Project Narrative

The Saguaro Forest at Desert Mountain – Part Fourteen
(Desert Mountain, Phase III, Unit Forty-Three)
Development Review Board Application
Preliminary Plat Application
333-PA-05
November 2005

Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages within the overall project. Each village is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. ***The Saguaro Forest*** represents the largest and most dramatic residential village within the entire community and is made up of several small residential enclaves located in and around the Chiricahua Golf Course.

With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval of the Preliminary Plat for The Saguaro Forest at Desert Mountain – Part Fourteen. The request is more specifically for approval of the site plan, cut & fill conditions, retaining wall conditions and heights, street and driveway design (including unique design criteria and special conditions), fire and emergency access, water design report, and wastewater design reports.

This residential enclave is the second phase of developer-built luxury homes that will be located within The Saguaro Forest community, the first being The Chiricahua Villas. Located to the northeast of the recently plated Saguaro Forest Part-Twelve, the very rugged terrain of this parcel includes rolling hills, sloping plateaus, deeply incised washes and steep slopes that create spectacular views of city lights, open space, natural landforms and the adjacent mountains. This Preliminary Plat consists of **20 homesites on 58.192 gross acres** for an ultra-low **gross density of only 0.35 units per acre**. Lot sizes range from a minimum of .054 acres to as large as 4.06 acres with an **average** lot size of 2.0 acres per lot. Desert Mountain Properties plans to develop and construct the entire project, including the homes.

Zoning

This project is primarily zoned R-4R and also zoned R1-35 ESL under zoning case #31-ZN-92. The amended development standards for the R-4R zoning district as approved by zoning case #31-ZN-92 shall apply to this application. The land use, density, and lot sizes are consistent with the General Plan and the approved Master Plan for Desert Mountain. Although the approved zoning unit cap in the R-4R district allows up to 438 total units, Desert Mountain has elected a significantly lower density due to our desire to develop very large custom homesites and due to environmental, visual and community considerations.

This Preliminary Plat consists of a total of 58.192 acres and is made up of two zoning districts:

- 56.15 acres zoned R-4R
- 2.04 acres zoned R1-35 ESL

Location

The Saguaro Forest at Desert Mountain – Part Fourteen is located in the northwest portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route throughout the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass. Chiricahua Pass provides the primary access to this site. A secondary means of access to this site is provided from the east along Reflecting Mountain Way, a street within Saguaro Forest – Part Six, which connects to Chiricahua Pass.

Site Design

The natural terrain of this project is extremely diverse and includes sloping plateau areas, rugged rolling ridges, deeply incised washes, dominant landforms, steep side slopes and a dramatic mountain backdrop. The design of the site carefully incorporates these natural formations in a manner that will cause minimal disturbance to the natural desert.

Each lot will have a building envelope within which all construction activity must be contained. Each building envelope has been carefully designed "in the field" to avoid the natural washes and to avoid very steep slopes so that the homes will be located where they are best suited on the terrain. These building envelopes further reinforce the harmonious tie to the natural desert. In addition, the site design of the homes have varying setbacks from the street as well as finished floor levels that step with the terrain, all in an effort to create a more natural design response. Naturally contoured grading and arid-type landscaping will result in finished homes that quietly nestle into the site.

The streets have been located based on the natural characteristics of the site with the desire to minimize the visual impact by placing the streets in the low portions of the site or in locations that will be generally hidden from a distance. Wherever possible, the street was designed to

follow an existing jeep trail scar. Modified street standards are being requested to further minimize the impact of the roads on the natural environment.

Architecture Design

Desert Mountain Properties proposes to construct single-family detached homes on this parcel in a design style similar to a desert contemporary ranch. The architectural design of these homes is consistent with the "Desert Contemporary" style described in the Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment.

ESL Landforms and Special Features

The Saguaro Forest at Desert Mountain – Part Eleven is located in two ESL Landform Classifications. The western portion of the site is located in the Upper Desert Landform and consists of 1.46 acres. The eastern portion of the site is located in the Hillside Landform and consists of 56.73 acres. The landform line is taken from the City of Scottsdale's ESLO Landforms and Protected Peaks and Ridges Map, No. 54. NO revisions to the ESLO Map are being requested by this application.

None of the special features identified on the City's ESLO Special Features Map will be impacted by this proposed development. The only applicable Special Features condition is a Protected Ridge Line and no development is proposed within 500' of the Protected Ridge Line.

ESL Development Intensity Within The Hillside Landform

Per Zoning Case #31-ZN-92, approved by City Council October 5, 1992, Section III.C, Density, "Buildings may cover an aggregate area of fifty (50) percent of the Overall Site excluding uncovered patio terraces, walkways, driveways, parking areas or garden walls, but including covered patios for each unit." The aggregate improvements for this proposed subdivision, including all buildings, roadways, drives, patios, both covered and uncovered and walls cover only twenty seven (27) percent of the total parcel.

Existing Amended Development Standards

The existing Amended Development Standards approved for the R-4R Zoning Districts at Desert Mountain under Case #31-ZN-92 shall apply to the R-4R portions of this project.

City Council Approvals

Stipulation #3 of zoning case #31-ZN-92 and stipulation #3 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council since development is proposed within the R-4R zoning District.

Stipulation #5 of zoning case #31-ZN-93#2 and Stipulation #5 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council subsequent to approval by the Development Review Board since development is proposed within the Hillside Landform. As has been done on previous subdivisions within Desert Mountain, this site plan will be submitted to the City Council for approval to satisfy this stipulation at the same time the City Council reviews the Final Plat.

Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment

The community design theme that includes streetscapes, landscaping, monument signage, retaining walls, drainage structures, bridge structures, lighting and other community design elements will be in conformance with the approved Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment previously approved by the Development Review Board, unless otherwise specifically noted in this application. For example, this application requests approval of four new types of retaining walls that are specific to this subdivision, which were not approved as part of the overall Saguaro Forest MEDCP but some of which have been **approved and built** in previous subdivisions within Saguaro Forest.

Entry Features / Site Elements / Landscaping

As noted above, this project is covered by The Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment. The MEDCP includes aesthetic treatment of entry features, gates, mailboxes, bridges, major drainage structures, retaining walls, lighting and landscaping. In general, our goal for the Saguaro Forest is to utilize materials and colors that harmonize with the natural desert environment, yet at the same time provide a slightly unique flavor from the rest of Desert Mountain.

Over the last twenty years, Desert Mountain Properties has evolved one of the finest revegetation programs in the Sonoran Desert. This experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the natural, undisturbed landscape. The natural desert planting will be carried up to the site walls of the homes on the view side, while entry, patio and side yard areas of the homes will be enhanced desert landscaping consisting of native plants and non-indigenous, desert-type, accent and flowering plants. The landscape palette, design concept and methodology for revegetation is approved as part of the Saguaro Forest MEDCP Amendment. Desert Mountain Properties requests that landscape and irrigation plans not be required with the final plans submittal for this subdivision and instead the revegetation landscape program described in the Saguaro Forest MEDCP Amendment be stipulated and utilized.

Colors and Materials

The colors and materials for this project will be in conformance with the approved Saguaro Forest MEDCP. Therefore, a separate color and material board has not been submitted with this application.

Cuts and Fills / Retaining Walls

Due to the rugged and rolling terrain within portions of the Saguaro Forest, cuts, fills and grading conditions require creative treatment. As shown on the Cuts and Fills site plan, there are a few areas of cut in excess of twenty feet and fill in excess of fifteen feet, but given the significant topographic change and rugged terrain, it is amazing that so few areas of cut or fill exceed these amounts. In most cases, the impact of these larger cuts or fills has been mitigated.

Very similar to the recently platted Saguaro Forest Part-Eleven and Saguaro Forest Part-Twelve, significant cut and fill conditions are mitigated through the use of retaining walls. The retaining walls, which vary in height based on the specific site conditions, will conceal a large portion of the cut condition. Portions of the cut, above or on the side of the retaining walls, will be naturally contoured and revegetated in such a manner as to match the character of the natural desert upon maturity.

These retaining wall configurations are used to best minimize the potential cut scaring and excessive fill slope. There are five (5) types of retaining walls proposed for this project. The first being a standard uphill retaining wall, varying in height, but with a design concept that was approved in the Saguaro Forest MEDCP. Due to unique circumstances within the terrain, the four new retaining wall types, although similar to walls designed and built in previous Saguaro Forest subdivisions, will be introduced into this project as a method to minimize the impact of large exposed cuts or fills. The second retaining wall is a double-tiered uphill retaining wall that consists of two walls varying in height. The third retaining wall is comparable to the second only consisting of an additional wall making a triple-tiered uphill retaining wall. The fourth and fifth, as detailed in this application, are a single downhill and a double-tiered downhill retaining wall varying in height. The locations of these retaining wall types are not visible from off-site and will not even be visible from a majority of Desert Mountain.

While it may seem that these are tall retaining walls, the reality is that when placed against the natural terrain, these new wall types are not out of scale as proven in the similar multiple tiered walls previously built in Saguaro Forest. For example, a double tiered uphill retaining wall with a combined height of 20' is not that tall when you consider that the hillside behind rises 50' to 75' or more. The scale of these new wall types is very appropriate for the scale of the natural terrain. Since the new retaining wall types were not included in the previously approved Saguaro Forest MEDCP, Desert Mountain **requests specific approval** by the Development Review Board as part of this application.

NAOS

Due to the low-density of this application, sufficient NAOS will be provided for this project in common tracts as well as on-lot NAOS. The NAOS calculations show an NAOS requirement of 39.876 acres and a preliminary NAOS available of approximately 42.339 acres (**which is over 70% of the "development area" of the site**). A final, graphic, non-dimensioned NAOS exhibit

will be submitted to the City for approval to clearly document the on-lot NAOS requirements for each lot at the time of Final Plat.

Desert Mountain Properties reserves the right to deposit any excess NAOS in the Desert Mountain Master NAOS Bank.

Phasing

Although shown and intended to be a single phase of development, due to environmental constraints, this project may be developed in two phases.

If this project were developed in two phases, it would be divided as follows:
- First Phase – Lots 16 through 20 (inclusive)
- Second Phase – Lots 1 through 15 (inclusive)

Circulation

The 1997 Desert Mountain Circulation Master Plan included modified street and driveway design standards that have evolved in response to the terrain and environmental conditions at Desert Mountain. Desert Mountain requests the use of these modified standards to ensure the highest environmental sensitivity in the design and construction of the streets and access ways within this project. These amended street and driveway design standards have proven on previous Desert Mountain projects to be highly successful in minimizing the visual impact of the street without hindering emergency, service or utility access.

In addition to the modified street design standards of the 1997 Desert Mountain Circulation Master Plan, Desert Mountain requests approval of the use of a minimum sag curve K-value of 10. As previously approved on other Desert Mountain Projects and as documented in our letter to the City of May 17, 1999, the use of these reduced K-values will significantly reduce the impact of development by minimizing cuts, fills and grading conditions.

Desert Mountain **requests specific approval** by the Development Review Board and the Transportation Department of these standards as part of this application.

Shared Residential Driveways

As per the submitted site plan, this application proposes three (3) Shared Residential Driveways. These shared driveways will be located within a Common Access Easement (C.A.E.), and all drives are less than 300' long. The following lots have Shared Residential Driveways as listed below:

Lots Served	*Length*	*Drive Width*
6 & 7	± 250'	16'
11 & 12	± 130'	16'
13 & 14	± 270'	16'

The desire to use Shared Residential Driveways was to simply reduce the environmental impact that would otherwise be caused by a standard street. The use of a Shared Residential Driveways to serve these lots results in less grading, less cut, less fill, fewer retaining walls, less paving and significantly less visual impact.

To mitigate potential concerns of these Shared Residential Driveways, the following measures have been taken, and are shown on the submitted site plan:

- Emergency vehicle turnarounds are provided at logical intervals, as shown on the submitted site plan.
- It is understood that sanitation pickup by the City of Scottsdale will be limited to dedicated streets within Tracts and that the City of Scottsdale will not access the Shared Residential Driveways for sanitation collection. This has not been a problem in the past at Desert Mountain since Desert Mountain Properties discloses to its potential buyers this condition. Future homeowners will also have the option of contracting with private sanitation collection services, which typically are willing to access up to the home along the shared driveways.

With this application, Desert Mountain Properties **requests that each Shared Residential Driveway, as shown on the submitted site plan, be approved** by the Development Review Board and Scottsdale Fire Department in order to minimize the impact of an otherwise full street in this visually and environmentally sensitive area.

Emergency and Fire Access

Based on a several preliminary meetings with Rural-Metro in the year 2004, this application proposes several design solutions recommended by Rural-Metro. These design solutions include the following:

Streets / Infrastructure

- Street grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. Street design profiles have been included in this application so that Scottsdale Fire can approve the proposed grades and grade lengths as part of this Development Review Board approval. This specifically includes the ability to use street grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.
- The potable water system shall be designed to ensure that there is not a "dead end" waterline longer than 1200'. To accomplish this criteria, dual or parallel water lines may need to be installed. This water line shall be designed to maintain required fire flows in both parallel lines at all times. (Refer to Waster Design Report noted below.)

Residential Driveways

- Driveway grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. This

specifically includes the ability to use driveway grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.

- Emergency vehicle turnarounds will be provided on shared drives greater than 200' long, and operational platforms will be provided on drives greater than 200' long and on drives adjacent to streets with grades over 12%.
- Drives will meet the Fire department width requirement based on their lengths and access grades (typical minimum width is 16'), and in some cases, the widths will be greater than the minimum required.

With this application, Desert Mountain Properties **requests specific approval** by Scottsdale Fire Department of these proposed design solutions with this Development Review Board and Preliminary Plat application.

Water and Wastewater Design Reports

As per the approved Water Master Plan and the Wastewater Master Plan, Desert Mountain is submitting design reports to demonstrate compliance with the Water and Wastewater Master Plans as well as provide additional details and information for the Water Department to review. Desert Mountain **requests specific approval** of these Water and Wastewater Design Reports with this Development Review Board and Preliminary Plat application.

Public Trail Easement

A Public Trail Easement is provided along the west side of the project as required by the initial master plan zoning for Desert Mountain and as shown on the Circulation Master Plan. This easement will allow for a rural-standard, non-paved, multi-use, trail in accordance with City of Scottsdale standards.

The Public Trail Easement has been previously approved by the City of Scottsdale's Trail's Planner at the time Desert Mountain Phase III, Unit Forty-Two, Saguaro Forest- Part Twelve was recorded. Any area of trail that was not dedicated within that plat and crosses the proposed development will have the same language, text and format as used on previous portions of this trail and will be dedicated on the Final Plat.

Archeology Report

Included in this submittal is the archeological report prepared by SWCA, Inc. dated January 2005 and an approval letter from the Department of The Army dated August 24, 2005 that indicates only one (1) isolated occurrence that was discovered within the boundaries of this proposed subdivision. The one archeological site (AZ U:1:409 (ASM)) is recorded and approved by the Department of The Army and the National Register of Historic Places (NRHP) as an ineligible site and therefore this one site does **NOT** warrant preservation or further investigation. Desert Mountain **requests specific approval** of the City's Preservation Department with this Development Review Board and Preliminary Plat application.

Closing

This project will continue the success and high standards of quality-designed, developer-built, luxury-homes at Desert Mountain. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval of The Saguaro Forest at Desert Mountain – Part Fourteen

PRELIMINARY PLAT
DESERT MOUNTAIN PHASE III, UNIT FORTY-THREE

(THE SAGUARO FOREST AT DESERT MOUNTAIN - PART FOURTEEN)
LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LAND DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 59 MINUTES 26 SECONDS WEST AT A DISTANCE OF 2610.91 FEET;

THENCE NORTH 12 DEGREES 03 MINUTES 32 SECONDS EAST A DISTANCE OF 3047.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NORTH CHIRICAHUA PASS, A PRIVATE ACCESS-WAY ACCORDING TO THE FINAL PLAT OF "DESERT MOUNTAIN PHASE III, UNIT FORTY-TWO, (THE SAGUARO AT DESERT MOUNTAIN PART - TWELVE)", A SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 731 OF MAPS, PAGE 33;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 68.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 237.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 255.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 26 SECONDS, A DISTANCE OF 84.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 92 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 32.13 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTH 54 DEGREES 48 MINUTES 08 SECONDS EAST ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 107.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 232.22 FEET;

THENCE ALONG A LINE THAT IS RADIAL TO SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 02 DEGREES 49 MINUTES 35 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A CURVE THAT IS CONCENTRIC TO SAID LAST CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 335.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 207.45 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 48 MINUTES 05 SECONDS WEST A DISTANCE OF 108.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY TO NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET;

THENCE ALONG A LINE THAT IS A RADIAL PROJECTION FROM SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 48 MINUTES 05 SECONDS WEST A DISTANCE OF 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 38 DEGREES 43 MINUTES 55 SECONDS EAST A DISTANCE OF 52.80 FEET;

THENCE LEAVING SAID RIGHT OF WAY AND TRAVERSING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 16 MINUTES 15 SECONDS EAST, 91.03 FEET;

NORTH 74 DEGREES 49 MINUTES 07 SECONDS EAST, 84.65 FEET;

NORTH 31 DEGREES 31 MINUTES 41 SECONDS EAST, 82.81 FEET;

NORTH 74 DEGREES 47 MINUTE 40 SECONDS EAST, 156.02 FEET;

NORTH 79 DEGREES 07 MINUTES 55 SECONDS EAST, 552.01 FEET;

NORTH 51 DEGREES 37 MINUTES 38 SECONDS EAST, 845.84 FEET;

NORTH 42 DEGREES 46 MINUTES 07 SECONDS EAST, 212.42 FEET;

SOUTH 34 DEGREES 14 MINUTES 42 SECONDS EAST, 172.62 FEET;

SOUTH 68 DEGREES 06 MINUTES 14 SECONDS EAST, 206.22 FEET;

SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST, 267.35 FEET;

SOUTH 07 DEGREES 43 MINUTES 53 SECONDS WEST, 187.49 FEET;

SOUTH 30 DEGREES 06 MINUTES 23 SECONDS WEST, 555.07 FEET;

SOUTH 25 DEGREES 09 MINUTES 29 SECONDS WEST, 226.47 FEET;

SOUTH 07 DEGREES 34 MINUTES 11 SECONDS WEST, 470.35 FEET;

NORTH 89 DEGREES 38 MINUTES 30 SECONDS WEST, 437.91 FEET;

SOUTH 43 DEGREES 34 MINUTES 36 SECONDS WEST, 964.69 FEET;

SOUTH 48 DEGREES 31 MINUTES 02 SECONDS WEST, 213.85 FEET;

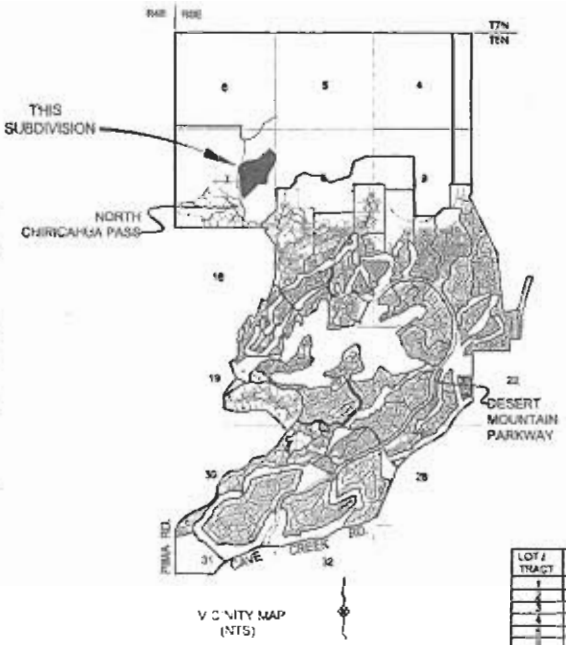
NORTH 14 DEGREES 18 MINUTES 24 SECONDS WEST, 324.16 FEET;

NORTH 06 DEGREES 26 MINUTES 54 SECONDS WEST, 740.87 FEET;

NORTH 12 DEGREES 32 MINUTES 02 SECONDS EAST, 153.46 FEET;

NORTH 34 DEGREES 24 MINUTES 01 SECONDS WEST, 287.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,534,903.74 SQUARE FEET OR 58.195 ACRES MORE OR LESS.



VICINITY MAP
(NTS)

LOT / TRACT	AREA (AC.)
1	1.98
2	0.94
3	2.10
4	4.06
5	2.07
6	3.08
7	1.47
8	0.75
9	0.93
10	1.87
11	1.33
12	1.38
13	2.34
14	3.62
15	3.62
16	3.08
17	3.08
18	2.97
19	2.71
20	2.98
A	3.19
B	1.35
C	1.00
D	2.41
E	8.14
F	5.33

DEVELOPER:

DESERT MOUNTAIN PROPERTIES
10550 EAST DESERT HILLS DRIVE
SCOTTSDALE, ARIZONA 85262
TEL: (480) 595-4000
ATTN: TODD BRUEN

BASIS OF BEARINGS:

BASIS OF BEARINGS BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, 2 OWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS S 89°59'26"W, HAVING A LINEAR DIMENSION OF 2610.91'

LEGEND:

	PARCEL BOUNDARY
	LOT / RIGHT OF WAY LINE
	STREET MONUMENT LINE
	EASEMENT LINE AS NOTED
	MCS LIMITS
	LANDFORM LINE (PER ESLO MAP)
	ZONING BOUNDARY (APPROXIMATE)
2600	INDEX CONTOUR
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
V.C.E.	VISTA CORRIDOR EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.L.E.	SEWER LINE EASEMENT
C.A.E.	CROSS ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
731-33	BOOK 731 OF MAPS, PAGE 33

NOTES:

1. CITY OF SCOTTSDALE BENCHMARKS:

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND 100TH PLACE IN THE SOUTHBOUND LANE, ENTRANCE OF UNIT 9, DESERT MOUNTAIN. (ELEVATION = 3233.808 NAVD '88)

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND HONEY MESQUITE DRIVE IN THE SOUTH BOUND LANE, ENTRANCE OF UNIT 8, DESERT MOUNTAIN. (ELEVATION = 3046.008 NAVD '88)

3. PROJECT INFORMATION:

GROSS AREA = 58.195 ACRES
LOTS = 26
GROSS DENSITY = 0.34 UNITS/ACRE
NET DENSITY = 0.36 UNITS/ACRE
MINIMUM LOT SIZE = 0.54 ACRES
LARGEST LOT SIZE = 4.06 ACRES
AVERAGE LOT SIZE = 2.00 ACRES

ZONING = R1-35 ESL (TRACTS B & C ONLY) & R-4R ESL (ALL LOTS)

4. UTILITIES

SEWER:	CITY OF SCOTTSDALE
WATER:	CITY OF SCOTTSDALE
POWER:	ARIZONA PUBLIC SERVICE
GAS:	SOUTHWEST GAS CO.
TELEPHONE:	QWEST
CATV:	DCI CABLEVISION

5. NON-MAG STANDARD STREET NAMES HAVE BEEN APPROVED FOR USE WITHIN THE SAGUARO FOREST BY THE CITY OF SCOTTSDALE.

7. THIS PRELIMINARY PLAT IS SUBJECT TO THE APPROVED SAGUARO FOREST MASTER ENVIRONMENTAL DEVELOPMENT CONCEPT PLAN (M.E.D.C.P.) AMENDMENT.

333-PA-2005

DESERT MOUNTAIN
10550 E. Desert Hills Drive
Scottsdale, Arizona 85262
(480) - 595 - 4000
FAX (480) - 595 - 4200

THE SAGUARO FOREST AT DESERT MOUNTAIN

REV.	DATE	BY	DESCRIPTION

REVISIONS

Gannett Fleming
4722 N. 24th Street, Suite 200 Phoenix, AZ 85016-6992
Phone (602) 553-9411 Fax (602) 302-8811 Web www.gfnet.com

DESIGNED BY	JRS
DRAWN BY	JRS
CHECKED BY	SSV
SCALE	AS SHOWN

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN
PRELIMINARY PLAT
SITE PLAN

GF PROJECT NO. 46113
DATE ISSUED 11/4/05
SHEET NO. 1 OF 1

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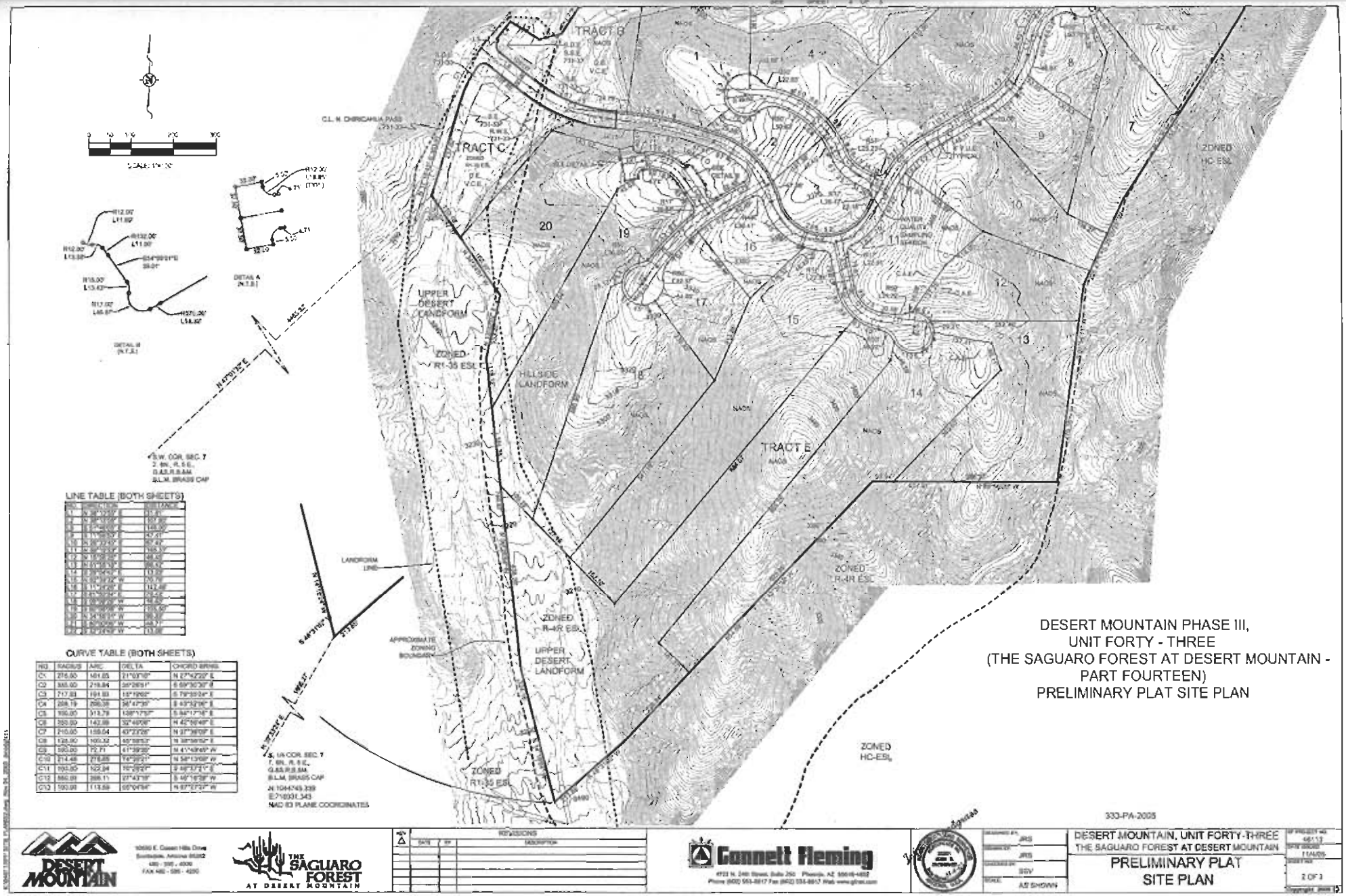
20-PP/95-DR-2005
11/07/05



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333-PA-2005

DESERT MOUNTAIN

10550 E. Desert Hills Drive
Scottsdale, Arizona 85262
480 - 595 - 4000
FAX 480 - 595 - 4050

THE SAGUARO FOREST AT DESERT MOUNTAIN

REV	DATE	BY	DESCRIPTION

REVISIONS

Connett Fleming

4732 N. 24th Street, Suite 200 Phoenix, AZ 85016-4962
Phone (602) 553-6817 Fax (602) 553-6817 Web www.gfnet.com

DESIGNED BY	JRS
DRAWN BY	JRS
CHECKED BY	SSV
SCALE	AS SHOWN

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

PRELLIMINARY PLAT
SITE PLAN

GF PROJECT NO.	461.13
DATE ISSUED	11/4/05
SHEET NO.	3 OF 3

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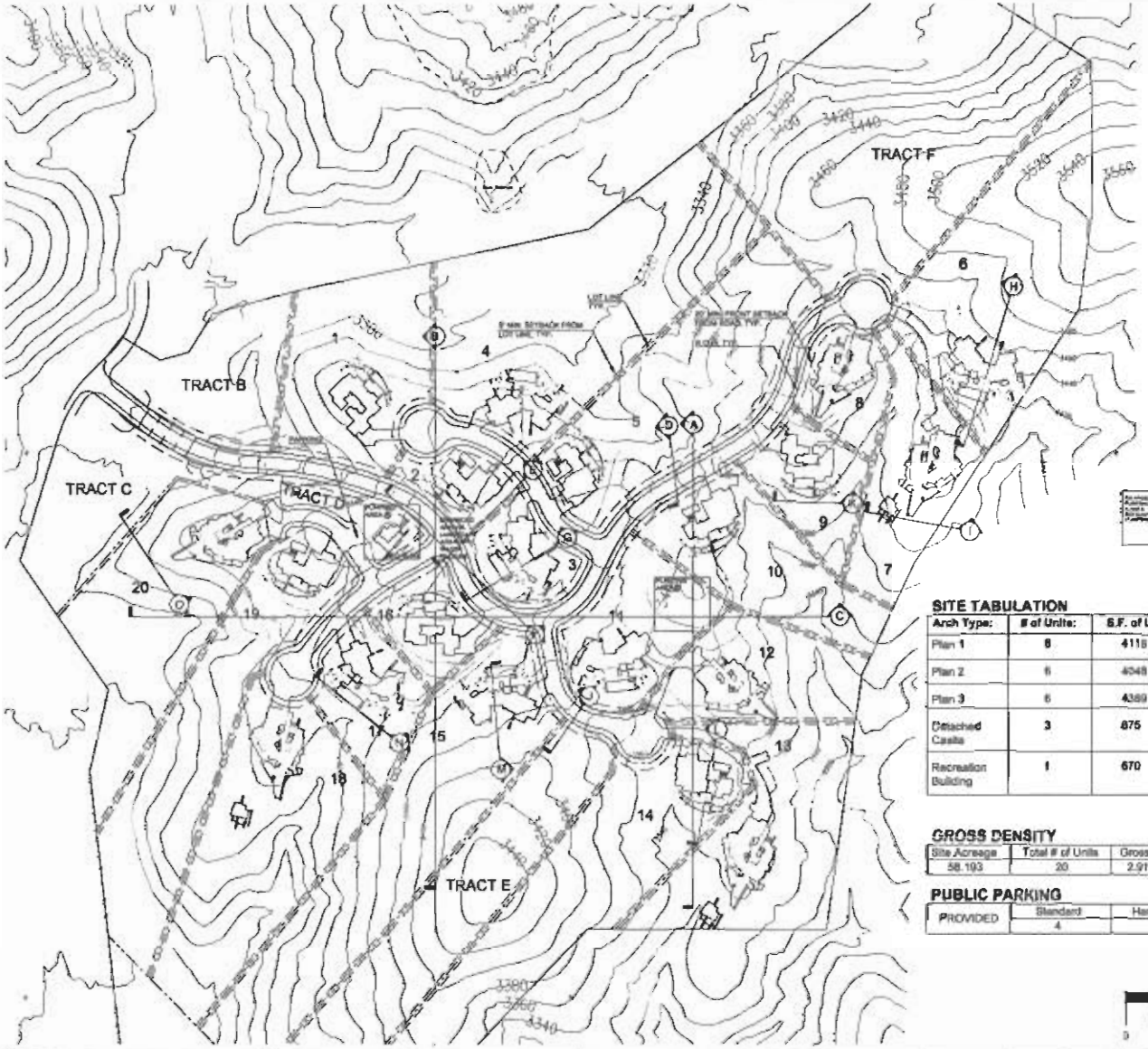
11/07/05



SITE TABULATION

Arch Type:	# of Units:	S.F. of Unit:
Plan 1	8	4118
Plan 2	6	4048
Plan 3	6	4369
Detached Casita	3	875
Recreation Building	1	670

GROSS DENSITY

Site Acreage	Total # of Units	Gross Density
58.193	20	2.91 DU/AC

PUBLIC PARKING

	Standard	Handicap
PROVIDED	4	1

Plan 1

Plan 2

Plan 3

Detached Casita (Lots 7,13,18)

Recreation Building

Section Callout (Refer to following sheets)

SCALE: 1"=100'

0 100 200 300

NORTH

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

REVISIONS

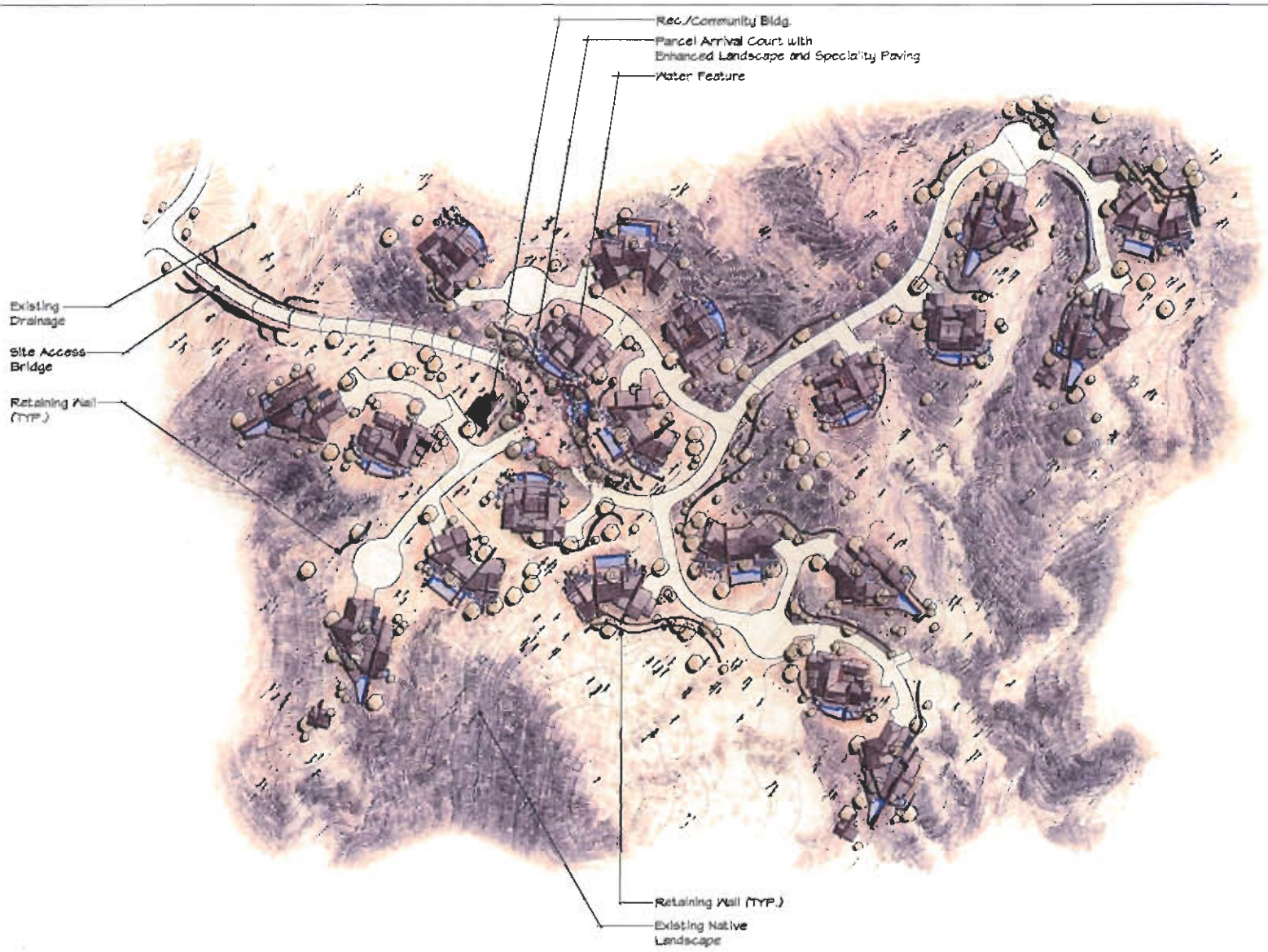
Rev.	Date	By	Description

DTJ DESIGN

DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

SITE PLAN

20-PP/95-DR-2005
11/07/05



SITE TABULATION

Arch Type:	# of Units:	S.F. of Unit:
Plan 1	8	4118
Plan 2	6	4048
Plan 3	6	4380
Detached Casita	3	675
Recreation Building	1	670

Scale: 1" = 80'

0 40' 80' 160' 240'

NORTH

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

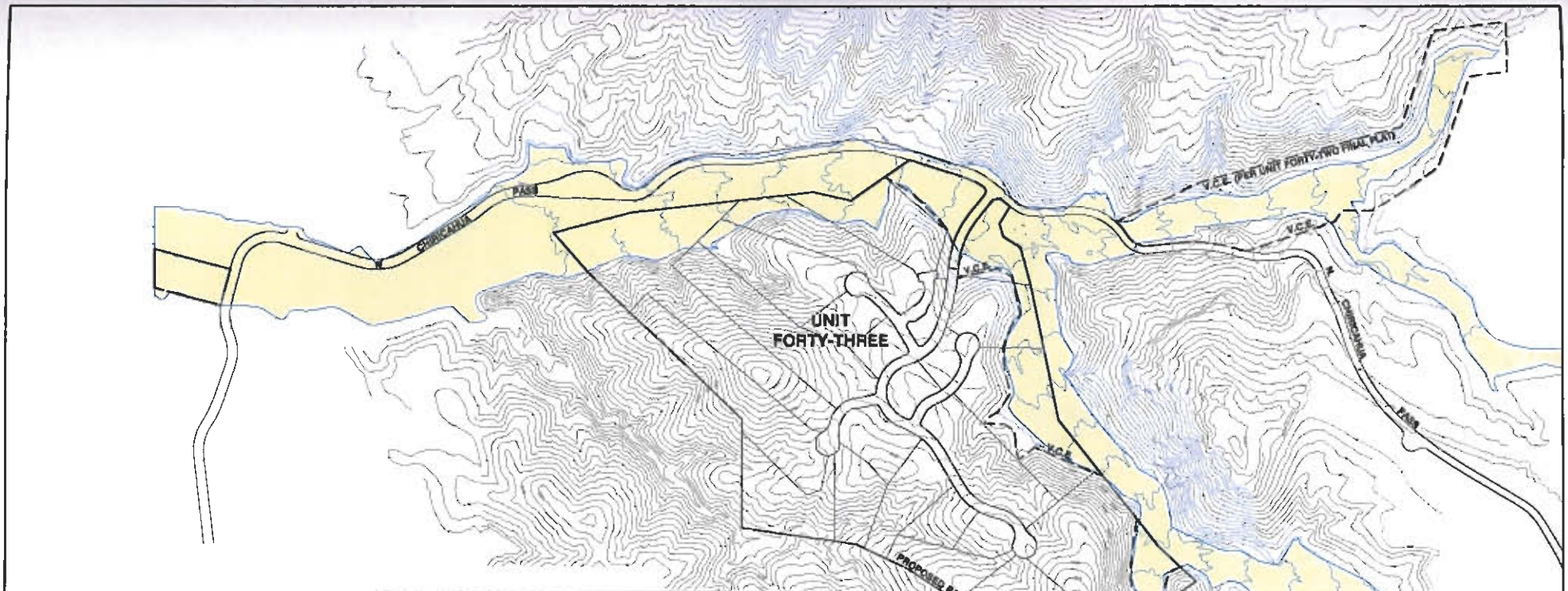
REV.	DATE	BY	REVISIONS DESCRIPTION

DTJ DESIGN

DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

ILLUSTRATIVE SITE PLAN

20-PP/95-DR-2005
11/07/05

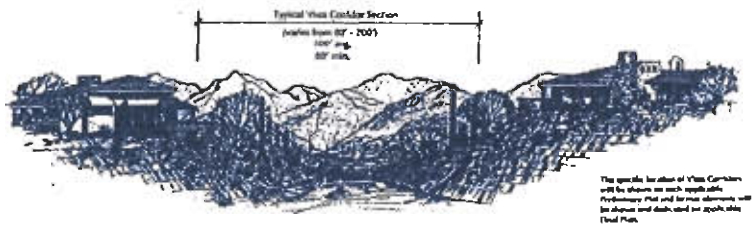


Vista Corridor Concept

Vista Corridors have been created throughout Desert Mountain to preserve large existing drainageways. Established on washes with a flow of 750 cfs or greater, the Vista Corridors weave their way through the neighborhoods preserving natural "wash" vegetation and rock outcroppings as well as natural wildlife corridors.

The Vista Corridors within The Saguaro Forest range in width from 80' to 200' (with an average width greater than 100' and an 80' minimum width), maintaining the sandy wash bottom and natural slope bank.

Lots and streets have been carefully positioned to minimize and impact on the natural drainage pattern. No building envelopes encroach into the Vista Corridors, only street crossings and some underground utilities are allowed to disturb the Vista Corridor in limited areas.



The specific location of Vista Corridors will be shown on each applicable Preliminary Plat and former elements will be shown and dedicated on applicable Final Plats.

VISTA CORRIDOR SECTION

LEGEND

VISTA CORRIDOR EASEMENT

404 WASH (BY OTHERS)

GRAPHIC SCALE

(IN FEET)

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

REVISIONS

Connett Fleming

E. VAGHTI

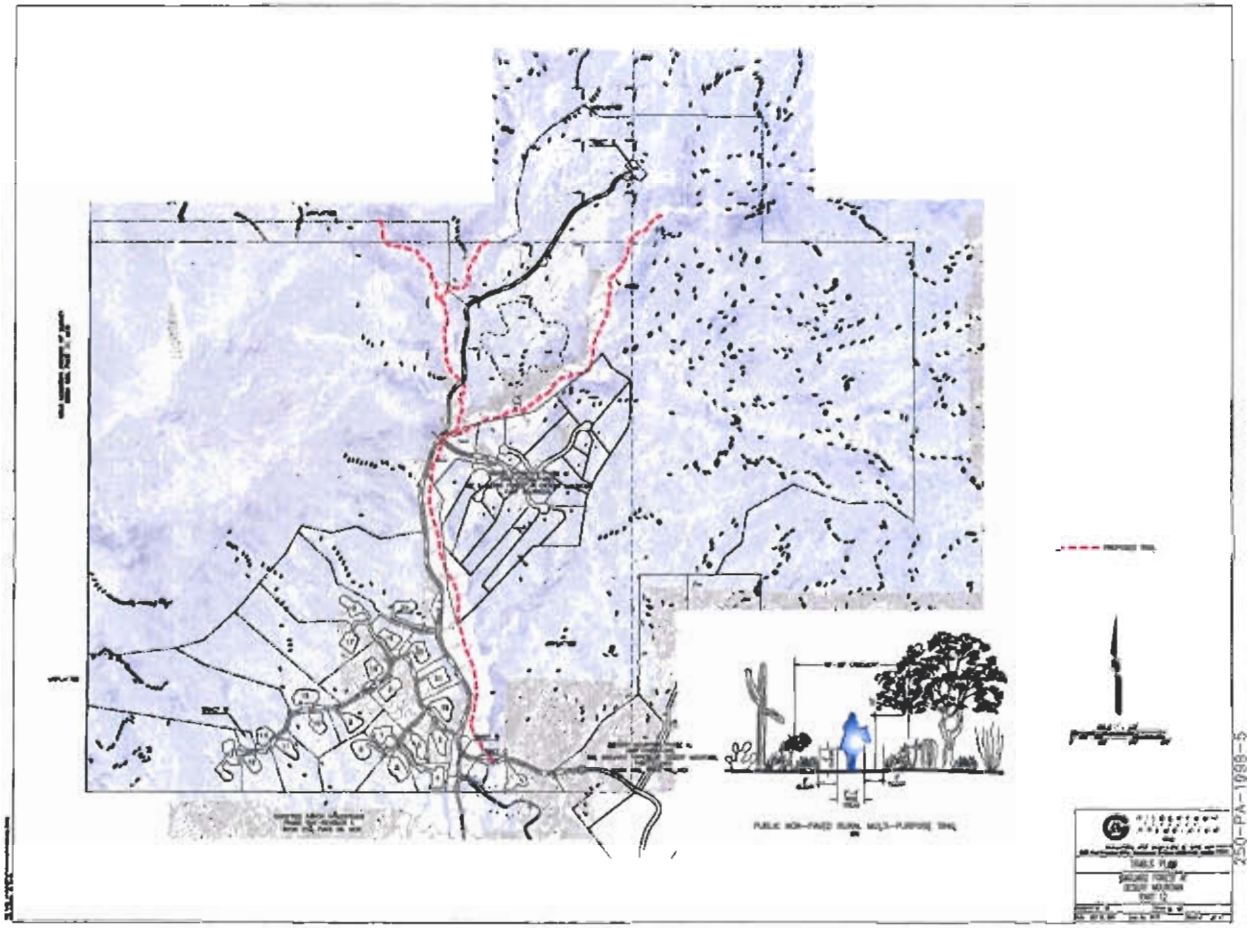
L.A. COLLINS

R. SCHREIER

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

VISTA CORRIDOR
SITE PLAN

20-PP/95-DR-2005
11/07/05



DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

REV	DATE	BY	DESCRIPTION

Gannett Fleming

S. VAGHTI
L.A. COLLINS
R. SCHREIER

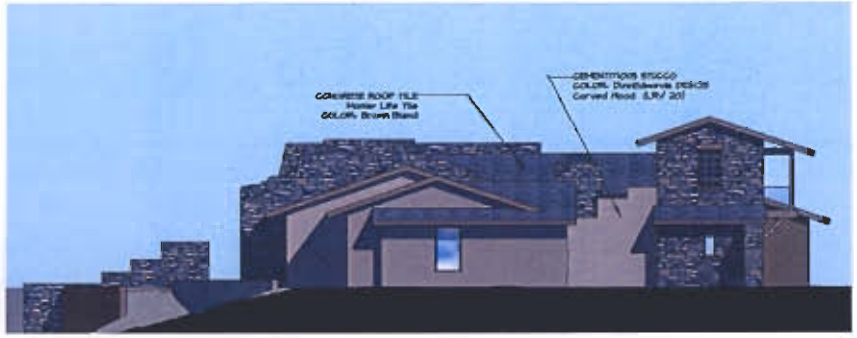
DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

TRAIL PLAN

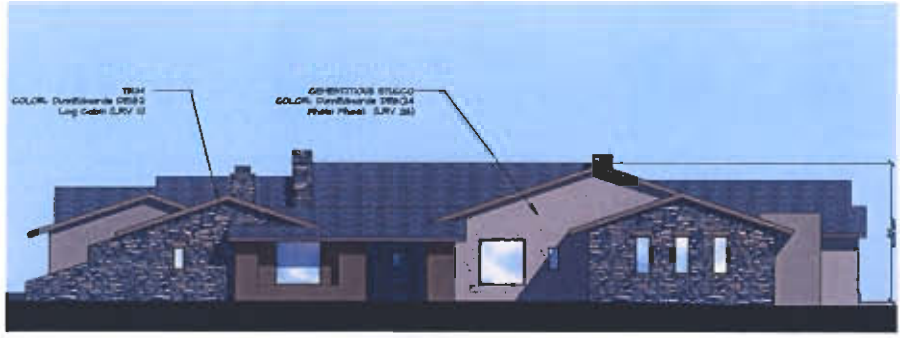
40113
11/4/05

20-PP/95-DR-2005
11/07/05

LEFT ELEVATION OPTION
SCALE: 1/8"=1'-0"
ONE STORY CASITA & SIDE LOAD GARAGE



LEFT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION OPTION
SCALE: 1/8"=1'-0"
ONE STORY CASITA & SIDE LOAD GARAGE

FRONT ELEVATION
SCALE: 1/8"=1'-0"

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

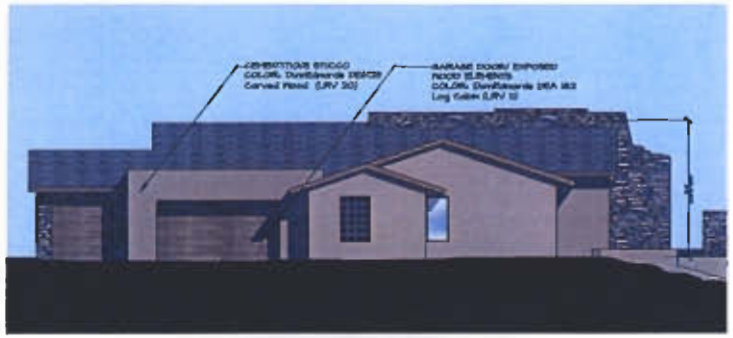
REV	DATE	BY	REVISIONS DESCRIPTION

DTJ DESIGN

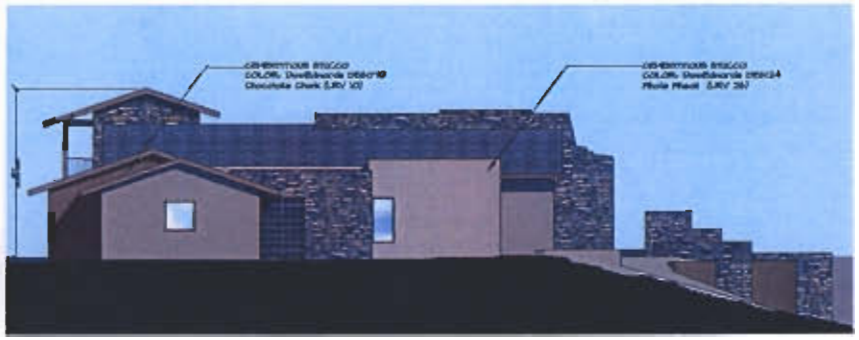
DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

PLAN 1

20-PP/95-DR-2005
11/07/05



RIGHT ELEVATION OPTION
SCALE: 1/8"=1'-0"
ONE STORY CASITA I
SIDE LOAD GARAGE



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

REAR ELEVATION
SCALE: 1/8"=1'-0"

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

REVISIONS

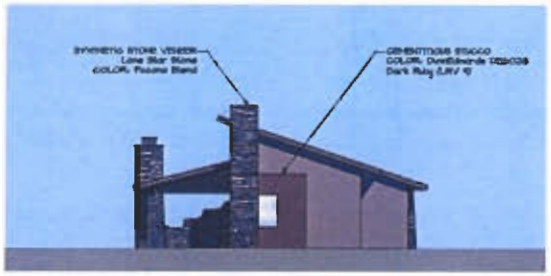
REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

DTJ DESIGN

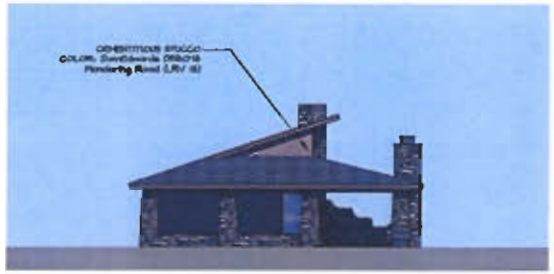
DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

PLAN 1

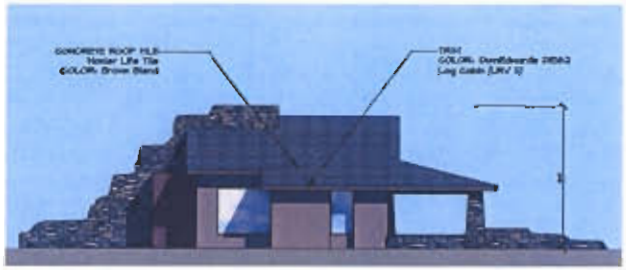
20-PP/95-DR-2005
11/07/05



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

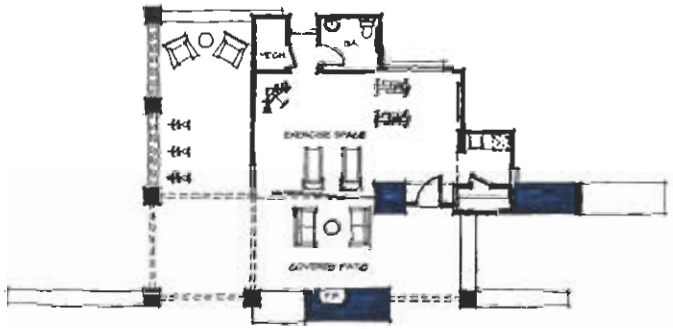


LEFT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

FRONT ELEVATION
SCALE: 1/8"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

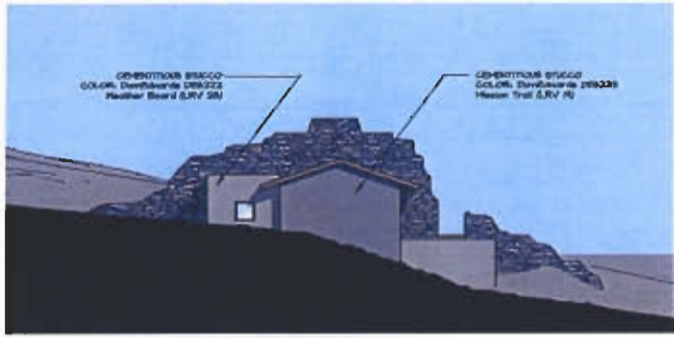
REVISIONS

DTJ DESIGN

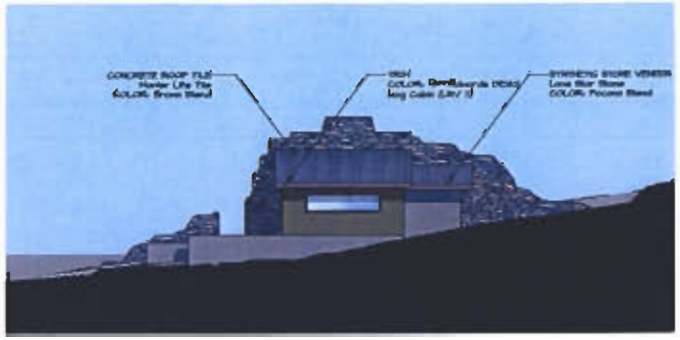
DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

COMMUNITY BUILDING

20-PP/95-DR-2005
11/07/05

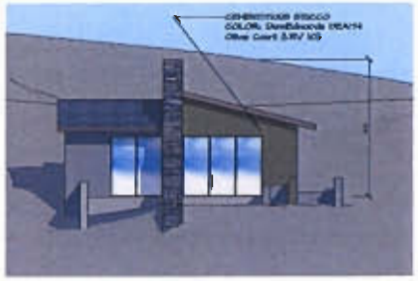


LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

FLOOR PLAN
SCALE: 1/8"=1'-0"

DESERT MOUNTAIN

THE SAGUARO FOREST AT DESERT MOUNTAIN

REVISIONS

DESERT MOUNTAIN, PARCEL 3
THE SAGUARO FOREST AT DESERT MOUNTAIN

CASITA

20-PP/95-DR-2005
11/07/05