

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 21, 2023  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**McCormick Stillman  
Railroad Park  
Improvements  
16-DR-2023**

Request for approval of a site plan, landscape plan, and building elevations for a new 10,000 square foot, single-story building that will house a new indoor play structure, multi-purpose room, office space, restrooms, and associated site improvements on a +/- 26.76-acre site.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Creates an indoor play land and splash pad for more patron comfort in summer
- No community input received as of the date of this report

## BACKGROUND

**Location:** 7301 E Indian Bend Rd

**Zoning:** Open Space (OS)

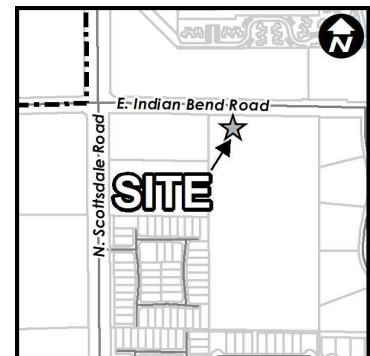
### Adjacent Uses

North: Retail center zoned C-2/P-4

East: Single-family resident neighborhood beyond zoned R1-43

South: Park zoned OS, townhomes beyond zoned R-4R

West: Undeveloped land - entitled Palmeraie development zoned PRC  
PSD



### Property Owner

City of Scottsdale

### Applicant

Michael Voorheis, DWL Architects  
(602) 264-9731

### Architect/Designer

DWL Architects

### Engineer

Mike LoTempio EPS

## **DEVELOPMENT PROPOSAL**

---

On March 7, 2023, the City Council adopted Resolution 12753 issuing \$142,535.00 for Construction Management at Risk (CMAR) services for new park improvements at the McCormick Stillman Railroad Park. On June 21, 2023, the City Council adopted Resolution 12494, which accepted \$1,000,000.00 from the Scottsdale Railroad and Mechanical Society to be deposited in the CIP contributions fund to be used towards the McCormick-Stillman Railroad Park bunkhouse capital project, which is the subject of this Development Review Board application.

This request is for approval of a new 10,000 square foot, single story building that will house a new indoor play structure, multi-purpose room, office space and restrooms, as well as other site improvements include a new entry plaza with seating, new landscaping and shade trees, new park pathways and exterior lighting. To make room for this new project, the existing bunkhouse building, clock tower and restroom building will need to be demolished. The proposed design of the site and building is to mimic a historic railroad roundhouse. The faux water tank shown on the site plan and perspectives is proposed relocated Verizon wireless communication facility that was approved by the Development Review Board on August 17<sup>th</sup> of this year with case 21-DR-2023, and not part of this application.

### **Development Review Board Criteria**

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

### **Historic Preservation Analysis of Existing “Bunkhouse” Building**

Since 2009, plans for the McCormick-Stillman Railroad Park have contemplated removal of the “bunkhouse”, an elongated building centrally located at the north end of the park. Plans for improvements to the park have always been vetted with the public and input from a variety of stakeholders through Board/Commission, and City Council public hearings.

On June 1, 2023, the Historic Preservation (HP) Commission was provided with a presentation by the City of Scottsdale Parks and Recreation staff outlining their plans to develop that portion of the park consistent with this application (16-DR-2023). As a result of the HP Commission’s discussion at the June 1, 2023 meeting, it was requested that prior to implementing the Parks and Recreation Park plan, the HP Commission be provided with formal documentation and assessment of the historic significance associated with the Bunkhouse as it relates to eligibility for the National Register of Historic Places (NRHP) and the Scottsdale Historic Property Register (SHPR).

In mid-June 2023, HP staff contracted with Logan Simpson Design to provide such assessment. The building assessment was completed in accordance with Section 6.100 of the City’s Zoning Ordinance and its associated subsections. The report was documented by Logan Simpson, meeting the Secretary of the Interior’s Professional Qualification Standards for the field of Architectural History via in-person documentation of the property through notes and photographs. Information collected from field visits were incorporated into a final report that serves as architectural documentation of the building and outlines the history, significance, integrity, and potential NRHP and/or SHPR eligibility of the building.

According to the Logan Simpson Design report, the Bunkhouse building did not meet the criteria established by the City of Scottsdale’s Code of Ordinances Article VI Section 6.113.A.5 for listing as a Historic Resource or a Historic Landmark in the city registry. While it is a significant building, because it demonstrates associations with an early prominent Scottsdale family, early Scottsdale ranching,



and is an early example pueblo revival style architecture, the Bunkhouse building does not retain its integrity as a historic ranch building. The building did not convey its significance due to numerous character-altering renovations to the interior and exterior of the building and the surrounding landscape. However, while the Bunkhouse building does not meet the criteria of designating the site as a Historic Resource or a Historic Landmark in the city registry, it is a significant building that played an integral role in the functions of the historic Jolly Ranch and early functions of the McCormick Stillman Railroad Park. Logan Simpson recommended that if the city desires to continue to perpetuate the significance of the building, interpretative signage could be created and installed to achieve such an effort. The signage could be installed in a publicly accessible location and contain images and text that recounts the significance of the building and its contributions to the McCormick-Stillman Railroad Park.

Both the Historic Preservation Department and Parks and Recreation Department have concluded that it is appropriate to memorialize the “bunkhouse” building with the development of the Railroad Park project. The project has been stipulated to provide a feature which memorializes the “bunkhouse” building.

**Sustainability**

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including:

- Drought tolerant plantings
- High reflective roof surface
- 8-foot roof overhangs over play structure portion of the building
- Water efficient plumbing fixtures
- Energy efficient LED lighting fixtures throughout
- Enhanced energy performance 24% savings over the baseline required by code
- 5000 gallon retention tank connected to the splash pad, ensuring re-use of water for drip irrigation
- Low Volatile Organic Compound Emitting materials, including millwork and interior finishes.
- Conduit pathways and power capacity for future electric car charging parking spaces.

**STAFF RECOMMENDED ACTION**

Staff recommends that the Development Review Board approve the McCormick Still Railroad Park development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, the South Scottsdale area plan and Development Review Board Criteria have been met.

| RESPONSIBLE DEPARTMENTS                                        | STAFF CONTACTS                                                                            |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Planning and Development Services<br>Current Planning Services | Keith Niederer<br>Telecom Policy Coordinator<br>480-312-2953   kniederer@ScottsdaleAZ.gov |
| Capital Project Management                                     | Roger Berna<br>Principal Project Manager<br>480-312-7845   Email: rberna@scottsdaleaz.gov |

**APPROVED BY**

---



Keith Niederer, Report Author

9/12/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

9/12/2023

Date

**ATTACHMENTS**

---

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Landscape Plan
10. Hardscape Plan
11. Building Elevations (black & white)
12. Building Elevations (color)
13. Perspectives
14. Materials and Colors Board
15. Zoning Map
16. City Notification Map





Context Aerial

16-DR-2023





Close-up Aerial

16-DR-2023



June 13, 2023

**Scottsdale Planning and Development Services**

City of Scottsdale  
7447 E Indian School Road Suite 105  
Scottsdale, AZ 85251

RE: MSRP Roundhouse, Splashpad, & Site Improvements

Development Review Board Submittal Item 21 – Application Narrative

To Whom it May Concern:

The McCormick-Stillman Railroad Park (MSRP) is developing a project consistent with their master site plan. The project is located on their existing property located at 7301 East Indian Bend Road, Scottsdale, AZ 85250. The project replaces an existing underutilized building, and an existing restroom building which currently located in the center of the park and replaces them with a new 10,000 square-foot, single story building, exterior splash pad, and entrance plaza located in a manner that optimizes the used of the site and opens up the site lines and circulation. The building is designed to house a new interior play structure, multi-purpose room, and restrooms to serve both interior building and exterior park users. The splash pad is a pass-through system, with a provision to reclaim wastewater for re-use in the new landscape. The entry plaza includes a seating area, landscape plantings, and public art. Additional site improvements include new park pathways, exterior lighting, and shade trees.

**Ordinances, Master Plans, General Plan, and Standards**

The project will comply with all Development Review Board criteria as defined by the Scottsdale Zoning Ordinance, Section 1.904. Compliance for each item is outlined below:

*A. In considering any application for development, the Development Review Board shall be guided by the following criteria:*

*1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

**Response:** The design is consistent with the requirements of all applicable standards, including the DPSM and park master plan. Please refer to supporting information provided in this DRB submittal.

*2. The architectural character, landscaping and site design of the proposed development shall:*

*a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

**Response:** The scale, proportion, and location of the proposed building is consistent with the adjacent existing buildings. The new building is designed to look like a historic railroad roundhouse, which is consistent with the theme of the park. The splash pad and site

improvements are arranged to increase the cohesiveness and connectivity between new and existing site elements, as well as improving access to the park from the sidewalk and bike lane on Indian Bend Road.

*b. Avoid excessive variety and monotonous repetition;*

**Response:** The building is designed using a palette of red and tan brick, with red standing seam roofing, consistent with the existing architectural finishes. The main South entry is composed of four large arched openings in red brick. The East, West and South elevations have a band of tan brick, with punched openings for windows. The band is topped with a continuous glass clerestory.

*c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

**Response:** The building incorporates a continuous roof overhang over the clerestory glazing to provide shade. The material palette of masonry and metal are durable materials that will hold up to the temperature and direct sunlight of our environment. Site landscaping is composed of drought tolerant, desert plantings, with plenty of shade trees.

*d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

**Response:** Not applicable to this project, the site is not considered Environmentally Sensitive Land.

*e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

**Response:** Not applicable to this project, the site is not located in the Historic Property Overlay District.

*3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

**Response:** No changes to the existing parking and internal vehicular traffic circulation are included in this project. The new site improvements include new pathways and walks that make connections to Indian Bend road to the north, and existing internal pathways to the south east and west. Additional site lighting is included along these pathways to promote safety.

*4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

**Response:** All rooftop equipment shall be screened by the building parapets, to the minimum height of the highest part of the unit.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

**Response:** Not applicable to this project, not located within the downtown area.

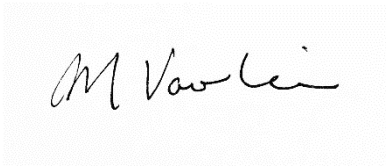
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

**Response:** Public Art is planned to be installed on a wall near the existing park's electrical equipment. This location is in an important pedestrian node within the park. The location does not conflict with the required clearances for electrical equipment access or the existing fire lane to remain.

*B. The property owner shall address all applicable criteria in this section.*

**Response:** Please refer to the additional supporting information provided in this DRB submittal.

A handwritten signature in black ink, appearing to read "M. Voulas", is centered within a light gray rectangular box.

Project Manager

**DWL ARCHITECTS + PLANNERS, INC**



## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

---

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  - *The applicant states the design is consistent with the requirements of all applicable standards, including the Design Standards and Policies Manual, Parks Master Plan, General Plan and Municipal Use Master Site Plan.*
  - *Staff concurs.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
    - *The applicant states that the scale, proportion, and location of the building is consistent with the adjacent buildings. The new building is designed to look like a historic railroad roundhouse, which is consistent with the theme of the park. The new splash pad and site improvements are designed to increase the connectivity between new and existing site elements, as well as improving access to the park from the sidewalk and bike lanes on Indian Bend Rd.*
    - *Staff concurs that the improvement will better utilize the north end of the park and help tie it into the existing portions of the park to the south.*
  - b. Avoid excessive variety and monotonous repetition;
    - *The building is designed using a palette of red and tan brick, with a red standing seam roof, consistent with existing architectural finishes. The main south entry elevation contains four large arched openings in red brick. The other elevations have a band of tan brick, with punched openings for windows.*
    - *Staff concurs that the elevations are not monotonous and provide visual interest.*
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
    - *The building incorporates a continuous roof overhang over the clerestory glazing to provide shade. The material palette of masonry and metal are durable materials that will hold up to high temperatures and direct sunlight. Additional new drought tolerant shade trees and landscaping will be installed.*
    - *Staff concurs.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
  - *The applicant states that no changes to the existing parking lot and internal vehicular traffic circulation are proposed. The new site improvements include new pathways that make connections to Indian Bend Road to the north and to the existing path network to the south and west. Addition site light will help improve safety for evening visitors to the park.*
  - *The Transportation department requested that a new 8-foot-wide detached sidewalk be built along the Scottsdale Road frontage with this proposal. However, this project doesn't have*

*enough funding to build that improvement. This improvement would also require the relocation of an existing fence.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *The applicant states that all rooftop equipment will be screened by the building parapets, to the minimum height of the tallest part of the unit.*
  - *Staff concurs this is proposed and will be met*

# DEVELOPMENT INFORMATION

---

## Zoning History

The site was annexed into the City in 1972 (Ord. #701) and zoned to the current OS zoning designation in 1980 with case 68-Z-80.

## Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. As of the publishing of this report, staff has not received any community input regarding the application.

## Context

The subject property is located at the southeast corner of N. Scottsdale Road and E. Indian Bend Road.

## Project Data

- Existing Use: City Park
- Proposed Use: No Change
- Parcel Size: 1,276,701 square feet / 29.31 acre (gross)  
1,165,753 square feet / 26.76 acre (net)
- Total Building Area: 10,000 square feet
- Building Height Allowed: 24 feet per O-S district,  
60 feet per Sec. 7.101 of the zoning ordinance if the building is setback from each yard line at least one foot for each two feet of additional building height above 24-feet
- Building Height Proposed: 29 feet (to ridgeline of roof)
- Parking Required: 66 spaces
- Parking Provided: 485 spaces



**Stipulations for the  
Development Review Board Application:  
McCormick Stillman Railroad Park Improvements  
Case Number: 16-DR-2023**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by DWL Architects, with a date of 6/16/2023.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by DWL Architects, with a date of 6/16/2023.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Floor Associates, with a date of 6/16/2023.
  - d. The preliminary case drainage report submitted by EPS Group dated June 2023.
  - e. The preliminary wastewater basis of design report submitted by EPS Group dated July 2023.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning, DRB, Use Permit case(s) for the subject site were:
  - 32-UP-2008: Amended Municipal Use Master Site Plan
  - 215-UP-2009: Conditional Use Permit for a specialty park and municipal uses
  - 364-SA-2017: Minor Site Plan Amendment to Municipal Use Site Plan approved with 32-UP-2008
  - 65-DR-2009: Model Railroad Building
  - 68-Z-1980: Rezoned Park to O-S
  - 3-ZN-2009: Rezoned Amundsen Pullman Railroad Car to HP

**ARCHAEOLOGICAL RESOURCES/HISTORIC PRESERVATION:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.
- C. Prior to the Certificate of Occupancy, the project shall provide a feature which memorializes the "bunkhouse" building, and the feature shall be located in a publicly accessible location.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**EXTERIOR LIGHTING:**

**Ordinance**

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

**DRB Stipulations**

4. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
5. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
  - e. The total lumen per luminaire shall not exceed 24,000 lumens.

**WATER AND WASTEWATER:**

**Ordinance**

- F. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

6. Prior to the civil construction document submittal, the property owner shall obtain approval of the basis of design reports from the Water Resources Department. The civil construction document

submittal shall be consistent with the approved master water and wastewater basis of design reports.

7. Waster and sewer mains shall be located within a 20-foot-wide Waster and Sewer Facilities (WSF) easement.
8. The proposed construction will require the removal or relocation of some water and sewer lines. Easements shall be released where lines are being removed and new easement shall be dedicated over the new lines.
9. Revise Wastewater Basis of Design report to include details of the irrigation pumping system.
10. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
11. Sewer mains shall be constructed a minimum of 6-feet from any structures. Consider relocating north/south sewer main east into parking lot.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

12. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the conceptual case drainage.
13. With the final plans submittal, submit a final drainage report that indicates how the project will address first flush volume.
14. With the final plans submittal, submit a revised final drainage report that demonstrates as part of the pre-vs-post analysis, that the existing storm water storage volume must be maintained along with accounting for any new storm water storage required. Include how much storage is currently existing at the site and show that the proposed conditions will account for that plus any additional required.
15. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

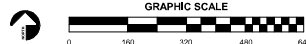
**DRB Stipulations**

16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. Waster and sewer mains shall be located within a 20-foot-wide Waster and Sewer Facilities (WSF) easement.
  - b. The proposed construction will require the removal or relocation of some water and sewer lines. Easements shall be released where lines are being removed and new easement shall be dedicated over the new lines.

6/16/2023 8:49:24 AM



1 DRB CONTEXT AERIAL  
1" = 160'-0"

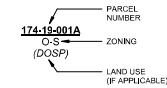


**CONTEXT LEGEND**

- 1/4 MILE RADIUS
- PARCEL BOUNDARIES\*
- PROPERTY BOUNDARY

\*FOR CLARITY, PARCELS WITHIN MULTIPLE FAMILY-DEVELOPMENTS ARE GROUPED

**PARCEL INFORMATION**



**ZONING DISTRICTS**

**CITY OF SCOTTSDALE**

|       |                                 |
|-------|---------------------------------|
| C-1   | NEIGHBORHOOD COMMERCIAL         |
| C-2   | CENTRAL BUSINESS                |
| C-3   | COMMERCIAL OFFICE               |
| HP    | HISTORIC PROPERTY               |
| O-S   | OPEN SPACE                      |
| R-1-S | SINGLE-FAMILY RESIDENTIAL       |
| R-1-S | SINGLE-FAMILY RESIDENTIAL       |
| R-2-S | MULTI-FAMILY RESIDENTIAL        |
| R-3   | RESORT/TOWNHOUSE RESIDENTIAL    |
| R-4   | PLANNED COMMUNITY DISTRICT      |
| PCD   | PLANNED COMMUNITY DISTRICT      |
| PRC   | PLANNED REGIONAL CENTER         |
| PRD   | PLANNED RESIDENTIAL DEVELOPMENT |
| PSD   |                                 |

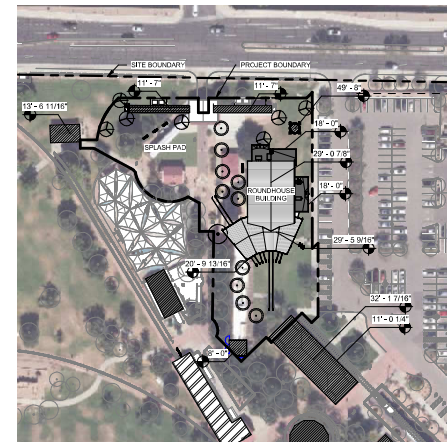
**TOWN OF PARADISE VALLEY**

|            |                           |
|------------|---------------------------|
| R-43       | SINGLE-FAMILY RESIDENTIAL |
| SUP-Resort | SPECIAL USE PERMIT        |

**LAND USES**

**CITY OF SCOTTSDALE**

|      |                                     |
|------|-------------------------------------|
| C    | COMMERCIAL                          |
| DOSG | DEVELOPED OPEN SPACE (GOLF COURSES) |
| DOSP | DEVELOPED OPEN SPACE (PARKS)        |
| MUN  | MIXED-USE NEIGHBORHOODS             |
| O    | OFFICE                              |
| RY   | RURAL NEIGHBORHOODS                 |
| RT   | RESORTS/TOURISM                     |
| SN   | SUBURBAN NEIGHBORHOODS              |
| UN   | URBAN NEIGHBORHOODS                 |



2 DRB ENLARGED CONTEXT AERIAL  
1" = 80'-0"



| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |

**DEVELOPMENT APPLICATION**

KEY:

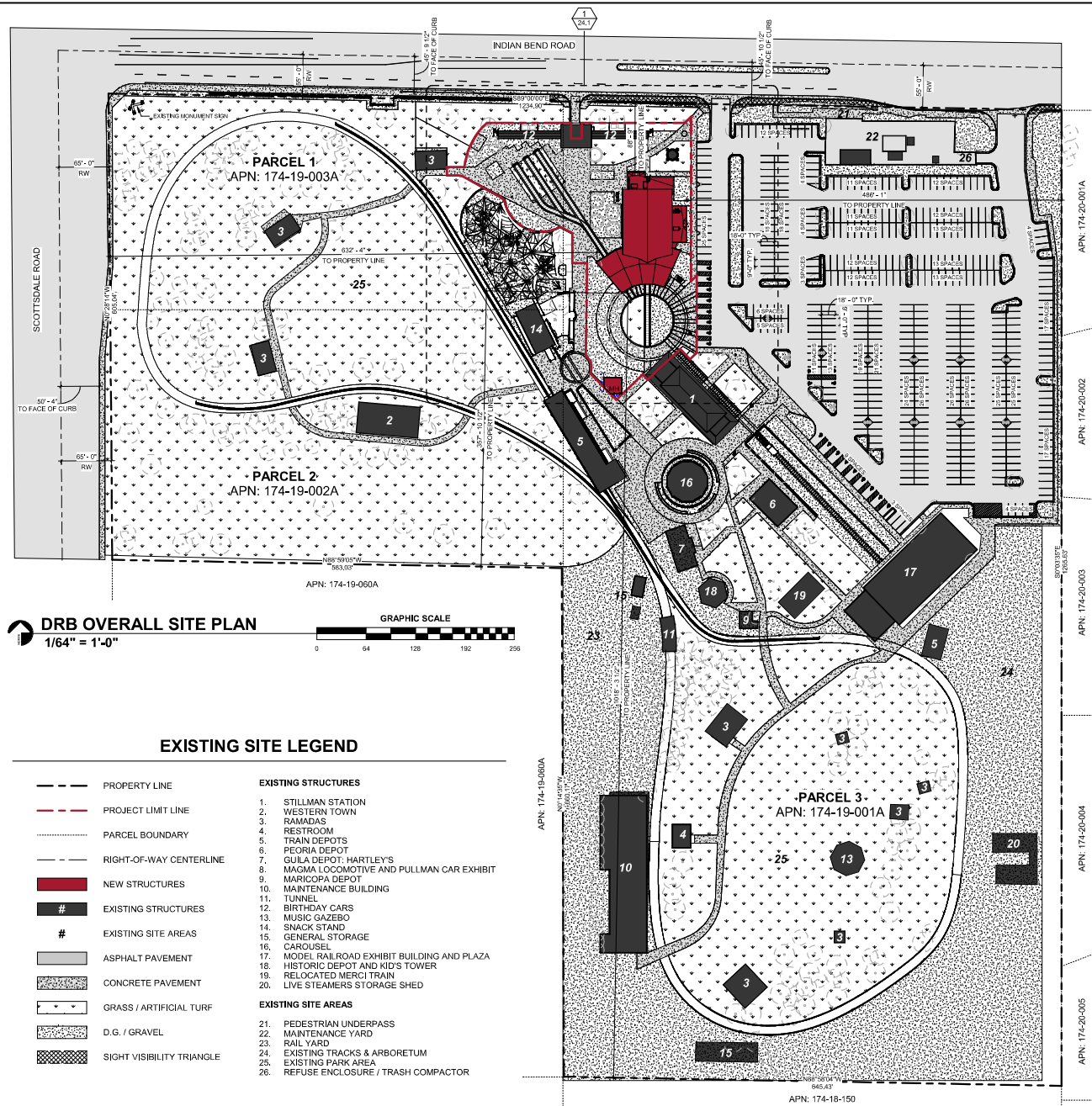
CONTEXT AERIAL

SHEET NUMBER

23.0

|                      |                           |
|----------------------|---------------------------|
| DRAWN BY<br>LIEBGOLD | CHECKED BY<br>VOORHEIS    |
| DATE<br>6/16/2023    | PROJECT NUMBER<br>1939.00 |





## PROJECT DATA

GROSS LOT AREA: 1,276,701 SF / 29.31 ACRES  
NET LOT AREA: 1,165,753 SF / 26.76 ACRES

PARCEL NUMBERS: 174-19-001A, 174-19-002A, 174-19-003A  
PARCEL ZONING: Q-S

GROSS FLOOR AREA: 9,436 SF

### BICYCLE PARKING

*Requirement per Sec. 9.103.C (City of Scottsdale, Zoning Ordinance, Article IX): "Every principal and accessory use of the land which is required to provide at least forty (40) vehicular parking spaces shall be required to provide bicycle parking spaces at a rate of one (1) bicycle parking space per every ten (10) required vehicular parking spaces; and after July 9, 2010, new development shall provide, at a minimum, two (2) bicycle parking spaces. No use shall be required to provide more than one hundred (100) bicycle parking spaces."*

REQUIRED: 7 BICYCLE PARKING SPACES  
66 REQ'D. VEHICLE PARKING / 10 = 6.6,  
OR 7 REQUIRED SPACES

PROVIDED: 20 BICYCLE PARKING SPACES  
8 SPACES (EXISTING) + 12 SPACES (NEW)

OPEN SPACE

Per Sec. 6.900 (City of Scottsdale Zoning Ordinance, Article IX) No minimum open space requirements for Open Space (OS) zoning district.  
N/A  
900,010 SF (APPROX.)

### VEHICLE PARKING

Requirement per Table 9.103.A (City of Scottsdale, Zoning Ordinance, Article IX): Three (3) parking spaces for each acre of park area.

REQUIRED: 66 VEHICLE PARKING SPACES  
21.94 ACRES \* 3 = 65.82 OR 66 SPACES

PROVIDED: 485 VEHICLE PARKING SPACES  
464 NON-ADA SPACES, 21 ADA SPACES  
NO CHANGE TO EXISTING PARKING COUNTS

ACCESSIBLE PARKING

*Requirement per Sec. 9.105.B.4 (City of Scottsdale, Zoning Ordinance, Article IX): Minimum four (4) percent of the provided parking.*

REQUIRED: 20 ACCESSIBLE PARKING SPACES  
485 PROVIDED PARKING \* 0.04 = 19.4,  
OR 20 ACCESSIBLE SPACES

PROVIDED: 21 ACCESSIBLE PARKING SPACES  
NO CHANGE TO EXISTING PARKING COUNTS

### EXISTING SITE LEGEND

- |                                                                                     |                           |                            |                                               |
|-------------------------------------------------------------------------------------|---------------------------|----------------------------|-----------------------------------------------|
|  | PROPERTY LINE             | <b>EXISTING STRUCTURES</b> | 1. STILLMAN STATION                           |
|  | PROJECT LIMIT LINE        |                            | 2. WESTERN TOWN                               |
|  | PARCEL BOUNDARY           |                            | 3. RAMADAS                                    |
|  | RIGHT-OF-WAY CENTERLINE   |                            | 4. RESTROOM                                   |
|  | NEW STRUCTURES            |                            | 5. TRAIN DEPOTS                               |
|  | EXISTING STRUCTURES       |                            | 6. PEORIA DEPOT                               |
|  | EXISTING SITE AREAS       |                            | 7. GULA DEPOT; HARTLEYS                       |
|  | ASPHALT PAVEMENT          |                            | 8. MACMA LOCOMOTIVE AND PULLMAN CAR EXHIBIT   |
|  | CONCRETE PAVEMENT         |                            | 9. MARICOPA DEPOT                             |
|  | GRASS / ARTIFICIAL TURF   |                            | 10. MAINTENANCE BUILDING                      |
|  | D.G. / GRAVEL             |                            | 11. TUNNEL                                    |
|  | SIGHT VISIBILITY TRIANGLE |                            | 12. BIRTHDAY CARS                             |
|                                                                                     |                           |                            | 13. MUSIC GAZEBO                              |
|                                                                                     |                           |                            | 14. SNACK STAND                               |
|                                                                                     |                           |                            | 15. GENERAL STORAGE                           |
|                                                                                     |                           |                            | 16. CAROUSEL                                  |
|                                                                                     |                           |                            | 17. MODEL RAILROAD EXHIBIT BUILDING AND PLAZA |
|                                                                                     |                           |                            | 18. HISTORIC DEPOT AND KIDS' TOWER            |
|                                                                                     |                           |                            | 19. RELOCATED MERCI TRAIN                     |
|                                                                                     |                           |                            | 20. LIVE STEAMERS STORAGE SHED                |
|                                                                                     |                           | <b>EXISTING SITE AREAS</b> |                                               |
|                                                                                     |                           |                            | 21. PEDESTRIAN UNDERPASS                      |
|                                                                                     |                           |                            | 22. MAINTENANCE YARD                          |
|                                                                                     |                           |                            | 23. RAIL YARD                                 |
|                                                                                     |                           |                            | 24. EXISTING TRACKS & ARBORETUM               |
|                                                                                     |                           |                            | 25. EXISTING PARK AREA                        |
|                                                                                     |                           |                            | 26. REFUSE ENCLOSURE / TRASH COMPACTOR        |

## EXISTING STRUCTURES

1. STILLMAN STATION
2. WESTERN TOWN
3. RAMADAS
4. RESTROOM
5. TRAIN DEPOTS
6. PEORIA DEPOT
7. GUILA DEPOT: HARTLEY'S
8. MAGMA LOCOMOTIVE AND PULLMAN CAR EXHIBIT
9. MARICOPA DEPOT
10. MAINTENANCE BUILDING
11. TUNNEL
12. BIRTHDAY CARS
13. MUSIC GAZEBO
14. SNACK STAND
15. GENERAL STORAGE
16. CAROUSEL
17. MODEL RAILROAD EXHIBIT BUILDING AND PLAZA
18. HISTORIC DEPOT AND KID'S TOWN
19. RELOCATED MERCY TRAIN
20. LIVE STEAMERS STORAGE SHED

### EXISTING SITE AREAS

21. PEDESTRIAN UNDERPASS
22. MAINTENANCE YARD
23. RAIL YARD
24. EXISTING TRACKS & ARBORETUM
25. EXISTING PARK AREA
26. REFUSE ENCLOSURE / TRASH COMPACTOR

## VICINITY SITE MAP



**DWL**  
ARCHITECTS+  
2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

**CITY OF SCOTTSDALE  
ROUNDHOUSE, SPLASH PAD &  
SITE IMPROVEMENTS**



## REVISIONS

| No | Description | Date |
|----|-------------|------|
|----|-------------|------|

DEVELOPMENT  
APPLICATION

© COPYRIGHT 2022  
D/WI ARCHITECTS + PLANNERS, INC.

**SHEET TITLE:**  
**SITE PLAN**

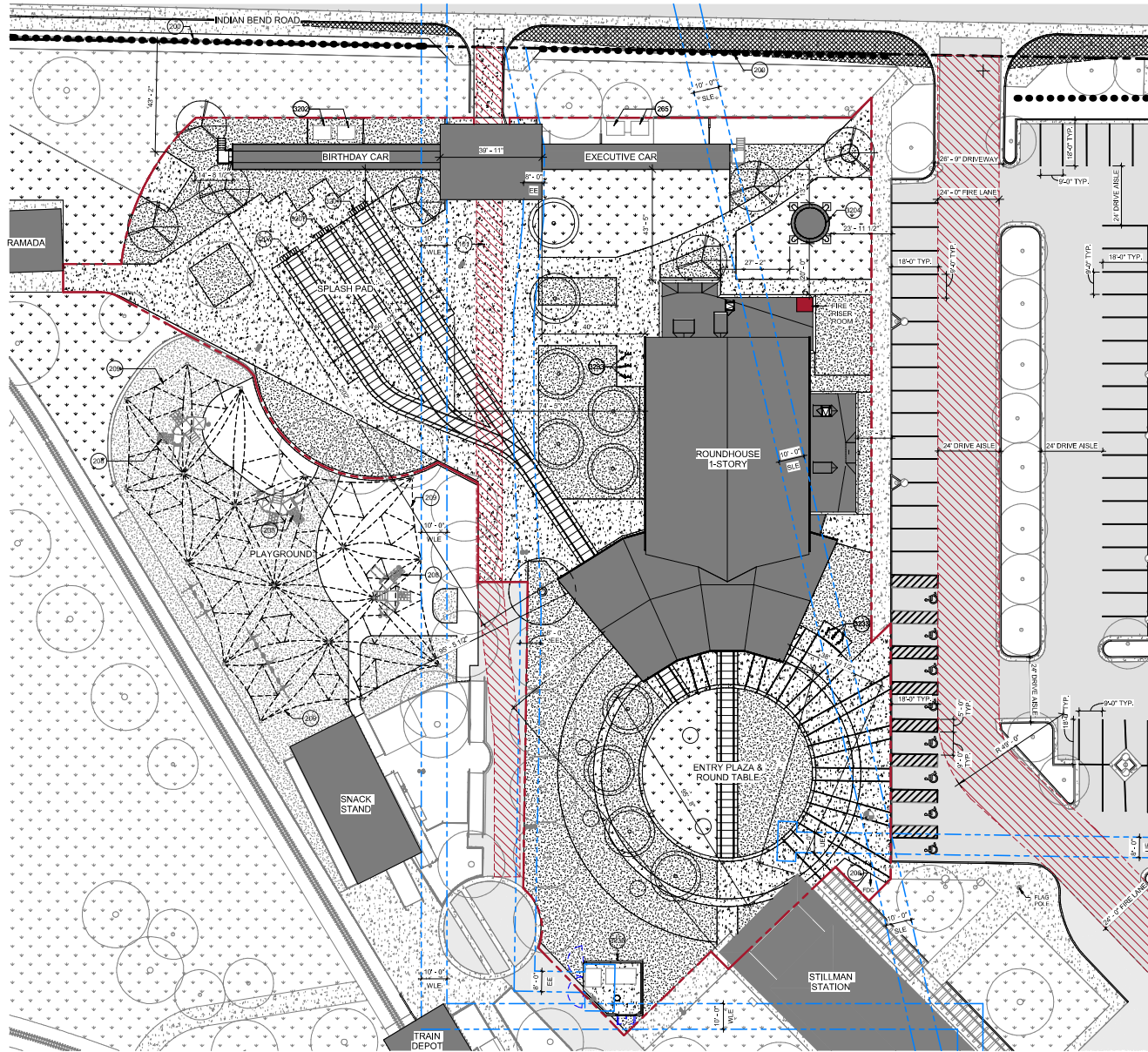
SAFETY NUMBER:

24.0

|                              |                                   |
|------------------------------|-----------------------------------|
| DRAWN BY:<br><b>LIEBGOLD</b> | REVIEWED BY:<br><b>VOORHEIS</b>   |
| DATE:<br><b>6/16/2023</b>    | PROJECT NUMBER:<br><b>1939.00</b> |

6/16/2023 10:20:15 AM

1 DRB ENLARGED SITE PLAN  
1" = 20'-0"



KEYNOTES

|      |                                                                      |
|------|----------------------------------------------------------------------|
| 101  | MAINTAIN 16' EXISTING FIRE LANE                                      |
| 200  | EXISTING SITE FENCE TO REMAIN                                        |
| 206  | EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN                        |
| 209  | EXISTING PLAYGROUND EQUIPMENT TO REMAIN                              |
| 209  | EXISTING SHADE STRUCTURE TO REMAIN                                   |
| 262  | EXISTING APS TRANSFORMER TO REMAIN                                   |
| 265  | EXISTING CONDENSING UNIT TO REMAIN                                   |
| 3202 | RE-INSTALL EXISTING CONDENSER UNIT                                   |
| 3204 | CELL TOWER (DECORATIVE WATER TOWER) INSTALLED UNDER SEPARATE PROJECT |
| 3207 | SEAT WALL                                                            |
| 3233 | BIKE RACKS                                                           |
| 3235 | MASONRY EQUIPMENT ENCLOSURE                                          |

SITE PLAN LEGEND

|       |                                |
|-------|--------------------------------|
| ---   | PROPERTY LINE                  |
| ---   | PROJECT LIMIT LINE             |
| ●●●●● | EXISTING SITE WALL / FENCE     |
| ---   | EASEMENTS                      |
| ---   | • SLE SEWER LINE               |
| ---   | • EE ELECTRICAL                |
| ---   | • UE UTILITY                   |
| ---   | • WLE WATER LINE               |
| ---   | SIGHT VISIBILITY TRIANGLE      |
| ---   | FIRE LANE                      |
| ---   | BUILDING FOOTPRINT             |
| ---   | SHADE STRUCTURE                |
| ---   | ASPHALT PAVEMENT               |
| ---   | CONCRETE PAVEMENT              |
| ○     | SITE LIGHTPOLE                 |
| ○     | EXISTING FIRE HYDRANT          |
| ---   | TYP. PARKING                   |
| ---   | TYP. ADA PARKING               |
| ○     | EXISTING TREE TO REMAIN        |
| ○     | NEW TREES - REFER TO LANDSCAPE |

DWL  
ARCHITECTS+

2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

CITY OF SCOTTSDALE  
ROUNDHOUSE, SPLASH PAD &  
SITE IMPROVEMENTS

7301 E. Indian Bend Road  
Scottsdale AZ 85250



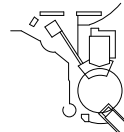
REVISIONS

No. Description Date

DEVELOPMENT  
APPLICATION

Consistent with  
DWL ARCHITECTS + PLANNERS, INC.

KEY:



SHEET TITLE  
SITE PLAN

SHEET NUMBER

24.1

DRAWN BY: LIEBGOLD

CHECKED BY: VOORHEIS

DATE: 6/16/2023 PROJECT NUMBER: 1939.00



## PLANTING & IRRIG. NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH & OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.
- ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.
- IRRIGATION VALVE BOXES: INSTALL GREEN IRRIGATION BOXES IN TURF AREAS & TAN IRRIGATION BOXES IN ALL OTHER AREAS. BOXES SHALL BE LOCATED A MINIMUM OF 8" BEHIND ALL CIRCULATION AREAS & SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER & SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS & MANHOLES IN AN EXPOSED CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN & BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. BOX SIZES ARE SHOWN FOR REFERENCE ONLY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES & OTHER OBSTRUCTIONS.
- THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL UNLESS OTHERWISE AGREED UPON.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS & CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL.
- SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
- ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.

## PLANTING & IRRIG. NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH & OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.
- ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.
- IRRIGATION VALVE BOXES: INSTALL GREEN IRRIGATION BOXES IN TURF AREAS & TAN IRRIGATION BOXES IN ALL OTHER AREAS. BOXES SHALL BE LOCATED A MINIMUM OF 8" BEHIND ALL CIRCULATION AREAS & SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER & SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS & MANHOLES IN AN EXPOSED CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN & BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. BOX SIZES ARE SHOWN FOR REFERENCE ONLY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES & OTHER OBSTRUCTIONS.
- THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL UNLESS OTHERWISE AGREED UPON.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS & CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL.
- SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
- ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.

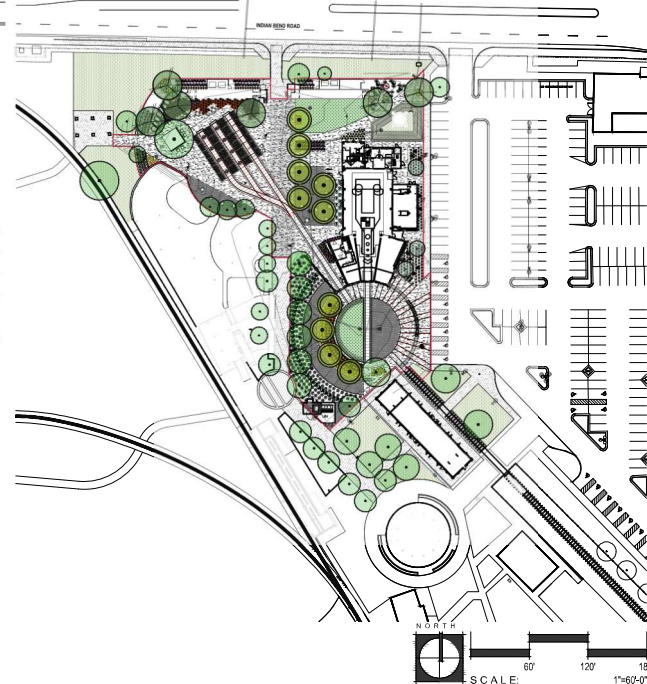
# MCCORMICK STILLMAN RAILROAD PARK PLAYGROUND + SPLASH PAD SITE IMPROVEMENTS

7301 E INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250

## PLANT LEGEND

| SYM.               | BOTANICAL NAME<br>COMMON NAME                              | SIZE              | MIN. CAL<br>HT X W       | QTY. |
|--------------------|------------------------------------------------------------|-------------------|--------------------------|------|
| <b>TREES</b>       |                                                            |                   |                          |      |
|                    | QUERCUS FUSIFORMIS<br>SOUTHERN LIVE OAK                    | 48" BOX<br>SINGLE | 4" CAL<br>15' H X 9" W   | 01   |
|                    | ACACIA ANEURA<br>MULGA                                     | 36" BOX<br>MULTI  | 2" CAL<br>10' H X 6" W   | 03   |
|                    | FRAXINUS VELUTINA 'FAN TEX'<br>FAN TEX ASH                 | 36" BOX<br>SINGLE | 2.5" CAL<br>11' H X 7" W | 10   |
|                    | LULIUS PARVIFOLIA<br>CHINESE ELM                           | 36" BOX<br>SINGLE | 2.5" CAL<br>12' H X 8" W | 06   |
|                    | EXISTING TREE TO<br>REMAIN UNDISTURBED                     | VARIES            | N/A                      |      |
| <b>SHRUBS</b>      |                                                            |                   |                          |      |
|                    | LEUCOPHYLLUM X HEAVENLY CLOUD'<br>HEAVENLY CLOUD SAGE      | 5 GAL             |                          | 10   |
|                    | RUELLIA SIMPLEX<br>MEXICAN PETUNIA                         | 5 GAL             |                          | 206  |
|                    | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE            | 15 GAL            |                          | 04   |
|                    | DODONAEA VISCOSA<br>HOPEED                                 | 15 GAL            |                          | 08   |
| <b>ACCENTS</b>     |                                                            |                   |                          |      |
|                    | ALOE BARBADENSIS<br>MEDICINAL ALOE                         | 5 GAL             |                          | 156  |
|                    | ALOE 'ROCKPAPER'<br>LITTLE GEM ALOE                        | 5 GAL             |                          | 31   |
|                    | ASCLEPIAS SUBULATA<br>DESERT MILKWEED                      | 5 GAL             |                          | 14   |
|                    | DASYLIRION QUADRANGULATUM<br>MEXICAN GRASS TREE            | 15 GAL            |                          | 42   |
|                    | ECHINOPSIS PACHAHOJI<br>SAN PEDRO CACTUS                   | 15 GAL            |                          | 09   |
|                    | FURCROEA MACDOUGALLII<br>MACDOUGALL'S CENTURY PLANT        | 15 GAL            |                          | 02   |
|                    | EUPHORBIA AMMAK 'VARIEGATA'<br>CANDYLABRA SPURGE           | 24" BOX           |                          | 03   |
|                    | MULHBERGIA DUBIA<br>PINE MULB                              | 5 GAL             |                          | 166  |
|                    | MULHBERGIA CAPILLARIS 'WHITE CLOUD'<br>WHITE CLOUD MULB    | 5 GAL             |                          | 178  |
|                    | OPUNTIA ELLISIANA<br>SPINELESS PRICKLY PEAR                | 15 GAL            |                          | 08   |
|                    | PELICALANTHUS BRACTEATUS<br>LADY SLIPPER                   | 5 GAL             |                          | 27   |
| <b>GROUNDCOVER</b> |                                                            |                   |                          |      |
|                    | LANTANA 'NEW GOLD'<br>NEW GOLD LANTANA                     | 1 GAL             |                          | 96   |
|                    | MYOPORIUM PARVIFOLIUM<br>CREEPING MYOPORIUM                | 1 GAL             |                          | 48   |
| <b>VINES</b>       |                                                            |                   |                          |      |
|                    | PARTHENOCCISSUS HACIENDA CREEPER'<br>HACIENDA CREEPER VINE | 15 GAL            |                          | 07   |

NOTE:  
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED ROOT BARRIERS - REFER TO DETAIL 4/L-201



## LANDSCAPE SHEET INDEX

| SHEET # | DESCRIPTION            | DESIGNED FOR<br>DESIGN DEVELOPMENT<br>(08/16/2023) | ISSUED FOR:<br>DESIGN REVIEW BOARD<br>(08/16/2023) |
|---------|------------------------|----------------------------------------------------|----------------------------------------------------|
| LC-01   | LANDSCAPE COVER SHEET  | X                                                  | X                                                  |
| L-100   | OVERALL LANDSCAPE PLAN | X                                                  | X                                                  |
| L-101   | PARTIAL LANDSCAPE PLAN | X                                                  | X                                                  |
| L-102   | PARTIAL LANDSCAPE PLAN | X                                                  | X                                                  |
| L-201   | LANDSCAPE DETAILS      | X                                                  | X                                                  |
| L-301   | IRRIGATION PLAN        | X                                                  | X                                                  |
| L-302   | IRRIGATION PLAN        | X                                                  | X                                                  |
| L-401   | IRRIGATION DETAILS     | X                                                  | X                                                  |
| L-402   | IRRIGATION DETAILS     | X                                                  | X                                                  |

## OWNER

CITY OF SCOTTSDALE  
3839 N DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

CONTACT: XXX  
EMAIL: XXX  
PHONE: XXX

## ARCHITECT

DWL ARCHITECTS  
2333 N CENTRAL AVENUE  
PHOENIX, AZ 85004

CONTACT: MICHAEL VOORHEIS  
EMAIL: mvoorheis@dwlarchitects.com  
PHONE: 602.264.9731

## LANDSCAPE ARCHITECT

FLOOR ASSOCIATES, INC.  
1425 N FIRST STREET, SUITE 200  
PHOENIX, AZ 85004

CONTACT: SPENCER OXENSON  
EMAIL: spencer@floorassociates.com  
PHONE: 602.462.1425

## CIVIL ENGINEER

EPS GROUP, INC.  
130 N ALMA SCHOOL ROAD, STE 120  
MESA, AZ 85201

CONTACT: MIKE LOTENPIO  
EMAIL: mike@epsgrpinc.com

# DWL ARCHITECTS+

2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

## PRELIMINARY

NOT ISSUED FOR  
CONSTRUCTION

## FLOOR

425 N. First Street  
Second Floor  
Phoenix, AZ 85004  
602.462.1425 P  
602.462.1427 F

CITY OF SCOTTSDALE  
ROUNDHOUSE, SPLASH PAD  
& SITE IMPROVEMENTS  
7301 E INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250



## REVISIONS

No. Description Date

## DESIGN REVIEW BOARD

KEY:



## APPROPRIATE CITY APPROVAL BLOCK

SHEET TITLE

LANDSCAPE  
COVER SHEET

SHEET NUMBER

LC-01

DESIGNED BY

SO/IK

DATE

06/16/2023

PROJECT NUMBER

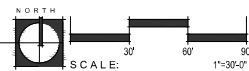
20002

L-101



L-102

OVERALL LANDSCAPE PLAN



**DWL**  
ARCHITECTS+  
2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

**FLOOR**

1425 N. First Street  
Second Floor  
Phoenix, AZ 85001

CITY OF SCOTTSDALE  
ROUNDHOUSE, SPLASH PAD  
& SITE IMPROVEMENTS  
7301 E INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250



REVISIONS  
No. Description Date

DESIGN  
REVIEW BOARD  
© COPYRIGHT 2022  
DWL ARCHITECTS + PLANNING, PLLC

KEY:

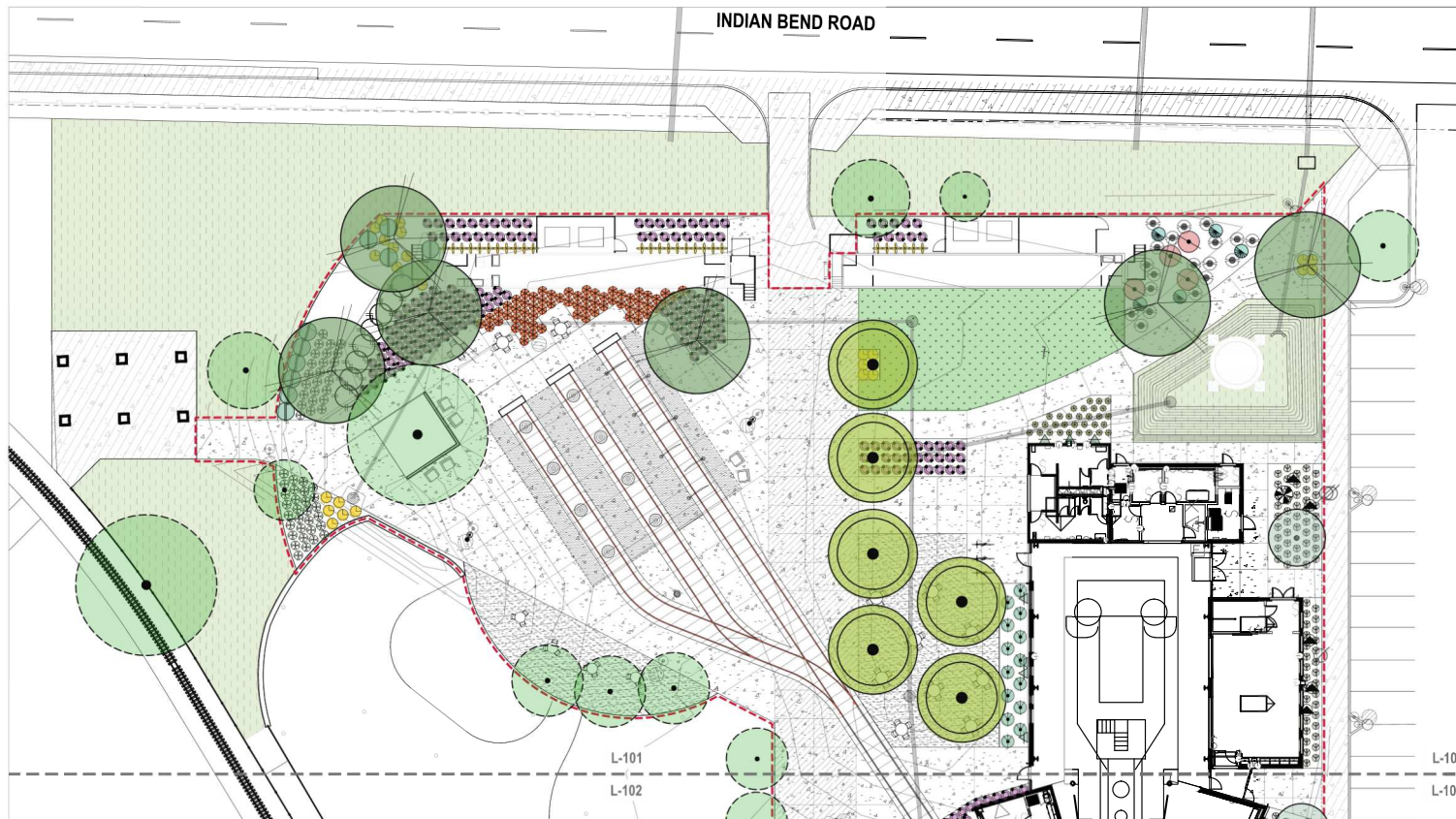
SHEET TITLE  
OVERALL  
LANDSCAPE PLAN

SHEET NUMBER

L-100

|                        |                         |
|------------------------|-------------------------|
| DESIGNED BY<br>SO / IK | REVIEWED BY<br>KF       |
| DATE<br>06/16/2023     | PROJECT NUMBER<br>20002 |



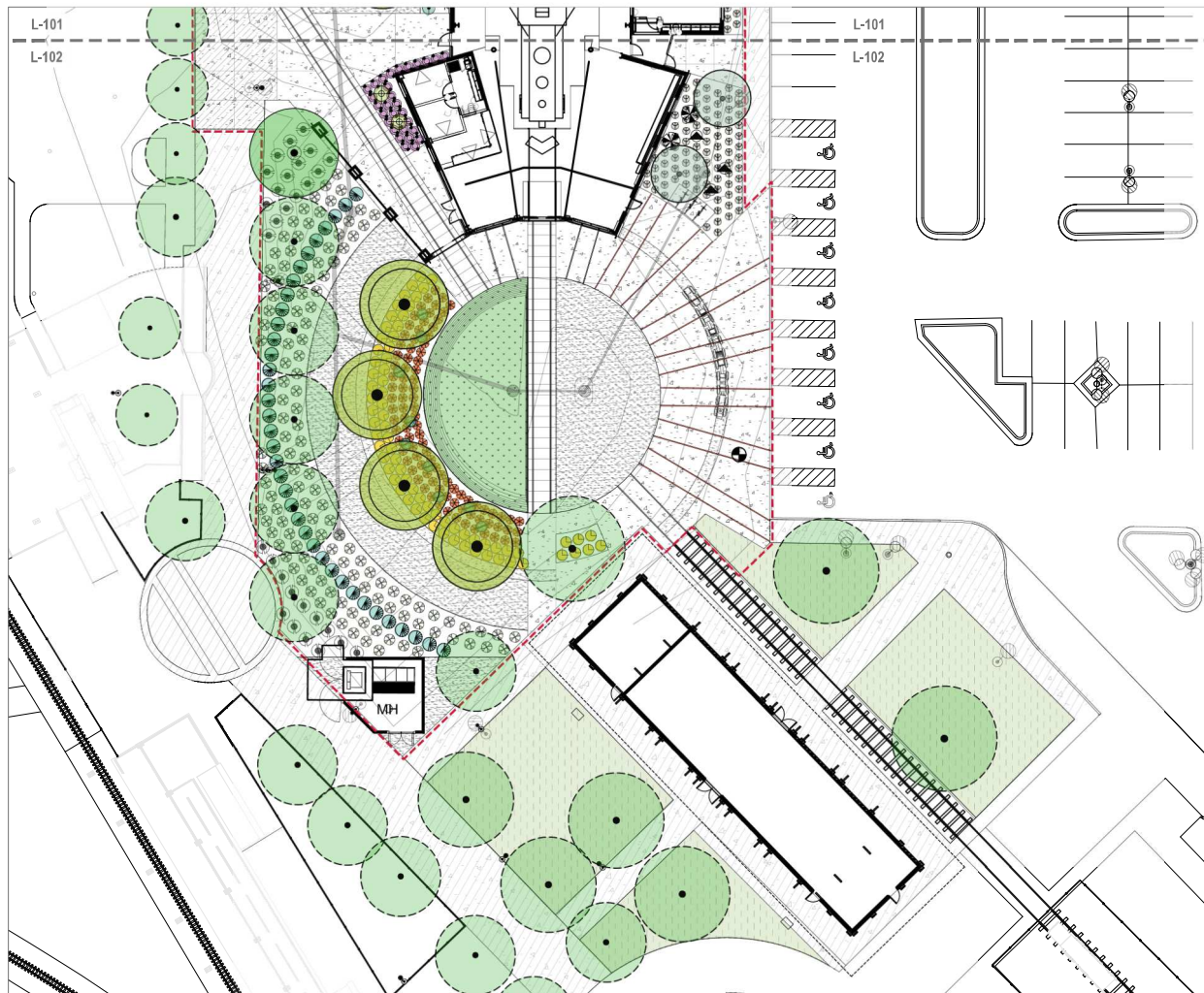


ENLARGED LANDSCAPE PLAN

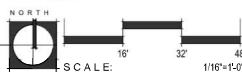
| SYM.          | BOTANICAL NAME<br>COMMON NAME                          | SIZE              | MIN. CAL<br>HT X W       | QTY. |
|---------------|--------------------------------------------------------|-------------------|--------------------------|------|
| <b>TREES</b>  |                                                        |                   |                          |      |
| ●             | QUERCUS FUSIFORMIS<br>SOUTHERN LIVE OAK                | 48" BOX<br>SINGLE | 4" CAL<br>15' H X 9' W   | 01   |
| ●             | ACACIA ANEURA<br>MULGA                                 | 36" BOX<br>MULTI  | 2" CAL<br>10' H X 6' W   | 03   |
| ●             | FRAXINUS VELUTINA 'FAN TEX'<br>FAN TEX ASH             | 36" BOX<br>SINGLE | 2.5" CAL<br>11' H X 7' W | 10   |
| ●             | ULMUS PARVIFOLIA<br>CHINESE ELM                        | 36" BOX<br>SINGLE | 2.5" CAL<br>12' H X 8' W | 06   |
| ●             | EXISTING TREE TO<br>REMAIN UNDISTURBED                 | VARIES            | N/A                      |      |
| <b>SHRUBS</b> |                                                        |                   |                          |      |
| ●             | LEUCOPHYLLUM X 'HEAVENLY CLOUD'<br>HEAVENLY CLOUD SAGE | 5 GAL             |                          | 10   |
| ●             | RUELLIA SIMPLEX<br>MEXICAN PETUNIA                     | 5 GAL             |                          | 206  |
| ●             | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE        | 15 GAL            |                          | 04   |
| ●             | DODONAEA VISCOSA<br>HOPSEED                            | 15 GAL            |                          | 08   |

| SYM.                | BOTANICAL NAME<br>COMMON NAME                              | SIZE    | MIN. CAL<br>HT X W | QTY. |
|---------------------|------------------------------------------------------------|---------|--------------------|------|
| <b>ACCENTS</b>      |                                                            |         |                    |      |
| ●                   | ALOE BARBADENSIS<br>MEDICINAL ALOE                         | 5 GAL   |                    | 156  |
| ●                   | ALOE 'ROCKAPPLE'<br>LITTLE GEM ALOE                        | 5 GAL   |                    | 31   |
| ●                   | ASCLEPIAS SUBULATA<br>DESERT MILKWEED                      | 5 GAL   |                    | 14   |
| ●                   | DASYLIRON QUADRANGULATUM<br>MEXICAN GRASS TREE             | 15 GAL  |                    | 42   |
| ●                   | ECHINOPSIS PACHANOI<br>SAN PEDRO CACTUS                    | 15 GAL  |                    | 09   |
| ●                   | FURCRAEA MACDOUGALLI<br>MACDOUGALL'S CENTURY PLANT         | 15 GAL  |                    | 02   |
| ●                   | EUPHORBIA AMMAK 'VARIEGATA'<br>CANDELABRA SPURGE           | 24" BOX |                    | 03   |
| ●                   | MUHLENBERGIA DUBIA<br>PINE MUHLY                           | 5 GAL   |                    | 166  |
| ●                   | MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'<br>WHITE CLOUD MUHLY | 5 GAL   |                    | 178  |
| ●                   | OPUNTIA ELUSIANA<br>SPINELESS PRICKLY PEAR                 | 15 GAL  |                    | 08   |
| ●                   | PELICANTHUS BRACTEATUS<br>LADY SLIPPER                     | 5 GAL   |                    | 27   |
| <b>GROUND COVER</b> |                                                            |         |                    |      |
| ●                   | LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                   | 1 GAL   |                    | 96   |
| ●                   | MYOPORIUM PARVIFOLIUM<br>CREEPING MYOPORIUM                | 1 GAL   |                    | 48   |

| SYM.                                                                                                                    | BOTANICAL NAME<br>COMMON NAME                                                             | SIZE      | MIN. CAL<br>HT X W | QTY. |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------|--------------------|------|
| <b>VINES</b>                                                                                                            |                                                                                           |           |                    |      |
| ▲                                                                                                                       | PARTHENOCISSUS 'ACIENDA CREEPER'<br>ACIENDA CREEPER VINE                                  | 15 GAL    |                    | 07   |
| NOTE:<br>ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED<br>ROOT BARRIERS - REFER TO DETAIL 4 / L-201 |                                                                                           |           |                    |      |
| ⊗                                                                                                                       | LANDSCAPE AREA TOPDRESS<br>SIZE: 1/2" SCREENED / COLOR: PAINTED DESERT<br>(BY: ROCK PROS) | 10,745 SF |                    |      |



ENLARGED LANDSCAPE PLAN

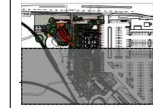


| SYM.                | BOTANICAL NAME<br>COMMON NAME                               | SIZE           | MIN. CAL<br>HT X W       | QTY. |
|---------------------|-------------------------------------------------------------|----------------|--------------------------|------|
| <b>TREES</b>        |                                                             |                |                          |      |
| 48" BOX SINGLE      | QUERCUS FUSIFORMIS<br>SOUTHERN LIVE OAK                     | 48" BOX SINGLE | 4" CAL<br>19' H X 9' W   | 01   |
| 36" BOX MULTI       | ACACIA ANEURA<br>MULGA                                      | 36" BOX MULTI  | 7" CAL<br>10' H X 6' W   | 03   |
| 36" BOX SINGLE      | FRAXINUS VELUTINA 'FAN TEX'<br>FAN TEX ASH                  | 36" BOX SINGLE | 2.5" CAL<br>11' H X 7' W | 10   |
| 36" BOX SINGLE      | LULULUS PARVIFOLIA<br>CHINESE ELM                           | 36" BOX SINGLE | 2.5" CAL<br>12' H X 8' W | 06   |
|                     | EXISTING TREE TO REMAIN UNDISTURBED                         | VARIES         | N/A                      |      |
| <b>SHRUBS</b>       |                                                             |                |                          |      |
| 5 GAL               | LEUCOPHYLLUM X 'HEAVENLY CLOUD'<br>HEAVENLY CLOUD SAGE      | 5 GAL          |                          | 10   |
| 5 GAL               | RUELLIA SIMPLEX<br>MEXICAN PETUNIA                          | 5 GAL          |                          | 206  |
| 15 GAL              | CAESALPINA PULCHERRIMA<br>RED BIRD OF PARADISE              | 15 GAL         |                          | 04   |
| 15 GAL              | DODONAEA VISCOSA<br>HOPSEED                                 | 15 GAL         |                          | 08   |
| <b>ACCENTS</b>      |                                                             |                |                          |      |
| 5 GAL               | ALOE BARBADENSIS<br>MEDICINAL ALOE                          | 5 GAL          |                          | 156  |
| 5 GAL               | ALOE 'ROCKKAPPIE'<br>LITTLE GEM ALOE                        | 5 GAL          |                          | 31   |
| 5 GAL               | ASCLEPIAS SUBULATA<br>DESERT MILKWED                        | 5 GAL          |                          | 14   |
| 15 GAL              | DASYLIRION QUADRANGULATUM<br>MEXICAN GRASS TREE             | 15 GAL         |                          | 42   |
| 15 GAL              | ECHINOPSIS PACHAHOI<br>SAN PEDRO CACTUS                     | 15 GAL         |                          | 09   |
| 15 GAL              | FURCRAEA MACDOUGALII<br>MACDOUGAL'S CENTURY PLANT           | 15 GAL         |                          | 02   |
| 24" BOX             | EUPHORBIA AMMAK 'VARIEGATA'<br>CANDELABRA SPURGE            | 24" BOX        |                          | 03   |
| 5 GAL               | MUEHLENBERGIA DUBIA<br>PINE MUHLY                           | 5 GAL          |                          | 166  |
| 5 GAL               | MUEHLENBERGIA CAPILLARIS 'WHITE CLOUD'<br>WHITE CLOUD MUHLY | 5 GAL          |                          | 178  |
| 15 GAL              | OPUNTIA ELUSIANA<br>SPINELESS PRICKLY PEAR                  | 15 GAL         |                          | 08   |
| 5 GAL               | PEDILANTHUS BRACATEATUS<br>LADY SLIPPER                     | 5 GAL          |                          | 27   |
| <b>GROUND COVER</b> |                                                             |                |                          |      |
| 1 GAL               | LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                    | 1 GAL          |                          | 96   |
| 1 GAL               | MYOPORIUM PARVIFOLIUM<br>CREEPING MYOPORIUM                 | 1 GAL          |                          | 48   |
| <b>VINES</b>        |                                                             |                |                          |      |
| 15 GAL              | PARTHENOCISSUS 'HACIENDA CREEPER'<br>HACIENDA CREEPER VINE  | 15 GAL         |                          | 07   |

NOTE:  
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED ROOT BARRIERS - REFER TO DETAIL 4 / L-201

LANDSCAPE AREA TOPRESS  
SIZE: 12' SCREENED | COLOR: PAINTED DESERT  
(BY: ROCK PROS)

10,745 SF

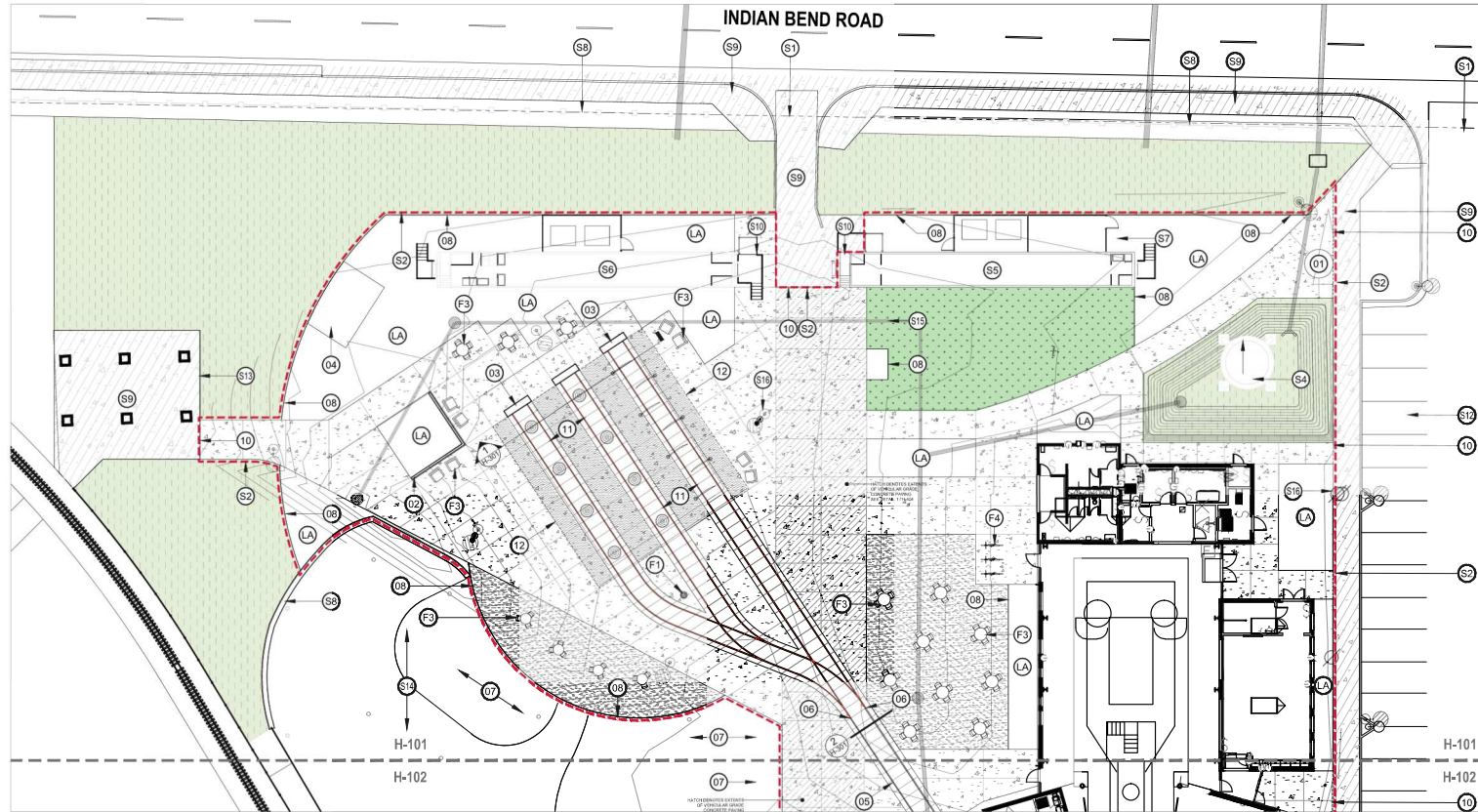












### ENLARGED HARDSCAPE PLAN

#### HARDSCAPE LEGEND

| PAVING                                                                                                                                                               | QTY.      | DETAIL     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| CONCRETE PAVING<br>COLOR: NATURAL GRAY<br>FINISH: LIGHT BROOM<br>SAWCUT JOINTS - SEE PLAN FOR SIZE                                                                   | 18,455 SF | 1<br>T-409 |
| CONCRETE PAVING (BANDING)<br>COLOR: NATURAL GRAY<br>FINISH: MEDIUM SANDBLAST<br>BANDS TO BE POURED W/ ADJACENT CONCRETE<br>AND SANDBLAST APPLIED IN FIELD W/ STENCIL | 680 SF    | 1<br>T-409 |
| CONCRETE PAVING (RAILROAD TRACKS)<br>COLOR: NATURAL GRAY<br>FINISH: DAYTON 05 TOPCAST (ACID ETCH)<br>SAWCUT JOINTS @ 3'-9\"/>                                        | 3,835 SF  | 1<br>T-409 |
| STABILIZED DECOMPOSED GRANITE<br>SIZE: 1/4\"/>                                                                                                                       | 7,235 SF  | 3<br>T-409 |
| ARTIFICIAL TURF (BY: FOREVER LAWN)<br>TYPE: DUPONT FOREVERLAWN SELECT                                                                                                | 3,645 SF  | 4<br>T-409 |
| EXISTING CONCRETE TO REMAIN,<br>REPAIR AS NEEDED                                                                                                                     |           |            |
| EXISTING TURFGRASS TO REMAIN,<br>REPAIR AS NEEDED                                                                                                                    |           |            |
| LANDSCAPE AREA TOPDRESS<br>SIZE: 1/2\"/>                                                                                                                             | 10,745 SF | 3<br>T-409 |
| CONTINUATION OF RAIL TRACKS IN CONCRETE<br>PAVEMENT   FINISH: HEAVY SANDBLAST<br>APPLY IN FIELD W/ STENCIL                                                           | 270 SF    | 3<br>T-409 |

|                                                                                                                                    |          |  |
|------------------------------------------------------------------------------------------------------------------------------------|----------|--|
| CONCRETE PAVING AT SPLASH PAD<br>COLOR: NATURAL GRAY<br>FINISH: DAYTON 03 TOPCAST (ACID ETCH)<br>SAWCUT JOINTS - SEE PLAN FOR SIZE | 1,405 SF |  |
|------------------------------------------------------------------------------------------------------------------------------------|----------|--|

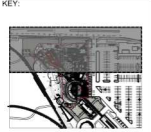
| HARDSCAPE ELEMENTS                                                 | QTY.   | DETAIL     |
|--------------------------------------------------------------------|--------|------------|
|                                                                    |        | 1<br>T-409 |
|                                                                    | 35 LF  | 1<br>T-409 |
| CONCRETE SEAT WALL W/ INTERACTIVE ELEMENTS                         | 24 LF  | 2<br>T-409 |
| EQUIPMENT ENCLOSURE. SEE ARCHITECTURE                              |        |            |
| STEEL RAIL TRACK INSETS IN CONCRETE PAVING,<br>NATURAL FINISH      | 455 LF | 1<br>T-409 |
| TRANSITION FROM STEEL RAIL INSETS TO<br>DECORATIVE CONCRETE FINISH |        | 2<br>T-409 |
| EXISTING PLAY SURFACE TO REMAIN,<br>REPAIR AS NEEDED               |        |            |
|                                                                    | 730 LF | 4<br>T-409 |
| ELECTRICAL EQUIPMENT ENCLOSURE. SEE ARCH.                          |        |            |
| TRANSITION BETWEEN NEW & EXISTING PAVING                           |        | 2<br>T-409 |
| SPLASH PAD, SEE AQUATIC DRAWINGS                                   |        |            |
| SPLASH PAD PERIMETER, SEE AQUATIC DRAWINGS                         |        |            |

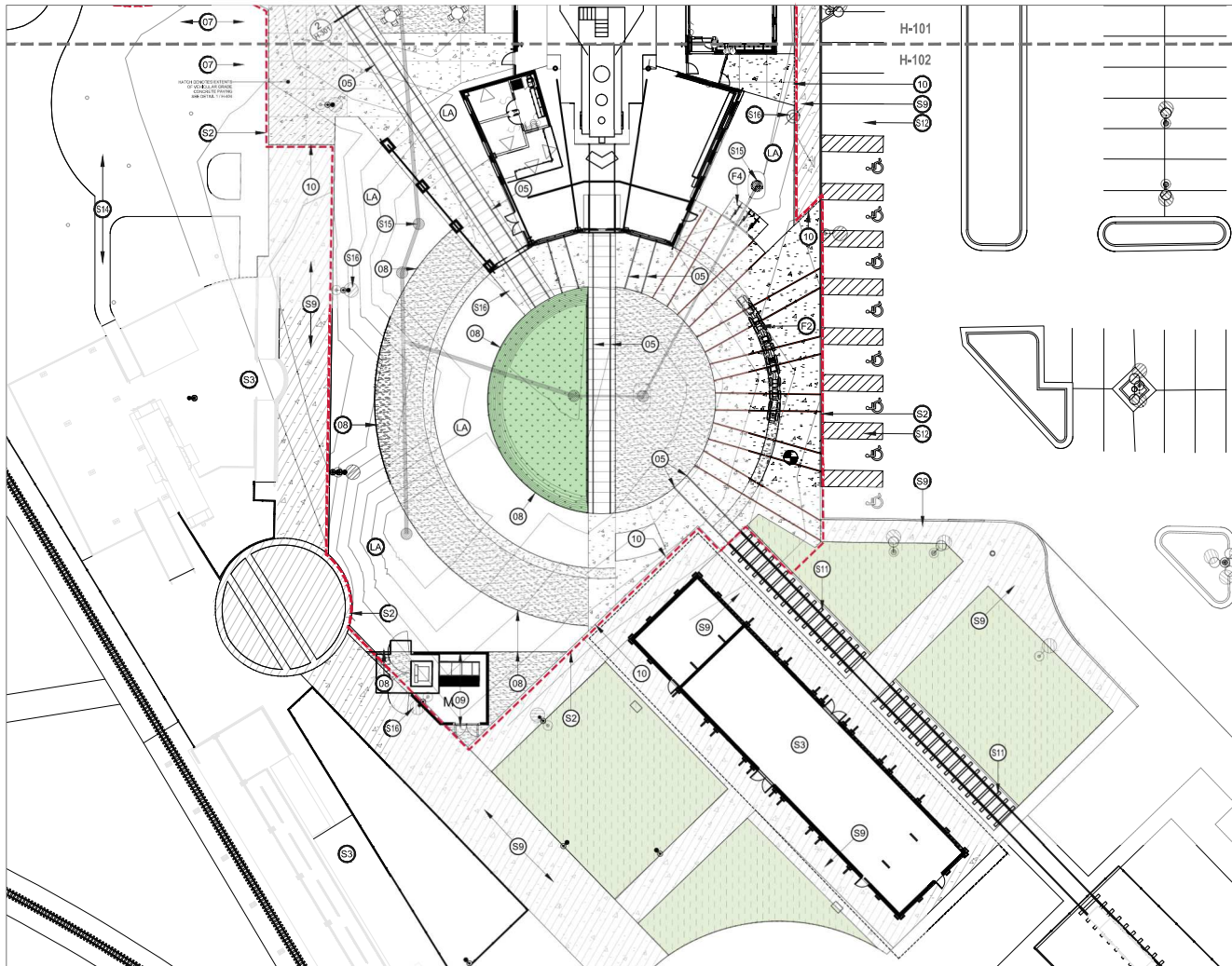


| SITE FURNISHINGS                                                          | QTY.    | DETAIL     |
|---------------------------------------------------------------------------|---------|------------|
| INTERACTIVE SWITCH TRACK CONTROLS FOR<br>SPLASH PAD. SEE AQUATIC DRAWINGS |         |            |
| MONUMENT SIGNAGE. SEE ARCHITECTURE                                        |         |            |
| SITE FURNISHINGS. FOR REFERENCE ONLY                                      |         |            |
| BIKE RACK (BY: DERO)<br>COLOR: BLACK   IN-GROUND MOUNT                    | QTY: 06 | 4<br>T-409 |

| SITE ELEMENTS                             |
|-------------------------------------------|
| PROPERTY LINE                             |
| LIMIT OF CONSTRUCTION                     |
| EXISTING BUILDING                         |
| CELLULAR & WATER TOWER, BY OTHERS         |
| EXISTING TRAIN CAR, TO REMAIN IN PLACE    |
| RELOCATED EXISTING TRAIN CAR              |
| CELLULAR EQUIPMENT & ENCLOSURE, BY OTHERS |
| EXISTING FENCE, TO REMAIN UNDISTURBED     |

| SITE ELEMENTS (CONT.)                           |
|-------------------------------------------------|
| TRAIN CAR ADA LIFT / STAIRS, SEE ARCHITECTURE   |
| EXISTING RAILROAD TRACKS, TO REMAIN UNDISTURBED |
| PARKING STALLS & CURB, TO REMAIN UNDISTURBED    |
| EXISTING RAMADA, TO REMAIN UNDISTURBED          |
| EXISTING PLAYGROUND, TO REMAIN UNDISTURBED      |
| UNDERGROUND UTILITIES, SEE CIVIL                |
| SITE LIGHTING, SEE LIGHTING DESIGN DRAWINGS     |





## HARDSCAPE LEGEND

| PAVING                                                                                                                                                               | QTY.      | DETAIL        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| CONCRETE PAVING<br>COLOR: NATURAL GRAY<br>FINISH: LIGHT BROOM<br>SAWCUT JOINTS - SEE PLAN FOR SIZE                                                                   | 18,455 SF | 1<br>(12-200) |
| CONCRETE PAVING (BANDING)<br>COLOR: NATURAL GRAY<br>FINISH: MEDIUM SANDBLAST<br>BANDS TO BE POURED W/ ADJACENT CONCRETE<br>AND SANDBLAST APPLIED IN FIELD W/ STENCIL | 680 SF    | 1<br>(12-200) |
| CONCRETE PAVING (RAILROAD TRACKS)<br>COLOR: NATURAL GRAY<br>FINISH: DAYTON 05 TOPCAST (ACID ETCH)<br>SAWCUT JOINTS @ 3'-0" O.C.                                      | 3,835 SF  | 1<br>(12-200) |
| STABILIZED DECOMPOSED GRANITE<br>SIZE: 1/4" MINUS   COLOR: PAINTED DESERT<br>(BY: ROCK PROS)                                                                         | 7,235 SF  | 3<br>(12-200) |
| ARTIFICIAL TURF (BY: FOREVER LAWN)<br>TYPE: DUPONT FOREVERLAWN SELECT                                                                                                | 3,645 SF  | 4<br>(12-200) |
| EXISTING CONCRETE TO REMAIN,<br>REPAIR AS NEEDED                                                                                                                     |           |               |
| EXISTING TURFGRASS TO REMAIN,<br>REPAIR AS NEEDED                                                                                                                    |           |               |
| LANDSCAPE AREA TOPRESS<br>SIZE: 1/2" SCREENED   COLOR: PAINTED DESERT<br>(BY: ROCK PROS)                                                                             | 10,745 SF |               |
| CONTINUATION OF RAIL TRACKS IN CONCRETE<br>PAVEMENT FINISH: HEAVY SANDBLAST<br>APPLY IN FIELD W/ STENCIL                                                             | 270 SF    | 3<br>(12-200) |
| CONCRETE PAVING AT SPLASH PAD<br>COLOR: NATURAL GRAY<br>FINISH: DAYTON 03 TOPCAST (ACID ETCH)<br>SAWCUT JOINTS - SEE PLAN FOR SIZE                                   | 1,405 SF  |               |

| HARDSCAPE ELEMENTS                                                 | QTY.   | DETAIL        |
|--------------------------------------------------------------------|--------|---------------|
| 3" DIA. PLANTER (FLUSH W/ PAVING)                                  |        |               |
| 18" HT. CAST IN PLACE CONCRETE RETAINING WALL                      | 35 LF  | 1<br>(12-200) |
| CONCRETE SEAT WALL W/ INTERACTIVE ELEMENTS                         | 24 LF  | 2<br>(12-200) |
| EQUIPMENT ENCLOSURE, SEE ARCHITECTURE                              |        |               |
| STEEL RAIL TRACK INSETS IN CONCRETE PAVING,<br>NATURAL FINISH      | 455 LF | 1<br>(12-200) |
| TRANSITION FROM STEEL RAIL INSETS TO<br>DECORATIVE CONCRETE FINISH |        | 2<br>(12-200) |
| EXISTING PLAY SURFACE TO REMAIN,<br>REPAIR AS NEEDED               |        |               |
| 1/4" THICK STEEL HEADER<br>COLOR: NATURAL FINISH                   | 730 LF | 4<br>(12-200) |
| ELECTRICAL EQUIPMENT ENCLOSURE, SEE ARCH.                          |        |               |
| TRANSITION BETWEEN NEW & EXISTING PAVING                           |        | 1<br>(12-200) |
| SPLASH PAD, SEE AQUATIC DRAWINGS                                   |        |               |
| SPLASH PAD PERIMETER, SEE AQUATIC DRAWINGS                         |        |               |

| SITE FURNISHINGS                                                          | QTY.    | DETAIL        |
|---------------------------------------------------------------------------|---------|---------------|
| INTERACTIVE SWITCH TRACK CONTROLS FOR<br>SPLASH PAD, SEE AQUATIC DRAWINGS |         |               |
| MONUMENT SIGNAGE, SEE ARCHITECTURE                                        |         |               |
| SITE FURNISHINGS, FOR REFERENCE ONLY                                      |         |               |
| HOOP BICYCLE RACK (BY: DERO)<br>COLOR: BLACK   IN-GROUND MOUNT            | QTY: 08 | 4<br>(12-200) |

## SITE ELEMENTS

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- EXISTING BUILDING
- CELLULAR & WATER TOWER, BY OTHERS
- EXISTING TRAIN CAR, TO REMAIN IN PLACE
- RELOCATED EXISTING TRAIN CAR
- CELLULAR EQUIPMENT & ENCLOSURE, BY OTHERS
- EXISTING FENCE, TO REMAIN UNDISTURBED
- WHERE DAMAGE OCCURS TO PAVING REMAINING IN PLACE,  
CONTRACTOR SHALL REPAIR DAMAGED SECTIONS TO  
MATCH THE COLOR AND FINISH OF ADJACENT EXISTING  
PAVING, TYP.

## SITE ELEMENTS (CONT.)

- TRAIN CAR ADA LIFT / STAIRS, SEE ARCHITECTURE
- EXISTING RAILROAD TRACKS, TO REMAIN UNDISTURBED
- PARKING STALLS & CURB, TO REMAIN UNDISTURBED
- EXISTING RAMADA, TO REMAIN UNDISTURBED
- EXISTING PLAYGROUND, TO REMAIN UNDISTURBED
- UNDERGROUND UTILITIES, SEE CIVIL
- SITE LIGHTING, SEE LIGHTING DESIGN DRAWINGS

**DWL**  
ARCHITECTS+

2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

**FLOOR**

425 N. First Street  
Second Floor  
Phoenix, AZ 85001  
602.462.1425 P  
602.462.1427 F

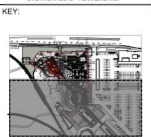
CITY OF SCOTTSDALE  
ROUNDHOUSE, SPLASH PAD  
& SITE IMPROVEMENTS  
7301 E INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250



## REVISIONS

No. Description Date

DESIGN  
REVIEW BOARD



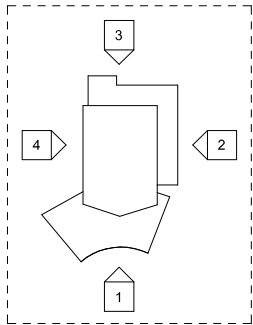
SHEET TITLE  
ENLARGED  
HARDSCAPE PLAN

SHEET NUMBER

H-102

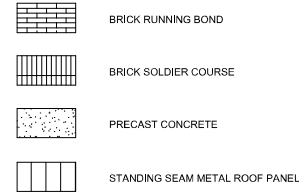
DRAWN BY:  
SO / IK  
DATE:  
06/16/2023  
CHECKED BY:  
KF  
PROJECT NUMBER:  
20002

6/16/2023 1:07:01 PM

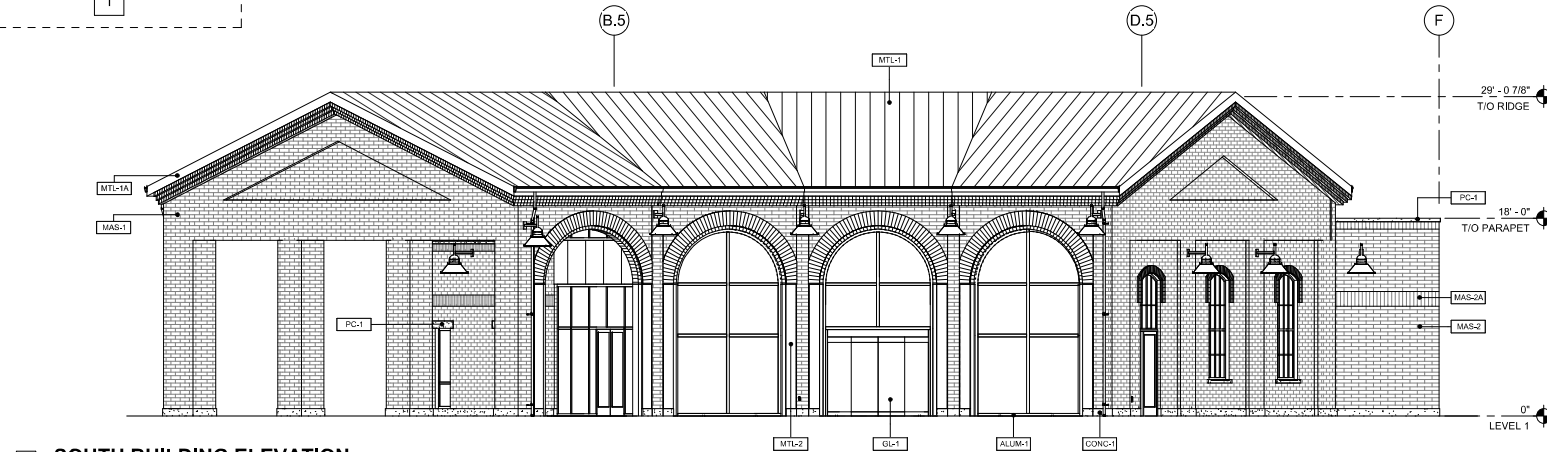


| EXTERIOR FINISH LEGEND |                                  |                           |                      |                                   |
|------------------------|----------------------------------|---------------------------|----------------------|-----------------------------------|
| KEY NAME               | DESCRIPTION                      | BASIS-OF-DESIGN           |                      | COMMENTS                          |
|                        |                                  | MANUFACTURER              | MODEL/COLOR          |                                   |
| ALUM-1                 | DARK GREY ALUMINUM SF/CW FRAMING | SW FLUOROPON 70% PVDF     | KENDALL CHARCOAL     |                                   |
| CONC-1                 | CAST IN PLACE CONCRETE           | CAST-CRETE                |                      |                                   |
| GL-1                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 90 / CLEAR  | 0.25 SHGC                         |
| GL-2                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 70 / CLEAR  | 0.30 SHGC                         |
| MAS-1                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-1A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MAS-2A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MTL-1                  | STANDING SEAM METAL ROOF         | ATLAS INTERNATIONAL       | DUTCH SEAM / REDWOOD | 15" PANEL COVERAGE / WITHOUT RIBS |
| MTL-1A                 | METAL FLASHING                   | ATLAS INTERNATIONAL       | REDWOOD              | MATCH STANDING SEAM COLOR         |
| MTL-2                  | METAL PAINT - DARK GREY          | DUNN EDWARDS PAINTS       | IRON-IC              | MATCH ALUM-1 COLOR                |
| PC-1                   | PRECAST CONCRETE                 | CAST-CRETE                |                      |                                   |

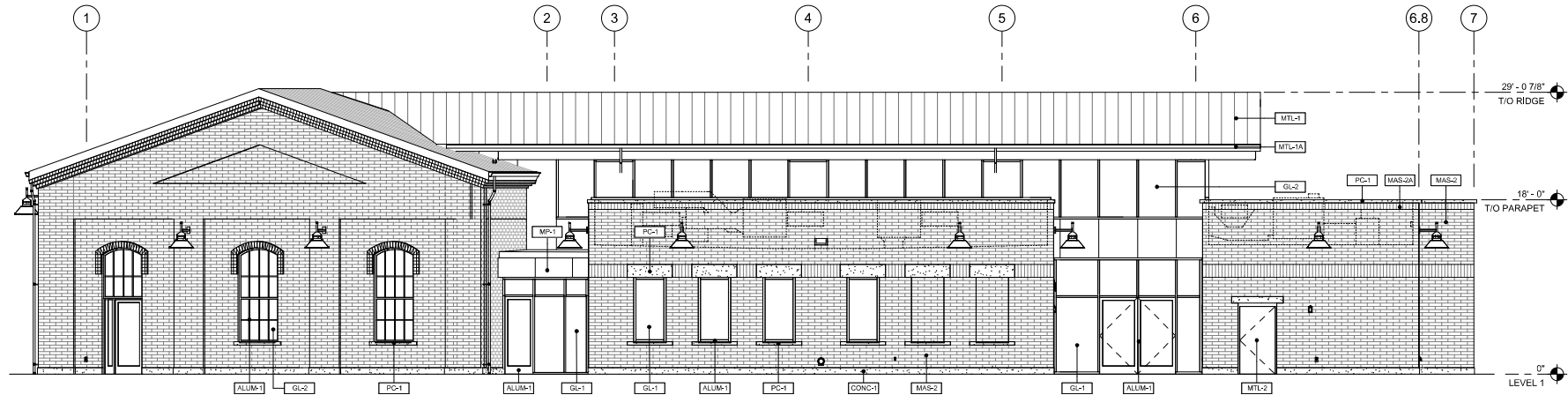
#### ELEVATION LEGEND



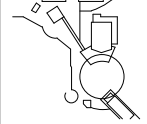
#### KEYNOTES



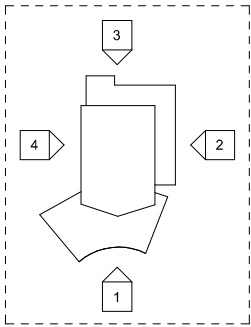
1 SOUTH BUILDING ELEVATION  
3/16" = 1'-0"



2 EAST BUILDING ELEVATION  
3/16" = 1'-0"



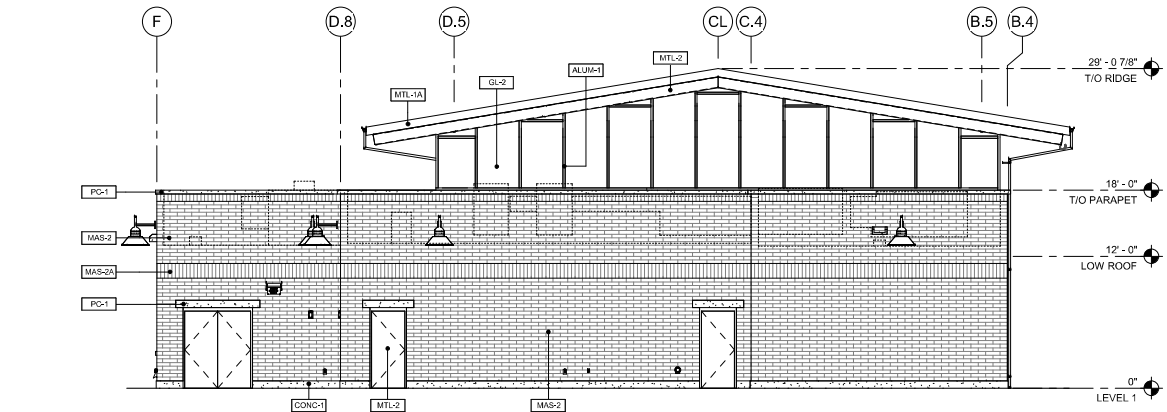




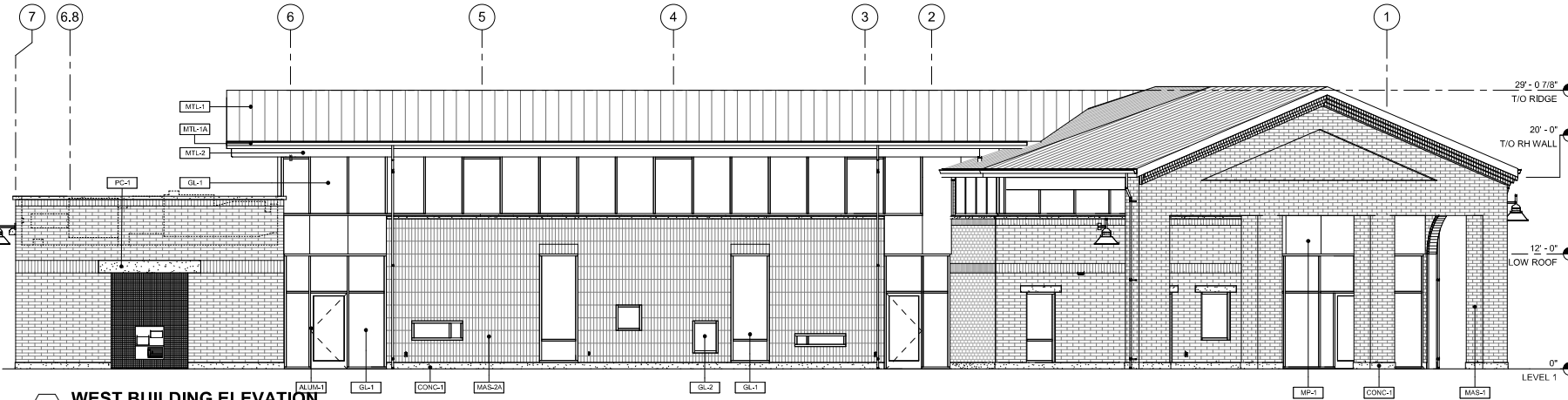
| EXTERIOR FINISH LEGEND |                                  |                           |                      |                                   |
|------------------------|----------------------------------|---------------------------|----------------------|-----------------------------------|
| KEY NAME               | DESCRIPTION                      | BASIS-OF-DESIGN           |                      | COMMENTS                          |
|                        |                                  | MANUFACTURER              | MODEL/COLOR          |                                   |
| ALUM-1                 | DARK GREY ALUMINUM SF/CW FRAMING | SW FLUOROPON 70% PVDF     | KENDALL CHARCOAL     |                                   |
| CONC-1                 | CAST IN PLACE CONCRETE           | CAST-CRETE                |                      |                                   |
| GL-1                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 90 / CLEAR  | 0.25 SHGC                         |
| GL-2                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 70 / CLEAR  | 0.30 SHGC                         |
| MAS-1                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2                  | BRICK STACKED BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2A                 | BRICK RUNNING BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MTL-1                  | STANDING SEAM METAL ROOF         | ATLAS INTERNATIONAL       | DUTCH SEAM / REDWOOD | 15" PANEL COVERAGE / WITHOUT RIBS |
| MTL-1A                 | METAL FLASHING                   | ATLAS INTERNATIONAL       | REDWOOD              | MATCH STANDING SEAM COLOR         |
| MTL-2                  | METAL PAINT - DARK GREY          | DUNN EDWARDS PAINTS       | IRON-IC              | MATCH ALUM-1 COLOR                |
| PC-1                   | PRECAST CONCRETE                 | CAST-CRETE                |                      |                                   |

| ELEVATION LEGEND |                                |
|------------------|--------------------------------|
|                  | BRICK RUNNING BOND             |
|                  | BRICK SOLDIER COURSE           |
|                  | PRECAST CONCRETE               |
|                  | STANDING SEAM METAL ROOF PANEL |

### KEYNOTES



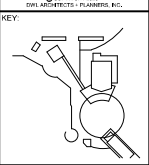
**1 NORTH BUILDING ELEVATION**  
3/16" = 1'-0"



**2 WEST BUILDING ELEVATION**  
3/16" = 1'-0"

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |

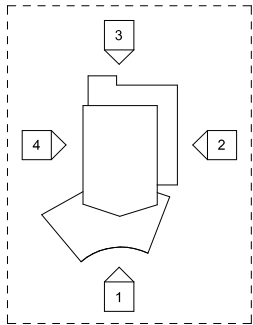
### DEVELOPMENT APPLICATION



**BUILDING BLACK & WHITE ELEVATIONS**

**SHEET NUMBER**

|      |                     |                         |
|------|---------------------|-------------------------|
| 40.4 | DESIGNED BY: RANKIN | DRAWN BY: VOORHEIS      |
|      | DATE: 6/16/2023     | PROJECT NUMBER: 1939.00 |



| EXTERIOR FINISH LEGEND |                                  |                           |                      |                                   |
|------------------------|----------------------------------|---------------------------|----------------------|-----------------------------------|
| KEY NAME               | DESCRIPTION                      | BASIS-OF-DESIGN           |                      | COMMENTS                          |
|                        |                                  | MANUFACTURER              | MODEL/COLOR          |                                   |
| ALUM-1                 | DARK GREY ALUMINUM SF/CW FRAMING | SW FLUOROPON 70% PVD/F    | KENDALL CHARCOAL     |                                   |
| CONC-1                 | CAST IN PLACE CONCRETE           | CAST-CRETE                |                      |                                   |
| GL-1                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 90 / CLEAR  | 0.25 SHGC                         |
| GL-2                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 70 / CLEAR  | 0.30 SHGC                         |
| MAS-1                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-1A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MAS-2A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MTL-1                  | STANDING SEAM METAL ROOF         | ATLAS INTERNATIONAL       | DUTCH SEAM / REDWOOD | 15" PANEL COVERAGE / WITHOUT RIBS |
| MTL-1A                 | METAL FLASHING                   | ATLAS INTERNATIONAL       | REDWOOD              | MATCH STANDING SEAM COLOR         |
| MTL-2                  | METAL PAINT - DARK GREY          | DUNN EDWARDS PAINTS       | IRON-IC              | MATCH ALUM-1 COLOR                |
| PC-1                   | PRECAST CONCRETE                 | CAST-CRETE                |                      |                                   |

| ELEVATION LEGEND |                                |
|------------------|--------------------------------|
|                  | BRICK RUNNING BOND             |
|                  | BRICK SOLDIER COURSE           |
|                  | PRECAST CONCRETE               |
|                  | STANDING SEAM METAL ROOF PANEL |

## KEYNOTES



**1 SOUTH BUILDING COLOR ELEVATION**  
3/16" = 1'-0"



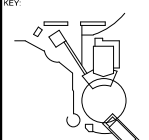
**2 EAST BUILDING COLOR ELEVATION**  
3/16" = 1'-0"



| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |

## DEVELOPMENT APPLICATION

CONSISTENT WITH DWL ARCHITECTS + PLANNING, INC.

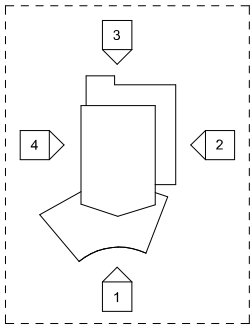


## KEY: BUILDING COLOR ELEVATIONS

SHEET NUMBER

**40.1**

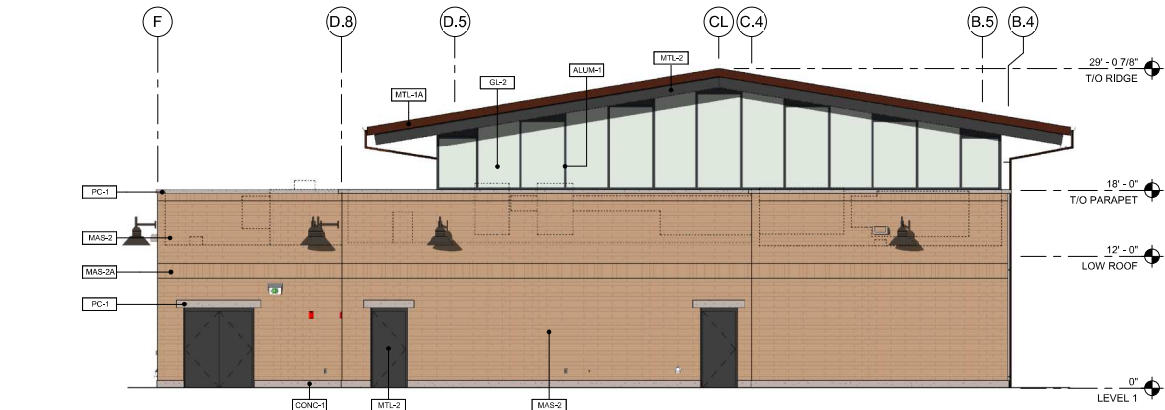
|             |                |
|-------------|----------------|
| DESIGNED BY | FOR            |
| RANKIN      | VOORHEIS       |
| DATE        | PROJECT NUMBER |
| 6/16/2023   | 1939.00        |



| EXTERIOR FINISH LEGEND |                                  |                           |                      |                                   |
|------------------------|----------------------------------|---------------------------|----------------------|-----------------------------------|
| KEY NAME               | DESCRIPTION                      | BASIS-OF-DESIGN           |                      | COMMENTS                          |
|                        |                                  | MANUFACTURER              | MODEL/COLOR          |                                   |
| ALUM-1                 | DARK GREY ALUMINUM SF/CW FRAMING | SW FLUOROPON 70% PVDF     | KENDALL CHARCOAL     |                                   |
| CONC-1                 | CAST IN PLACE CONCRETE           | CAST-CRETE                |                      |                                   |
| GL-1                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 90 / CLEAR  | 0.25 SHGC                         |
| GL-2                   | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 70 / CLEAR  | 0.30 SHGC                         |
| MAS-1                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-1A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2                  | BRICK RUNNING BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MAS-2A                 | BRICK STACKED BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MTL-1                  | STANDING SEAM METAL ROOF         | ATLAS INTERNATIONAL       | DUTCH SEAM / REDWOOD | 15" PANEL COVERAGE / WITHOUT RIBS |
| MTL-1A                 | METAL FLASHING                   | ATLAS INTERNATIONAL       | REDWOOD              | MATCH STANDING SEAM COLOR         |
| MTL-2                  | METAL PAINT - DARK GREY          | DUNN EDWARDS PAINTS       | IRON-IC              | MATCH ALUM-1 COLOR                |
| PC-1                   | PRECAST CONCRETE                 | CAST-CRETE                |                      |                                   |

| ELEVATION LEGEND |                                |
|------------------|--------------------------------|
|                  | BRICK RUNNING BOND             |
|                  | BRICK SOLDIER COURSE           |
|                  | PRECAST CONCRETE               |
|                  | STANDING SEAM METAL ROOF PANEL |

## KEYNOTES



**3 NORTH BUILDING COLOR ELEVATION**  
3/16" = 1'-0"



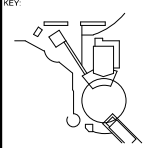
**4 WEST BUILDING COLOR ELEVATION**  
3/16" = 1'-0"



| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |

## DEVELOPMENT APPLICATION

CONSISTENT WITH DWL ARCHITECTS + PLANNING, INC.



## BUILDING COLOR ELEVATIONS

SHEET NUMBER

**40.2**

|             |                |
|-------------|----------------|
| DESIGNED BY | FOR            |
| RANKIN      | VOORHEIS       |
| DATE        | PROJECT NUMBER |
| 6/16/2023   | 1939.00        |





1 ENTRY PERSPECTIVE



2 SOUTH FACADE PERSPECTIVE



3 WEST FACADE PERSPECTIVE  
12" = 1'-0"



4 SPLASH PAD PERSPECTIVE

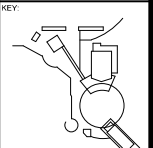
**DWL**  
ARCHITECTS+  
2333 N Central Ave  
Phoenix AZ 85004  
o 602.264.9731  
dwlarchitects.com

CITY OF SCOTTSDALE  
**ROUNDHOUSE, SPLASH PAD &  
SITE IMPROVEMENTS**  
7301 E. Indian Bend Road  
Scottsdale AZ 85250



REVISIONS  
No. Description Date

DEVELOPMENT  
APPLICATION  
CONSENT 2021  
DWL ARCHITECTS + PLANNING, P.C.



KEY  
PERSPECTIVES

SHEET NUMBER  
**42.0**  
DRAWN BY: RANKIN  
DATE: 6/16/2023  
CHECKED BY: VOORHEIS  
PROJECT NUMBER: 1939.00



1 FUTURE ENTRY PERSPECTIVE



2 FUTURE SOUTH FACADE PERSPECTIVE

ARCHITECT'S NOTE:  
 "FUTURE" PERSPECTIVES INCLUDE ADDITIONAL BUILDING COMPONENTS (ROUNDHOUSE DOORS, DECORATIVE CHIMNEYS) THAT ARE CURRENTLY POTENTIAL ADDITIONAL FEATURES THAT MAY BE INCLUDED IN THE PROJECT SCOPE IF FUNDING IS APPROVED, OR MAY BE ADDED WITH A FUTURE IMPROVEMENT.



3 FUTURE WEST FACADE PERSPECTIVE

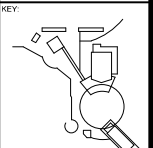


4 FUTURE SPLASH PAD PERSPECTIVE (NO CHANGE)



| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |

DEVELOPMENT  
 APPLICATION  
 DWL ARCHITECTS + PLANNERS, P.C.

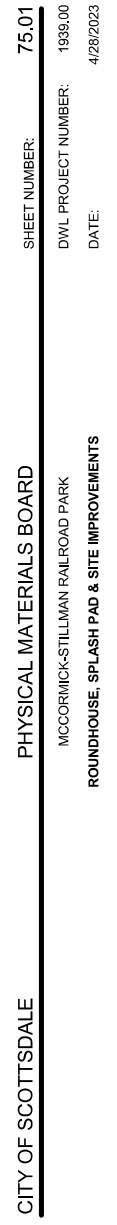


PROJECT TITLE  
 FUTURE  
 PERSPECTIVES

|                             |                           |
|-----------------------------|---------------------------|
| SHEET NUMBER<br><b>42.1</b> |                           |
| DESIGNED BY<br>RANKIN       | DRAWN BY<br>VOORHEIS      |
| DATE<br>6/16/2023           | PROJECT NUMBER<br>1939.00 |



| EXTERIOR FINISH LEGEND_MATERIAL BOARD |                                  |                           |                      |                                   |
|---------------------------------------|----------------------------------|---------------------------|----------------------|-----------------------------------|
| KEY NAME                              | DESCRIPTION                      | BASIS-OF-DESIGN           |                      | COMMENTS                          |
|                                       |                                  | MANUFACTURER              | MODEL/COLOR          |                                   |
| ALUM-1                                | DARK GREY ALUMINUM SF/CW FRAMING | SW FLUROPON 70% PVDF      | KENDALL CHARCOAL     |                                   |
| GL-1                                  | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 90 / CLEAR  | 0.25 SHGC                         |
| GL-2                                  | 1" INSULATED GLASS UNIT          | VITRO ARCHITECTURAL GLASS | SOLARBAN 70 / CLEAR  | 0.30 SHGC                         |
| MAS-1                                 | BRICK RUNNING BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-1A                                | BRICK STACKED BOND               | INTERSTATE BRICK          | TERRA COTTA          |                                   |
| MAS-2                                 | BRICK RUNNING BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MAS-2A                                | BRICK STACKED BOND               | INTERSTATE BRICK          | ALMOND               |                                   |
| MTL-1                                 | STANDING SEAM METAL ROOF         | ATLAS INTERNATIONAL       | DUTCH SEAM / REDWOOD | 15" PANEL COVERAGE / WITHOUT RIBS |
| MTL-1A                                | METAL FLASHING                   | ATLAS INTERNATIONAL       | REDWOOD              | MATCH STANDING SEAM COLOR         |
| MTL-2                                 | METAL PAINT - DARK GREY          | DE PAINTS                 | IRON-IC              | MATCH ALUM-1 COLOR                |
| PC-1                                  | PRECAST CONCRETE                 | CAST-CRETE                |                      |                                   |







MAS-1



ALUM-1



GL-1



MAS-2

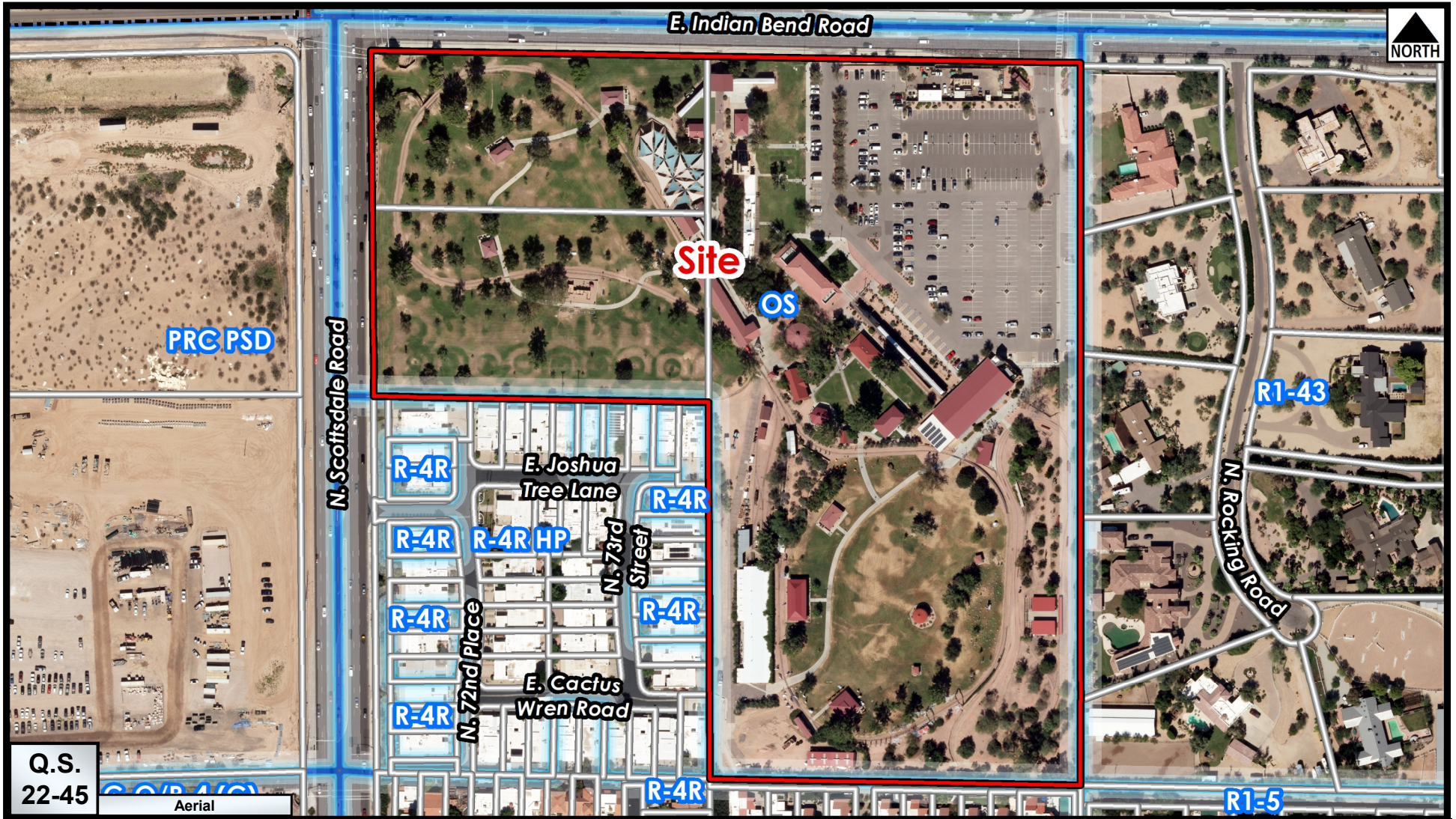


PC-1



GL-2





Q.S.  
22-45

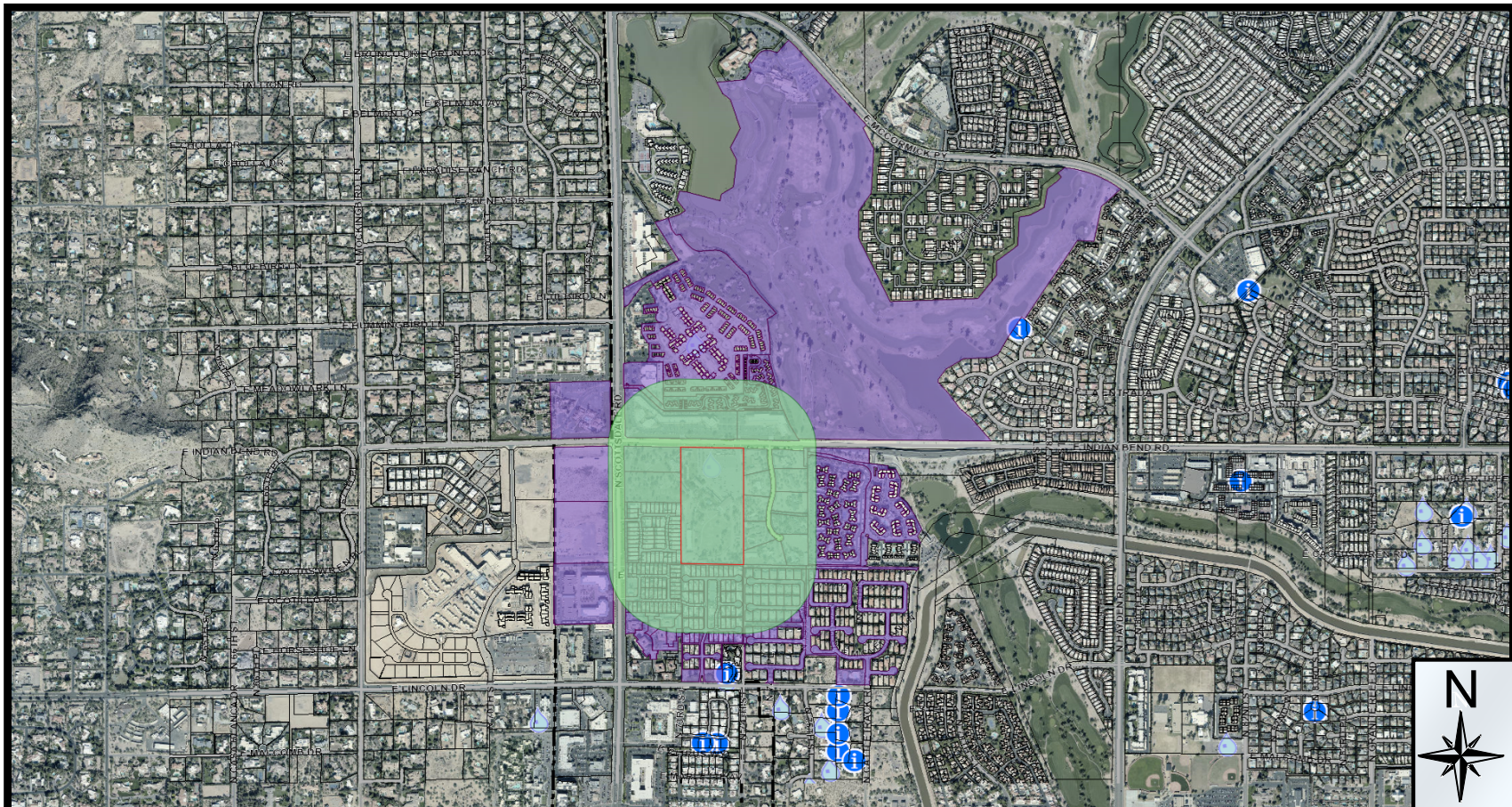
Aerial

Zoning Aerial

16-DR-2023



# City Notifications – McCormick Stillman Railroad Park Improvements



## Additional Notifications:

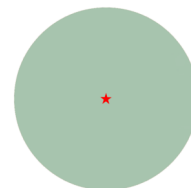
Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
June 27, 2023

## Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 337

**16-DR-2023**