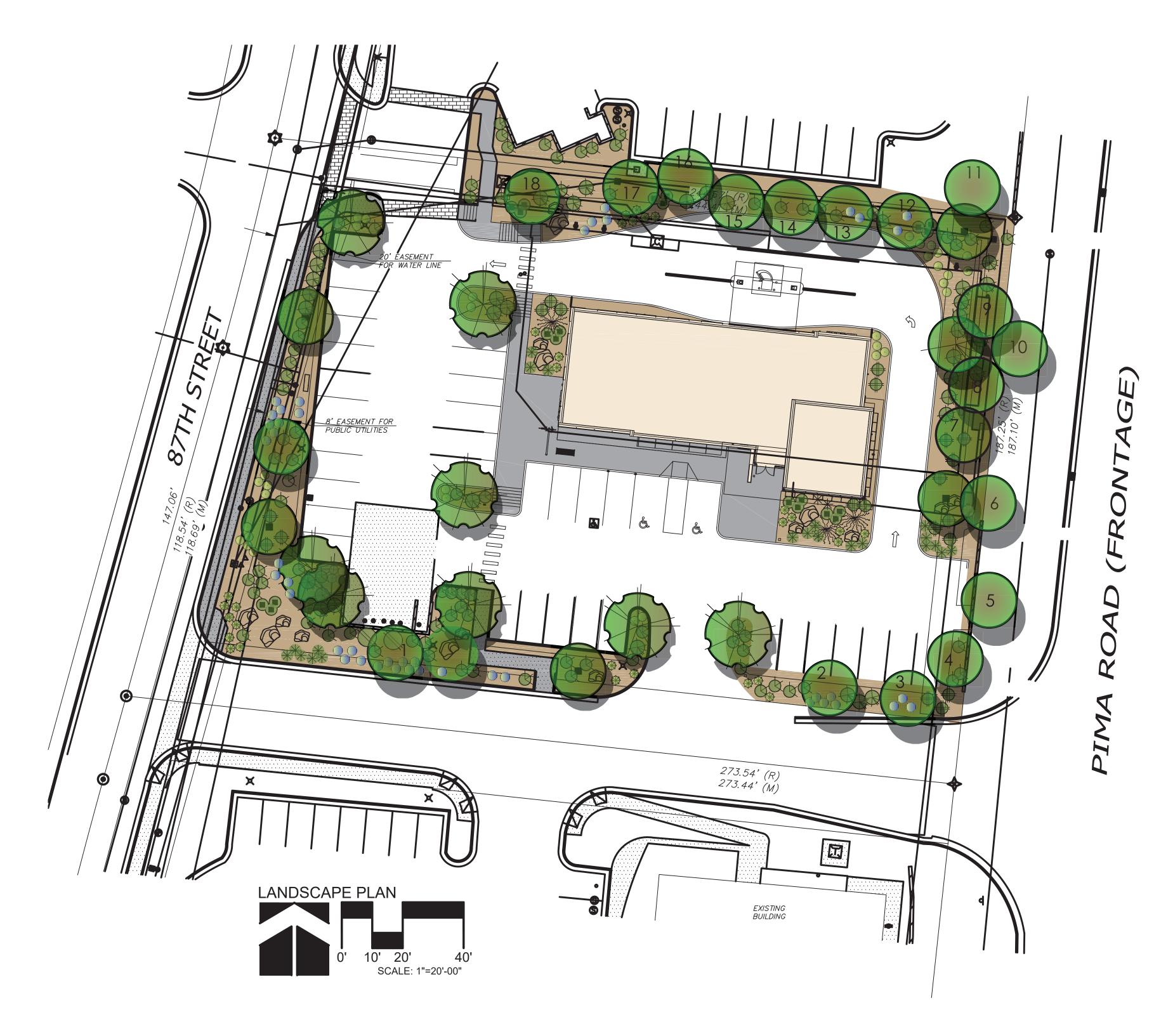


PROJECT NUMBER 28117 [[JEFFREY SCOTT]] RYBARCZYK PLAN STATU

DATE: 06/02/2023

CAD FILE NAME: P: 051355 - Northsight II Lot 6 051355 - 01 - 001 (ENG) Engineering Engineering Plans Site Plan 051355 - CP SIT 001.dwg 06/09/2023



LANDSCAPE LEGEND

CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX (8)

> **EXISTING TREE** PROTECT FROM CONSTRUCTION

ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX (5)

_PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE ~24" BOX (1)

FOUQUIERIA SPLENDENS OCOTILLO 10 CANE MIN. 7'T MIN. (3)

> LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (35)

PROTECT FROM CONSTRUCTION

EXISTING SHRUB

TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (2)

DASYLIRION WHEELERII DESERT SPOON 5 GALLON (21)

PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL) (7)

ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING) (29)

EUPHORBIA RESINIFERA MOROCCAN MOUND 5 GALLON (23)

LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (37)

CONVOVULUS CNEORUM **BUSH MORNING GLORY** 5 GALLON (43)



3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3) MINIMUM 2000lbs EACH (16)

1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN **APPROVED** CITY OF SCOTTSDALE

CASE NUMBER

APPROVED

DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: XX - DR - 2022

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 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 CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION'S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

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 QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



PIMA 00 14900 S

TIMOTHY J

SHEET TITLE: LANDSCAPE ISSUE DATE: 06.14.23 DRAWN BY: STAFF CHECKED BY: TJMCQ PROJECT No.: 22383



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



1220 Marshall Street NE Minneapolis Minnesota 55413-1036 612.677.7100 612.677.7499 fax www.rsparch.com

(RAINTREE)

Project For



14900 N Pima Rd, Scottsdale, AZ 85260

Declarat No.	
Project No.	14853F7F8A
Drawn By	ВК
Checked By	DC, MB
Date	05/25/2023

3D RENDERINGS

02



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



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Project For

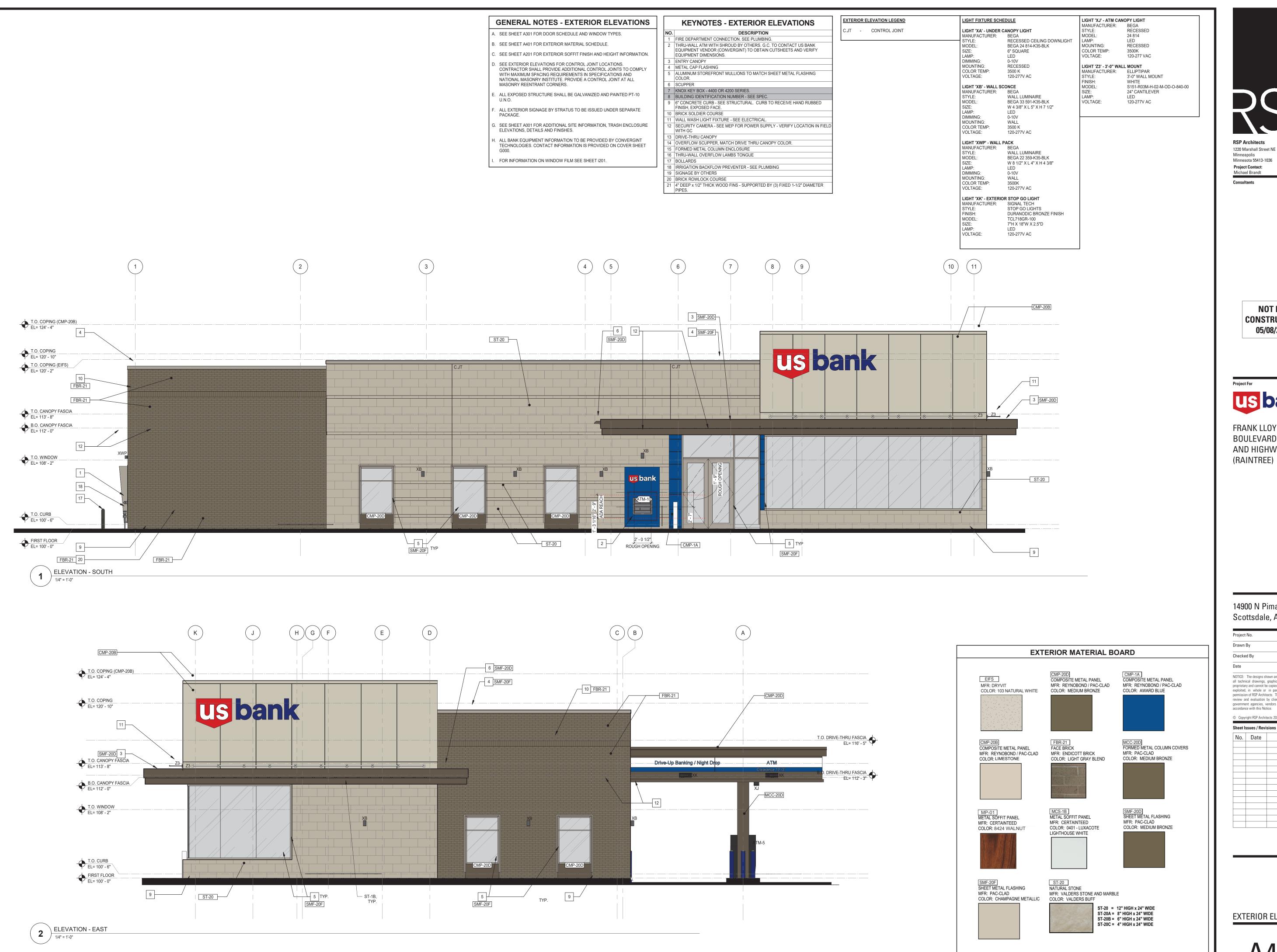


FLW BLVD & HWY 101 (RAINTREE)

14900 N Pima Rd, Scottsdale, AZ 85260

Project No.	14853F7F8A
Drawn By	ВК
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Date	05/25/2023

3D RENDERINGS





612.677.7499 fax

612.677.7202

www.rsparch.com

NOT FOR CONSTRUCTION 05/08/2023

FRANK LLOYD WRIGHT **BOULEVARD AND HIGHWAY 101** (RAINTREE)

14900 N Pima Rd, Scottsdale, AZ 85260

Project No.	14853F7F8
Drawn By	MS
Checked By	DC, MI
Date	04/21/202
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EXTERIOR ELEVATIONS





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Michael Brandt

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FRANK LLOYD WRIGHT **BOULEVARD AND HIGHWAY 101** (RAINTREE)

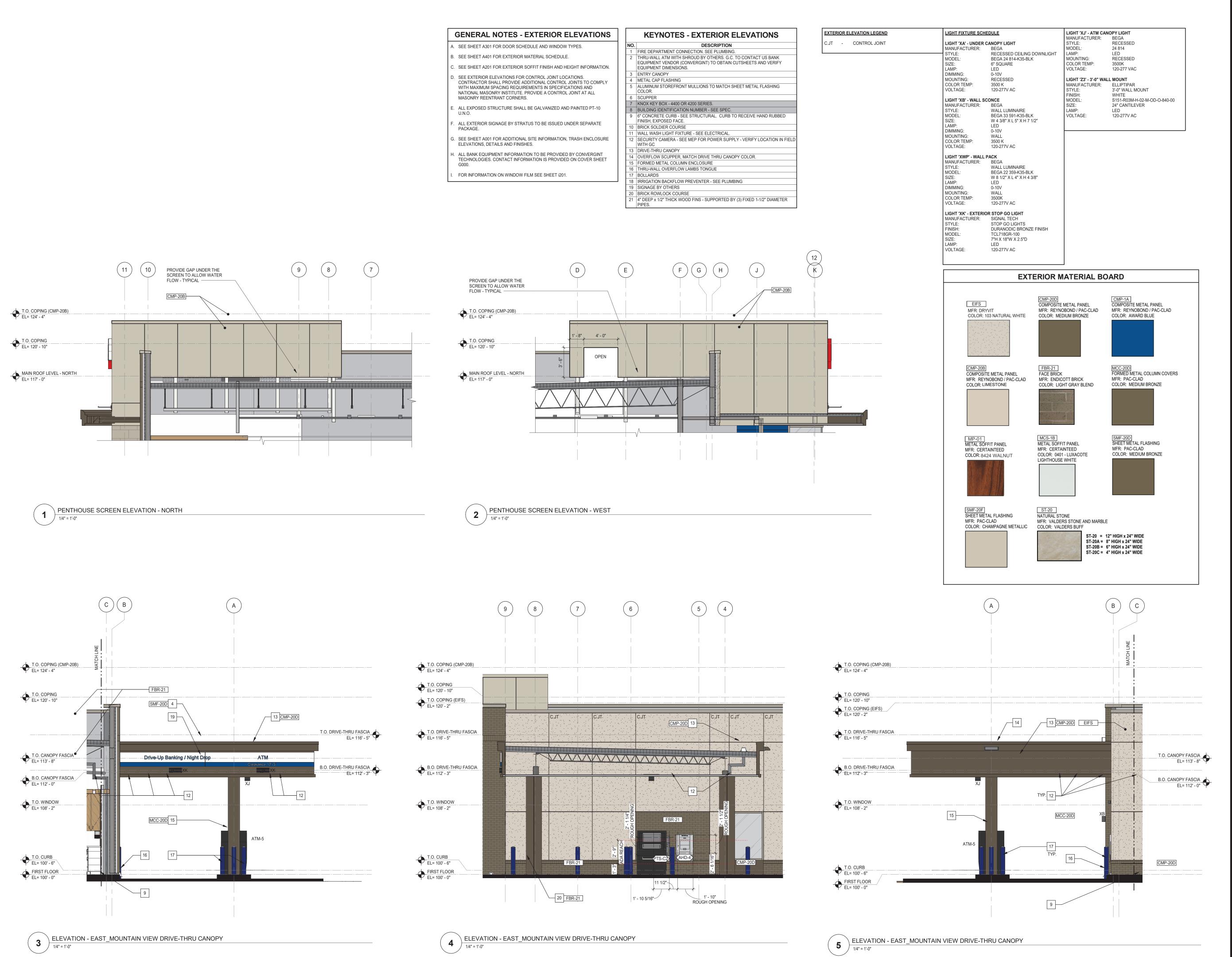
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612.677.7202

Project Contact:

Michael Brandt

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For

us bank

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