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ALTA LAND TITLE SURVEY (1 OF 2) ALTA LAND TITLE SURVEY (2 OF 2)

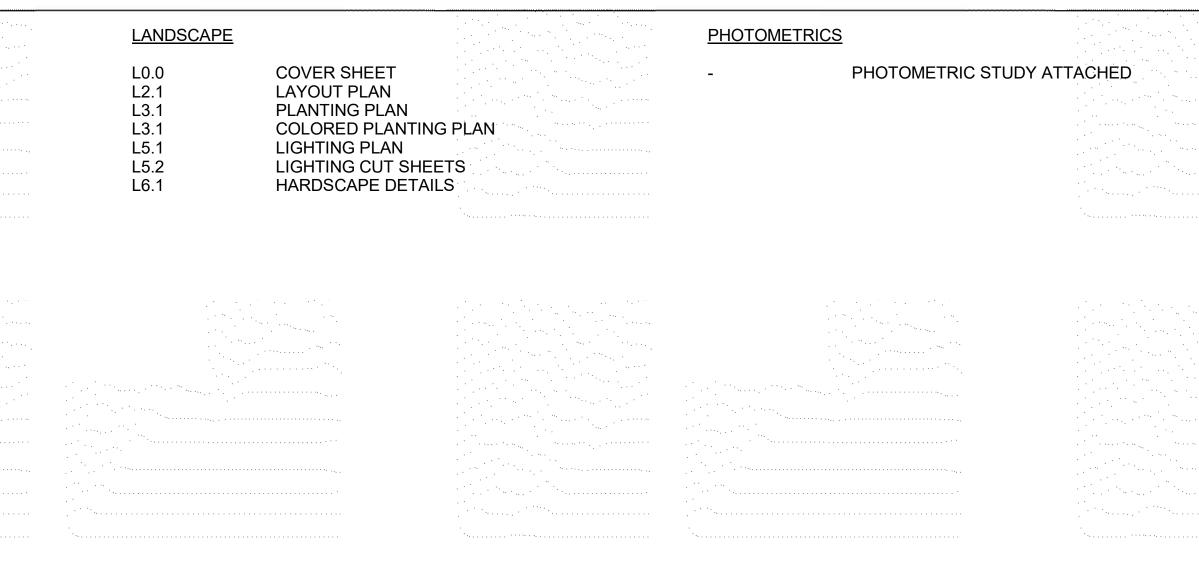
PRELIMINARY PLAT PLAN (1 OF 2)

PRELIMINARY PLAT PLAN (2 OF 2)

PLELIMINARY GRADING PLÀN PRELIMINARY WATER & SEWER PLAN

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SHEET INDEX

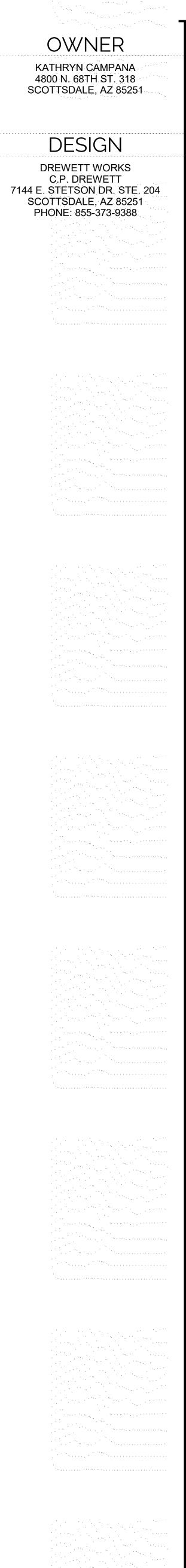


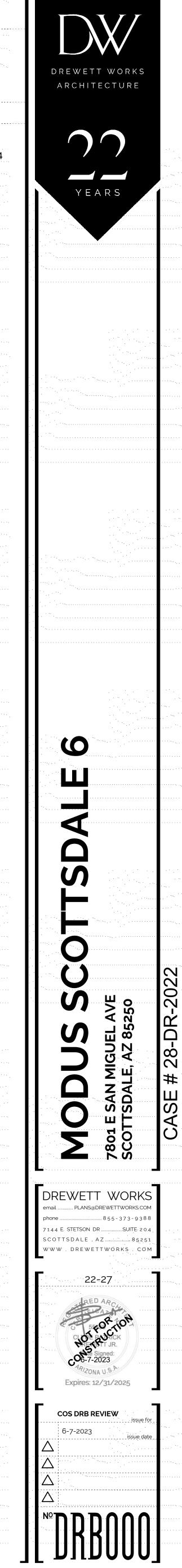
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• . • • • • • • • • •	DRB401	RENDERINGS MATERIALS ENLARGED ENTRY GATE PLAN			
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OWNER

DESIGN







THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C. AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY. DATED 02/24/2022 ORDER NO. 06199720-026-NM2 THE PROPERTY IS SUBJECT TO THE FOLLOWING. ACCORDING TO SCHEDULE B OF SAID COMMITMENT: 1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2021. (AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE) 2. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS. (AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE) 3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING FEBRUARY 17, 1904 DOCUMENT NO. BOOK 65 OF DEEDS, PAGE 222 (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) 5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 1911, PAGE 504 PURPOSE ELECTRIC TRANSMISSION LINE (DOES NOT AFFECT THE SURVEYED PARCEL - MAPPED HEREON) 6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 13061, PAGE 359 PURPOSE PUBLIC UTILITY LINES, PIPES OR POLES (AFFECTS THE SURVEYED PARCEL – MAPPED HEREON) 7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 83-469083 PURPOSE UNDERGROUND POWER (AFFECTS THE SURVEYED PARCEL – MAPPED HEREON) 8. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT: RECORDED IN DOCUMENT NO. 20180412708 (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) 9. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) 10. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) 11. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE) PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY. UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS 7801 E. SAN MIGUEL AVE. SCOTTSDALE, AZ. 85250. PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION. PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION. PURSUANT TO TABLE "A", ITEM 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVAL PER THE INDICATED BENCHMARK AND DATUM.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE

FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A". ITEM 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES. EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE MARICOPA COUNTY ASSESSOR UNLESS NOTED OTHERWISE. BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE: BOOK 190 OF MAPS, PAGE 03 BOOK 198 OF MAPS, PAGE 13 (R1) BOOK 198 OF MAPS, PAGE 21 BOOK 253 OF MAPS, PAGE 45

THE NORTH 197.00 FEET OF THE WEST 208.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 989.98 FEET;

THENCE WEST, A DISTANCE OF 825.00 FEET TO THE TRUE POINT OF **BEGINNING:**

619.17 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 495.17 FEET:

619.11 FEET;

BEGINNING:

EXCEPT THE NORTH 20.00 FEET THEREOF.

CONTAINING 36,820 SQ. FT. OR 0.845 ACRES, MORE OR LESS

SAN MIGUEL & 78TH STREET A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14. TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES (CONTINUED)

LEGAL DESCRIPTION

THENCE SOUTH OO DEGREES 28 MINUTES 52 SECONDS EAST. A DISTANCE OF

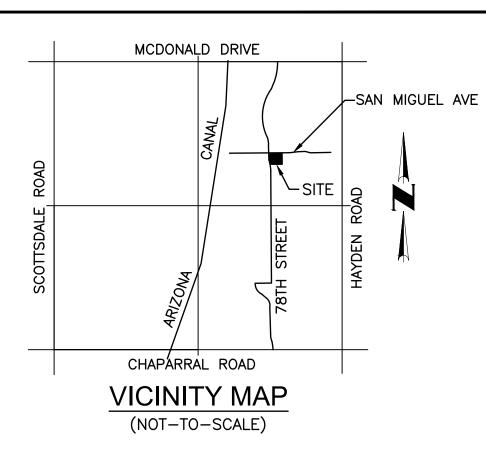
THENCE NORTH 00 DEGREES 26 MINUTES 22 SECONDS WEST, A DISTANCE OF

THENCE EAST. A DISTANCE OF 494.59 FEET TO THE TRUE POINT OF

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" (UNSHADED) FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1770 M DATED SEPTEMBER 18, 2020, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" (UNSHADED) AS DEFINED BY FEMA IS: AREA OF MINIMAL FLOOD HAZARD.



BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE. ELEVATION=1265.90' (NAVD 88)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH. RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

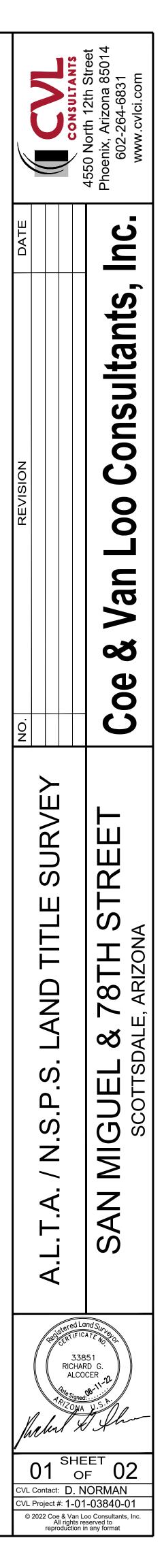
CERTIFICATION

TO: MODUS DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY; KATHRYN H. CAMPANA, AN UNMARRIED WOMAN; LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

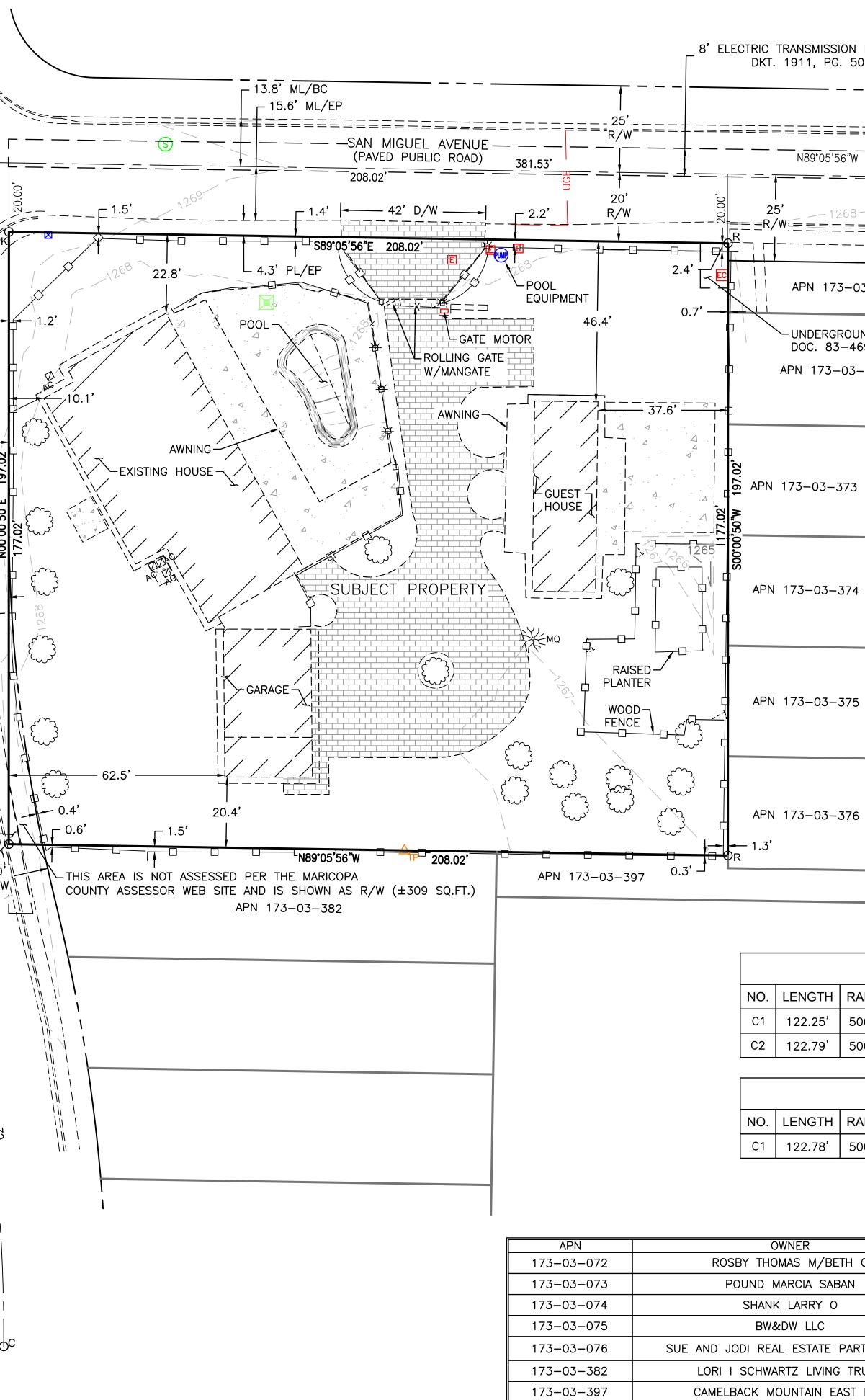
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/17/2022.

DATE OF PLAT OR MAP: 08/11/2022

RICHARD G. ALCOCER **REGISTRATION NUMBER 33851** 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM

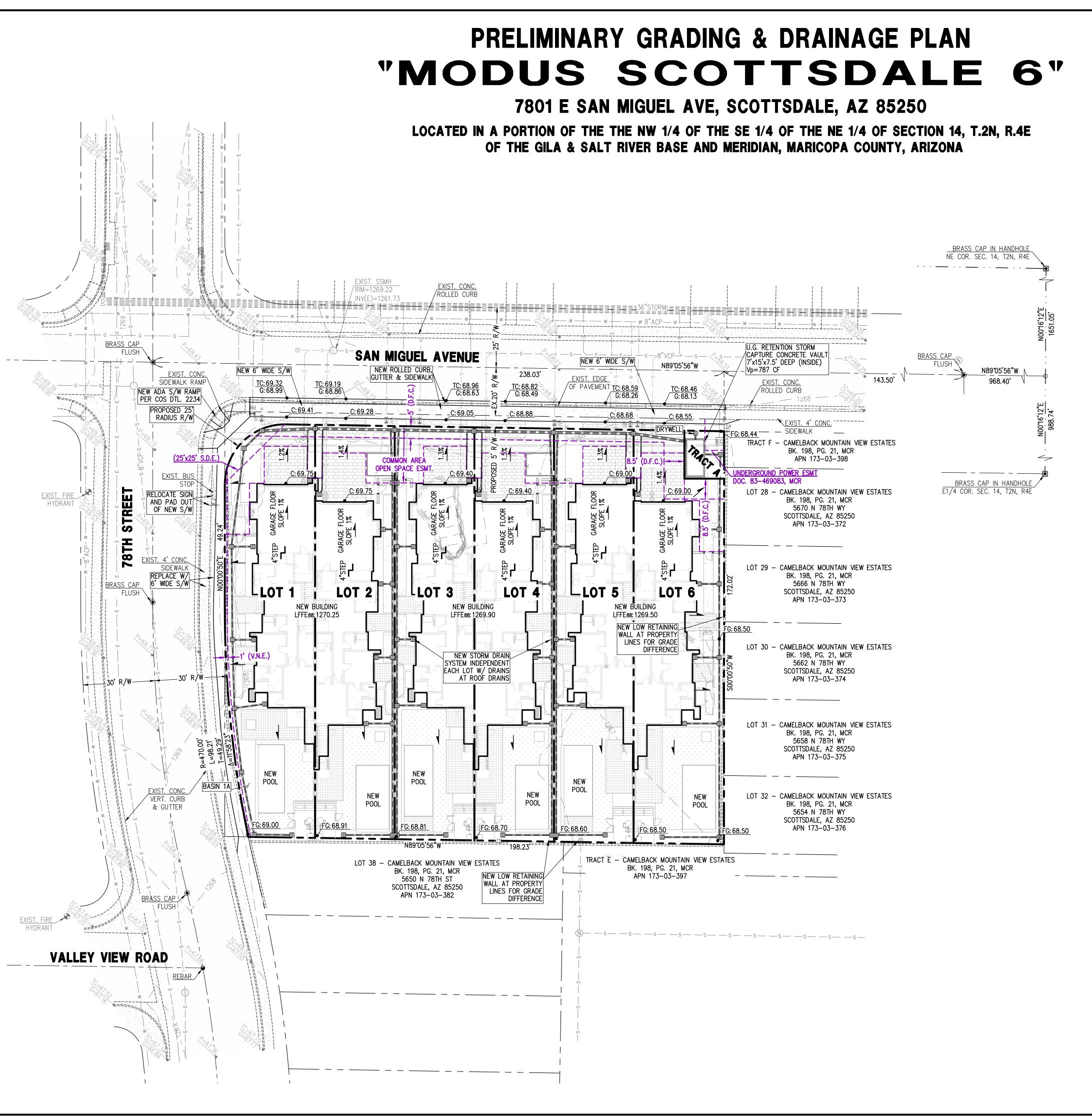


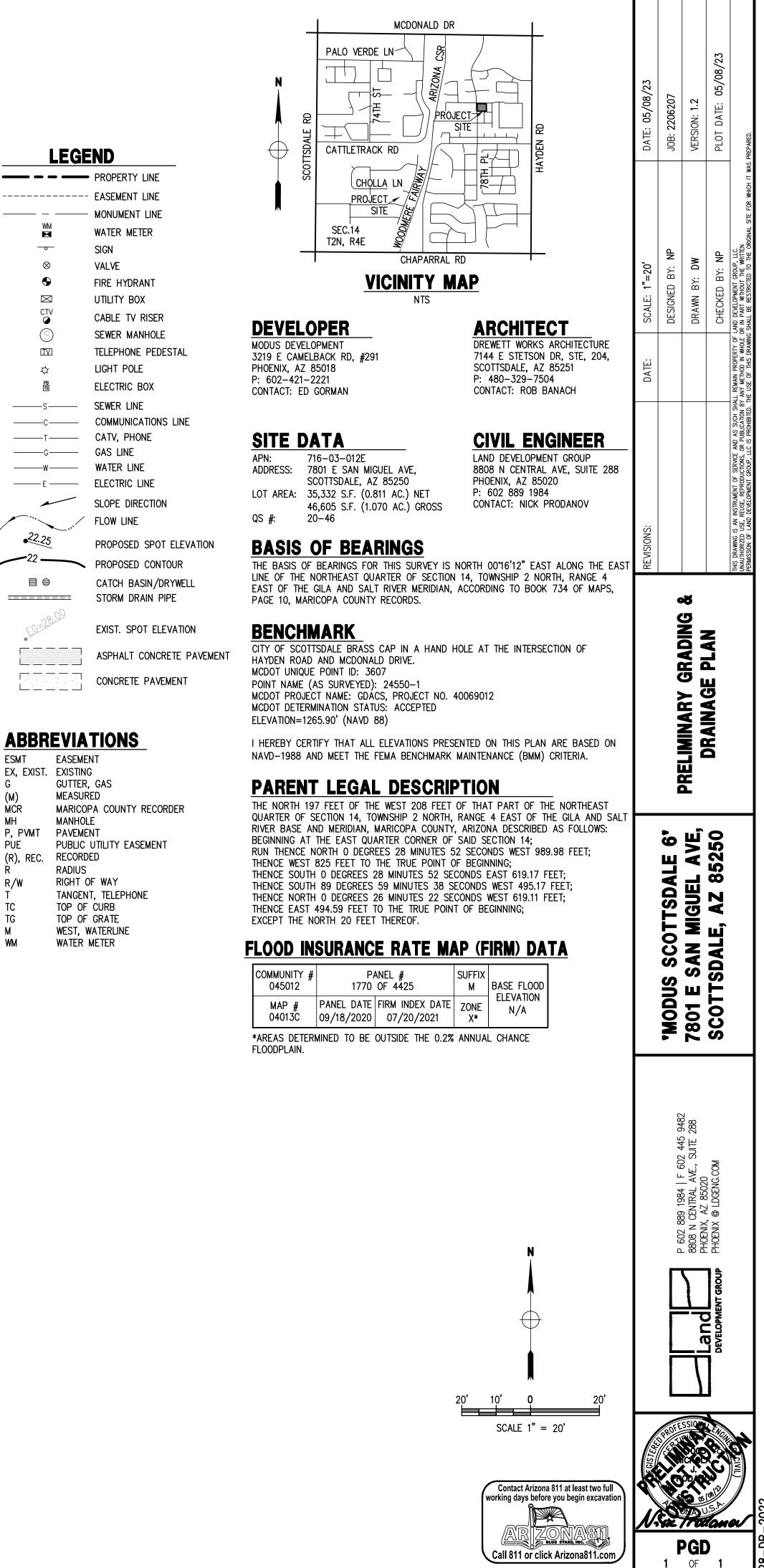
APN BC BW BC.H.H. C.O.S. DKT. DOC. D/W ESMT EP ML PG. PL R/W SW O _C © Q © П П П П П П П П П П П П	SCALE: 1" = 20' SCALE: 1" = 20' ASSESSOR PARCEL NUMBER BACK OF CURB BACK OF WALK BRASS CAP IN A HAND HOLE CITY OF SCOTTSDALE DOCKET DOCUMENT NUMBER DRIVEWAY EASEMENT EDGE OF PAVEMENT MONUMENT LINE PAGE PROPERTY LINE RIGHT-OF-WAY SIDEWALK CALCULATED POSITION - NOTHING FOUND, NOTHING SET FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH FOUND BRASS CAP IN HAND HOLE FOUND 1/2" REBAR (NO I.D.) SET 1/2" REBAR WITH CAP LS#33851 SET PK-NAIL WITH WASHER LS#33851 WATER METER POOL EQUIPMENT MANHOLE SANITARY SEWER JUNCTION BOX ELECTRIC CABINET	5.8' PL/BW 19.6' ML/BC 21.1' ML/BC ESMT FOR PUBLIC UTILITY LINES, PIPES AND POLES () DKT. 13061, PG. 359 R/W
O _{PK} ⊠ ₩	SET PK-NAIL WITH WASHER LS#33851 WATER METER POOL EQUIPMENT	LINES, PIPES AND POLES 6 DKT. 13061, PG. 359 1 R/W
E EC 	JUNCTION BOX ELECTRIC CABINET LANDSCAPE LIGHT TELEPHONE PEDESTAL	===
Filename: N:\01\0384001\CADD\ALTA\VS.ALTA.dwg	GATE – SINGLE SWING AIR CONDITIONER CATCH BASIN TREE (GENERIC) TREE – MESQUITE	
Lint Date: August 11, 2022	PROPERTY LINE BLOCK WALL WROUGHT IRON FENCE MAJOR CONTOUR MINOR CONTOUR	
Printed By: JerryD Print Date: Au	SCHEDULE B ITEM NUMBER CONCRETE CONCRETE PAVERS BUILDING LINE	



173–03–398

8' ELECTRIC TRANSMISSION LINE ESMT DKT. 1911, PG. 504 (5) N89'05'56'W 1349.93' 25' 1268 R/W = = = = = = = = = = = = = = = = = = =	1111.90'	SEC. 14 FND. C.O.	N.E. CRN. , T2N, R4E .S. B.C.H.H. 968.40' 968.40' 968.40'	DATE Consultants	nsultants, Inc. 1550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com
APN 173-03-398 0.7'	ΛΤ	SEC.	E. 1/4 CRN. 14, T2N, R4E FND. B.C.H.H.	NO.	Coe & Van Loo Co
APN 173-03-375 APN 173-03-376 1.3'				S. LAND TITLE SURVEY	EL & 78TH STREET TSDALE, ARIZONA
NO. LENGTH RADIUS DELT	URVE TABLE	CHORD-BEARING		<u>م</u>	
C1 122.25' 500.00' 014°00	32" 61.43 121.95	S06°44'15"E	-	N.S	
C2 122.79' 500.00' 014°04 CUF NO. LENGTH RADIUS DELT C1 122.78' 500.00' 014°04	VE TABLE (R1)			A.L.T.A. / I	SAN MI
ADJOINE	ER TABLE			enistered L	and Surveyon
OWNER ROSBY THOMAS M/BETH C POUND MARCIA SABAN SHANK LARRY O BW&DW LLC JE AND JODI REAL ESTATE PARTNERSHIP	SUBDIVISION CAMELBACK MOUNTAINV CAMELBACK MOUNTAINV CAMELBACK MOUNTAINV CAMELBACK MOUNTAINV	IEW EAST 29 IEW EAST 30 IEW EAST 31	DOC. NO. 2003–1343069 97–0050947 2009–0288544 2015–0217745 2022–0045035	330 RICHA	851 ARD G. OCER
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CAMELBACK MOUNTAIN EAST HOA CAMELBACK MOUNTAIN EAST HOA	CAMELBACK MOUNTAINV			CVL Contact: D. N CVL Project #: 1-0 © 2022 Coe & Van I All rights r reproduction	





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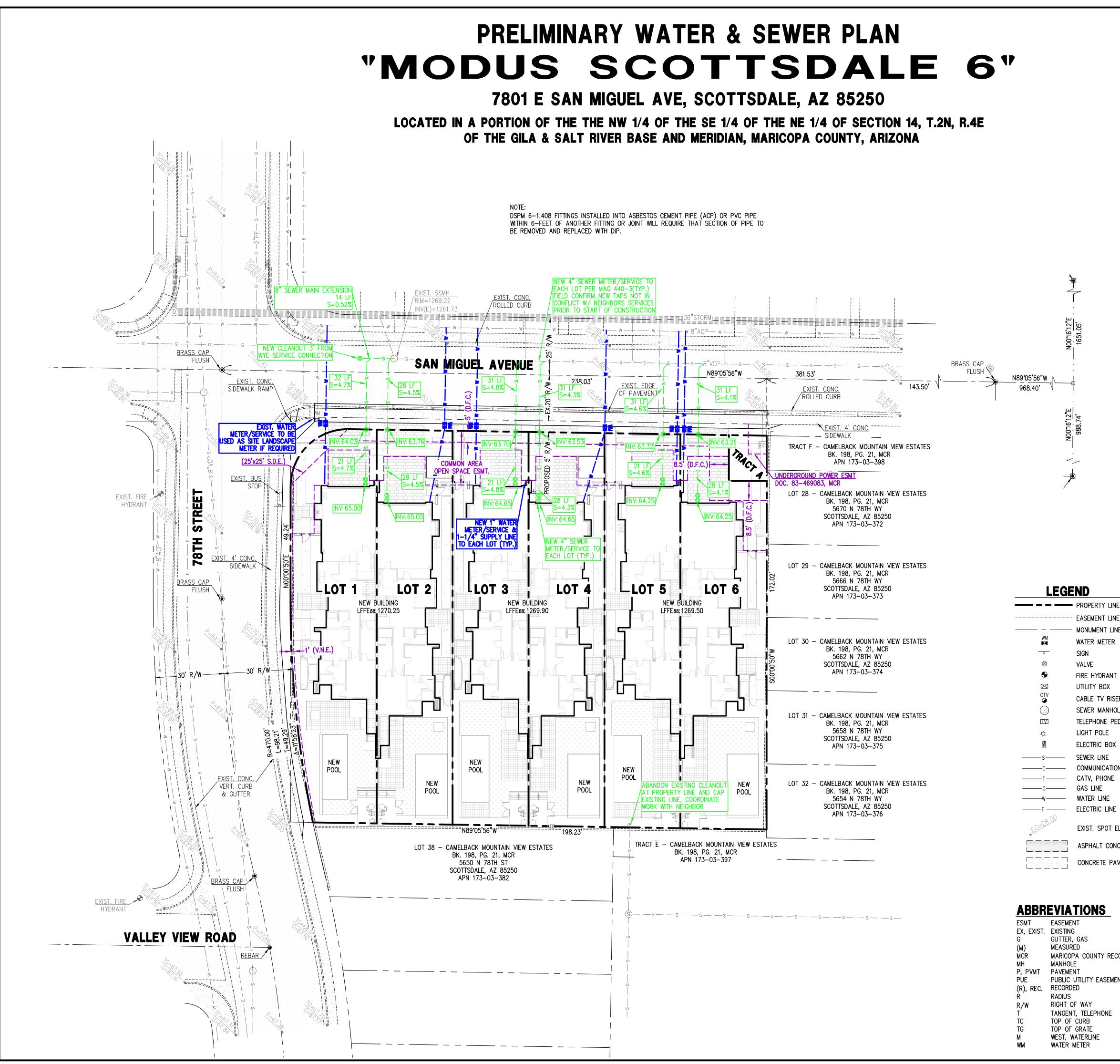
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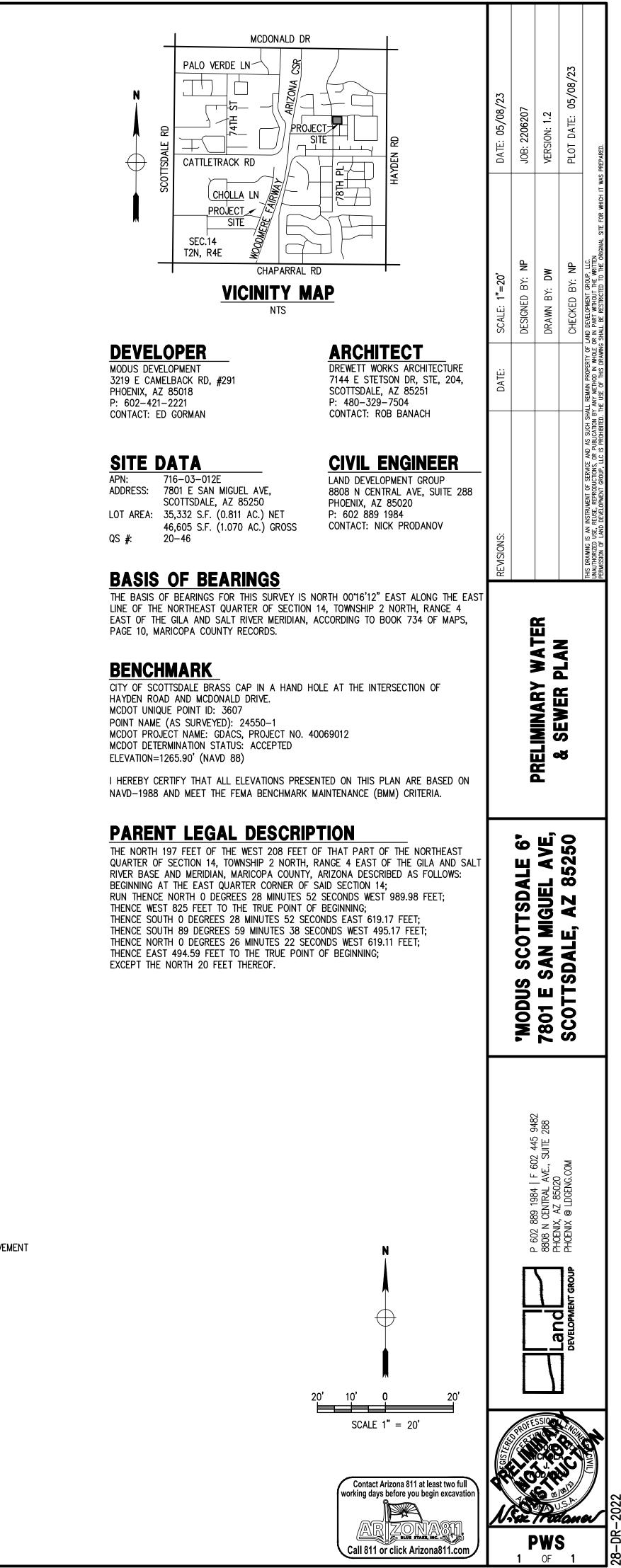
R/W

TG

WM

(R), REC.





- MONUMENT LINE WATER METER SIGN VALVE FIRE HYDRANT UTILITY BOX CABLE TV RISER SEWER MANHOLE TELEPHONE PEDESTAL LIGHT POLE ELECTRIC BOX COMMUNICATIONS LINE

EXIST. SPOT ELEVATION

ASPHALT CONCRETE PAVEMENT

CONCRETE PAVEMENT

MARICOPA COUNTY RECORDER PUBLIC UTILITY EASEMENT

TANGENT, TELEPHONE

STIPULATION SET RETAIN FOR RECORDS APPROVED

8/3/2023 DATE



COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS. PUBLIC EASEMENTS: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED. VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES. SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WAILS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY. 'DRAINAGE FACILITIES''). SUBJECT TO THE FOLLOWING: 1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT. 2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT. 3. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES. THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE A COMMON ELEMENT TO THE SUBDIVISION.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY: THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN: AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A LIMITED LIABILITY COMPANY. TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF ____, 2023

GRANTOR: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT STATE OF ARIZONA

COUNTY OF MARICOPA

) SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

FOR AND ON BEHALF OF MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

NOTARY PUBLIC__

MY COMMISSION EXPIRES _____

PRELIMINARY PLAT OF "MODUS SCOTTSDALE 6"

BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER: MODUS DEVELOPMENT, LLC

LEGEND

	SECTION CORNER
$\square \bigcirc \square$	1/4 QUARTER
۲	BRASS CAP FLUSH
$\textcircled{\bullet}$	BRASS CAP IN HAND HOLE
•	FOUND PK NAIL
O	SET 1/2" REBAR & TAG OR AS NOTED
•	FOUND 1/2" REBAR & TAG OR AS NOTED
0	CALCULATED POINT
×	SCRIBED "X" IN CONCRETE
	NEW PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
С	CONCRETE, CALCULATED
COS	CITY OF SCOTTSDALE
D.E.	DRAINAGE EASEMENT
E	EAST
ESMT	EASEMENT
FND	FOUND
(M)	MEASURED
ŇĆR	MARICOPA COUNTY RECORDER
PCA	PRIVATE CROSS ACCESS EASEMENT
£	PROPERTY LINE
P.N.M.A.	PUBLIC NON MOTORIZED ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
Ř/W	RIGHT OF WAY
S.D.	SIGHT DISTANCE EASMENT
VNA	VEHICLE NON-ACCESS EASEMENT
W	WEST
W.L.E.	WATERLINE EASEMENT

SURVEYORS NOTES

- 1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS PLAT MAP. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- 4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- 6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- 7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE. REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- 8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- 9. PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY. 11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 12. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. 13. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- 14. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY. 15. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS
- PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL
- 16. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,151	S.F.	0.141	A.C.
TRACT A	328	S.F.	0.008	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

TRACT USE TABLE

TRACT	USE		
А	DRAINAGE FACILITIES EASEMENT		

UTILITIES

WATER: CITY OF SCOTTSDALE SANITARY SEWER: CITY OF SCOTTSDALE ELECTRIC: ARIZONA PUBLIC SERVICE TELEPHONE: CENTURY LINK. COX COMM. NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 045012	PANEL # 1770 OF 4425		SUFFIX M	BASE FLOOD
MAP # 04013C	PANEL DATE 09/18/2020	FIRM INDEX DATE 07/20/2021	ZONE X*	ELEVATION N/A

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

COVER SHEET 2 PLAT MAP

LIST OF PERTINENT DOCUMENTS

- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR. BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS. PAGE 21, MCR. 6. BOOK 253 OF MAPS, PAGE 45, MCR.

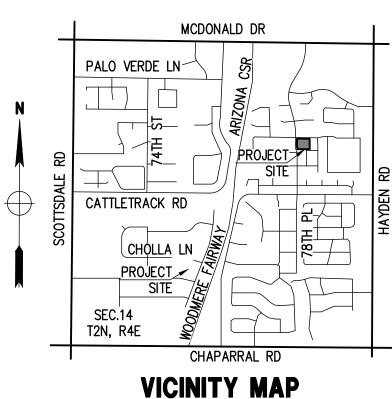
SURVEYOR'S CERTIFICATION

- 1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; 2. THIS PLAT WAS MADE UNDER MY DIRECTION;
- 3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS":
- 4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022:
- 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN: 6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;









NTS

DEVELOPER

MODUS DEVELOPMENT. LLC 3219 E CAMELBACK RD. #291 PHOENIX. AZ 85018 P: 602-421-2221 CONTACT: ED GORMAN

PARENT SITE DATA

716-03-012E ADDRESS: 7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250 LOT AREA: 36,820 S.F. (0.845 AC.) QS #: 20-46

ARCHITECT

DREWETT WORKS ARCHITECTURE 7144 E STETSON DR, STE, 204, SCOTTSDALE, AZ 85251 P: 480-329-7504 CONTACT: ROB BANACH

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PRELIMINARY

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TSDALE IIGUEL AV AZ 852

S SCOTI SAN MIC SDALE,

MODUS7801 E \$SCOTTS

OF

CIVIL ENGINEER

LAND DEVELOPMENT GROUP 8808 N CENTRAL AVE, SUITE 288 PHOENIX, AZ 85020 P: 602 889 1984 CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0016'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10. MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE. MCDOT UNIQUE POINT ID: 3607 POINT NAME (AS SURVEYED): 24550-1 MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012 MCDOT DETERMINATION STATUS: ACCEPTED ELEVATION=1265.90' (NAVD 88)

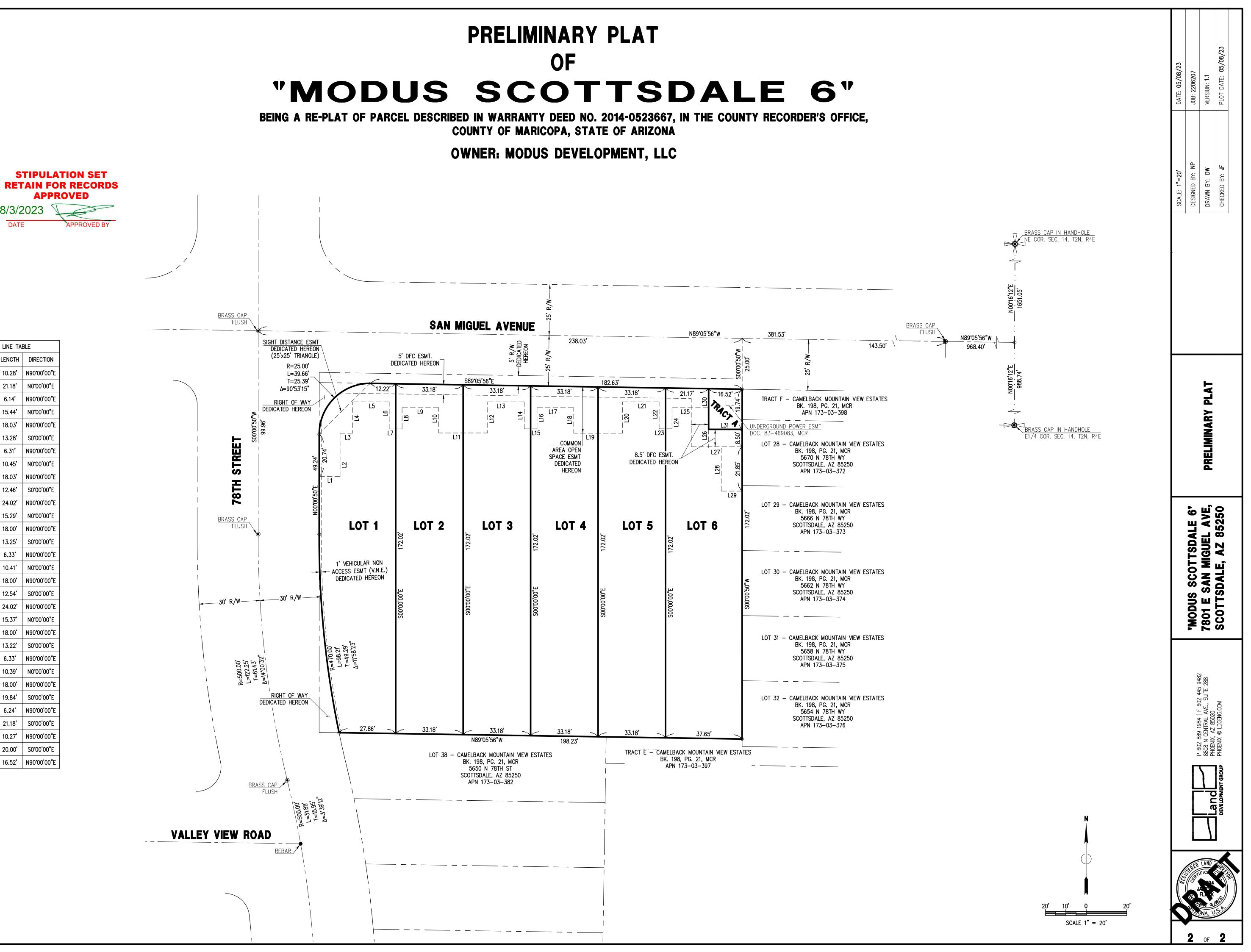
I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, DAY OF, 2023.	, ARIZONA THIS THE
BYMAYOR	
ATTEST BY CITY CLERK	
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH TH STANDARDS AND POLICY MANUAL SPECIFICATIONS.	E CITY OF SCOTTSDALE'S DESIGN
BY CHIEF DEVELOPMENT OFFICER	DATE
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE V	VITH THE DEVELOPMENT





	LINE TA	BLE		
LINE #	LENGTH	DIRECTION		
L1	10.28'	N90°00'00"E		
L2	21.18'	N0°00'00"E		
L3	6.14'	N90°00'00"E		
L4	15.44'	N0°00'00"E		
L5	18.03'	N90 ° 00'00"E		
L6	13.28'	S0°00'00"E		
L7	6.31'	N90 ° 00'00"E		
L8	10.45'	N0°00'00"E		
L9	18.03'	N90°00'00"E		
L10	12.46'	S0°00'00"E		
L11	24.02'	N90°00'00"E		
L12	15.29'	N0°00'00"E		
L13	18.00'	N90°00'00"E		
L14	13.25'	S0°00'00"E		
L15	6.33'	N90°00'00"E		
L16	10.41'	N0°00'00"E		
L17	18.00'	N90°00'00"E		
L18	12.54'	S0°00'00"E		
L19	24.02'	N90°00'00"E		
L20	15.37'	N0°00'00"E		
L21	18.00'	N90°00'00"E		
L22	13.22'	S0°00'00"E		
L23	6.33'	N90°00'00"E		
L24	10.39'	N0°00'00"E		
L25	18.00'	N90°00'00"E		
L26	19.84'	S0°00'00"E		
L27	6.24'	N90°00'00"E		
L28	21.18'	S0°00'00"E		
L29	10.27'	N90°00'00"E		
L30	20.00'	S0°00'00"E		
L31	16.52'	N90°00'00"E		

STIPULATION SET

APPROVED

PROVED B

8/3/2023

DATE

- MODUS SCOTTSDALE 6 -

- 7801 E. San Miguel Ave. Scottsdale, AZ 85250 -

- Landscape Construction Documents -

GENERAL NOTES:

- 1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION
- 3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY THE ARCHITECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE
- NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- 7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT: A) BLUE STAKE (ARIZONA) 1-800-782-5348
 - B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- 8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS
- 9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- 10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES
- 11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- 13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE. 14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY
- OR ALL CHANGES PRIOR TO THE START OF WORK. 15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- 16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR **REGULATIONS PERTAINING TO THE PROJECT.**
- 17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION 18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND
- THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION. 19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- 3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- 4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT. 5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. 6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S
- AUTHORIZED REPRESENTATIVE. 7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS. OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- 8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL. 9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- 10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- 11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS. 14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW. 15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK,
- LATEST EDITION. 16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF
- INSTALLATION THROUGH SUBSTANTIAL COMPLETION. 17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- 18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- 19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE
- 20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- 21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS
- 22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- 2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
- 3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- DECOMPOSED GRANITE . DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO
- MATERIALS SCHEDULE / PLANTING LEGEND.
- 2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL) 3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

IRRIGATION GENERAL NOTES:

- 1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- 2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE. AND PIPE ROUTING AND SIZES. 3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE
- WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAP ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS
- IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT. HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT. 5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL
- NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE. 6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- 7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION. 8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING
- SCHEDULES 9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- 10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE. 11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- 12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- 13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- 14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- 15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH
- UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO
- ERRORS. FAULTY MATERIAL OR FAULTY WORKMANSHIP 17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER. 18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- 19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774
- 20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- 21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED
- 22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- 23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS. 24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS
- 25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE
- CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER. 26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- 27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED. 28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS. AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- 29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- 30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL. 31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BI INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO
- SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE. 32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER: A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
- B) TWO KEYS FOR EACH OF THE CONTROLLERS. C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
- D) TWO VALVE BOX KEYS. 33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR
- PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER. 34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- 35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- 36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS. 37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR
- WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN. 38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP
- LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS. 39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
- 40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- 41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY. 42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- 43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- 44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- 1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING. 4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING: A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA. B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING
- AREAS: i) TURF, AND ANNUAL AREAS (6" DEPTH).
- ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- 6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- 7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

VICINITY MAP: SCALE: NTS PROJECT E. San Miguel Ave. E. Buena Terra Way.

HARDSCAPE GENERAL NOTES:

- 1. FOOTINGS, WA PUBLIC RIGHT-
- 2. REFER TO CIVIL
- INFORMATION ALL DETAILS SH
- MODIFIED (IF]
- 4. ALL DIMENSIO SUBMITTED BY **REVISIONS SH**
- 5. THE CONTRAC REVIEW BY TH 6. IN ADDITION TO
- MATERIALS, THE FOR EACH TYP EXPOSED AGO ETC., FOR APPI AUTHORIZED F
- UNLESS NOTEI IN DETAILS, SID ON COMPAC AND EXPANS MEDIUM BROO
- 8. RADIUS AT SIDE NOTED OTHER
- 9. THE CONTRAC PRIOR TO CONS ION FOR REVIEW BY THE LANDSCAPE ARCHI OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

SHEET INDEX:

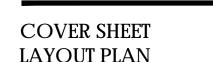
COVER SHEET	L0.0
LAYOUT PLAN	L2.1
PLANTING PLAN	L3.1
IRRIGATION PLAN	L4.1
LIGHTING PLAN	L5.1
LIGHTING CUT SHEETS	L5.2
HARDSCAPE DETAILS	L6.1
PLANTING DETAILS	L7.1
PLANTING SPECIFICATIONS	L8.1
IRRIGATION SPECIFICATIONS	L8.2

CITY OF SCOTTSDALE NOTES:

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION. MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE
- 2. A MINIMUM OF 50 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III. SECTION 3.100 3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES
- SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK. 4. A TREE'S CALIPER SIZE FOR SINGLE TREE TRUNKS THAT ARE TO HAVE A DIAMETER
- GREATER THAN 4 INCHES SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE
- FROM THE SOIL. 6. AREA WITHIN THE SITE VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING. SIGNS, OF OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANCLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPOI INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION
- 7. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL
- 8. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. 9. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN
- ESTIMATED ANNUAL WATER DEMAND OF TEN ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE. 10. TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH
- 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS. SPECIFICATIONS WITHIN THIS SET HAVE NOT BEEN REVIEWED AND ARE NOT CONSIDERED PART OF THE CITY OF SCOTTSDALE APPROVAL. 11. NO LIGHTING IS APPROVED WITH THE SUBMITTAL
- 12. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS 13. NEW LANDSCAPING, INCLUDING SALVAGE PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THI ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF. 14. NATURAL OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION
- PROGRAM 1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 - 2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS
 - A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT. B. +/- THREE FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING. C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE TO
 - PREVENT DAMAGE. D. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACTED BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL REMOVE STAKING ROPING AND FENCING
- AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
- MEDIAN LANDSCAPING AND IRRIGATION SHALL COMPLY WITH CITY OF SCOTTSDALE'S MAG SUPPLEMENT SPECIFICATIONS 430 AND 440. 16. NO MULTI TRUNK TREES SHALL BE LOCATED IN SIGHT VISIBILITY TRIANGLES.



ALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE -OF-WAY.
IL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL
N REGARDING HORIZONTAL AND VERTICAL CONTROLS.
HALL BE REVIEWED BY A STRUCTURAL ENGINEER AND
NECESSARY) PRIOR TO CONSTRUCTION.
ONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN
THE ARCHITECT. SHOULD DISCREPANCIES OCCUR, FIELD
ALL BE REQUIRED.
CTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR
E LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED
HE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL
PE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B)
GREGATE PAVING, C) INTEGRAL COLORED CONCRETE,
PROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S
REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
D OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED
DEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE
TED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER
ION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A
OM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
DEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS
RWISE.
CTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS
INSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT

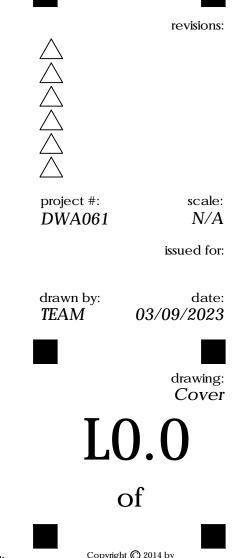


CONSULTANT TEAM

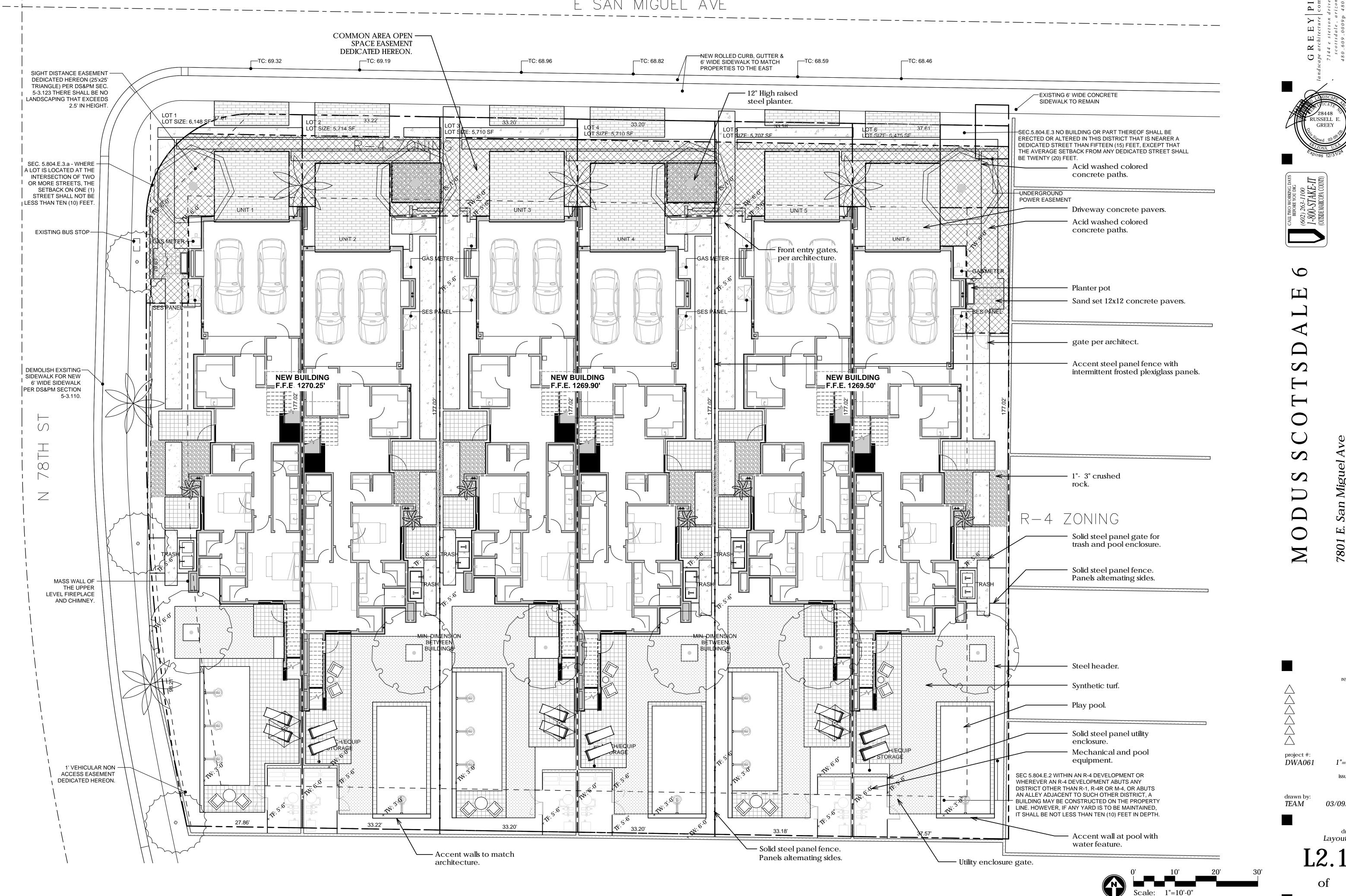
LANDSCAPE ARCHITECT: GREEY | PICKETT 7144 E. STETSON DRIVE SUITE 205 SCOTTSDALE, AZ 85251 PHONE: (480) 609-0009 FAX: (480) 609-0068 CONTACT: RUSS GREEY



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7801 E. San Miguel A Scottsdale, AZ 85250

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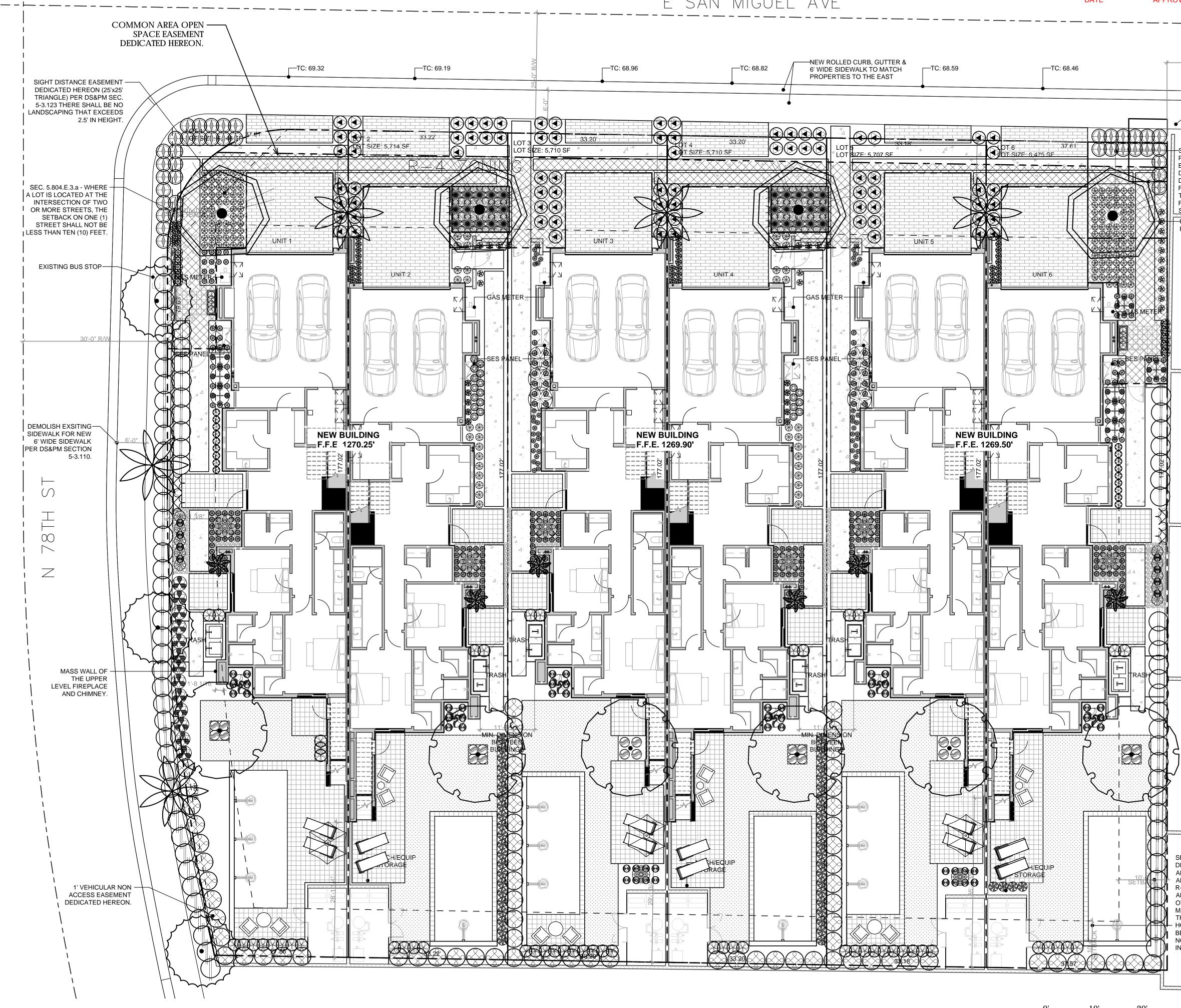
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03/09/2023

drawing: Layout Plan

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8/3/2023 DATE

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Scale: 1"=10'-0"

I SET CORDS	=	PLAN Sym.	「MATERIALS LI Plant Name	E G E N D Size	Qty	Remarks	T Lesion	f
	~~~~{~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ب⊶Trees مرکز	Acacia aneura	36" box	3	standard	KET	9.0068
OVED BY		2° {	Mulga Acacia Chitalpa tashkentensis	36" box	6			rive, sı izona 480.60
	•	S a	Chitalpa	30 DOX	0	-		tson di tson di le, ari 009p
			<i>Cycas revoluta</i> Sago Palm	20 gal.	6	-	E E	e stel 609.01
143.50' TO MONUMENT LINE		X A	Parkinsonia hybrid 'Desert Mu Desert Museum Palo Verde	<i>iseum'</i> 36" box	4	-	G R	480.0
			<i>Phoenix dactylifera 'Medjool'</i> Medjool Date Palm	12'	5	-		·
-EXISTING 6' WIDE CONC	RETE	Shrubs		1 • .• 1				NDSCA P.
SIDEWALK TO REMAIN			Bouteloua gracilis 'Blonde Am Blonde Ambition Blue Grama Dodonaea viscosa	5 gal.	20	-	AND -	1CATE 10 28448
SEC.5.804.E.3 NO BUILDING OR			Hop Bush Ficus nitida	5 gal.	80	-		SSELL E. REEY
PART THEREOF SHALL BE ERECTED OR ALTERED IN THIS DISTRICT THAT IS NEARER A		$\bigotimes$	Indian Laurel Fig Muhlenbergia rigens	5 gal.	72	-		ed .93.09
DEDICATED STREET THAN FIFTEEN (15) FEET, EXCEPT			Deer Grass Olea europaea 'Montra'	5 gal.	79	-	-×pire	es 12/31/24
THAT THE AVERAGE SETBACK FROM ANY DEDICATED STREET SHALL BE TWENTY (20) FEET.		Ground	Little Ollie Dwarf Ollie	5 gal.	56	-		(XINUC
UNDERGROUND POWER EASEMENT			<i>Glandularia rigida</i> Sandpaper Verbena	1 gal.	39	-	WORKING DA RE YOU DIG 53-1100 STAKE-I	OUISIDE MARICOPA COUN
		$\circledast$	<i>Hymenoxys acaulis</i> Angelita Daisy	1 gal.	304	-	ALL TWO V BEFOR (02) 26. -800-5	UISIDE MAI
		9	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	24	-		
		<b>(</b>	<i>Setcreasea pallida</i> Purple Trailing Heart	1 gal.	60	-		
		Accents	Cactus Alluaudia procera	5 gal	90		S	
			Madagascar Ocotillo <i>Aloe daweii</i>	5 gal.	28 33	-		
		& &	Dawe's Aloe <i>Aloe rudikoppe</i>	5 gal.	33 38	-	μ	
*****	XXXXX	-	Little Red Riding Hood Aloe Aloidendron ramosissimum	5 gal. 24" box	58 6	_		
		<ul><li>See</li><li>See</li></ul>	Maidens Quiver Tree <i>Echinocactus grusonii</i>	5 gal.	140		A	
			Golden Barrel Cactus Euphorbia ingens 'Chocolate I	Drop'	10	-	Ω	
			Chocolate Drop Cactus Furcraea macdougallii	15 gal. 15 gal.	6	-	$\mathbf{S}$	
			MacDougall's Century Plant Hesperaloe funifera	5 gal.	8	-	$\square$	
			Giant Hesperaloe <i>Kalanchoe beharensis 'Blue Sl</i>		10	-		
	(		Myrtillocactus geometrizans	15 gal.	8	-	$\bigcirc$	
			Blue Myrtle Cactus <i>Opuntia ficus-indica</i> Indian Fig	5 gal.	13	-	$\mathbf{O}$	Ve
Å^^^^		₹ ¢	Pachycereus schotti f. monstro Totem Pole Cactus	SUS (23) @ 1' high (15) @ 2' high (8) @ 3' high	50	Single arms	$\mathbf{S}$	IA ₁
		$\mathfrak{S}$	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	(4) @ 4' high 5 gal.	8	-	$\mathbf{S}$	gue 250
		æ	Pedilanthus macrocarpus Lady's Slipper	5 gal.	91	-	Ο	Mig Z 85
		$\bigcirc$	Stenocereus marginatus Mexican Fence Post	15 gal.	18	-	$\overline{\bigcirc}$	an e, A
R-4 ZONIN	1G	Vines	Pyracantha coccinea	( <b>1</b>				S ale
		XX.	Fire Thorn	15 gal.	4	-		7801 E. Scottsdá
=	MASS	PLAN					$\mathbf{N}$	78 Sc
	$\begin{array}{cccc} \psi & \psi & \psi \\ \psi & \psi & \psi \\ \psi & \psi & \psi \end{array}$	'CORONA	C TURF. (TURF PER SPEC.) AF ADO' TURF. CONTRACTOR T	O PROVIDE S	AMPL	E ON SITE		
	INERI		NER APPROVAL PRIOR TO P	URCHASE OR	INSTA	LL.		
=	Sym.	Descript	ion					
$\mathbf{N}$			EENED DECOMPOSED GRAM "MEL' COLOR.	NITE. ROCK PI	ROS			
Ę		1" - 3" CR	USHED ROCK IN ALL RAISED	STEEL PLANT	ERS. R	OCK PROS		
)			'MEL' COLOR.					
=	ΝΟΤΕ	S :					$\wedge$	revisions:
			LL BE WATERED WITH AUTO E AREAS EXCLUDING TURF T				$\sum_{i=1}^{n}$	
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SEC 5.804.E.2 WITHIN AN R-4	4. LOC	ATIONS OF	ITIL FINAL GRADING IS APPH PLANTS SHOWN ON DRAW	NG ARE APP			\bigtriangleup	
DEVELOPMENT OR WHEREVER AN R-4 DEVELOPMENT ABUTS ANY DISTRICT OTHER THAN	TO I	ISTALLATIO					project #: DWA061	scale: 1"=10'-0"
R-1, R-4R OR M-4, OR ABUTS AN ALLEY ADJACENT TO SUCH	MAT	ERIAL WILL	IAL AND OR UNFORESEEN C POSSIBLY NOT BE AVAILABL	E AT TIME OF	INSTA	LLATION.		issued for:
OTHER DISTRICT, A BUILDING MAY BE CONSTRUCTED ON THE PROPERTY LINE.	MAT	ERIAL TO LA	ONTRACTOR TO SUBMIT LIST ANDSCAPE ARCHITECT FOR	REPLACEMEN	NTS TO	BE SELECTED.	drawn by:	date:
HOWEVER, IF ANY YARD IS TO BE MAINTAINED, IT SHALL BE NOT LESS THAN TEN (10) FEET	7. ALL I	PLANT MAT	L SHALL BE ADJUSTED IN FIE ERIAL IS TO BE RETAIL QUALI	TY.			TEAM	03/09/2023
IN DEPTH.	PLAN	IT MATERIA	ONTRACTOR TO PROVIDE PILL PRIOR TO INSTALLATION F	OR APPROVA	AL.			drawing:
	PRO	PERLY ACC	ERIAL SOURCED FROM OUT LIMATED TO ARIZONA CLIM					Planting Plan
	Μ		LATION. JN-SCREEN CLOTH/FABRIC	TO BE INSTAL	LED A	BOVE PLANT	Ľ	3.1
30'	М	ATERIAL.					(of

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Scale: 1"=10'-0"

			MATERIALS LE					
	=	Sym.	Plant Name	Size	Qty	Remarks	T T desic	05 8f
	5-4	مترees ۲	Acacia aneura	36" box	3	standard	К.Е.	suite 2(85251 09.006
5		Junk	Mulga Acacia Chitalpa tashkentensis	36" box	6	-	PIC	trive,
\			Chitalpa Cycas revoluta				E Y cture	150n a 16, a 1009 p
ſ	X		Sago Palm	20 gal.	6	-	R E]	teste 0115 da 609.0
143.50' TO MONUMENT LINE			Parkinsonia hybrid 'Desert Mus Desert Museum Palo Verde	36" box	4	-	G I cape a	7144 sc 480.
	¥ Z	\mathbb{X}	Phoenix dactylifera 'Medjool' Medjool Date Palm	12'	5	-	lands	· _
EXISTING 6' WIDE CONC	CRETE	VShrubs	Bouteloua gracilis 'Blonde Amb	vition'				NDSCAPE
SIDEWALK TO REMAIN		\bigcirc	Blonde Ambition Blue Grama Dodonaea viscosa	5 gal.	20	-		1CATE 48
SEC.5.804.E.3 NO BUILDING OR	(\square	Hop Bush Ficus nitida	5 gal.	80	-		SELL E. REEY
PART THEREOF SHALL BE ERECTED OR ALTERED IN THIS		\bigotimes	Indian Laurel Fig Muhlenbergia rigens	5 gal.	72			ed .03.99
DISTRICT THAT IS NEARER A DEDICATED STREET THAN FIFTEEN (15) FEET, EXCEPT		\bigcirc	Deer Grass Olea europaea 'Montra'	5 gal.	79	-	Cxpire	is 12/31/24
THAT THE AVERAGE SETBACK FROM ANY DEDICATED STREET SHALL BE TWENTY (20) FEET.		() Cround	Little Ollie Dwarf Ollie	5 gal.	56	-	pars -IT	
UNDERGROUND POWER EASEMENT		Groundo	Covers Glandularia rigida Sandpaper Verbena	1 gal.	39	-	VOU DIG 1100 TAKE-	
		•	Hymenoxys acaulis Angelita Daisy	1 gal.	304	-	CALL TWO WORKING BEFORE YOU DIG (602) 263-1100 1-800-STAKE	
		0	Lantana montevidensis Purple Trailing Lantana	1 gal.	24	-	(60 [60	
		0	Setcreasea pallida Purple Trailing Heart	1 gal.	60	17		
		Accents						
	1	×	Madagascar Ocotillo Aloe daweii	5 gal.	28	-	9	
		8	Dawe's Aloe Aloe rudikoppe	5 gal.	33	-	ГТ	
		8	Little Red Riding Hood Aloe Aloidendron ramosissimum	5 gal.	38		Γ	
		8	Maidens Quiver Tree Echinocactus grusonii	24" box	6	-	A	
			Golden Barrel Cactus Euphorbia ingens 'Chocolate D	5 gal.	148	-	D	
	(Chocolate Drop Cactus Furcraea macdougallii	15 gal.	10	a.	S	
	C		MacDougall's Century Plant Hesperaloe funifera	15 gal.	6	-	F	
	(\bigcirc	Giant Hesperaloe Kalanchoe beharensis 'Blue Slid	5 gal. ck'	8	-	Ē	
	(Myrtillocactus geometrizans	ro gui.	10	-	$\overline{\mathbf{O}}$	
	6		Blue Myrtle Cactus Opuntia ficus-indica	15 gal.	8	-	$\tilde{\mathbf{C}}$	Ð
			Indian Fig	5 gal.	13	-		Ave
		•	Pachycereus schotti f. monstros Totem Pole Cactus Pedilanthus bracteatus			Single arms		uel., 50
		8	Tall Slipper Plant Pedilanthus macrocarpus	5 gal.	8	-	S	ligu 852,
			Lady's Slipper Stenocereus marginatus	5 gal.	91	-	\mathbf{D}	< N
R-4 ZONIN	NG (Vines	Mexican Fence Post	15 gal.	18	-	D	San ile, A
		T A A A A A A A A A A A A A A A A A A A	<i>Pyracantha coccinea</i> Fire Thorn	15 gal.	4	-	0	I E. tsdc
	MASS	PLANT					M	7801 E. Sa Scottsdale,
=	4 4 4	SYNTHETIC	TURF. (TURF PER SPEC.) AR	TIFICIAL LAW	'NS CO	·.		N S
	* * * * * *		DO' TURF. CONTRACTOR TO ER APPROVAL PRIOR TO PU					
	INERT Sym.	S Descripti	on					
=			ENED DECOMPOSED GRAN					
\mathbf{i}		and the second second second	MEL' COLOR.	IIE. KOCK FR	(03			
9			SHED ROCK IN ALL RAISED S MEL' COLOR.	STEEL PLANTE	ERS. RC	OCK PROS	_	_
	NOTES							revisions:
Ξ			L BE WATERED WITH AUTON		RRIGAT	ION SYSTEM	\triangle	1641310113.
		ANDSCAPE	AREAS EXCLUDING TURF TO				\square	
	3. LAND	SCAPE ARC	CHITECT TO APPROVE FINAL		PLANTI	NG SHALL	\bigtriangleup	
SEC 5.804.E.2 WITHIN AN R-4 DEVELOPMENT OR WHEREVER	4. LOCA	TIONS OF F	PLANTS SHOWN ON DRAWIN CHITECT TO FIELD APPROVE	NG ARE APP			\square	
AN R-4 DEVELOPMENT ABUTS ANY DISTRICT OTHER THAN	TO IN	STALLATION					project #: DWA061	scale: 1''=10'-0''
R-1, R-4R OR M-4, OR ABUTS AN ALLEY ADJACENT TO SUCH OTHER DISTRICT, A BUILDING	MATE	RIAL WILL P	OSSIBLY NOT BE AVAILABLE	AT TIME OF	INSTAL	LATION.		issued for:
MAY BE CONSTRUCTED ON THE PROPERTY LINE. HOWEVER, IF ANY YARD IS TO	MATE	RIAL TO LAI	NDSCAPE ARCHITECT FOR F	REPLACEMEN	NTS TO	BE SELECTED.	drawn by:	date:
BE MAINTAINED, IT SHALL BE NOT LESS THAN TEN (10) FEET	7. ALL P	LANT MATE	RIAL IS TO BE RETAIL QUALIT	Υ.			TEAM	03/09/2023
IN DEPTH.	PLAN	T MATERIAL	PRIOR TO INSTALLATION FO	OR APPROVA	NL.			drawing:
	PROP		IMATED TO ARIZONA CLIMA					Planting Plan
201	M		N-SCREEN CLOTH/FABRIC T	o be instali	ED AB	OVE PLANT	L	5.1
30'							C	of

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LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LAMP	WATTAGE
V	21	FX LUMINAIRE	NP-3LED-LS-FB	FLAT BLACK	LOW VOLTAGE UPLIGHT	3 LED	4.2W
0	60	FX LUMINAIRE	M-PZ-1LED-FB	FLAT BLACK	LOW VOLTAGE PATHLIGHT	1 LED	2.0W
\forall	17	FX LUMINAIRE	PB-3LED-FB	FLAT BLACK	LOW VOLTAGE WASH LIGHT	3 LED	4.2W
8	29	FX LUMINAIRE	FC-3LED-CW-FB	FLAT BLACK	LOW VOLTAGE IN-GRADE LIGHT	3 LED	4.2W
Τ	12	-	-	-	LOW VOLTAGE TRANSFORMER	-	-

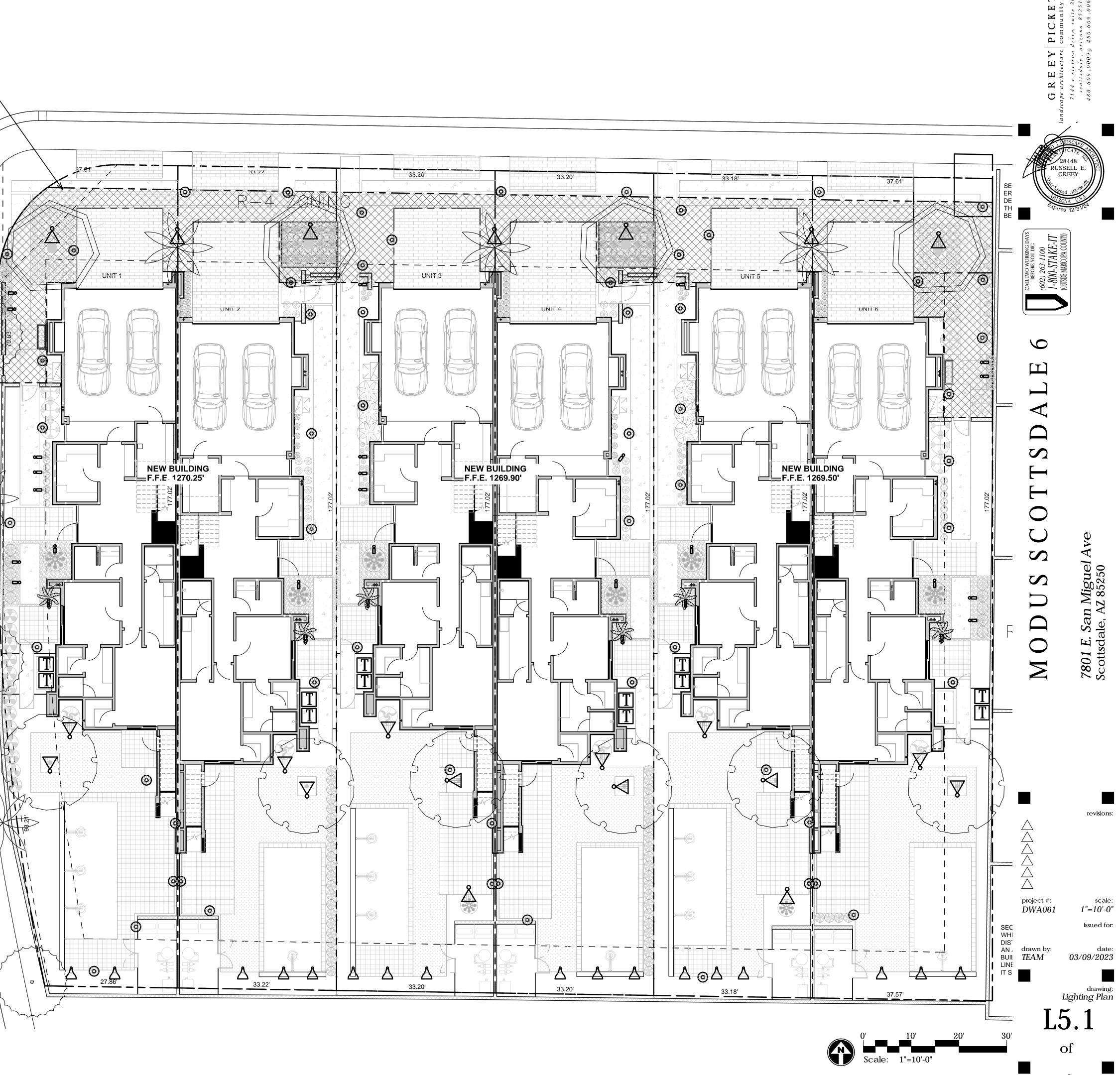
LIGHTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, COLORS, AND FINISHES WITH OWNER PRIOR TO ORDERING OR INSTALLING.

2. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL LIGHTS.

3. ALL LIGHTS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

4. ALL LIGHTS TO BE 2,700K COLOR TEMPERATURE.



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E E C

FXLuminaire.



engineered to accommodate all aspects of your up lighting needs. By coupling the proper light intensity with one of the provided color filters, your designer can fine-tune the NP to beautifully enhance every landscape feature.

NP: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
NPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	52	135	279	357
CCT (Ra)	68.5	67.9	80.2	67.5

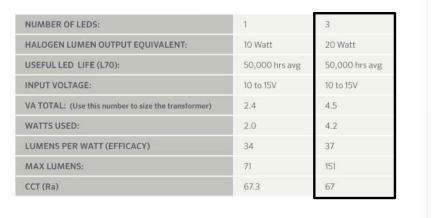
Learn more about FX Luminaire up lights. Visit: fxl.com/products

FXLuminaire



Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light



Learn more about FX Luminaire up lights. Visit: fxl.com/products

LED Up Lights

The NP is our most versatile LED up light, and is



760.744.5240 | fxl.com

LED Up Lights

The PB is a compact LED wall wash lighting solution.



760.744.5240 | fxl.com

FXLuminaire.	
	Path
M-PZ Path Light DESIGNER PLUS	
	PROJECT
	CATALOG #
	ТҮРЕ
	NOTES
Engineered with highly durable die-cast aluminum, the versatile M-PZ pa light is a perfect addition to modern lighting designs.	2.5" (64 mm)
Quick Facts	
Tamper-resistant features Die-cast aluminum	
 Two-layer marine-grade anodization Cree® integrated LEDs and powder coat finish 	22.1° (562 mm)
Compatible with Luxor® technology Phase and PWM dimmable	22.1° (
Input voltage: 10-15 V	

LANDSCAPE AND ARCHITECTURAL LIGHTING		
1 of 6		

FXLuminaire. LED Well Lights PROJECT CATALOG # TYPE NOTES Ring (RG) Wash (GW) Cowling (CW) FC Well Light designer premium 4.0" (102 mm) 4.0" (102 mm

Cylindrical in-grade fixture with versatile faceplate options in 1, 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® system.

Quick Facts

- Die-cast brass or aluminum construction

 Color temperature filters Two-layer marine-grade anodization and powder coat finish
 Compatible with Luxor technology
 Phase and PWM dimmab anodization and powder coat finish Cree® integrated LEDs anodization and powder coat finish Cree® integrated LEDs anodization and powder Phase and PWM dimmable Input voltage: 10-15V

n 4.0" (102 mm) 4.0" (102 mm) AB

15 6

Learn more. Visit: fxl.com | +1 760.744.5240

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LANDSCAPE LIGHTING

M-PZ Path Light SPECIFICATIONS

Lamp	1LED	3LED	ZDC	
Total Lumens*	43	113	60	
Input Voltage	10 to 15V	10 to 15V	11 to 15V	
Input Power (W)	2.0	4.2	6.0	
VA Total	2.4	4.5	7.2	
Lumens per Watt (Efficacy)	22	27	10	
CRI (Ra)	80+	80+	80+	
Max Candela	41	121	43	
Dimming	PWM, Phase	PWM, Phase		
RGBW Available	No	No	Yes	
Luxor® Compatibility				
Default	Zoning	Zoning	ar.	
ZD Option	Zoning/Dimming	Zoning/Dimming		
ZDC Option	1251	320 2	Zoning/Dimming/Color	
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs	

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7801 E. San Miguel A Scottsdale, AZ 85250

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03/09/2023

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project #:

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TEAM

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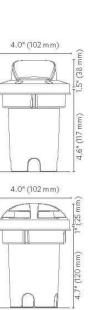
FC Well Light specifications

LANDSCAPE AND ARCHITECTURAL LIGHTING

2 of 6

Output	1LED	3LED	3LEDT	6LED	9LED	ZDC
Total Lumens †‡	20-79	83-185	65-147	123-334	170-419	35-216
Input Voltage	10 to 15V	11 to 15V				
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	40	47	41	41	.42	41
Color Rendering Index (CRI)	80+	80+	1.77.77	80+	80+	80+
Center Beam Candlepower*						
Spot (17-20)	307	831	613	1,242	1,592	283
Flood (43)						283
Dimming	PWM, Phase**	PWM				
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	1993	Zoning	Zoning	200
ZD Option	Zoning/Dimmirg	Zoning/Dimmirg	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option			-		and the	Zoning/ Dimming/Colo
Minimum Rated Life (L90/B10)	55,000 Hrs					

* Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).



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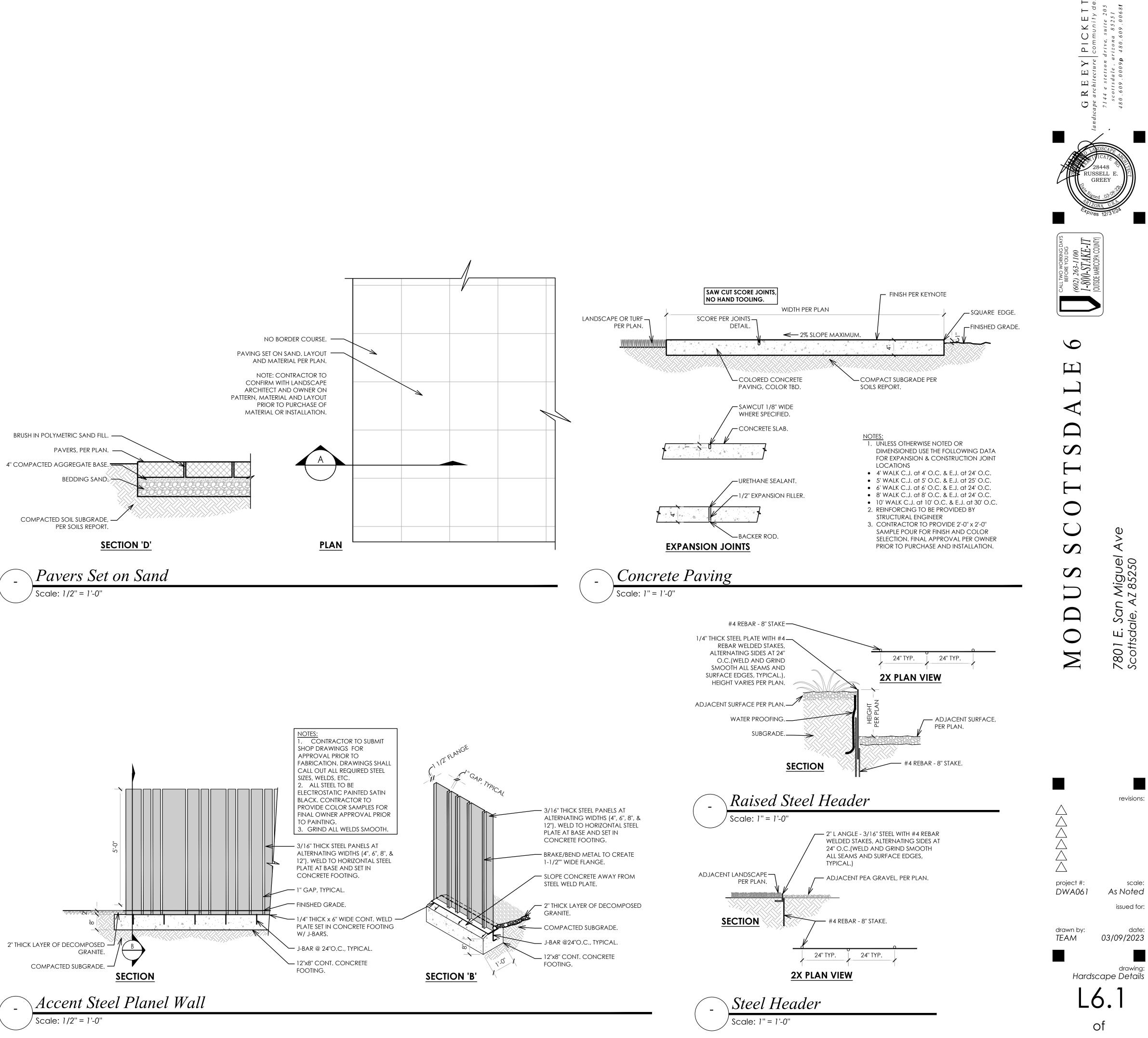
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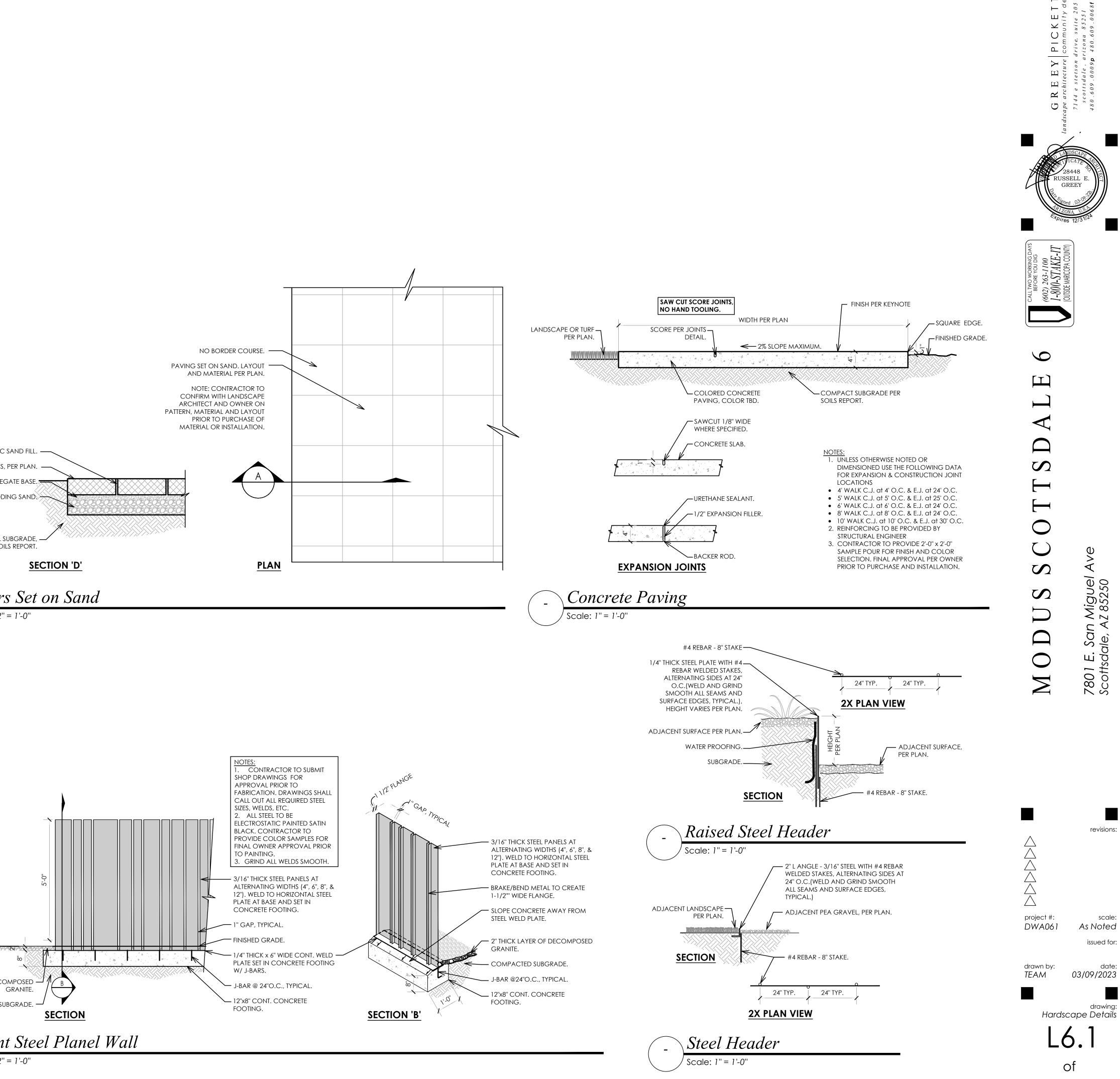
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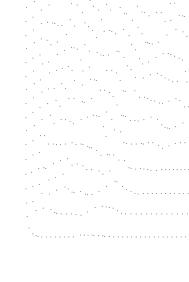


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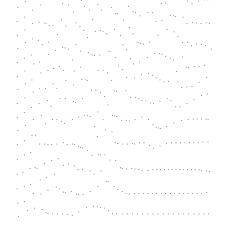


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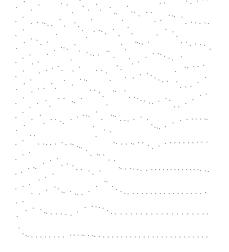




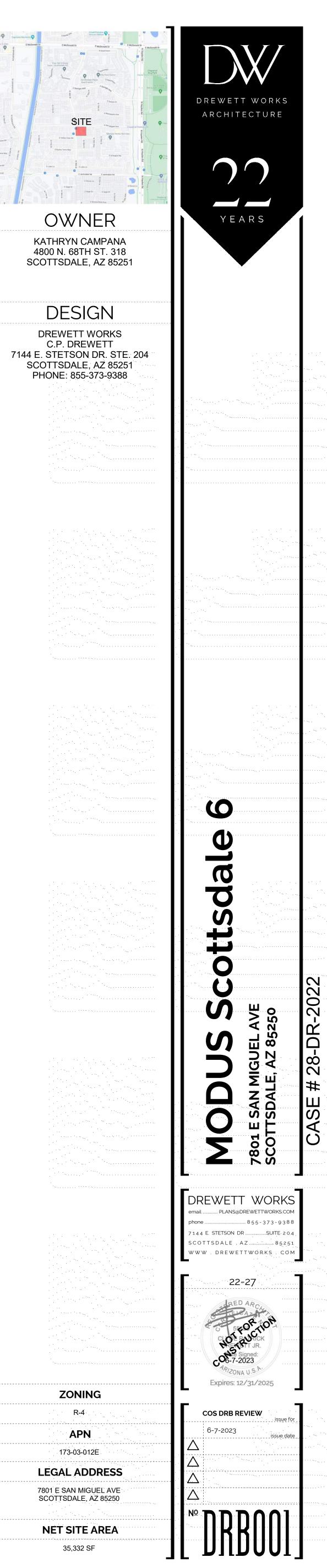




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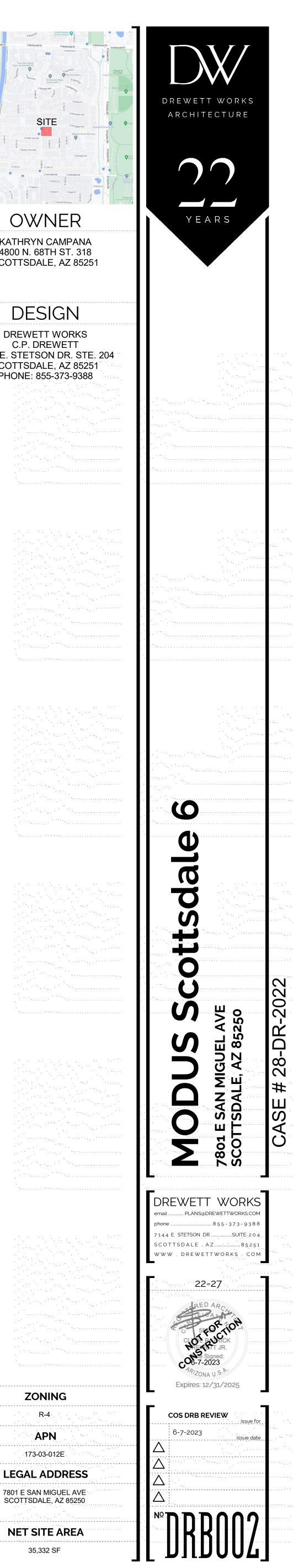
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DESIGN DREWETT WORKS C.P. DREWETT 7144 E. STETSON DR. STE. 204 SCOTTSDALE, AZ 85251 PHONE: 855-373-9388

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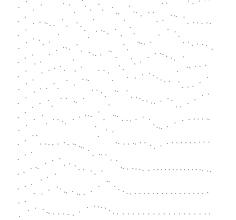
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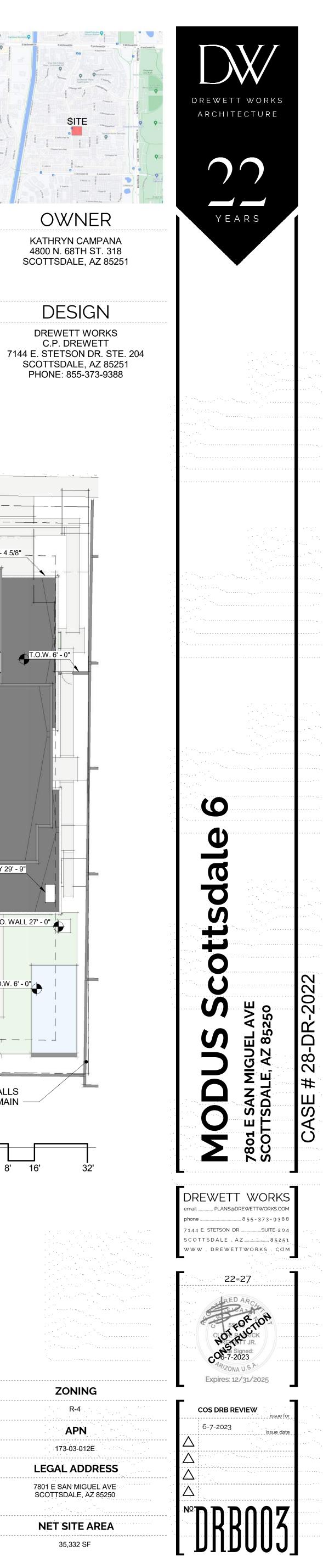
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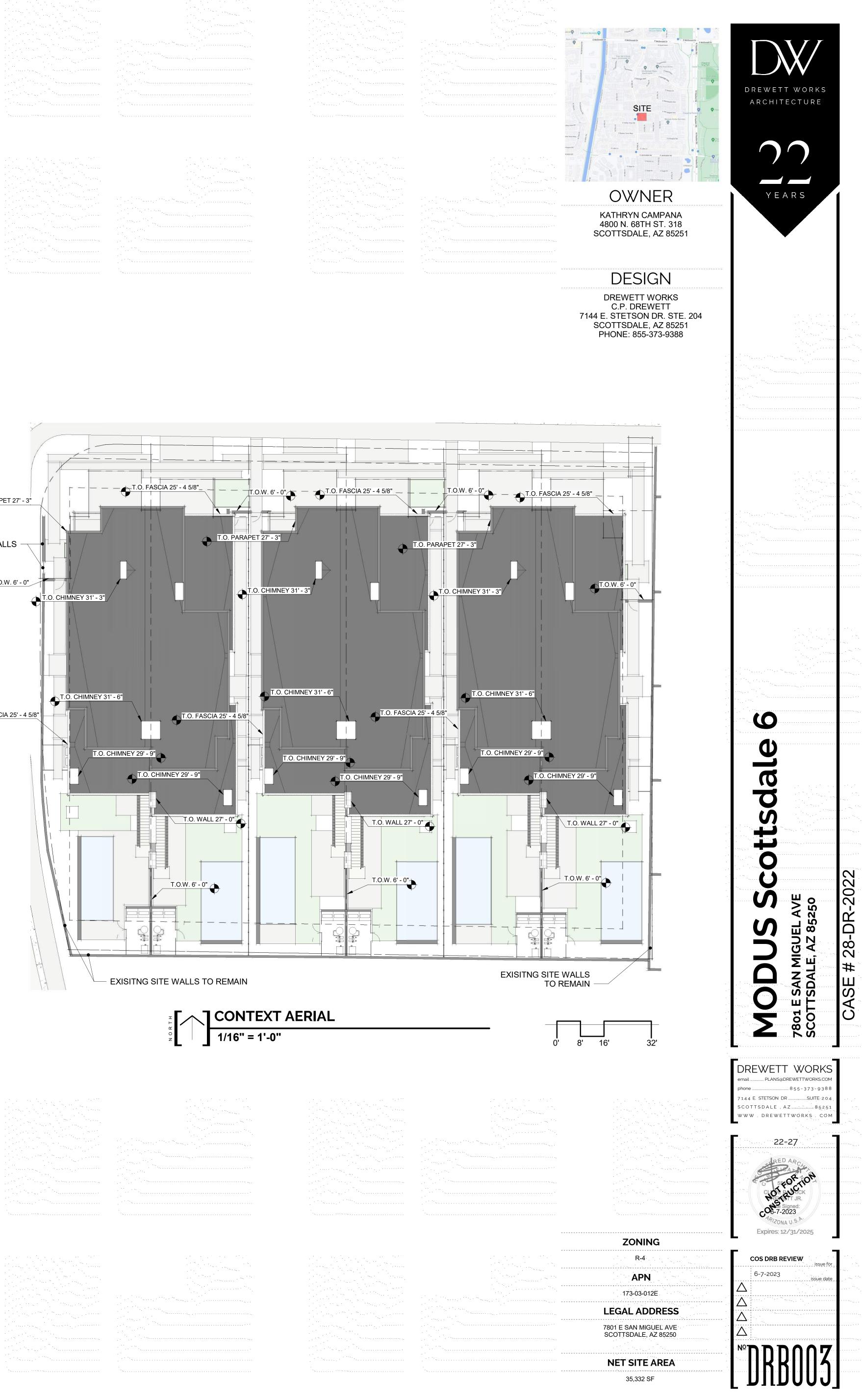
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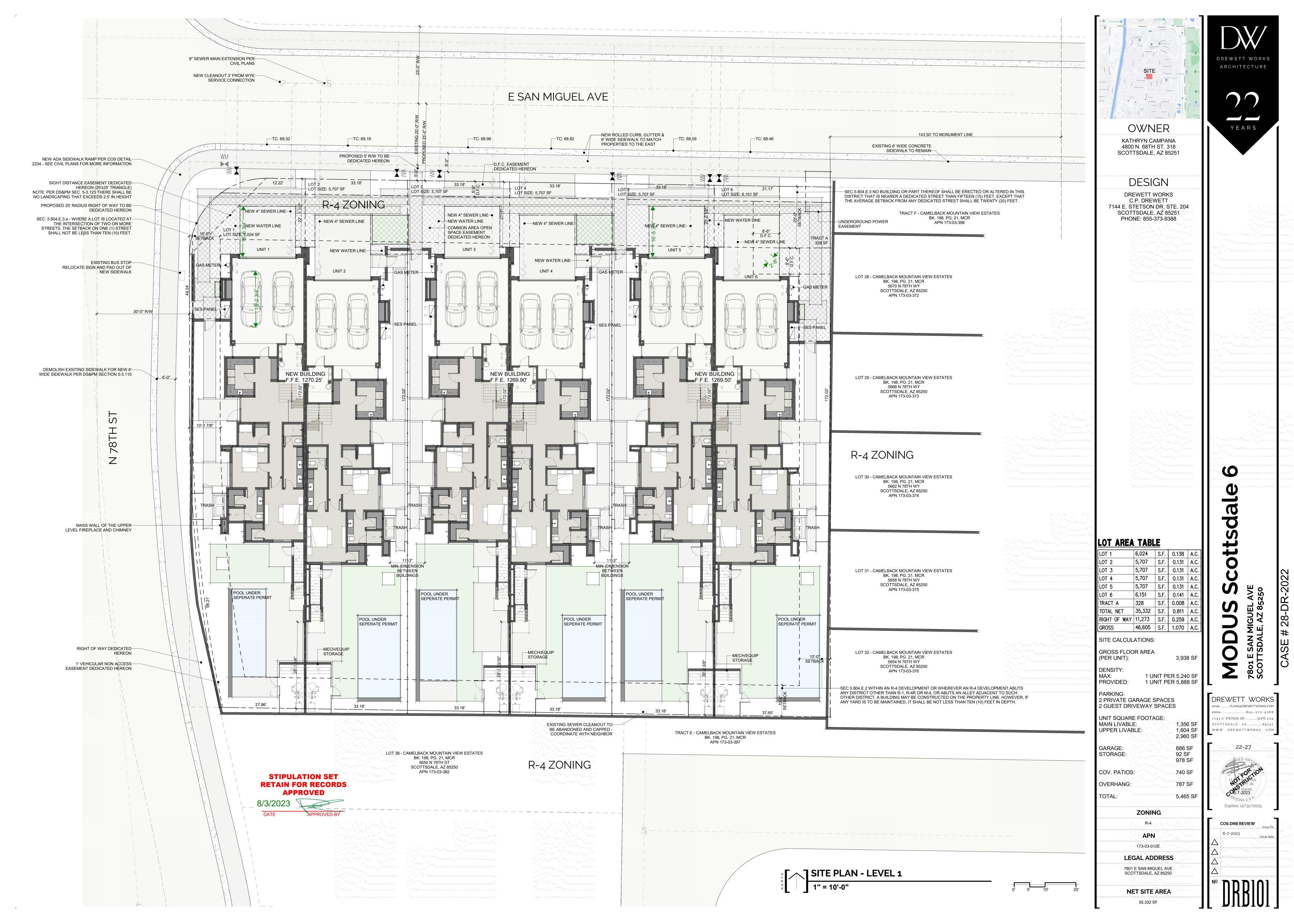


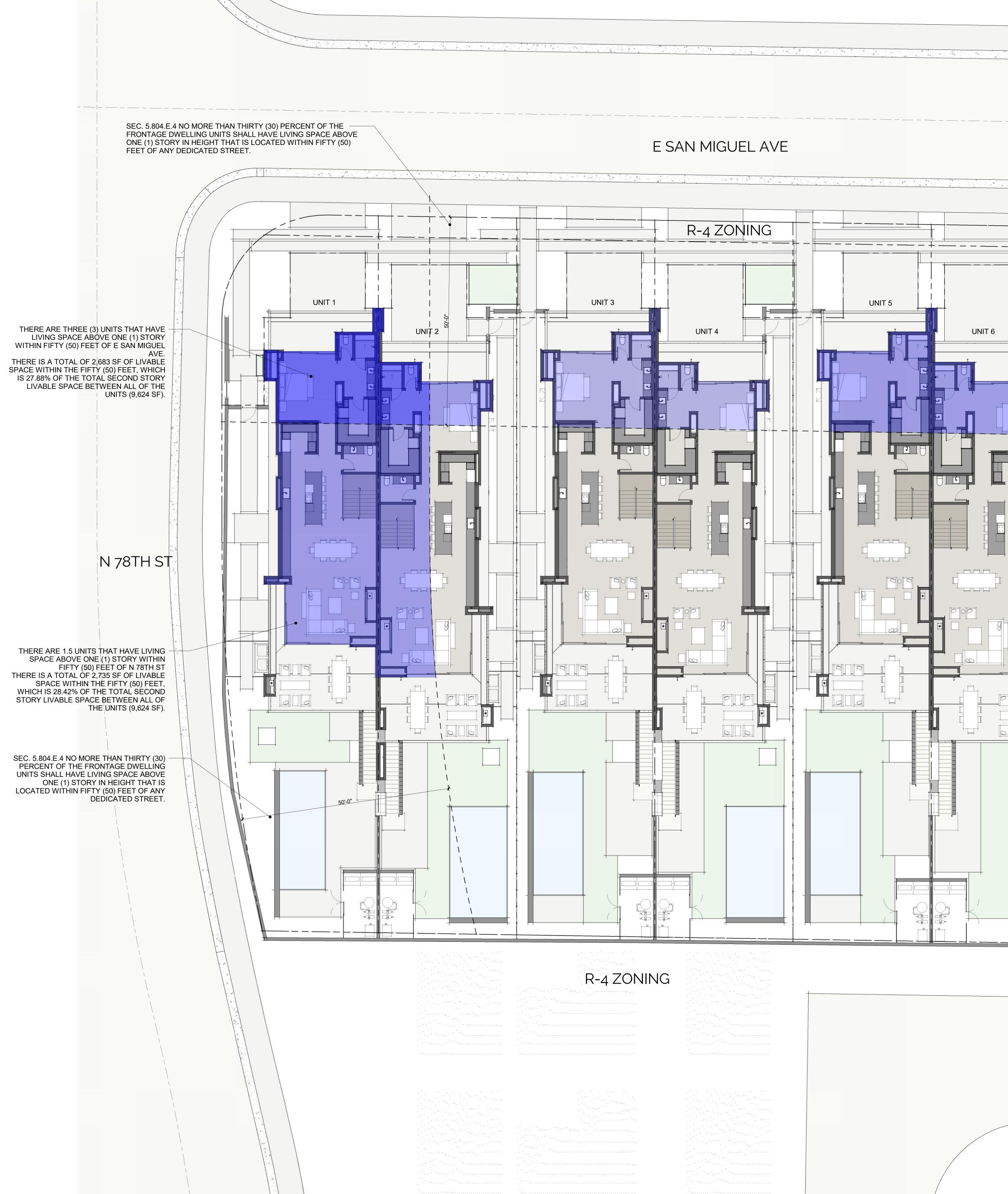


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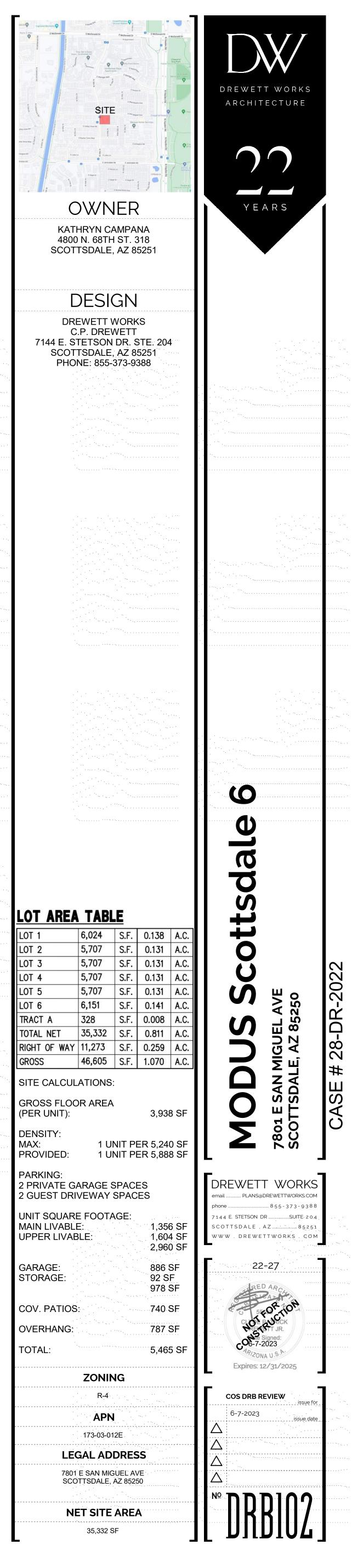
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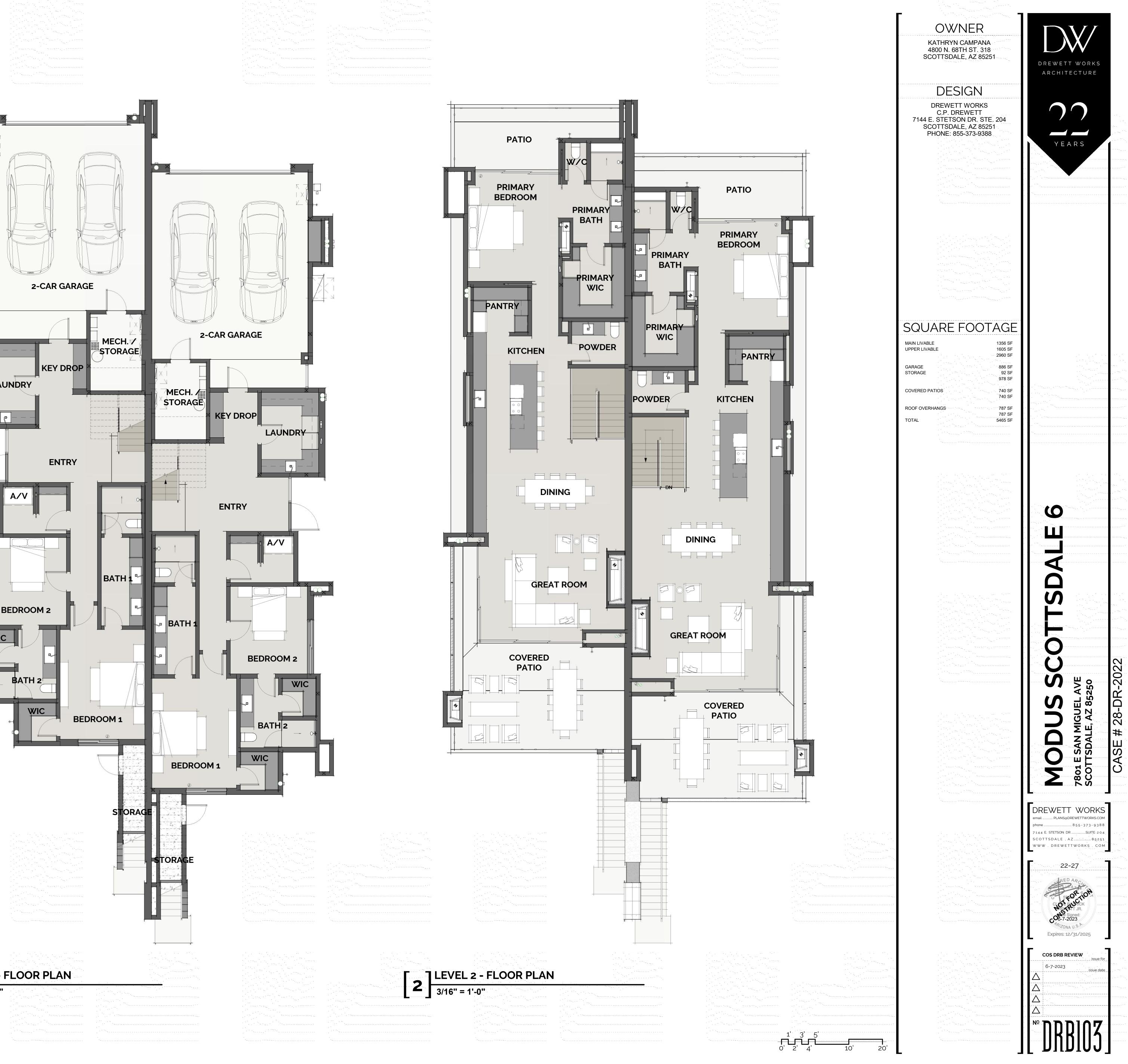
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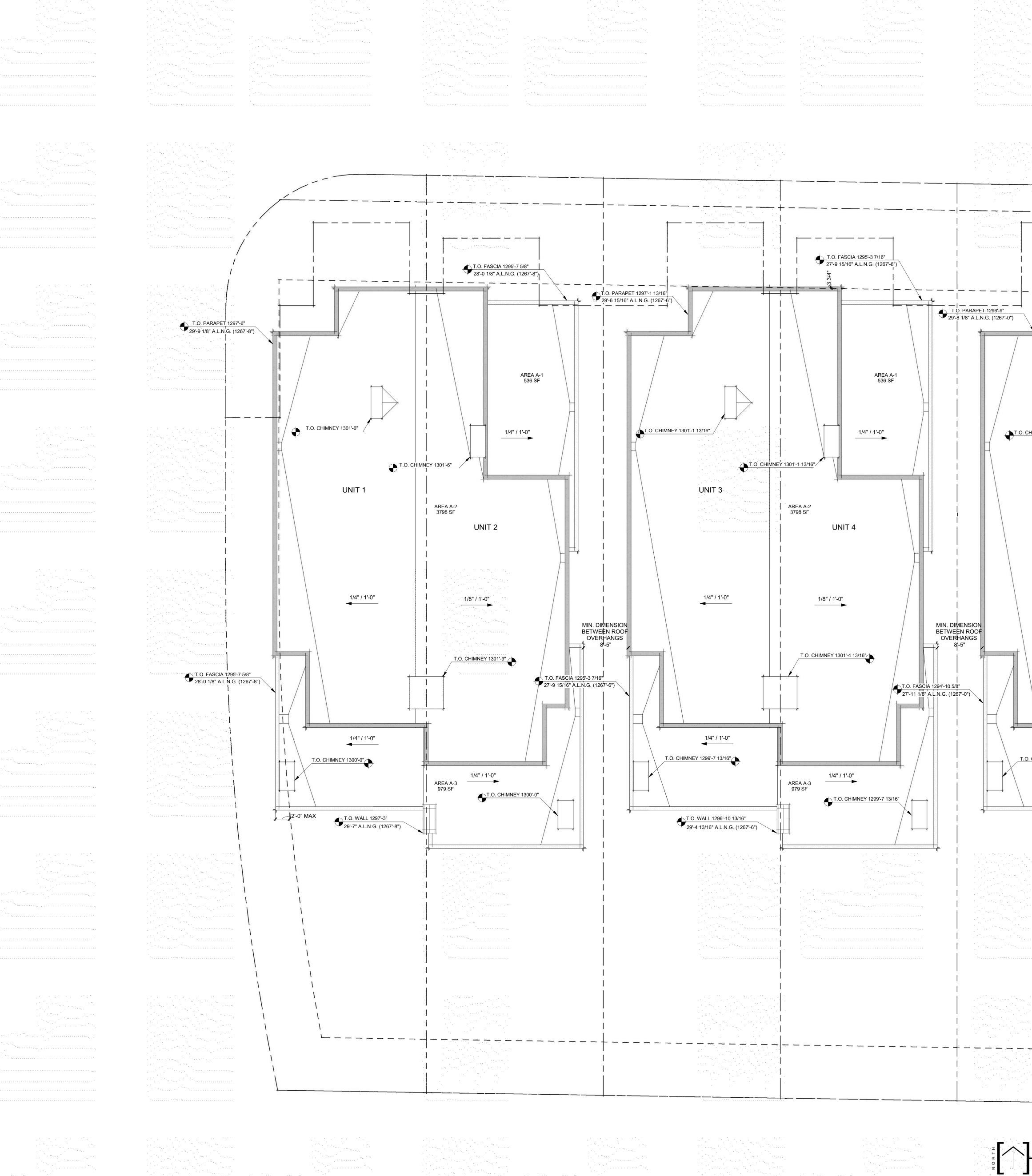




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	_ +		OWN KATHRYN CA 4800 N. 68TH SCOTTSDALE,
		<u>SCIA 1294'-10 5/8"</u> 8" A.L.N.G. (1267'-6")	DESIC DREWETT W C.P. DREW
		9" A.L.N.G. (1267'-6")	7144 E. STETSON SCOTTSDALE, PHONE: 855-3
, ,, ,,		AREA A-1 536 SF	
CHIMNEY 1300'-9"			
UNIT 5	CHIMNEY 1300'-9"		
	AREA A-2 3798 SF UNIT 6		
1/4" / 1'-0"	 		
	T.O. CHIMNEY 1301'-0"		
1/4" / 1'-0"			
<u>.O. CHIMNEY 1299'-3"</u>	AREA A-3 979 SF		
T.O. WALL 1296'-6" 29'-2" A.L.N.G. (1267'-4")		1'-9 7/8"	
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	 		ROOF CALCULATIONS UNIT 1 ROOF AREA: UNIT 2 ROOF AREA: UNIT 3 ROOF AREA: UNIT 4 ROOF AREA:
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ROOF PLAN 1/8" = 1'-0"			R-4 APN 173-03-012
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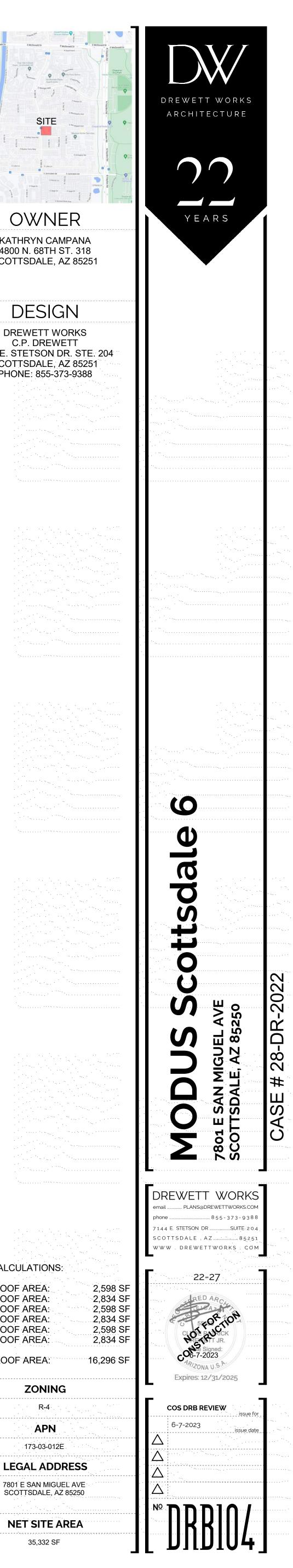
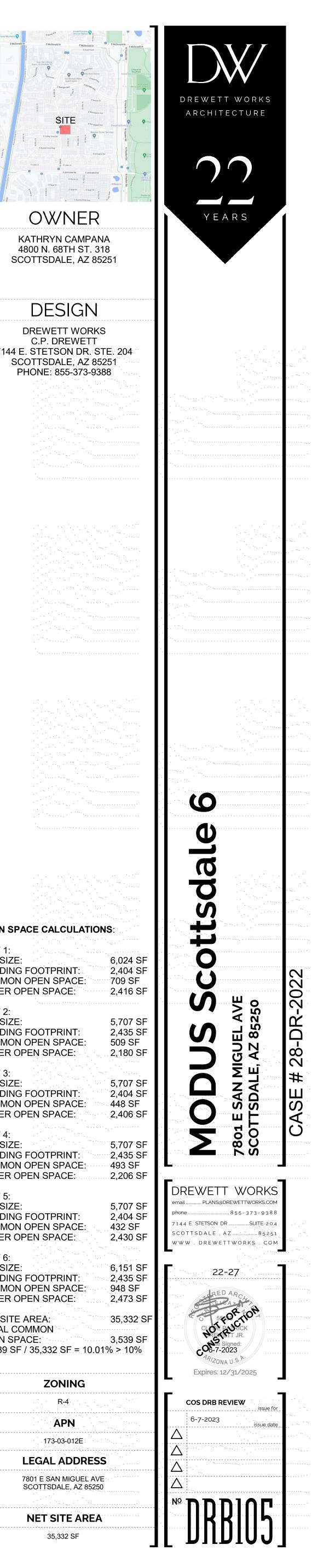




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948 SF			DES DREWETT C.P. DRE 7144 E. STETSOI SCOTTSDALE PHONE: 855
TRACT A 328 SF	COMMON OPEN SPACE AREA TO BE PRESERVED THROUGH AN EASEMENT. EASEMENT PROHIBITS PARKING AND DEDICATES MAINTENANCE RESPONSIBILITIES. SEE CIVIL PLANS FOR FULL DEDICATION DESCRIPTION.		
			OPEN SPACE CALC UNIT 1: LOT SIZE: BUILDING FOOTPRII COMMON OPEN SPAC
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		DENOTES COMMON OPEN SPACE DENOTES OPEN SPACE OTHER THAN COMMON OPEN SPACE BUILDING FOOTPRINT	UNIT 4: LOT SIZE: BUILDING FOOTPRII COMMON OPEN SPA OTHER OPEN SPAC UNIT 5: LOT SIZE: BUILDING FOOTPRII COMMON OPEN SPA OTHER OPEN SPAC UNIT 6:
			LOT SIZE: BUILDING FOOTPRIN COMMON OPEN SPAC OTHER OPEN SPAC NET SITE AREA: TOTAL COMMON OPEN SPACE: =3,539 SF / 35,332 SI
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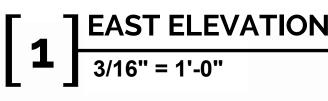








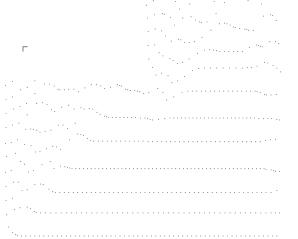




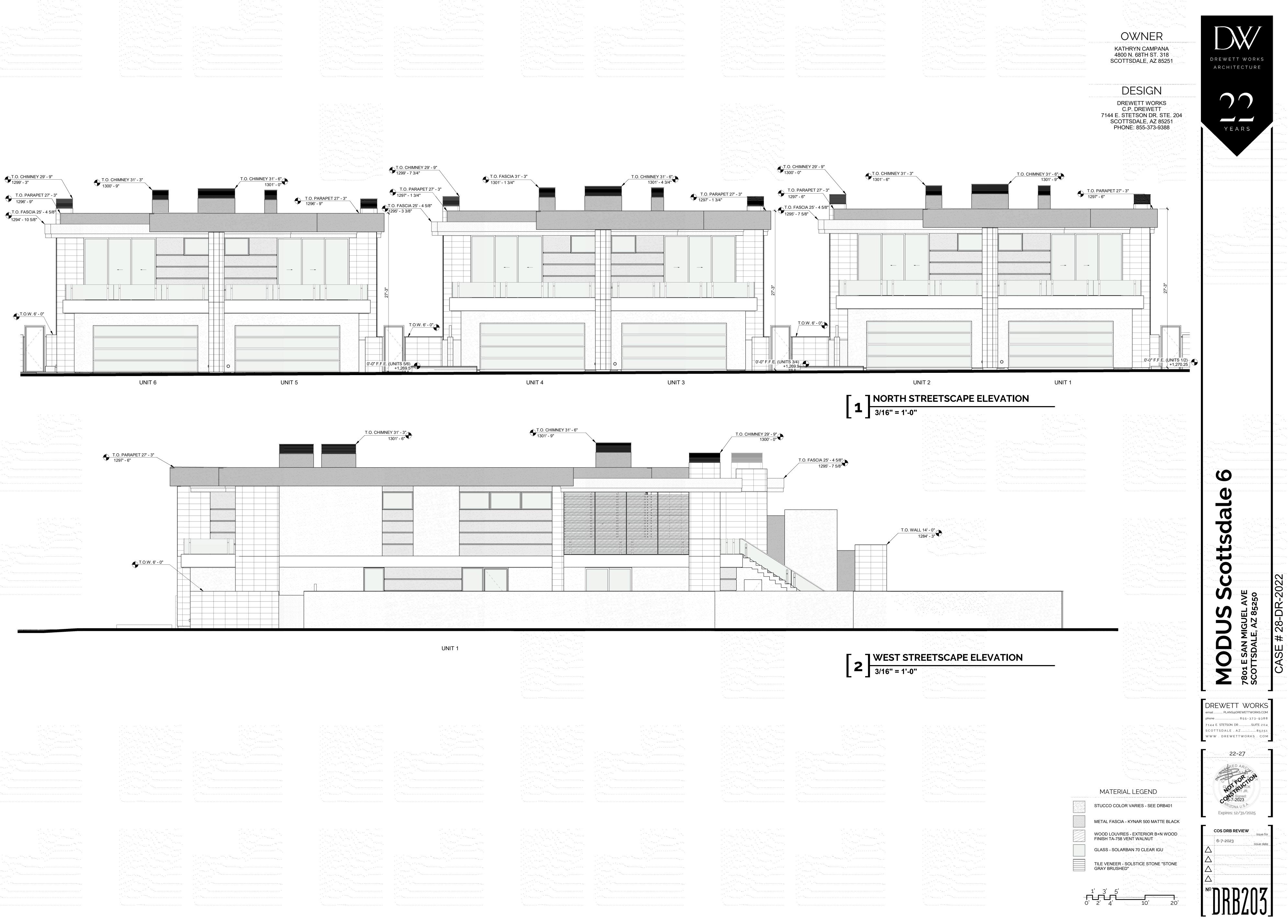
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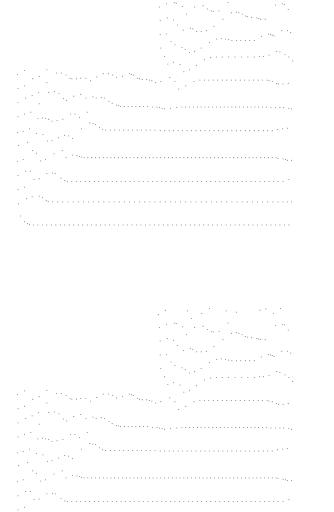
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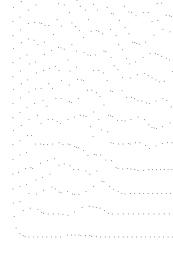
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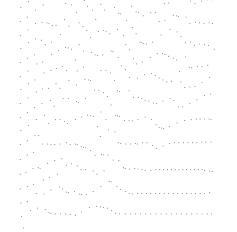


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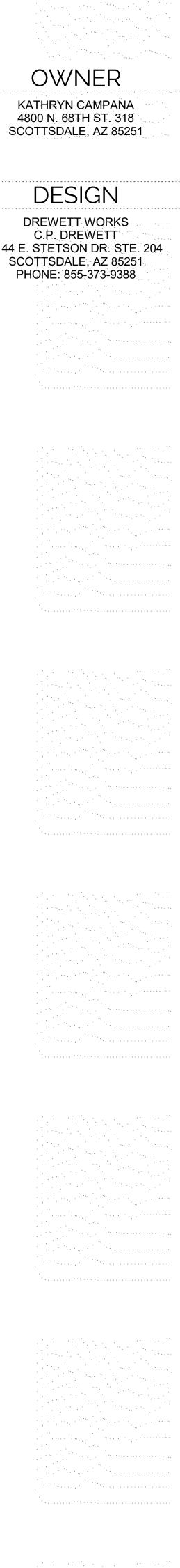
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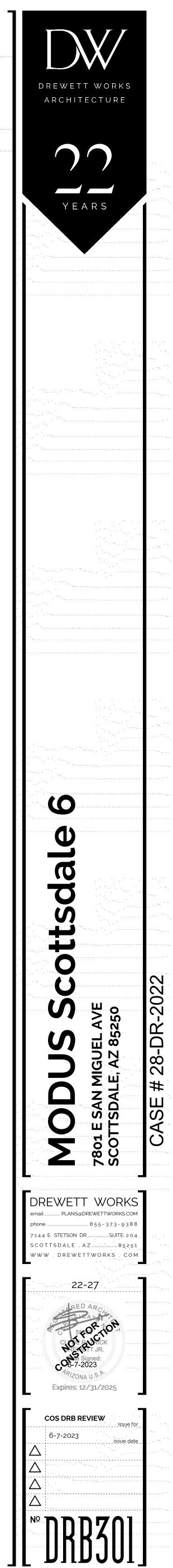
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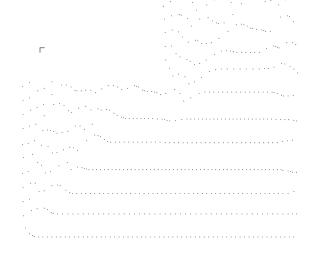
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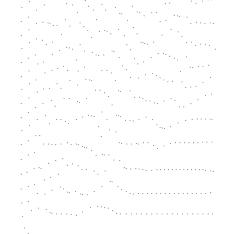






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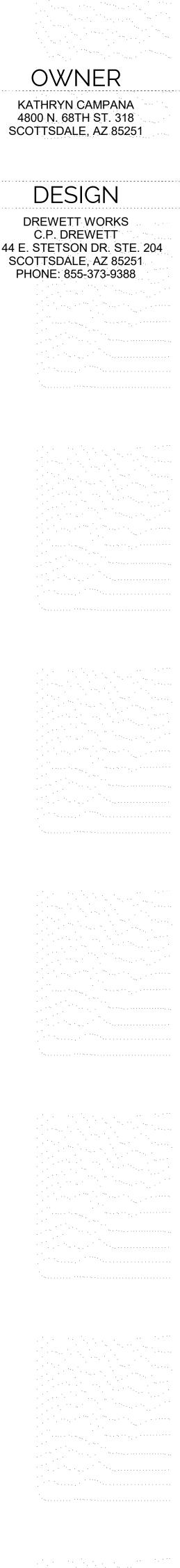
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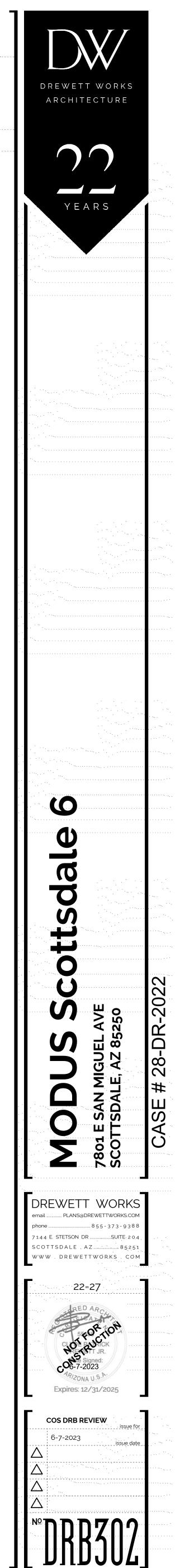
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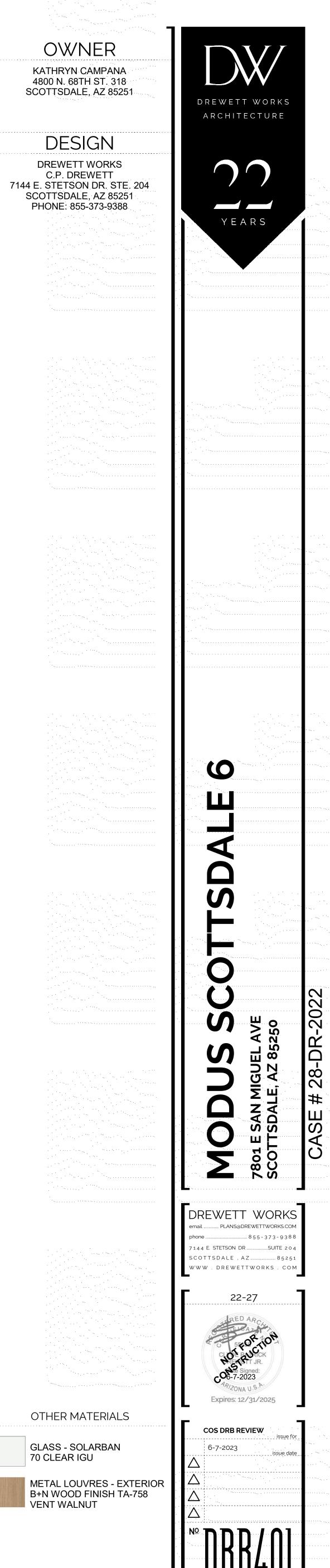
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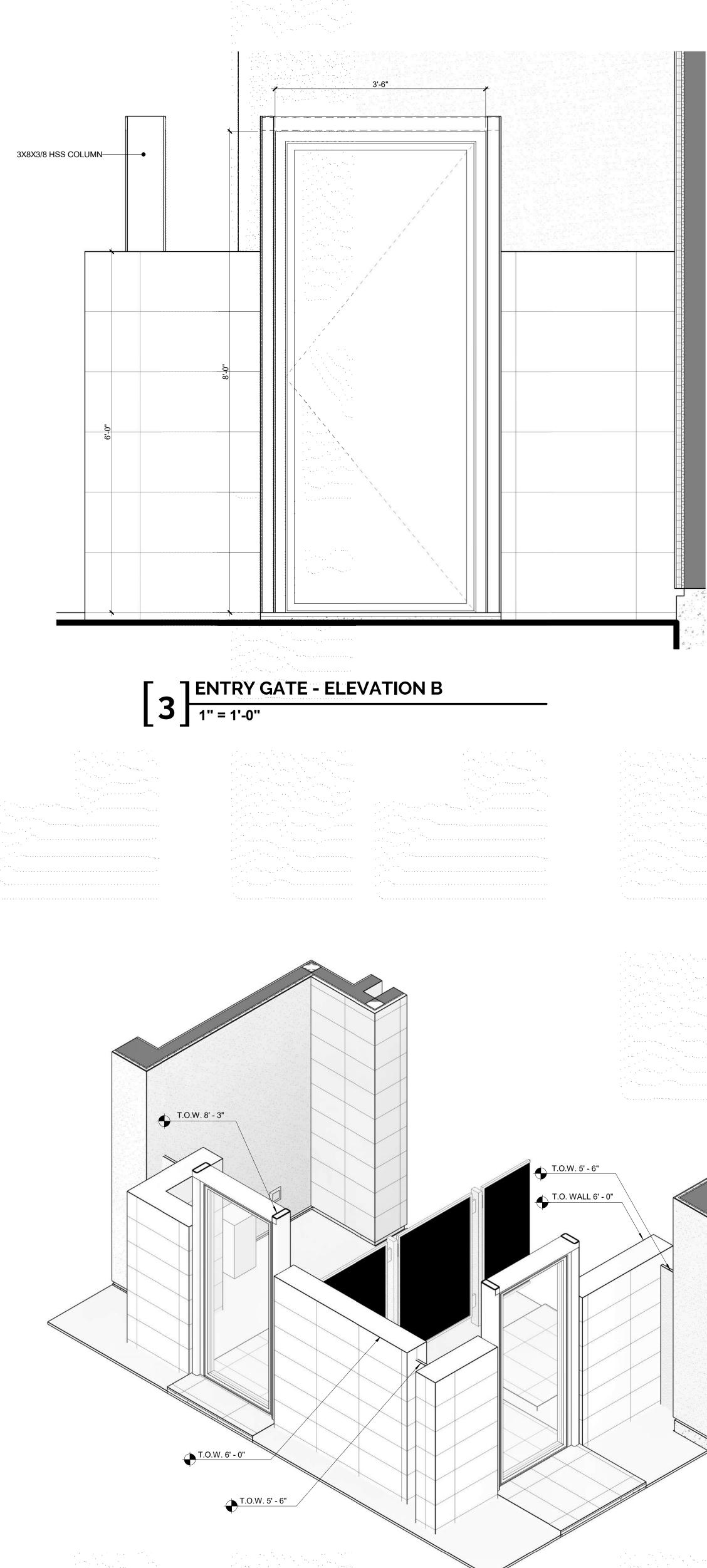
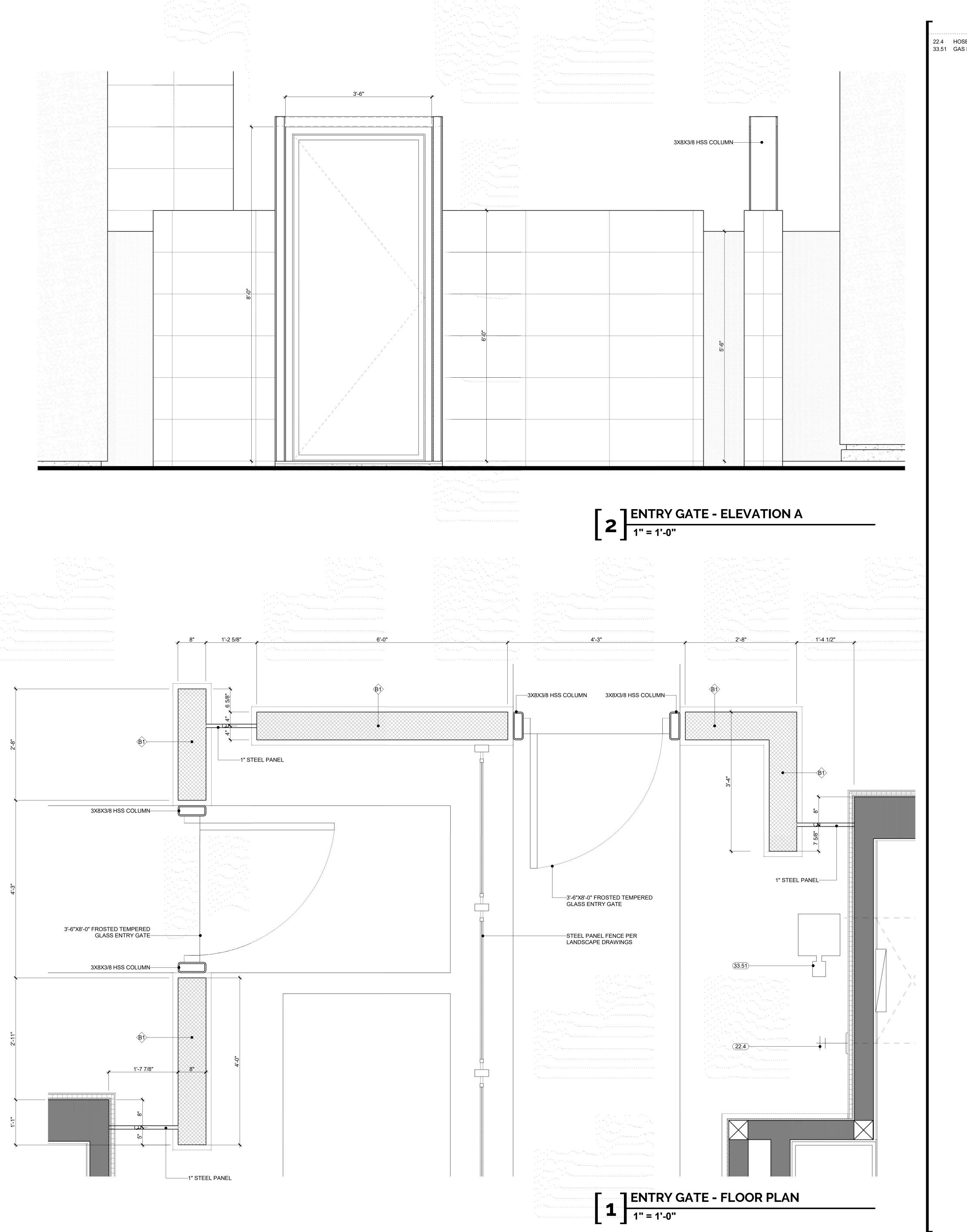
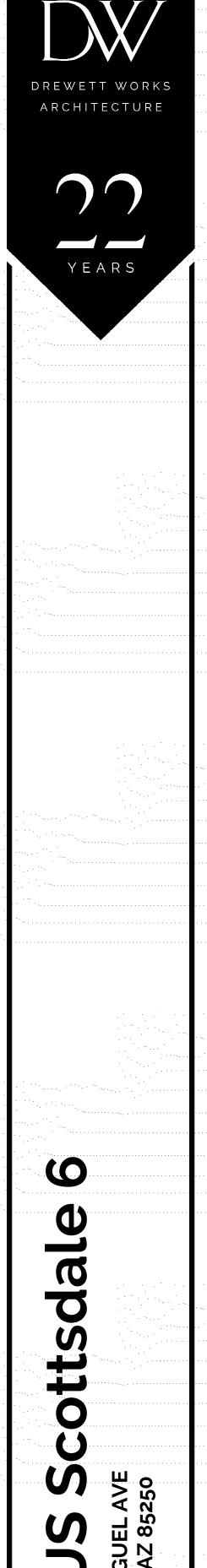


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KEYNOTES 22.4 HOSE BIBB WITH BACKFLOW PREVENTER33.51 GAS METER





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NETRT JR. C⁰⁶⁻⁷⁻²⁰²³ RIZONA U.S.P

Expires: 12/31/2025 COS DRB REVIEW

6-7-2023 issue da A2.9

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