DC Ranch
Parcels T2 and T4
Preliminary Plat
Pre-Application Project Narrative

This application requests Development Review Board approval of a preliminary plat consisting of 23 custom lots in the Silverleaf area of DC Ranch.

Parcels T2 and T4 are being combined into one parcel and renamed as Parcel T4. Parcel T4 is approximately 27 acres and is located at the southeast corner of Thompson Peak Parkway and Horseshoe Canyon Drive. Parcel T4 is bordered by Horseshoe Canyon Drive to the north, Thompson Peak Parkway to the west, the Beardsley Wash to the east and the DC Ranch Village Health Club and Spa and residentially zoned property to the south. Entry into this subdivision will be from Horseshoe Canyon Drive through the Horseshoe Canyon Drive Guard Gate. The property may also be accessed via 102nd Street which crosses the Beardsley Wash to the east. Planning for this subdivision focused on two natural amenities, the Beardsley Wash and the panoramic views associated with Canyon Five, which is located east of the Beardsley Wash on the eastern edge of DC Ranch. Elevation differences on the property (1700' to 1780' above sea level) allow for view site lines towards the McDowell Mountains and the Valley landscape to the south. Parcel T4 is the final parcel to be planned in the Silverleaf area of DC Ranch.

The development plan is for 23 lots which equates to less than one dwelling unit per acre, ranging in size from .66 acres to over 1 acre in size. Planning on this property is similar to that found across the Beardsley Wash to the east and across Thompson Peak Parkway to the west.

Roadways within Parcel T4 will be private and designed in accordance with the development standards for the Silverleaf are of DC Ranch.

PRELIMINARY PLAT FOR PARCEL T4 IN DC RANCH

A PORTION OF SECTION 29, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

SITE DATA

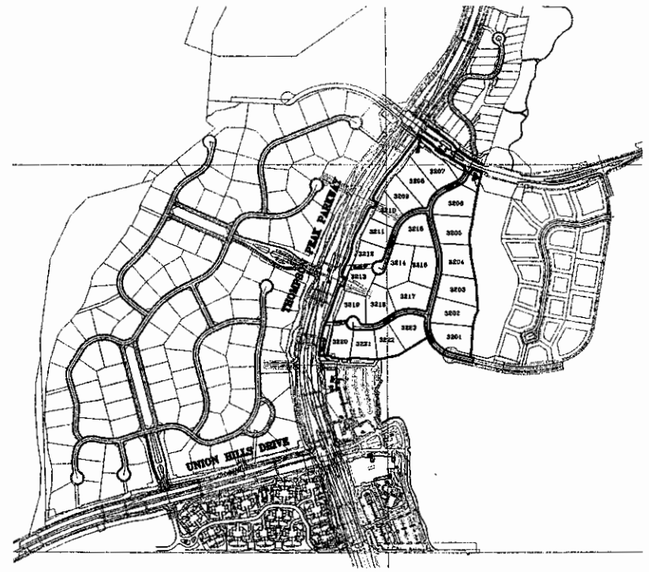
EXISTING ZONING	R1-10
GROSS ACREAGE	26.31 AC
NET ACREAGE	26.31 AC.
YIELD	23 LOTS
DENSITY	0.87 DU/AC.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	RURAL METRO
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	QWEST
CABLE	TCI CABLE T.V.
GAS	SOUTHWEST GAS

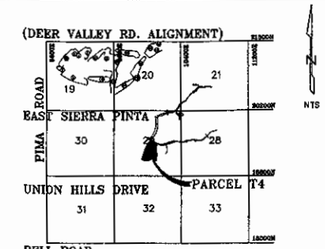
NOTES

1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.

2.) ALL STREETS ARE PRIVATE.

3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY BOARD OF GOVERNORS OF THE RANCH IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.





SITE MAP
N.T.S.

DEVELOPER
DC RANCH, L.L.C.
7600 EAST DOUBLETREE, SUITE 300
SCOTTSDALE,AZ 85258-2137
CONTACT: MR. DAVID LIPINSKI
(408) 367-7000

CIVIL ENGINEER
WOOD, PATEL AND ASSOCIATES
2051 WEST NORTHERN, SUITE 100
PHOENIX, AZ 85021
CONTACT: GORDON WARK P.E.
(602) 335-8500 FAX: (602) 335-8580

LAND PLANNER
ESPIRITU LOCI
7272 E. INDIAN SCHOOL RD.
SCOTTSDALE,AZ 85251
CONTACT: TREVOR BARGER
(480) 481-9100 FAX: (480) 481-9101

LANDSCAPE ARCHITECT
VOLLMER & ASSOCIATES
5685 N. SCOTTSDALE RD.
SUITE E-120
CONTACT: JIM SMITH
(602) 945-9555 FAX: (602) 945-9554

BENCHMARKS

ONSITE
CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF EASTBOUND THOMPSON PEAK PARKWAY AND DESERT CAMP DRIVE (EASTERN INTERSECTION).
ELEVATION = 1863.56 DC RANCH DATUM
ELEVATION = 1862.832 CITY OF SCOTTSDALE NAVD 88 DATUM
(BASED ON EQUATION BELOW)

PERMANENT
GENERAL LAND OFFICE BRASS CAP AT THE NORTHEAST CORNER OF SECTION 19, T4N, R5E.
CITY OF SCOTTSDALE GPS POINT NUMBER 7192.
ELEVATION = 1974.09 DC RANCH DATUM
ELEVATION = 1973.362 CITY OF SCOTTSDALE NAVD 88 DATUM
EQUATION = (-) 0.728 FROM DC RANCH DATUM TO CITY OF SCOTTSDALE NAVD 88 DATUM AT GPS POINT NUMBER 7192.

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

LEGEND

⊗	WATER VALVE
◕	FIRE HYDRANT
○	SEWER MANHOLE
σ	SIGN
—8"W—	PROPOSED WATER
—8"S—	PROPOSED SEWER
--(6"W)--	EXISTING WATER
--(8"S)--	EXISTING SEWER

27-PP-2004#2
3-30-05

DMB

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

DC RANCH
SCOTTSDALE
PARCEL T4
PRELIMINARY PLAT - COVER SHEET

24443 GORDON W.R. WARK ARIZONA, U.S.A.

DRAWN	PSS
CHECKED	G. WARK
DATE	29 MAR 05
SCALE	N.T.S.
JOB NO.	042253
SHEET	1 OF 1

S:\2004\042253\DWG\PRE_PLAT\PLAT225300CVR-PP.DWG

54-ZN-89#7 629-PA-2004

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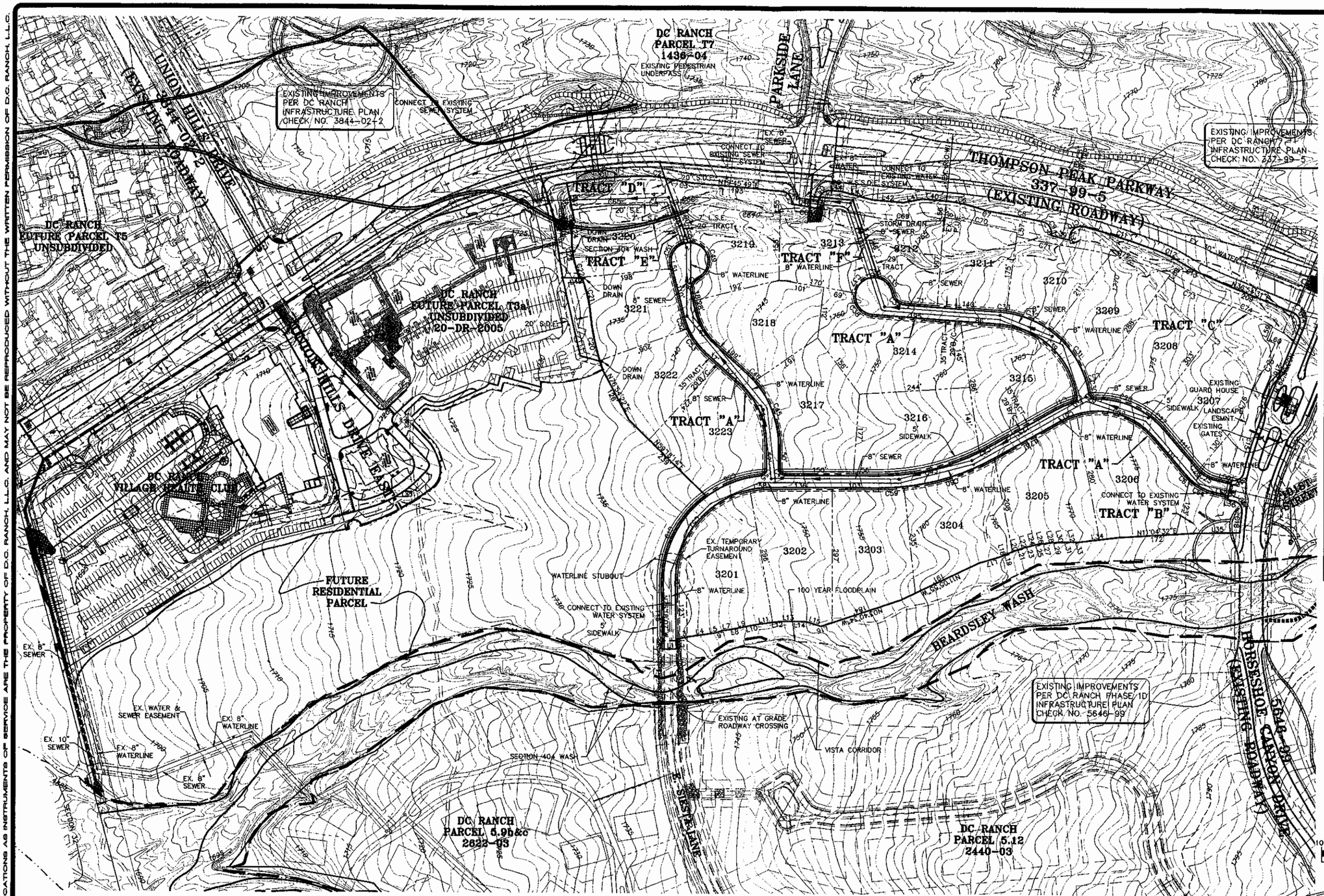


LINE DATA		
LINE	BEARING	DISTANCE
L1	S13°41'53"W	35.00'
L2	S76°18'07"E	23.00'
L3	S02°54'32"W	24.00'
L4	S06°15'52"W	52.00'
L5	S02°07'21"W	8.00'
L6	S01°45'59"E	18.00'
L7	S07°59'14"W	14.00'
L8	S05°07'34"W	19.00'
L9	S02°38'19"W	16.00'
L10	S04°16'29"W	26.00'
L11	S06°26'47"W	28.00'
L12	S09°00'21"W	32.00'
L13	S13°51'17"W	20.00'
L14	S16°03'51"W	30.00'
L15	S31°46'40"W	34.00'
L16	N00°00'00"E	0.00'
L17	S02°41'08"E	56.00'
L18	S13°53'04"E	4.00'
L19	S09°22'48"E	11.00'
L20	S07°13'41"E	21.00'
L21	S04°35'10"E	10.00'
L22	S02°34'40"E	10.00'
L23	S00°28'07"E	10.00'
L24	S01°41'02"W	10.00'
L25	S03°49'03"W	10.00'
L26	S05°52'20"W	10.00'
L27	S07°47'45"W	10.00'
L28	S09°32'53"W	11.00'
L29	S11°05'50"W	11.00'
L30	S12°26'00"W	11.00'
L31	S13°35'54"W	12.00'
L32	S14°37'52"W	12.00'
L33	S17°23'34"W	8.00'
L34	S07°27'28"W	91.00'
L35	S13°33'10"W	97.00'
L36	N27°19'37"E	15.00'
L37	S82°40'23"E	44.00'
L38	N61°39'50"W	12.00'
L39	N28°20'10"E	40.00'
L40	N19°45'49"E	45.00'
L41	N03°03'52"E	42.00'
L42	N19°45'49"E	69.00'
L43	N29°29'28"E	71.00'
L44	N19°45'49"E	23.00'
L45	N66°14'11"W	20.00'
L46	N23°45'49"E	57.00'
L47	S86°40'18"E	85.00'
L48	N04°24'17"E	11.00'
L49	S07°06'15"W	6.00'
L50	N27°25'54"E	33.00'
L51	S89°26'10"E	6.00'
L52	N27°25'54"E	33.00'
L53	S00°51'06"E	15.00'
L54	N76°57'19"W	8.00'
L55	N74°11'25"W	8.00'
L56	N71°09'30"W	8.00'
L57	N67°46'50"W	8.00'
L58	N40°23'05"W	8.00'
L59	N53°05'29"W	33.00'
L60	N36°54'31"E	20.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	08°52'38"	1059.00'	164.08'	82.20'	163.91'
C2	15°15'42"	281.00'	74.85'	37.65'	74.63'
C3	08°42'09"	319.00'	48.45'	24.27'	48.41'
C4	94°00'00"	25.00'	41.02'	26.81'	36.57'
C5	86°00'00"	25.00'	37.52'	23.31'	34.10'
C6	13°31'12"	281.00'	66.31'	33.31'	66.15'
C7	09°44'29"	319.00'	54.24'	27.18'	54.17'
C8	03°03'30"	1809.58'	96.59'	48.31'	96.58'
C9	91°26'42"	25.00'	39.90'	25.64'	35.80'
C10	91°26'07"	25.00'	39.90'	25.63'	35.80'
C11	05°15'00"	1821.58'	166.91'	83.51'	166.85'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C12	12°57'27"	281.00'	63.55'	31.91'	63.41'
C13	11°04'13"	319.00'	61.63'	30.91'	61.54'
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'
C15	08°52'40"	848.50'	131.47'	65.87'	131.34'
C16	89°17'47"	21.50'	33.51'	21.24'	30.22'
C17	84°53'49"	21.50'	31.86'	19.67'	29.02'
C18	03°15'31"	836.50'	47.58'	23.79'	47.57'
C19	53°52'47"	242.50'	228.04'	123.24'	219.73'
C20	13°08'39"	537.83'	123.38'	61.96'	123.11'
C21	18°04'01"	276.38'	87.15'	43.94'	86.79'
C22	01°08'42"	1527.83'	30.53'	15.27'	30.53'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C23	15°48'56"	171.09'	47.23'	23.76'	47.08'
C24	16°47'39"	169.16'	49.58'	24.97'	49.41'
C25	31°04'33"	83.00'	45.00'	23.00'	44.00'
C26	04°30'26"	83.00'	6.00'	3.00'	7.00'
C27	12°46'57"	192.00'	43.00'	22.00'	43.00'
C28	38°21'56"	192.00'	129.00'	67.00'	127.00'
C29	82°15'11"	12.00'	17.00'	10.00'	16.00'
C30	06°13'21"	218.00'	24.00'	12.00'	24.00'
C31	37°31'54"	218.00'	142.00'	74.00'	140.00'
C32	29°23'40"	218.00'	112.00'	57.00'	110.00'
C33	03°22'50"	218.00'	13.00'	6.00'	13.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C34	76°20'34"	27.00'	36.00'	21.00'	33.00'
C35	58°32'53"	45.00'	46.00'	25.00'	44.00'
C36	40°09'52"	45.00'	32.00'	16.00'	31.00'
C37	62°55'14"	45.00'	49.00'	28.00'	47.00'
C38	94°42'36"	45.00'	74.00'	49.00'	66.00'
C39	76°43'07"	183.00'	244.00'	144.00'	227.00'
C40	80°58'01"	12.00'	17.00'	10.00'	16.00'
C41	11°26'23"	193.00'	38.00'	19.00'	38.00'
C42	02°22'28"	483.00'	20.00'	10.00'	20.00'
C43	27°14'21"	483.00'	229.00'	117.00'	227.00'
C44	90°00'00"	12.00'	19.00'	12.00'	17.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C45	41°42'23"	218.00'	158.00'	83.00'	155.00'
C46	05°58'25"	218.00'	23.00'	11.00'	23.00'
C47	33°38'15"	133.00'	78.00'	40.00'	77.00'
C48	76°20'34"	27.00'	36.00'	21.00'	33.00'
C49	149°24'55"	45.00'	117.00'	165.00'	87.00'
C50	28°01'29"	45.00'	20.00'	10.00'	20.00'
C51	80°54'11"	45.00'	64.00'	38.00'	58.00'
C52	09°36'22"	168.00'	28.00'	14.00'	28.00'
C53	23°56'16"	168.00'	70.00'	36.00'	69.00'
C54	47°40'49"	183.00'	152.00'	81.00'	148.00'
C55	84°00'01"	12.00'	18.00'	11.00'	16.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C56	31°07'22"	243.00'	132.00'	68.00'	130.00'
C57	77°58'48"	208.00'	282.00'	168.00'	261.00'
C58	13°01'19"	208.00'	47.00'	24.00'	47.00'
C59	06°12'40"	517.00'	56.00'	28.00'	56.00'
C60	23°24'09"	517.00'	211.00'	107.00'	210.00'
C61	12°00'01"	158.00'	33.00'	17.00'	33.00'
C62	67°10'43"	158.00'	185.00'	105.00'	174.00'
C63	06°35'34"	118.00'	14.00'	7.00'	14.00'
C64	30°14'28"	118.00'	62.00'	32.00'	61.00'
C65	15°27'26"	705.07'	190.21'	95.69'	189.64'
C66	13°05'23"	598.14'	136.65'	68.62'	136.35'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C67	13°05'23"	598.14'	136.65'	68.62'	136.35'
C68	15°49'34"	657.89'	181.72'	91.44'	181.14'
C69	15°49'34"	657.89'	181.72'	91.44'	181.14'
C70	03°05'24"	3063.58'	165.22'	82.63'	165.20
C71	04°41'57"	1566.66'	128.49'	64.28'	128.45'
C72	15°39'48"	809.39'	221.27'	111.33'	220.58'
C73	21°40'23"	314.67'	119.03'	60.23'	118.32'
C74	17°21'10"	453.61'	137.38'	69.22'	136.86'
C75	04°53'21"	1172.17'	100.02'	50.04'	99.99'
C76	04°53'21"	1172.17'	100.02'	50.04'	99.99'

DMB

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

DC RANCH
SCOTTSDALE
PARCEL T4
PRELIMINARY PLAT - SITE PLAN

24443 GORDON W.R. WARK ARIZONA, U.S.A.

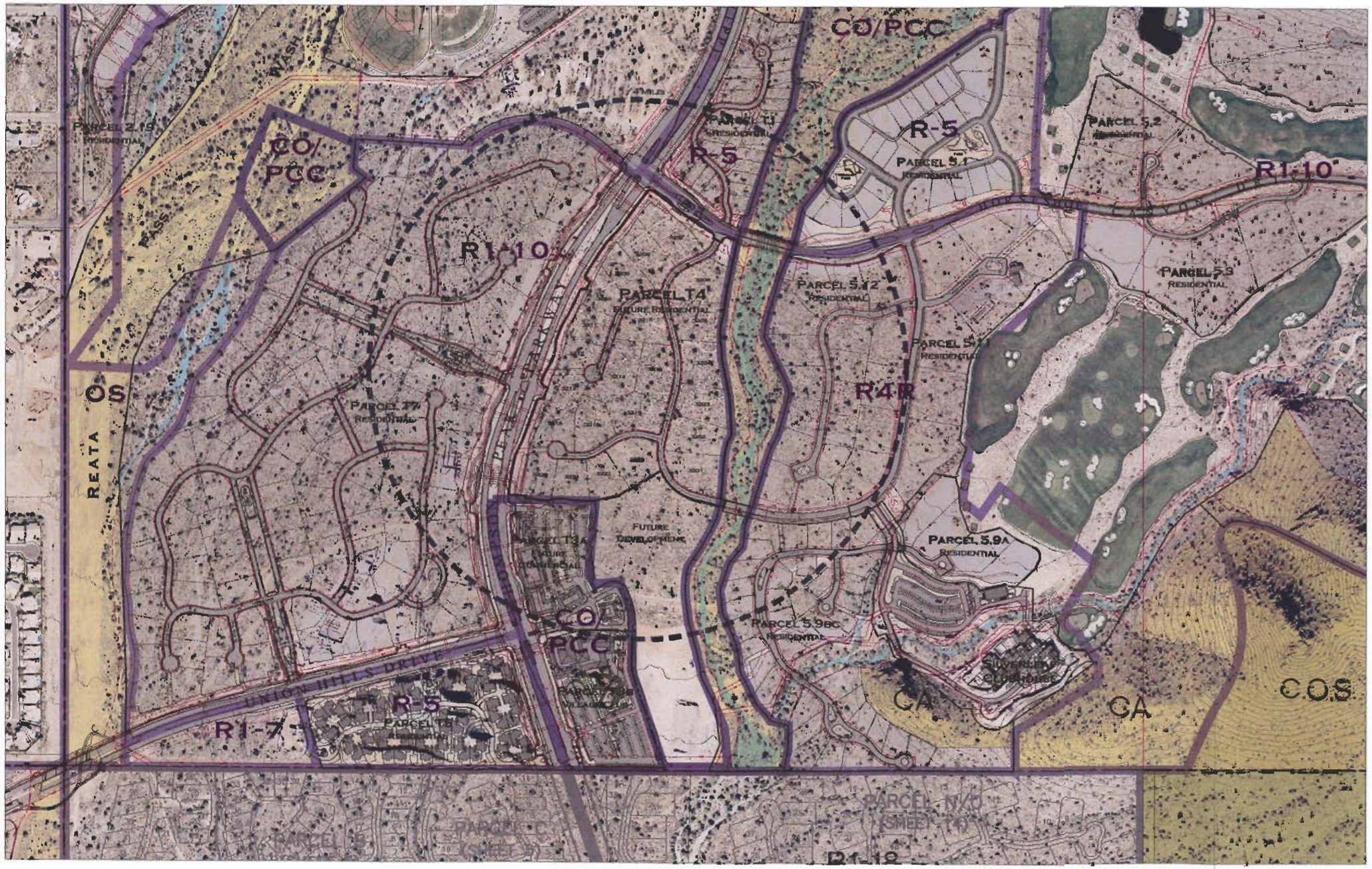
DRAWN PSS
CHECKED G. WARK
DATE 29 MAR 05
SCALE 1"=100'
JOB NO. 042253
SHEET 1 OF 1

\DCRANCH\2255\DWG\PRE_PLAT\PLAT 2222600\SP-PP.DWG

54-ZN-89#7 629-PA-2004

27-PP-2004#2
3-30-05

CONTEXT AERIAL AND SITE PLAN



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DATE: 30 March 2005

0 200 400

ESPIRITU LOCI
The Spirit of the Place

PARCEL T4 - PRELIMINARY PLAT

DMB

27-PP-2004#2
3-30-05