E S P I R I T U L O C I

The Spirit of the Place

D C R A N C H P A R C E L 2 . 8 – P R O J E C T N A R R A T I V E
2 4 J U N E 2 0 0 5

Project Description
DC Ranch Parcel 2.8 is a townhome residential development, located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive. Until recently the site has been the home of the DC Ranch Sales and Information Center. There is no longer a need for this use and as a result the site will be developed by Camelot Homes. Camelot Homes and their award winning designs have been instrumental in the development at DC Ranch. They will plan to develop this neighborhood with the same homes as as in the Villas at Market Street neighborhood (parcel 2.3 a few blocks southwest). The neighborhood will consist of thirty (30) townhomes. Homes will frame a park central to the neighborhood. Homes not surrounding the park have been aligned to take advantage of views to mountain peaks. Paths connect the neighborhood to the park and to the DC Ranch community path and trail system. The neighborhood has been designed to provide a transition from the higher density condominiums on the west to the lower density single family homes to the south. The perimeter of the neighborhood will be native desert to blend with its surroundings.

Location and Surrounding Land Uses
Parcel 2.8 is located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive within DC Ranch.

The existing surrounding uses are as follows:
North – across Thompson Peak Parkway, The Country Club at DC Ranch golf hole number 8
South – across Desert Camp Drive, single family detached homes on approximately one-sixth acre lots
West – across a 404 wash, High Desert Villas luxury condominiums
East - across Desert Camp Drive, DC Ranch Desert Camp Community Center

General Site Description
The nine and a half (9 ½) acre site gently slopes from northeast to southwest. Along the northern, eastern and southern boundary is a DC Ranch community path. Along the northern boundary is a DC Ranch community trail. The site is zoned R-4 and is surrounded by OS to the north, R1-7 to the south and east, and R-5 to the west.

Architectural Character
The architecture of the neighborhood will consist of homes with massing, materials and detailing based on the buildings originally constructed throughout Arizona, Mexico and Spain. The homes will be primarily stucco with tiled roofs. Two streetscape elevations and five color schemes will provide a desirable mix of color palettes and elevations. A series of three homes are clustered around a shared auto court. All three units are single story with vertical architectural accents. The homes range from approximately 1,900 square feet to 2,300 square feet and include an attached two car garage. Rear courtyards will be enclosed with a combination of masonry walls and wrought iron fencing varying in height.

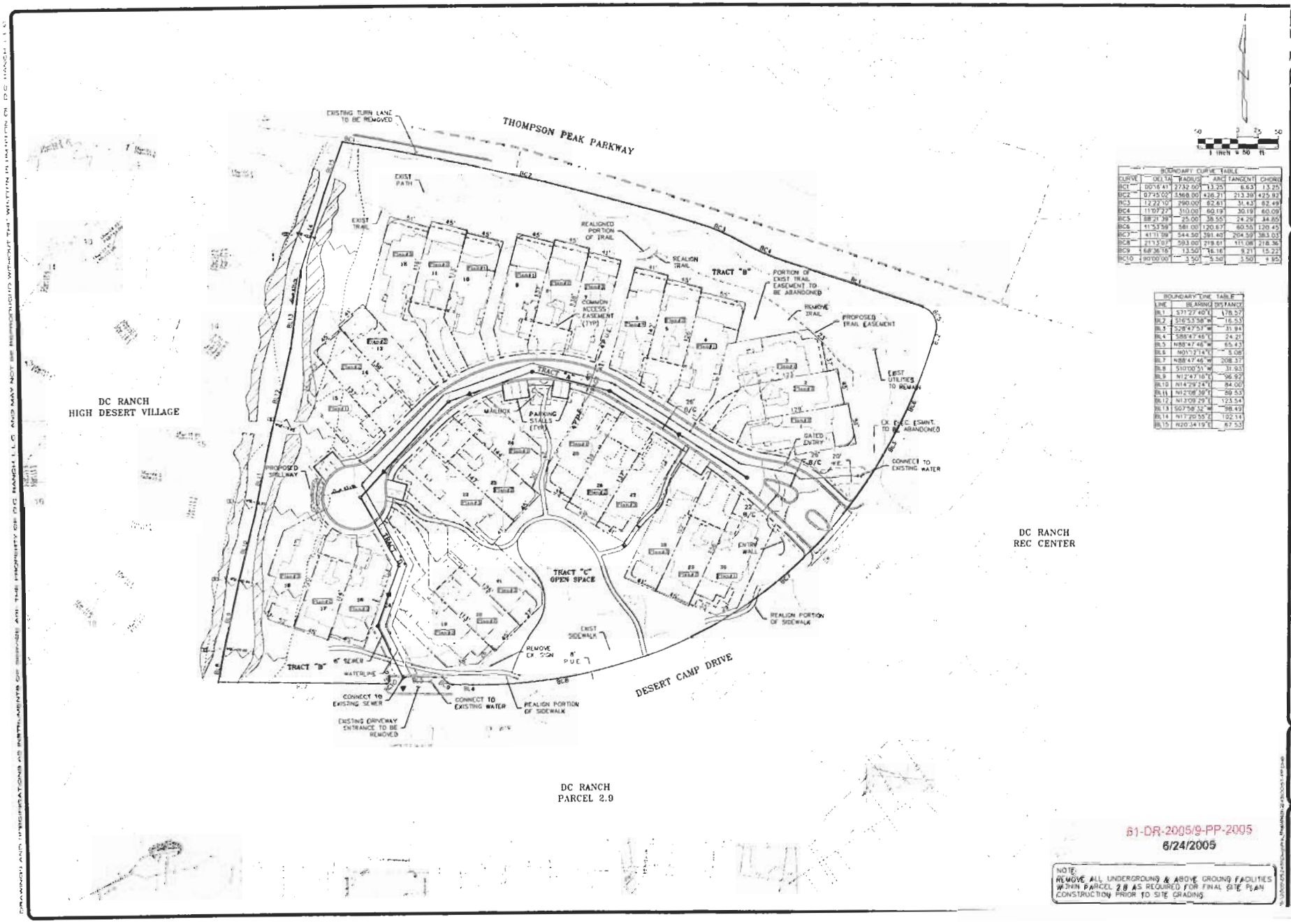
Site Circulation
Vehicles will enter and exit the site from East Desert Camp Drive through a gated entry. The entry is aligned with the existing entrance to DC Ranch Desert Camp Community Center. A single cul-de-sac will serve the neighborhood.

Drainage
The site is designed to drain to the southwest into the 404 wash corridor where it will exit the property through existing storm water system. Within the neighborhood storm water will be carried in the street, west where it will be let out at the end of the cul-de-sac into the wash. Erosion protection may be required along portions of the wash corridor and at concentrated outlets with high amount of flow. Storm water south of the street will drain to the southwest into the wash where it will exit the property through existing storm water system.

61-DR-2005/9-PP-2005
6/24/2005

7 2 7 2 E I N D I A N S C H O O L R D
S U I T E N U M B E R 4 7 2
S C O T T S D A L E A R I Z O N A 8 5 2 5 1

W W W . E S P I R I T U L O C I . C O M
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0
F A X 4 8 0 . 4 8 1 . 9 1 0 1



BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
BC1	00°16'41"	2732.00'	13.25	6.63	13.25
BC2	07°45'02"	3568.00	426.21	213.39	425.92
BC3	12°22'10"	290.00	62.61	31.43	62.49
BC4	11°07'27"	310.00	60.19	30.19	60.09
BC5	88°21'39"	25.00	38.55	24.29	34.85
BC6	41°53'59"	561.00	120.67	60.55	120.45
BC7	41°11'09"	544.50	391.40	204.59	383.03
BC8	21°13'07"	593.00	219.61	111.08	218.36
BC9	68°36'16"	13.50	16.16	9.21	15.22
BC10	90°00'00"	3.50	5.50	3.50	4.95

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	S71°27'40"E	178.57
BL2	S16°53'58"W	16.53
BL3	S28°47'57"W	31.94
BL4	S88°47'46"E	24.21
BL5	N88°47'46"W	65.43
BL6	N01°12'14"E	5.08
BL7	N88°47'46"W	208.37
BL8	S10°00'51"W	31.93
BL9	N12°47'16"E	96.92
BL10	N14°29'24"E	84.00
BL11	N12°08'39"E	89.53
BL12	N13°09'29"E	123.54
BL13	S07°58'32"W	98.49
BL14	N17°20'55"E	102.14
BL15	N20°34'19"E	67.53

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6/24/2005

NOTE:
REMOVE ALL UNDERGROUND & ABOVE GROUND FACILITIES WITHIN PARCEL 2.8 AS REQUIRED FOR FINAL SITE PLAN CONSTRUCTION PRIOR TO SITE GRADING

DMB

WOOD/PATEL ASSOCIATES
Civil Engineers
Hydrologists
Land Surveyors
(602) 335-8500

DC RANCH
SCOTTSDALE
PARCEL 2.8
PRELIMINARY PLAT - SITE PLAN

DRAWN: J. CASTANEDA
CHECKED: G. CRONIN
DATE: 6/23/05
SCALE: 1"=50'
JOB NO.: 09243
SHEET: 1 OF 1

80-PA-2005

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DC RANCH
SCOTTSDALE
PARCEL 2.8
PRELIMINARY PLAT - SITE PLAN

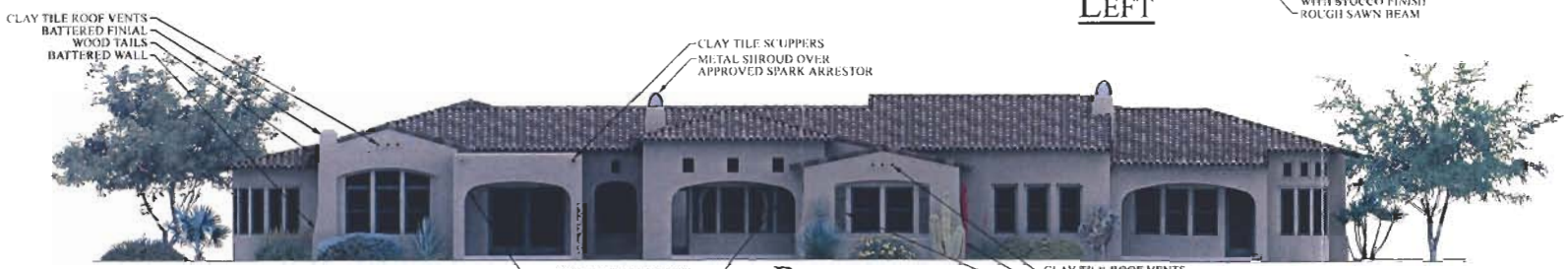
DRAWN J. CASTANEDA
CHECKED D. CRONIN
DATE 6/23/05
SCALE 1"=50'
JOB NO. 052431
SHEET 1 OF 1

80-PA-2005

Perspective

RIGHT

LEFT



REAR

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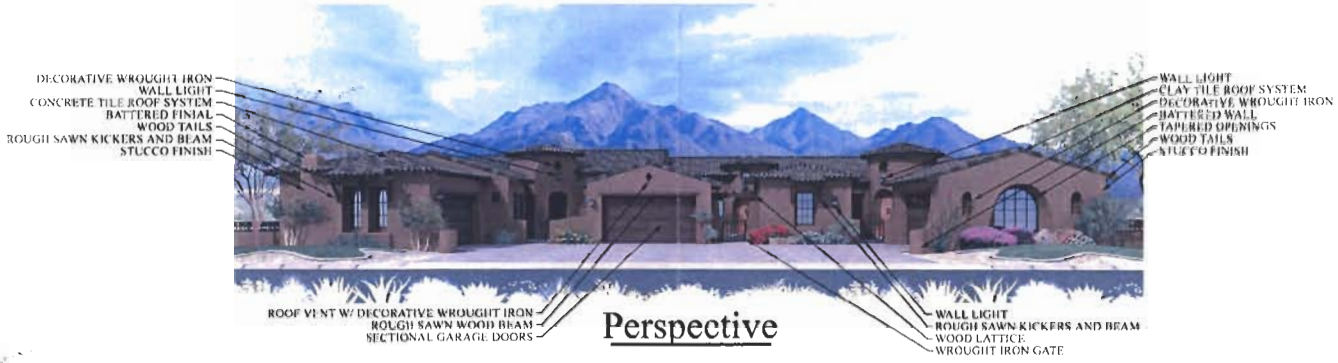
THE VILLAS AT DC RANCH

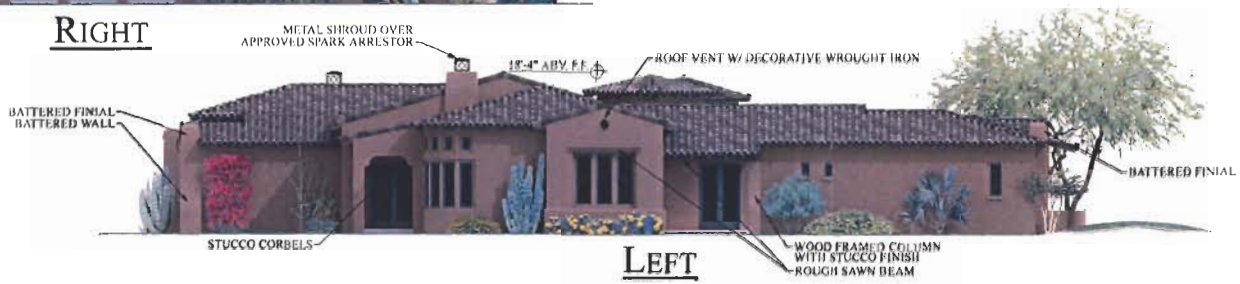
Elevation A

by Camelot Homes

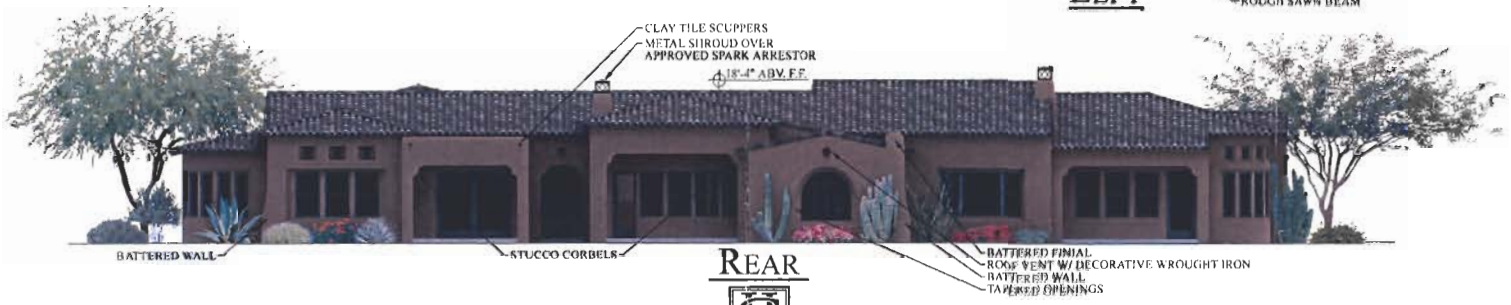


Perspective

RIGHT



LEFT



REAR

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6/24/2005

THE VILLAS AT DC RANCH

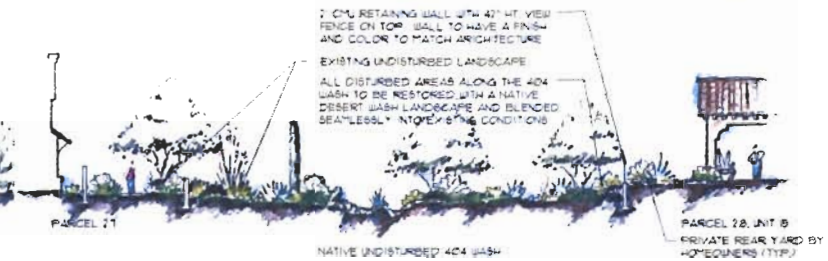
by Camelot Homes

Elevation B

SITE SECTIONS & ELEVATIONS

Section A

Scale: 1" = 10'-0"



Section B

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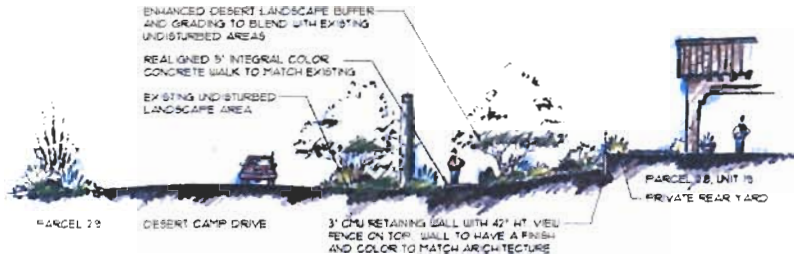

Section C

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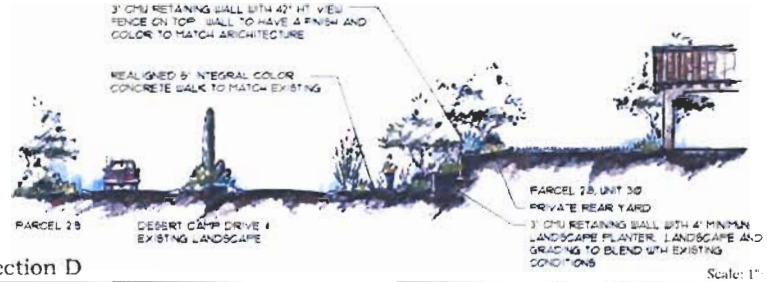

Section D

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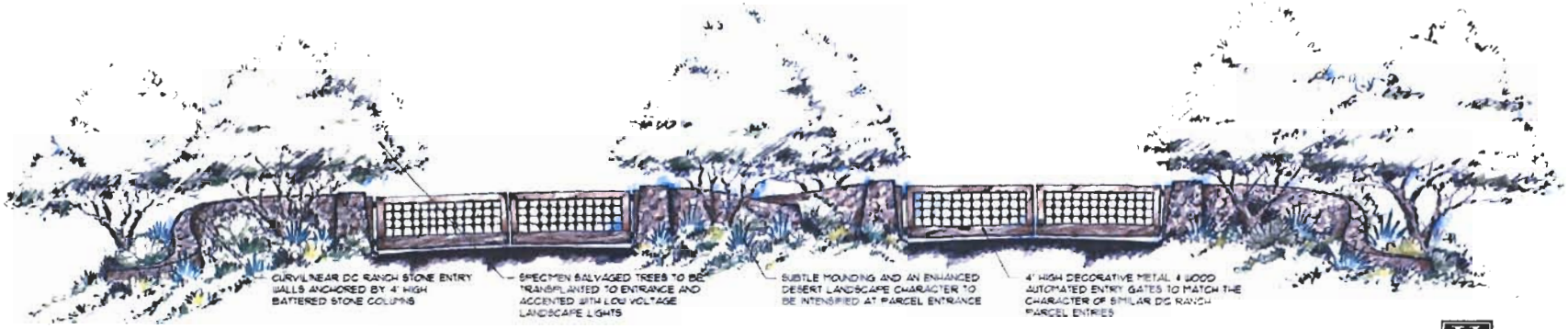

Elevation E - Parcel Entry Gates

Scale: 1/4" = 1' - 0"

8 June 2005

vollmer & ASSOCIATES

D.C. RANCH PARCEL 2.8

CAMELOT HOMES

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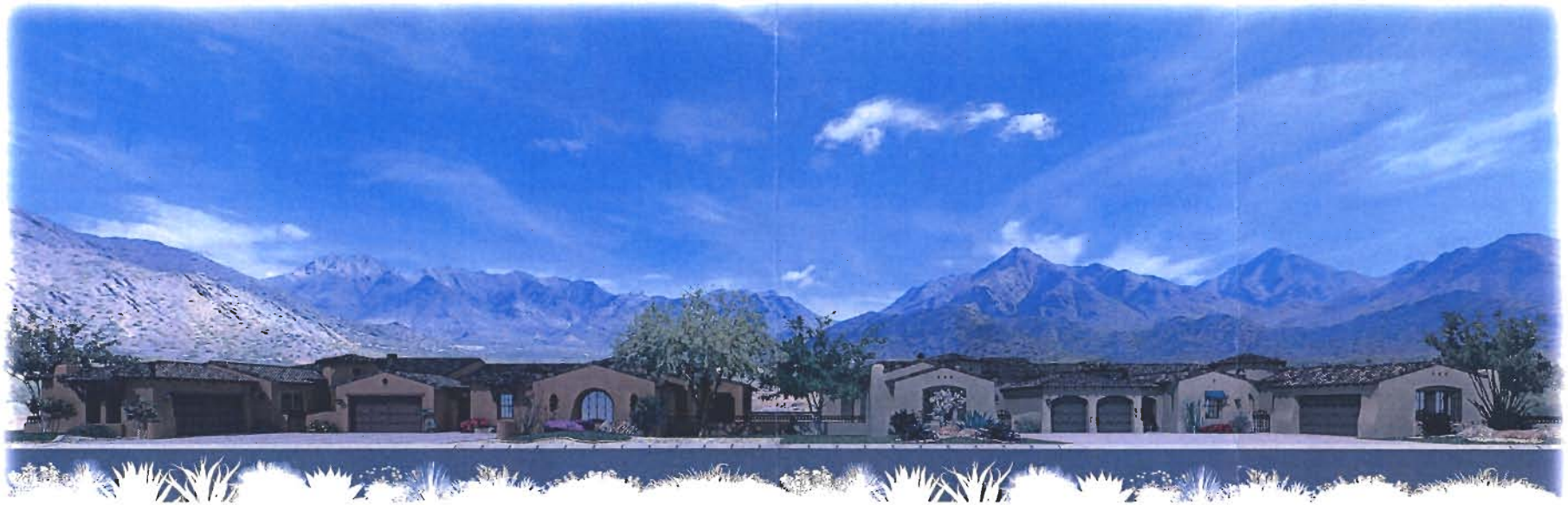

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THE VILLAS AT DC RANCH

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Street Scene