

114TH STREET & SHEA

project consultants

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site data

EXISTING ZONING:
PROPOSED ZONING:
NET AREA(TOTAL PARCEL):
OPEN SPACE REQUIRED:

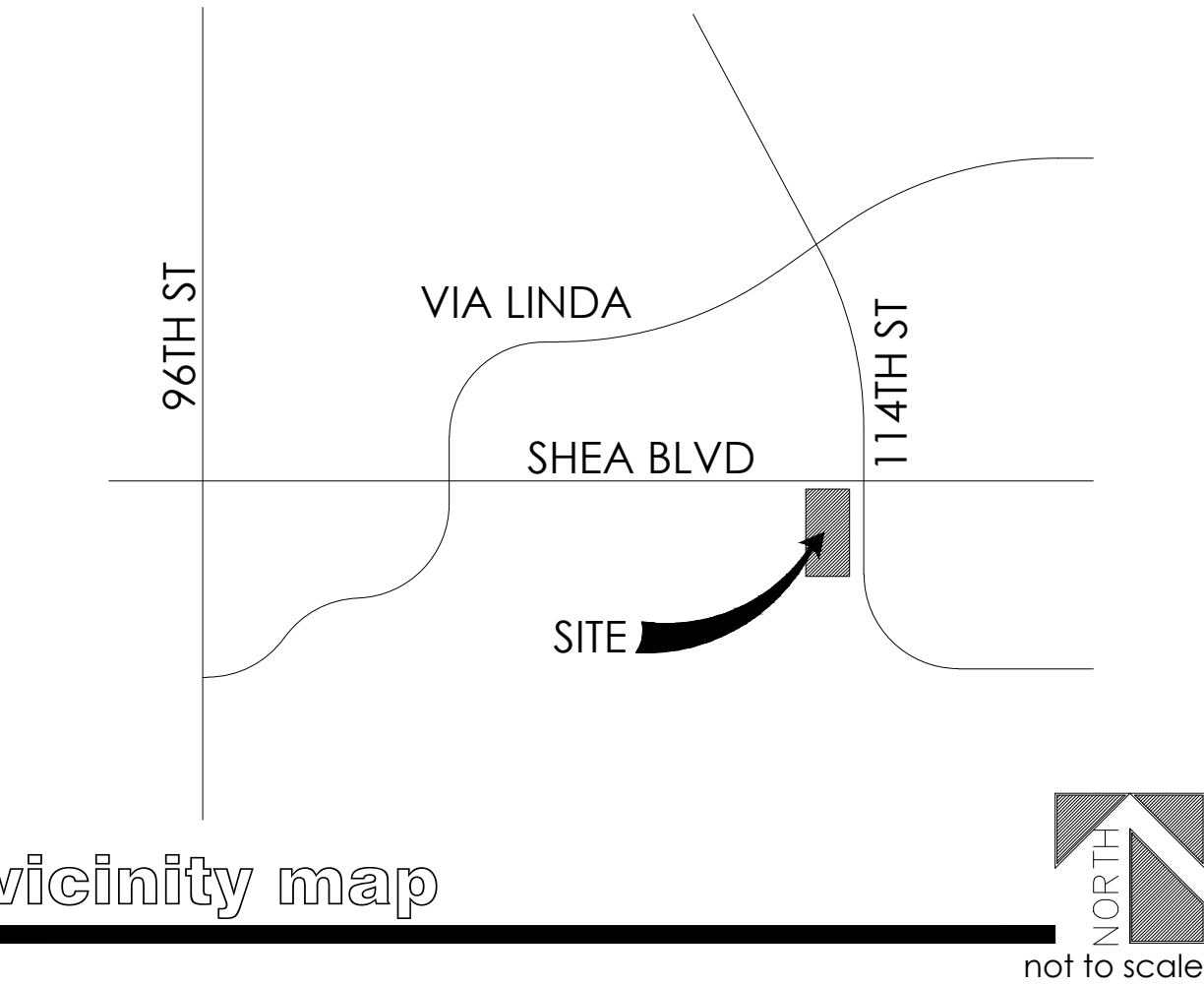
C-1 (PAD A & B), S-R (PAD C) AND R-18
3.8077 ACRES (165,864.90 S.F.)

C-0 AND R1-18

OPEN SPACE PROVIDED

sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02-L.03	PLANTING PLAN



city of scottsdale notes:

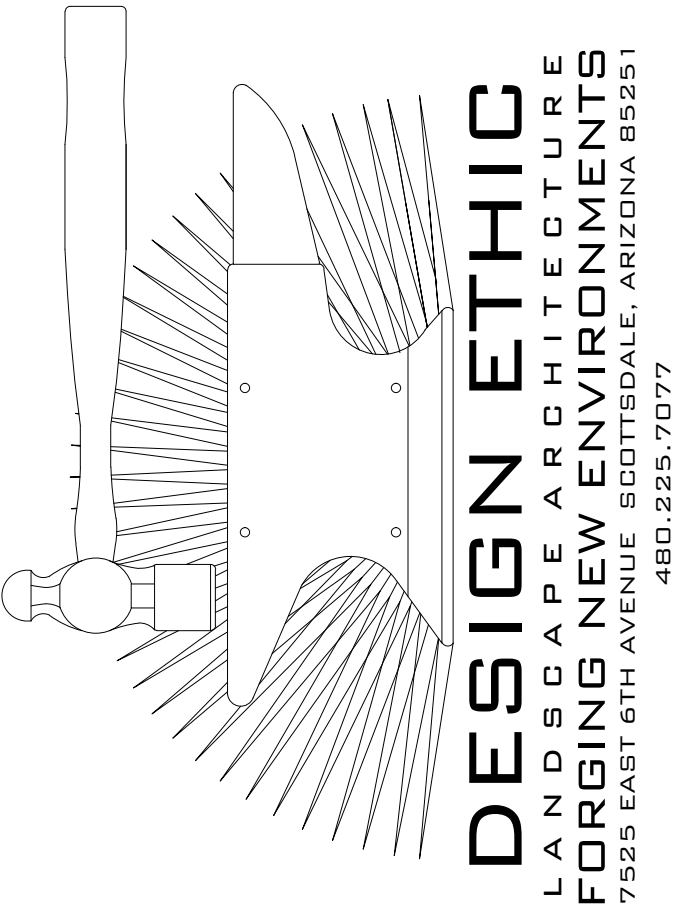
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES 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.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED 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 THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE
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CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C O F O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



114TH & SHEA RETAIL
SWC 114TH & SHEA BLVD
SCOTTSDALE, AZ 85259
COVER SHEET & NOTES

PROJECT:

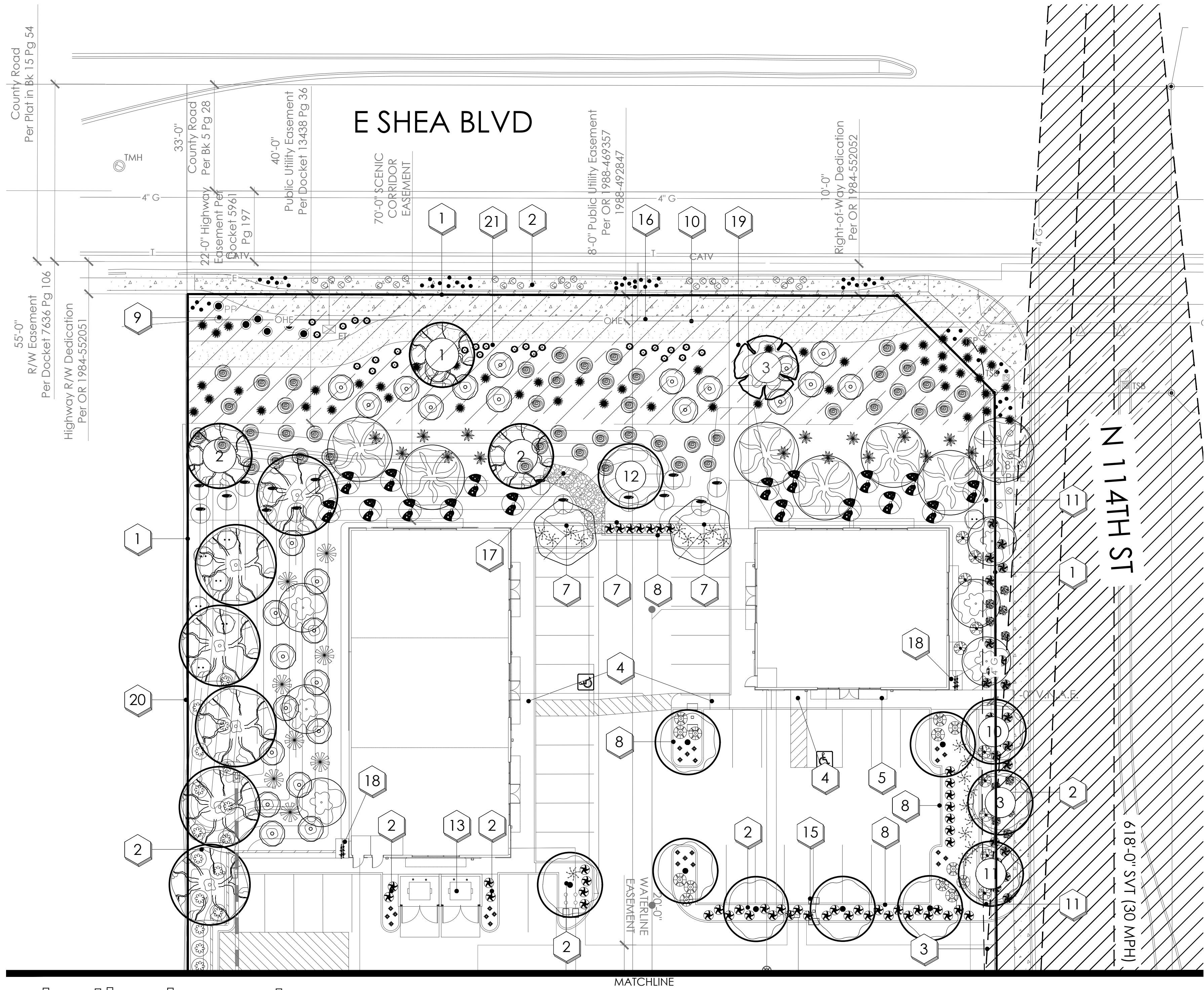
SHEET TITLE:

JOB NO:
DATE:
DRAWN BY:
SUBMITTED:
SET:

20-033
10.14.2020
BTP
-

SHEET

L.01 of L.03



planting key notes

- 1

PROPERTY LINE / RIGHT OF WAY LINE
- 2

DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3

SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4

ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5

5'-6" SIDEWALK.
- 6

EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 7

3'-0" HEIGHT SCREEN WALL. SEE SITE PLANS.
- 8

CURB. SEE CIVIL ENG. PLANS.
- 9

EXISTING POWER POLE.
- 10

OVER HEAD ELECTRIC LINE(O.H.E.).
- 11

P.U.E. SEE CIVIL ENG. PLANS.
- 12

SITE LIGHTING. SEE ARCH. PLANS.
- 13

TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 14

FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 15

SITE LIGHTING. SEE SITE PLAN.
- 16

8'-0" WIDE SIDEWALK & 8'-0" WIDE MULTI USE PATH
- 17

RIP RAP. SEE CIVIL ENG. PLANS.
- 18

BICYCLE PARKING.
- 19

ADA PATH TO SHEA BLVD.
- 20

6'-0" HEIGHT CMU WALL
- 21

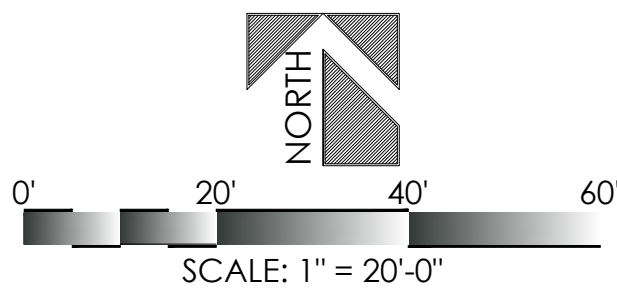
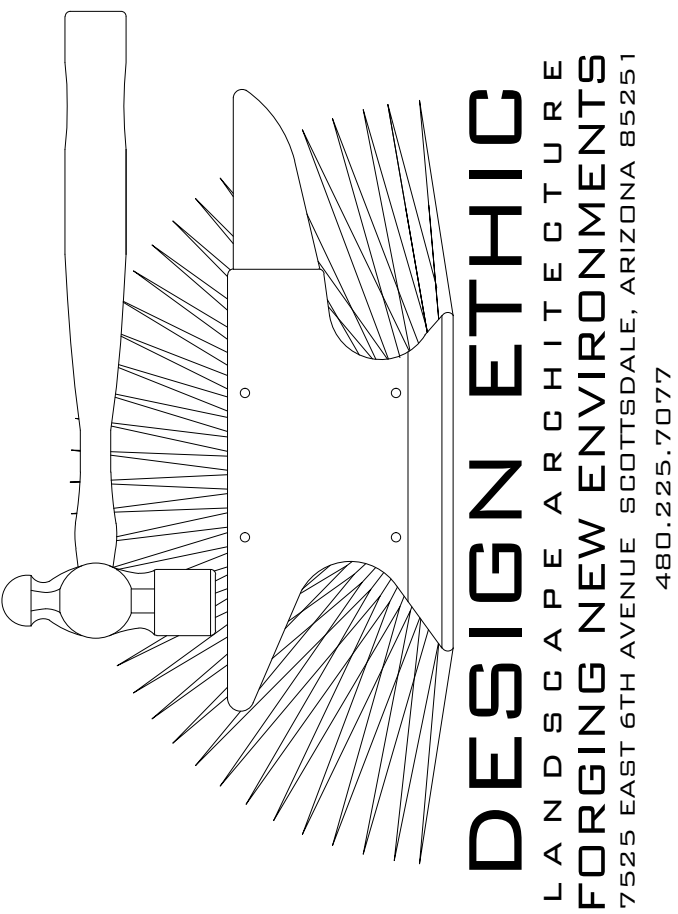
PLANTING DESIGN PER APS GUIDELINES

salvaged plant legend

	botanical name common name	size	qty
remain in place trees			
	PARKINSONIA FLORIDUM BLUE PALO VERDE	SIZE VARIES	1 SEE SALVAGE PLAN
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	SIZE VARIES	2 SEE SALVAGE PLAN
salvaged trees			
	CELTIS PALLIDA DESERT HACKBERRY	SIZE VARIES	1 SEE SALVAGE PLAN
	PARKINSONIA FLORIDUM BLUE PALO VERDE	SIZE VARIES	3 SEE SALVAGE PLAN

plant legend

	botanical name common name	size	qty
trees			
	PARKINSONIA FLORIDUM BLUE PALO VERDE	(5 @ 1.0 GPH)	24" BOX 7
	PARKINSONIA PRAECOX PALO BREA	(5 @ 1.0 GPH)	24" BOX 2
	PITHECELBIUM FLEXICAULE TEXAS EBONY	(5 @ 1.0 GPH)	24" BOX 13
	PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX 25
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX 20
shrubs			
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL 40
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL 27
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL 49
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL 24
	ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL 45
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL 17
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL 10
	SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL 15
accents			
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL 16
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL 48
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL 81
	DASYLIUM WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL 17
	EUPHORBIA RIGIDA GOPHER PLANT	(1 @ 1.0 GPH)	5 GAL 6
	FOUQUIERIA SPLENDENS OCOTILLO	(1 @ 1.0 GPH)	5 GAL 5
	HESPERALOE PARVIFLORA 'PERLA' BRAKELIGHTS RED YUCCA	(1 @ 1.0 GPH)	5 GAL 51
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL 28
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL 21
	MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS	(1 @ 1.0 GPH)	5 GAL 26
	PORTULACARIA AFRA ELEPHANT'S FOOD	(1 @ 1.0 GPH)	5 GAL 43
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 GAL 27
	YUCCA BACCATA BANANA YUCCA	(1 @ 1.0 GPH)	5 GAL 15
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL 60
groundcover			
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	5 GAL 36
	BAILEYA MULTIRADIATA DESERT MARIGOLD	(1 @ 1.0 GPH)	5 GAL 53
	MYOPORUM PARVIFOLIUM MYOPORUM	(1 @ 1.0 GPH)	5 GAL 69
inerts			
	1/2" MADISON GOLD GRANITE MATCH EXISTING	1/2" MINUS - S.F.	
	LANDSCAPE IN THIS AREA AS REQUIRED PER UTILITY COMPANY FOR AREAS WITHIN UTILITY EASEMENT		



114TH & SHEA RETAIL
SWC 114TH & SHEA BLVD
SCOTTSDALE, AZ 85259
PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 20-033
DATE: 10.14.2020
DRAWN BY: BTP
SUBMITTED: -
SET:

SHEET

L.02 of L.03

8-ZN-2020
10/22/20

