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BASIS OF BEARING:

PER ATWELL LLC., THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, G.&S.R.M., SHOWN HEREON AS BEARING S0°01'45"E A DISTANCE OF 2639.93'.

LEGAL DESCRIPTION

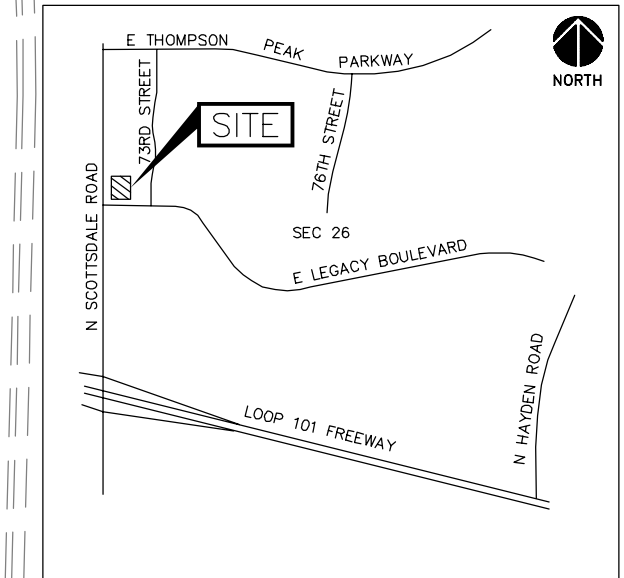
LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

BENCHMARK:

PER ATWELL LLC., THE BENCHMARK IS NORTHWEST CORNER SECTION 26, T.4N., R.4E. ELEVATION = 1662.72 (NAVD88) (CITY OF SCOTTSDALE VERTICAL DATUM)

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY



Vicinity Map

Not to Scale
 SECTION 26
 T.4N., R.4E., G.&S.R.B.&M.
 MARICOPA COUNTY, ARIZONA

SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	PRC-PCD
PROPOSED USE:	GAS STATION/CONV. STORE
APN:	215-05-010
SITE AREA INFORMATION:	
GROSS AREA (TO CENTERLINE):	143,444 S.F. 3.29 A.C.
NET AREA:	88,493 S.F. 2.03 A.C.
QUIKTRIP BUILDING:	5,312 S.F.
QUIKTRIP FUELING CANOPY:	7,345 S.F.
PARCEL COVERAGE:	12,657/88,493 = 14%
LANDSCAPE AREA:	36,026 SF (40.1% OF NET AREA)
SERVICE BAYS:	16
PARKING REQUIRED:	1/250 S.F.+ 3/S.B. = 68 P.S.
PARKING PROVIDED:	59 (3 ACCESSIBLE, 16 S.B.)
BICYCLE SPACES REQUIRED:	1/10 P.S. = 7 B.S.
BICYCLE SPACES PROVIDED:	8
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR
CONSTRUCTION TYPE:	V-B SPRINKLERED



PROJECT NO.: 291443018



QuikTrip No. 0480
 NEC SCOTTSDALE ROAD & LEGACY BOULEVARD
 SCOTTSDALE, AZ



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 DIVISION:
 VERSION: 001
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 REVIEWED BY:

REV	DATE	DESCRIPTION

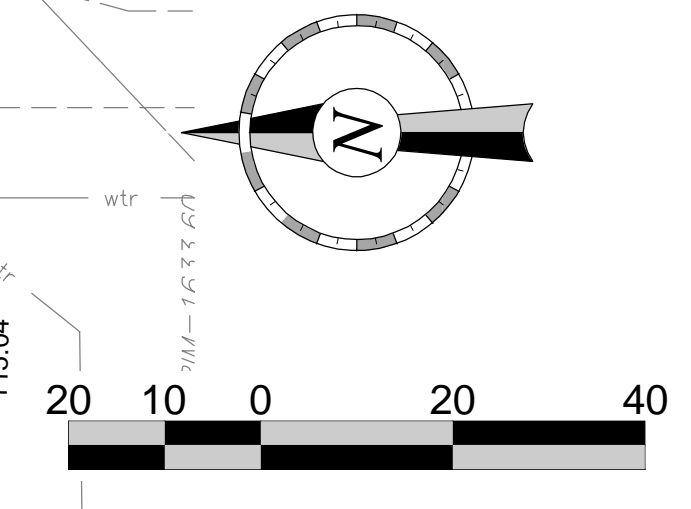
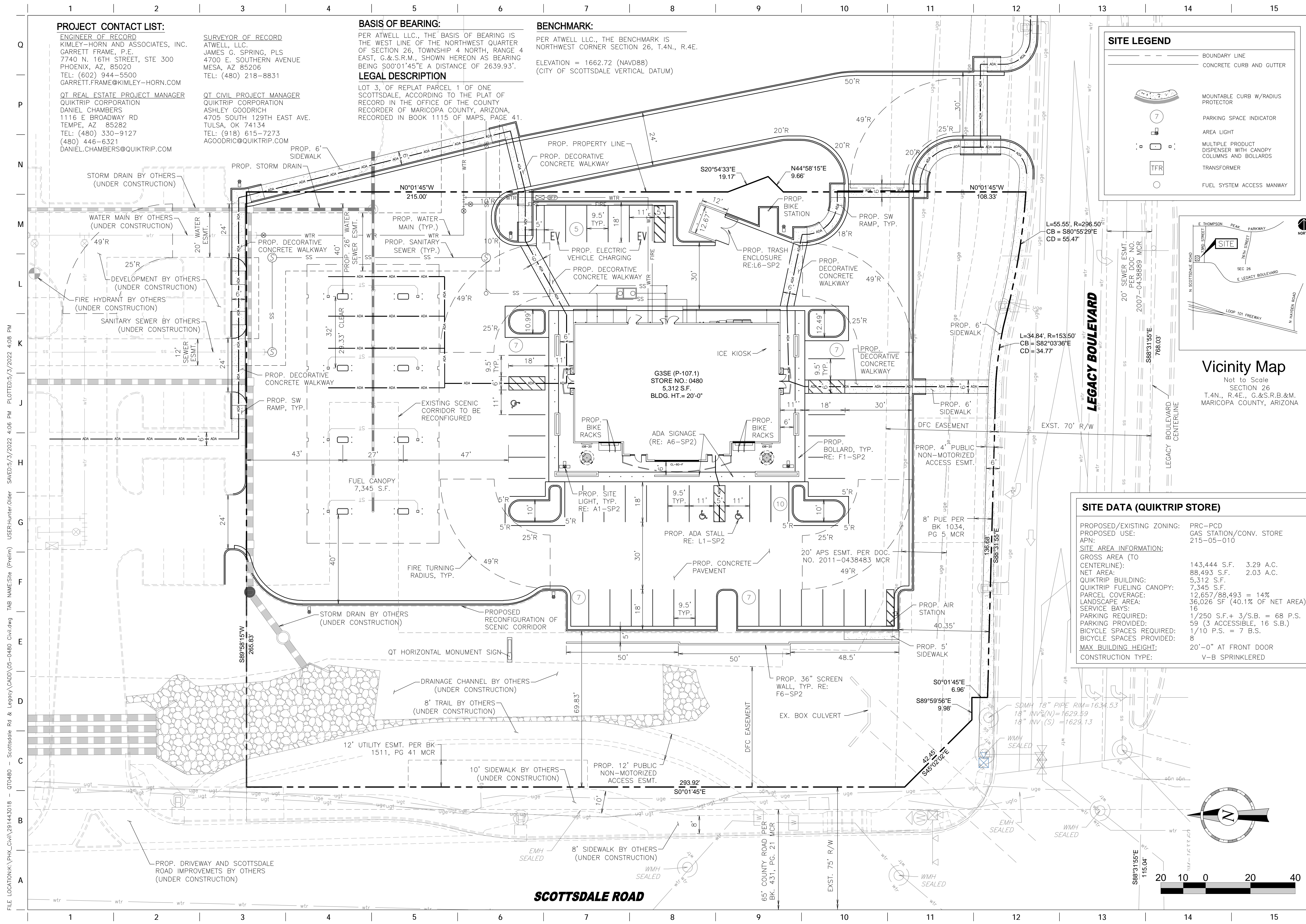
SHEET TITLE:

PRELIMINARY SITE PLAN

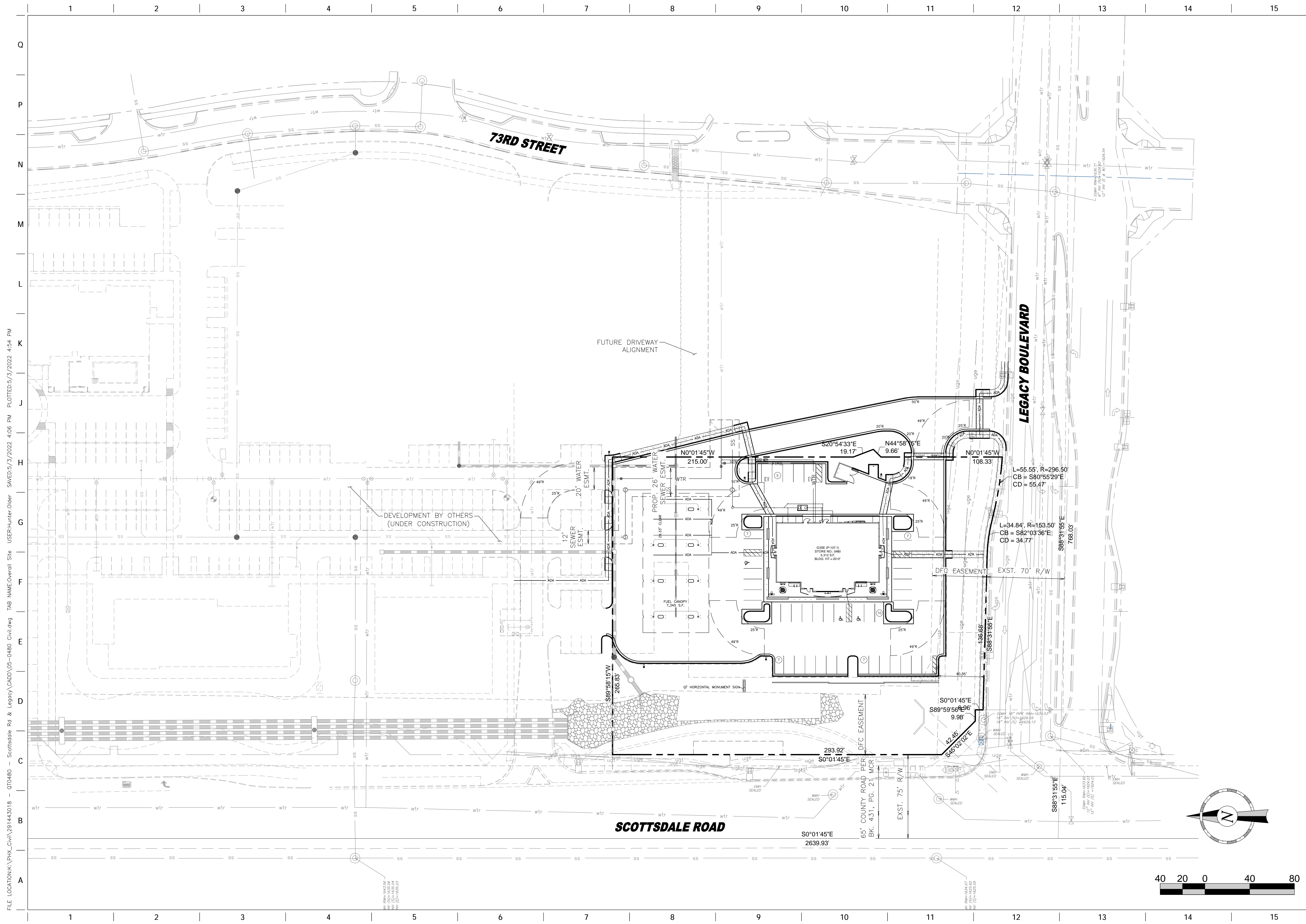
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SP1

ORIGINAL ISSUE DATE: 05/03/2022



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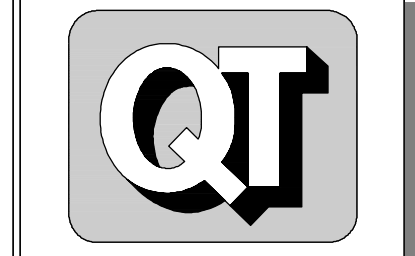
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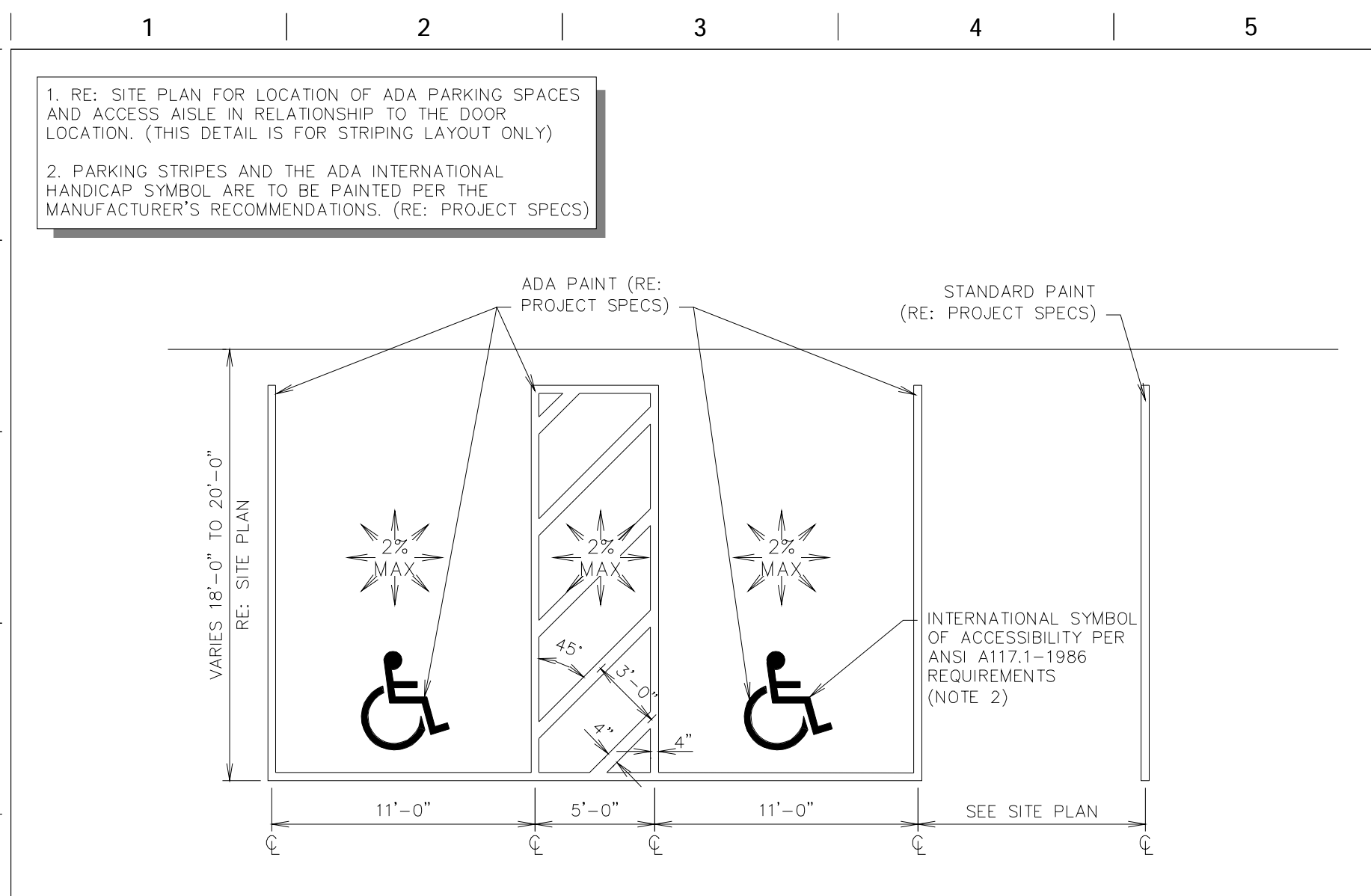
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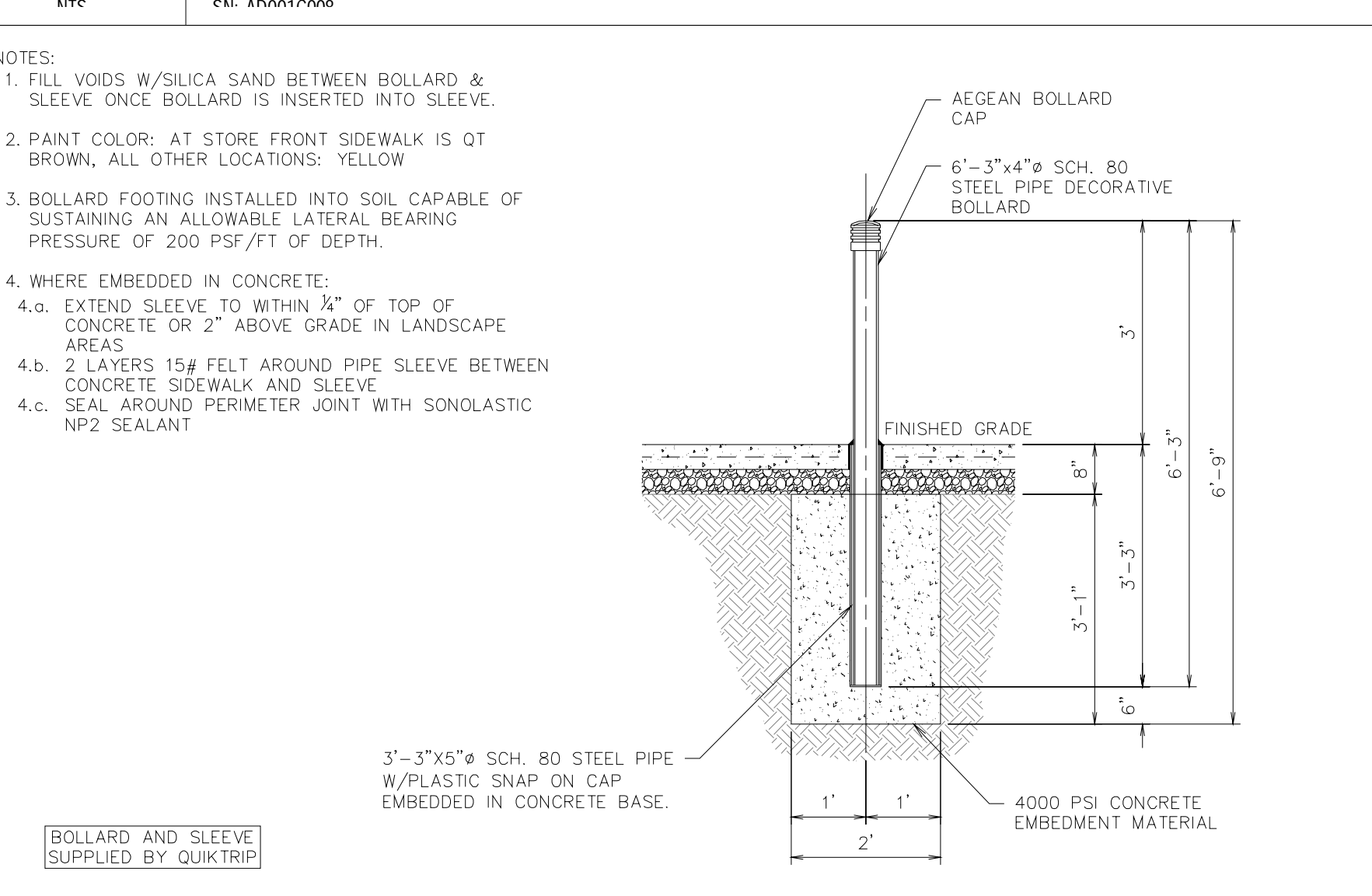
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 OVERALL SITE PLAN

SHEET NUMBER:
SP2

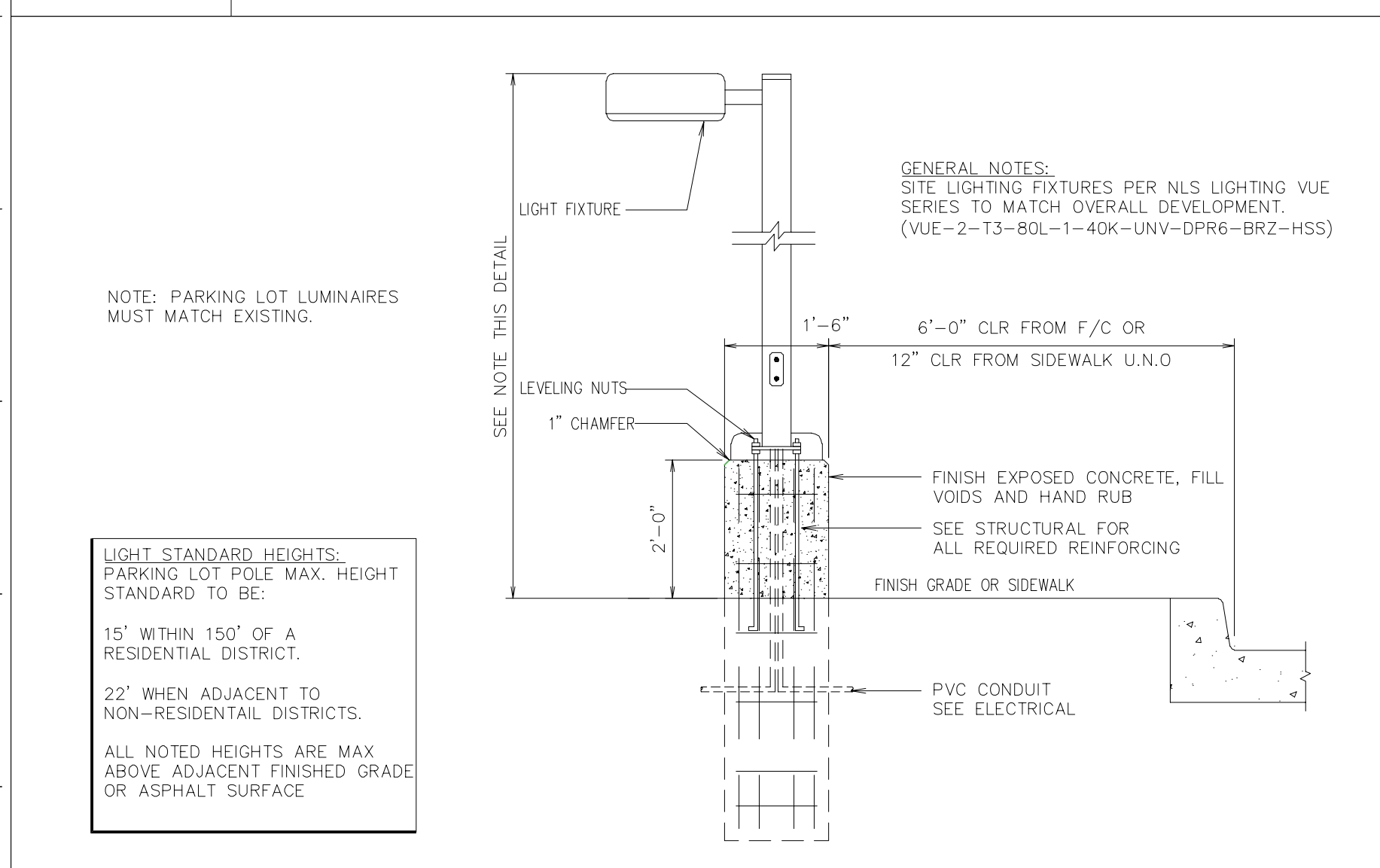
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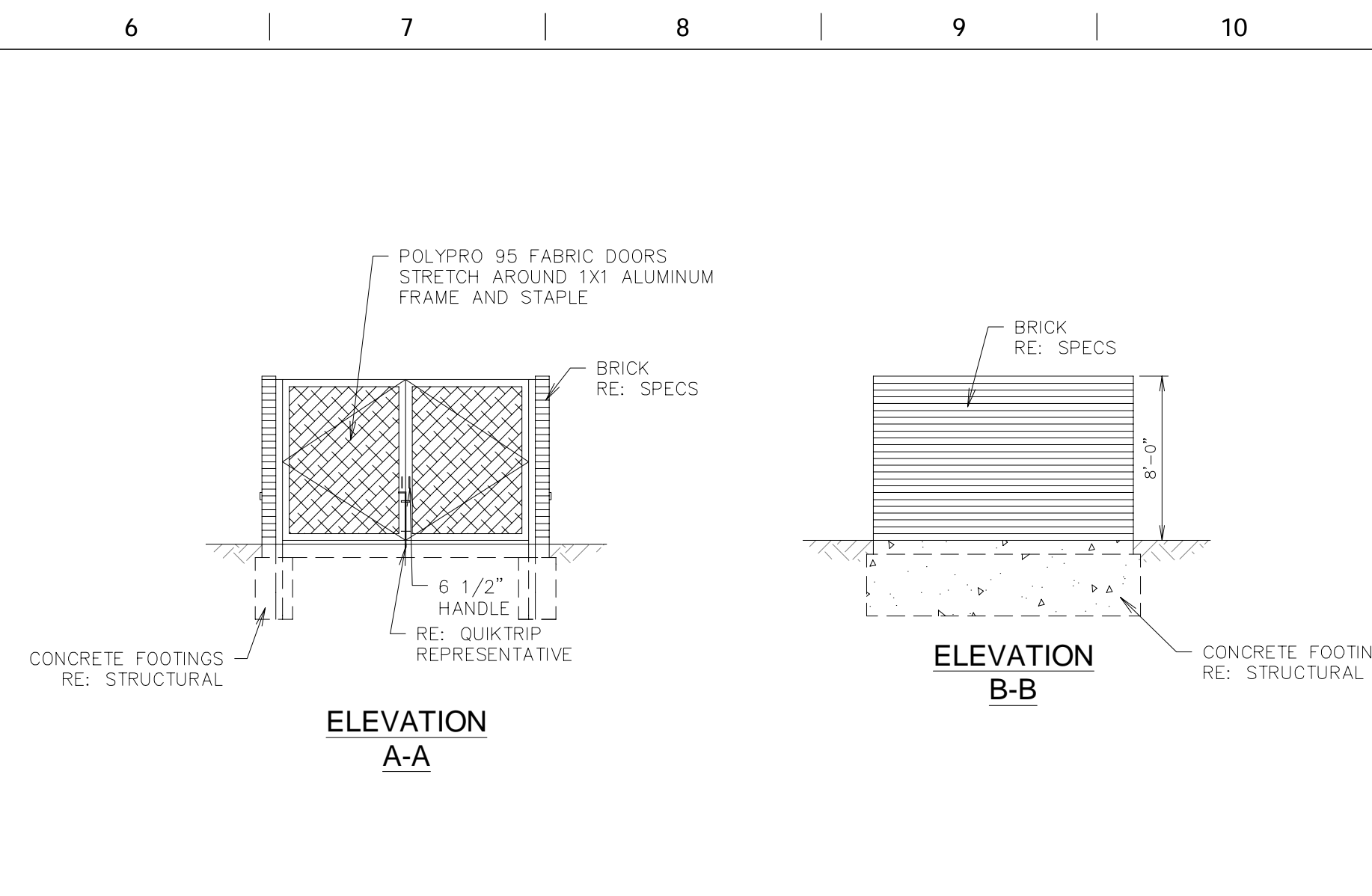
L1 DOUBLE STALL ADA PARKING STRIPING DETAIL



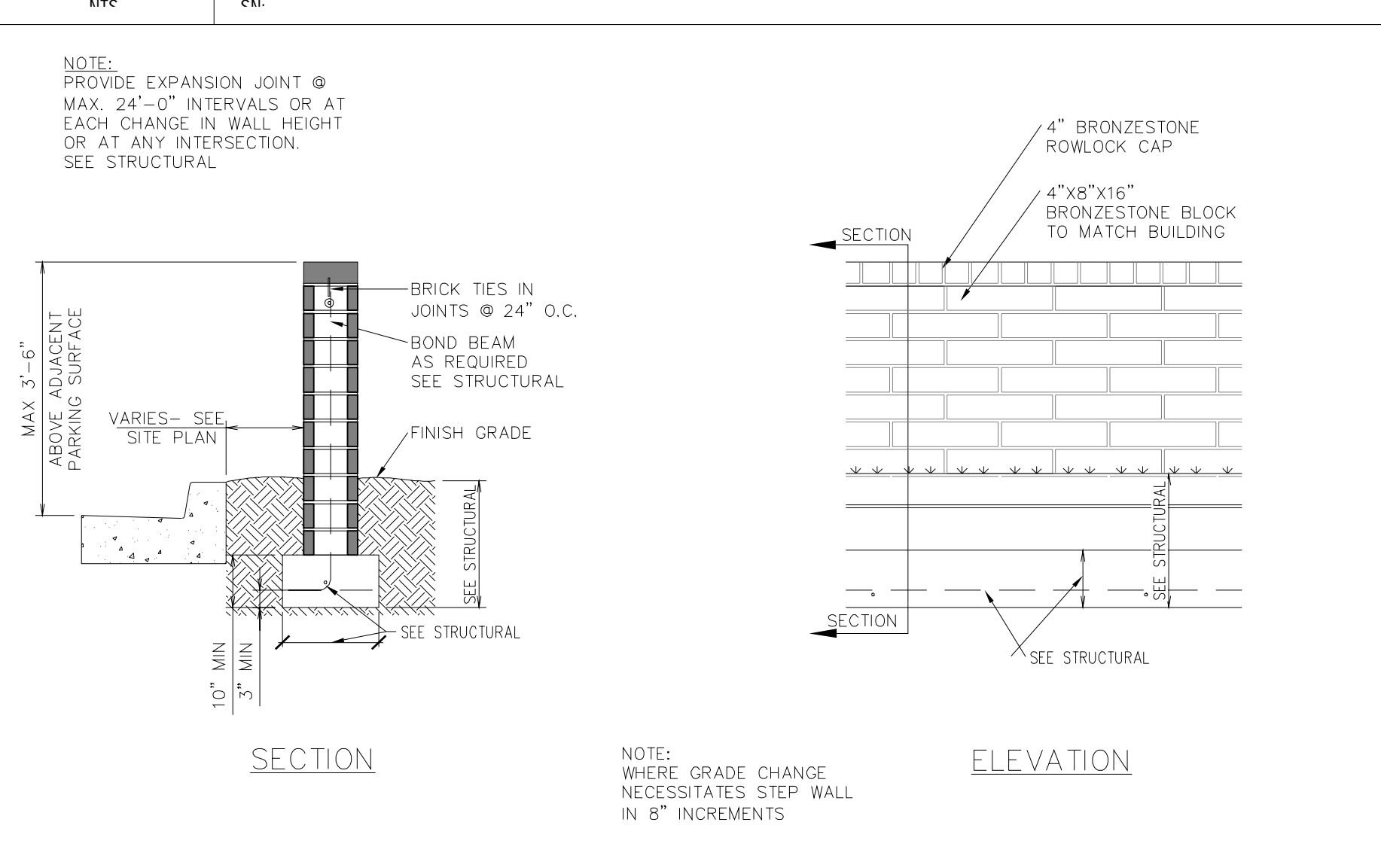
F1 4" BOLLARD DETAIL



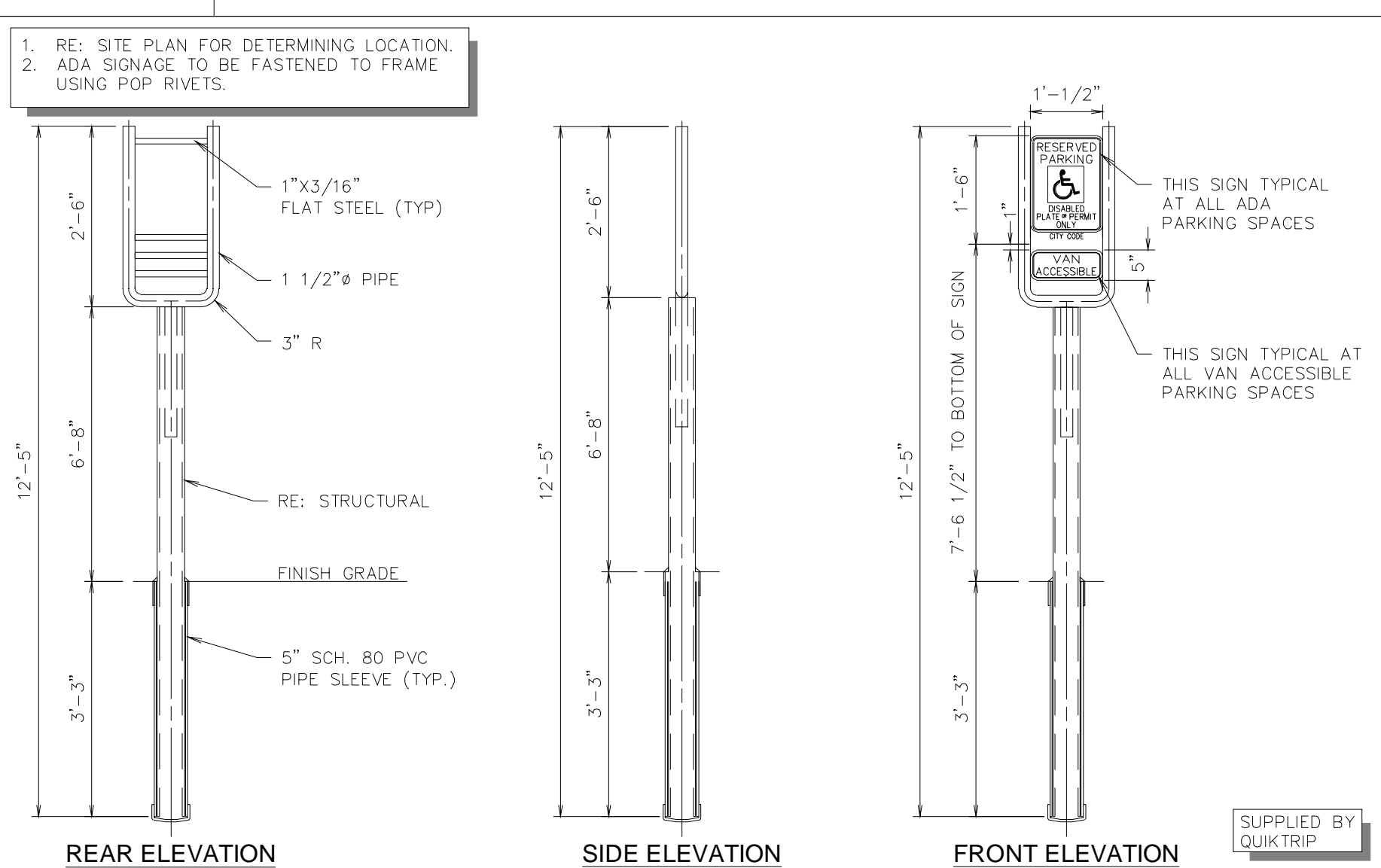
A1 LIGHT POLE DETAIL



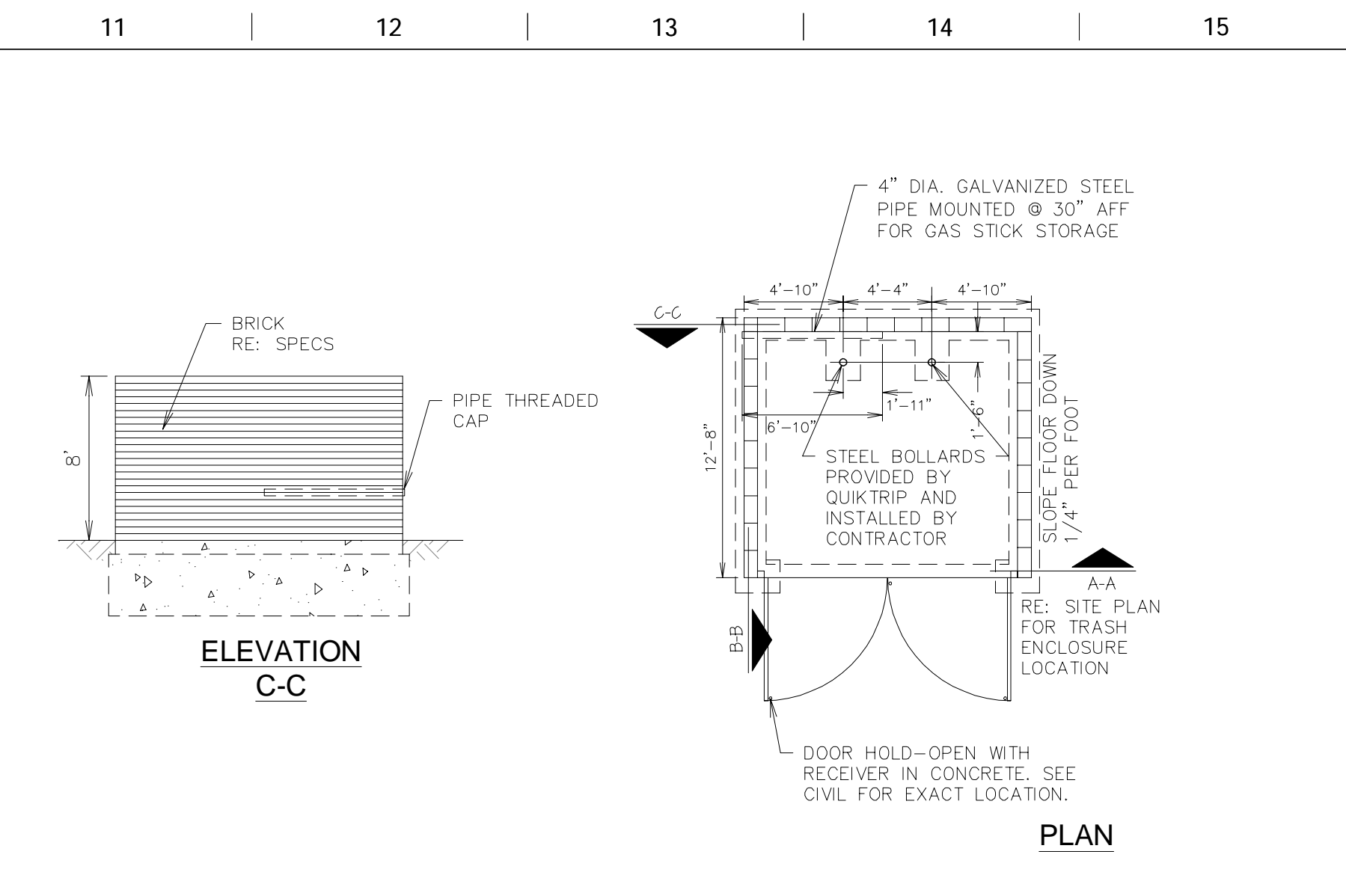
L6 SINGLE TRASH ENCLOSURE



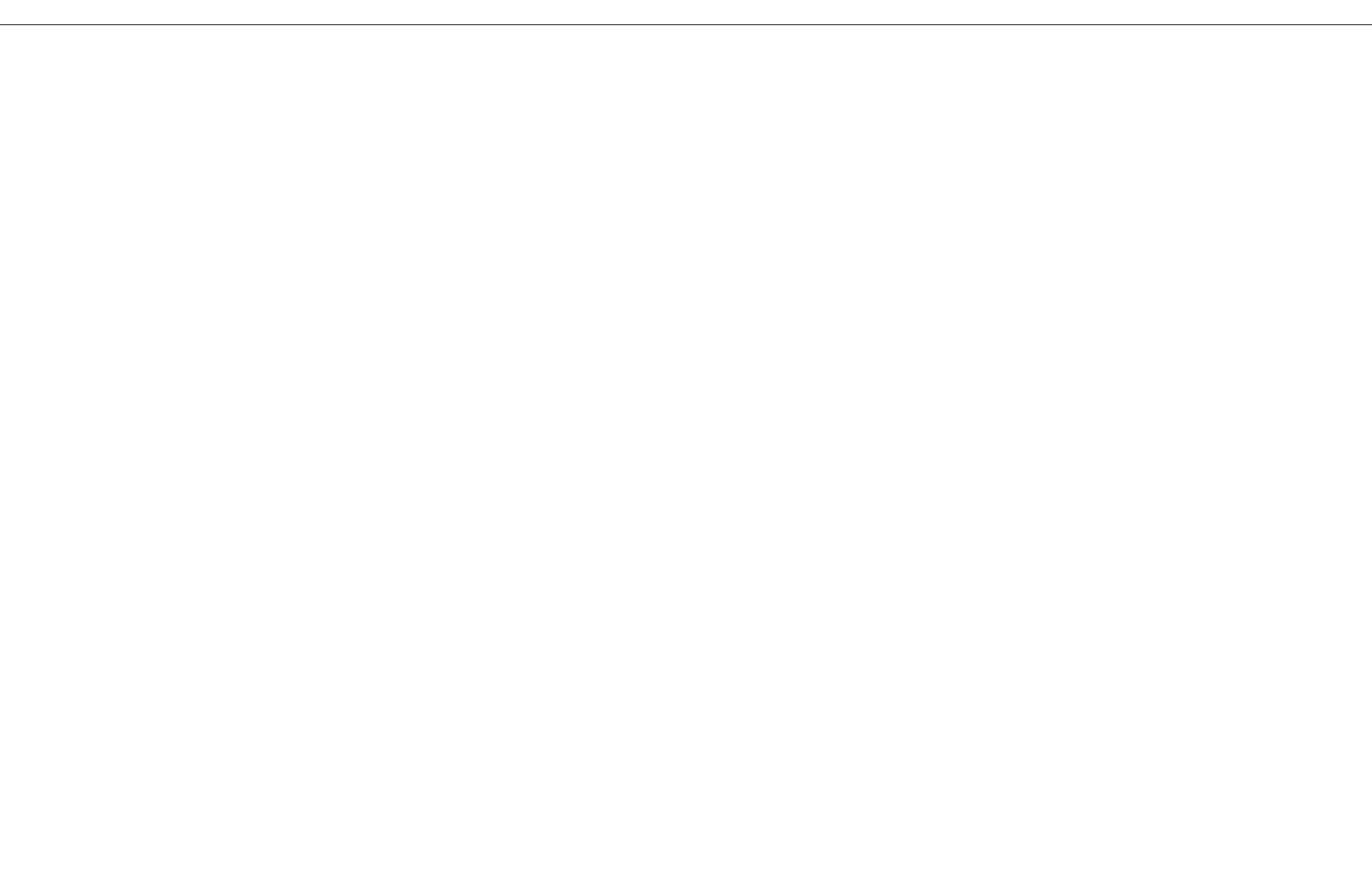
F6 LANDSCAPE SCREEN WALL DETAIL




A6 ADA SIGN IN BOLLARD



F11 NOT USED



A11 NOT USED


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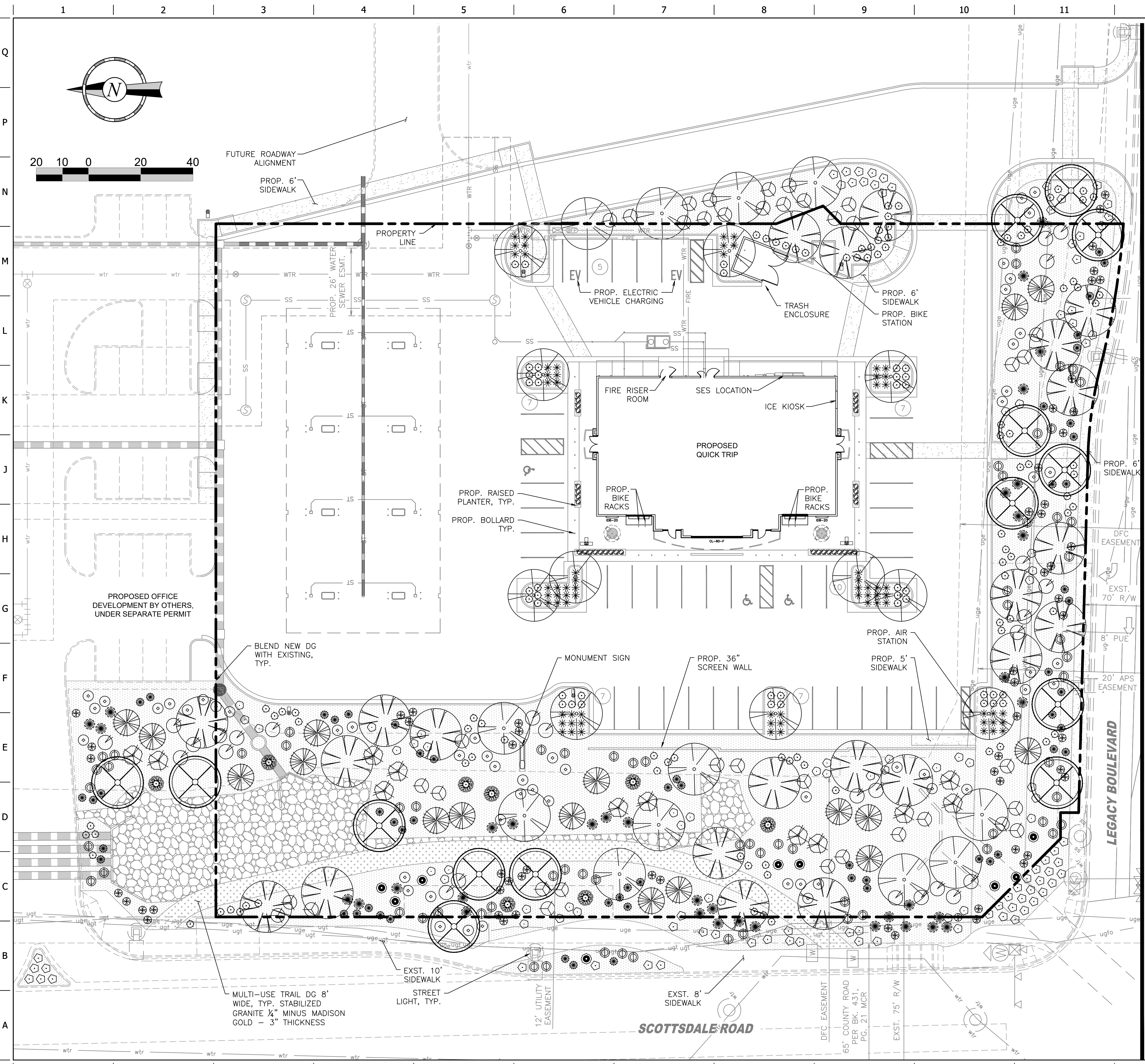
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ORIGINAL ISSUE DATE: 05/03/2022

SHEET TITLE:
 SITE PLAN DETAILS SHEET 1
 SHEET NUMBER:
SP3



Landscape Concept Plant Materials

TREES	Size	Quantity
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX 2" CAL. MIN.	17
OLNEYA TESOTA IRONWOOD	36" BOX 2" CAL. MIN.	20
PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX 2" CAL. MIN.	29
PROPOPIS HYBRID 'AZT' AZT THORNLESS MESQUITE	36" BOX 2" CAL. MIN.	22

SHRUBS	Size	Quantity
ALOE BARBADENSIS ALOE VERA	5 GALLON	50
AMBROSIA DUMOSA BURSAGE	5 GALLON	18
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	26
CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GALLON	65
CALLIANDRA EROPHYLLA PINK FAIRY DUSTER	5 GALLON	79
CARNEGIEA GIGANTEA SAGUARO	3" HT. MIN.	15
DASYLIRION WHEELERI DESERT SPOON	5 GALLON	40
ECHINOCACTUS TRIGLOCHIADIATA CLARET CUP HEDGEHOG	5 GALLON	6
FOUQUIERIA SPLENDENS OCOTILLO	6" HT. MIN. 8 CANES MIN.	8
LARREA TRIDENTATA CREOSOTE	5 GALLON	12
LEUCOPHYLLUM 'COMPACTA' COMPACT SAGE	5 GALLON	41
MUHLENBERGUA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GALLON	73
OPUNTIA RUPESTRIS BLIND PRICKLY PEAR	5 GALLON	8
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GALLON	54
TECOMA ALATA ORANGE JUBILEE	5 GALLON	38
YUCCA BACCATA BANANA YUCCA	5 GALLON	61

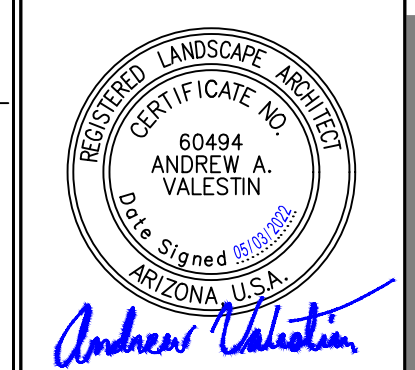
GROUND COVER	Size	Quantity
DALEA FRUTESCENS 'SIERRA NEGRA' BLACK DALEA	1 GALLON	79
EREMOPHILA GLABRA 'MINGENW GOLD' OUTBACK SUNRISE EMU	1 GALLON	142
LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	71
DECOMPOSED GRANITE - 3/4" SCREENED MADISON GOLD - 2" DEPTH MIN.		42,077 SF
GRANITE RIP RAP - 3-6" EXPRESS GOLD - 3" DEPTH MIN.		4,253 SF
STABILIZED DECOMPOSED GRANITE - 1/4" MINUS MADISON GOLD - 3" DEPTH MIN. 90% COMPACTED WITH STABILIZER BY STABILIZER SOLUTIONS		2,190 SF

MATCH LINE: SEE SHEET L101

CITY OF SCOTTSDALE LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED SIZE/QUANTITY	PROVIDED SIZE/QUANTITY
GENERAL LANDSCAPE • MIN. 5% SITE TO BE LANDSCAPED (88,408 TOTAL SF) • WATER INTENSIVE LANDSCAPE LIMITED TO 10% FOR FIRST 9,000 SF & 5% FOR REMAINDER • ALL TREES MIN. 15 GAL. SIZE • 50% OF ALL TREES ARE MATURE, MIN. 2" CAL. OR LARGER (36" BOX) • MAX 7' SPACE BETWEEN SHRUBS • ONE (1) TREE PER EVERY 500 SF OF OPEN SPACE AREA	4,420 SF (5%) MAX 2,080 SF OF WATER INTENSIVE LANDSCAPE MIN. 15 GAL TREES 88/2=44 MATURE TREES MAX 7' SPACES 42,077 SF/500 = 84	42,077 SF (47.6%) 0 PROVIDED PROVIDED 71 MATURE TREES PROVIDED 88 TOTAL TREES
PARKING LOT • 15% PARKING LOT TO BE LANDSCAPED (6,124 TOTAL SF)	919 SF (15%)	1,179 SF (19.3%)
MEDIAN • ONE (1) TREE PER 35 LF (440 TOTAL LF)	12 TREES	12 TREES

NOTES:
1. ALL SPINY PLANTS SHALL BE PLANTED MIN. 5' AWAY FROM WALKS, WALLS, CURBS, STRUCTURES, AND EDGES.
2. ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 10' OF UTILITY LINE.



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REVIEWED BY: AAV

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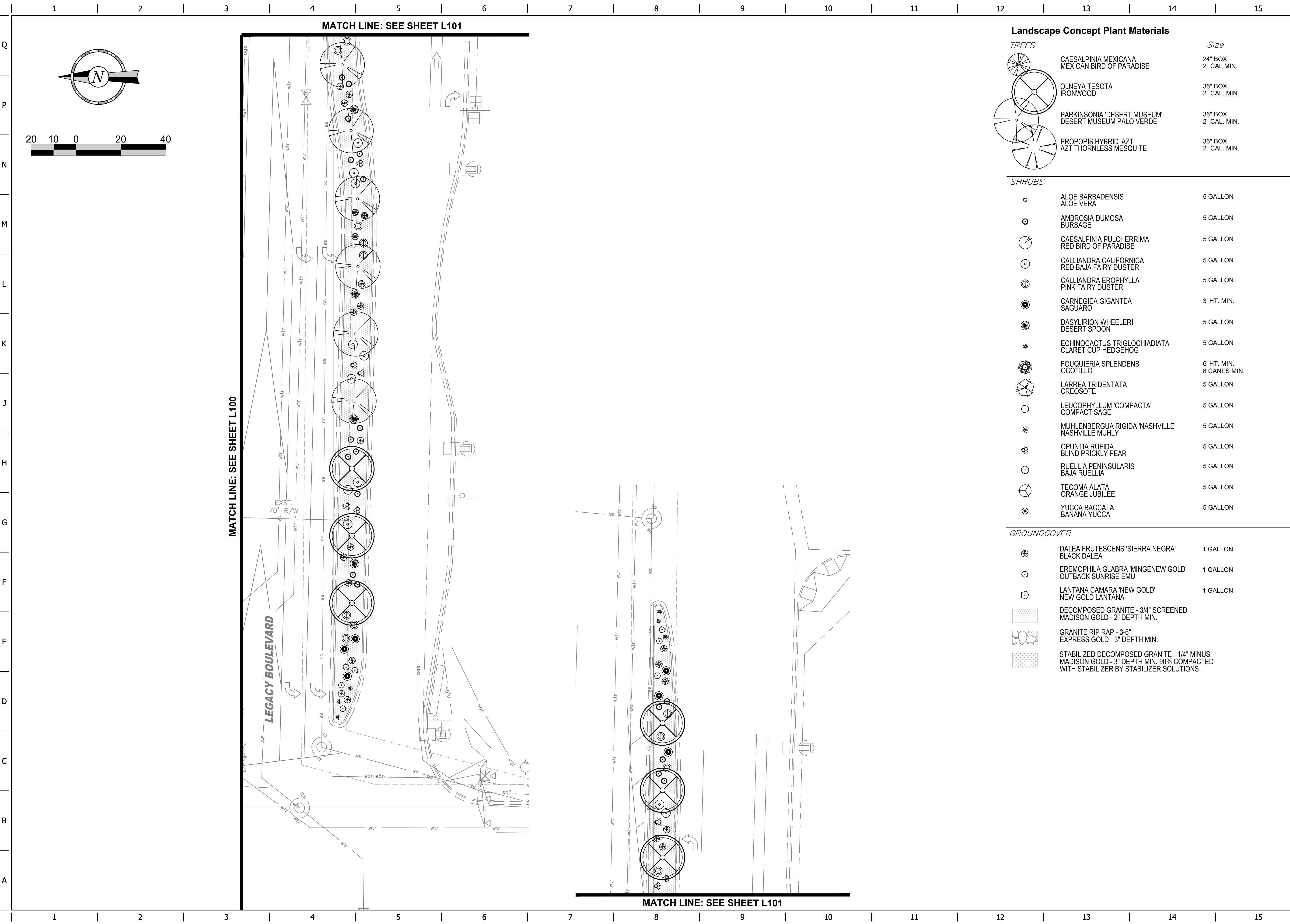
SHEET TITLE:
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:
L100

ORIGINAL ISSUE DATE: 05/03/2022

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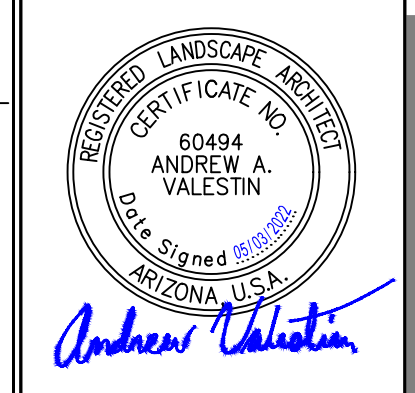


Landscape Concept Plant Materials

TREES	Size
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX 2" CAL. MIN.
OLNEYA TESOTA IRONWOOD	36" BOX 2" CAL. MIN.
PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX 2" CAL. MIN.
PROPOPIS HYBRID 'AZT' AZT THORNLESS MESQUITE	36" BOX 2" CAL. MIN.

SHRUBS	Size
ALOЕ BARBADENSIS ALOЕ VERA	5 GALLON
AMBROSIA DUMOSA BURSAGE	5 GALLON
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON
CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GALLON
CALLIANDRA EROPHYLLA PINK FAIRY DUSTER	5 GALLON
CARNEGIEA GIGANTEA SAGUARO	3' HT. MIN.
DASYLIRION WHEELERI DESERT SPOON	5 GALLON
ECHINOCACTUS TRIGLOCHIADIATA CLARET CUP HEDGEHOG	5 GALLON
FOUQUIERIA SPLENDENS OCOTILLO	6' HT. MIN. 8 CANES MIN.
LARREA TRIDENTATA CREOSOTE	5 GALLON
LEUCOPHYLLUM 'COMPACTA' COMPACT SAGE	5 GALLON
MUHLENBERGUA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GALLON
OPUNTIA RUFIDA BLIND PRICKLY PEAR	5 GALLON
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GALLON
TECOMA ALATA ORANGE JUBILEE	5 GALLON
YUCCA BACCATA BANANA YUCCA	5 GALLON

GROUND COVER	Size
DALEA FRUTESCENS 'SIERRA NEGRA' BLACK DALEA	1 GALLON
EREMOPHILA GLABRA 'MINGENOW GOLD' OUTBACK SUNRISE EMU	1 GALLON
LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GALLON
DECOMPOSED GRANITE - 3/4" SCREENED MADISON GOLD - 2" DEPTH MIN.	
GRANITE RIP RAP - 3-6" EXPRESS GOLD - 3" DEPTH MIN.	
STABILIZED DECOMPOSED GRANITE - 1/4" MINUS MADISON GOLD - 3" DEPTH MIN. 90% COMPACTED WITH STABILIZER BY STABILIZER SOLUTIONS	



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PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:
L101

ORIGINAL ISSUE DATE: 05/03/2022