

REATA RANCH

Narrative
Master Environmental Design Concept Plan
92-PA-2021

Prepared for:
CA Rio Verde Investors, LLC

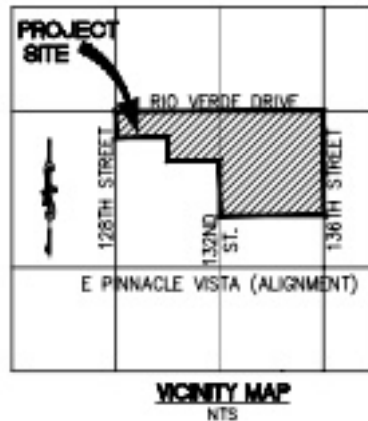
Prepared by:



September 30, 2021

Request

The subject application is for re-approval of the Reata Ranch Guest Ranch Master Plan Community Master Environmental Design Concept Plan (MEDCP). This MEDCP was originally unanimously approved by the Development Review Board in August 2013 under case number 1-MP-2013. The Final Plat was subsequently approved by the City Council in June 2016. Since this MEDCP approval has expired, a request for an identical MEDCP is being submitted for re-approval. The current zoning is R-4R ESL. The subject project is located on 220 acres at the southeast corner of Rio Verde Drive and 128th Street.



Townhouse/Resort District (R-4R)

R-4R ESL zoning for Reata Ranch was approved by the City Council in February 2011 under case number 15-ZN-2011. The R-4R district allows resort residential communities that include recreational amenities and services that are appurtenant to the community. Pursuant to the zoning stipulations for this case, the maximum total number of units allowed for Reata Ranch is 330.

Master Environmental Design Concept Plan (MEDCP)

On August 15, 2013, The Scottsdale Development Review Board unanimously approved the Reata Ranch Master Environmental Design Concept Plan (Case No. 1-MP-2013). The purpose of this document is to illustrate the community character of Reata Ranch. Scottsdale's unique traditions and history provide the perfect opportunity for Reata Ranch to embrace the unique character of Scottsdale's western lifestyle that has made it such a great place to live and visit. Pursuant to the approved MEDCP, the resort community's primary amenity and equestrian portions of the site are primarily located in the northeast portion of the project. There are equestrian trails planned throughout the entire community connecting to and from the main equestrian facilities location.

Vision

The vision for Reata Ranch is to revive elements of the historic guest ranch lifestyle by creating a guest ranch resort residential community. The community will offer historically influenced resort lifestyle opportunities including equestrian activities, wildlife appreciation, multi-use trails and Upper Sonoran design excellence.

Development Review Board Criteria

This request for Preliminary Plat re-approval complies with the Development Review Board criteria pursuant to section 1.904 of the Scottsdale zoning code. The proposed site plan poses no adverse impacts to the general health, safety, welfare and convenience of nearby residents or their respective neighborhoods.

- The plan minimizes impacts to sensitive natural features of the property such as topography, washes, vegetation and rock outcroppings.
- Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
- The site plan incorporates sensitive and desirable design among the buildings, roads, trails and parking with the terrain and natural area open spaces.
- The architectural character, landscaping and site design of the proposed development promotes a desirable relationship of the structures to one another, to open spaces and the topography.
- Mechanical equipment will be screened using screening that is integral to the building design.

Architecture

Architectural character is paramount to the vision of the Reata Ranch community. Set in the tone of a contemporary desert guest ranch, the architecture is designed with the inspiration of a historical ranch style lifestyle with a touch of modern-day contemporary inspired by the forward-thinking architectural elements now seen at the McDowell Sonoran Preserve's Gateway Park and Tom's Thumb Trailhead. The straight, clean lines of contemporary design create simplicity and add character to the forms while complementing the subtle elegance of the desert setting. By utilizing thoughtful touches of color, along with stacked stone, board-formed concrete and time-tested metal accents, the architecture not only complements the stunning surroundings, but it embraces and mimics the ruggedness of the natural desert. From the inside, large open windows will showcase the expansive views to the surrounding mountains, including the McDowell Mountains, Superstition Mountains, and Four Peaks.

Classic ranch style is simplistic and utilitarian in nature and this simplicity does not mean a lack of style or elegance. Traditional ranch style buildings date back to the late 1800's and early 1900's. Popularized after World War II, the style can be found in just about every part of the United States. Typical ranch style buildings are one to two stories with either a hipped or gabled roof. They are usually horizontal with an asymmetrical façade. Reata Ranch adds a modest contemporary sense to this style, while, at the same time, blending the colors and materials into structures to create a harmonious blend with the natural surroundings. Many of the most prominent characteristics of this style are listed below.

- Heavy base materials consisting of stone, brick, and block
- Lighter materials towards the higher portions of the structure
- Roofs often made with a steel frame and metal rooftops
- Varying roof forms
- Mix of gable and hip forms
- Roofs often include gable windows and vents

- Walls consisting of ranch style materials, including brick, block, stucco, corrugated metal, with modern expressions of glass
- Patio openings

Building heights within Reata Ranch will be limited to 26 feet. Building heights in most cases will be measured from existing natural ground. However, in areas where finish floors are required to be raised due to floodplain requirements, building heights may be measured from a point slightly higher than existing natural grade.

Buildings

Arena-The covered arena near Rio Verde Drive will be one of the largest structures at Reata Ranch. Reflecting the ranch style, this building will be a key architectural component of the Guest Ranch. The arena will provide sixteen (16) feet of clearance and be no taller than twenty-six (26) feet as measured from existing grade.

Equestrian Lodge-This building serves as the administrative office and retail shop for the equestrian center. The building itself resembles an old, but well cared for, small barn that was converted to facilitate administrative activities.

Reata Ranch Cantina-This building serves as the food and beverage operation for the equestrian center and has been designed to resemble an old, but well cared for, classic barn. This building features adjacent patio areas and will be a social center point of the equestrian center and guest ranch.

Equestrian Barn-The main barn at Reata Ranch will accommodate up to 16 horses in stalls, and typical day-to-day horse related activity. This building, which is designed as a true working barn, will be a prominent architectural feature of the guest ranch, and a gathering place for guests.

Covered Entry Bridge-This structure provides a strong and welcoming sense of arrival into the core of the resort. The bridge is designed in the same architectural vein as the rest of the guest ranch. The bridge provides 14 feet of clearance from the driving surface to the bottom of the roof structure.

Entry Gatehouse-The entry gatehouse is located just beyond the covered bridge and provides access to ranch headquarters and the rest of the Reata Ranch Community. The structure provides for covered access for guests and a by-pass lane for residents. The architecture of the building is consistent with the other buildings located within Reata Ranch

Guest Ranch Lodge-The guest ranch lodge is the welcome center for all guests. This building is the administrative center for the resort, as well the main food and beverage operation for the resort.

Recreation Center-This building is the central amenity for the resort and the residents of Reata Ranch. Included in this building are fitness facilities, lounge, lockers, pool, spa pool, juice and coffee café and outdoor gathering areas.

Guest Ranch Resort Units-There are five options proposed for the Guest Ranch Resort Units at Reata Ranch.

1. Duplex Unit with garage & discrete resident/guest entrances.
2. Studio Unit
3. One Bedroom Unit
4. One Bedroom Unit with Garage
5. Two Bedroom Unit

Sizes range from about 500 square feet to 2,500 square feet. All these resort units are representative of the architectural style of the community.

Site Plan

The Reata Ranch guest ranch site plan is comprised of many different elements organized together to create a unique and special resort community. Continuing in the western tradition of Scottsdale, the resort includes an equestrian compound with a traditionally sized, covered riding arena, a historically influenced, but modern, barn for day and long-term boarding of horses, a cantina, and welcome lodge. The architecture of the buildings honors and respects the historical and traditional western style, with a compliment of contemporary characteristics. The equestrian facility is immediately to the left (east) of the main resort community entrance.

The Ranch Headquarters is located adjacent to the vista corridor wash in the center of the community and is at the terminus of the main entry trail/roadway. The Ranch Headquarters contains the guest ranch lodge reception and recreation center.

Connections to the rest of the community are provided to allow access for residents without having to leave the community or go through a gate. A secondary access point is provided at 136th street on the east side of the equestrian center and at 128th Street on the west side of the community.

Resort buildings were thoughtfully located throughout the resort master plan to minimize the view shed impacts on neighboring properties while maximizing views of the surrounding mountain ranges, and to create small, unique, intimate spaces within the resort for guests and residents to enjoy.

The equestrian center features the cantina and equestrian lodge at the main entrance of the resort community. A "main street" through the equestrian compound extends from the main entrance to 136th street to enhance the decidedly "western" theme of the equestrian village. The arena is located near Rio Verde Drive and is anticipated to become an iconic feature of the Reata guest ranch community.

The Reata Ranch Guest Ranch Preliminary Plat proposes a total of 326 lots. Reata Ranch has been planned and designed to take full advantage of what the site has to offer, while maintaining significant amounts of open space, and preserving sensitive natural features. Each neighborhood has been carefully planned to provide great home sites and abundant open space. Curvilinear street patterns have been used throughout, and home sites have been oriented for specific views, and to create an attractive street scene character. In addition, Small Park and open space areas have been planned for each neighborhood.

Connections to the rest of the community are provided to allow access for residents without having to leave the community or go through a gate. A secondary access point is

provided at 136th street on the east side of the equestrian center and at 128th Street on the west side of the community.

There are no water features proposed for this site.

Phasing

Given the size and complexity of the Reata Ranch project phasing is very likely. There are 3 aspects to the project that will be priority-

1. Floodplain mitigation, Letter of Map Revision
2. Wastewater service
3. Potable water service via a transmission line in Rio Verde Drive

A phasing exhibit has been included to illustrate the general scope of each anticipated phase. The sequencing of the phases is subject to revision. However, appropriate access, storm water management and utility improvements necessary to serve each given phase will be constructed prior to or concurrent with the construction of subject phase. In addition, zoning stipulations require that a certificate of occupancy for overnight guest ranch units shall be issued prior to or concurrent with a certificate of occupancy being issued for any dwelling units that are not overnight accommodations. The Scope of each of the phases is anticipated to be as follows:

PHASE 1 - Rio Verde Waterline, CLOMR Grading

PHASE 2 - Offsite Street Improvements (128th, 132nd & 136th Streets), Rio Verde Turn Lanes at 136th Street, Offsite Water line improvements (128th Street, 132nd Street & 136th Street), Lift Station and Force Main,

PHASE 3 - Entry Road from Rio Verde Drive to Parcel E entrance, Rio Verde turn lanes at entrance, Parcel E, Parcel G and Parcel H.

PHASE 4 - Parcel C

PHASE 5 - Parcel F

PHASE 6 - Parcel D

PHASE 7 - Parcel B & Grade separated crossing over 132nd Street

PHASE 8 - Parcel A

Water

Water service will be provided by the city of Scottsdale. The point of feed will be the existing 16-inch water transmission line at 122nd Street and Rio Verde Drive. Reata Ranch will extend this line pursuant to city requirements along the north side of Rio Verde to the intersection of 136th Street and Rio Verde Drive.

Sewer

Sewer service will be provided by the city of Scottsdale. The outfall point will be an existing 8-inch gravity sewer located in Rio Verde Drive at 114th Street. Since the Reata Ranch Property is at a lower elevation than this outfall point, 2 waste water pump

stations will be constructed as part of the development. These pump stations will be built to City of Scottsdale specifications and will be operated by the city.

Electric

Reata Ranch is located at the eastern edge of the Arizona Public Service (APS) serving territory. APS has existing overhead facilities along the south side of Rio Verde Drive from 128th Street to 136th Street. The point of feed for this project is located at the northwest corner of 122nd Street and Rio Verde Drive.

Natural Gas

Natural gas service will be provided by Southwest Gas Corporation (SWG). The point of feed for Reata Ranch is near the intersection of Rio Verde Drive and 114th Street that is approximately 1 ¾ miles west of the project's northwest corner. SWG facilities will be installed in a joint trench with the APS, CenturyLink and Cox facilities.

Communications

Internet, cable television and telephone services will be provided by CenturyLink Communications and Cox Communications.

CenturyLink has existing underground facilities within and around the perimeter of the property. The unconfirmed point of feed will likely come from existing facilities along Rio Verde Drive. CenturyLink prefers to install fiber facilities to new developments and may need to come from a further source pending area capacities and new service projections.

Cox Communications has both underground and aerial fiber optic and coaxial facilities along the south side of Rio Verde Drive. There are 2 points of feed that have been identified. One is at the southeast corner of 128th Street and Rio Verde Drive and the other is at the south side of Rio Verde Drive near 132nd Street. Cox is likely to include fiber as part of its service throughout Reata Ranch.

Circulation

Reata Ranch will have a very simple roadway network that will provide scenic and easy access through and around the community. There is one primary ingress/egress point located on Rio Verde drive at 134th Street alignment across from the existing Fraesfield Trailhead entry. 2 secondary ingress/egress points are located on 128th street and 136th Street. A grade separated crossing will be constructed at 132nd Street.

The internal roadways within Reata Ranch will follow the Scottsdale Street design standards. Roadway alignments have been designed to be scenic, safe, move traffic efficiently and minimize impact to the land. The main roadway will feature intermittent medians to allow for additional landscape. Entry into the individual parcels will be accessed from the main roadway and feature a median and potentially a second gate. Reata Ranch will feature a well-connected trail network. The Western Heritage Trail will be a multi-purpose trail that will traverse the site through the Vista Corridor. Neighborhood and community trails will provide connectivity to the Western Heritage Trail and throughout the community.

Environmentally Sensitive Lands Ordinance

Reata Ranch is located within Environmentally Sensitive Lands Overlay and as such is regulated by the Environmentally Sensitive Lands Ordinance (ESLO). The ESLO's purpose is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

The ESLO contains twelve general statements as to its purpose and goals. The following outlines these 12 goals and describes how Reata Ranch will implement these goals.

1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Reata Ranch is located in the Upper Desert Landform. There are no steep hillsides, rock fall or rolling boulder hazards or unstable slopes. Site planning for Reata Ranch avoids creating flooding, subsidence and erosion through careful grading and drainage design.

2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

The Reata Ranch site plan emphasizes the existing landscape and its proximity to the McDowell Sonoran Preserve. There is one prominent rock outcropping in the southeast corner that will be protected. Washes on the on the property will be preserved in their natural condition to the fullest extent possible. Where modifications are made, the impacted areas will be revegetated to match the surrounding desert environment. In addition, restoration of significant portions of the property which had been damaged by previous ranching activities will also occur.

3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

Reata Ranch will highlight living with the land. Commonly accepted desert protection techniques will be used during construction to avoid unwanted impacts to the areas set aside for preservation. Reata Ranch proposes to provide wastewater collection facilities that will help to mitigate an existing ground water problem of higher-than-normal nitrate levels by eliminating the need for additional septic systems

4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Reata Ranch will be responsible for all onsite infrastructure improvements and additional offsite improvements deemed necessary to support the project.

5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.

Reata Ranch is implementing a clustered development approach, as encouraged by the ESLO, which will allow for the protection of larger areas of meaningful Natural Area Open Space (NAOS). As a result of clustering, a majority of NAOS will likely be in common area tracts.

6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Reata Ranch will reprise an experience once common in Scottsdale, but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage and provide a new market segment for economic development including educational, historical and cultural contributions to the larger community. Partnerships with local wildlife organizations are already being discussed. A significant part of the programming at Reata Ranch will include the opportunities associated with the close proximity of McDowell Sonoran Preserve.

7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

The development of Reata Ranch has been based on thorough and detailed site planning, drainage analysis, traffic impact analysis and engineering. Existing drainage courses will be maintained to the fullest extent possible.

8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Reata Ranch implements clustered development, as encouraged by the ESLO, which will allow for the protection of larger areas of undisturbed NAOS. Existing constraints such as rock outcrops, drainage and topography will influence decisions concerning location of buildings, roads and utilities.

9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors and materials, grading location, design and treatment, and landscaping design and materials.

Reata Ranch has implemented building design and site planning that is compatible with and respects the colors, materials and natural resources of the area.

10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed NAOS. Existing constraints such as rock outcrops, drainage and topography will dictate decisions concerning location of buildings, roads and utilities.

11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed Natural NAOS. Reata Ranch is bringing back a form of residential lodging that once used to be common in Scottsdale but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage.

12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Reata Ranch is utilizing a local and uniquely experienced team of consultants to ensure the highest quality of design and development experience, in North Scottsdale.

Scottsdale's Sensitive Design Principles

The City has established a set of design guidelines, known as the Scottsdale's Sensitive Design Principles, to encourage the quality design in our community. The following Sensitive Design Principles are implemented in the design and development of Reata Ranch.

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment. The **Scottsdale Sensitive Design Principles** were established in 2000 to reinforce the quality of design in our community. The following 14 Principles will be incorporated into the design and development of Reata Ranch:

1) The design character of any area should be enhanced and strengthened by new development.

Reata Ranch building design will consider the distinctive qualities and character of the surrounding area and, where appropriate, will integrate these qualities. Reata Ranch will emphasize a western character that will complement the surrounding area including the McDowell Sonoran Preserve.

2) Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Reata Ranch will encourage the careful clustering of buildings to maximize views and avoid disturbance to natural features.

3) Development should be sensitive to existing topography and landscaping.

The most prominent features of the Reata Ranch site are a significant rock outcrop in the southeast corner and a major wash that traverses the site from northwest to southeast. Site planning and design will be integrated into the terrain and preserve these features.

4) Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Reata Ranch is incorporating into its planning efforts, programming that promotes further awareness and educates residents and guests about the importance of the local wildlife to the fragile ecosystem of the Upper Sonoran Desert. The Reata Ranch Owner has already had numerous positive and productive conversations with city staff and 2 different local wildlife rehabilitation organizations in this regard.

5) The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Reata Ranch is envisioned to have a western character throughout that will be conveyed through high quality design of streetscapes, common areas and architecture.

- 6) Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

The Reata Ranch site is adjacent to the McDowell Sonoran Preserve and in close proximity to the McDowell Regional Park. There will be numerous multi-use trails and pathways within the project for both internal circulation and convenient connection to the existing and planned trail and pathway systems surrounding the property.

- 7) Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

As previously outlined, Reata Ranch will host a significant trail system to encourage pedestrian connectivity. Shading elements for pedestrians will be adequately provided through landscaping and/or constructed shade structures.

- 8) Buildings should be designed with a logical hierarchy of masses.**

Specific building design has not yet been established but, buildings at Reata Ranch will respect the ESLOs building height restrictions and will be articulated so that large monolithic planes will be avoided. Elements such as windows, entries, and patios will be made visible while the less significant areas should be visually screened in an appropriate manner.

- 9) The design of the built environment should respond to the desert environment.**

One of the most significant attributes of the desert environment is a climate that allows for considerable outdoor living. Consequently, Reata Ranch architecture and design will celebrate this attribute while emphasizing ample shade for its residents and guests through the use of such features as deep roof overhangs and recessed windows. Natural and local materials displaying textures and colors matching that which is found in the surrounding desert will also be utilized.

- 10) Developments should strive to incorporate sustainable and healthy building practices and products**

All development improvements at Reata Ranch should be accomplished in a manner to minimize environmental impact and maximize sustainability.

- 11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

A majority of Reata Ranch site has historically been a working ranch. As a result, there is significant disturbance and debris and limited salvageable native vegetation. However, existing vegetation that will survive salvage will be used in the landscaping. Attention will be given to revegetating existing scarred areas with native vegetation.

12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Reata Ranch will utilize a landscape plant palette that is predominantly native to the area and arid in nature. If water is used as a feature, it will only be used in an effective and efficient way

13) The extent and quality of lighting should be integrally designed as part of the built environment.

Minimal lighting to promote the area's "Dark skies" policy will be implemented by Reata Ranch. Specific lighting techniques have not been established at this early stage of the project.

14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Signage will be complementary to the uses the character at Reata Ranch.
Signage will blend into the architecture and its surrounding environment.
Signage materials should be the same or complimentary to those used on the buildings and landscape,

Dynamite Foothills Character Area Plan

Reata Ranch is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the 3 goals of the Dynamite Foothills Character Plan. These goals are-

- 1) *Preserve the existing Rural Desert character for the Dynamite Foothills that will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.***
- 2) *Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.***
- 3) *Promote open space in accordance with CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.***

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment as well as promoting the connection of desert open spaces with trails that create functional linkages.

The following strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.

Goal 1 (Preservation of the existing rural desert character)-

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain “dark skies” by prohibiting the use of streetlights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city’s master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.

- Cluster development to minimize disturbances thus providing a significantly greater amount of Natural Area Open Space that will create a greater sense of openness.
- Use cluster development patterns to provide a variety of housing types.
- Provide a large scenic corridor along Dynamite Boulevard and use native vegetation in all streetscapes.

Goal 2 (Provide guidelines for balancing the topographic diversity)

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Consider the inclusion of low-scale and low-intensity non-residential uses that provide neighborhood services where the site and buildings maintain a rural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

Goal 3 (Promote significant open space)

- Consider developer donation of area of natural desert for conservation.
- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Preserve and protect unique natural features, historic and archeological sites.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

Accompanying the Dynamite Foothills Character Area Plan is an Implementation Plan. The Implementation Plan includes design and performance guidelines that were developed to assist in achieving the rural desert character that defines the area. These guidelines are advisory in nature but provide a foundation for implementation. The Guidelines are organized into several discussion areas-

- Location Criteria
- Land Use Relationships
- Sensitivity to Setting
- Physical Character

Each Guideline is defined relative to several different land use categories. The following discussion relates specifically to the category of **Low-Density Specialty Resorts** such as Reata Ranch

Location Criteria-

Low Density Specialty Resorts should be adjacent to major natural open space areas such as the McDowell Sonoran Preserve, Tonto National Forest and

Fraesfield Mountain, to enhance access and encourage usage to these open spaces with minimal transition.

The McDowell Sonoran Preserve is adjacent to Reata Ranch on the north and west. McDowell Regional Park is in close proximity.

Low Density Specialty Resorts should not be accessed from local residential streets to prevent minimize traffic impacts to local residential activity.

Reata Ranch Guest Ranch's primary access will be from Rio Verde Drive-a major arterial

Land Use Relationships-

Buildings, recreation facilities and parking areas should be located at least 300 feet from adjacent residential lots to minimize the contrast of such uses with residential areas.

Reata Ranch will respect surrounding land uses. As a result, any parking and recreational facilities at Reata Ranch will be appropriately buffered from any surrounding low density residential uses.

Parking areas and loading/service areas should not be visible from adjacent parcels in order to achieve a rural, residential character.

Parking and service areas will be screened so as to eliminate visibility from adjacent parcels.

Sensitivity to Setting-

Buildings should be residentially scaled and in concert with the Rural Desert character. Guest ranch, casita scale buildings are preferred. Any building larger than 12,500 square feet should provide additional setbacks in order to maintain compatibility with the residential setting.

A majority of the structures at Reata Ranch will be casita- and villa-scale buildings featuring architecture that is residential in scale.

Buildings and facilities, except one- or two-unit casitas without direct vehicular access, should not be placed on slopes over 10%. Larger buildings and associated parking areas are difficult to place on steeper slopes without resulting in substantial cuts and fills.

Reata Ranch does not contain any areas with slopes greater than 10% with the exception of localized areas such a wash embankments. Regardless, this standard will be adhered to, and cuts and fills kept to a minimum as outlined in the ESLO.

Recreation facilities should be sited in low areas, such as on terraces next to washes.

The specific scope and location of recreation areas has not been defined at this early stage; however, the location of all recreation areas will be thoughtfully determined.

Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment.

Pursuant to widely accepted development practices, areas of development disturbance will be delineated.

Physical Character-

In order to blend with the desert and the rural character, buildings should be single story in height.

Reata Ranch buildings will predominantly be single story in height. Two story buildings will be limited and located internal to the project.

The minimum separation between buildings should be 40 feet so that they appear similar to single family homes in their layout.

Reata Ranch intends to use clustering techniques for buildings as encouraged by the ESLO and the Dynamite Foothills Character Area Study. This means that within the clustered areas building separations will likely be less than 40 feet. However, this result in greater separations between the clusters allowing more meaningful areas of open space and better maintains the residential character.

Complex building design and multiple roof types/ forms should be used to provide interest. Structures should work with the topographic form of the site so that the natural form of the land is retained.

The buildings at Reata Ranch will be carefully located within the existing topography to minimize grading disturbance of the natural form of the land.

Building materials should be southwestern rural and indigenous, where possible.

Building materials, where possible, will be southwestern and rural in character. Buildings will utilize colors, shapes and textures to promote a “blending” with the natural desert environment where possible.

Low density specialty resorts should maintain a Rural Desert character and residential appearance.

Reata Ranch will maintain and enhance the rural desert character and reflect a residential appearance.



MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

REATA RANCH

SCOTTSDALE, ARIZONA

APRIL 29, 2013

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For more information, please go to www.ReataRanchScottsdale.com



GREEY|PICKETT

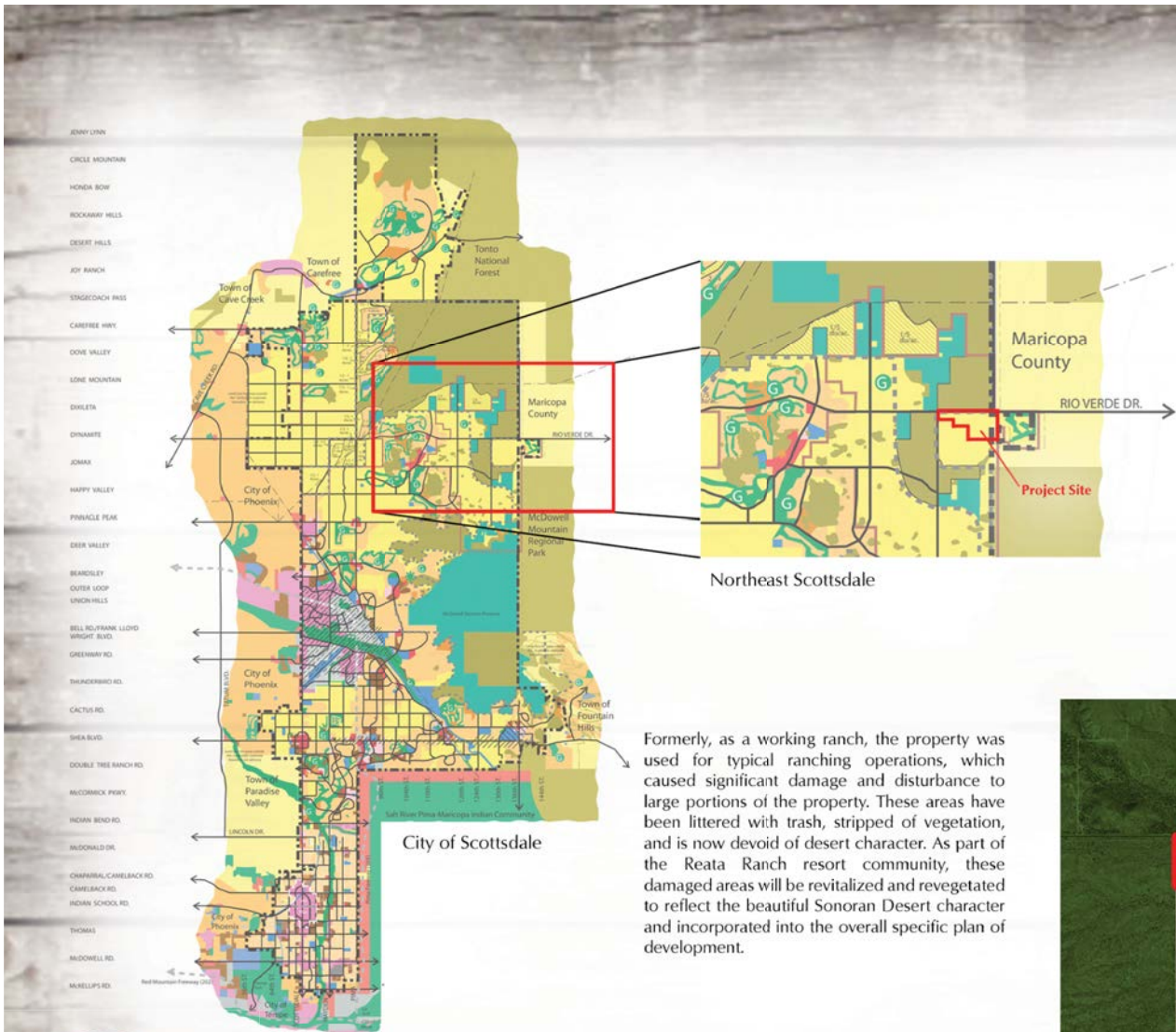
PROJECT TEAM

A. Site Location	4
B. Reata Ranch Purpose	5
C. Reata Ranch Vision	6
D. Reata Ranch Design Principles	7
E. Reata Ranch Master Plan	8
F. Reata Ranch Site Planning	
1. Constraints Map.....	9
2. Land Use Master Plan.....	10
3. Guest Ranch Resort Character	
a. Conceptual Site Plan.....	11
b. Preliminary Programming.....	11
c. Concept Sketches.....	12
4. Equestrian Center Character	
a. Conceptual Site Plan.....	14
b. Preliminary Programming.....	14
5. Guest Ranch Residential Character	
a. Neighborhood Character	15
b. Lot Layout Criteria.....	16
6. Open Space & Recreation.....	17
a. Open Space Master Plan.....	18
b. Parks and Amenity Sites.....	19
c. Scenic Corridor.....	20
d. Open Space Buffers.....	21
e. Detention Basins.....	22
f. Slope and NAOS Analysis.....	23
g. Conceptual NAOS.....	24
h. Washes	
• Wash Preservation.....	25
• Wash Crossings.....	25
i. Archaeological Preservation.....	26
7. Circulation	
a. Streets/Vehicular	
• Street Concepts.....	27
• Vehicular Circulation Master Plan.....	28
• Technical Street Cross Sections.....	29
• Bridges.....	30
• Bridge Concepts.....	31
• Bridge Diagram.....	32
b. Parking.....	33
c. Trails/Pedestrian	
• Trail Master Plan.....	34
• Trail Character, Cross Sections & Sketches.....	35
• Guest Ranch Entry Intersection.....	36

8. Grading	
a. Grading Philosophy.....	37
• The Guest Ranch Lodging.....	37
• The Equestrian Center.....	37
• Guest Ranch Residential.....	37
b. Grading Techniques.....	37
• Community Roadways.....	37
• Guest Ranch Residential.....	37
9. Drainage	
a. Drainage Concept.....	38
b. Erosion Protection and Slope Stabilization.....	38
c. Wash Edge Treatment.....	39
G. Reata Ranch Architecture	
1. Classic Desert Ranch.....	40
2. Architecture Character	
a. Guest Ranch Resort and Equestrian Facility.....	41
b. Guest Ranch Residential.....	43
c. Community Arrival.....	44
d. Community Elements	
• Wall and Fence Master Plan.....	45
• Guest Ranch Resort Wall and Fence Plan.....	46
• Wall and Fence Options.....	47
• Fence Options.....	48
• Mailboxes, Ramadas, and Shade Structures.....	49
3. Signage & Monumentation	
a. Signage and Monumentation Master Plan.....	50
b. Entry Sign Concepts.....	51
c. Community signage & Monumentation.....	52
4. Lighting	
a. Concept & Lighting Master Plan.....	53
b. Guest Ranch Resort Lighting Master Plan.....	54
c. Guest Ranch, Equestrian Center, Trail, and Amenity Lightning.....	55
H. Reata Ranch Landscape Architecture	
1. Community Landscape Concepts.....	56
2. Revegetation Techniques.....	57
3. Streetscape.....	58
4. Amenity Sites.....	61
5. Open Space Buffers.....	61
6. NAOS.....	61
7. Turf.....	61
8. Water Features.....	61
9. Plant Palette.....	61

*All plans, sketches, elevations, and exhibits included in this document are conceptual and subject to change. All final designs will be submitted at time of plat and improvement plans.





Regional Location Map

Formerly, as a working ranch, the property was used for typical ranching operations, which caused significant damage and disturbance to large portions of the property. These areas have been littered with trash, stripped of vegetation, and is now devoid of desert character. As part of the Reata Ranch resort community, these damaged areas will be revitalized and revegetated to reflect the beautiful Sonoran Desert character and incorporated into the overall specific plan of development.

Reata Ranch is a proposed master-planned resort community embracing the local heritage of Scottsdale and its western traditions. Located in Northeast Scottsdale on the Southeast corner of Rio Verde Drive at 128th Street, it sits east of Troon Village. The property extends east to 136th Street, and as far south as Pinnacle Vista Drive. Reata Ranch encompasses 220 total acres with R4-R zoning, and will not contain more than 330 resort and residential units associated with the resort lifestyle uses.

Reata Ranch is benefitted by having the McDowell Sonoran Preserve as its immediate boundary to the West (across 128th Street) and to the North (across Rio Verde Drive). Private, rural residential homes and home sites border the community to the South, and a combination of private homes and private land with the City of Scottsdale and Maricopa County borders the community to the East. The Rio Verde area is home to numerous equestrian ranches and facilities which Reata Ranch will compliment.

Reata Ranch once served as a working ranch. The surroundings provide expansive desert beauty with the McDowell Mountains to the south and Four Peaks and the Superstition Mountains to the East. The land is gently rolling and features plentiful Sonoran Desert flora and fauna within the previously undisturbed areas. Views of the scenic mountain ranges are abundant in almost every direction.



SITE LOCATION



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The purpose of this document is to illustrate the community character of Reata Ranch. Scottsdale's unique traditions and history provide the perfect opportunity for Reata Ranch to embrace the western lifestyle that has made Scottsdale a great place to live and visit. Set in the foothills of the McDowell Mountains, Reata Ranch captures the essence of the Sonoran Desert and will provide all of its residents and guests with a truly unique experience and resort lifestyle living.

This document will show conformance with the stipulations set forth in the Zoning Case: 15-2N-2011

All drawings, graphics, and illustrations contained within this document are conceptual and may be subject to minor modifications and to the approval of the City of Scottsdale's staff and/or Design Review Board.



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REATA RANCH PURPOSE

5

VISION

Reata Ranch will revive the historic lodging and lifestyle tradition by creating Scottsdale's first 21st Century guest ranch. It will offer historically-influenced lodging and residential opportunities, amid wildlife preservation, equestrian activities, multi-use trails, and Sonoran Desert environmental design excellence.

DESCRIPTION

Reata Ranch's 220 acres are located at the foot of the northern base of the McDowell Mountains in northeast Scottsdale. This area embraces Scottsdale's rich history and western traditions. The McDowell Sonoran Preserve borders Reata Ranch along its western and northern boundaries, providing a strong influence to character and an un-paralled opportunity for access and enjoyment of the City's most treasured natural resource. The Fraesfield Trailhead entry on the north side of Rio Verde Drive is located directly across from the Reata Ranch's east entry. Equestrian and western ranch amenities will be a major theme to Reata Ranch, making it the perfect compliment to the area.

Reata Ranch will feature 330 resort and resort residential units. A minimum of 110 will be guest ranch guest rooms and/or resort units. The remaining 220 will be built as ranch residential units. Resort units will consist of a variety of types, including, but not limited to resort villas, casitas, detached guest rooms, and single family residential. In addition, the community is planned to include equestrian facilities, that both residents and guests will enjoy. This equestrian ranch will provide opportunities for horseback riding, arena events, instruction, and many other related activities. The proposed resort community will feature an abundance of open space that will provide enhanced natural beauty throughout the project, as well as provide opportunities for community connectivity.



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SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The City has established a set of design guidelines, known as the Scottsdale's Sensitive Design Principles, to encourage the quality design in our community. The following Sensitive Design Principles are implemented in the design and development of Reata Ranch. Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment. The Scottsdale Sensitive Design Principles were established in 2000 to reinforce the quality of design in our community. The following 14 Principles will be incorporated into the design and development of Reata Ranch:

1) ***The design character of any area should be enhanced and strengthened by new development.***

Reata Ranch building design will consider the distinctive qualities and character of surrounding area and, where appropriate, will integrate these qualities. Reata Ranch will emphasize a western character that will compliment the surrounding area including the McDowell Sonoran Preserve.

2) ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Reata Ranch will encourage the careful clustering of buildings to maximize views and avoid disturbance to natural features.

3) ***Development should be sensitive to existing topography and landscaping.***

The most prominent features of the Reata Ranch site are a significant rock outcrop in the southeast corner and a major wash which traverses the site from northwest to southeast. Site planning and design will be integrated into the terrain and preserve these features.

4) ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

Reata Ranch is setting aside a portion of the site which will be dedicated to cultural and wildlife activities. The Reata Ranch Developer has already had numerous conversations with city staff and two different wildlife rehabilitation organizations in this regard. In addition, the developer aims to restore areas of the site that have been previously disturbed.

5) ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Reata Ranch is envisioned to have a western character throughout that will be conveyed through high quality design of streetscapes, common areas and architecture.

6) ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

The Reata Ranch site is adjacent to the McDowell Sonoran Preserve and in close proximity to the McDowell Regional Park. There will be numerous multi-use trails and pathways within the project for both internal circulation and convenient connection to the existing and planned trail and pathway systems surrounding the property.

7) ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

As previously outlined, Reata Ranch will host a significant trail system to encourage pedestrian connectivity. Shading elements for pedestrians will be adequately provided through landscaping and/or constructed shade structures.

8) ***Buildings should be designed with a logical hierarchy of masses.***

Buildings at Reata Ranch will respect the ESLOs building height restrictions and will be articulated with four sided architecture. Buildings will vary in size and scale, and elements such as windows, entries, and patios will be made visible while the less significant areas will be visually screened in an appropriate manner.

9) ***The design of the built environment should respond to the desert environment.***

One of the most significant attributes of the desert environment is a climate which allows for considerable outdoor living. Consequently, Reata Ranch architecture and design will celebrate this attribute while emphasizing ample shade for its residents and guests through the use of such features as deep roof overhangs and recessed windows. Natural and local materials displaying textures and colors matching that which is found in the surrounding desert will also be utilized.

10) ***Developments should strive to incorporate sustainable and healthy building practices and products.***

All development improvements at Reata Ranch will be accomplished in a manner to minimize environmental impact and maximize sustainability.

11) ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

A majority of Reata Ranch site has historically been a working ranch. As a result, there is significant disturbance, debris, and limited salvageable native vegetation. However, existing vegetation that will survive salvage will be used in the landscaping. Attention will be given to revegetating existing scarred areas with native vegetation. A landscape master plan and plant palette have been provided in this document.

12) ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Reata Ranch will utilize a landscape plant palette that is predominantly native to the area and arid in nature. If water is used as a feature, it will only be used in an effective and efficient way.

13) ***The extent and quality of lighting should be integrally designed as part of the built environment.***

Minimal lighting to promote the area's "Dark Skies" policy will be implemented by Reata Ranch. Specific lighting techniques are identified later in this booklet.

14) ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Signage will be complementary to the uses the character at Reata Ranch. Signage will blend into the architecture and its surrounding environment. Signage materials will be the same or complimentary to those used on the buildings and landscape. Examples of signage can be found later in this book.





At the heart of the Reata Ranch Guest Ranch Residential community is the resort village core, which will be an upscale guest ranch embracing the western heritage of Scottsdale and its roots in the western United States. Part of the guest ranch is a fully functioning equestrian facility that will provide a unique recreational amenity to the Reata Ranch community. With the McDowell Sonoran Preserve as a boundary to the north and west, Reata Ranch provides the perfect opportunity to showcase the abundance of preserved open space and the foresight of Scottsdale's residents.

Reata Ranch also features resort-residential parcels that will provide opportunities for home ownership within the Guest Ranch community. Each resident will have full access to the Guest Ranch community amenities and lifestyle that it has to offer.

The community itself features an abundance of natural and restored open space. Careful attention has been placed to locate proposed development areas and to preserve the natural features of the site. Open space and trails will be a feature of the community, providing pedestrian and equestrian connections to all parts of the community. In addition to internal open space, significant open space buffers have been included along the perimeter of the community to maintain open space between Reata Ranch and adjacent lands and homeowners. Overall, the Reata Ranch Community will provide over 40% of its land as open space.



McDowell Mountain
Sonoran Preserve

Fraesfield Trailhead

Rio Verde Drive

120th Street

McDowell Mountain
Sonoran Preserve

122nd Street

136th Street

The Reata Ranch property is located in close proximity to the McDowell Mountains. Given this close proximity to the mountains, the land is gently rolling with a gradual slope from west to east, providing long range views. Native Sonoran Desert vegetation is plentiful and trees such as Mesquites and Ironwoods dot the land, as well as many desert cacti, including Saguaros, Ocotillos, Prickly Pears, Cholla, and Agave. Several washes traverse the site, all flowing east. These washes contain a variety of flows and will be incorporated into the design of the community. In addition, the pending floodplain, created by the Rio Verde Area Drainage Master Plan by Maricopa County Flood Control, is shown on the corresponding map and will be mitigated as part of this development.

For many years, the property was a working ranch. The ranching operations took quite a toll on the property and created extensive damage to significant areas. These areas have been stripped of vegetation, littered with debris and garbage, and have become unsightly. Reata Ranch aims to clean up and restore these damaged areas as development occurs by revitalizing and revegetating those areas that are to remain as open space.



Rock Outcrops



Washes



Archaeological Preservation Area



Pending Floodplain



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CONSTRAINTS MAP

9



Reata Ranch consists of three resort land uses, the Guest Ranch Resort Core, the Equestrian Center, and the Resort Residential areas. The Guest Ranch and Equestrian Center are located on the northeastern portion of the property. The Equestrian Center is specifically located on the corner of Rio Verde Drive and 136th Street for ease of ingress and egress for equestrian related vehicles and equipment, as well as to the new Fraesfield Trailhead. The new city developed Fraesfield Trailhead, is located directly across Rio Verde Drive providing a great opportunity to access the McDowell Sonoran Preserve.

Resort Residential areas are planned throughout the remainder of the community. The primary access for the Resort Residential areas is from Rio Verde Drive between 128th Street and 132nd Street. The Resort Residential areas have been delineated to minimize disturbance to washes and to celebrate the natural features the site. These areas create small, intimate resort lifestyle villages that will feature significant open space and clustered amenities, including passive parks and pedestrian and equestrian trail connections.

Washes and open space corridors are common throughout the property, and provide great natural buffers for the various land uses, as well as the ideal opportunity for the planned extensive community trail network.



RESORT CHARACTER AND SITE PLAN

The Guest Ranch at Reata Ranch will be a world class facility celebrating the rich history of Scottsdale and the unique traditions of the Western United States. Nestled between two desert arroyos, the Guest Ranch will offer a true escape for its residents and guests. The Guest Ranch will feature multiple buildings. The guest suites and casitas are arranged in clusters to provide an intimate experience for its guests and an authentic opportunity to experience the beautiful Sonoran Desert in which the Guest Ranch resides.

Upon arrival, the ranch guests will be greeted at Ranch Headquarters and Reception. This building is located on the Ranch Commons, which is the central component of the Guest Ranch. The Ranch Commons serves as the “public plaza” of the Ranch, which connects all of the other areas of the Guest Ranch. The Ranch Lodge and Guest Ranch Recreation Facility are also located within the commons, as well as the Health, Wellness, and Fitness Center, and the Adult Pool. From the Ranch Commons, all areas of the resort are accessible. Connecting to the commons is the Ranch Gardens, which will be comprised of plants indigenous to the Sonoran Desert including plants that can be utilized in “farm to table” recipes that can be featured by the Ranch’s culinary operations. Along the Garden, will be Garden Ranch Rooms which provide the opportunity for guests to stay adjacent to this exciting area. Located at the eastern end of the Ranch Garden, a function space will be created for special outdoor events that will occur. Surrounding the Garden area and function spaces will be clusters of Guest Casitas. All of the Guest Casitas are located within and are oriented to open space areas. These open space areas provide a great environment for guests to enjoy the natural beauty of the Sonoran Desert.

Connecting to the Ranch Commons to the north across the wash is the Reata Ranch Equestrian Center. The Equestrian Center is an integral ancillary use to the Guest Ranch. A strong pedestrian connection to the Equestrian Center is created by a path that leads from the Ranch Commons to the central plaza of the Equestrian Center. The path features a thematic bridge that serves as a portal between the two Ranch facilities. The Reata Ranch Western Heritage Trail meanders through this wash and has planned connections to both.

The Guest Ranch features several additional amenities for guests and residents to enjoy. Along the commons, a Health, Wellness, and Fitness Center, Adult Pool, and a Family Recreation Center featuring a family resort style pool and an area dedicated to kids are planned for all guests and residents to enjoy.

Parking at the Guest Ranch has been broken up into two primary locations to minimize impacts and improve operational function. The main parking area is located along the Guest Ranch access road, and will serve as the parking area for the Ranch Guests. A secondary parking area is located adjacent to the Health, Wellness, and Fitness Center, for use by the residents of Reata Ranch. The extensive community trail system provides numerous pedestrian linkages to the Guest Ranch.

No building within Reata Ranch will extend more than 26 feet above ground as measured from existing grade.

Guest Ranch Preliminary Programming

- Ranch Headquarters and Reception
- Ranch Lodge/Dining
- Health, Wellness, and Fitness Center
- Adult Pool
- Family Recreation Center
- Family Pool
- Kids Area
- Ranch Gardens
- Guest Casitas
- Event Area
- Parking
- Trail Connections



Conceptual Site Plan



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REATA RANCH GUEST RANCH RESORT II



Resort Duplex
Character Sketch



Resort Suite Character Sketch

Resort Duplex Character Sketch



Resort Lodge Character Sketch



Recreation Building Character Sketch



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Resort Overview Character Sketch



Resort Casitas Character Sketch



Resort Overview Character Sketch



Resort Pool Character Sketch



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EQUESTRIAN CENTER CHARACTER AND SITE PLAN

The Reata Ranch Equestrian Facility will be a world class facility embracing the Western Heritage of Scottsdale, and the vibrant equestrian character of the Rio Verde area. The Equestrian Facility is located in the general area of Rio Verde Drive and 136th Street, adjacent to the Reata Ranch Guest Resort. The Facility, which is an integral component of the Guest Ranch experience, fits comfortably onto the site and blends compliments the equestrian character of the area.

The Equestrian Facility is accessed primarily from the Equestrian and Resort entrance located along Rio Verde Drive, which is directly across from the new Fraesfield Trailhead. Secondary access is located along 136th street. This secondary access is well-suited for guests with horse trailers, employees, and service.

The Reata Ranch Equestrian Facility features a covered arena, paddocks, stalls, and areas to walk and train the horses. At the heart of the Equestrian Center is the Equine Plaza which features several small buildings arranged around an open plaza. These buildings feature an outfitters area, Resort Shop, a Western Heritage Saloon, Guest Ranch Casitas and management offices. The saloon is specifically located adjacent to the arena, with an outdoor patio connecting the two. This relationship allows patrons of the saloon to explore the patio and casually observe the events and happenings within the arena.

A strong connection has been made to the Guest Ranch from the Equine Plaza to the Guest Ranch Commons. This connection also provides direct access to the Western Heritage Trail, which is the main pedestrian and equestrian trail at Reata Ranch. Although the Equestrian Center and the Guest Ranch are separated by a natural arroyo, this connection between the two areas tie both facilities together, which creates a seamless resort experience. The Equestrian Center, and its uses, are specifically provided for guests and residents to enjoy.

The Equestrian Center provides guests and residents opportunities to experience equestrian activities such as trail rides, education activities, and equestrian training. With direct access to the Western Heritage Trail, it will be easy for trail riders to connect to the McDowell Sonoran Preserve, and the McDowell Regional Park.

No building within Reata Ranch will extend more than 26 feet above ground as measured from existing grade.

Reata Ranch Equestrian Center Proramming

- Equine Plaza
- Outfitters Barn
- Resort Shop
- Western Heritage Saloon
- Arena (maximum 26' in height)
- Outdoor Patio
- Ranch Operations
- Guest Ranch Units
- Stalls
- Paddocks
- Round Pens
- Training areas
- Western Heritage Trail
- Equestrian Related Parking



Conceptual Site Plan



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NEIGHBORHOOD CHARACTER

Reata Ranch will offer Guest Ranch Residential options for people who wish to stay within the Reata Ranch Community for extended periods of time. These buildings will feature the same architectural style and character as the Guest Ranch and will blend seamlessly into the community. The neighborhoods will feature unique layouts that will take advantage of the surrounding scenic opportunities including views to the McDowell Mountains, The Superstition Mountains, and Four Peaks. Neighborhoods will utilize curvilinear road patterns that follow the natural features of the site. Resort Residential home sites will back to the natural washes on the site, and open space and trail connections will be found within every neighborhood. Cul-de-sacs will be employed which will provide additional visual and pedestrian connections to open space. Neighborhood entries incorporate neighborhood open space areas, creating a heightened sense of arrival and visual drama. Neighborhoods will also feature small open space areas for neighbors to gather and for kids to play. These passive areas will also serve as visual amenities to the neighborhoods.

No building within Reata Ranch will extend more than 26 feet above ground as measured from existing grade.



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LOT LAYOUT CRITERIA

Resort residential lots will vary in size throughout the Guest Ranch Residential neighborhoods. Although the R4-R development standards have zero lot setbacks, each resort residential parcel within Reata Ranch will feature the following development standards to ensure quality and safety.

Front Yards:

- Minimum ten (10) feet to the front of the building (not including the garage) from the back of the right of way.
- Front facing garages may be as close as four (4) feet to the back of the curb or sidewalk, to eight (8) feet from back of the curb or sidewalk. If a garage is to be further than eight (8) feet from the back of the curb or sidewalk, then it must be a minimum of eighteen (18) feet from the back of the curb or sidewalk.
- Side facing garages shall be a minimum of eight (8) feet from the back of the right of way.

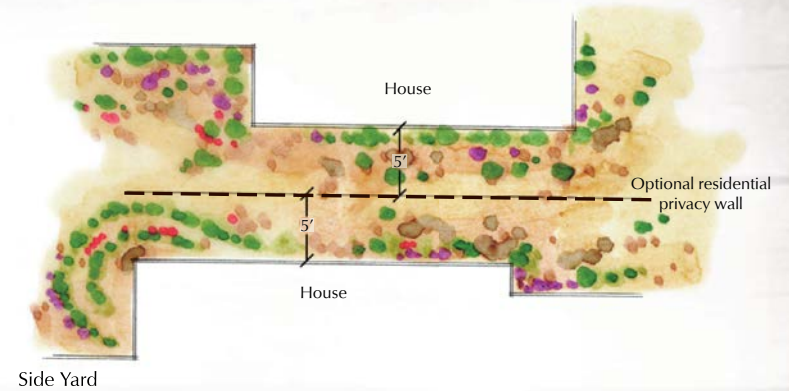
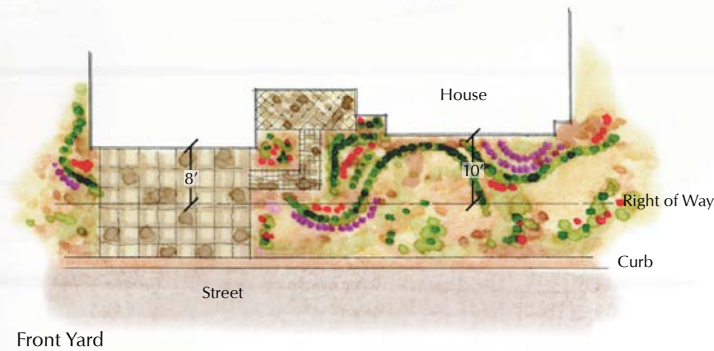
Side Yards:

- Minimum of five (5) feet on each side, minimum of ten (10) feet between each structure.

Rear Yards:

- Fifteen (15) feet.

Driveway location will vary from lot to lot, depending on the floor plan of the home, and the layout of the neighborhood.



Side Yard



Rear Yard



OPEN SPACE MASTER PLAN

Located in North Scottsdale, the property is located in within the Environmentally Sensitive Lands Overlay and features more than 88 acres of Natural Area Open Space. Reata Ranch features many different types of open space, passive parks, native plant gardens, courtyards, natural desert areas, and undisturbed wash corridors that create opportunities to connect the community trails.

Areas of the site, that have not been previously disturbed, showcase the beauty of the Sonoran Desert. The developer recognizes the important role open space plays in a quality development, including here at Reata Ranch.

Centrally located, a community park (see Parks and Amenity Sites Plan on page 18) will be built as an amenity to the residents that call Reata Ranch their home. In addition, numerous passive open space areas will be provided within each of the residential neighborhoods for residents to enjoy. Adjacent to all of the Guest Ranch Residential areas are natural washes that will contain community trails connecting the Western Heritage Trail and all other areas of Reata Ranch.

Along Rio Verde Drive will be a minimum of one-hundred (100) feet City of Scottsdale Scenic Corridor, which will be Natural Area Open Space (see Open Space Map on next page).

Several washes wind their way through Reata Ranch. These washes create additional open space and opportunities for trails and animal migration routes. The largest wash runs Southeast from Rio Verde Drive to the 136th Street, and provides ideal natural separation for the Guest Ranch and the Equestrian Center. This wash is also classified as a Vista Corridor which is a minimum of one-hundred (100) feet in width. No buildings will be constructed within the Vista Corridor.

Within Reata Ranch, a one-hundred (100) foot minimum Vista Corridor was runs from the northwest corner to the southwest corner. In addition, internal landscape buffers have been provided along the perimeter of the community, adding additional open space.

The Guest Ranch and Equestrian Center will provide additional open space as well. The Guest Ranch features the Ranch Commons and Gardens, along with passive open space areas adjacent to all of the Ranch Casitas. The Equestrian Center offers numerous courtyards, paddocks, garden areas, and passive open space. The Equestrian Center also provides direct access to the Western Heritage Trail, which connects to the McDowell Sonoran Preserve.

As previously stated, areas of the site have been previously disturbed. These areas are significant in size and are found throughout the property. The developer has committed to restoring the areas of the site that were previously disturbed to reflect the natural character of the Sonoran Desert.



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The Reata Ranch Community, along with its extensive trail network, will feature numerous amenities for residents and guests to enjoy. Amenities include, but are not limited to, a community recreation center, a community park, small passive neighborhood parks, open space areas, and several trail nodes and/or hitching posts. All of these areas are connected through the communities comprehensive trail network.

The Reata Ranch Community Recreation Center is incorporated into the Guest Ranch Resort, and is available to the homeowners and their guests. This facility will include such uses as a fitness area, adult pool, kids pool, kids area, restrooms and locker facilities.

The community park, which is located adjacent to the Guest Ranch Resort, is approximately two (2) acres in size and features tennis, play areas, tot lot, restrooms, shade ramadas, and picnic areas.

Each of the Guest Ranch Residential neighborhoods will feature small pocket parks and open space areas. These areas will be used as passive open space and may contain small amounts of turf, benches, shaded areas, gardens or other passive uses. Also, neighborhoods may trail nodes and hitching posts to encourage the use of equestrian riding throughout the community.



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Community Park



Neighborhood Amenity Site



Community Recreation Center

McDowell Mountain
Sonoran Preserve

Fraesfield Trailhead

Rio Verde Drive

Proposed
Lift Station

Guest Ranch Residential
Primary Entry

Guest Ranch Resort
Primary Entry

128th Street

Guest Ranch
Residential

Guest Ranch
Lodging and Resort Units

Parking

Guest Ranch Lodging and Resort Units &
Equestrian Center

Secondary
Access

Resort
Arrival

130th Street

McDowell Mountain
Sonoran Preserve

132nd Street

Guest Ranch
Residential

Proposed
Lift Station

Guest Ranch
Residential

The Scenic Corridor is a requirement of the City of Scottsdale along regional roadways, including Rio Verde Drive. The city requires that a minimum of one-hundred (100) feet be left as open space. Other than necessary roads, utilities and trails, Reata Ranch will provide, on average, over one-hundred forty (140) feet of open space along Rio Verde Drive. Our proposed Western Heritage Trail will utilize portions of the scenic corridor to connect to other areas of the community and to the McDowell Sonoran Preserve to the west and north. The scenic corridor may be enhanced with native landscape to provide additional screening and buffering to Rio Verde Drive. In addition, landscape berming and limited sections of walls and/or fences may be installed to further the screen the busy roadway from the community. Community signage and monumentation may also be placed within the scenic corridor, however no buildings will be constructed within the scenic corridor.



Scenic Corridor



GREY|PICKETT



In addition to the Scenic Corridor, an open space and landscape buffer has been established along the entire perimeter of Reata Ranch. These buffers vary in width and are designed to screen Reata Ranch from surrounding developments, and to screen surrounding developments from Reata Ranch. These areas will be left largely undisturbed, with enhanced landscape to provide additional screening.



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Detention basins will be located throughout Reata Ranch as part of the master drainage plan. Detention basins will typically be located at the approximate low point of the parcel, although specific locations will be provided at time of plat. Detention basins at Reata Ranch will be three (3) feet deep and utilize slopes of 3:1 on the sides. Detention basins will be designed and landscaped in such a manner as to blend with the community. Detention basins may utilize a retaining wall in conjunction with or instead of a slope to increase storage capacity and/or decrease footprint.



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McDowell Mountain
Sonoran Preserve

Rio Verde Drive

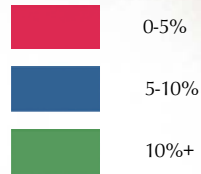
120th Street

McDowell Mountain
Sonoran Preserve

Project Site

136th Street

132nd Street



ESLO AREAS
Lower Desert Landform
Upper Desert Landform
Hillside Landform
Non-ESLO Areas

Slope & NAOS Analysis (Per Upper Desert Landform Criteria)

Slope	Acres	% Total	Required % NAOS	Required Ac. NAOS
0-5%	127.76	58.1%	25%	31.94
5-10%	56.59	25.7%	35%	19.81
10%+	35.71	16.2%	45%	16.07
Totals	220.06	100.0%		67.82



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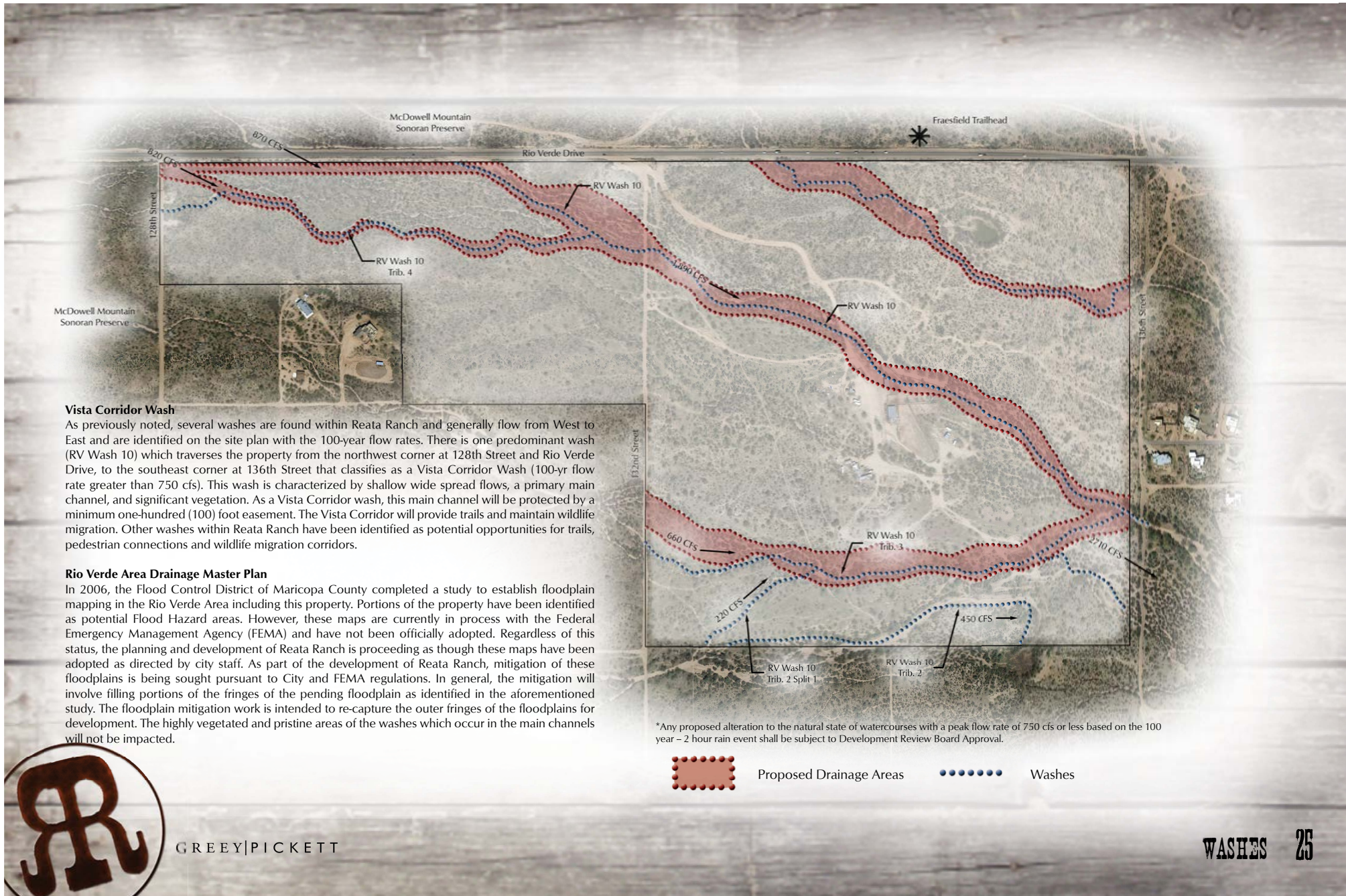
Reata Ranch, located in North Scottsdale, is subject to the provisions of ESLO (Environmentally Sensitive Lands Ordinance). ESLO requires that a certain amount land within a development remain as open space. This open space is called NAOS (Natural Area Open Space) and is determined through calculations using a formula described within the Environmentally Sensitive Lands Ordinance. Reata Ranch is located in the Upper Desert Landform of ESLO and as a result of the open space calculations, is required to provide 67.82 acres of NAOS. Reata Ranch has committed to providing 88 acres of NAOS.

Per the guidelines of ESLO, NAOS is open space that had not been disturbed. However, these areas may be enhanced with landscape that is on the Indigenous, Desert Appropriate and Recommended Plant Lists as provided by The City of Scottsdale. In addition, a certain percentage (30%) of required NAOS can be areas that were disturbed and revegetated. Of the 67.82 acres of required NAOS, 47.47 acres must remain as undisturbed open space. Previously disturbed areas that have been restored shall be counted as undisturbed NAOS. Non-paved trails will be permitted within areas of NAOS including the Western Heritage Trail and other non-paved community trails.

NAOS will be provided in numerous locations throughout Reata Ranch. Primary locations include the Scenic Corridor, the washes and Vista Corridor, and the perimeter buffers. Other NAOS locations will be provided throughout the community with specific locations be determined at time of plat. The map identifies areas that may eventually be counted as NAOS.



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Vista Corridor Wash

As previously noted, several washes are found within Reata Ranch and generally flow from West to East and are identified on the site plan with the 100-year flow rates. There is one predominant wash (RV Wash 10) which traverses the property from the northwest corner at 128th Street and Rio Verde Drive, to the southeast corner at 136th Street that classifies as a Vista Corridor Wash (100-yr flow rate greater than 750 cfs). This wash is characterized by shallow wide spread flows, a primary main channel, and significant vegetation. As a Vista Corridor wash, this main channel will be protected by a minimum one-hundred (100) foot easement. The Vista Corridor will provide trails and maintain wildlife migration. Other washes within Reata Ranch have been identified as potential opportunities for trails, pedestrian connections and wildlife migration corridors.

Rio Verde Area Drainage Master Plan

In 2006, the Flood Control District of Maricopa County completed a study to establish floodplain mapping in the Rio Verde Area including this property. Portions of the property have been identified as potential Flood Hazard areas. However, these maps are currently in process with the Federal Emergency Management Agency (FEMA) and have not been officially adopted. Regardless of this status, the planning and development of Reata Ranch is proceeding as though these maps have been adopted as directed by city staff. As part of the development of Reata Ranch, mitigation of these floodplains is being sought pursuant to City and FEMA regulations. In general, the mitigation will involve filling portions of the fringes of the pending floodplain as identified in the aforementioned study. The floodplain mitigation work is intended to re-capture the outer fringes of the floodplains for development. The highly vegetated and pristine areas of the washes which occur in the main channels will not be impacted.

*Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year - 2 hour rain event shall be subject to Development Review Board Approval.

 Proposed Drainage Areas
  Washes



In August 2001, a Class III Archeological Survey was completed which yielded 4 isolated artifact occurrences (pottery shards and ceramic pieces) and identified one archeological site - AZ U:S:269(ASM). This archeological site is located in the southeast corner of the site and consists of a cluster of twelve bedrock mutates but no associated artifacts with what appears to have been very limited activity. Because no other artifacts were observed and the presence of subsurface cultural deposition is unlikely, no further research was recommended. Because the site is located among a significant boulder outcropping it will likely be preserved within a conservation easement and remain undisturbed. This area has been delineated and located on the plan.



Archaeological Preservation Area

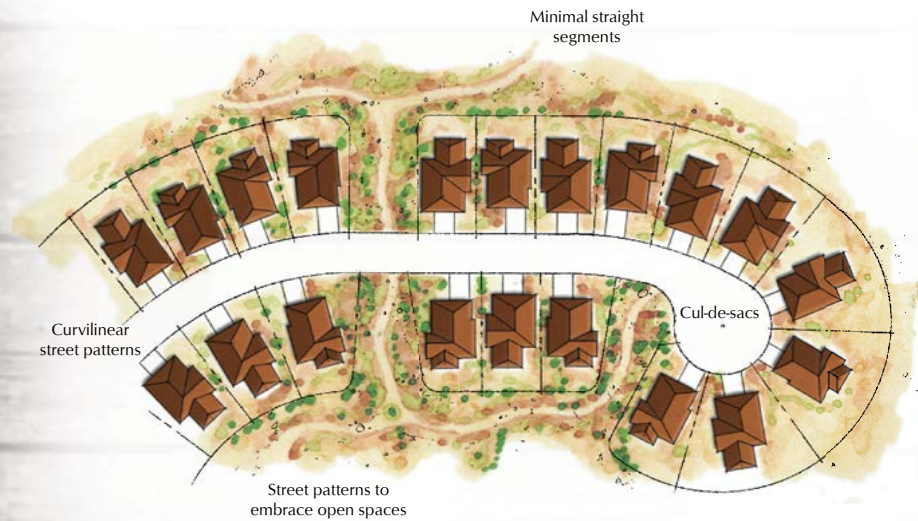


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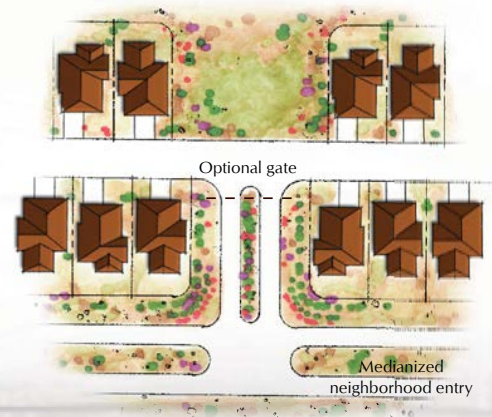
The internal roadways within Reata Ranch will follow the Scottsdale street design standards and will be scenic, safe, and will minimize impact to the land. Using the street design standards as provided in the City of Scottsdale's Design Standards and Policies Manual, the streets will be designed to move traffic efficiently, while maintaining the highest safety standards and providing a scenic experience that will showcase existing beautiful of the surrounding Sonoran desert.

Main roadways will feature landscaped medians that allow for increased landscape open space and further contribute to the arrival experience.

Entries to the Guest Ranch Residential neighborhoods will be accessed from the main roadway and will typically feature a median and potentially a secondary gate. Local residential street layouts within the neighborhoods will feature curvilinear patterns, cul-de-sacs, and minimal straight segments, all of which will contribute to the quality of the neighborhoods. Within neighborhoods, a priority will be place on the use of cul-de-sacs to minimize straight segments and reduce repetitiveness to create a more interesting street scene. Examples of street patterns and street design character can be found on this page.



Arroyo Drive Character Sketch





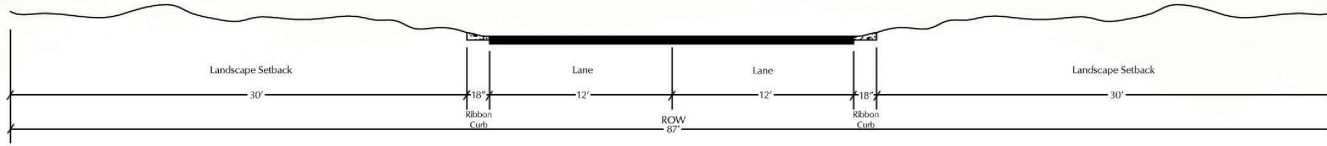
Reata Ranch will have a very simple roadway network that will provide scenic and easy access through and around the community. Two main access points have been established on Rio Verde Drive. One access point will be utilized for the Guest Ranch Residential area at 130th Street and another for the Guest Ranch Lodging area at 134th Street, opposite the entry to the Fraesfield Trailhead.

The entry at 130th Street will serve as the access to the main roadway which traverses the site, including a grade separated crossing at 132nd Street, may be gated with a guardhouse. Once through the gate, the main road travels east through the community winding its way along the Vista Corridor Wash, with views to Four Peaks and Weaver's Needle, to the main core of the community providing a tremendous scenic experience. The grade separated crossing at 132nd Street will be accomplished with a themed bridge that will establish connectivity by allowing uninterrupted travel between the portions of the community on the east and west side of 132nd Street.

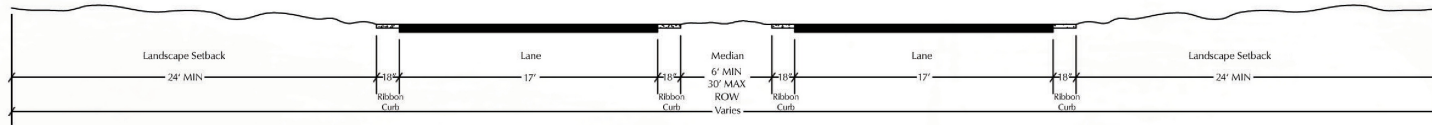
The entry at 134th Street will provide direct access to the Guest Ranch Lodging and Equestrian Center. As this entry road approaches the Equestrian Center, the road crosses a wash on a themed bridge and arrives at the front door of the Guest Ranch. The themed bridge has been specifically located to be visible from Rio Verde Drive to announce the arrival at Reata Ranch.

A connection from the Guest Ranch Lodging area to the Guest Ranch Residential area has been established through the parking area of the Guest Ranch Lodging. This connection will also be gated to maintain security for the residential portions of the community.

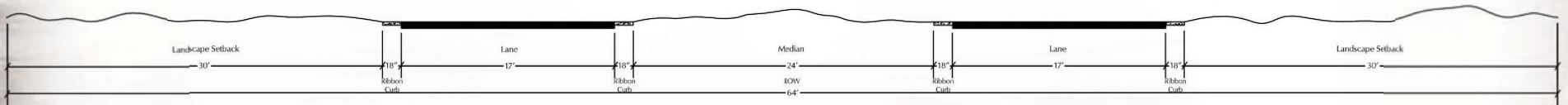
The proposed Reata Ranch street sections are based on city standards. All of the streets that will be utilized are shown here including their location within Reata Ranch.



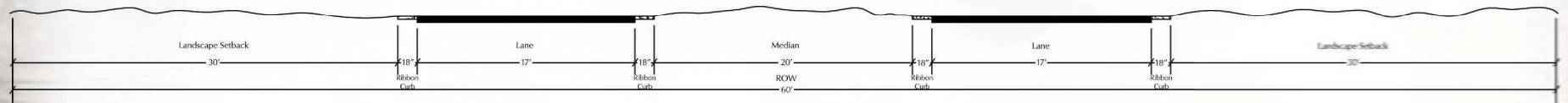
Main Community Road (Local Collector Street)



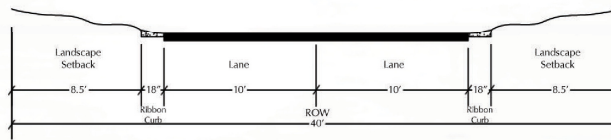
Main Community Road (Modified Local Collector Street)



Community Entries (Entry Street)

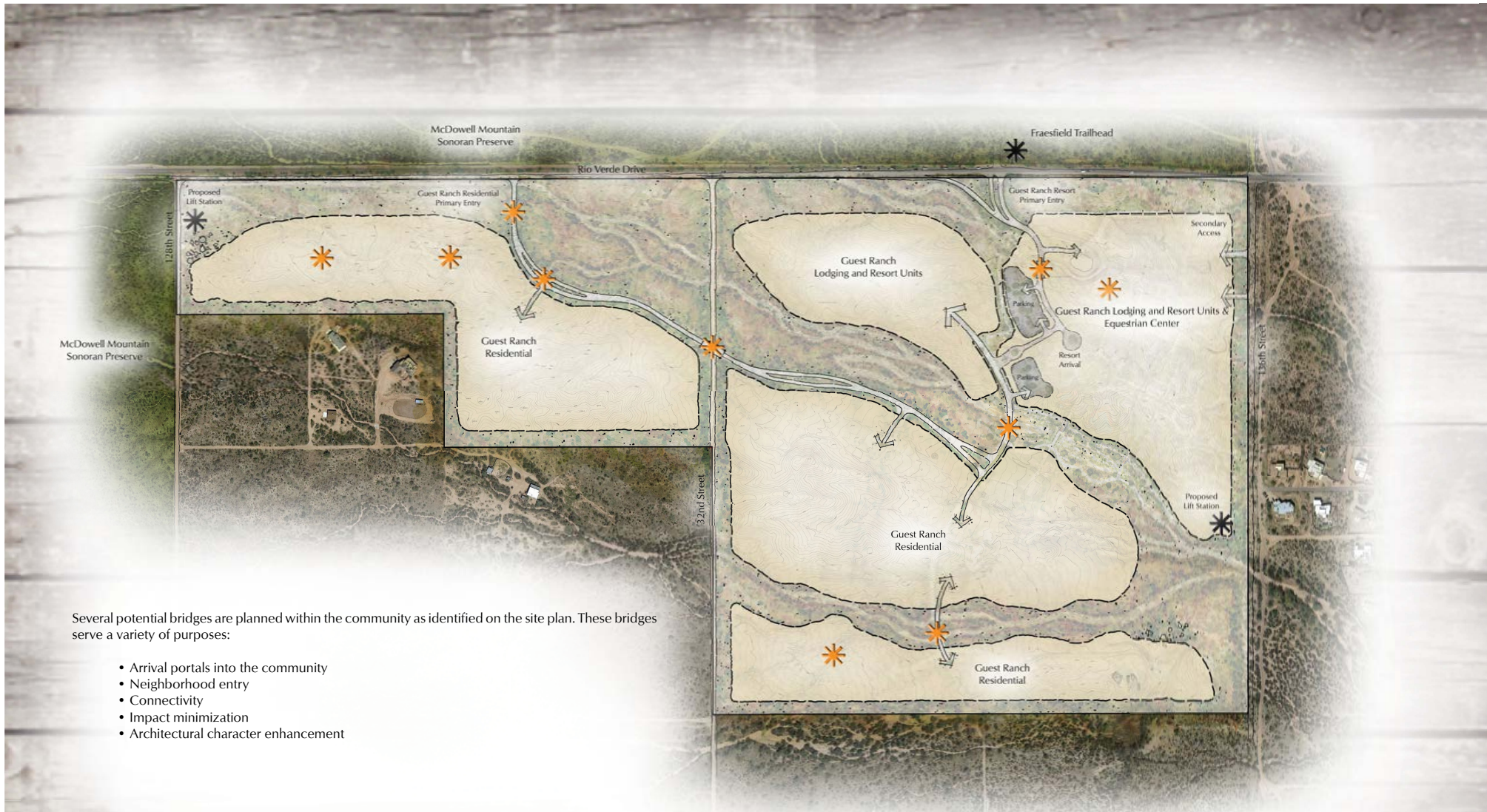


Neighborhood Entries (Entry Street)




Local Residential Street





Several potential bridges are planned within the community as identified on the site plan. These bridges serve a variety of purposes:

- Arrival portals into the community
- Neighborhood entry
- Connectivity
- Impact minimization
- Architectural character enhancement

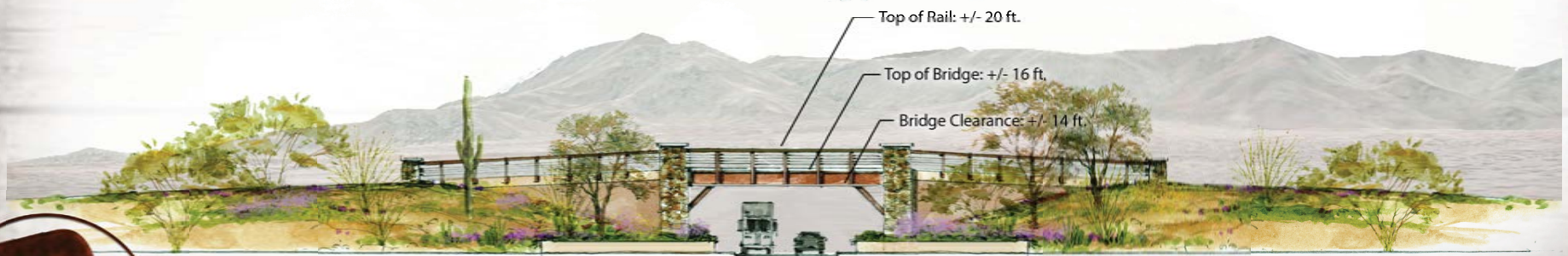
 Approximate Potential Bridge Locations



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Vehicular and Pedestrian
Bridge Concepts

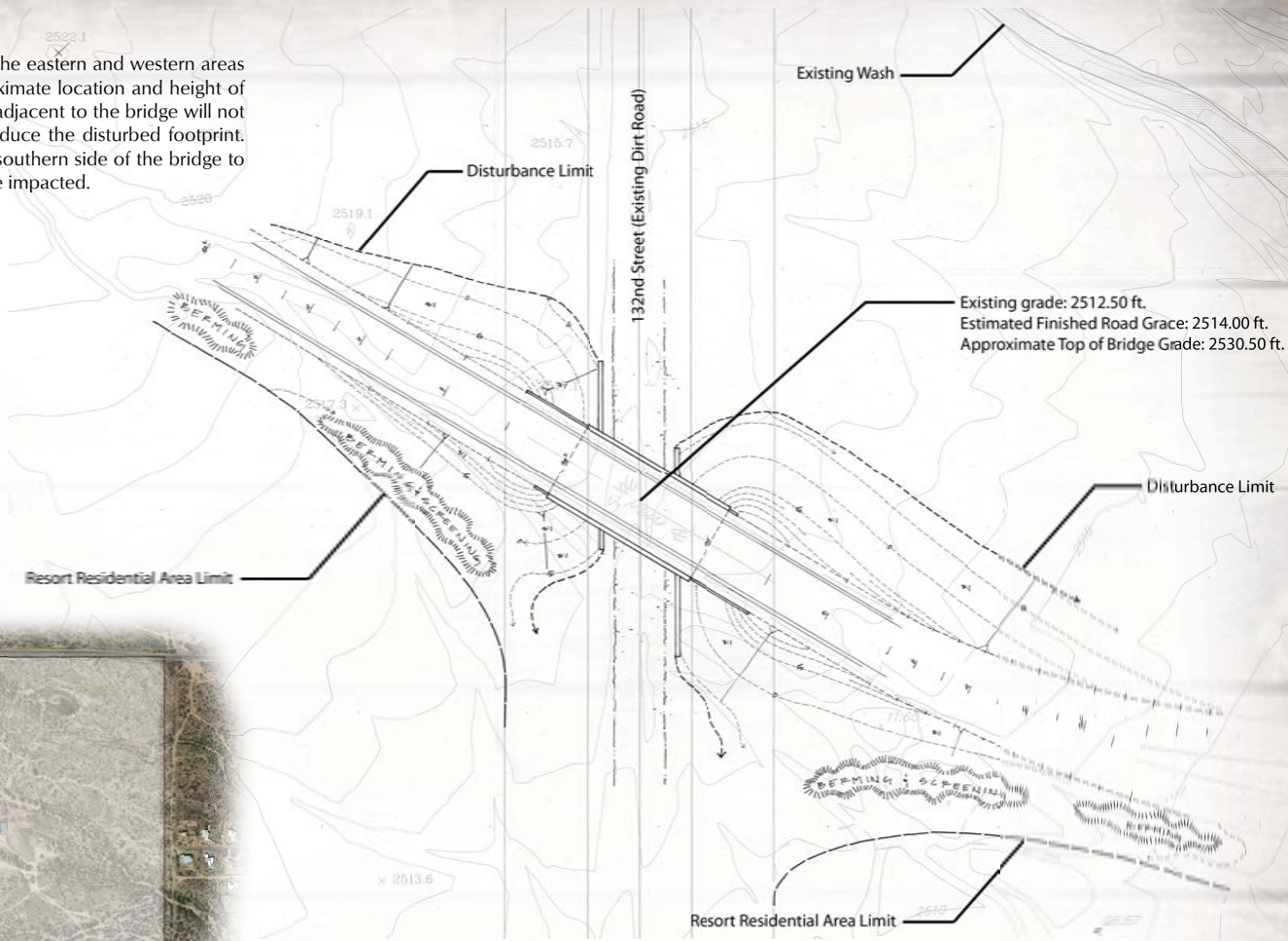



132nd Street Bridge Concept

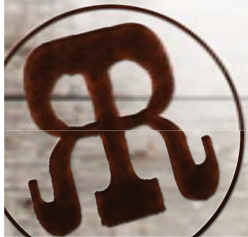


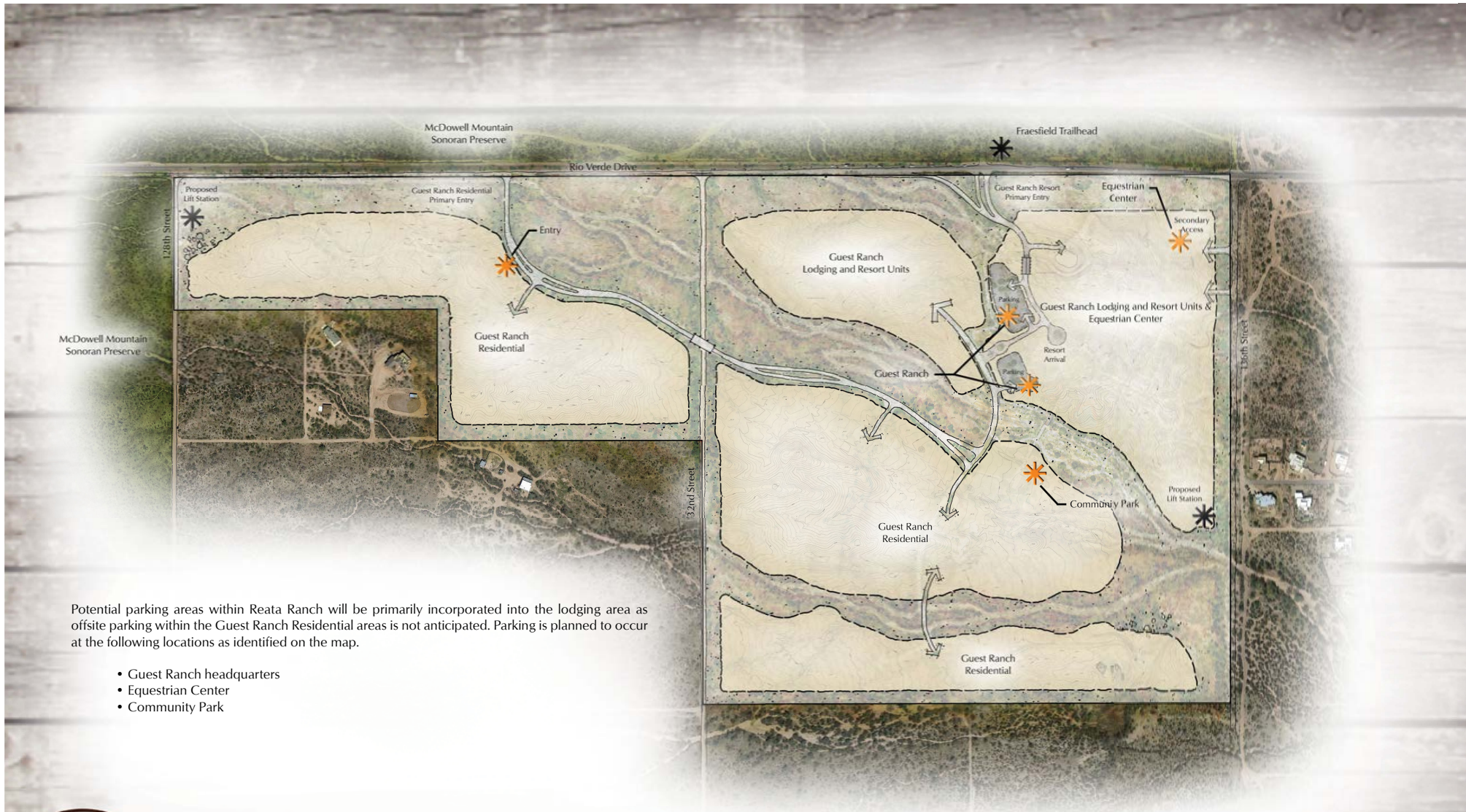
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The bridge that crosses 132nd street provides connectivity to the eastern and western areas of Reata Ranch. This conceptual diagram illustrates the approximate location and height of the bridge. The bridge will provide 14 feet of clearance. Slopes adjacent to the bridge will not exceed 3:1 and decorative retaining walls may be used to reduce the disturbed footprint. Landscape screening and burming will be provided along the southern side of the bridge to buffer the residential. The existing wash to the north will not be impacted.




 132nd Street Bridge





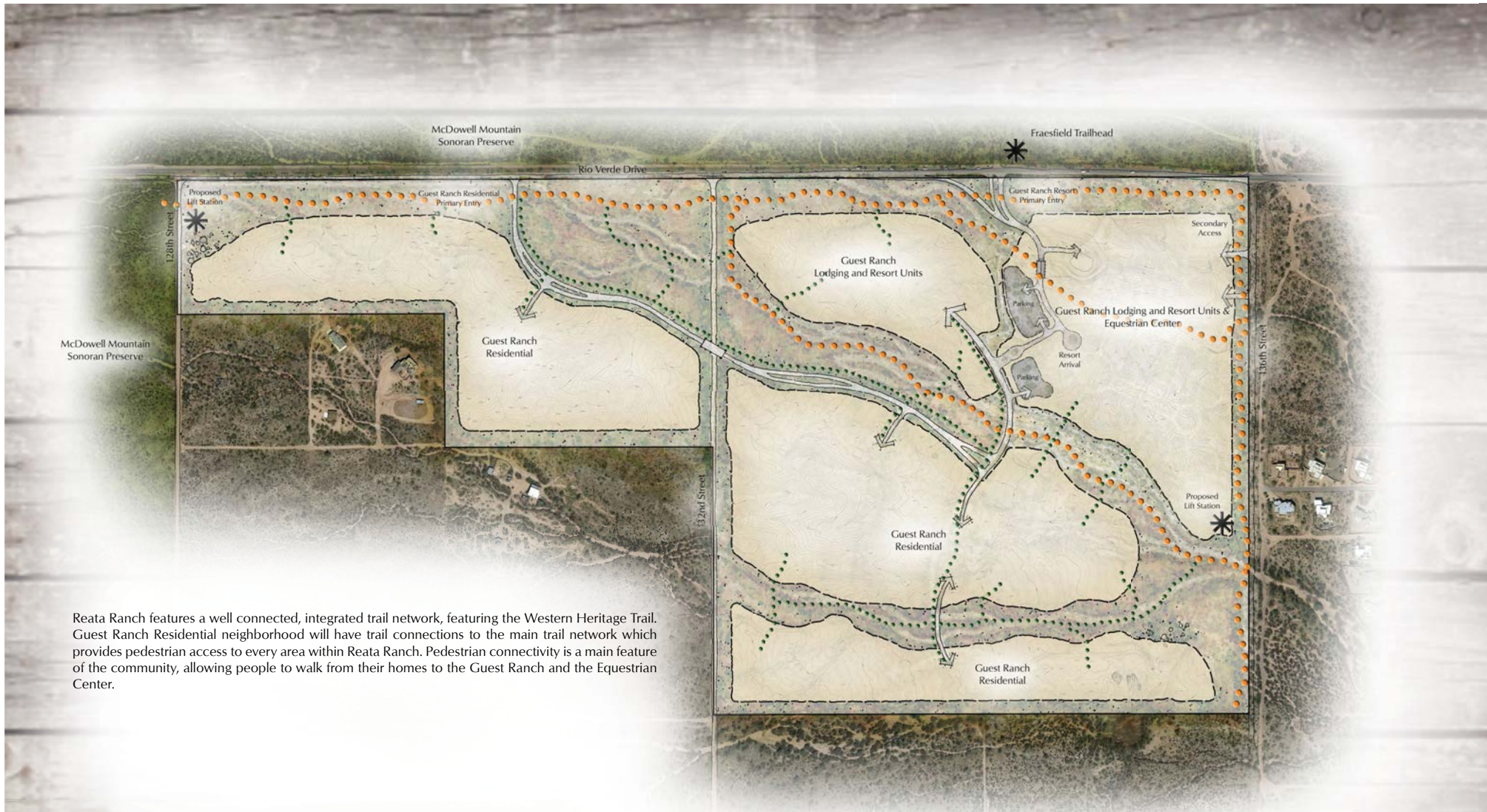
Potential parking areas within Reata Ranch will be primarily incorporated into the lodging area as offsite parking within the Guest Ranch Residential areas is not anticipated. Parking is planned to occur at the following locations as identified on the map.

- Guest Ranch headquarters
- Equestrian Center
- Community Park

 Potential Parking Areas



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Reata Ranch features a well connected, integrated trail network, featuring the Western Heritage Trail. Guest Ranch Residential neighborhood will have trail connections to the main trail network which provides pedestrian access to every area within Reata Ranch. Pedestrian connectivity is a main feature of the community, allowing people to walk from their homes to the Guest Ranch and the Equestrian Center.

●●●●● Western Heritage Trail ●●●●● Community Trails



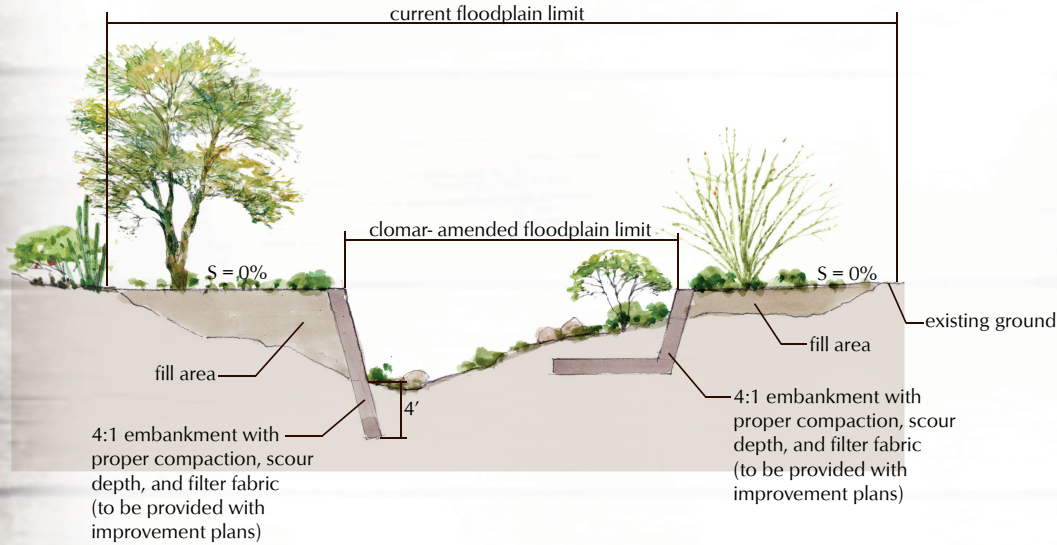
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DRAINAGE CONCEPT

Storm water runoff from developed onsite areas will be routed to onsite detention basins. Reata Ranch will provide storm water management improvements and sufficient detention to maintain historical runoff characteristics downstream of the property.

EROSION PROTECTION AND SLOPE STABILIZATION

Slope stabilization, and erosion protection, when warranted, will be implemented in a variety of ways. In general, native rock and colored concrete will be the primary materials used. Erosion protection and stabilization improvements will be built to blend into the natural surroundings to minimize visual impacts.



Retaining Wall Section Option 1



Retaining Wall Section Option 2



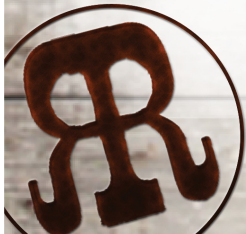
Retaining Wall Section Option 3



Option 2 Front View



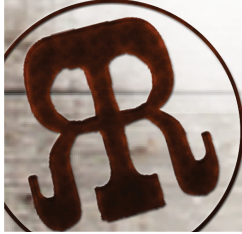
Option 3 Front View





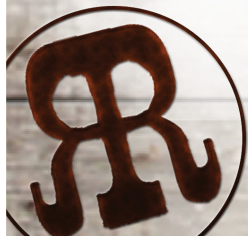
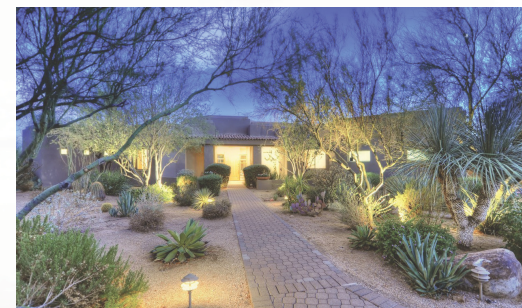
Wash Edge Treatment Throughout Guest Ranch

The Guest Ranch is adjacent to a large wash and vista corridor to the south. Along this edge, a minimum of fifteen (15) feet of landscape buffer will be provided, as part of the vista corridor, to the edge of the delineated wash. This landscape buffer may be enhanced with additional native vegetation. All buildings within the Guest Ranch will be at least ten (10) feet from the vista corridor boundary.



CLASSIC DESERT RANCH

The architecture at Reata Ranch plays a large role in bringing home the vision of the community. Set in the tone of Contemporary Desert Ranch, the architecture is designed with inspiration from the historical ranch style home with a touch of contemporary flair. The straight, clean lines from the contemporary design create simplicity and add character to the forms without unnecessary details. The warm earthy colors of the desert complement the style, forms and materials that will be used at Reata Ranch. By using splashes of color, along with the stacked stone walls and the unexpected slices of metal, the architecture not only complements the stunning surroundings but it embraces and mimics the ruggedness of the natural desert. From the inside, large open windows will showcase the expansive views to the surrounding mountains, including the McDowell Mountains, Superstition Mountains, and Four Peaks.



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GUEST RANCH AND EQUESTRIAN FACILITY

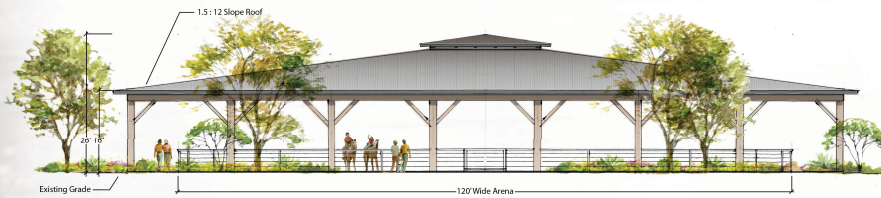
Critics have said that the classic Ranch style, in fact, has no style. Although the style itself is simplistic in nature, simplicity does not indicate a lack of style. The Guest Ranch and Equestrian Center embrace this style. Traditional Ranch Style buildings date back to the 1930's. Popularized after World War II, the style can be found in just about every part of the United States. Typical ranch style buildings are one to two stories with either a hipped or gabled roof. They are usually horizontal with an asymmetrical façade. Reata Ranch utilizes a contemporary twist to this style, while at the same time blending the colors and materials into structures to create a harmonious blend with the natural surroundings. Many of the most prominent characteristics of this style are listed below.

No building within Reata Ranch will extend more than 26 feet above ground as measured from existing grade.

The covered arena will be the largest structure at Reata Ranch. Reflecting the ranch style, this building will be a key architectural component of the guest Ranch. The arena will provide sixteen (16) feet of clearance, and be no taller than 26 feet as measured from existing grade.

Characteristics of the Resort and Equestrian Facility:

- Predominantly one story with some two story casitas
- Low Pitched roof
- Deep set eaves
- Horizontal, long, narrow, and low to the ground
- Large windows
- Simple floor plans
- Built from natural materials
- Maximum building height 26'



Equestrian Center Arena



Resort Loft Duplex Character Sketch

Resort Suite Character Sketch

Resort Loft Duplex Character Sketch



Equestrian Center Character Sketch



Resort Lodge Character Sketch

Recreation Building Character Sketch





Resort Overview Character Sketch



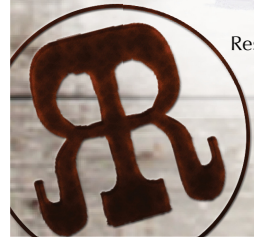
Resort Overview Character Sketch



Resort Casitas Character Sketch



Resort Pool Character Sketch



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GUEST RANCH RESIDENTIAL

Reata Ranch will feature areas of Guest Ranch Residential accommodations for those who wish to experience extended stays or potentially live year round within Reata Ranch. These homes will be integrated with the Guest Ranch and have access to all of the amenities that the Guest Ranch Lodge has to offer. The homes will be designed within the same architectural style as the Guest Ranch and Equestrian Center. The Contemporary Desert Ranch style translates well into a residential character. Colors and materials that will be found within the Guest Ranch will also be used on the homes, ensuring visual compatibility and architectural cohesiveness. Guest Ranch Residential units will consist of one and two-story floor plans, designed with contemporary style and desert influence that will integrate seamlessly into the surrounding area.

No building within Reata Ranch will extend more than 26 feet above ground as measured from existing grade.

Common Characteristics:

- One to two stories (Not to exceed the 26' maximum height)
- Low Pitched roofs
- Deep set eaves
- Desert Sensitive Colors
- Efficient floor plans
- Built from natural materials

Common Materials:

- Metal
- Wood
- Stucco
- Stone
- Brick



Single Story Residence Character Sketch



Two Story Residence Character Sketch



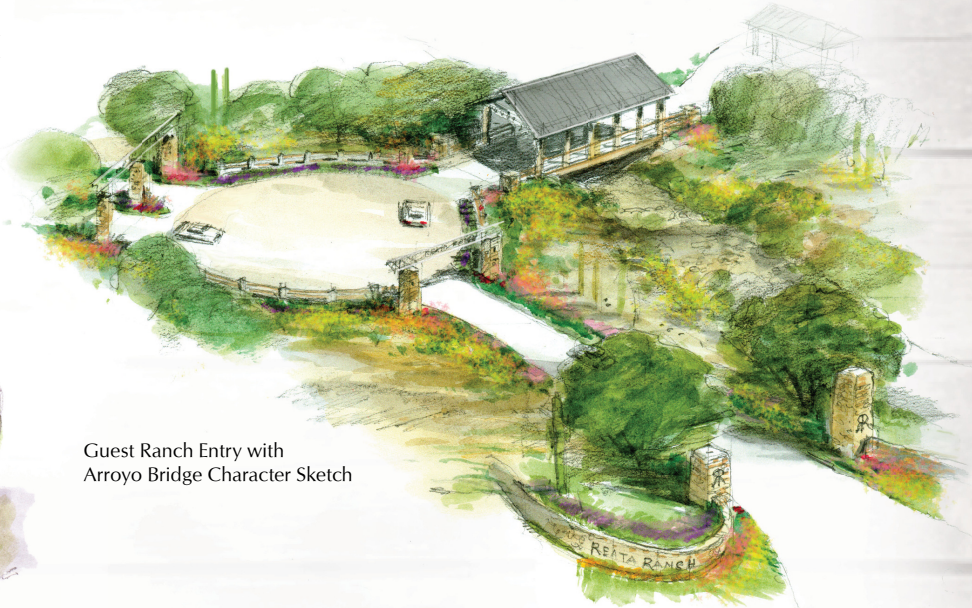
Duplex Residence Character Sketch



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COMMUNITY ARRIVAL

Arrival at the Reata Ranch Guest Ranch will occur at two locations on Rio Verde Drive. One entrance will be utilized for the Guest Ranch Residential area and the other for the Guest Ranch Lodging area. The primary arrival for the Guest Ranch Residential will be at 130th Street. The primary arrival for the Guest Ranch Lodge will be at 134th Street opposite the entry to the Fraesfield Trail Head. The entries into Reata Ranch will reflect the Contemporary Desert Ranch architectural style. Architectural forms and features within the entry buildings, structures and landscape elements such as walls, fences, gates and monumentation will also utilize the Contemporary Desert Ranch style. For the buildings and structures, single story elements drive the basic design, but specific characteristics, including deep set eaves, low pitches roofs and large windows accentuate the style. The structures and landscape elements will be built from natural materials, including stone, brick and wood. The designs are simplistic in nature, as the style dictates. Landscape forms are organic in design and reflect the natural character of the land. Conceptual sketches of the various entries at Reata Ranch are shown here.



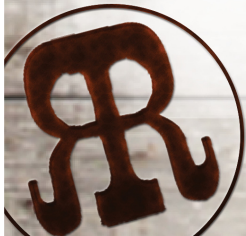
Guest Ranch Entry with Arroyo Bridge Character Sketch



Guest Ranch Residential Entry Character Sketch



Gatehouse Character Sketch





Community walls and fences will be used in various areas of Reata Ranch as a thematic element and for privacy and safety. Located in ESLO, a perimeter wall is prohibited, and therefore Reata Ranch does not propose to have a perimeter wall around the community. A view fence or equestrian fence is proposed along portions of Rio Verde Drive, 128th Street, 132nd Street, and 136th Street as a thematic element and as a means to identify the community to those passing by. The scenic corridor may contain a small portion or portions of the view fence or equestrian fence. With the exception of the entries or community signage/monumentation, there will be no solid walls within the scenic corridor. The Guest Ranch Residential areas may contain residential walls and view fences around homes and guest ranch residential areas. As previously mentioned, solid walls may be located at the entries as part of the entry feature.

The exhibit on this page identifies potential wall and fence locations within Reata Ranch.



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