

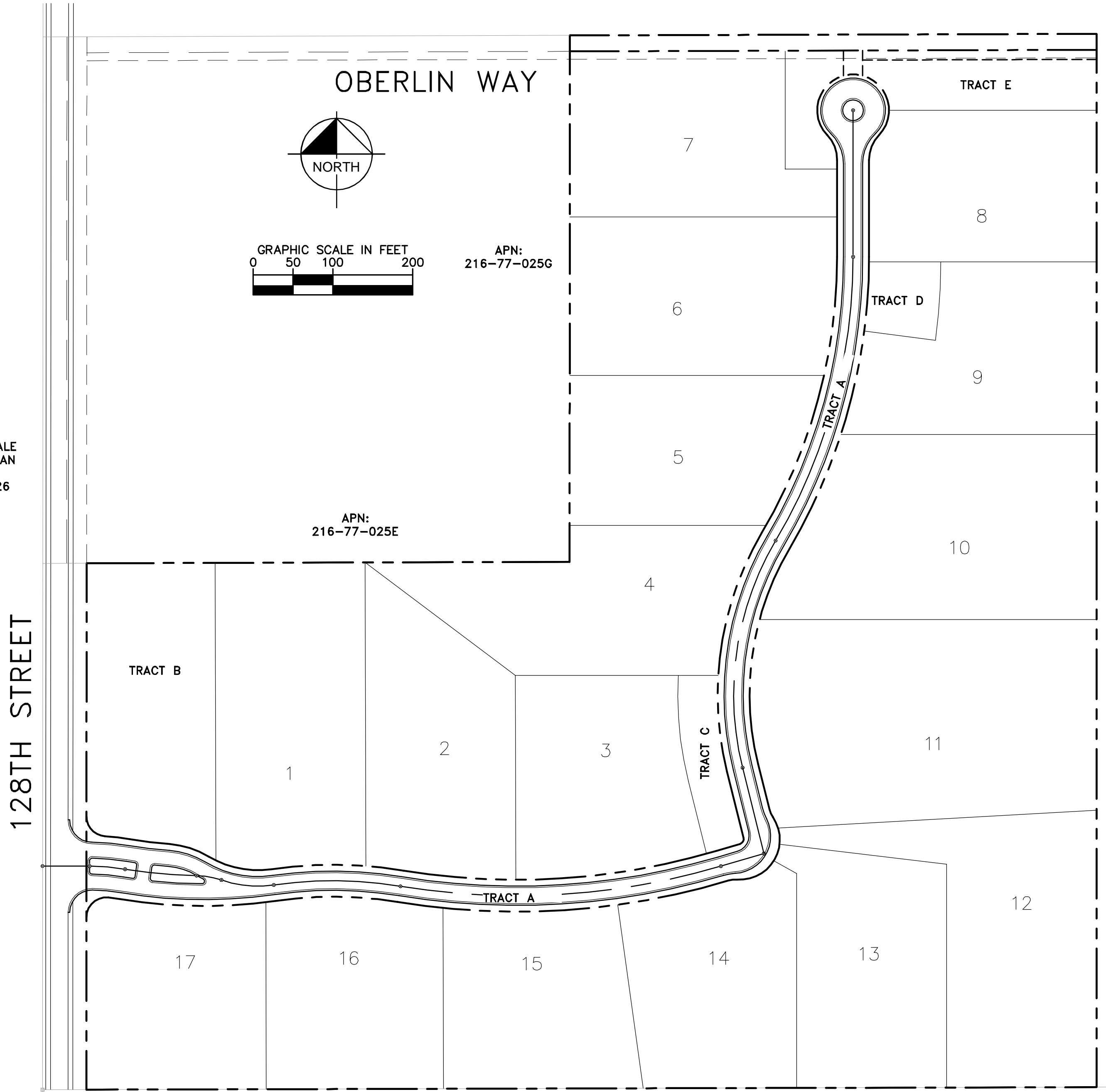
LEGEND

- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- W - PROPOSED WATER LINE
- - - PROPOSED STORM DRAIN
- - - PROPOSED LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED EDGE OF PAVEMENT
- - - EXISTING EDGE OF PAVEMENT
- - - PROPOSED CENTERLINE
- - - BUILDING SETBACK
- - - NAOS LIMITS
- - - EROSION HAZARD SETBACK
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- B/C BACK OF CURB
- TYP. TYPICAL
- HE HIGHWAY EASEMENT
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- SE SEWER EASEMENT
- RSB REAR YARD SETBACK
- SSB TYPICAL
- FSB TYPICAL
- CFS TYPICAL
- 80.2' P PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FL FLOW LINE
- EG EXISTING GRADE
- 0.95% SLOPE AT FINISHED GRADE
- 10 PROPOSED LOT NUMBERS
- - - BFE = 2586.25' 100-YEAR INUNDATION LIMITS AND CROSS SECTION LOCATION

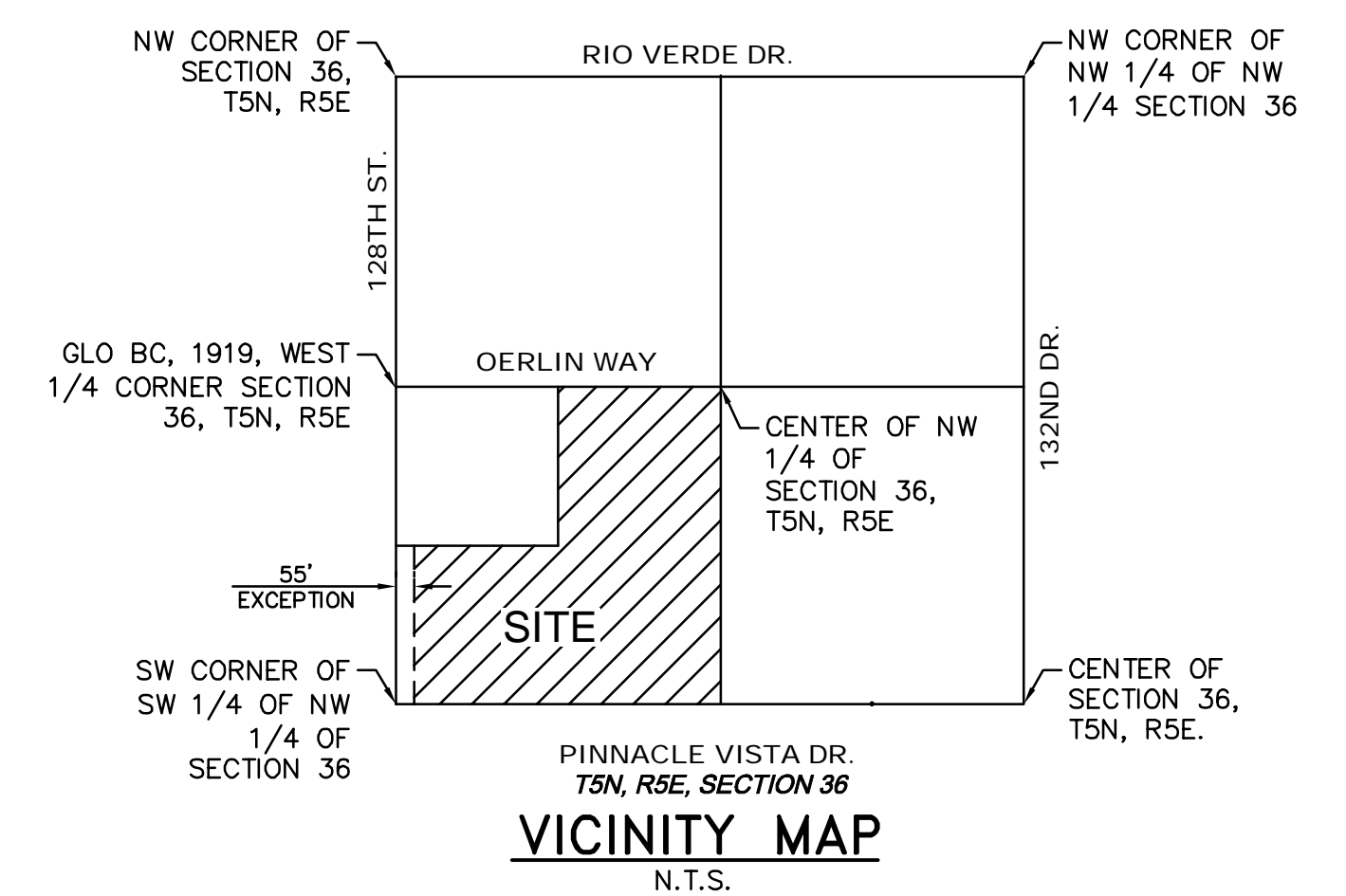
CITY OF SCOTTSDALE
MCDOWELL SONORAN
PRESERVE
APN: 216-77-026

PRELIMINARY PLAT FOR PRESERVE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



APN:
216-77-026
PROJECT MAP



VICINITY MAP
N.T.S.

ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: JASON BURM, P.E.

SURVEYOR
RS TEAM, LAND SURVEYORS
2340 W. PARKSIDE LANE SUITE H-109
PHOENIX, ARIZONA 85027
TELEPHONE: 623-445-2003
CONTACT: RICHARD D. TABOR

OWNER/DEVELOPER
PRESERVE RANCH, L.L.C. & CVE, INC.
14400 N. 76TH PLACE
SCOTTSDALE, AZ. 85260
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

BENCHMARK
GLO BC, 1919, WEST 1/4 CORNER SECTION 36, T5N, R5E, NAVD 88, ELEV. 2581.665'

UTILITIES
WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE (SEPTIC)
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE -
CABLE T.V. -
GAS -

BASIS OF BEARING
NORTH 00 DEGREES 01 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, T5N, R5E, G&SRB&M.

ZONING
CURRENT: R1-70 ESL

SITE DATA

GROSS AREA	29.19 AC±	FRONT	45 FT
NET AREA	28.87 AC±	REAR	45 FT
TOTAL NUMBER OF LOTS	17	SIDE	22.5 FT
TYPICAL LOT SIZE	CUSTOM		
MINIMUM LOT AREA	52,250 S.F.		
AVERAGE LOT AREA	63,227 S.F.		
DENSITY	0.58 DU/AC		

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040037	1335	L	10/16/2013	"D"	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

LOT QUANTITIES

LOT NO.	AREA (SQ. FT.)
1	71599
2	60231
3	53438
4	62093
5	54127
6	65743
7	65464
8	53406
9	57093
10	86162
11	106707
12	72520
13	55445
14	53117
15	52679
16	52558
17	52486

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY GRADING PLAN
4	TYPICAL & GRADING SECTIONS

TRACT TABLE

NAME	OWNERSHIP/MAINT.	USES WITHIN TRACT	AREA (ACRES)
TRACT A	PRIVATE/HOA	PRIVATE STREET	1.92
TRACT B	PRIVATE/HOA	NAOS/DRAINAGE	1.30
TRACT C	PRIVATE/HOA	NAOS/DRAINAGE	0.25
TRACT D	PRIVATE/HOA	NAOS/DRAINAGE	0.16
TRACT E	PRIVATE/HOA	NAOS/DRAINAGE/ACCESS	0.87

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

REQUIRED NAOS: 9.34± AC. (32.4%)
PROPOSED NAOS: 10.7± AC. (37.0%)
PROPOSED TOTAL OPEN SPACE: 15.5± AC. (51.6%)

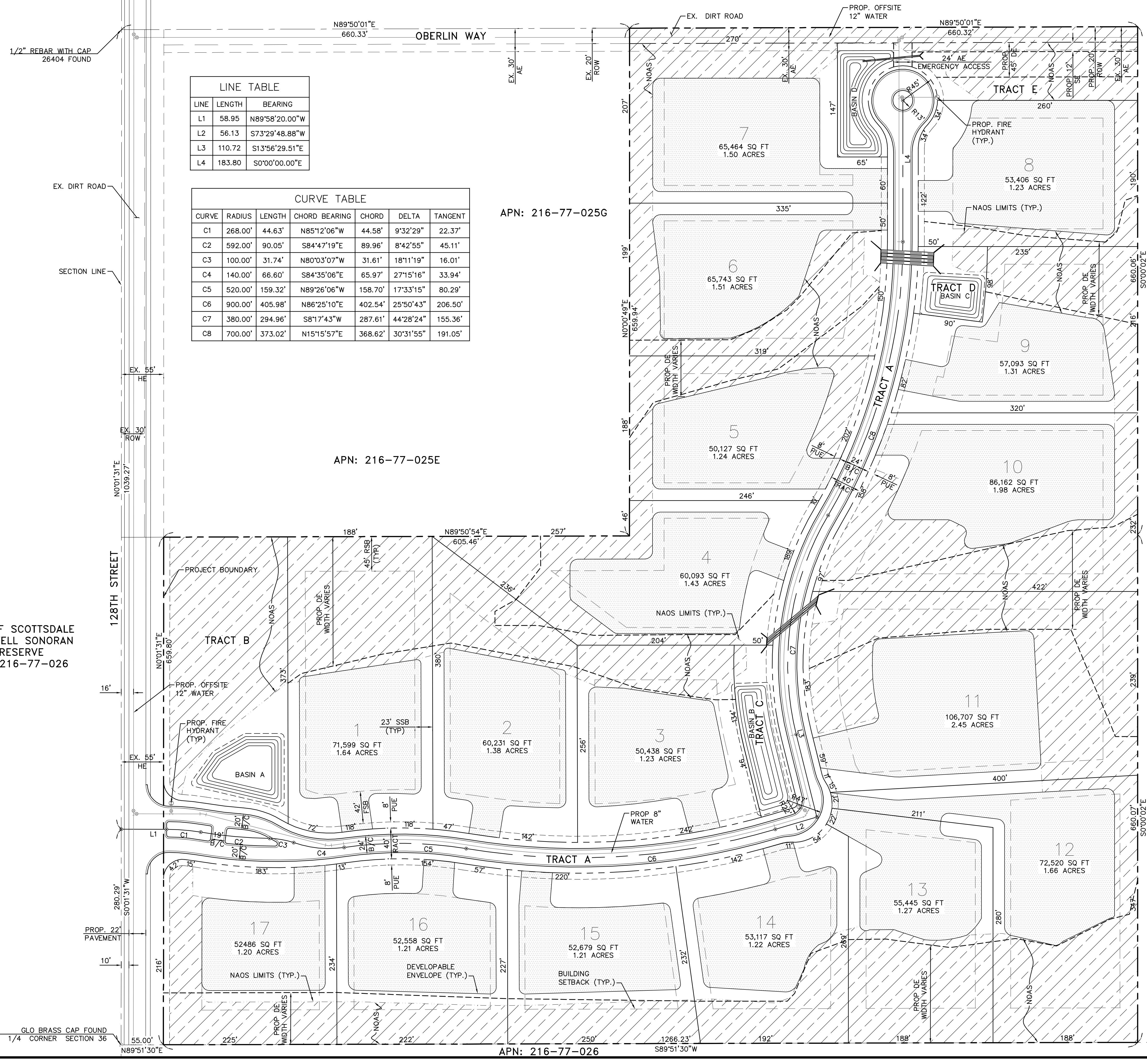
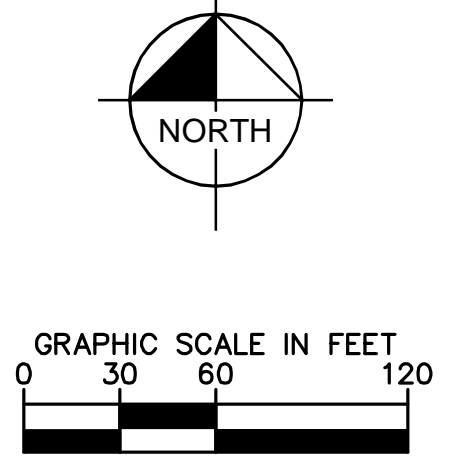
NAOS PER LOT SHOWN ON NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

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<p style="text-align: center; font-size: small;">© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500</p>				
<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">PRESERVE RANCH PRELIMINARY PLAT COVER SHEET SCOTTSDALE, ARIZONA</p>				
<p style="font-size: x-small;">SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: OCT 2015</p>				
<p>PROJECT NO. 191919000</p> <p>DRAWING NAME 19000PP-CV.DWG</p>				
<p>01 OF 04</p>				

LINE	LENGTH	BEARING
L1	58.95	N89°58'20.00"W
L2	56.13	S73°29'48.88"W
L3	110.72	S13°56'29.51"E
L4	183.80	S0°00'00.00"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	268.00'	44.63'	N85°12'06"W	44.58'	9°32'29"	22.37'
C2	592.00'	90.05'	S84°47'19"E	89.96'	8°42'55"	45.11'
C3	100.00'	31.74'	N80°03'07"W	31.61'	18°11'19"	16.01'
C4	140.00'	66.60'	S84°35'06"E	65.97'	27°15'16"	33.94'
C5	520.00'	159.32'	N89°26'06"W	158.70'	17°33'15"	80.29'
C6	900.00'	405.98'	N86°25'10"E	402.54'	25°50'43"	206.50'
C7	380.00'	294.96'	S8°17'43"W	287.61'	44°28'24"	155.36'
C8	700.00'	373.02'	N15°15'57"E	368.62'	30°31'55"	191.05'



APN: 216-77-025G

APN: 216-77-025E

APN: 216-77-024B

APN: 216-77-023A

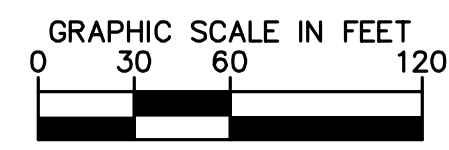
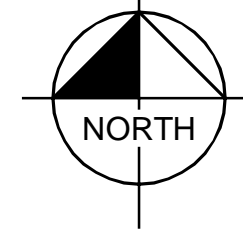
APN: 216-77-023C

CITY OF SCOTTSDALE
MCDOWELL SONORAN
PRESERVE
APN: 216-77-026

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		PROJECT NO. 191919000		
PRESERVE RANCH PRELIMINARY PLAT SCOTTSDALE, ARIZONA		DRAWING NAME 19000PP.DWG		
APN: 216-77-026		02 OF 04		



SECTION LINE



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARIZONA ENGINEERING BOARD'S REGULATIONS AND THE ARIZONA PROFESSIONAL ENGINEERS' BOARD'S REGULATIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISION	BY	DATE	APPR.

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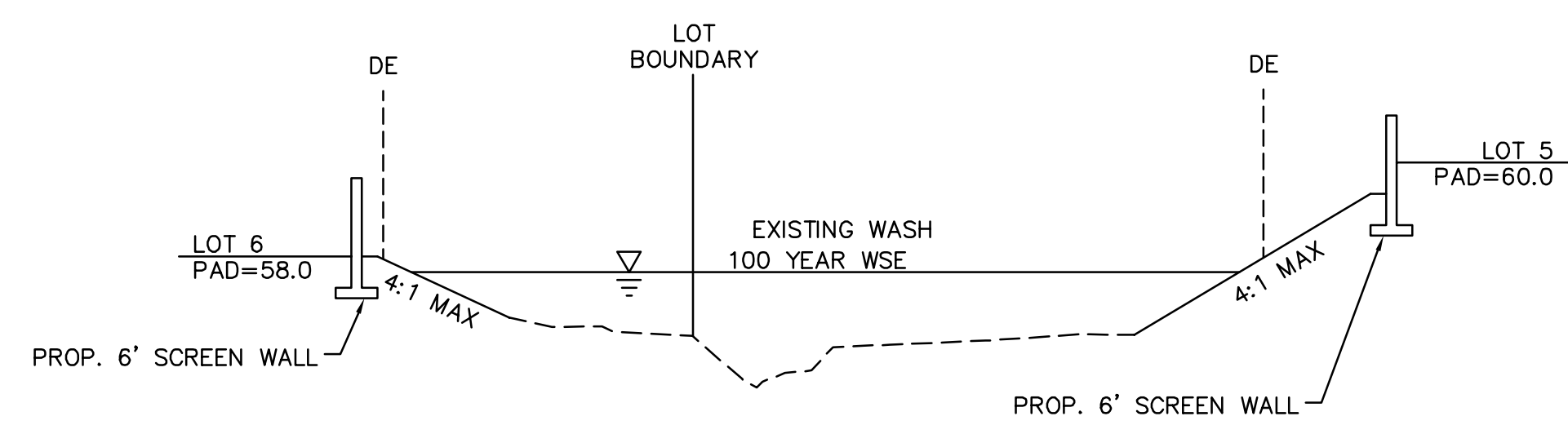
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 DATE: OCT 2015

PRESERVE RANCH
 PRELIMINARY PLAT
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA

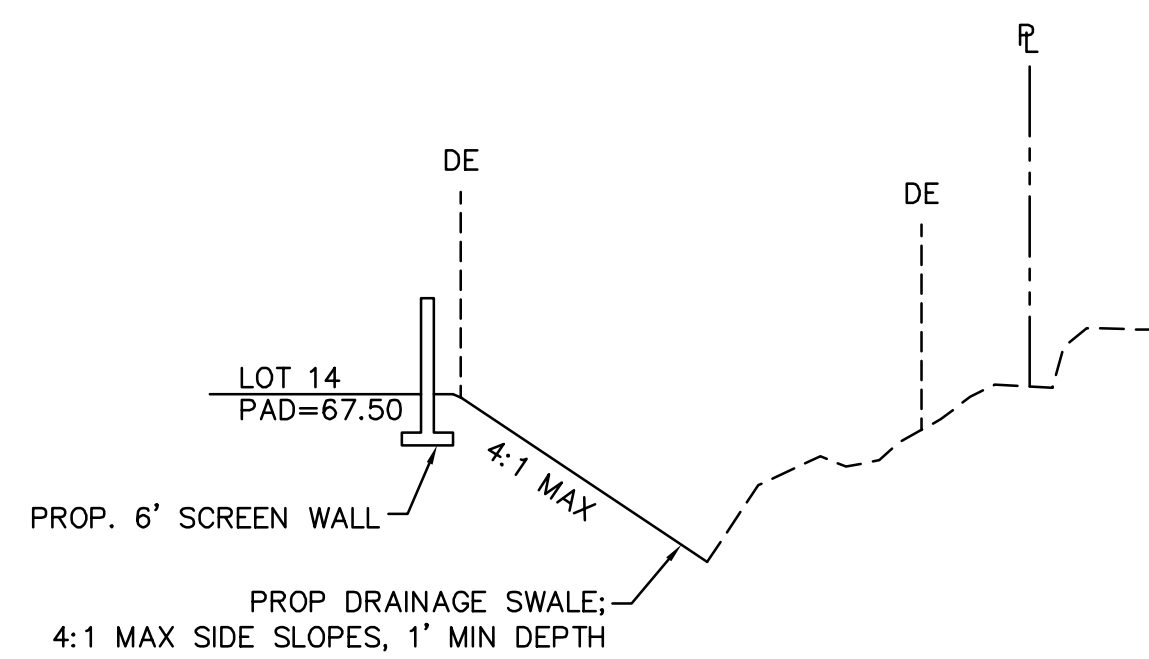


PROJECT NO.
191919000
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19000GD.DWG

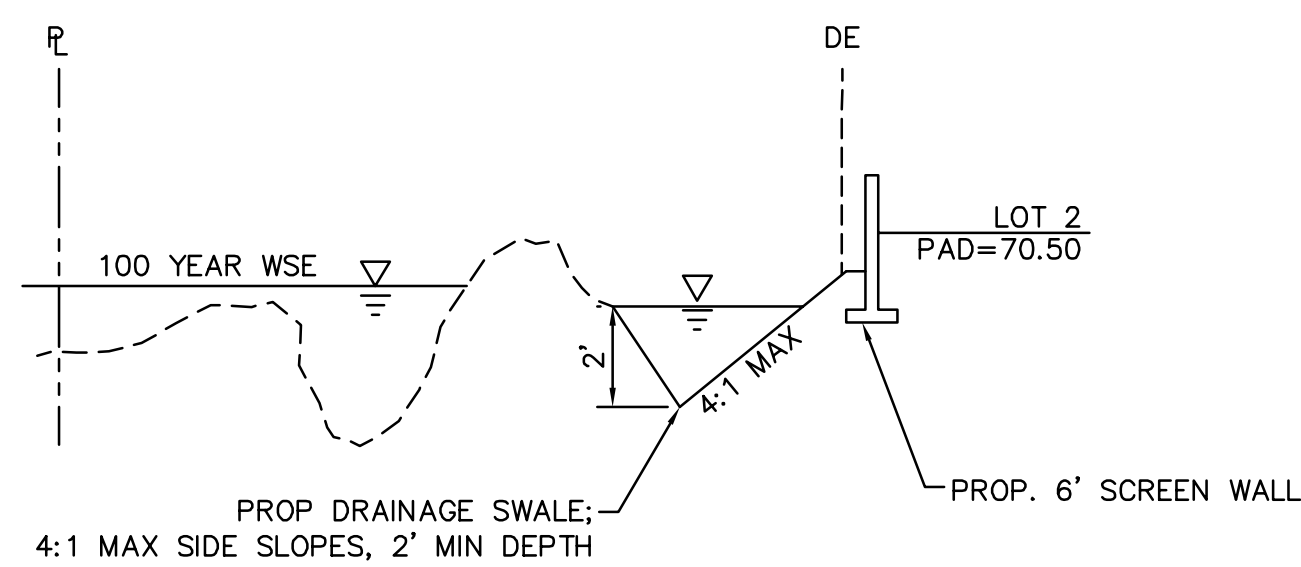
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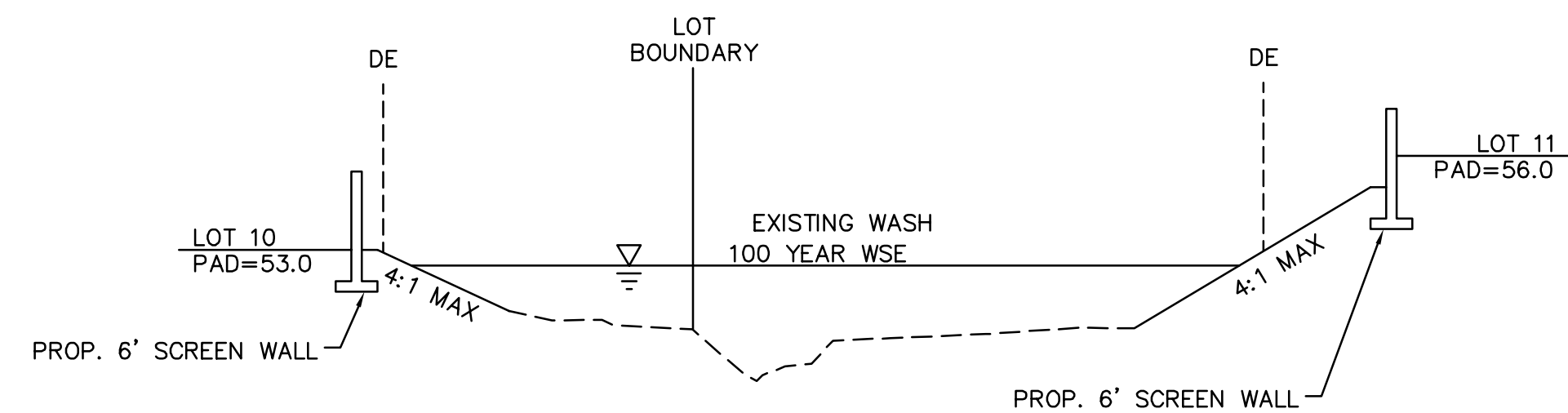
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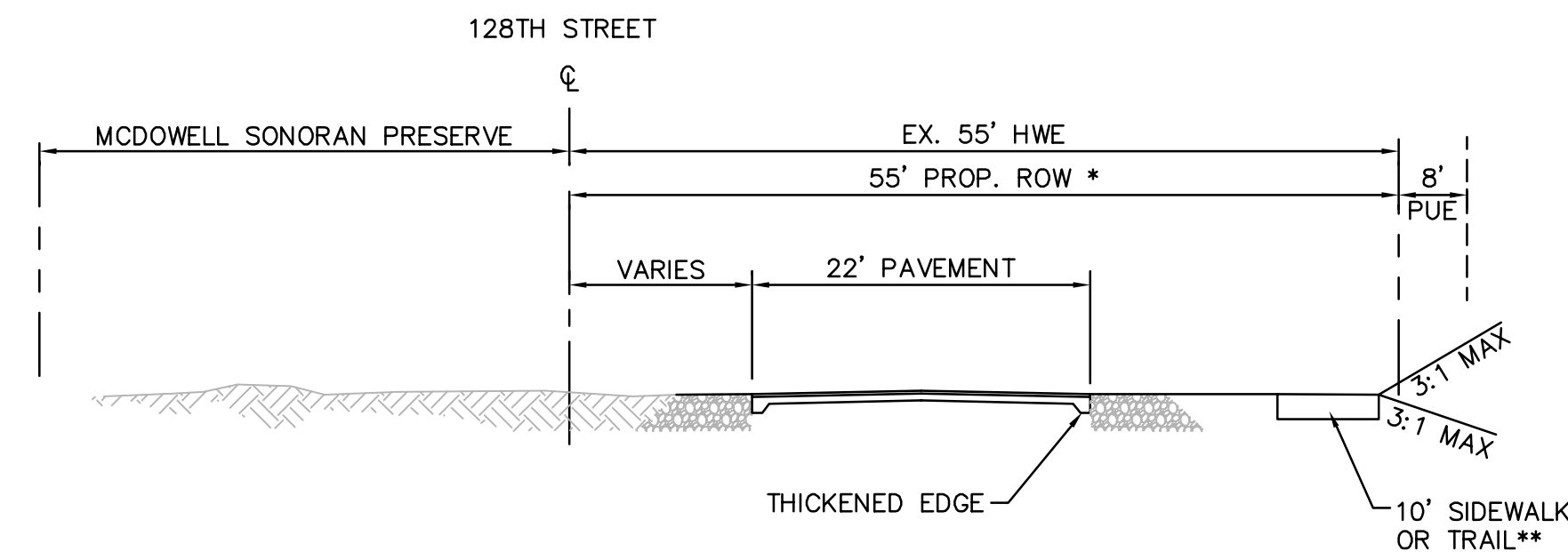


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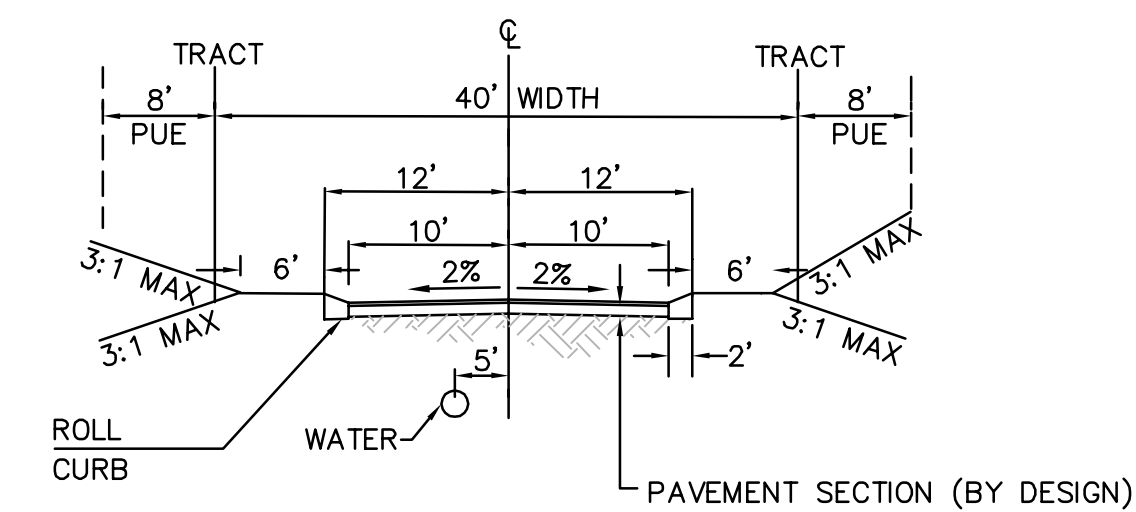


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GRADING CROSS SECTIONS



128TH STREET IMPROVEMENTS
 MINOR COLLECTOR - RURAL/ESL CHARACTER*
 NTS
 * CITY IS CURRENTLY EVALUATING TRANSPORTATION MASTER PLAN AND CLASSIFICATION OF 128TH STREET. ROW MAY BE REDUCED WITH NEW CLASSIFICATION.
 ** CITY IS CURRENTLY EVALUATING INTENT OF 128TH STREET AND TOM'S THUMB TRAILHEAD CONNECTIVITY. SIDEWALK/TRAIL MAY BE REDUCED WITH NEW TRANSPORTATION MASTER PLAN.



TYPICAL PRIVATE ROADWAY SECTION
 (INTERIOR ROADWAYS - LOCAL RESIDENTIAL)
 NTS

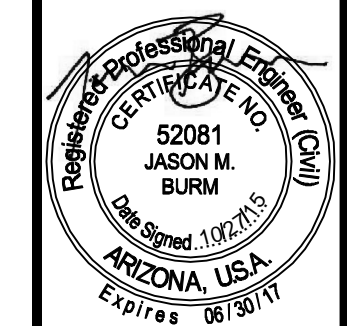
TYPICAL SECTIONS

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**PRESERVE RANCH
 PRELIMINARY PLAT
 CROSS SECTIONS & TYPICAL SECTIONS
 SCOTTSDALE, ARIZONA**



PROJECT NO.
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