



Development Review (Minor) Staff Approval

146-SA-2017

Toms Thumb Trailhead

APPLICATION INFORMATION	
LOCATION: 23015 N 128th St 217-09-010C, 217-09-010D, 217-09-010H, 217-09-010F,	APPLICANT: Kroy Ekblaw
PARCEL: 217-09-010G, 217-09-011J, 217-09-011D, 217-09-011H, 217-09-011G	COMPANY: City of Scottsdale
Q.S.: 44-59	ADDRESS: 7447 E Indian School Road Scottsdale, AZ 85251
CODE VIOLATION #:	PHONE: 480-312-7065
<u>Request:</u> Request approval to expand existing Tom's Thumb Trailhead parking.	

STIPULATIONS

1. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kroy Ekblaw and Gavan and Barker, Inc., with a city staff date of June 7, 2017.
2. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan and Native Plant inventory submitted by Kroy Ekblaw, Gavan and Barker, Inc., and Native Resources with a city staff date of June 7, 2017.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

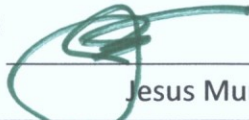
http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

- IMPROVEMENTS: 4 sets of civil improvement plans
 4 sets of landscape improvement plans
- OTHER: Native Plant Permit Application and associated material

Expiration of Development Review (Minor) Approval

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.

Staff Signature:  DATE: June 7, 2017
 Jesus Murillo, 480-312-7849



Pre-Application Request

Development Application Type: Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ N/A
(No fees are changed for Historic Preservation (HP) properties.)

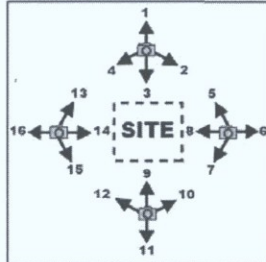
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 ½ x 11 paper, max. two per page.



Other

- **The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.**
- **Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.**

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Application Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: June 2, 2017 Project No: PA
Coordinator: Jesus Murillo Case No: 21-UP-2010
Project Name: Tom's Thumb Trailhead Parking Expansion

Project Location: 23015 N. 128th Street

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: R1=130 ESL Proposed Zoning: N/A

Number of Buildings: N/A Parcel Size: N/A

Gross Floor Area/Total Units: N/A Floor Area Ratio/Density: N/A

Parking Required: N/A Parking Provided: 300

Setbacks: N - _____ E - _____ S - _____ W - _____

Description or Request: Proposal is to expand the existing Trailhead parking lot from 200 existing stalls to 300. This expansion is consistent with the approved Access Area Master Plan for the Preserve and is in conformance with the approved Municipal Use Site Plan approved by case 21-UP-2010. The expanded parking layout will be consistent with the design approach and character of the existing parking with use of cut/fill treatments, revegetation, etc.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Plant Legend

- | | |
|------------------------|-------------------------|
| Tree - Salvageable | Cacti - Salvageable |
| Tree - Non-Salvageable | Cacti - Non-Salvageable |
| Tree - Remain In Place | Cacti - Remain In Place |

Project Consultants

Salvage Contractor: Native Resources International
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Tom's Thumb Trailhead - Parking

23010 N. 130th Street
 Scottsdale, Arizona

Native Plant Inventory

DATE: 5/9/2017
 REVISION:
 SCALE: 1" = 30'
 CHECKED:
 DRAWN: KB
 SHEET 1 OF 1



Native Plant Inventory

Tom's Thumb Trailhead - Parking Expansion
23010 N. 130th Street
Scottsdale, AZ

5/9/2017

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Blue Palo Verde	5	NS	Diseased / Poor Structure
2	Blue Palo Verde	20	NS	Wide Base / Poor Structure
3	Blue Palo Verde	8	S	
4	Blue Palo Verde	5	NS	Branch Dieback
5	Blue Palo Verde	7	NS	Branch Dieback / Cambium Damage
6	Blue Palo Verde	5	S	
7	Blue Palo Verde	7	S	
8	Mesquite	7	NS	Trunk Form / Poor Structure
9	Hackberry	12	NS	Wide Base / Cambium Damage
10	Hackberry	9	NS	Branch Dieback / Cambium Damage
11	Blue Palo Verde	7	S	
12	Blue Palo Verde	7	NS	Cambium Damage / Declining
13	Hackberry	24	NS	Wide Base / Declining
14	Mesquite	7	RIP	
15	Hackberry	40	RIP	Wide Base
16	Blue Palo Verde	8	RIP	Trunk Form / Leaning
17	Hackberry	60	RIP	Wide Base
18	Blue Palo Verde	14	RIP	Trunk Form / Cambium Damage
19	Blue Palo Verde	7	RIP	Branch Dieback / Cambium Damage
20	Hackberry	20	RIP	Branch Dieback / Cambium Damage
21	Blue Palo Verde	6	RIP	Branch Dieback / Cambium Damage
22	Blue Palo Verde	4	RIP	Rocks
23	Blue Palo Verde	6	RIP	Branch Dieback / Cambium Damage
24	Blue Palo Verde	4	RIP	Branch Dieback / Cambium Damage
25	Blue Palo Verde	5	RIP	Branch Dieback / Cambium Damage
26	Blue Palo Verde	5	RIP	
27	Hackberry	14	RIP	Wide Base
28	Blue Palo Verde	12	RIP	Branch Dieback
29	Blue Palo Verde	9	RIP	Branch Dieback
30	Blue Palo Verde	7	RIP	Branch Dieback / Declining
31	Blue Palo Verde	7	RIP	Branch Dieback / Declining
32	Blue Palo Verde	12	RIP	Branch Dieback / Cambium Damage
33	Hackberry	60	RIP	Wide Base / Cambium Damage
34	Blue Palo Verde	14	RIP	Branch Dieback / Cambium Damage
35	Hackberry	40	RIP	Wide Base / Cambium Damage
36	Blue Palo Verde	6	RIP	
37	Blue Palo Verde	12	RIP	Branch Dieback / Cambium Damage

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
38	Blue Palo Verde	10	RIP	Branch Dieback / Cambium Damage
39	Hackberry	10	RIP	Wide Base / Cambium Damage
40	Hackberry	10	RIP	Wide Base / Cambium Damage
41	Blue Palo Verde	8	RIP	Branch Dieback / Cambium Damage
42	Blue Palo Verde	6	RIP	Branch Dieback / Cambium Damage
43	Blue Palo Verde	8	RIP	Branch Dieback / Cambium Damage
44	Blue Palo Verde	6	RIP	Branch Dieback / Cambium Damage
45	Blue Palo Verde	8	RIP	
46	Blue Palo Verde	10	RIP	Branch Dieback
47	Blue Palo Verde	6	RIP	
48	Blue Palo Verde	12	RIP	Trunk Form / Cambium Damage
49	Blue Palo Verde	10	RIP	Branch Dieback / Cambium Damage
50	Blue Palo Verde	6	RIP	Trunk Form / Cambium Damage
51	Hackberry	20	RIP	Wide Base / Cambium Damage
52	Blue Palo Verde	10	RIP	Branch Dieback / Cambium Damage
53	Mesquite	12	RIP	Branch Dieback / Cambium Damage
54	Blue Palo Verde	8	RIP	Branch Dieback / Cambium Damage
55	Hackberry	40	RIP	Wide Base
56	Hackberry	40	RIP	Wide Base
57	Mesquite	36	RIP	Branch Dieback / Cambium Damage
58	Blue Palo Verde	5	RIP	Branch Dieback / Cambium Damage
59	Blue Palo Verde	4	RIP	Branch Dieback / Cambium Damage
60	Blue Palo Verde	8	RIP	Branch Dieback / Cambium Damage
61	Blue Palo Verde	4	RIP	Wash
62	Blue Palo Verde	4	RIP	Wash
63	Hackberry	8	RIP	Branch Dieback / In Wash
64	Blue Palo Verde	8	RIP	Branch Dieback / Leaning
65	Blue Palo Verde	10	RIP	Branch Dieback / Cambium Damage
66	Blue Palo Verde	7	RIP	Branch Dieback / Cambium Damage
67	Blue Palo Verde	4	RIP	Branch Dieback / Cambium Damage
68	Blue Palo Verde	10	RIP	Branch Dieback / Cambium Damage
69	Blue Palo Verde	12	RIP	Branch Dieback / Cambium Damage
70	Blue Palo Verde	4	RIP	Branch Dieback / Cambium Damage
71	Hackberry	60	RIP	Wide Base / Cambium Damage
72	Hackberry	99	RIP	Cluster
73	Blue Palo Verde	4	RIP	Cambium Damage / Declining
74	Hackberry	20	NS	Wide Base / Declining
75	Blue Palo Verde	9	NS	Cambium Damage / Declining
76	Blue Palo Verde	8	NS	Trunk Form / Poor Structure
77	Hackberry	36	RIP	Wide Base
78	Hackberry	36	NS	Wide Base
79	Hackberry	36	NS	Wide Base
80	Hackberry	40	NS	Wide Base
81	Hackberry	36	NS	Wide Base
82	Mesquite	5	S	
83	Blue Palo Verde	5	NS	Branch Dieback
84	Hackberry	30	NS	Wide Base / Cambium Damage
85	Blue Palo Verde	4	S	
86	Hackberry	20	NS	Wide Base

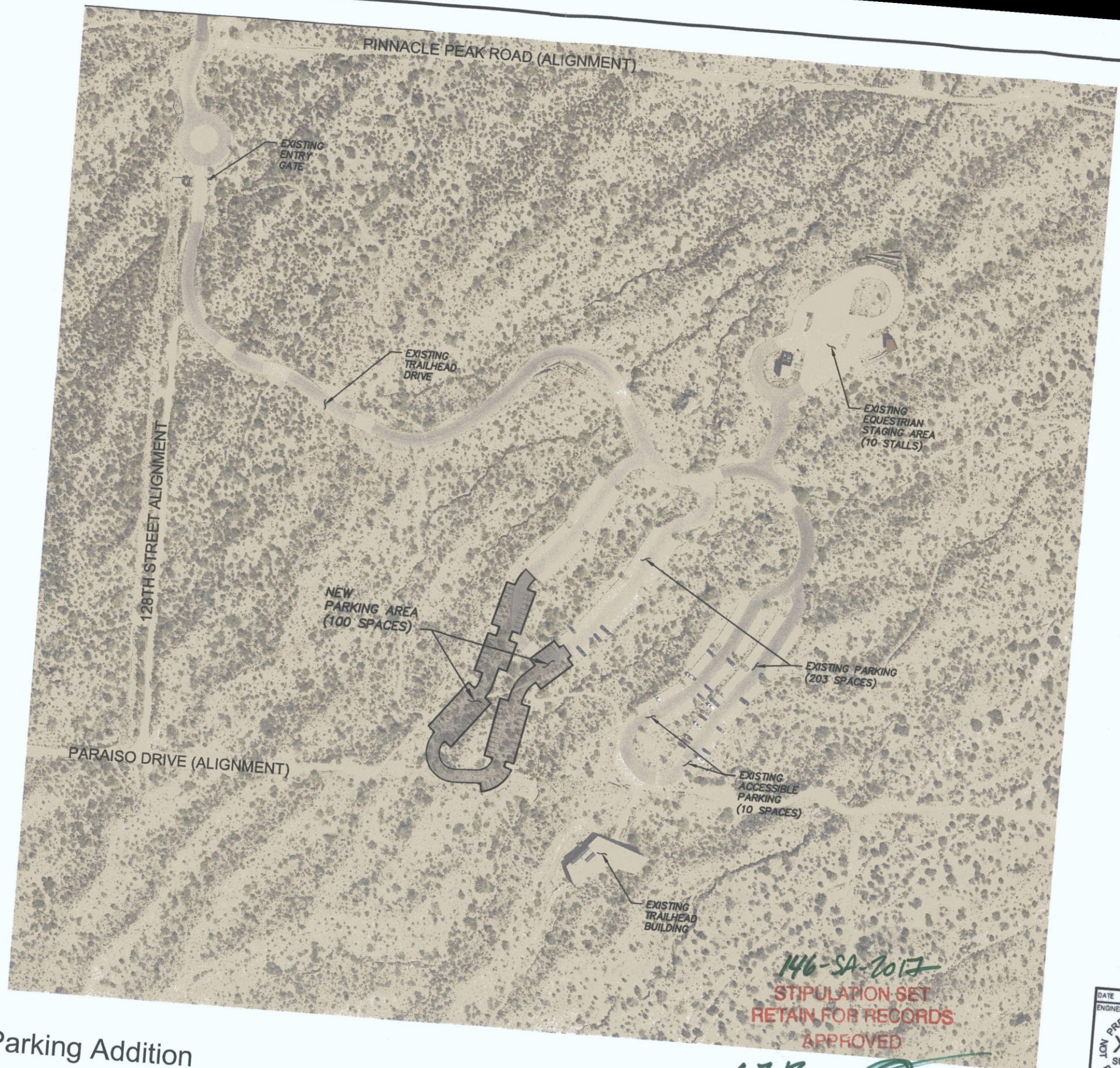
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
87	Blue Palo Verde	8	NS	Cambium Damage
88	Blue Palo Verde	5	NS	Cambium Damage
89	Hackberry	40	NS	Wide Base
90	Hackberry	40	NS	Wide Base / Cambium Damage
91	Blue Palo Verde	6	RIP	Form / Poor Structure
92	Blue Palo Verde	5	RIP	Cambium Damage
93	Scrub Oak	24	RIP	Wide Base
94	Blue Palo Verde	8	RIP	Cambium Damage
95	Blue Palo Verde	4	RIP	Branch Dieback / Declining
96	Blue Palo Verde	4	NS	Branch Dieback / Declining
97	Blue Palo Verde	6	RIP	In Wash / Declining
98	Blue Palo Verde	8	RIP	
99	Blue Palo Verde	6	S	
100	Blue Palo Verde	8	NS	Cambium Damage
101	Blue Palo Verde	6	RIP	Cambium Damage
102	Hackberry	50	RIP	Wide Base
103	Blue Palo Verde	6	NS	Cambium Damage
104	Foothills Palo Verde	7	RIP	Cambium Damage
105	Foothills Palo Verde	10	RIP	

Summary	Trees	Cacti
Salvageable	7	0
Non-Salvageable	26	0
Remain-In-Place	72	0
Total	105	0

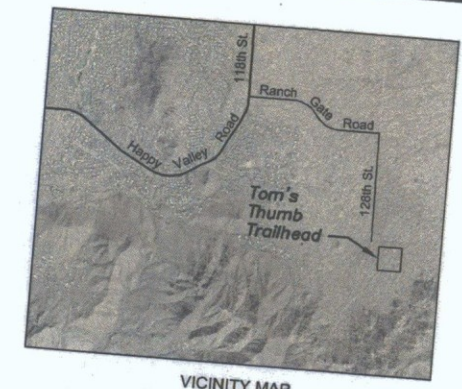
Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place

3:03 PM

PLOT DATE: 5/2/2017



Gavan & Barker Inc.
 Civil Engineering - Landscape Architecture
 3030 North Central Avenue, Suite 1530, Phoenix
 Arizona 85012 Ph: 602-200-0031 Fax: 602-200-0032



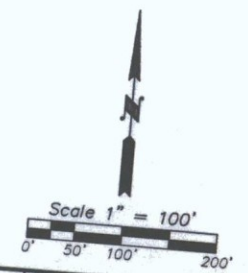
VICINITY MAP


Overall Site

Tom's Thumb Trailhead Parking Addition
 23014 N. 128th Street

146-SA-2017
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED

6-7-17 DATE  INITIALS



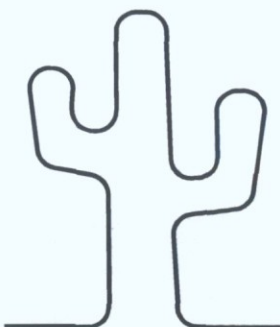
DATE	REVISION	BY
ENGINEER		
 PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE		
OVERALL SITE		
PROJECT TITLE		
TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED	DATE
HORIZ.	JDH	5/2/17
VERT.	DRAWN	
		BID NO.
		SHT.

1615-WATER CAMPUS ENTRY/EXIT GATES



CITY OF SCOTTSDALE

PUBLIC IMPROVEMENTS



COUNCIL

W.J. "JIM" LANE, MAYOR
 SUZANNE KLAPP, VICE MAYOR
 VIRGINIA KORTE
 KATHY LITTLEFIELD
 LINDA MILHAVEN
 GUY PHILLIPS
 DAVID N. SMITH
CITY MANAGER
 JIM THOMPSON
CITY ATTORNEY
 BRUCE WASHBURN
CITY CLERK
 CAROLYN JAGGER

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" IMPROVEMENTS AS SHOWN HEREON ARE LOCATED AS NOTED, AND THE LOCATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____ DATE _____

CITY OF SCOTTSDALE

REVIEWED AND RECOMMENDED APPROVAL BY:

PAVING	STRUCTURES
GRADING & DRAINAGE	BUILDING
WATER & SEWER	PLUMBING
TRAFFIC	MECHANICAL
PLANNING IMPROVEMENTS	ELECTRICAL
PLANNING FACILITIES	FIRE IMPROVEMENTS
LANDSCAPE	FIRE FACILITIES
NATIVE PLANT	

ENGINEERING COORDINATION MANAGER (OR DESIGNEE) _____ DATE _____

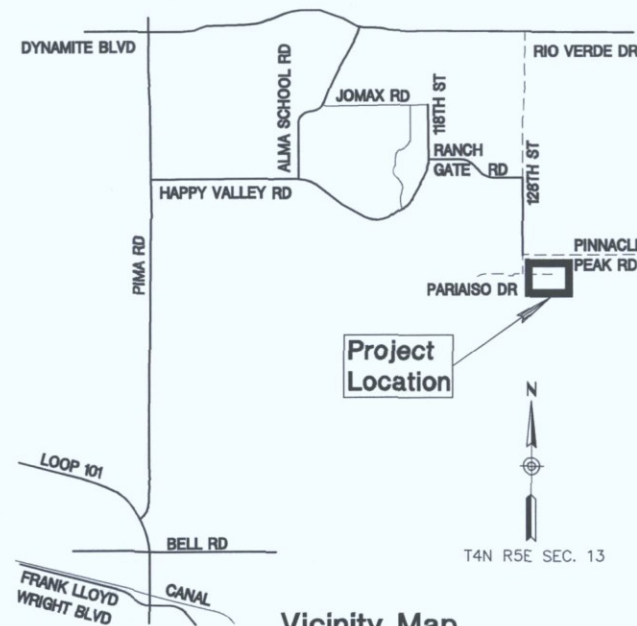
BUILDING OFFICIAL (OR DESIGNEE) _____ DATE _____

Two working days before you dig
 CALL FOR THE BLUE STAKES
1-800-782-5348
 Blue Stake Center

ENGINEER
Gavan & Barker
 Inc.
 Civil Engineering - Landscape Architecture
 3030 North Central Avenue, Suite 1530, Phoenix
 Arizona 85017 Ph: 602-200-0031 Fax: 602-200-0032

TOM'S THUMB TRAILHEAD PARKING ADDITION 23015 N. 128TH STREET PROJECT NO. 2015-040-COS

PRELIMINARY
 30%
 SUBMITTAL
 NOT FOR CONSTRUCTION




Vicinity Map
 N.T.S.

SHEET INDEX

Sht. No.	Dwg. No.	Description
G1	1	COVER SHEET
G2	2	GENERAL NOTES & LEGEND
C1	3	SITE CONSTRUCTION PLAN
C2	4	GRADING & DRAINAGE PLAN
C3 - C4	5 - 6	DETAILS
L1 - L2	7 - 8	LANDSCAPE PLANS

CITY OF SCOTTSDALE BENCHMARK (COS NAVD '88)




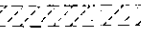

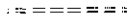

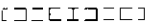
No. Description

146-SA-2017
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 6-7-17 DATE  INITIALS

TOM'S THUMB TRAILHEAD PARKING ADDITION
 23015 N. 128TH ST., SCOTTSDALE, ARIZONA 85255
 CITY PROJECT NO. 2015-040-COS

City of Scottsdale approved plans shall be kept on the job site at all times during the course of construction.

EXISTING TOPOGRAPHIC SYMBOLS

	Pavement
	Concrete Pad
	Rip Rap
	Sidewalk
	Sign
	Single Curb
	Vegetation
	Wall (Gabion)

ABBREVIATIONS

Δ	Delta
AP	Angle Point
BC	Back of Curb
BW	Bottom of Wall
CL	Centerline
CONC.	Concrete
C	Concrete
E	Easting
ELEV.	Elevation
EXIST.	Existing
FC	Face of Curb
FG	Finished Grade
FTG	Footing
G	Gutter
G.B.	Grade Break
HDWL	Headwall
INV.	Invert
L	Length
MAINT.	Maintenance
M	Monument Line
N	Northing
N.I.C.	Not In Contract
P	Pavement
PC	Point of Curvature
PRC	Point of Reverse Curvature
PT	Point of Tangency
R	Radius
RDWY	Roadway
R/W	Right-of-Way
STA	Station
SC	Subgrade
SW	Sidewalk
TC	Top of Curb
TW	Top of Wall

GENERAL CONSTRUCTION NOTES FOR CAPITAL PROJECTS

- All improvement construction shall comply with the latest Maricopa County Association of Governments Standard Specifications and Details for Public Works Construction as amended by the latest version of the City of Scottsdale Supplemental Standard Specifications and Details and City of Scottsdale's Design Standards & Policies Manual (DS&PM). If there is a conflict, the latter shall apply. All facilities construction shall comply with the 2006 IBC, 2006 IPC, 2006 IMC, 2006 IFC and the 2005 NEC.
- The engineering designs on these plans are approved by the City in scope and not in detail. If construction quantities are shown on these plans, they are not verified by the City.
- Based on the information submitted on the plans and associated documents, the City has reviewed and found them to be in accordance with the Scottsdale Required Code and are acceptable for permit issuance. This acceptance by the City does not authorize violations of any applicable code, ordinance or standard as adopted by the Scottsdale Required Code.
- Approval of the plans by the City is valid for six months. If a permit for the construction has not been issued within six months of review, the plans shall be resubmitted to the City for reapproval.
- Any deviation from the approved plans shall be reviewed and approved by the City prior to that change being incorporated into the project.
- A City Capital Projects Inspector will inspect all work within the City rights-of-way, easements and facilities.
- Any Special Inspection required shall be in addition to any routine inspection by the City.
- Private improvements in the right of way and building permits are required for work in public rights-of-way, easements granted for public purposes and facilities. Permits will be issued by the City through the City's One Stop Shop. Copies of all permits shall be retained on-site and shall be available for inspection at all times. Failure to produce the required permits will result in immediate work stoppage until the proper permit documentation is obtained.
- The contractor shall be responsible for obtaining all necessary permits for salvaging protected native plants prior to the start of construction.
- Wherever excavation is done contact the Blue Stake Center at (602) 263-1100 two working days before excavation is to begin. The Center will see that the location of the underground utility lines is identified for the project.
- All excavation and grading which is not in public rights-of-way or in easements granted for public purposes must conform to Section 1803 and Appendix J of the 2012 edition of the International Building Code prepared by the International Code Council. A permit for this grading must be secured from the City.
- Thrust restraint, where required, on all City water lines shall be provided using Megalug mechanical joint restraints or City-approved equal.
- Any asphalt mix design used on City projects shall have been approved for that use per Section 5-10 the City's DS&PM and appear on the "Approved List of Asphalt Mixes" as distributed by the East Valley Asphalt Committee (EVAC).
- The Contractor shall be responsible to remove and replace, at no additional cost to the City, any and all pavement, sidewalk, curb and gutter, drainage structures, etc. outside the pay limit that are damaged due to their activities on the project. This includes, but is not limited to, the removal and replacement of newly cracked roadway infrastructure, the removal and replacement of existing cracked roadway infrastructure where the cracks have been enlarged due to the Contractor's operations, the removal and replacement of deformed roadway infrastructure. All sawcuts used for the removal of these items shall be perpendicular and parallel to the centerline controlling that item, or at the direction of the City's Capital Projects Inspector.
- All Capital Improvement Projects shall meet the procedures and standards for the use of temporary/security fencing around the perimeter of construction sites, as defined in the City's Zoning Ordinance, Article VII.

GENERAL NOTES FOR SIGNING & PAVEMENT MARKINGS


- All pavement markings, signing and work zone traffic control type and layout need to conform to the latest edition of the Manual on Uniform Traffic Control Devices, <http://mutcd.fhwa.dot.gov/index.htm>.
- Work zone traffic control needs to conform to the City of Phoenix Traffic Barricade Manual and/or as directed by the City Public Works Inspector or Traffic Engineering Division.
- Signs are to be installed on telespar prepunched square steel tubing posts per COS Standard Detail No. 2131. <http://www.scottsdaleaz.gov/design/detaildrawings>.
- Dimensions to signs need to include the sign post, or in the case of multiple posts, the plan view center of the sign.
- "No Parking" signs shall only be used when the following site conditions exist.
 - When any right hand lane (curb lane) is 15 feet or wider, or if a paved shoulder area is present.
 - Where on-street parking could be expected to occur, such as commercial areas where businesses have direct frontage on the street.
 When the above criteria exists "No Parking" signs (R8-3a 12 inch x 18 inch) with an arrow (single direction or bi-directional) below the "P" symbol on the sign to designate the direction of the restriction shall be installed approximately every 350-400 feet along the length of the project. No parking signs shall be installed approximately 5 feet from the back of curb at a 45 degree angle to the curb. Street light poles should be used for sign mounting when a light pole is within 50 feet of the proposed sign location.
- All longitudinal striping (edge line, lane line and centerline) shall be .090" (90 mil) extruded thermoplastic, unless otherwise noted on the plans.
- All transverse striping (stop lines, crosswalk lines) shall be a minimum of .090" (90 mil) extruded thermoplastic, unless noted otherwise on the plans.
- All plan view striping dimensions are measured to the center of the line or center of the double line.
- All pavement symbols, arrows and legends shall be Type 1 permanent, high performance pre-formed pavement tape. (Tape must perform as 3M 3801-ES series or equivalent.)
- Raised pavement markers (RPMs) shall be used on all striped streets. RPMs shall be installed per COS Standard Detail No. 2132. <http://www.scottsdaleaz.gov/design/detaildrawings> and ADOT Standard Drawing M-19, with a city approved bituminous adhesive.
- Blue Type F (2-way reflective) RPMs shall be used to indicate the location of all fire hydrants and remote fire department connections, per COS Standard Detail No. 2363, <http://www.scottsdaleaz.gov/design/detaildrawings>.
- All existing pavement markings that conflict with proposed markings shall be removed by sandblasting, hydroblasting or grinding prior to the installation of new pavement markings. Removals shall be to the satisfaction of the city Inspector.
- ASTM Type IV Sheeting (minimum) shall be used for all warning and regulatory and street name signs. All advance street name signs shall be proposed Type XI sheeting. School warning signs and accompanying placards must be ASTM proposed Type XI fluorescent yellow green sheeting. All metro signs shall comply with the COS Standard Detail No. 2134-4.
- The contractor is responsible for layout of all pavement markings using control points spaced no more than 50 feet apart. Pavement marking layout shall be approved by Traffic Engineering prior to the application of the final product. All pavement marking drawings are schematic only. The contractor shall follow all dimensions, details and standards when installing pavement striping, marking and markers.

12:06 PM

PLOT DATE: 5/10/2017

1615-WATER CAMPUS ENTRY/EXIT GATES



DATE	REVISION	BY
 PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
ENGINEER 30% PRELIMINARY SUBMITTAL FOR CONSTRUCTION		
SHEET TITLE		
PROJECT TITLE		
LEGEND AND NOTES TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED	DATE
HORIZ.	JDH	5/10/17
VERT.	JDH	AS BUILT
BID NO.	SHT	
	G2	
PROJECT NO.	2 OF 8	

GENERAL CONSTRUCTION NOTES

- [P] EXISTING ITEM TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.

REMOVALS AND RELOCATIONS

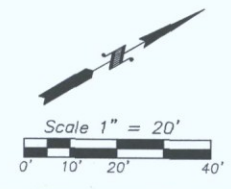
- ① REMOVE ASPHALT PAVEMENT
- ② SALVAGE AND RELOCATE TREE
- ③ RELOCATE EXISTING TRAIL SIGN
- ④ REMOVE TREE < 12" DIAMETER

SITE CONSTRUCTION NOTES


- ① INSTALL RIBBON CURB PER DETAIL X, SHEET 5
- ② INSTALL WHEEL STOP PER DETAIL X, SHEET 5
- ③ INSTALL ASPHALT PAVEMENT, 3" ASPHALT (D-1/2") OVER 5" ABC
- ④ INSTALL 6" THICK CONCRETE PAVEMENT W/ EXPOSED AGGREGATE FINISH
- ⑤ INSTALL 2' CONCRETE SHOULDER AND 18" CONCRETE CUTOFF WALL PER C.O.S. STD. DTL 2283
- ⑥ INSTALL ROCK FILLED GABION RETAINING WALL, WELDED WIRE FABRIC W/ NATURAL RUST FINISH
- ⑦ INSTALL 12" THICK ROCK RIP RAP, (D50=6")
- ⑧ GRADED TRAIL
- ⑨ 12" WIDE SOLID WHITE CROSSWALK PAVEMENT STRIPE, 90 MIL EXTRUDED THERMAL PLASTIC
- ⑩ STRIPE PARKING SPACES WITH 4" WHITE STRIPE PER PLANS
- ⑪ INSTALL ACCESSIBLE PARKING STALLS - SEE DETAIL SHEET 6 - C4
- ⑫ INSTALL ASPHALT PAVEMENT, 3" ASPHALT (D-1/2") OVER NATIVE

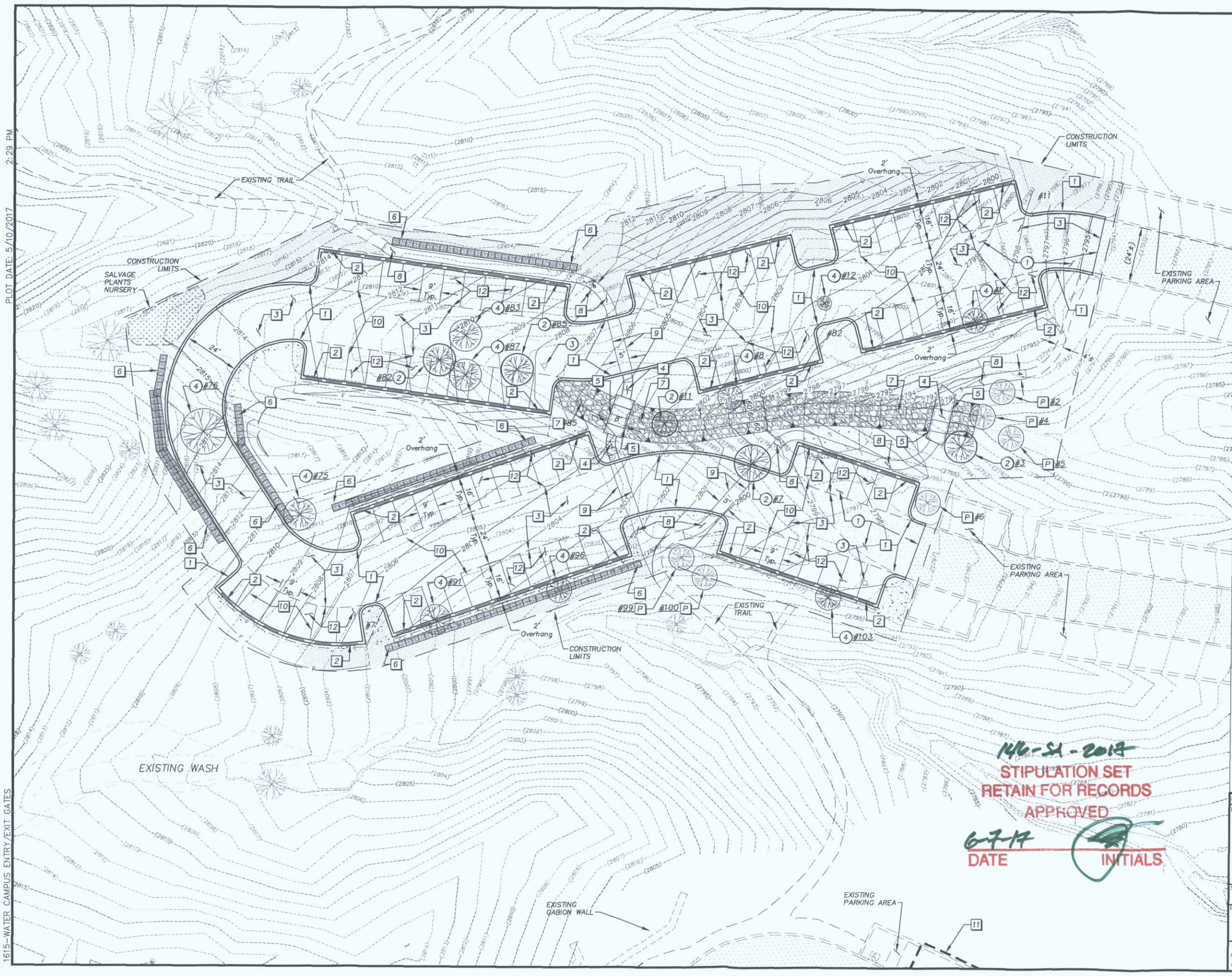
INERT GROUNDCOVERS

-  Granite Rip Rap "Desert Gold", D50 = 6" 12" depth
-  Decomposed Granite "Desert Gold", 1" Minus 2' Depth
-  REVEGETATION HYDROSEED MIX (See Planting Legend)



146-SA-2017
**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
6-7-17
DATE  **INITIALS**

DATE	REVISION	BY
ENGINEER		
 PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE SITE CONSTRUCTION PLAN		
PROJECT TITLE TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED	DATE
HORIZ. 1"=20'	JDH	5/10/17
VERT.	DRAWN	AS-BUILT
	JDH	
BID NO.	SHT.	
	CT	
PROJECT NO.		3 OF 8



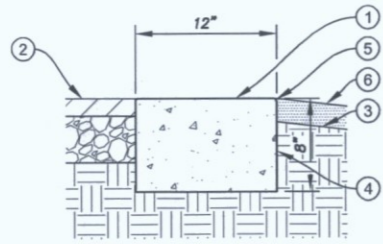
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 PLOT DATE: 5/10/2017
 1615-WATER CAMPUS ENTRY/EXIT GATES

PLOT DATE: 5/10/2017 12:08 PM

1615-WATER CAMPUS ENTRY/EXIT GATES

KEY NOTES

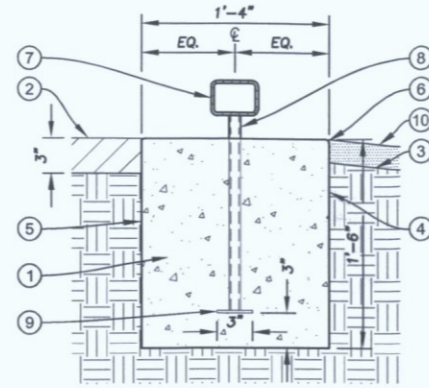
1. CONTINUOUS C.I.P. CONC. RIBBON CURB, SIM TO C.O.S. STD. DTL. 2220 RIBBON CURB TYPE B CONTROL JOINT SPACING SHALL BE 10' MAX.
2. ASPHALT PAVEMENT (SEE PAVEMENT SECTION)
3. FINISH GRADE AS OCCURS
4. FORMED FACE, EA. SIDE
5. 1/4" RADIUS TOOLED EDGE, BOTH SIDES, TYP.
6. NATIVE DESERT TOPDRESS



1 CONCRETE RIBBON CURB NTS

KEY NOTES

1. CONTINUOUS C.I.P. CONC. RIBBON CURB, SIM TO C.O.S. STD. DTL. 2220 RIBBON CURB TYPE B
2. ASPHALT OVER NATIVE
3. FINISH GRADE AS OCCURS
4. FORMED FACE
5. FORMED FACE TO MIN. 2" BELOW AGGREGATE BASE COURSE
6. 1/4" RADIUS TOOLED EDGE, BOTH SIDES, TYP.
7. TS 4" X 3" X 1/4" W/ NATURAL RUST FIN., CAP ENDS, WELD & GRIND SMOOTH
8. 1" DIA. STL. ROD SUPPORT
9. 3" X 6" X 1/4" STL. CAP PLATE CENTERED AND WELDED TO BOTTOM OF SUPPORT POST
10. NATIVE DESERT TOPDRESS

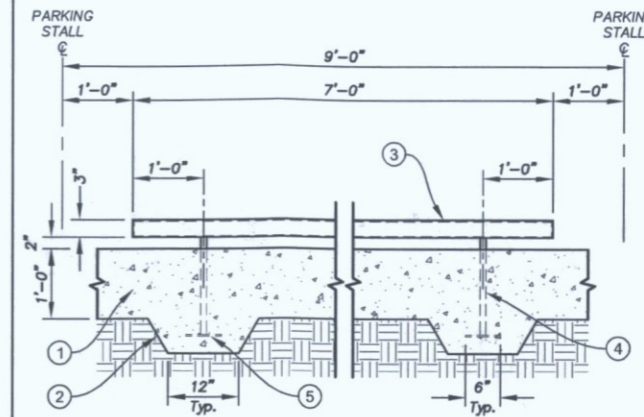


2 WHEEL STOP FOOTING AT RIBBON CURB NTS

KEY NOTES

1. CONTINUOUS C.I.P. FORMED CONC. RIBBON CURB, SIM TO C.O.S. STD. DTL. 2220 RIBBON CURB TYPE B. CONTROL JOINT SPACING SHALL BE 10' MAX.
2. CONCRETE FOOTING
3. TS 4" X 3" X 1/4" WELD ON CAP ENDS
4. 1" DIA. STL. ROD SUPPORT
5. 3" X 6" X 1/4" STL. CAP PLATE CENTERED AND WELDED TO BOTTOM OF SUPPORT POST

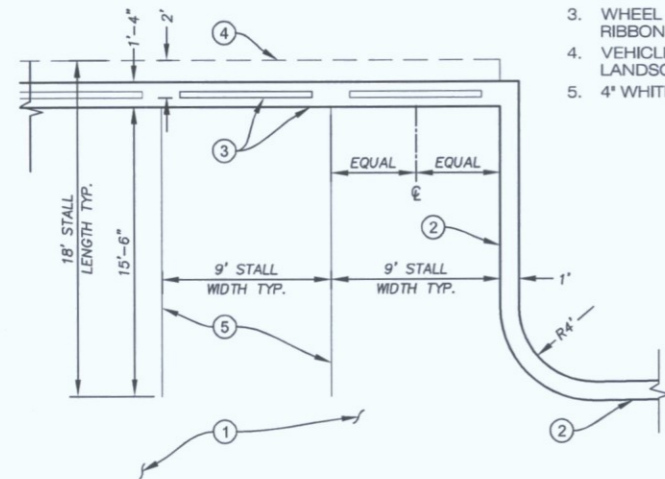
NOTE: ALL EXPOSED STEEL TO HAVE NATURAL RUST FINISH ALL WELDS TO BE GROUND SMOOTH.



3 WHEEL STOP NTS

KEY NOTES

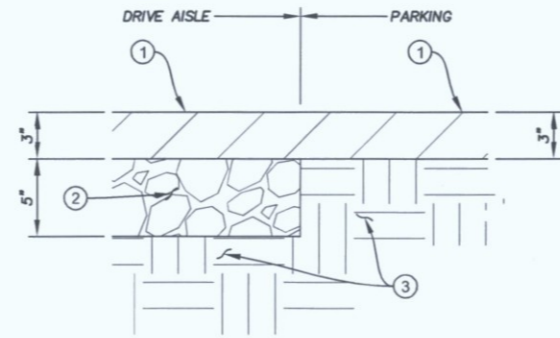
1. ASPHALT PAVEMENT
2. FLUSH CONCRETE RIBBON CURB, SEE DETAIL 1.
3. WHEEL STOP & WHEEL STOP FOOTING AT RIBBON CURB, SEE DETAILS 2 & 3
4. VEHICLE OVERHANG CLEARANCE, NO LANDSCAPE
5. 4" WHITE STRIPE



4 PARKING STALL NTS

KEY NOTES

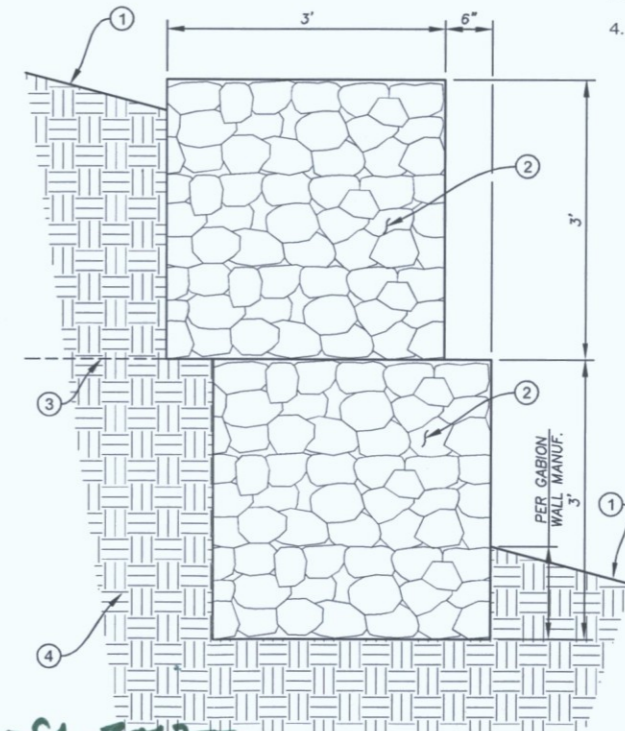
1. 3" THICK ASPHALT CONCRETE PAVEMENT (D 1/2)
2. 5" THICK AGGREGATE BASE COURSE (ABC)
3. COMPACTED NATIVE



5 PAVEMENT SECTION NTS

KEY NOTES

1. FINISH GRADE
2. 3' X 3' X 3' COBBLE FILLED GABION BASKETS W/ NATURAL RUST FINISH WIRE BASKETS
3. REINFORCING AS REQUIRED PER GABION WALL MANUFACTURER
4. RETAINED EARTH



146-SA-2017

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

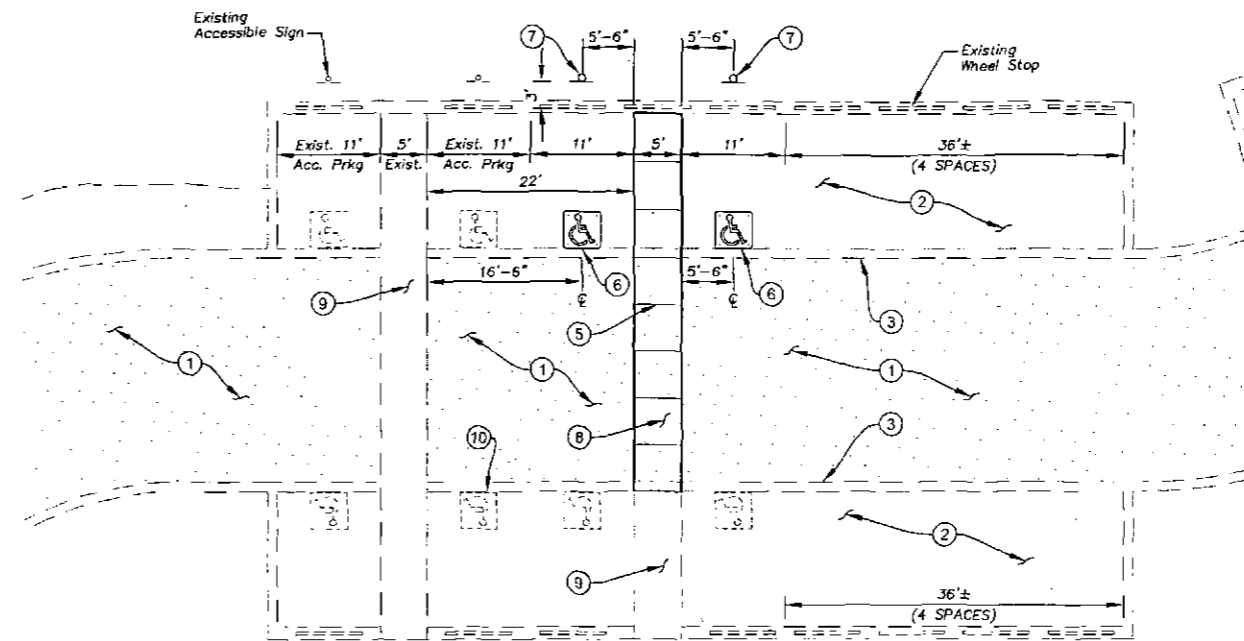
6-7-17 DATE INITIALS



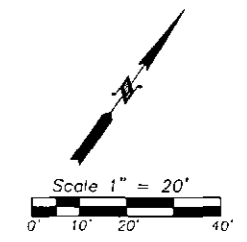
DATE	REVISION	BY
PUBLIC WORKS CAPITAL PROJECT MANAGEMENT		
7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE SITE CONSTRUCTION DETAILS		
PROJECT TITLE TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED	DATE
HORIZ. 1"=20'	JDH	5/10/17
VERT.	DRAWN	AS-BUILT
BID NO.	SHT.	
	C3	
PROJECT NO.		5 OF 8

5 GABION WALL NTS

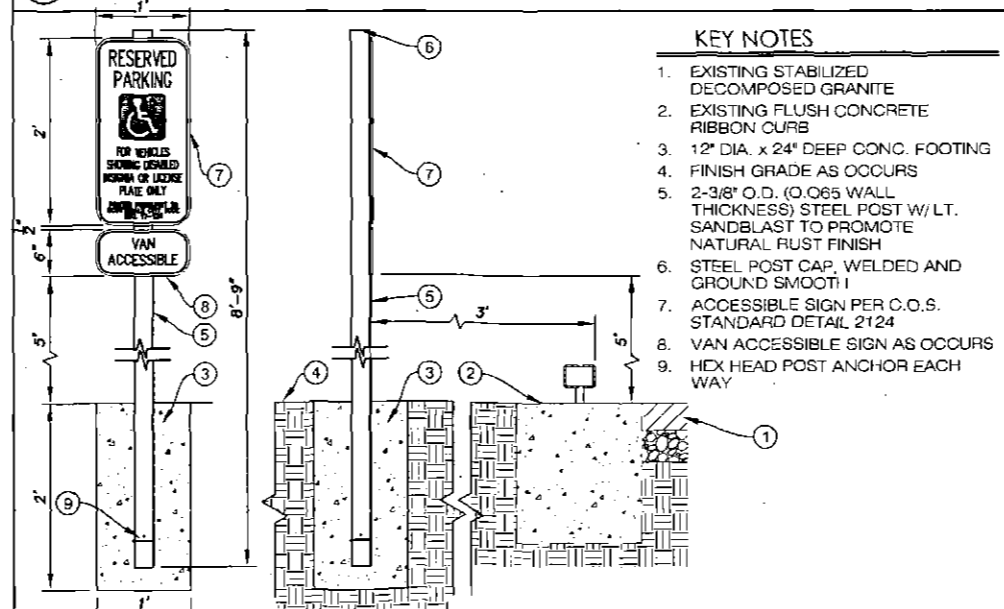
PLOT DATE: 5/10/2017 12:08 PM



- KEY NOTES**
- EXISTING DRIVE AISLE - ASPHALT PAVEMENT
 - EXISTING STABILIZED DECOMPOSED GRANITE
 - EXISTING FLUSH CONCRETE RIBBON CURB
 - EXISTING WHEEL STOP
 - EQUALLY SPACED CONTROL JOINT
 - INTERNATIONAL ACCESSIBLE SYMBOL, SEE DETAIL 3
 - ACCESSIBLE SIGNAGE SEE DETAIL 2
 - ACCESS AISLE - 8" THICK CONCRETE W/ EXPOSED AGGREGATE FINISH TO MATCH EXISTING
 - EXISTING ACCESS AISLE
 - EXISTING SYMBOL



1 ACCESSIBLE PARKING SPACE AT EXISTING PARKING LOT

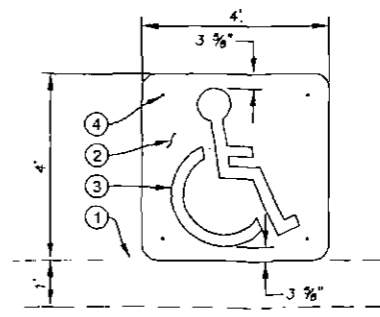


- KEY NOTES**
- EXISTING STABILIZED DECOMPOSED GRANITE
 - EXISTING FLUSH CONCRETE RIBBON CURB
 - 12" DIA. x 24" DEEP CONC. FOOTING
 - FINISH GRADE AS OCCURS
 - 2-3/8" O.D. (0.065 WALL THICKNESS) STEEL POST W/LT. SANDBLAST TO PROMOTE NATURAL RUST FINISH
 - STEEL POST CAP, WELDED AND GROUND SMOOTH
 - ACCESSIBLE SIGN PER C.O.S. STANDARD DETAIL 2124
 - VAN ACCESSIBLE SIGN AS OCCURS
 - HEX HEAD POST ANCHOR EACH WAY

- NOTES:**
- ALL EXPOSED STEEL TO HAVE NATURAL RUST FINISH
 - ALL WELDS TO BE GROUND SMOOTH

2 ACCESSIBLE SIGNAGE NTS

- KEY NOTES**
- EXISTING RIBBON CURB
 - 3/8" THICK STL. PLATE, FLUSH W/ ADJACENT D.G. SURFACE
 - LASER CUT SYMBOL FROM STL. PLATE, INTERNATIONAL SYMBOL OF ACCESSIBILITY, MATCH EXISTING
 - 12" LONG #5 REBAR ANCHORS (4) WELDED TO BACK SIDE OF STL. PLATE - STL. PLATE TO BE ANCHORED TO STABILIZED DECOMPOSED GRANITE



3 INTERNATIONAL SYMBOL NTS

DATE	REVISION	8"
ENGINEER	LOW PRELIMINARY NO. 30% SUBMITTAL FOR CONSTRUCTION	PUBLIC WORKS CAPITAL PROJECT MANAGEMENT
		7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251
SITE CONSTRUCTION DETAILS		
PROJECT TITLE: TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED JDH	DATE 5/10/17
HORIZ.	DRAWN JDH	BID NO.
VERT.		PROJECT NO.
		SH: C4
		6 OF 8

1615-WATER CAMPUS ENTRY/EXIT GATES

PLANT LEGEND

SYMBOL	BOTANICAL NAME:	COMMON NAME:	SIZE	CAL.	QTY	REMARKS
TREES						
	<i>Parkinsonia florida</i>	Blue Palo Verde	24" Box	1.25"	9	(4 Salvaged)
	<i>Prosopis juliflora</i>	Native Mesquite	24" Box	1.25"	1	(1 Salvaged)
	<i>Acacia greggii</i>	Catalaw Acacia	5 Gal.			
	<i>Celtis pallida</i>	Desert Hackberry	5 Gal.			
	Existing tree to remain					Protect in Place
# Salvaged Plant i.d. number - (if no number, then new 24" boxed tree)						
SHRUBS						
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	1 Gallon			
	<i>Ephedra nevadensis</i>	Mormon Tea	1 Gallon			
	<i>Ericameria laricifolia</i>	Turpentine Bush	5 Gallon			
	<i>Lycium andersonii</i>	Desert Wolfberry	1 Gallon			
	<i>Senna covesii</i>	Desert Senna	1 Gallon			
	<i>Simmondsia chinensis</i>	Jajoba	5 Gallon			
	<i>Sphaeralcea ambigua</i>	Desert Globe Mallow	1 Gallon			
CACTI						
	<i>Opuntia engelmannii</i>	Engelmann's Prickly Pear	Salvaged			

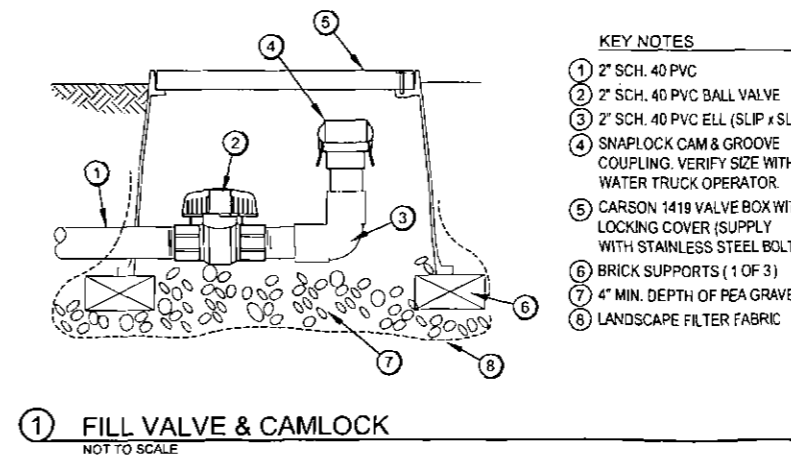
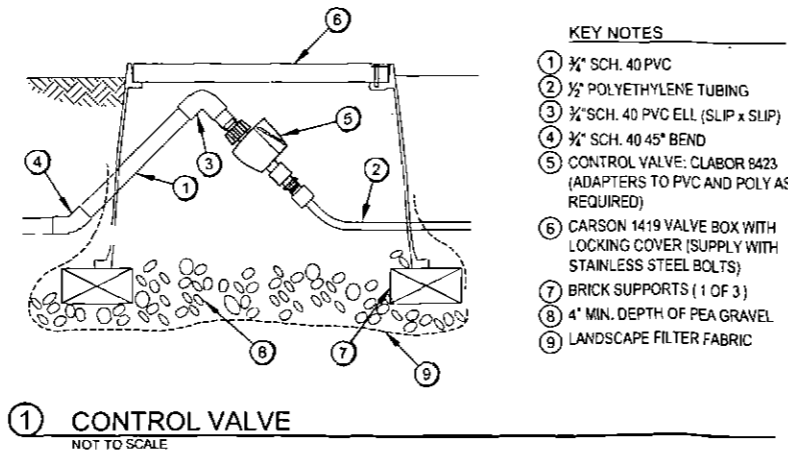
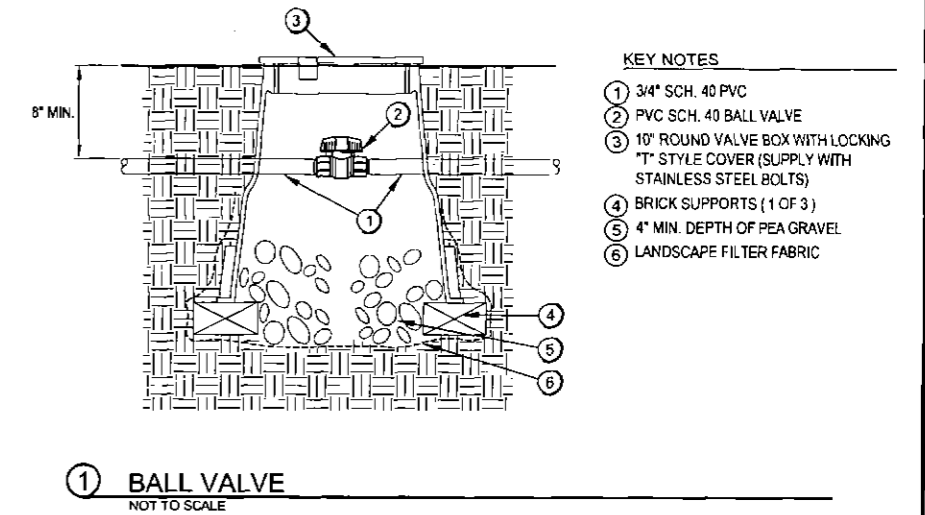
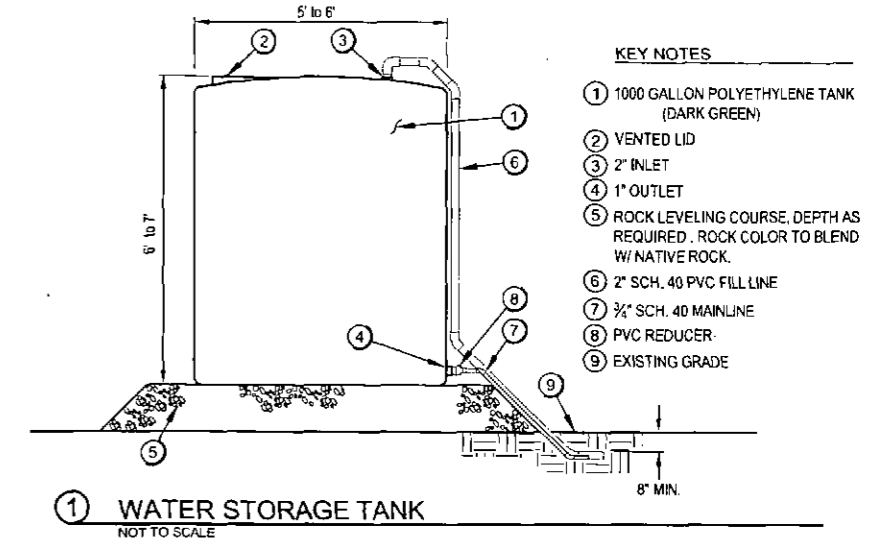
REVEGETATION HYDROSEED MIX			
BOTANICAL NAME	LBS/ACRE	BOTANICAL NAME	LBS/ACRE
COMMON NAME		COMMON NAME	
<i>Acacia greggii</i>	1.75	<i>Lycium andersonii</i>	1.25
Catalaw Acacia		Desert Wolfberry	
<i>Calliandra eriophylla</i>	2.25	<i>Senna covesii</i>	1.75
Fairy Duster		Desert Senna	
<i>Celtis pallida</i>	1.25	<i>Simmondsia chinensis</i>	1.25
Desert Hackberry		Jajoba	
<i>Ericameria laricifolia</i>	1.75	<i>Sphaeralcea ambigua</i>	1.75
Turpentine Bush		Globemallow	

INERT GROUNDCOVERS

	Granite Rip Rap 'Desert Gold', D50 = 6"	12' depth
	Decomposed Granite 'Desert Gold', 1" Minus	2" Depth

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUF./MODEL	QTY
	Main Line (3/4" Sch. 40 PVC)		-
	Tree Lateral (1/2" poly)		-
	Shrub Lateral (1/2" poly)		-
	Tank Refill Line (2" Sch. 40 PVC)		-
	3" Sch. 40 Irrigation Sleeve		-
	Multi-Outlet Emitter: Trees	Bowsmith M220 (2 GPH)	-
	Multi-Outlet Emitter: Trees	Bowsmith M210 (1 GPH)	-
	Single-Outlet Emitter: Shrubs	Bowsmith SB-10 (1 GPH)	-
	End Flush Cap		-
	Ball Valve		-
	Fill Valve & Camlock Assembly		-
	Controller Valve	Clabor 8423 Select	2
	Water Storage Tank - 1,000 Gallons		1



Call it in at 310 and we'll be there before you know it.

ARIZONA 811
SCOTTSDALE, ARIZONA

DATE	REVISION	BY

ENGINEER: J.D.H. DATE: 5/10/17

30% PRELIMINARY SUBMITTAL FOR CONSTRUCTION

CITY OF SCOTTSDALE PUBLIC WORKS CAPITAL PROJECT MANAGEMENT

7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251

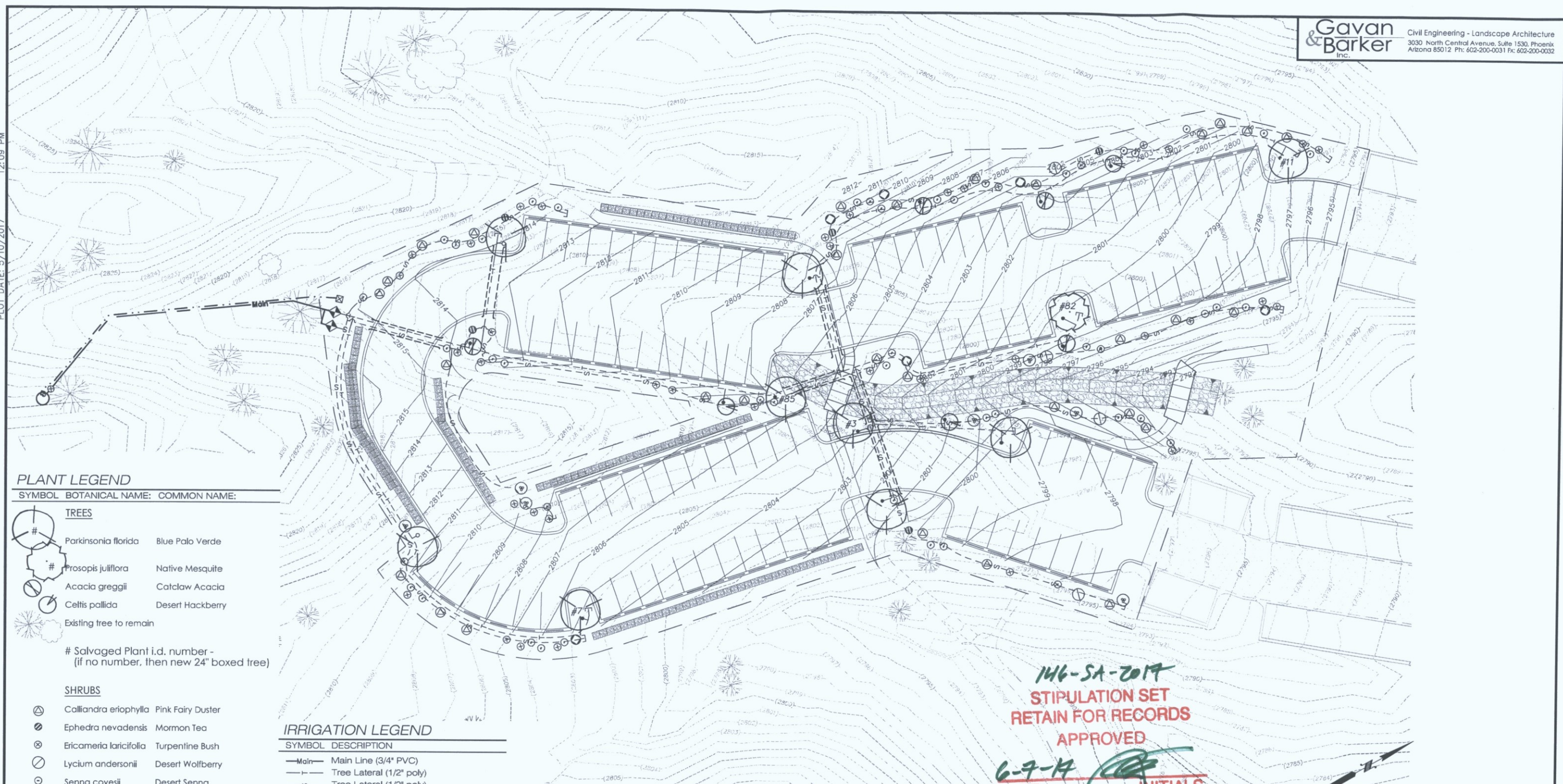
LANDSCAPE SUMMARY

PROJECT TITLE: TOM'S THUMB TRAILHEAD PARKING ADDITION

SCALE	DESIGNED	DATE	BID NO.	SHT
	J.D.H.	5/10/17		11
VERT.	DRAWN	AS-BUILT	PROJECT NO.	7 OF 8
	J.D.H.			

PLOT DATE: 5/10/2017 12:09 PM

1615-WATER CAMPUS ENTRY/EXIT GATES



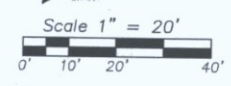
PLANT LEGEND

SYMBOL	BOTANICAL NAME:	COMMON NAME:
TREES		
⊕	Parkinsonia florida	Blue Palo Verde
⊕	Prosopis juliflora	Native Mesquite
⊕	Acacia greggii	Catalaw Acacia
⊕	Celtis pallida	Desert Hackberry
⊕	Existing tree to remain	
#	# Salvaged Plant i.d. number - (if no number, then new 24" boxed tree)	
SHRUBS		
⊕	Calliandra eriophylla	Pink Fairy Duster
⊕	Ephedra nevadensis	Mormon Tea
⊕	Ericameria laricifolia	Turpentine Bush
⊕	Lycium andersonii	Desert Wolfberry
⊕	Senna covesii	Desert Senna
⊕	Simmondsia chinensis	Jojoba
⊕	Sphaeralcea ambigua	Desert Globe Mallow
CACTI		
⊕	Opuntia engelmannii	Engelmann's Prickly Pear

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
—	Main Line (3/4" PVC)
- - -	Tree Lateral (1/2" poly)
- - -	Tree Lateral (1/2" poly)
- - -	Tank Refill Line (2" Sch. 40 PVC)
- - -	3" Sch. 40 Irrigation Sleeve
⊕	Multi-Outlet Emitter: Trees
⊕	Multi-Outlet Emitter: Trees
⊕	Single-Outlet Emitter: Shrubs
⊕	End Flush Cap
⊕	Ball Valve
⊕	Fill Valve & Camlock Assembly
⊕	Controller Valve
⊕	Water Storage Tank

146-SA-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-7-17 **[Initials]**
 DATE INITIALS



DATE	REVISION	BY
ENGINEER		
LANDSCAPE PLAN		PUBLIC WORKS CAPITAL PROJECT MANAGEMENT
PROJECT TITLE TOM'S THUMB TRAILHEAD PARKING ADDITION		
SCALE	DESIGNED	DATE
HORIZ. 1"=20'	JDH	5/10/17
VERT.	DRAWN	AS-BUILT
	JDH	
BID NO.	SHT.	
	L2	
PROJECT NO.		8 OF 8