

# REATA RANCH

Preliminary Plat Narrative  
92-PA-2021

Prepared for:  
CA Rio Verde Investors, LLC

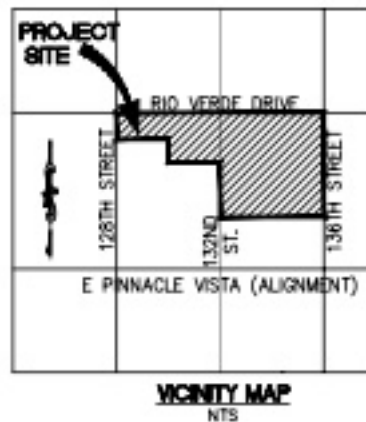
Prepared by:



**September 30, 2021**

**Request**

The subject application is for re-approval of the Reata Ranch Guest Ranch Master Plan Community Preliminary Plat. This Preliminary Plat was originally unanimously approved by the Development Review Board in July 2014 under case number 2-PP-2014. The Final Plat was subsequently approved by the City Council in June 2016. Since this Preliminary Plat approval has expired, a request for an identical Preliminary Plat 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 128<sup>th</sup> 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.

### **Preliminary Plat**

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 136<sup>th</sup> street on the east side of the equestrian center and at 128<sup>th</sup> 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 (128<sup>th</sup>, 132<sup>nd</sup> & 136<sup>th</sup> Streets), Rio Verde Turn Lanes at 136<sup>th</sup> Street, Offsite Water line improvements (128<sup>th</sup> Street, 132<sup>nd</sup> Street & 136<sup>th</sup> 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 132<sup>nd</sup> 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 122<sup>nd</sup> 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 136<sup>th</sup> 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 114<sup>th</sup> 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 128<sup>th</sup> Street to 136<sup>th</sup> Street. The point of feed for this project is located at the northwest corner of 122<sup>nd</sup> 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 114<sup>th</sup> 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 128<sup>th</sup> Street and Rio Verde Drive and the other is at the south side of Rio Verde Drive near 132<sup>nd</sup> 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 134<sup>th</sup> Street alignment across from the existing Fraesfield Trailhead entry. 2 secondary ingress/egress points are located on 128<sup>th</sup> street and 136<sup>th</sup> Street. A grade separated crossing will be constructed at 132<sup>nd</sup> 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 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 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.

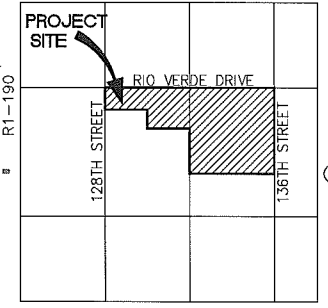
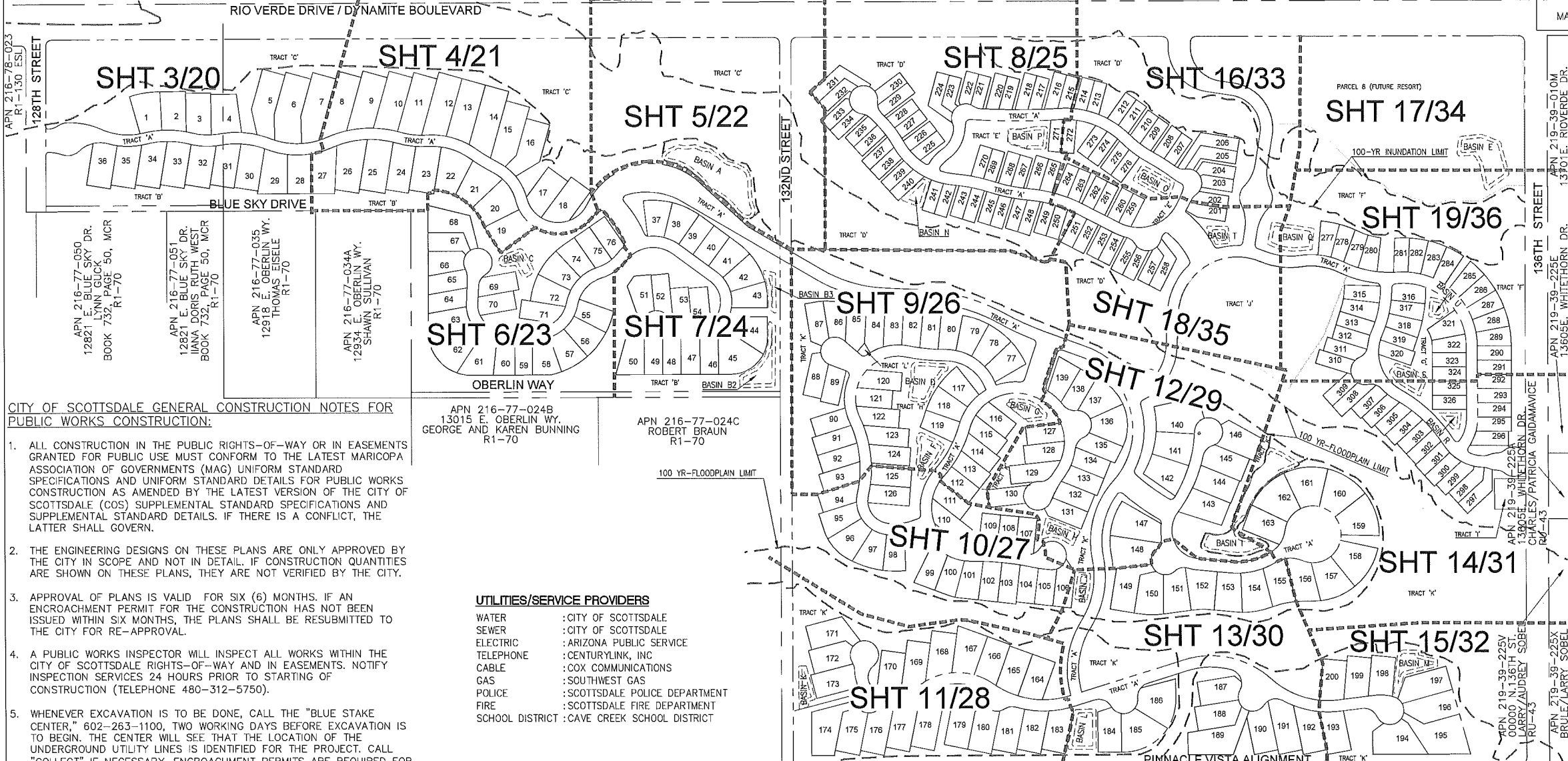
***Low density specialty resorts should maintain a Rural Desert character and residential appearance.***

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

# PRELIMINARY PLAT FOR REATA RANCH

LOCATED IN A PORTION OF THE THE NORTH HALF OF SECTION 36, TOWNSHIP 5  
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, SCOTTSDALE, ARIZONA.

McDOWELL SONORAN PRESERVE  
(CITY OF SCOTTSDALE)  
APN 216-76-004  
R1-190



VICINITY MAP  
NTS

**OWNER**  
CA RIO VERDE INVESTORS LLC  
2555 E. CAMELBACK RD.  
SUITE 770, PHOENIX, AZ 85016  
PH: (602) 353-2833

**OWNER REPRESENTATIVE**  
LAND DEVELOPMENT SERVICES  
7525 E. CAMELBACK RD. SUITE 104  
SCOTTSDALE, ARIZONA 85251  
PH: 480-946-5020  
FAX: 480-946-5041

**ENGINEER**  
SKG ENTERPRISES INC.  
9260 EAST RAIN TREE DRIVE  
SUITE 140  
SCOTTSDALE, AZ 85260  
PH: 480-998-5600  
FAX: 480-998-5603

**LANDSCAPE ARCHITECT**  
LAND PLANNING  
GREEY-PICKETT  
7051 E. 5TH AVE, SUITE 200  
SCOTTSDALE, AZ 85251  
PH: 480-609-0009

**BENCHMARK:**  
GLO BRASS CAP 1919,  
UP 1.15' WEST SIDE OF FENCE LINE,  
AT THE E COR. SECTION 36 T5N, R5E,  
136TH ST. & PINNACLE VISTA DRIVE,  
ELEVATION 2461.691  
CITY OF SCOTTSDALE NAD 88

I HEREBY CERTIFY THAT ALL  
ELEVATIONS REPRESENTED ON THIS  
PLAN ARE BASED  
ON THE ELEVATION DATUM FOR  
THE CITY OF SCOTTSDALE  
BENCHMARK PROVIDED ABOVE.

**BASIS OF BEARING**  
THE NORTH LINE OF THE  
NORTHEAST QUARTER OF SECTION  
36, TOWNSHIP 5 NORTH, RANGE  
5 EAST OF THE G.&S.R.B.&M.  
MARICOPA COUNTY, ARIZONA, AS  
SHOWN ON THE FINAL PLAT OF  
DESERT ESTATES AT PINNACLE  
PEAK, ACCORDING TO BOOK 960  
OF MAPS, PAGE 22, RECORDS  
OF MARICOPA COUNTY, ARIZONA.  
BASIS OF BEARING BEING  
N89°50'25"E.

**SITE SUMMARY TABLE**  
GROSS ACREAGE : 220.14 ACRE  
NET ACREAGE : 207.52 ACRE  
ZONING : R-4R  
RESIDENTIAL UNITS : 326

**SHEET INDEX:**  
SHEET 1 COVER SHEET  
SHEET 2 DETAIL SHEET  
SHEET 3-19 PRELIMINARY PLAT  
SHEET 20-36 PRELIMINARY  
GRADING PLANS  
SHEET 37 PHASING PLAN  
SHEET 38 RIO VERDE  
IMPROVEMENT PLAN

**CITY OF SCOTTSDALE GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION:**

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO STARTING OF CONSTRUCTION (TELEPHONE 480-312-5750).
- WHENEVER EXCAVATION IS TO BE DONE, CALL THE "BLUE STAKE CENTER," 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES.
- ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES TO BE PROVIDED BY THE CITY. COPIES OF ALL PERMITS SHALL BE RETAINED ON-SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING WHICH IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- ALL DISTURBED OR SCARRED BOULDERS, ROCK FACES AND RIP RAP SHALL BE TREATED WITH EONITE OR EQUIVALENT.
- HEADWALLS AND RIP RAP TO BE INTEGRALLY COLORED WITH SURROUNDING LANDSCAPE (MATERIAL AND VARNISH).
- PRIOR TO THE START OF GRADING ON THIS SITE, A DUST CONTROL PERMIT MUST BE OBTAINED FROM THE MARICOPA COUNTY DIVISION OF AIR POLLUTION CONTROL.
- ALL DRAINAGE, FLOOD CONTROL STRUCTURES AND EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS.

**UTILITIES/SERVICE PROVIDERS**

- WATER : CITY OF SCOTTSDALE
- SEWER : CITY OF SCOTTSDALE
- ELECTRIC : ARIZONA PUBLIC SERVICE
- TELEPHONE : CENTURYLINK, INC
- CABLE : COX COMMUNICATIONS
- GAS : SOUTHWEST GAS
- POLICE : SCOTTSDALE POLICE DEPARTMENT
- FIRE : SCOTTSDALE FIRE DEPARTMENT
- SCHOOL DISTRICT : CAVE CREEK SCHOOL DISTRICT

**TRACT INFORMATION TABLE:**

TRACT	PURPOSE / USE	AREA	UNITS
TRACT A	ROADWAYS & UTILITIES	23.77	ACRES
TRACT B	PERIMETER BUFFER ESMT, NAOS, DRAINAGE ESMT.	9.67	ACRES
TRACT C	NAOS, SCENIC CORRIDOR, DRAINAGE ESMT, VISTA CORRIDOR.	18.04	ACRES
TRACT D	NAOS, SCENIC CORRIDOR, DRAINAGE ESMT, VISTA CORRIDOR.	19.16	ACRES
TRACT E	OPEN SPACE, DRAINAGE ESMT.	2.20	ACRES
TRACT F	NAOS, VISTA CORRIDOR, DRAINAGE ESMT.	39.11	ACRES
TRACT G	DRAINAGE ESMT.	1.03	ACRES
TRACT H	OPEN SPACE, DRAINAGE ESMT.	1.75	ACRES
TRACT I	LIFT STATION	0.27	ACRES
TRACT J	RESORT, DRAINAGE UTILITY, NAOS, SCENIC CORRIDOR, AND TRAIL.	4.20	ACRES
TRACT K	NAOS, VISTA CORRIDOR, DRAINAGE ESMT.	6.80	ACRES
TRACT L	OPEN SPACE.	0.03	ACRES
PARCEL 8	RESORT, DRAINAGE UTILITY, NAOS, SCENIC CORRIDOR, TRAIL, EQUESTRIAN	11.10	ACRES
<b>TOTAL</b>		<b>137.13</b>	<b>ACRES</b>

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

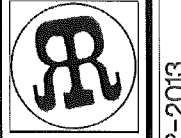
COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zone, Use Depth)
045012	1335	L	10-16-2013	D	N/A

**KEY MAP**  
1"=200'

SKG ENTERPRISES, INC.  
9260 E. RAIN TREE DRIVE  
SUITE 140  
SCOTTSDALE, AZ 85260  
PH) 480-998-5600  
FAX) 480-998-5603  
WWW.SKGC.COM

20970  
SAGAR K. GADHIGARI  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 12/31/18

602-263-1100  
1-800-STAKE-IT  
REGISTERED PROFESSIONAL SURVEYOR  
EXPIRES 12/31/18



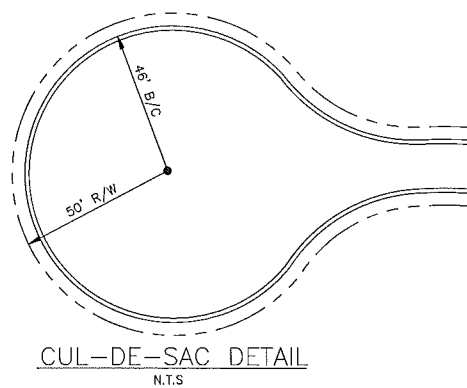
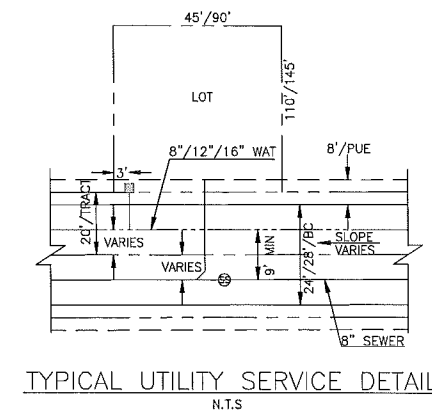
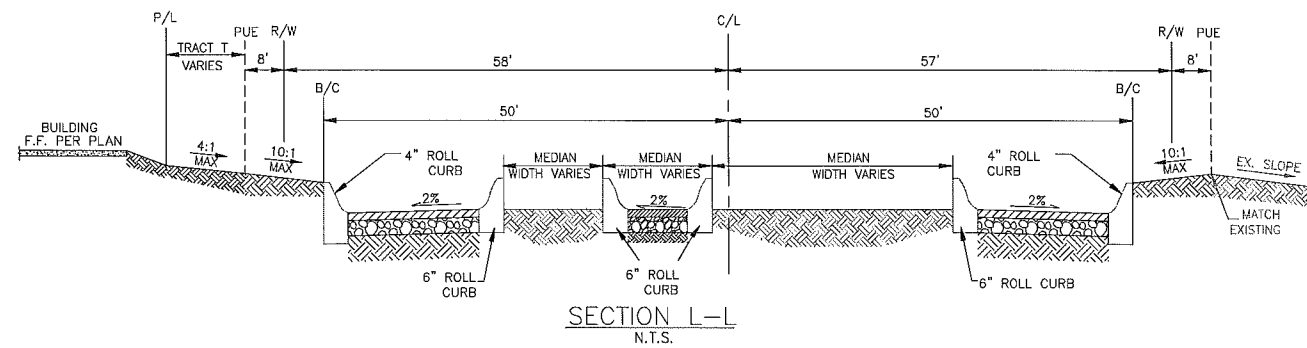
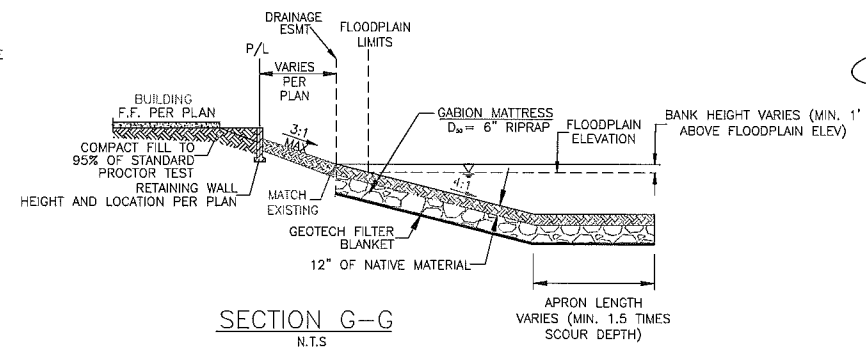
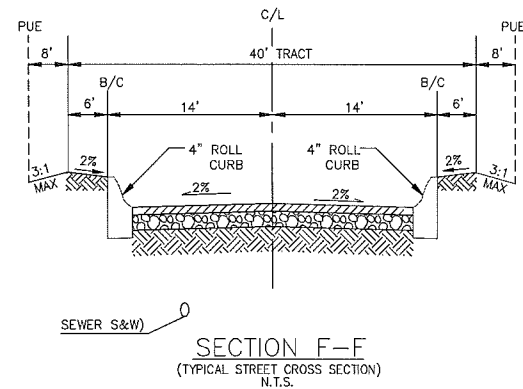
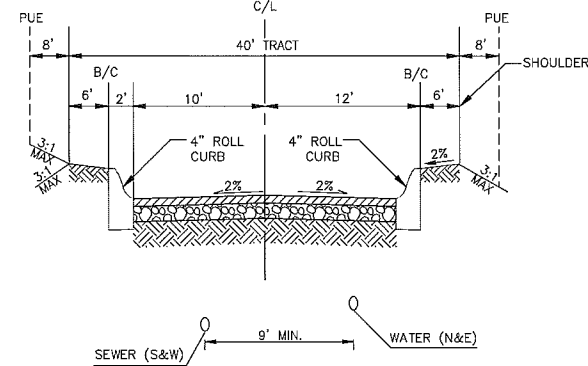
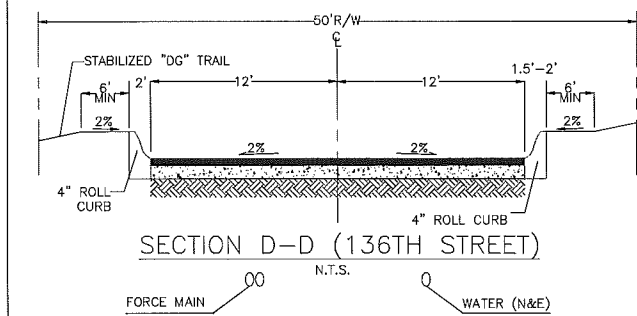
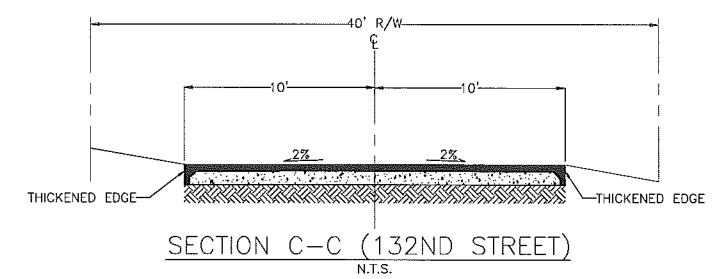
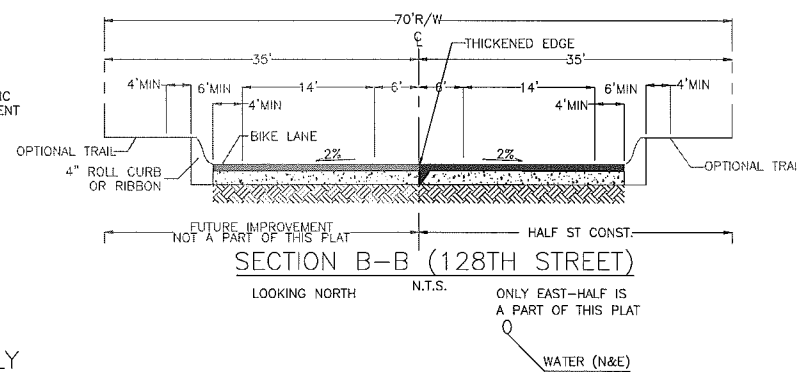
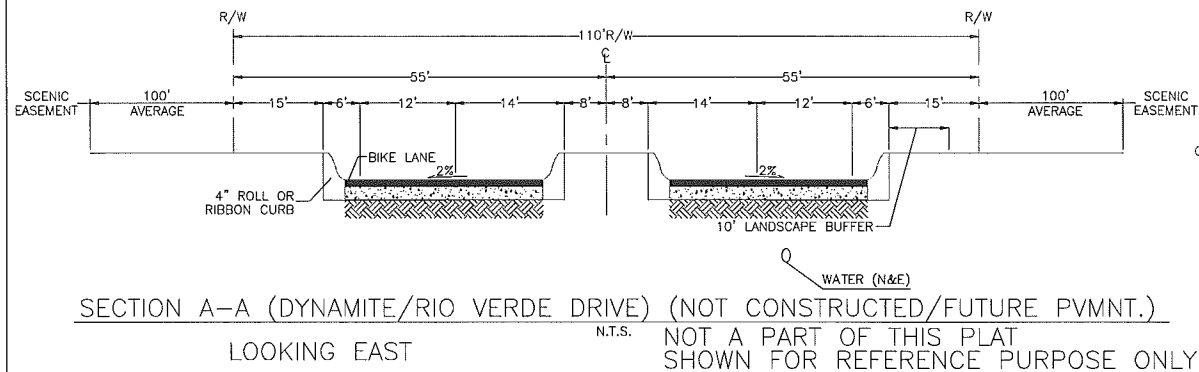
**REATA RANCH  
COVER SHEET**  
CITY OF SCOTTSDALE, ARIZONA

job no.	30-11
design	JAR
approved	SKG
date	5/2014

revisions

sheet  
**1 of 38**

REATA RANCH  
C.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013



**LEGEND**

- PROPOSED RIGHT OF WAY
- BOUNDARY
- PROPOSED CENTER LINE
- 1435 PROPOSED MAJOR CONTOUR
- 1435 PROPOSED MINOR CONTOUR
- 1435 EXISTING MAJOR CONTOUR
- 1435 EXISTING MINOR CONTOUR
- PROPOSED BASIN
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- PUBLIC UTILITY EASEMENT
- PROPOSED SHARED DRIVEWAY
- SURVEY MONUMENT
- 8" W PROPOSED 8" WATER LINE
- 12" W PROPOSED 12" WATER LINE
- 4" FM PROPOSED 4" FORCE MAIN
- 8" S PROPOSED SEWER LINE
- SEWER MANHOLE
- PROPOSED BEND
- PROPOSED TEE BEND
- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- BANK PROTECTION
- TW=2237.90 TOP OF WALL & BOTTOM OF WALL ELEVATION
- BW=2233.90
- 100-YR FLOODPLAIN LIMIT
- 2237.90 LOWEST TC ELEVATION
- PROPOSED LIFT STATION
- PUE PUBLIC UTILITY EASEMENT



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**REATA RANCH**  
DETAIL SHEET  
CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
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revisions

sheet  
2 of 38

REATA RANCH  
Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

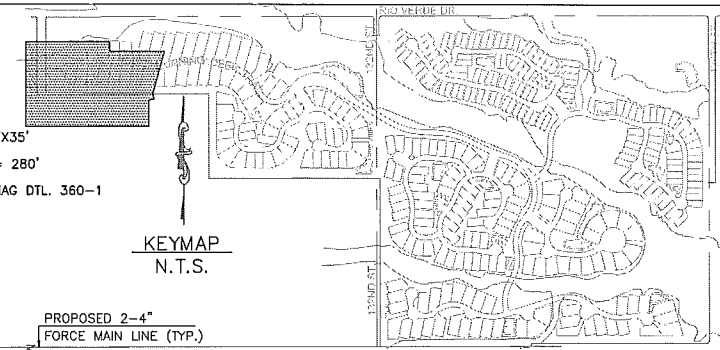
BACK OF CURB & CENTER LINE CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C477	219.26	280.00	44°51'57"	213.70
C478	173.73	320.00	31°06'23"	171.60
C479	105.33	250.00	24°08'23"	104.55
C480	162.47	332.08	28°01'52"	160.85
C481	166.06	250.00	38°03'32"	163.03
C482	128.98	125.00	59°07'16"	123.34
C483	113.59	250.00	26°01'57"	112.61
C484	28.99	18.00	92°15'45"	25.95

BACK OF CURB & CENTER LINE CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C485	52.53	188.00	16°00'33"	52.36
C486	54.33	50.00	62°15'08"	51.69
C487	116.60	113.00	59°07'16"	111.50
C488	133.26	262.00	29°08'29"	131.82
C489	156.60	320.08	28°01'52"	155.04
C490	110.38	262.00	24°08'23"	109.57
C491	167.22	308.00	31°06'23"	165.17
C492	228.65	292.00	44°51'57"	222.85
C500	63.78	200.00	18°16'19"	63.51

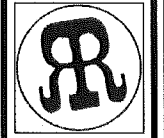
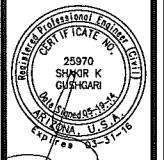
BACK OF CURB & CENTER LINE CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C501	30.82	18.00	98°05'55"	27.19
C502	40.24	88.00	26°12'09"	39.89
C503	28.21	50.00	32°19'37"	27.84
C504	119.04	262.00	26°01'57"	118.02
C505	158.09	238.00	38°03'32"	155.20
C506	168.34	344.08	28°01'52"	166.66
C507	100.27	238.00	24°08'23"	99.53
C508	180.24	332.00	31°06'23"	178.04
C509	209.86	268.00	44°51'57"	204.54

BACK OF CURB & CENTER LINE CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C519	3.78	2.00	108°19'14"	3.24
C520	21.13	137.00	8°50'19"	21.11
C521	5.12	2.00	146°44'15"	3.83
C522	24.45	238.00	5°53'10"	24.44
C523	4.30	2.00	123°14'47"	3.52
C524	13.40	50.00	15°21'07"	13.36
C525	119.38	38.00	180°00'00"	76.00
C526	119.38	38.00	180°00'00"	76.00
C527	69.12	22.00	180°00'00"	44.00

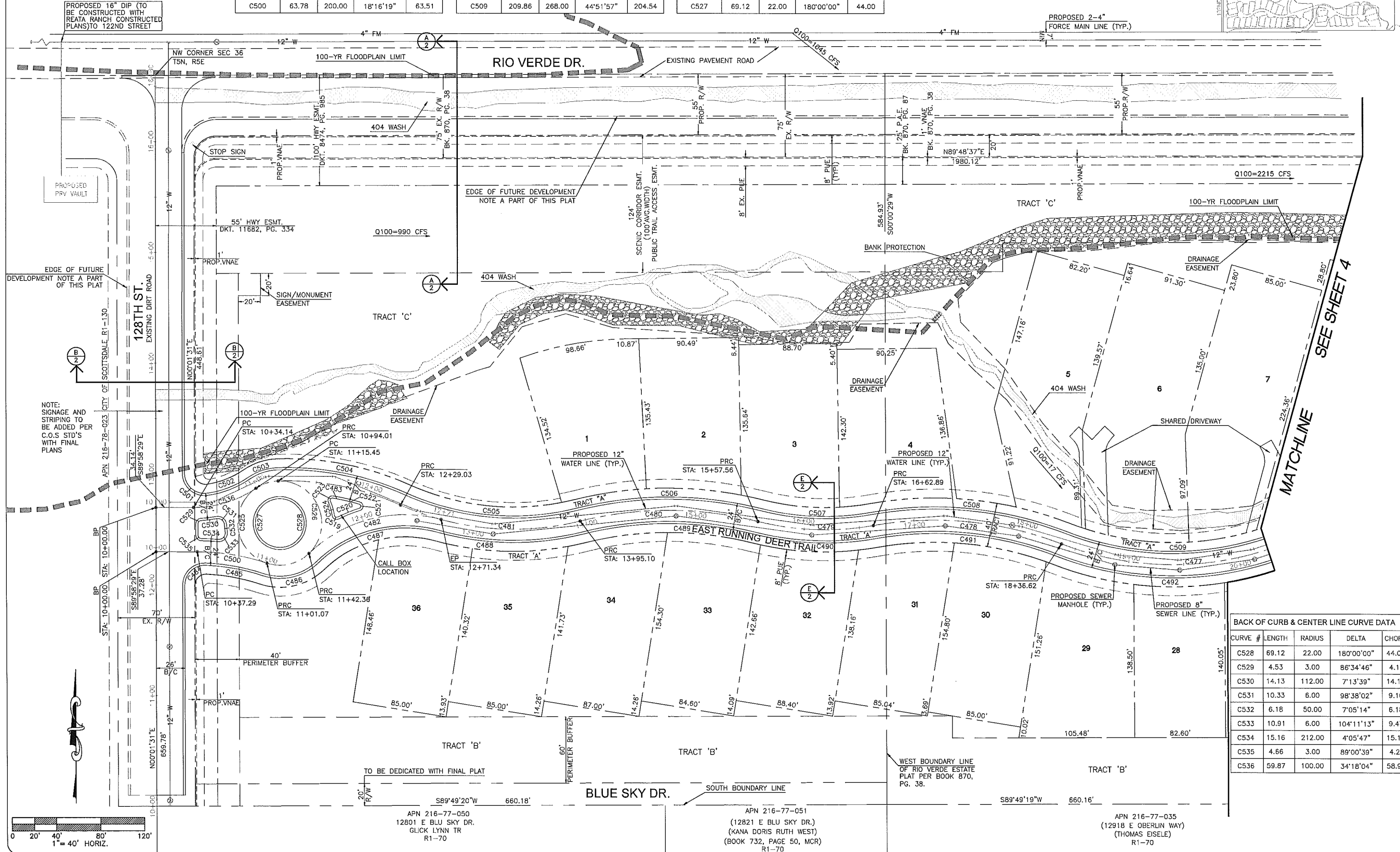
- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ③ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



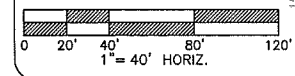
SKG ENTERPRISES, INC.  
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 SCOTTSDALE, AZ 85260  
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**REATA RANCH**  
 PRELIMINARY PLAT  
 CITY OF SCOTTSDALE, ARIZONA



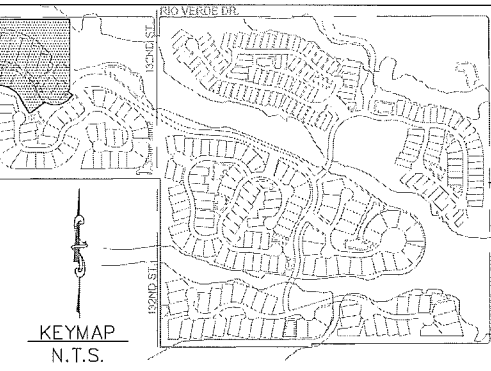
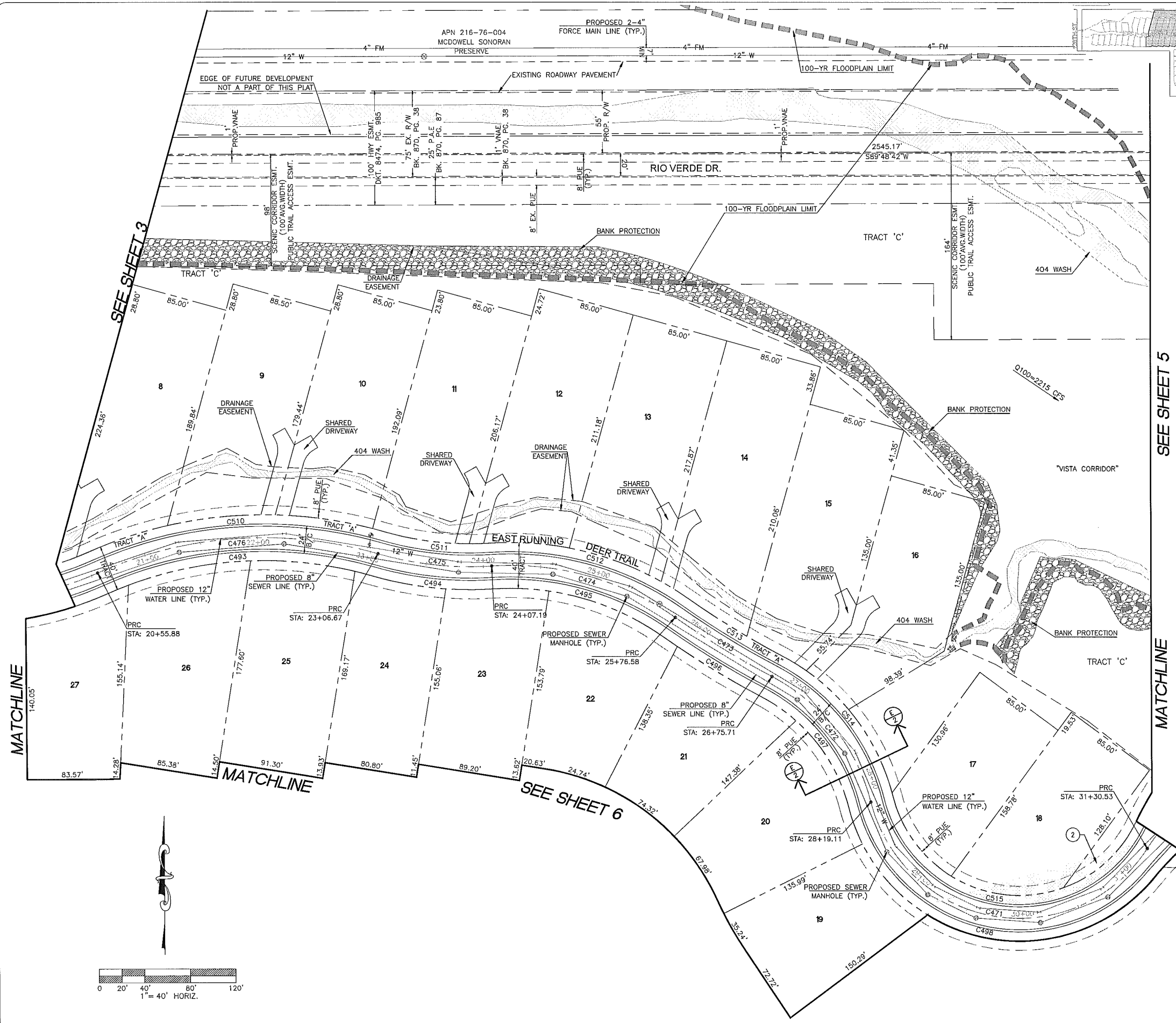
BACK OF CURB & CENTER LINE CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C528	69.12	22.00	180°00'00"	44.00
C529	4.53	3.00	86°34'46"	4.11
C530	14.13	112.00	7°13'39"	14.12
C531	10.33	6.00	98°38'02"	9.10
C532	6.18	50.00	7°05'14"	6.18
C533	10.91	6.00	104°11'13"	9.47
C534	15.16	212.00	4°05'47"	15.15
C535	4.66	3.00	89°00'39"	4.21
C536	59.87	100.00	34°18'04"	58.98



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design	JAR
approved	SKG
date	5/2014
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Q.S. # 50-59, 50-60, PFLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

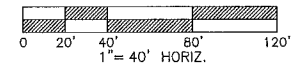
REATA RANCH



- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1

BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C471	311.42	134.00	133°09'25"	245.92
C472	143.40	170.00	48°19'51"	139.19
C473	99.14	780.00	7°16'56"	99.07
C474	169.38	250.00	38°49'12"	166.16
C475	100.53	290.00	19°51'42"	100.03
C476	250.79	360.00	39°54'50"	245.75
C493	242.43	348.00	39°54'50"	237.56
C494	104.69	302.00	19°51'42"	104.17
C495	161.25	238.00	38°49'12"	158.19
C496	100.66	792.00	7°16'56"	100.59
C497	133.28	158.00	48°19'51"	129.36
C498	322.48	146.00	126°33'17"	260.81
C510	259.15	372.00	39°54'50"	253.94
C511	96.37	278.00	19°51'42"	95.89
C512	177.51	262.00	38°49'12"	174.14
C513	97.61	768.00	7°16'56"	97.54
C514	153.52	182.00	48°19'51"	149.01
C515	297.68	122.00	139°47'59"	229.14



SEE SHEET 3

SEE SHEET 6

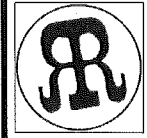
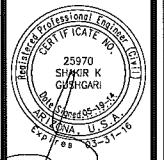
SEE SHEET 5

MATCHLINE

MATCHLINE



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9260 E. RAINTREE DRIVE  
SUITE 140  
SCOTTSDALE, AZ 85260  
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**REATA RANCH**  
PRELIMINARY PLAT  
CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
design JAR  
approved SKG  
date 5/2014

revisions


sheet  
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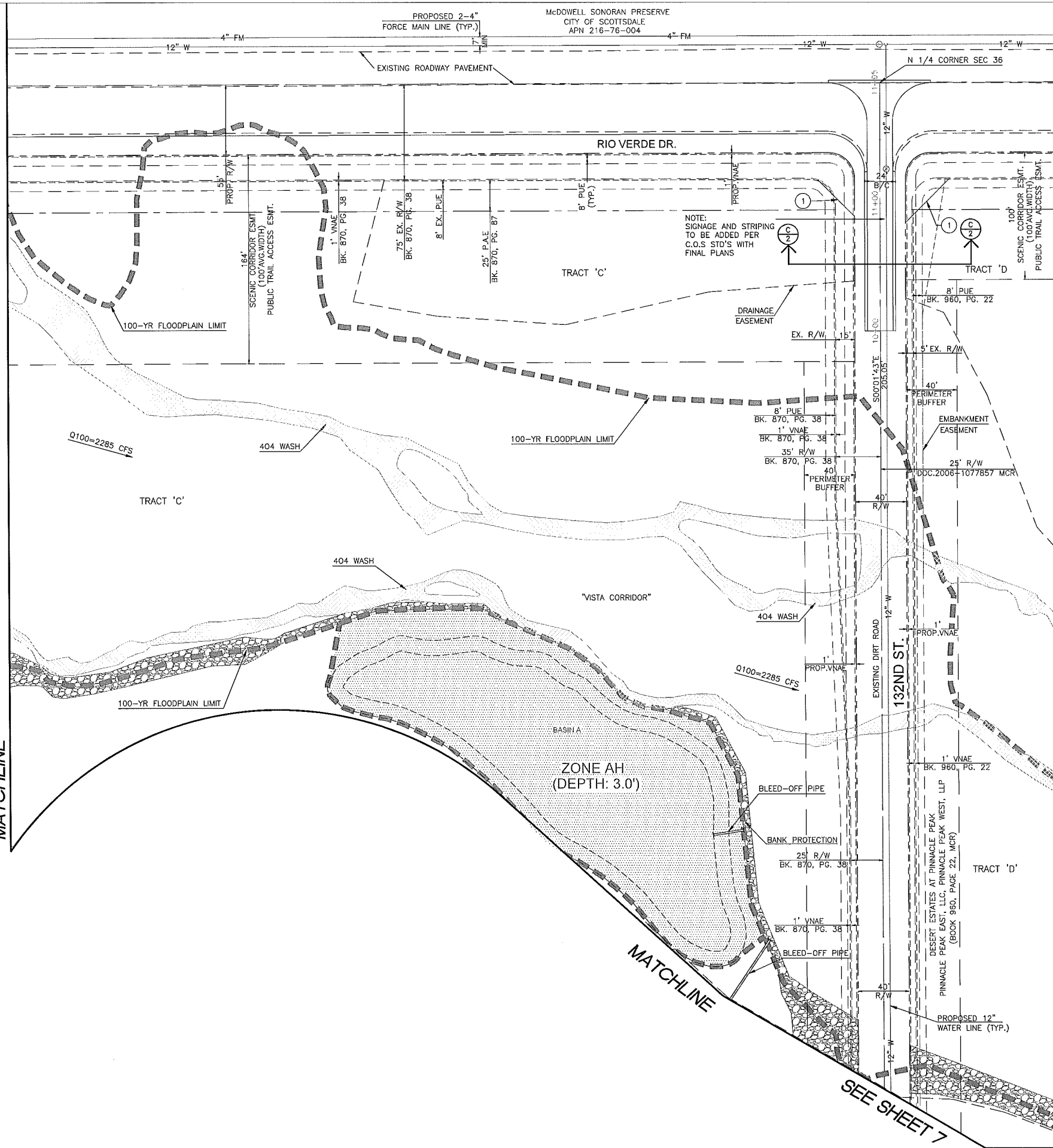
Q.S. # 50-59, 50-60, PFLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

REATA RANCH



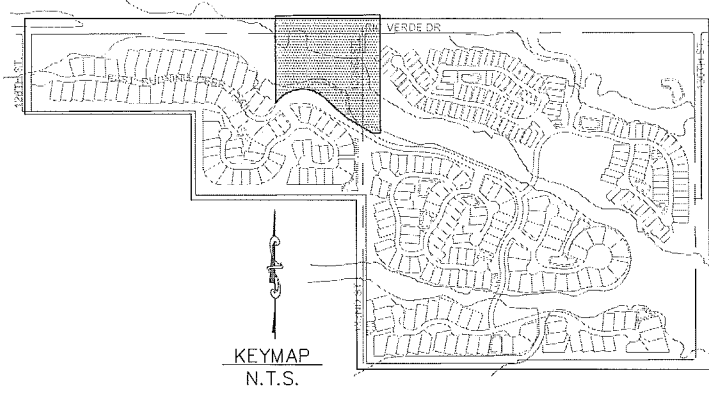
SEE SHEET 4

MATCHLINE



SEE SHEET 8

MATCHLINE

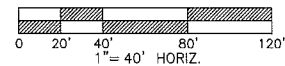


BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C118	47.06	30.00	89°52'08"	42.38
C537	47.21	30.00	90°09'40"	42.49

CONSTRUCTION NOTES:

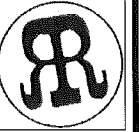
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
- ② INTERSECTION SIGHT DISTANCE = 280'
- ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



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FOR THE PREPARED BY  
802-263-1000  
1-800-STAKE-IT  
OUTSIDE MARICOPA COUNTY



**REATA RANCH**  
PRELIMINARY PLAN  
CITY OF SCOTTSDALE, ARIZONA

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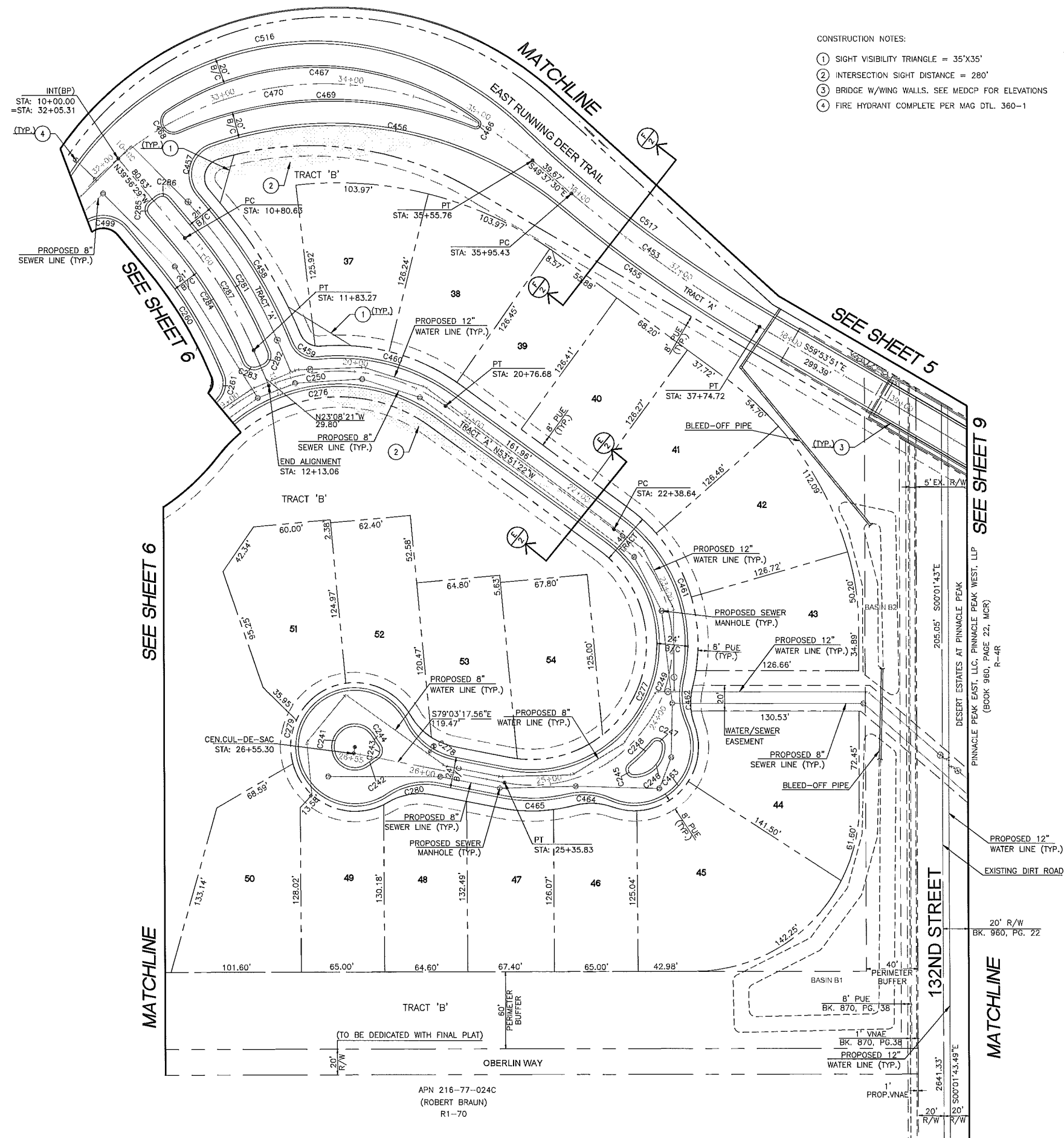

sheet  
5 of 38

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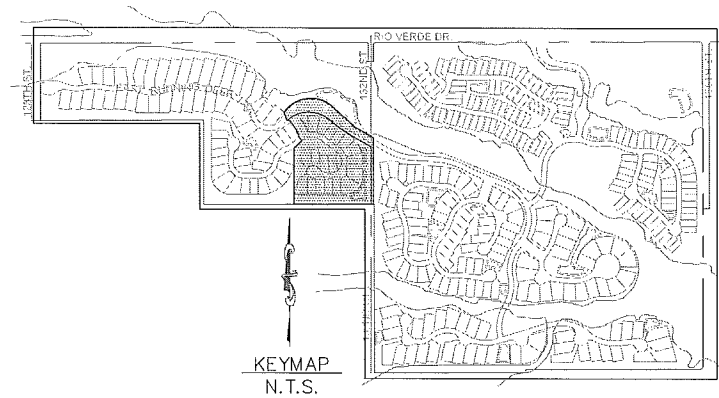
REATA RANCH







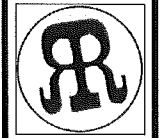
- CONSTRUCTION NOTES:
- 1 SIGHT VISIBILITY TRIANGLE = 35'x35'
  - 2 INTERSECTION SIGHT DISTANCE = 280'
  - 3 BRIDGE W/WING WALLS. SEE MEDCP FOR ELEVATIONS
  - 4 FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C241	77.76	16.00	278°27'16"	20.90
C242	8.42	82.00	5°53'08"	8.42
C243	9.77	6.00	93°18'59"	8.73
C244	8.42	82.00	5°53'08"	8.42
C245	9.72	4.00	139°13'34"	7.50
C246	35.90	22.00	93°29'33"	32.05
C247	9.72	4.00	139°13'34"	7.50
C248	25.43	122.00	11°56'40"	25.39
C249	297.20	110.00	154°48'05"	214.70
C250	215.69	140.00	88°16'17"	194.98
C260	93.69	319.50	16°48'07"	93.36
C261	23.07	18.00	73°25'25"	21.52
C276	197.20	128.00	88°16'17"	178.27
C277	264.78	98.00	154°48'05"	191.28
C278	48.06	52.00	52°57'33"	46.37
C279	223.38	46.00	278°13'53"	60.22
C280	41.09	52.00	45°16'21"	40.03
C281	105.42	359.50	16°48'07"	105.05
C282	11.78	7.50	90°00'00"	10.61
C283	11.78	7.50	90°00'00"	10.61
C284	99.85	340.50	16°48'07"	99.49
C285	9.42	6.00	90°00'00"	8.49
C286	9.42	6.00	90°00'00"	8.49
C287	102.64	350.00	16°48'07"	102.27
C453	179.29	1000.00	10°16'21"	179.05
C455	177.86	1014.00	10°02'59"	177.63
C456	291.84	279.50	59°49'35"	278.77
C457	44.26	23.00	110°16'03"	37.74
C458	111.58	380.50	16°48'07"	111.18
C459	23.07	18.00	73°25'25"	21.52
C460	113.30	152.00	42°42'24"	110.69
C461	142.68	122.00	67°00'34"	134.69
C462	33.89	52.00	37°20'17"	33.29
C463	110.92	46.00	138°09'34"	85.94
C464	33.89	52.00	37°20'17"	33.29
C465	51.76	122.00	24°18'30"	51.37
C466	7.20	2.50	164°58'22"	4.96
C467	257.34	210.00	70°12'47"	241.54
C468	25.23	8.50	170°04'41"	16.94
C469	237.09	300.00	45°16'50"	230.97
C470	425.23	250.00	97°27'16"	375.79
C499	37.76	23.00	94°03'26"	33.66
C516	433.67	230.50	107°47'56"	372.48
C517	240.48	986.00	13°58'28"	239.89

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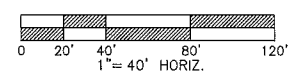
job no. 30-11  
 design JAR  
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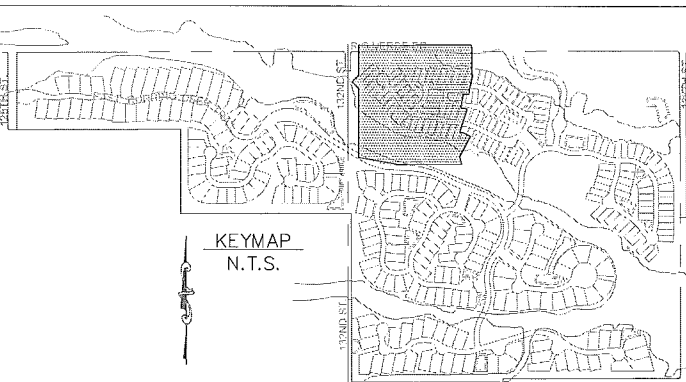
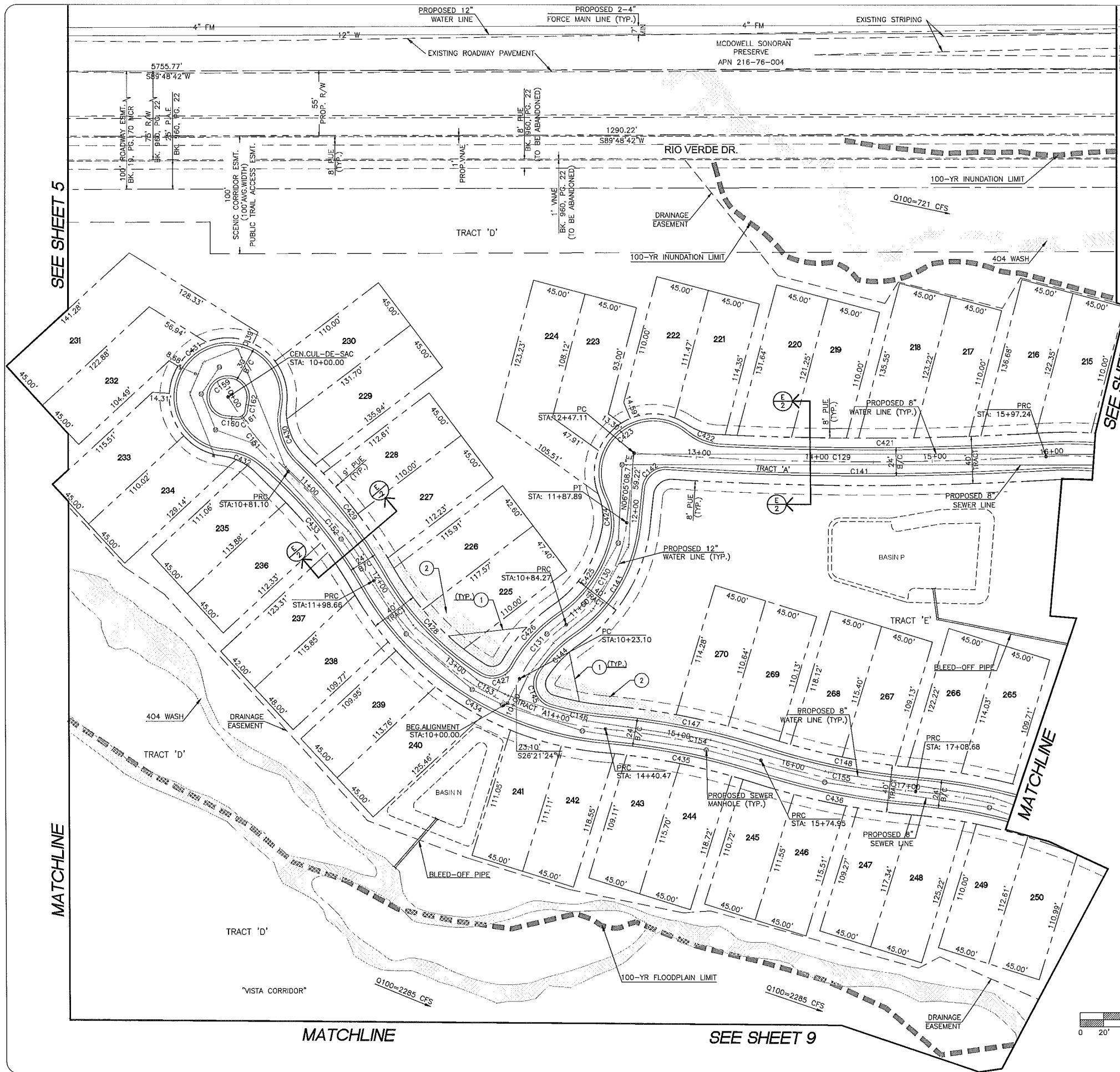
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Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

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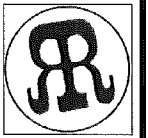




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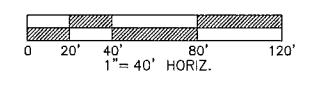


**REATA RANCH**  
PRELIMINARY PLAT  
CITY OF SCOTTSDALE, ARIZONA

BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C129	350.12	2566.75	7°48'56"	349.85
C130	103.62	120.00	49°28'32"	100.43
C131	61.17	120.00	29°12'17"	60.51
C141	322.86	2578.75	7°10'24"	322.65
C142	27.52	18.00	87°36'51"	24.92
C143	113.98	132.00	49°28'32"	110.48
C144	42.87	108.00	22°44'28"	42.58
C145	33.45	18.00	106°28'40"	28.84
C146	47.63	238.00	11°28'03"	47.56
C147	137.17	612.00	12°50'30"	136.88
C148	131.06	588.00	12°46'14"	130.79
C151	81.10	300.00	15°29'20"	80.85
C152	117.56	400.00	16°50'22"	117.14
C153	241.81	250.00	55°25'09"	232.50
C154	134.48	600.00	12°50'30"	134.20
C155	133.73	600.00	12°46'14"	133.46
C159	77.93	16.00	279°04'11"	20.77
C160	8.31	78.00	6°06'27"	8.31
C161	9.75	6.00	93°08'42"	8.71
C162	8.31	78.00	6°06'27"	8.31
C421	275.14	2554.75	6°10'15"	275.01
C422	31.00	48.00	37°00'01"	30.46
C423	126.03	46.00	156°58'32"	90.15
C424	34.02	48.00	40°36'20"	33.31
C425	79.61	108.00	42°14'02"	77.82
C426	60.33	132.00	26°11'17"	59.81
C427	29.14	18.00	92°45'04"	26.06
C428	117.02	238.00	28°10'12"	115.84
C429	121.09	412.00	16°50'22"	120.65
C430	48.98	48.00	58°28'13"	46.89
C431	224.05	46.00	279°04'11"	59.71
C432	31.34	48.00	37°24'16"	30.76
C433	135.67	388.00	20°02'04"	134.98
C434	253.42	262.00	55°25'09"	243.66
C435	131.79	588.00	12°50'30"	131.51
C436	136.41	612.00	12°46'14"	136.13

- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



SEE SHEET 5

SEE SHEET 16

SEE SHEET 9

Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

job no. 30-11  
design JAR  
approved SKG  
date 5/2014

revisions


sheet  
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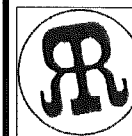




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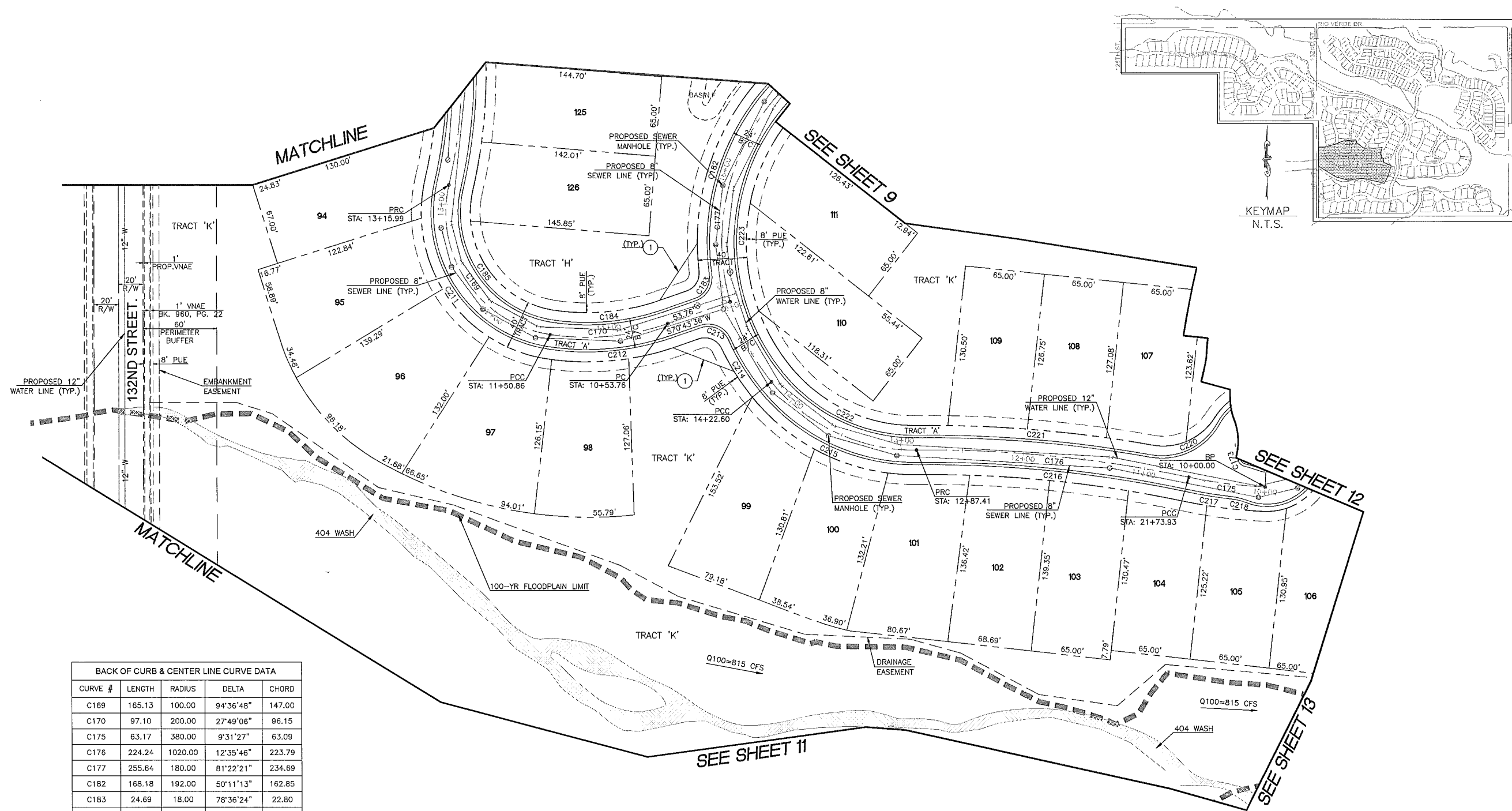
**REATA RANCH**  
PRELIMINARY PLAT  
CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
design JAR  
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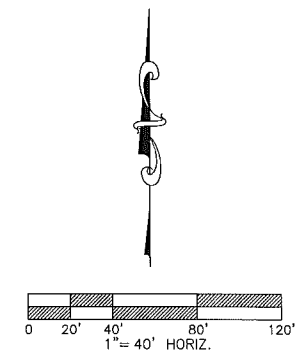
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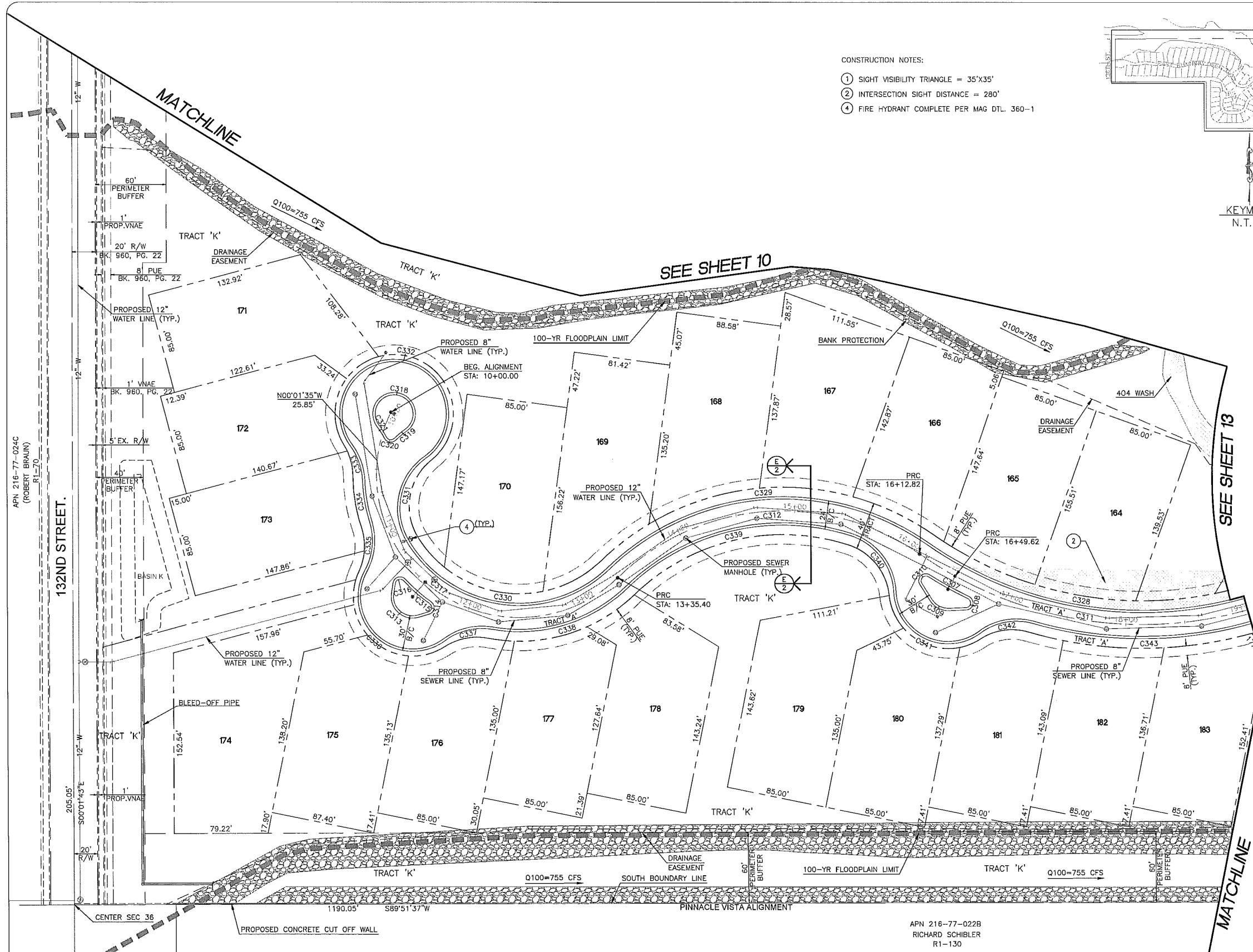
BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C169	165.13	100.00	94°36'48"	147.00
C170	97.10	200.00	27°49'06"	96.15
C175	63.17	380.00	9°31'27"	63.09
C176	224.24	1020.00	12°35'46"	223.79
C177	255.64	180.00	81°22'21"	234.69
C182	168.18	192.00	50°11'13"	162.85
C183	24.69	18.00	78°36'24"	22.80
C184	91.28	188.00	27°49'06"	90.38
C185	145.32	88.00	94°36'48"	129.36
C211	184.95	112.00	94°36'48"	164.64
C212	102.93	212.00	27°49'06"	101.92
C213	26.69	18.00	84°56'30"	24.31
C214	49.37	192.00	14°44'02"	49.24
C215	146.01	162.00	51°38'23"	141.12
C216	221.60	1008.00	12°35'46"	221.15
C217	37.60	392.00	5°29'44"	37.58
C218	13.19	52.00	14°31'54"	13.15
C220	64.57	52.00	71°08'54"	60.50
C221	192.76	1032.00	10°42'07"	192.48
C222	124.38	138.00	51°38'23"	120.21
C223	238.60	168.00	81°22'21"	219.04
C228	216.92	46.00	270°11'01"	64.95

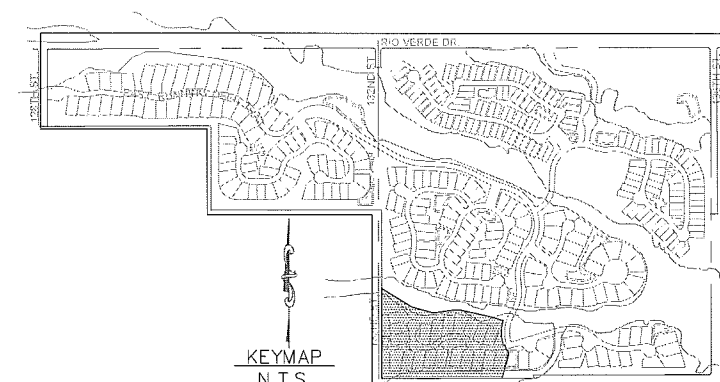
- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1







- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1

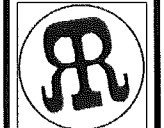


BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C307	38.18	342.00	6°23'49"	38.16
C308	10.63	4.00	152°16'32"	7.77
C309	16.68	16.00	59°44'45"	15.94
C310	10.78	4.00	154°22'31"	7.80
C311	301.21	330.00	52°17'51"	290.86
C312	277.42	201.61	78°50'25"	256.05
C313	32.20	16.00	115°17'32"	27.03
C314	8.98	4.00	128°40'34"	7.21
C315	29.13	132.00	12°38'41"	29.07
C316	8.98	4.00	128°40'34"	7.21
C317	335.40	120.00	160°08'23"	236.40
C318	75.69	16.00	271°03'07"	22.42
C319	12.16	82.00	8°29'53"	12.15
C320	7.40	4.00	105°56'39"	6.39
C321	12.16	82.00	8°29'53"	12.15
C328	281.13	318.00	50°39'12"	272.07
C329	293.93	213.61	78°50'25"	271.29
C330	195.24	108.00	103°34'44"	169.72
C331	77.18	52.00	85°02'24"	70.29
C332	217.61	46.00	271°03'07"	64.45
C333	31.18	52.00	34°21'37"	30.72
C334	35.41	132.00	15°22'08"	35.30
C335	42.14	52.00	46°25'41"	40.99
C336	124.92	46.00	155°35'54"	89.92
C337	42.14	52.00	46°25'41"	40.99
C338	123.98	132.00	53°48'59"	119.48
C339	203.28	189.61	61°25'33"	193.68
C340	63.51	52.00	69°58'42"	59.64
C341	99.46	46.00	123°53'07"	81.19
C342	47.32	52.00	52°08'15"	45.70
C343	197.66	342.00	33°06'49"	194.92



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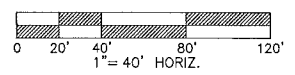
job no. 30-11  
 design JAR  
 approved SKG  
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Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

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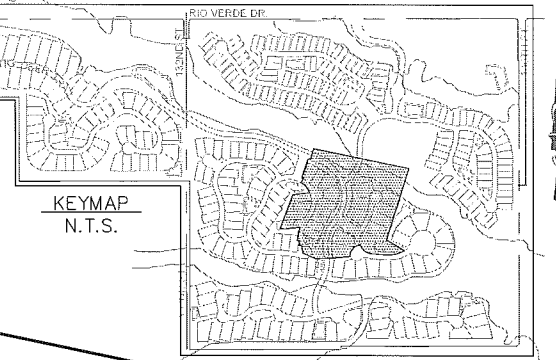
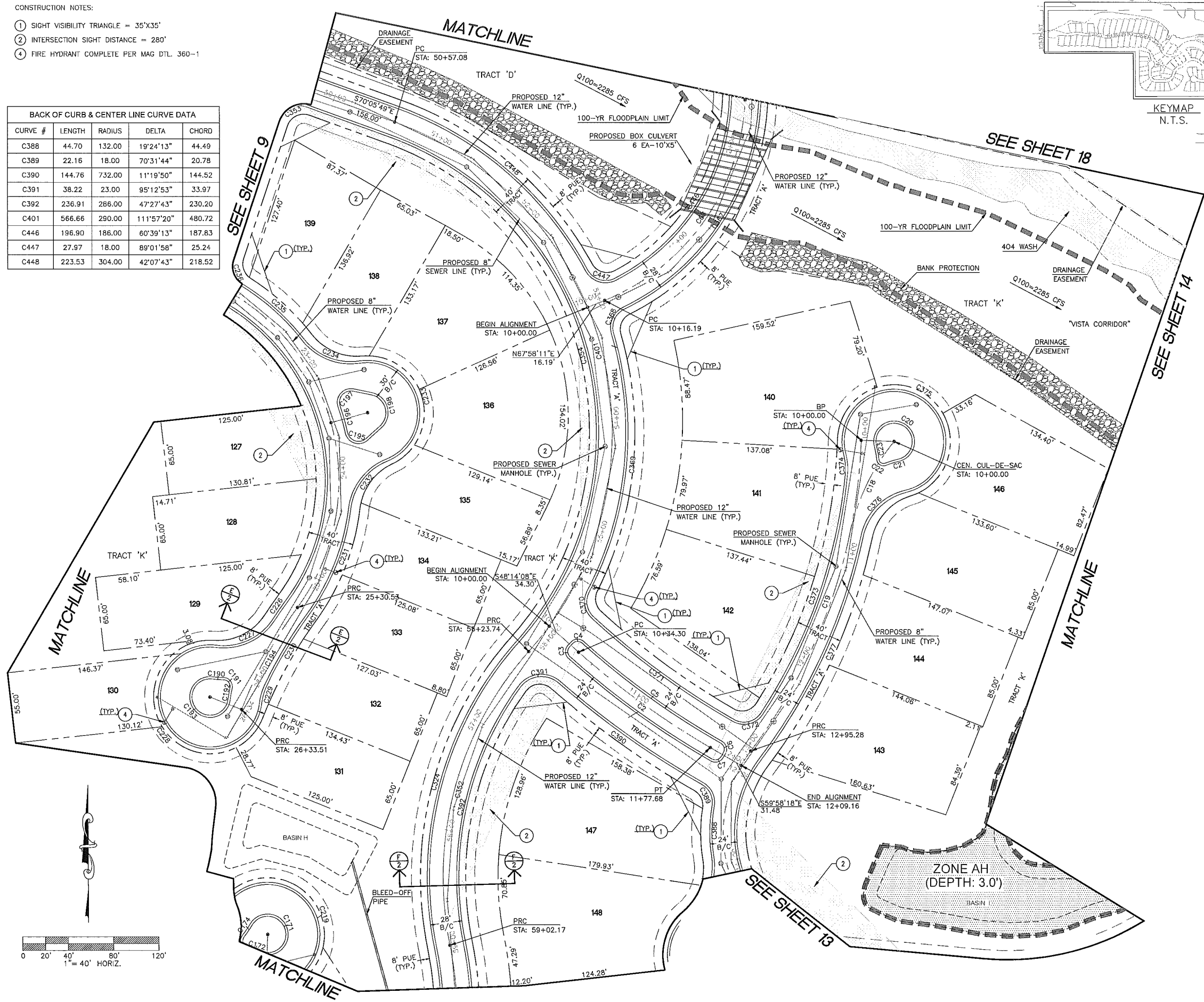
CONSTRUCTION NOTES:

- ① SIGHT VISIBILITY TRIANGLE = 35'x35'
- ② INTERSECTION SIGHT DISTANCE = 280'
- ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1

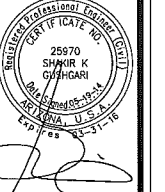
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C388	44.70	132.00	19°24'13"	44.49
C389	22.16	18.00	70°31'44"	20.78
C390	144.76	732.00	11°19'50"	144.52
C391	38.22	23.00	95°12'53"	33.97
C392	236.91	286.00	47°27'43"	230.20
C401	566.66	290.00	111°57'20"	480.72
C446	196.90	186.00	60°39'13"	187.83
C447	27.97	18.00	89°01'58"	25.24
C448	223.53	304.00	42°07'43"	218.52

BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C2	145.02	708.00	11°44'10"	144.77
C3	9.42	6.00	90°00'00"	8.49
C4	9.42	6.00	90°00'00"	8.49
C5	141.74	692.00	11°44'10"	141.50
C6	9.42	6.00	90°00'00"	8.49
C7	9.42	6.00	90°00'00"	8.49
C18	91.64	193.02	27°12'09"	90.78
C19	295.28	480.00	35°14'49"	290.65
C20	75.85	16.00	27°13'27"	22.31
C21	12.04	80.00	8°37'14"	12.03
C22	7.37	4.00	105°38'00"	6.37
C23	12.04	80.00	8°37'14"	12.03
C61	228.60	200.00	65°29'24"	216.36
C68	228.60	200.00	65°29'24"	216.36
C171	72.75	16.00	260°31'14"	24.42
C172	12.10	82.00	8°27'14"	12.09
C173	12.19	6.00	116°23'15"	10.20
C174	12.10	82.00	8°27'14"	12.09
C190	9.91	82.00	6°55'24"	9.90
C191	10.86	6.00	103°39'47"	9.43
C192	9.91	82.00	6°55'24"	9.90
C193	75.45	16.00	270°11'01"	22.59
C194	102.97	400.01	14°44'59"	102.69
C195	20.97	10.00	120°07'29"	17.33
C196	24.12	202.00	6°50'32"	24.11
C197	20.97	10.00	120°07'29"	17.33
C198	35.35	16.00	126°35'33"	28.59
C219	210.41	46.00	262°04'43"	69.39
C226	21.14	412.00	2°56'22"	21.13
C227	58.00	52.00	63°54'25"	55.04
C229	16.92	52.00	18°38'39"	16.85
C230	71.59	388.00	10°34'19"	71.49
C231	102.45	202.00	29°03'37"	101.36
C232	55.28	52.00	60°54'38"	52.71
C233	133.99	46.00	166°53'55"	91.40
C234	55.28	52.00	60°54'38"	52.71
C235	72.85	202.00	20°39'52"	72.46
C236	24.15	18.00	76°51'48"	22.38
C324	293.63	314.00	53°34'43"	283.05
C352	278.43	300.00	53°10'35"	268.55
C353	28.77	18.00	91°34'16"	25.80
C354	539.30	276.00	111°57'20"	457.51
C367	231.44	214.00	61°57'57"	220.33
C368	25.40	18.00	80°50'39"	23.34
C369	234.60	304.00	44°12'59"	228.83
C370	23.56	18.00	74°59'06"	21.91
C371	147.72	668.00	12°40'12"	147.42
C372	27.19	18.00	86°32'56"	24.68
C373	224.60	468.00	27°29'52"	222.46
C374	18.41	52.00	20°17'23"	18.32
C375	217.29	46.00	270°38'52"	64.69
C376	58.27	52.00	64°12'30"	55.27
C377	217.03	491.88	25°16'49"	215.27



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 CITY OF SCOTTSDALE, ARIZONA

job no.	30-11
design	JAR
approved	SKG
date	5/2014

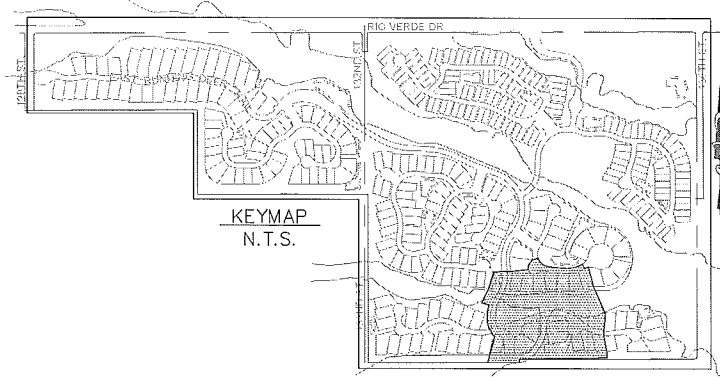
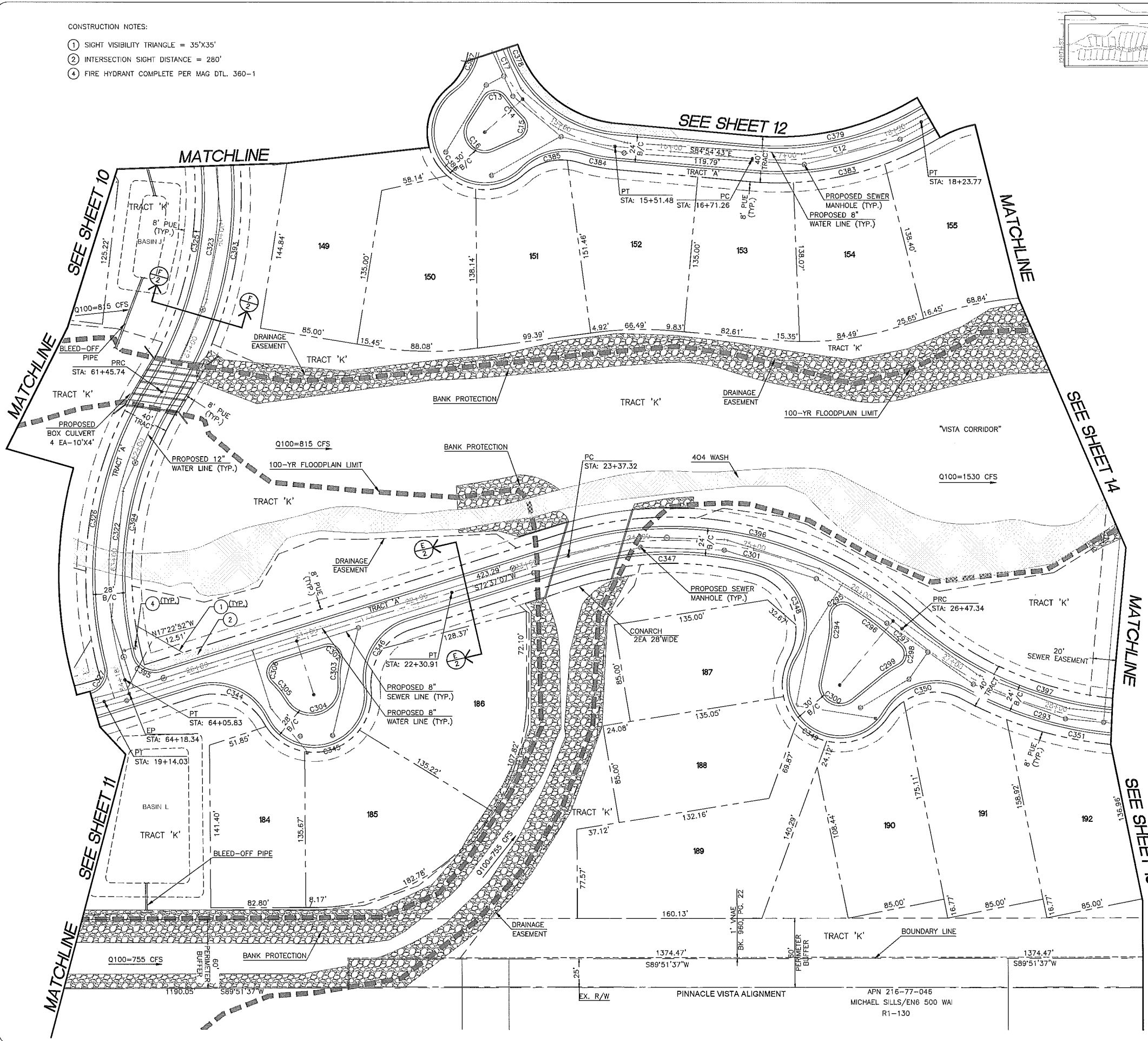
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REATA RANCH Q.S. # 50-59, 50-60, PFLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

CONSTRUCTION NOTES:

- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
- ② INTERSECTION SIGHT DISTANCE = 280'
- ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



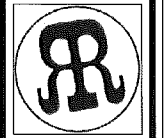
BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C12	152.50	250.00	34°57'05"	150.15
C13	19.50	10.00	111°42'07"	16.55
C14	24.04	132.00	10°26'00"	24.00
C15	19.50	10.00	111°42'08"	16.55
C16	41.06	16.00	147°01'45"	30.68
C17	256.19	120.00	122°19'20"	210.24
C293	273.39	320.00	48°57'00"	265.15
C294	22.95	76.00	17°18'03"	22.86
C295	22.22	10.00	127°18'44"	17.92
C296	47.43	288.00	9°26'10"	47.38
C297	8.22	332.00	1°25'07"	8.22
C298	19.74	10.00	113°07'05"	16.69
C299	16.78	76.00	12°39'14"	16.75
C300	39.52	16.00	141°30'25"	30.21
C301	310.03	300.00	59°12'38"	296.41
C302	20.81	10.00	119°14'01"	17.25
C303	21.04	76.00	15°51'56"	20.98
C304	62.86	23.50	153°15'49"	45.73
C305	21.04	76.00	15°51'56"	20.98
C306	20.81	10.00	119°14'01"	17.25
C322	260.09	300.00	49°40'25"	252.02
C323	243.56	320.00	43°36'36"	237.73
C325	232.91	306.00	43°36'36"	227.33
C326	255.56	314.00	46°37'57"	248.57
C327	27.84	18.00	88°36'12"	25.14
C344	73.55	52.00	81°02'22"	67.57
C345	130.13	46.00	162°04'45"	90.88
C346	73.55	52.00	81°02'22"	67.57
C347	165.51	288.00	32°55'36"	163.24
C348	97.10	52.00	106°59'22"	83.60
C349	145.97	46.00	181°48'47"	91.99
C350	79.69	52.00	87°48'08"	72.12
C351	206.54	332.00	35°38'42"	203.23
C378	230.57	108.00	122°19'20"	189.21
C379	145.18	238.00	34°57'05"	142.94
C383	159.82	262.00	34°57'05"	157.36
C384	27.51	132.00	11°56'24"	27.46
C385	56.81	52.00	62°35'50"	54.03
C386	152.00	46.00	189°19'12"	91.70
C387	56.81	52.00	62°35'50"	54.03
C393	254.22	334.00	43°36'36"	248.13
C394	229.28	286.00	45°55'55"	223.19
C395	29.45	18.00	93°44'30"	26.27
C396	322.43	312.00	59°12'38"	308.27
C397	263.14	308.00	48°57'00"	255.21

**SKG**  
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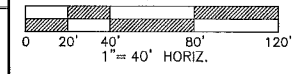


**REATA RANCH**  
 PRELIMINARY PLAT  
 CITY OF SCOTTSDALE, ARIZONA

job no.	30-11
design	JAR
approved	SKG
date	5/2014

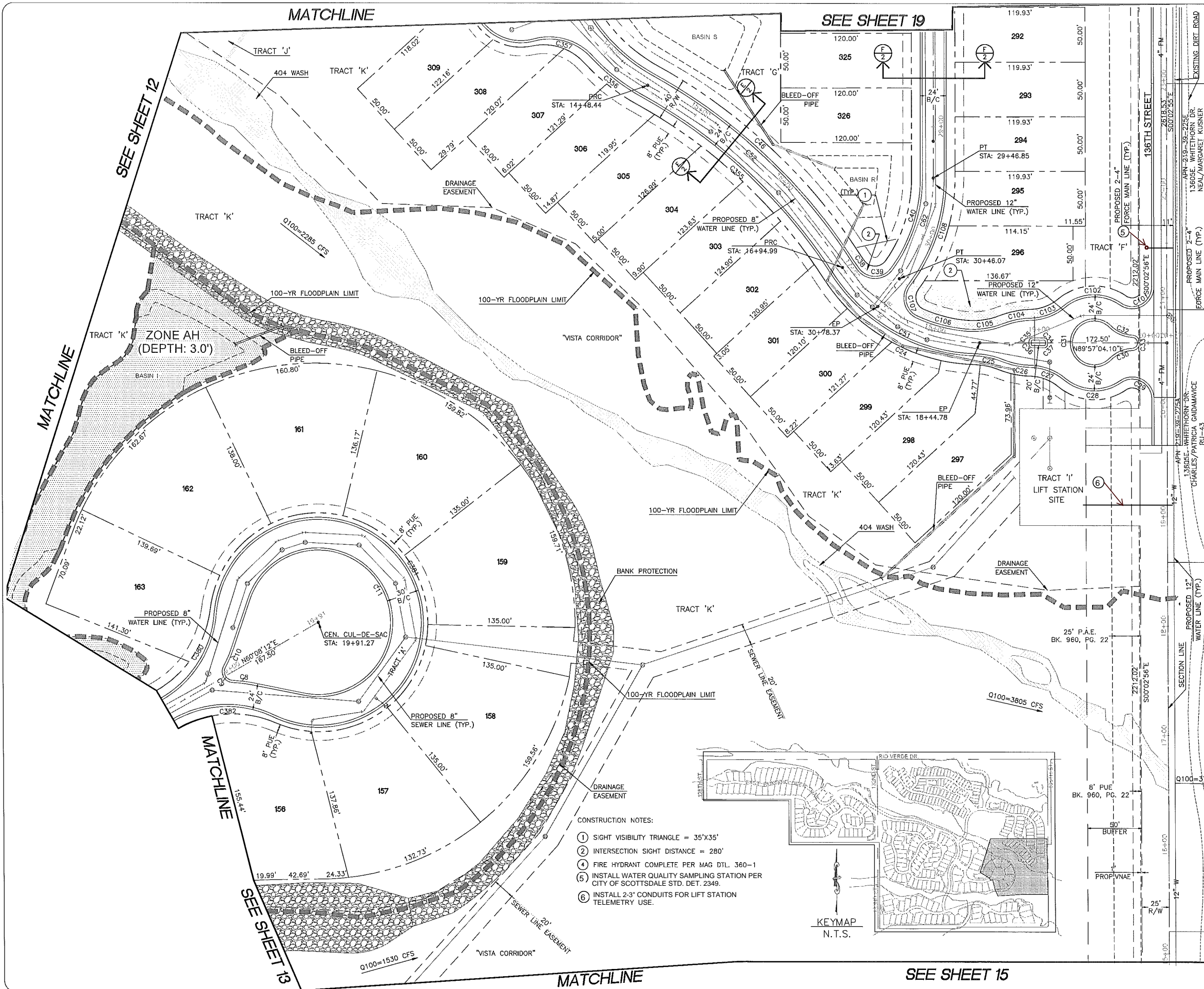
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 REATA RANCH



APN Z16-77-046  
 MICHAEL SILLS/EN6 500 WAJ  
 R1-130





BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	19.09	122.00	8°58'01"	19.07
C9	16.14	8.00	115°35'30"	13.54
C10	19.09	122.00	8°58'01"	19.07
C11	302.20	66.00	262°20'32"	99.36
C24	157.02	162.00	55°31'59"	150.94
C25	26.16	75.00	19°59'16"	26.03
C26	26.64	75.00	20°21'19"	26.50
C27	33.38	50.00	38°14'49"	32.76
C28	56.84	44.00	74°00'53"	52.97
C29	39.10	18.00	124°27'07"	31.85
C30	23.67	32.00	42°22'23"	23.13
C32	23.67	32.00	42°22'23"	23.13
C33	15.30	5.00	175°22'19"	9.99
C34	1.57	1.00	90°00'00"	1.41
C35	1.57	1.00	90°00'00"	1.41
C36	1.57	1.00	90°00'00"	1.41
C37	1.57	1.00	90°00'00"	1.41
C38	8.96	138.00	3°43'16"	8.96
C39	33.49	18.00	106°36'04"	28.86
C40	88.86	138.00	36°53'39"	87.33
C46	252.46	512.00	28°15'07"	249.91
C51	149.79	150.00	57°12'58"	143.69
C52	246.54	500.00	28°15'07"	244.05
C55	99.21	150.00	37°53'49"	97.42
C62	99.21	150.00	37°53'49"	97.42
C101	39.10	18.00	124°27'07"	31.85
C102	56.84	44.00	74°00'53"	52.97
C103	33.38	50.00	38°14'49"	32.76
C104	26.12	75.00	19°57'06"	25.98
C105	34.97	75.00	26°42'48"	34.65
C106	45.96	138.00	19°04'52"	45.75
C107	32.38	18.00	103°04'23"	28.19
C108	106.31	162.00	37°36'00"	104.41
C355	240.63	468.00	28°15'07"	238.20
C356	58.47	182.00	18°24'29"	58.22
C357	56.99	52.00	62°47'27"	54.18
C380	94.86	98.00	55°27'29"	91.20
C381	487.43	96.00	290°54'58"	108.87
C382	94.86	98.00	55°27'29"	91.20

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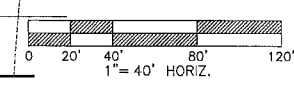
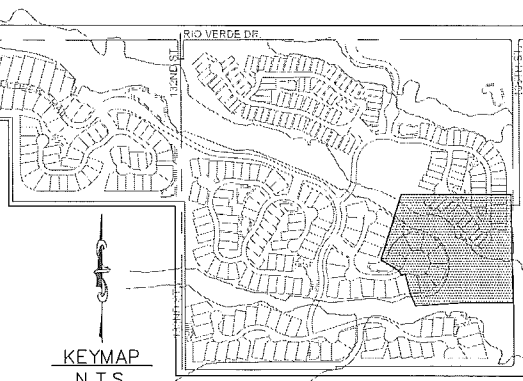
**REATA RANCH**  
 PRELIMINARY PLAN  
 CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
 design JAR  
 approved SKG  
 date 5/2014

revisions


sheet  
 14 of 38

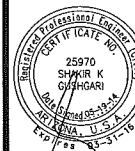
- CONSTRUCTION NOTES:
- 1) SIGHT VISIBILITY TRIANGLE = 35'x35'
  - 2) INTERSECTION SIGHT DISTANCE = 280'
  - 4) FIRE HYDRANT COMPLETE PER MAG DTL 360-1
  - 5) INSTALL WATER QUALITY SAMPLING STATION PER CITY OF SCOTTSDALE STD. DET. 2349.
  - 6) INSTALL 2-3" CONDUITS FOR LIFT STATION TELEMETRY USE.



REATA RANCH  
 Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013



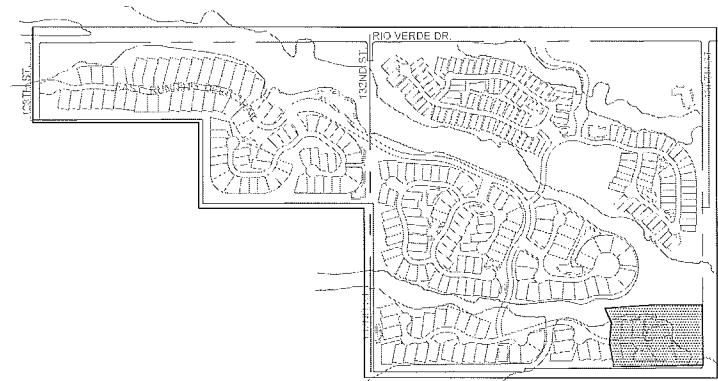
SKG ENTERPRISES, INC.  
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Signature



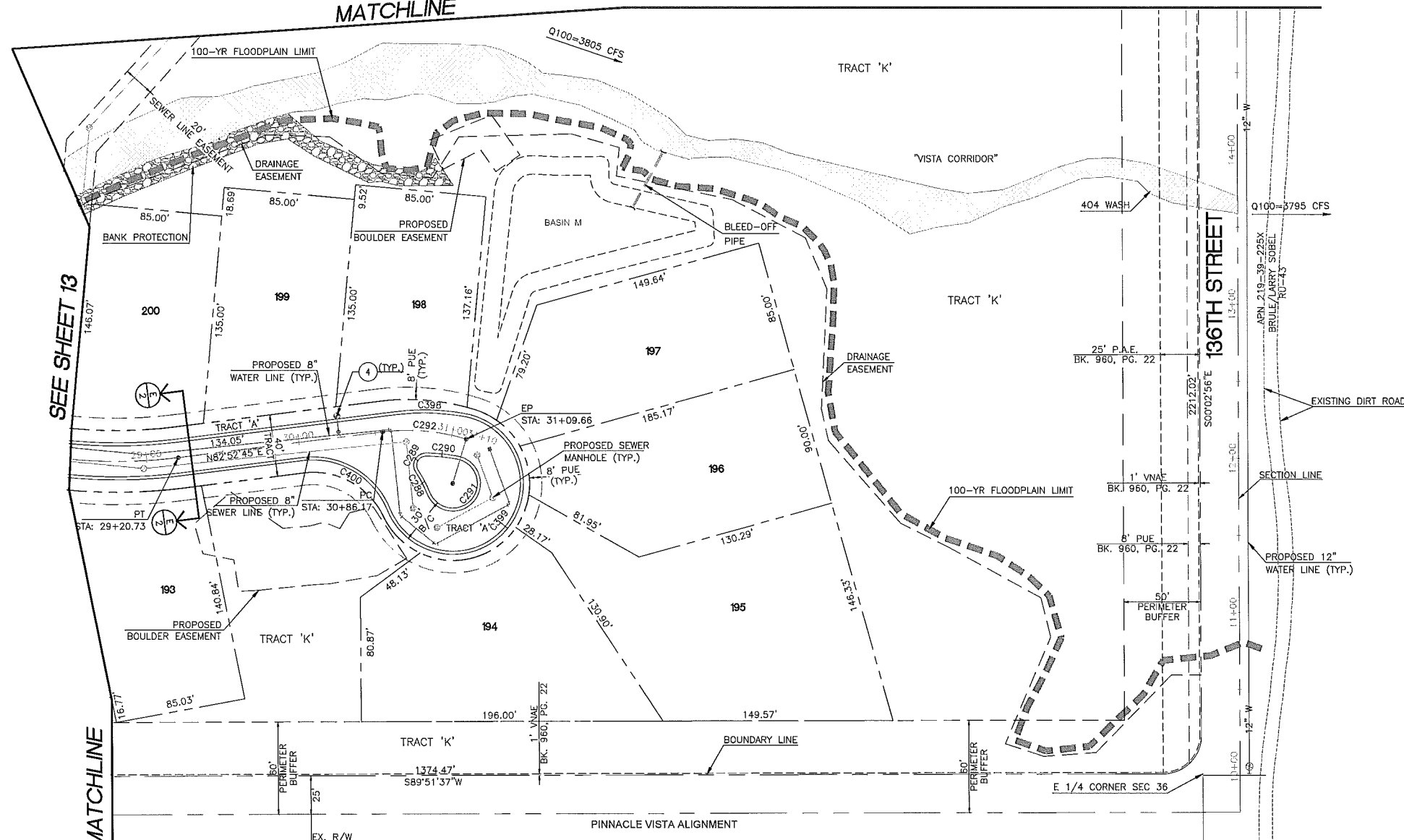
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KEYMAP  
N.T.S.

SEE SHEET 14

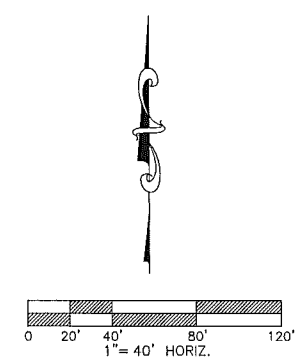
MATCHLINE



BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C288	16.26	82.00	11°21'43"	16.23
C289	12.99	6.00	124°01'04"	10.60
C290	20.29	120.00	9°41'10"	20.26
C291	66.37	16.00	237°39'29"	28.03
C292	54.86	130.00	24°10'41"	54.45
C398	45.62	150.00	17°25'28"	45.44
C399	190.80	46.00	237°39'29"	80.60
C400	68.14	52.00	75°04'58"	63.37

- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'x35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL .360-1



**REATA RANCH**  
PRELIMINARY PLAN  
CITY OF SCOTTSDALE, ARIZONA

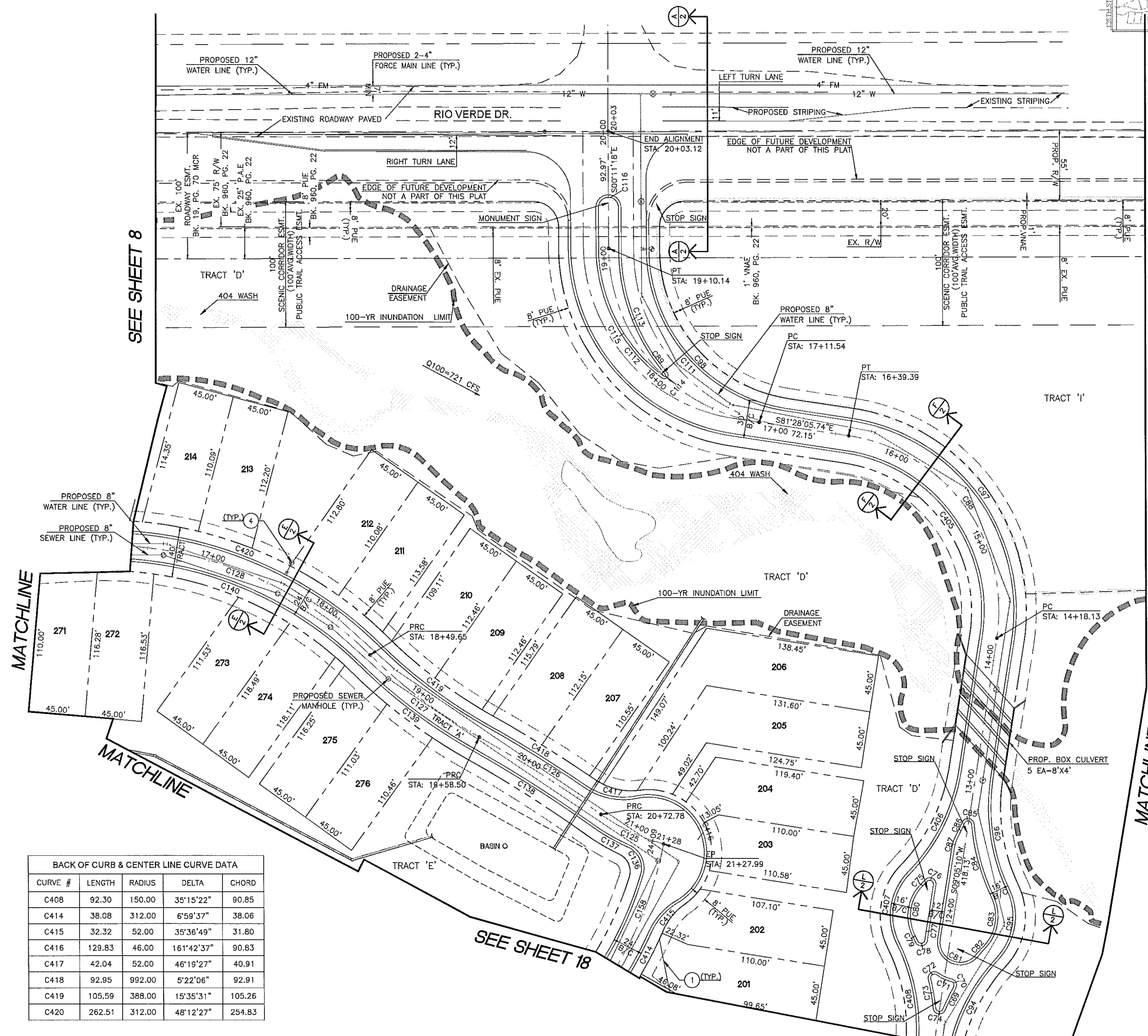
job no. 30-11  
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date 5/2014

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CONSTRUCTION NOTES:

- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
- ② INTERSECTION SIGHT DISTANCE = 280'
- ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



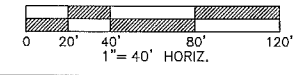
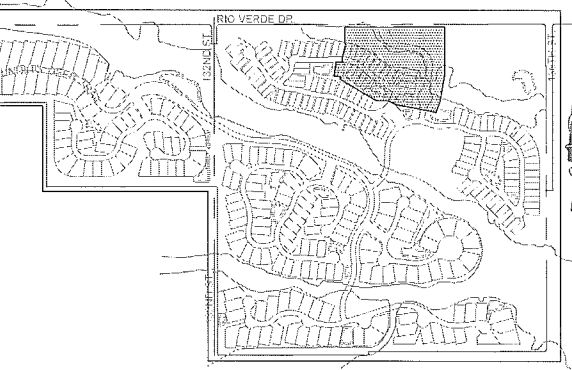
BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C69	19.54	166.00	6'44'45"	19.53
C70	5.57	3.00	106'23'22"	4.80
C71	12.74	32.00	22'48'42"	12.66
C72	7.29	3.00	139'12'58"	5.62
C73	23.50	166.00	8'08'44"	23.48
C74	7.96	3.00	152'03'52"	5.82
C75	5.22	166.00	1'48'05"	5.22
C76	7.67	3.00	146'32'48"	5.75
C77	2.46	28.00	5'01'58"	2.46
C78	7.94	3.00	151'39'05"	5.82
C79	5.43	166.00	1'52'29"	5.43
C80	41.84	34.00	70'30'45"	39.25
C81	41.61	16.00	148'59'50"	30.84
C82	10.34	166.00	3'34'07"	10.34
C83	41.03	34.00	69'08'33"	38.59
C84	60.69	166.00	20'56'45"	60.35
C85	7.96	3.00	152'03'52"	5.82
C86	11.79	166.00	4'04'15"	11.79
C87	9.62	30.00	18'22'52"	9.58
C88	221.27	140.00	90'33'16"	198.95
C89	198.60	140.00	81'16'48"	182.36
C94	90.51	150.00	34'34'17"	89.14
C95	60.34	50.00	69'08'33"	56.74
C96	90.51	150.00	34'34'17"	89.14
C97	243.39	154.00	90'33'16"	218.84
C98	181.58	128.00	81'16'48"	166.73
C99	50.28	32.00	90'01'42"	45.27
C111	198.60	140.00	81'16'48"	182.36
C112	198.60	140.00	81'16'48"	182.36
C113	101.79	152.00	38'22'06"	99.90
C114	2.92	1.00	167'27'18"	1.99
C115	113.47	128.00	50'47'31"	109.79
C116	25.29	8.00	181'05'20"	16.00
C117	47.11	30.00	89'58'16"	42.42
C125	55.21	150.00	21'05'20"	54.90
C126	114.28	980.00	6'40'53"	114.22
C127	108.85	400.00	15'35'31"	108.52
C128	252.41	300.00	48'12'27"	245.03
C136	25.90	18.00	82'25'59"	23.72
C137	32.90	162.00	11'38'07"	32.84
C138	112.88	968.00	6'40'53"	112.82
C139	112.12	412.00	15'35'31"	111.77
C140	242.32	288.00	48'12'27"	235.23
C158	115.98	300.00	22'09'00"	115.26
C405	199.14	126.00	90'33'16"	179.05
C406	92.30	150.00	35'15'23"	90.85
C407	61.53	50.00	70'30'45"	57.72

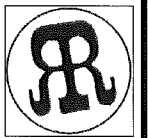
BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C408	92.30	150.00	35'15'22"	90.85
C414	38.08	312.00	6'59'37"	38.06
C415	32.32	52.00	35'36'49"	31.80
C416	129.83	46.00	161'42'37"	90.83
C417	42.04	52.00	46'19'27"	40.91
C418	92.95	992.00	5'22'06"	92.91
C419	105.59	388.00	15'35'31"	105.26
C420	262.51	312.00	48'12'27"	254.83

KEYMAP  
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**REATA RANCH**  
PRELIMINARY PLAT  
CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
design JAR  
approved SKG  
date 5/2014

revisions

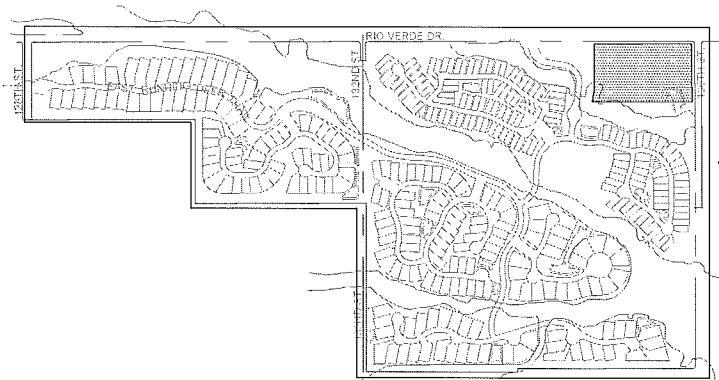
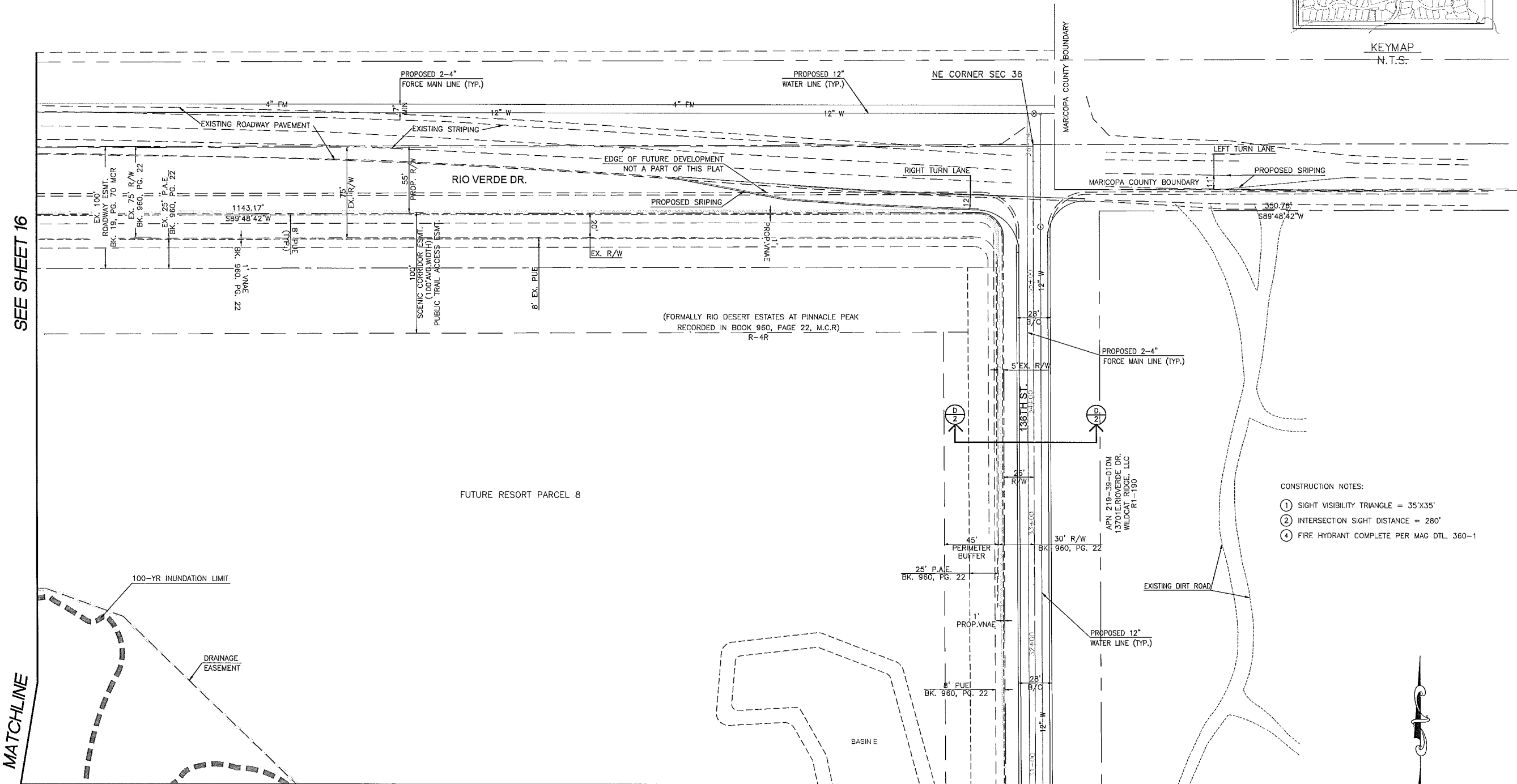

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MATCHLINE

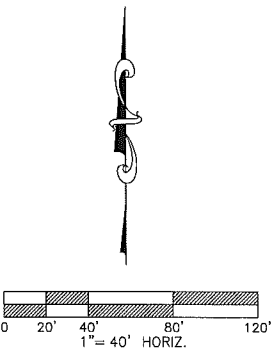
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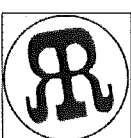


KEYMAP  
N.T.S.

- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'x35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



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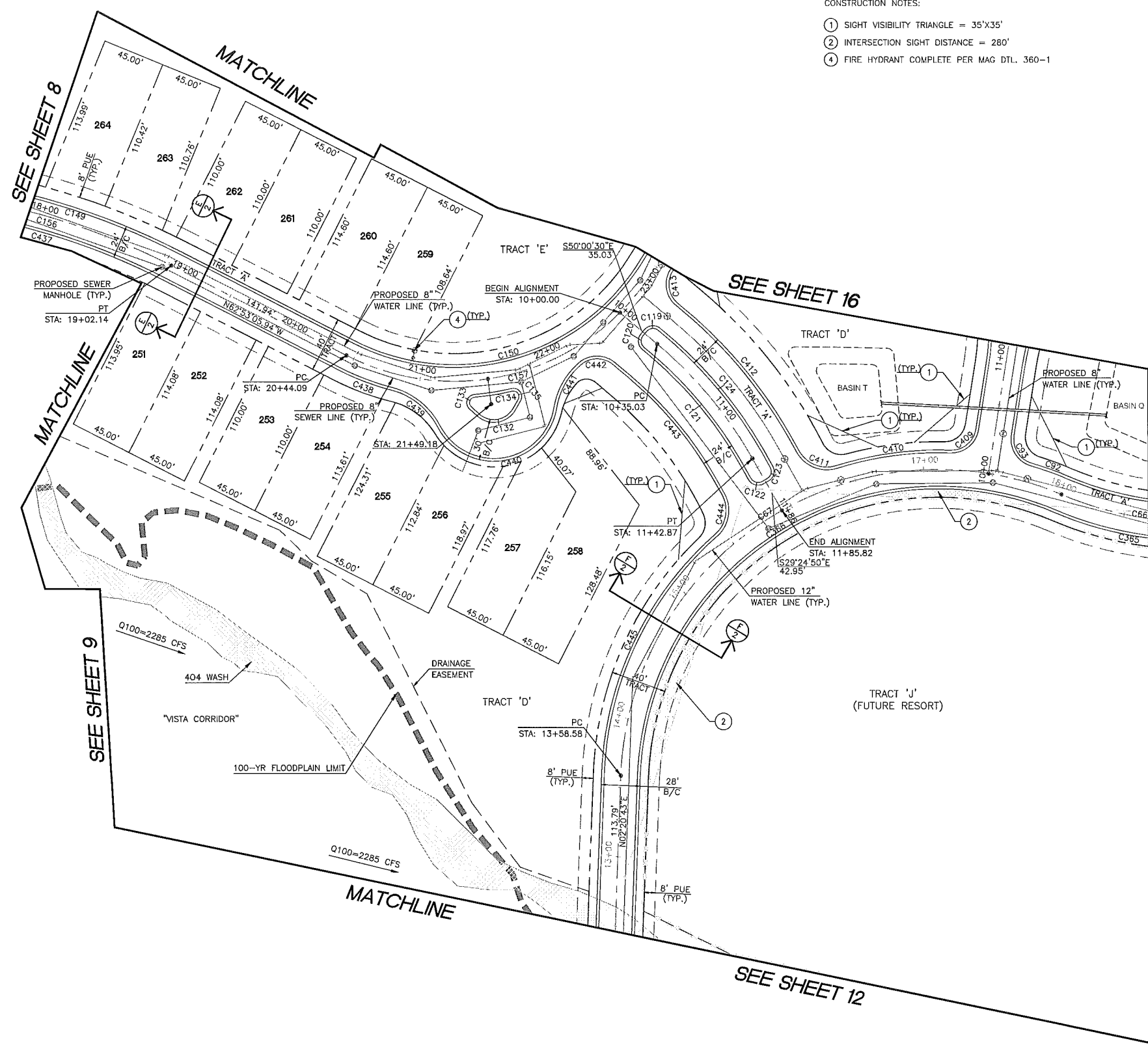
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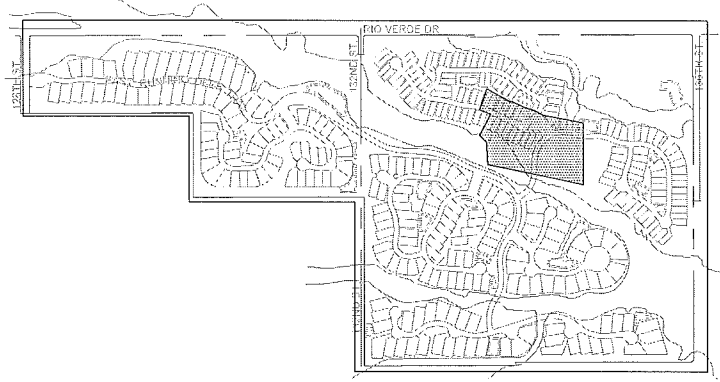
Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

REATA RANCH





- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'X35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



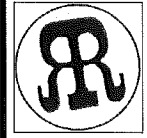
KEYMAP  
N.T.S.

BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C66	137.09	250.00	31°25'04"	135.38
C67	443.38	230.00	110°27'02"	377.84
C92	28.51	244.00	6°41'39"	28.49
C93	26.07	18.00	82°59'04"	23.85
C119	9.42	6.00	90°00'00"	8.49
C120	9.42	6.00	90°00'00"	8.49
C121	104.96	292.00	20°35'41"	104.39
C123	9.42	6.00	90°00'00"	8.49
C124	110.71	308.00	20°35'41"	110.11
C132	28.74	16.00	102°55'55"	25.03
C133	9.28	4.00	132°51'35"	7.33
C134	27.48	182.00	8°39'03"	27.45
C135	9.28	4.00	132°51'35"	7.33
C149	198.10	512.00	22°10'08"	196.87
C150	231.08	168.00	83°47'51"	211.03
C156	193.46	500.00	22°10'08"	192.26
C157	248.63	170.00	83°47'51"	227.06
C365	144.76	264.00	31°25'04"	142.96
C366	416.39	216.00	110°27'02"	354.85
C409	26.07	18.00	82°59'04"	23.85
C410	83.46	244.00	19°35'49"	83.05
C411	31.36	23.00	78°06'45"	28.98
C412	119.34	332.00	20°35'41"	118.69
C413	25.54	18.00	81°17'07"	23.45
C437	188.82	488.00	22°10'08"	187.64
C438	40.32	182.00	12°41'36"	40.24
C439	43.75	52.00	48°12'03"	42.47
C440	115.00	46.00	143°14'16"	87.31
C441	36.42	52.00	40°07'36"	35.68
C442	25.28	18.00	80°28'47"	23.26
C443	96.33	268.00	20°35'41"	95.81
C444	31.36	23.00	78°06'45"	28.98
C445	197.40	244.00	46°21'12"	192.06



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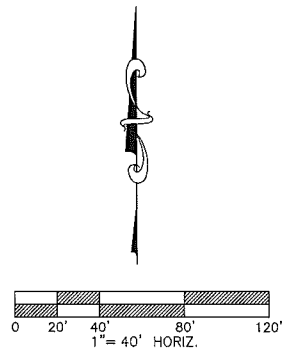


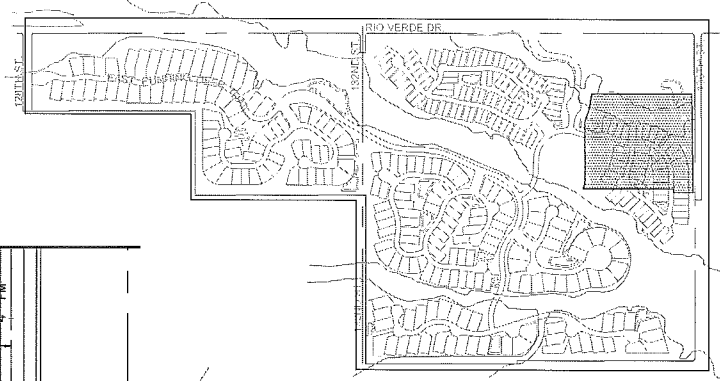
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PRELIMINARY PLAN  
CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
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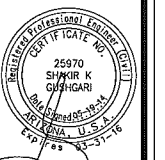
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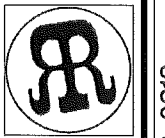




  
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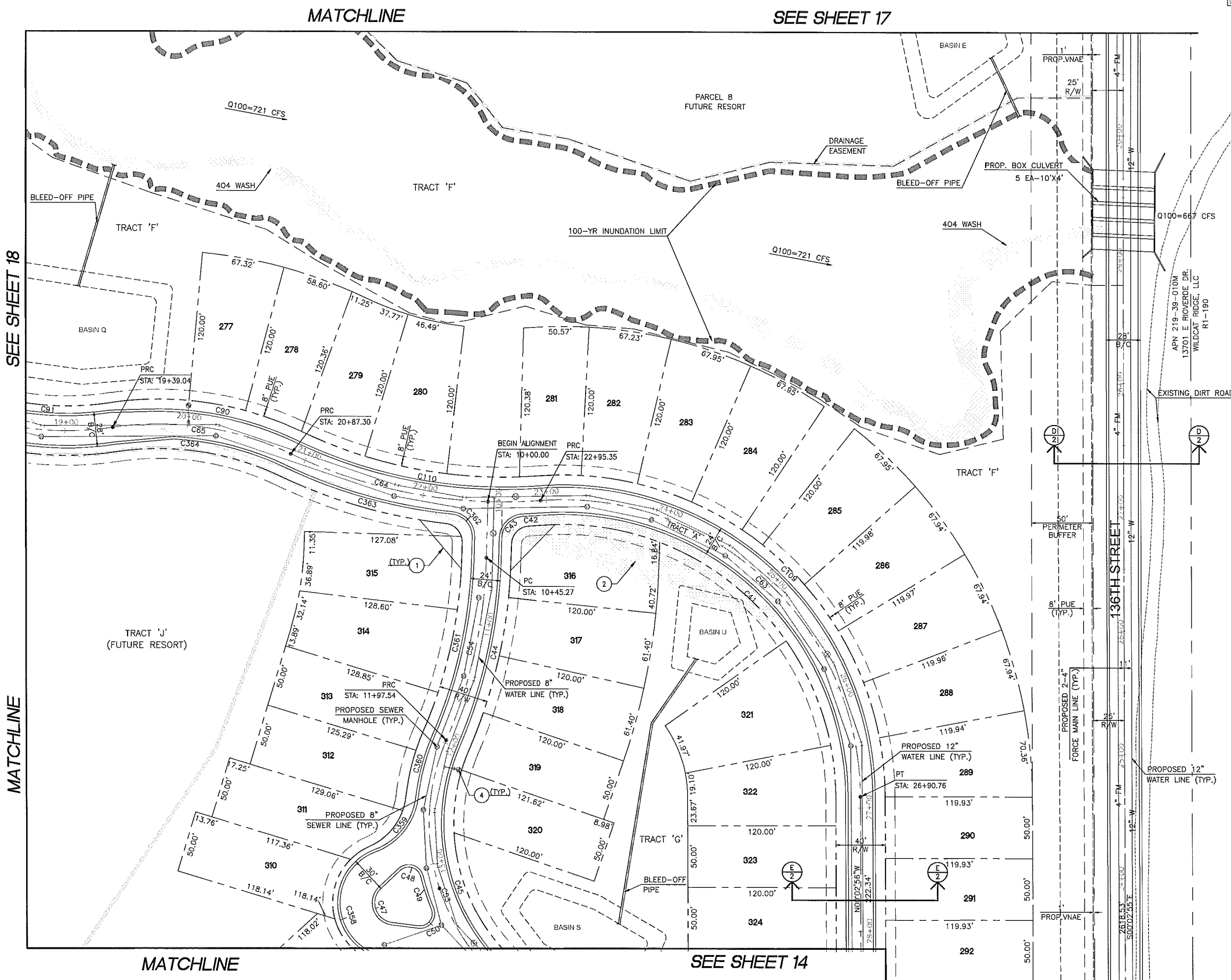
**REATA RANCH**  
 PRELIMINARY PLAT  
 CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
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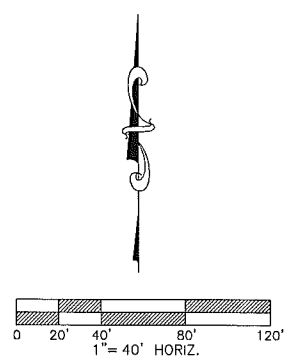
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BACK OF CURB & CENTER LINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C41	375.64	228.00	94°23'46"	334.57
C42	15.18	412.00	2°06'38"	15.17
C43	27.02	18.00	85°59'58"	24.55
C44	156.84	412.00	21°48'40"	155.89
C45	233.19	158.00	84°33'41"	212.59
C47	36.23	16.00	129°44'05"	28.97
C48	20.85	10.00	119°28'25"	17.27
C49	27.58	182.00	8°40'55"	27.55
C50	20.85	10.00	119°28'25"	17.27
C53	250.90	170.00	84°33'43"	228.74
C54	152.27	400.00	21°48'40"	151.35
C63	395.41	240.00	94°23'46"	352.18
C64	208.05	400.00	29°48'03"	205.71
C65	148.26	250.00	33°58'40"	146.09
C90	123.10	262.00	26°55'14"	121.97
C91	129.41	236.00	31°25'04"	127.79
C109	415.18	252.00	94°23'46"	369.79
C110	201.81	388.00	29°48'03"	199.54
C358	140.54	46.00	175°03'02"	91.91
C359	56.99	52.00	62°47'27"	54.18
C360	53.00	182.00	16°41'04"	52.81
C361	147.70	388.00	21°48'40"	146.81
C362	27.02	18.00	85°59'58"	24.55
C363	141.58	412.00	19°41'21"	140.88
C364	93.22	238.00	22°26'27"	92.62

- CONSTRUCTION NOTES:
- ① SIGHT VISIBILITY TRIANGLE = 35'x35'
  - ② INTERSECTION SIGHT DISTANCE = 280'
  - ④ FIRE HYDRANT COMPLETE PER MAG DTL. 360-1



REATA RANCH  
 Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

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MATCHLINE

MATCHLINE

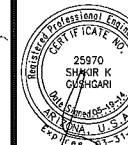
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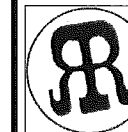
MATCHLINE



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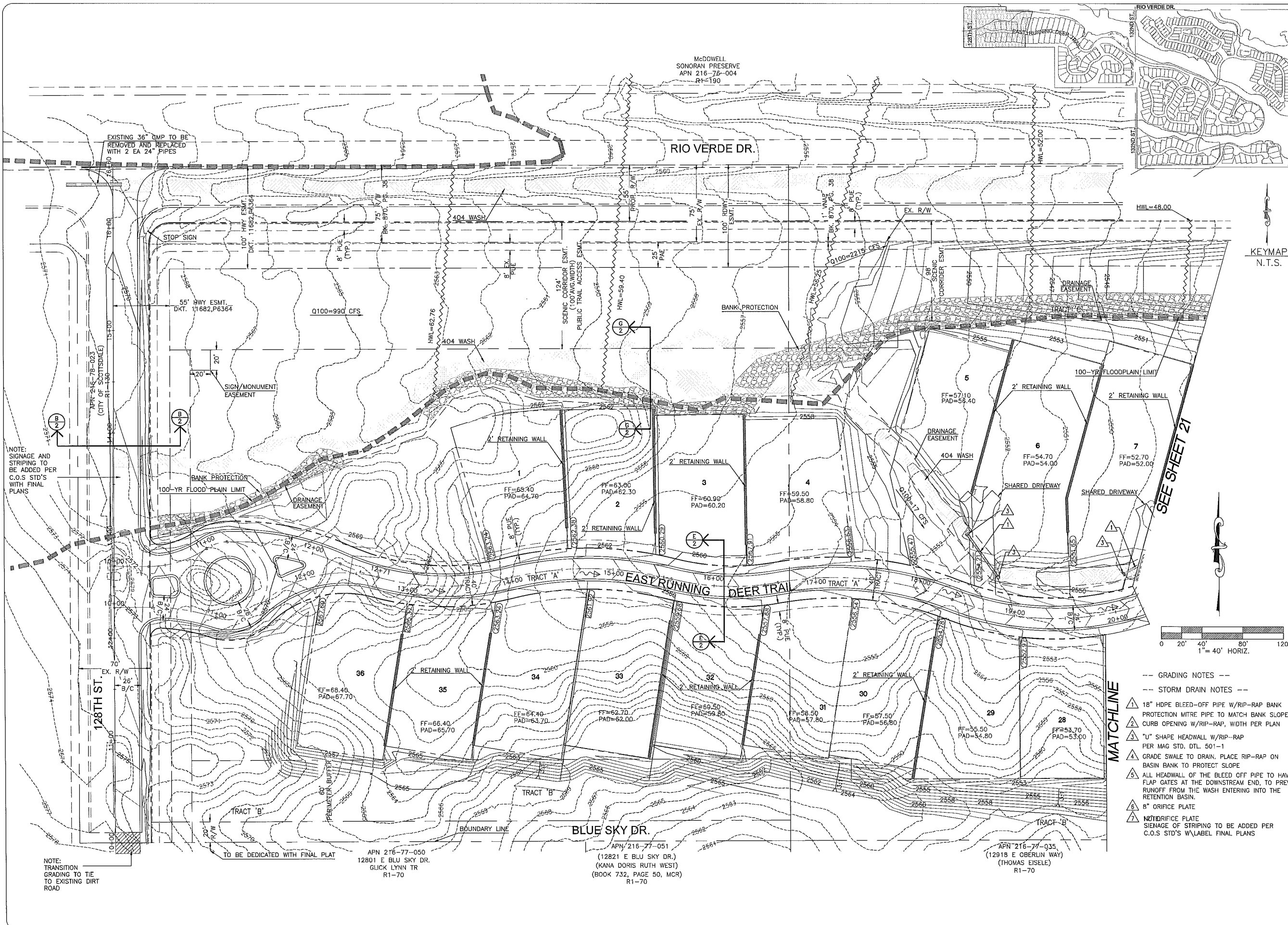


**REATA RANCH**  
PRELIMINARY GRADING PLAN  
CITY OF SCOTTSDALE, ARIZONA

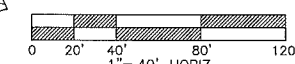
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approved SKG  
date 5/2014

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KEYMAP  
N.T.S.



- GRADING NOTES --
- STORM DRAIN NOTES --
- ① 18" HOPE BLEED-OFF PIPE W/RIP-RAP BANK PROTECTION MITRE PIPE TO MATCH BANK SLOPE
  - ② CURB OPENING W/RIP-RAP, WIDTH PER PLAN
  - ③ "U" SHAPE HEADWALL W/RIP-RAP PER MAG STD. DTL. 501-1
  - ④ GRADE SWALE TO DRAIN, PLACE RIP-RAP ON BASIN BANK TO PROTECT SLOPE
  - ⑤ ALL HEADWALL OF THE BLEED OFF PIPE TO HAVE FLAP GATES AT THE DOWNSTREAM END, TO PREVENT RUNOFF FROM THE WASH ENTERING INTO THE RETENTION BASIN.
  - ⑥ 8" ORIFICE PLATE
  - ⑦ NOTIFICATION PLATE SIGNAGE OF STRIPING TO BE ADDED PER C.O.S STD'S W/LABEL FINAL PLANS

NOTE: SIGNAGE AND STRIPING TO BE ADDED PER C.O.S STD'S WITH FINAL PLANS

NOTE: TRANSITION GRADING TO TIE TO EXISTING DIRT ROAD

APN 216-77-050  
12801 E BLU SKY DR.  
GLICK LYNN TR  
R1-70

APN 216-77-051  
(12821 E BLU SKY DR.)  
(KANA DORIS RUTH WEST)  
(BOOK 732, PAGE 50, MCR)  
R1-70

APN 216-77-035  
(12918 E OBERLIN WAY)  
(THOMAS EISELE)  
R1-70

McDOWELL  
SONORAN PRESERVE  
APN 216-7B-004  
R1-190

EXISTING 36" CMP TO BE REMOVED AND REPLACED WITH 2 EA 24" PIPES

SIGN/MONUMENT EASEMENT

BANK PROTECTION

100-YR FLOODPLAIN LIMIT

DRAINAGE EASEMENT

404 WASH

2' RETAINING WALL

FF=65.40 PAD=64.70

FF=63.00 PAD=62.30

FF=60.90 PAD=60.20

FF=59.50 PAD=58.80

FF=57.10 PAD=56.40

FF=54.70 PAD=54.00

FF=52.70 PAD=52.00

FF=66.40 PAD=67.70

FF=64.40 PAD=63.70

FF=62.70 PAD=62.00

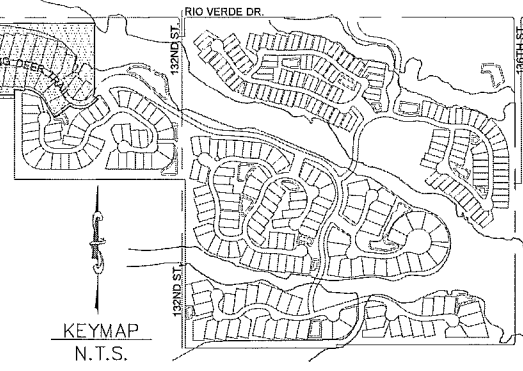
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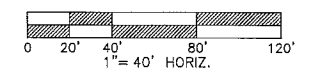
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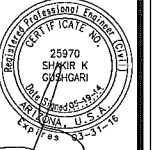
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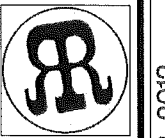
- GRADING NOTES ---  
 --- STORM DRAIN NOTES ---
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  - 5 8" ORIFICE PLATE
  - 6 12" ORIFICE PLATE



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 PRELIMINARY GRADING PLAN  
 CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
 design JAR  
 approved SKG  
 date 5/2014

revisions

sheet  
 21 of 38

Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

REATA RANCH





SEE SHEET 21

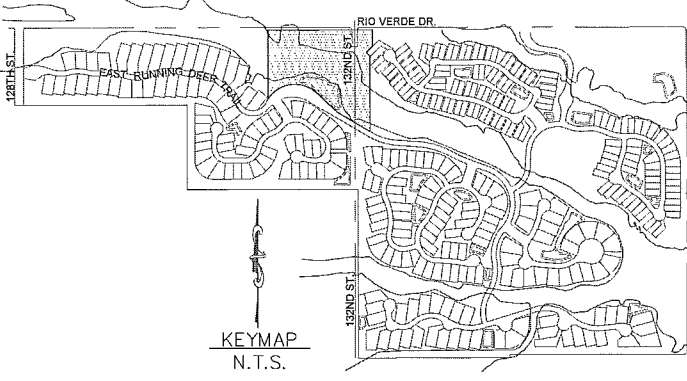
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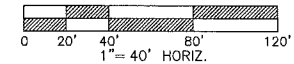
SEE SHEET 25

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NOTE:  
TRANSITION  
GRADING TO TIE  
TO EXISTING  
DIRT ROAD



- GRADING NOTES --
- STORM DRAIN NOTES --
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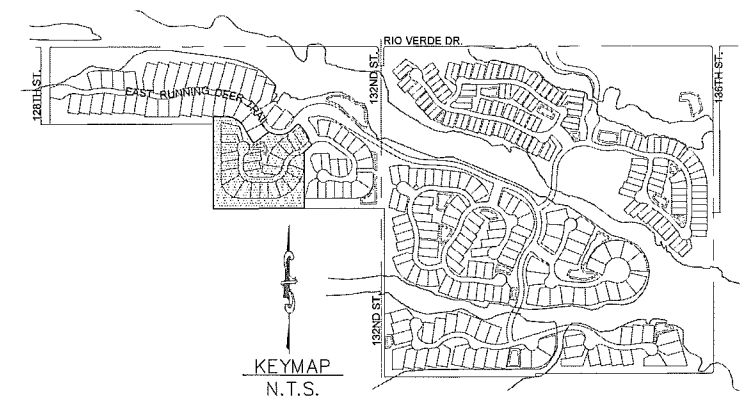
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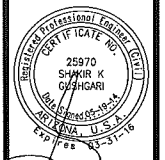
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DEATA DANCIL 70MINIC 15-7AIG04 140TED DI ANH 4-1-10-000



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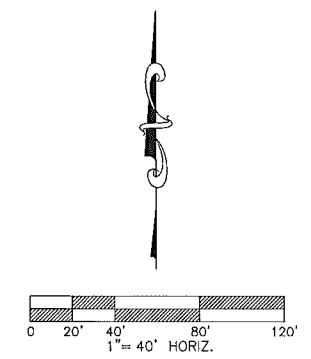
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- GRADING NOTES ---  
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NOTE:  
 EXACT LAYOUT OF BLEED OFF PIPE FROM BASINS, OUTFALLING INTO WASH SHALL BE DETERMINED DURING FINAL ENGINEERING



APN 216-77-029D  
 PAMELA RANNEY  
 R1-130

APN 216-77-024B  
 (13015 E OBERLIN WAY)  
 (GEORGE AND KAREN BUNNING)  
 R1-70

TO BE DEDICATED WITH FINAL PLAT

APN 216-77-024C  
 (ROBERT BRAUN)  
 R1-70

APN 216-77-034A  
 (12934 E OBERLIN WAY)  
 (SHAWN SULLIVAN)  
 R1-70

OBERLIN WAY

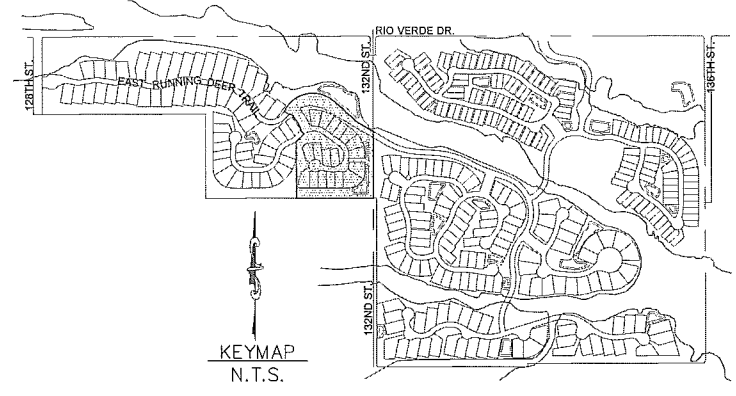
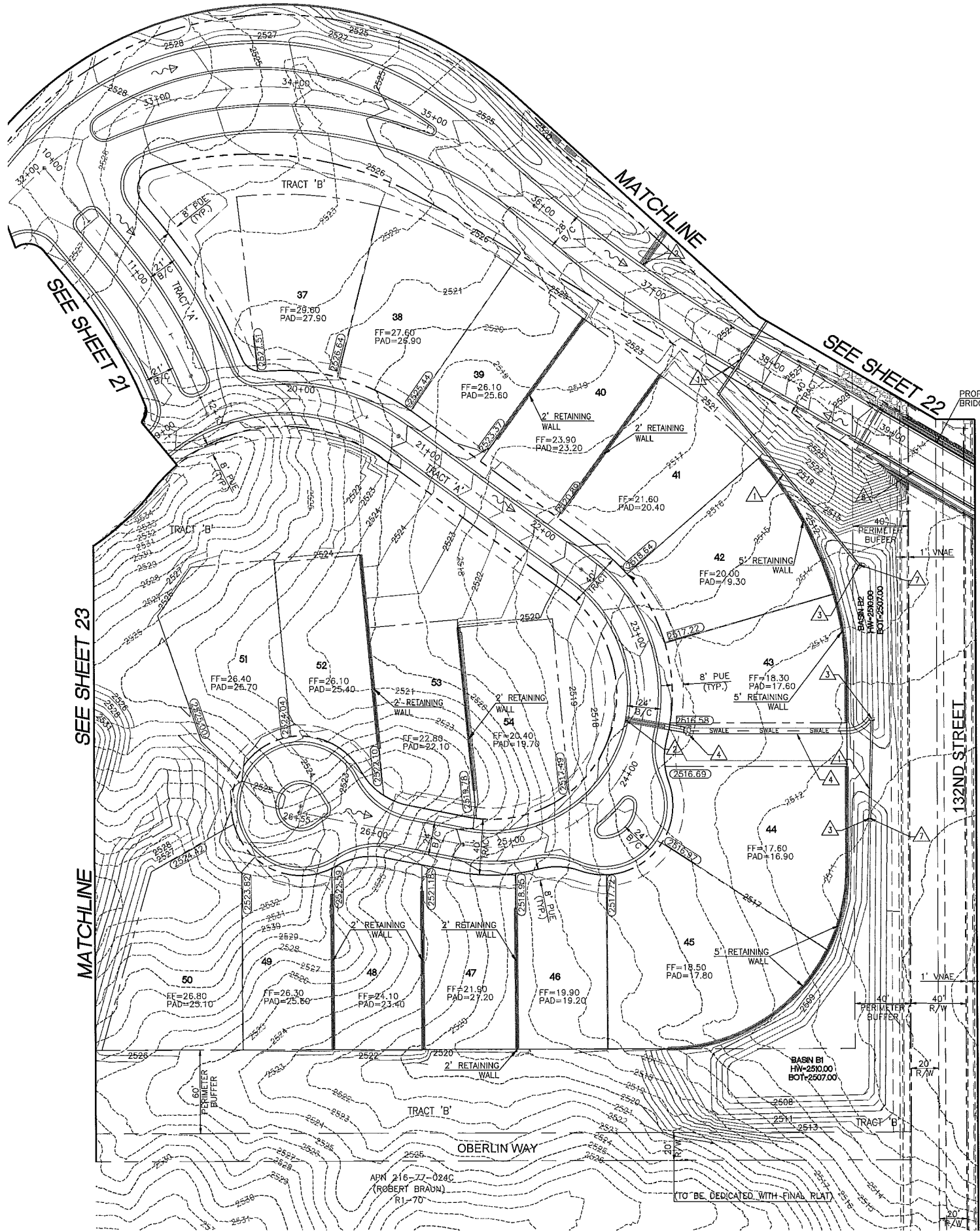
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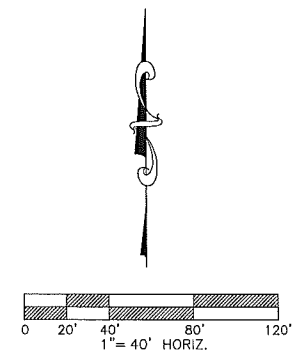
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- GRADING NOTES ---  
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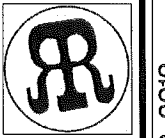
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 25970  
 SHAWK K.  
 CHENGARI  
 ARIZONA, U.S.A.  
 E.T.C. 115

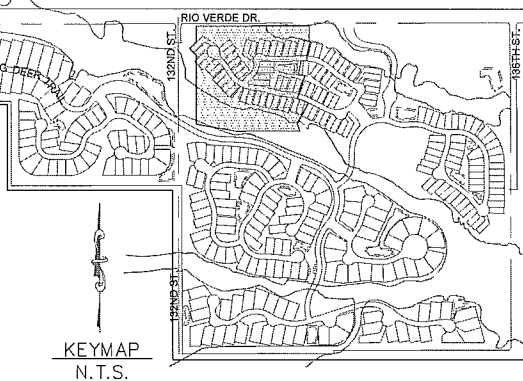
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 CITY OF SCOTTSDALE, ARIZONA

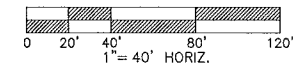
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approved	SKG
date	5/2014
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 Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

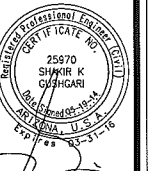


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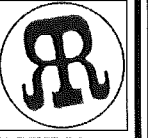
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REATA RANCH Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013



MATCHLINE

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SEE SHEET 24

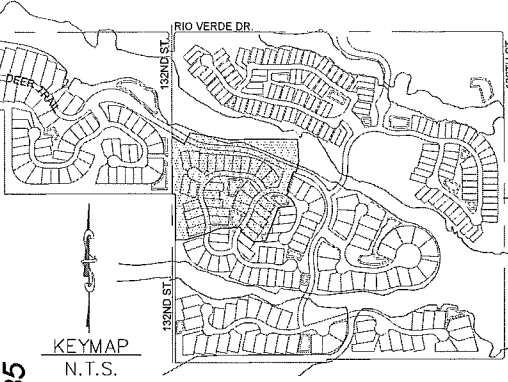
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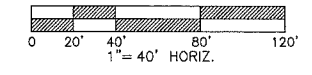
SEE SHEET 35

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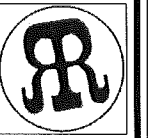
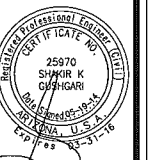


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- STORM DRAIN NOTES --
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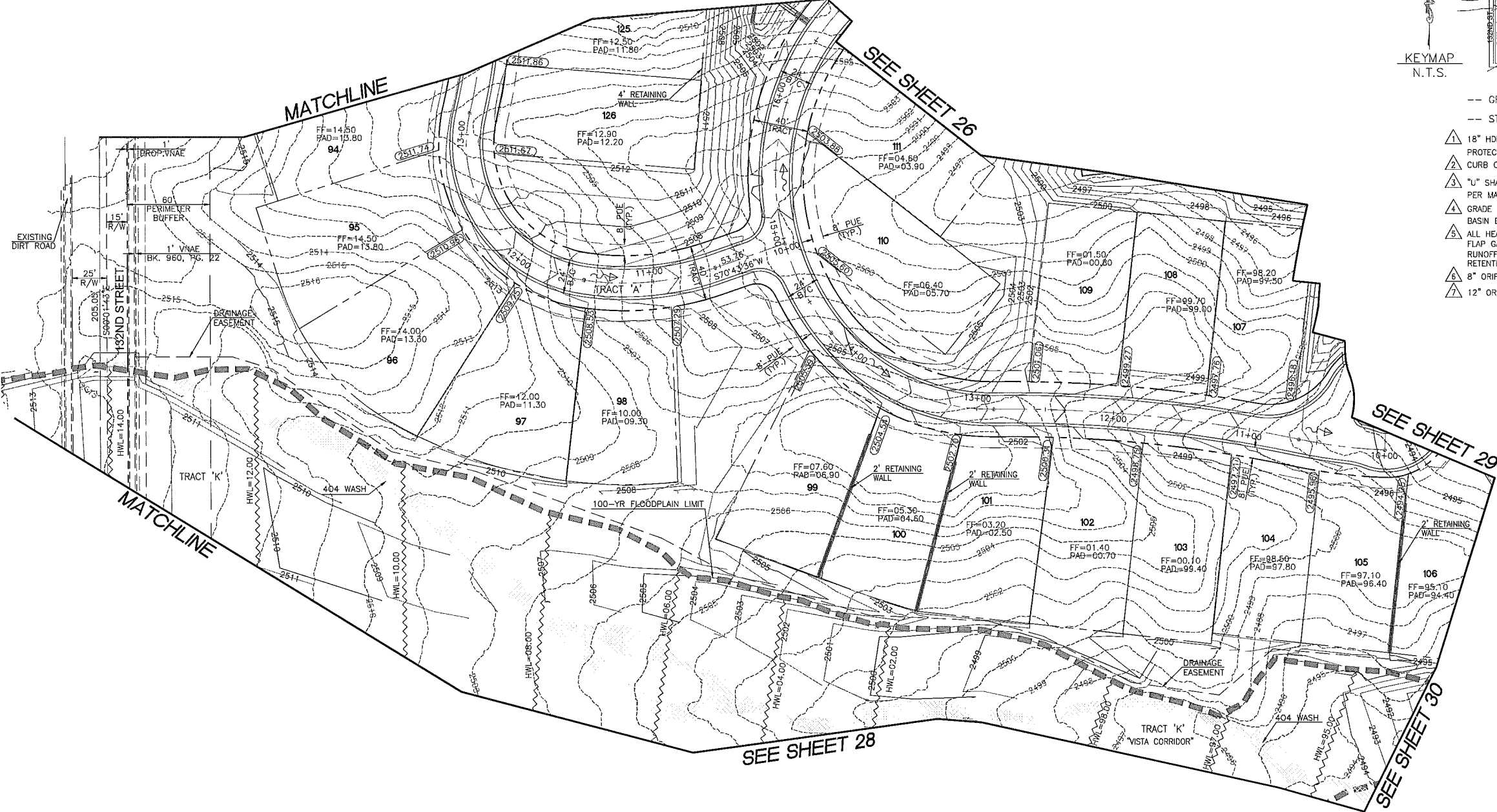
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REATA RANCH



EXISTING DIRT ROAD

TRACT 'K'

PERIMETER BUFFER

1" VINA

60' PERIMETER BUFFER

15' R/W

132ND STREET

PROPOSED

TRACT 'K'

VISTA CORRIDOR

404 WASH

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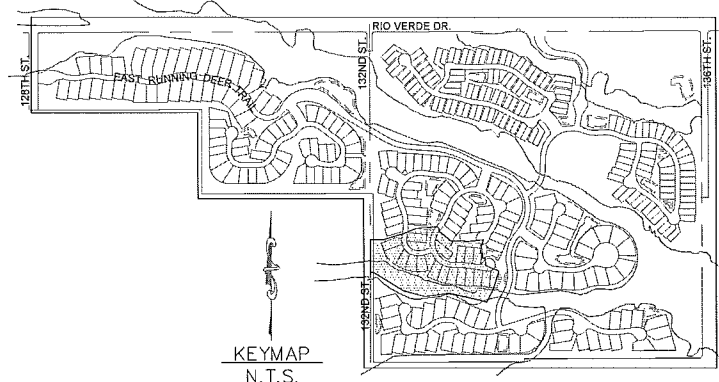
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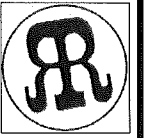
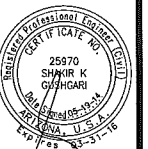
404 WASH



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- STORM DRAIN NOTES --



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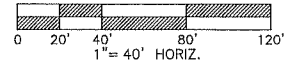


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CITY OF SCOTTSDALE, ARIZONA

job no. 30-11  
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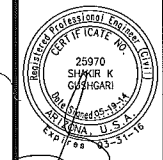


NOTE:  
EXACT LAYOUT OF BLEED OFF PIPE FROM BASINS,  
OUTFALLING INTO WASH SHALL BE DETERMINED  
DURING FINAL ENGINEERING

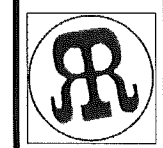
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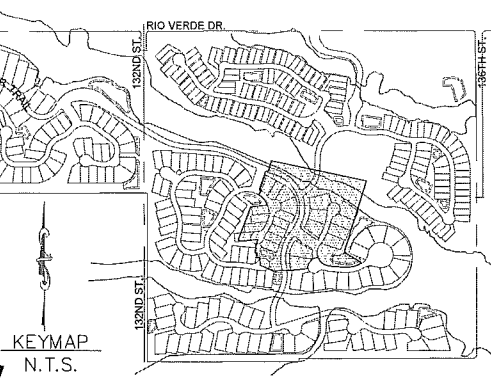
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approved	SKG
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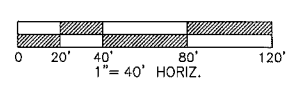
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REATA RANCH



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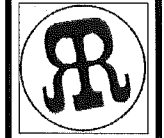
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CITY OF SCOTTSDALE, ARIZONA

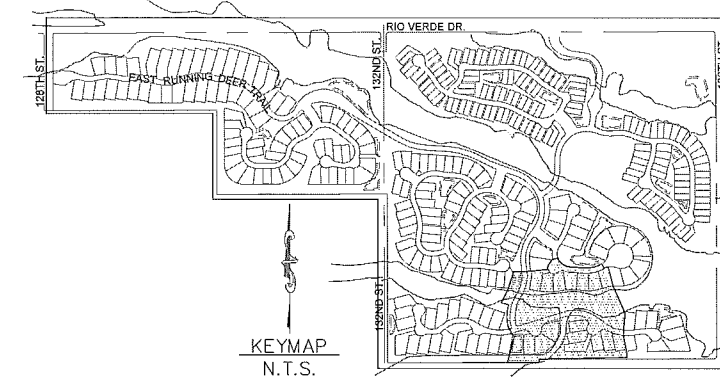
job no.	30-11
design	JAR
approved	SKG
date	5/2014

revisions

sheet  
29 of 38

REATA RANCH  
Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013





- GRADING NOTES --
- STORM DRAIN NOTES --
- 1 18" HDPE BLEED-OFF PIPE W/RIP-RAP BANK PROTECTION MITRE PIPE TO MATCH BANK SLOPE CURB OPENING W/RIP-RAP, WIDTH PER PLAN
  - 2 "U" SHAPE HEADWALL W/RIP-RAP PER MAG STD. DTL 501-1
  - 3 GRADE SWALE TO DRAIN, PLACE RIP-RAP ON BASIN BANK TO PROTECT SLOPE
  - 4 ALL HEADWALL OF THE BLEED OFF PIPE TO HAVE FLAP GATES AT THE DOWNSTREAM END, TO PREVENT RUNOFF FROM THE WASH ENTERING INTO THE RETENTION BASIN.
  - 5 6" ORIFICE PLATE
  - 6 12" ORIFICE PLATE

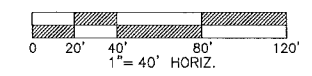
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CITY OF SCOTTSDALE, ARIZONA

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REATA RANCH  
Q.S. # 50-59, 50-60, PFLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

MATCHLINE

SEE SHEET 29

MATCHLINE

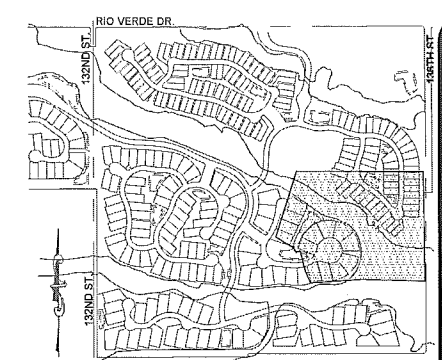
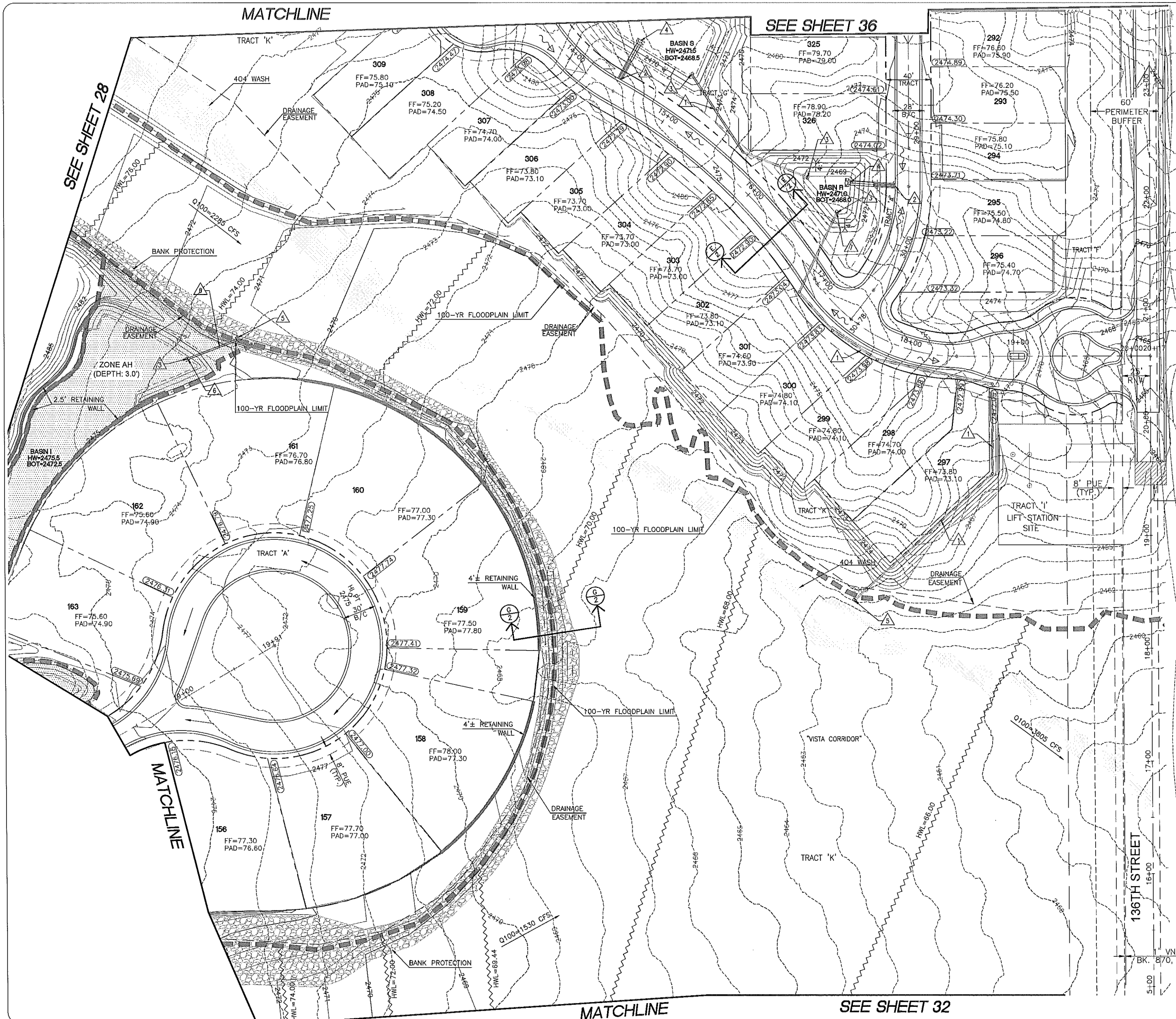
SEE SHEET 32

SEE SHEET 28

Pinnacle Vista Alignment

APN 216-77-046  
MICHAEL SILLS/ENG 500 WAI  
R1-130

APN 216-77-022B  
RICHARD SCHIBLER  
R1-130



KEYMAP  
N.T.S.

-- GRADING NOTES --  
-- STORM DRAIN NOTES --

- 1 18" HDPE BLEED-OFF PIPE W/RIP-RAP BANK PROTECTION MITRE PIPE TO MATCH BANK SLOPE
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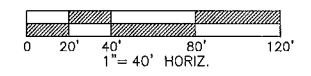
NOTE: TRANSITION GRADING TO TIE TO EXISTING DIRT ROAD

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13605E WHITETHORN DR.  
CHARLES/PATRICIA GADAMAVICE  
RU-43

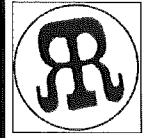
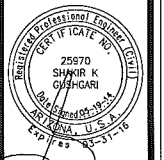
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00000 N.136TH ST.  
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136TH STREET  
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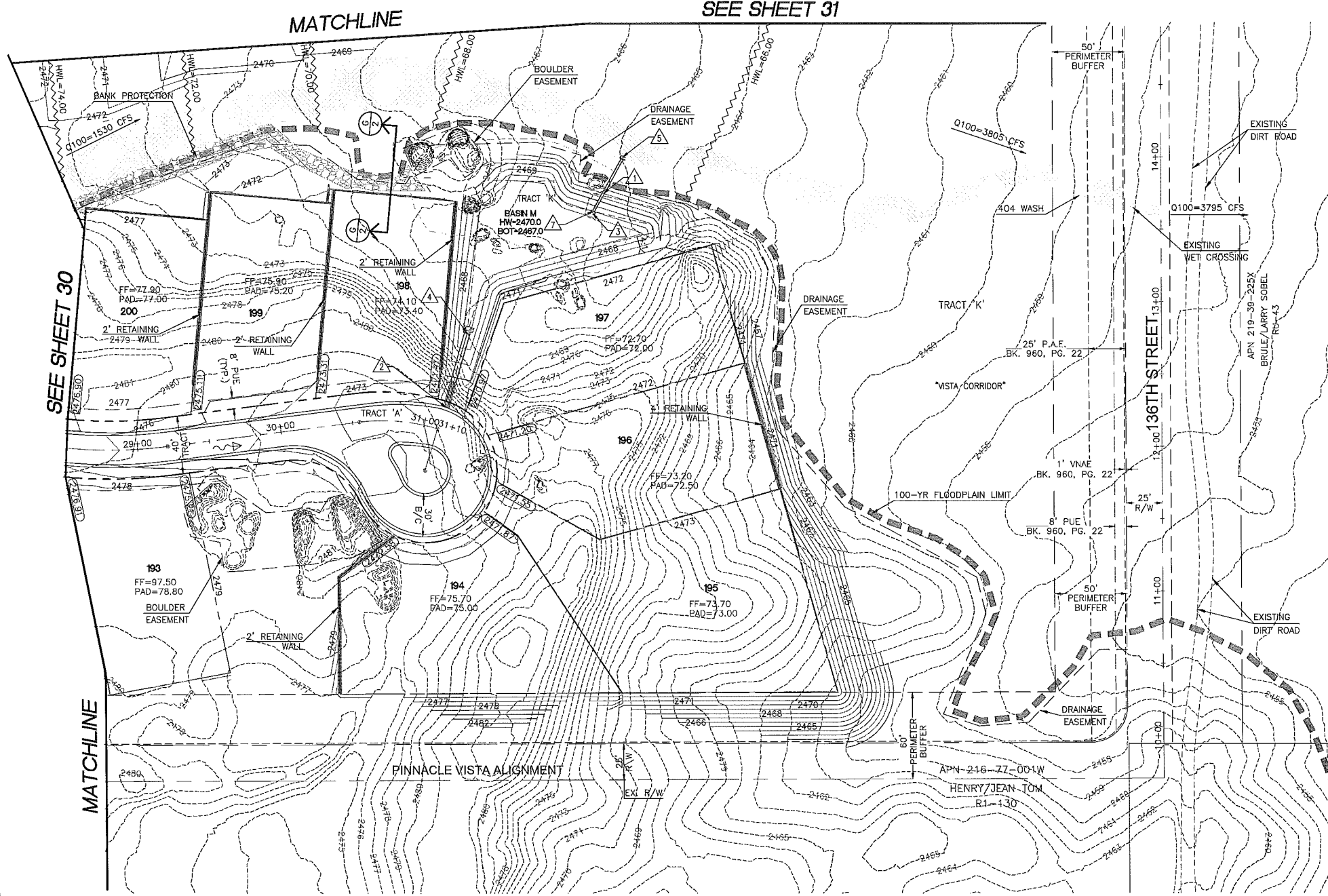


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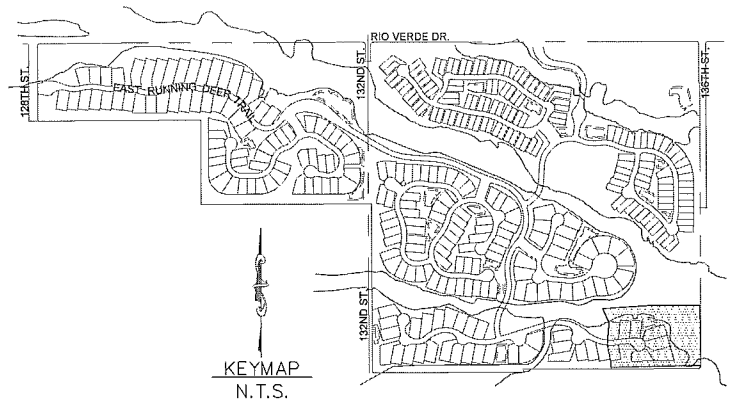


MATCHLINE

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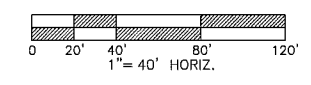
SEE SHEET 30

MATCHLINE

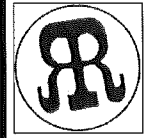


KEYMAP  
N.T.S.

- GRADING NOTES --
- STORM DRAIN NOTES --
- ▲ 18" HDPE BLEED-OFF PIPE W/RIP-RAP BANK PROTECTION MITRE PIPE TO MATCH BANK SLOPE
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Q.S. # 50-59, 50-60, PRLM # 2-PP-2014, ZONING# 15-ZN2011, MASTER PLAN# 1-MP-2013

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(FORMALLY RIO VERDE ESTATES, AS  
RECORDED IN BOOK 870, PAGE 38, M.C.R.)  
R-4R



SEE SHEET 34

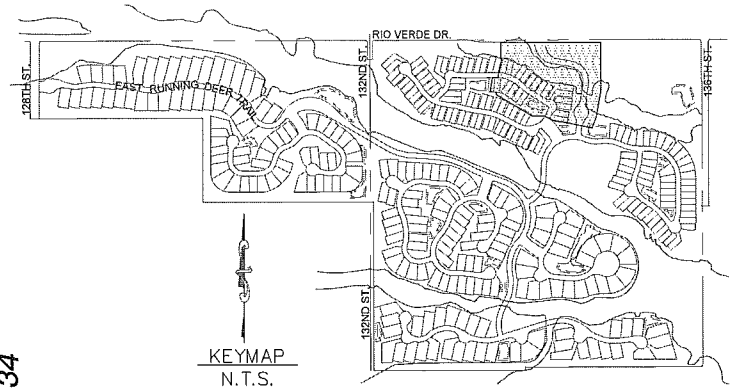
SEE SHEET 25

SEE SHEET 35

MATCHLINE

MATCHLINE

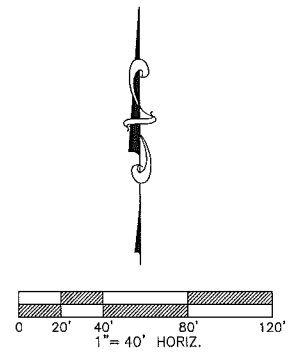
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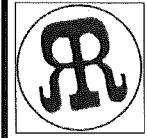
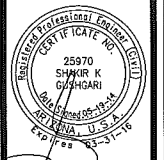
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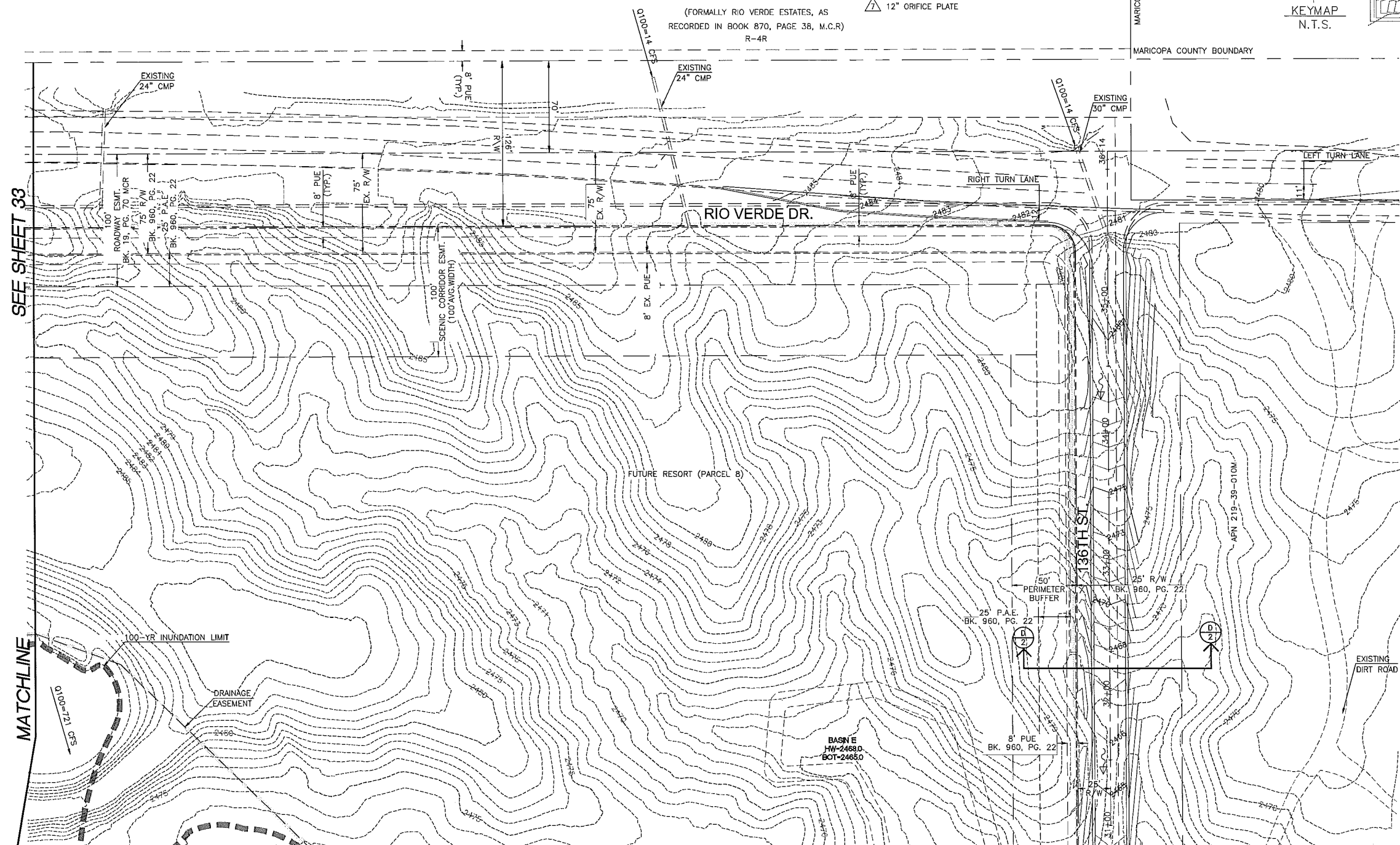
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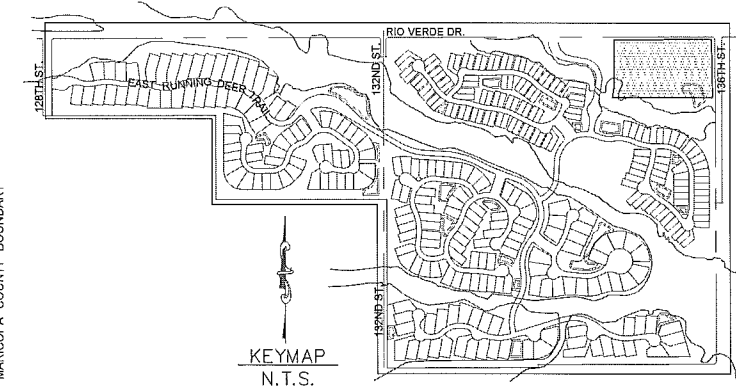
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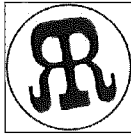
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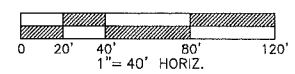
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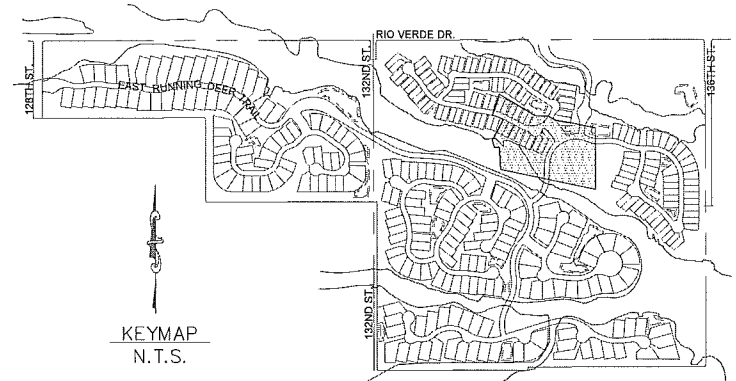
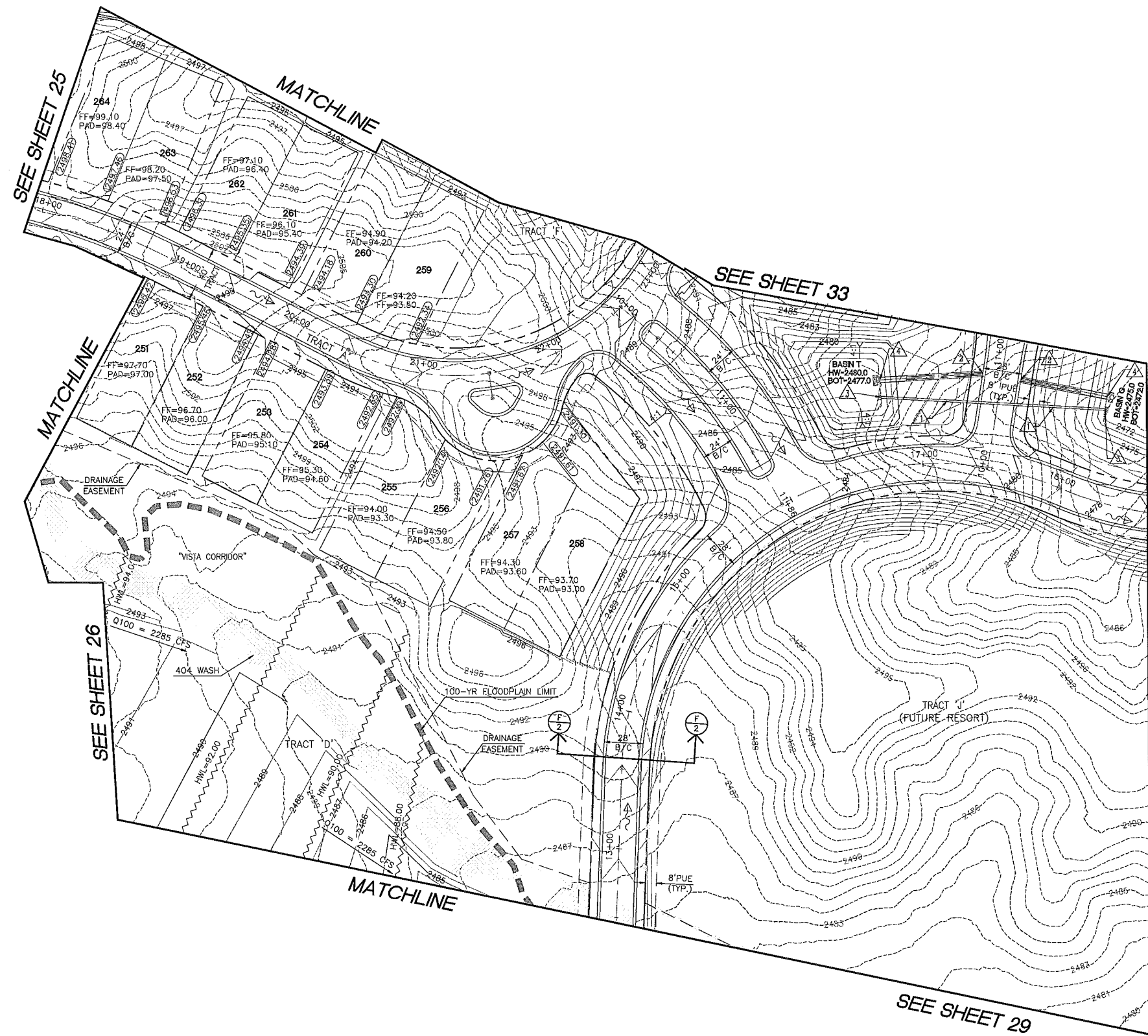


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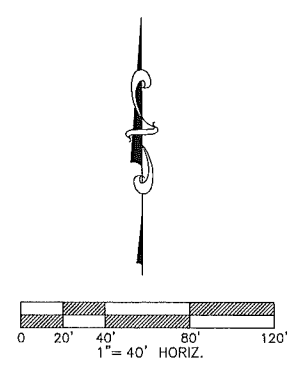
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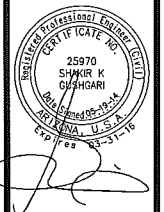


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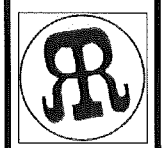
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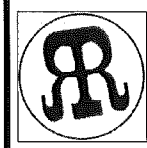
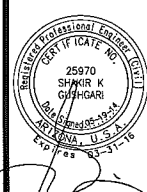
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PRELIMINARY GRADING PLAN  
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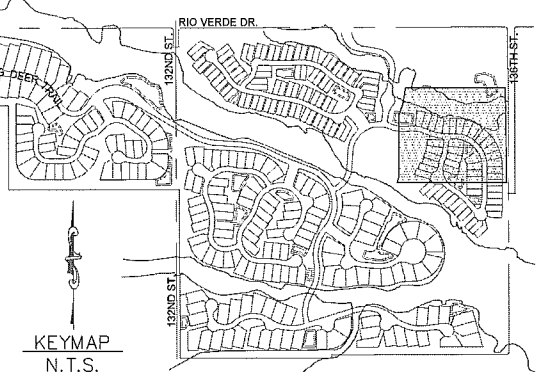
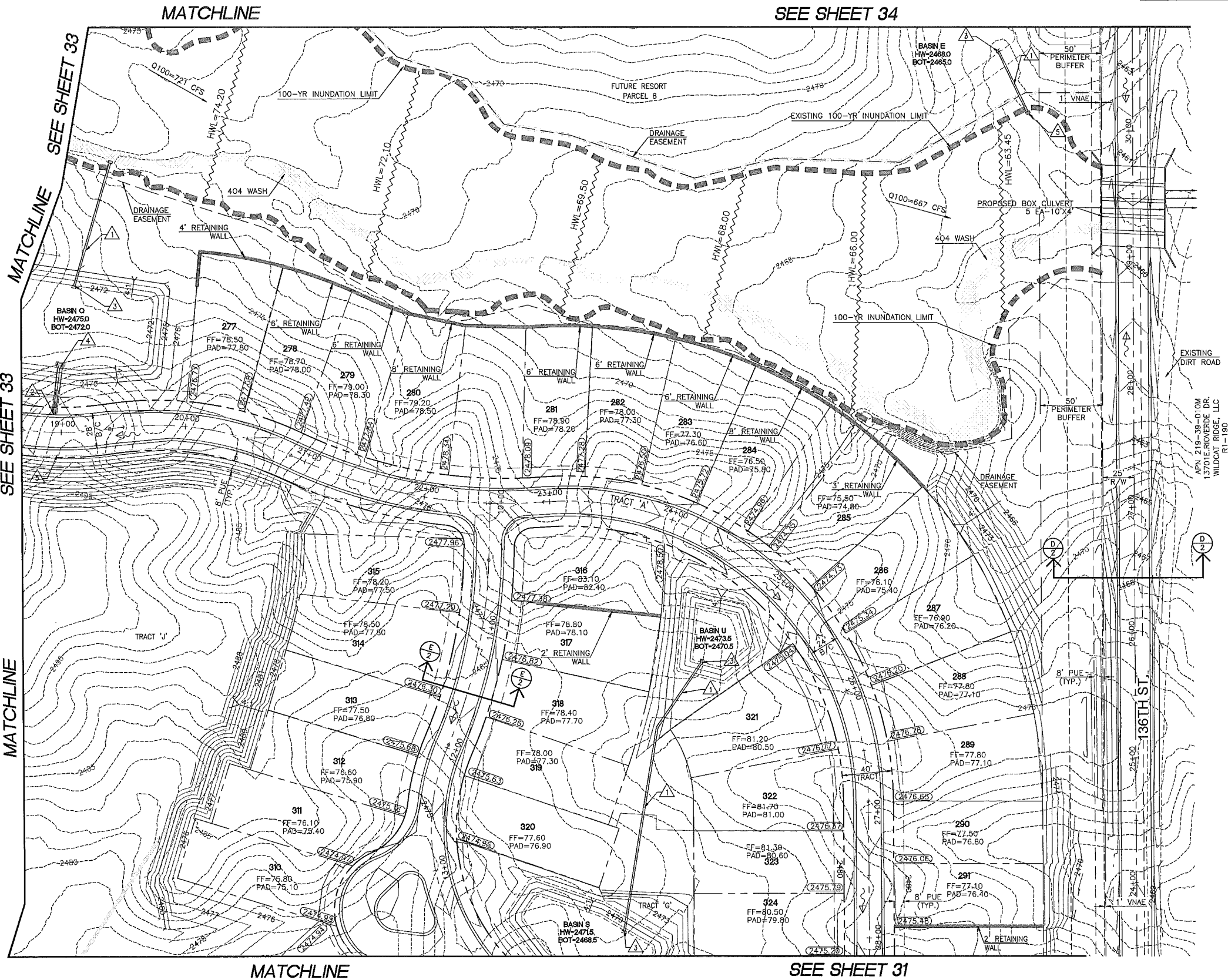


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 PRELIMINARY GRADING PLAN  
 CITY OF SCOTTSDALE, ARIZONA

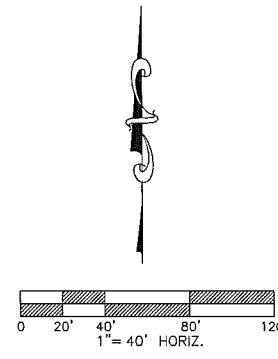
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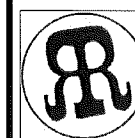




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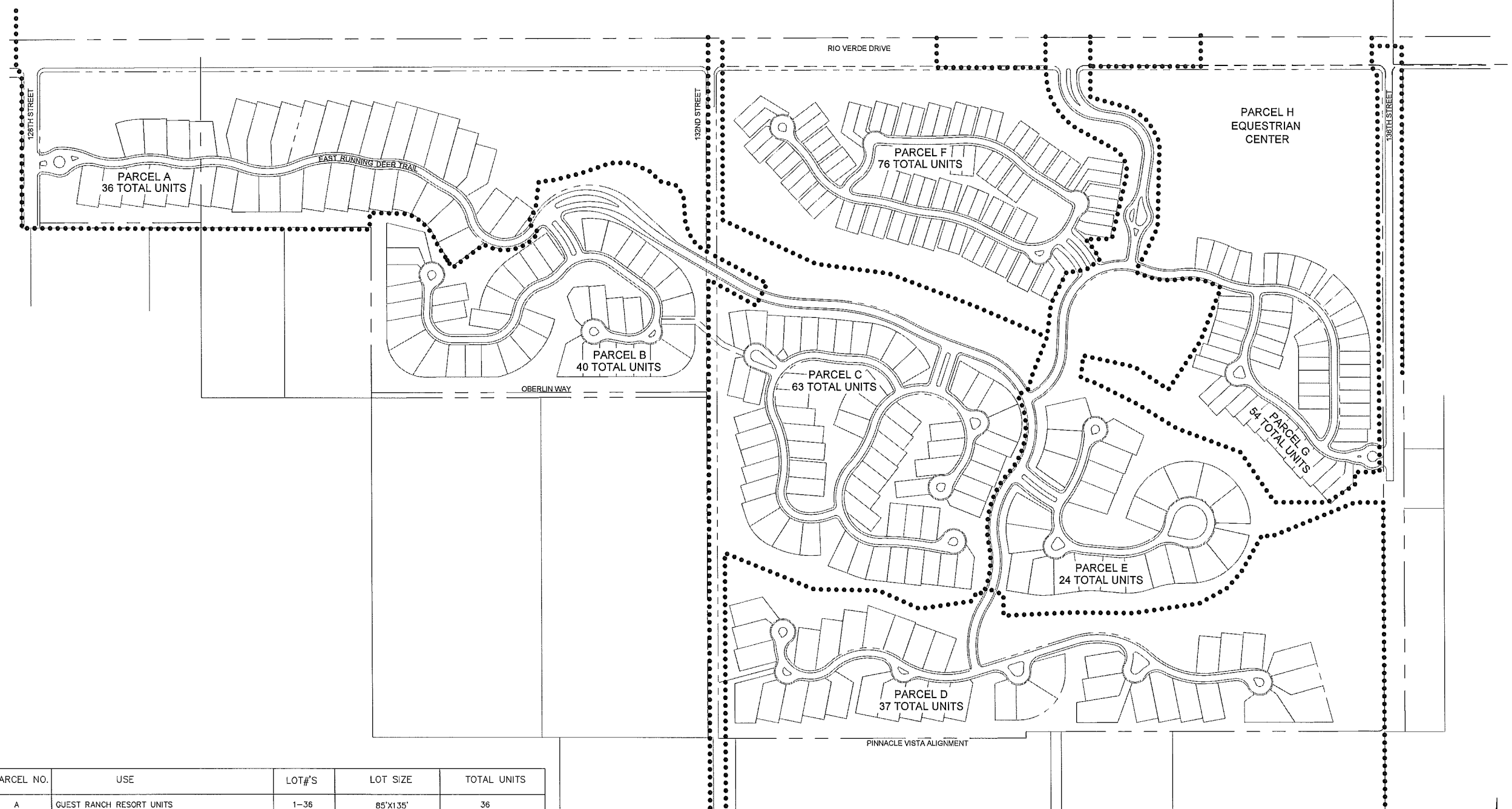
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PARCEL INFORMATION  
CITY OF SCOTTSDALE, ARIZONA

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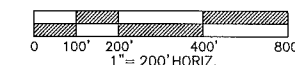
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A	GUEST RANCH RESORT UNITS	1-36	85'X135'	36
B	GUEST RANCH RESORT UNITS	37-76	65'X125'	40
C	GUEST RANCH RESORT UNITS	77-139	65'X125'	63
D	GUEST RANCH RESORT UNITS	164-200	85'X135'	37
E	GUEST RANCH RESORT UNITS	140-163	85'X135'	24
F	GUEST RANCH GUEST ROOMS AND/OR RESORT UNITS	201-276	45'X100'(DUPLEX)	76
G	GUEST RANCH GUEST ROOMS AND/OR RESORT UNITS	NA	NA	4
G	GUEST RANCH GUEST ROOMS AND/OR RESORT UNITS	277-326	50'X120'	50
H	EQUESTRAIN CENTER	NA	NA	NA

NOTE: ALL REATA RANCH GUEST RANCH UNITS ARE ELIGIBLE FOR OVERNIGHT ACCOMMODATIONS.  
PER ZONING CASE: 330 MAXIMUM UNITS ALLOWED  
110 MINIMUM TO BE GUEST RANCH, GUEST ROOMS/RESORT UNITS

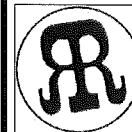




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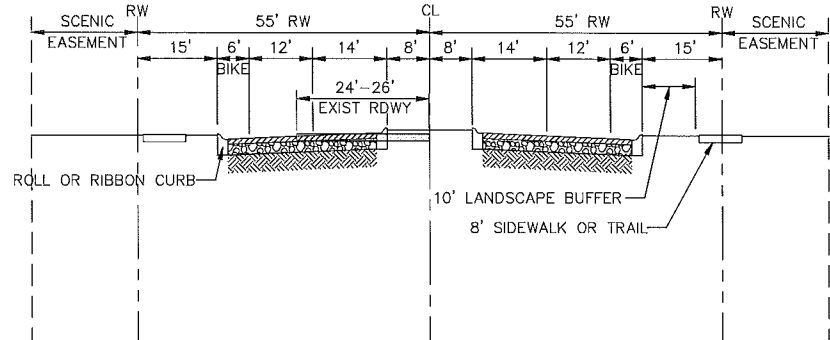
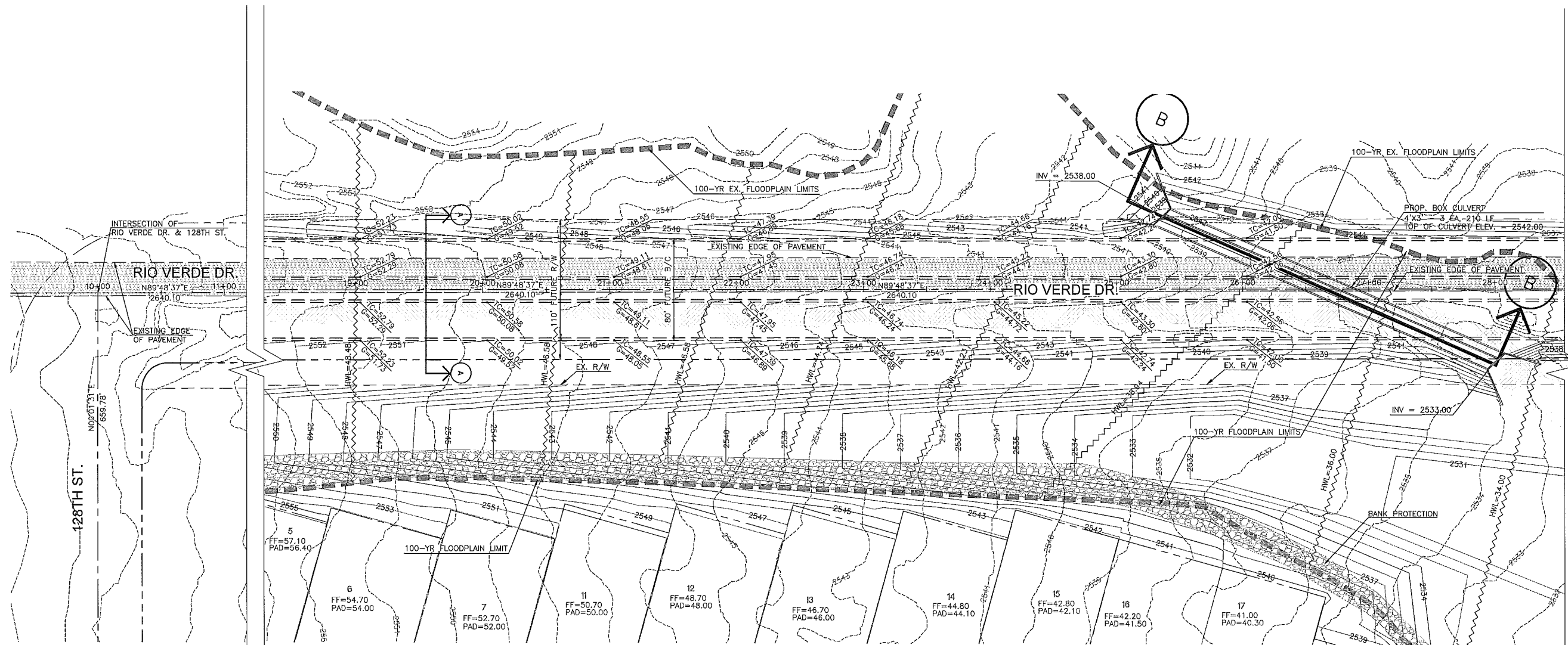
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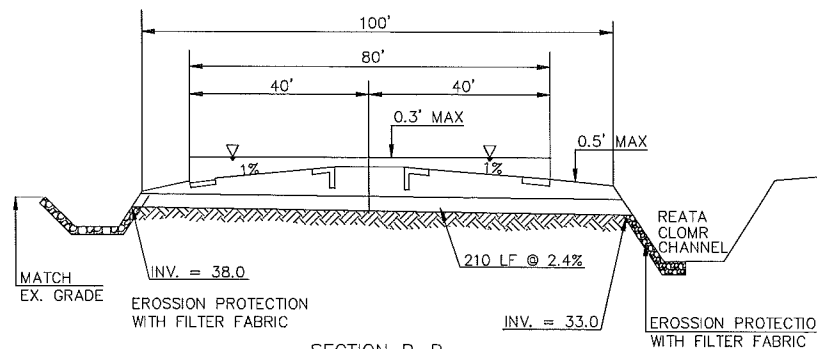
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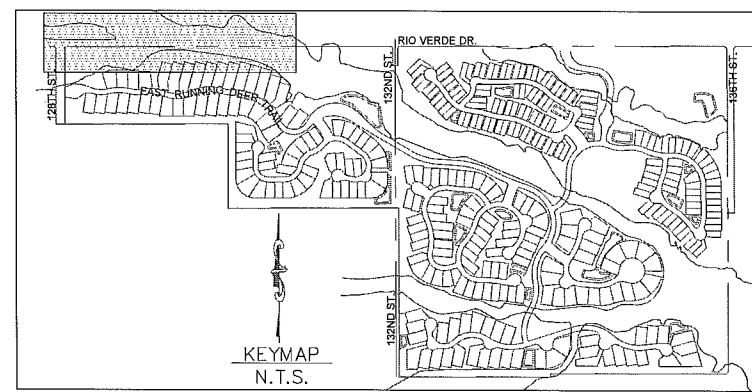
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RIO VERDE DRIVE (FUTURE SECTION)  
N.T.S.  
SECTION A-A  
LOOKING EAST



SECTION B-B  
N.T.S.  
LOOKING EAST



- LEGEND**
- EXISTING PAVEMENT
  - 404 WASH
  - BANK PROTECTION
  - CROSS SECTION LOCATION AND 100-YR WATER SURFACE ELEVATION (EXISTING)
  - PROPOSED TOP OF CURB & GUTTER ELEVATION
- TC=2542.74  
• G=2542.24

