



## OWNER / CLIENT

R.D. OLSON DEVELOPMENT  
520 NEWPORT CENTER DRIVE, SUITE 600  
NEWPORT BEACH, CA 92660  
(949) 271-1109  
CONTACT: ANTHONY WRZOSEK  
ANTHONY.WRZOSEK@RDODEVELOPMENT.COM

## ARCHITECT

WATG  
300 SPECTRUM CENTER DRIVE, SUITE 500  
IRVINE, CA 92618  
(949) 574-8500  
CONTACT: GREG VILLEGAS  
GVILLEGAS@WATG.COM

## CONSULTING ARCHITECT

ERIC BRANDT ARCHITECT  
2890 THUNDERMOUNTAIN ROAD  
SEDONA, AZ 86336  
(928) 821-3617  
CONTACT: ERIC BRANDT  
ERIC@BRANDTARCHITECT.COM

## LANDSCAPE ARCHITECTS

BRIGHTVIEW DESIGN GROUP  
8 HUGHES  
IRVINE, CA 92618  
(949) 241-5391  
CONTACT: SANDEEP WALIA  
SANDEEP.WALIA@BRIGHTVIEW.COM

## CONSULTING LANDSCAPE ARCHITECT

RICHARD HUBBELL & ASSOCIATES  
80 SOLIDERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL  
RICHARDHUBBELLINC@GMAIL.COM

## CIVIL ENGINEER & SURVEYOR

SEFTON ENGINEERING  
CONSULTANTS  
40 STUTZ BEARCAT DRIVE  
SEDONA, AZ 86336  
(928) 202-3999  
CONTACT: LUKE SEFTON  
LS@SEFENGCO.COM

HAMMES SURVEY  
2100 VIA SILVERA  
CAMP VERDE, AZ 86322  
CONTACT: TIM HAMMES  
T.HAM@LIVE.COM

## TRAFFIC / PARKING ENGINEER

KIMLEY-HORN  
333 E. WETMORE ROAD, SUITE 280  
TUCSON, AZ 85705  
(385) 420-0941  
CONTACT: BRENT CROWTHER  
BRENT.CROWTHER@KIMLEY-HORN.COM

## PROJECT NARRATIVE

COMPREHENSIVE DESIGN SUBMITTAL FOR A NEW VISITOR SERVING LODGE TO INCLUDE 70 GUESTROOMS AND ASSOCIATED AMENITIES; I.E. OPEN SPACE, MEETING SPACE, RESTAURANT, WELLNESS CENTER, AND WORK-FORCE HOUSING. THE PROPOSED BOUTIQUE LODGE IS DESIGNED TO ENSURE CONFORMITY WITH THE SCHNEBLY COMMUNITY FOCUS AREA (CFA) AND BE CONSISTENT WITH THE CFA VISION FOR A PEDESTRIAN-FRIENDLY, MIXED-USE AREA THAT PRESERVES THE OAK CREEK RIPARIAN CORRIDOR, NATURAL HILLSIDES, AND OPEN FIELDS, WITH A VARIETY OF MODESTLY SCALED BUILDINGS THAT SUSTAIN THE HISTORIC CONTEXT, TYPOLOGY, AND CHARACTER DISTINCTIVE TO THIS LOCATION.

## VICINITY MAP



## PROJECT LOCATION

LOCATION:  
SCHNEBLY COMMUNITY FOCUS AREA, WEST SIDE OF SCHNEBLY HILL ROAD BETWEEN THE SCHNEBLY ROUABOUT AND BEAR WALLOW DRIVE.  
65-195 SCHNEBLY HILL ROAD; 20 BEAR WALLOW LANE

PARCEL NUMBERS: 401-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D, & G

## OAK CREEK HERITAGE LODGE - SEDONA AZ. PROJECT DATA

<b>PROJECT LOCATION:</b>	Schnebly Community Focus Area, west side of Schnebly Hill Road between the Schnebly Roundabout and Bear Wallow Drive 65-195 Schnebly Hill Road; 20 Bear Wallow Lane																																																																																																																																																						
<b>PARCEL DESIGNATIONS:</b>	401-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D & G																																																																																																																																																						
<b>ZONING DISTRICT:</b>	OAK CREEK HERITAGE AREA (OC)																																																																																																																																																						
<b>COMMUNITY FOCUS AREA:</b>	SCHNEBLY COMMUNITY FOCUS AREA: Pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area.																																																																																																																																																						
<b>SITE AREA:</b>	11.58 ACRES (504,424.80 SQUARE FEET)																																																																																																																																																						
<b>DENSITY:</b>	Allowed: Lodging Density of (8) Units per acre; or 11.58 x 8 = 92.64 units allowed Proposed: 70 Lodging Units with Accessory Use Structures (4 will be provided as Accessible Units per Table 1108.6.1.1) Proposed: 4 Work-Force Housing Apartments (1 will be provided as an Accessible Unit)																																																																																																																																																						
<b>SETBACKS:</b>	FRONT: 40 FEET, SIDE: 20 FEET, REAR: 20 FEET																																																																																																																																																						
<b>BUILDING COVERAGE:</b>	Allowed: Maximum Building Coverage = 25% (126,106.2 sf = 504,424.8 x 25%) Proposed: Maximum Building Coverage = 8.85% (44,634 sf = 504,424.8 x 8.85%) Allowed: Total Coverage (Impervious Coverage) = 30% (151,327.44 sf = 504,424.8 x 30%) Proposed: Total Coverage (Impervious Coverage) = 28.188% (142,186.31 / 504,424.80 = 28.105%) (Building Components = 65,512.33 sf + Landscape Components = 76,673.98 sf)  Allowed: Maximum Building Footprint = 5,000 sf Proposed: Maximum Building Footprints. Of the (28) building structures, are all under the 5,000 sf allowed (Range is 256 sf to 4,163 sf)																																																																																																																																																						
<b>BUILDING HEIGHT:</b>	E. BUILDING HEIGHT - PER 2.24.E.(1)d.2 Parallel Plane Measurement Utilized ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)c. APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE) (HI-1) HEIGHT INCREASE - 1 = 2.24 E.(3)Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5' (HI-2) HEIGHT INCREASE - 2 = 2.24 E.(4)a.1.Table 2.8 MORE THAN 12 BLDGS.(for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5' (HI-3) HEIGHT INCREASE - 3 = 2.24 E.(4)b.1.2.Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +2.5' (LRV 21 Only) (HI-4) HEIGHT INCREASE - 4 = 2.24 E.(4)b.1.2.Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+Wall Plane Max. of 500 sf)																																																																																																																																																						
<b>FLOOR AREA Definition:</b>	DEFINITION: "FLOOR AREA IS THE AREA OF ALL FLOORS INTERIOR TO AN ENCLOSED BUILDING THAT HAVE AT LEAST 5 FT OF CLEARANCE BETWEEN FLOOR AND CEILING. FLOOR AREA SHALL BE MEASURED TO THE EXTERIOR FACE OF STRUCTURAL MEMBERS OF THE WALL. ROOFED ARCHITECTURAL RECESSES AND OPEN COVERED PORCHES ARE NOT CONSIDERED INTERIOR TO THE BUILDING. A BUILDING WITH AT LEAST 50% OF ITS PERIMETER OPEN TO THE OUTSIDE SHALL NOT BE CONSIDERED ENCLOSED.																																																																																																																																																						
<b>PARKING: MEDIUM DENSITY LODGING</b>	Required per Sec. 5.5: 0.5 spaces per room within each lodging unit, but not less than 1 space per total unit (excluding kitchens, bathrooms, closets, or sim. Rooms as determined by the Director. Additionally, for projects with under 100 units, an additional 10 percent of required parking spaces shall be provided. Provided: 90 total spaces. Refer to the Parking Demand Study (of the 90 spaces, 4 are Accessible per IBC 2018) Note: Guest Parking is Valet Only Summary: 86 Standard Spaces 4 Accessible Parking Spaces																																																																																																																																																						
<b>BUILDING GROSS AREA: (enclosed space)</b>	<table border="1"> <thead> <tr> <th colspan="3">CENTRAL CLUSTER - GROSS FLOOR AREAS (enclosed space)</th> </tr> </thead> <tbody> <tr> <td>Lobby / BOH Bldg.</td> <td>Basement Level</td> <td>2,568 sf</td> </tr> <tr> <td></td> <td>Level 1 (Entry Level)</td> <td>3,809 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>6,377 sf</b></td> </tr> <tr> <td>Spa &amp; Fitness Bldg.</td> <td>Level 1 (Entry Level)</td> <td>3,314 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>2,460 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>5,774 sf</b></td> </tr> <tr> <td>Restaurant Bldg.</td> <td>Level 1 (Entry Level)</td> <td>4,163 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>2,675 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>6,838 sf</b></td> </tr> <tr> <td>Private Dining Bldg.</td> <td>Level 1 (Entry Level)</td> <td>301 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>301 sf</b></td> </tr> <tr> <td>Lodge Units Bldg.</td> <td>Level 1 (Entry Level)</td> <td>3,539 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>3,010 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>6,549 sf</b></td> </tr> <tr> <td><b>Sub Total Central Cluster</b></td> <td></td> <td><b>25,839 sf</b></td> </tr> <tr> <th colspan="3">SOUTH CLUSTER - GROSS FLOOR AREAS (enclosed space)</th> </tr> <tr> <td>Meeting Room Bldg.</td> <td>Level 1 (Entry Level)</td> <td>2,747 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>2,747 sf</b></td> </tr> <tr> <td>Green House (Board Rm.)</td> <td>Level 1 (Entry Level)</td> <td>518 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>518 sf</b></td> </tr> <tr> <td>BOH</td> <td>Basement Level</td> <td>2,250 sf</td> </tr> <tr> <td>BOH</td> <td>Level 1 (Entry Level)</td> <td>2,250 sf</td> </tr> <tr> <td>Workforce Apartments</td> <td>Level 2</td> <td>1,985 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>6,485 sf</b></td> </tr> <tr> <td>Lodging Unit Bldgs.</td> <td>Level 1 (Entry Level)</td> <td>7,070 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>5,817 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>12,887 sf</b></td> </tr> <tr> <td><b>Sub Total South Cluster</b></td> <td></td> <td><b>22,637 sf</b></td> </tr> <tr> <th colspan="3">WEST CLUSTER - GROSS FLOOR AREAS (enclosed space)</th> </tr> <tr> <td>Lodging Unit Bldgs.</td> <td>Level 1 (Entry Level)</td> <td>8,931 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>8,174 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>17,105 sf</b></td> </tr> <tr> <td>MEP / Storage Bldg.</td> <td>Level 1 (Entry Level)</td> <td>256 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>256 sf</b></td> </tr> <tr> <td><b>Sub Total West Cluster</b></td> <td></td> <td><b>17,361 sf</b></td> </tr> <tr> <th colspan="3">NORTH CLUSTER - GROSS FLOOR AREAS (enclosed space)</th> </tr> <tr> <td>Lodging Unit Bldgs.</td> <td>Level 1 (Entry Level)</td> <td>6,331 sf</td> </tr> <tr> <td></td> <td>Level 2</td> <td>1,785 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>8,116 sf</b></td> </tr> <tr> <td>MEP / Storage Bldgs.</td> <td>Level 1 (Entry Level)</td> <td>256 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>256 sf</b></td> </tr> <tr> <td><b>Sub Total North Cluster</b></td> <td></td> <td><b>8,372 sf</b></td> </tr> <tr> <th colspan="3">POOL BUILDINGS - GROSS FLOOR AREAS (enclosed space)</th> </tr> <tr> <td>Bar Building</td> <td>Level 1 (Entry Level)</td> <td>371 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>371 sf</b></td> </tr> <tr> <td>Pool Restrooms / Pump Rm.</td> <td>Level 1 (Entry Level)</td> <td>477 sf</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>477 sf</b></td> </tr> <tr> <td><b>Sub Total Pool Buildings</b></td> <td></td> <td><b>848 sf</b></td> </tr> <tr> <td><b>TOTAL ALL CLUSTERS AND BUILDINGS:</b></td> <td></td> <td><b>75,057 sf</b></td> </tr> </tbody> </table>	CENTRAL CLUSTER - GROSS FLOOR AREAS (enclosed space)			Lobby / BOH Bldg.	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# WATG

strategy planning architecture landscape interiors

irvine | CA | 949 574 8500 watg.com

**R.D. OLSON**  
DEVELOPMENT  
2018 MARRIOTT PARTNERSHIP  
CIRCLE AWARD WINNER

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**ERIC BRANDT ARCHITECT**  
Sedona AZ (928) 821-3617  
www.BrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
80 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2100 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-5686  
CONTACT: TIM HAMMES  
T.HAM@LIVE.COM

PROJECT TEAM

no. date issue

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

Project  
Information

sheet title

project no. 222032

checked by:

drawn by:

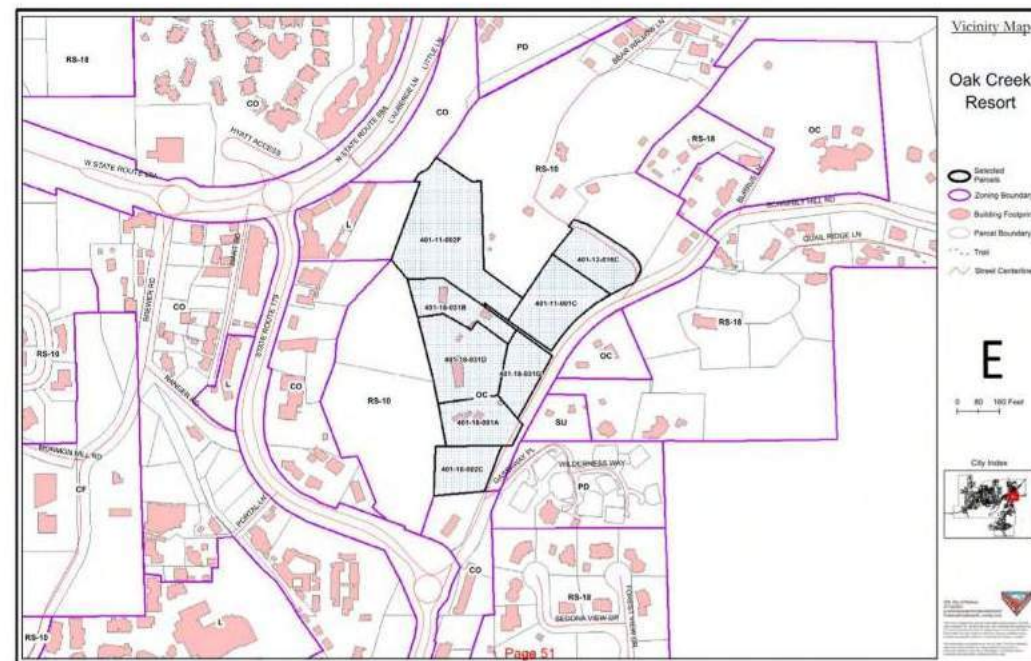
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sheet no.  
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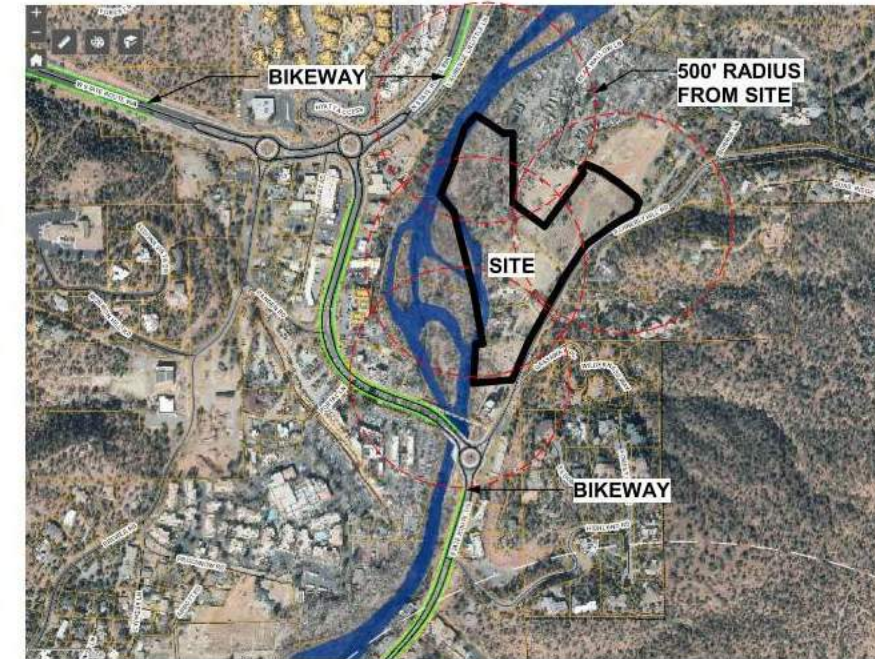
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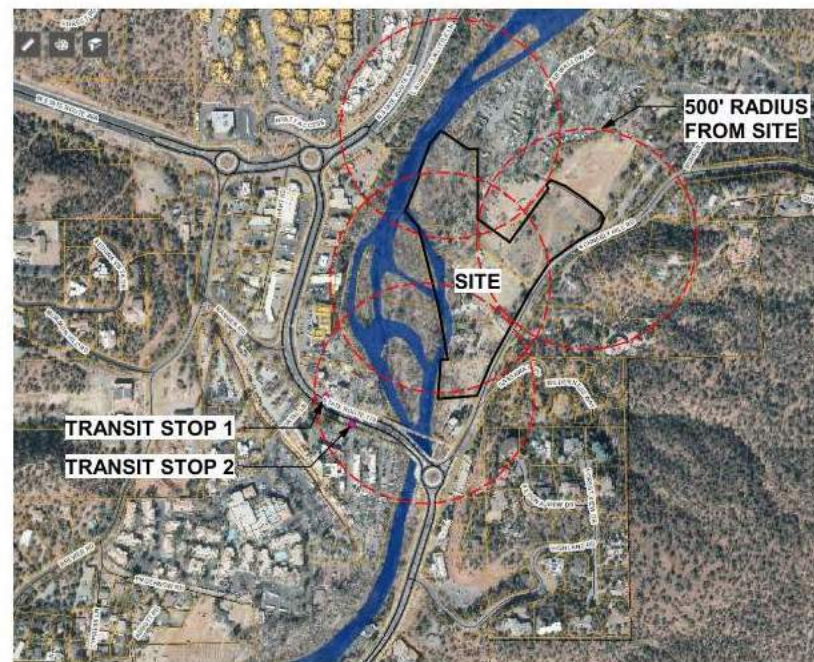
SITE PARCEL MAP



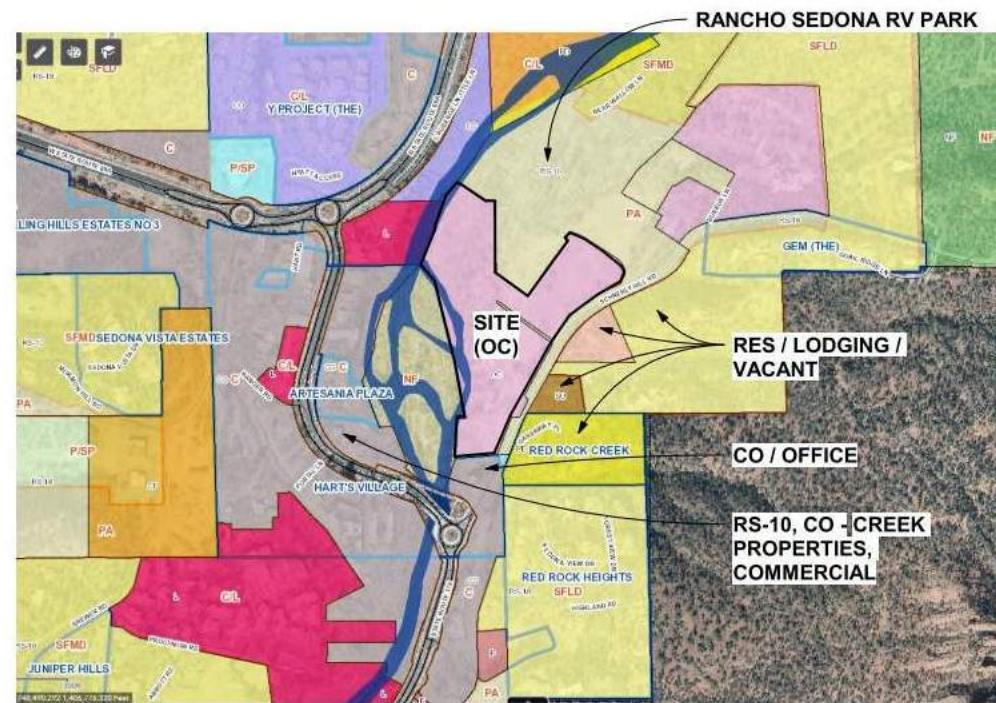
EXISTING ADJACENT BUILDING ENVELOPES



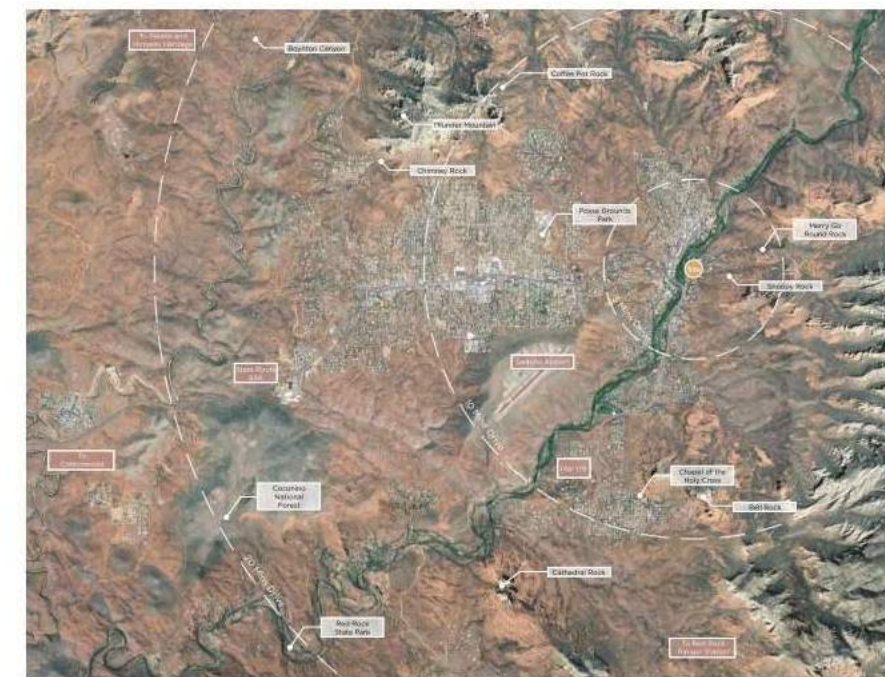
MAJOR BIKE WAYS NEAR PROPERTY



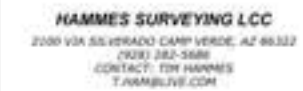
TRANSIT STOPS NEAR SITE



LAND USE PER CITY GIS



VICINITY MAP



key plan

no. 0219 issue  
Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title Existing Site Context

project no. 222002

checked by:  
drawn by:

component

sheet no. TO-04

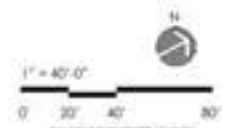
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RICHARD HUBBELL & ASSOCIATES  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85238  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

HAMMES SURVEYING LLC  
2080 VIA SILVERADO CAMP VERDE, AZ 85322  
(928) 282-5686  
CONTACT: TIM HAMMES  
T.HAMM@HVS.COM

key plan



no. date issue

Oak Creek  
Heritage Lodge

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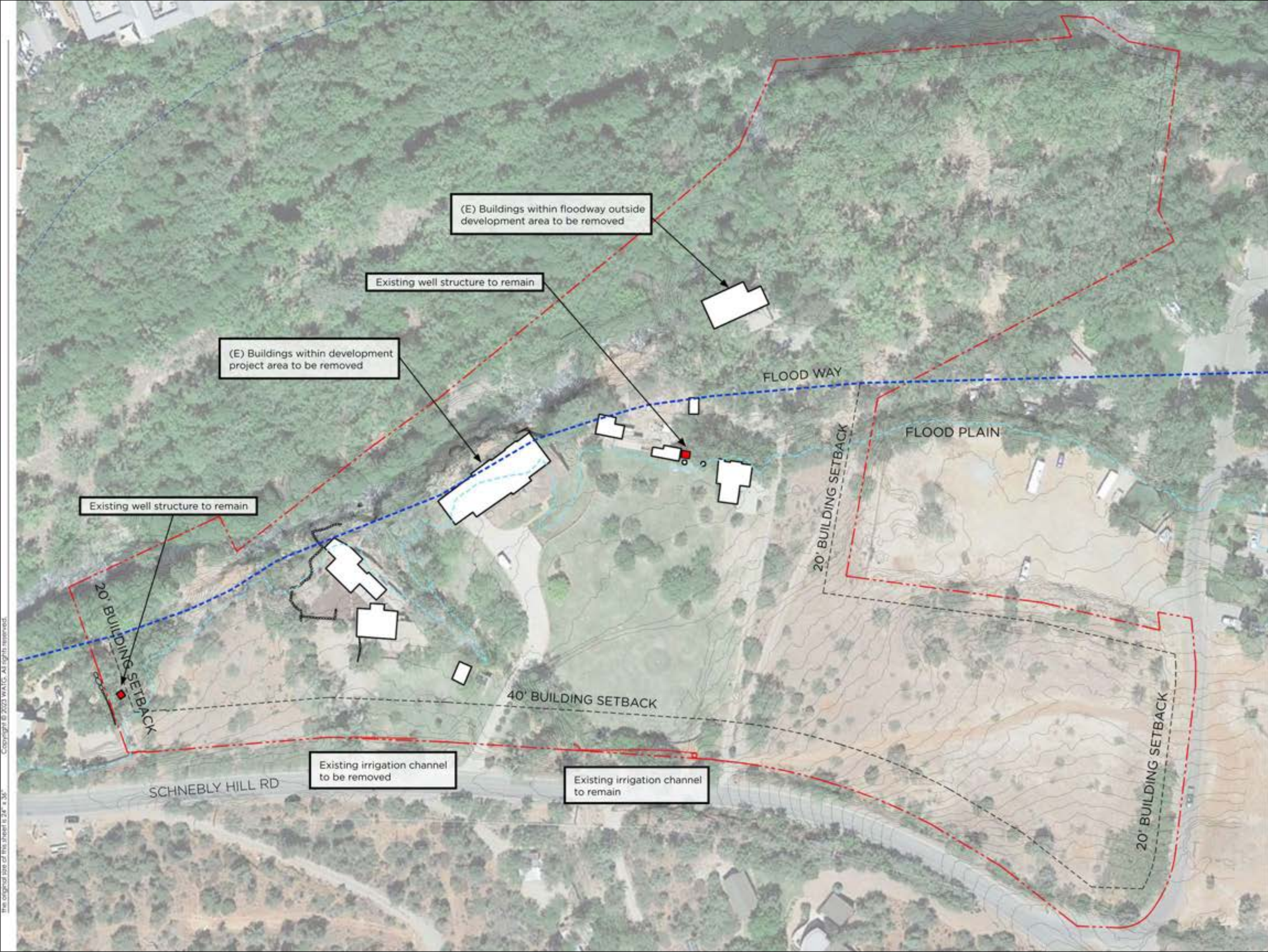
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project no. 222002

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86 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2080 VIA SILVERADO CAMP VERDE, AZ 86332  
(928) 282-5686  
CONTACT: TOM HAMMES  
T.HAMMES@HVS.COM

key plan



no. : 02208 issue :

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sheet title: **Site Photographs**

project no. : 222002

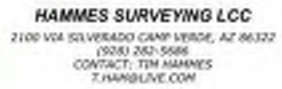
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**T0-07**

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key plan

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Site Adjacent  
Structure

project no. 222032

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TO-11

sheet no.  
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3. 431 AZ-179



2. 537 AZ-179



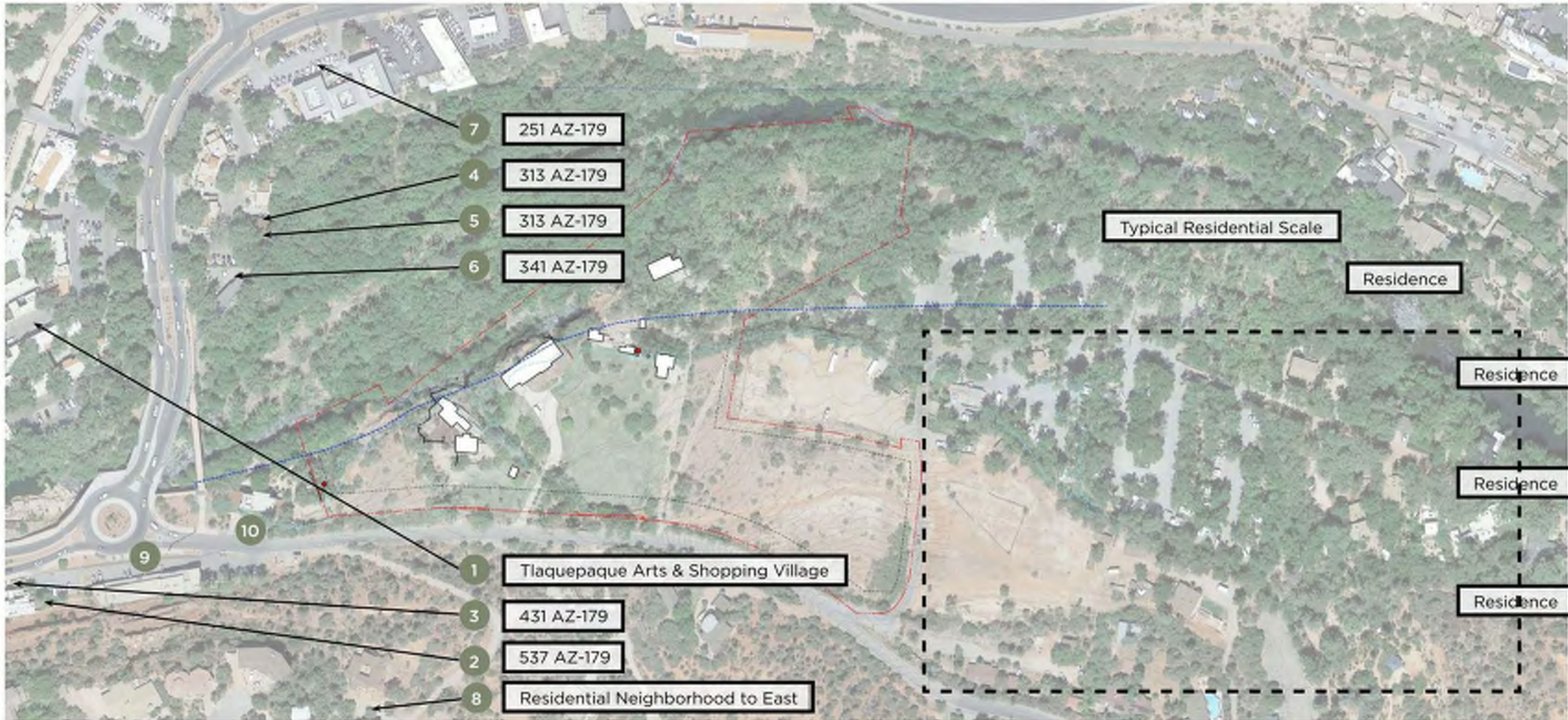
8. Residential Neighborhood to East



1. Tlaquepaque Arts & Shopping Village



4. 313 AZ-179



5. 313 AZ-179



6. 341 AZ-179



9. 411 AZ-179 West Elevation

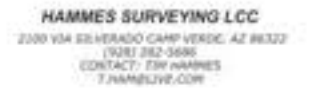


7. 251 AZ-179



10. 25 Schnebly Rd. West Elevation

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**THE SUN**

The sun path stays on the southern end with the summer solstice sun higher in the sky than the winter solstice sun.



**THE MOON**

The moon path stays to the northern and goes from high in the sky to low depending on the day in the lunar cycle.



**THE WIND**

In the summer, the winds are mostly coming from the south and lesser so from the west. In the winter the eastern winds pick up more.

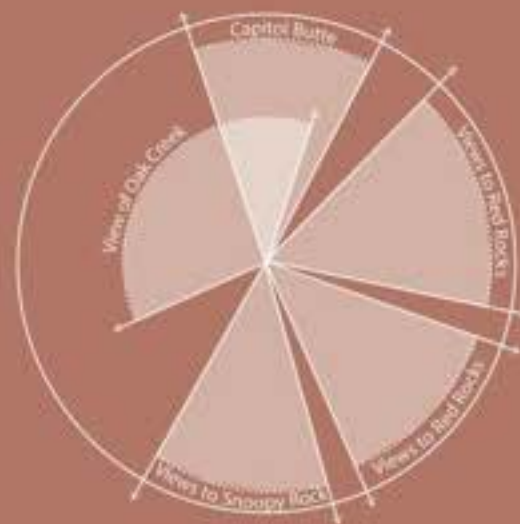


**HISTORICAL BUILDINGS**

These buildings play a role in Sedona's history and are recognized as an inspiration for the project.

**THE SITE**

In reconnecting to the earth and the natural rhythms of the site, the sun path, moon path, wind and various views of the site guide the placement of buildings and design of open spaces.



**THE VIEWS**



**WILSON MOUNTAIN**



**SNOOPY ROCK**



**OAK CREEK**

revision

no. date issue

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title SITE INFLUENCES

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# THE HERITAGE

Sedona has always been a place of rejuvenation and growth. The energy of this place is unique with its striking geology, fauna and flora. Whether it was the indigenous people hunting and gathering, the early settlers growing their crops here or modern day locales creating art, people thrive here because of the richness of the earth and what can grow from it. We seek to create a space that returns people to nature as it has been done for centuries.

## THE SCHNEBLY CFA PLAN

The project site, located within the heart of Sedona, seeks to preserve the Oak Creek riparian corridor and sustain the distinct historic context and character of the area. A series of site development strategies including maintaining existing trees, minimizing grading, preserving and celebrating the historical remnants on site, and clustering modestly scaled buildings help accomplish this critical goal.

## THE ENVIRONMENT

Taking inspiration from the Oak Creek draws out the dynamic energy of nature throughout the site. Gathering spaces and respite nodes weave in and out within the open areas to provide spaces with varying levels of activity while preserving the Oak Creek floodway and viewsheds towards the rock formations and Oak Creek.

## THE LAND USE

Design intent is in reverence to the agricultural roots of Sedona. The indigenous people and the early settlers had strong connections to their adjacent natural environment. The proposed site plan extends that aspect through clustering of buildings, integrating them while utilizing context sensitive materials and colors, promoting ground permeability and celebrating existing site remnants.

## THE CIRCULATION

Site circulation takes into account access to the adjacent natural environment and access through/along the site in order to further integrate the site to Oak Creek, existing trail network, and external natural icons.

## THE COMMUNITY

### Energy

The swirling energy fields of Sedona's vortexes inspired the design of the preserved areas to create avenues for spiritual healing and rejuvenation. The site is designed to encourage deeper connection to one's self, creating a sense of inner peace and truly immersing the body into nature.

### Art

Sedona takes pride in their skilled artisans and the rich craftsmanship they possess. Landscape components pay homage to the different art forms Sedonian artists offer, making them significant points of interests throughout the site.



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PHOENIX, AZ (602) 831-9801  
www.EricBrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2200 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-3600  
CONTACT: TIM HAMMES  
T.HAMMES@LVJ.COM

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L0-02

page



# THE SCHNEBLY CFA PLAN APPLICATION

The **goals, objectives, and strategies** recommended within the Schnebly Community Focus Area Plan **guide the development of Oak Creek Heritage Lodge**. The following images and text illustrate **application of these principles within the proposed landscape and site design**.

## THE ENVIRONMENT

### 1. SITE PRESERVATION:

- The existing site conditions are being preserved to retain its unique, pastoral, agricultural and historic characteristics.
- Proposed circulation and spaces celebrate the spiritual environment and unique locations naturally existing on site: light and shade; prospect and refuge; sculptural installations create points of interest to explore; and destination spaces that honor site ecology.
- Proposed plant materials are native to the area with low water usage, are drought tolerant and freeze resistant. These promote environmental stewardship and will help maintain the natural character of the site.

### 2. OAK CREEK FLOODWAY PRESERVATION:

- The floodway is preserved as Open Space and includes only temporary improvements to protect natural riparian habitat along the creek/tributary washes, to accommodate flooding, and to provide wildlife habitat.
- The proposed drainage approach seeks to leave natural creek drainage unaltered by maximizing local site percolation.

### 3. VIEWSHED PRESERVATION:

- Existing viewsheds are protected through appropriate placement of buildings, trees, and outdoor spaces.



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PHOENIX, AZ (602) 831-9901  
www.EricBrandtArchitect.com

RICHARD HUBBELL & ASSOCIATES  
86 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

HAMMES SURVEYING LLC  
2200 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-3690  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

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SHEET TITLE  
SCHNEBLY  
CFA PLAN:  
ENVIRONMENT

PROJECT NO.

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COMPONENT

SHEET NO.  
PAGE

L1-01

# THE ENVIRONMENT

OPEN SPACE PRESERVATION  
VIEWSHED PRESERVATION  
FLOODWAY PRESERVATION



## LEGEND

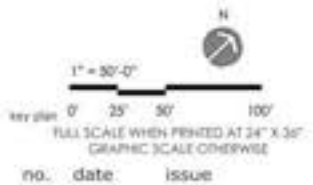
- PROPOSED OPEN SPACE
- OPEN AREA - VIEWSHEDS
- OPEN AREA - LANDSCAPE
- PRESERVED TREES
- FLOODWAY DG PATHWAYS
- FLOODWAY DG RESPITES
- FLOODWAY LAWN

## OPEN SPACE TABULATION

SITE ACREAGE	MIN. TARGET OPEN SPACE	PROPOSED OPEN SPACE
11.58 ACRES (504,424.80 SF)	25% (126,106.2 SF)	49% (247,326.6 SF)



1. BUILDINGS ARE SET BACK AND A LARGE CONTIGUOUS OPEN SPACE ZONE IS PROVIDED ALONG SCHNEBLY HILL ROAD. MOST EXISTING TREES ARE PRESERVED IN THIS ZONE.
2. BUILDING CLUSTERING AND OPEN SPACE PRESERVATION MAINTAINS EXISTING LARGE "VIEWSHEDS" FROM SCHNEBLY HILL ROAD, WHICH IS ONE OF THE DEFINING FEATURES OF THE OAK CREEK HERITAGE DISTRICT.
3. WITHIN FLOODWAY ZONE, ALL TREES WILL BE PROTECTED IN PLACE EXCEPT THOSE THAT ARE DECEASED, DYING, OR INVASIVE. ONLY "OPEN-TO-SKY" CANTILEVERED TERRACES AND MINOR IMPROVEMENTS ARE PROPOSED INCLUDING LAWN, DG PATHWAYS, DG RESPITES AND MOVABLE FURNITURE. NO BUILDINGS ARE PROPOSED WITHIN THE FLOODWAY BOUNDARY.



Oak Creek  
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sheet title: OPEN SPACE, VIEWSHED AND FLOODWAY PRESERVATION  
project no.:  
checked by: SW  
drawn by: SC

sheet no.: L1-02  
page:

# THE SCHNEBLY CFA PLAN APPLICATION

The project site, located within the heart of Sedona, seeks to **preserve the Oak Creek riparian corridor and sustain the distinct historic context and character of the area**. A series of site development strategies including **maintaining existing trees, minimizing grading, preserving and celebrating the historical remnants on site, and clustering modestly scaled buildings** help accomplish this critical goal.

## THE LAND USE

### 1. CLUSTERING OF BUILDINGS:

- Multiple small building form organic clusters to ensure harmony with the surroundings, reduce impervious footprint and preserve larger area of connected open space.

### 2. SITE INTEGRATION:

- Buildings will be integrated with the site through use of understated architectural styles, complementary colors and rustic materials to create a unique sense of place.
- Proposed planting palette will respond to the distance from the riparian zone and create moments of orchard planting in respect to the agrarian history.
- Flexible and open space oriented programmed spaces are proposed with minimal treatment and natural materials.

### 3. CELEBRATION OF EXISTING SITE REMNANTS:

- Protect on-site historical components and create interpretive site elements that celebrate agricultural remnants such as water channel and wells.

### 4. GROUND PERMEABILITY:

- All paving materials are proposed to be permeable in order to allow maximum water infiltration and maintain a natural feel of the site.



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PHOENIX, AZ (602) 831-9911  
www.EricBrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2200 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-3690  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

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Oak Creek  
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SCHNEBLY  
CFA PLAN:  
LANDUSE

project no.

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page

L1-03

# THE SCHNEBLY CFA PLAN APPLICATION

## LAND USE (Cont.) // GROUND PERMEABILITY

WITHIN OPEN SPACE



MULCH



GRAVEL/DIRT/DG



POROUS GRANITE AND RUBBER



WOODEN DECKS



ELEVATED DECKING WALKS

WITHIN BUILT ENVIRONMENT



LOOSE DECOMPOSED GRANITE PAVING



CONCRETE GRID WITH SAND, GRAVEL OR DG.



STEPPING STONES



CONCRETE GRID + PERVIOUS PAVERS



PERMEABLE CONCRETE



PERVIOUS PAVERS

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PHOENIX, AZ (602) 831-9801  
www.EricBrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
88 SOLDIERS PASS ROAD  
SCODRA, AZ 85139  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2200 VIA SILVERADO CAMP VERDE, AZ 85322  
(928) 282-3600  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

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CFA PLAN  
SITE PERMEABILITY

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L1-04

page

# THE LAND USE

## BUILDING CLUSTERING GATHERING COURTYARDS

### LEGEND

-  PROPOSED OPEN SPACE
-  OPEN AREA - LANDSCAPE
-  OAK CREEK
-  BUILDING CLUSTERS
-  GATHERING COURTYARDS
-  EXISTING IRRIGATION CHANNEL
-  EXISTING WELL

### NOTES:

1. SMALL BUILDINGS ARE CLUSTERED TO MAINTAIN THE EXISTING AGRARIAN APPEARANCE OF THE SITE. THIS ALLOWS A LARGE AND CONTIGUOUS OPEN SPACE AREA ALONG SCHNEBLY HILL ROAD.
2. INSTEAD OF ONE LARGE BUILDING, SEVERAL SMALLER BUILDINGS ARE CLUSTERED TO FORM THE SOUTH CLUSTER, CENTRAL CLUSTER, NORTH CLUSTER AND WEST CLUSTER.
3. THE FOUR BUILDING CLUSTERS PROPOSED FORM FLEXIBLE COURTYARD SPACES WITH LIGHT PROGRAMMING FOR COMMON USE.



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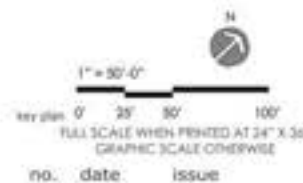
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PHOENIX, AZ (602) 831-9801  
www.BrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85139  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2200 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-3600  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

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MARCH 14TH, 2023

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PLAN LANDUSE  
OVERLAY**

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component  
sheet no. **L1-05**  
page

# THE SCHNEBLY CFA PLAN APPLICATION

Education of the beauty and history of this land is important to grow local and tourist stewardship of the land. This private space will provide public utility in order to serve its local community and Sedona as a whole.

## THE CIRCULATION

### 1. TRAIL CONNECTIVITY:

- A meandering trail is proposed along Schnebly Hill Road and the future access easement along the western edge connects residents and visitors to destinations within the neighborhood and to Uptown.
- Along Schnebly Hill Road, an 8'-0" wide trail allows for safe pedestrian and bike circulation and connects it with the rest of CFA. The trail is reduced to 6' to maneuver around existing trees that are protected in place. Trail splits in to two 4' wide section around steep terrain that may need excessive grade manipulation.
- A 12' wide access easement along the western edge provides future accessibility.
- Bike racks are provided at public buildings to promote bike circulation.

### 2. ENVIRONMENTAL STEWARDSHIP:

- Signage will be proposed along the trail to educate the public on Oak Creek and overall environmental stewardship.
- Signage will be utilized to signal entry into sensitive site areas and to bring awareness to Oak Creek, preserved site elements and the cultural history of the site.



# THE CIRCULATION

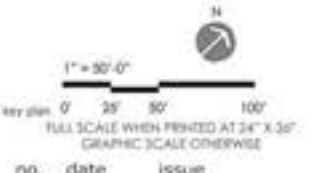
## PUBLIC TRAILS

### LEGEND

-  PROPOSED OPEN SPACE
-  OPEN AREA - LANDSCAPE
-  EXISTING IRRIGATION CHANNEL
-  EXISTING WELL
-  PROPOSED TRAIL

### NOTES:

1. A CONNECTED TRAIL SYSTEM IS PROVIDED ALONG SCHNEBLY HILL ROAD AND BEAR WALLOW LANE THAT CONNECTS THROUGH THE NEIGHBORHOOD TO A PROPOSED 12' WIDE EASEMENT ALONG THE WESTERN EDGE.
2. THE SCHNEBLY HILL TRAIL WILL CONNECT SOUTHWARDS WITH SR 179 ROUNDABOUT AND TRAVEL NORTHWARDS TOWARDS THE HUCKABY TRAILHEAD.
3. THE TRAIL ALONG SCHNEBLY HILL ROAD IS PROPOSED TO BE SET BACK FROM THE ROAD EXCEPT IN AREAS WHERE EXISTING TREES, SLOPES AND IRRIGATION DITCHES ARE PRESERVED.
4. INTERPRETIVE SIGNAGE WILL BE PROVIDED ALONG THE TRAIL WITH INFORMATION TO PROMOTE HISTORICAL AND CULTURAL AWARENESS ABOUT THE AREA AND OAK CREEK.



**Oak Creek Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

**SCHNEBLY CFA**  
sheet title PLAN  
CIRCULATION  
OVERLAY

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# THE SCHNEBLY CFA PLAN APPLICATION

Education of the beauty and history of this land is important to grow local and tourist stewardship of the land. This private space will provide public utility in order to serve its local community and Sedona as a whole.

## THE COMMUNITY

### 1. SITE AWARENESS:

- Interpretive signage will be provided to signal entry into historically important and sensitive site areas such as the lawn area over Brown Residence.
- Interpretive signage will be used to educate the public.

### 2. HERITAGE CELEBRATION:

- Trails run along and towards the irrigation channel for public use to highlight this historical remnant. Small orchard are added in proximity to highlight the location.
- The historical well and irrigation ditches are being preserved in place with trails/overlook proposed for visual access and appreciation.





# THE SCHNEBLY CFA PLAN STRATEGIES SUMMARY

## ENVIRONMENT

### A. PROTECTION OF OAK CREEK

1. Only minor improvements are proposed within floodway.
2. Gassaway Creek drainageway is preserved.

### B. PRESERVATION OF OPEN SPACE

1. Designated Open Space along Schnebly Hill Road includes a meandering DG trail.
2. Proposed site design retains a large majority of existing native trees on site. Undisturbed open areas at several locations are left to maintain existing vegetation in its native state. See Planting Plan.
3. Single story buildings are located on higher ground and nestled in landscape to preserve scenic views from Uptown/Highway 89.
4. Floodway is preserved as Open Space.
5. The trail meandering along Schnebly Hill Road is 8' wide or splits in 2-4' sections to preserve existing trees. Walks are reduced to 4' around preserved trees and slopes.

## LAND USE

### C. SENSE OF PLACE

1. Small buildings are clustered to preserve open space to be contiguous with adjacent parcels.
2. Multiple smaller buildings are structured to save existing trees and form common courtyard spaces.
3. Buildings are setback from the road and nestled in landscape to screen views and visually blend in.
4. Walls and buildings utilize natural materials such as stone, wood and metal and designed to have a residential appearance.
5. The site utilizes permeable materials such as pavers, dg, and gravel for infiltration and an agrarian look.

## COMMUNITY

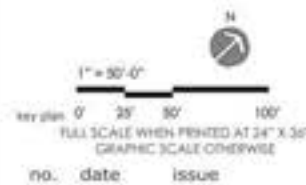
### D. HISTORIC PRESERVATION

1. The existing irrigation ditches and wells are preserved with open areas provided on all sides. Trails and walks are provided for visual access to these remnants.
2. Interpretive signs will be provided to pay homage to and learn about the area's history.

## CIRCULATION

### E. BICYCLE AND PEDESTRIAN NETWORK

1. The meandering trail proposed along the road is setback for safety and links SR 179 roundabout towards Huckaby Trailhead.
2. Bike racks are proposed by public buildings to promote bike circulation. A 12' wide creek site easement with interpretive signage and a potential footbridge is proposed along the western edge.



**Oak Creek  
Heritage Lodge**

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SCHNEBLY CFA  
PLAN STRATEGIES  
SUMMARY

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# THE LANDSCAPE PLAN



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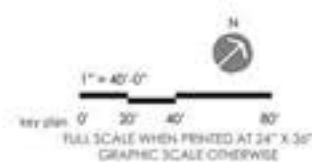
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**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85339  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2200 VIA SILVERADO CAMP VERDE, AZ 85322  
CONTACT: TIM HAMMES  
T.HAMMES@VIA.COM

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**Oak Creek  
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sheet title **LANDSCAPE  
PLAN OVERALL**

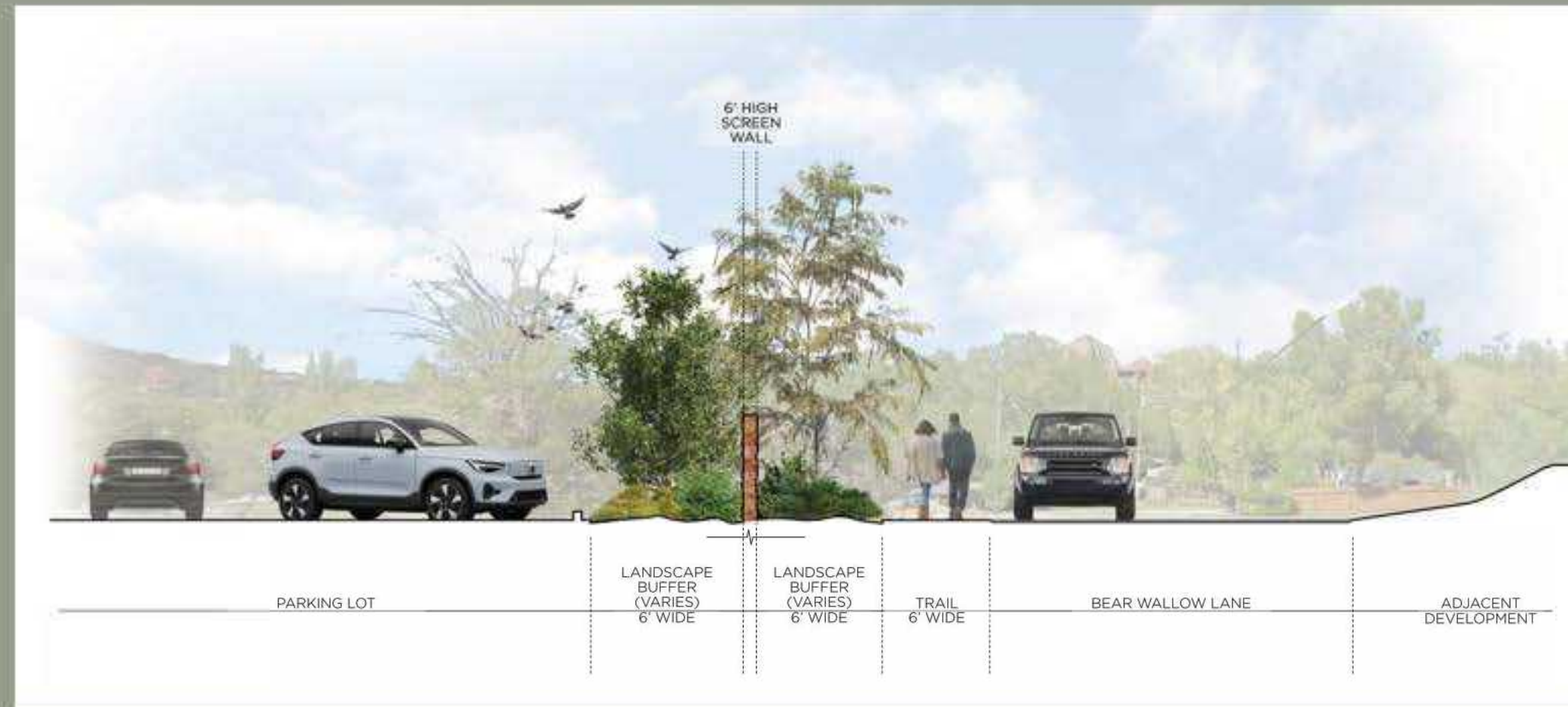
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**L2-01**  
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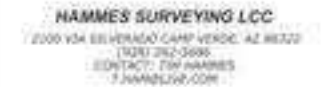
# BEAR WALLOW LANE SCREENING

Per Sedona Land Development Code Section 5.6 Landscaping, Buffering, and Screening, the following screening elements are being provided at the proposed parking lot along Bear Wallow Lane:

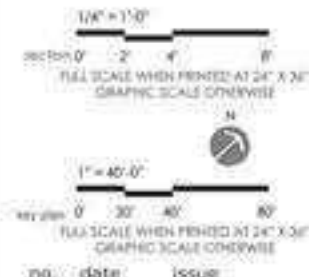
1. A 6' high opaque decorative wall, and
2. A 6' minimum planting buffer on both sides of the wall adding to 12' total
3. Combination of #s 1 and 2 help screen views from adjacent development towards the parking lot



SECTION A



PROJECT TEAM



Oak Creek Heritage Lodge

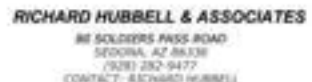
COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title	LANDSCAPE PLAN BEAR WALLOW LANE SCREENING
project no.	
checked by:	SW
drawn by:	SC
sheet no.	L2-02
page	

# THE PLANT PALETTE

The proposed planting palettes are composed of native and adaptive plant species and derived from Section 5.6.C(1)b.1 of the Administrative Manual to blend with the site's surroundings and provide a naturalized experience to visitors.

NON-RIPARIAN TRANSITIONAL		ORCHARD	ENHANCED		RIPARIAN
					
<i>Berberis fremotii</i> Fremont Barberry	<i>Juniperus deppeana</i> Alligator Juniper	<i>Malus domestica</i> Apple	<i>Agave parryii</i> Parry's Agave	<i>Fouquieria splendens</i> Ocotillo	<i>Populus fremontii</i> Fremont Cottonwood
					
<i>Ephedra viridis</i> Green Ephedra	<i>Arcostaphylos pringlei</i> Pringle Manzanita	<i>Prunus persica</i> Peach	<i>Nolina microcarpa</i> Bear Grass	<i>Frangula californica</i> Coffeeberry	<i>Cercocarpus breviflorus</i> Hairy Fountain Mahogany
					
<i>Cornus sericea</i> Red Osier Dogwood	<i>Artemisia 'Powis Castle'</i> Silver Sage	<i>Ceanothus greggii</i> Desert Ceanothus	<i>Opuntia engelmannii</i> Texas Prickly-Pear	<i>Cornus sericea</i> Red Osier Dogwood	<i>Ptelea trifoliata</i> Wafer Ash
					
<i>Rhus trilobata</i> Skunkbush	<i>Chrysactina mexicana</i> Damianita	<i>Agave americana</i> Century Plant	<i>Yucca elata</i> Soaptree Yucca	<i>Amelanchier utahensis</i> Utah Serviceberry	



PROJECT TEAM

no.	date	issue
		Oak Creek Heritage Lodge
COMPREHENSIVE DESIGN SUBMITTAL MARCH 14TH, 2023		
sheet title	CONCEPT PLANTING PALETTE	
project no.		
checked by:	SW	
drawn by:	KW	

# THE PLANTING APPROACH

As described within the Schnebly CFA Plan and the land development code, the proposed planting approach is structured around preservation of Oak Creek, the existing site terrain and trees. Blending the built and natural environments is a key goal for the city and the following design guidelines help accomplish those goals.

- Extend the existing riparian ecosystem into the site to integrate with the area's existing planting ecosystems while retaining undisturbed areas in their natural state. This helps promote optimum plant growth and maintain species diversity.
- Provide enhanced native planting palettes around gathering areas to allow a natural transition from planting oriented immersive spaces to functional zone.
- Incorporate orchards around the preserved irrigation channels to celebrate the agrarian lifestyle of the area.
- Compose proposed planting palettes of native and adaptive plant species are derived from Section 5.6.C(1)b.1 of the Design, Review, Engineering and Administrative Manual.
- Minimize lawn areas on site and provide specific programming functions for people gathering and events only.
- Propose new trees to maintain viewsheds through the site and towards the red rocks while preserving the existing to the greatest extent possible.

## PROPOSED TREE MATRIX

BOTANICAL NAME	COMMON NAME	WATER	MIN. SIZE	O.C. SPACING	FOLIAGE	ZONES			
						RIPIARIAN	ORCHARD	NON-RIPIARIAN TRANSITIONAL	ENHANCED
ACACIA CONSTRICTA	WHITETHORN ACACIA	L	8' TALL	PER PLAN	EVERGREEN				
ACER GRANDIDENTATUM	BIGTOOTH MAPLE	M	2" CALIPER	PER PLAN	DECIDUOUS				
BACCHARIS SALICIFOLIA	SEEPWILLOW	L	2" CALIPER	PER PLAN	DECIDUOUS				
CELTIS RETICULATA	NEATLEAF HACKBERRY	L	2" CALIPER	PER PLAN	DECIDUOUS				
CERCIS OCCIDENTALIS	WESTERN REDBUD	M	2" CALIPER	PER PLAN	DECIDUOUS				
CHILOPSIS LINEARIS	DESERT WILLOW	L	2" CALIPER	PER PLAN	DECIDUOUS				
CORNUS SERICEA	RED OSIER DOGWOOD	M	2" CALIPER	PER PLAN	DECIDUOUS				
CUPRESSUS GLABRA	SMOOTHBARK ARIZONA CYPRESS	L	8' TALL	PER PLAN	EVERGREEN				
FRAXINUS VELUTINA	ARIZONA ASH	M	2" CALIPER	PER PLAN	DECIDUOUS				
JUGLANS MAJOR	ARIZONA WALNUT	M	2" CALIPER	PER PLAN	DECIDUOUS				
JUNIPERUS DEPPEANA	ALLIGATOR JUNIPER	L	8' TALL	PER PLAN	EVERGREEN				
JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	L	8' TALL	PER PLAN	EVERGREEN				
LEUCAENA RETUSA	GOLDEN LEADBALL TREE	L	2" CALIPER	PER PLAN	DECIDUOUS				
MALUS DOMESTICA	APPLE TREE	M	2" CALIPER	PER PLAN	DECIDUOUS				
PINUS EDULIS	PINYON PINE	L	8' TALL	PER PLAN	EVERGREEN				
PLATANUS WRIGHTII	ARIZONA SYCAMORE	L	2" CALIPER	PER PLAN	DECIDUOUS				
POPULUS FREMENTII	FREMONT COTTONWOOD	M	2" CALIPER	PER PLAN	DECIDUOUS				
PRUNUS PERSICA	PEACH TREE	M	2" CALIPER	PER PLAN	DECIDUOUS				
PRUNUS DULCIS	ALMOND TREE	M	2" CALIPER	PER PLAN	DECIDUOUS				
PROSOPIS VELUTINA	VELVET MESQUITE	L	2" CALIPER	PER PLAN	DECIDUOUS				
QUERCUS ARIZONICA	ARIZONA WHITE OAK	L	8' TALL	PER PLAN	EVERGREEN				
QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	L	8' TALL	PER PLAN	EVERGREEN				
QUERCUS EMORYI	EMORY OAK	L, M	2" CALIPER	PER PLAN	DECIDUOUS				
QUERCUS GAMBELII	GL AMBEL OAK	L	2" CALIPER	PER PLAN	DECIDUOUS				
SALIX GOODINGII	GOODINGS WILLOW	M	2" CALIPER	PER PLAN	DECIDUOUS				
SALIX LAEVIGATA	RED WILLOW	H	2" CALIPER	PER PLAN	DECIDUOUS				
SAPINDUS SAPONARIA VAR. DRUMMONDII	WESTERN SOAPBERRY	L	2" CALIPER	PER PLAN	DECIDUOUS				
SOPHORA SECUNDIFOLIA	TEXAS MOUNTAIN LAUREL	L, M	8' TALL	PER PLAN	EVERGREEN				

- NATIVE ACCORDING TO CHAPTER 4: APPENDICES OF DESIGN REVIEW, ENGINEERING AND ADMINISTRATIVE MANUAL
- NATIVE RIPIARIAN ACCORDING TO CHAPTER 4: APPENDICES OF DESIGN REVIEW, ENGINEERING AND ADMINISTRATIVE MANUAL
- SUGGESTED REQUESTED FOR CITY APPROVAL FOR USE AS ORCHARDS ON THE SITE

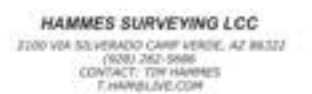
## PROPOSED SHRUB MATRIX

BOTANICAL NAME	COMMON NAME	WATER	MIN. SIZE	O.C. SPACING	FOLIAGE	ZONES			
						RIPIARIAN	ORCHARD	NON-RIPIARIAN TRANSITIONAL	ENHANCED
AMELANCHIER UTAHENSIS	UTAH SERVICE BERRY	M	2' TALL	12'					
ANISACANTHUS QUADRIFIDUS	DESERT HONEYSUCKLE	L	2' TALL	4'					
ARCTOSTAPHYLOS PRINGLEI	PRINGLES MANZANITA	VL	2' TALL	1.5'					
ARTEMISIA POWIS CASTLE	POWIS CASTLE SAGE	L, M	2' TALL	6'					
ATRIPLEX CANESCENS	FOUR-WING SALT BUSH	L	2' TALL	6'					
BACCHARIS PILULARIS	COYOTE BRUSH	L	2' TALL	6'					
BACCHARIS SAROTHIODES	DESERT BROOM	VL, L	2' TALL	5'					
BERBERIS FREMONTII	FREMONT BARBERRY	VL	2' TALL	1'					
CAESALPINIA GILLIESII	YELLOW BIRD-OF-PARADISE	L, M	2' TALL	10'					
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	L	2' TALL	3'					
CEANOTHUS INTEGERRIMUS	BUCKBRUSH	VL	2' TALL	5'					
CERCOCARPUS BREVIFLORUS	MOUNTAIN MAHOGANY	VL, L	2' TALL	15'					
CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	L	2' TALL	5'					
CHRYSACTINIA MEXICANA	DAMIANITA	L	2' TALL	2'					
DALEA FORMOSA	FEATHER DALEA	M	2' TALL	2.5'					
DALEA FRUTESCENS	BLACK DALEA	L	2' TALL	5'					
EPHEDRA VIRIDIS	MORMON TEA	L, M	2' TALL	5'					
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	L	2' TALL	3'					
FALLUGIA PARADOXIA	APACHE PLUME	VL, L	2' TALL	5'					
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	L, M	2' TALL	12'					
FRANGULA CALIFORNICA	CALIFORNIA BUCKHORN	VL, L	2' TALL	8'					
GARRYA WRIGHTII	WRIGHT'S SILKTASSEL	L	2' TALL	3'					
GUTIERREZIA SAROTHRAE	SNAKEWEED	L	2' TALL	1.5'					
LARREA TRIDENTATA	CREOSOTE	L	2' TALL	6'					
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	L, M	2' TALL	6'					
LYCIUM PALLIDUM	THREE LEAF SUMAC	M	2' TALL	6'					
PTELEA TRIFOLIATA	HOP TREE	VL, L, M	2' TALL	10'					
PURSHIA STANSBURIANA	CLIFF ROSE	L	2' TALL	3'					
QUERCUS TURBINELLA	SCRUB OAK	L	2' TALL	10'					
RHUS TRILOBATA	SPANISH LAVENDER	L	2' TALL	2.5'					
RIBES AUREUM	GOLDEN CURRANT	L, M, H	2' TALL	3'					
ROSMARINUS OFFICINALIS	ROSEMARY	L, M	2' TALL	5'					
SALVIA GREGGII	AUTUMN SAGE	L	2' TALL	3'					
SANTOLINA CHAMAECYPARISSUS	GRAY SANTOLINA	L	2' TALL	3'					
SYMPHORICARPUS ROTUNDIFOLIUS	ROUNDLEAF SNOWBERRY	L, M	2' TALL	2.5'					

### CACTI AND SUCCULENTS

BOTANICAL NAME	COMMON NAME	WATER	MIN. SIZE	O.C. SPACING	FOLIAGE	ZONES			
						RIPIARIAN	ORCHARD	NON-RIPIARIAN TRANSITIONAL	ENHANCED
AGAVE PARRYII	PARRY'S AGAVE	L	2' TALL	3.5'					
AGAVE WEBERI	WEBER'S AGAVE	L	2' TALL	8'					
CYLINDROPUNTIA LEPTOCAULIS	DESERT CHRISTMAS CACTUS	L	2' TALL	3'					
CYLINDROPUNTIA WHIPPLE	WHIPPLE CHOLLA	L	2' TALL	3.5'					
FOUQUIERIA SPLENDENS	OCOTILLO	L	2' TALL	2.5'					
HESPERALOE PARVIFLORA	RED YUCCA	L	2' TALL	5'					
NOLINA MICROCARPA	BEARGRASS	L	2' TALL	5'					
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	L	2' TALL	4.5'					
OPUNTIA PHAEACANTHIUS	BROWNSPINE PRICKLY PEAR	L	2' TALL	3'					
OPUNTIA SANTA-RITA	SANTA RITA PRICKLY PEAR	L	2' TALL	10'					
YUCCA BACCATA	BANANA YUCCA	L	2' TALL	5'					
YUCCA ELATA	SOAPTREE YUCCA	L	2' TALL	5'					

- NOTE:
- NATIVE ACCORDING TO CHAPTER 4: APPENDICES OF DESIGN REVIEW, ENGINEERING AND ADMINISTRATIVE MANUAL
- ADAPTIVE PLANTING ON CHAPTER 4: APPENDICES OF DESIGN REVIEW, ENGINEERING AND ADMINISTRATIVE MANUAL



PROJECT TEAM

key plan

no. date issue

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL MARCH 14TH, 2023

sheet title: CONCEPT PLANTING MATRIX

project no. checked by: KY AC drawn by: AC

sheet no. L3-02

page

# EXISTING TREE INVENTORY PLAN

In compliance to Section 5.6 (Landscaping, Buffering, and Screening) of the Land Development Code, a large number of existing trees are being saved on the project site. The buildings and site circulation are designed to maximize on-site tree preservation. A few existing trees considered invasive are suggested for removal to make sure they do not continue to propagate.



## LEGEND

### TREES TO BE PROTECTED IN PLACE - 525

- 192 ● EXCELLENT CONDITION 37%
- 69 ● GOOD CONDITION 13%
- 258 ● FAIR CONDITION 50%

NOTE: QUANTITIES OF TREES TO BE PROTECTED IN PLACE ARE SUBJECT TO FINAL DEVELOPMENT PLANS / UTILITY DESIGN.

### NON-SALVAGEABLE TREES - 291

- 87 ● POOR CONDITION
- 204 ● DEAD, DISEASED DYING OR FALLING  
SUGGESTED FOR REMOVAL BASED ON CITY GUIDELINE

### SALVAGEABLE TREES - 128

- 128 ○ REMOVE OR POTENTIAL FOR RELOCATION
- 29 IN EXCELLENT CONDITION
- 33 IN GOOD CONDITION
- 66 IN FAIR CONDITION

### TOTAL ON-SITE TREE COUNT - 944

### LANDSCAPE TREE CREDIT CALCULATION

<b>REQUIRED:</b>	
865	AT ONE TREE PER EVERY 400 SQ. FT. OF 345,900 SQ. FT. LANDSCAPE AREA
269	SALVAGEABLE TREE REMOVED BE CREDITED PER TABLE 5.5
<b>1,134</b>	<b>TOTAL TREE CREDIT REQUIRED</b>

<b>PROVIDED:</b>	
1,714	TOTAL EARNED CREDIT FOR PRESERVING TREES
90	ESTIMATED NEW PROPOSED TREE
10	RELOCATED EXISTING TREE

#### Considerations

- Being that most trees on site are deciduous, exact tree species identification on some trees was difficult without leaves, and species should be considered approximate.
- GPS accuracy is affected when under tree stands and locations are approximate.

#### Tree Characteristics and Site Conditions

- The trees within the riparian zones lie mostly untouched in their natural setting. The area contains large amounts of volunteers from natural tree reproduction habits over the years.
- Streets and open fields contain many native trees that have largely remained untouched aside from clearance pruning from streets, utilities, driveways, etc.

- Around the structures, many deliberately planted trees exist and appear to have been maintained over the years.
- Overall, the health of the entire stand of trees throughout the property is well above average when taking the setting into consideration.

#### Development Impact

- As with all construction projects, construction that takes place in areas where trees are currently standing will require relocation or removal of select trees. There are many trees on site which would not reasonably be recommended to be boxed up and relocated due to health, structure, and species; although this is likely subject to local ordinance.
- Trees that stand near future structure or hardscape construction should have tree protection zones (TPZ) established to manage impact to the trees both above (canopy), and below ground (root system).

### SITE TREE PLAN

SCALE: 1" = 50'  
0 25 50 100'  
FULL SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE



# PROPOSED PLANTING PLAN

## CODE COMPLIANCE CHARTS

### PLANT MATERIAL QUANTITY COMPLIANCE

(1 TREE AND 3 SHRUBS PER 400SF OF LANDSCAPE AREA)  
NET LANDSCAPE AREA: 345,900 SF

TREES REQUIRED: 865 TREES PROPOSED 100 (PRESERVED CREDIT 1714)  
SHRUBS REQUIRED: 2,595 SHRUBS PROPOSED 2,870

### NATIVE AND NON-NATIVE COMPLIANCE

(REQUIRED: 75% OF ALL PLANTS MUST BE NATIVE)

	NATIVE	NON NATIVE	TOTAL
TREES	82	18	100
SHRUBS	2,471	399	2,870
TOTAL TREES AND SHRUBS			2,970

PERCENTAGE OF NATIVE PLANTS PROVIDED 86%

### LAWN % COMPLIANCE

% ALLOWED: 10% MAXIMUM  
% PROVIDED: 1.68% (5,800 SF OF A TOTAL 345,900 SF NET LANDSCAPE AREA)

### PARKING LOT LANDSCAPE COMPLIANCE

PARKING SPACES AND ADJACENT LOT AREA	REQUIRED LANDSCAPING	LANDSCAPE PROVIDED
27,815 SF	10% (2,781 SF)	11% (3,162 SF)

PROVIDE MINIMUM ONE TREE PER 400 SQ. FT	PARKING LOT TREE REQUIRED	PARKING LOT TREE PROVIDED
3,162 SF OF PARKING LOT LANDSCAPE	8	16

TREES	BOTANICAL / COMMON NAME	QTY	REMARKS
+	AGACIA CONSTRICTA WHITETHORN ACACIA	1	NATIVE
+	CERCIS OCCIDENTALIS WESTERN REDBUD	3	ADAPTIVE
+	CHILOPSIS LINEARIS DESERT WILLOW	19	NATIVE
+	CUPRESSUS ARIZONICA GLABRA ARIZONA CYPRESS	7	NATIVE
+	FRAXINUS VELUTINA VELVET ASH	4	NATIVE
+	JUNIPERUS OSTEOSPERMA UTAH JUNIPER	6	NATIVE
+	PLATANUS WRIGHTII ARIZONA SYCAMORE	1	NATIVE
+	POPULUS FREMONTII FREMONT COTTONWOOD	1	NATIVE
+	PROSOPIA VELUTINA VELVET MESQUITE	16	NATIVE
+	PRUNUS PERSICA PEACH	15	ADAPTIVE
+	QUERCUS ARIZONICA ARIZONA WHITE OAK	8	NATIVE
+	QUERCUS GAMBELII GAMBEL OAK	6	NATIVE
+	SALIX GOODINGII GOODING'S WILLOW	4	NATIVE
+	SALVAGE/TRANSPLANTED TREE	10	
+	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	1	NATIVE

SHRUBS	BOTANICAL / COMMON NAME	QTY	REMARKS
⊖	AGAVE PARRYI PARRY'S AGAVE	36	NATIVE
⊖	AGAVE WEBERI WEBER AGAVE	3	ADAPTIVE
⊖	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	11	NATIVE
⊖	ANISACANTHUS QUADRIFIDUS DESERT HONEYSUCKLE	64	ADAPTIVE
⊖	ARCTOSTAPHYLOS PRINGLEI PRINGLE MANZANITA	62	NATIVE
⊖	ARTEMISIA X POWIS CASTLE POWIS CASTLE ARTEMISIA	39	ADAPTIVE
⊖	ATRIPLEX CANESCENS FOURWING SALTBUSH	27	NATIVE
⊖	BACCHARIS PILLULARIS COYOTE BRUSH	52	ADAPTIVE
⊖	BACCHARIS SAROTHOIDES DESERTBROOM BACCHARIS	13	NATIVE
⊖	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	4	ADAPTIVE
⊖	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	16	ADAPTIVE
⊖	CEANOTHUS INTEGERRIMUS DEER BRUSH	66	NATIVE
⊖	CYLINDROPUNTIA WHIPPLEI WHIPPLE CHOLLA	3	NATIVE
⊖	DALEA GREGGII TRAILING INDIGO BUSH	99	ADAPTIVE
⊖	EPHEDRA VIRIDIS MORMON TEA	46	NATIVE
⊖	ERICAMERA LARICIFOLIA TURPENTINE BUSH	98	NATIVE
⊖	FALLUGIA PARADOXA APACHE PLUME	27	NATIVE
⊖	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET	8	NATIVE
⊖	FOUQUIERIA SPLENDENS OCOTILLO	11	NATIVE
⊖	LARREA TRIDENTATA CREOSOTE BUSH	11	NATIVE
⊖	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	39	ADAPTIVE
⊖	NOLINA MICROCARPA SACAHUISTA	100	NATIVE
⊖	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	23	NATIVE
⊖	PURSHIA STANSBURIANA STANSBURY CLIFFROSE	20	NATIVE
⊖	QUERCUS TURBINELLA SONORAN SCRUB OAK	7	NATIVE
⊖	YUCCA BACCATA BANANA YUCCA	9	NATIVE
⊖	YUCCA ELATA SOAP TREE YUCCA	10	NATIVE
⊖	ARCTOSTAPHYLOS UVA-URSI KINKINICK	25%	NATIVE
⊖	BERBERIS FREMONTII FREMONT BARBERRY	10%	NATIVE
⊖	CHRYSACTINIA MEXICANA DAMIANITA	2%	ADAPTIVE
⊖	GARRYA WRIGHTII WRIGHT'S SILKTASSEL	20%	NATIVE
⊖	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	25%	NATIVE
⊖	RHUS TRILOBATA THREE LEAF SUMAC	15%	NATIVE
⊖	SALVIA GREGGII AUTUMN SAGE	3%	ADAPTIVE
41,400 SF OF ENHANCED SHRUB AREA			
⊖	DALEA FORMOSA FEATHER DALEA	25%	NATIVE
⊖	GARRYA WRIGHTII WRIGHT'S SILKTASSEL	25%	NATIVE
⊖	RIBES AURELUM GOLDEN CURRANT	25%	NATIVE
⊖	SYMPHORICARPUS R. ROUNDLEAF SNOWBERRY	25%	NATIVE
7,760 SF OF RIPARIAN SHRUB AREA			
⊖	TURF	5,800 SF	



**NATURE PRESERVE**  
NATURE PRESERVE AREA WILL RECEIVE NEW DG. TRAILS AND RESTITE WITH MINIMUM DISTURBANCE TO THE EXISTING LANDSCAPE

### NOTES:

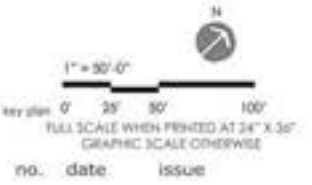
1. THE HATCHED AREAS WILL BE INSTALLED AT A RATE OF 10 SHRUBS/ GROUNDCOVERS PER 250 SF
2. UPON FINAL SITE HARDSCAPE CONSTRUCTION AND GRADING, THE LANDSCAPE ARCHITECT SHALL EVALUATE THE REMAINING UNDISTURBED SHRUB/GROUND COVER DENSITY AND LOCATIONS TO DETERMINE AREAS TO RECEIVE NEW PLANTINGS.
3. 75% OF TREES IN PARKING LOT ARE DECIDUOUS CANOPY TREES.
4. IN-ORGANIC TOP-DRESSING - 3/4" MINUS 1/2" DEEP CRUSHED RED ROCK OVER ALL LANDSCAPE AND/OR DISTURBED AREAS.
5. ALL LANDSCAPE AREAS SHALL RECEIVE PERMANENT UNDERGROUND IRRIGATION SYSTEM.



strategic planning architecture landscape interior



### PROJECT TEAM



Oak Creek  
Heritage Lodge  
COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title **PLANTING PLAN OVERALL**  
project no.  
checked by: **KY**  
drawn by: **AC**  
component  
**L3-04**  
sheet no.  
page

# CENTRAL CLUSTER PLANTING PLAN

**WATG**

strategic planning architecture landscape interior

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**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85139  
(520) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2200 VIA SILVERADO CAMP VERDE, AZ 85322  
(520) 282-3699  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

PROJECT TEAM

1" = 20'-0"  
GRAPHIC SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE

**Oak Creek  
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

**PLANTING  
ENLARGEMENT  
CENTRAL  
CLUSTER**

checked by: KY  
drawn by: AC

sheet no. **L3-05**  
page



SHRUB SCHEDULE		TREE LEGEND	
SHRUBS	BOTANICAL / COMMON NAME	TREES	BOTANICAL / COMMON NAME
⊕	AGAVE PARRYI PARRY'S AGAVE	⊕	ACACIA CONSTRICTA WHITETHORN ACACIA
⊕	AGAVE WEBERI WEBER AGAVE	⊕	CERCIS OCCIDENTALIS WESTERN REDBUD
⊕	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	⊕	CHILOPSIS LINEARIS DESERT WILLOW
⊕	ANISACANTHUS QUADRIFIDUS DESERT HONEYSUCKLE	⊕	CLIPRESSUS ARIZONICA GLABRA ARIZONA CYPRESS
⊕	ARGTOSTAPHYLOS PRINGLEI PRINGLE MANZANITA	⊕	FRAXINUS VELUTINA VELVET ASH
⊕	ARTEMISIA X POWIS CASTLE POWIS CASTLE ARTEMISIA	⊕	JUNIPERUS OSTEOSPERMA UTAH JUNIPER
⊕	ATRIPLEX CANESCENS FOURWING SALTBUSH	⊕	PLATANUS WRIGHTII ARIZONA SYCAMORE
⊕	BACCHARIS PILULARIS COYOTE BRUSH	⊕	POPULUS FREMONTII FREMONT COTTONWOOD
⊕	BACCHARIS SAROTHIROIDES DESERTBROOM BACCHARIS	⊕	PROSOPIS VELUTINA VELVET MESQUITE
⊕	CAESALPINA GILLIESII YELLOW BIRD OF PARADISE	⊕	PRUNUS PERSICA PEACH
⊕	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	⊕	QUERCUS ARIZONICA ARIZONA WHITE OAK
⊕	CEANOTHUS INTEGERRIMUS DEER BRUSH	⊕	QUERCUS GAMBELII GAMBEL OAK
⊕	CYLINDROPUNTIA WHIPPLEI WHIPPLE CHOLLA	⊕	SALIX GOODINGII GOODING'S WILLOW
⊕	DALEA GREGGII TRAILING INDIGO BUSH	⊕	SALVAGE/TRANSPLANTED TREE
⊕	EPHEDRA VIRIDIS MORMON TEA	⊕	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL
⊕	ERICAMERIA LARICIFOLIA TURPETINE BUSH		
⊕	FALLUGIA PARADOXA APACHE PLUME		
⊕	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET		
⊕	FOUQUIERIA SPLENDENS OCOTILLO		
⊕	LARREA TRIDENTATA CREOSOTE BUSH		
⊕	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE		
⊕	NOLINA MICROCARPA SACAHUISTA		
⊕	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR		
⊕	PURSHIA STANSBURIANA STANSBURY CLIFFROSE		
⊕	QUERCUS TURBINELLA SONORAN SCRUB OAK		
⊕	YUCCA BACCATA BANANA YUCCA		
⊕	YUCCA ELATA SOAP TREE YUCCA		

- NOTES:
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  - ALL LANDSCAPE AREAS SHALL RECEIVE PERMANENT UNDERGROUND IRRIGATION SYSTEM.

⊕	ARCSTOSTAPHYLOS UVA-URSI KINNOWICK
⊕	BERBERIS FREMONTII FREMONT BARBERRY
⊕	CHRYSACTINIA MEXICANA DAMANITA
⊕	GARRYA WRIGHTII WRIGHT'S SILKTASSEL
⊕	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
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⊕	RIBES AUREUM GOLDEN CURRANT
⊕	SYMPHORICARPUS R. ROUNDLEAF SNOWBERRY
⊕	TURF



# SOUTH CLUSTER PLANTING PLAN

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**R.D. OLSON**  
DEVELOPMENT  
2018 MARRIOTT PARTNERSHIP  
CIRCLE AWARD WINNER

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ERIC BRANDT ARCHITECT  
PHOENIX, AZ (602) 841-9881  
www.BrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85139  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2000 VIA SILVERADO CAMP VERDE, AZ 85322  
(928) 282-3696  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

PROJECT TEAM

1" = 20'-0"  
10' 20' 40'  
FULL SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE

no. date issue  
**Oak Creek  
Heritage Lodge**  
COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title  
**PLANTING  
ENLARGEMENT  
SOUTH CLUSTER**  
project no.  
checked by: KY  
drawn by: AC  
component  
**L3-06**  
sheet no.  
page

SHRUB SCHEDULE		TREE LEGEND	
SHRUBS	BOTANICAL / COMMON NAME	TREES	BOTANICAL / COMMON NAME
⊖	AGAVE PARRYI PARRY'S AGAVE	⊕	ACACIA CONSTRICTA WHITETHORN ACACIA
⊕	AGAVE WEBERI WEBER AGAVE	⊕	CERCIS OCCIDENTALIS WESTERN REDBUD
⊖	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	⊕	CHILOPSIS LINEARIS DESERT WILLOW
⊕	ANISACANTHUS QUADRIFIDUS DESERT HONEYSUCKLE	⊕	CUPRESSUS ARIZONICA GLABRA ARIZONA CYPRESS
⊖	ARCTOSTAPHYLOS PRINGLEI PRINGLE MANZANITA	⊕	FRAXINUS VELUTINA VELVET ASH
⊖	ARTEMISIA X POWIS CASTLE POWIS CASTLE ARTEMISIA	⊕	JUNIPERUS OSTEOSPERMA UTAH JUNIPER
⊕	ATRIPLEX CANESCENS FOURWING SALTBRUSH	⊕	PLATANUS WRIGHTII ARIZONA SYCAMORE
⊕	BACCHARIS PILULARIS COYOTE BRUSH	⊕	POPULUS FREMONTII FREMONT COTTONWOOD
⊕	BACCHARIS SAROTHRIDES DESERTBROOM BACCHARIS	⊕	PROSOPIS VELUTINA VELVET MESQUITE
⊖	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	⊕	PRUNUS PERSICA PEACH
⊕	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	⊕	QUERCUS ARIZONICA ARIZONA WHITE OAK
⊕	CEANOTHUS INTEGERRIMUS DEER BRUSH	⊕	QUERCUS GAMBELII GAMBEL OAK
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⊕	FALLUGIA PARADOXA APACHE PLUME		
⊕	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET		
⊕	FOUQUIERIA SPLENDENS OCOTILLO		
⊕	LARREA TRIDENTATA CREOSOTE BUSH		
⊕	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE		
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⊕	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR		
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⊕	YUCCA BACCATA BANANA YUCCA		
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⊕	ARCTOSTAPHYLOS UVA-URSI KINNOWANICK		
⊕	BERBERIS FREMONTII FREMONT BARBERRY		
⊕	CHRYSACTINIA MEXICANA DAMIANITA		
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⊕	JUNIPERUS HORIZONTALIS CREEPING JUNIPER		
⊕	RHUS TRILOBATA THREE LEAF SUMAC		
⊕	SALVIA GREGGII AUTUMN SAGE		
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⊕	GARRYA WRIGHTII WRIGHT'S SILKTASSEL		
⊕	RIBES AUREUM GOLDEN CURRANT		
⊕	SYMPHORICARPUS R. ROUNDLEAF SNOWBERRY		
⊕	TURF		



- NOTES:
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# WEST CLUSTER PLANTING PLAN

**WATG**

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PHOENIX, AZ (602) 841-9881  
www.BrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 85139  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LLC**  
2000 VIA SILVERADO CAMP VERDE, AZ 85322  
(928) 282-3699  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

PROJECT TEAM

key plan 0' 10' 20' 40'  
FULL SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE

no. date issue  
**Oak Creek  
Heritage Lodge**  
COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title **PLANTING  
ENLARGEMENT  
WEST CLUSTER**  
project no.  
checked by: KY  
drawn by: AC  
sheet no. **L3-07**  
page

SHRUB SCHEDULE	
SHRUBS	BOTANICAL / COMMON NAME
⊖	AGAVE PARRYI PARRY'S AGAVE
⊕	AGAVE WEBERI WEBER AGAVE
⊖	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY
⊕	ANISACANTHUS QUADRIFIDUS DESERT HONEYSUCKLE
⊖	ARCTOSTAPHYLOS PRINGLEI PRINGLE MANZANITA
⊖	ARTEMISIA X POWIS CASTLE POWIS CASTLE ARTEMISIA
⊕	ATRIPLEX CANESCENS FOURWING SALTBUSH
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■	GARRYA WRIGHTII WRIGHT'S SILKTASSEL
■	RIBES AUREUM GOLDEN CURRANT
■	SYMPHORICARPUS R. ROUNDLEAF SNOWBERRY
■	TURF

TREE LEGEND	
TREES	BOTANICAL / COMMON NAME
⊕	ACACIA CONSTRICTA WHITETHORN ACACIA
⊕	CERCIS OCCIDENTALIS WESTERN REDBUD
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# NORTH CLUSTER PLANTING PLAN



SHRUBS	BOTANICAL / COMMON NAME
⊖	AGAVE PARRYI PARRY'S AGAVE
⊕	AGAVE WEBERI WEBER AGAVE
⊖	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY
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**WATG**

strategic planning architecture landscape interior

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CIRCLE AWARD WINNER

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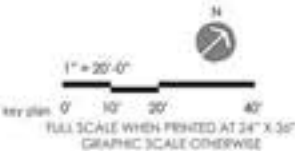
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**HAMMES SURVEYING LLC**  
2000 VIA SILVERADO CAMP VERDE, AZ 85322  
(928) 282-3696  
CONTACT: TIM HAMMES  
T.HAMMES@SVR.COM

PROJECT TEAM



no. date issue  
**Oak Creek Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title  
**PLANTING ENLARGEMENT NORTH CLUSTER**

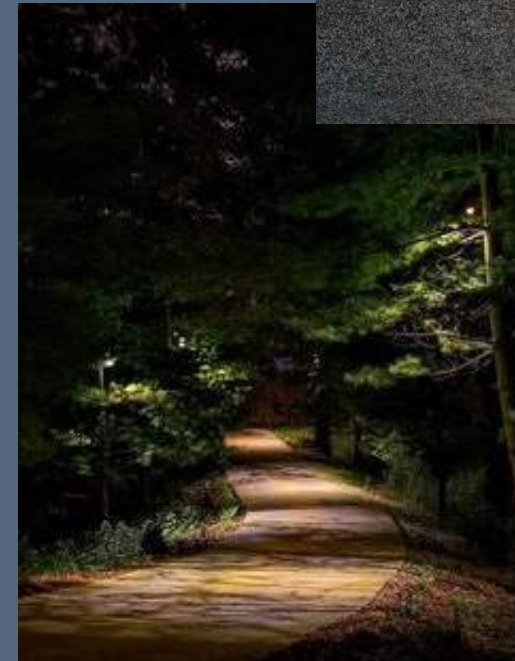
project no.  
checked by: KY  
drawn by: AC

component  
**L3-08**  
sheet no.  
page

# ILLUMINATION APPROACH

The lighting system is designed to maintain the elegance of the natural environment while providing a slightly elevated illumination for wayfinding and safety. Curated locations for fixtures allows for wide spacing while still making the site easy to move about safely by identifying key features of the paths. Focus is placed on intersections, grade changes, stairs and other significant features for ease of visibility.

- Lighting sources utilize warm colored led's to provide calming, inviting, and complimentary tones to the sedona desert and design palette. Sedona land development code (sldc) section 5.8.E(1)
- General area fixtures are fully cutoff to the sky keeping all illumination focused on the ground to preserve the darkness of the night without light pollution. sldc section 5.8.E(3)
- Lighting for pedestrian circulation throughout the site is proposed to be small landscape bollards to create a safe and navigable walking surface while not exceeding the lighting level output for the site. Sldc section 5.8.H. Fixtures are spaced at regular intervals but at a wide spacing such that the ground plane is not uniformly illuminated.
- The entry drive and drop off circle are illuminated with a low performance bollard which illuminates the driveway with a soft graze of light. These fixtures help to identify the edge of the drive while casting very low lighting level on the drive surface for ease of navigation.
- In the central court between reception, restaurant, and spa, string lighting is introduced to create a central focus and activate the space at night. Fixtures are partially shielded with cone shades while still creating the ambiance for the space. Sldc section 5.8.E(2)b.
- In select areas, subtle landscape lighting is used to accentuate feature landscape or art installations from ground mounted fixtures providing ambiance and accenting in a natural way. Sldc section 5.8.F(1)a



The nighttime at oak creek heritage hotel is designed to be as unique and environmentally aware as the elements are during the day. Views after sunset are equally stunning as the stars emerge highly visible in the clear sky. The earth silhouettes against the sky exposing the forms and mass as looming shadows. Under the low natural lighting of the sky, the ground is navigable as the eyes adapt to the conditions. The intensity of the lighting is kept very low, and the locations selected with intention, providing small pools of light to guide navigation like stars in the night sky. Lighting standards are kept close to the ground and shielded to prevent unwanted lighting from affecting the nighttime environment.



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OAK CREEK HERITAGE LODGE

BrightView

Sefton  
LANDSCAPE ARCHITECTURE

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RICHARD HUBBELL & ASSOCIATES  
4000 SILVERADO CAMP DRIVE, AZ 85501  
CONTACT: RICHARD HUBBELL

HAMMES SURVEYING LCC  
4100 VIA SILVERADO CAMP DRIVE, AZ 85501  
CONTACT: TOM HAMMES  
T.HAMMES@HVS.COM

WSP

REV. DATE

NO. DATE ISSUE

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

SHEET TITLE  
ILLUMINATION  
APPROACH

PROJECT NO.

DESIGNED BY: WATG

DRAWN BY: WATG

CHECKED BY: WATG

DATE: 03/14/23

SCALE: AS SHOWN

PROJECT NO.

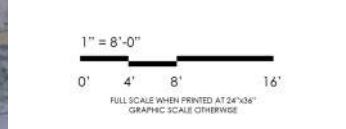
SHEET NO.

DATE

LT-02

# OVERALL SITE LIGHTING PLAN

- 1. Landscape Bollard (18-inch)
- 2. Asymmetric Performance Bollard (9-inch)
- 3. Symmetric Performance Bollard (39-inch)
- 4. Recessed Steplight
- 5. Building Mounted Downlight
- 6. Trellis Mounted Downlight
- 7. Wall Mounted Downlight
- 8. Landscape Uplights
- 9. Ambiance String Lights
- 10. Solar Tree Downlights



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CREEK WIND FARM

**BrightView**

**Sefton**  
Sustainable Landscaping

**ERIC BRADY ARCHITECT**

**RICHARD HUBBELL & ASSOCIATES**  
3100 SILVERADO CAMP DRIVE, AT 1000  
SUITE 200, RENO, NV 89502  
(CONTACT) RICHARD HUBBELL

**HANNES SURVEYING LLC**  
3100 VIA SILVERADO CAMP DRIVE, AT 1000  
SUITE 200, RENO, NV 89502  
(CONTACT) TOM HANNES  
T.HANNES@HANNES.COM

**wsp**

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COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

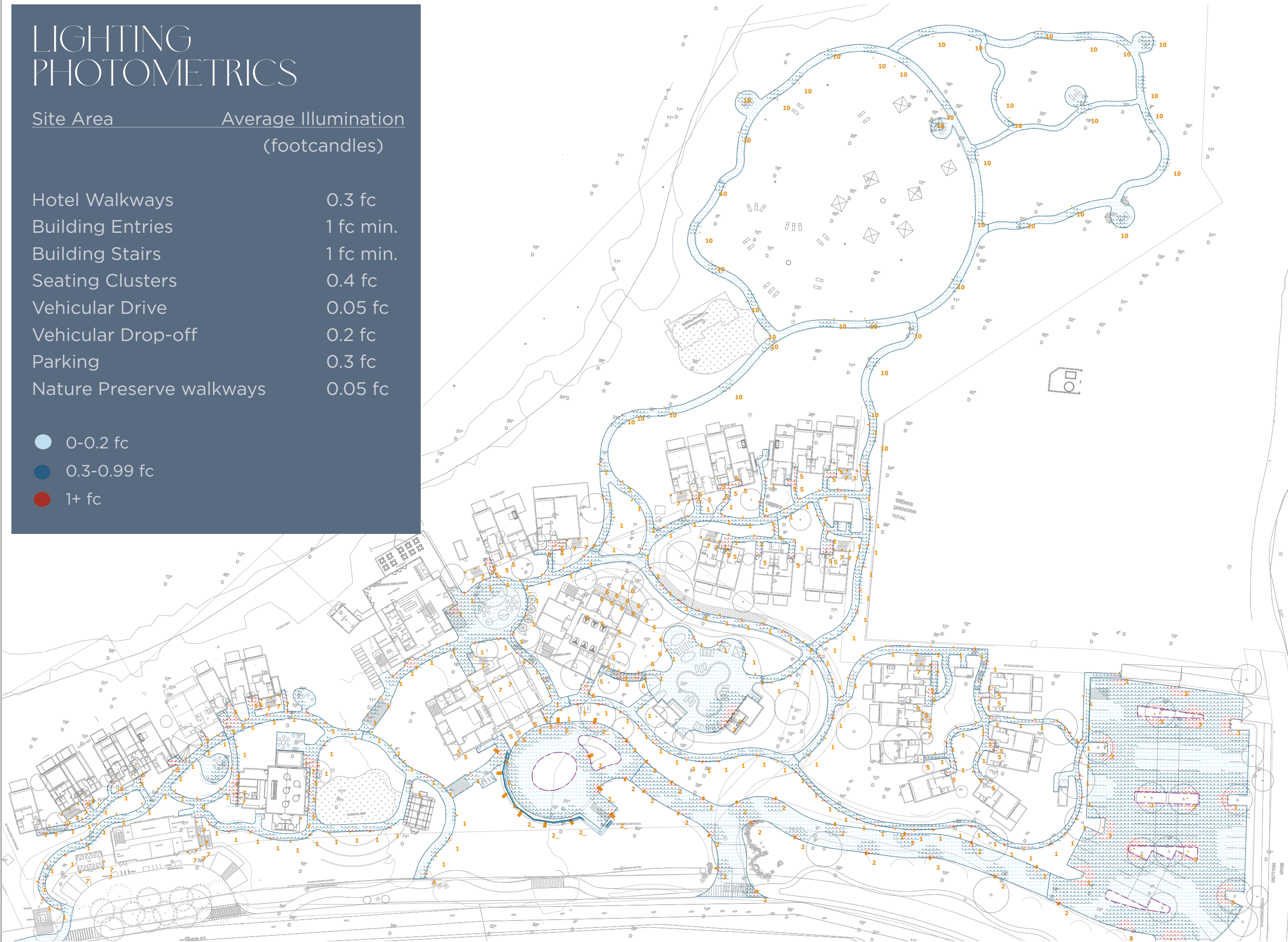
sheet title  
**OVERALL SITE LIGHTING PLAN**  
project no.  
checked by: [blank]  
drawn by: [blank]  
sheet no. **LT-03**

# LIGHTING PHOTOMETRICS

Site Area                      Average Illumination  
(footcandles)

Hotel Walkways	0.3 fc
Building Entries	1 fc min.
Building Stairs	1 fc min.
Seating Clusters	0.4 fc
Vehicular Drive	0.05 fc
Vehicular Drop-off	0.2 fc
Parking	0.3 fc
Nature Preserve walkways	0.05 fc

- 0-0.2 fc
- 0.3-0.99 fc
- 1+ fc



928) 333-3417  
www.ericbrandyarchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
80 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

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2100 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-5686  
CONTACT: TIM HAMMES  
T.HAM@LIVE.COM



key plan

no.    date    issue

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title  
LIGHTING  
PHOTOMETRICS

project no.

checked by: BN  
drawn by: CD

component

sheet no.  
page 10 of 14

# LT-03

# FIXTURE PALETTE



Bollard lights feature 20-30 inch overall height, fully downward facing light sources, warm white LED lamp, and low wattage consumption. Products available in hardened wood, teak, metal or brass in several styles to disappear into the landscape.



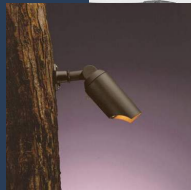
String lighting is used sparingly to create focal points within the site and provide functional lighting for seating below. Conical shades provide a rustic appearance while also cutting off lighting from the night sky.



Floor wash lights are used to discreetly illuminate the entry drive to the reception and drop off, a matching bollard illuminates the parking.



Landscape lighting is used thoughtfully throughout the space to help define respite areas and increase vertical illumination. Tree mounted solar moonlighting is used to illuminate nature preserve trails.



**Overlight**

Technical specifications and details for the Overlight fixture, including dimensions and material options.

**Vertical bollard**

Technical specifications and details for the Vertical bollard fixture, including dimensions and material options.

**String lighting**

Technical specifications and details for the String lighting fixture, including dimensions and material options.

**Spotlight**

Technical specifications and details for the Spotlight fixture, including dimensions and material options.

**String lighting (conical shades)**

Technical specifications and details for the String lighting with conical shades fixture, including dimensions and material options.

**Floor wash light**

Technical specifications and details for the Floor wash light fixture, including dimensions and material options.

**PRIMUS L511 - DECOUSTING SERIES**

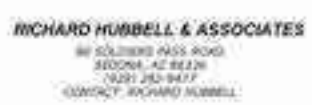
Technical specifications and details for the PRIMUS L511 - DECOUSTING SERIES fixture, including dimensions and material options.

**Spotlight**

Technical specifications and details for the Spotlight fixture, including dimensions and material options.

**Spotlight**

Technical specifications and details for the Spotlight fixture, including dimensions and material options.



Building Coverage	Max. Allowed	Proposed
Building Coverage	25%	8.85%
	(126,106.2 sqft)	(44,634 sqft)

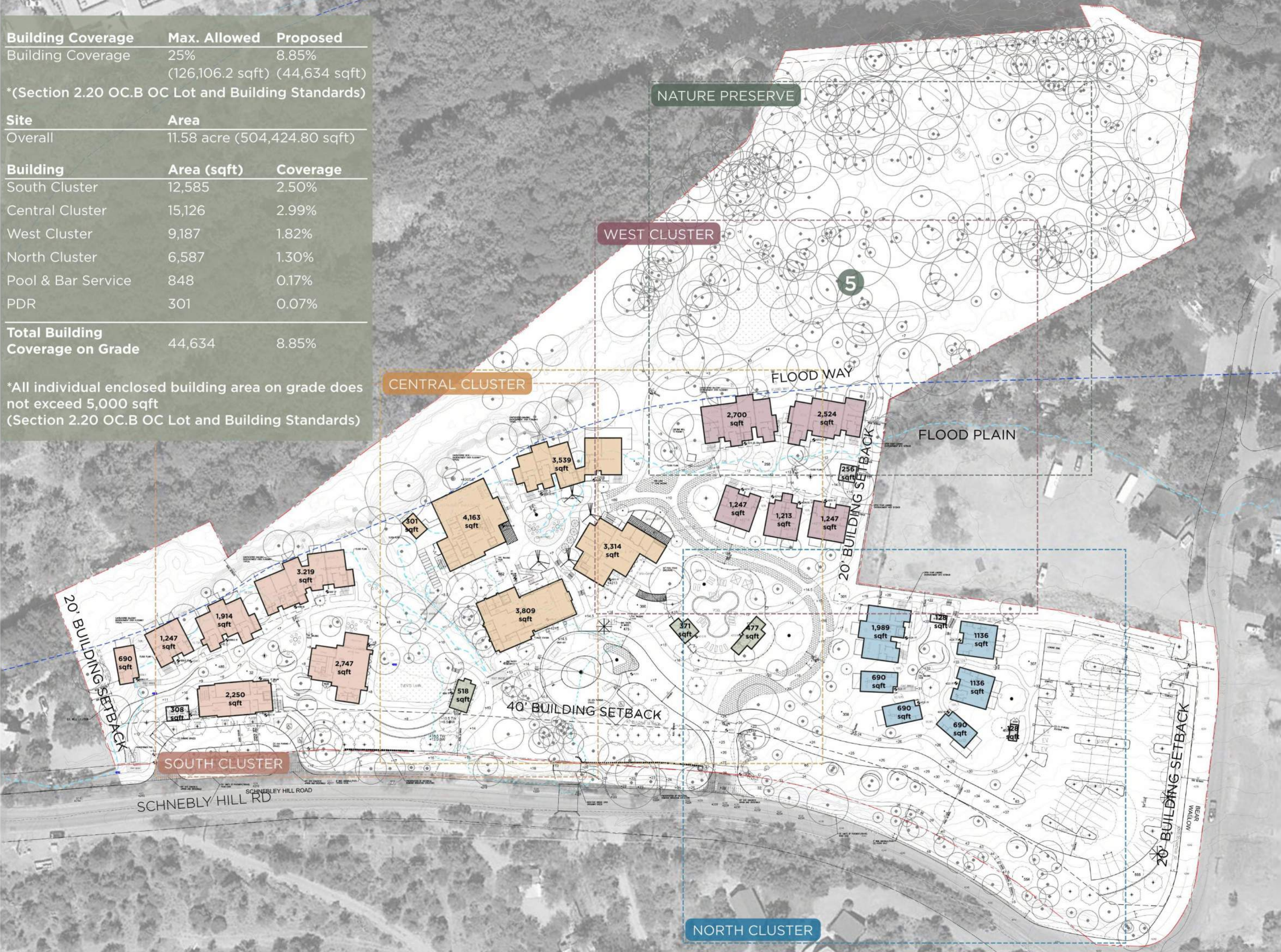
\*(Section 2.20 OC.B OC Lot and Building Standards)

Site	Area
Overall	11.58 acre (504,424.80 sqft)

Building	Area (sqft)	Coverage
South Cluster	12,585	2.50%
Central Cluster	15,126	2.99%
West Cluster	9,187	1.82%
North Cluster	6,587	1.30%
Pool & Bar Service	848	0.17%
PDR	301	0.07%

Total Building Coverage on Grade	Area	Coverage
	44,634	8.85%

\*All individual enclosed building area on grade does not exceed 5,000 sqft  
(Section 2.20 OC.B OC Lot and Building Standards)



key plan



no. date issue

**Oak Creek Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title **First Level Arch Site Plan**  
project no. 222032

checked by:  
drawn by:

component  
**A0-02**

sheet no.  
page



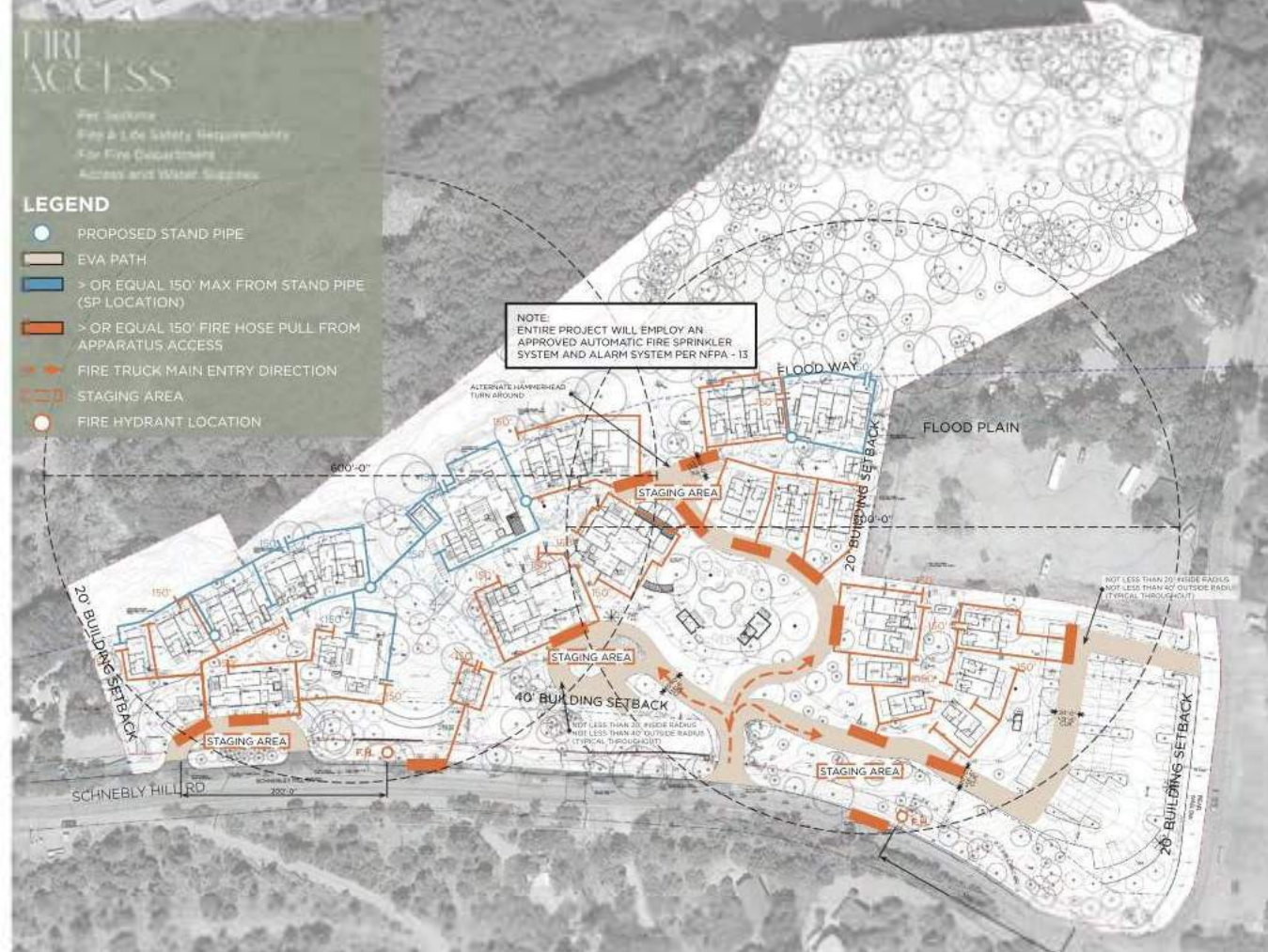
# IMPERVIOUS COVERAGE



# FIRE ACCESS

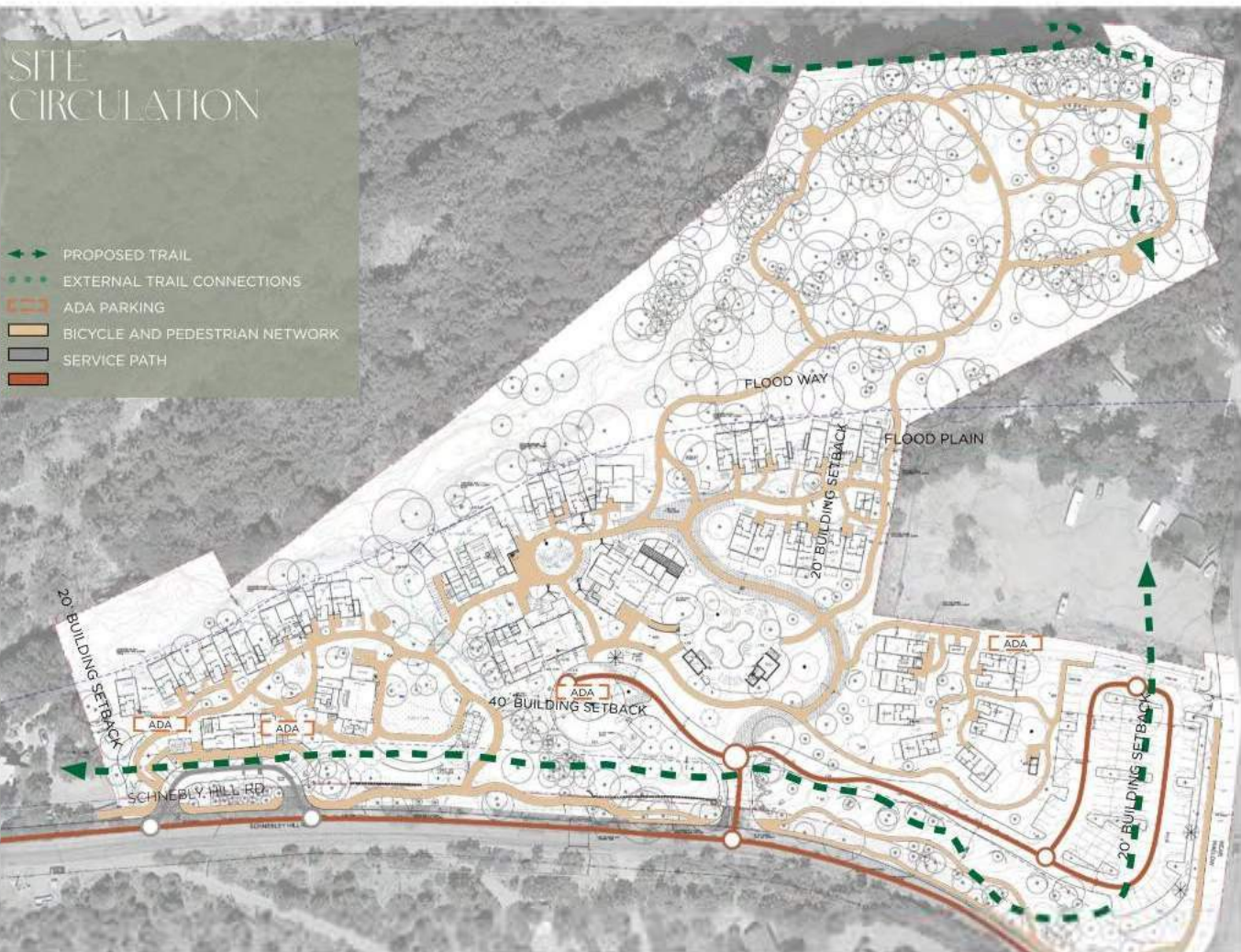
Fire Station  
Fire & Life Safety Requirements for Fire Department  
Access and Water Supply

- LEGEND**
- PROPOSED STAND PIPE
  - EVA PATH
  - > OR EQUAL 150' MAX FROM STAND PIPE (SP LOCATION)
  - > OR EQUAL 150' FIRE HOSE PULL FROM APPARATUS ACCESS
  - FIRE TRUCK MAIN ENTRY DIRECTION
  - STAGING AREA
  - FIRE HYDRANT LOCATION



# SITE CIRCULATION

- PROPOSED TRAIL
- EXTERNAL TRAIL CONNECTIONS
- ADA PARKING
- BICYCLE AND PEDESTRIAN NETWORK
- SERVICE PATH



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**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SCODORA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2080 VIA SILVERADO CAMP VERDE, AZ 86332  
(928) 282-5686  
CONTACT: TIM HAMMES  
T.HAMMES@HVS.COM

key plan

no. date issue  
**Oak Creek Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

Impervious Cov., Site Circulation, Fire Access

project no. 222002

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component

sheet no. **A0-03**  
page:

# CAP - SEDONA CLIMATE ACTION PLAN GUIDING PRINCIPALS



## BUILDINGS & ENERGY

**GOAL:** Ensure long-term access to clean energy while reducing the fiscal and environmental impacts of consumption



## TRANSPORTATION AND LAND USE

**GOAL:** Reduce transportation emissions and enhance community mobility



## MATERIALS AND CONSUMPTION

**GOAL:** Increase the diversion of waste from the landfill and reduce GHG emissions associated with the consumption of goods and services



## WATER AND NATURAL SYSTEMS

**GOAL:** Conserve community water resources by maximizing water efficiency technologies while ensuring a secure and sustainable water supply in the face of climate change impacts. Manage, restore, and foster resilient ecosystems, landscapes, and resources



## CLIMATE RESILIENCE

**GOAL:** Ensure Sedona and its residents, businesses, visitors, facilities, and services are prepared for climate impacts, especially those at the highest risk



Community & Site



Water Use & Efficiency



Energy Use & Efficiency



Materials & Resource Use



Indoor Environmental Quality



Aesthetics, Education & Innovation

# PROJECT SUSTAINABILITY GOALS & SYNERGIES



**“LEED CERTIFIED”**

3 PUBLIC BUILDINGS

LOBBY, RESTAURANT & SPA

**Coconino County**



**BRONZE LEVEL CERTIFICATION**



**VVREO**

Verde Valley Regional Economic Organization  
**BRONZE LEVEL CERTIFICATION**

Project Specific

**Water Conservation & Sustainability Study**



**Schnebly Community Focus Area Plan**



**Keep Sedona Beautiful**



**Arizona Public Service**

**WATG**

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**ERIC BRANDT ARCHITECT**  
Sedona AZ 86301  
www.EricBrandtArchitect.com

**RICHARD HUBBELL & ASSOCIATES**  
86 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2000 VIA SILVERADO CAMP VERDE, AZ 86332  
(928) 282-5686  
CONTACT: TONY HAMMES  
T.HAMMES@HVS.COM

key plan

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Sustainability  
Guiding Principles

project no. 222002

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sheet no. **A8-01**  
page