
**Correspondence Between
Staff and Applicant**



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 2/17/15
Contact Name: ALISON TYMKIOW
Firm name: _____
Address: 7447 E INDIAN School
City, State Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.
626- PA- 2013

Dear ALISON TYMKIOW:

It has been determined that your Development Application for RAINTREE DRIVE EXT has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely, 

Name: BRYAN CLUFF
Title: _____
Phone number: _____
Email address: bcluff@scottsdaleaz.gov

Handwritten initials or mark



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

October 21, 2015

4-DR-2015

Alison Tymkiw
City of Scottsdale
7447 E Indian School Rd Ste 205
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 4-DR-2015 Raintree Drive Extension

The Development Review Board approved the above referenced case on October 15, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Bryan Cluff, 480-312-2258.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Bryan Cluff
Senior Planner
bcluff@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins



Capital Project Management

7447 E. Indian School Rd., Suite 205
Scottsdale, AZ 85251

PHONE 480-312-7250
FAX 480-312-7971
WEB www.Scottsdaleaz.gov

August 24, 2015

Attn: Mr. Bryan Cluff, Planner

City of Scottsdale
7447 E. Indian School Rd
Scottsdale, AZ 85251

Re: 4-DR-2015
Raintree Drive Extension

Dear Mr. Cluff,

Provided for your review are the responses to the 1st Review Comments received 3/19/15 for the above referenced development application (original submittal 2/17/15). These responses are provided to accompany the resubmittal meeting scheduled 8-24-15.

Responses to comments are as follows:

Zoning Comment Responses:

1. As the project moves forward, the project team will continue to optimize the design in order to provide reduced impacts to the zoning ordinance requirements. Due to current corridor conditions, impacts are inevitable; however, the project team will make every attempt to minimize these reductions of open space, etc. where possible.
2. Resubmit Narrative – See Attached
3. The design team will comply and revise landscape plans during Design Development and deliver Final Construction Documents with all drainage basins landscaped, in accordance with the provisions of Article X of the Zoning Ordinance.

Fire Comment Responses:

4. Chief Ford has agreed to a 20' clearance on the project corridor. Please see attached meeting minutes (dated 2/11) regarding confirmation on this allowance. He has agreed that a 20' clear space width requirement is sufficient. Typical has been updated to include mountable curb and landscape clear areas in order to meet this clear space requirement.
5. The design team will comply and the roundabouts will be updated as design progresses and include mountable curbs where needed to meet the 20' clear width.
6. The design team will comply and all plan submittals will include demonstration at roundabouts of the minimum commercial turning radii (49' & 55') in conformance with the Design Standards & Policies Manual Section 2-1.801(5).

Landscape Design Comment Responses:

7. The design team will comply and revise the project's planting design during Design Development and deliver Final Construction Documents with a planting design for proposed plants identified as thorny and/or cacti to have a 4 foot buffer from any walkways or parking areas, in accordance with the Design Standards and Policies Manual Section 2-1.100.13.

**4-DR-2015
8/24/15**

8. Modified bus shelter design has been removed from the project; the bus shelters will follow current City Details and Standards.

Site Design Comment Responses:

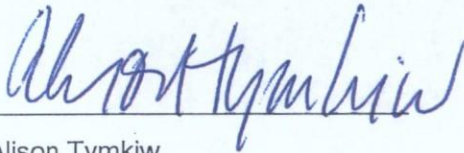
9. The design team will comply and provide additional details and locations in the landscape plans for custom benches, low screen walls, and accent pavement with the integration of Public Art during Design Development and deliver Final Construction Documents, in accordance with the Design Standards and Policies Manual and Scottsdale Greater Airpark Character Area Plan.
10. The design team will update "new right-of-way" as required. All offsite drainage improvements including retaining walls will be placed outside of the new right-of-way.
11. The design team will comply and the cul-de-sac will be revised per comment and reflected in Final Construction Documents.
12. The design team will comply and revise landscape plans providing additional information pertaining to all existing right-of-way areas during Design Development and deliver Final Construction Documents in accordance with the Design Standards and Policies Manual.

Other Comment Responses:

13. The design team will comply and provide a DRB material and colors sample exhibit board that specifies all materials and colors that will be used for amenities within the scope of the project, in accordance with the Design Standards and Policies Manual and Scottsdale Greater Airpark Character Area Plan. – See attached.

If you have any questions or require any additional information please contact me at 480-312-3481 or at ATymkiw@ScottsdaleAZ.gov.

Sincerely,



Alison Tymkiw
City of Scottsdale
Project Manager



3/19/15

Alison Tymkiw
City of Scottsdale
7447 E Indian School Rd Ste 205
Scottsdale, AZ 85251

RE: 4-DR-2015
Raintree Drive Extension

Dear Ms. Tymkiw:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/17/15. The following **1st Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. There are multiple private properties along the boundaries of the proposed project that will be substantially affected by the expansion of the right-of-way and new roadway improvements. Many of the properties may no longer meet zoning ordinance requirements due to the reduction in parcel size, removal of parking screen walls, removal of parking spaces, removal of open space and landscaping, and reduced setbacks. Please address how these issues may be resolved or worked through as part of this project.
2. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance. Each criterion should be addressed individually, as applicable.
3. Three of the proposed retention basins (shown on pages 166, 171, and 176 pf 297 of the landscape plans) appear to have no landscape plantings, or very little plantings. Please update the landscape plans so that these basins are landscaped in accordance with the provisions of Article X of the Zoning Ordinance.

Fire:

4. Please update the proposed plans to demonstrate the minimum drive width of 24' for all main roads in conformance with Ord. 4045, 503.2.1.
5. Please update the proposed plans to demonstrate the minimum drive width of 20' for with the roundabouts, per modified standard as determined by the Fire Chief.
6. Please update the proposed plans to demonstrate the minimum commercial turning radii (49' & 55') at all roundabouts, in conformance with the Design Standards & Policies Manual Section 2-1.801(5).

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Landscape Design:

7. The plants listed below are included in the proposed plant palette and are identified as thorny and/or cacti, and should not be installed closer than 4 feet from any walkways or parking areas, in accordance with the Design Standards and Policies Manual Section 2-1.100.13. Please adjust the landscape plans accordingly.

<i>Echinocactus grusonii</i>	Golden Barrel Cactus
<i>Carnegiea gigantea</i>	Saguaro
<i>Fouquieria splendens</i>	Ocotillo
<i>Opuntia violacea</i>	Purple Prickly Pear
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Agave desmettiana</i>	Smooth Agave
<i>Agave havardiana</i>	Harvard Agave
<i>Agave parryi</i>	Parry's Agave
<i>Agave vilmoriniana</i>	Octopus agave
<i>Yucca pallida</i>	Pale Leaf Yucca
<i>Yucca recurvifolia</i>	Pendulous Yucca

Elevation Design:

8. Please provide additional details of the proposed bus shelters relative to the shade screens and finishes of the materials. In order to maximize effectiveness of the shading, all shade devices should be designed with a density of 75% or greater, in accordance with Scottsdale Sensitive Design Principle 9. (www.scottsdaleaz.gov/design/Shading)

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

9. Please provide additional detail on the plans with regard to the possible location of the custom benches, low screen walls, and accent pavement that is described in the project narrative.
10. Throughout the majority of the project, it appears that all improvements will be contained within the "new right-of-way". However, there are some locations (specifically sheet 24 of 297 and sheet 49 of 297 of the civil improvement plans) that propose construction of retaining walls and drainage infrastructure on private property. Please consider moving these improvements within the right-of-way or expand the right-of-way boundary to encompass the improvements.
11. There is a new/modified cul-de-sac on sheet 45 of 297 of the civil improvement plans. Please consider mirroring the entry leg of the cul-de-sac from what is currently shown so that it better aligns with the existing driveway that is on the south side of the street.
12. On sheet 177 of 297 in the landscape plans, there is existing right-of-way east of the proposed improvements. Please provide additional information as to what will be done within this area, as the plans do not identify any work here.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Other:

13. Please provide a material and colors sample board that specifies all materials and colors that will be used for amenities within the scope of the project.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Cluff', with a long horizontal flourish extending to the right.

Bryan Cluff
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **4-DR-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised Narrative for Project

Site Plans:

1	24" x 36"	3	11" x 17"	8 ½" x 11"
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Landscape Plans:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1 24" x 36"	2 11" x 17"	8 ½" x 11"



9/10/15

~~Alison-Tymkiw~~
City of Scottsdale
7447 E Indian School Rd Ste 205
Scottsdale, AZ 85251

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Ms. Tymkiw:

Your case 4-DR-2015, Raintree Drive Extension is scheduled for the October 15, 2015 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on October 1st in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
- 11 – 11"x17" collated and staple copies into packets
- and 1 - 8 ½"x11" copy of the following not stapled

- 1 copy of this letter (without this letter your packets will not be accepted)
- 11 – 11"x17" collated and staple copies into packets
- and 1 - 8 ½"x11" copy of the following not stapled

- Overall Site Plan (color)
- Improvements overview packet (color)
-

-
- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov to make a submittal meeting.

You will be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, the electronic file shall be submitted to me by 1:00 p.m. on Monday October 12th. Please limit the presentation to the application. Your presentation is limited to a maximum of 10 minutes.

Thank you,


Bryan Cluff
Planner

Meeting Minutes

Subject	Raintree Drive Final Design (Scottsdale Road to Hayden Road) – Progress Meeting
Date	Wednesday, February 11, 2015
Time	10:30 – 11:30am
Location	City of Scottsdale (Agave Conference Room)
City of Scottsdale Project No.	SA01A

1. Introductions
2. Schedule & Deliverables (See attached) **Schedule revised based on roundabout review schedule (comments 2/17, resolution meeting 2/24)**
 - a. DRB Submittal
 - b. 60% PS&E (April 2015)
 - i. Draft Geotech Report
 - ii. Draft Drainage Report
 - c. Final Geotech Report (May 2015)
 - d. 90% PS&E (June 2015)
 - i. Final Drainage Report
 - ii. Draft RW Plans
 - e. One Stop Shop Submittal (July 2015)
 - f. MCESD Submittal (July 2015)
 - g. 100% PS&E (September 2015)
 - i. Final RW Plans
3. Project Status
 - a. Geotechnical
 - i. Field Work Schedule – schedule in 2nd week March
 1. Property notifications
 - City working on property notifications with target for completion by end of the week.
 - b. Survey & Mapping
 - i. Field Work/Supplemental Survey
 1. Segment 2 complete
 - Segment 1 target date for completion end of the month.
 - c. Right of way
 - i. Existing RW Determination
 - ii. Legal Descriptions – not started
 - iii. Property Coordination – underway
 - City has pulled title reports and distributed to AECOM.

- Team requested any right-of-way information on 73rd St be directed to the team.
- d. Roundabouts
 - i. 30% Design - complete
 - ii. Review underway – estimated comments 2/17
- e. Roadway
 - i. Property Coordination for other driveway/access changes?
 - 1. List review
 - City coordination with properties underway.
 - City to provide feedback as needed on issues including:
 - Cul de sac layout (Acoma Dr)
 - AZ Conference Corp of Seventh Day Adventist (Redfield Rd)
 - N. Airport Taxiway signal needs
 - New r/w requirements
 - Proposed horizontal realignment request from new parcel owner at 78th Way/Raintree Dr property. City to give direction to team as the coordination moves forward.
 - ii. Minimum Lane Width Requirements for Segment 2 (Redfield Roundabout to Hayden Rd)
 - 1. Proposed 3-lane segment with raised median (16.5' face of curb to face of curb)
 - 2. Feedback From Chief – Need 20' both directions of travel
 - a. Typical section options (See exhibits)
 - 3 Typical section options for Segment 2 were presented for discussion (see attached)
 - All options included roll or mountable curb with impacts to useable landscaping space in either the median or sidewalk buffer in order to meet the 20' clear vehicle path requirements
 - It was determined that option 1 was the least desirable option as it provided little opportunity for landscaping in the median
 - It was determined that both option 2 and 3 would be used within Segment 2 with Mountable Curb and Gutter (Type E) (COS Std Dtl 220-2) on the outside lanes
 - Option 2 (7') median will be used on raised median sections along Raintree Dr from the Redfield Rd roundabout to Evans Rd
 - Option 3 (10') median will be used on raised median sections along Raintree Dr from Evans Rd to the Hayden Rd roundabout
 - Mountable curbs are to be used within 100' of raised median sections
 - Outside curb and gutter will transition back into vertical curb and gutter beyond the 100' raised median section limits

- Note that landscape areas within the 20' clear vehicle path require DG only
 - Note that travel way clearance height requirements for trees are 13.5' min
 - f. Airport Coordination
 - i. FAA 7460-1 Form – to be completed later in design
 - ii. Church Property coordination
 - iii. Signal Removal status
 - City to meet with AZ Conference Corp of Seventh Day Adventist
 - g. Traffic AECOM to coordinate with City to identify any possible existing FMS located within the project limits.
 - h. Landscaping
 - i. DRB
 - DRB package has been sent to the City.
 - City to submit to DRB
 - i. Drainage
 - j. Structures
 - k. Utilities
 - i. Initial Coordination Meeting
 1. Letters to be sent this week with 30% utility plans
 2. Meeting 2/25/2015
 - City has some minor comments on letters which will be sent to AECOM for update and distribution
 - ii. New water line status
 - No final decision but City's is leaning towards removing the new water line design. City to provide direction once decision is made.
 - Internal City meeting scheduled to discuss need for relocation of water lines. City to provide direction once decisions are made.
- I. Art Design
 - i. Artist engagement
 - Waiting on comments after DRB review
 - Potential issue regarding location of artwork/foundation location in regards to the existing sewer (lines and manhole) at the Hayden Rd roundabout
 - Large cost would be required for the relocation of the sewer
 - Need to verify impacts to the sewer line due to the proposed location of the artwork.
 - If the proposed art location requires relocation of the sewer, are there any options available to alleviate this?
 - a. Shift horizontal placement of the artwork
 - b. Foundation options
 - c. Other
 - AECOM to provide preliminary costs for sewer relocation
 - AECOM to coordinate with City Public Arts Department to determine horizontal location of artwork in relation to existing sewer line and artwork loading needs

- m. Upcoming Deliverables
 - i. 30% Roundabout Review comments – (2/17/2015)
 - ii. 60% PS&E – (April 2015)
- n. Other
- o. Upcoming Meetings
 - i. 30% Roundabout Review Comment Resolution Meeting – 2/24/15 (1:00pm)
 - ii. Biweekly Progress Meeting cancelled – 2/25/15
 - iii. Initial Utility Coordination Meeting – 2/25/15 (10:30am)
 - iv. Biweekly Progress Meeting – 3/11/15 (10:30am)

PREVIOUS ACTION ITEMS:

- AECOM to revise schedule and redistribute once roundabout review schedule is finalized. **(complete) COMPLETE**
- City to contact owners for notification of the geotechnical investigations. Contact info to be forwarded to AECOM staff when notification is given. **IN PROGRESS**
- AECOM to forward RTE Hayden Roundabout design (2 options) to RTE for review. **(complete) COMPLETE**
- City to meet with AZ Tile and owner to the north for access finalization **IN PROGRESS**
- City to meet with owners near Acoma Dr cul-de-sac and present alternatives **IN PROGRESS**
- POINT to proceed with rolled curb with pavers at the 76th roundabout for left-turn in for trucks at both locations. **IN PROGRESS**
- AECOM to forward access options considered at Acoma tie-in. **(complete) COMPLETE**
- City to meet with owner to discuss the Acoma driveway options. **IN PROGRESS**
- City to meet with Fire Department to discuss typical section of Segment 2 in regards to emergency vehicle access. **(complete) COMPLETE**
- City to mark up 30% signing & marking plans for any additional changes in signs.
- AECOM to submit DRB application materials. **(complete) COMPLETE**
- AECOM to draft utility notification letters and set up first utility coordination meeting. **(complete) COMPLETE**
- AECOM to review APS comments & questions and set up meeting for follow up. **COMPLETE (will follow up at initial utility coordination meeting)**
- AECOM & City to meet on water tie-in location. **IN PROGRESS (City meeting internally on water line needs)**
- City to meet with the airport. **(delayed) DELAYED TO LATER IN DESIGN**

NEW ACTION ITEMS:

- City to contact owners for notification of the geotechnical investigations.
- City to investigate right-of-way documentation for 73rd St
- City to continue coordination with property owners on access locations, etc.
- AECOM to coordinate with the City on possible existing FMS located within the project limits
- City to make DRB submittal
- City to provide comments on initial utility coordination meeting invite letters
- AECOM to revise initial utility coordination meeting invite letters and distribute

- City to meet internally on new water line and relocation needs
 - AECOM to provide preliminary costs for sewer relocation at Hayden Rd roundabout
 - AECOM to coordinate with City Public Arts Department to determine horizontal location of artwork in relation to existing sewer line and artwork loading needs
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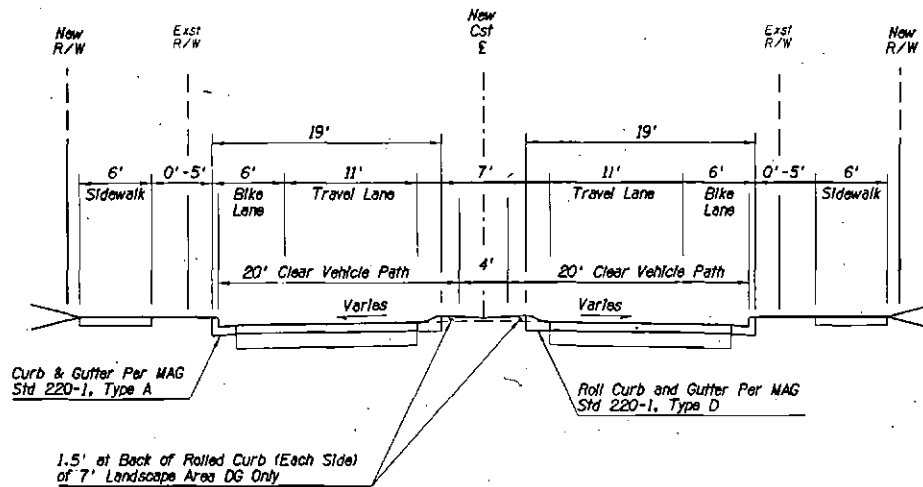
AECOM
 2325 E Camelback Road
 Suite 200
 Phoenix, Arizona 85016
 www.aecom.com

602 337 2700 tel
 602 337 2620 fax

Meeting Sign-In

Subject	Raintree Drive Final Design (Scottsdale Road to Hayden Road) - Project Meeting
Date	Wednesday, February 11, 2015
Time	10:30 - 11:30am
Location	City of Scottsdale (Agave Conference Room)
City of Scottsdale Project No.	SA01A

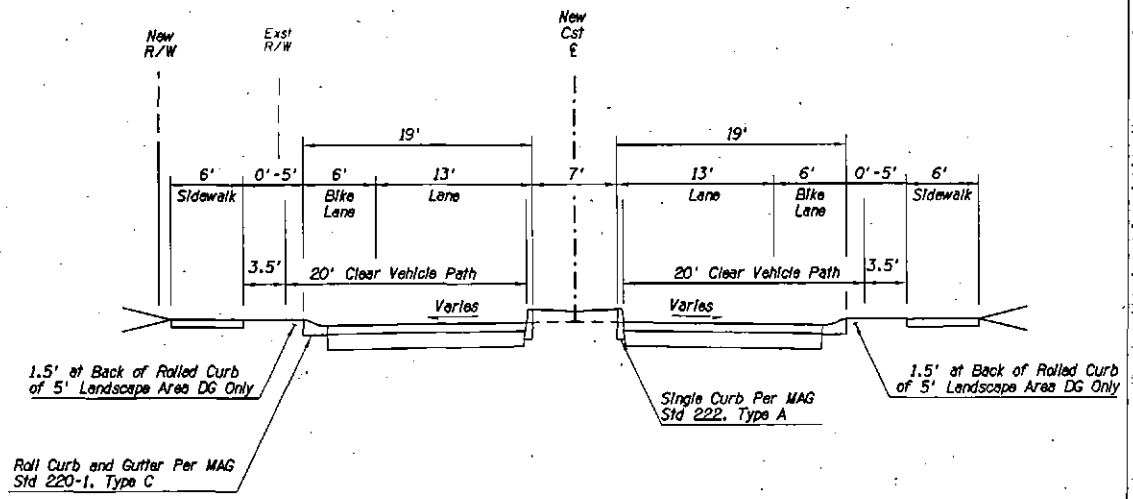
NAME	FIRM	EMAIL	PHONE
Kate Bondy	AECOM	kate.bondy@aecom.com	602-337-2603
Ken Cole	AECOM	Ken.Cole@aecom.com	602-337-2529
MATT BONDY	AECOM	matt.bondy@aecom.com	602-337-2892
Alison Tymkiw	COS	atymkiw@scottsdaleaz.gov	480-312-3481
Rick Campbell	JZ DESIGN	rcampbell@jzdesign.us	602 438 2221
Jeff Holzmeister	" "	jholzmeister@jzdesign.us	" "
Jody Pierce	COS	jpierce@scottsdaleaz.gov	480-312-5648
Bob Bloomstrand	COS	bbloomstrand@scottsdaleaz.gov	480-312-2709
Suzanne Deitering	Point	sdeitering@pointengineering.com	602-814-0654
greg toth	COS	gregtoth@scottsdaleaz.gov	480-312-7055
Kevin Vanhook-Broberts	Scottsdale Public Art	Kevin.v@scart5.org	480-874-4667
Jim Ford	Scottsdale Fire	jford@scottsdaleaz.gov	480-312-1804
George Williams	Transportation	gwilliams@scottsdaleaz.gov	480-312-7623



SEGMENT 2 - OPTION 1:
MEDIAN ROLL CURB WITH 7' MEDIAN (1.5' DG REQUIRED BACK OF ROLL CURB)

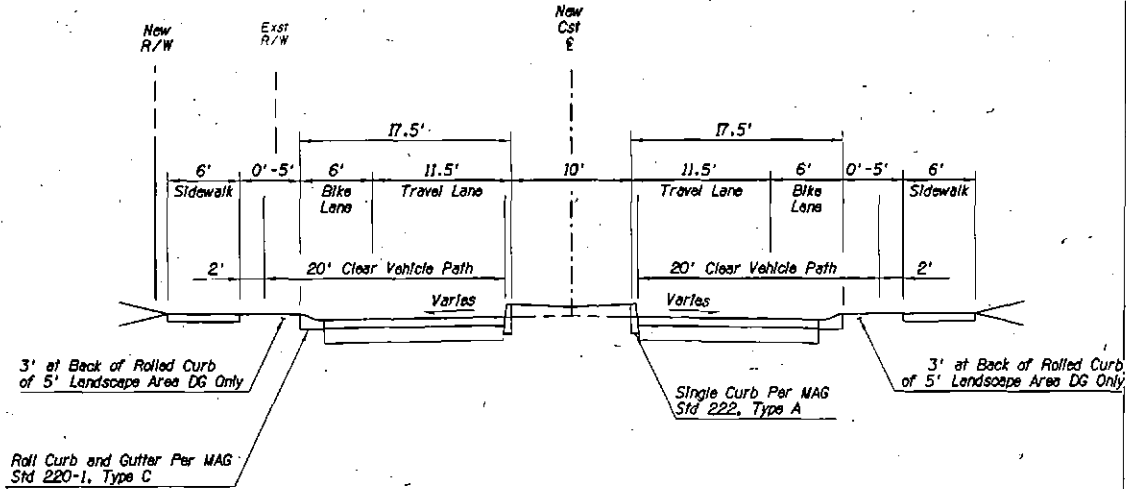
SEGMENT 2 - TYPICAL SECTION OPTIONS (2-10-15)

PLOT DATE: 12/18/2015 3:46:45 PM
DESIGN FILE: P:\EPLAN\36221\Bentley\0611\Doc\A\estn\op\client\bestima\215-02-11\walk 2.dgn



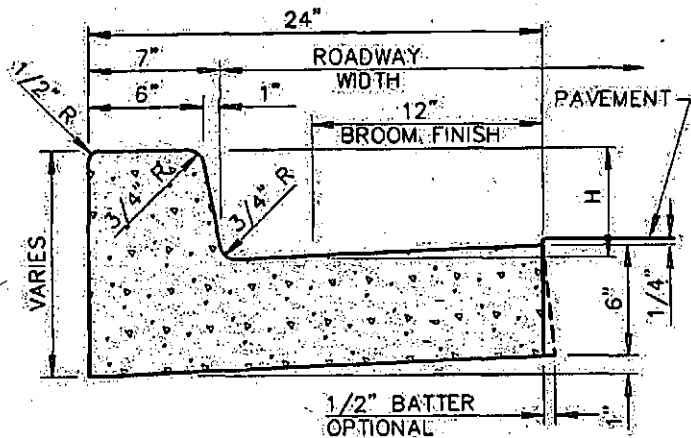
SEGMENT 2 - OPTION 2:
OUTSIDE ROLL CURB AND MEDIAN SINGLE CURB WITH 7' MEDIAN (1.5' DG REQUIRED BACK OF ROLL CURB)

SEGMENT 2 - TYPICAL SECTION OPTIONS (2-10-15)



SEGMENT 2 - OPTION 3:
 OUTSIDE ROLL CURB AND MEDIAN SINGLE CURB WITH 10' MEDIAN (3' DG REQUIRED BACK OF ROLL CURB)

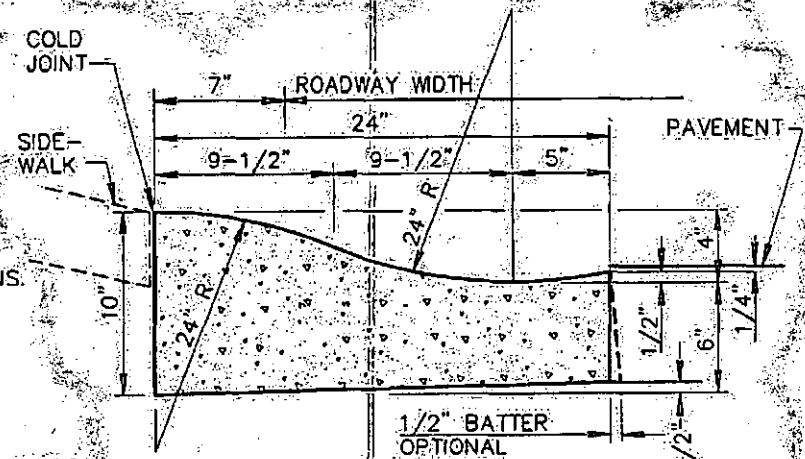
SEGMENT 2 - TYPICAL SECTION OPTIONS (2-10-15)



**VERTICAL CURB AND GUTTER
(TYPE A)**

NOTES: (TYPE A)

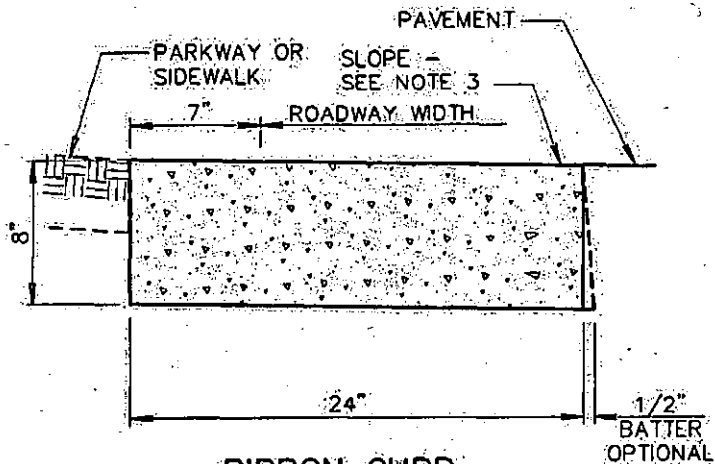
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
2. H=6" OR AS SPECIFIED ON PLANS.
3. CONTRACTION JOINT SPACING 10' MAXIMUM.
4. EXPANSION JOINTS AS PER SECT. 340.
5. CLASS 'B' CONCRETE PER 725.
6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.



**ROLL CURB AND GUTTER
(TYPE C)**

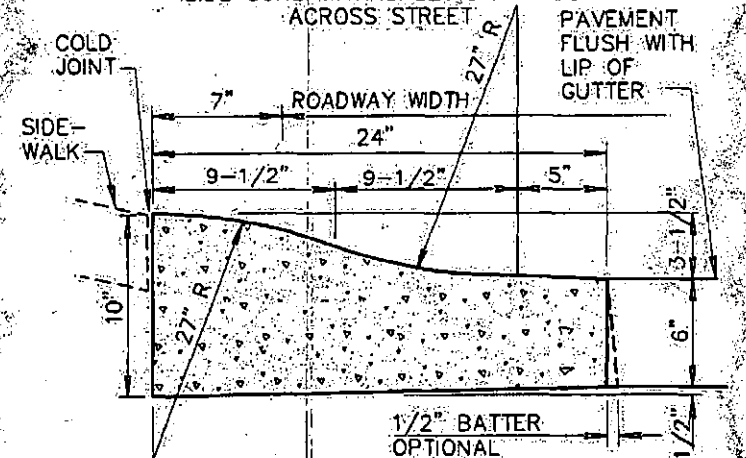
NOTES: (TYPE B)

1. CONSTRUCT CURB AND INSTALL 1/2" MASTIC EXPANSION JOINTS, A.S.T.M. D-1751, SECT. 340.
2. BROOM FINISH ALL SURFACES.
3. RIBBON CURB MAY SLOPE TOWARDS PAVEMENT OR PARKWAY AS INDICATED ON PLANS.
4. CONTRACTION JOINT SPACING 10' MAXIMUM.
5. CONCRETE SHALL BE CLASS 'B' PER SECT. 725 AND INSTALLED PER SECT. 505.



**RIBBON CURB
(TYPE B)**

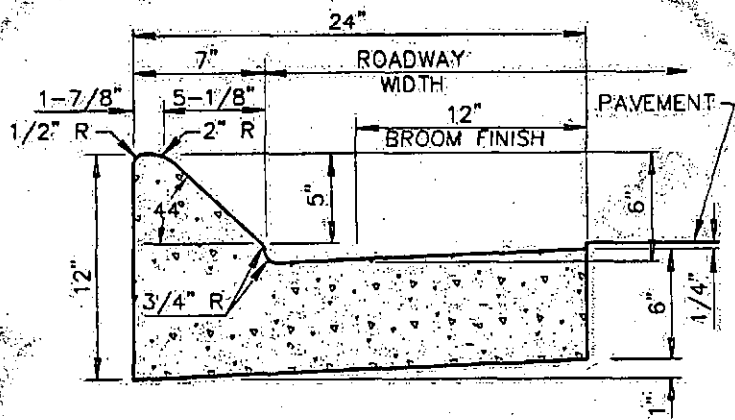
**SPECIAL SECT. USE FOR HIGH
SIDE CURB WITH SHEET DRAINAGE
ACROSS STREET**



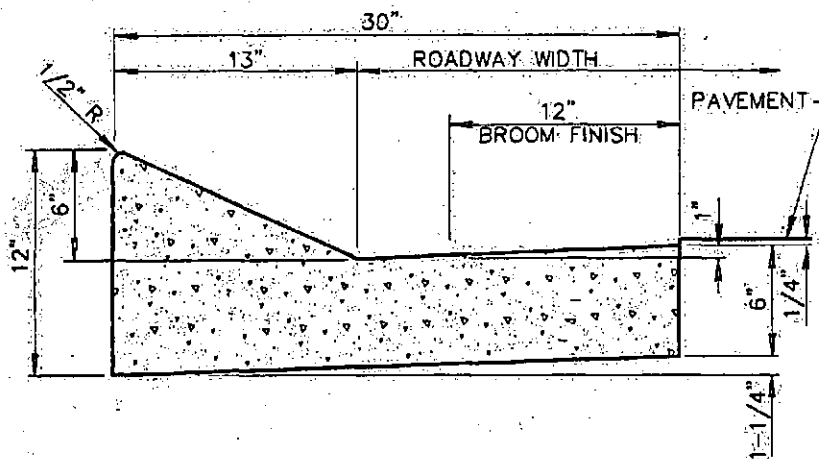
(TYPE D)

NOTES: (C & D)

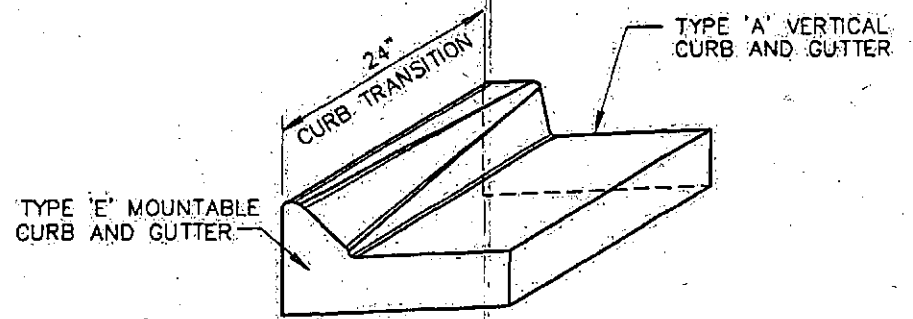
1. ALL WORK AND MATERIALS SHALL CONFORM TO SECT. 304, 505 AND 725. BROOM FINISH TO EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. EXPANSION JOINTS AS PER SECT. 340.
4. CLASS 'B' CONCRETE PER 725.



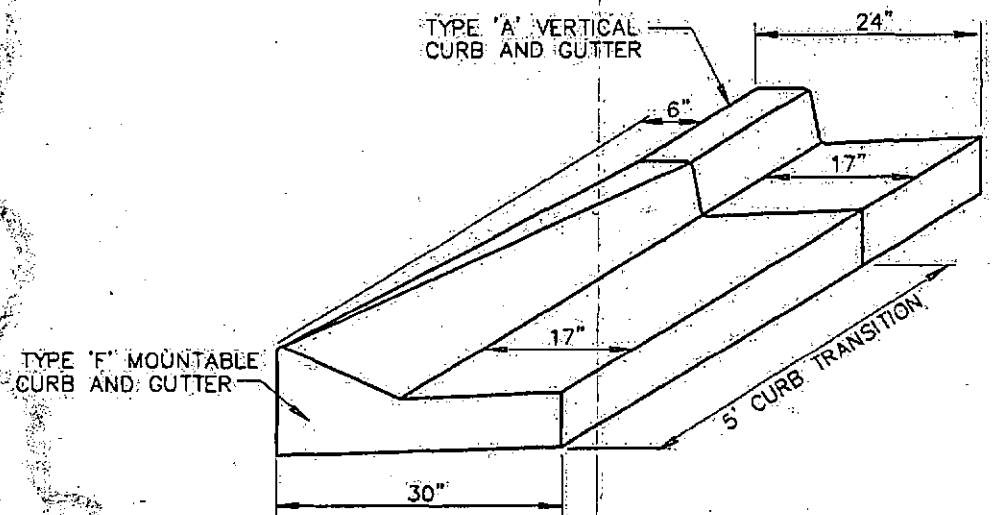
MOUNTABLE CURB AND GUTTER (TYPE E)



MOUNTABLE CURB AND GUTTER (TYPE F)



CURB TRANSITION TYPE 'E' TO TYPE 'A'



CURB TRANSITION TYPE 'F' TO TYPE 'A'

NOTES: (E & F)

1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. EXPANSION JOINTS PER SECT. 340.
4. CLASS 'B' CONCRETE PER SECT. 725.
5. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH THE PAVEMENT CROSS SLOPE.

DETAIL NO.
220-2



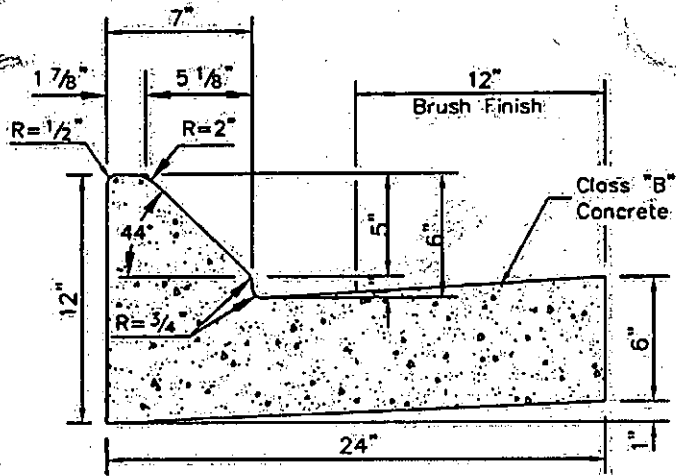
STANDARD DETAIL
ENGLISH

**CURB AND GUTTER
TYPES E AND F**

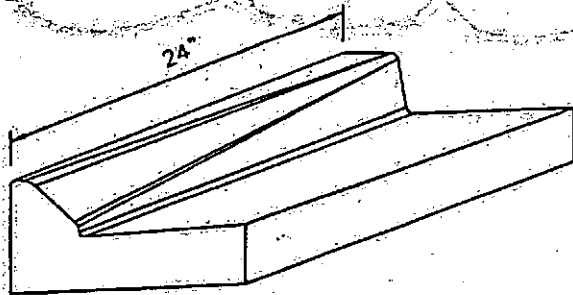
REVISED
01-01-2007

DETAIL NO.
220-2

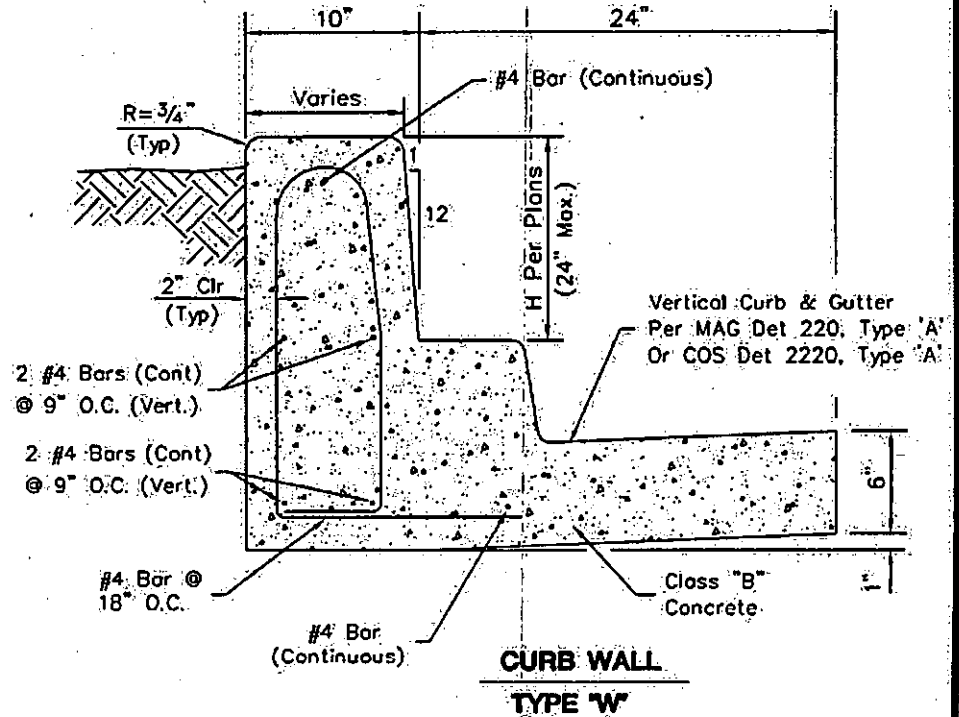
REVISED 4/15/09



**MOUNTABLE/MEDIAN CURB & GUTTER
TYPE "M"**



MOUNTABLE CURB TO VERTICAL CURB TRANSITION



**CURB WALL
TYPE "W"**

NOTES

1. All exposed surfaces to be trowel finished except as shown. See M.A.G. Section 340.
2. Contraction joint spacing shall be 10' maximum or as directed by the Inspector.
3. Construct curb and install 1/2" mastic expansion joints. A.S.T.M. D-1751, per M.A.G. Sec. 340 & 729 and C.O.S. Sec. 340.
4. Gutter lip may be depressed where indicated on plans and constructed as shown on COS Detail 2220, Type "A".
5. Colored concrete, if called for on the plans, shall be colored integrally.
6. Steel reinforcement shall be per M.A.G. Section 727.

DETAIL NO.
2221

**City of Scottsdale
Standard Details**

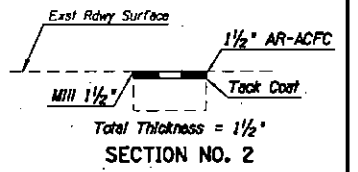
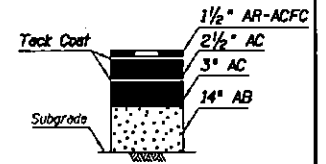
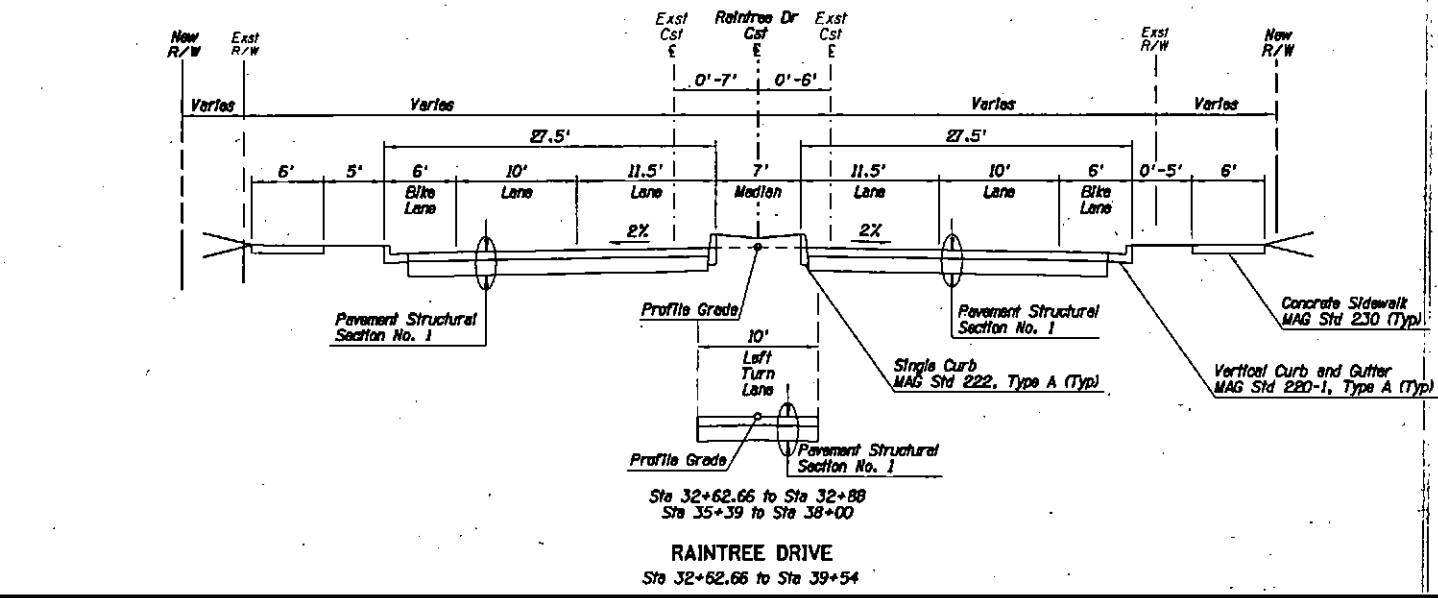
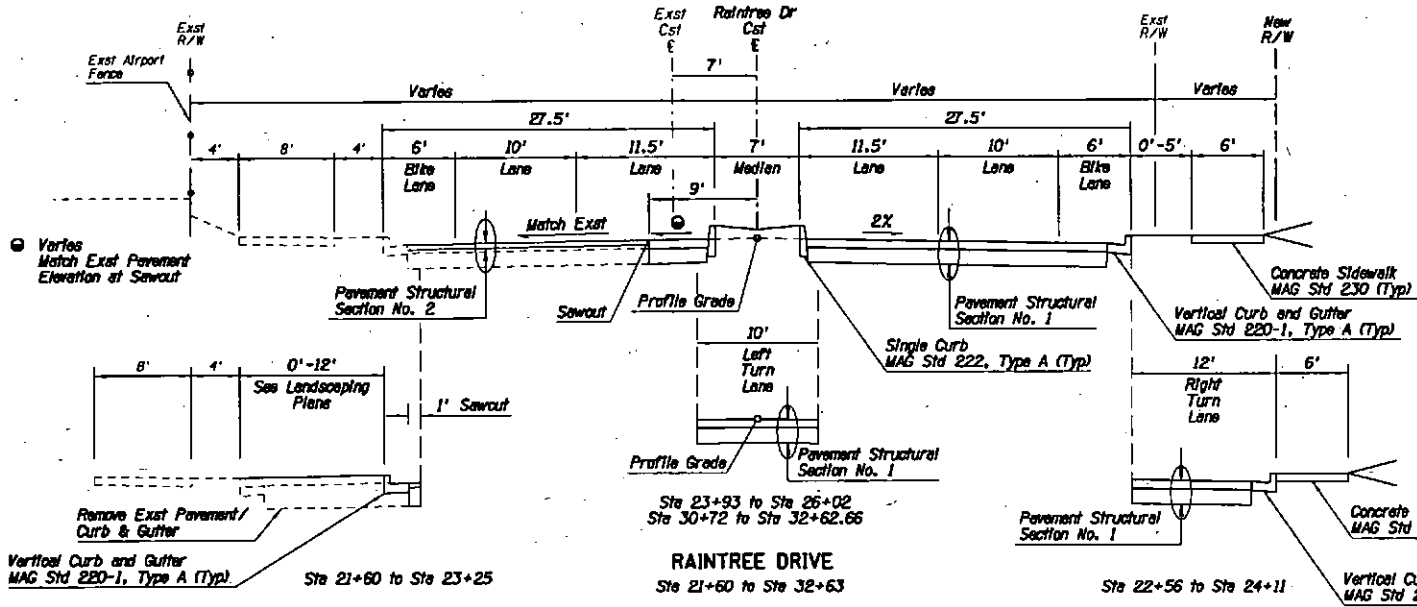
APPROVED BY:
**Scottsdale Standards &
Specifications Committee**

CURB & GUTTER - TYPES M & W

DETAIL NO.
2221

DATE: 6/12/2014

DESIGN FILE: P:\A622018\31\040\9816 Civil\1\Sheet\A62201871.dwg



ARIZONA STATE SEAL
 ALL MEASUREMENTS SHALL BE IN FEET AND INCHES
 DIAL 817 OF 802-280-1100
 1-800-STAKE-11
 1997 ARIZONA STATE SEAL

DATE	REVISION	BY

PRELIMINARY
 30%
 NOT FOR
 CONSTRUCTION
 OR RECORDING

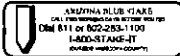
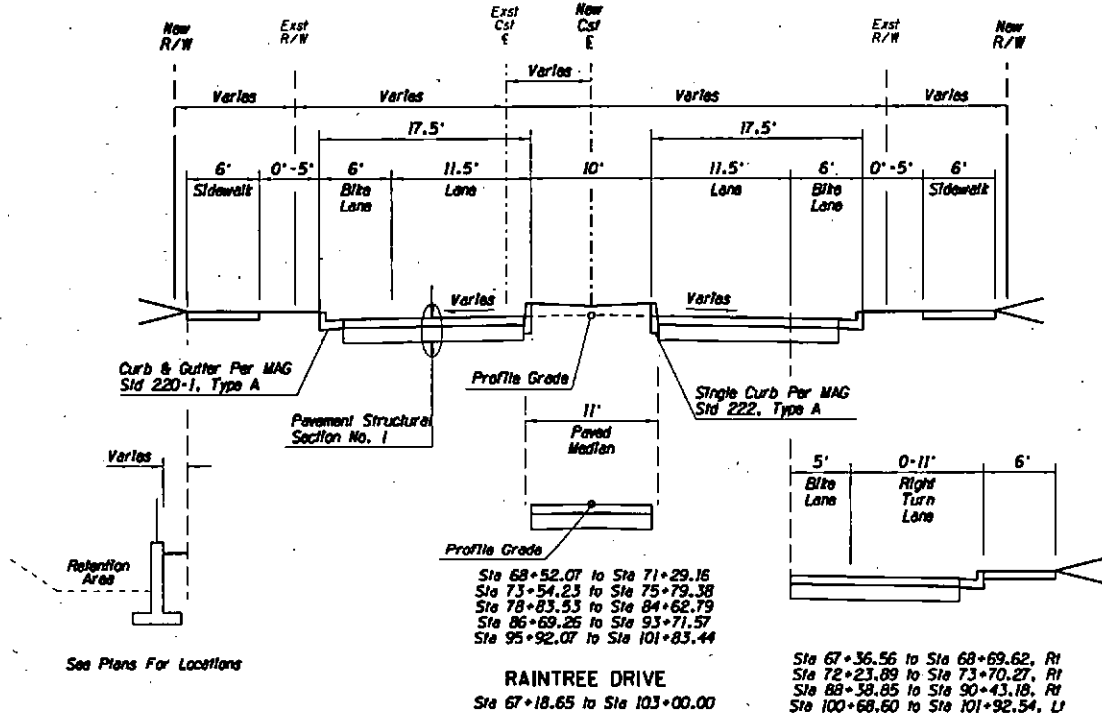
PUBLIC WORKS
 CAPITAL PROJECT
 MANAGEMENT
 TAYLOR INDIAN SCHOOL RD,
 SCOTTSDALE, ARIZONA 85251


TYPICAL SECTIONS

PROJECT TITLE
 RAIN TREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101L

SCALE	DATE	BY	NO.
HORIZ. 1"=20'	08/14		
VERT. 1"=4'			
DATE	BY	NO.	
08/14			

3 OF 23/1



DATE	REVISION	BY
DCM/CP		
PRELIMINARY 30% NOT FOR CONSTRUCTION OR RECORDING	 PUBLIC WORKS CAPITAL PROJECT MANAGEMENT EAST E. INDIAN SCHOOL RD, SCOTTSDALE, ARIZONA 85251	
SHEET TITLE		
TYPICAL SECTION		
PROJECT TITLE		
RAINTREE DRIVE EXTENSION SCOTTSDALE ROAD TO SR 101		
SCALE	DATE	BY
HORIZ 1"=20'	06/14	CP
VERT 2"=1'		
PROJECT NO.		SHEET
SR 101		4 OF 29

