

MAGNOLIA WATERSIDE AT OLD TOWN

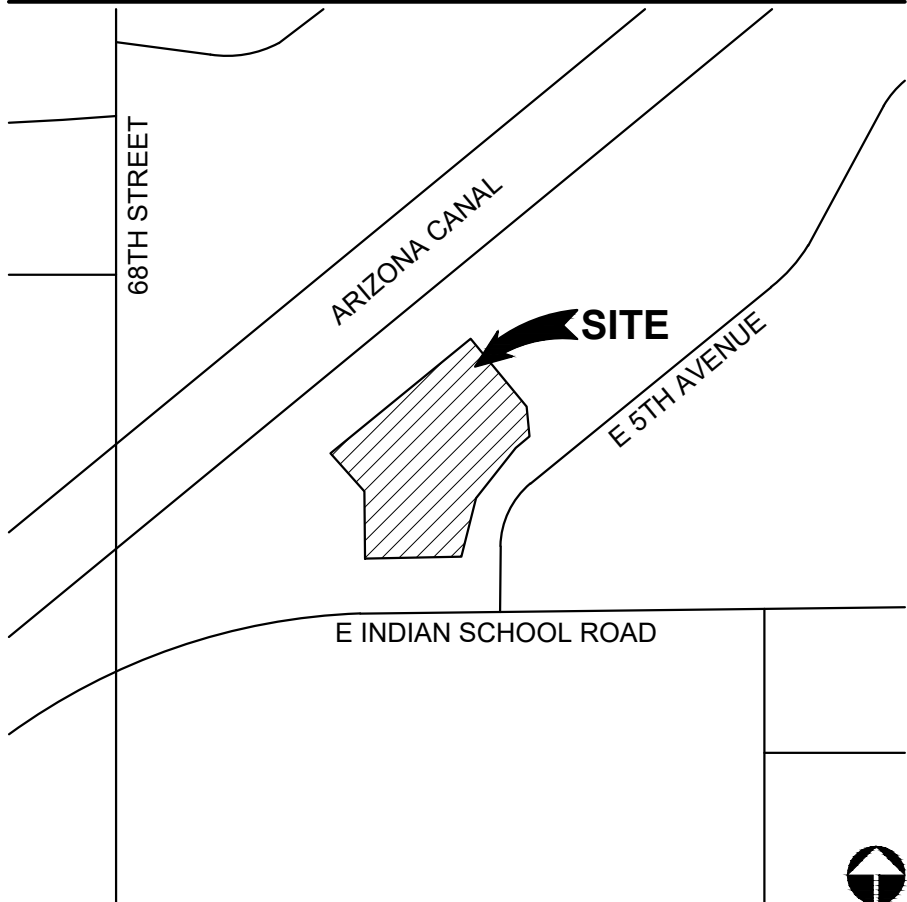
CITY OF SCOTTSDALE DEVELOPMENT APPLICATION SCOTTSDALE, ARIZONA



SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
01/14/2020	SCOTTSDALE ZONING SUBMITTAL
02/09/2022	SCOTTSDALE ZONING SUBMITTAL 2
07/15/2022	DEVELOPMENT APPLICATION 2ND SUBMITTAL

VICINITY MAP



PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	MPC INDIAN SCHOOL, LLC TAYLOR FARDEN 2435 E SOUTHLAKE BLVD STE 150 SOUTHLAKE, TEXAS 76092 817.769.2580
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECTURE DOUG CRAIG, P.L.A. 4900 N SCOTTSDALE RD STE 1200 SCOTTSDALE, ARIZONA 85251 480.994.0994
CIVIL ENGINEER	SUSTAINABILITY ENGINEERING GROUP LLC ALI FAKIH, PHD, PE 8280 E GELDING DR STE 101 SCOTTSDALE, ARIZONA 85260 480.237.2507

SHEET INDEX

NUMBER	DESCRIPTION
L1.00	COVER SHEET
L2.00	LANDSCAPE PLAN

CITY OF SCOTTSDALE GENERAL NOTES

- ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS & SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA PER D.S. & P.M.
- ALL LANDSCAPE AND IRRIGATION WILL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER.
- TREE CALCULATION PER SEC 10.501B CITY OF SCOTTSDALE ORDINANCE:
50% MATURE TREES (AS DEFINED IN ARTICLE III) REQUIRED
TOTAL TREES PROVIDED:
MATURE TREES REQUIRED:
MATURE TREES PROVIDED:
- WATER INTENSIVE LANDSCAPE/TURF CALCULATION PER SEC 49-246 CITY OF SCOTTSDALE CODE:
TOTAL WATER INTENSIVE LANDSCAPE/TURF PERMITTED:
TOTAL WATER INTENSIVE LANDSCAPE/TURF PROVIDED:
- FLAGPOLES, IF PROVIDED, SHALL BE CONICAL, AND TAPERED. SEPARATE REVIEW AND APPROVAL..
- MAINTENANCE RESPONSIBILITY FOR PLANTING IN MEDIANS IN THE PUBLIC R.O.W. IS NOT PER DSPM.
- 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.

CITY OF SCOTTSDALE NOTES

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST & INDIGENOUS PLANT LIST AS PREPARED BY THE CITY OF SCOTTSDALE.
- NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
- EMERGENCY ACCESS TO BE KEPT CLEAR.
- PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
- LANDSCAPE PLAN CONFORMS WITH ZONING ORDINANCE SECTION 10.200.B
- LANDSCAPE DESIGN GUIDELINES FOR NEW LONE MOUNTAIN PARKWAY TO BE INSTALLED PER DSPM SECTION 8-1.100 AND 8-1.203
- CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.
- SITE LINE TRIANGLES SHALL BE IDENTIFIED PER SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL SECTION 5-3.119. REFER TO ZONING ORDINANCE SECTION 1.303.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND VAULTS ARE SHOWN PER ZONING ORDINANCE SECTION 1.303. SEE DESIGN POLICIES MANUAL SEC. 2-1.401.1
- ESL PLANT MATERIALS SHOWN WITHIN BENCHES OR TERRACES WALLS PER DSPM SEC. 2-2.405.1C
- PER THIS DSPM SEC. 2-1.504, HEAD WALLS, SHOT-CRETE AND DRAINAGE APPLICATIONS SHALL BE INTEGRALLY COLORED (ADOBE-DAVIS COLOR)

SCOTTSDALE PLAN REVIEW AND PERMIT SVCS NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUNDCOVER SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.
- A MINIMUM OF 50 PERCENT 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 THE 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 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 OF 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 THE 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 SERVICES, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTION 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 SECTIONS OF THESE PLANS HAVE NOT BEEN 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 DAMAGED, DESTROYED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATION 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 BE UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROGRAM ON THE PLANS.

RVI

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Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

MAGNOLIA WATERSIDE AT OLD TOWN
DEVELOPMENT APPLICATION
SCOTTSDALE, ARIZONA

PROJECT NO : 21004980
DATE : JULY 15, 2022
DRAWN: KWN
REVIEWED: DC

REVISIONS

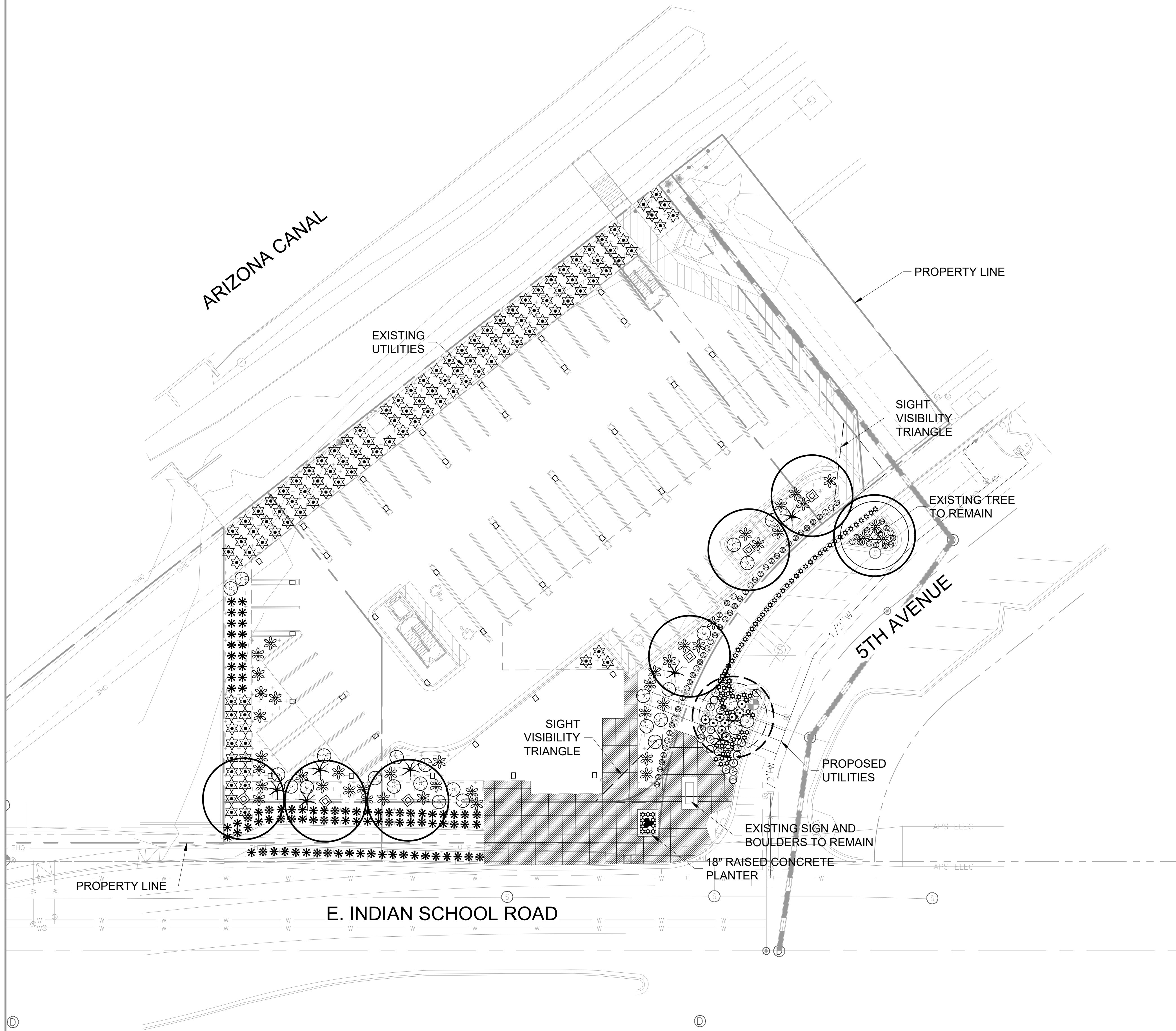
COVER SHEET

L1.00

SHEET 1 OF 2

2ND SUBMITTAL

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LANDSCAPE MATERIAL SCHEDULE

TREES ITEM	SIZE	QTY.	COMMENTS
<i>Dalbergia sissoo</i> SISOO	24" BOX	6	MINIMUM 2" CAL
SHRUBS & ACCENTS ITEM	SIZE	QTY.	COMMENTS
<i>Agave murpheyi</i> MURPHEY'S AGAVE	5 GAL.	88	
<i>Agave parryi</i> var. <i>truncata</i> ARTICHOKE AGAVE	5 GAL.	58	
<i>Aloe barbadensis</i> MEDICINAL ALOE	5 GAL.	119	
<i>Aloe 'Blue Elf'</i> BLUE ELF ALOE	5 GAL.	87	
<i>Dasyllirion wheeleri</i> DESERT SPOON	5 GAL.	43	
<i>Fouquieria splendens</i> OCOTILLO	5 GAL.	7	
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' TEXAS SAGE	5 GAL.	26	
<i>Muhlenbergia capillaris</i> 'Lenca' REGAL MIST MUHLY GRASS	5 GAL.	9	
<i>Pachycereus schottii monstrosus</i> TOTEM POLE CACTUS	15 GAL.	1	
GROUNDCOVERS ITEM	SIZE	QTY.	COMMENTS
<i>Lantana 'New Gold'</i> NEW GOLD LANTANA	1 GAL.	18	
MISCELLANEOUS ITEM	SIZE	QTY.	COMMENTS
ROCK MULCH 'PALOMINO GOLD'	1/2" SCREENED	FIELD VERIFY S.F.	2" DEPTH, FIELD VERIFY S.F.,
EXISTING TREE TO REMAIN		1	
EXISTING TREE TO BE REMOVED		1	PROPOSED UTILITIES IN CONFLICT WITH TREE

NOTE:
• Tags for registered or trademarked (®, ™) material are to remain on plants.

PAVING SCHEDULE

 INTEGRAL COLOR CONCRETE. INTENT IS TO MATCH OPPOSITE SIDE OF INTERSECTION. EXISTING CONCRETE TO BE REMOVED IF NECESSARY.

EXISTING LANDSCAPE NOTES

- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
- ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



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REVISIONS

HARDSCAPE
AND PLANTING
PLAN

L2.00