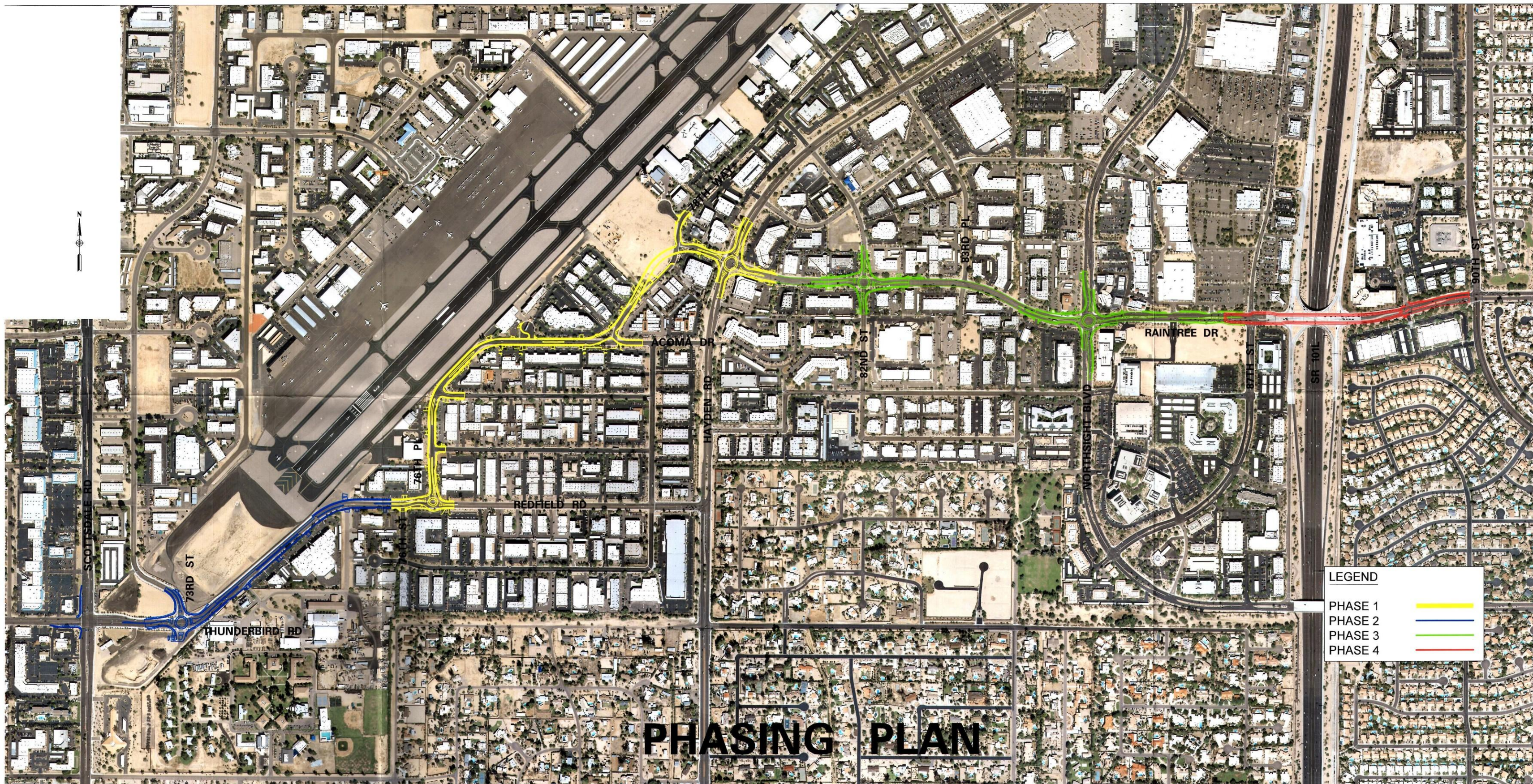


**Full Size
8.5 x 11
11 x 17
(site plan, landscape, elevations)**



PHASING PLAN

LEGEND	
PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	

RAINTREE DRIVE EXTENSION PEDESTRIAN AND LANDSCAPE IMPROVEMENTS



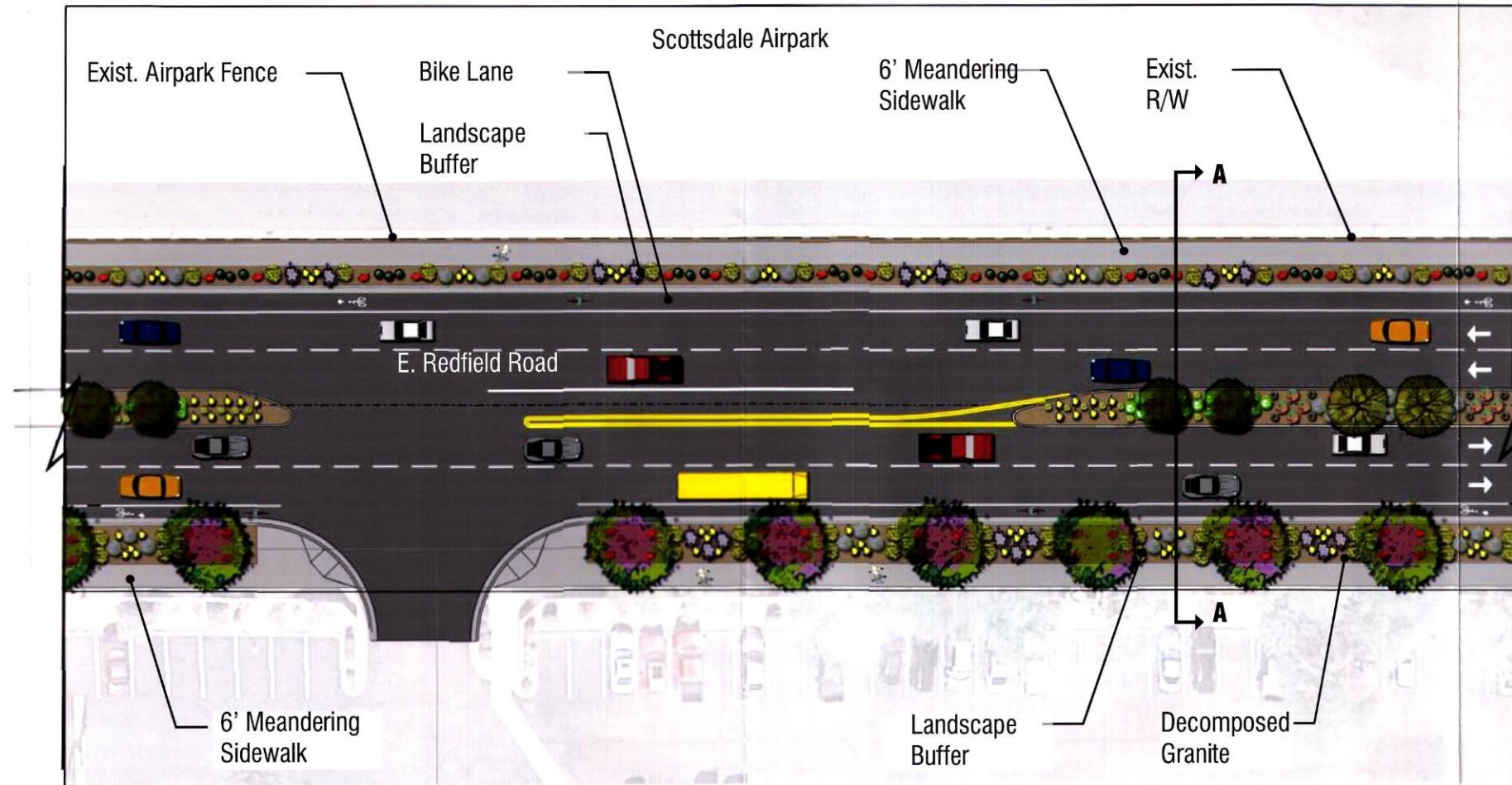
Scottsdale Road to Loop 101 Freeway

4-DR-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/21/15
DATE INITIALS

APPROVED
10/21/15
DATE INITIALS

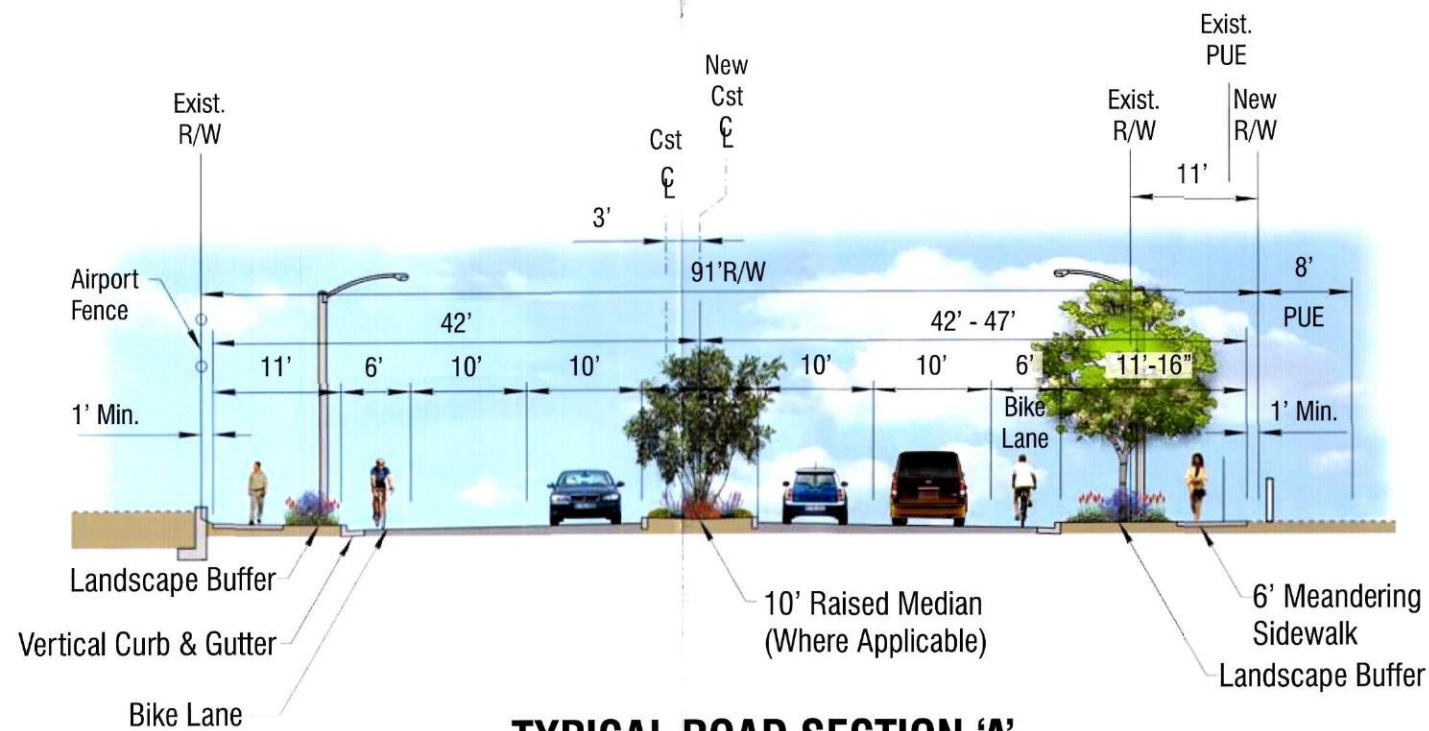
September 2013





PLAN VIEW

not to scale



TYPICAL ROAD SECTION 'A'

E. Redfield Rd (East of 73rd Street along Airport Fence)

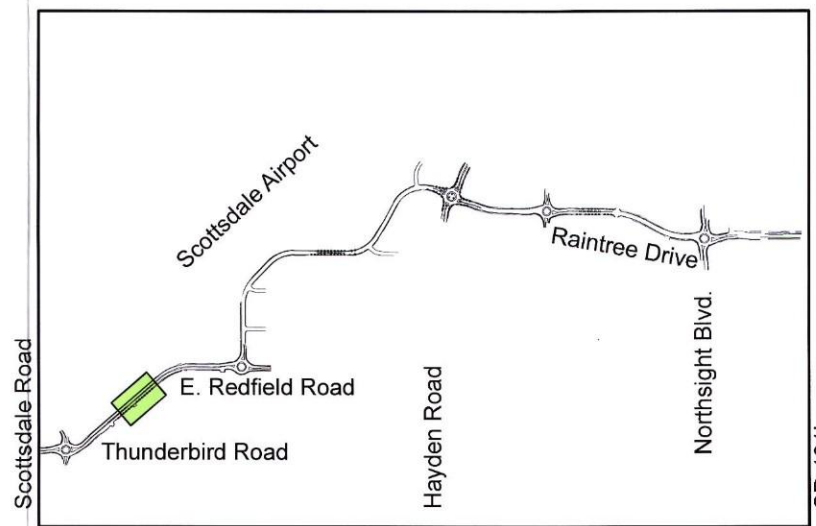
not to scale



PERSPECTIVE

View Looking Northeast

not to scale

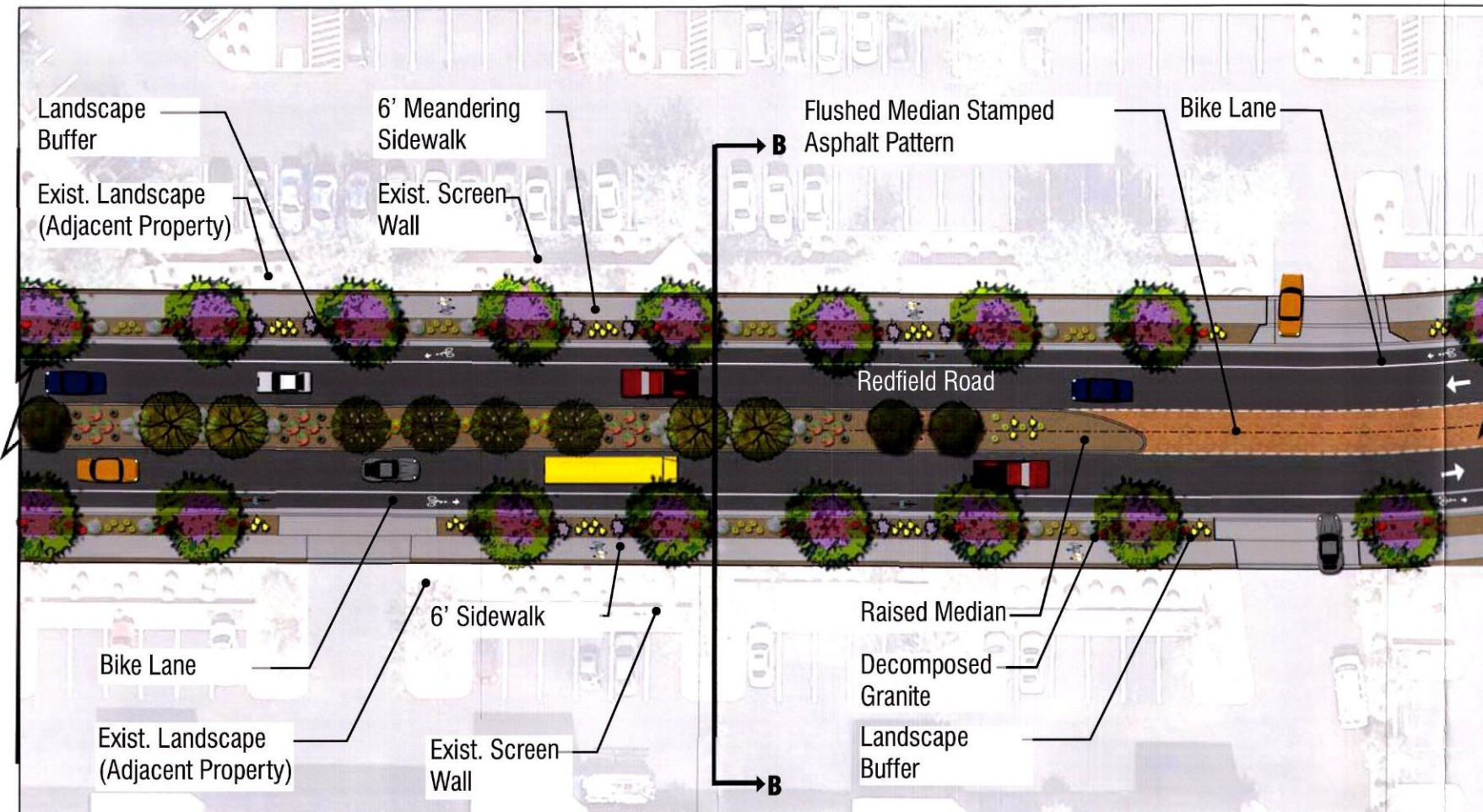


Raintree Drive Extension Alignment

not to scale

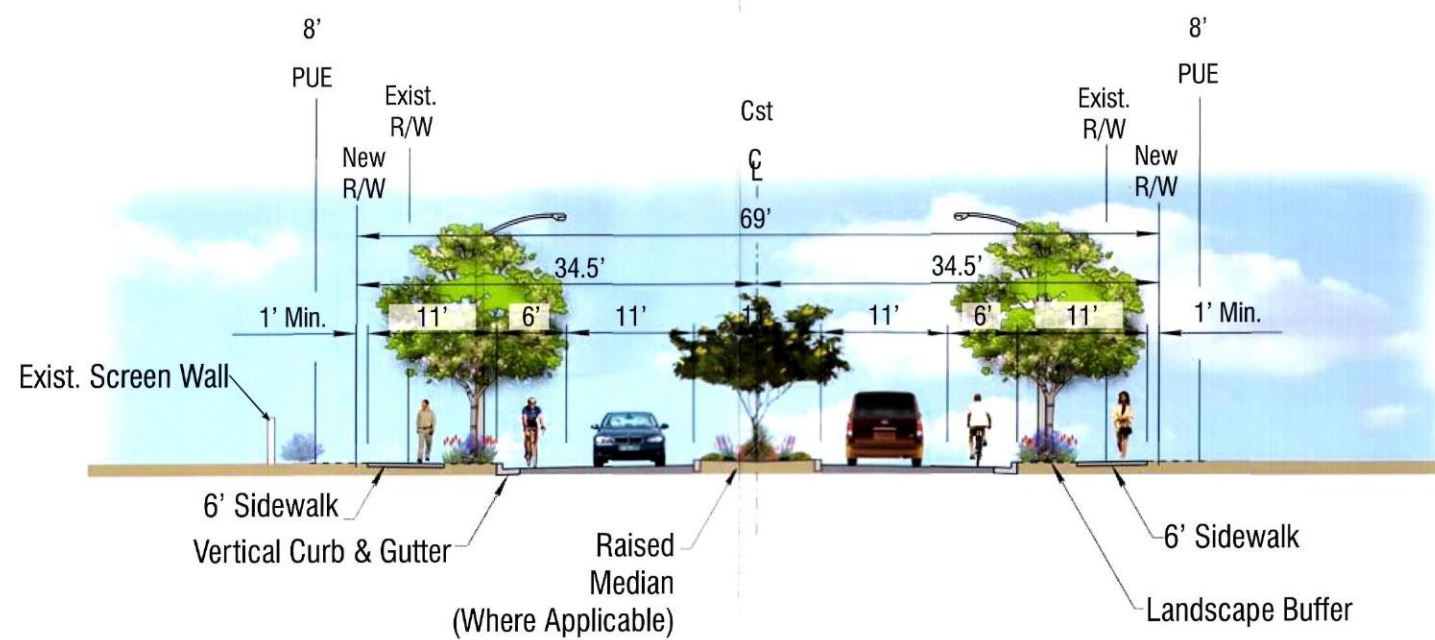
4-02-2015 STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

APPROVED
FINAL PLANS ADMIN
DATE APPROVAL



PLAN VIEW

not to scale



TYPICAL ROAD SECTION 'B'

Redfield Road (76th Place to Raintree Drive/Hayden Road)

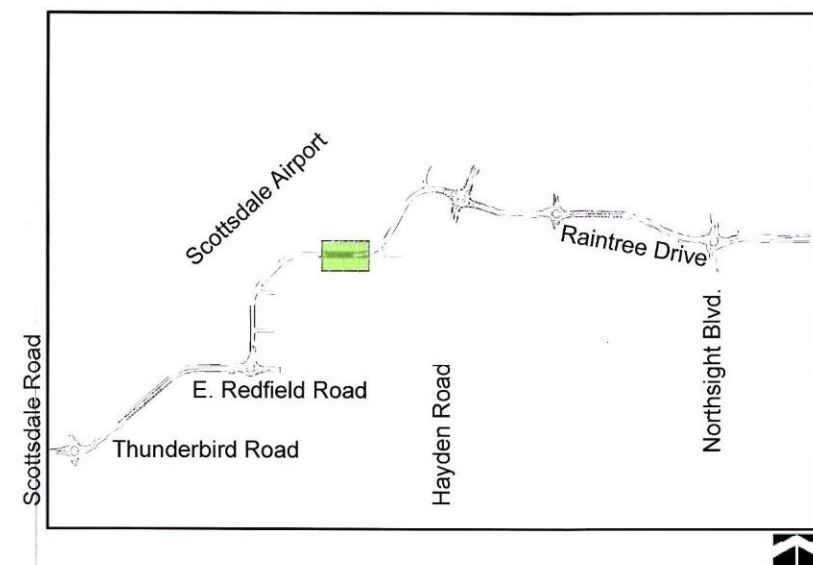
not to scale



PERSPECTIVE

View Looking Northeast

not to scale



Raintree Drive Extension Alignment

not to scale

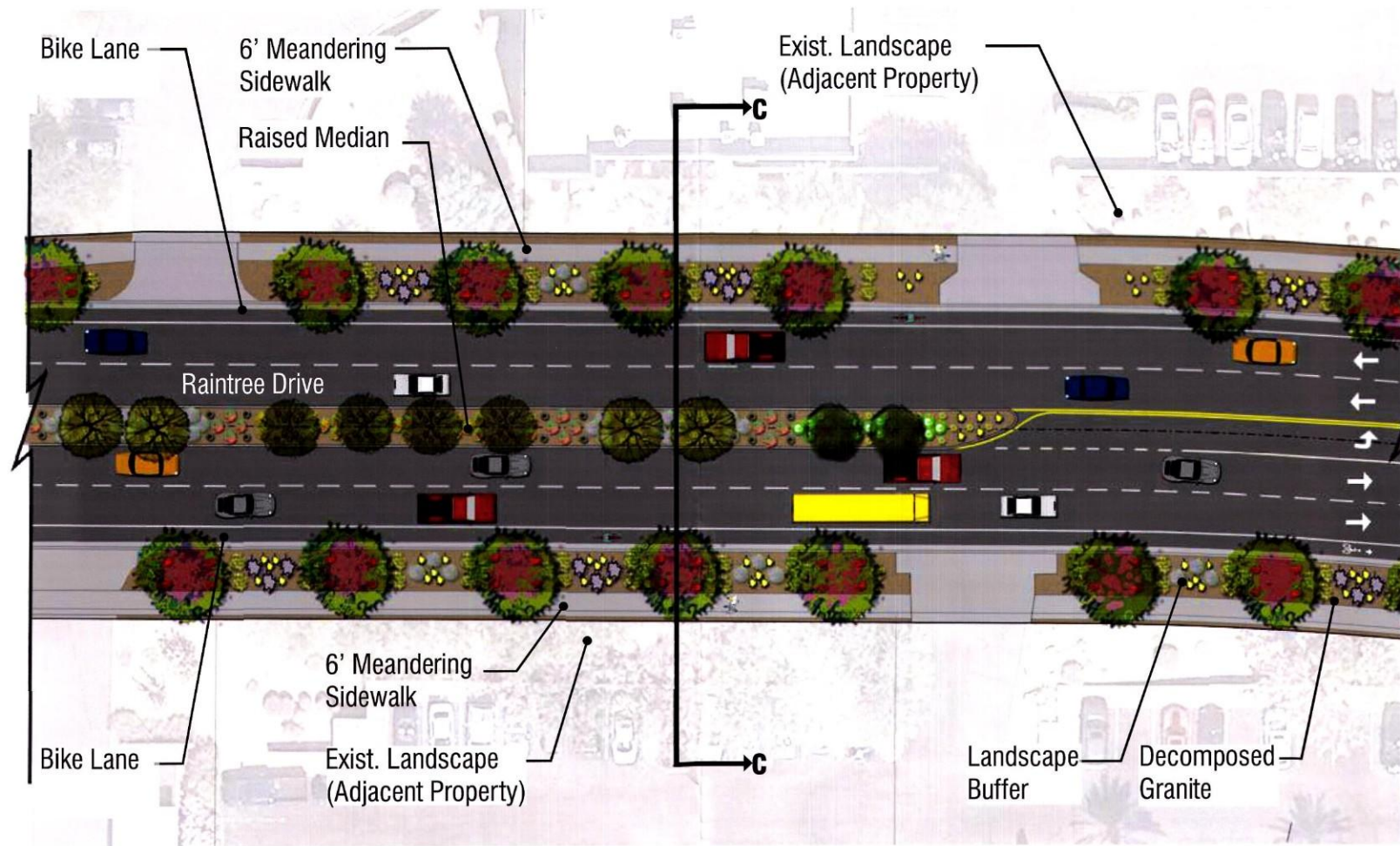
4-02-2015
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 4/2/15 INITIALS: [Signature]



RAINTREE DRIVE EXTENSION STREETScape

Plan and Section Graphics

September 2013

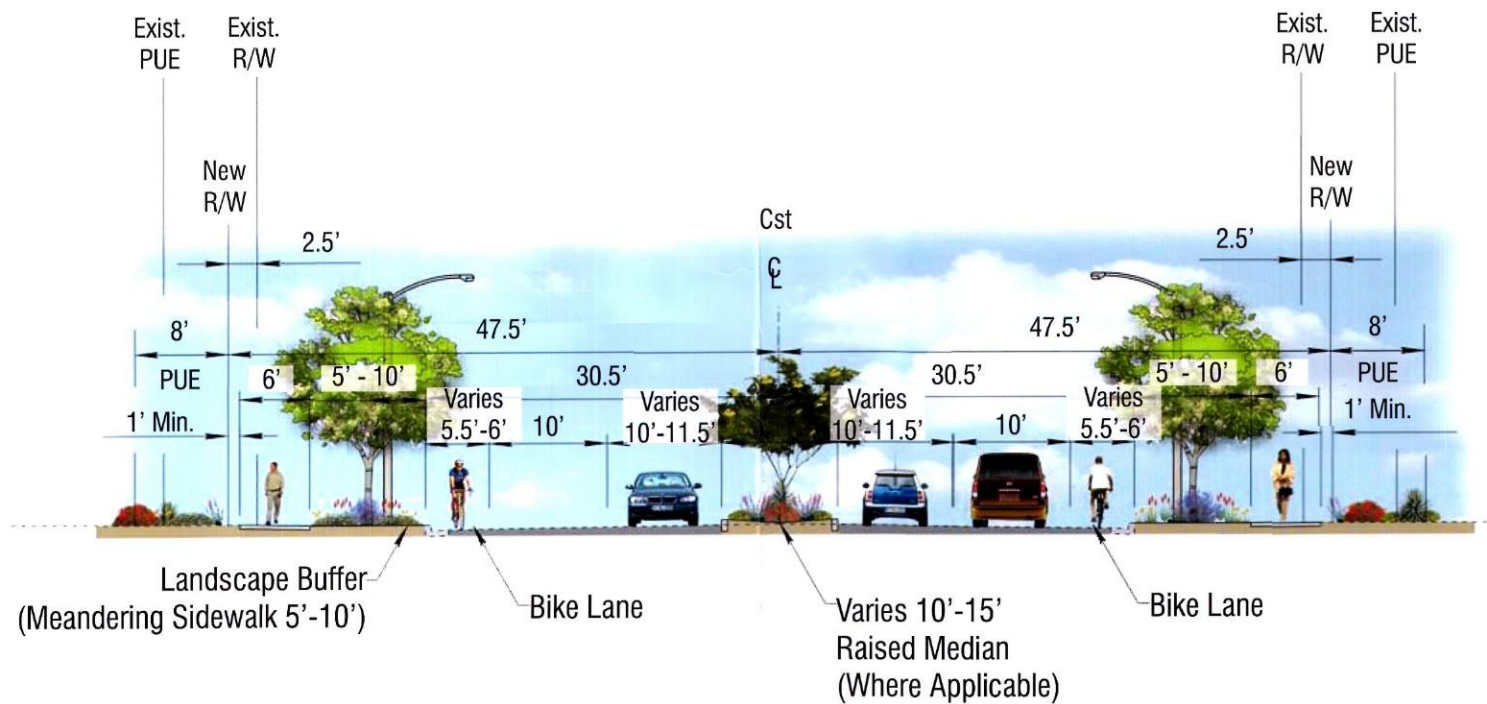


PLAN VIEW

not to scale



north



TYPICAL ROAD SECTION 'C'

Raintree Dr (Hayden Rd to 87th St)

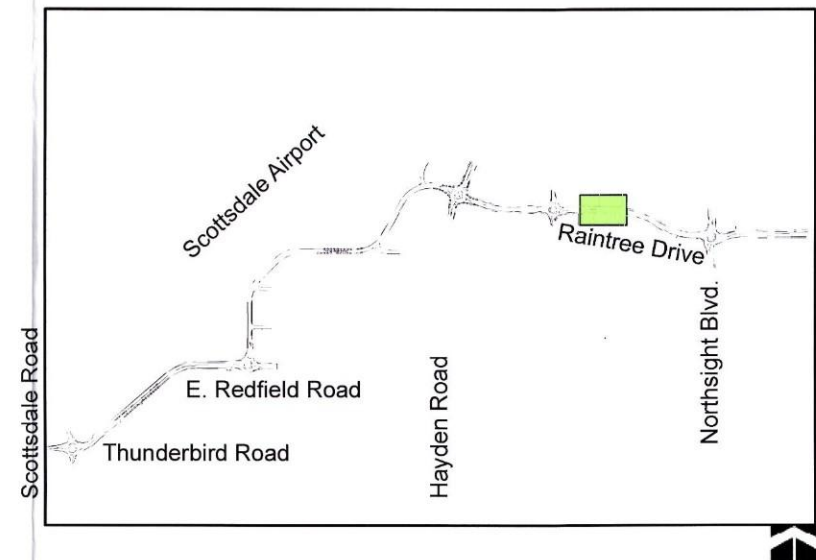
not to scale



PERSPECTIVE

View Looking Northeast

not to scale



Raintree Drive Extension Alignment

4-08-2015 not to scale

STIPULATION SET

RETAIN FOR RECORDS

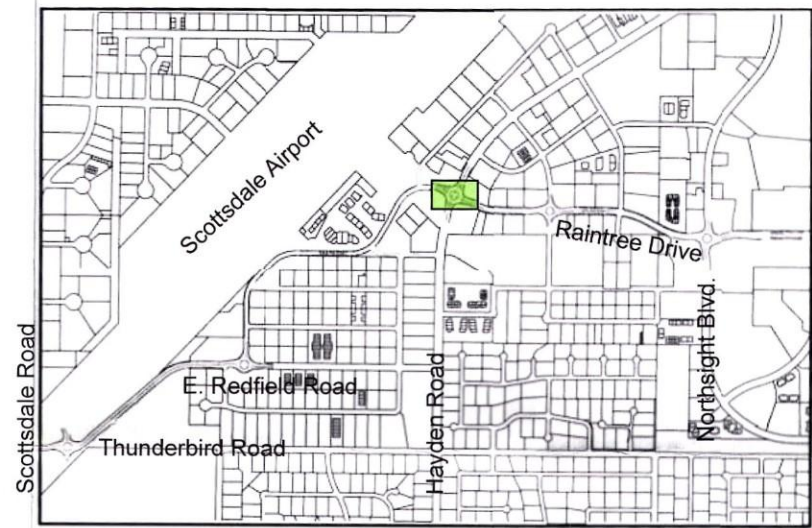
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DATE INITIALS

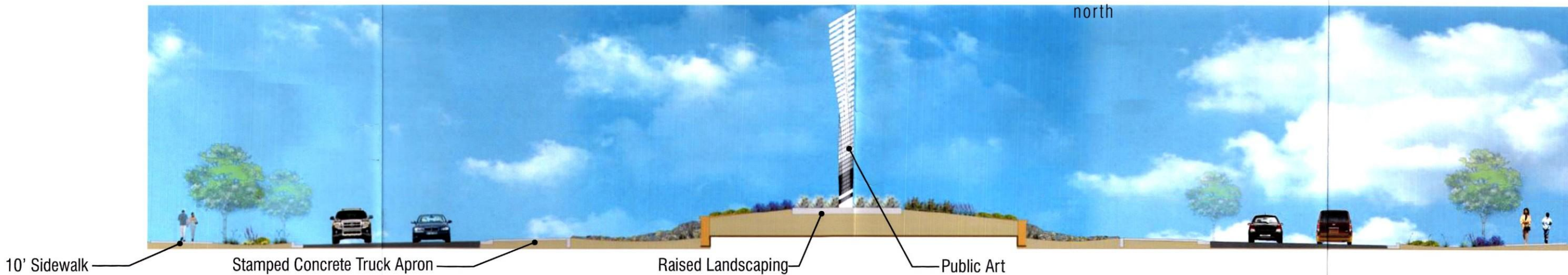
APPROVED
DATE INITIALS



PLAN VIEW
not to scale



Raintree Drive Extension Alignment
not to scale



ROUNDBABOUT CROSS-SECTION
Intersection of Raintree Drive and Hayden Road
not to scale

4-DR-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/15/15
DATE INITIALS

WMA
WATER MANAGEMENT ASSOCIATION



4-DR-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

APPROVED
DATE INITIALS



north



PLANT LEGEND

TREES

- SYMBOL** **BOTANICAL NAME** **COMMON NAME**
Caesalpinia cacalaco Thornless Cacalaco
- Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa
- Olea europea 'Swan Hill' Swan Hill Olive
- Olea tesota - salvaged Ironwood Tree
- Olneya tesota Ironwood Tree
- Pistacia x 'Red Push' Red Push Pistache
- Sophora secundiflora 'Silver Sierra' Silver Texas Mountain Laurel

SHRUBS & GROUNDCOVERS

- Baileya multiradiata Desert Marigold
- Calliandra eriophylla Native Fairy Duster
- Callistemon citrinus 'Little John' Little John Bottle Brush
- Convolvulus cneorum Bush Morning Glory
- Dalea capitata 'Sierra Gold' Sierra Gold Dalea
- Dalea greggii Trailing Indigo Bush
- Eremophila glabra ssp. 'Winter Blaze' Winter Blaze Carnosa
- Larrea tridentata Creosote Bush
- Leucophyllum zygophyllum 'Cimarron' Cimarron Sage
- Ruellia brittoniana 'Rosa' Rosa Dwarf Ruellia
- Ruellia peninsularis Desert Ruellia
- Senna covesii Desert Senna
- Tecoma hybrid 'Solar Flare' Solar Flare Esperanza

ACCENTS

- Agave desmettiana Smooth Agave
- Agave havardiana Harvard Agave
- Agave parryi Parry's Agave
- Agave vilmoriniana Octopus Agave
- Aloe 'Blue Elf' Blue Elf Aloe
- Carnegiea gigantea Saguaro
- Carnegiea gigantea - salvaged Saguaro
- Dasylirion wheeleri Desert Spoon
- Echinocactus grusonii Golden Barrel Cactus
- Euphorbia antispyllitica Candellilla
- Fouquieria splendens - salvaged Ocotillo
- Fouquieria splendens Ocotillo
- Hesperaloe parviflora 'Brakelights' Brakelights Hesperaloe
- Opuntia violacea var. 'Santa Rita' Purple Prickly Pear
- Penstemon parryi Parry's Penstemon
- Penstemon superbus Firecracker Penstemon
- Yucca pallida Pale Leaf Yucca
- Yucca recurvifolia Pendulous Yucca

“Structured Southwest Xeric” Landscape Theme Narrative

The new landscape design character of the proposed improvements within the Raintree Drive Extension project limits has a “Structured Southwest Xeric” theme emphasizing transparency in the planting design which takes on a structured pattern approach with a combination of plant material, hardscape & aesthetic elements, and the integration of public art. The landscape plantings will reflect a formal planting design—with a noticeable geometric structure and rhythm. There will be a fundamental notion of repetition as a device to organize the plant material and selected adjacent open spaces creating a cohesive and visually interesting planting design framework throughout the Raintree Drive Extension corridor. The primary street tree is the Catalpa (Chitalpa x tashkentensis 'Pink Dawn'). The Chitalpa tree will frame the Raintree Drive Extension corridor and be planted in the landscape buffers adjacent to the roadway. The Chitalpa tree will be supported with secondary trees, shrubs, groundcovers and accent plants native to Arizona’s intermediate desert and a selected mixture of subtropical plants characterized by dense greenery and rich, vibrant color. All plant material is listed on the Arizona Department of Water Resources low water use, drought tolerant plant list and is in compliance with the City’s Design Guidelines with specific attention to the Greater Airpark Character Area Plan. These plant selections also serve as a helpful piece of a functional urban ecosystem. The landscape planting areas will be finished with a natural topping of decomposed granite (two inches minimum depth) and supported by an automatic drip irrigation system. Sustainability principles will be integrated in the landscape design reflected in the use of relocated salvaged native plants, water harvesting principles, selective use of decomposed granite, angular crushed rock and surface select boulders used as ground plane surfacing materials in planting buffers, swales, and berms. In addition, the use of photovoltaic electrical power for accent lighting, transit shelter lighting and wayfinding signage will be incorporated into the landscape and roadway improvements.

4-DR-2015
STIPULATION SET
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DATE: 8/24/15

APPROVED BY



RAINTREE DRIVE EXTENSION STREETSCAPE
Plant Palette
September 2013



Median Pavers
Color: Mojave Blend, Patter: Random, MFG: Ackerstone



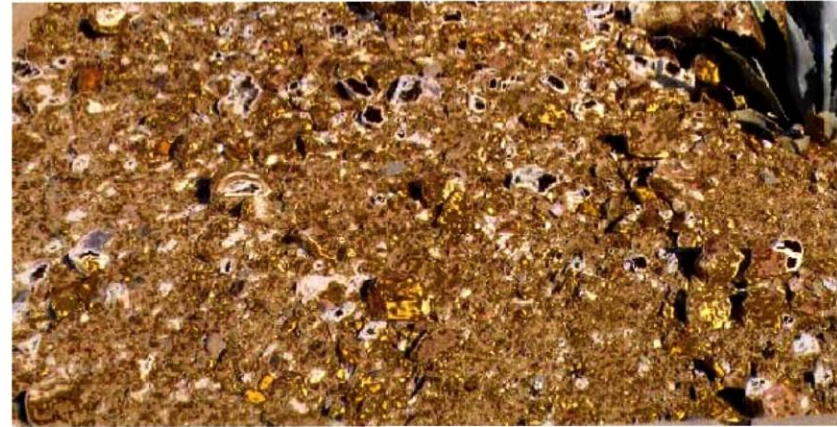
Decomposed Granite
Color: Desert Gold



Custom Seatwall with cast-in-place cap and aesthetic exterior treatment



Colored Concrete Pavement



3" Granite Rubble
Color: Express Brown



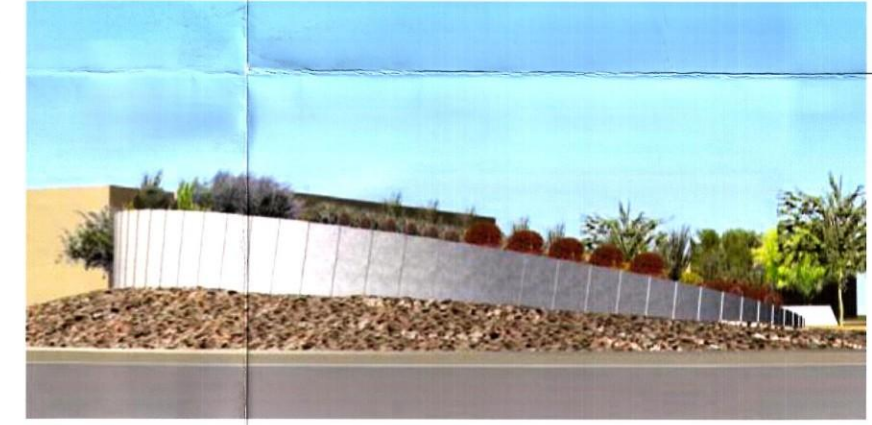
Custom Seatwalls and Art Plinths with cast-in-place cap and aesthetic exterior treatment



6"-18" Rip Rap
Color: Express Brown



Granite Boulders
Color: Salvaged On-site Boulders



Textured Concrete Retaining Wall at Secondary Roundabout

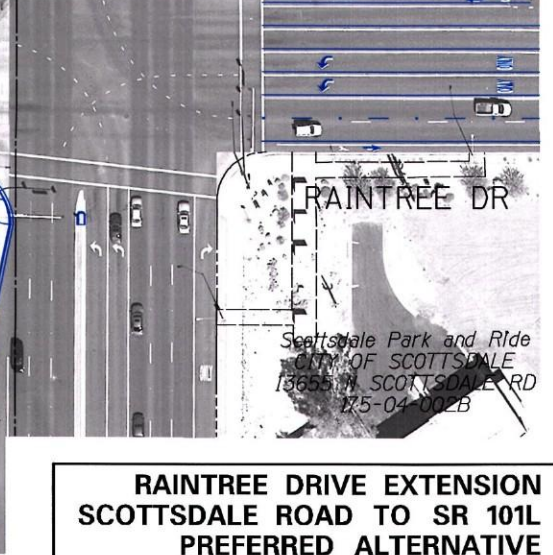
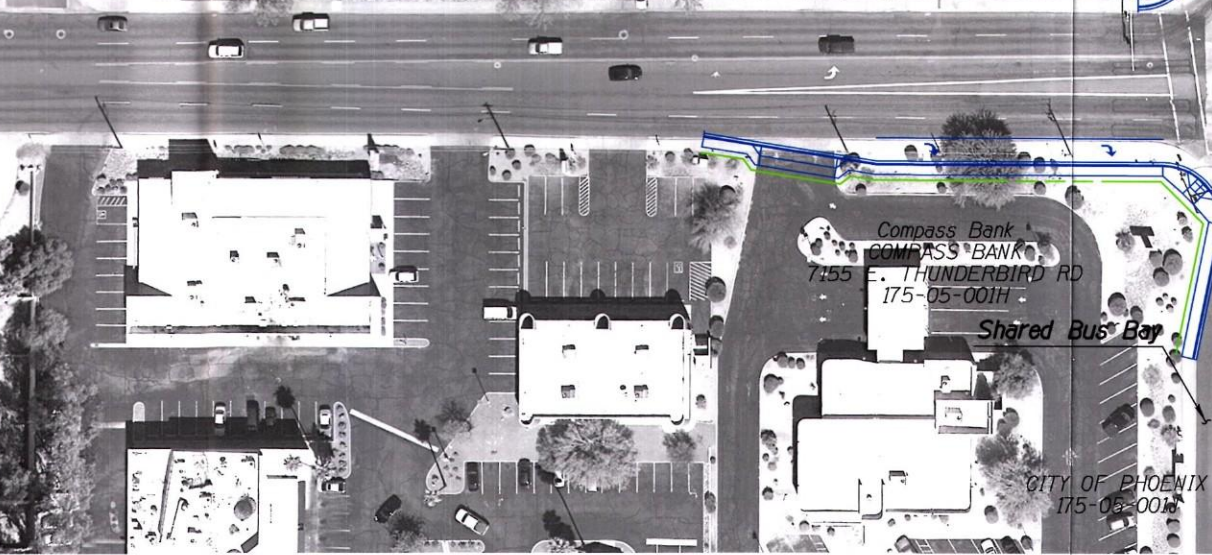
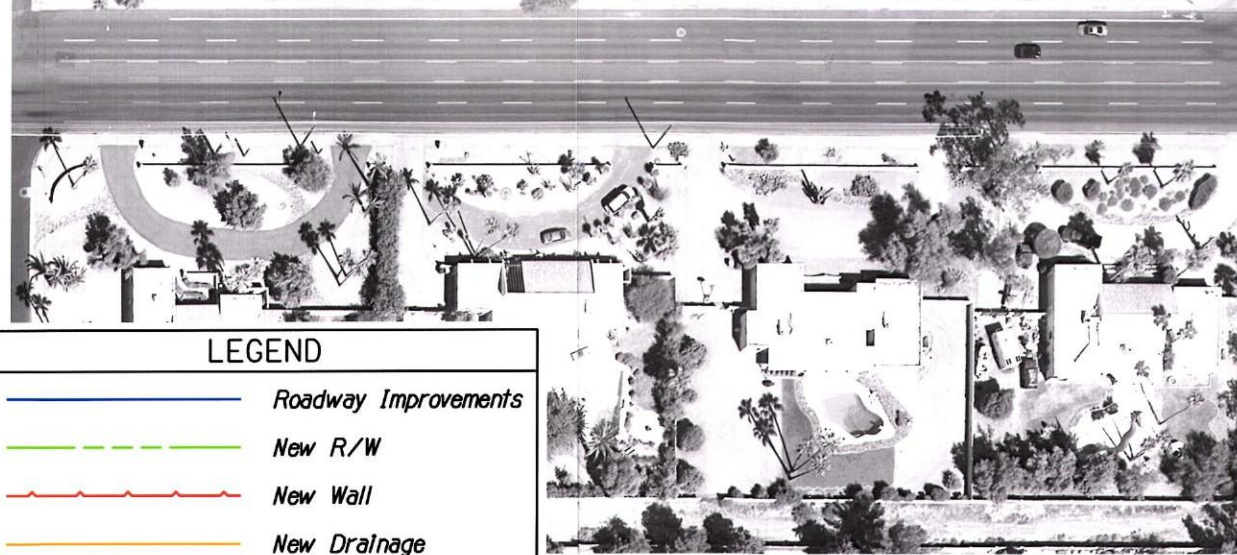
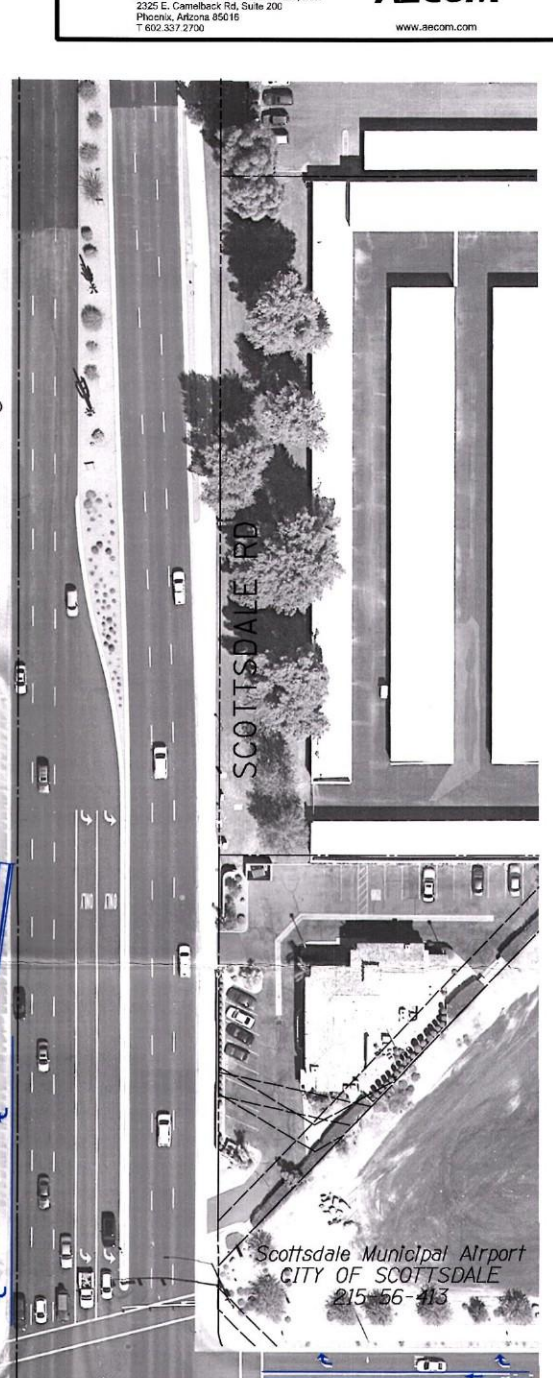
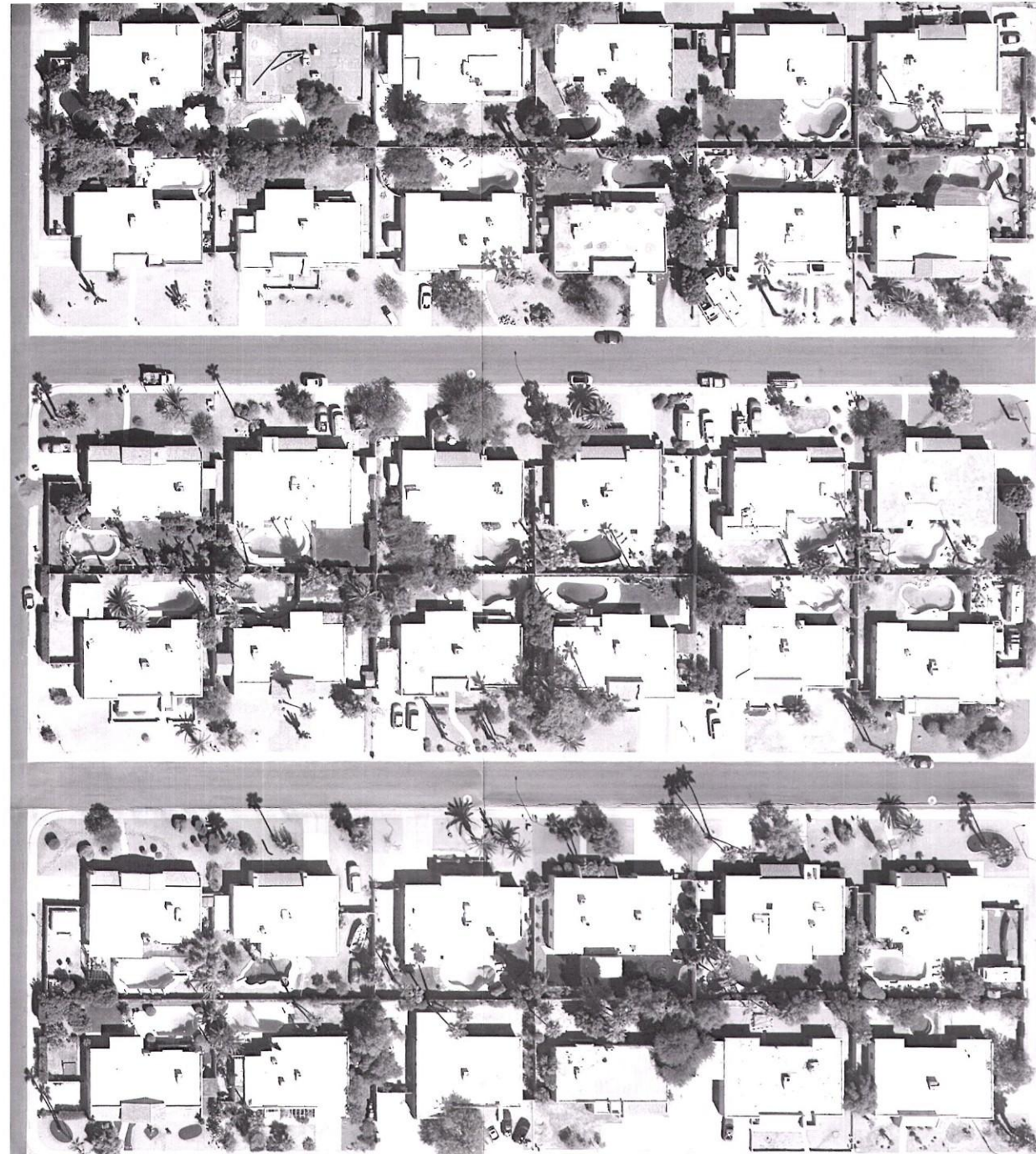


4-02-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

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APPROVED

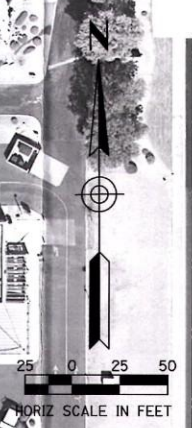
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LEGEND

	Roadway Improvements
	New R/W
	New Wall
	New Drainage



M&I Thunderbird Bank
 M&I THUNDERBIRD BANK
 7138 E. THUNDERBIRD RD
 215-571-1246

Scottsdale Municipal Airport
 CITY OF SCOTTSDALE
 215-566-413

Compass Bank
 COMPASS BANK
 7455 E. THUNDERBIRD RD
 175-05-001H

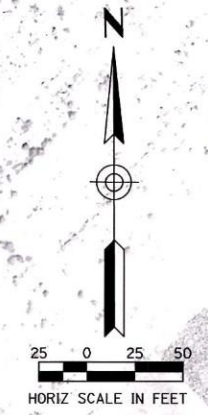
Shared Bus Bay

RAINTREE DR

Scottsdale Park and Ride
 CITY OF SCOTTSDALE
 13665 N. SCOTTSDALE RD
 175-04-002B

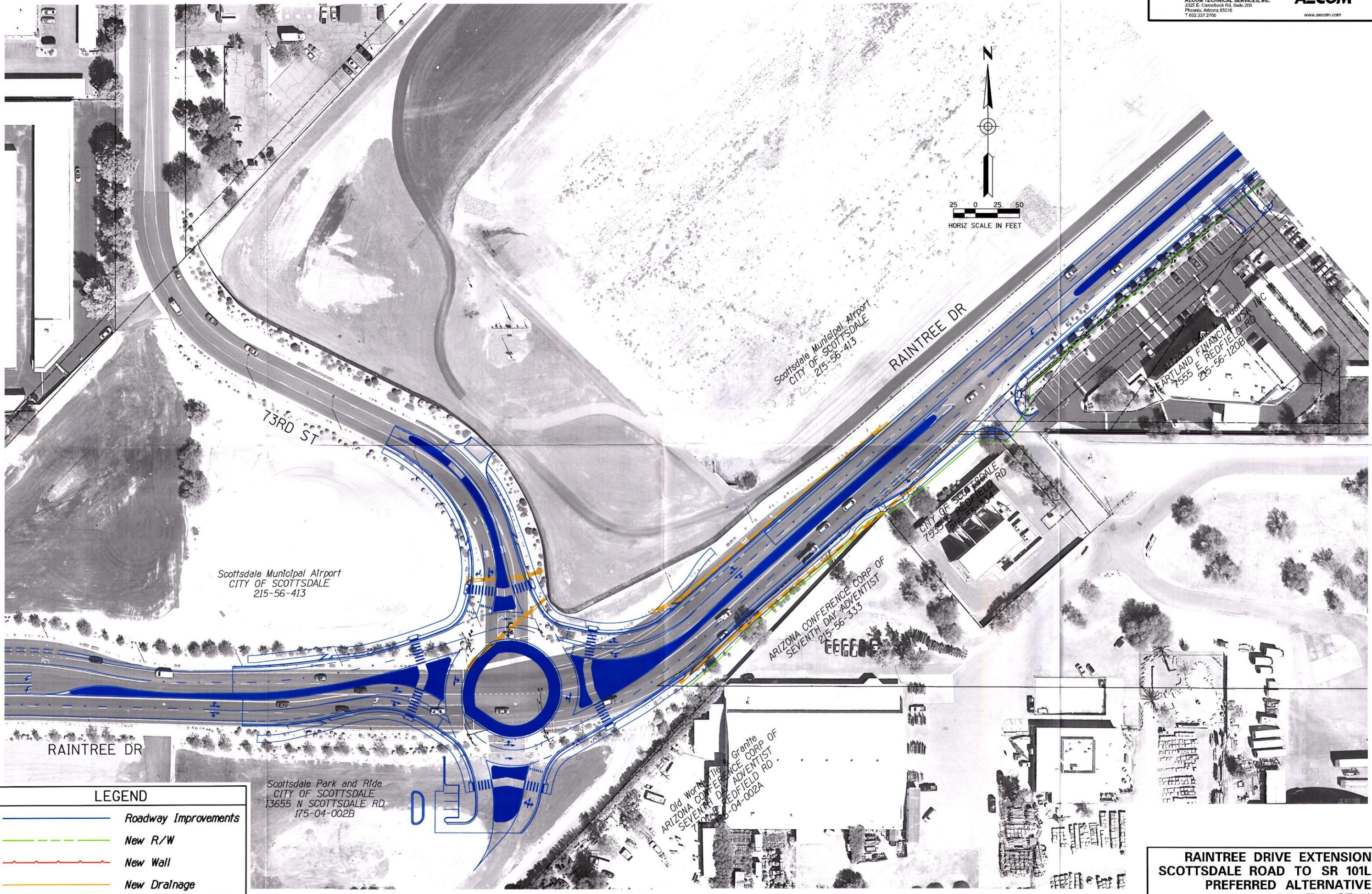
CITY OF PHOENIX
 175-03-001H

**RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101L
 PREFERRED ALTERNATIVE
 SHEET 1 OF 10**



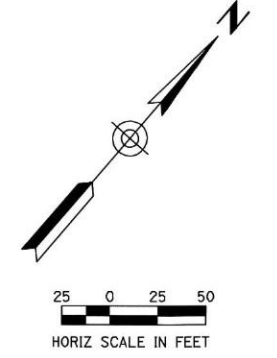
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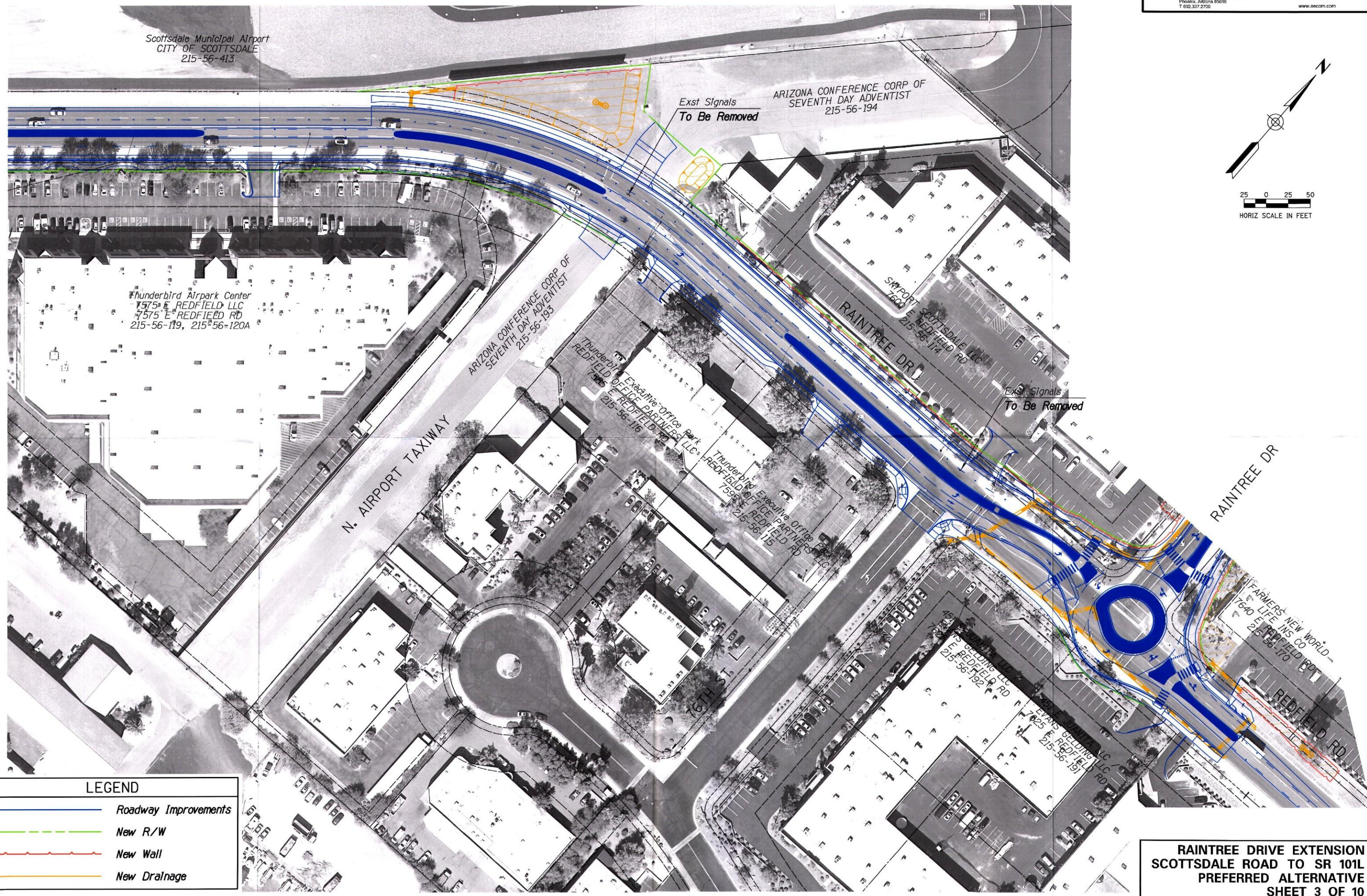


LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

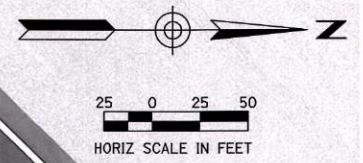
**RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101L
 PREFERRED ALTERNATIVE
 SHEET 2 OF 10**



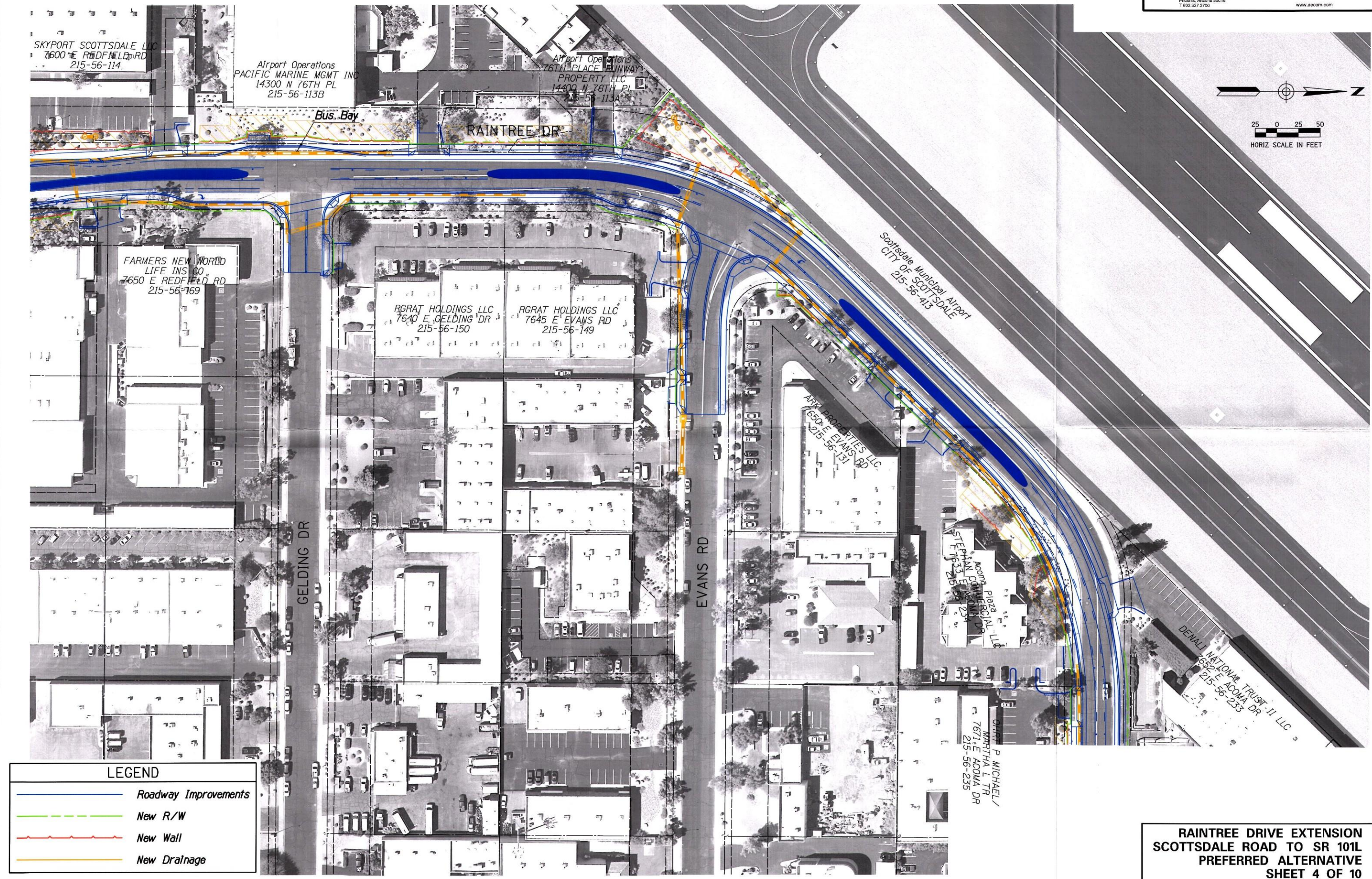
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**RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101
 PREFERRED ALTERNATIVE
 SHEET 3 OF 10**



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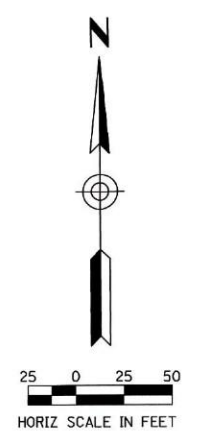


LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

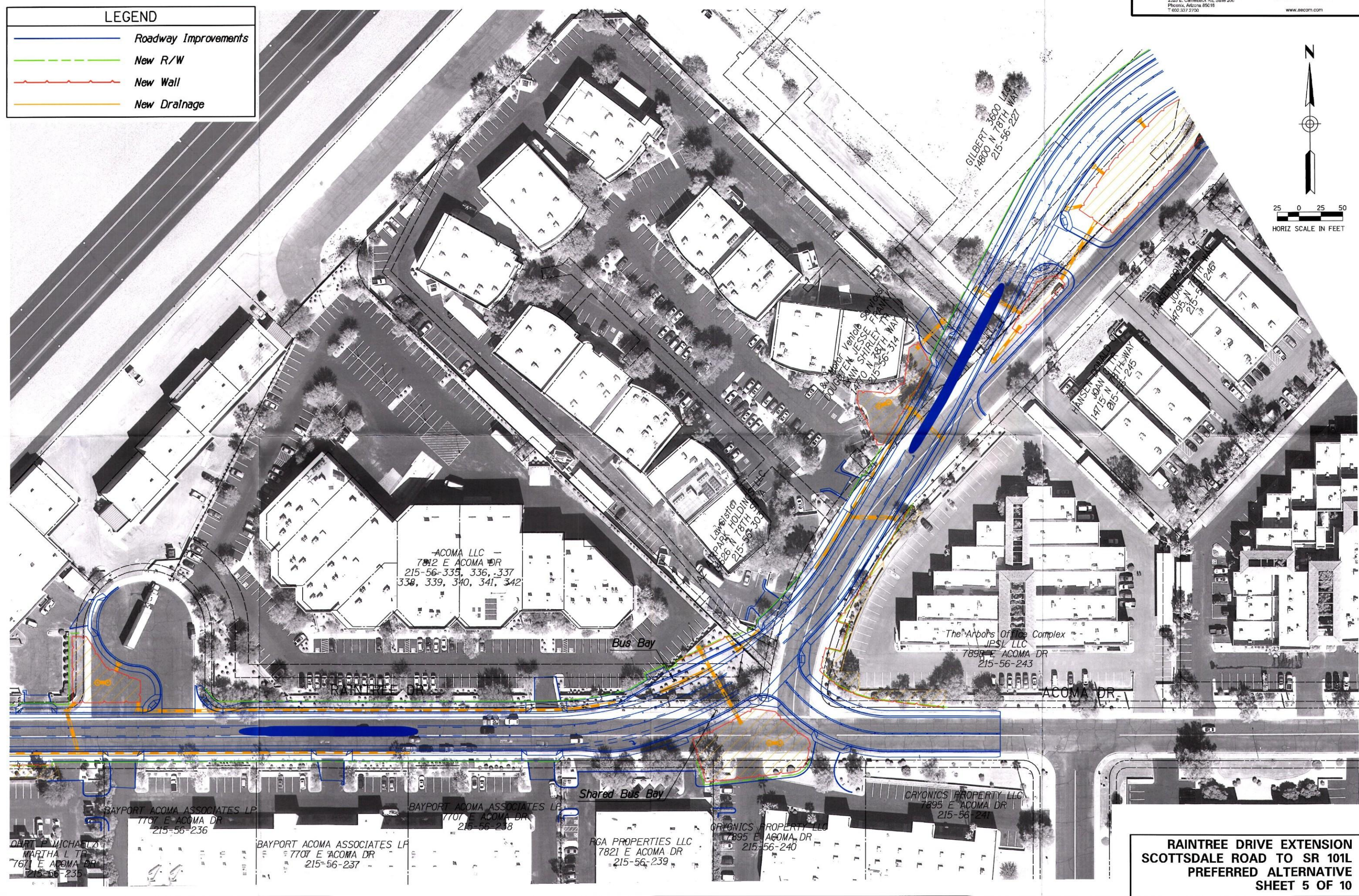
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 SCOTTSDALE ROAD TO SR 101L
 PREFERRED ALTERNATIVE
 SHEET 4 OF 10**

LEGEND

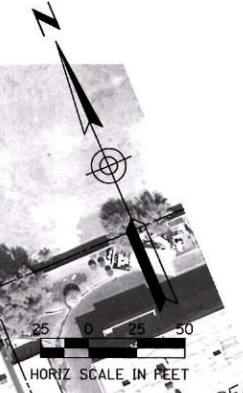
	Roadway Improvements
	New R/W
	New Wall
	New Drainage



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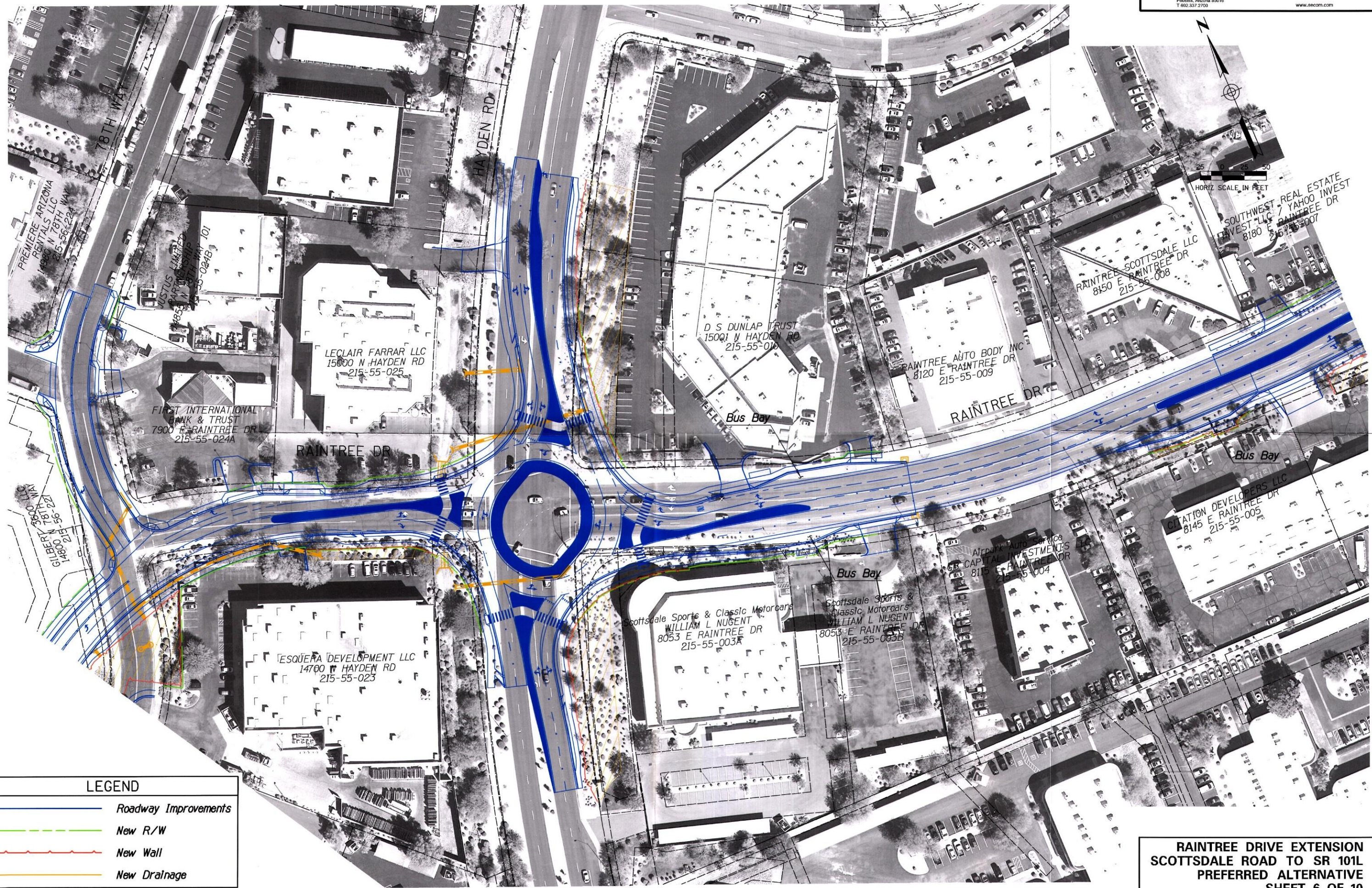


**RAINTREE DRIVE EXTENSION
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 PREFERRED ALTERNATIVE
 SHEET 5 OF 10**



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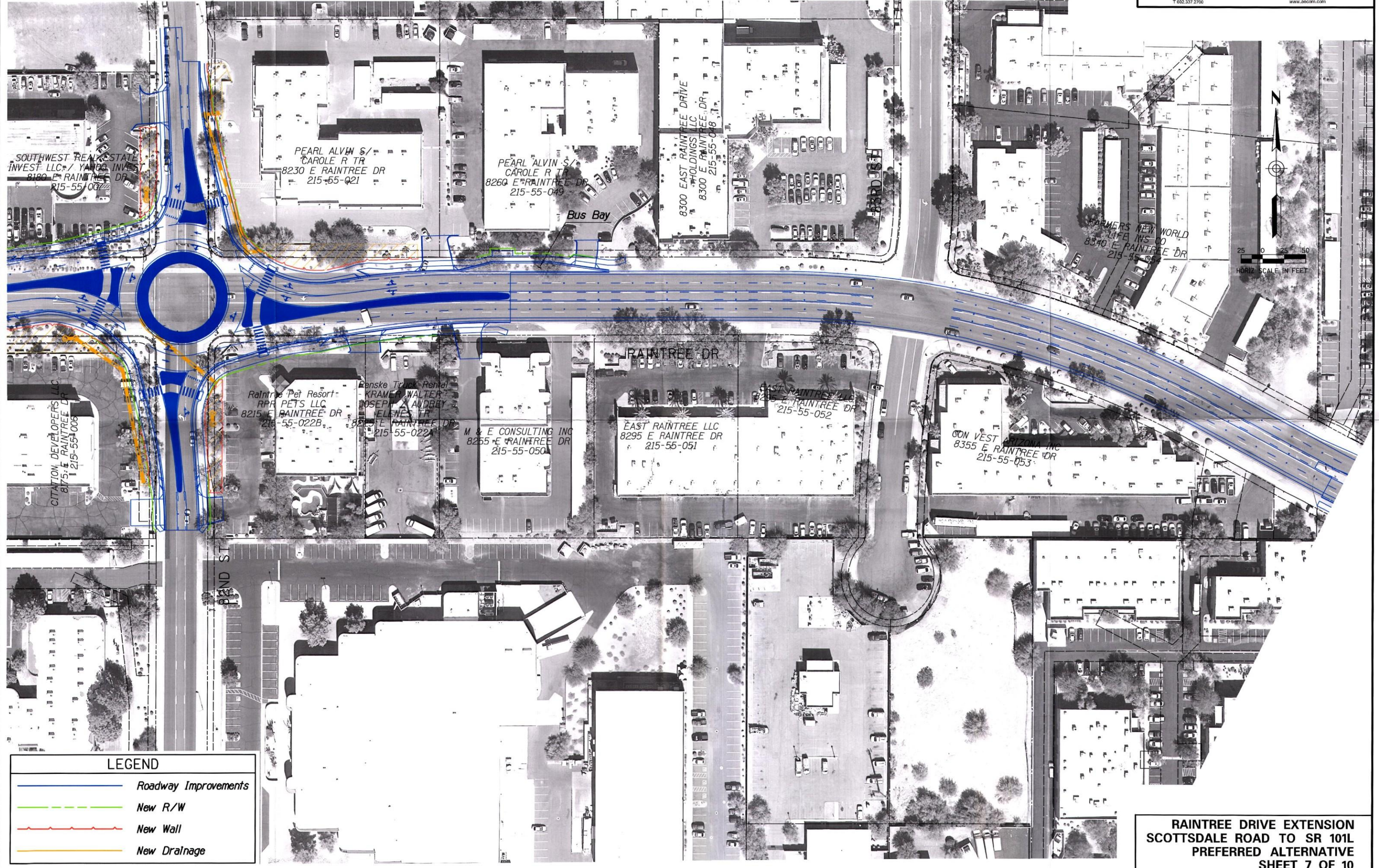


LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

**RAINTREE DRIVE EXTENSION
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 SHEET 6 OF 10**

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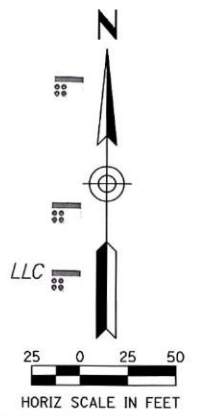
LEGEND

	Roadway Improvements
	New R/W
	New Wall
	New Drainage

**RAINTREE DRIVE EXTENSION
 SCOTTSDALE TO SR 101L
 PREFERRED ALTERNATIVE
 SHEET 7 OF 10**

PLOT DATE: 6/18/2014 12:25:49 PM

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Kohls
 GD KS ACQUISITION COMPANY LLC
 8700 E RAINTREE DR
 215-52-034E

DANNYS Family Car Wash
 DANNYS RAINTREE AND NORTH SIGHT LLC
 14717 N NORTH SIGHT BLVD
 215-52-0347
 Bus Bay

NORTH SIGHT- SCOTTSDALE
 CROSSING LLC
 14891 N NORTH SIGHT BLVD
 215-52-034S

First Citizens Bank
 NEUSE INC
 14650 N NORTH SIGHT BLVD
 215-52-035F

RainTree Crossing
 RAINTREE CROSSING LLC
 8550 E RAINTREE DR
 215-52-093

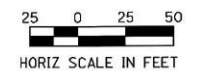
La Petite Academy
 DER ENTERPRISES
 LIMITED PARTNERSHIP
 8433 E RAINTREE DR
 215-53-007A
 Bus Bay

NorthSight Financial Center
 NORTH SIGHT FINANCIAL OFFICE PARK INC
 14500 N NORTH SIGHT BLVD
 215-53-007D

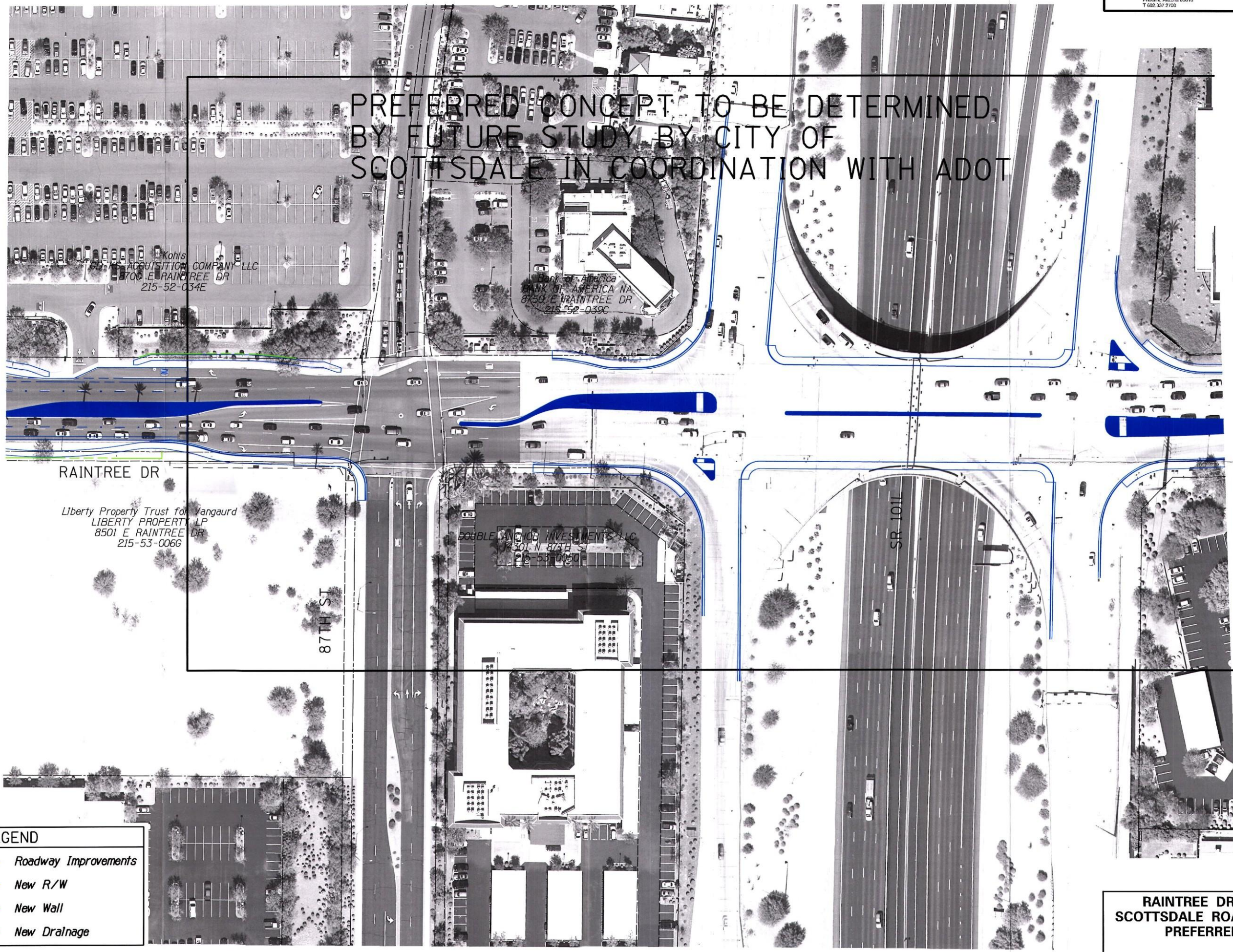
Liberty Property Trust for Vanguard
 LIBERTY PROPERTY LP
 8501 E RAINTREE DR
 215-53-006G

LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

**RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101L
 PREFERRED ALTERNATIVE
 SHEET 8 OF 10**



PREFERRED CONCEPT TO BE DETERMINED
 BY FUTURE STUDY BY CITY OF
 SCOTTSDALE IN COORDINATION WITH ADOT



Kohls
 ACQUISITION COMPANY LLC
 8700 E RAIN TREE DR
 215-52-034E

Bank of America
 BANK OF AMERICA NA
 8750 E RAIN TREE DR
 215-52-039C

RAINTREE DR

Liberty Property Trust for Vanguard
 LIBERTY PROPERTY LP
 8501 E RAIN TREE DR
 215-53-006G

87TH ST

DOUBLE ANCHOR INVESTMENTS LLC
 8301 N 87TH ST
 215-53-0050

SR 101

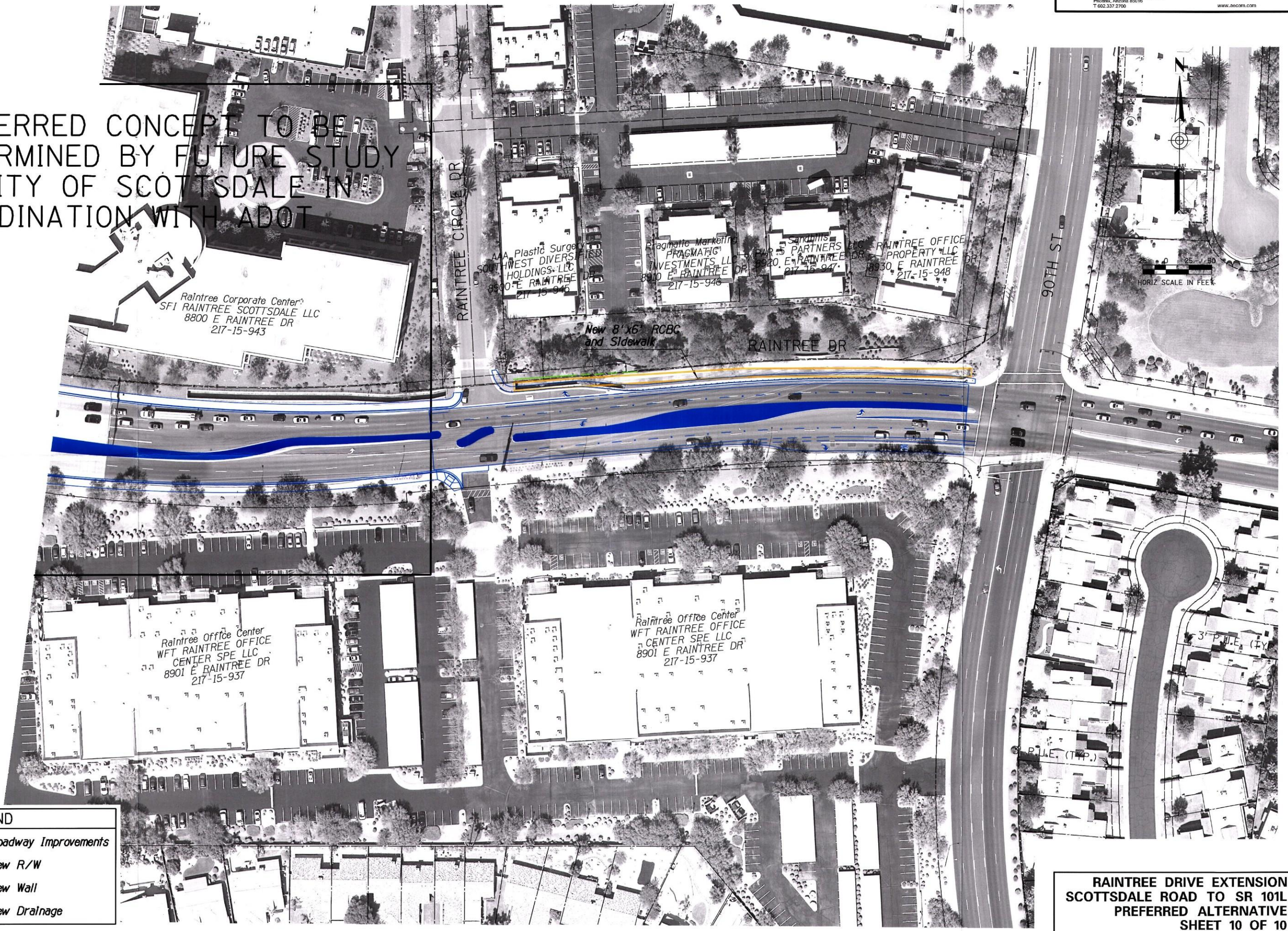
LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101
 PREFERRED ALTERNATIVE
 SHEET 9 OF 10

PLOT DATE: 6/18/2014 12:26:33 PM

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PREFERRED CONCEPT TO BE
 DETERMINED BY FUTURE STUDY
 BY CITY OF SCOTTSDALE IN
 COORDINATION WITH ADOT



LEGEND	
	Roadway Improvements
	New R/W
	New Wall
	New Drainage

**RAINTREE DRIVE EXTENSION
 SCOTTSDALE ROAD TO SR 101
 PREFERRED ALTERNATIVE
 SHEET 10 OF 10**

PLOT DATE: 6/18/2014 12:27:21 PM

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