

EXHIBIT "A"

LICENSE AGREEMENT

THIS LICENSE made and entered into by and between the Town of Oro Valley, Pima County, Arizona, a Body Politic, hereinafter called the LICENSORS and Maracay 91, LLC hereinafter called the LICENSEE.

WITNESSETH:

THAT WHEREAS, the licensors are the owners of the land hereinafter described, said land having been dedicated as public right-of-way (La Canada Drive and Pebble Creek Drive)

WHEREAS, a portion of said property is requested to be encroached upon by specialty paving, median curb at private streets, landscape, irrigation and electrical infrastructure as shown on the approved project plans.

Licensee requests authorization for the encroachments.

WHEREAS, the Licensee required from the Licensors to encroach into said property;

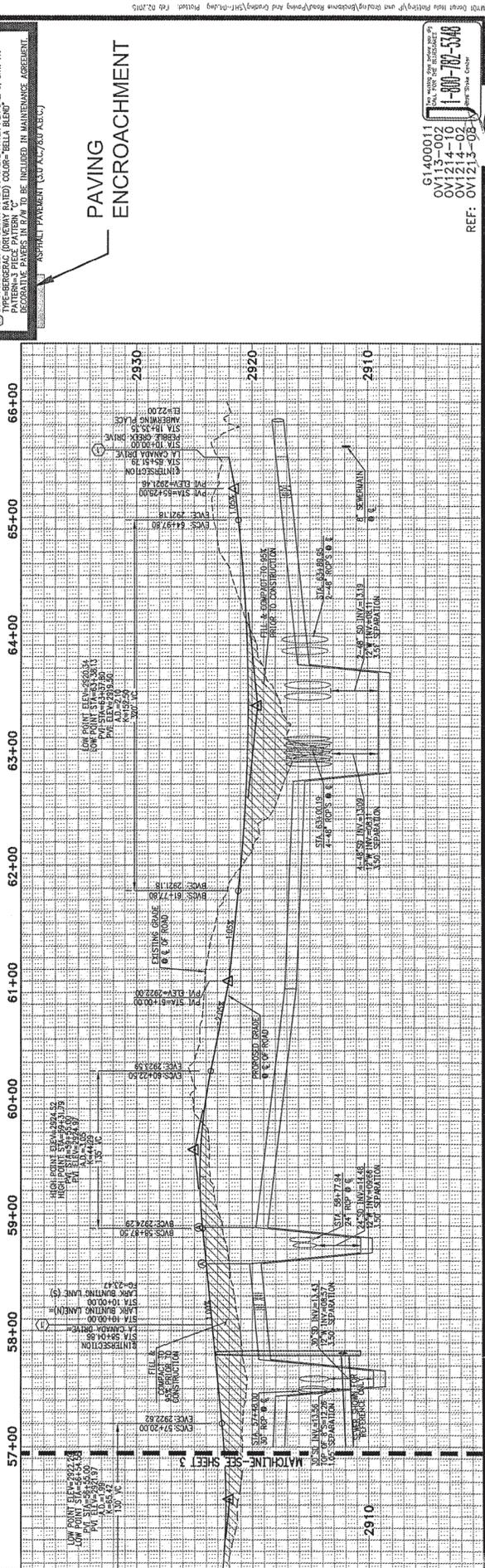
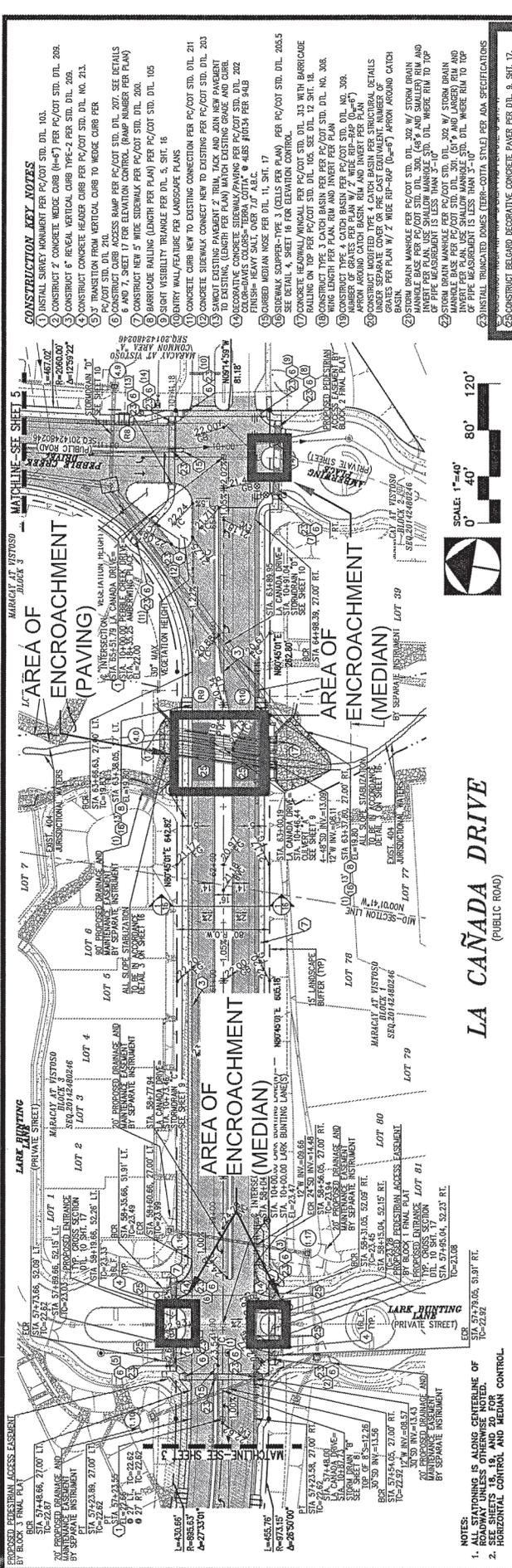
NOW, THEREFORE, for and in consideration of the sum of One (\$1.00) Dollar and the faithful performance by the Licensee or his heirs and assigns; the Licensors do hereby grant and demise to the Licensee, his heirs and assigns, a permit, license and privilege, for the period of time hereinafter mentioned and subject to the conditions hereinafter contained, to enter in upon the following described land of the Licensors, in Exhibit "A" attached.

THIS LICENSE is subject to the following terms and conditions, to-wit:

1. This license is granted for the purpose of installation and maintenance of specialty paving, median curb at private streets, landscape, irrigation, and electrical infrastructure as shown on the approved project plans.
2. The Licensee shall only be permitted to use the aforesaid land for the stated purpose.
3. Notwithstanding any other agreement or condition, it is expressly agreed that the license may be revoked by the Licensors upon NINETY (90) DAYS WRITTEN NOTICE to the Licensee.
4. That when said License is revoked, the Licensee will remove the encroachments from said property, at no expense to the Licensors and to the satisfaction of the Licensors and will restore the property to the pre-license condition or as may be mutually agreed.
5. That nothing herein contained shall be construed as granting title to the land

belonging to the Licensors, or as vesting in the Licensee any right of entry to said land after the termination of this License.

6. This License may be transferred to the Licensee's successors and assigns upon written approval of the Licensors subsequent to written request of the Licensee. This License shall run for a period of 25 years.
7. That the Licensee assumes the responsibility and all liability for any injury or damage to said property, or to any person while using said property in a lawful manner caused by or arising out of the exercise of this Permit or License.
8. That all work done shall be at the sole cost and expense of the Licensee.
9. The Licensee shall indemnify, defend and hold harmless the Licensors, its officers, departments, employees and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands or damages of any kind or nature arising out of this contract which are attributed to any act or omission of the Licensee, its agents, employees, or any one acting under its direction, control, or on its behalf, or any act or omission of the Licensors, its officers, departments, employees and agents, whether intention or negligent, in connection with or incident to this license.
10. The licensee will abide by all applicable local, state and federal ordinances, statutes, and regulations.
11. Approval of this License is subject to compliance with all conditions and provisions of the approved plans and specifications, which by this reference are incorporated and made a part hereof.
12. Encroachments will be maintained by Licensee and shall not interfere with safe sight distance.



- CONSTRUCTION KEY NOTES**
- INSTALL SURVEY MONUMENT PER PC/COT STD. DTL. 103.
 - CONSTRUCT 2' CONCRETE MEDIAN CURB (H=4") PER PC/COT STD. DTL. 202.
 - CONSTRUCT 2' REVEAL VERTICAL CURB TYPE-2 PER STD. DTL. 202.
 - CONSTRUCT CONCRETE HEAD CURB PER PC/COT STD. DTL. NO. 213.
 - TRANSITION FROM VERTICAL CURB TO MEDIAN CURB PER
 - CONSTRUCT CURB ACCESS RAMP PER PC/COT STD. DTL. 207. SEE DETAILS
 - CONSTRUCT NEW 5" WIDE SIDEWALK PER PC/COT STD. DTL. 202.
 - BARRICADE WALLING (LENGTH PER PLAN) PER PC/COT STD. DTL. 105
 - ENTRY WALL/FEATURE PER LANDSCAPE PLANS.
 - CONCRETE CURB NEW TO EXISTING CONNECTION PER PC/COT STD. DTL. 211
 - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PC/COT STD. DTL. 203
 - SAWCUT EXISTING PAVEMENT 2" TRIM, TACK AND JOIN NEW PAVEMENT TO EXISTING (LENGTH PER PLAN) MATCH EXISTING GRADE AND CURB. COLOR-PAVEMENT COLORS-TERRA COTTA @ 4155 #1024 PER 419
 - FINISH- HEAVY SALT OVER 7.0" A.B.C.
 - COURED MEDIAN NOSE PER DTL. 11, SHT. 17
 - SIDEWALK SUPPER-TYPE 3 (COLLS PER PLAN) PER PC/COT STD. DTL. 202.5
 - CONCRETE HEADWALL/MANHOLE PER PC/COT STD. DTL. 313 WITH BARRICADE RAILING ON TOP PER PC/COT STD. DTL. 105. SEE DTL. 12 SHT. 18.
 - CONSTRUCT TYPE 3 CATCH BASIN PER PC/COT STD. DTL. NO. 308. WING LENGTH PER PLAN. RIM AND INVERT PER PLAN
 - NUMBER OF GRATES PER PLAN W/ 7" WIDE (SEE DTL. 105, 308)
 - APRON AROUND CATCH BASIN, RIM AND INVERT PER PLAN
 - CONCRETE SCOURED FOR 4" DEPTH PER STRUCTURAL DETAILS
 - GRADES FOR PLAN W/ 7" WIDE (SEE DTL. 105)
 - APRON AROUND CATCH BASIN PER PC/COT STD. DTL. 309 W/ STORM DRAIN MANHOLE PER PLAN W/ 7" WIDE (SEE DTL. 105)
 - MANHOLE BASE PER PC/COT STD. DTL. 300 (8" & SMALLER) RIM AND INVERT PER PLAN. USE SHALLOW MANHOLE STD. DTL. WHERE RIM TO TOP
 - STORM DRAIN MANHOLE PER PC/COT STD. DTL. 309 W/ STORM DRAIN MANHOLE BASE PER PC/COT STD. DTL. 301 (8" & LARGER) RIM AND INVERT PER PLAN. USE SHALLOW MANHOLE STD. DTL. WHERE RIM TO TOP
 - IF PIPE REASSEMBLY IS LESS THAN 2'-0" PER PLAN, USE 2'-0" DIA. PIPE
 - INSTALL TRUNCATED DOWNS (EERR-COTTA STYLE) PER ADA SPECIFICATIONS
 - CONSTRUCT BELGARD DECORATIVE CONCRETE PAPER PER DTL. 8, SHT. 17.
 - TYPE-BENEFIC (DRIVEWAY RATED) COURED "BELLA BLEND" DECORATIVE PAVEMENT IN 6" TO BE INCLUDED IN MAINTENANCE AGREEMENT

NOTES

- SEE SCHEDULE OF MATERIALS FOR SPECIFICATIONS OF PAVING AND MEDIAN CONTROL.
- SEE SHEETS 15, 19, AND 20 FOR HORIZONTAL CONTROL AND MEDIAN CONTROL.

G1400011
 0V113-002
 0V1214-02
 REF: 0V1213-08

Scale: 1"=40'
 0' 40' 80' 120'

PAVING ENCROACHMENT

MARACAY AT VISTOSO
 BLACK 3
 MATCHLINE-SEE SHEET 5

LA CAÑADA DRIVE
 (PUBLIC ROAD)

AREA OF ENCHROACHMENT (PAVING)
 AREA OF ENCHROACHMENT (MEDIAN)

MARACAY AT VISTOSO
 BLACK 3
 MATCHLINE-SEE SHEET 3

57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00 65+00 66+00

2910 2920 2930

LOW POINT STA=57+25.33
 HIGH POINT STA=57+31.75
 EXISTING GRADE
 PROPOSED GRADE
 PROPOSED PAVING
 PROPOSED SIDEWALK

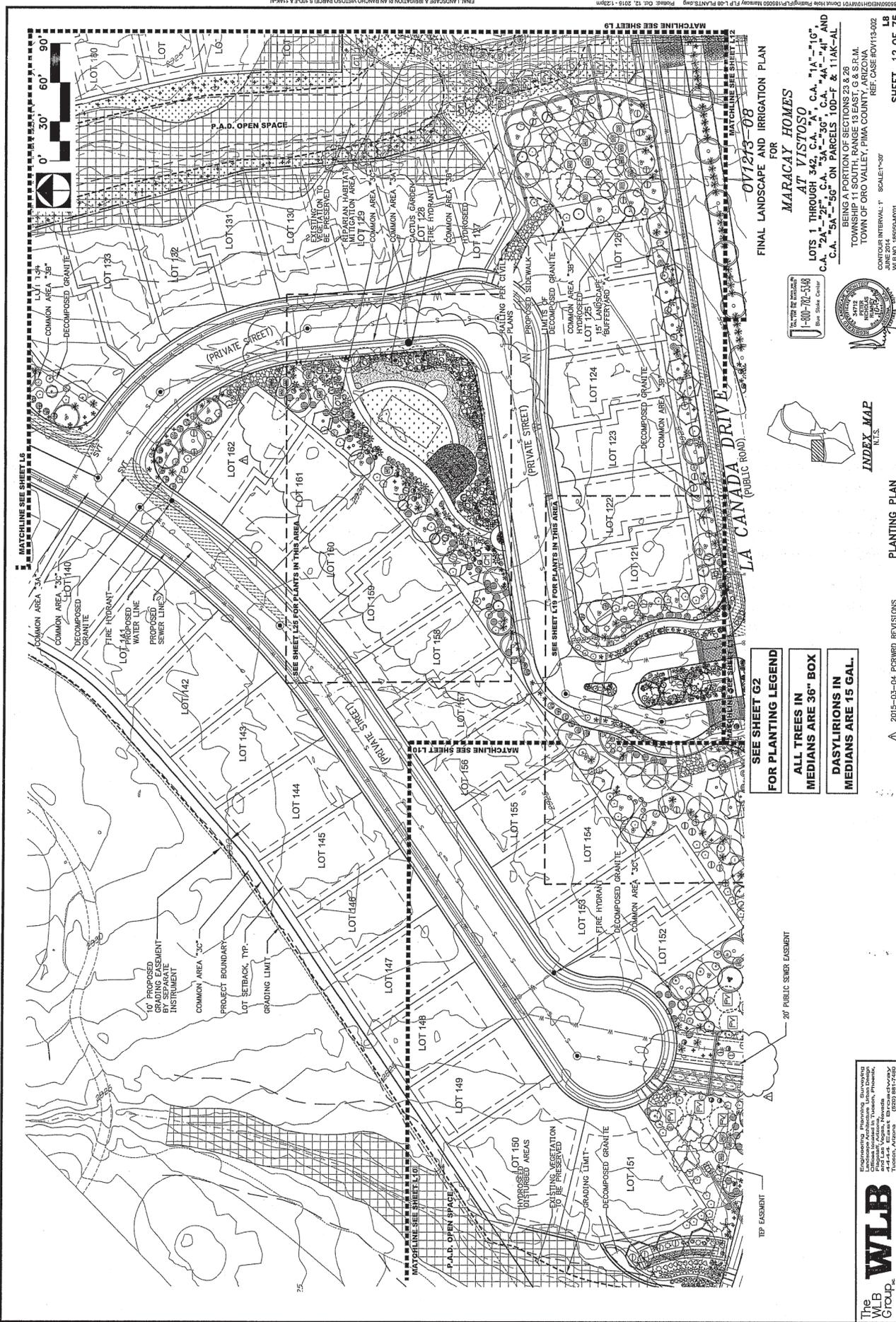
THE WLB Group, Inc.
 444 East 7th Street, Suite 200
 Oro Valley, Arizona 85755-4000
 Phone: 480-766-7800
 Fax: 480-766-7800

PUBLIC IMPROVEMENT AND PAVING PLAN AND PROFILE SHEET
 G1400051

MARACAY AT VISTOSO
 LA CAÑADA DRIVE AND PEBBLE CREEK DRIVE
 ORO VALLEY, ARIZONA

Sheet No. 4
 Date: OCTOBER 2014
 Prepared By: DMV/CPB
 Checked By: DMV

Scale: 1"=40'
 Date: OCTOBER 2014
 Prepared By: DMV/CPB
 Checked By: DMV



FINAL LANDSCAPE AND IRRIGATION PLAN
 01213-08
 MARACAY HOMES
 AT VISTOSO
 LOTS 1 THROUGH 342, C.A. "A", C.A. "1A"-16",
 C.A. "2A"-27", C.A. "3A"-39", C.A. "4A"-41" AND
 C.A. "5A"-56" ON PARCELS 100-F & 11A-K-AL
 BEING A PORTION OF SECTIONS 23 & 28
 SOUTH 1/4 RANGE 13 EAST, 6 & 8 R.M.
 TOWN OF ORO VALLEY, PINA COUNTY, ARIZONA
 CONTOUR INTERVAL: 1' SCALE: 1"=30'
 W.B. NO. 18550-AM01

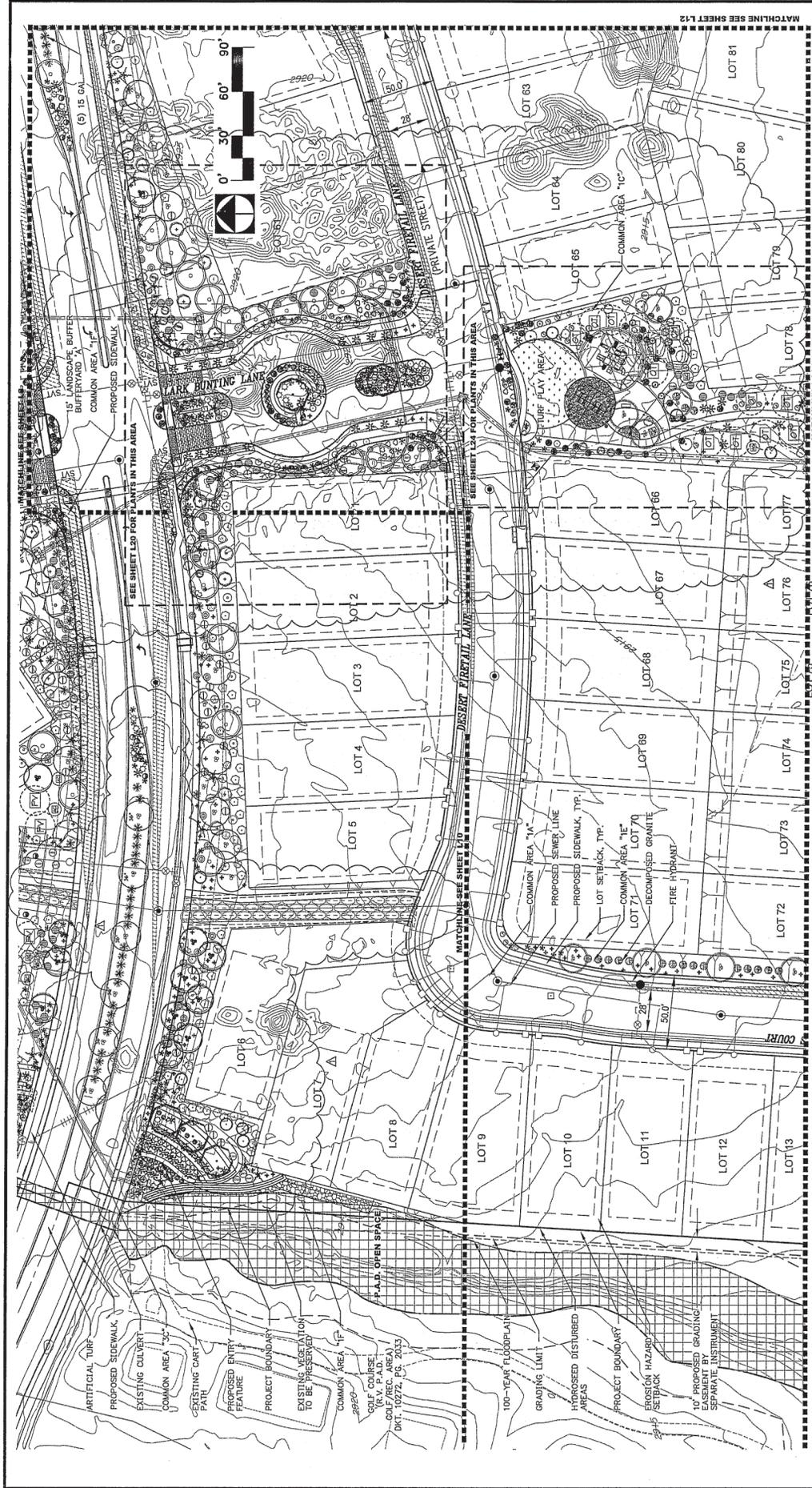
SEE SHEET G2
 FOR PLANTING LEGEND
 ALL TREES IN
 MEDIANS ARE 36" BOX
 DASYLIPTIONS IN
 MEDIANS ARE 15 GAL.

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PLANTING PLAN
 2015-03-04 FORWRD REVISIONS

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THE WLB GROUP, INC.
 ENGINEERING, PLANNING, SURVEYING
 AND LANDSCAPE ARCHITECTURE
 OFFICES LOCATED IN TULSA, PHOENIX,
 AND SAN ANTONIO, TEXAS
 TULSA, ARIZONA
 (907) 851-7250



OV1213-08
FINAL LANDSCAPE AND IRRIGATION PLAN
FOR
MARACAY HOMES
AT VISTOSO
LOTS 1 THROUGH 342, C.A. "A", C.A. "1A"-1G",
C.A. "2A"-2F", C.A. "3A"-3G", C.A. "4A"-4I" AND
C.A. "5A"-5G" ON PARCELS 10D-F & 11A-K-AL
 BEING A PORTION OF SECTIONS 23 & 28
 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
 TOWN OF ORO VALLEY, PINA COUNTY, ARIZONA
 JUNE 2014
 CONTOUR INTERVAL: 1' SCALE: 1"=30'
 WLB/PL/100004901

SEE SHEET G2 FOR PLANTING LEGEND
 SEE HARDSCAPE PLANS FOR PARK LAYOUT

1-800-700-5348
 WLB
 WILSON BROS. LANDSCAPE ARCHITECTURE
 1000 N. CENTRAL AVENUE
 SUITE 100
 PHOENIX, ARIZONA 85004

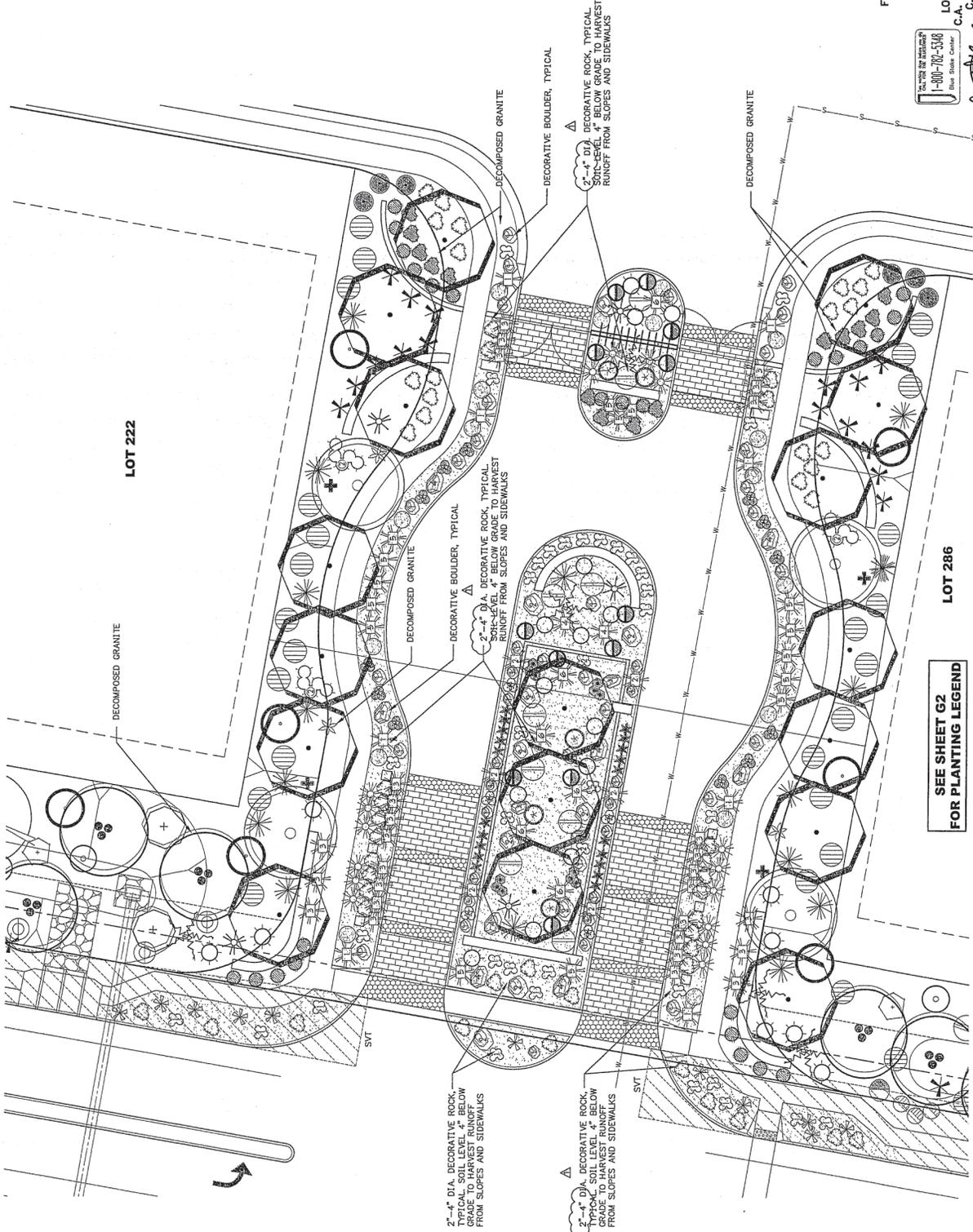
WLB
 WILSON BROS. LANDSCAPE ARCHITECTURE
 1000 N. CENTRAL AVENUE
 SUITE 100
 PHOENIX, ARIZONA 85004

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PLANTING PLAN
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WLB
 WILSON BROS. LANDSCAPE ARCHITECTURE
 1000 N. CENTRAL AVENUE
 SUITE 100
 PHOENIX, ARIZONA 85004



SEE SHEET G2
FOR PLANTING LEGEND

The
WLB
Group, Inc.

Engineering, Planning, Sitework,
Landscape Architecture, Urban Design,
Civil, Mechanical, Electrical, Plumbing,
and Land Administration Services
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2015-06-01 GENERAL REVISIONS: PLANTING PLAN BLOCK 4 PHASE 1 ENTRY

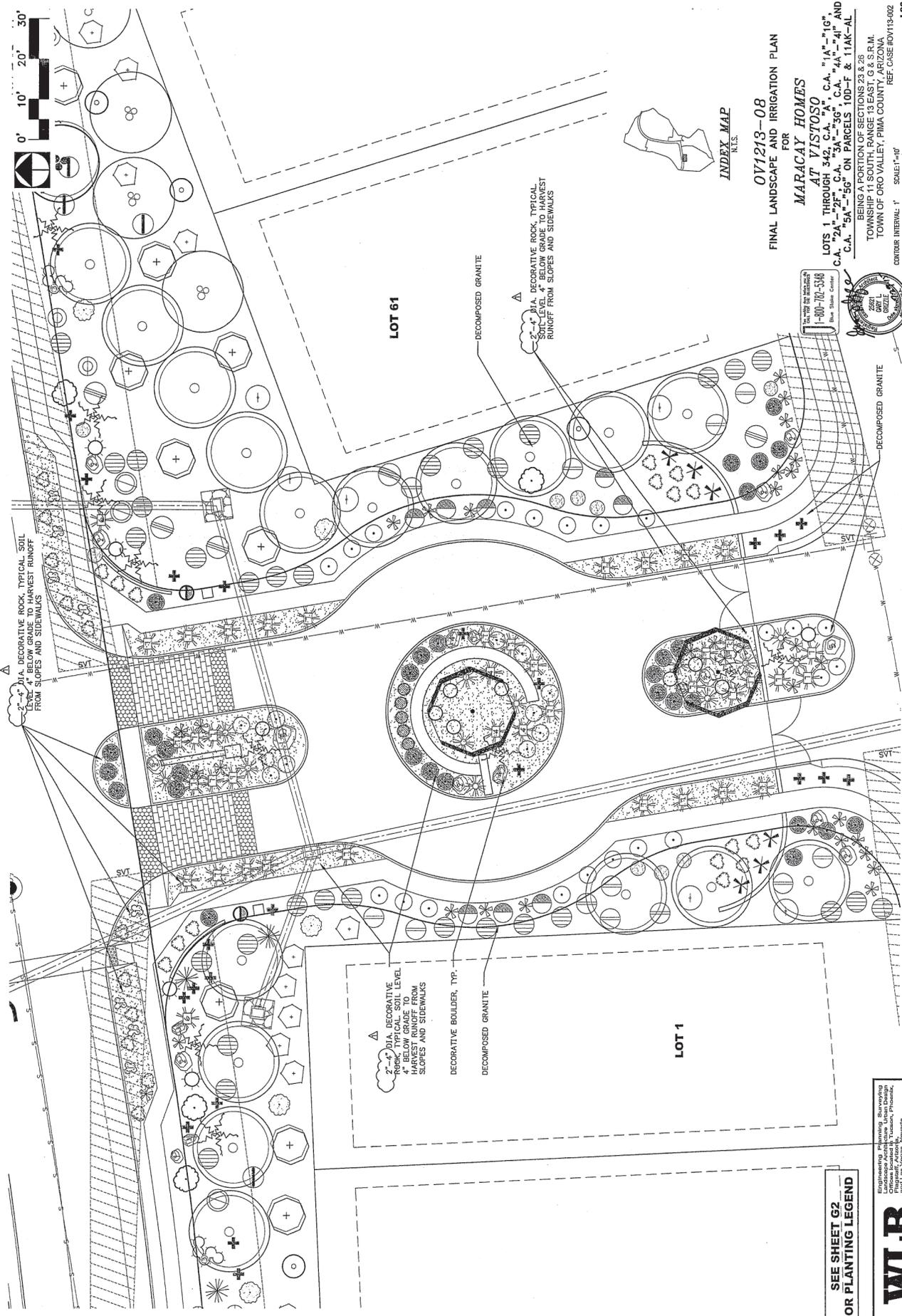


BEING A PORTION OF SECTIONS 23 & 28
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
REF: CASE NO. 113-002
SCALE: 1"=10'
JUNE 2014



OV1213-08
FINAL LANDSCAPE AND IRRIGATION PLAN
FOR
MARACAY HOMES
AT **VISTOSO**
LOTS 1 THROUGH 342, C.A. "A", C.A. "1A"-10",
C.A. "2A"-2F", C.A. "3A"-3G", C.A. "4A"-4I" AND
C.A. "5A"-5G" ON PARCELS 10D-F & 11AK-AL





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FINAL LANDSCAPE AND IRRIGATION PLAN
FOR

MARACAY HOMES
AT VISTOSO

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SECTION SECTIONS 23 & 28
TOWNSHIP 4 SOUTH RANGE 10 EAST
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
REF. CASE #OV13-002
SCALE: 1"=40'
WEB NO. 1802020-001



SEE SHEET G2
FOR PLANTING LEGEND

Engineering, Planning, Surveying
The WLB Group, Inc. 1000 N. 1st Ave., Suite 100
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P.O. Box 1000, Oro Valley, Arizona 85163
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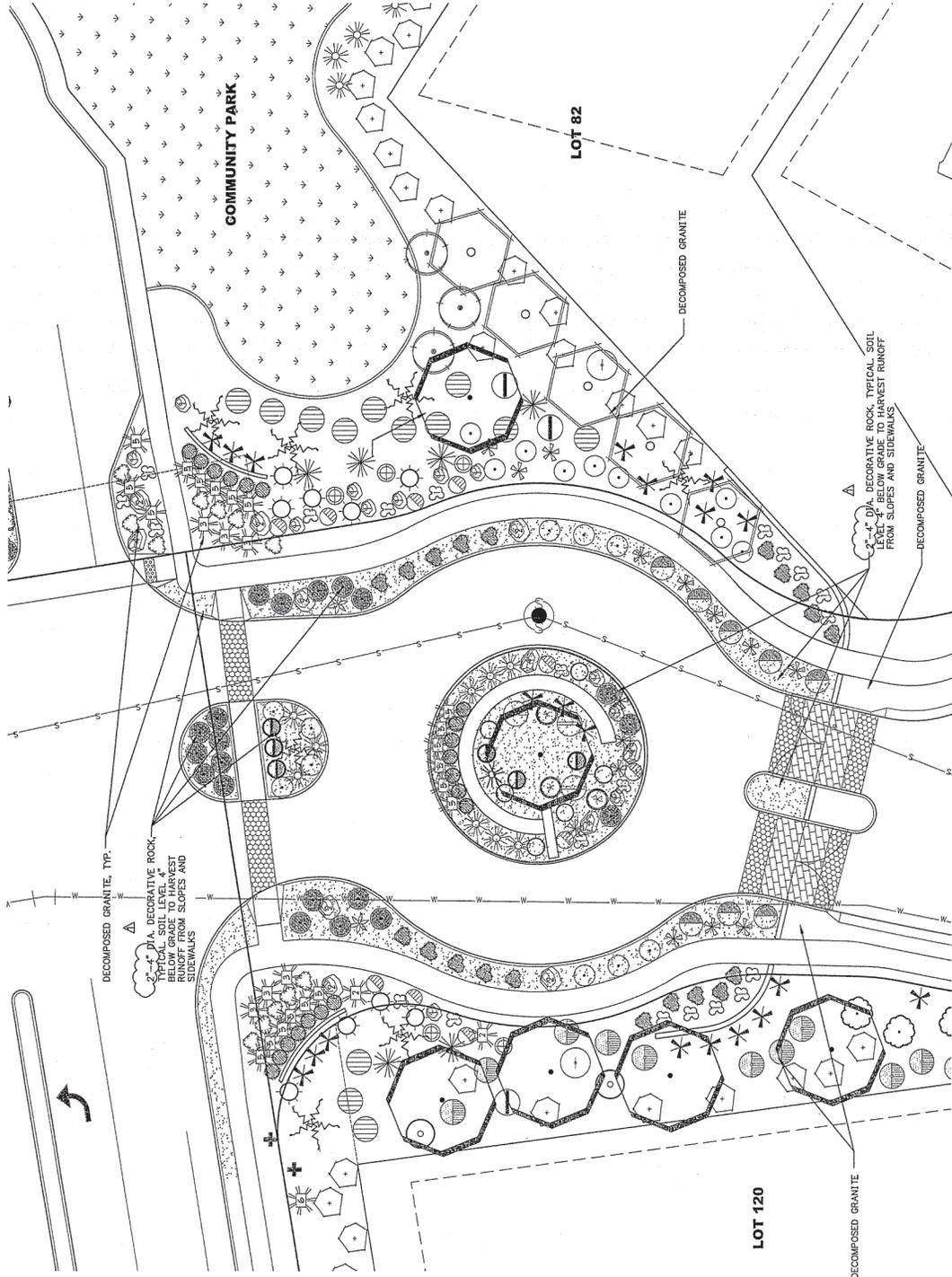


PLANTING PLAN - BLOCK 1 PHASE 1 ENTRY

2015-06-01 GENERAL REVISIONS

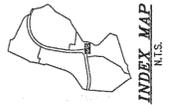
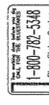
SHEET 24 OF 75

FINAL LANDSCAPE & IRRIGATION PLAN FOR MARACAY HOMES AT VISTOSO PARCELS 100-F & 11AK-AL
Printed: Jul 24, 2015 8:48am



FINAL LANDSCAPE AND IRRIGATION PLAN
FOR
OV1213-08

MARACAY HOMES
AT VISTOSO
LOTS 1 THROUGH 342, C.A. "A", C.A. "1A"- "1G",
C.A. "2A"- "2F", C.A. "3A"- "3G", C.A. "4A"- "4I", AND
C.A. "5A"- "5G" ON PARCELS 10D-F & 11A-K-AL
BEING A PORTION OF SECTIONS 23 & 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
JUNE 2014 REF. CASE #0113-002
CONTOUR INTERVAL: 1' SCALE="1"=10'
FILE NO. 16566-M/01



SEE SHEET G2
FOR PLANTING LEGEND

2015-05-01 GENERAL REVISIONS
PLANTING PLAN-BLOCK 2 ENTRY

The WLB Group, Inc.
WLB Group, Inc.
Landscape Architecture, Urban Design
Civil Engineering, Surveying, Planning, Phoenix, Tucson, Flagstaff, Mesa, Gilbert, Scottsdale, Tempe, Chandler, Peoria, Glendale, Phoenix, AZ
4-44-44, 616-616, 816-816, 916-916
Tucson, Arizona (520) 887-7800

WLB Group, Inc.

RANCHO VISTOSO-PHASE 1

ELECTRICAL PLANS

GENERAL ELECTRICAL NOTES

- ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (2011), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
- ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION'S STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
- VERIFY THE SITE PRIOR TO BEING TO BECOME FAMILIAR WITH CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK, INCLUDING ALL RELATED COSTS IN THE INTRINSIC PROPOSAL.
- CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A COMPLETE SET OF INSPECTION TO THE OWNER.
- PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL MATERIALS AND EQUIPMENT AS INSTALLED. ALL COMPANIONS SHALL BE FREE OF OIL, GREASE AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
- LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CANS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SCRAP EQUIPMENT AND MATERIALS USED IN THE WORK DURING AND AFTER THE PROJECT.
- IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, MECHANICAL AND RECORD DRAWINGS, AND ALL O & M MANUALS.
- ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
- PROVIDE EAT INDOOR AND OUTDOOR FOR ABOVE GROUND CONDUIT, WHERE METALLIC CONDUITS COME IN CONTACT WITH INSULATED THROATS, SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30.
- MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
- ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE XHHW (75 DEGREE C) FOR BELOW GRADE INSTALLATIONS (AND CONDUIT RESIZES) AND THHN/THWN (75 DEGREE C) FOR ABOVE GRADE INSTALLATIONS. MINIMUM CONDUIT SHALL BE #14 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT.
- A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED WITHIN EACH RACEWAY PER NEC CODE.
- WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(6).
- BOND ALL ENCLOSURES PER NEC ARTICLE 250.98.
- CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AND CONSTRUCTION, PRELIMINARY AND FINAL, AND NUMBER AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE USE OF AND BID PRICE CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INDUSTRIAL ITEMS NOT SPECIFICALLY NOTED ON THESE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM. SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
- CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE CONDUIT.
- ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE THE STRUCTURE OR THE UNDERGROUND CONDUIT SYSTEM. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.
- ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)
- PERMANENT SURFACES, CONCRETE SHALL BE UNDER EXISTING CONCRETE WALKS AND SWACUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REFINISHED IN KIND.

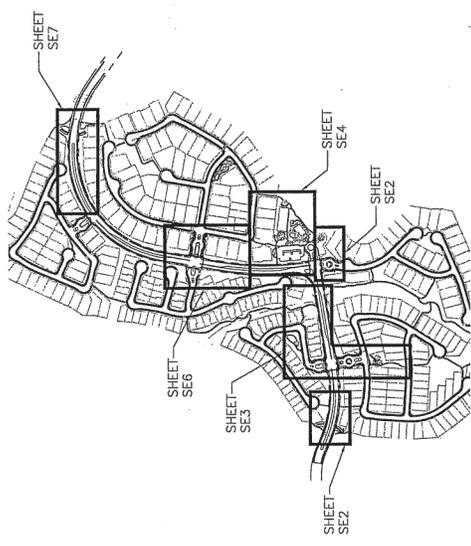
PHASE 1 - OUTDOOR LIGHTING CALCULATIONS

BASED ON ORO VALLEY ZONING CODE, TABLE 27-5. PROJECT IS LOCATED IN LIGHTING AREA 12a AND IS ALL RESIDENTIAL ZONING. OPTION III WAS USED FOR THIS CALCULATION.

LIGHT FIXTURE DESCRIPTION	BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		COMMUNITY PARK		TOTAL
	QUANTITY	LUMENS	QUANTITY	LUMENS	QUANTITY	LUMENS	QUANTITY	LUMENS	QUANTITY	LUMENS	
S A-50W LED AREA LIGHT-TYPE T2	2	5972	0	0	0	0	0	0	2	10944	10944
S B-50W LED AREA LIGHT-TYPE T3	7	3374	0	0	0	0	0	0	7	23618	27618
S C-50W LED AREA LIGHT-TYPE T4	1	4725	0	0	0	0	0	0	1	4725	5195
S D-50W LED AREA LIGHT-TYPE T4	1	4725	0	0	0	0	0	0	1	4725	10120
S E-42W GEN. BALLAST LIGHT	14	3000	0	0	0	0	0	0	14	44800	44800
US F-AJAN-4-5W LED ACCENT LIGHT	78	255	10	1530	16	4080	16	4080	23	5856	20145
US G-H10-5.5W LED ACCENT LIGHT	225	355	30	10650	20	7100	31	11005	63	18860	78675
US H-5W LED STEP LIGHT	24	280	0	0	0	0	0	0	24	6720	8720
US I-5W LED WALL SCONCE	3	1801	0	0	0	0	0	0	0	3602	9403
US J-5W LED WALL SCONCE	2	673	0	0	0	0	0	0	2	1346	1346
US K-5W LED INDOOR UP LIGHT	38	300	0	0	0	0	0	0	38	11400	11400
US L-5W LED INDOOR UP LIGHT	6	500	0	0	0	0	0	0	6	3050	3260
US M-5W LED INDOOR UP LIGHT	105	1050	0	0	0	0	0	0	105	10500	11400
US N-48W T8 POOL LIGHTS (4300L X 105-4X32)	11	432	0	0	0	0	0	0	11	4752	4752
TOTAL PROPOSED UNSHIELDED LUMENS										126132	
PROPOSED OPEN SPACE AREA IN ACRES										41.1930*	
TOTAL PROPOSED UNSHIELDED LUMENS PER ACRE										3062*	
MAX ALLOWED UNSHIELDED LUMENS PER ACRE										4000	
TOTAL PROPOSED SHIELDED LUMENS										108558	
TOTAL SHIELDED LUMENS PER ACRE										2664	
TOTAL PROPOSED LUMENS PER ACRE										6194*	
MAX ALLOWED LUMENS PER ACRE										35000	

COMMUNITY PARK SPECIAL NOTE:
THE BUILDING ELECTRICAL PLANS ARE FULL CUTOFF AND SHIELDED. THESE LIGHTS ARE EXEMPT PER SECTION 27.5.1.1 AND ARE NOT INCLUDED IN THIS CALCULATION.

* PROJECT IS IN COMPLIANCE WITH ORO VALLEY OUTDOOR LIGHTING CODE.
S: SHIELDED FIXTURES
US: FIXTURES INSTALLED WITH RESTROOM/POOL PLANS (ONLY SHOWN HEREIN FOR OUTDOOR CALC)



SHEET INDEX

- SHEET SE1 ELECTRICAL COVER SHEET
- SHEET SE2 SITE ELECTRICAL PLAN
- SHEET SE3 SITE ELECTRICAL PLAN
- SHEET SE4 SITE ELECTRICAL PLAN
- SHEET SE5 SITE ELECTRICAL PLAN
- SHEET SE6 SITE ELECTRICAL DETAILS
- SHEET SE7 SITE ELECTRICAL DETAILS

Zoning Conditions:
Up Rights, Easements (E, A, K) to be installed with Internal Homegrown Louvers (HCL) to shield lights from Up Rights. "Hoses" shall be aimed at the property line to ensure source is not visible from adjacent property" as stated in plan.
All unshielded lights (lights near street and lights): Hoses shall be installed to ensure light spill off at 1000 per foot (1.0 foot per foot code).
All shielded lights (lights near residential homes): Hoses shall be installed as detailed on the plans on the fixtures that are near the residential homes.

WRIGHT ENGINEERING
PROJECT NO: 15006
DESIGN BY: CJS
DRAWN BY: CJS
CHECKED BY: ADK
www.wrighteng.com
ELECTRICAL ENGINEERING AND DESIGN
165 EAST 15TH AVENUE SUITE 400 CHANDLER, ARIZONA 85225
PHONE 480.497.5839 FAX 480.497.5807

PROJECT TITLE:
ELECTRICAL COVER SHEET

RANCHO VISTOSO-PHASE 1
W. MOORE RD & N. RANCHO VISTOSO BLVD
ORO VALLEY, ARIZONA

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)
3 OCT 2013 1300 PM SUBMITTAL
APPLICANT:
SE1
OF 12
DRAWING NO:
DATE: 10/15/2013

PROJECT NO: 15006
 DESIGN BY: CJP
 DRAWN BY: CJP
 CHECKED BY: AJK



TITLE: SITE ELECTRICAL PLAN
 PROJECT: W. MOORE RD & N. RANCHO VISTOSO BLVD
 ORO VALLEY, ARIZONA

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	APR 2013	1ST TOWN SUBMITTAL
2	OCT 2013	2ND TOWN SUBMITTAL

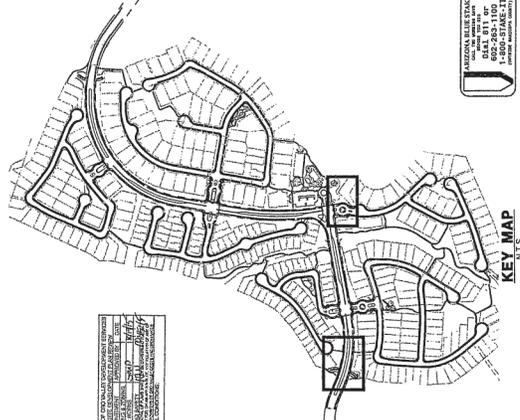
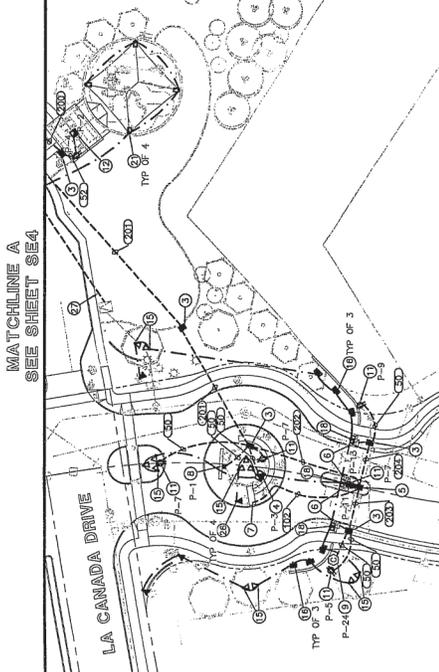
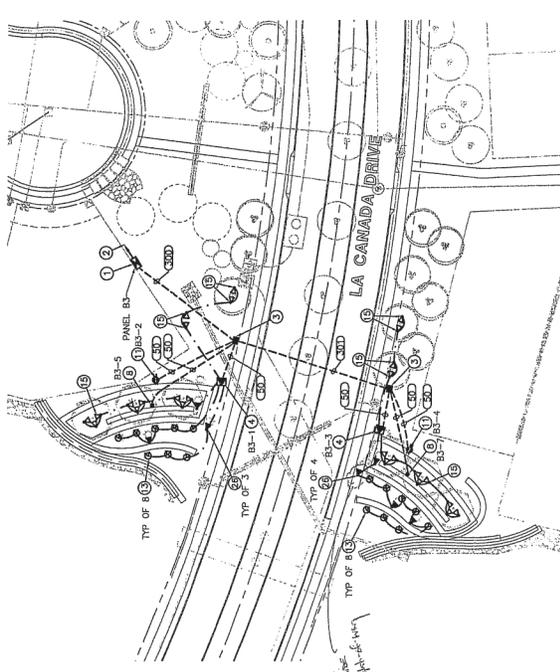
DRAWING NO: SE2
 OF 12
 DATE: 10-23-13
 SCALE: AS SHOWN

CONSTRUCTION NOTES

- 100A 120/240V SINGLE PHASE METERED FEEDER. SEE PEDISTAL MOUNTED SERVICE DETAIL ON SHEET SET1.
- 100B 120/240V SINGLE PHASE METERED FEEDER. SEE PEDISTAL MOUNTED SERVICE DETAIL ON SHEET SET1.
- POINT OF SERVICE LOCATION & INSTALL CONDUIT TO THIS LOCATION.
- #3 1/2 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET SET1.
- 300V INRANGE LOW VOLTAGE TRANSFORMER. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- LOW VOLTAGE WIRING GUIDELINES ON SHEET SET1 FOR WIRE SIZING.
- #5 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET SET1.
- GATE CONTROLLER. COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND WIRING. SEE DETAIL ON SHEET SET1.
- CONDUIT. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- ILLUMINATED SIGN CONNECTION. INSTALL FLUSH MOUNTED NEMA 3R SIGN CONNECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING. ALL CONDUIT SHALL BE CONCEALED IN WALL. COORDINATE WITH SIGN INSTALLER.
- ELECTRICAL CONTRACTOR SHALL INSTALL POWER FEED TO IRRIGATION CONTROLLER & MAKE ALL 120V CONNECTIONS. COORDINATE WORK WITH IRRIGATION CONTRACTOR.
- POOL BALUN. SEE WALL MOUNTED SERVICE DETAIL ON SHEET SET1.
- 20A GFCI GROUND MOUNTED RECEPTACLE WITH METAL WEATHER PROOF WHILE IN USE COVER. SEE DETAIL ON SHEET SET1.
- RAMADA LIGHT TYPE P AND RECEPTACLE. SEE RAMADA ELECTRICAL DETAIL SHEET SET2.
- RAMADA LIGHT TYPE Q. SEE DETAIL ON SHEET SET1.
- WALL SCONCE LIGHT, TYPE O. CENTER FIXTURE 10" FROM TOP OF WALL.
- TREE UPLIGHT, TYPE H. SEE DETAIL ON SHEET SET1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING. OTHER SELECT TREES HAVE (O) UPLIGHTS ARRANGED AS SHOWN ON PLANS; ALL OTHER TREES WILL HAVE (O).
- WALL UPLIGHT, TYPE G. SEE DETAIL ON SHEET SET1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- COLUMN ACCENT UPLIGHT, TYPE F. SEE DETAIL ON SHEET SET1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- UNDERGROUND CONDUIT. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- LOW VOLTAGE CABLE.
- FIRE HYDRANT.
- CONDUIT & WIRE TAG, SEE CONDUIT & WIRE TABLE.
- A-1 CIRCUIT NUMBER.
- HSS HOUSE SIDE SHIELD.

LEGEND

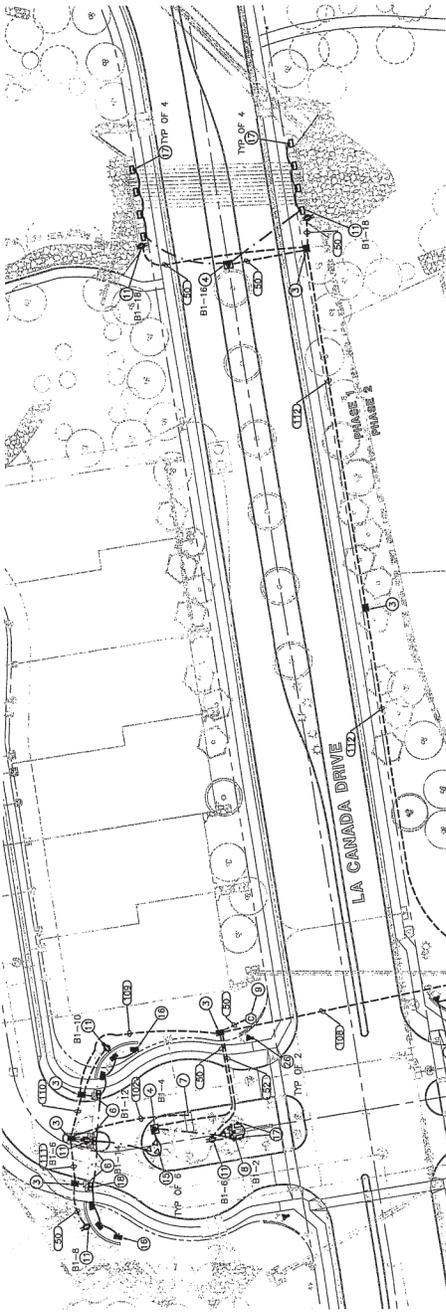
- 100A 120/240V 14 POWER PEDISTAL
- 100B 120/240V 3# SUB-PANEL
- LOW VOLTAGE TRANSFORMER
- CONCRETE PULL BOX
- 42W CFL CONCRETE BOLLARD
- RAMADA LIGHT
- 120V GFI RECEPTACLE
- INRANGE UPLIGHT
- WALL SCONCE LIGHT
- TREE UPLIGHT
- CACTUS UPLIGHT
- WALL ACCENT UPLIGHT
- COLUMN ACCENT UPLIGHT
- RAMADA UPLIGHT
- GARAGE WALL UPLIGHT
- RAMADA/SHADE STRUCTURE LIGHT
- RAMADA DOWNLIGHT
- STEP LIGHT
- AREA LIGHT
- SIGN JUNCTION BOX
- GATE CONTROLLER
- IRRIGATION CONTROLLER
- UNDERGROUND CONDUIT
- LOW VOLTAGE CABLE
- FIRE HYDRANT
- CONDUIT & WIRE TAG, SEE CONDUIT & WIRE TABLE
- A-1 CIRCUIT NUMBER
- HSS HOUSE SIDE SHIELD



ARIZONA METER SEAL
 DATE: 10/23/13
 1-582-STATE IT
 (Printed inside meter)

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BLOCK 3 ENTRY



LEGEND

- 100A 120/240V 1ϕ POWER PEDESTAL
- 100A 120/208V 3ϕ SUB-PANEL
- LOW VOLTAGE TRANSFORMER
- CONCRETE PULL BOX
- 42W C/1 CONCRETE BOLLARD
- RAMADA LIGHT
- 120V 60 RECEPTACLE
- INCREASE UPLIGHT
- WALL SCONCE LIGHT
- TREE UPLIGHT
- CACTUS UPLIGHT
- WALL ACCENT UPLIGHT
- COLUMN ACCENT UPLIGHT
- GIBSON WALL UPLIGHT
- RAMADA/SHADE STRUCTURE LIGHT
- RAMADA DOWNLIGHT
- STEP LIGHT
- AREA LIGHT
- SIGN JUNCTION BOX
- DATE CONTROLLER
- IRRIGATION CONTROLLER
- UNDERGROUND CONDUIT
- LOW VOLTAGE CABLE
- FIRE HYDRANT
- CONDUIT & WIRE TABLE
- A-1 CIRCUIT NUMBER
- HS HOUSE SIDE SHIELD

CONSTRUCTION NOTES

- 1) DETAIL ON SHEET SET 1.
- 2) 2.5" SCH. 40 PVC CONDUIT TO TOP POINT OF SERVICE. CONTRACTOR SHALL VERIFY POINT OF SERVICE LOCATION & INSTALL CONDUIT TO THIS LOCATION.
- 3) #3 1/2" PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET SET 1.
- 4) TRANSFORMER SHALL BE DIRECT WIRE (NOT PLUG IN). SEE LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT WIRE (NOT PLUG IN). SEE LOW VOLTAGE WIRING GUIDELINES ON SHEET SET 1 FOR WIRE SIZING.
- 5) #5 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET SET 1.
- 6) CONTRACTOR SHALL VERIFY LOCATION AND DETAIL OF ALL CONDUIT, STUB UPS, AND UNDERGROUND CONDUIT. CONTRACTOR SHALL VERIFY LOCATION AND DETAIL OF ALL CONDUIT, STUB UPS, AND UNDERGROUND CONDUIT. CONTRACTOR SHALL VERIFY LOCATION AND DETAIL OF ALL CONDUIT, STUB UPS, AND UNDERGROUND CONDUIT.
- 7) DATE KEYPAD. COORDINATE WITH DATE CONTROLLER FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR WIRING.
- 8) ILLUMINATED SIGN CONNECTION. CONTRACTOR SHALL VERIFY LOCATION AND DETAILS. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION AND DETAILS. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION AND DETAILS.
- 9) ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION AND DETAILS. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION AND DETAILS.
- 10) 100A 120/208V THREE PHASE WALL MOUNTED SUB-PANEL P. INSTALLED AS PART OF POOL BUILDING. SEE WALL MOUNTED SERVICE DETAIL ON SHEET SET 1.
- 11) 42W C/1 CONCRETE BOLLARD. SEE DETAIL ON SHEET SET 1.
- 12) RAMADA LIGHT TYPE P AND RECEPTACLE. SEE RAMADA ELECTRICAL DETAIL SHEET SET 1.
- 13) INCREASE ENTRY UPLIGHT, TYPE L. SEE INCREASE ENTRY UPLIGHT DETAIL ON SHEET SET 1.
- 14) WALL SCONCE LIGHT, TYPE Q. CENTER FEATURE 10" FROM TOP OF WALL.
- 15) CONTRACTOR SHALL VERIFY LOCATION AND DETAIL OF ALL CONDUIT, STUB UPS, AND UNDERGROUND CONDUIT. CONTRACTOR SHALL VERIFY LOCATION AND DETAIL OF ALL CONDUIT, STUB UPS, AND UNDERGROUND CONDUIT.
- 16) WALL ACCENT UPLIGHT, TYPE G. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- 17) COLUMN ACCENT UPLIGHT, TYPE F. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- 18) GIBSON WALL UPLIGHT, TYPE M. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- 19) RAMADA DOWNLIGHT, TYPE O. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- 20) BOLLARD LIGHT, TYPE E. CENTERED 18" FROM EDGE OF SIDEWALK. SEE BOLLARD LIGHT DETAIL SHEET SET 1.
- 21) WALL MOUNTED SUB-PANEL P. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING. 100' LOT LOCUS SHALL BE ARMED DOWNWARD. PAVILION LIGHTS SHALL BE ARMED UPWARD FOR INDOOR USE.
- 22) RAMADA DOWNLIGHT, TYPE O. SEE DETAIL ON SHEET SET 1. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AMING.
- 23) STEP LIGHT, TYPE J. SEE DETAIL ON SHEET SET 1.
- 24) AREA LIGHT WITH DOUBLE ARM ON A 30" RAISED FOUNDATION WITH A 15" MOUNTING HEIGHT. SEE DETAIL ON SHEET SET 1.
- 25) AREA LIGHT WITH DOUBLE ARM ON A 30" RAISED FOUNDATION WITH A 15" MOUNTING HEIGHT. SEE DETAIL ON SHEET SET 1.
- 26) CACTUS UPLIGHT. EXACT LOCATIONS TO BE DETERMINED BY LANDSCAPE ARCHITECT. APPROXIMATE.
- 27) CONTRACTOR SHALL INSTALL 2" PAVILION SET OF 2.5" CONDUIT WITH (4) ALUMINUM SERVICE. COORDINATE WITH MEP AND POOL BUILDING CONTRACTOR TO VERIFY REQUIREMENTS. ALL MATERIALS, INSTALLATION, AND SPECIFICATIONS PER MEP REQUIREMENTS.



WRIGHT ENGINEERING CORPORATION
 PROJECT NO: **15006**
 DESIGN BY: CJD
 DRAWN BY: ADK
 CHECKED BY: ADK
 ELECTRICAL ENGINEERING AND DESIGN
 165 EAST HOUSTON STREET, SUITE 1000, PHOENIX, ARIZONA 85004
 PHONE: 480.497.8259 • FAX: 480.497.8207
 www.wrighteng.com

WRIGHT
 engineering corporation

PROJECT: **W. MOORE RD & R. RANCHO VISTOSO BLVD**
 SITE ELECTRICAL PLAN
 RANCHO VISTOSO-PHASE 1
 ORO VALLEY, ARIZONA

NO. DATE SUBMITTAL/REVISIONS (DESCRIPTIONS)
 1 APR 2015 1ST TOWN SUBMITTAL
 2 OCT 2015 2ND TOWN SUBMITTAL

DRAWING NO: **SE3**
 OF 12

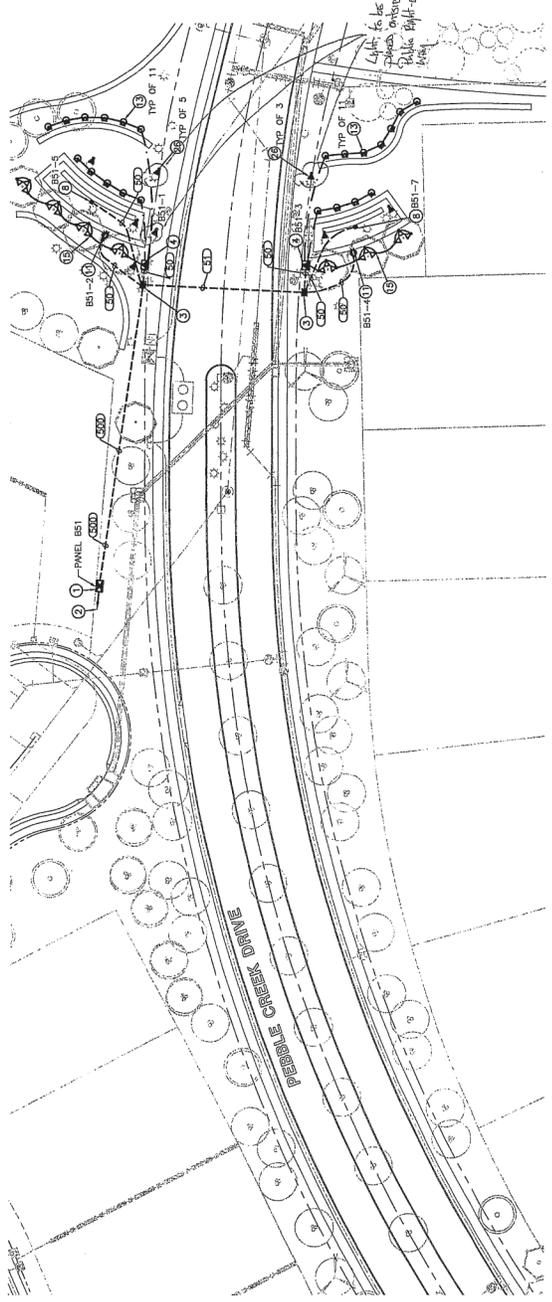
NATIONAL BLUE PLAN
 DATE SET BY:
 800-283-1100
 (PHOENIX OFFICE)

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CONSTRUCTION NOTES

- 1) 100A 120/240V SINGLE PHASE METERED PEDestal. SEE PEDESTAL MOUNTED SERVICE
- 2) 2.4" SCH. 40 PVC CONDUIT TO TOP FRONT OF SERVICE. CONTRACTOR SHALL VERIFY POINT OF SERVICE LOCATION & INSTALL CONDUIT TO THIS LOCATION.
- 3) #3 1/2" PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET S11.
- 4) #3 1/2" PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT MOUNT (448 10). SEE LOW VOLTAGE WIRING GUIDELINES ON SHEET S11 FOR WIRE SIZING.
- 5) #5 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET S11.
- 6) #5 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT MOUNT (448 10). SEE LOW VOLTAGE WIRING GUIDELINES ON SHEET S11 FOR WIRE SIZING.
- 7) #5 PULL BOX. INSTALL PER PULL BOX DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT MOUNT (448 10). SEE LOW VOLTAGE WIRING GUIDELINES ON SHEET S11 FOR WIRE SIZING.
- 8) GATE RETURN. COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR WIRING.
- 9) ILLUMINATED SIGN CONNECTION. INSTALL FLUSH MOUNTED NEMA 3R SIGN CONNECTION. SEE SIGN CONNECTION DETAIL ON SHEET S11 FOR WIRING DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR WIRING.
- 10) ELECTRICAL CONTRACTOR SHALL INSTALL POWER FEED TO IRRIGATION CONTROLLER & IRRIGATION SYSTEM. SEE IRRIGATION CONTROLLER DETAIL ON SHEET S11 FOR WIRING DETAILS. ELECTRICAL CONTRACTOR SHALL BE COORDINATE WITH SIGN INSTALLER. ALL CONDUIT SHALL BE CONCEALED IN WALL. COORDINATE WITH SIGN INSTALLER.
- 11) 100A 120/240V THREE PHASE WALL MOUNTED SUB-PANEL. P. INSTALLED AS PART OF POOL BUILDING. SEE WALL MOUNTED SERVICE DETAIL ON SHEET S11.
- 12) 20A GFI GROUND MOUNTED RECEPTACLE WITH METAL WEATHER PROOF WHILE IN USE COVER. SEE DETAIL ON SHEET S11 FOR WIRING DETAILS.
- 13) INGRADE ENTRY UPLIGHT, TYPE L. SEE INGRADE ENTRY UPLIGHT DETAIL ON SHEET S12. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 14) WALL SCONCE LIGHT, TYPE O. CENTER FIXTURE 10" FROM TOP OF WALL.
- 15) TREE UPLIGHT, TYPE T. SEE TREE UPLIGHT DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING. OTHER SELECT TREES HAVE (3) UPLIGHTS ARRANGED AS SHOWN ON PLANS; ALL OTHER TREES UPLIGHTS ARE (2). SEE DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 16) COLUMN UPLIGHT, TYPE C. SEE DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 17) COLUMN UPLIGHT, TYPE M. SEE DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 18) GABION WALL UPLIGHT, TYPE N. SEE DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 19) GABION WALL UPLIGHT, TYPE N. SEE DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 20) PAVILION/LOT LIGHT, TYPE L. SEE DETAILS ON SHEET S11 & S12. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING. ALL LIGHTS SHALL BE AIMED DOWNWARD. PAVILION LIGHTS SHALL BE AIMED UPWARD FOR INGRADE LIGHTING EFFECT.
- 21) LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 22) LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING.
- 23) STEP LIGHT, TYPE J. SEE DETAIL ON SHEET S11.
- 24) AREA LIGHT ON A 30" BASED FOUNDATION WITH A 15" MOUNTING HEIGHT. SEE DETAIL ON SHEET S12.
- 25) CACTUS UPLIGHT, TYPE K. PER DETAIL ON SHEET S11. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL PLACEMENT AND AIMING. QUANTITIES ARE APPROXIMATE.
- 26) CONTRACTOR SHALL INSTALL 2" PARALLEL SETS OF 2.5" CONDUIT WITH (4) ALL WIRING SERVICE. COORDINATE WITH TEP AND POOL BUILDING ELECTRICAL CONTRACTOR TO MAKE CONNECTIONS. ALL MATERIALS, INSTALLATION, AND SPECIFICATIONS PER TEP REQUIREMENTS.



LEGEND

- 100A 120/240V 1Φ POWER PEDESTAL
- 100A 120/208V 3Φ SUB-PANEL
- LOW VOLTAGE TRANSFORMER
- CONCRETE PULL BOX
- 42W CFL CONCRETE BOLLARD
- RAMADA LIGHT
- 120V GFI RECEPTACLE
- INGRADE UPLIGHT
- WALL SCONCE LIGHT
- TREE UPLIGHT
- CACTUS UPLIGHT
- WALL ACCENT UPLIGHT
- COLUMN ACCENT UPLIGHT
- COLUMN UPLIGHT
- GABION WALL UPLIGHT
- RAMADA/SHADE STRUCTURE LIGHT
- RAMADA DOWNLIGHT
- STEP LIGHT
- AREA LIGHT
- SIGN JUNCTION BOX
- GATE CONTROLLER
- IRRIGATION CONTROLLER
- UNDERGROUND CONDUIT
- LOW VOLTAGE CABLE
- FIRE FIDUCIAL
- CONDUIT & WIRE TAG. SEE CONDUIT & WIRE SCHEDULE
- A-1 CIRCUIT NUMBER
- ISS HOUSE SIDE SHIELD



WRIGHT ENGINEERING CORPORATION
PROJECT NO. 15006
DESIGN BY: C.S.
DRAWN BY: C.S.
CHECKED BY: A.M.

SITE ELECTRICAL PLAN
RANCHO VISTOSO-PHASE 1
W. MOORE RD & N. RANCHO VISTOSO BLVD
ORO VALLEY, ARIZONA

DATE: 11/15/11
NO. 1
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