANALYSIS:	14.8 ACRES (38% OF GROSS SITE)
N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT: (E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA) (NO RESTORATION ON THIS SITE)	14.8 ACRES
MAXIMUM ALLOWED REVEGETATED AREA (30%):	4.4 ACRES
MINIMUM ALLOWED UNDISTURBED AREA (70%):	10.4 ACRES

N.A.O.S. PROVIDED	
N.A.O.S. PROVIDED - UNDISTURBED:	10.4 ACRES
N.A.O.S. PROVIDED - RESTORED: (N.A.O.S. REDUCTION FOR RESTORATION OF AREAS SCARRED PRIOR TO JANUARY 1, 1990)	0 ACRES
N.A.O.S. PROVIDED - REVEGETATED:	4.4 ACRES
SUBTOTAL N.A.O.S. PROVIDED:	14.8 ACRES
ADDITIONAL N.A.O.S. PROVIDED - UNDISTURBED:	+ 4.8 ACRES
TOTAL N.A.O.S. PROVIDED:	19.6 ACRES (50% OF GROSS SITE)

Date. 12.30.14 Project No. 1429

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



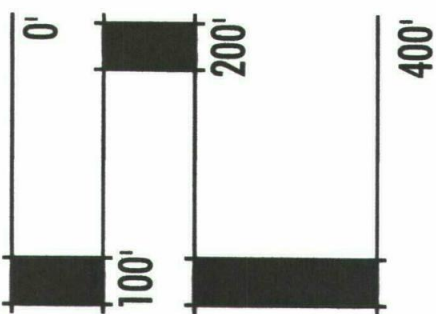
RANCH GATE & 128TH STREET

SLOPE ANALYSIS

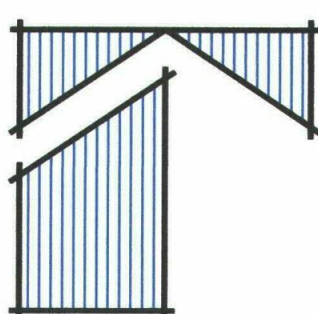
SLOPE ANALYSIS				
SLOPE CATEGORY	AREA (ACRES)	UPPER DESERT N.A.O.S. FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	3.8	25%	0.95
2%	5%	4.0	25%	1.01
5%	10%	9.4	35%	3.28
10%	15%	11.1	45%	5.01
15%	25%	9.6	45%	4.32
25%	+	1.3	45%	0.59
TOTAL	39.3			15.16

Subject to engineering and City review and approval.

SCALE: 1" = 200'



NORTH



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 10/23/14 Project No. 1429

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

UNIQUE LIGHTING SYSTEMS®

PULSAR: 12V & 24V Brass Up Light

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

FIXTURE ORDERING INFORMATION

Example: PULS-12-L327 (Pulsar, 12 Volt, 3 Watt, 2700K LED MR16, 25' Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE	WATTAGE	WIRE LENGTH	FINISH	OPTIONS
PULS	12=12 Volt 24=24 Volt	L327= LED, 3W, 2700K, FLOOD L330= LED, 3W, 3000K, FLOOD L427= LED, 4W, 2700K, FLOOD L430= LED, 4W, 3000K, FLOOD L527= LED, 5W, 2700K, FLOOD L530= LED, 5W, 3000K, FLOOD L627= LED, 6W, 2700K, FLOOD L630= LED, 6W, 3000K, FLOOD 20= 20W Halogen 35= 35W Halogen NL=No Lamp	Leave blank for standard 25' length * 0= 3' wire lead * 50= 50' wire lead	leave blank for standard WB finish P= Standard powder coat finishes. List your desired color in the order comments area.	* 6P= Six Pack

NOTE: Pre-lamped LED fixtures are NOT available with 24V lamps. LED fixtures are available ONLY with a 25' wire lead. For additional painted finishes or six pack options contact our factory.

Powder Coated Finishes

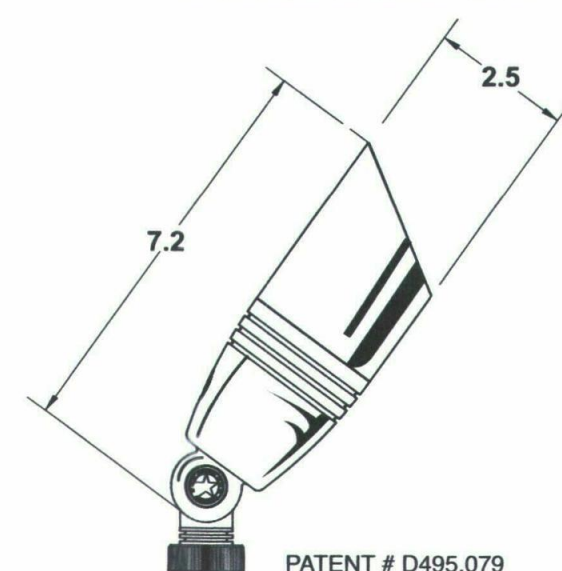
Tucson Tan	TT
White	WH
Black	BK
Verde Green	VG
Titanium Knight	TK

Standard Finish

Weathered Brass	WB
-----------------	----

Stock powder coated colors displayed are subject to varying lead-times and will incur an additional cost. A Limited Warranty applies to all powder coated products. Custom colors are available upon request. Please inquire about cost and lead times. Contact factory for custom colors and matching paint options.

DIMENSIONS:



PATENT # D495,079

FLEX™ Unique Lighting Systems® fixtures are available with LED lamps. Please specify the lamp code when ordering.

* Only available with the NL wattage option. Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS

Our Commitment

Unique Lighting Systems' highest commitment is to set the standard for manufacturing innovative and quality products. This commitment is evident through our detailed inspection processes and extensive field testing. From the initial design process of each product, to the final assembly of each custom-made individual part, our manufacturing process accomplishes the highest level of performance and durability carried through to final delivery to the end user. Durable construction and beautiful styling make Unique™ fixtures the ideal solution for any residential or commercial application. Unique Lighting™ already holds numerous product patents and we are constantly developing innovative ideas to help expand the lighting industry.

Body

Precision machined from solid brass casting. Body design provides enclosed, water resistant wireway to protect wires. Features an integral knuckle for maximum mechanical strength.

Gasket

High temperature silicone o-ring for water-tight seal.

Knuckle

Machined brass knuckle with a solid brass adjustable thumb screw. Vertical tilt of 270° and horizontal rotation of 360° for easy aiming. The Orbital Lock Nut™ allows for locking the horizontal rotation without adjusting the stake.

Shroud

Precision machined and comes with a factory sealed shock resistant glass lens to prevent water intrusion. Accepts up to one additional lens/hex cell accessory.

Lens

Comes with a complete set of optical designer lenses including: spread lens, frosted, hex cell.

Lamp

For use with a halogen lamp up to 35W MR16 lamp. **FLEX™** Series LED lamps are available in 3W, 4W, 5W or 6W MR16. LED lamps are available in 2700K and 3000K color temperatures.

Electrical Requirements

A remote 12V or 24V transformer required, may be ordered separately from Unique Lighting Systems®. Voltage range for 12V halogen lamps is 10.8V to 12V. Voltage range for 24V halogen lamps is 21.6V to 24V. Voltage range for **FLEX™** Series LED MR16 lamps is 10V-18V.

Lamp Connection

Specification grade, beryllium copper lamp holder. GU5.3 base.

Wiring

Exclusive UF Intelli-Flex wire with anti-moisture migration connections.

Mounting Stake

Standard mounting stake is injection molded PVC with a ½" NPS threaded female fitting.

Finish

Exclusive Weathered Brass finish is standard. Unique™ Lightings' Weathered Brass finish is a "living finish" and will naturally patina and change over time. Polyester powder coat finishes are also available (see chart above).

Warranty

The Odyssey Family of products from Unique Lighting Systems® carries a limited lifetime warranty against manufacturer's defects.

Manufacturing

Manufactured to ISO 9001-2008 Quality Systems Standard



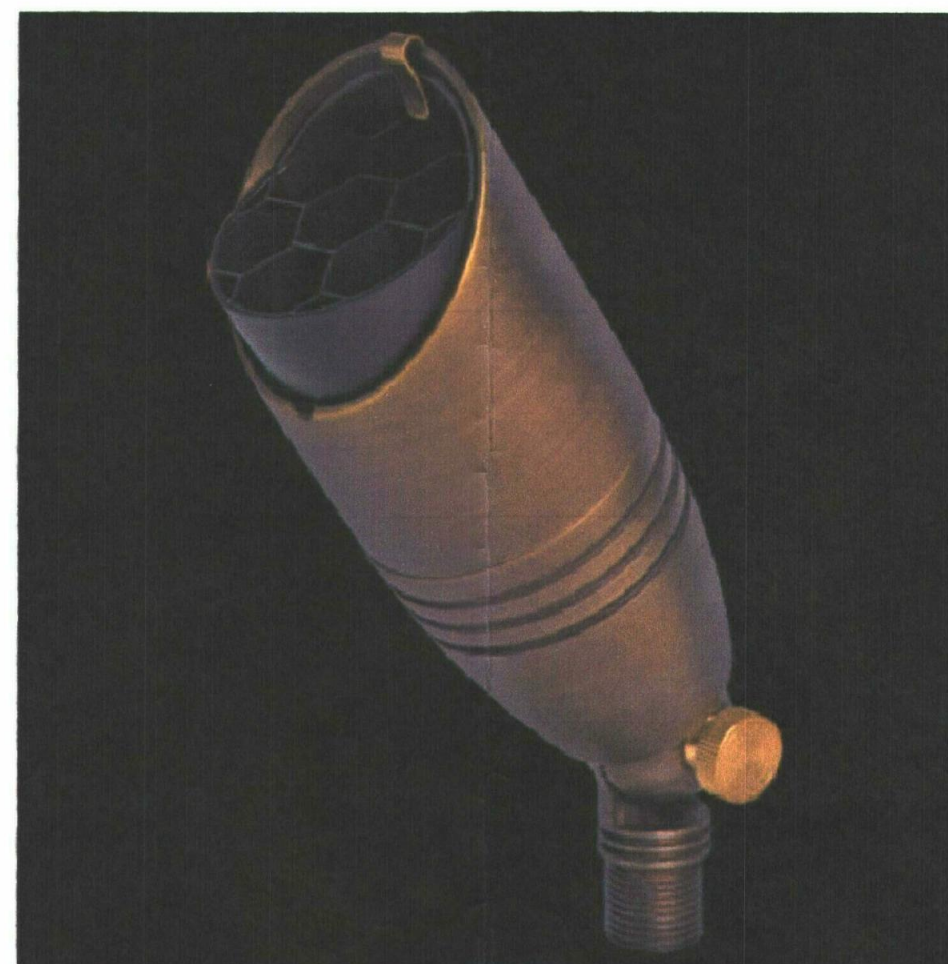
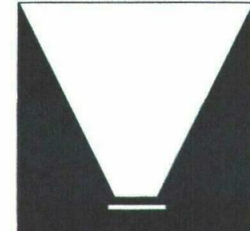
UL 2108:2004 R12.07
CSA C22.2.9.0-96 (R2006)

Unique Lighting Systems®
www.uniqueighting.com

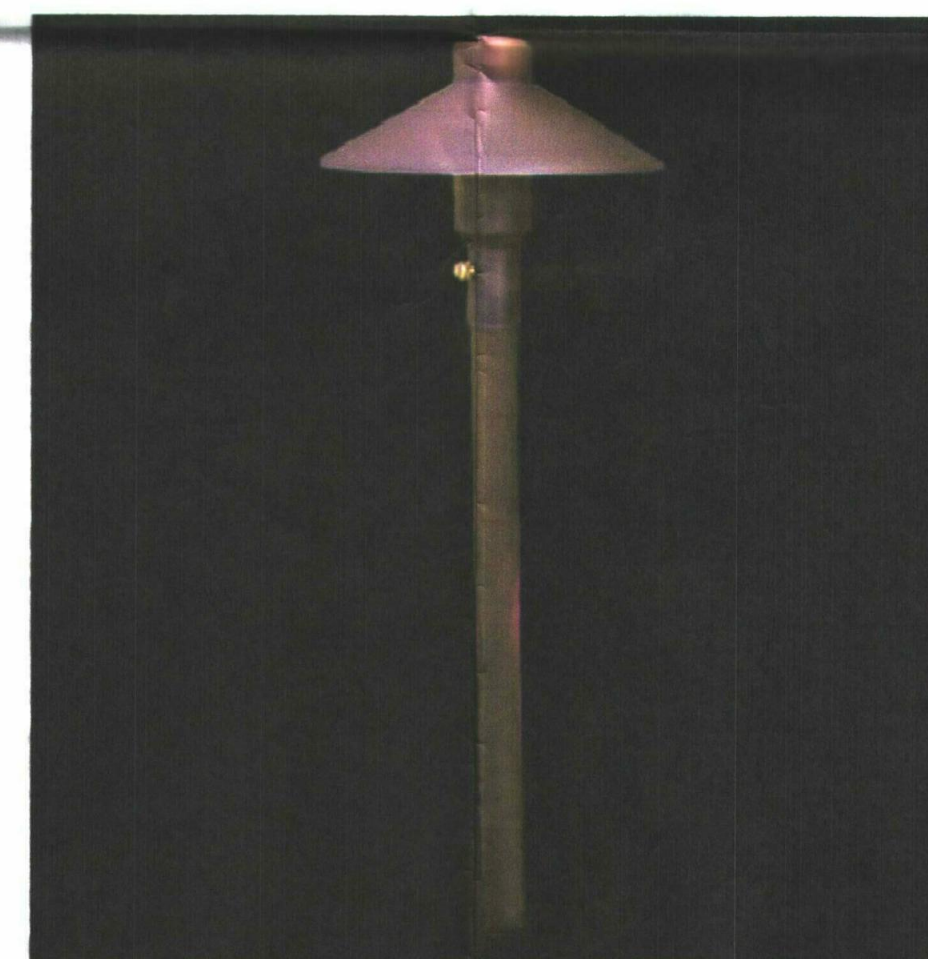
5825 Jasmine Street
Riverside, CA 92504

T 800-955-4831
F 800-955-9852

Up Light
Stake Mounted Up Light
Odyssey™ Series



UNIQUE LIGHTING SYSTEMS –
'PULSAR' BULLET LIGHT
W/ WEATHERED BRASS FINISH



UNIQUE LIGHTING SYSTEMS –
'MERCURY' AREA PATH LIGHT
W/ WEATHERED BRASS FINISH

UNIQUE LIGHTING SYSTEMS®

MERCURY 7: 12V & 24V Brass Area Light

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

FIXTURE ORDERING INFORMATION

Example: M7-12-L2 (Mercury 7, 12 Volt, 2 Watt, 3000K LED T3, 25' Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE	WATTAGE	WIRE LENGTH	FINISH	OPTIONS
M7= (Std.) 18" stem *M712= 12" stem *M724= 24" stem *M736= 36" stem *M748= 48" stem	12=12 Volt 24=24 Volt	L1= LED, 1W, 3000K L2= LED, 2W, 3000K 20= 20W Xenogen NL= No Lamp	Leave blank for standard 25' length * 0= 3' wire lead * 50= 50' wire lead	leave blank for standard WB finish P= Standard powder coat finishes. List your desired color in the order comments area.	* 6P= Six Pack

Powder Coated Finishes

Tucson Tan	TT
White	WH
Black	BK
Verde Green	VG
Titanium Knight	TK

Standard Finish

Weathered Brass	WB
-----------------	----

Stock powder coated colors displayed are subject to varying lead-times and will incur an additional cost. A Limited Warranty applies to all powder coated products. Custom colors are available upon request. Please inquire about cost and lead times. Contact factory for custom colors and matching paint options.

FLEX™ Unique Lighting Systems® fixtures are available with LED lamps. Please specify the lamp code when ordering.

* Only available with the NL wattage option. Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS

Our Commitment

Unique Lighting Systems' highest commitment is to set the standard for manufacturing innovative and quality products. This commitment is evident through our detailed inspection processes and extensive field testing. From the initial design process of each product, to the final assembly of each custom-made individual part, our manufacturing process accomplishes the highest level of performance and durability carried through to final delivery to the end user. Durable construction and beautiful styling make Unique fixtures the ideal solution for any residential or commercial application. Unique Lighting™ already holds numerous product patents and we are constantly developing innovative ideas to help expand the lighting industry.

Materials

Crafted from extruded brass.

Stem

Brass unibody design provides enclosed, water resistant wireway.

Collar

Extruded brass with brass height adjustment thumb screw.

Shroud

Stamped brass. Reflective Powder Coat Interior.

Lens

Shock resistant, frosted Borosilicate Glass lens.

Lamp

For use with a Xenogen lamp up to 20W. **FLEX™** Series LED lamps are available in 1W or 2W T3 lamps. LED lamps are available in 3000K color temperatures.

Electrical Requirements

A remote 12V or 24V transformer required, may be ordered separately from Unique Lighting Systems®. Voltage range for 12V halogen lamps is 10.8V to 12V. Voltage range for 24V halogen lamps is 21.6V to 24V. Voltage range for 12V **FLEX™** Series LED lamps is 10V-18V.

Socket

Specification grade, beryllium copper lamp holder. GU5.3 base.

Unique Lighting Systems®
www.uniqueighting.com

5825 Jasmine Street
Riverside, CA 92504

T 800-955-4831
F 800-955-9852

Area Light
Stake Mounted Area Light
Odyssey™ Series



DIMENSIONS:



M7= (Std.) 21" Overall height
M712= 15" Overall height
M724= 27" Overall height
M736= 39" Overall height
M748= 51" Overall height

Wiring

Exclusive UF Intelli-Flex wire with anti-moisture migration connections.

Mounting Stake

Standard mounting stake is injection molded PVC with a ½" NPS threaded female fitting.

Finish

Exclusive Weathered Brass finish is standard. Unique™ Lightings' Weathered Brass finish is a "living finish" and will naturally patina and change over time. Polyester powder coat finishes are also available (see chart above).

Warranty

The Odyssey Family of products from Unique Lighting Systems® carries a limited lifetime warranty against manufacturer's defects.

Manufacturing

Manufactured to ISO 9001-2008 Quality standard.



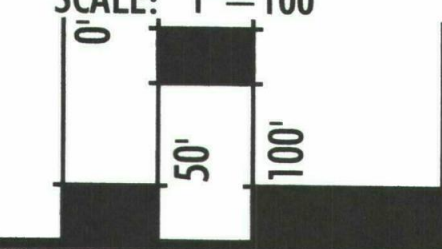
UL 2108:2004 R12.07
CSA C22.2.9.0-96 (R2006)

LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS
TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT.

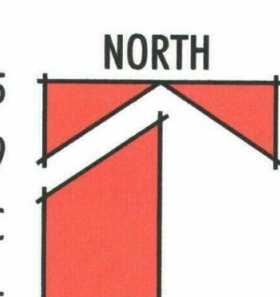
Subject to engineering and City review and approval.

3-ZN-2015
2/2/2015

SCALE: 1" = 100'

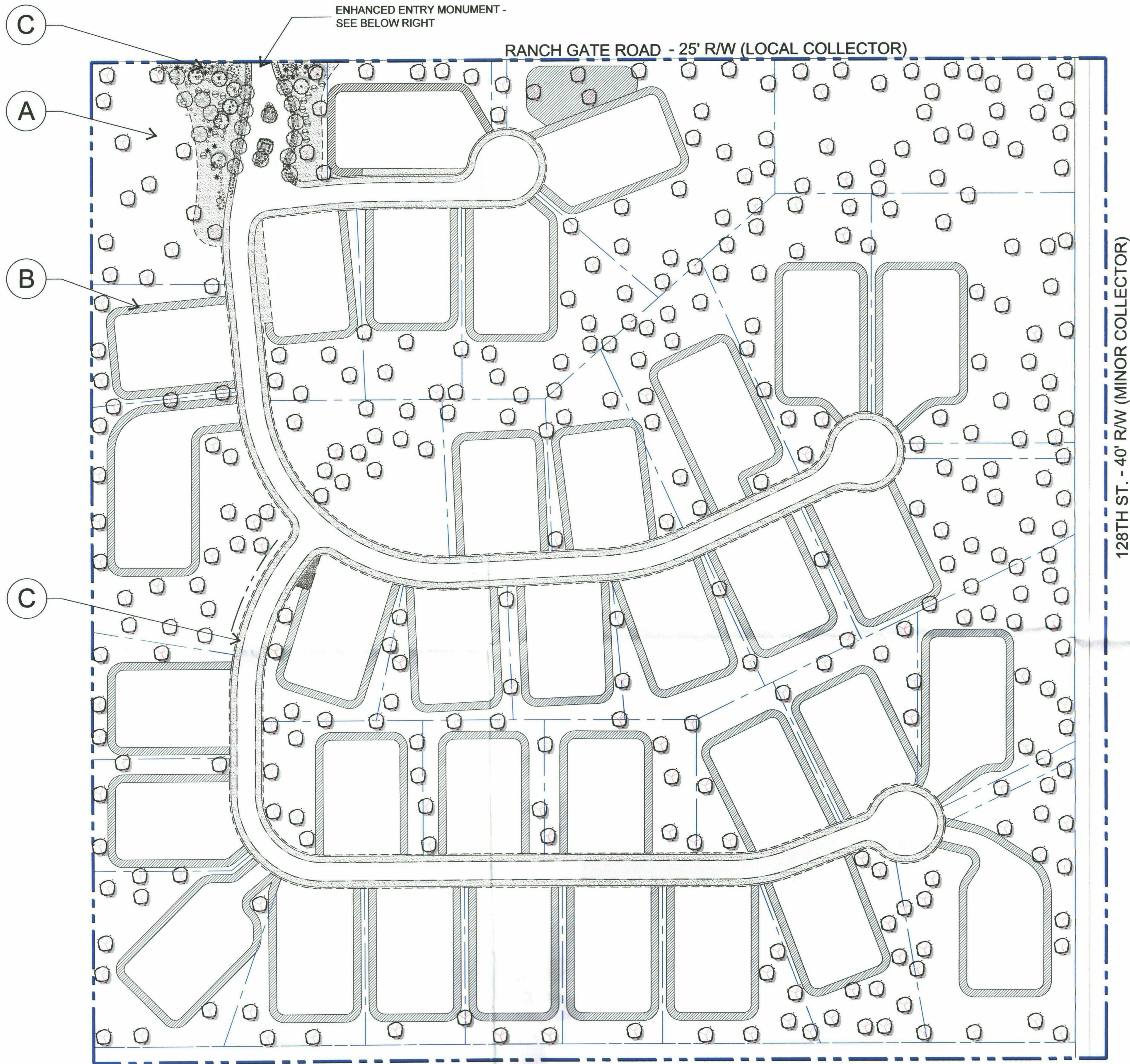


Date: 01/29/2015
Project No: 1429
Drawn By: JC
Revised: -



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
R:\1429-Ranch Gate & 128th St\CAD\LVA\APP-ZN\exhibit_Lighting Cut Sheet.dwg Jan 29, 2015

Lighting Cut Sheets



LANDSCAPE ZONES:

- A** The identified areas are intended to depict the undisturbed portion of the property and may include limited re-vegetation of salvaged or supplemental native materials around areas of adjacent disturbance.
- B** The identified area reflects locations that will be re-vegetated as a result of off-lot grading disturbance. These areas will be supplemented with salvaged materials, containerized plantings and / or hydroseed for stabilization of slope areas. Areas of high visibility will be supplemented with salvaged large-box specimen trees.
- C** Areas indicated adjacent to Ranch Gate Road and the entry drive will be supplemented with a combination of new containerized plant material, salvaged trees and cacti material to enhance screening from the existing roadway and adjacent properties. The planting palette for these areas will comply with City of Scottsdale recommended planting materials within City rights-of-way.

NOTE:

Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

RE-VEGETATION AND IRRIGATION METHOD:

Plant species selected for this project will be chosen from a native Sonoran Desert palette as referenced in the Design Guidelines and Policies for Environmentally Sensitive Lands Manual. For re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas. Hydroseeded planting areas may also be supplemented with containerized plants to enhance visual aesthetics.

All re-vegetated NAOS areas shall be watered for three years maximum. At the end of three years (or the plant material located within the NAOS areas have become established), the irrigation system to the NAOS area shall be permanently disconnected.

Irrigation methods will vary depending upon plant types. Container-grown plant material shall be irrigated with drip irrigation. Depending upon the season at time of hydroseed installation, either temporary irrigation spray heads may be installed or watering from water trucks may be used to assist hydroseed germination.

LOW VOLTAGE LIGHTING

- TREE / ACCENT UPLIGHT
NIGHTSCAPING 'CELEBRITY' AU-0603 /
VISTA LIGHTING NO. 2219 / OR EQUAL.
- SIGNAGE LIGHT / UPLIGHT
NIGHTSCAPING 'MAGNALITER' GU-1265 /
VISTA LIGHTING 5213 / OR EQUAL.

(LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT)

PRELIMINARY. NOT FOR CONSTRUCTION.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC. Subject to engineering and City review and approval.

COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

CONCEPTUAL PLANT LIST

TREES

SPECIMEN NATIVE TREE
NATIVE MESQUITE / BLUE PALO VERDE / IRONWOOD

SHRUBS / GROUND COVER

CREOSOTE / HACKBERRY / JOJOBA / WOLFBERRY /
MORMON TEA / GIANT BURSAGE
BRITTLEBUSH / BURSAGE / CHUPAROSA /
BUCKWHEAT / TURPENTINE BUSH

CACTI / ACCENTS

SAGUARO
BANANA YUCCA / PRICKLY PEAR / OCOTILLO /
STAGHORN CHOLLA / BARREL CACTUS

GROUND COVER / WILDFLOWERS

VERBENA / DESERT MARIGOLD / PENSTEMON /
BLACKFOOT DAISY / DESERT MALLOW

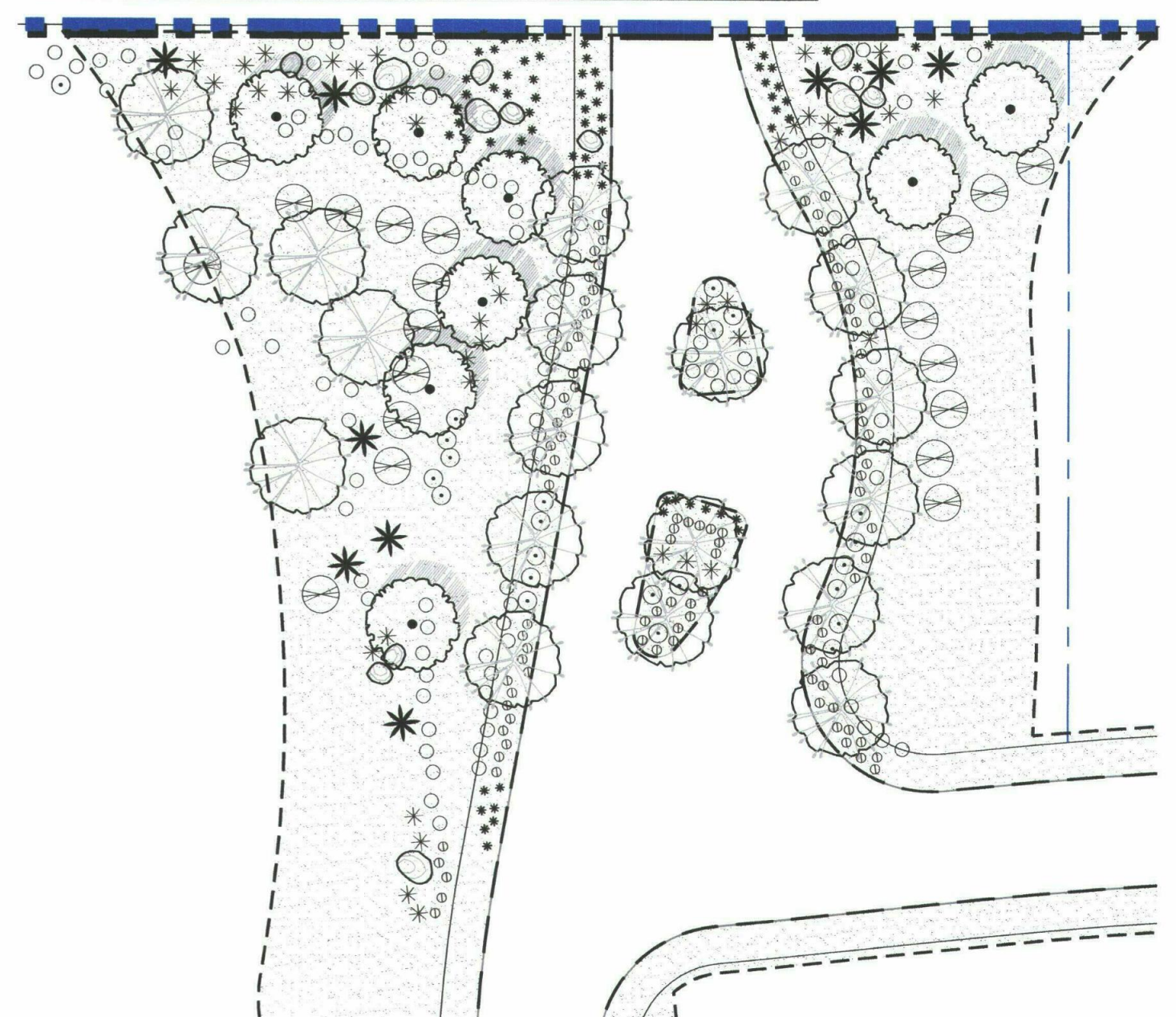
GENERAL NOTES

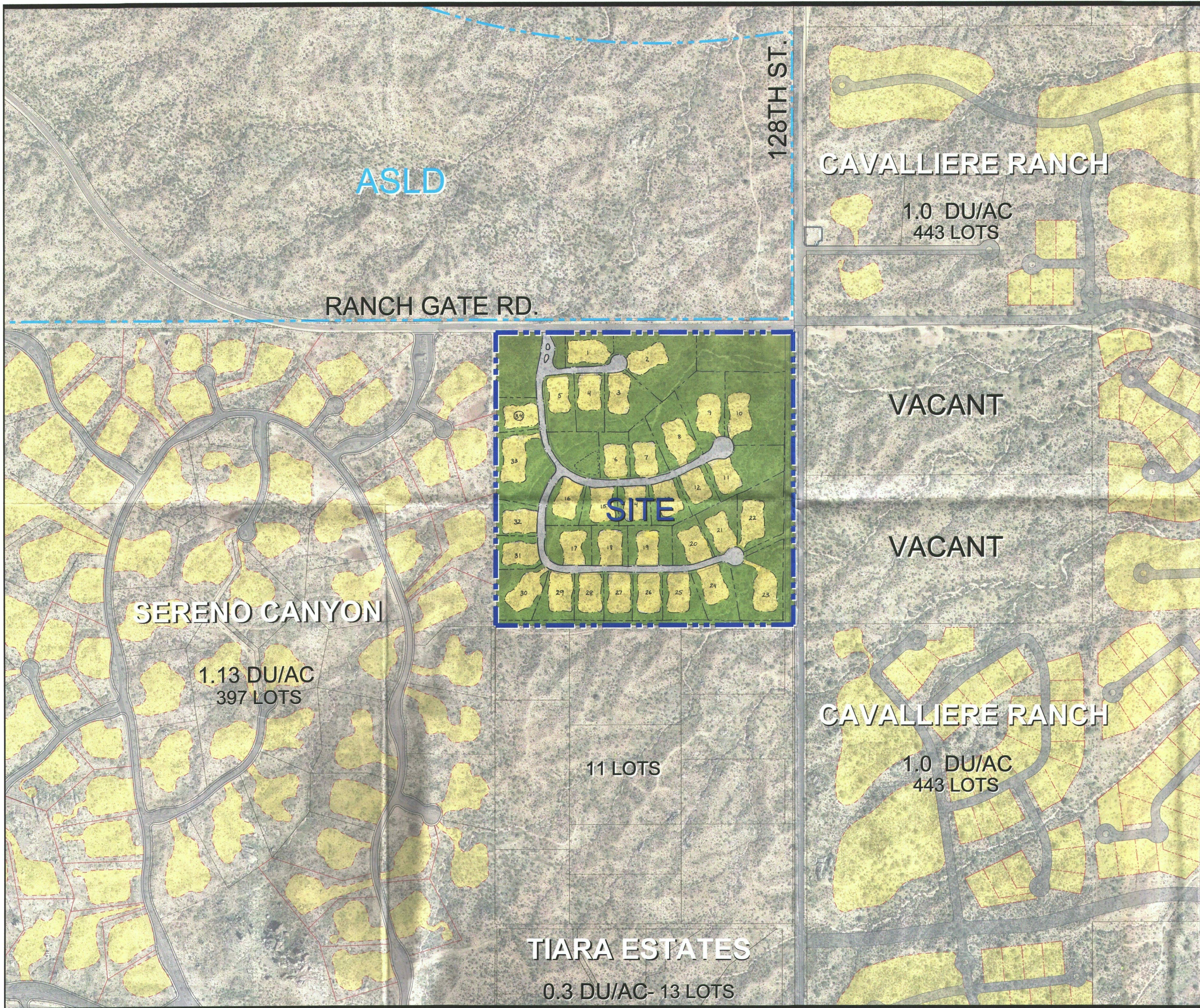
- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- PLANTS INSTALLED IN RETENTION BASINS TO CONFORM TO CITY OF SCOTTSDALE DS & PM, SECTION 2-1.903.
- THORNY SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (DSPM SEC. 2-1.1001.13)

HYDROSEED MIX

AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
ATRIPLEX CANESCENS	FOUR-WING SALT BUSH
ENCELIA FARINOSA	BRITTLEBUSH
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH
SENNA COVESII	DESERT SENNA
SPHAERALCEA AMBIGUA	GLOBEMALLOW

CONCEPTUAL ENTRY - ENLARGED





RANCH GATE & 128TH STREET

CONTEXT AERIAL with SITE PLAN

PROJECT BOUNDARY

GROSS SITE AREA:	40.0 AC
NET SITE AREA:	39.3 AC
CURRENT ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-35 ESL
PROPOSED # OF UNITS:	34 UNITS
GROSS DENSITY:	0.85 DU/AC
MAXIMUM BUILDING HEIGHT:	24'
BUILDING SETBACKS:	
• FRONT:	30'
• SIDE:	11'
• REAR:	26'

Subject to engineering and City review and approval.

SCALE: 1" = 200'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date. 1/22/15

Project No. 1429

LVA urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994