

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 7, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Hawkins - CSOK
37-DR-2020
& 8-PP-2020

Request for approval of:

1. The site plan, landscape plan, and building elevations for a new office & retail development with 3 new buildings totaling approximately 15,300 square feet of commercial floor area on a +/- 2.54-acre site.
2. A preliminary plat for a major subdivision including 3 commercial lots and 1 residential lot on a +/- 3.7-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conformance with Development Plan (8-ZN-2020) – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: Southwest corner of E. Shea Boulevard and N. 114th Street

Zoning: Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD)

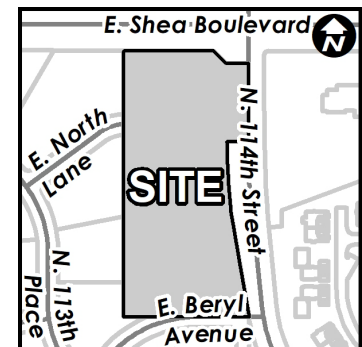
Adjacent Uses

North: East Shea Boulevard, existing multi-family condominiums, zoned Multi-family Residential District (R-5)

East: North 114th Street, multi-family residential and office condominiums, zoned Multi-family Residential, Planned Community District (R-4 PCD) and Service Residential, Planned Community District (S-R PCD)

South: East Beryl Avenue, existing single-family residences, zoned Single-family Residential, Planned Residential Development District (R1-43 PRD)

West: Existing single-family residences, zoned Single-family Residential, Planned Residential Development District (R1-43 PRD)



Property Owner

KCI Investments

Applicant

Hawkins Companies
480-777-1078

Architect/Designer

Neil Feaser, RKAA Architects

Engineer

Dan Mann, 3 Engineering

DEVELOPMENT PROPOSAL

The development proposal includes three (3) office & retail buildings totaling approximately 15,300 square feet of floor area, and one (1) single-family home, consistent with a master plan that was approved by City Council in September of 2021 (Case 8-ZN-2020). The zoning approval was approved with two (2) single-family homes; however, the applicant is only proposing one at this time due to drainage challenges. Access to the commercial lots will be from N. 114th Street, with access provided to the single-family home by E. Beryl Avenue. A seventy (70) foot wide scenic corridor is provided along the E. Shea Boulevard frontage, with a thirty (30) foot wide scenic corridor and building setback along the 114th Street frontage. Commercial buildings will be set back a minimum of fifty (50) feet from the adjacent residential lots and limited to a maximum building height of 24 feet for the C-1 portion and 18 feet for the S-R portion.

The three (3) new commercial buildings are low scale and single-story to mitigate impact to the existing single-family residential located to the west and south. The proposed material palette consists of painted stucco, accented with wood siding, stone veneer, masonry block, and steel awnings over the window and storefront areas. An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114th Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114th Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane. The development includes dense landscaping throughout the site including the 50-foot buffer along the west property line.

The requested preliminary plat includes 3 new parcels for the proposed commercial buildings and 1 new parcel for the single-family residential lot. All of the proposed parcels comply with the applicable development standards for its applicable zoning designation. The proposed single-family lot is within a Planned Residential Development (PRD) per the previous zoning approval and future development of this lot will comply with the Development Plan and development standards that were approved with the PRD.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Hawkins - COSK development proposal and Preliminary Plat per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS | STAFF CONTACTS

Planning and Development Services
Current Planning Services

Bryan Cluff
Principal Planner
480-312-2258 bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

6/20/2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/20/2022

Date



Erin Perreault, AICP, Interim Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

06/20/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations (37-DR-2020 & 8-PP-2020)
7. Site Plan
8. Preliminary Plat
9. Preliminary Grading & Drainage Plans
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (B&W)
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Board
16. Floor Plans
17. Electrical Site Plan/Photometrics
18. Exterior Lighting Cutsheets
19. Zoning Map
20. Community Involvement



Context Aerial

37-DR-2020 & 8-PP-2020



Close-up Aerial

37-DR-2020 & 8-PP-2020

Hawkins Companies

114th and Shea

SWC of 114th Street and Shea Boulevard

Development Review Board

Project Narrative

8-PP-2020 and 37-DR-2020



Developer/Owner:

Hawkins Companies LLC

Property Information

Location: SWC of 114th and Shea

Property Size: **3.80** (+/-) gross acres

Property General Plan/ Zoning:

- **General Plan:** Commercial, Office, and Suburban Neighborhoods 5-GP-2020)
- **Zoning:** C-1 (Neighborhood Commercial), SR (Service Residential) and R1-18 PRD

Surrounding Uses:

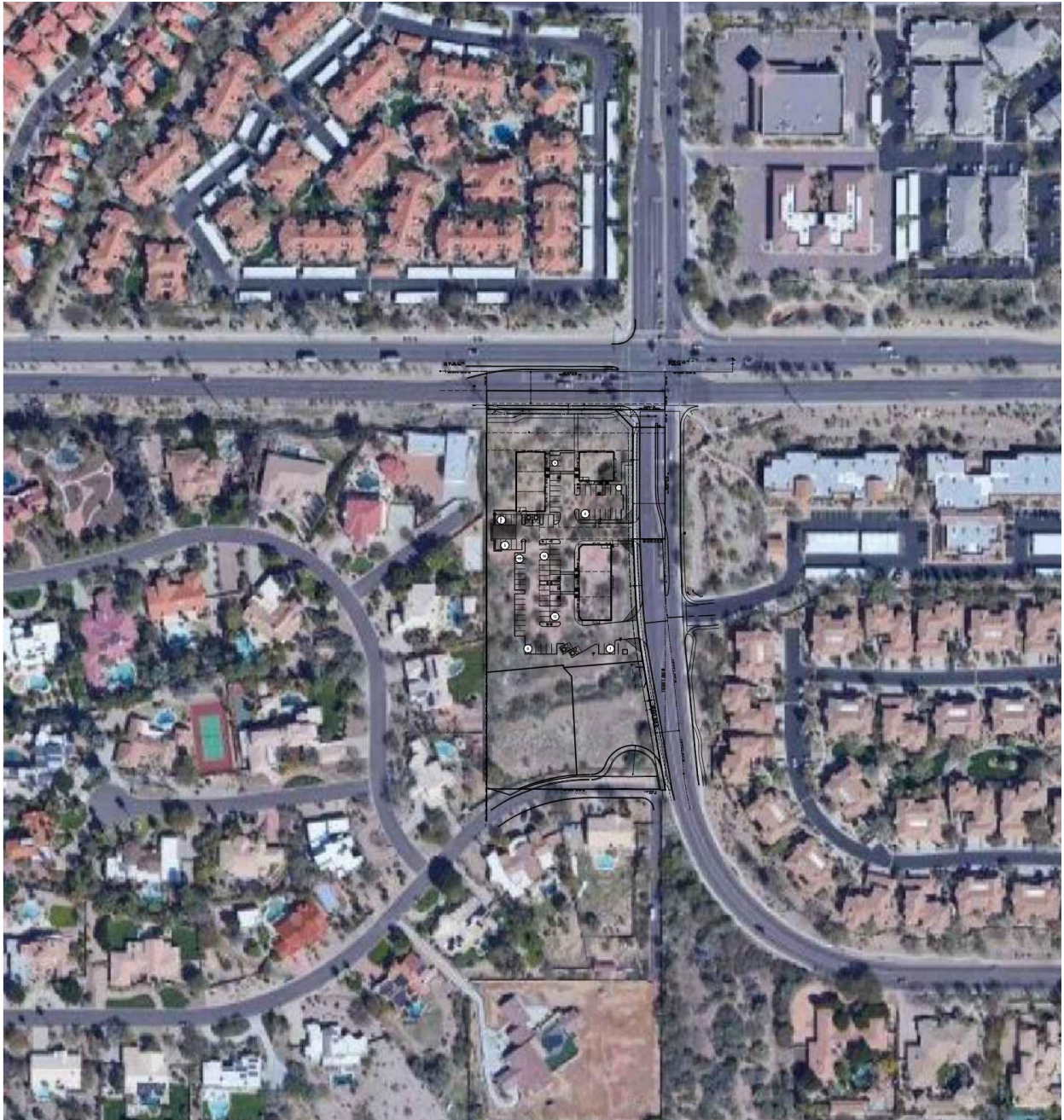
- **North:** R-5/Shea Blvd.; Multi-Family
- **East:** S-R PCD and R-4 PCD; Office and Multi-Family Residential
- **South:** R1-43 PRD; Single Family Residential
- **West:** R1-43 PRD; Single Family Residential
- **Northwest:** C-3 PCD (C); Office and Retail

Project Overview

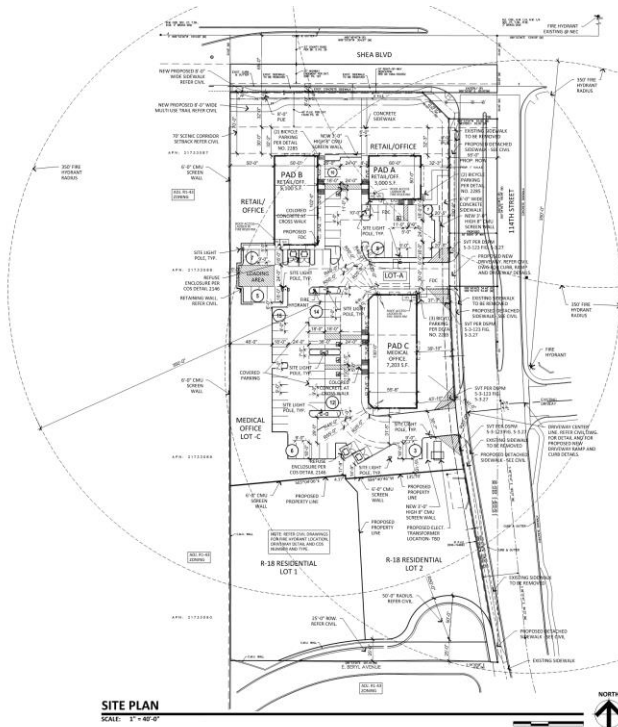
About the Site:

The request is for Development Review Board ("DRB") and Preliminary Plat approval for a new commercial, office, and residential development on a 3.80+/- gross acre property located at the Southwest Corner of 114th Street and Shea Boulevard (the "Property"). The development will include two retail/commercial parcels along Shea Boulevard, an office building on the middle parcel, and two single family residences on the two southern parcels. The Minor General Plan Amendment and Rezone have been approved. (Cases 5-GP-2020 and 8-ZN-2020). A concurrent Preliminary Plat Application is being submitted with the DRB application.

Context Aerial



Site Plan



SITE PLAN
SCALE: 1" = 40' 0"

114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 11-09-2021 (PRELIMINARY)

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0486
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	217-13-0340, 0341, 0348 & 0348
EXISTING ZONING:	C-0 AND R1-SR
PROPOSED ZONING:	C1 (PAD A & B), SR (PAD C) AND R1-SR
PROPOSED SITE AREA:	3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT:	
C-1 ZONING:	24' 0" MAX.
SR ZONING:	18' 0" MAX.
PROPOSED BUILDING HEIGHT:	
C-1 ZONING:	24' 0" MAX.
SR ZONING:	18' 0" MAX.
PROPOSED USE:	RETAIL / MED. OFFICE / OFFICE
BUILDING AREA:	
PAD A: RETAIL / OFFICE/MEDICAL	3,880 S.F.
PAD B: RETAIL / OFFICE/MEDICAL	5,300 S.F.
PAD C: MEDICAL OFFICE	7,203 S.F.
TOTAL BUILDING AREA:	15,383 S.F.
PARKING REQUIRED:	
PAD A: RETAIL OFFICE / 250 S.F.	12 SPACES
PAD B: RETAIL OFFICE / 250 S.F.	21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	29 SPACES
PARKING PROVIDED:	
PAD A: RETAIL OFFICE	15 SPACES
PAD B: RETAIL OFFICE	22 SPACES
PAD C: MEDICAL OFFICE	30 SPACES
TOTAL PARKING REQUIRED:	62 SPACES
COVERED PARKING PROVIDED:	16 SPACES
TOTAL PARKING PROVIDED:	87 SPACES
ACCESSIBLE PARKING REQUIRED: 4%	04 SPACES
ACCESSIBLE PARKING PROVIDED:	05 SPACES
BICYCLE SPACES REQUIRED:	07 SPACES
BICYCLE SPACES PROVIDED:	07 SPACES
PROPOSED LOT - A AREA:	2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA:	0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 1 AREA:	0.5811 ACRES (25,312.84 S.F.)
F.A.R. PROVIDE: PARCEL A (ZONING-C1)	0.138



VICINITY MAP
SCALE: N.T.S.

SP-1

RKAA# 20047.50



Illustrative Site Plan



Hawkins Companies has taken special consideration with the site plan for this site by providing a site design that is sensitive to the existing single-family residential homes to the west. The development provides a logical transition from Shea Boulevard (a 6-lane road) to the residential on the south and west side of the site and the offices to the east. Additionally, the integration of additional retail and office along the Shea Boulevard Corridor will strengthen the commercial and employment opportunities for local residents, as well as implement the City's goals. The buildings and site layout were designed with

attention to buffering the existing single-family neighborhood to the west and enhancing the Shea Boulevard street frontage with a fresh modern/contemporary design.

Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria (1.904.A.):

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: 114th and Shea will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Shea Boulevard Area Plan and General Plan. While the zoning narrative and Minor General Plan Amendment approved under separate application speaks in more detail to the broader context of the Shea Boulevard and General Plan, below is a summary of how this proposal complies.

Revitalization of the Shea Boulevard Corridor has been a long-standing City goal. The proposed development will add to the commercial and employment opportunities in this area. The Property is within close proximity to a number of residences and other office buildings.

The development brings a unique architectural design to the Shea Boulevard corridor providing appropriate transitioning and connections to the trail system.

- 2. The architectural character, landscaping and site design of the proposed development shall:***

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***

- b. Avoid excessive variety and monotonous repetition;***

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. Architecture has been designed to activate all sides of the building (see elevations & site plan submitted with the application). The

landscape plant palette is incorporates predominately low water use plant materials appropriate for this urban desert setting. The development emphasizes pedestrian passageways between buildings, connection both 114th Street and Shea Boulevard, and connection to the trail system. The building will have a modern color palette with expansive storefront, stucco, metal paneling, stone veneer, awnings, and wood siding accents. The articulating four-sided architecture will provide movement and relief and will be visually interesting from all vantage points.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, desert sensitive design elements such as awnings, pedestrian connectivity, integration of low water use landscaping and shade trees, and contextually compatible design. See Scottsdale Sensitive Design Principles below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Development of this property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with a new 8' wide sidewalk and a new trail. Additionally, this site design includes internal pedestrian paths to promote interconnectivity between the buildings. The sidewalk along 114th Street will be removed and replaced with a detached sidewalk further strengthening pedestrian connections for the neighborhood.

Ingress and Egress to the development will be along 114th Street. A full access drive on South of PAD C and a right in/right out South of PAD A are both proposed. Hawkins Companies has worked extensively throughout the Rezone and Minor General Plan Amendment process to align the driveways and promote the best access possible.

Internal circulation of traffic is also a fundamental design element. While all parcels meet development standards for parking independently, the interconnectivity of the drive isles promotes internal circulation. The tenants are anticipated to utilize occasional UPS/FedEx type deliveries only. Therefore, no specified loading spots are proposed as there will not be a high demand. Bike Parking is proposed and will be located on each parcel. During the rezone/GPA process, it was required that seven bicycle parking spots be provided. These parking spots have been spaced throughout the three parcels to allow for bikers to park as close to their building as possible. Also during the rezone/GPA process, it was recommended to add in additional pedestrian connectivity between the parcels and streets. All of the buildings have both internal circulation as well as connectivity to either 114th Street or Shea. Please see the site plan for exact locations.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances and utilities will be full screened and/or incorporated in the building design.

5. Within the Downtown Area, building and site design shall...

Response: Not applicable.

6. The location of artwork provide in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria....

Response: Not applicable.

Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. The design character of any area should be enhanced and strengthened by new development.

Response: The Property is surrounded by retail, office, apartments, and single-family homes. The development plan provides a buffer to the southern and western neighborhoods by providing the retail uses along Shea Boulevard, transitioning to an office building in the middle, and single family residential along the southern portion of the site (not part of this request). The site plan provides additional buffers between the single family residential to the west and the proposed office and retail buildings. This additional buffer was the result of comments from the neighborhood meeting and is supported by the three residents to the west. The office and commercial land uses provided along Shea Boulevard and 114th Street will activate the streetscape, while maintaining a low scale, one-story building massing, which is appropriate for the context of the Shea Corridor.

This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site. The development has been designed in a manner that provides a single story, low-level development and sensitivity to the existing single-family homes to the west and south as well as appropriate scale and connectivity for the pedestrian. The development encourages alternative modes of transportation by focusing on a pedestrian network that encourages interaction with the surrounding context, adjacent bus stop (directly across 114th Street to the east), and trail system with numerous connection points from the proposed development.

Further, development of this Property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with an 8' wide sidewalk and landscaping. The sidewalk along 114th Street will be replaced with a detached sidewalk and will connect to the new trail and sidewalk along Shea Boulevard.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Response: This development includes the preservation of views from the western single family residences. The placement of the building on the site was in response to preserving these views. The buildings have been set back 70' from Shea Boulevard similar to the adjacent developments and consistent with the Scenic Corridor guidelines for this area. This site will also protect open space and each of the parcels has been designed to meet all development standards to include open space. The design team has paid particular attention to enhancing the ground-level pedestrian experience.

3. Development should be sensitive to existing topography and landscaping.

Response: All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with City’s guidelines. The current topography of the site is relatively flat and therefore will be maintained.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed development will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: Pedestrian circulation along the streetscape is an important feature of this development as numerous retail, residential, commercial, and employment uses are within walking distances from this site.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: When a wide variety of uses and housing choices are located within close proximity to each other, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed development will add both commercial/retail and employment. Bicycle parking stalls are provided onsite. In addition, there is a bus stop to the east of the development along the sidewalk path that connects to the development. By locating the commercial/office building near residential it will inherently reduce the number and distance of automobile trips and improve air quality, thereby enhancing the quality of life for the community.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

The awnings at building entrances will provide shade and a welcoming environment. The awnings over windows will contribute to shading the building. The modern gray/white color palate also includes warm wooden elements. This development features 60+ new trees. Many of these trees are located along sidewalks, in parking lots, or adjacent to buildings where they will provide shade and will contribute to an alive aesthetic. In addition to the trees, 200+ new shrubs and 400+ new accents are proposed. The inclusion of these shrubs, accents, and groundcover will contribute to the activated streetscape along Shea Boulevard and 114th Street.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: This development provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate development and visual fluidity. All buildings will be single story, low scale with a maximum building height of 23 feet, excluding mechanical equipment

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures, colors, and building finishes, incorporate architectural elements and celebrate the Southwest climate with the landscaping.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be incorporated with the design. The specific sustainable elements may include, but are not limited to, recycled materials, energy efficient windows, energy efficient fixtures and appliances.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement (see landscape plans).

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Shea Boulevard. This will include five types of trees, eight types of shrubs, fourteen types of accents, and three types of groundcover. The variety will include popular plants such as the bougainvillea, jojoba, agave, aloe vera, and desert spoon.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors (see lighting plan and cut sheet exhibits).

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Project identification will be contextually appropriate in conformance with City requirements and processed under a separate approval and permit process.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states the project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Shea Boulevard Area Plan and General Plan.*
 - *Staff finds that the proposed development is consistent with the design and character components of the commercial design guidelines, approved development standards (8-ZN-2020), Design Standards and Policies Manual, master plans, East Shea Character Area Plan and General Plan.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and (NOT APPLICABLE)
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District. (NOT APPLICABLE)
 - *The applicant states that the architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. Architecture has been designed to activate all sides of the building (see elevations & site plan submitted with the application). The landscape plant palette incorporates predominately low water use plant materials appropriate for this urban desert setting. The development emphasizes pedestrian passageways between buildings, connections to both 114th Street and Shea Boulevard, and connection to the trail system. The building will have a modern color palette with expansive storefront, stucco, metal paneling, stone veneer, awnings, and wood siding accents. The articulating four-sided architecture will provide movement and relief and will be visually interesting from all vantage points.*
 - *Staff finds that the proposed buildings have been designed to promote a desirable relationship to each other as well as the single-family residential uses in the area by incorporating low scale design, large building setbacks, contemporary building materials, and dense landscaping. The enhanced scenic corridor setback along E. Shea Boulevard and N. 114th Street contribute to open spaces and buffers. The building and site design incorporate the City's Sensitive Design Principles by incorporating recessed windows, shade canopies, and low water use plant materials.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- *The applicant states that the development of this property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with a new 8' wide sidewalk and a new trail. Additionally, this site design includes internal pedestrian paths to promote interconnectivity between the buildings. The sidewalk along 114th Street will be removed and replaced with a detached sidewalk further strengthening pedestrian connections for the neighborhood.*

Ingress and Egress to the development will be along 114th Street. A full access drive on South of PAD C and a right in/right out South of PAD A are both proposed. Hawkins Companies has worked extensively throughout the Rezone and Minor General Plan Amendment process to align the driveways and promote the best access possible.

- *Staff finds that the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed as to promote safety and convenience. An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114th Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114th Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane. Internal site circulation for pedestrians and vehicles has been designed to meet the requirements of the Design Standards & Policies Manual.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states that all mechanical equipment, appurtenances and utilities, and their associated screening will be integral to the building design.*
- *Staff finds that the proposed mechanical equipment, appurtenances and utilities, and associated screening is integral to the building and site design.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1975 (Ord. #891) and zoned to the Single-family Residential (R1-43) zoning designation. In 2008 the City Council approved a zoning district map amendment from R1-43 to Commercial Office (C-O) and Single-family Residential Planned Residential Development (R1-18 PRD). Then in 2021 the City Council approved another zoning district map amendment, giving the site its current zoning designation of Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located on the southwest corner of E. Shea Boulevard and N. 114th Street, the property is one of a few vacant undeveloped sites along the Shea Corridor. Surrounding properties to the east, north and west have already been developed with both residential and non-residential uses.

Project Data

- Existing Use: Vacant
- Proposed Use: Office/Retail/Single-family Residential
- Parcel Size: +/- 5.01 acres
- Building Height Allowed/Proposed:
 - C-1: 24 feet
 - S-R: 18 feet
 - R1-18 PRD: 24 feet
- Parking Required: 62 spaces (commercial only)
- Parking Provided: 87 spaces
- Open Space Required: 21,111 square feet (commercial only)
- Open Space Provided: 43,433 square feet
- Floor Area: 15,336 square feet (commercial only)

**Stipulations for the
Development Review Board Application:
Hawkins - CSOK
Case Number: 37-DR-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RKAA, with a city staff date of 4/28/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RKAA, with a city staff date of 4/28/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by submitted by Design Ethic, with a city staff date of 1/12/2022.
 - d. The case drainage report submitted by 3 Engineering and accepted with comments in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by 3 Engineering and accepted with comments, needing to be addressed within project construction plans, by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 8-ZN-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

Ordinance

- C. SIGNAGE. Building-mounted wall signs shall be mounted no taller than eighteen (18) feet in height on the west and south sides of the commercial buildings.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- D. COMMERCIAL REFUSE. Each commercial parcel shall have its own refuse enclosure per city standards, or have an agreement in place for shared refuse, subject to approval by the City Development Engineering Manager or designee.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- E. The initial vertical luminance at 6-foot above grade, along the south and west property lines shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
- F. Outdoor lighting shall be setback a minimum of 50 feet from the west property line.
- G. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.

- H. Pole-mounted lighting shall be limited to sixteen (16) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
- I. Except for security lighting, no lighting shall be allowed on the west side of the Pad B building.

DRB Stipulations

- 9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - g. No lighting shall be permitted in the dedicated Scenic Corridor easements.

STREET DEDICATIONS:

Ordinance

- J. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. N 114TH STREET. Fifty-five (55) foot dedication, for a total fifty-five (55) foot wide west half-right-of-way width, with transition to thirty-five foot dedication on southern end of project.
 - b. E BERYL AVENUE. Twenty-five (25) foot dedication, for a total twenty-five (25) foot wide north half right of way width and fifty (50) radius foot cul de sac dedication at the east end terminus.

STREET INFRASTRUCTURE:

Ordinance

- 1. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 2. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

3. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
- a. N 114TH STREET.
 - 1. Construct six-(6) foot-wide sidewalk separated from back of curb a minimum of four (4) feet from E Shea Boulevard to E Beryl Avenue.
 - 2. Install new streetlights in conformance with current City of Scottsdale standards for equipment; the number and spacing of streetlights to be approved by Transportation and Streets Department staff at the time of improvement plan review and approval.
 - b. E BERYL AVENUE.
 - 1. Construct north half-street street improvements (curb, gutter, pavement, etc.) from approximately two hundred forty (240) feet west of N 114th Street to N 114th Street, matching existing cross-section to the west of these stated construction limits.
 - 2. Construct residential cul de sac at the east end of E Beryl Avenue.
 - c. E SHEA BOULEVARD
 - 1. Construct eight (8) foot wide multi-use trail along project frontage.
 - 2. Construct eight (8) foot wide multi use path, separated a minimum of four (4) feet from back of curb, along project frontage.
 - 3. Path and trail improvements shall be designed to accommodate an additional lane along E Shea Boulevard. Dedication of non-motorized vehicle easement shall be required for path improvement that extends beyond the limits of the existing right-of-way.

DRB Stipulations

11. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to reconstruct any non-ADA compliant curb ramps abutting project.

WATER AND WASTEWATER:

Ordinance

- K. COMMERCIAL WATER AND SEWER. Each commercial parcel shall be directly serviced by public water and sewer systems to be provided and constructed by development project prior to or in conjunction with any parcel subdivisions.
- L. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- M. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

Ordinance

- N. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one-foot wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to E. Shea Boulevard, N. 114th Street for the full length of the residential lot line, and along the commercial property except at approved driveway locations.

DRB Stipulations

13. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A Scenic Corridor Easement in accordance with the stipulations of 8-ZN-2020.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - d. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - e. A minimum twenty-four foot wide Emergency and Services Access Easement to contain refuse route through project site to service and include shared refuse enclosure.
14. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following private easements on a final plat or map of dedication:
 - a. A shared refuse private easement, to parcels benefitting from proposed shared refuse enclosure, containing shared refuse enclosure, with notes defining rights to access, refuse fee and maintenance responsibilities.
 - b. A private cross access easement, benefitting all project parcels, to contain all project driveways and drive aisles, with notes defining maintenance responsibilities.

**Stipulations for the
Development Review Board Application:
Hawkins - CSOK
Case Number: 8-PP-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by 3 Engineering, with a city staff date of 4/28/2022.
 - b. The Amended Development Standards as approved in case 8-ZN-2020.
 - c. The conceptual landscape plan submitted by Design Ethic, with a city staff date of 1/12/2022.
 - d. Case Drainage Report for 114th & Shea Retail; submitted by 3 Engineering, accepted on 6/14/2022.
 - e. The water and sewer basis of design report submitted by 3 Engineering and accepted with comments, needing to be addressed within project construction plans, by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 8-ZN-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. COMMERCIAL REFUSE. Each commercial parcel shall have its own refuse enclosure per city standards, or have an agreement in place for shared refuse, subject to approval by the City Development Engineering Manager or designee.

STREET DEDICATIONS:

Ordinance

- D. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
- i. N 114TH STREET. Fifty-five (55) foot dedication, for a total fifty-five (55) foot wide west half-right-of-way width, with transition to thirty-five-foot dedication on southern end of project.
 - ii. E BERYL AVENUE. Twenty-five (25) foot dedication, for a total twenty-five (25) foot wide north half right of way width and fifty (50) radius foot cul de sac dedication at the east end terminus.

EASEMENT DEDICATIONS:

Ordinance

- E. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one-foot-wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to E. Shea Boulevard, N. 114th Street for the full length of the residential lot line, and along the commercial property except at approved driveway locations.

DRB Stipulations

- 2. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A Scenic Corridor Easement in accordance with the stipulations of 8-ZN-2020.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to private property.
 - d. A minimum twenty (20) foot wide Water & Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - e. A minimum twenty-four-foot-wide Emergency and Services Access Easement to contain refuse route through project site to service and include shared refuse enclosure.
- 3. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following private easements on a final plat or map of dedication:
 - a. A shared refuse private easement, to parcels benefitting from proposed shared refuse enclosure, containing shared refuse enclosure, with notes defining rights to access, refuse fee and maintenance responsibilities.
 - b. A private cross access easement, benefitting all project parcels, to contain all project driveways and drive aisles, with notes defining maintenance responsibilities.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

LANDSCAPE DESIGN:

Ordinance

- F. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

DRB Stipulations

4. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- G. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- H. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
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 - ii. E BERYL AVENUE.
 - a. Construct north half-street street improvements (curb, gutter, pavement, etc.) from approximately two hundred forty (240) feet west of N 114th Street to N 114th Street, matching existing cross-section to the west of these stated construction limits.
 - b. Construct residential cul de sac at the east end of E Beryl Avenue.
 - iii. E SHEA BOULEVARD
 - a. Construct eight (8) foot wide multi-use trail along project frontage.

- b. Construct eight (8) foot wide multi use path/sidewalk, separated a minimum of four (4) feet from back of curb, along project frontage.
- c. Path and trail improvements shall be designed to accommodate an additional lane along E Shea Boulevard. Dedication of non-motorized public access easement shall be required for path improvement that extends beyond the limits of the existing right-of-way.

DRB Stipulations

- 5. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to reconstruct any non-ADA compliant curb ramps abutting project.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 6. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- J. COMMERCIAL WATER AND SEWER. Each commercial parcel shall be directly serviced by public water and sewer systems to be provided and constructed by development project prior to or in conjunction with any parcel subdivisions.
- K. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- L. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

PROJECT DIRECTORY

ARCHITECT:
RKA
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K
EXISTING ZONING: C-0 AND R1-18
PROPOSED ZONING: C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT:
C-1 ZONING: 24'-0" MAX.
SR ZONING: 18'-0" MAX.
PROPOSED BUILDING HEIGHT:
C-1 ZONING: 24'-0" MAX.
SR ZONING: 18'-0" MAX.

PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:
PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F.
PAD C: MEDICAL OFFICE 7,203 S.F.

TOTAL BUILDING AREA: 15,303 S.F.

PARKING REQUIRED:
PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F. 21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 29 SPACES

PARKING PROVIDED:
PAD A: RETAIL-OFFICE 15 SPACES
PAD B: RETAIL-OFFICE 22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 50 SPACES

TOTAL PARKING REQUIRED: 62 SPACES
COVERED PARKING PROVIDED: 14 SPACES
TOTAL PARKING PROVIDED: 87 SPACES

ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES
ACCESSIBLE PARKING PROVIDED: 05 SPACES

BICYCLE SPACES REQUIRED: 07 SPACES
BICYCLE SPACES PROVIDED: 07 SPACES

PROPOSED LOT -A AREA: 2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.138



VICINITY MAP

SCALE: N.T.S.



114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-31-2022 (PRELIMINARY)

37-DR-2020
4/28/2022

SP-1

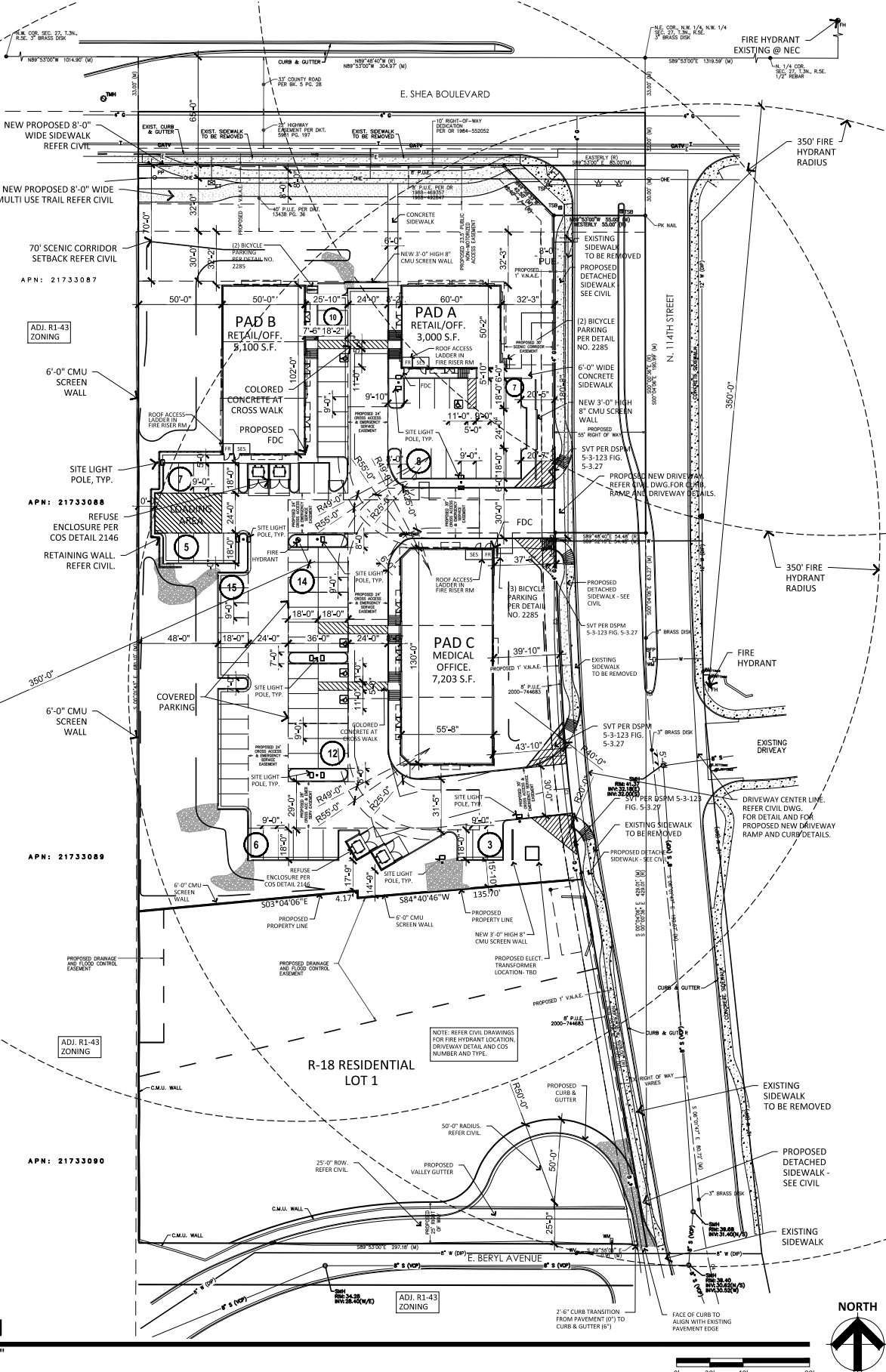
RKAA# 20047.50

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

ATTACHMENT #7

SITE PLAN

SCALE: 1" = 40'-0"



REAL PROPERTY IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH 428.10 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 25 FEET THEREOF; AND ALSO
EXCEPT THEREFROM THE FOLLOWING DESCRIBED LAND AS DESCRIBED AS PARCEL A AND PARCEL B:

PARCEL A:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF SURVEY) 286.00 FEET TO A POINT OF BEGINNING, 286.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 286.00 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 429.01 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 228.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 32 SECONDS, A DISTANCE OF 39.21 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING TWO CENTERS OF WHICH BEARS NORTH 03 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 2981.15 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 286.00 FEET FROM THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 54.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 119.57 FEET (R), 31.95 FEET (M), 17.00 FEET (M), 1.00 FEET (M), SOUTH 89 DEGREES 51 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.12 FEET;
THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 178.63 FEET (M);
THENCE SOUTH 80 DEGREES 08 MINUTES 24 SECONDS WEST (R), SOUTH 80 DEGREES 09 MINUTES 14 SECONDS WEST (M), A DISTANCE OF 100.00 FEET;
THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (M), A DISTANCE OF 40.00 FEET;
THENCE NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST (R), NORTH 80 DEGREES 09 MINUTES 14 SECONDS EAST (M), A DISTANCE OF 12.00 FEET;
THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 819.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (R), NORTH 86 DEGREES 31 MINUTES 54 SECONDS EAST (M), A DISTANCE OF 2987.97 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 (R), 02 DEGREES 03 MINUTES 32 SECONDS (M), A DISTANCE OF 107.13 FEET (M);
THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 107.13 FEET (R), 02 DEGREES 03 MINUTES 45 SECONDS (M), CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 34 MINUTES 33 SECONDS, A DISTANCE OF 2981.15 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET (R), 02 DEGREES 03 MINUTES 45 SECONDS (M), CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 811.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M);
THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46 SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THE NORTH 286 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 125 FEET THEREOF; AND
EIGHT (8) ACRES CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN 88-469357,
OFFICIAL RECORDS, BEING PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALSO BEING THE MONUMENT LINE INTERSECTION OF SHEA BOULEVARD AND 114TH STREET;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON SAID LINE LYING 65.00 FEET SOUTH OF SAID LINE AND PARALLEL WITH SAID NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUE SOUTHERLY ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27;
THENCE WESTERLY ALONG SAID LINE TO A POINT ON A LINE LYING 55.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE DEFLECTING 45 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT FROM PREVIOUS COURSE, 42.00 FEET, MORE OR LESS, TO A POINT ON A FORECLOSURE LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27;
THENCE EASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (251.81 DEGREES), A DISTANCE OF 19.91 FEET (R), 19.95 FEET (M);

THENCE SOUTH 09 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.12 FEET;

THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 178.63 FEET (M);

THENCE SOUTH 80 DEGREES 08 MINUTES 24 SECONDS WEST (R), SOUTH 80 DEGREES 09 MINUTES 14 SECONDS WEST (M), A DISTANCE OF 40.00 FEET;

THENCE NORTH 09 DEGREES 09 MINUTES 36 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (M), A DISTANCE OF 40.00 FEET;

THENCE NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST (R), NORTH 80 DEGREES 09 MINUTES 14 SECONDS EAST (M), A DISTANCE OF 12.00 FEET;

THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 819.00 FEET;

THENCE ALONG THE NORTHEAST CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (R), NORTH 86 DEGREES 31 MINUTES 54 SECONDS EAST (M), A DISTANCE OF 2987.97 FEET;

THENCE ALONG THE COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 35 SECONDS, A DISTANCE OF 107.56 (R), 02 DEGREES 03 MINUTES 32 SECONDS (M), A DISTANCE OF 107.13 FEET (M);

THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 107.13 FEET (R), 107.13 FEET (M);

THENCE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 34 MINUTES 33 SECONDS, A DISTANCE OF 2981.15 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET (R), 02 DEGREES 03 MINUTES 35 SECONDS (M), A DISTANCE OF 107.56 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 811.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS (R), A DISTANCE OF 98.21 FEET (R), 99.17 FEET (M);

THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46 SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

E. SHEA BOULEVARD

LOT 4

LOT 3

N. 114TH STREET

SHEET PPT02

SHEET PPT03

LOT 2

LOT 1

E. BERYL AVENUE

EXISTING ZONING: C-0 AND R1-18
PROPOSED ZONING: R-18 (LOT 1), SR (LOT 2), C1 (LOT 3), C1 (LOT 4)
PROPOSED SITE AREA: 3.715 ACRES (161,865 SF)

LOT TABLE		
LOT#	AREA (SF)	AREA (ACRES)
1	50,962	1.170
2	56,947	1.307
3	23,008	0.528
4	30,948	0.710

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PPT01	COVER SHEET
PPT02 - PPT03	PRELIMINARY PLAT

HAWKINS COMPANIES LLC
4700 S. MCCLINTOCK DR. #160
TEMPE, ARIZONA 85282

CONTACT: MARK MITCHELL
PHONE: (480) 223-8239
EMAIL: MMITCHELL@HCOLL.COM

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE #200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

PORTIONS OF APN 217-33-034G, 034F,
034M, 034K, & 034N.

3" BRASS DISK, LOCATED AT THE INTERSECTION OF SHEA
BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD'88)
CITY OF SCOTTSDALE DATUM

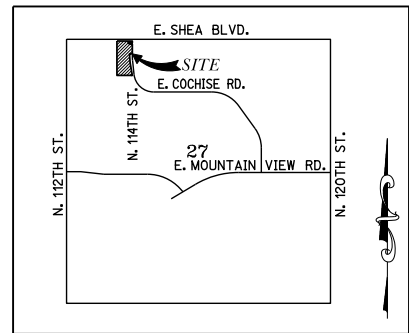
HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED
ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR
THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.




THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS $N89^{\circ}53'00''W$ PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM_ZONE	BASE_FLOOD_ELEVATION
045012	1780	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

THE LOWEST FINISH FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.



VICINITY MAP
N.T.S.



114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259

PRELIMINARY PLAT



300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85255
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 04/21/22

PROJECT NO.
1831

SHEET NO.
PPT01
1 of 3

Q.S.#28-55

C:\My Security\Projects\1831_114th_Shea\Preliminary\1831.pdt02.dgn

MEASURED LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°52'10"W	8.12'

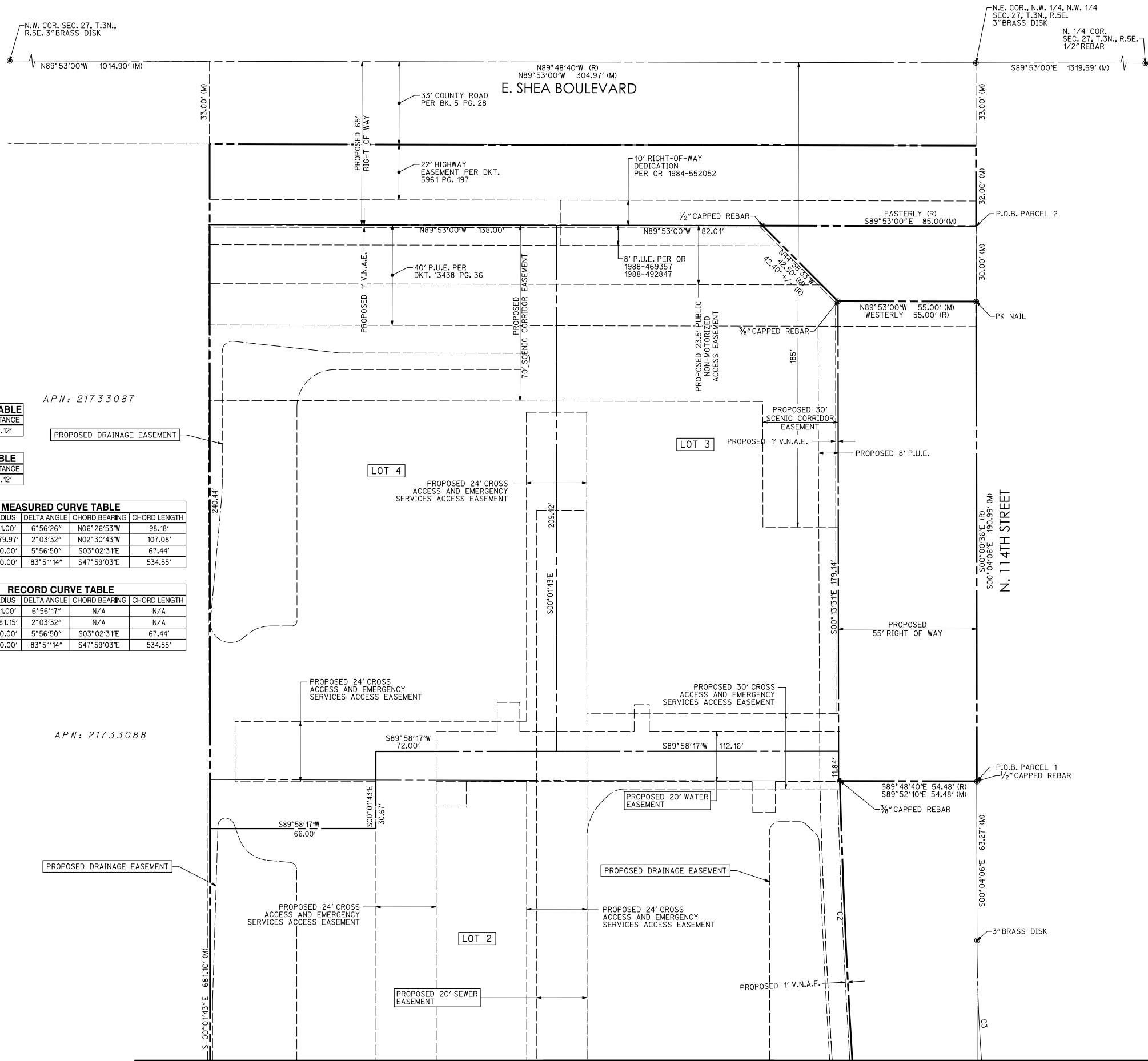
RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'40"W	8.12'

MEASURED CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.24'	811.00'	6°56'26"	N06°26'53"W	98.18'
C2	107.09'	2979.97'	2°03'32"	N02°30'43"W	107.08'
C3	67.47'	650.00'	5°56'50"	S03°02'31"E	67.44'
C4	585.41'	400.00'	83°51'14"	S47°59'03"E	534.55'

RECORD CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.21'	811.00'	6°56'17"	N/A	N/A
C2	107.13'	2981.15'	2°03'32"	N/A	N/A
C3	67.47'	650.00'	5°56'50"	S03°02'31"E	67.44'
C4	585.41'	400.00'	83°51'14"	S47°59'03"E	534.55'

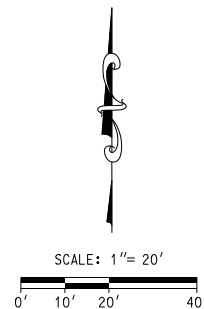
APN: 21733087

APN: 21733088



MATCHLINE - SEE SHEET 3

8-PP-2022
4/28/2022



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civil engineering
planning
surveying

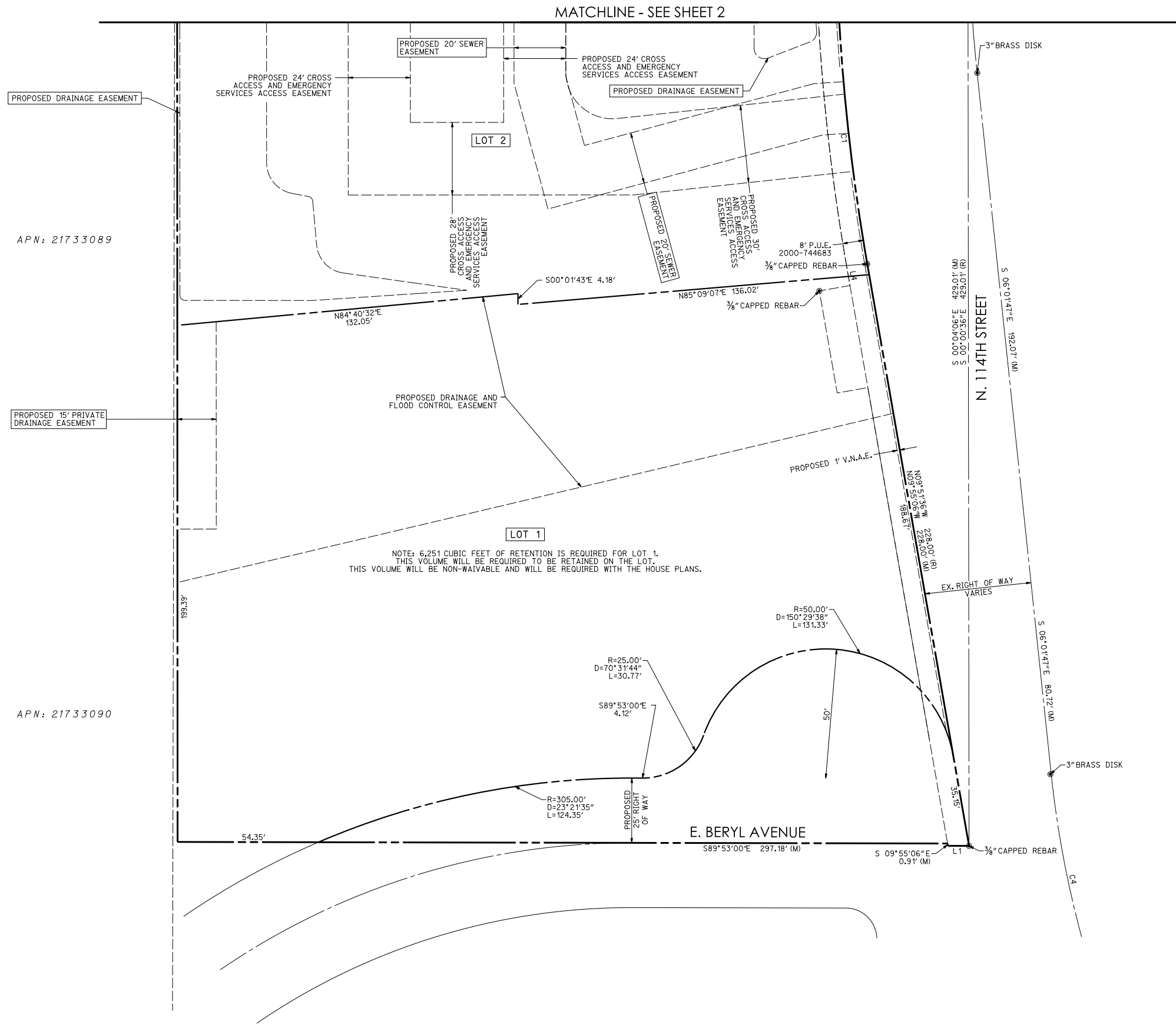
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-2220
WWW.3ENGINEERING.COM

DATE: 04/21/22
PROJECT NO.
1831
SHEET NO.
PPT02
2 of 3

114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259
PRELIMINARY PLAT

Q.S.#28-55

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8-PP-2022
4/28/2022



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civil engineering
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WWW.3ENGINEERING.COM

DATE: 04/21/22
PROJECT NO.
1831
SHEET NO.
PPT03
3 of 3

114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259
PRELIMINARY PLAT

Q.S.#28-55

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL OF ENGINEERING DESIGNS; THEREFORE IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
6. PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

WEIGHTED C CALCULATIONS

DRAINAGE AREA A

AREA OF IMPERVIOUS = 20,210 SF
AREA OF PERVIOUS = 24,346 SF

$$\text{WEIGHTED C} = \frac{(20,210 \times 0.95) + (24,346 \times 0.45)}{44,556}$$

$$\text{WEIGHTED C} = 0.68$$

DRAINAGE AREA B

AREA OF IMPERVIOUS = 35,146 SF
AREA OF PERVIOUS = 18,913 SF

$$\text{WEIGHTED C} = \frac{(35,146 \times 0.95) + (18,913 \times 0.45)}{54,059}$$

$$\text{WEIGHTED C} = 0.78$$

DRAINAGE AREA C

AREA OF IMPERVIOUS = 7,237 SF
AREA OF PERVIOUS = 5,102 SF

$$\text{WEIGHTED C} = \frac{(7,237 \times 0.95) + (5,102 \times 0.45)}{12,339}$$

$$\text{WEIGHTED C} = 0.74$$

RETENTION CALCULATIONS

100-YEAR 2-HOUR STORM EVENT

DRAINAGE AREA A

$$C = 0.68$$

$$P = 2.30 \text{ IN}$$

$$\text{AREA} = 44,556 \text{ SF}$$

$$(0.68) \left(\frac{2.30}{12} \right) (44,556) = 5,780 \text{ CF REQUIRED}$$

DRAINAGE AREA B

$$C = 0.78$$

$$P = 2.30 \text{ IN}$$

$$\text{AREA} = 54,059 \text{ SF}$$

$$(0.78) \left(\frac{2.30}{12} \right) (54,059) = 8,031 \text{ CF REQUIRED}$$

DRAINAGE AREA C

$$C = 0.74$$

$$P = 2.30 \text{ IN}$$

$$\text{AREA} = 12,339 \text{ SF}$$

$$(0.74) \left(\frac{2.30}{12} \right) (12,339) = 1,758 \text{ CF REQUIRED}$$

DRAINAGE AREA D

$$C = 0.64 \text{ (R1-18 ZONING)}$$

$$P = 2.30 \text{ IN}$$

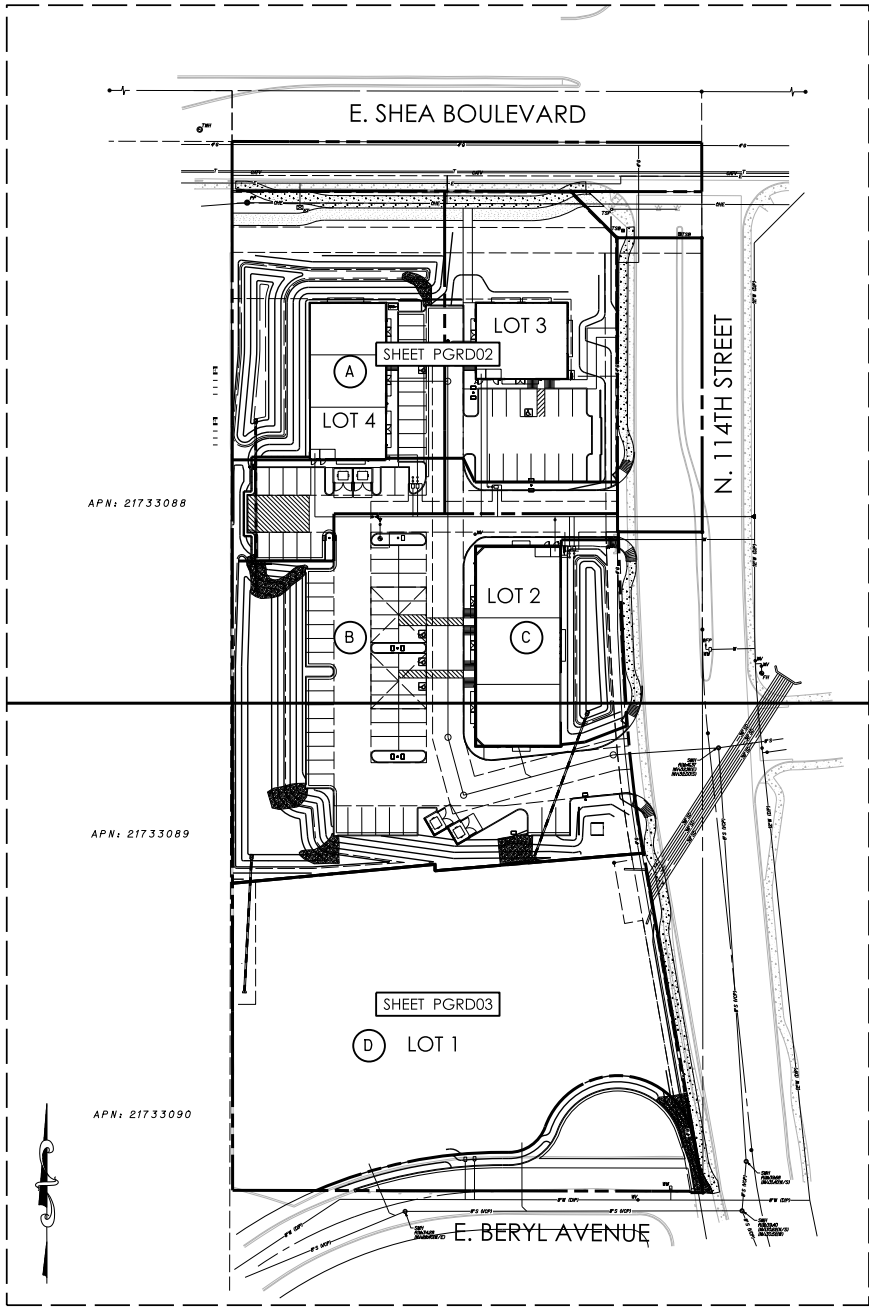
$$\text{AREA} = 50,962 \text{ SF}$$

$$(0.64) \left(\frac{2.30}{12} \right) (50,962) = 6,251 \text{ CF REQUIRED}$$

*NOTE: 6,251 CUBIC FEET OF RETENTION IS REQUIRED FOR LOT 1.
THIS VOLUME WILL BE REQUIRED TO BE RETAINED ON THE LOT.
THIS VOLUME WILL BE NON-WAIVABLE AND WILL BE REQUIRED WITH THE HOUSE PLANS.

PRELIMINARY GRADING & DRAINAGE PLAN FOR
114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE MAP
N.T.S.

INDEX OF SHEETS

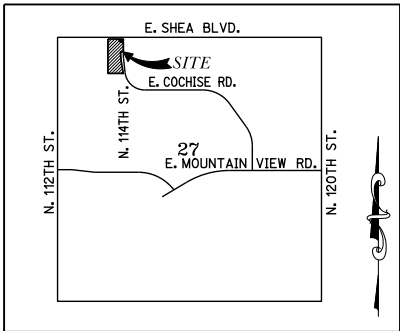
SHEET NO.	DESCRIPTION
PGRD01	COVER SHEET - PRELIMINARY GRADING & DRAINAGE PLAN
PGRD02	PRELIMINARY GRADING & DRAINAGE PLAN
PGRD03	PRELIMINARY GRADING & DRAINAGE PLAN

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1780	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

ENGINEER'S CERTIFICATION:

THE LOWEST FINISH FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.



VICINITY MAP
N.T.S.

PROJECT SCOPE:

THE SCOPE OF THIS PROJECT IS A NEW RETAIL DEVELOPEMENT, UTILITY IMPROVEMENTS AND LANDSCAPE.

CLIENT:

HAWKINS COMPANIES, LLC
4700 S. MCCLINTOCK DR. #160
TEMPE, ARIZONA 85282

CONTACT: MARK MITCHELL
PHONE: (480) 223-8239
EMAIL: MMITCHELL@HCOLLC.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE #200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

ASSESSORS PARCEL NUMBERS:

PORTIONS OF APN 217-33-034G, 034F, 034M, 034K, & 034N.

BENCHMARK:

3" BRASS DISK, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD'88)
CITY OF SCOTTSDALE DATUM

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

ENGINEER
DATE 4/21/2022

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS N89°53'00"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.

ENGINEER'S STATEMENT:

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE RECORD DRAWING MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR
DATE
REGISTRATION NUMBER

CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			
ENGINEERING COORDINATION MGR. (OR DESIGNER)		DATE	



114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259
PRELIMINARY GRADING & DRAINAGE PLAN



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planning
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D. MANN
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D. MANN

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PHONE: (602) 334-4387
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WWW.3ENGINEERING.COM

DATE: 04/21/22
PROJECT NO.
1831
SHEET NO.
PGRD01
1 of 3

Q.S.#28-55

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MEASURED LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°52'10"W	8.12'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'40"W	8.12'

MEASURED CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.24'	811.00'	6°56'26"	N06°26'53"W	98.18'
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C2	107.13'	2981.15'	2°03'32"	N/A	N/A
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C4	585.41'	400.00'	83°5'14"	S47°59'03"E	534.55'

APN: 21733087

APN: 21733088

RETENTION BASIN B
H.W.=33.0
BTM.=33.0
VOL. REQUIRED = 8,031 c.f.
VOL. PROVIDED = 10,110 c.f.

RETENTION BASIN A
H.W.=36.5
BTM.=33.5
VOL. REQUIRED = 5,780 c.f.
VOL. PROVIDED = 6,234 c.f.

RETENTION BASIN C
H.W.=39.5
BTM.=38.0
VOL. REQUIRED = 1,758 c.f.
VOL. PROVIDED = 2,050 c.f.

LOT 4
LF₈₈=1441.00
PAD=1440.33

LOT 3
LF₈₈=1441.80
PAD=1441.13

LOT 2
LF₈₈=1442.70
PAD=1442.03

LOT 2 AVG. CURB = 1441.64
BUILDING HEIGHT
BENCHMARK = 1442.64

LOT 3 AVG. CURB = 1443.36
BUILDING HEIGHT
BENCHMARK = 1444.36

MATCHLINE - SEE SHEET 3

SCALE: 1"= 20'
0' 10' 20' 40'

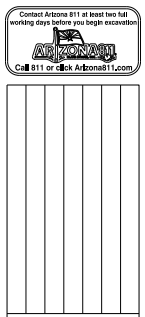
300engineering
planning
civil engineering
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 04/21/22
PROJECT NO.
1831
SHEET NO.
PGRD02
2 of 3

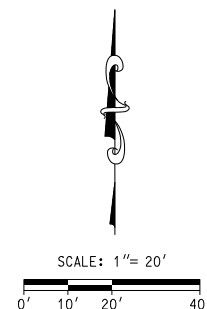
Q.S.#28-55



114TH & SHEA RETAIL
SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259
PRELIMINARY GRADING & DRAINAGE PLAN



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PHONE: (602) 334-4387
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WWW.3ENGINEERING.COM



OPEN SPACE CALCULATION FOR LOT A : ZONING - C1

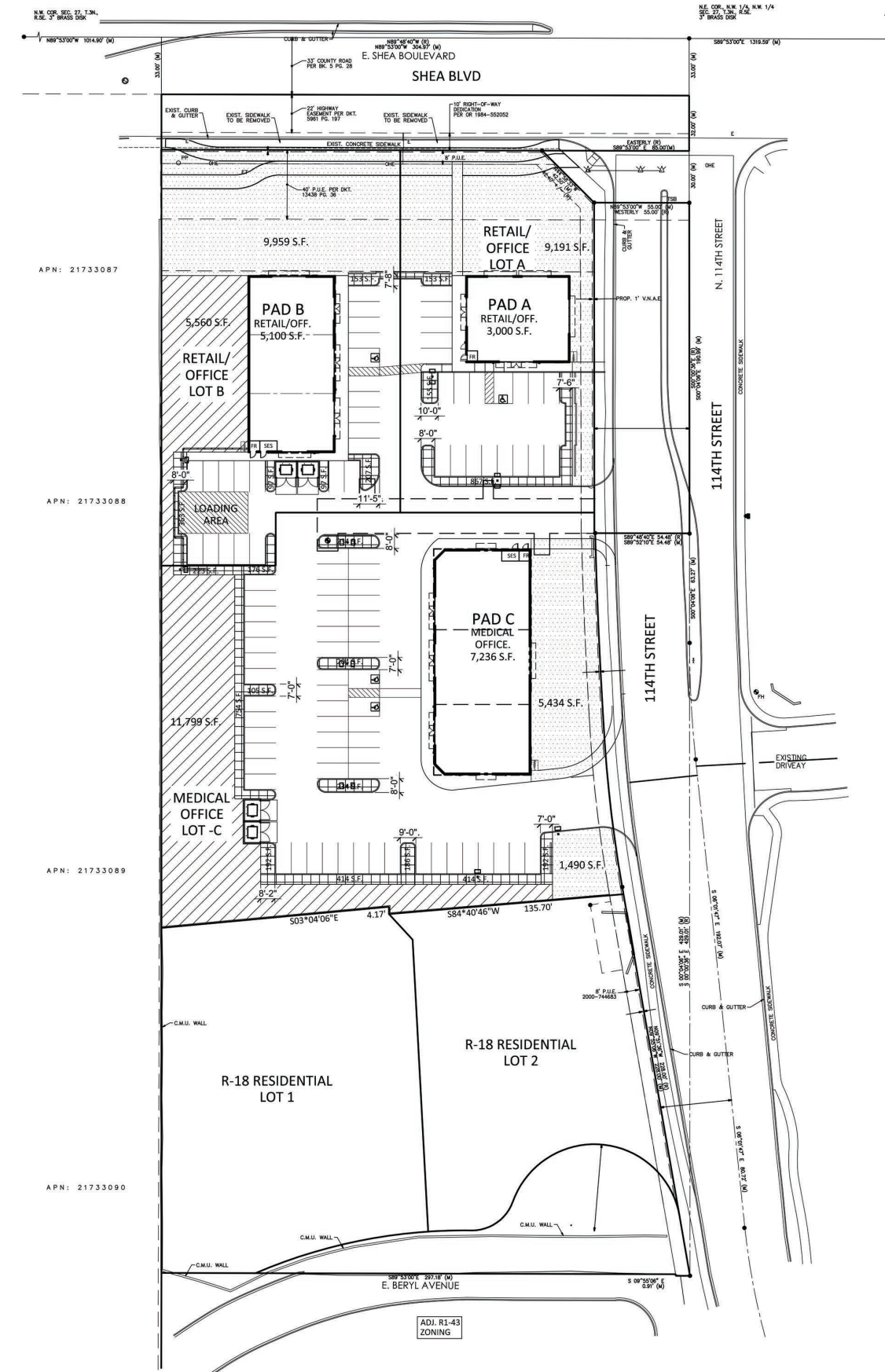
OPEN SPACE LEGEND	
	FRONT OPEN SPACE
	OTHER OPEN SPACE
	PARKING LOT LANDSCAPING
OPEN SPACE CALCULATIONS	
OPEN SPACE CALCULATIONS: LOT A TOTAL NET SITE AREA: 23,051.55 S.F. MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET ≤ 12' OF HEIGHT = 10% NET LOT AREA = .10 X 23,052 = 2,305.2 S.F. > 12' = 0.004 X BUILDING HEIGHT + 12' HIGH = (24 - 12) X (0.004 X 23,052) = 1,106.5 S.F. TOTAL OPEN SPACE REQUIRED = 2,305.2 + 1,106.5 = 3,411.7 S.F. TOTAL OPEN SPACE PROVIDED = 9,191 S.F. FRONT OPEN SPACE REQUIRED = 3,411.7 / 2 = 1,705.9 S.F. FRONT OPEN SPACE PROVIDED = 9,191 S.F.	
PARKING LOT LANDSCAPE AREA CALCULATIONS	
PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT A-B PARKING PROVIDED = 20 SPACES PARKING LOT AREA = 5,400 S.F. (20 x 9 x (18+12)) PARKING LOT LANDSCAPING REQUIREMENT: 15% OF PARKING LOT AREA PROVIDED = 5,400 X 0.15 = 810 S.F. REQUIRED PARKING LOT LANDSCAPE AREA PROVIDED = 1,175 S.F. OK 33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE. 33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 810 S.F. = 267.3 S.F. REQUIRED = 153+155+ = 308 S.F. PROVIDED OK	

OPEN SPACE CALCULATION FOR LOT B : ZONING - C1

OPEN SPACE LEGEND	
	FRONT OPEN SPACE
	OTHER OPEN SPACE
	PARKING LOT LANDSCAPING
OPEN SPACE CALCULATIONS	
OPEN SPACE CALCULATIONS: LOT B TOTAL NET SITE AREA: 30,948.35 S.F. MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET ≤ 12' OF HEIGHT = 10% NET LOT AREA = .10 X 30,948.35 = 3,094.8 S.F. > 12' = 0.004 X BUILDING HEIGHT + 12' HIGH = (24 - 12) X (0.004 X 30,948.35) = 1,485.5 S.F. TOTAL OPEN SPACE REQUIRED = 3,094.8 + 1,485.5 = 4,580.3 S.F. TOTAL OPEN SPACE PROVIDED = 15,519 S.F. FRONT OPEN SPACE REQUIRED = 4,580.3 / 2 = 2,290.2 S.F. FRONT OPEN SPACE PROVIDED = 9,959 S.F.	
PARKING LOT LANDSCAPE AREA CALCULATIONS	
PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT A-B PARKING PROVIDED = 22 SPACES PARKING LOT AREA = 5,940 S.F. (22 x 9 x (18+12)) PARKING LOT LANDSCAPING REQUIREMENT: 15% OF PARKING LOT AREA PROVIDED = 5,940 X 0.15 = 891 S.F. REQUIRED PARKING LOT LANDSCAPE AREA PROVIDED = 917 S.F. OK 33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE. 33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 891 S.F. = 296.7 S.F. REQUIRED = 153+207+ = 360 S.F. PROVIDED OK	

OPEN SPACE CALCULATION FOR LOT C : ZONING SR

OPEN SPACE LEGEND	
	FRONT OPEN SPACE
	OTHER OPEN SPACE
	PARKING LOT LANDSCAPING
OPEN SPACE CALCULATIONS	
OPEN SPACE CALCULATIONS: LOT C TOTAL NET SITE AREA: 56,953.11 S.F. MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET TOTAL OPEN SPACE REQUIRED = 56,953.11 X 0.24 = 13,118 S.F. TOTAL OPEN SPACE PROVIDED = 18,723 S.F. FRONT OPEN SPACE REQUIRED = 13,118 / 2 = 6,559 S.F. FRONT OPEN SPACE PROVIDED = 6,924 S.F.	
PARKING LOT LANDSCAPE AREA CALCULATIONS	
PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT C PARKING PROVIDED = 56 SPACES PARKING LOT AREA = 20,160 S.F. (56 x 9 x (18+12)) PARKING LOT LANDSCAPING REQUIREMENT: 15% OF PARKING LOT AREA PROVIDED = 20,160 X 0.15 = 3,024 S.F. REQUIRED PARKING LOT LANDSCAPE AREA PROVIDED = 3,223 S.F. OK 33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE. 33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 3,024 S.F. = 998 S.F. REQUIRED = 234+204+234+192+192+186 = 1,242 S.F. PROVIDED OK	



OPEN SPACE PLAN - SITE PLAN WORKSHEET

SCALE: 1" = 40'-0"



114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 10-08-2020 (PRELIMINARY)



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DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

SP-OS

RKAA# 20047.50

SITE DATA

PARCEL NUMBER:	217-33-034G, 034F, 034M & 034K
EXISTING ZONING:	C-0 AND R1-18
PROPOSED ZONING:	C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA:	3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT:	
C-1 ZONING:	24'-0" MAX.
SR ZONING:	18'-0" MAX.
PROPOSED BUILDING HEIGHT:	
C-1 ZONING:	24'-0" MAX.
SR ZONING:	18'-0" MAX.

PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:	
PAD A: RETAIL / OFFICE/MEDICAL	3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL	5,100 S.F.
PAD C: MEDICAL OFFICE	7,236 S.F.

TOTAL BUILDING AREA: 15,336 S.F.

PARKING REQUIRED:	
PAD A: RETAIL-OFFICE / 250 S.F.	12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F.	21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	29 SPACES

PARKING PROVIDED:	
PAD A: RETAIL-OFFICE	20 SPACES
PAD B: RETAIL-OFFICE	22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	56 SPACES

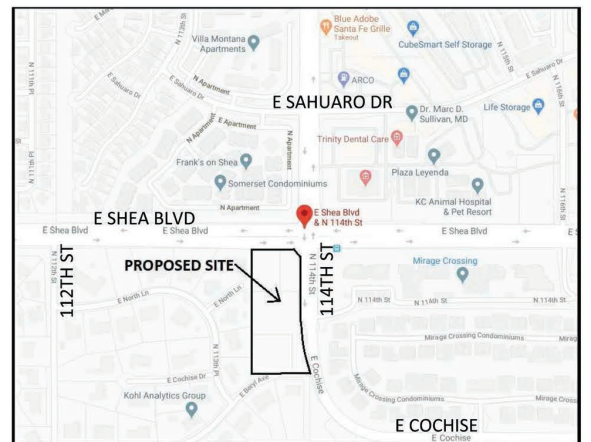
TOTAL PARKING REQUIRED: 62 SPACES
TOTAL PARKING PROVIDED: 98 SPACES

ACCESSIBLE PARKING REQUIRED: 4%
ACCESSIBLE PARKING PROVIDED: 04 SPACES

BICYCLE SPACES REQUIRED: 07 SPACES
BICYCLE SPACES PROVIDED: 07 SPACES

PROPOSED LOT A AREA:	0.5291 ACRES (23,051.55 S.F.)
PROPOSED LOT B AREA:	0.7104 ACRES (30,948.65 S.F.)
PROPOSED LOT -C AREA:	1.3074 ACRES (56,953.11 S.F.)
PROPOSED LOT 1 AREA:	0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA:	0.5811 ACRES (25,312.58 S.F.)

MAX. F.A.R. : C-1 ZONING SEC. 5.1304.A.	0.80
F.A.R. PROVIDE: PARCEL A (ZONING-C1)	0.130
F.A.R. PROVIDE: PARCEL B (ZONING-C1)	0.164
F.A.R. PROVIDE: PARCEL C (ZONING-SR)	0.127



VICINITY MAP

SCALE: N.T.S.



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

ATTACHMENT #10

114TH STREET & SHEA

project consultants

owner:
HAWKINS COMPANIES LLC,
4700 S. MCCLINTOCK DR. #160
TEMPE, ARIZONA 85282
CONTACT: MARK MITCHELL
PHONE: 480.223.8239
EMAIL:mmitchell@hcollc.com

landscape architecture:
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077

civil engineering:
3 ENGINEERING
6370 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251
CONTACT: DANIEL MANN
PHONE: 602.334.4387
EMAIL:dan@3engineering.com

site data

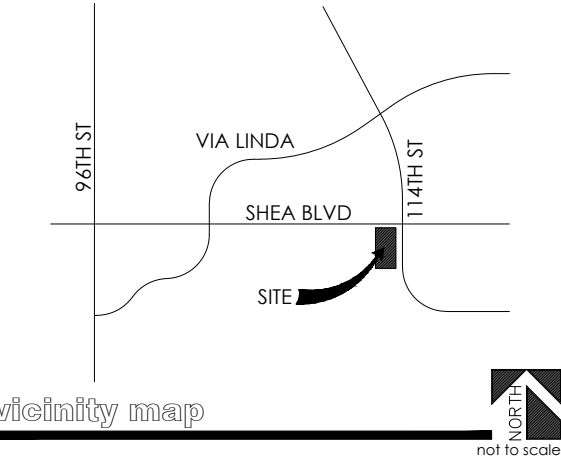
EXISTING ZONING:
PROPOSED ZONING:
NET AREA(TOTAL PARCEL):

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

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.

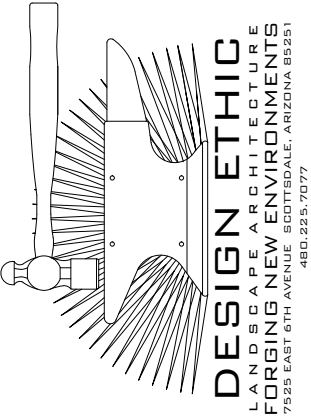
LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE
-------------	-------------	------

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF 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.

37-DR-2020
1/12/2022



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

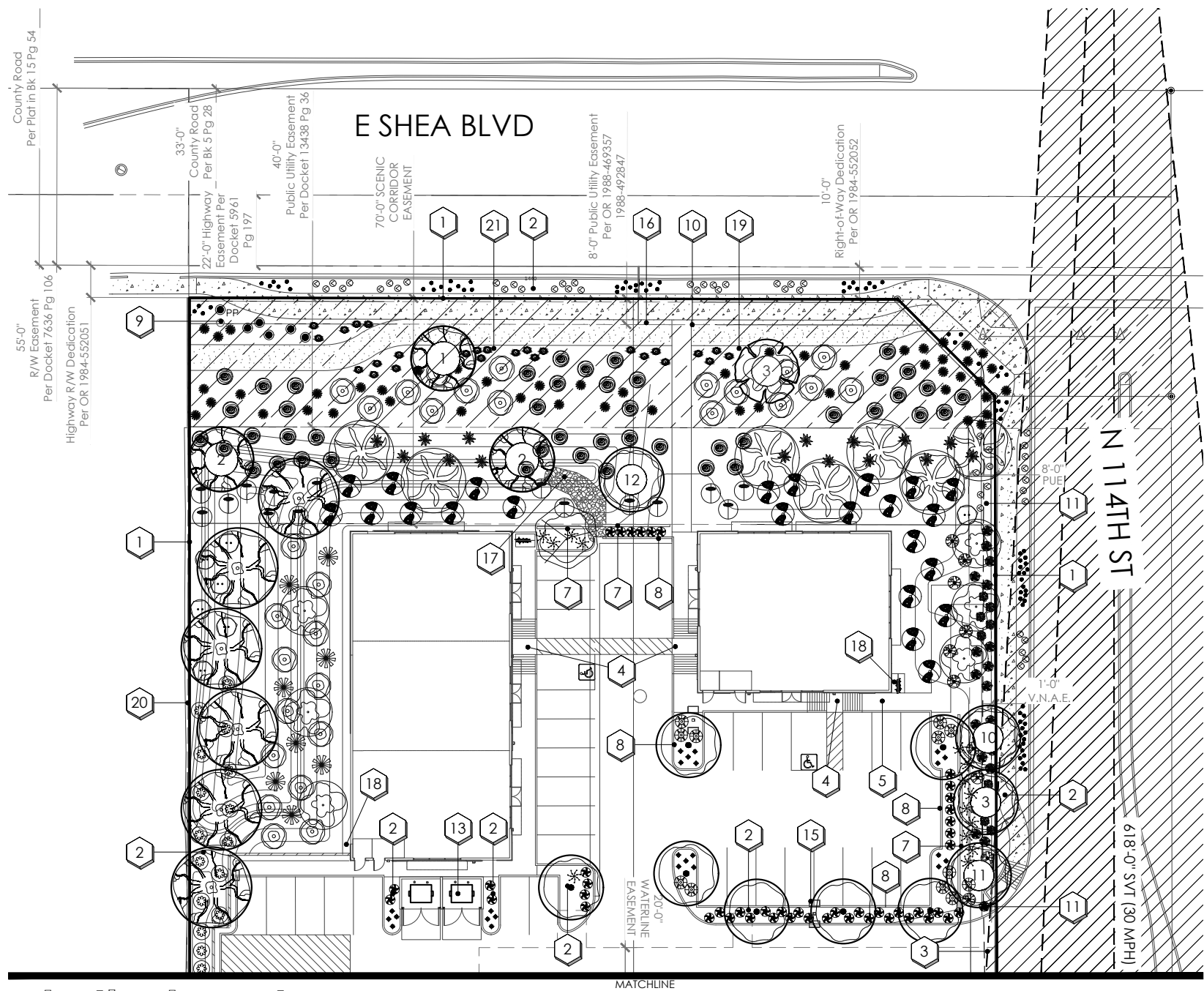
PROJECT:

SHEET TITLE:

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

20-033
11.01.2021
BTP
-
-

SHEET



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

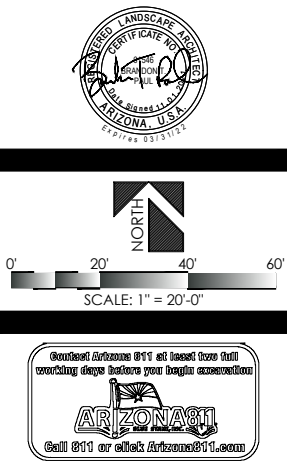
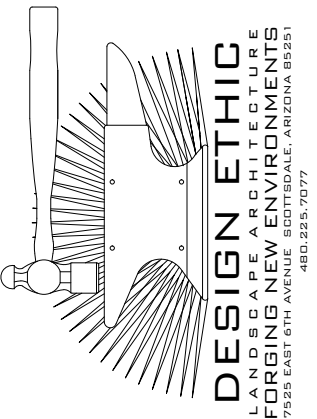
PLANTING DESIGN PER APS GUIDELINES

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 @ 24" 1.0 GPH) BOX	7
	PARKINSONIA PRAECOX PALO BREA	(5 @ 24" 1.0 GPH) BOX	1
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	(5 @ 24" 1.0 GPH) BOX	13
	PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 24" 1.0 GPH) BOX	25
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 24" 1.0 GPH) BOX	20
shrubs			
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 5 GAL 1.0 GPH)	40
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 5 GAL 1.0 GPH)	22
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 5 GAL 1.0 GPH)	52
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 5 GAL 1.0 GPH)	24
	ENCELIA FARINOSA BRITTLEBUSH	(1 @ 5 GAL 1.0 GPH)	45
	LARREA TRIDENTATA CREOSOTE	(1 @ 5 GAL 1.0 GPH)	23
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 5 GAL 1.0 GPH)	10
	SIMMONDSIA CHINENSIS JOJOBA	(1 @ 5 GAL 1.0 GPH)	15
accents			
	AGAVE AMERICANA CENTURY PLANT	(1 @ 5 GAL 1.0 GPH)	16
	ALOE BARBADENSIS ALOE VERA	(1 @ 5 GAL 1.0 GPH)	46
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 5 GAL 1.0 GPH)	82
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 5 GAL 1.0 GPH)	19
	EUPHORBIA RIGIDA GOPHER PLANT	(1 @ 5 GAL 1.0 GPH)	6
	FOUQUIERIA SPLENDENS OCOTILLO	(1 @ 5 GAL 1.0 GPH)	5
	HESPERALOE PARVIFLORA 'PERLA' BRAKELIGHTS RED YUCCA	(1 @ 5 GAL 1.0 GPH)	51
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 5 GAL 1.0 GPH)	20
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 5 GAL 1.0 GPH)	21
	MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS	(1 @ 5 GAL 1.0 GPH)	26
	PORTULACARIA AFRA ELEPHANT'S FOOD	(1 @ 5 GAL 1.0 GPH)	43
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 5 GAL 1.0 GPH)	28
	YUCCA BACCATA BANANA YUCCA	(1 @ 5 GAL 1.0 GPH)	15
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 5 GAL 1.0 GPH)	57
groundcover			
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 5 GAL 1.0 GPH)	61
	BAILEYA MULTIRADIATA DESERT MARIGOLD	(1 @ 5 GAL 1.0 GPH)	105
	MYOPORUM PARVIFOLIUM MYOPORUM	(1 @ 5 GAL 1.0 GPH)	67
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		



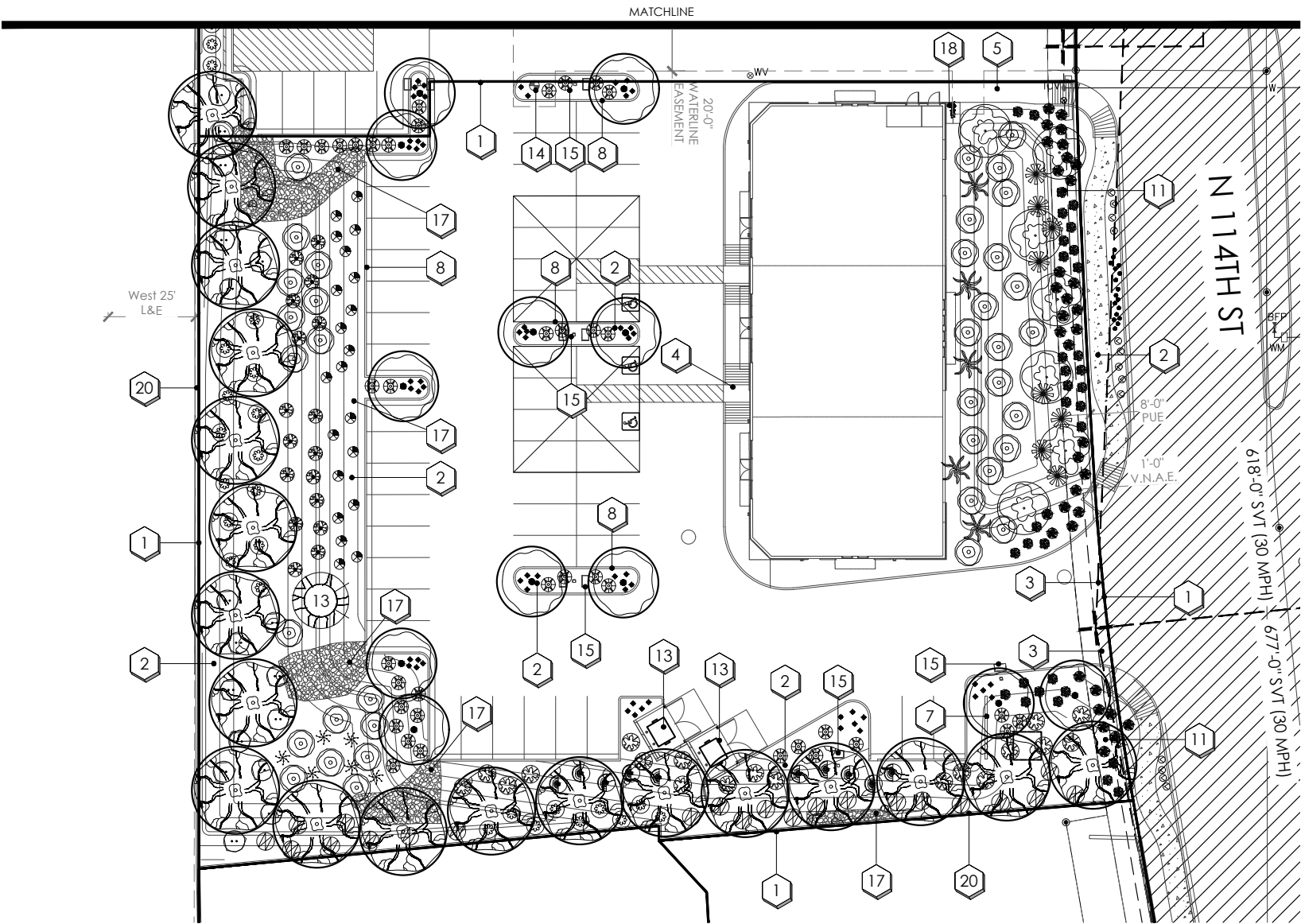
PROJECT:

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

SHEET TITLE:

PLANTING PLAN

JOB NO:	20-033
DATE:	11.01.2021
DRAWN BY:	BTP
SUBMITTED:	-
SET:	
SHEET	
L.02 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.
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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.
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SITE LIGHTING. SEE ARCH. PLANS.
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- 14

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

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- 20

6'-0" HEIGHT CMU WALL
- 21

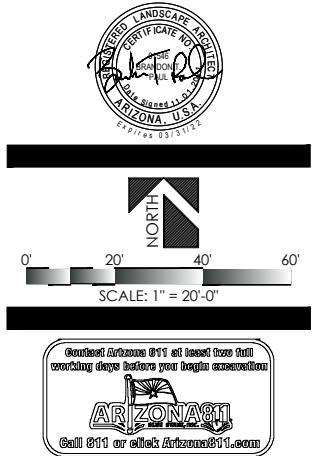
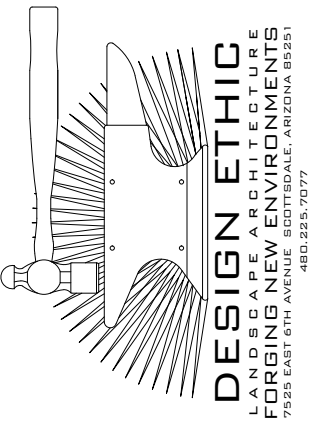
PLANTING DESIGN PER APS GUIDELINES

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	1
	PITHECELLOBIUM 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	22
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH) 5 GAL	52
	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	23
	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	46
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH) 5 GAL	82
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH) 5 GAL	19
	EUPHORBIA RIGIDA GOPHER PLANT	(1 @ 1.0 GPH) 5 GAL	6
	FOUQUIERIA SPLENDENS OCOTILLO	(1 @ 1.0 GPH) 5 GAL	5
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA	(1 @ 1.0 GPH) 5 GAL	51
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH) 5 GAL	20
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	YUCCA BACCATA BANANA YUCCA	(1 @ 1.0 GPH) 5 GAL	15
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH) 5 GAL	57
groundcover			
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH) 5 GAL	61
	BAILEYA MULTIRADIATA DESERT MARIGOLD	(1 @ 1.0 GPH) 5 GAL	105
	MYOPORUM PARVIFOLIUM MYOPORUM	(1 @ 1.0 GPH) 5 GAL	67
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		



PROJECT:

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

SHEET TITLE:

PLANTING PLAN

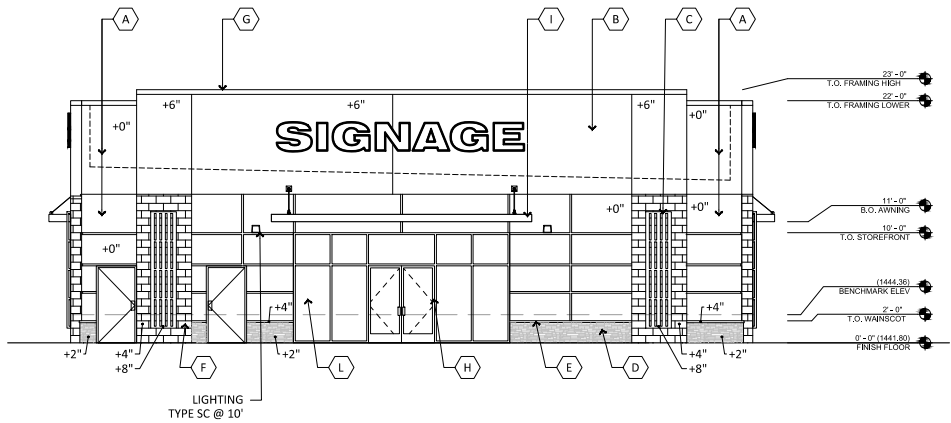
JOB NO: 20-033

DATE: 11.01.2021

DRAWN BY: BTP

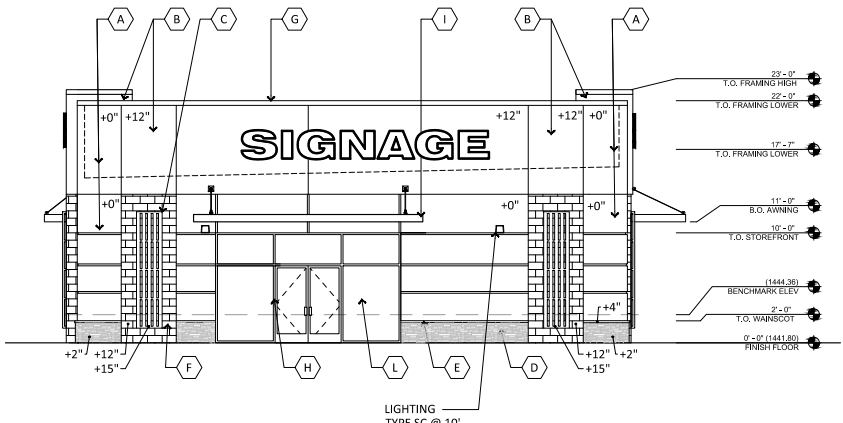
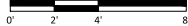
SUBMITTED: -

SET:



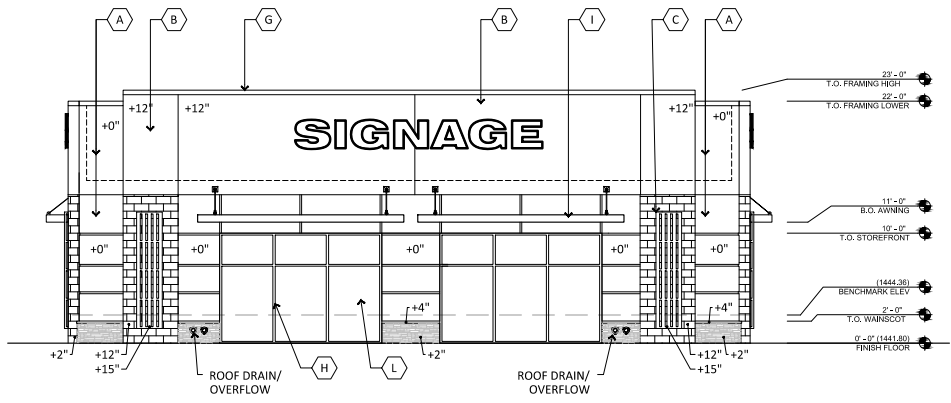
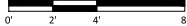
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



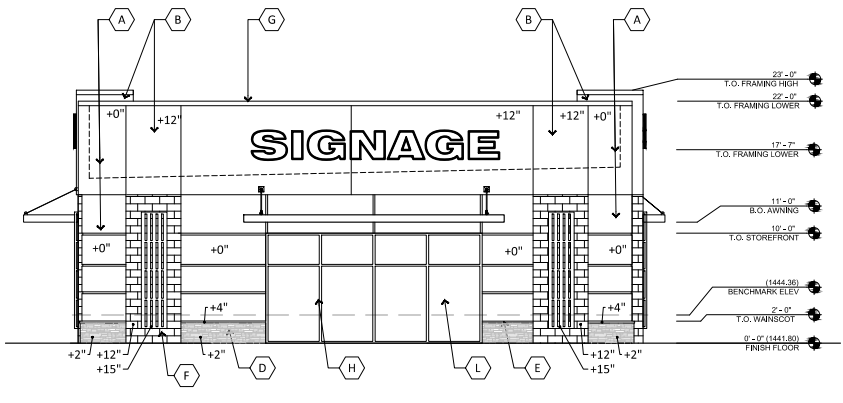
WEST ELEVATION

SCALE: 1/8"=1'-0"



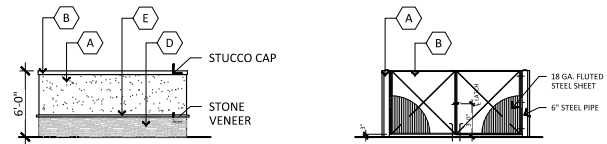
NORTH ELEVATION

SCALE: 1/8"=1'-0"



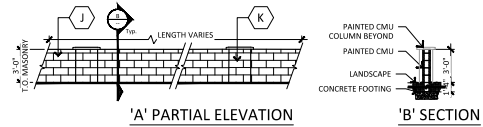
EAST ELEVATION

SCALE: 1/8"=1'-0"



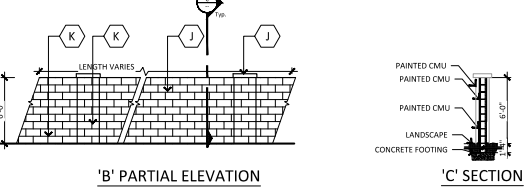
TRASH ENCL. TYPE

SCALE: 1/8"=1'-0"



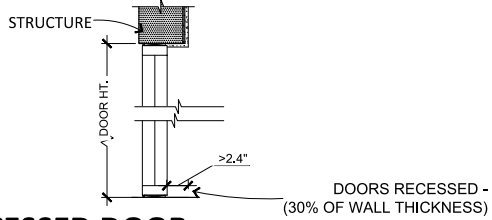
3' SCREEN WALL TYPE

SCALE: 1/8"=1'-0"



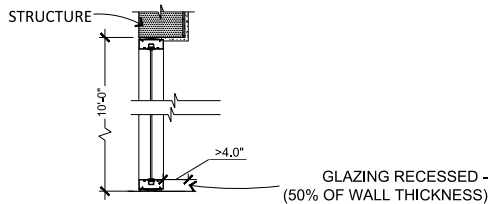
6' SITE WALL TYPE

SCALE: 1/8"=1'-0"



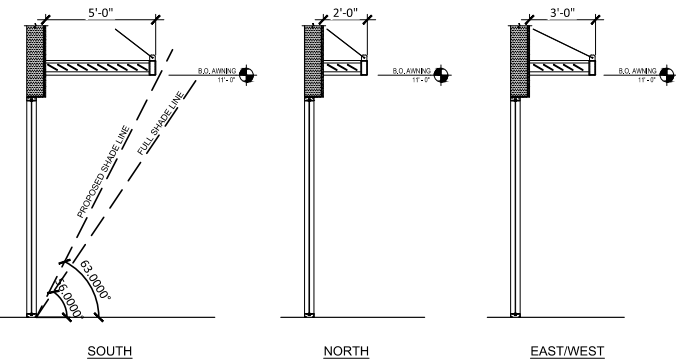
TYP. RECESSED DOOR

SCALE: 3/4"=1'-0"



TYP. RECESSED GLAZING

SCALE: 3/4"=1'-0"



TYP. AWNING DETAILS

SCALE: 1/4"=1'-0"

MATERIALS & COLORS

A PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY
SPEC: SW 7019
TEXTURE: SMOOTH

C WOOD SIDING
MFG: NICHINA
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

E WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

F STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON

H STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOXIDIZED

I AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOXIDIZED

J 8x8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC #: SW 6073

K 8x8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC #: SW 7011

L GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-10-2022 (PRELIMINARY)

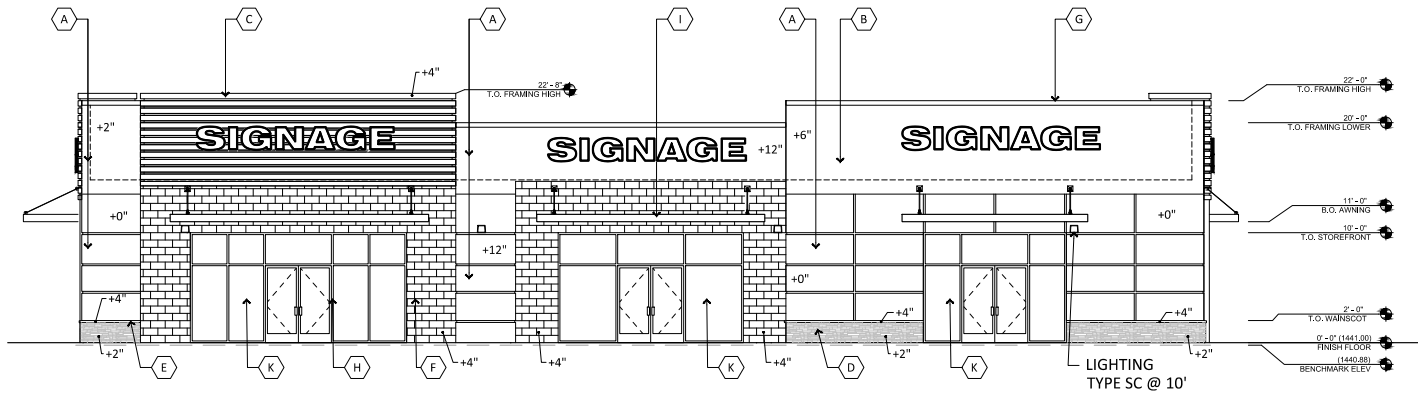
37-DR-2020
4/28/2022

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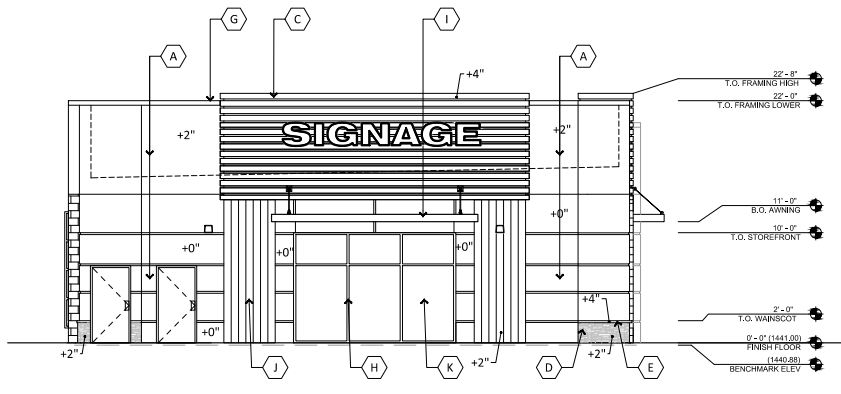


ATTACHMENT #12



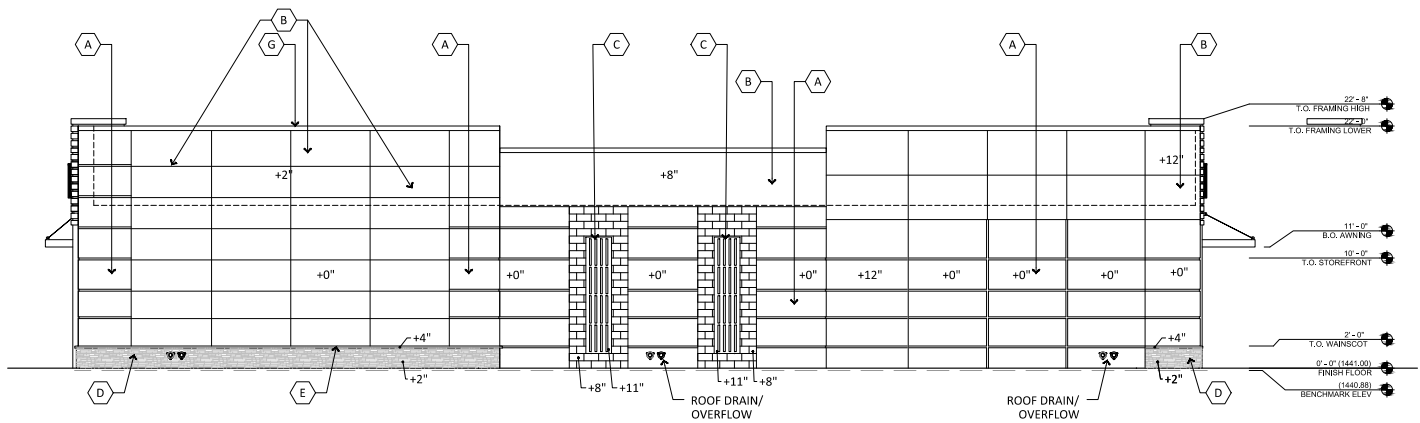
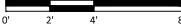
EAST ELEVATION

SCALE: 1/8"=1'-0"



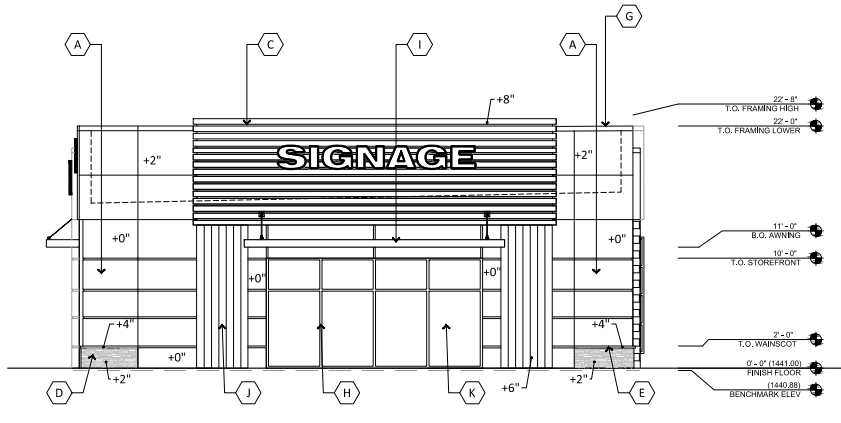
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



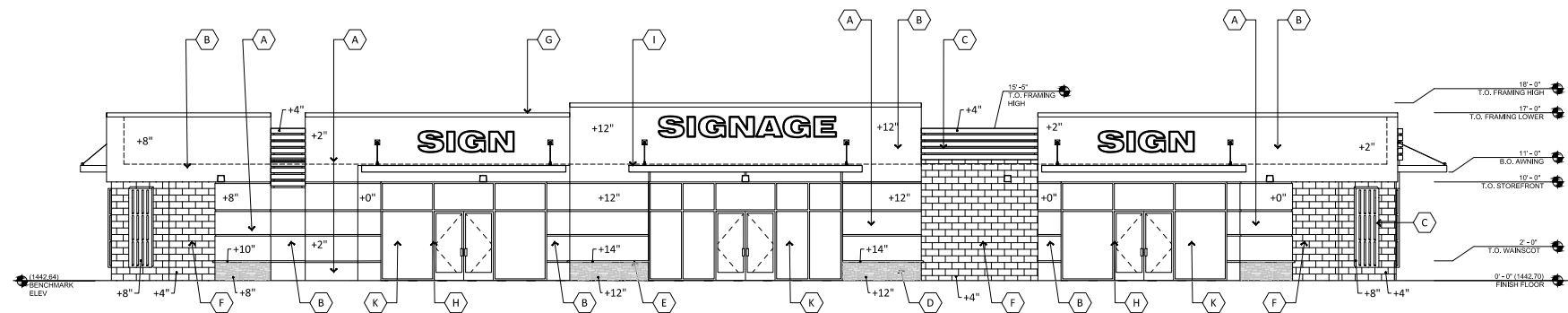
NORTH ELEVATION

SCALE: 1/8"=1'-0"



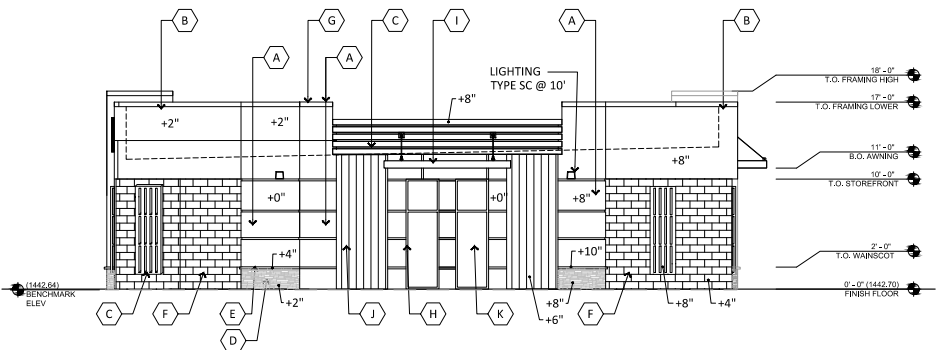
MATERIALS & COLORS

- A** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH
- B** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH
- C** WOOD SIDING
MFG: NICHHA
COLOR: CLEAR STAINED CEDAR
- D** STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE
- E** WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE
- G** METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM
- F** STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON
- H** STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOIDIZED
- I** AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOIDIZED
- J** METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE
- K** GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



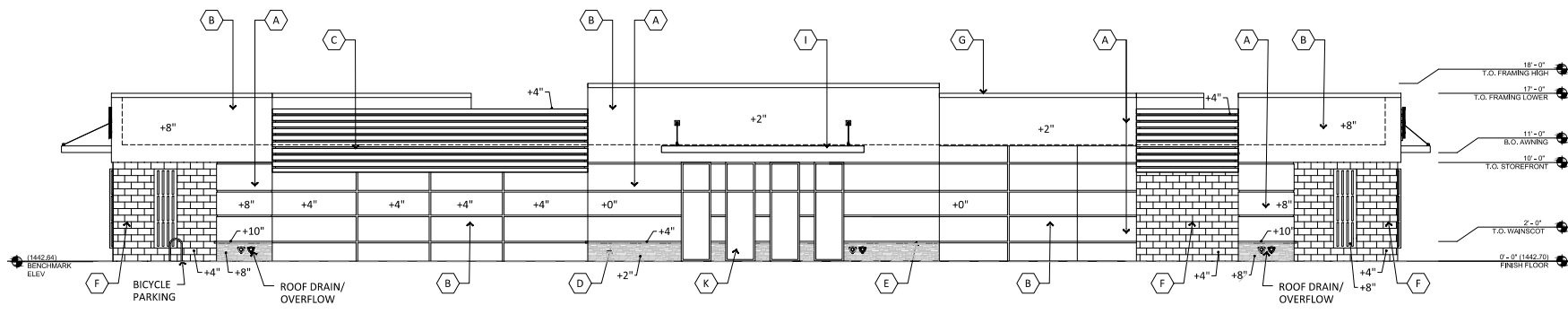
WEST ELEVATION

SCALE: 1/8"=1'-0"



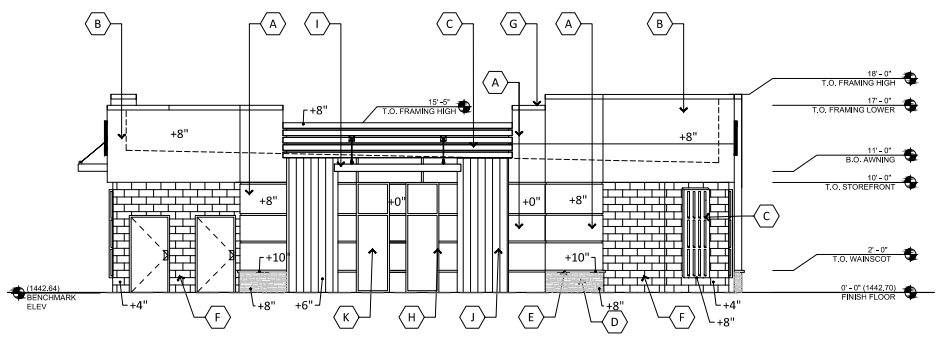
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

MATERIALS & COLORS

A PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH

C WOOD SIDING
MFG: NICHHA
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

E WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

F STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON

H STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOIDIZED

I AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOIDIZED

J METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE

K GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT

114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-10-2022 (PRELIMINARY)

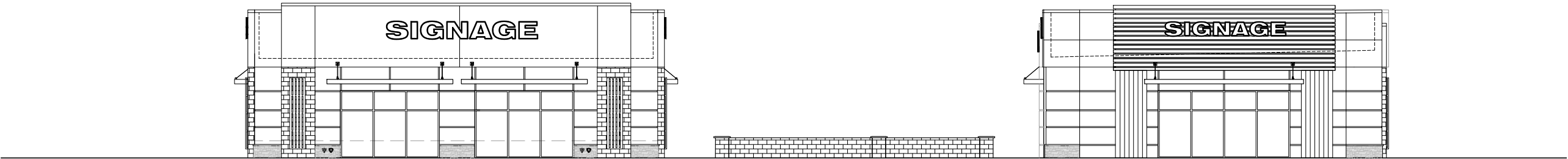
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4/28/2022

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EL-3
PAD-C

RKAA# 20047.50





NORTH STREETScape ELEVATION

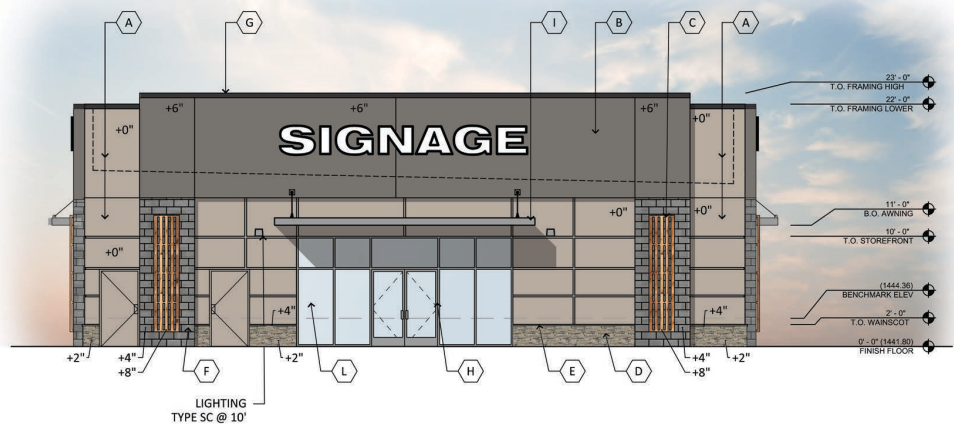
SCALE: 1/8"=1'-0"



EAST STREETScape ELEVATION

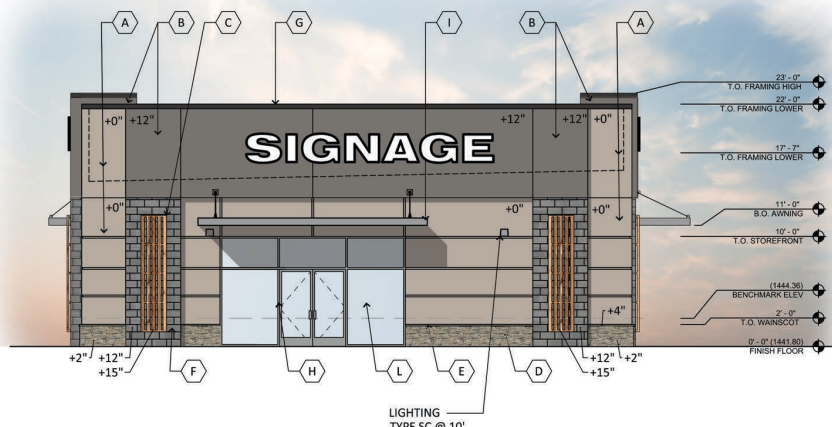
SCALE: 3/32"=1'-0"





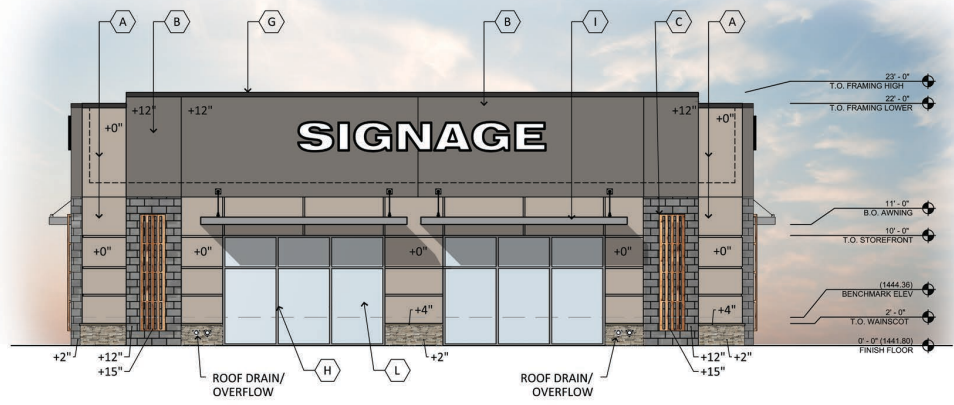
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



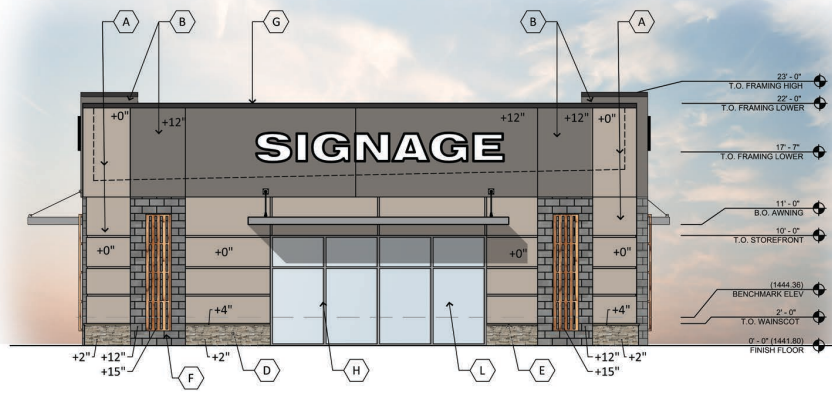
WEST ELEVATION

SCALE: 1/8"=1'-0"



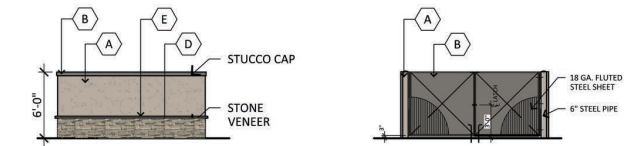
NORTH ELEVATION

SCALE: 1/8"=1'-0"



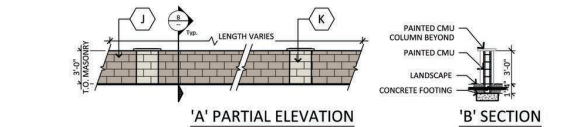
EAST ELEVATION

SCALE: 1/8"=1'-0"



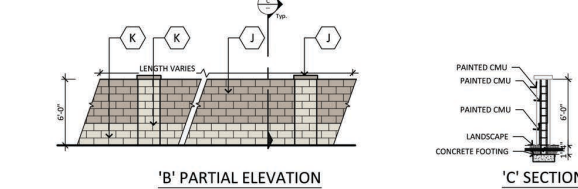
TRASH ENCL. TYPE

SCALE: 1/8"=1'-0"



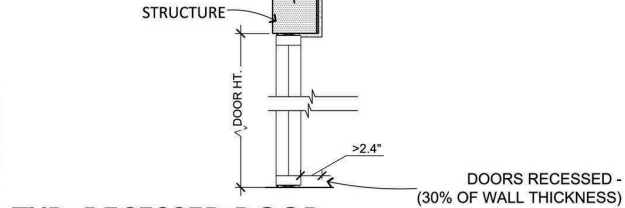
3' SCREEN WALL TYPE

SCALE: 1/8"=1'-0"



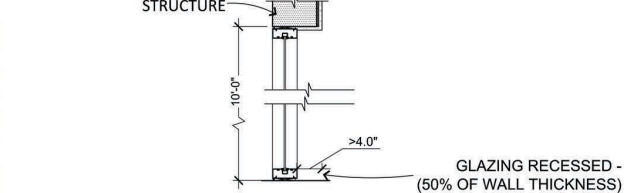
6' SITE WALL TYPE

SCALE: 1/8"=1'-0"



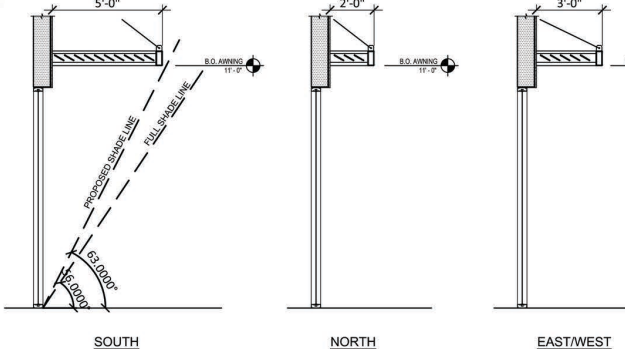
TYP. RECESSED DOOR

SCALE: 3/4"=1'-0"



TYP. RECESSED GLAZING

SCALE: 3/4"=1'-0"



TYP. AWNING DETAILS

SCALE: 1/4"=1'-0"

MATERIALS & COLORS

A PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY
SPEC: SW 7019
TEXTURE: SMOOTH

C WOOD SIDING
MFG: NICHIIHA
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

E WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

F STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON

H STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOXIDIZED

I AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOXIDIZED

J 8x8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC #: SW 6073

K 8x8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC #: SW 7011

L GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-10-2022 (PRELIMINARY)

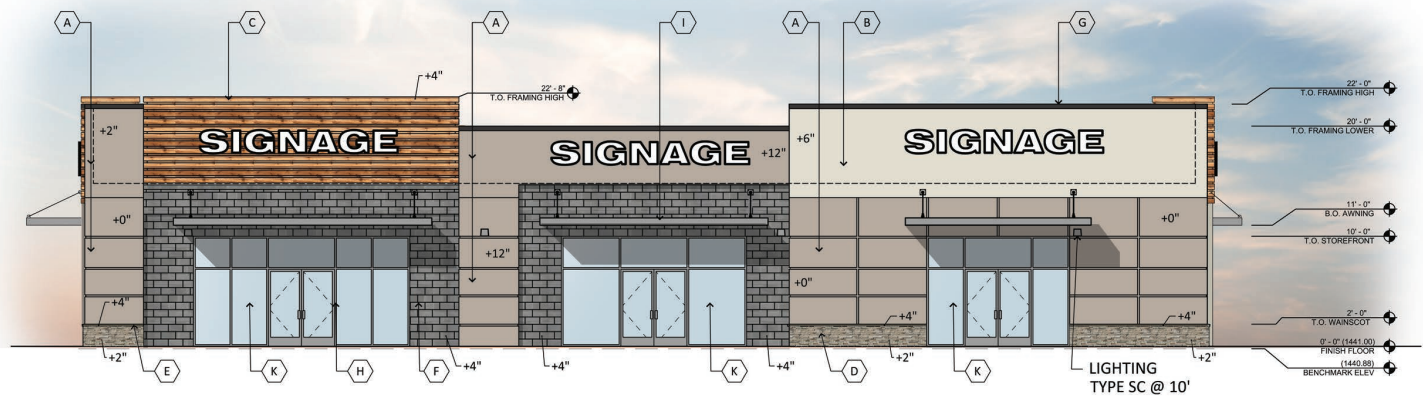
37-DR-2020
4/28/2022

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RKAA# 20047.50

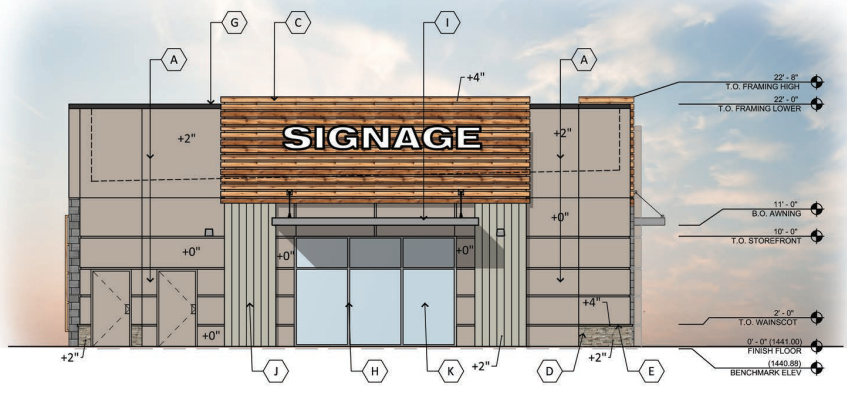
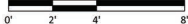


ATTACHMENT #13



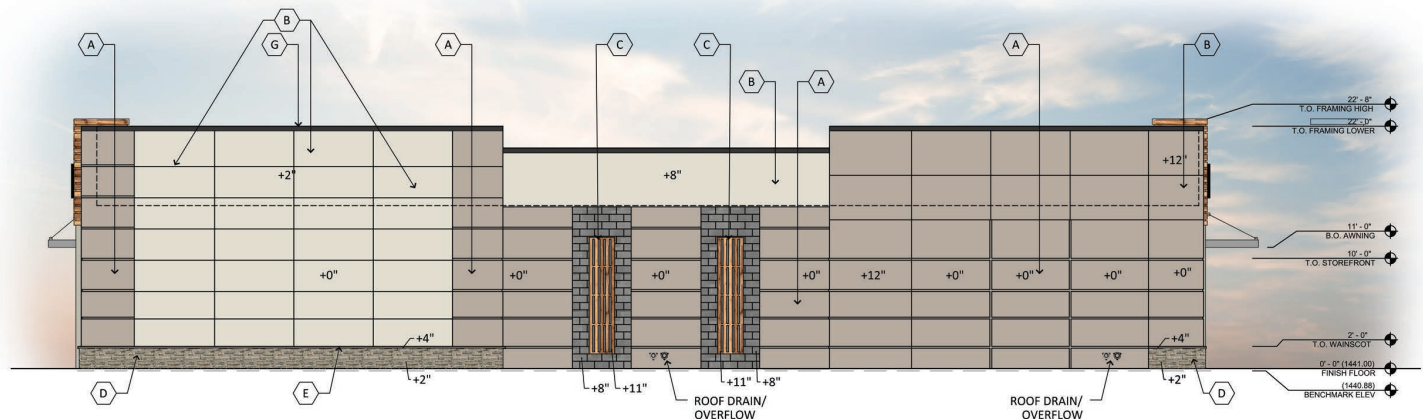
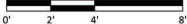
EAST ELEVATION

SCALE: 1/8"=1'-0"



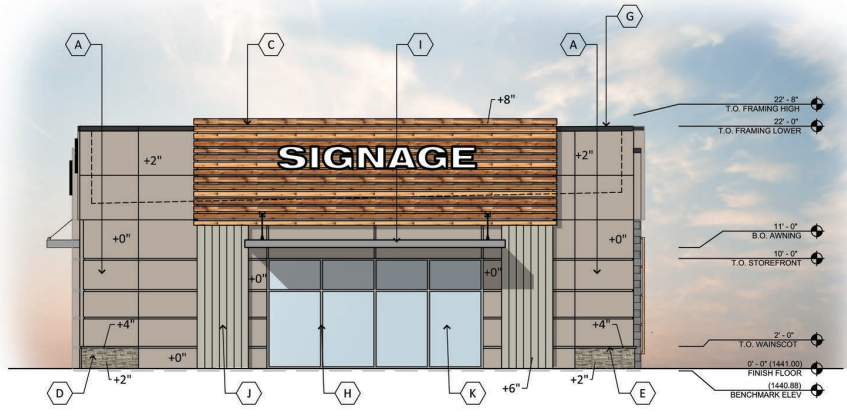
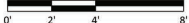
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



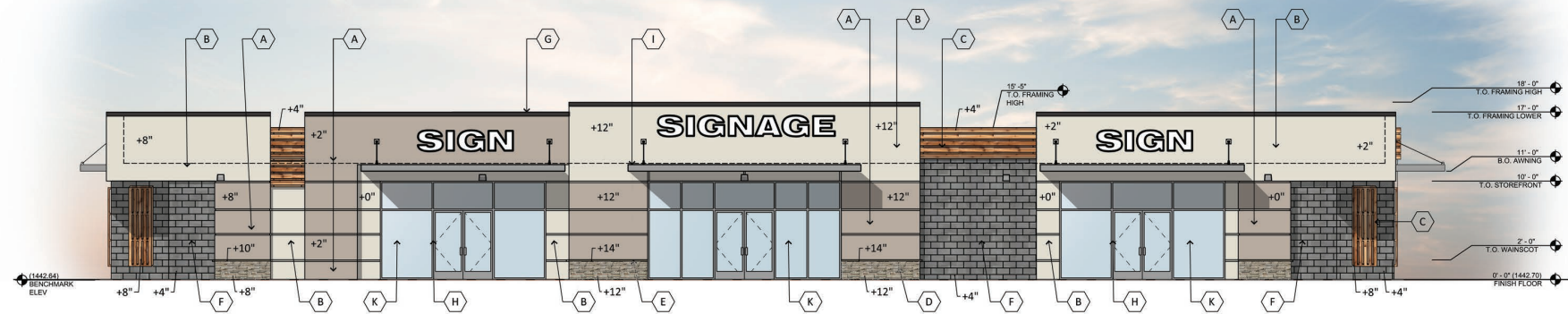
NORTH ELEVATION

SCALE: 1/8"=1'-0"



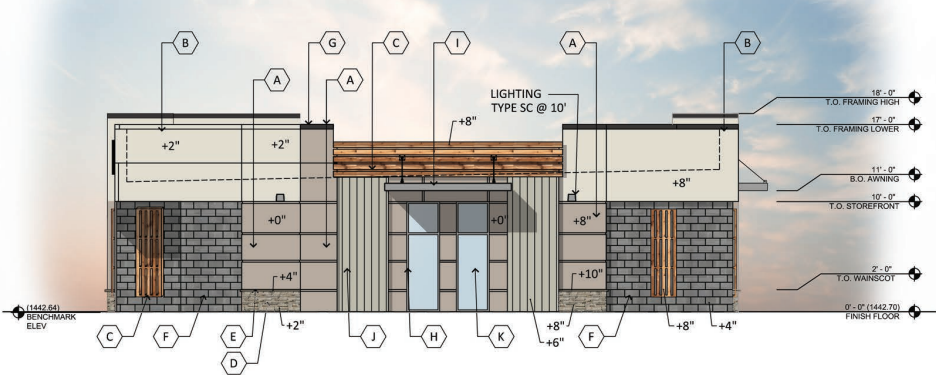
MATERIALS & COLORS

- A** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH
- B** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH
- C** WOOD SIDING
MFG: NICHHA
COLOR: CLEAR STAINED CEDAR
- D** STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE
- E** WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE
- G** METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM
- F** STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON
- H** STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOXIDIZED
- I** AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOXIDIZED
- J** METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE
- K** GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



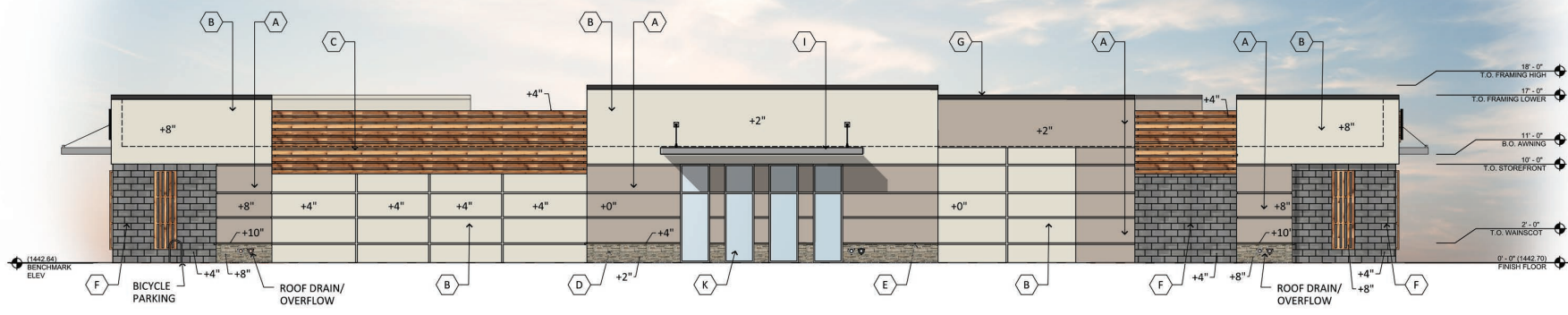
WEST ELEVATION

SCALE: 1/8"=1'-0"



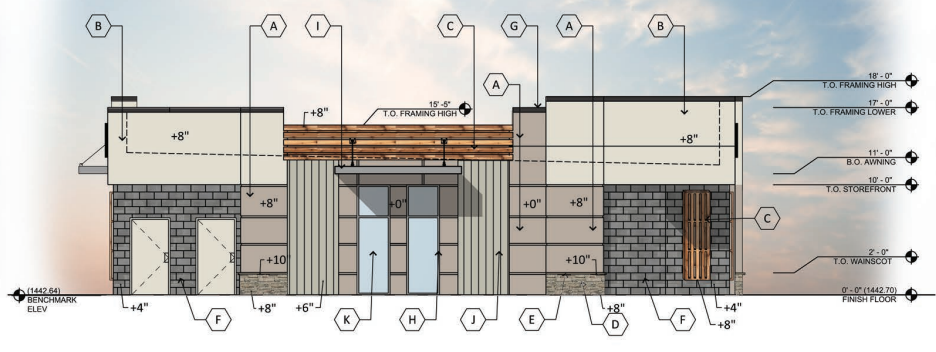
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

MATERIALS & COLORS

- A** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH
- B** PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH
- C** WOOD SIDING
MFG: NICHHA
COLOR: CLEAR STAINED CEDAR
- D** STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE
- E** WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE
- G** METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM
- F** STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON
- H** STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNOIDIZED
- I** AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNOIDIZED
- J** METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE
- K** GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



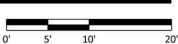
NORTH STREETScape ELEVATION

SCALE: 1/8"=1'-0"



EAST STREETScape ELEVATION

SCALE: 3/32"=1'-0"



114TH AND SHEA RETAIL
 SWC OF 114TH STREET AND SHEA BLVD
 SCOTTSDALE ARIZONA 85259
 DATE: 03-10-2022 (PRELIMINARY)

37-DR-2020
 4/28/2022

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ST-1
 STREETScape

RKAA# 20047.50



NORTHWEST VIEW

SCALE: N.T.S.



SOUTHEAST VIEW

SCALE: N.T.S.

ATTACHMENT #14

114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-17-2022(PRELIMINARY)

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P-1
PAD-A

RKAA# 20047.50



NORTHEAST VIEW

SCALE: N.T.S.



SOUTHEAST VIEW

SCALE: N.T.S.

114TH AND SHEA RETAIL
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P-2
PAD-B
RKAA# 20047.50



NORTHWEST VIEW
SCALE: N.T.S.



SOUTHEAST VIEW
SCALE: N.T.S.

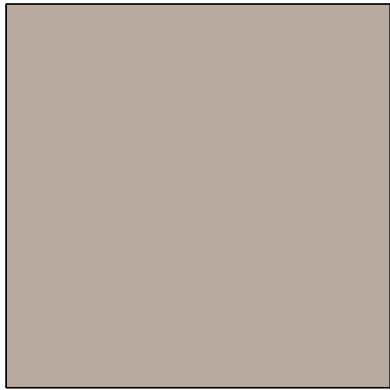


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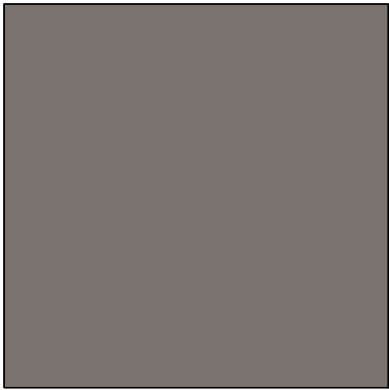
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P-3
PAD-C

RKAA# 20047.50





1 PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GREIGE
SPEC: SW6073
TEXTURE: SMOOTH



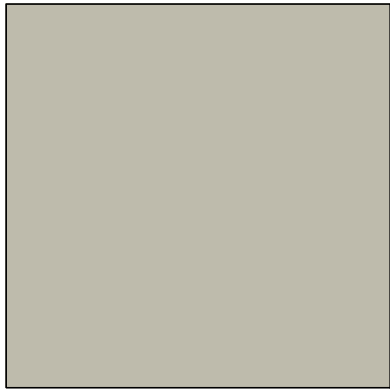
* PAD A
2 PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY
SPEC: SW 7019
TEXTURE: SMOOTH



3 WOOD SIDING
MFG: NICHHA
COLOR: CLEAR STAINED CEDAR



4 STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE



5 METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE



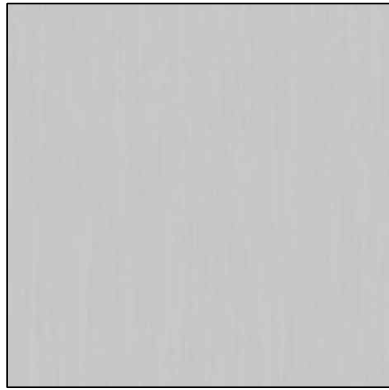
6 WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE



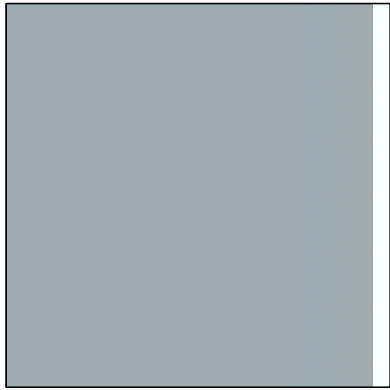
7 METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM



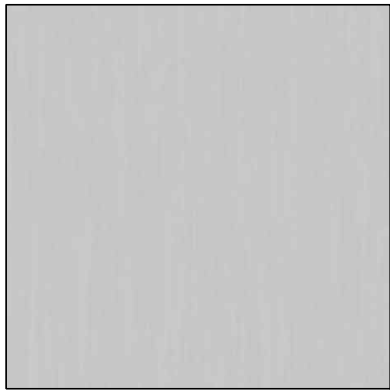
8 STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON



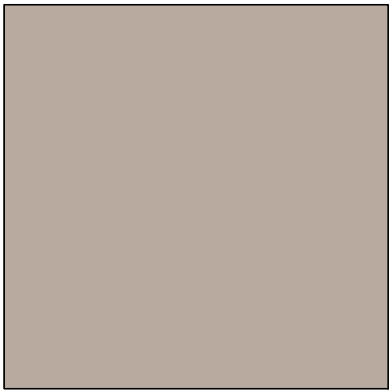
9 STOREFRONT MULLION
MFG: KAWNEER
COLOR: CLEAR ANNODIZED



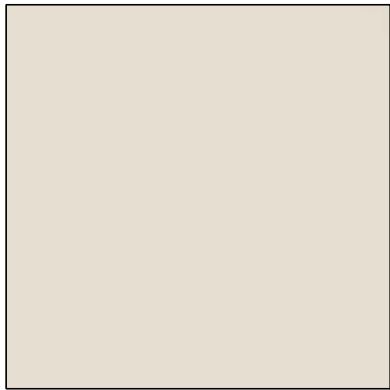
10 GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



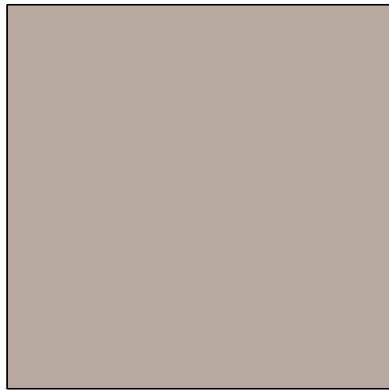
11 AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNODIZED



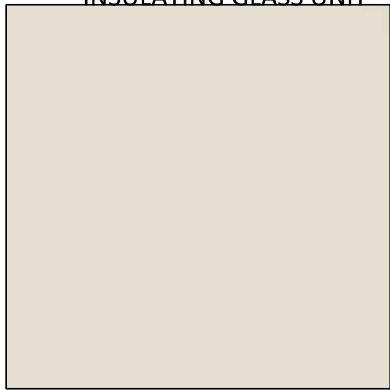
12 8x8x16 PAINTED MASONRY
MFG: SUPERLITE
COLOR: PERFECT GREIGE #SW
6073



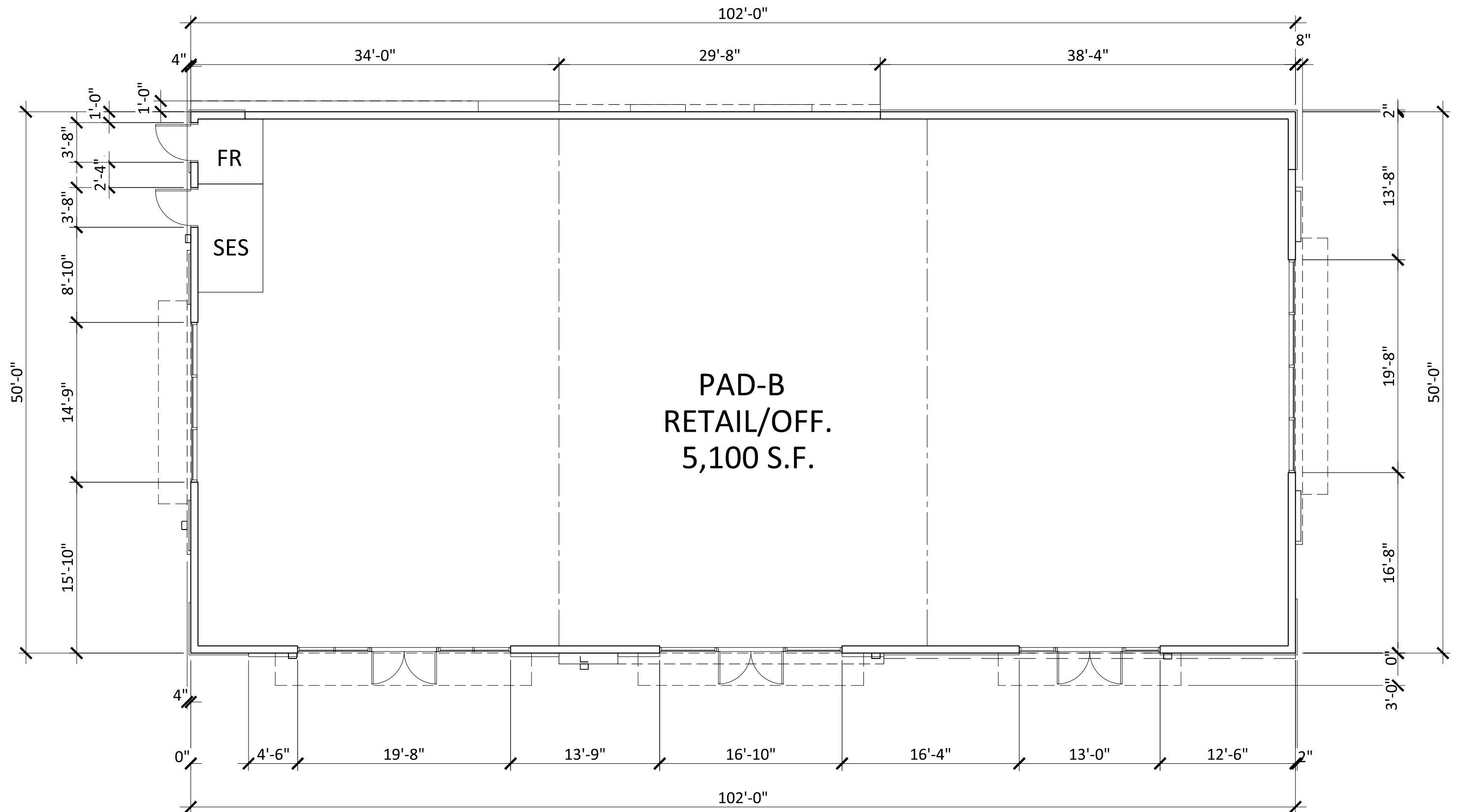
13 8x8x16 PAINTED MASONRY
MFG: SUPERLITE
COLOR: NATURAL CHOICE # SW7011



* PAD B & C
14 PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW 6073
TEXTURE: SMOOTH

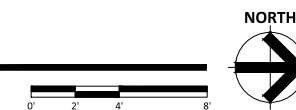


* PAD B & C
14 PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH



PAD B - FLOOR PLAN

SCALE: 1/4"=1'-0"



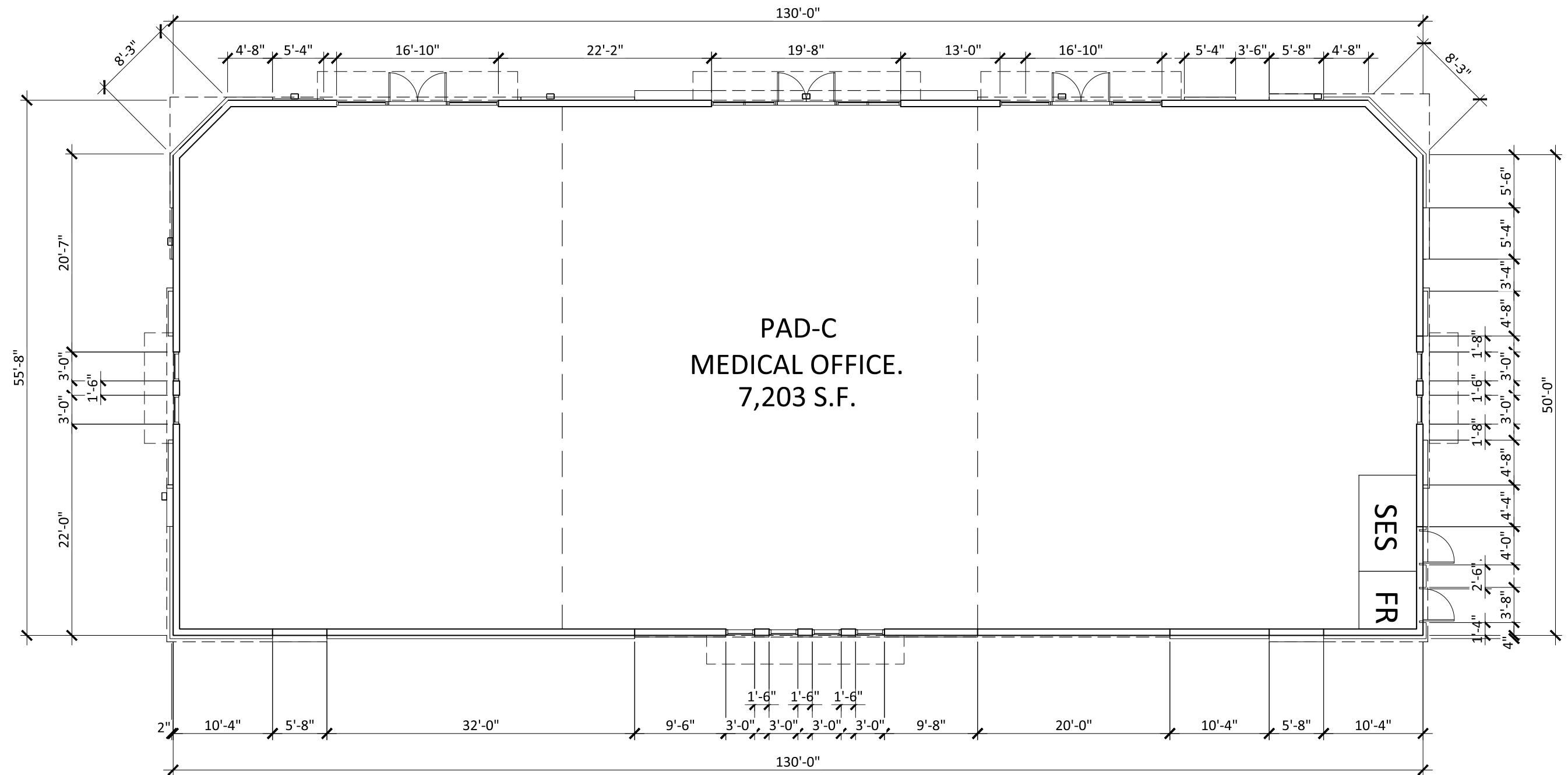
114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-31-2022 (PRELIMINARY)

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FP-2
PAD-B

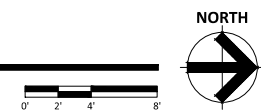
RKAA# 20047.50





PAD C - FLOOR PLAN

SCALE: 3/16"=1'-0"



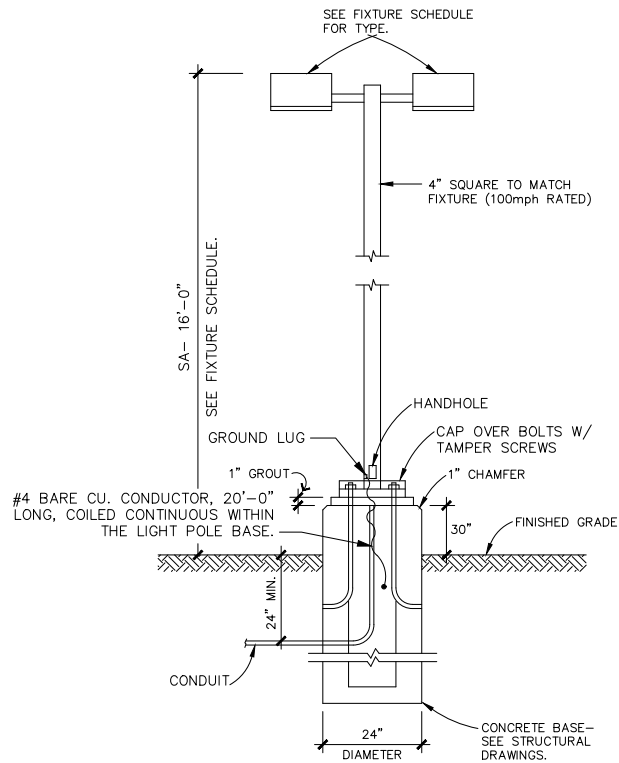
114TH AND SHEA RETAIL
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FP-3
PAD-C

RKAA# 20047.50

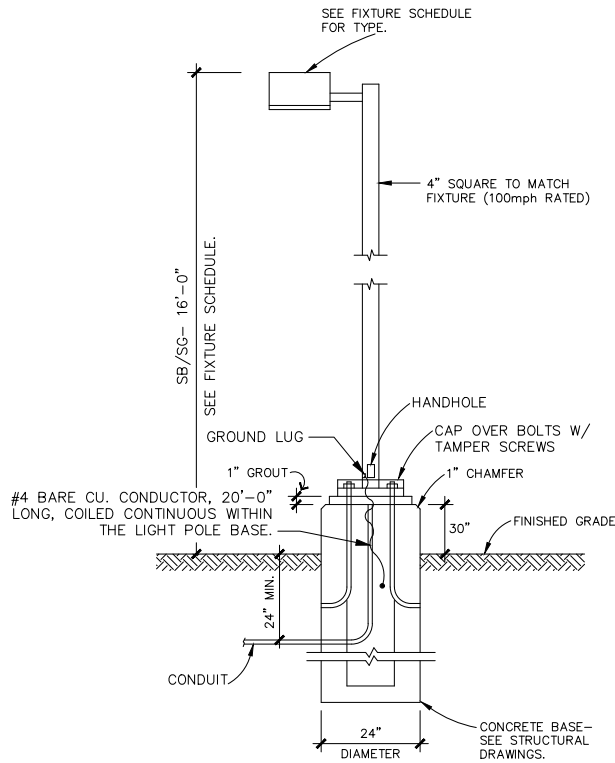




LIGHT POLE AND FIXTURE 'SA'

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.

N.T.S.



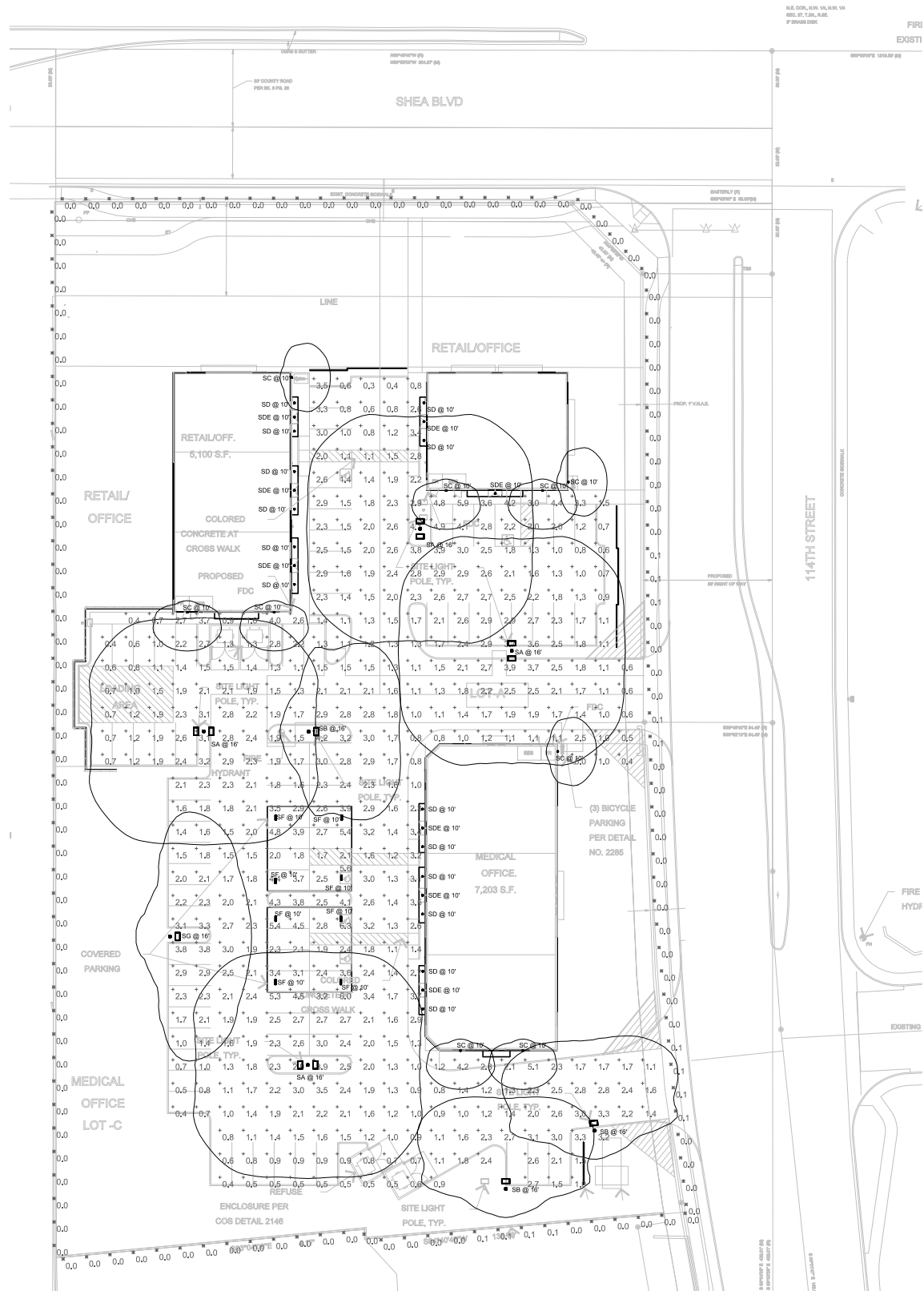
LIGHT POLE AND FIXTURE 'SB/SG'

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.

N.T.S.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 6' AFG	✕	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.0 fc	6.3 fc	0.3 fc	21.0:1	6.7:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	4	Lithonia Lighting	(2) DSX0 LED P3 30K T5W MVOLT SPA (FINISH) / SSS 13.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P3 30K T5W MVOLT	LED - 3000K	DSX0_LED_P3_30K_T5_W_MVOLT.ies	8087	0.91	142
	SB	3	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT SPA HS (FINISH) / SSS 13.5' W/2.5' BASE	DSX0 LED P3 30K TFTM MVOLT with houseside shield	LED - 3000K	DSX0_LED_P3_30K_TM_MVOLT_HS.ies	6122	0.91	71
	SC	9	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW MVOLT (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	LED - 3000K	WDGE1_LED_P1_30K_80CRI_VW.ies	1163	0.91	10.0002
	SD	14	DMF LIGHTING	DRDH N JO / DRD5S 4 R 10 9 3	4IN SURFACE MOUNTED DOWNLIGHT	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8
	SDE	8	DMF LIGHTING	DRDH N JO 100SEM / DRD5S 4 R 10 9 3 EM	4IN SURFACE MOUNTED DOWNLIGHT W/EM BATTERY PACK	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8
	SF	8	Lithonia Lighting	DMW2 2000LM WD AFL MVOLT GZ10 30K 80CRI	DMW2 L24 2000LM WD AFL MVOLT GZ1 30K 80CRI (GLEDS)	LED - 3000K	DMW2_2000LM_WD_AFL_MVOLT_30K_80CRI.ies	2100	0.91	18.78
	SG	1	Lithonia Lighting	DSX0 LED P3 30K T2M MVOLT SPA (FINISH) / SSS 13.5' W/2.5' BASE	DSX0 LED P3 30K T2M MVOLT	LED - 3000K	DSX0_LED_P3_30K_T2M_MVOLT.ies	7824	0.91	71



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

ATTACHMENT #17

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE, ARIZONA 85259

DR SET SUBMITTAL



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT AND ALL WORK THEREUNDER SHALL BE SUBJECT TO THE SUBMISSION OF BILLINGS OR ESTIMATES IN ACCORDANCE WITH THE TERMS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL BILLINGS OR ESTIMATES IN ACCORDANCE WITH THE TERMS OF THE CONTRACT. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

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design by: JFO
drawn by: BD
checked by: JFO

E0.0
project: 19087.00

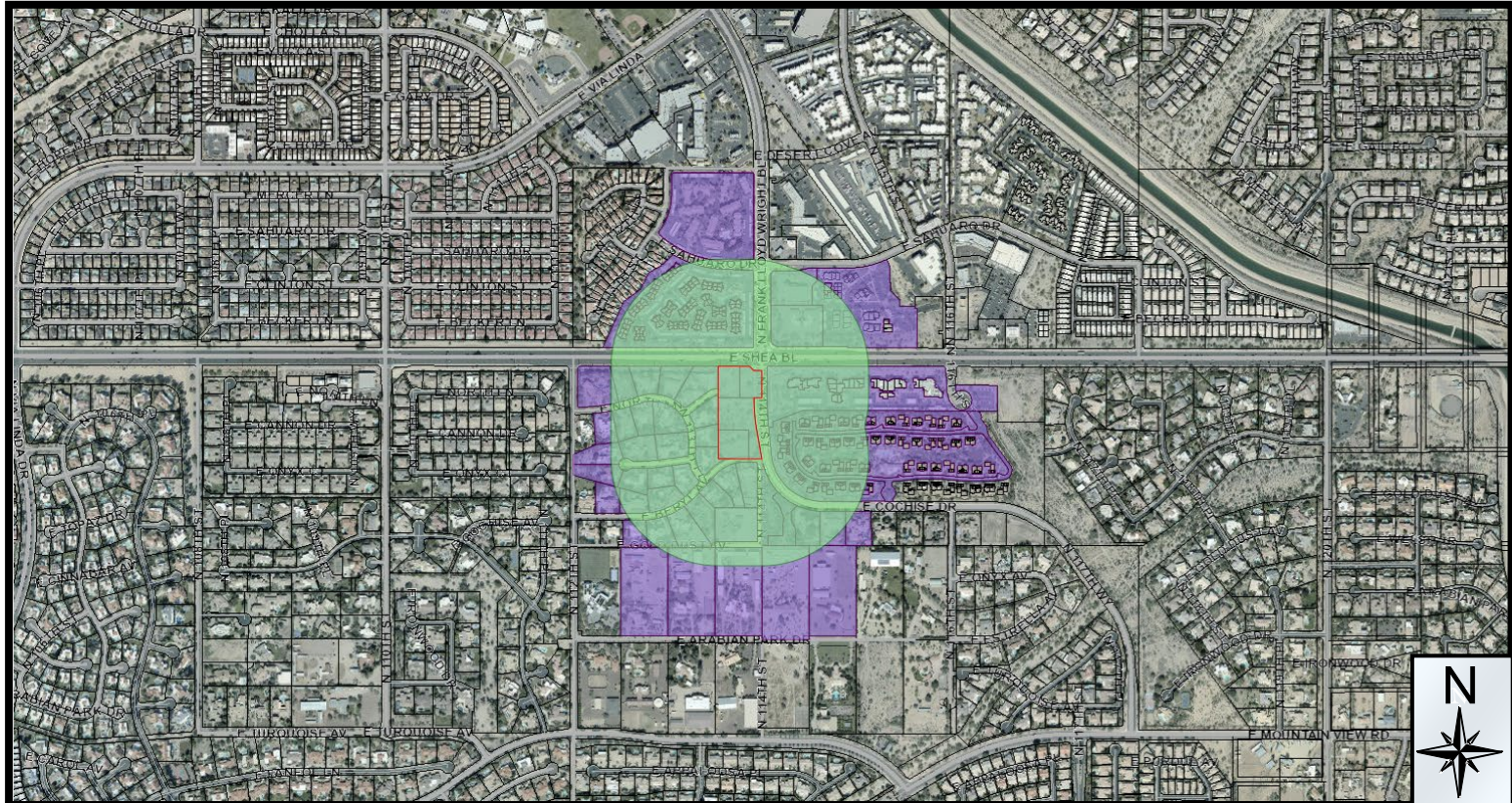


Zoning Aerial

37-DR-2020 & 8-PP-2020

City Notifications – Mailing List Selection Map

Hawkins - CSOK



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
November 23, 2020

Map Legend:

— Site Boundary

● Properties within 750-feet

Postcards: 436

37-DR-2020