



Arizona Department of Transportation Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

July 15, 2004

Debra Brisk
Deputy Director

Mr. Dennis Smith
Executive Director
Maricopa Association of Governments
302 North First Avenue, Suite 300
Phoenix, Arizona 85003

RE: Report of Red Letter Notifications from January 1 to June 30, 2004

Dear Mr. Smith:

This letter is submitted to inform you of "Red-Letter" notifications received by this office for the period January 1, 2004 – June 30, 2004. During this period, the following number of notifications was received from various local agencies, as well as directly from various individual developers and attorneys, in the metropolitan area:

LOCAL AGENCIES

NOTICES

City of Avondale	20
Town of Buckeye	5
City of Chandler	26
Town of Gilbert	8
City of Glendale	5
City of Goodyear	5
City of Peoria	24
City of Phoenix	54
City of Mesa	18
City of Scottsdale	10
City of Surprise	46
City of Tempe	4
Maricopa County	31
Various Entities	5
<u>TOTAL NOTICES RECEIVED</u>	261



2001 Award Recipient

Page 2
Mr. Dennis Smith
July 15, 2004

ADOT expends both time and resources to ensure that encroachments, traffic movements, access, and our engineering staff review drainage issues. Some of these issues are easily resolved, while other take specific design requirements. Communication is the key and the Red Letter Process is an excellent tool.

In addition to the 99 separate examples attached, ADOT has requested plans review on an additional 142 notifications. Many of the examples may look like duplicates, because the street names used to identify the requests are the closest major streets to the subject. All duplicates that were received are noted as such. The 142 additional notices included zoning changes and/or general plan amendments that would put future developments adjacent or very close to ADOT right of way. The Department appreciates the opportunity to communicate with both local agencies and developers as early as possible in the planning/design process. The "Red Letter" coordinator also received 7 telephone or e-mail notifications of possible impact to the State Highway System.

Overall the "Red Letter" program is working well. We have responded to all notifications received during this reporting period. The Department appreciates the cooperation of MAG members so that we may continue to improve the lines of communication. An ADOT Right of Way Project Management staff member, Louis Malloque (602-712-8755), is available to answer questions and continues to meet with local agency planning and zoning staff to review the Red Letter process. My office can also provide current information on planned highway corridors such as the South Mountain and the 303 Loop.

Should you have any questions, you may contact me at 602-712-6840 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section. Suite 349 MD 612E, Phoenix, Arizona 85007.

Sincerely,

Sabra J. Mousavi, Manager
Right of Way Project Management

cc Victor Mendez, ADOT Director
Bill Hayden, Special Assistant to Regional Freeway System



Maricopa Association of Governments Report of Red Letters

Of the 261 notices received, 99 impact the Regional Freeway System. These 99 notices are summarized as follows:

- 1) I-10 and McDowell Road, a “Red Letter” was received from the City of Goodyear concerning a perimeter wall. A developer wanted to construct a six (6) foot wall as a sound barrier. ADOT informed the developer and the City the wall would not be a substitute for a sound wall. ADOT also informed them it was the developer’s responsibility to build a sound wall, and it must be built to ADOT standards.
- 2) I-17 and Pinnacle Peak Road, a “Red Letter” was received from the City of Phoenix concerning a proposed commercial development site on the frontage road. ADOT reminded the City and the developer a permit would be necessary to gain access from the property to the ADOT frontage road.
- 3) I-17 and Anthem Way (Final Plat 65), a “Red Letter” was received from Maricopa County concerning a proposed residential development. There appeared to be several issues needing addressed: drainage, developer must insure drainage will conform to ADOT standards and not impede any belonging to ADOT; noise mitigation features, ADOT reminded the County and developer it is the responsibility of the developer to mitigate noise; if access to I-17 is needed, the developer will be required to apply for a permit.
- 4) 20th Street and Beardsley Road, a “Red Letter” was received from the City of Phoenix concerning a proposed new residential development. The developer did not send a copy of the plans along with the notice. ADOT requested a set of plans as soon as they were available.
- 5) U S 60 (Grand Avenue) and 163rd Avenue, a “Red Letter” was received from the City of Surprise concerning a new residential development. ADOT informed the City and Developer if access were needed for any uses, including construction, a permit would be required. The developer was asked to keep ADOT apprised of the project as it progresses through the various construction phases.
- 6) U S 60 (Grand Avenue) and Union Hills Drive, a “Red Letter” was received from the City of Surprise concerning a Multi-Family Residential development. ADOT informed the City and developer that if access to U S 60 would be required for any uses including construction purposes, a permit would be required.
- 7) The future 303 Loop and Bell Road, a “Red Letter” was received from the City of Surprise concerning a new site plan. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway.
- 8) 101 Loop and Cave Creek Road, a “Red Letter” was received from the City of Phoenix concerning a proposed office building. ADOT requested copies of the development plans, and vicinity map with street designations.

- 9) The future 303 Loop and Carrera Drive, a “Red Letter” was received from Maricopa County concerning a new residential development. ADOT informed the County and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT also informed the County and developer that noise mitigation would be the responsibility of the developer.
- 10) I-17 and Carefree Highway, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT informed the City that this development could be impacting the I-17 widening project. ADOT asked to be kept informed throughout the planning stages.
- 11) 101 Loop and Ray Road, a “Red Letter” was received from the City of Chandler concerning a commercial development. There appeared to be several issues needing to be addressed: drainage, encroachments, access, traffic flow and control, and any use of ADOT right of right would require a permit.
- 12) I-10 and Dysart Road, a “Red Letter” was received from the City of Avondale concerning a site plan. There was not enough information sent. ADOT requested a copy of the development plans.
- 13) The future 303 Loop and Bell Road, a “Red Letter” was received from the City of Surprise concerning a commercial development. There appeared to be several issues needing to be addressed: drainage, encroachments, access, traffic flow and control, and any use of ADOT right of right would require a permit.
- 14) 202 Loop and Val Vista Drive, a “Red Letter” was received from the Town of Gilbert concerning a commercial development. This is a follow up from last MAG report. ADOT asked the developer to continue to work with the ADOT plans technician.
- 15) U S 60 (Superstition) and Crismon Road, a “Red Letter” was received from the City of Mesa concerning a residential development. ADOT requested a copy of the developer’s drainage report and any construction that has to be done in, on or over ADOT right of way will require a permit. ADOT also advised the City and developer that any noise mitigation was the developer’s responsible. ADOT asked to be kept apprised of the development as it progresses.
- 16) I-17 and Carefree Highway, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and development that this development might be in the I-17 widening project when the design is complete.
- 17) 101 Loop and Ray Road, a “Red Letter” was received from the City of Chandler concerning a commercial development. There appeared to be several issues needing to be addressed: drainage, encroachments, access, traffic flow and control, and any use of ADOT right of right would require a permit. This was a second request (# 11 above).
- 18) 202 Loop and Recker Road, a “Red Letter” was received from the Town of Gilbert concerning a residential development. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of the development plans. ADOT also asked to have developer work closely with the ADOT plans technician.
- 19) I-10 and McDowell Road, a “Red Letter” was received from the Town of Buckeye concerning Community Master Plan. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of the development plans.
- 20) The future 303 Loop and Cactus Road, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City and the developer that they should consult with the Maricopa County Flood Control District concerning the drainage channel on the west side of the 303 Loop. ADOT also advised them that noise mitigation is the responsibility of the developer. The City did ask ADOT



- and MCDOT to either depress or elevate the 303 at the Cactus Road TI. ADOT responded by asking the City or developer to fund the difference of the cost between an at-grade and depressed or elevated facility.
- 21) I-17 and Anthem Way (Final Plat 42), a “Red Letter” was received from Maricopa County concerning a residential development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; noise mitigation is the responsibility of the developer and it also must be built to ADOT standards; any access to ADOT right of way will require a permit.
 - 22) 99th Avenue and McDowell Road, a “Red Letter” was received from the City of Avondale concerning a commercial planned area. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of the development plans.
 - 23) I-10 and 51st Avenue, a “Red Letter” was sent from the City of Phoenix concerning a commercial site. ADOT recommended prior to development that the developer contact ADOT plans department and the construction office, to help with legal descriptions, preventing encroachments, drainage issues, access, and permits.
 - 24) U S 60 (Superstition) and Signal Butte Road, a “Red Letter” was received from the City of Mesa concerning a new commercial development. ADOT asked the developer to submit their drainage report to the ADOT Roadway Drainage Section. There is some concern over the number of cubic feet of water they will be adding to the drainage system. ADOT informed the City and developer a permit would be needed to access ADOT right of way for any reason. ADOT also advised them any noise mitigation and/or sight screening would be the responsibility of the developer. ADOT requested to be kept apprised of the progression of the development.
 - 25) 105th Avenue and McDowell Road, a “Red Letter” was received from the City of Avondale concerning a commercial development. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of plans to be sent.
 - 26) I-17 and Anthem Way (Final Plat 63), a “Red Letter” was received from Maricopa County concerning a residential development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; noise mitigation is the responsibility of the developer and it also must be built to ADOT standards; any access to ADOT right of way will require a permit.
 - 27) 202 Loop and Ray Road, a “Red Letter” was received from the Town of Gilbert concerning a Planned Area Development. ADOT requested the developer to stay in contact with ADOT plans technician to help with legal descriptions and prevent encroachments. ADOT also advised that no noise mitigation would be installed by ADOT, as that is the developer’s responsibility.
 - 28) 99th Avenue and Lower Buckeye Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
 - 29) The future 303 Loop and Bell Road, a “Red Letter” was received from the City of Surprise concerning a new commercial development. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT informed the City and developer that noise mitigation



would be the responsibility of the developer. ADOT also informed the City and developer MCDOT was constructing this section of the 303 Loop.

- 30) I-17 and Anthem Way (Final Plat 59), a “Red Letter” was received from Maricopa County concerning a final plat for a residential development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; noise mitigation is the responsibility of the developer and it also must be built to ADOT standards; any access to ADOT right of way will require a permit.
- 31) 101 Loop and Northern Avenue, a “Red Letter” was received from the City of Peoria concerning a commercial site plan. ADOT informed the City and the developer there were some concerns over the drainage system they had. The system had a drainage pipe discharging into the ADOT drainage facilities. ADOT advised them that access to any ADOT right of way would need a permit. ADOT also informed them there would be sight view of highway and there would be no noise mitigation.
- 32) 101 Loop and 51st Avenue, a “Red Letter” was received from the City of Glendale concerning a residential development. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of the development plans.
- 33) U S 60 (Grand Avenue) and Deer Valley Road, a “Red Letter” was received from the City of Surprise concerning residential development. ADOT requested a traffic study to see how much traffic will be added to U S 60. ADOT informed the City and developer any access of ADOT right of way would require a permit, including access for construction purposes.
- 34) I-17 and Anthem Way (Final Plat 40), a “Red Letter” was received from Maricopa County concerning a final plat for a residential development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; noise mitigation is the responsibility of the developer and it also must be built to ADOT standards; any access to ADOT right of way will require a permit.
- 35) Willis Road and Dobson Road, a “Red Letter” was received from the City of Chandler concerning a residential development. ADOT informed the City and developer there will be visual sighting of the highway and some elevated areas, also there will be no noise mitigation.
- 36) 83rd Avenue and Greenway Road, a “Red Letter” was received from the City of Peoria concerning residential development. ADOT informed the City and developer there would be no noise mitigation.
- 37) I-17 and Camelback Road, a “Red Letter” was received from the City of Phoenix concerning an auto dealer’s placement of signs. ADOT asked the City for a copy of the sign plans to review. ADOT informed the City that access to, over or in ADOT right of way would require a permit.
- 38) U S 60 (Grand Avenue) and 129th Avenue, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT informed the City and developer there were possible encroachments shown on the submitted plans. ADOT also informed them a permit would be required if access to, over, or cross ADOT right of way.
- 39) 99th Avenue and McDowell Road, a “Red Letter” was received from City of Avondale. There was not enough information sent for ADOT to review and comment on. ADOT requested copies of the development plans.
- 40) Willis Road and Dobson Road, a “Red Letter” was received from the City of Chandler concerning a residential development. ADOT informed the City and developer there will



be visual sighting of the highway and some elevated areas, also there will be no noise mitigation. This is the second notice (see # 35 above)

- 41) I-17 (Venture Court) and Anthem Way (Anthem Gateway Office Park), a “Red Letter” was received from Maricopa County concerning a commercial development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; any access to ADOT right of way will require a permit.
- 42) U S 60 (Grand Avenue) and Bell Road, a “Red Letter” was received from the City of Surprise concerning a commercial development. ADOT requested the developer to get a traffic study to see how much traffic would be added to the highway. ADOT informed the City and developer that any access to the highway would require a permit.
- 43) U S 60 (Superstition) and Sossaman Road, a “Red Letter” was received from the City of Mesa concerning a large sign for an automobile dealer. ADOT requested a copy of the sign plans be submitted for review. There were some concerns over the way the sign was to be erected, placement of the sign, and, the visual distraction it may cause and the safety for the public.
- 44) 99th Avenue and Lower Buckeye Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
- 45) 101 Loop and Raintree Drive, a “Red Letter” was received from the City of Scottsdale concerning a commercial development. ADOT informed the City that there were traffic controls and access limitations on the Frontage Road.
- 46) 99th Avenue and Lower Buckeye, a “Red Letter” was received from the City of Phoenix concerning a commercial development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
- 47) The future 303 Loop and Peoria Avenue, a “Red Letter” was received from the City of Surprise concerning a new commercial development. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT informed the City and developer that noise mitigation would be the responsibility of the developer. ADOT also informed the City and developer MCDOT was constructing this section of the 303 Loop.
- 48) U S 60 (Grand Avenue) and Mountain View Road, a” Red Letter” was received from the City of Surprise concerning a site plan. ADOT informed the City that any access to the highway would require a permit.
- 49) The future 303 Loop and Bell Road, a “Red Letter” was received from the City of Surprise concerning a new commercial development. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT informed the City and developer that noise mitigation would be the responsibility of the developer. ADOT also informed the City and developer MCDOT was constructing this section of the 303 Loop.
- 50) U S 60 (Grand Avenue) and Market Street, a “Red Letter” was received from the city of Surprise concerning a church development. ADOT advised the City that a traffic study would be necessary to see how much traffic would be added to Grand Avenue. Also a permit would be required if the church plans on accessing the highway.



- 51) Recker Road and Warner Road (Santan Freeway), a “Red Letter” was received from the Town of Gilbert concerning a residential development. ADOT informed the Town there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, noise mitigation, access, and permits needed. The developer was advised to contact ADOT Drainage and the Phoenix District Construction Office, names and telephone numbers were provided.
- 52) Cotton Lane and Greenway Road, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway and drainage should not impede the ADOT drainage system.
- 53) 101 Loop and Northern Avenue, a “Red Letter” was received from the City of Peoria concerning a commercial development. ADOT had some concerns over the development discharging water into the ADOT drainage system. ADOT also requested a copy of the “ADOT signed” plat.
- 54) 83rd Avenue and Thunderbird Road, a “Red Letter” was received from the City of Peoria concerning a site plat. ADOT requested a copy of the plans for review and further comments.
- 55) 101 Loop and 51st Avenue, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT requested a copy of the City’s traffic report in order to see if the highway can safely support the additional traffic.
- 56) The future 303 Loop and Cactus Road, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway and drainage should not impede the ADOT drainage system.
- 57) Santan and Val Vista Drive, a “Red Letter” was received from the Town of Gilbert concerning a Helio Pad to be added to a medical facility. ADOT asked the Town to keep the safety of the public in mind when allowing the pad to be close to highway facilities. ADOT also asked the developer’s engineer to keep in contact with the ADOT plans technician.
- 58) El Mirage Road and Van Buren Street, a “Red Letter” was received from the City of Avondale concerning a Planned Area Development. There were no plans sent. ADOT requested a copy of the plans for review and comments.
- 59) Thomas Road and from Power Road to Hawes Road, a “Red Letter” was received from the City of Mesa concerning a residential development. This development runs contiguous to the “Spook Hill FRS Flood Pool, thus causing concerns over drainage and drainage connections. ADOT requested the developer to stay in contact with the ADOT Drainage Department. ADOT will also want to review the final design plans. ADOT also recommended that the developer contact the Flood Control District of Maricopa and stay in contact with them.
- 60) 101 Loop and 51st Avenue, a “Red Letter” was received from the City of Glendale concerning a residential development. ADOT had some concerns over access, noise mitigation, drainage, and encroachments. ADOT informed the city that there would not be any access to the highway and that there would be no noise mitigation. The City was also informed that there could be possible encroachments onto ADOT right of way. The developer also needs to be careful with the drainage in that area.

- 61) Recker Road and Warner Road, a “Red Letter” was received from the Town of Gilbert concerning a commercial/residential development. ADOT informed the Town there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, noise mitigation, access, and permits needed. It was advised to the developer to contact ADOT Drainage and the Phoenix District Construction Office, names and telephone numbers were provided.
- 62) 79th Avenue and McDowell Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT informed the City that a permit would be required from the developer in order to use, cross or access ADOT right of way. ADOT also informed the City there would be no noise mitigation.
- 63) Reems Road-187th Avenue to Peoria Avenue-Greenway Road, a “Red Letter” was received from the City of Surprise concerning a general plan amendment. This plan encircles the future 303 Loop. ADOT reminded the City of the drainage facilities on the west side of the 303 Loop, that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway.
- 64) Van Buren Street and El Mirage Road, a “Red Letter” was received from the City of Avondale concerning a Planned Area Development. There were no plans sent. ADOT requested a copy of the plans for review and comments.
- 65) 202 Loop and Gilbert Road, a “Red Letter” was received from the City of Chandler concerning a commercial development. ADOT found several errors on the plat. ADOT addressed the errors with the engineering firm. A second plat was developed with the corrections made.
- 66) Cotton Lane and Peoria Avenue, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway and drainage should not impede the ADOT drainage system.
- 67) Recker Road and Warner Road, a “Red Letter” was received from the Town of Gilbert concerning a residential development. ADOT informed the Town there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, noise mitigation, access, and permits needed.
- 68) 99th Avenue and Broadway Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
- 69) Bell Road and Cotton Lane, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway and drainage should not impede the ADOT drainage system.
- 70) 99th Avenue and Lower Buckeye Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential

- development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
- 71) 128th Avenue and Grand Avenue, a “Red Letter” was received from the City of Surprise concerning a commercial development. ADOT informed the City there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, encroachments, noise mitigation, access, and permits needed. It was advised to the developer to contact ADOT Drainage and the Phoenix District Construction Office, a names and telephone numbers were provided.
 - 72) Eliseo Felix Jr. Way and Van Buren Street, a “Red Letter” was sent from City of Avondale concerning a commercial development. There were no plans sent. ADOT requested a set o plans to review and comment on.
 - 73) I-17 and Anthem Way (Final Plat 69A), a “Red Letter” was received from Maricopa County concerning a final plat for a residential development. ADOT advised the County and developer that there were several issues to be aware of: drainage, their drainage must not impede ADOT drainage and it must conform to ADOT standards; noise mitigation is the responsibility of the developer and it also must be built to ADOT standards; any access to ADOT right of way will require a permit.
 - 74) 99th Avenue and McDowell Road, a “Red Letter” was received from the City of Avondale concerning a commercial development. ADOT advised the City and developer that the “conceptual plans were a start, but ADOT needed a full set of plans to review and comment on.
 - 75) Higley Road and Ray Road, a “Red Letter” was received from the Town of Gilbert concerning a residential development. ADOT informed the Town there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, encroachments, noise mitigation, access, and permits needed.
 - 76) 101 Loop and Thunderbird Road, a “Red Letter” was received from the City of Peoria concerning a commercial development. ADOT informed the City there were several issues that needed attention. ADOT would like to have the developer’s engineer get in contact with the plans technician from ADOT. There were issues with drainage, encroachments, noise mitigation, access, and permits needed. It was advised to the developer to contact ADOT Drainage and the Phoenix District Construction Office.
 - 77) 99th Avenue and Broadway Road, a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development. This is a second notification of number 68 above.
 - 78) Tierra Del Rio-Jomax and the future 303 Loop, a “Red Letter” was received from the City of Surprise concerning a new commercial development. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT informed the City and developer that noise mitigation would be the responsibility of the developer.
 - 79) 92nd Drive and Cactus Road (ADOT revised), a “Red Letter” was received from the City of Peoria concerning commercial development. A local developer/realtor contacted ADOT concerned over the amount of runoff ADOT project could potentially put into their subject project. However, ADOT pointed out that prior to our project, 64 acres that

- contributed to the runoff discharged 27 cfs to the property. The post project discharge was 9.5 cfs, which meets the 50-year flood. ADOT did offer to better the situation by building a catch basin and pipe in its right of way. ADOT also told the developer that all work done in ADOT right of way must be done by an ADOT contractor (Law). ADOT asked the developer to contact the ADOT project manager and work out the details.
- 80) Bell Road and Cotton Lane, a “Red Letter” was received from the City of Surprise concerning a residential development. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway and drainage should not impede the ADOT drainage system.
- 81) 51st Avenue and 101 Loop, a “Red Letter” was received from the City of Glendale concerning a residential development. ADOT had some concerns over access, noise mitigation, drainage, and encroachments. ADOT informed the city that there would not be any access to the highway and that there would not be any noise mitigation. The City was also informed that there could be possible encroachments onto ADOT right of way. The developer needs to be careful with the drainage in that area.
- 82) U S 60 (Grand Avenue) and 163rd Avenue, a “Red Letter” was received from the City of Surprise concerning a Planned area development. There were a few areas of concern over this development because it would affect both the 303 Loop and Grand Avenue. ADOT informed the developer that access to either highway for any purposes would require a permit. There were issues of drainage to both and any noise mitigation would be the developer’s responsibility. ADOT asked the developer to keep them apprised of the project.
- 83) 99th Avenue and McDowell Road, a “Red Letter” was received from the City of Avondale concerning a commercial development. There were no plans sent. ADOT requested plans to review and comment on.
- 84) Dysart Road and Van Buren Street, a “Red Letter” was received from the City of Avondale concerning a commercial center. There were no plans sent. ADOT requested plans to review and comment on.
- 85) Tierra Del Rio-Jomax and the future 303 Loop, a “Red Letter” was received from the City of Surprise concerning a new commercial development. ADOT informed the City and developer that the 303 Loop will be access controlled and there will be drainage facilities going in on the west side of the highway. ADOT informed the City and developer that noise mitigation would be the responsibility of the developer. This was a second notice see number 78 above.
- 86) 101 Loop and Cactus Road, a “Red Letter” was received from the City of Peoria concerning a new commercial development. ADOT informed the City and developer that the 101 loop is access controlled, there could be drainage facilities issues, and that noise mitigation would be the responsibility of the developer. ADOT also informed the City and developer there will be a visual sight of the highway. A traffic study could be required after the development plan is finalized. ADOT would like the City to keep in mind the safety of the driving public throughout the designing and development stages of this project concerning the signage.
- 87) 202 Loop and the 101 Loop, a “Red Letter” was received from the City of Tempe concerning a commercial development. ADOT had some issues over the plat. There were no boundary markers shown, the ADOT access easements were not drawn in, and there were no drainage considerations. ADOT also saw some possible encroachments on the

- plat. ADOT Phoenix District Maintenance Engineer is meeting with the developer and is working out the issues.
- 88) U S 60 (Grand Avenue) and 183rd Avenue, a “Red Letter” was received from the City of Surprise concerning a residential development. There were several issues; drainage impediments, access to the highway would require a permit, noise mitigation is responsibility of developer, and there could be encroachments onto ADOT right of way. ADOT asked the developer to provide a traffic study showing the additional amount of traffic that this development would add to the highway.
 - 89) I-17 and the 101 Loop, a “Red Letter” was received from the City of Phoenix concerning a special use permit for a sign. ADOT had concerns over the way the sign was to be erected, and any visual distractions it would have on the driving public. ADOT also informed the City that a permit would be needed if the developer needed if any right of way was to be used for any purpose. ADOT asked for the final set of design plans prior to construction for review and comments.
 - 90) 99th Avenue and McDowell Road, a “Red Letter” was received from the City of Avondale concerning a commercial development. ADOT advised the City and developer that the “conceptual plans were a start, but ADOT needed a full set of plans to review and comment on. This is a second request; see number 74 above.
 - 91) 91st Avenue and Elwood Alignment (south of Lower Buckeye Road), a “Red Letter” was received from the City of Phoenix concerning a residential development. ADOT advised the City and the developer that while the South Mountain Corridor was in the study phase, the new residential development would be in the middle of the potential highway. ADOT asked to be kept informed on the progress of this development.
 - 92) 187th Avenue and Peoria Avenue to Greenway Road, a “Red Letter” was received from the City of Surprise concerning a very large residential development. This development affects the future 303 Loop, actually is on either side of the planned corridor. ADOT advised the City that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the City there would be no access to the highway, there would be no noise mitigation, and drainage should not impede the ADOT drainage system.
 - 93) 85th Street and Union Hills Road (101 Loop North), a “Red Letter” was received from the City of Scottsdale concerning commercial development. ADOT requested a copy of the plans and more information on the development to review and comment on. ADOT gave the name of contacts to the developer that could help in preventing issues with the legal descriptions, preventing encroachments, drainage issues, safe access issues, and any permits needed.
 - 94) Sarival Road and Northern Avenue, was received from Maricopa County concerning a very large residential development. This development affects the future 303 Loop, actually is on either side of the planned corridor. ADOT advised the County that this portion of the 303 Loop is being built by MCDOT and should inform them of this development. ADOT also informed the County there would be no access to the highway, there would be no noise mitigation, and drainage should not impede the ADOT drainage system.
 - 95) 202 Loop and Gilbert Road, a “Red Letter” was received from the City of Chandler concerning a commercial development. ADOT requested a copy of the plans and more information on the development to review and comment on. ADOT informed the City there would be not be any access to the highway.

- 96) Bullard Road and Jomax Road, was received from Maricopa County concerning a Planned Community Area. This development affects the future 303 Loop, actually is on either side of the planned corridor. ADOT informed the County and the developer that access to the highway for any purposes would require a permit. There were issues of drainage and any noise mitigation would be the developer's responsibility. ADOT asked that the developer to keep them apprised of the project.
- 97) Van Buren Street and El Mirage Road, a "Red Letter" was received from the City of Avondale concerning a commercial development. ADOT requested a copy of the plans and more information on the development to review and comment on.
- 98) Bell Road and 83rd Avenue, a "Red Letter" was received from the City of Peoria concerning a commercial development. ADOT pointed out some discrepancies on the submitted plan sheets. One such discrepancy was a mislabeling of 83rd Avenue; it was labeled as 83rd Street.
- 99) 202 Loop and Gilbert Road, a "Red Letter" was received from the City of Chandler concerning a commercial development. ADOT requested a copy of the plans and more information on the development to review and comment on. ADOT informed the City there would be not be any access to the highway. This is a second request of number 95 above.

The 7 e-mail, telephone, or regular mail notifications that could impact the Regional Freeway System are summarized as follows:

- 1) 101 Loop and Frye Road, a Red Letter" was received from Zoning-Info, Inc. of Oklahoma, by mail concerning a site plan. ADOT informed the company that they would need a permit to access the highway, noise mitigation was the responsibility of the developer, and there could be drainage issues.
- 2) U S 60 (Superstition) and Crismon Road, a "Red Letter" was received from an individual and his engineer by e-mail concerning a commercial project. ADOT informed them that their project does not add water to our project, but it could block the flows from our right of way. ADOT also told them they would need a permit for any drainage matters.
- 3) I-17 and Orangewood Avenue to State Avenue, a "Red Letter" was received from Art N Space, Inc. by e-mail, concerning a commercial development expansion. They company inquired whether or not the section of the Freeway would be widened and if so, was this property needed for new right of way. ADOT told them the property at this time was not needed and all widening was proposed in existing ADOT right of way.
- 4) 61st Avenue and Baseline Road, a "Red Letter" was received from Tetra Tech Wireless Communication (Nextel) by telephone concerning a communication tower facility placement. ADOT informed the company that it was close to the planned South Mountain Corridor, but there would be no conflict at this time.
- 5) 202 Loop, a "Red Letter" was received from a sign company by telephone concerning ADOT position and authority on sign placement. ADOT informed the company that while ADOT only has authority over what is placed in its right of way, ADOT does inform the company, City or County that there could be a visual distraction or hazard to the driving public by the placement of the sign. ADOT treats sign plans the same as development plans in that it reviews and comments on them as to the impact they may have on the State Highway System and/or the driving public.
- 6) 92nd Drive and Cactus Road, A "Red Letter" was received from an engineering firm by telephone concerning a wall that was the City of Peoria was calling for holes to be punched in it. ADOT answered a "Red Letter" from the City of Peoria (number 79 above)



informing the City and the developer that there will be a visual sight of the highway and there would be no noise mitigation. The City added that the developer needed to punch holes in the perimeter wall of the development to accept the excess water runoff from the ADOT facility. ADOT informed the engineering firm that that was City imposed and ADOT had nothing to do with it. ADOT also told them that ADOT would be open to any discussions concerning other ways of handling the runoff.

- 7) Pecos Road and 27th – 35th Avenues (South Mountain), a “Red Letter” was received from an individual by regular mail concerning his proposed home site. The gentleman wrote inquiring whether or not ADOT was going to take his home for the proposed freeway. He said he rather be condemned than to be next to a highway. ADOT responded by stating that the “South Mountain Freeway” was in the study phase and there was no set alignment. ADOT also told him that in January of 2003 the developer was told there was no defined path for the freeway. This matter was then turned over to ADOT administration for further clarification.