HUNTER
ENGINEERING

CIVIL AND SURVEY

4-PP-2006
04/18/2006

Project Narrative
For
Corporate Center at DC Ranch
Scottsdale, Arizona

April 17, 2006

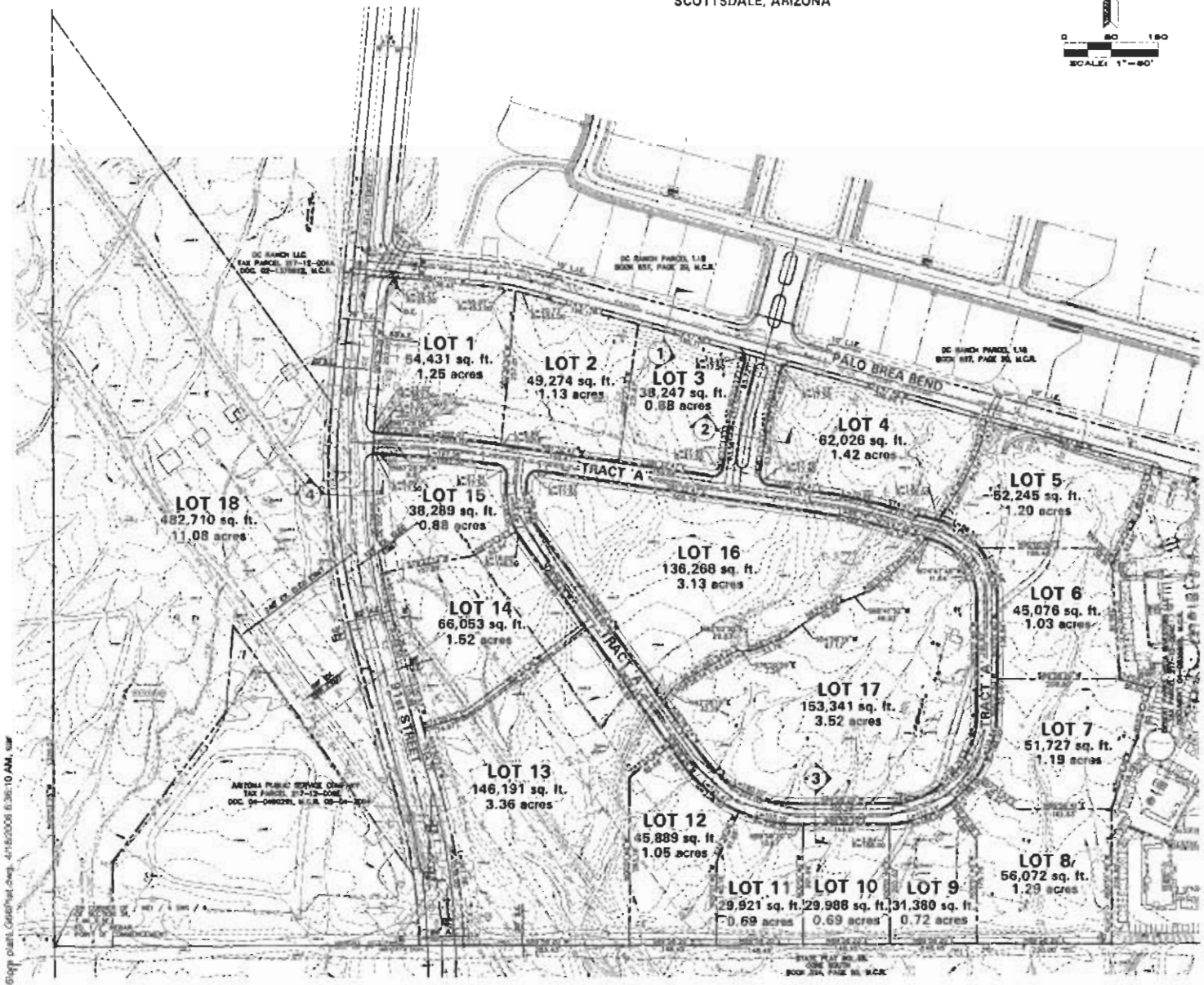
Prepared by:
Hunter Engineering, P.C.
8283 N. Hayden Rd., Suite 275
Scottsdale, AZ 85258

PURPOSE OF REQUEST:

The purpose of this request is to develop an 18-lot commercial subdivision within the DC Ranch area located at the southeast corner of 91st Street and Palo Brea Bend. The total site acreage is approximately 41 acres and will be developed within the guidelines of the current zoning for parent parcels. The parent parcel will be subdivided into 18 smaller lots with a minimum lot size of 29,921 square feet, a maximum lot size of 482,710 square feet with a Tract for streets and public utilities identified as Tract "A".

This site proposes to construct the 91st Street improvements, interior streets, drainage facilities, water and sewer utilities and any landscape / irrigation improvements. The 91st Street improvements will be along the east frontage of proposed lot 18. Along the north property boundary is the existing Palo Brea Bend which will remain unchanged. The driveway connection to Palo Brea Bend will is aligned with the existing roadway to the north. The parcels will have no retention / detention required and stormwater will be conveyed to the south via the proposed internal streets and shared drainage ways. The building or future on-lot development will occur either concurrently or after the proposed infrastructure is installed. It is our intent to develop the park so that each lot will be submitted, reviewed and approved under a separate design review process; however, the major infrastructure will be designed and constructed as the initial phase of development.

PRELIMINARY PLAT
FOR
CORPORATE CENTER AT DC RANCH
SEC PALO BREA BEND & 91ST STREET
SCOTTSDALE, ARIZONA

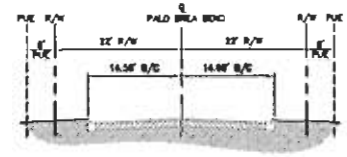


SCALE: 1"=60'

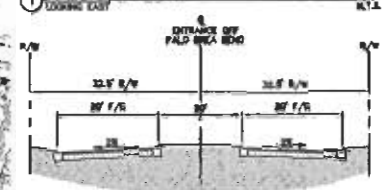
VICINITY MAP

DEVELOPER
LGE CORPORATION

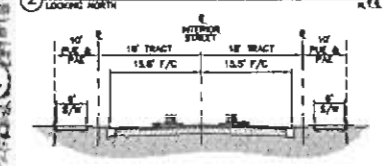
CIVIL ENGINEER
HUNTER ENGINEERING P.C.



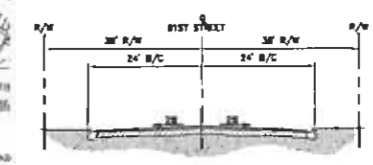
1 PALO BREA BEND
LOOKING EAST



2 ENTRY @ PALO BREA BEND
LOOKING NORTH



3 INTERIOR LOCAL STREET
ALL LOCATIONS



4 91ST STREET
LOOKING NORTH

HUNTER ENGINEERING
CIVIL AND SURVEY

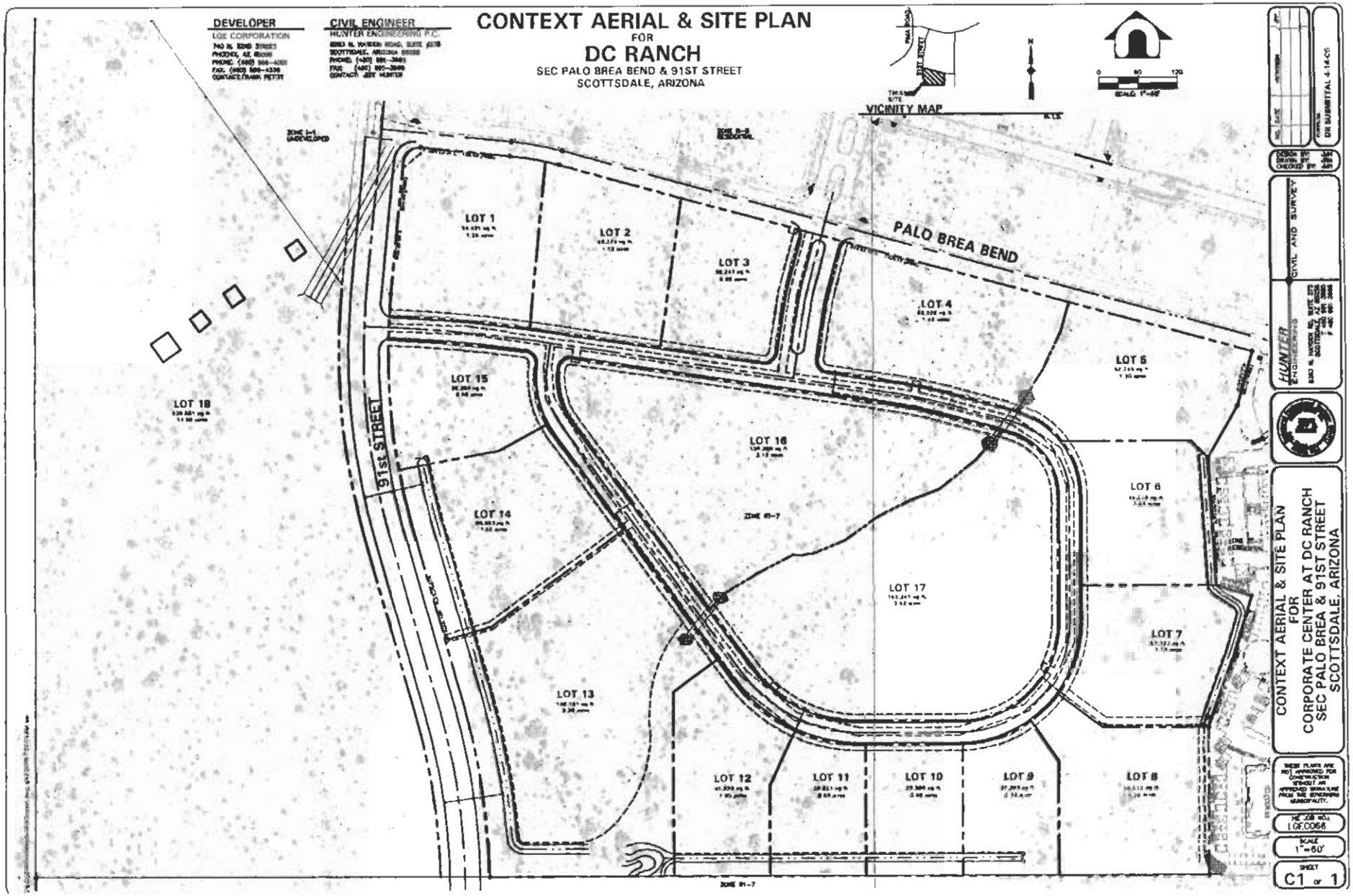
PRELIMINARY PLAT
FOR
CORPORATE CENTER AT DC RANCH
SEC PALO BREA & 91ST STREET
SCOTTSDALE, ARIZONA

HE JOB NO.: LGEC066

SCALE 1"=60'

SHEET C4 OF 4

4-PP-2006
04/18/2006



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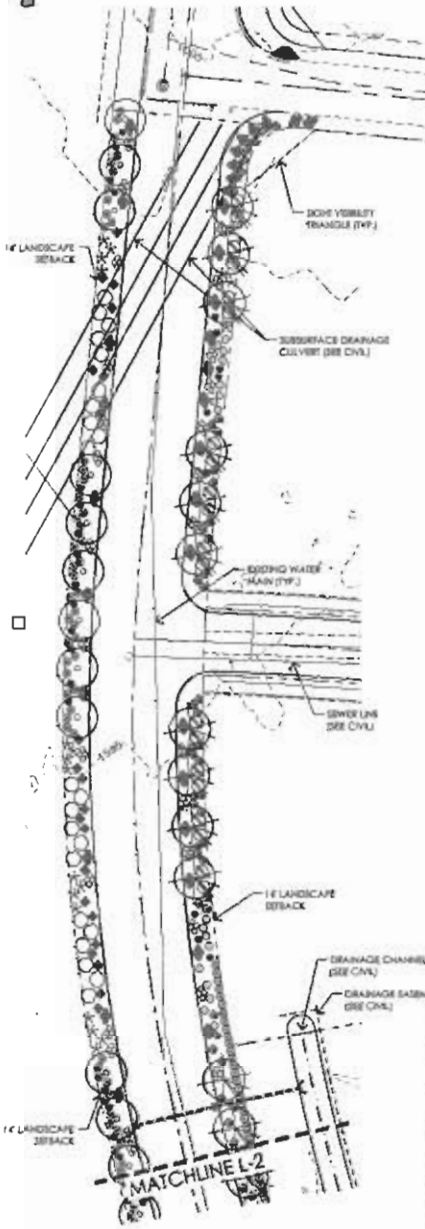


CITY OF PHOENIX LANDSCAPE NOTES:

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY

NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY REQUIRED PERIMETER, RETENTION, AND PARKING/PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES LOW WATER USE PLANT LIST.

VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT (PRD), IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT. CONTACT (602) 262-6862

ALL EXISTING TREES AND SHRUBS IN R.O.W. DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN SIZE, SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT (PRD), IN WRITING, PRIOR TO ANY R.O.W. PLANT RELOCATIONS @ (602) 262-6862

EXISTING CITY OF PHOENIX IRRIGATION TO BE MODIFIED IN R.O.W., AND CONNECTED TO THE NEW SYSTEM. MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING R.O.W. LANDSCAPING.

ALL ONSITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAX. SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

MISC. LANDSCAPE NOTES

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 7'-0".

ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).

PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING, WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.

NO SLOPES ARE GREATER THAN 4:1

THERE IS NO PARLINE BACKFLOW ON THIS PROJECT

NO SALVAGED PLANT MATERIAL

PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAG MATERIAL MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLAN. A FIELD REVIEW WILL NOT OCCUR UNTIL CLEARLY MARKED TAGS ARE IN PLACE ON EACH PLANT TO BE INCLUDED IN THE INVENTORY.

PRE-EMERGENT NOTE

DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW REQUIRING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPE IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.

LANDSCAPE ARCHITECT | CITY OF PHOENIX | DATE

ESTIMATED RIGHT-OF-WAY COST $ _____ ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY _____

MAINTENANCE BY: [ ] CITY [ ] OWNER [ ] - MONEY APPROVAL ON PLANS

TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS _____

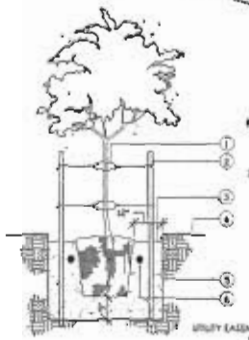
SQUARE FOOTAGE OF TURF _____

DATE OF PRELIMINARY (PD) PLAN APPROVAL _____

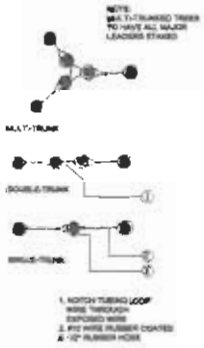
LANDSCAPE PERCENTAGE IN PARKING AREA _____

RETENTION IN SETBACK PERCENTAGE _____

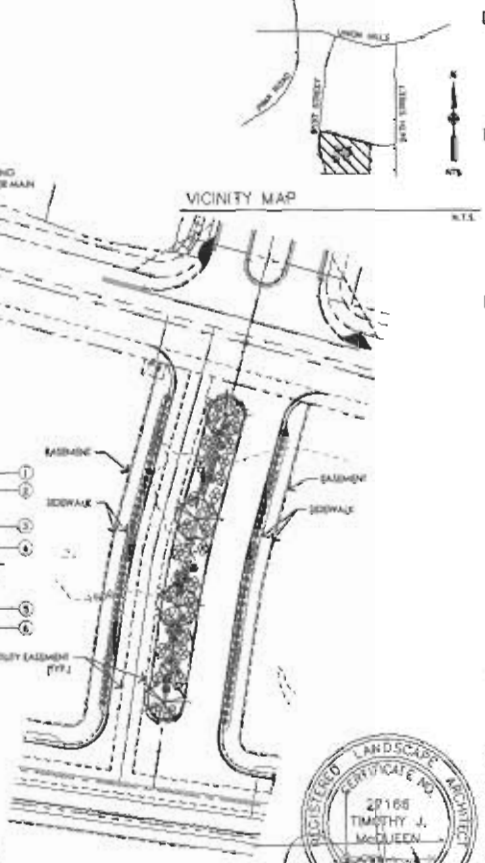
NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811



DOUBLE STAKING DETAIL

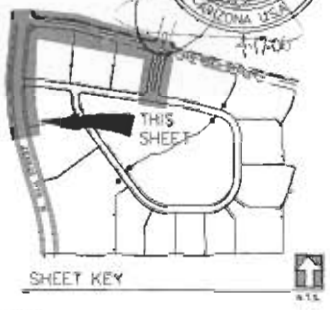


TREE GUYING DETAIL



VICINITY MAP

N.T.S.



SHEET KEY

N.T.S.

LANDSCAPE

T&M ASSOCIATES

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
CIVIL DESIGN
LAND PLANNING

1124 E. MISSOURI AVE.
PHOENIX, ARIZONA 85014
(602) 553-0330 phone
(602) 594-9516 fax

DEVELOPER

LGE CORPORATION
7410 N. SCOTTSDALE ROAD, SUITE 200
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SCOTTSDALE, ARIZONA 85258
PHONE: (480)991-3985
FAX: (480)991-3986
CONTACT: JEFF HUNTER

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 27168
TIMOTHY J. McQUEEN
ARIZONA, U.S.A.

CORPORATE CENTER

AT

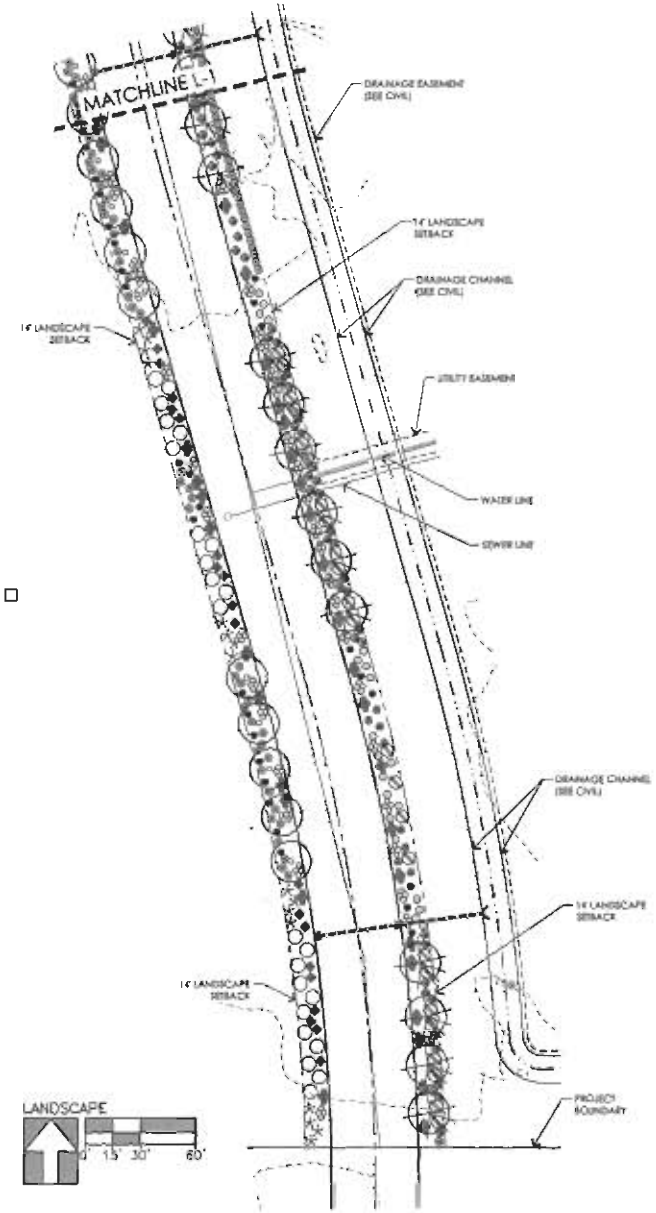
DC RANCH

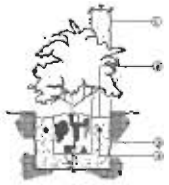
DATE:	04-18-06
DRAWN:	JF
CHECKED:	TJM
APPROVED:	00-00-00

REVISIONS:

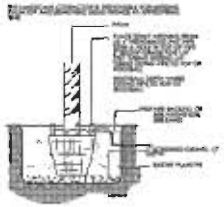
L-1 of 2

4-PP-2006
04/18/2006

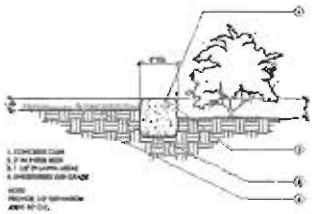




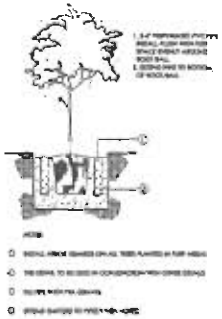
SHRUB PLANTING DETAIL



PALM DETAIL



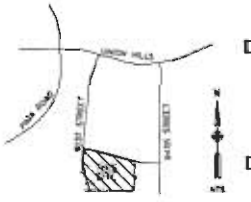
CONCRETE HEADER DETAIL



TREE IN TURF

LANDSCAPE LEGEND

- CERCIDIUM PRAECOX SONORAN PALO VERDE 24" BOX (MIN 2" CALIPER)
- PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX (2" CALIPER)
- CERCIDIUM FLORIDUM BLUE PALO VERDE 15 GALLON (1" MIN. CAL)
- NERIUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- RUELLIA MEDIONIANA RUELLIA 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA X'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERI DESERT SPOON 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' 5 GALLON
- LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 5 GALLON
- LANTANA MONTEVIDENSIS TRAILING LANTANA 'PURPLE' 1 GALLON
- CONVOLVULUS CHEIRIUM BUSH MORNING GLORY 1 GALLON
- RUELLIA MEDIONIANA 'KATIE' TRAILING RUELLIA 1 GALLON
- GAZANIA RIGENS 'SUN GOLD' 1m 1 GALLON
- ACACIA REDOLENS 'DESERT CARPET' 1m 1 GALLON
- AGAVE VILMORIANA OCTOPUS AGAVE 5 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP

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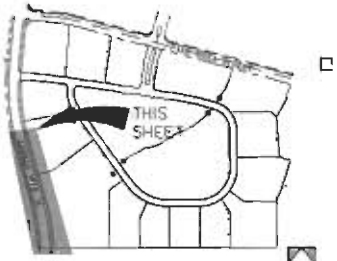

SHEET KEY

N.T.S.

T&M ASSOCIATES

T.J McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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CONTACT: JEFF HUNTER

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CORPORATE CENTER

AT

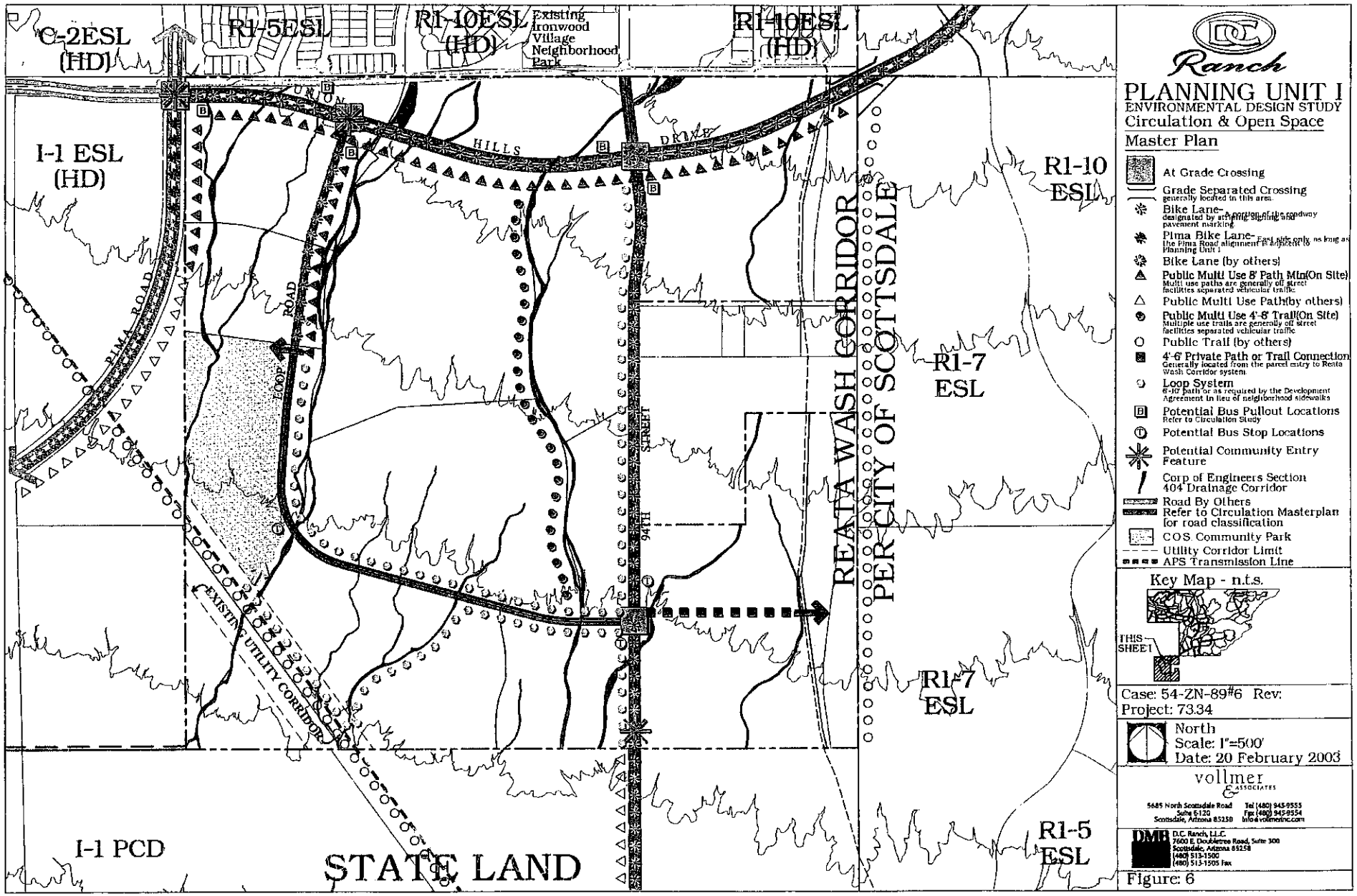
DC RANCH

DATE:	04-18-06
DRAWN:	PF
CHECKED:	TJM
APPROVED:	00-00-00

REVISIONS:

L-2 of 2

4-PP-2006
04/18/2006



4-PP-2006

REV: 08/29/2006

TRAIL EASEMENT (ALIGNMENT MAY BE MODIFIED FOR DEVELOPMENT PLAN)

8' CONCRETE PATH

STANDARD SIDEWALK (TYP.)

DG TRAIL

N

PEDESTRIAN CIRCULATION PLAN

SCALE 1"=60'-0"

PHArchitecture

LGE DESIGN BUILD

05092_Ped Plan-01

4-PP-2006

REV: 08/29/2006

DC Ranch

SEC Palo Brea Bend & 91st Street

Scottsdale, Arizona

8.28.2006

BUILDING CONSTRUCTION ENVELOPE - LIMITED TO SINGLE STORY

BUILDING CONSTRUCTION ENVELOPE

IMPROVEMENT CONSTRUCTION ENVELOPE

N

NORTH

CONSTRUCTION ENVELOPE EXHIBIT

SCALE 1" = 80' - 0"

PHArchitecture

LGE DESIGN BUILD

03092_Lot Plan-04

DC Ranch

SEC Palo Brea Bend & 91st Street

Scottsdale, Arizona

8.29.2006

4-PP-2006

REV: 08/29/2006