

THE CLAYTON

ON EARLL
7300 E EARLL DRIVE,
SCOTTSDALE, AZ 85521

PROJECT TEAM

OWNER / DEVELOPER

CLAYTON COMPANIES
7340 E MAIN STREET ST #200
SCOTTSDALE, ARIZONA 85521
CONTACT: MAX FRENKEL
PHONE: (480) 941-2260
EMAIL: MAX@CLAYTONCOMPANIES.COM

ARCHITECT

K&I HOMES, LLC
6521 N 4TH ST
PHOENIX, ARIZONA 85012
CONTACT: KRISTJAN SIGURDSSON
PHONE: (602) 505-2525
EMAIL: KRISTJANS@KANDIHOMES.COM

LANDSCAPE ARCHITECT

WERK | urban design
7520 E. 2ND STREET, SUITE 1004,
SCOTTSDALE, AZ, 85521
CONTACT: JESSE WESTAD
PHONE: (602) 429-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
TREES							
	6	Caesalpinia caca-laco 'Smoothie' Thornless Cascalote	24" Box	1.0"-1.5"	5.0'-8.0'	3.0'-4.0'	15' x 15'
	21	Pistacia x 'Red Push' Pistache	48" Box	3.0"-4.0"	12.0'-14.0'	6.0'-8.0'	25' x 25'
	2	Sophora secundiflora Texas Mountain Laurel	36" Box	1.25"-2.0"	5.0'-6.0'	2.0'-3.0'	15' x 15'
	4	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'	30' x 30'

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
ACCENTS & GRASSES			
	24	Asclepias subulata Desert Milkweed	5 gal
	6	Euphorbia antisiphilitica Candelilla	5 gal
	99	Muhlenbergia capillaris 'Regal Mist' TM	5 gal
	26	Muhlenbergia rigens Deer Grass	5 gal
	16	Pedilanthus bracteatus Tall Slipper Plant	5 gal
	34	Portulacaria afra Elephant Food	5 gal
	7	Yucca pallida Pale Yucca	5 gal

GROUND COVER & SHRUBS			
	5	Bailey a multiradiata Desert Marigold	5 gal
	18	Calliandra eriophylla Fairy Duster	5 gal
	13	Dodonaea viscosa Hop Bush	5 gal
	20	Encelia farinosa Brittlebush	5 gal
	125	Lantana montevidensis Purple Trailing Lantana	5 gal
	93	Ruellia brittoniana Purple Ruellia	5 gal
	30	Sphaeralcea ambigua 'Orange Crush' Orange Crush Desert Globemallow	5 gal
	29	Sphagneticola trilobata Yellow Dot	5 gal
	5	Tecoma stans 'Gold Star' Yellow Bells	5 gal

GROUND COVERS			
	2,739 sf	Lippia nodiflora 'Kurapia New White' Kurapia®	Plugs

HARDSCAPE SCHEDULE

SYMBOL	Site Furnishings DESCRIPTION	QTY
	BIKE RACK Anova Model: CIRCLEBRING Circle Powder Coated Bike Rack Inground Mount. Size: 32"H x 5"W x 36"L	5
SYMBOL	Site Furnishings DESCRIPTION	QTY
	BENCH: Anova Model: INF24L6R Infinity Powder coated linear bench. Size:19in. H x 24in. W x 72in. L. Frame: Teal Texture Coated Slat: Mahogany Recycled Plastic	4
SYMBOL	Aggregate Surfacing DESCRIPTION	QTY
	TOPDRESS 1/2" Screened, 2" Depth Color: Mahogany	12,427 sf
SYMBOL	Athletic and Recreational Surfacing DESCRIPTION	QTY
	ARTIFICIAL TURF Product: Synfescue 60 Manufacturer: Synlawn	464 sf

LANDSCAPE CALCULATIONS

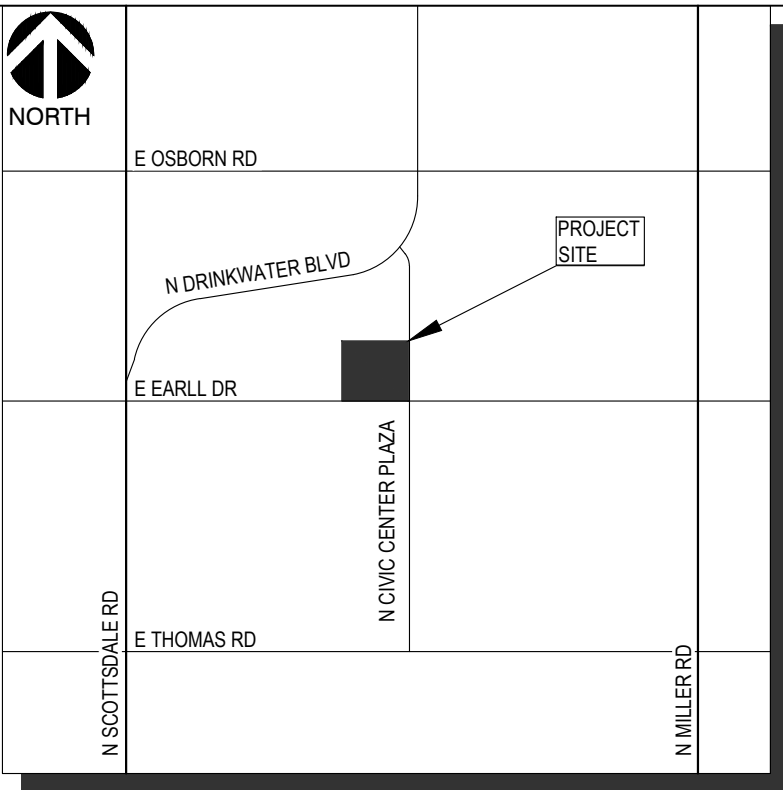
ZONING: D/DMU-2 DO	REQUIRED TREES	REQUIRED SHRUBS PROVIDED	
STREET FRONTAGE			
CIVIC CENTER PLAZA: 212 LF	8.48	N/A	10
1 Tree per 25 LF			
EARLL DR: 258 LF	10.32	N/A	11
1 Tree per 25 LF			
SIGHT VISIBILITY TRIANGLE: Project Specifications			
No shrubs >36" mature height			
MINIMUM TREE SIZE			
50% Min. 3-inch caliper (single trunk), Min. 1 1/2-inch caliper (multi trunk)	Confirmed		
Min. 15-gal			
MINIMUM SHRUB SIZE			
Min. 5-gal	Confirmed		
PARKING LOT LANDSCAPE			
1 island per 10 parking spaces	Confirmed		
OVERLAY / SPECIAL DISTRICTS: Type 2 Old Town Medical District			

PROJECT INFORMATION

ADDRESS:	7300 E EARLL DRIVE, SCOTTSDALE, AZ 85521
EXST. ZONING:	C-3 DO
PROP. ZONING:	D/DMU-2 DO
A.P.N.:	130-21-001X, 130-24-002B, 130-21-002A, 130-21-007, 130-21-003A TO BE COMBINED
GROSS AREA	127,664 SQ. FT., 2.93 AC
NET AREA	99,324 SQ. FT., 2.28 AC

SHEET INDEX

L0.00	LANDSCAPE COVER SHEET
L1.01	LANDSCAPE PLAN
L2.01	HARDSCAPE PLAN

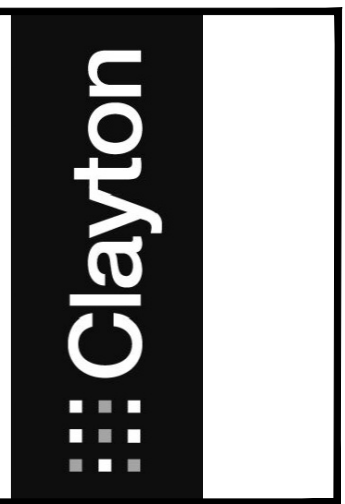


VICINITY MAP

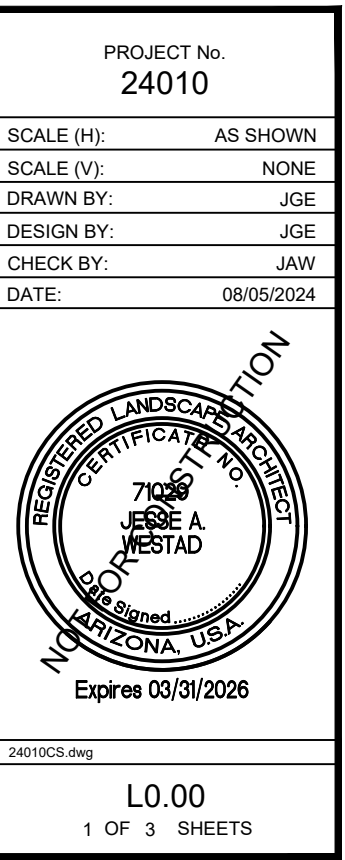
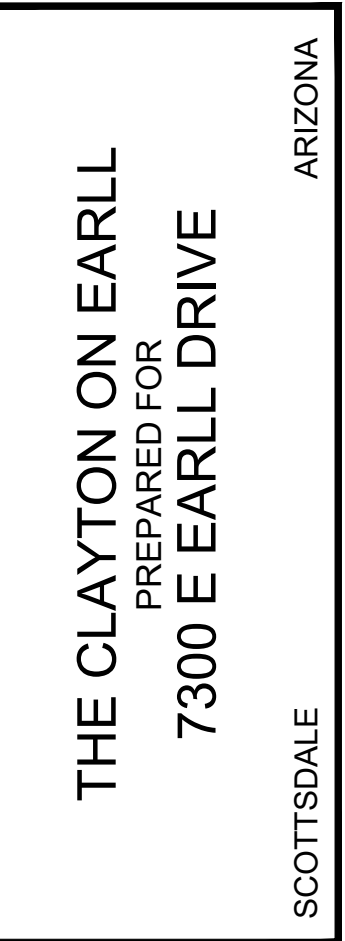
CITY OF SCOTTSDALE
N.T.S.

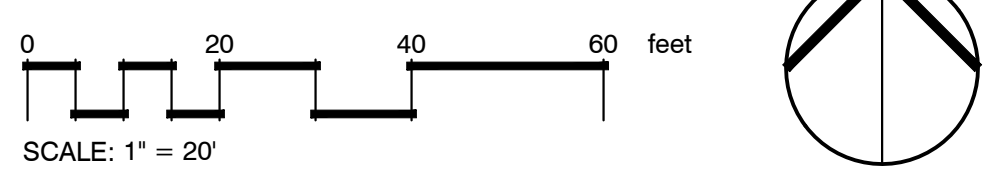
CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES


- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
 - A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) 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 TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A 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 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 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 CIVIL PLANS. ANY ALTERATION OF 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 OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
 - TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
 - NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
 - THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
 - THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE 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.
 - ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
 - NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
 - PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:**
- NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 - ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - + THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

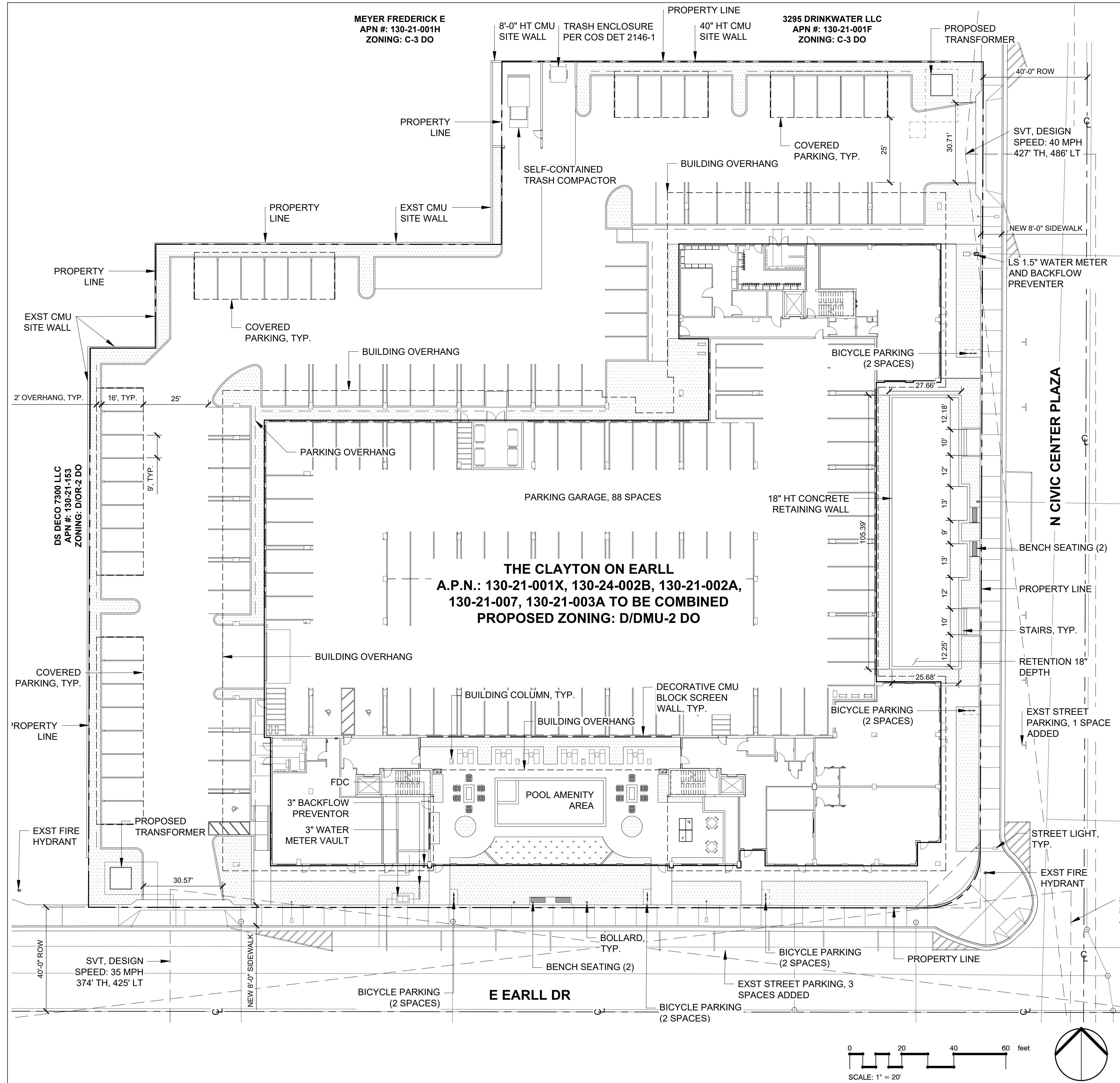


REV	DESCRIPTION	BY	DATE	APPR







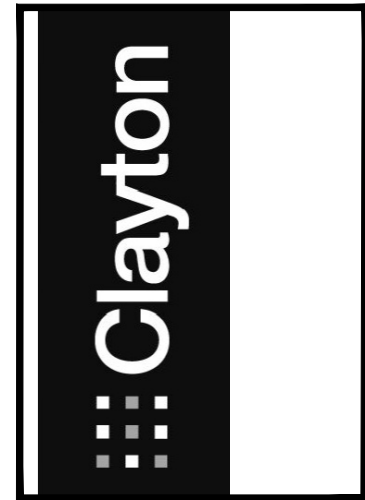
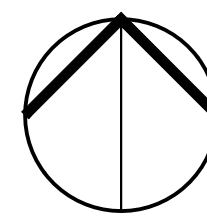
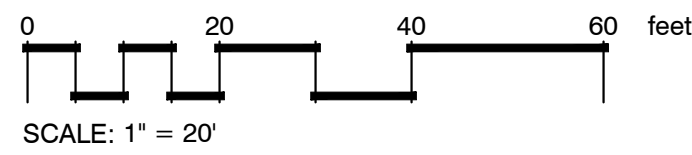


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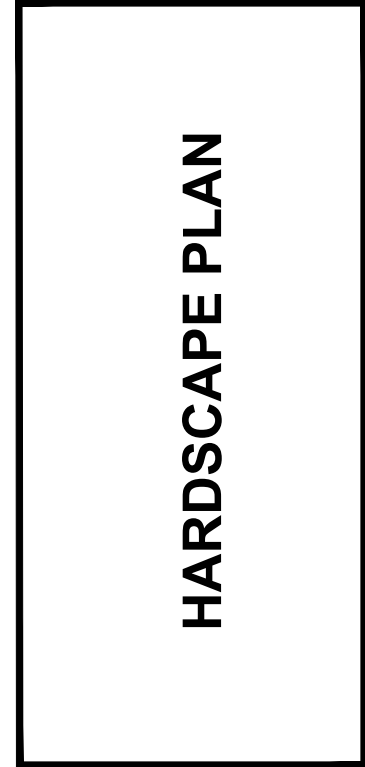


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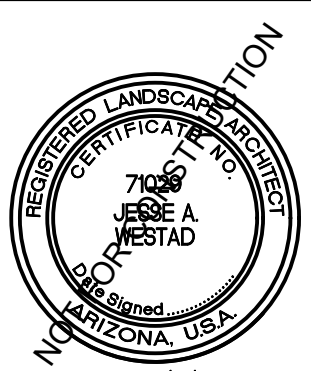


REV	DESCRIPTION	BY	DATE	APPR



PROJECT No:
24010

SCALE (H): AS SHOWN
SCALE (V): NONE
DRAWN BY: JGE
DESIGN BY: JGE
CHECK BY: JAW
DATE: 08/05/2024


Expires 03/31/2026

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L2.01
3 OF 3 SHEETS

