

CIPRIANI

COMMUNITY MASTER PLAN

June 2008

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* Official Recorded Document states January 18, 2004 as the official adoption date; however, the actual date is January 18, 2005

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MASTER WATER REPORT
 MASTER DRAINAGE REPORT
 MASTER WASTEWATER AND RE-USE REPORT
 HYDRO-GEOLOGIC AND WELL SPACING INVESTIGATION
 APPLICATION FOR ANALYSIS OF ASSURED WATER SUPPLY
 TRAFFIC IMPACT STUDY AND SUPPLEMENT
 EPSILON ENGINEERING PRELIMINARY GEOTECHNICAL INVESTIGATION
 BIOLOGICAL EVALUATION

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CIPRIANI

COMMUNITY MASTER PLAN



SECTION A. INTRODUCTION

Cipriani Land Holdings, LLC is requesting the Town of Buckeye (the Town) approve approximately 2,106 acres of property for the Community Master Plan (CMP). The CMP report is intended to provide a comprehensive master plan consistent with the Town of Buckeye Development Code (Town Code) and the Buckeye General Plan "Growing Smarter Plus" (General Plan) in order to provide an "Exceptional Quality" community. The CMP provides a detailed description of land uses, densities, provisions for public facilities, design guidelines, phasing and procedures for administration and implementation for the development.

1. LOCATION

As shown in **Section J, Regional Vicinity Map, Figure 1**, Cipriani (the Project) is in the general vicinity of 315th Avenue to the west, Johnson and Bruner Roads to the east, Southern Avenue to the south, and the Interstate-10 freeway to the north. Cipriani's location is more accurately described in **Section K, ALTA Survey, Appendix 1**.

2. EXISTING SITE CONDITIONS

a. Overview

An overview of the existing conditions related to Cipriani and the surrounding area is provided in this section. Some of the site's characteristics discussed in this section include regional access, the nearby municipal airport, Section 404 jurisdictional washes, drainage corridors, the Roosevelt Irrigation District (RID) canal and heavy vegetation at the RID terminus. Refer to **Section J, Aerial Photograph, Figure 2, and Opportunities and Constraints, Figure 3**, for more details.

b. Physical Features and Topography

The natural grade of the site generally slopes from the northeast to the southwest towards the Hassayampa River. The existing elevation at the intersection of Johnson and Yuma Roads is approximately 1,040 feet above sea level, while the elevation at 315th Avenue and Southern Avenue is approximately 930 feet above sea level. Although the topography varies across the site due to several washes and the abandoned section of the RID canal, there is roughly a 1% slope overall.

The Project is undeveloped, but includes portions of the site used for agricultural purposes.

c. Transportation, Access and Circulation

The primary regional access serving Cipriani is the existing Interstate-10 (I-10) freeway, located to the north of the Project. The **Section J, Regional Vicinity Map, Figure 1**, illustrates the regional transportation network. Refer to **Section F.4, Traffic Impact Study** for additional information.

The existing interchange nearest the Project is located at I-10 and Palo Verde Road. However, based on the I-10/Hassayampa Valley Roadway Framework Study dated February 22, 2008 by the Maricopa Association of Governments (MAG), a proposed traffic interchange at Johnson Road is recommended. This is consistent with the Town's stated plan to promote interchange access every mile along the I-10 freeway for access to the Town's communities. The Developer is supportive of such location and is presently working with local and state agencies to facilitate the design and construction of a new freeway interchange at the intersection of the I-10 freeway and Johnson Road.

In addition to access from I-10, SR-801 may be constructed. According to the Regional Transportation Plan (RTP) dated February 28, 2008 by Arizona Department of Transportation (ADOT), Federal Highway Administration (FHWA) and MAG, the SR-801 study area extends from SR-202 to SR-303 on an alignment between Lower Buckeye and Baseline Roads. The RTP is being studied in two phases. The first phase, which includes the area between the proposed SR-202 and the proposed SR-303, is underway. The second phase will study the area from the proposed SR-303 to SR-85.

Ultimately, the development will be served by a major network of roadways including Johnson Road, Broadway Road and Southern Avenue.

d. Encumbrances

According to the ALTA Survey provided in **Section K, ALTA Survey, Appendix 1** existing easements of various types burden parcels within the Project boundary. The Project is an assemblage of parcels including portions of a small, prior existing subdivision plat called Unit Two – Roosevelt Citrus Acres, generally located south of Southern Avenue and west of Bruner Road. The referenced plat contains dedicated rights-of-way. These existing rights-of-way will need to be abandoned to allow street circulation more appropriate for a large master planned community. The

Developer will work with the easement and rights-of-way holders to preserve, relocate or abandon the encumbrances as necessary.

e. **Airport**

The Buckeye Municipal Airport is located approximately one mile east of the site. The 65 Ldn noise contour line is located within the confines of the airport. The proposed CMP residential parcels west of Johnson Road will be more than one mile from the Airport's 65 Ldn line.

Representatives of CMX. met with Mr. James Harris of Coffman and Associates and the previous Town of Buckeye Airport Operations Manager, Mr. Jason Hardison, February 23, 2006. Mr. Harris indicated the Airport Master Study is currently being completed. It is anticipated the Airport Influence Area will have a radius of 4,000 feet. In the future, a new runway may be built west of the existing runway. If this occurs, the location of the new runway centerline may cause the area of airport influence to extend further west. Refer to **Section J, Opportunities and Constraints, Figure 3**, and the **Buckeye Municipal Airport Map, Figure 3a** of the CMP, which convey information from the current Town of Buckeye Municipal Public Airport Disclosure Map. Mr. Hardison has reviewed the CMP and has agreed the Project is in conformance with the Airport Influence Area. A copy of the **Buckeye Municipal Public Airport Disclosure Map and Avigation Easement** can be found in **Section K, Appendix 2** of the CMP. The developers will ensure homebuilders provide the disclosure map and a copy of any finalized avigation easement in their public reports.

f. **Soils**

Epsilon Engineering Consultants completed a Geotechnical Investigation for the majority of the Project on September 9, 2003. This report has been submitted to the Town under separate cover, with the CMP's initial application. The Geotechnical Investigation is a part of the CMP document by reference.

g. **Jurisdictional Delineation (JD)**

Cipriani has three delineated jurisdictional washes within its boundaries. The primary jurisdictional wash is a centrally located wash traversing Cipriani from Yuma Road to Southern Avenue, then crosses Southern Avenue and skirts the western edge of the Project. This wash lies within a planned conservation area between Yuma Road and Southern Avenue. Refer to **Section J, Opportunities and Constraints, Figure 3** for JD wash locations and **Proposed Land Use and Zoning, Figure 6** for location of the Conservation Area. Project impacts to this jurisdictional wash will be limited to arterial and collector road crossings. The portion of the wash extending below Southern Avenue skirting Parcel 13 will be part of the greenway open space and not a part of the Conservation Area. South of Southern Avenue, except for possible utility crossings, disturbance of the jurisdictional wash will be avoided. For the Developer's internal reference and for purposes hereafter, this wash is referred to as the "Stone House Wash".

The second jurisdictional wash exists in the southwest corner of the Project. This area will also be a part of a greenway open space system, known as Tract E within the CMP. Except for possible road and utility crossings, disturbance of this wash will be avoided.

The third JD wash exists west of 315th Avenue on the roadway alignment of Broadway Road, known as Tract D.

h. Roosevelt Irrigation District (RID) Canal

The RID canal enters the Project at Johnson Road, approximately 900 feet north of the Broadway Road alignment and terminates approximately 2,500 feet west of Johnson Road. The RID canal conveys groundwater and treated effluent from the 91st Avenue Water Reclamation Facility (WRF) and delivers water for irrigation of agriculture. The existing condition has created a heavily vegetated area south of the irrigation discharge site. The existing location of the RID canal and vegetated area can be seen in **Section J, Aerial Photograph, Figure 2**. The segment of the canal west of Johnson Road will be realigned, as noted in **Section J, Proposed Land Use and Zoning, Figure 6**, in the first phase of the development.

The non-operational and abandoned section of the RID canal extends westerly from Stone House Wash towards the Hassayampa River. The abandoned section of the RID canal exists as a deep crevasse. The developer presently owns the abandoned section of the RID and plans to fill the crevasse back to its natural grade.

i. Environmental/Biological/Cultural and Archaeological Evaluations

A Biological Evaluation has been completed for the Project by WestLand Resources, Inc., dated March 21, 2006. Refer to the Cipriani Biological Evaluation regarding the existing wildlife species and plants found within the Project boundaries. The Cipriani Biological Evaluation is a part of this CMP document by reference. The evaluation concludes there are no threatened or endangered species existing within the Project boundary.

Geotechnical and Phase I Environmental Site Assessments have been completed for the various parcels comprising the overall Cipriani project. The various Geotechnical and Phase I Environmental Site Assessments conclude there are no recognized environmental conditions within the Project boundaries. Refer to **Section K, Appendix 10** for the summary letter from Epsilon Engineering, dated May 31, 2006.

Archaeological and Cultural Resource Surveys have been completed for the Project by both Desert Archaeology, Inc. and WestLand Resources, Inc. Both studies, dated October 15, 2004 and June 30, 2006, respectively, are a part of this CMP by reference.

j. Regional Drainage Patterns

A Master Drainage Study was completed by CMX. The study was approved by the Town Engineer on March 12, 2007. Refer to the Master Drainage Study regarding existing drainage patterns for the Project. In general, the area drains southwesterly toward the Hassayampa River,

located approximately one mile west of the Project. The Master Drainage Study is a part of the CMP document by reference.

k. Hydrogeology and Groundwater

A Hydro-geologic Investigation Report and Well Spacing Investigation Report have been completed by Southwest Ground-water Consultants, Inc. The studies, dated September 2, 2005 and August 3, 2006, respectively, have been submitted to the Town with the CMP under separate covers. The Hydro-geologic and Well Spacing Investigation Reports are a part of the CMP document by reference.

The exhibit, **Section J, Opportunities and Constraints, Figure 3**, illustrates anticipated well locations within the development. Wells will be established on the Project for the benefit of the Project, as well as the Town's benefit for a potable water system. Ultimately, the wells will be placed in locations approved by the Town and will meet the regulations of the Arizona Department of Water Resources (ADWR) and the Arizona Department of Environmental Quality (ADEQ).

3. PROJECT OVERVIEW

The Project developer assembled parcels with a vision of creating one integrated and cohesive community. Refer to **Section J, Regional Vicinity Map, Figure 1**, and the **Aerial Photograph, Figure 2** depicting the Property and surrounding area.

The Cipriani CMP consists of multiple parcels totaling approximately 2,106 gross acres. Adjacent to, and not a part of the Cipriani CMP, lies an approximate 240 acre parcel zoned Planned Residential. The two total approximately 2,346 acres, completing the Cipriani master planned community.

a. Planned Residential Zoned Parcels (PR)

This area includes approximately 240 gross acres of land, previously annexed into the Town and zoned Planned Residential. The PR property has been included as a part of the Cipriani comprehensive project for purposes of infrastructure design, traffic study and required school calculations. The PR property is not a part of the CMP, but will be processed under the requirements for PR zoning and the applicable zoning stipulations applied to it.

b. Water Reclamation Facility (WRF)

Wastewater treatment infrastructure does not currently exist in the Project area. A developer constructed facility, hereafter known as the Town of Buckeye Water Reclamation Facility (WRF) at Cipriani, is proposed to provide wastewater treatment for the Project and surrounding area. The effluent generated by the WRF is currently planned to be recharged in a water storage facility constructed in Stone House Wash to be reused for habitat restoration and landscape irrigation.

c. Conservation/Preservation Area

The planned Stone House Wash Riparian Restoration and Conservation Area (Conservation Area) encompasses approximately 146 acres of land centered on the existing Stone House Wash within Cipriani. Please refer to **Section J, Conceptual Open Space Plan, Figure 7**, for the location of the Conservation Area. The Conservation Area will be owned, managed and maintained by a separate and independent entity and serve the purposes of:

- Amenity to the Cipriani community
- Groundwater recharge
- Riparian habitat restoration

As a riparian habitat restoration project, approximately 146 acres will be managed in concert with the terms and conditions of a Section 404 Clean Water Act permit issued by the US Army Corps of Engineers. Effluent from the WRF will be pumped to multiple discharge locations along Stone House Wash. The habitat restoration and enhancement will rely on the effluent for irrigation and once established will provide a mix of hydriparian, mesoriparian and xeroriparian habitats along Stone House Wash.

A greenway will meander within the fringes of the Conservation Area providing pathways and interpretive nodes for nature viewing and education. The greenway also provides connectivity and continuity with the other open spaces and parks in the Project.

d. Employment

Cipriani provides more than 178 gross acres of employment within the Regional and Neighborhood Commercial land uses. Nearby are developer-owned parcels with an additional 534.6 acres of Commercial and Employment land uses either existing or currently proposed. Immediately to the east of the Project are the 6,212 acres of the Town's employment, airport and light industrial corridor as designated by the General Plan (adopted September 18, 2001). Cipriani has the opportunity to provide homes nearby for the many employees someday working within this large employment center. The Buckeye General Plan goal is to have 1.2 jobs per household within the Buckeye Municipal boundaries. **Refer to Section J, Employment Exhibit, Figure 3b** for existing and potential employment immediately adjacent to Cipriani.

e. Arizona State Land Department (ASLD)

The initial CMP submittal included approximately 90 gross acres of Arizona State Trust Land. In order for Cipriani to move forward with the planning and ultimate acquisition of this state land, the Town must provide the State of Arizona a resolution seeking the annexation. Cipriani Land Holdings, LLC filed case number RZ-04-251 in July 2004 requesting the Town to provide a resolution to the State of Arizona for annexation. The Town has not provided the resolution, and therefore Cipriani Land Holdings, LLC has excluded the ASLD parcels from the revised CMP dated May 2006 and all subsequent submittals.

4. GOALS AND OBJECTIVES

As intended by the Town Code, the goal of the CMP is to identify regulations establishing land use, densities, public facilities, design standards and guidelines, construction phasing and administrative procedures for the development.

The CMP provides the design guidelines, methods and approach required to create a "unique" community, while preserving and enhancing the natural features of the Project. The CMP provides for a sustainable community including residential neighborhoods, commercial opportunities, preservation and conservation, open space, parks and generous recreational land uses. The open space and trails system will connect neighborhoods, schools, greenways, parks, employment and shopping. Residents will have the opportunity to live comfortably, find jobs in close proximity to their homes, as well as enjoy passive and active outdoor amenities.

5. CIPRIANI: THE COMMUNITY

Cipriani is planned as a "family oriented" community, including a significant amount of conserved area, open space and generous parks with exceptional amenities as the framework for the overall concept. The centralized Community Park contributes to the "family" theme and distinctive character of the Project. Both passive and active recreational opportunities are available within the community. For those residents preferring passive recreation, the amenities will include picnic areas with barbeque grills, tables, benches and ramadas. The proposed Community, Neighborhood and Pocket Parks will also provide active recreational facilities, including baseball, soccer, tennis, volleyball and children's playgrounds. Refer to **Section J, Conceptual Community Park, Figure 8** and **Conceptual Parks, Figure 8b** for types of possible amenities. The Project envisions larger centralized parks becoming a collective part of the Town's Park, Trails and Open Space Master Plan (November 2005). The proposed community center and parks will contribute to youth sports leagues and public functions promoted by the Town. The CMP promotes community harmony through social interaction.

One of the main features of the development is the unique quality of Stone House Wash traversing the Project from north to south. As part of the commitment to conserving and enhancing the natural topography of the wash, the CMP has integrated Stone House Wash into a comprehensive open space and trail system to be dedicated as a conservation area as depicted in **Section J, Conceptual Open Space Plan, Figure 7**. The Conservation Area will allow vegetation to flourish and become lush over time. Greenways will be featured along the east and west sides within the Conservation Area. Trail enthusiasts will find interpretive nodes providing opportunities to learn more about the native plants and observe the natural habitat. The comprehensive trail system provides linkages throughout the community. Open spaces with passive and active amenities will be provided for the residents within Cipriani and the surrounding area. In addition to the extensive open space and trail system, the Cipriani community offers outstanding view corridors.

The view corridor is enhanced by the White Tank Mountains located to the northeast, and the Estrella Mountains to the southeast of the site. The mountains provide a picturesque setting and stunning backdrop for the community. The views of the rugged mountains, in combination with the significant open spaces within the Conservation Area of Stone House Wash, have provided Cipriani with ideal and "unique" planning opportunities. Refer to **Section J, Opportunities and Constraints, Figure 3** of the CMP for more details.

The CMP proposes a full range of housing opportunities to accommodate consumer preferences, ever-changing lifestyles and market parameters. In addition, Cipriani provides approximately 178 acres of commercial, retail and employment related land uses.

The developers of Cipriani commend the expansion of the Town of Buckeye Airport and support it as a strong source for future employment opportunities. In addition to the 178 acres of commercial land use provided by the CMP, the developers have acquired additional land for commercial purposes located southeast of I-10 and Johnson Road, northwest of Yuma and Johnson Roads and northeast of Johnson and Baseline Roads, totaling over 526 acres. The acquired properties are separate developments from the Project and are not a part of the CMP but will provide future employment opportunities for the Town. Refer to **Section J, Employment Exhibit, Figure 3b**. As the commercial land develops, it will offer a variety of regional retail, wholesale and airport related jobs to support the employment needs of the Cipriani residents and the Town as a whole.

The school site locations identified on the **Section J, Proposed and Existing Community Services, Figure 5**, have been reviewed and deemed appropriate by representatives of the Palo Verde Elementary School District and the Buckeye Union High School District. Each school will provide the children safe pedestrian and vehicular accessibility. As requested by Dr. Hurley, the Cipriani High School is located one-half (1/2) mile south of Southern Avenue and one-eighth (1/8) mile west of Bruner Road to better serve communities to the east as well as Cipriani. A collector street is proposed along the northern boundary of the school site to provide optimal access. An additional high school site is proposed within the master planned community of Desert Creek, at the northwest corner of Broadway Road and 315th Avenue west of Cipriani. As noted on **the Section J, Proposed Land Use and Zoning, Figure 6**, the school sites include an underlying residential land use as a default designation initiated by the terms of the School Agreement. Refer to **Section K, School Donation Agreement and Correspondence, Appendix 7**, for more details.

Not forgotten by the Cipriani design are the other important public facilities including utility, police and fire facilities. The CMP will set aside property for the Police and Fire facilities. In addition, a site will be conveyed to the Town of Buckeye for a WRF serving Cipriani and surrounding area. **Refer to Section J, Proposed and Land Use and Zoning, Figure 6**, for the location of the public facilities.

It is envisioned that Cipriani, with its diversity of housing, retail and business employment opportunities, and recreational facilities, will be an "Exceptional Quality" community in which to reside, work, shop and play.

SECTION B. COMMUNITY MASTER PLAN

1. PURPOSE AND RELATIONSHIP

Pursuant to the Town Code, the purpose of the CMP is to provide a means of regulating large master planned developments in the Planned Community (PC) Zoning District.

A CMP establishes land use designations and regulations, densities, provisions for public facilities, design regulations, phasing schedules and procedures for administration and implementation. The CMP Land Use District is “designed to accommodate all land uses approved as a part of a Community Master Plan, where specific uses, public services, densities and design criteria have been identified and adopted”. Refer to the **Section J, Proposed Land Use and Zoning, Figure 6**, for more details.

2. ADOPTION VIA DEVELOPMENT AGREEMENT

The CMP shall be adopted as part of a Development Agreement between the Town and the Applicant in accordance with **Section 7-3-3, 7-7-8 and Section 7-8-4** of the **Town Code** and as outlined further in **Section G** of the CMP. The Development Agreement shall specify or incorporate, by reference, the provisions and regulations needed to implement the CMP.

3. RELATIONSHIP WITH DEVELOPMENT CODE

The regulations and provisions for land use and the Project’s development standards contained in the CMP take precedence over regulations for land use and development standards in the Town of Buckeye Development Code (Town Code). Administrative procedures and development standards contained in the Town Code, not covered by the Community Master Plan, remain applicable to development within the CMP. In the event new laws, rules, or regulations and standards of development conflict with those of the existing CMP, the new laws, rules, or regulations and standards of development shall govern; however, this is subject to vesting provisions of Arizona law in accordance with **Section 7-3-3.A.3** of the **Town Code**.

4. DEFINITIONS

Definitions provided in the Town Code shall be utilized when interpreting the CMP unless an alternative definition is provided in the Appendix or elsewhere in the CMP; in which case, the definitions contained in the CMP shall apply. In the event of a conflict between the definitions provided in the CMP and those provided in the Town Code, the definitions in the CMP shall prevail. Definitions are provided in the **Section K, Definitions, Appendix 3**.

5. RELATIONSHIP WITH LAND USE DISTRICT MAP

Pursuant to the Town Code, the CMP establishes land use designations for the Project. Land use for the Project shall be permitted in accordance with the CMP.

6. RELATIONSHIP WITH THE TOWN OF BUCKEYE GENERAL PLAN AND ZONING

A General Plan Amendment (MGPA 04-250) and rezoning (RZ 04-251) for Cipriani were adopted January 18, 2005 with corrections made via Town Council action, Resolution #69-06 and Ordinance #93-06 dated December 5, 2006. The underlying General Plan and Zoning District for the CMP is that of PC. Accordingly, the Project uses are consistent with the Town of Buckeye General Plan.

7. AMENDMENTS TO THE COMMUNITY MASTER PLAN

Amendments to the CMP may be necessary from time to time for various reasons. When minor revisions or adjustments are necessary or appropriate, such revisions shall unless otherwise required by applicable law, be effectuated as a **minor amendment** to the CMP through the administrative approval of the Town Manager (the "Manager") or the Community Development Director. After approval, such minor amendments shall be attached to the CMP as an addendum and become a part of the CMP. No such minor amendments shall require prior notice or hearing. All **major amendments** shall be reviewed by the Development Board and approved by the Town Council and shall be subject to all typically applicable notice and hearing requirements.

The following is an example of a **minor amendment**:

- a. Any minor alteration to the list of permitted uses or prohibited uses of the Project set forth in this CMP, as deemed to be minor by the Town Manager or the Community Development Director

The following shall be considered **major amendments**:

- a. Any substantial alteration to the list of permitted uses of the Project set forth in this CMP, as deemed to be substantial by the Town Manager or the Community Development Director
- b. An increase in the CMP total maximum density residential units as approved with the CMP
- c. A reduction by more than twenty (20) percent of the total gross acres of commercial use approved with the CMP
- d. A reduction in the CMP project gross common area/open space to less than fifteen (15) percent as approved with the CMP gross acres

8. PRELIMINARY LAND USE AND ZONING PLAN

Refer to the **Section J, Proposed Land Use and Zoning, Figure 6**, identifying the preliminary locations of various land uses in relationship with existing known constraints, as well as proposed major roadways and collector streets.

Cipriani proposes outstanding community character elements and amenities. The character elements and amenities are illustrated by the following theme exhibits located in Section J of the CMP:

- Conceptual Open Space Plan, Figure 7
- Conceptual Community Park, Figure 8
- Conceptual Parks, Figure 8b
- Conceptual Trail Cross-sections, Figure 8c
- Conceptual Bridge Design, Figure 15
- Conceptual Monument Sign, Figure 16
- Conceptual Theme Walls, Figure 17

9. LAND USE DESIGNATIONS

The CMP has been designed to provide a diverse mixture of neighborhoods and land use designations. The homes will vary in character and size to compliment a wide range of lifestyles. The natural setting of the land has been the foundation upon which the character of the CMP has been established. The CMP reflects the physical terrain as well as supporting the goals and objectives of the Town.

Refer to **Section I, Proposed Single-Family Residential Lot Mix, Table 2,** and **Land Use Budget-Acreage and Density, Table 14** of the CMP for the proposed Cipriani lot mix and land use designations.

a. Residential

Allowed uses in the residential land use designation are identified in this report under **Permitted Uses, Section C.1.a.** The five main residential land use categories proposed for Cipriani are summarized below:

1. Low Density (LD), 0-3 du/ac

Low Density designates parcel density ranging from a minimum of zero to a maximum of three dwelling units per net acre. This category is primarily for single-family residential detached dwelling units. Refer to **Section I, Land Use Budget-Acreage and Density, Table 14** and **Section J, Typical Lot Layout – Type A, Figure 10** for more details.

2. Medium Density (MD), 2-4 du/ac

Medium Density designates parcel density ranging from a minimum of two to a maximum of four dwelling units per net acre. This category is primarily for single-family residential detached dwelling units. Refer to **Section I, Land Use Budget-Acreage and Density, Table 14** and **Section J, Typical Lot Layout – Type B, Figure 11** for more details.

3. Medium High Density (MH), 3-6 du/ac

Medium High designates parcel density ranging from a minimum of three to a maximum of six dwelling units per net acre. This category is primarily for single-family residential detached or attached and/or non-traditional type dwelling units, such as Z-lots or 2-packs, patio homes, clusters. Refer to **Section I, Land Use Budget-Acreage and Density, Table 14** and **Section J, Typical Lot Layout – Type C, Figure 12,** for more details.

4. **Low High Density (LH), 6-12 du/ac**

Low High designates parcel density ranging from a minimum of six to a maximum of twelve dwelling units per net acre. This category is primarily for detached or attached single-family or multifamily residential dwelling units, such as clusters, duplexes, triplexes, and condominiums. Refer to **Section I, Land Use Budget-Acreage and Density, Table 14** and **Section J, Typical Lot Layout – Type E, Figure 13** and **Typical Lot Layout – Type F, Figure 14** for more details.

5. **High Density (HD) 12-22 du/ac**

High Density designates parcel density ranging from twelve to twenty-two dwelling units per net acre. This category is primarily for multifamily residential dwelling units. Refer to **Section I, Land Use Budget-Acreage and Density, Table 14** for more details.

The CMP is proposing high density not to exceed twenty-two dwelling units per acre. The proposed Land Plan has been designed to strategically locate the high density units close to the community center and in the proximity of future employment corridors or close to the neighborhood commercial sites. This design will allow the Town a long-term solution for future housing demands when lots are at a minimum availability. The density range of twelve to twenty-two dwelling units per acre offers the Town flexibility for future product concepts, provisions for affordable housing and a solution for future population growth.

An underlying density range has been assigned to each parcel containing schools, police station, and WRF. **Refer to the Section I, Land Use Budget-Acreage and Density, Table 14** for more details.

b. **Commercial**

Allowed uses in the Commercial land use designation are identified in this report under **Commercial Permitted Uses, Sections C.2.a** and **b**. The Commercial designation provides for a balanced range of land uses to serve the needs of the Cipriani community and the Town. These uses will be strategically located throughout the community with convenient access by way of the Project's roadway system and an extensive pedestrian trail system. Commercial land use categories include:

1. *Neighborhood Commercial* – The purpose of this District is to provide for community related commercial land uses such as regional retail, grocery, professional service and office uses serving the local Cipriani and surrounding communities within a three or four mile radius.
2. *Regional Commercial* - The purpose of this District is to provide for regional related commercial land uses such as regional retail, big box development, transportation, airport and freeway related facilities, office parks, general business, warehousing, medical facilities, research and development, business parks, research parks and clean manufacturing (such as Honeywell, Intel and Microsoft). The regional commercial service area may extend beyond the Town.

c. Open Space

This land use category includes a wide range of open space uses from active and passive recreational to natural area open space. The open space may include the Conservation Area, parks, trails, washes, retention basins, drainage corridors, street landscape tracts, and school retention and recreation areas. Thorny type landscaping shall not be planted within the usable park areas.

Within Cipriani, the neighborhood and community parks and Stone House Wash are the focal point for the open space and trail system. Refer to **Section J, Conceptual Open Space Plan, Figure 7**. The parks and open spaces will be connected by a trail system throughout the Cipriani neighborhoods, schools and shopping centers. Examples of open space land use include:

1. *Conservation Area* – Stone House Wash, located within Cipriani, is proposed to serve various purposes contributing to the unique natural environment and recreational interests of the Cipriani community. The open space Service Availability as an attraction for the Cipriani community and visitors. This amenity is proposed as conservation open space.

Stone House Wash is planned for use as a groundwater recharge facility for Cipriani's treated effluent. The vegetation planned in the habitat restoration and enhancement will vary based upon available water supply. The types of vegetation planned for the Conservation Area include hydroriparian, mesoriparian and xeroriparian habitats.

As seen in **Section J, Aerial Photograph, Figure 2**, the tail waters of the Roosevelt Irrigation District (RID) canal have created an area with dense non-native vegetation. This area, as well as the wash to the north of Broadway Road, will be enhanced and/or restored to a natural native plant environment as a part of a conservation effort.

Trails are proposed within and along the fringes of the Stone House Wash Conservation Area. Trails leading from neighborhoods, schools, parks and neighborhood commercial are connected to the trails within the Conservation Area as part of the Cipriani internal trail system. Interpretive nodes will be strategically placed along the Conservation trails to provide community interaction with this natural amenity.

The Conservation Open Space will be owned, managed and maintained by a separate conservation entity. The Board of Directors and/or managing committees may include parties with an interest in the Conservation Area, such as representatives from the Town, the Developer, Maricopa County and/or Buckeye Parks and/or the Cipriani Homeowners Association.

2. *Greenways* – A linear greenway is provided on both sides of the Conservation Area interior to the east and west boundaries. The minimum width of trail/greenway easement will be ten feet. The width will vary to allow a 6-foot trail to meander along the Conservation Area

boundary. Refer to **Section J, Conceptual Trail Cross-sections, Figure 8c**. The Stone House Wash greenway will be owned, managed and maintained by the same entity as the Conservation Area.

Additional greenways will be provided within drainage corridors. The greenway will be a separate tract and vary in width as appropriate. Internal to the greenway is a minimum 10-foot trail easement with a minimum 6-foot trail. These additional greenways will be common area open space and will be maintained by the Cipriani Homeowners Association (HOA).

d. Trail Systems

The wash corridors and drainage ways are the foundation of the overall open space and trail system providing a link between neighborhoods, schools, Conservation Area, parks, open space, shopping and commercial centers. In this manner, the open space and trail system provide alternative transportation opportunities for the community.

The trail system consists of multi-use wash, hard surface and soft surface trails. The trails will utilize wash and drainage corridors as well as tie into the community street system and, where feasible, will be separate from vehicular traffic. Refer to **Section J, Conceptual Open Space Plan, Figure 7**. The trail locations are conceptual and subject to change through the design process. The final alignment of trails, retention basins and open space will be determined with the preliminary and final plat process. **Section J, Conceptual Bridge Design, Figure 15** illustrates a possible relationship with a soft surface trail meandering along Stone House Wash as it bisects one of the arterial streets.

Refer to **Section J, Conceptual Trail Cross-sections, Figure 8c** for the various components of the trail system identified below:

1. *Hard surface trails* - The hard surface trail system will be located in areas where there will be more intense pedestrian uses. The trails will be aligned as meandering or straight sidewalks along collector and arterial streets or as separate hard surface walkways within open space tracts. These trails will link neighborhoods, schools, parks and shopping. Materials such as concrete, asphalt, pavers, brick or other similar materials will be used. Hard surface trails will be a minimum of six feet wide and may be used for biking, walking, jogging, running and rollerblading.
2. *Soft surface trails* - The soft surface trail system will be located in more natural settings such as wash and drainage corridors. Trails will link neighborhoods to the site's natural open space areas. Soft, unpaved surfaces consisting of fibrous material, compacted soil, gravel, sand or other similar materials will be used. Soft surface trails will be a minimum of six feet wide and may be used for hiking, biking, walking, running or jogging.
3. *Multi-use wash trails* - A multi-use wash trail system will be located within the Conservation Area. A minimum 10-foot wide, meandering,

greenway linear park is proposed within the Conservation Area adjacent to the development parcels. Soft surface trails will be placed within the greenway with interpretive nodes and educational placards at points of interest. The nodes are designed as opportunities for the community to interact with nature. By design, limited access will be provided into the Conservation Area, such that the community and visitors may enjoy nature, while at the same time encouraging natural wildlife habitat preservation.

e. **Parks**

The Cipriani parks will contribute to the creation of a strong sense of community. The parks within the open space system will be designated to meet a variety of active and passive recreational needs. Each park will be programmed individually in terms of size, amenities, landscaping and, where appropriate, incorporation of natural features and retention basins. Preliminary locations of the parks, along with a listing of the Town required population based amenities, are shown on the **Section J, Conceptual Open Space Plan, Figure 7**.

The hierarchy of parks is planned which includes a Community Park, Neighborhood Park and various Pocket Parks.

1. *Community Park* – The Community Park is approximately 59 acres and will include amenities of two (2) lighted baseball fields, one (1) lighted adult softball field, one (1) lighted multi-use field, four (4) sand volleyball courts and four (4) lighted tennis courts. Additional amenities that will be constructed by the developer or homebuilder(s) as appropriate will include: one (1) ramada, one (1) ADA accessible tot lot with shade structure, (2) soccer fields, a dog park, fire station, and multi-generation center. Space will also be provided in the park for a library, which may be constructed by the Town in its sole discretion based on available funding. The land and constructed amenities associated with the Community Park shall be dedicated to the Town. **Section J, Conceptual Community Park Phasing Plan, Figure 8a** illustrates the conceptual park phasing.
2. *Neighborhood Park* – The Neighborhood Park is approximately 20 acres and will include the required amenities of one (1) lighted multi-use field, one (1) lighted adult softball field, two (2) lighted tennis courts and an ADA accessible tot lot with shade structure. This park will be HOA owned, maintained and managed.
3. *Pocket Parks* – Pocket parks will be established in, near or associated with retention basins within the residential neighborhoods. Each pocket park will have an ADA accessible tot lot with shade structure. Their size and location will be in accordance with the Town's Park, Trails and Open Space master Plan (Nov. 2005) Pocket Parks will be HOA owned, maintained and managed and will be finalized at the preliminary and final plat stages.

f. **Public Uses**

Refer to **Section J, Proposed and Existing Community Services, Figure 5, Proposed Land Use and Zoning, Figure 6** and **Conceptual Community Park, Figure 8** for locations of proposed public facilities.

1. *Police and Fire Services:* Existing Community Services, along with the response times associated with both the existing and proposed Police and Fire stations, are identified within the CMP as noted above. The Assistant Fire Marshal has provided Developer with an approved Determination of Adequate Facilities Form, dated March 7, 2007. The Police Chief has provided Developer with a Determination of Adequate Facilities form, dated June 16, 2008. Copies of the letters and Forms are included in **Section K, Appendix 6** of the CMP.

Currently, the closest, existing fire station to Cipriani is the Buckeye Fire Department, Station Number One, which is located at 404 South Miller Road in Buckeye, Arizona, approximately 6.1 miles east of the site.

The nearest police station to Cipriani is currently the Buckeye Police Department. The offices are located at 100 North Apache Road, Suite D in Buckeye, Arizona. This is approximately 7.1 miles east of Cipriani.

In order to serve the site and surrounding communities, the fire station is located within Parcel 7, the Community Park, as requested by the Buckeye Fire Department. This is a prime location as it provides a means for a quick response-time via the major arterial streets. The Community Park is centrally located within Cipriani, north of Broadway Road.

In order to serve the site and surrounding communities, the police station is located in Parcel 12. This location provides direct access to surrounding major arterial streets. Parcel 12 is located on Southern Avenue, approximately 700 feet west of Johnson Road.

2. *Schools:* The Developer met and consulted with both Ms. Robin Berry, Superintendent of the Palo Verde Elementary School District and with Dr. Beverly Hurley, Superintendent of the Buckeye Union High School District, regarding the location of the school sites and a School Site Donation Agreement. See **Section K, Appendix 7** for copies of school district letters and agreements. The Developer has agreed to dedicate school sites to each school district on an "as-needed" basis. The school sites will accommodate the needs of the Cipriani community population.

Palo Verde Elementary School District 49 serves the Cipriani site for students in kindergarten through eighth (K-8) grades and Buckeye Union High School District serves students in ninth through twelfth grades. New school site locations have been preliminarily identified in **Section J, Proposed and Existing Community Services, Figure 5**. The K-8 schools and high school are located within residential neighborhoods. Schools are a permitted use within land designated for residential land uses. In the unlikely event a school district does not elect to utilize a designated school parcel, that parcel is allowed to be

used for residential purposes. The school sites are in compliance with both the Town of Buckeye Airport requirements and the school district regulations. Refer to **Section K, Appendix 2 and Appendix 7** for more details.

3. *Library:* The nearest existing public library is the Buckeye Public Library, located at 310 North 6th Street in Buckeye, Arizona. It is approximately 6.3 miles east of Cipriani. A library may be constructed within the Community Park by the Town at its discretion.
4. *Utilities - Telephone:* Qwest is the service provider in the Cipriani area. A Utility Service Availability letter has been provided by Qwest and can be located in **Section K, Appendix 8** of the CMP.
5. *Natural Gas:* Southwest Gas Corporation (SW Gas) has indicated an interest in providing service to Cipriani. A Utility Service Availability letter has been provided by SW Gas and can be located in **Section K, Appendix 8** of the CMP.
6. *Electric:* Arizona Public Service (APS) is the service provider in the Cipriani area. A Utility Service Availability letter has been provided by APS and can be located in **Section K, Appendix 8** of the CMP.
7. *Cable Television:* Cox Communications (COX) is the licensed cable television provider in the Cipriani area. A Utility Service Availability letter has been provided by COX and can be located in **Section K, Appendix 8** of the CMP.
8. *Water:* See **Master Water Report, Section F.2**, for specific details outlining the Potable Water System.
9. *Wastewater:* See **Master Wastewater and Reuse Report, Section F.3**, for specific details outlining the Wastewater System.

g. Development Phasing

Refer to **Section J, Master Phasing Map, Figure 6a** and **Conceptual Community Park Phasing Plan, Figure 8a** for proposed phasing sequence.

The development of Cipriani will move forward upon review and approval of the project construction plans and plats. It is anticipated Cipriani will be developed in six major phases with sub-phases within each major phase. While the Community will be developed in phases, as shown on the Master Phasing Map, there is nothing in the plan to preclude a different order of development or a different combination of sub-phases, as long as the associated infrastructure is in place. Specific phase areas are outlined as follows:

The first phase of development will be, for the most part, along the west side of Johnson Road, north of Broadway Road and the east side of 315th Avenue. There are also several parcels south of Broadway Road along the west side of Johnson Road planned within the first phase. This phase will include a portion of the single-family residential, one commercial site, a portion of the community park, two elementary school sites, the fire and police sites and the water reclamation facility.

Phase Two is located south of Broadway Road to the north side of Southern Avenue generally between Stone House Wash and 315th Avenue. It will include a portion of the single-family residential, neighborhood park and an elementary school site.

Phase Three is located southwest of Southern Avenue and Bruner Road. This phase will include a portion of the single-family residential, one elementary school site and high school site.

Phase Four consists of the Conservation Area known as Stone House Wash. Although the Conservation Area is within the fourth phase, it is anticipated the development of those facilities will be constructed concurrently with the development of each of the adjacent phases.

Phase Five includes the final three commercial parcels, although the actual sequence of development of the commercial sites will be dictated by market trends.

Phase Six is located along 315th Avenue, which includes the final single-family residential.

Cipriani includes higher density parcels proposed for both attached and detached multifamily units planned within each of the phases, although development of these parcels are dependent on market trends.

This CMP allows for flexibility in project phasing because the actual sequence of development may be affected by several factors, including a changing economic market, which may be difficult to predict at this early stage. It is estimated final build-out of the Project will continue over the next 10 to 15 years.

10. APPENDIX AND FIGURES

Each Appendix and Figure referenced in the CMP is incorporated by this reference as fully presented herein.

SECTION C. PERMITTED USES

1. RESIDENTIAL PERMITTED USES

a. Residential Permitted Uses

1. Accessory uses and buildings; Mother-in-Law units on same lot as primary homes;
2. Cellular communication facilities, subject to architectural review and site plan approval;
3. Extraction of sand and gravel operations, subject to Maricopa County approval and permitting as a temporary use for on site construction only;
4. Facilities and storage, incidental to a construction project, located on the project site and properly screened;
5. Golf courses and associated facilities;
6. Governmental or municipality uses such as libraries, office facilities and associated parking;
7. Guest, Mother-in Law and/or servants houses, attached or detached;
8. Home occupations, subject to the following:
 - a. The entrepreneur of the home occupation shall reside in the dwelling in which the business operates;
 - b. The number of employees shall be limited to the immediate, related family and two non-family members or permanent resident in addition to the principal occupants;
 - c. Customer arrival and/or departure activity shall be limited to the hours between 7:00 A.M. and 7:00 P.M.;
 - d. Activity shall have no adverse impact on the surrounding neighborhood;
 - e. Heavy machinery and outdoor storage of any kind related to the home occupation shall not be permitted, along with indoor storage of chemicals, materials or equipment not normally found in a residential area;
 - f. Signage shall be limited to a maximum of 2 square feet, non-lighted, and located on-site for the purpose of business identification only;
9. Public or privately owned and maintained parks, community gardens, recreation areas, pathways, trails, clubhouse and other recreation centers;
10. Privacy walls and view walls;
11. Private or common area swimming pools together with incidental installations such as pumps and filters per the Uniform Building Code standards;

12. Private or common area tennis courts;
13. Public uses, utility buildings and facilities; including, but not limited to, police and fire stations, post offices, schools, libraries, museums, parks, playgrounds, community buildings for non-profit, wastewater treatment plants, recharge or re-use basins and managed facilities, lift stations, wells, pumping stations, water storage tanks or reservoirs and/or similar utility facilities and appurtenances;
14. Public, private and charter schools; pre-schools, kindergarten, elementary and high schools;
15. Religious facilities; churches;
16. Resorts and associated facilities;
17. Single or multi-family dwelling units, including assisted living and senior housing;
18. Temporary uses including sales/marketing facilities, model home complexes, and related accessory uses; and
19. Utility service to public water, gas, electrical, telephone and cable.

b. Residential Prohibited Uses

1. Cement, gravel and paving material mixing plants, except those used as temporary for on-site construction;
2. Motor vehicle repair and body shops;
3. Meat packing and slaughterhouses; and
4. Tanneries.

2. COMMERCIAL PERMITTED USES

a. Neighborhood Commercial Permitted Uses

1. Banking and financial services;
2. Businesses and business parks;
3. Child care facilities;
4. Convenience uses including drive-in and drive-thru facilities;
5. Copying and printing businesses;
6. Educational uses;
7. Entertainment uses including museums, theaters, cinemas, auditoriums and places of public assembly, excluding adult theater and adult live entertainment;
8. Extraction of sand and gravel operations, shall be for temporary uses intended for on-site consumption only, subject to Maricopa County approval and permitting;
9. Gas/service stations, including auto repair;
10. General merchandising, including variety and specialty stores;

11. Hardware stores;
12. Health clubs;
13. Home improvement and home furnishings;
14. Hotels and motels;
15. Libraries;
16. Medical and dental offices and clinics (including emergency care);
17. Nurseries, plant wholesale and retail;
18. Offices and office parks;
19. Personal service businesses, such as but not limited to, beauty shops, barber shops, laundry and dry cleaning establishments and repair services for small appliances, watches, bicycles and similar items;
20. Professional, business, and administrative offices;
21. Public and quasi public facilities;
22. Radio and television broadcast studios;
23. Recreational facilities;
24. Restaurants and restaurants with bars;
25. Retail sales including food stores, packaged liquor for off-site consumption, apparel and accessory stores;
26. Sales/leasing offices and association;
27. Service stations;
28. Shopping centers and plaza malls;
29. Sports facilities; and
30. Veterinary offices and clinical laboratories.

b. Regional Commercial Permitted Uses

1. All uses permitted in Neighborhood Commercial;
2. Airport related services;
3. Big box retail;
4. Cement, gravel and paving material mixing plants for temporary uses intended for on-site consumption only;
5. Clean manufacturing and assembly;
6. Colleges, technical and trade schools;
7. Entertainment uses including museums, theaters, cinemas, auditoriums and places of public assembly;
8. Freeway services;
9. Heavy equipment sales and service;
10. High-tech industries;

11. Hospital and veterinary facilities;
12. Light manufacturing;
13. Light industrial;
14. Lumber and building materials yards;
15. Motion picture production, radio and TV broadcast studios;
16. Mortuaries and crematoriums;
17. New and used car, truck and recreational vehicle sales;
18. Night clubs;
19. Open storage facilities (enclosed by screen walls);
20. Public and quasi-public facilities;
21. Recreational vehicle storage facilities;
22. Research facilities;
23. Self-storage facilities;
24. Sports facilities;
25. Trucking services;
26. Vehicle sales and service;
27. Warehousing; and
28. Wholesale sales and distribution.

c. Commercial Permitted Uses

1. Cement, gravel and paving material mixing plants, except those used as temporary for on-site construction;
2. Meat packing and slaughterhouses;
3. Motor vehicle salvage and wrecking yards;
4. Outdoor mechanical repair;
5. Tanneries; and
6. Adult theater and adult entertainment.

3. OPEN SPACE PERMITTED USES

1. Conservation projects, easements and open spaces;
2. Extraction of sand and gravel operations, for temporary duration only with onsite consumption subject to Maricopa County approval and permitting;
3. Parks and related amenities, such as but not limited to, parking facilities, recreational building or club house, swimming pools, water features, BBQ grills, tables, seating, outdoor entertainment amphitheatre, interpretive educational and wildlife watching nodes, tot lots, play grounds, ball fields and courts;
4. Public uses;

5. Retention basins and drainage facilities;
6. Street landscaped setbacks;
7. Trails and paths; and
8. Washes and water canals.

SECTION D. LAND DEVELOPMENT OPTIONS AND STANDARDS

1. GENERAL STANDARDS

The purpose of the general development standards contained in the CMP is not to restrict imagination, innovation or variety, but rather to assist in focusing on those elements of design which can produce creative solutions while developing a satisfactory visual appearance, preserving property values, limiting incompatibilities, and promoting the public health, safety and general welfare. The use, construction, improvement or other development of any portion of the Project shall be subject to the entire project development standards contained in the CMP.

a. Setback Projection Exception

Per the **Town Code, Section 7-5-12 C**, structure projections (bay windows, balconies, overhangs, etc.) will be allowed to extend 3 feet beyond the setback line. Further projections may be allowed for buildings over 2 stories. Setback requirements are further clarified in **Section D.2.c, Section I, Tables 4 and 5**, and **Section J, Figures 10 through 14** of the CMP.

b. Height Exception

Height regulations of this CMP shall not apply to hospitals, resorts, signature architecture, water storage tanks, church spires, belfries, chimneys, cooling towers, elevator bulk heads, fire towers, monuments, stacks, radio or television aerials, cellular/digital communication facilities, ornamental towers or necessary mechanical structures provided that the above features do not exceed 100 feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of 500 square feet or 25 percent of the entire roof area of the building.

c. Access

Every lot shall have access sufficient enough to afford a reasonable means of ingress and egress for the lot's intended use as well as for emergency vehicles.

d. Driveway Entrances

Drive openings onto streets within the Project shall be constructed so that:

- 1) Vehicles can enter and exit from the lot without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets.
- 2) Interference with the free and convenient flow of traffic in abutting or surrounding streets shall be minimized.

e. Accessory Buildings

Accessory buildings, including guest homes, are subject to approval by the Town and shall not exceed the height of the primary building. If detached, the accessory building shall be separated from the primary building a minimum of 10 feet and shall not be constructed prior to the construction of the primary building. Accessory buildings can occupy a total of thirty (30) percent of the setback area of the rear or side setbacks.

2. RESIDENTIAL OPTIONS AND STANDARDS

The following subdivision design standards are based on the Subdivision **Design Standards, Section 7-7-6** of the **Town Code**. Additional standards have been expanded for Cipriani as follows:

a. Development Option Tables

Detailed Residential Development Options are outlined on **Section I, Tables 4 and 5** of the CMP.

b. Lot Design

1. Refer to the **Section I, Proposed Single-Family Residential Lot Mix, Table 2**, for detailed information addressing the proposed lot mix planned for the CMP. Cipriani is a unique community with an abundance of open space; much of which is planned for dedication to the Town for public use. Due to the significant increase and dedication for public use, the lot mix has been adjusted slightly from the Town code.
2. At various times, variations in lot sizes are created due to cul-de-sacs or other anomalies. A lot may be adjusted to meet an area or lot width minimum that might be slightly less than the Development Option Type minimum allowed. A maximum of ten percent of the lots per residential parcel shall be allowed to be adjusted slightly less than the described minimum lot size for the Residential Development Option Type, as shown on **Section I, Single-Family Residential Development Options, Table 4** and the **Multifamily Residential Development Options, Table 5**.

c. Setbacks

Right-of-way landscape tracts along collector and arterial streets shall be applied as follows:

1. An eight (8) foot minimum, ten (10) foot average landscape tract shall be required adjacent to a collector street;
2. A ten (10) foot minimum, fifteen (15) foot average landscaped tract is required adjacent to an arterial street.
3. In the event there are overhead power lines planned or installed along collector or arterial streets, the minimum landscape tract shall be fifteen (15) feet.

4. These landscape tracts shall be open space in common ownership and will be maintained by the HOA.
5. Rear yard setbacks on all lots backing up to arterial streets, railroads, canals, electrical transmission easements, commercial or industrial districts shall be a minimum of 20 feet, unless a minimum 15-foot landscape tract, measured from the right-of-way line to the perimeter wall, is provided. The rear one-foot shall be recorded as a non-vehicular access easement.
6. The space in any required yard setback shall be open and unobstructed, except for the ordinary projections of chimney flues, outside stairways and balconies, open lattice and other architectural features, provided such features shall not project further than three feet into any required yard, and provided further that in no case shall such projections be nearer than five feet to the property line. Window sills, belt cornices, eaves and other architectural features which occur at least eight feet above grade may encroach three feet into side yards and in no case nearer than three feet from the property line. Accessory buildings are exempted as outlined in Section D.1.e of the CMP, provided in no such case shall such accessory building project nearer than five feet to the property line. Trees, shrubs and groundcovers may be planted within any side yard.
7. Fire places, entertainment centers, and bay windows (including their cornices and eaves) may project into any required yard not more than three feet, provided the sum of such projections on any wall does not exceed one-third (1/3) the length of the wall and provided further that in no case shall such projections be nearer than five feet to the property line.
8. Mechanical equipment, such as air conditioners, may be constructed within the rear or side yards provided that in no case shall said mechanical equipment be nearer than five feet to the property line within a required side yard.
9. Homebuilders shall stagger the front yard and garage setbacks by three feet with no more than two homes in a row having the same front yard setback. The rear yard setbacks shall not be affected by the front yard setback stagger.

d. Residential Density Standards

Section I, Land Use Budget-Acreage and Density, Table 14 illustrates the residential density per parcel per land use.

Section I, Land Use Budget Summary, Table 15 illustrates the residential density summary.

e. The Standard Definition of Residential Density

The definition of Density shall be per the **Town Code, Section 7-5-4**, with minor modifications noted as follows:

1. The density calculation includes all areas planned for residential use, common areas, local and collector streets, and local drainage retention areas.

2. The density calculation does not include non-buildable areas such as slopes over twenty percent, except those slopes located along a crevasse created by the abandoned RID canal, which will be filled with natural material in order to ensure public safety.
3. The density calculation includes only parcels planned for residential use. Commercial areas, industrial areas, and high traffic volume roadways such as, arterial, parkway, expressway, etc. rights-of-way shall not be included in the density calculation.
4. The range of density is per parcel as outlined in **Section I, Land Use Budget-Acreage and Density, Table 14** and **Land Use Budget Summary, Table 15**.
5. Cipriani residential net density calculations include all areas of the net parcel; for example, floodways, floodplains, retention basins and drainage channels.

f. Low Density and Low Unit Yield

1. The Low Density Range and Low Unit Yield that are shown on the **Section I, Land Use Budget-Acreage and Density, Table 14**, shall not be determined to be a minimum. A step down decrease in density and dwelling units is allowed. A decrease in density and dwelling unit yield is allowed without a CMP Amendment.
2. For example, a multiple family LH parcel, allowing 6 to 12 dwelling units per acre, can have development rights to decrease density, changing the land use category to MH single-family residential. This would result in 3 to 6 dwelling units per acre.

3. COMMERCIAL STANDARDS

Refer to **Section I, Neighborhood Commercial Development Options, Table 6** and **Regional Commercial Development Options, Table 7** of the CMP for specific details.

1. Where a commercial use abuts a residential use, an eight-foot high wall is required along the adjoining property line. The wall is to be at least six inches thick, constructed of block, and the finish is to be consistent with the project and adjoining residential area

4. PARKING, DRIVE AND LOADING STANDARDS

Requirements shall be per the Town Code, Section 7-5-9 and further outlined as follows:

- a. Refer to **Section I, Parking Standards, Table 8** of the CMP.
- b. Refer to **Section I, Loading Standards, Table 9** of the CMP.
- c. Refer to **Section I, Parking and Loading Space Design, Table 10** of the CMP.
- d. Accessible parking spaces shall be provided according to ADA Standards.

- e. Parking may be provided in the front, side or rear of the building.
- f. Shared driveways and cross access/parking agreements within shopping centers and malls or for commercial business developments shall be encouraged.
- g. For dust control and drainage, parking areas shall be constructed with dust free materials. Stabilized, decomposed granite, as approved by the Town Engineer, shall only be permitted for temporary use.
- h. The preferred location for parking shall be the interior of the lot, exclusive of on-street parking.
- i. As an alternative to the requirements listed elsewhere and in this section, a parking and circulation plan may be submitted for approval by the Community Development Director, which plan shall find that an alternate design would fulfill the intent and purpose of this section. The Development Board may require the study to be completed by a registered traffic engineer.
- j. All onsite parking areas shall be screened from street view by a landscaped berm or decorative wall not less than three feet in height. The required height of the wall shall be measured from the highest finished grade of the adjacent onsite parking area or adjacent finished grade of the street.

5. SCREEN STANDARDS

Screening requirements shall be per the Town Code, Section 7-5-10 and further outlined as follows:

a. General Standards

Refer to **Section J, Conceptual Theme Walls, Figure 17.**

- 1. Walls or fences may be allowed within the public right-of-way upon approval of the Public Works Director. The height of any fence within the public right-of-way shall be a maximum of three feet. The Public Works Director shall have the authority to order removal of any wall or fence, which in the opinion of the Public Works Director, poses a threat to public safety.
- 2. The height of any privacy/screen wall or fence, located on the rear or side property line, shall not exceed six feet, eight inches within any residential designation, unless adjacent to a parkway, freeway or commercial use, in which case, the wall may be constructed to a maximum height of eight feet. Wall heights shall not exceed eight feet within any residential or commercial designation, unless adjacent to industrial or agricultural uses, in which case, the wall may extend to a height of ten feet. Wall heights located within public uses (i.e., utility companies) shall be in conformance with utility regulations or regulators.

3. No wall may extend continuously, without articulation, for more than 50 feet. Walls may be articulated using any combination of the following:
 - Decorative columns;
 - Changes in material or texture, including the use of view walls that allow for views into and from the site;
 - Offsets (projections and recessions);
 - Landscape pockets.
4. Fencing and wall materials shall be limited to those listed in the **Section I, Screening Standards, Table 11.**

b. Roof Mounted Equipment

Roof mounted equipment shall be completely screened from ground level view or from the view of adjacent properties. The screening parapet, if provided, shall be architecturally, materially and color compatible with the primary building.

c. Swimming Pool Enclosure

The requirements of the **Town Code, Section 7-5-10, C**, are a part of the CMP by reference. The CMP is subject to change, when and if, for reasons of public health or safety, the Town Code is revised.

d. Outdoor Storage Screening Standards

1. A screen wall shall be required along all project boundary lines for multifamily residential and commercial uses when such project boundary lines are contiguous with or separated only by an alley from single-family residential development or a single-family residential zoning designation; except that no such screening wall shall be required for multifamily residential contiguous with other multifamily development or a multifamily residential zoning designation.
2. Commercial loading docks shall be screened from street view.
3. All outdoor storage areas for materials, refuse containers, mechanical equipment and vehicles shall be screened from street view by a screening wall in accordance with **Section I, Screening Standards, Table 11.**
4. All screen walls located along collector and arterial streets shall be designed and constructed as follows:
5. Screen walls shall be constructed of brick, slump block or masonry with the finish of a suitable color and design to be submitted with the Landscape Plans at time of preliminary plat.
6. The design of the screen wall shall be encouraged to reduce the visual impact of the lineal expanse of a screen wall by designs which may include a staggered centerline, pilasters, three-wall enclosures, varying heights, installment of extra plant material or varying the landscaped area contours.

6. AIR QUALITY STANDARDS

Air quality within the Town is a natural asset. It is the intent of the CMP to maintain air quality by controlling dust caused by new development and motor vehicle traffic. Refer to the **Town Code, Section 7-5-2** for additional information.

1. Maricopa County air quality regulations shall be adhered to for all construction activities on the Project.
2. For landscape maintenance, air blowers having a 50 cubic centimeter engine or larger shall be prohibited.

7. FLOOD CONTROL STANDARDS

Flood Control Standards shall be per the **Town Code, Section 7-5-5** and further outlined as follows:

a. Flood Management

The Flood Control District of Maricopa (FCDMC) is responsible for the floodplain management activities within the corporate limits of the Town. FCDMC is authorized to exercise the powers and duties set forth in **Title 45, Chapter 10, Article 4, Arizona Revised Statutes**. CMX has provided a copy of the Master Drainage Report to the FCDMC.

b. General Drainage Design

CMX has completed the Master Drainage Report for Cipriani. The report designates the design criteria for drainage, open channel, culvert, retention and detention facilities and retention pond structures. Please refer to the Master Drainage Report for additional design parameters for storm water and drainage control. The Cipriani Master Drainage Report is a part of this CMP by reference.

Provisions for drainage shall meet the requirements of the Uniform Drainage Policies and Standards for Maricopa County, except as modified herein or as modified by the Town. Drainage facilities shall be installed to provide for the adequate containment and disposal of surface water for the Project. Storm water retention and/or detention facilities shall be provided as necessary to assure the post development peak runoff volume shall not exceed the pre-development peak runoff volume leaving the Project or entering any wash which shall remain natural.

1. Preliminary and Final Plats will adhere to the recommendations of the Master Drainage Report, demonstrate they do not conflict with the Master Drainage Report, or seek an amendment to the Master Drainage Report.
2. Onsite detention/retention facilities may include natural depressions or man-made basins. Man-made basins shall have a maximum design depth of water of three feet. All stormwater detention/retention basins shall include one-foot of freeboard above the design stormwater elevation. Dry wells are permitted.

3. Individual lot detention/retention shall not be permitted on residential lots with a lot size less than one acre. On-parcel detention/retention shall be permitted on multiple family parcels.
4. A public utility easement shall not be designated for detention/retention without approval of affected utility companies.
5. Off-site drainage shall be confined to channels and streets subject to depth, velocity and flow rate limitations per the Town standards.
6. Detention/retention can occur in public areas, such as drainage ways, open space and parks.
7. The roadways within and adjacent to Cipriani will be designed to convey the 10-year peak flows without overtopping the curbs and contain the 100-year peak flows within the right-of-way. Collector and arterial roads will have one dry-lane in each direction during the 10-year storm event. Also, in-street discharge from the 100-year storm will not exceed 100 cfs or 10 fps, and will be contained within the street right-of-way, as well as limited to a maximum depth of 8-inches at the gutter. Where possible, this will be accomplished with the use of 4-inch roll or 6-inch vertical curb and gutter. The 100-year runoff must be contained within the street rights-of-way and easements. The maximum flow in any street is 100 cubic feet per second (cfs) and the maximum depth of flow is eight inches above the gutter. The maximum velocity of flow is 10 feet per second (fps).
8. If reasonable alternatives are not available, retention in the Town's rights-of-way may be allowed upon the approval of the Public Works Director.
9. A 12-foot wide dry lane in each direction shall be provided for collector and arterial streets.

Provision of 100-year, 2-hour retention volume for onsite development will ensure post-development discharges and volumes will remain equal to, or less than, pre-development levels.

c. Finished Floor Elevation

The property is currently within Zone X. Estimated flow for several of the washes passing through the site exceeds 500 cfs. Under State Law, the watercourses will be mapped to show water surface elevations adjacent to finished pads. Finished floors shall be elevated a minimum of one foot above the high point of the building site. A finished floor elevation other than the minimum of one foot above any adjacent water surface elevation may be permitted, provided it is determined by technical data certified by an Arizona Registered Professional Engineer to be the minimum necessary to be safe from inundation by the 100-year peak runoff event. Finished floor elevation shall be referenced at a known benchmark.

d. Drainage Easements

Drainage easements or tracts may be required to preserve washes, streams and channels (drainageways). The width of the drainage easements or tracts shall be defined by the water surface during the 100-year storm event, and

may include buffer areas. The need for a drainage easement or tract and its width and location will be determined on a case-by-case basis.

8. BUILDING CONTROL STANDARDS

Refer to the **Town Code, Section 7-5-3** for additional information.

The design and construction of buildings shall be under the supervision of licensed engineers, contractors and architects when required by applicable law. The Town shall enforce and require adherence to Arizona State laws governing such and may refuse to issue permits if documentation on licensing requirements is not provided.

All construction or work, for which a permit is required, shall be subject to inspection by the Town Building Inspector, in accordance with the applicable provisions of the Uniform Building Code. The following uniform codes, by reference, are made part of this CMP. In the event the Town adopts an updated version of any of the following uniform codes, the most recently adopted revision shall prevail.

CURRENT BUILDING CODES:

UNIFORM BUILDING CODE, 1997 edition, published by the International Conference of Building Officials, with amendments per Section 7-5-3 of the Town of Buckeye Development Code

NATIONAL ELECTRICAL CODE, 1996 edition, published by the National Fire Protection Association

UNIFORM PLUMBING CODE, 1997 edition, published by the International Association of Plumbing and Mechanical Officials

UNIFORM MECHANICAL CODE, 1997 edition, published by the International Association of Plumbing and Mechanical Officials

UNIFORM FIRE CODE, 1997 edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association, with amendments per Section 7-5-3 of the Town of Buckeye Development Code with;

NFPA STANDARDS 13, 13D and 13R, 1999 Edition, published by the National Fire Protection Association with amendments per Section 7-5-3 of the Town of Buckeye Development Code

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 edition, published by the International Conference of Building Officials and all supplements to said codes

PENDING BUILDING CODES:

UNIFORM BUILDING CODE, 2006 Edition Published by the International Conference of Building Officials, with amendments

NATIONAL ELECTRIC CODE, 2006 edition, published by the National Fire Protection Association

UNIFORM PLUMBING CODE, 2006 edition, published by the International Association of Plumbing and Mechanical Officials

UNIFORM MECHANICAL CODE, 2006 edition, published by the International Association of Plumbing and Mechanical Officials

INTERNATIONAL FIRE CODE, 2006 edition, published by the International Code Council with;

NFPA STANDARDS 13, 13D, AND 13R, 2002 edition, published by the National Fire Protection Association with amendments

9. OPEN SPACE AND LANDSCAPE STANDARDS

a. General Landscape Standards

Landscaping standards shall be in accordance with the Town Code, **Section 7-5-6**, with additional requirements as outlined in the CMP.

Crime Prevention Through Environmental Design (CPTED) shall be in accordance with the Division of Police, an internationally accredited law enforcement agency, throughout the parks, open spaces and trails. An overview of the general CPTED Standards can be found in **Section K, Appendix 11**.

Landscaped areas may be cultured or purposefully natural in appearance. All cultured landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, shrubs, decomposed granite, (two inches minimum depth), river run rock, expanded shale or bark. A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.

The Conservation Area shall be purposefully natural in appearance and shall not be required to be finished with topping materials, as noted above for cultured landscaped areas. The Conservation Area will realize improvements, allowing for environmental mitigation, restoration, engineering and design for drainage, reuse/recharge of treated effluent and the Roosevelt Irrigation District channel improvement requirements.

The Conservation Area will be a community amenity for the residents of Cipriani and Service Availability as a backbone to the trail corridor, provide interpretive nodes/wildlife viewing stations and adjoin to the community park. A not-for-profit entity will be established to manage and maintain the Conservation Area and will likewise be managed and maintained by the same entity. Refer to the **Master Wastewater and Reuse Report** for more details.

Landscaped areas, outside of the Conservation Area, shall be supported by an automatic irrigation system that may be a spray, flood, soaker or drip type system. A pressure-type vacuum breaker shall be required with the installation of all sprinkler systems. All irrigation systems and landscaped areas shall be designed, installed or constructed and maintained to promote water conservation and prevent water overflow or seepage into the street, sidewalk or parking areas.

All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas or approved storage areas shall be landscaped in accordance with this provision. Future

building pads within a phased development shall be improved with temporary landscaping or otherwise maintained weed-free in such a manner as may be approved by the Town Manager or Community Development Director.

b. Street Right-of-Way Landscape Standards

The area identified within the street cross-sections as tracts or easements contiguous to the right-of-way shall be landscaped consistent with the onsite parcel landscaped areas within the CMP to provide a seamless transition between the right-of-way and the developed parcels. The maintenance of all landscaping in the public rights-of-way shall be the responsibility of the adjacent HOA or other maintenance agency and not the Town. All landscaping within the public rights-of-way or adjacent tracts or easements shall be installed by the developer/builder.

Visibility Triangle and Line of Sight

Street frontage landscaping located adjacent to, or within rights-of-way, public or private shared driveways and street intersections shall be designed, installed and maintained in accordance with the following height and location requirements:

1. Landscaping allowed within the visibility triangle or the line of sight is limited to a maximum height of three feet.
2. Landscaping in the public right-of-way not within the visibility triangle or the line of sight, may exceed three feet in height.
3. Trees located within the right-of-way shall be trimmed to a minimum of seven feet above ground level.
4. Trees and turf shall be allowed in the public right-of-way, subject to applicable governmental regulations, including irrigation with effluent.
5. The Public Works Director shall have the authority to order removal of any landscaping or trees, which in the opinion of the Public Works Director, poses a hazard to the public.

Collector and Arterial Streets

Refer to **Section D.2.c.1** of the CMP for specific landscape tract width requirements. The tracts or trail easements adjacent to right-of-way shall be open space in common ownership.

Double Frontage Street

Developments backing or siding onto a collector or arterial street having a six foot screen wall constructed on the property line or behind the public utility easement, whichever applies, shall install landscaping as outlined in this section of the CMP. Trees and shrubs shall be provided with an automatic drip or soaker irrigation system as outlined in this section of the CMP. The requirements apply to the secondary frontage of the street, separated from the property line (or lot line) by a wall.

c. Parking Lot Landscape Island Standard

Onsite parking areas for all applicable development projects shall contain landscape islands not less than 25 square-feet in area and with a minimum width of five feet measured from back of curb to back of curb. Each landscape island shall contain either one shade tree and one shrub or a minimum of three shrubs. Shrubs within the landscape island of an onsite parking area shall be maintained to a maximum height of three feet. All trees within such landscape islands shall maintain a minimum clearance of seven feet from the lowest branch to the adjacent grade elevation. Landscape islands shall be distributed or located within the parking areas to enhance the proposed development project. The landscaped area within these islands may be used to satisfy, to the extent provided, the landscaped area requirements.

d. Single-Family Residential Landscape Standards

Refer to the **Town Code, Section 7-5-6, Table 5-B** for landscaping requirements.

e. Multiple Family Residential Landscape Standards

Refer to the **Town Code, Section 7-5-6, Table 5-B** for landscaping requirements with the following modification:

Fifteen gallons of planting material per 25 square feet (i.e., five one-gallon containers plus one ten-gallon container)

f. Commercial Landscape Standards

Refer to the **Town Code, Section 7-5-6, Table 5-B** for landscaping requirements.

g. Percent of Common Area/Open Space Standards

Refer to **Section J, Level of Service Park Exhibit, Figure 7a** for the proposed location and level of service provided.

h. Open Space Locations

The Project provides an abundance of open space. Refer to **Section J, Level of Service Park Exhibit, Figure 7a** for the proposed location and level of service provided. Integrated into the Project is 277.9 acres of open space, comprised of 138.8 acres of parks and 139.1 acres of conservation area. Per the November 2005 Parks, Trails and Open Space Master Plan, the minimum Level of Service required is 142.8 acres.

i. Open Space Acreage Adjustments

Any adjustments of common area/open space acreage will be documented as the size and location of the various open space uses are identified and as the parcels and phases are developed. The adjustments of the estimated open space location and acreage as depicted on the **Section J, Level of Service Park Exhibit, Figure 7a** and summarized on the **Section I, Land**

Use Budget-Acreage and Density, Table 14 and Overall Open Space Calculations, Table 16 shall be subject to the provisions outlined below.

The open space uses and acreage on any portion of the Project adjusted from the estimated open space is subject to approved documentation as required in item (j) below. Adjustments to the open space uses, locations and acreages in accordance with this section shall not be considered a major revision to the CMP as long as the total open space acreage does not drop below 15 percent over the entire Project.

j. Open Space Documentation of Acreage Adjustments

Any submittal to the Town Manager or Community Development Director, which includes an adjustment to open space location and/or acreage, shall include the documentation of the adjustment of open space use as set forth within the **Section I, Overall Open Space Calculations, Table 16**. If an adjustment is proposed, the applicant will submit to the Town Manager or Community Development Director documentation for adjustment to the Land Use Budget, indicating the final status of open space acreage of the affected parcels and/or phase with the final plat.

k. Detention/Retention Standards

Detention/retention basins may have a volume requirement for 2-hour, 100-year retention and shall have a maximum design depth of water of 3 feet with 1-foot of freeboard above the design stormwater elevation. Recreational facilities, such as volleyball, baseball, etc., as well as specific site and architectural amenities such as ramadas, barbeques and trails may be located at the bottom of the basins. Tot-lot facilities shall be installed in areas above the 2-hour, 100-year storm event.

10. LIGHTING STANDARDS

Standard subdivision lighting shall comply with the **Town Code, Section 7-5-7**, and APS standards. The Town Code does not address lighting of public streets. All public street lighting shall be per the Town Engineer's standards. A draft of the Town Engineer's Lighting Standards is included in **Section K, Appendix 12**.

A Lighting Plan will be completed with the construction documents.

Sources of illumination directly visible from a public street or residential project shall be prohibited.

11. OUTDOOR STORAGE STANDARDS

The requirements of the **Town Code, Section 7-5-8**, Outdoor Storage, are a part of the CMP by reference.

12. SIGN STANDARDS

The Project development signage standards program will strengthen the Project's identity by establishing a cohesive theme and by creating focal points within the community. The sign standards will provide a coordinated means of promoting the community's image, and identity while providing directional information.

Refer to the **Town Code, Section 7-5-11** for sign requirements with minor modifications as noted below. Two levels of the Project development signage, permanent and temporary, are defined as follows:

1. The first level, for permanent signage, prescribes specific standards to be used. Permanent signage shall be constructed at main entry points into the individual residential subdivisions or planned residential developments, the commercial and industrial centers per the **Town Code, Section 7-5-11**, and **Tables 5-G and 5-H of the Code**. An additional permanent Cipriani Monument Sign is proposed at the intersection of Johnson and Broadway Roads, exceeding the current Town signage requirements and is subject to the approval of the Town.
2. The second level defines specific standards for temporary signage. These signs located both on and off-site, will provide identification, advertising, direction and sales information for the Cipriani development.

Reference **Section I, Free-Standing Signs, Table 12** and **Attached Wall Signs, Table 13** for maximum signage requirements and **Section J, Conceptual Monument Sign, Figure 16** for a concept of the main entry monument proposed to be constructed at the intersection of Johnson and Broadway Roads.

a. Permit Required

The placement of signs, except as listed below, shall require a sign permit issued by the Community Development Director in accordance with the procedures set forth in the **Town Code, Section 7-5-11**.

Signs listed as follows are exempt from obtaining a permit:

1. Political signs and banners;
2. Window signs not exceeding twenty (20) percent of the window area;
3. Directional and traffic signs;
4. Signs not visible from off project or business;
5. Signs pertaining to the lease, sale or rental of land or buildings, the size of which are six(6) square feet or less for parcels up to five(5) acres and twenty four(24) square feet or less for parcels more than five(5) acres;
6. During the period of time when Cipriani Homebuilders have model homes open within the Cipriani project, the Cipriani marketing and "for sale" signs shall be exempt.

b. Prohibited Signs

The following types of signs are prohibited:

1. Signs with audible devices, moving parts, or flashing lights. This shall also include electronic messaging boards with moving words or letters;
2. "Sandwich" or portable signs displaying product information;
3. Roof mounted signs or signs projecting above the roof line of a building;
4. Signs placed within the public right-of-way;

5. All signs mounted on, or applied to trees, utility poles, or public structures, except as otherwise provided;
6. Any sign determined to be a safety hazard to the flow of traffic;
7. Billboard or off-site advertising signs;
8. Commercial signs remaining at an abandoned or vacant building for a period exceeding one hundred eighty (180) days.

c. Sign Design Standards

1. Signs shall not exceed the dimensions set forth in **Section I, Free-Standing Signs, Table 12** and **Attached Wall Signs, Table 13**.
2. Signs shall be located on the same parcel as the use for which they advertise, except off-premise signs.
3. Illuminated signs may be internally lighted in Commercial designations. Ground mounted or sign mounted lighting, directed onto the sign is allowed for monument signs. The source of illumination of any sign is to be shielded so that it is not visible from, or cause glare or reflection onto, adjacent properties or streets.

13. GRADING STANDARDS

The provisions of this section shall apply to all new development activities within the Project. Re-grading or reshaping activities in areas of disturbance, which occurred prior to the adoption of the CMP, shall be exempt from the provisions of this section. Grading standards shall be in accordance with the **Town Code, Section 7-5-13** with additional requirements as outlined below.

a. Non-Hillside Development Standards

The purpose of this section is to set forth the objectives and engineering standards for the grading and earthwork elements for the development of the Project. The grading elements include street and parking lot cut and fill limits, site grading limits, slope control or soil stabilization, mitigation of adverse conditions, including boulder instability, slope instability, soil erosion and drainage disruption and landscaping of scarred areas due to grading.

Prior to any grubbing, grading or clearing, the Town Engineer shall approve a grading plan. All grading shall be in accordance with all applicable MAG standards or the Uniform Building Code, whichever is applicable to the building site.

Cut and fill slopes, except those required for roadway improvements, shall meet the following requirements:

1. Cut and fill slopes shall not exceed 4:1, except in stable rock, or within residential lots. Steeper slopes may be allowed when justified by adequate engineering analysis and documentation, subject to approval by the Town Engineer.
2. Cut and fill slopes within drainage retention and detention basins shall not exceed 4:1. Steeper slopes will be allowed when justified by

adequate engineering analysis and documentation, subject to approval by the Town Engineer.

3. The maximum height of cut is not to exceed 15 feet and the maximum depth of fill shall not exceed 15 feet, except in the area known as the abandoned RID canal, unless otherwise approved by the Town Engineer. The abandoned portion of the RID canal exceeds a depth of 15 feet. It is the intent of the Developer to fill the exposed crevasse in order to bring the property into conformance pertaining to safety issues. All exposed cuts and fills are subject to the mitigation criteria established herein.
4. Retaining walls may be used to reduce the horizontal distance required to construct cut and fill slopes. Retaining walls may include masonry, rigid concrete structures, earth filled bins, gabions and any other form of structural elements used to retain and support cut or fill slopes. A registered professional engineer who is licensed to practice in the State of Arizona shall design retaining walls.
5. All dust control activities shall comply with all applicable Federal, State and County dust control requirements.
6. Re-vegetation for landscaping or erosion and sediment control is an integral part of grading activity. Graded areas to be re-vegetated shall be re-vegetated with plants specified in the Preliminary Landscape Plans that will be submitted with the preliminary plat.

14. UTILITY AND STREET STANDARDS

a. Water Supply System

Refer to **Section F.2, Master Water Report** for specific water supply details.

b. Wastewater Facilities

Refer to **Section F.3, Master Wastewater and Reuse Report** for specific wastewater system details.

c. Underground Services

Utility lines and irrigation service lines shall be placed underground in accordance with the specifications and policies of the respective utility company. Exceptions to this standard include transformers or enclosures containing equipment such as switches, meters or capacitors which are ground mounted and 69 kV or larger transmission lines. These exceptions can remain above ground.

d. Refuse Services

Commercial and multifamily developments shall provide refuse enclosures for solid waste collection in accordance with the following:

1. Located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way;

2. Constructed according to specifications established by the Public Works Director to allow for collection without damage to the development site or the collection vehicle;
3. Refuse services shall be screened from public view by a wall compatible with the surrounding development.

e. Fire Hydrants

Development within the Project shall include a system of fire hydrants, which will be constructed in accordance with M.A.G. standards.

Water lines, other than those used to directly connect a fire hydrant to the main, shall be eight inches in diameter. Dead-end lines shall be allowed, provided the maximum length of a dead-end line shall be 660 feet. A water system analysis, approved by the Town Engineer and Town Fire Chief, shall be prepared to show that the farthest fire hydrant from the looped main on a dead-end line meets the minimum fire flow requirements. Fire hydrant spacing and locations shall be subject to final review and approval of the Buckeye Fire Department.

f. Street Circulation

A Traffic Analysis has been submitted under separate cover. The Traffic Analysis is a part of the CMP by reference.

The Developer is proposing Johnson Road be renamed to Cipriani Parkway, commencing from the I-10 Freeway, south to Baseline Road. From Baseline Road and continuing south, the Developer proposes the name Johnson Road shall remain the same. The renaming of Johnson Road to Cipriani Parkway is subject to the approval by the Town of Buckeye Mayor and Town Council.

Refer to **Section J, Circulation Plan, Figure 9**, and **Street Cross-sections, Figure 9a**, for representations of the street circulation and cross-sections proposed for Cipriani. The Circulation Plan outlines the location of the collector and arterial streets, while the Street Cross-sections exhibit provides the minimum requirements within each of the street categories, including local streets.

g. Street Design Criteria

The six street cross-section details include the local, local entrance, collector, enhanced collector, and minor and major arterial roads. Minimum development standards for each classification of roadway are based on the Town Code outlined as follows:

- A. **Local Roads** have 50 feet of right-of-way and are developed within each of the residential parcels other than the High Density parcels:
 1. **Maximum street length** = one thousand, five hundred (1,500) feet; *
 2. **Maximum centerline deflections** = ten (10) degrees;
 3. **Maximum angle at intersections** = fifteen (15) degrees;
 4. **Minimum tangent between curves** = one hundred (100) feet;

5. **Minimum radius** = two hundred (200) feet;
6. Intersection offsets (jog), local to local = one hundred twenty five (125) feet;
7. **Maximum cul-de-sac length** = six hundred and sixty (660) feet measured from the center of the last intersection to the back of the cul-de-sac. If automatic sprinkler systems are used in the buildings for fire protection, with street serving no more than twenty five (25) residential units, cul-de-sacs may be extended to one thousand five hundred (1,500) feet, with the approval of the Fire Chief upon submittal of the preliminary plat;
8. **Minimum cul-de-sac radius at terminus** = fifty (50) feet. The radius of the paved area of the turnaround shall be forty-three (43) feet to back of curb. If the center of the turnaround area is left unpaved, the area shall be landscaped and the pavement width shall be a minimum of twenty (20) feet;

* Street lengths in excess of 1,000 feet shall include Town approved traffic calming design.

B. **Local Entrance Roads** have 60 feet of right-of-way and are developed at the entrance of each of the residential parcels other than the High Density parcels:

1. **Maximum street length** = one thousand five hundred (1,500) feet; *
2. **Maximum centerline deflections** = ten (10) degrees;
3. **Maximum angle at intersections, local to collector or arterial** = zero (0) degrees;
4. **Minimum tangent at intersections** = one hundred (100) feet measured from the right-of-way of the intersection, unless the curve entering the intersection exceeds four hundred (400) feet;
5. **Minimum tangent between curves** = one hundred (100) feet;
6. **Minimum radius after minimum tangent or radius requirement has been met at intersection** = two hundred (200) feet;
7. **Intersection offsets (jog) to collector and arterial roads** = three hundred fifty (350) feet, although intersections of local entrance roads to arterial roads shall be minimized.

* Street lengths in excess of 1,000 feet shall include Town approved traffic calming design.

C. **Collector Roads** have 70 feet of right-of-way and are developed to connect the local entrance roads to the minor and major arterial roads:

1. **Maximum street length** = not applicable;
2. **Maximum centerline deflections** = five (5) degrees;
3. **Maximum angle at intersections, collector to collector or arterial** = zero (0) degrees;

4. **Minimum tangent at intersection** = two hundred (200) feet, measured from the right-of-way of the intersection, unless the curve entering the intersection exceeds one thousand two hundred (1,200) feet;
 5. **Minimum tangent between curves** = two hundred (200) feet, unless the horizontal curve radius is a minimum of one thousand two hundred (1,200) feet;
 6. **Minimum radius** = six hundred fifty (650) feet;
 7. **Intersection offsets (jog), collector to collector** = four hundred (400) feet;
 8. **Half streets** = minimum pavement width of twenty four (24) feet to accommodate two-way traffic shall be allowed as an interim condition for perimeter streets or under special circumstances as approved by the Town Engineer and Community Development Director.
- D. **Enhanced Collector Roads** have 70 feet of right-of-way and are developed to connect the local entrance roads to the minor and major arterial roads:
1. **Maximum street length** = not applicable;
 2. **Maximum centerline deflections** = five (5) degrees;
 3. **Maximum angle at intersections, collector to collector or arterial** = zero (0) degrees;
 4. **Minimum tangent at intersection** = two hundred (200) feet, measured from the right-of-way of the intersection, unless the curve entering the intersection exceeds one thousand two hundred (1,200) feet;
 5. **Minimum tangent between curves** = two hundred (200) feet, unless the horizontal curve radius is a minimum of one thousand two hundred (1,200) feet;
 6. **Minimum radius** = six hundred fifty (650) feet;
 7. **Intersection offsets (jog), collector to collector** = four hundred (400) feet;
 8. **Half streets** = minimum pavement width of twenty four (24) feet to accommodate two-way traffic shall be allowed as an interim condition for perimeter streets or under special circumstances as approved by the Town Engineer and Community Development Director.
- E. **Minor Arterial Roads** have 110 feet of right-of-way and are primarily developed to connect to the collector roads. The following roads are identified as minor Arterial Roads: 315th Avenue and Bruner Road:
1. **Maximum street length** = not applicable;
 2. **Maximum centerline deflections** = two (2) degrees;

3. **Maximum angle at intersections, arterial to arterial** = zero (0) degrees;
 4. **Minimum tangent at intersection** = tangents shall meet ASSHTO requirements for design speeds. Design speed is 55 mph;
 5. **Minimum tangent between curves** = tangents shall meet ASSHTO requirements for design speeds;
 6. **Minimum radius** = radius shall meet ASSHTO requirements for design speeds;
 7. **Intersection offsets (jog), arterial to arterial** = six hundred sixty (660) feet;
 8. **Half streets** = minimum pavement width of twenty four (24) feet to accommodate two-way traffic shall be allowed as an interim condition for perimeter streets or under special circumstances as approved by the Town Engineer and Community Development Director.
- F. **Major Arterial Roads** have 130 feet of right-of-way and are primarily developed to connect to collector streets. The following roads are identified as major Arterial Roads: Johnson Road, Yuma Road, Broadway Road and Southern Avenue:
1. **Maximum street length** = not applicable;
 2. **Maximum centerline deflections** = two (2) degrees;
 3. **Maximum angle at intersections, arterial to arterial** = zero (0) degrees;
 4. **Minimum tangent at intersection** = tangents shall meet ASSHTO requirements for design speeds;
 5. **Minimum tangent between curves** = tangents shall meet ASSHTO requirements for design speeds;
 6. **Minimum radius** = radius shall meet ASSHTO requirements for design speeds;
 7. **Intersection offsets (jog), arterial to arterial** = six hundred sixty (660) feet;
 8. **Half streets** = minimum pavement width of twenty four (24) feet to accommodate two-way traffic shall be allowed as an interim condition for perimeter streets or under special circumstances as approved by the Town Engineer and Community Development Director.

h. Right-of-Way Landscaping

Refer to **Section D.9.b** of the CMP for landscaping requirements within the rights-of-way.

i. Bridges

A registered, professional engineer will design the bridges. The engineer shall be licensed to practice in the State of Arizona in accordance with standard design criteria and approved by the Town Engineer. All bridges and structures shall be designed to meet all Arizona Department of Transportation requirements. Refer to **Section J, Conceptual Bridge Design, Figure 15** for an illustration of a Cipriani Bridge visualized for a wash crossing.

j. Non-Vehicular Circulation

Non-vehicular circulation improvements shall be provided within the CMP utilizing elements such as trails. A preliminary vision of the location and the cross-sections of the proposed common area/open space trails are illustrated in **Section J, Conceptual Open Space Plan, Figure 7** and the **Conceptual Trail Cross-sections, Figure 8c**.

SECTION E. LAND USE BUDGETS

Refer to **Section I for Land Use Budget, Summary and Open Space Calculation Tables** provided within the CMP. These serve various purposes and are described as follows:

1. **Land Use Budget-Acreage and Density, Table 14** provides the gross acreage and net acreage per CMP parcel per land use. The density range is also provided to estimate the low and high unit count allowed for each residential category. Exceeding the maximum density, as outlined on the Table, will trigger a major amendment; however, the low density is allowed to “step down” to a lesser density category as outlined in Section D.2.f of the CMP.
2. **Land Use Budget Summary, Table 15** provides a summary of each land use category.
3. **Overall Open Space Calculations, Table 16** provides anticipated open space calculations per parcel for each of the open space categories outlined within the Town’s Parks, Trails and Open Space Master Plan (November 2005).

SECTION F. MASTER PLANS AND REPORTS

Development of the CMP requires both public and private infrastructure, as well as planning of the actual development the infrastructure supports. Infrastructure planning will occur at various times and at increasing levels of detail as the planning process moves forward. The CMP is the first stage in the review and approval process. The preliminary and final plats will be submitted to the Town at a later date, representing greater design detail. Each submittal conveys to the Town an increasing level of detail of the Project for review and approval.

In addition to the preliminary and final plats, master plan and reports provide more detailed information for water, sewer, drainage and traffic, as outlined below. The master reports have been submitted to the Town with the CMP under separate cover, and are incorporated into the CMP by reference. The master plans provide information for both the CMP and the PR zoned parcels

1. MASTER DRAINAGE REPORT

The Master Drainage Report, dated February 2007, was approved by the Town March 12, 2007. Refer to **Section K, Appendix 13** of the CMP for a copy of the approved signed Master Drainage Report cover sheet. Please reference the Master Drainage Report for details regarding design criteria and the overall drainage system for Cipriani. The Master Drainage Report provides preliminary hydrologic and hydraulic analysis of the Project's existing and proposed drainage systems.

2. MASTER WATER REPORT

The Master Water Report, dated October 23, 2006, was approved by the Town January 16, 2007. Refer to **Section K, Appendix 13** of the CMP for a copy of the approved signed Master Water Report cover sheet.

The Master Water Report meets the Town's requirements and provides general locations and sizes of the major water infrastructure required to provide potable water service to the Project. The Town is anticipated to serve as the potable water service provider for the Project. The infrastructure outlined in the Master Water Report includes the development of domestic wells, water transmission and distribution lines, booster-pumping stations, pressure reducing valves and water storage reservoirs.

The proposed source of water for the Project is groundwater. The studies prepared by Southwest Ground-water Consultants, entitled "Hydrogeologic Investigation Report" and "Well Spacing Investigation Report", dated September 2, 2005 and August 3, 2006, respectively, have addressed and documented the underground water source and quality. For details regarding well placement and hydrogeology, please reference the studies which are fully incorporated into this CMP by reference.

The sizing and preliminary locations for the major water transmission lines and other water system infrastructure are set forth in the Master Water Plan. Phasing of the Project will dictate the actual onsite construction of infrastructure. Potential well sites for Cipriani are shown on the **Section J, Opportunities and Constraints Exhibit, Figure 3**.

3. MASTER WASTEWATER AND RE-USE REPORT

The Master Wastewater and Reuse Report, dated October 2006, was approved by the Town January 16, 2007. Refer to **Section K, Appendix 13** of the CMP for a copy of the approved signed Master Wastewater and Re-use Report cover sheet. Refer to the Master Wastewater and Reuse Report for details regarding the proposed wastewater system for Cipriani. The Master Wastewater and Reuse Report has been prepared in accordance with the requirements of the Town. The Master Wastewater and Reuse Report provides general locations and sizes of the major wastewater system infrastructure required to provide service for the Project. This infrastructure includes the development of a phased wastewater treatment facility, major sewer lines and other infrastructure. The Master Wastewater and Reuse Report is made a part of the CMP by reference.

The Town will be the wastewater service provider for the Project. The Town of Buckeye WRF at Cipriani and sewer related infrastructure will be constructed. The anticipated location of the WRF is within Parcel 13, as depicted on the **Section J, Proposed Land Use and Zoning Exhibit, Figure 6**. An underlying multifamily zoning category has been applied to Parcel 13 in the event the treatment plant is reduced in area or relocated. The treatment plant Service Availability an area beyond Cipriani. The extent and details of the service area are discussed in the Master Wastewater and Reuse Report. Each development project within the service area of the WRF will be required to provide reuse or recharge facilities for their own share of the treated effluent. The Project will provide for its own reuse and/or recharge of effluent with appropriate onsite facilities.

The Town of Buckeye WRF at Cipriani will be designed to produce treated effluent suitable for irrigation and human contact, in conformance with State and Maricopa County re-use regulations. The Developer's rights to effluent and the provision of effluent, re-use and recharge systems shall be subject to an agreement between the Town and the Developer. The phasing of the development will dictate the actual timing and location of non-potable water lines and improvements.

4. TRAFFIC IMPACT STUDY

The Cipriani Traffic Impact Study (TIS), dated May 2006, with a Supplement Letter dated November 17, 2006, has been prepared by Task Engineering and submitted to the Town under separate cover. The Cipriani TIS, as supplemented, is fully incorporated into this CMP by reference. Generally, the streets within the Project will be constructed during the phase of development of the adjacent parcels. Half-streets will be constructed at the periphery of the site at the time of development of the adjacent parcel. The Project phasing is represented in **Section J, Master Phasing Map, Figure 6a**.

The street circulation for the CMP is illustrated in **Section J, Circulation Plan, Figure 9**. Roadway standards applicable to the Project (including roadway cross-sections for major and minor arterials, collectors, and local streets) are set forth in **Section J, Street Cross-sections, Figure 9a**.

**SECTION G. LAND SUBDIVISIONS AND DEVELOPMENT SITE PLAN
PROCEDURES AND PROVISIONS**

The procedures and requirements for project development contained in the CMP take precedence over regulations covering project development in the Development Code. Administrative procedures and development standards contained in the Development Code not covered by the CMP remain applicable to development within the Project. In the event of a conflict between the provisions of the CMP and the Development Code, the new laws, rules, regulations and standards of development shall govern subject to vesting provisions of the Arizona Law in accordance with **Article Seven of the Town Code.**

Refer to the Town Code, CMP and Development Agreement for more detailed information on procedures and provisions. The following is a general overview outlining the Town Code, CMP and Development Agreement:

1. LAND SUBDIVISION

a. General Provision

General provisions shall be in accordance with the procedures set forth in **Section 7-7-1** of the **Town Code.**

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until available public facilities and improvements exist and proper provision has been made for drainage, water, wastewater, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and other public improvements.

b. Street Naming

Street naming shall be in accordance with the procedures set forth in **Section 7-7-2** of the **Town Code.**

Street names shall be per the Town standards. Street names shall be per the City of Phoenix standard names for east/west streets and shall be per Maricopa County standard names for north/south streets. The Town shall review and approve all street names.

c. Land Splits

Land Splits shall be in accordance with the procedures set forth in **Section 7-7-3** of the **Town Code.**

Land splits are regulated for the purpose of ensuring each parcel of land within the Town has sufficient public access, provision for water and waste disposal, adequate parcel size and dimensions for the use intended and availability of public services.

2. PRELIMINARY PLAT

Preliminary plats shall be in accordance with the procedures set forth in **Section 7-7-4** of the **Town Code**.

a. Preliminary Plat Approval Significance

Preliminary plat approval constitutes authorization for the subdivider to proceed with preparation of the final plat and engineering plans and specifications for public improvements.

1. Approval is valid for a period of thirty-six (36) months from the date of the Development Board approval.
2. Prior to the preliminary plat expiration date, the subdivider may request an extension of the preliminary plat in writing. A request to extend an approval of the preliminary plat submitted to the Town does not extend the current preliminary plat approval period. An applicant for an extension of a preliminary plat must, at a minimum, demonstrate the applicant, or prior applicant on the preliminary plat, diligently worked towards the completion and submittal of a final plat after initial preliminary plat approval or prior extension.
3. An approved preliminary plat may be extended any number of times of up to twenty-four (24) months each by the Development Board after receiving a recommendation from the Community Development Director. An applicant for an extension of a preliminary plat may appeal a decision on the application for extension to the Town Council.
4. A complete final plat application submitted to the Town meets the time requirements only for that portion of the preliminary plat included in the final plat. If the Town determines a final plat application submittal is not complete, the applicant must submit the items or information required to complete the application with thirty (30) days of the applicant's receipt of written notice from the Town. If the thirty (30) day period extends beyond the then current expiration date for the preliminary plat, the expiration date will be deemed extended to the end of the thirty (30) day period for submittal of items or information to complete the final plat application.

b. Preliminary Plat Required Information

The information required as part of the preliminary plat submittal shall be shown graphically, by note on plans, or by written report, and may be comprised of several sheets showing various elements of required data.

Identification and Descriptive Data

1. A location map which shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it, including main traffic arterials, public transportation lines, shopping

areas, elementary and high schools, parks and playgrounds and churches. This map may be on the preliminary plat if practicable, or if not, a separate map showing title, scale, north point and site data.

2. Identification of applicable development option(s).

Existing and Proposed Conditions Data

1. Proposed water, sewer and non-potable water (if applicable) lines with locations of fire hydrants.
2. Any updates to the completed Phasing Plan due to revisions affecting potable water, wastewater, drainage or street and circulation infrastructure.
3. Three (3) copies of any proposed restrictive covenants (deed restrictions).
4. Location, widths and names of all platted streets, railroads, utility right-of-way of public record, public areas, permanent structures to remain, including Town utilities and municipal corporation lines within or adjacent to the development. Two (2) copies of a preliminary title report showing the above shall be submitted.
5. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of areas subject to inundation, whether such inundation be frequent, periodic or occasional.
6. Designation of all land to be dedicated or reserved for public use with use indicated.
7. If preliminary plat includes land for multifamily, commercial or industrial uses are proposed, such areas shall be clearly designated together with existing Zoning District classification.
8. Typical lots showing building footprints/envelope dimensioned, with proposed setbacks.

Proposed Utility Methods

1. Statement as to the type of wastewater disposal facilities. Additional information shall be provided by the subdivider as required by **Subsection 7-5-14** of the **Town Code** as follows:
2. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.
3. Structures shall not be occupied without an approved wastewater source which has been deemed adequate by the Maricopa County Health Department and other applicable public agencies.
4. Statement as to type of potable water facilities. Additional information shall be provided by the subdivider as required by **Subsection 7-5-14** of the **Town Code** as follows:

5. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.
6. Structures shall not be occupied without an approved water supply system that has been deemed adequate by the Maricopa County Health Department and other applicable public agencies.
7. Preliminary Drainage Report, which includes hydrologic calculations, the layout of proposed drainage system and locations of retention/detention areas.
8. Statement as to provision of other utilities being supplied to the plat area such as electric, cable, telephone, gas, refuse and irrigation.

3. FINAL PLAT

Final plats shall be in accordance with the procedures set forth in **Section 7-7-5** of the **Town Code** and further outlined as follows:

a. General Requirements for Filing

1. Land uses proposed shall be in conformance with the CMP.
2. Prior to the filing of the final plat, the subdivider shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

b. Final Plat Required Information

The final plat shall be a photographic mylar having a left-hand margin of two (2) inches on a sheet size of twenty-four (24) by thirty-six (36) inches. If more than two (2) sheets are required for the drafting of the final plat, an index sheet shall be filed showing the entire subdivision on one sheet and the portion thereof contained on the other sheets. Copies of the record plat shall be reproduced in the form of blue or black line prints on a white background. The final plat shall be drawn to a scale not to exceed two hundred (200) feet from an accurate survey.

Identification Data Required

Name, address and registration number of seal of the registered land surveyor, per Arizona Statutes, preparing the plat are required.

Survey Data Required

1. Boundaries of the development to be subdivided fully balanced and closed, showing all bearings and distances; determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
2. Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.

3. Location and description of cardinal points to which all dimensions, angles, bearings and similar data on the plat shall be referenced; each of two (2) corners of the subdivision traverse shall be tied by separate course and distance to separate section corners or quarter section corners.
4. Location of all physical encroachments upon the boundaries of the tract.

Descriptive Data Required

Any proposed private deed restrictions or Covenants, Conditions and Restrictions to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be typewritten and attached to the plat and to each copy submitted.

Dedication and Acknowledgment

1. Dedication: Statement of dedication of all streets, crosswalks, drainage ways, pedestrian ways and other easements for public use by the person(s) holding title of record, by persons holding titles as vendees under land contract, by spouse of said parties, lien holder and all other parties having an interest in the Project. If lands dedicated are mortgaged, the mortgagee shall also sign the plat. Dedication shall include a written location by section, township and range of the tract.
2. Acknowledgment of Dedication: Execution of dedication acknowledged and certified by a notary public. The president or representative of the HOA will be included in the acknowledgements.

Required Certification

1. Certification by the registered land surveyor per Arizona Statutes, preparing the plat, certifying that the plat is correct and accurate and the monuments described in it have either been set or located as described. The certification shall be accompanied by the signature and seal of the surveyor.
2. Certification by the Community Development Director that all lots shown upon the plat conform to the Town Code and the CMP and are suitable for the purpose for which they are subdivided.
3. Certification by the Town Engineer that all engineering conditions and requirements of the Town Code and the CMP have been complied with.
4. Certification by the Town Clerk of the date the plat was approved by the Town Council.
5. Certification of recordation by the County Recorder.

4. ENGINEERING AND CONSTRUCTION PLANS

Engineering and construction plans shall be in accordance with the procedures set forth in **Section 7-7-7** of the **Town Code** and further outlined as follows:

It shall be the responsibility of the subdivider to have prepared by an engineer, registered in the State of Arizona, a complete set of engineering and construction plans and shall be accompanied by final drainage, water and

sewer reports in accordance with all applicable Town Code and the CMP, for the construction of all required subdivision improvements. Such plans shall be in conformance with the approved preliminary plat.

The Town Engineer shall approve the engineering plans unless they fail to conform to one or more requirements of the Town Code and the CMP or the plans differ substantially from the plans and specifications approved in conjunction with the preliminary plat.

5. RESPONSIBILITY FOR PUBLIC IMPROVEMENTS

Guarantee and warranty of public improvements shall be in accordance with the procedures set forth in **Section 7-7-8** of the **Town Code** and State of Arizona Law.

If there is a conflict between the Town Code and the Development Agreement, the Development Agreement shall prevail, unless otherwise agreed to by the representatives of the Town and the Developer.

a. Financial Guarantee

The Town Council shall require the subdivider to guarantee all required improvements be completed in a manner satisfactory to the Town using either of the following methods:

1. A performance bond, an irrevocable letter of credit, assurance of construction of subdivision improvements, funds in a restricted escrow account or other financial guarantee approved by the Town Attorney and accepted by the Town Council prior to the recordation of the final plat.
2. The financial guarantee shall be one hundred percent (100%) of the cost of the labor and materials necessary to complete the subdivision.
3. The period within which required improvements must be completed shall be specified and shall not exceed two (2) years from the date of final approval.
4. As an alternative procedure, the Town Council may approve a final plat and instruct the Community Development Director to withhold the recording of the plat for a period of time to allow the subdivider to complete the required improvements. When the subdivider has completed the required improvements and they have been inspected and approved by the Town Engineer, the plat shall be recorded and the sale of lots may then proceed according to the approved and recorded plat.

b. Inspection of Improvements

Prior to the approval of the required improvements by the Town Engineer, an engineer retained by the subdivider shall certify to the Town that all facilities and improvements to be dedicated to the Town have been constructed in accordance with the requirements of the CMP and applicable provisions of the Town Code. The Town Engineer shall also inspect all improvements to the site and certify that they comply with all

specifications as set forth in the approved improvement plans. Such certification, along with the requirements identified in the Development Agreement, shall constitute acceptance of the required improvements by the Town. Any inspection expenses incurred by the Town shall be reimbursed by the subdivider.

c. Warranty of Improvements

The subdivider shall post a performance bond or other sufficient surety to guarantee that all defects in any public facilities or improvements occurring within one-year after acceptance of the improvements by the Town shall be corrected by the subdivider.

6. LANDSCAPE IRRIGATION PLANS

Landscape and Irrigation Plans will provide further definition of the common areas, open space, trails and parks within Cipriani. Preliminary Landscape and Irrigation Plans will be submitted with the preliminary plat. Final Landscape and Irrigation Plans will be submitted with the final plat. Plans will be prepared in accordance with the design guidelines of this CMP and the **Town Code, Section 7-5-6.**

SECTION H. PROJECT GOVERNANCE

The purpose of Project Governance is to insure there is a workable, complete and enforceable instrument in place providing for the implementation of the concepts for the development of the CMP. The governance structure must work for the period of time the Project is under the direction of the Developer and after the Developer passes the authority to property owners within Cipriani.

Cipriani will use a variety of tools and elements to assure the community is an asset to the Town and to the residents of Cipriani. The Town has established codes, standards, guidelines and policies controlling the use of the Project. The CMP sets the framework for the implementation of these regulations and additional guidelines. The governance tools, such as design guidelines, architectural control, covenants, conditions and restrictions and homeowners associations, will provide a means to establish an enforceable structure as the Project develops over the next decade or more.

1. DESIGN GUIDELINES

The goal of the design guidelines is to create and maintain a livable, attractive, high quality development characteristic of Buckeye and the surrounding area. The initial design of the development is subject to design review by the Town.

The design guidelines address the standards of development by the Developer relating to improvements assuring the Cipriani community is an exceptional design within the Town. In addition, the Town has established regulations to control the use of property.

2. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's) AND THE HOMEOWNERS ASSOCIATION (HOA) ARCHITECTURAL REVIEW COMMITTEE

The Cipriani Covenants, Conditions and Restrictions will be submitted with the final plat. The CC&Rs will set forth restrictions governing homeowners' rights. The development of the CC&Rs will dictate minimum standards of development and long-term maintenance of improvements.

A draft outline of the conceptual CC&Rs has been made a part of **Section K, Appendix 4** in the CMP.

3. HOMEOWNERS ASSOCIATION

A Cipriani Homeowners Association (HOA) shall be organized to ensure long-term compliance with the CC&Rs. The HOA will assess monthly fees for the maintenance of common areas and other community facilities. If a gated community is constructed within Cipriani, the open spaces and common areas located within the gated community shall be owned and maintained by a sub-association.

SECTION I. TABLES

TABLE 1 LAND USE			
Land Use Category		Type	Density (du/ac)
1	LD	Single-Family	0-3
2	MD	Single-Family	2-4
3	MH	Single-Family	3-6
4	LH	Multifamily	6-12
5	HD	Multifamily	12-22

TABLE 2 PROPOSED SINGLE-FAMILY RESIDENTIAL LOT MIX						
Category	Lot Size	City of Buckeye % Required	Low Units	% of Total Low Units	High Units	% of Total High Units
LD	70 and up	20% min	0	0%	1,146	19.2%
MD	60-69	30% min	1,060	44.1%	2,119	35.6%
MH	50-59	50% max	1,348	55.9%	2,696	45.2%

TABLE 3 COMMERCIAL INTENSITY		
Land Use Designation	Minimum Gross Parcel Size**	Maximum Parcel Coverage*
Neighborhood Commercial	43,560 SF	60%
Regional Commercial	43,560 SF	65%

*Parcel coverage the area of land covered by impervious parking areas and building footprints on a particular commercial site.
**Gross Parcel is the entire parcel for the overall commercial development, such as a regional shopping mall, which may include numerous commercial sites within the parcel.

TABLE 4 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OPTIONS					
Single Family (SFR) Designation Options		Type A	Type B	Type C	
Land Use Category		LD	MD	MH	
Density (du/ac)		0-3	2-4	3-6	
SFR Standards		Fig 10	Fig 11	Fig 12	
Lot Area	Minimum	8,500 SF	7,000 SF	5,500 SF	
Lot Width	Minimum	70'	60'	50'	
Building Separation	Minimum	10'	10'	10'	
Building Setback	Minimum				
Front Yard¹	With Front Facing Garage	20'	20'	20'	
Front Yard¹	With Side Facing Garage	15'	15'	15'	
Rear Yard		20'	20'	10'	
Side Yard²		5' & 10', aggregate 15'	5' & 8', aggregate 13'	5' & 8', aggregate 13'	
Street Side Yard³		13'	13'	13'	
Garage	Maximum	No Maximum	3 car	2 car	
Garage	Minimum	2 car	2 car	2 car	
Building Height	Maximum	30' (2 stories)	30' (2 stories)	30' (2 stories)	
Lot Coverage	Maximum	45%	50%	55%	
Parking Spaces Per Dwelling Unit	Minimum	2	2	2	
<p>¹ The setback is measured from the back of any street improvement.</p> <p>² Reduces to 10' aggregate for corner lots with minimum 8' dedicated tract to HOA.</p> <p>³ The setback is measured from the side yard street ROW. Side yard setback includes 8' PUE.</p>					

TABLE 5 MULTIFAMILY RESIDENTIAL DEVELOPMENT OPTIONS

Multiple Family (MFR) Designation Options		Type D	Type E	Type F
Land Use Category		HD	LH	LH
Type		Attached	Attached	Detached
Land Use Examples		Includes, but is not limited to: Condos and Multiple Family Apartments	Includes, but is not limited to: Duplex, Town Home, Cluster, Auto Court, Alley Loaded	Includes, but is not limited to: Court-Homes, Patio-Homes, Detached Cluster, Z-lot, Casitas and Zero Lot Line
Density (du/ac)		12-22	6-12	6-12
MFR Residential Standards			Fig 18d	Fig 18e
Parcel Area	Minimum	3 acres ¹	3 acres ¹	4 acres
Perimeter Building Setback for Parcel		15' adjacent to a collector road, permanent open space, commercial or multifamily residential; 20' adjacent to an arterial road; 25' adjacent to single-family residential	15' adjacent to a collector road, permanent open space, commercial or multifamily residential; 20' adjacent to an arterial road; 25' adjacent to single-family residential	NA
Lot Area Per Dwelling Unit ²	Minimum	1,400 SF	2,100 SF	2,250 SF
Lot Width	Minimum	20'	20'	25'
Building Separation ¹	Minimum	10'	10'	10'
Lot Setbacks:				
Front		10'	10'	10'
Front Facing Garage		20'	20'	20'
Side		5'	5'	5'
Rear		5'	5'	5'
Rear Facing Garage		10'	10'	10'
Street Side		13'	13'	13'
Building Height	Maximum	48' (4 stories)	40' (3 stories)	30' (2 stories)
Coverage	Maximum	65%	65%	60%
Parking Spaces Per Dwelling Unit	Minimum	1.3	1.5	2.0
Landscaping of Total Gross Area	Minimum	15%	15%	15%

¹Parcel area=The entire parcel is considered as one. The parcel is not lotted. Each parcel may contain multiple buildings and each building may include multiple dwelling units. The dwelling units will be attached with 0-foot separation, but each separate multi-unit building will be separated from other structures on the same parcel.

²Lot area per dwelling unit = total area of lots and all open space, excluding all public and private streets, divided by the total number of lots

TABLE 6 NEIGHBORHOOD COMMERCIAL DEVELOPMENT OPTIONS		
Land Use Designation		
Landscaping of Total Gross Area	Minimum	10%
Building Front Setback	Minimum	20'
Building Interior Side and Rear	Minimum	15'
Building Corner Side	Minimum	15'
Lot Coverage	Maximum	60%
Lot Width	Minimum	100'
Building Height	Maximum	48', 4 stories adjacent to HD, Commercial or Industrial; 30' (2 stories) for 150' adjacent to LD or MD, then height may increase to 48'
Building Separation (On same parcel)	Minimum	20'
Perimeter Screen Wall Height (Not required on street side)*	Maximum	8'
Parking Lot Landscaped Setback (on street sides)**	Average	10'
Parking Lot Trees **	Minimum	1 per every 20 parking spaces
Parking Spaces		See Tables 8, 9, and 10 of the CMP

*Or as outlined in Sections D.3.1, D.4.j and D.5.a.2 of the CMP.

**Or as outlined in Section D.9.c.

TABLE 7 REGIONAL COMMERCIAL DEVELOPMENT OPTIONS		
Land Use Designation		
Landscaping of Total Gross Area	Minimum	10%
Building Front Setback	Minimum	20'
Building Interior Side and Rear	Minimum	15'
Building Corner Side	Minimum	15'
Lot Coverage	Maximum	65%
Lot Width	Minimum	100'
Building Height	Maximum	48', 4 stories adjacent to HD, Commercial or Industrial; 30' (2 stories) for 150' adjacent to LD or MD, then height may increase to 48'.
Building Separation (On same parcel)	Minimum	20'
Perimeter Screen Wall Height *	Maximum	8'
Parking Lot Perimeter Landscape Setback (street side)**	Average	10'
Parking Lot Trees **	Minimum	1 per every 50 parking spaces
Parking Spaces		See Tables 8, 9, and 10 of the CMP

*Or as outlined in Sections D.3.1, D.4.j and D.5.a.2 of the CMP.

**Or as outlined in Section D.9.c.

TABLE 8 PARKING STANDARDS

Land Use	Parking Spaces Required	Minimum Spaces to be Provided
Detached Single Family	2 per unit	2
Multiple Family	See Table 5 of the CMP	See Table 5 of the CMP
Commercial	1 per 300 sf.	4
Office	1 per 300 sf	2
Industrial	1 per 1000 sf.	4
Service Establishment	1 per 300 sf	4
Public Assembly	1 per 300 sf	10
Wholesale	1 per 600 sf	4
Warehouse	1 per 900 sf	4
Library / Recreation Center	1 per 300 sf	4
Community Swimming Pool	1 per 1000 sf	4
Parks	3 spaces per acre	3
High School	1 space per employee, plus 1 space per 6 students.	
K-8 School	1 space per employee, plus 1 space per office floor area.	

*Minimum spaces to be provided are calculated per development site.
Parking spaces are calculated per gross building floor area in square feet (sf).
Parking spaces for Parks are calculated as 3 spaces per net acre of park (net equals, minus perimeter roads).
The Planning Director may waive the minimum number of parking spaces, if the Developer/Homebuilder demonstrates, via a parking study, that the spaces are not necessary for the land use proposed.*

TABLE 9 LOADING STANDARDS

Land Use	Loading Spaces to be Provided	Minimum Spaces to be Provided**
Neighborhood Commercial	1 per 25,000 sf.	1
Regional Commercial	1 per 10,000 sf.	1
Office	1 per 25,000 sf.	N/A
Industrial	0.2 per 10,000 sf.	2
Service Establishment	3 per 25,000 sf.	1
Public Assembly	1 per 10,000 sf.	N/A

*Loading spaces are to be to the rear or side of the building.
Loading space is calculated per gross building floor area in square feet (sf).
The minimum number of loading spaces may be waived by the Planning Director upon demonstrating that the spaces are not necessary for the land use proposed.*

TABLE 10 PARKING AND LOADING SPACE DESIGN					
Parking Space Design		90 Degree Spaces*	60 Degree Spaces*	45 Degree Spaces**	Loading Spaces
Width (Standard)		9'	9'	9'	12'
Width (Accessible)		13'	13'	13'	N/A
Length (Standard)		18'	18'	18'	55'
Length (Accessible)		18'	18'	18'	N/A
Aisle Width		25'	20'	15'	25'
Entry access distance from street intersection					75'
Entry access distance from another access driveway					40'
Entry access distance from interior property line					20'
<p><i>For 90 and 60 degree parking, aisle dimensions are 2-way.</i></p> <p><i>For 45 degree parking, aisle dimensions are 1-way.</i></p> <p><i>* When two (2) regular accessible spaces are located side by side, the total space width of each aisle is allowed to be reduced to 11.5 feet each.</i></p> <p><i>**When one (1) regular, and one (1) van accessible space are located side by side, the total space width of the regular aisle is allowed to be reduced to 11.5 feet while the van aisle is allowed to be reduced to 13.5 feet.</i></p>					

TABLE 11 SCREENING STANDARDS		
	Maximum Height	Materials Allowed to be used for Screening
Refuse Container	6'	1
Vehicle Display	2.5'	1,2,3
Parking Area	3'	1,3
Outdoor Storage	6'	1,4
Mechanical Equipment	3.5'	1,3
Residential Property Line Screen Wall		
Residential Adjacent to Residential	6' 8"	1, 2
Residential Adjacent to Parkways Or Freeways	8'	1, 2
Residential Adjacent to Commercial	8'	1, 2
Residential Adjacent to Industrial	10'	1, 2
Commercial Property Line Screen Wall		
Commercial Adjacent to Industrial	10'	1, 2
<p><i>Materials for fence construction shall be limited to the following:</i></p> <p><i>(1) masonry block, (2) wrought iron, (3) landscaped screen (4) chain - link with slats</i></p> <p><i>Other materials may be allowed upon the Planning Director finding that they are either similar to those listed above, or contribute substantially to the community ambiance and character.</i></p> <p><i>Wall structure design may be a combination privacy/retaining wall structure, which is permitted to be terraced at a appropriate engineered intervals</i></p> <p><i>Outdoor storage allowed only in conjunction with an industrial or agricultural use.</i></p>		

TABLE 12 FREE-STANDING SIGNS

Land Use Type	Maximum Sign Height Allowed	Maximum Sign Square Feet Allowed
Monument Main Entry Sign*	6	120
Single-Family	3.5	18
Multiple Family	3.5	18
Public Assembly	3.5	18
Neighborhood Commercial	20	72
Regional Freeway Commercial (Pole Mounted)	65	250
Regional Commercial (Ground Mounted)	20	72
Service Establishment	15	32
Office	20	72
Industrial	20	48

**Additional sign proposed per Section D.12.1 of the CMP
Only one free-standing sign per parcel is allowed.
Signs are to be setback from the front property line ten (10) feet.
All measurements are in feet or square feet.*

TABLE 13 ATTACHED WALL SIGNS

Land Use Type	Maximum Square Foot Area Allowed For Each Lineal Foot Of Building Facing The Street Frontage
Monument Main Entry Sign	0.50
Single-Family	0.25
Multiple Family	0.25
Public Assembly	0.25
Neighborhood Commercial	1.00
Regional Freeway Commercial	1.00
Regional Commercial	1.00
Service Establishment	0.75
Office	0.50
Industrial	0.50

Attached signs shall be placed below roof eave line.

Each side of a building having a street frontage may be counted separate and used to place signs.

Buildings located over fifty (50) feet from the street frontage are allowed to double the allowed sign area and

Table 14

CIPRIANI LAND USE BUDGET - ACREAGE AND DENSITY TABLE (based on Land-Use S)

Parcel Number	Concept Land Use Category	Estimated Gross Area (Ac.)	Estimated Arterial ROW (Ac.)	Estimated Net Area (Ac.)	Non-Residential			Residential				
					Commercial (Ac.)	Open Space (Ac.)	Single-Family (Ac.)	Multifamily (Ac.)	Density Range (du/Ac)	Density Range Allowed	Maximum Dwelling Units	
1	COMM	31.5	3.7	27.8	27.8	-	-	-	-	-	-	-
2	HD	18.9	1.7	17.2	-	-	-	17.2	12 to 22	206	377	
3	LH	30.3	1.2	29.0	-	-	-	29.0	6 to 12	174	348	
4	MH	30.2	1.3	29.0	-	-	29.0	-	3 to 6	87	174	
5	MH	25.2	0.4	24.8	-	-	24.8	-	3 to 6	74	149	
6	MH/School	16.2	-	16.2	-	-	16.2	-	3 to 6	48	97	
7	Open Space/Fire	58.7	2.5	56.2	-	56.2	-	-	-	-	-	
8	LH	15.3	3.4	11.9	-	-	-	11.9	6 to 12	71	143	
9	MD	38.3	4.7	33.5	-	-	33.5	-	2 to 4	67	134	
10	MH	27.8	2.3	25.5	-	-	25.5	-	3 to 6	76	153	
11	LD	26.1	1.4	24.7	-	-	24.7	-	0 to 3	0	74	
12	COMM/Police	10.0	0.7	9.3	9.3	-	-	-	-	-	-	
13	HD/WRF	30.1	1.9	28.2	-	-	-	28.2	12 to 22	339	621	
14	LH	21.1	0.9	20.2	-	-	-	20.2	6 to 12	121	242	
15	LD	37.5	-	37.5	-	-	37.5	-	0 to 3	0	113	
16	HD	23.4	1.9	21.6	-	-	-	21.6	12 to 22	259	474	
17	MH	25.9	-	25.9	-	-	-	25.9	3 to 6	78	155	
18	MD	31.9	-	31.9	-	-	-	31.9	2 to 4	64	127	
19	MD	41.0	-	41.0	-	-	-	41.0	2 to 4	82	164	
20	LD	44.1	-	44.1	-	-	-	44.1	0 to 3	0	132	
21	MD	32.3	0.5	31.7	-	-	31.7	-	2 to 4	63	127	
22	MD	44.9	0.6	44.3	-	-	44.3	-	2 to 4	89	177	
23	LH	13.2	1.6	11.6	-	-	-	11.6	6 to 12	70	139	
24	LD	27.4	-	27.4	-	-	-	27.4	0 to 3	0	82	
25	MD	33.4	-	33.4	-	-	-	33.4	2 to 4	67	134	
26	MD	29.1	1.6	27.4	-	-	-	27.4	2 to 4	55	110	
27	LD	41.0	-	41.0	-	-	-	41.0	0 to 3	0	123	
28	MH	41.9	4.8	37.1	-	-	-	37.1	3 to 6	111	223	
29	MH	29.9	1.2	28.8	-	-	-	28.8	3 to 6	86	173	
30	LD/School	15.2	-	15.2	-	-	-	15.2	0 to 3	0	46	
31	LD	52.0	-	52.0	-	-	-	52.0	0 to 3	0	156	
32	HD	23.0	1.5	21.6	-	-	-	21.6	12 to 22	259	475	
33	LH	15.2	0.8	14.5	-	-	-	14.5	6 to 12	87	174	
34	MH	28.0	1.5	26.5	-	-	-	26.5	3 to 6	79	159	
35	MD	37.2	-	37.2	-	-	-	37.2	2 to 4	74	149	
36	MD	36.8	-	36.8	-	-	-	36.8	2 to 4	74	147	
37	Open Space	19.5	-	19.5	-	19.5	-	-	-	-	-	
38	LD/School	15.5	-	15.5	-	-	-	15.5	0 to 3	0	47	
39	MD	31.8	-	31.8	-	-	-	31.8	2 to 4	64	127	
40	LD	35.0	-	35.0	-	-	-	35.0	0 to 3	0	105	
41	MH	27.8	2.0	25.8	-	-	-	25.8	3 to 6	78	155	
42	MH	32.2	2.9	29.4	-	-	-	29.4	3 to 6	88	176	
43	MD	40.4	-	40.4	-	-	-	40.4	2 to 4	81	162	
44	MD	24.6	-	24.6	-	-	-	24.6	2 to 4	49	98	
45	MH	33.1	-	33.1	-	-	-	33.1	3 to 6	99	198	
46	LD	38.0	-	38.0	-	-	-	38.0	0 to 3	0	114	
47	MH	22.6	1.6	21.1	-	-	-	21.1	3 to 6	63	126	
48	MD	29.9	2.0	27.9	-	-	-	27.9	2 to 4	56	112	
49	MD	33.3	-	33.3	-	-	-	33.3	2 to 4	67	133	
50	MD/School	16.5	-	16.5	-	-	-	16.5	2 to 4	33	66	
51	MD	39.9	2.0	37.9	-	-	-	37.9	2 to 4	76	152	
52	LH	18.5	0.7	17.9	-	-	-	17.9	6 to 12	107	214	
53	MH	23.8	-	23.8	-	-	-	23.8	3 to 6	71	143	
54	MH	27.9	-	27.9	-	-	-	27.9	3 to 6	84	168	
55	LD/School	51.5	-	51.5	-	-	-	51.5	0 to 3	0	154	
56	COMM	17.0	2.5	14.5	14.5	-	-	-	-	-	-	
57	COMM	79.5	2.0	77.5	77.5	-	-	-	-	-	-	
58	COMM	50.7	1.5	49.1	49.1	-	-	-	-	-	-	
59	LH	18.0	1.3	16.8	-	-	-	-	-	-	-	
60	HD	16.1	0.9	15.3	-	-	-	16.8	6 to 12	101	201	
61	MH	39.7	1.7	38.1	-	-	-	15.3	12 to 22	183	336	
62	MH	40.0	3.6	36.5	-	-	-	38.1	3 to 6	114	228	
63	Open Space	0.9	-	0.9	-	0.9	-	36.5	3 to 6	109	219	
64	Open Space	13.0	-	13.0	-	13.0	-	-	-	-	-	
65	Open Space	32.5	-	32.5	-	32.5	-	-	-	-	-	
66	Open Space	100.0	-	100.0	-	100.0	-	-	-	-	-	
Tract A	Open Space	5.4	-	5.4	-	5.4	-	-	-	-	-	
Tract B	Open Space	9.4	0.3	9.1	-	9.1	-	-	-	-	-	
Tract C	Open Space	5.1	-	5.1	-	5.1	-	-	-	-	-	
Tract D	Open Space	0.3	-	0.3	-	0.3	-	-	-	-	-	
Tract E	Open Space	7.2	-	7.2	-	7.2	-	-	-	-	-	
Tract F	Open Space	5.4	0.2	5.2	-	5.2	-	-	-	-	-	
Tract G	Open Space	14.6	-	14.6	-	14.6	-	-	-	-	-	
Tract H	Open Space	2.7	0.5	2.2	-	2.2	-	-	-	-	-	
Crossing A	ROW	0.3	0.3	0.0	-	0.0	-	-	-	-	-	
Crossing B	ROW	0.5	-	0.5	-	0.5	-	-	-	-	-	
Crossing C	ROW	0.9	0.9	0.0	-	0.0	-	-	-	-	-	
Crossing D	ROW	0.4	0.4	0.0	-	0.0	-	-	-	-	-	

Residential Density (based on Residential Net Ac.)					1,586.7	-	-	-	-	2.8	6.1		
Project Total					2,105.7	69.0	2,036.7	178.2	271.6	1,361.1	225.6	4,384	9,706

Table 15

CIPRIANI LAND USE BUDGET SUMMARY (based on Land-Use S)								
Concept Land Use Plan S	Estimated Gross Area (Ac)	Estimated Net Area (Ac)	Estimated Arterial ROW (Ac)	Low Density (du/Ac)	High Density (du/Ac)	Low Dwelling Units	Maximum Dwelling Units	
LD	383.3	382.0	1.4	0	3	0	1,146	
MD	541.3	529.8	11.4	2	4	1,060	2,119	
MH	472.4	449.3	23.1	3	6	1,348	2,696	
LH	131.6	121.8	9.8	6	12	731	1,462	
HD	111.6	103.8	7.8	12	22	1,246	2,283	
Commercial Centers Conservation/Open Space	188.6	178.2	10.4	-	-	-	-	
	276.7	271.6	5.1	-	-	-	-	
Total	2,105.7	2,036.7	69.0	-	-	4,384	9,706	

NOTE: Table 15 represents area and unit calculations based on all parcels with underlying zoning (Schools/WRF/Police/Fire) being included in their respective single/multi-family Land Use category.

Table 16

CIPRIANI OVERALL OPEN SPACE CALCULATIONS (based on Land-Use S)

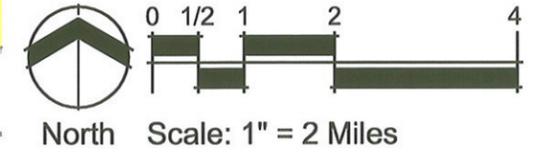
Parcel Number	Concept Land Use Category	Estimated Gross Area (Ac.)	Pocket Parks	Neighborhood Parks	Community Parks	Greenways	Conservation
1	COMM	31.5					
2	HD	18.9					
3	LH	30.3					
4	MH	30.2	0.2				
5	MH	25.2					
6	MH/School	16.2					
7	Open Space/Fire	58.7			58.7		
8	LH	15.3					
9	MD	38.3	0.2				
10	MH	27.8					
11	LD	26.1					
12	COMM/Police	10.0					
13	HD/WRF	30.1					
14	LH	21.1					
15	LD	37.5					
16	HD	23.4	0.2				
17	MH	25.9					
18	MD	31.9	0.2				
19	MD	41.0	0.2				
20	LD	44.1					
21	MD	32.3	0.2				
22	MD	44.9					
23	LH	13.2					
24	LD	27.4					
25	MD	33.4					
26	MD	29.1					
27	LD	41.0	0.2				
28	MH	41.9					
29	MH	29.9	0.2				
30	LD/School	15.2					
31	LD	52.0					
32	HD	23.0	0.2				
33	LH	15.2					
34	MH	28.0	0.2				
35	MD	37.2					
36	MD	36.8					
37	Open Space	19.5		19.5			
38	LD/School	15.5					
39	MD	31.8					
40	LD	35.0	0.2				
41	MH	27.8					
42	MH	32.2	0.2				
43	MD	40.4	0.2				
44	MD	24.6					
45	MH	33.1					
46	LD	38.0					
47	MH	22.6					
48	MD	29.9					
49	MD	33.3	0.2				
50	MD/School	16.5					
51	MD	39.9					
52	LH	18.5					
53	MH	23.8					
54	MH	27.9	0.2				
55	LD/School	51.5					
56	COMM	17.0					
57	COMM	79.5					
58	COMM	50.7					
59	LH	18.0					
60	HD	16.1					
61	MH	39.7					
62	MH	40.0	0.2				
63	Open Space	0.9				0.1	0.8
64	Open Space	13.0				0.9	12.1
65	Open Space	32.5				2.4	30.1
66	Open Space	100.0				3.9	96.1
Tract A	Open Space	5.4				5.4	
Tract B	Open Space	9.4				9.4	
Tract C	Open Space	5.1				5.1	
Tract D	Open Space	0.3				0.3	
Tract E	Open Space	7.2				7.2	
Tract F	Open Space	5.4				5.4	
Tract G	Open Space	14.6				14.6	
Tract H	Open Space	2.7				2.7	
Crossing A	ROW	0.3					
Crossing B	ROW	0.5					
Crossing C	ROW	0.9					
Crossing D	ROW	0.4					
Conceptual Total		2,105.7	3.2	19.5	58.7	57.4	139.1
Total Gross Area provided as Parks and Open Space							277.9

Note: Greenway within Conservation/Preservation Area is a minimum acreage

SECTION J. FIGURES

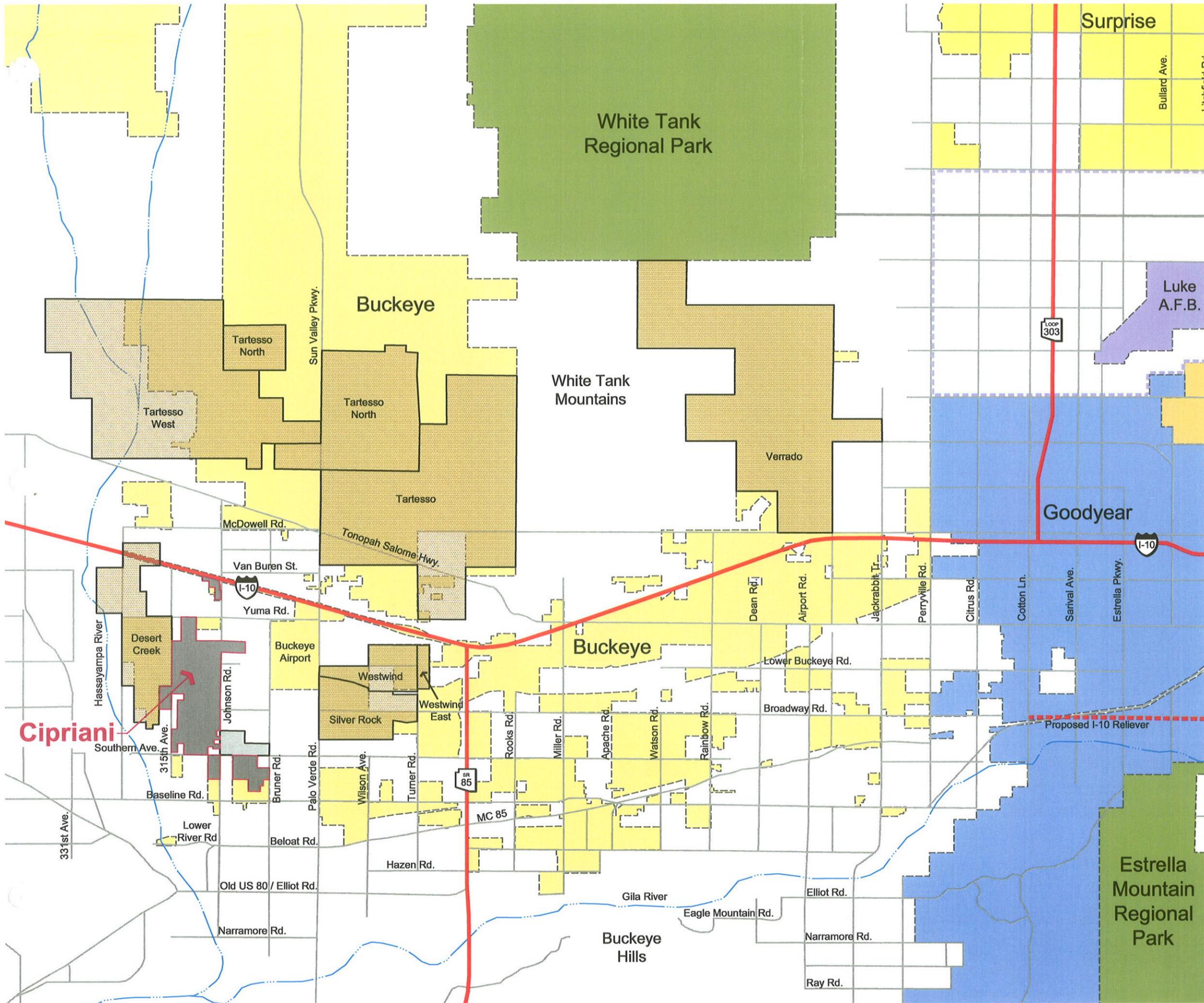
Cipriani
 Buckeye, Arizona
 Community Master Plan (CMP)
 Regional Vicinity Map

Figure 1



Legend

-  Cipriani CMP Area
-  Cipriani PR Area (not a part of CMP)

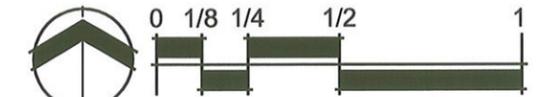


CMX Project Number: 6984 June 2008
 Project Manager: T. Bonar
 Designed By:
 Graphics By: N/A
 Drawn By: J. Newbegin / C. Klock / S. Bunting
X:\69006984\Planning\Submittals\Community Master Plan\4th Submittal\July 2008 CMP\6984-Fig-01 Regional Vicinity Map.dwg
 Jun 23, 2008 9:15am
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Opportunities and Constraints

Figure 3



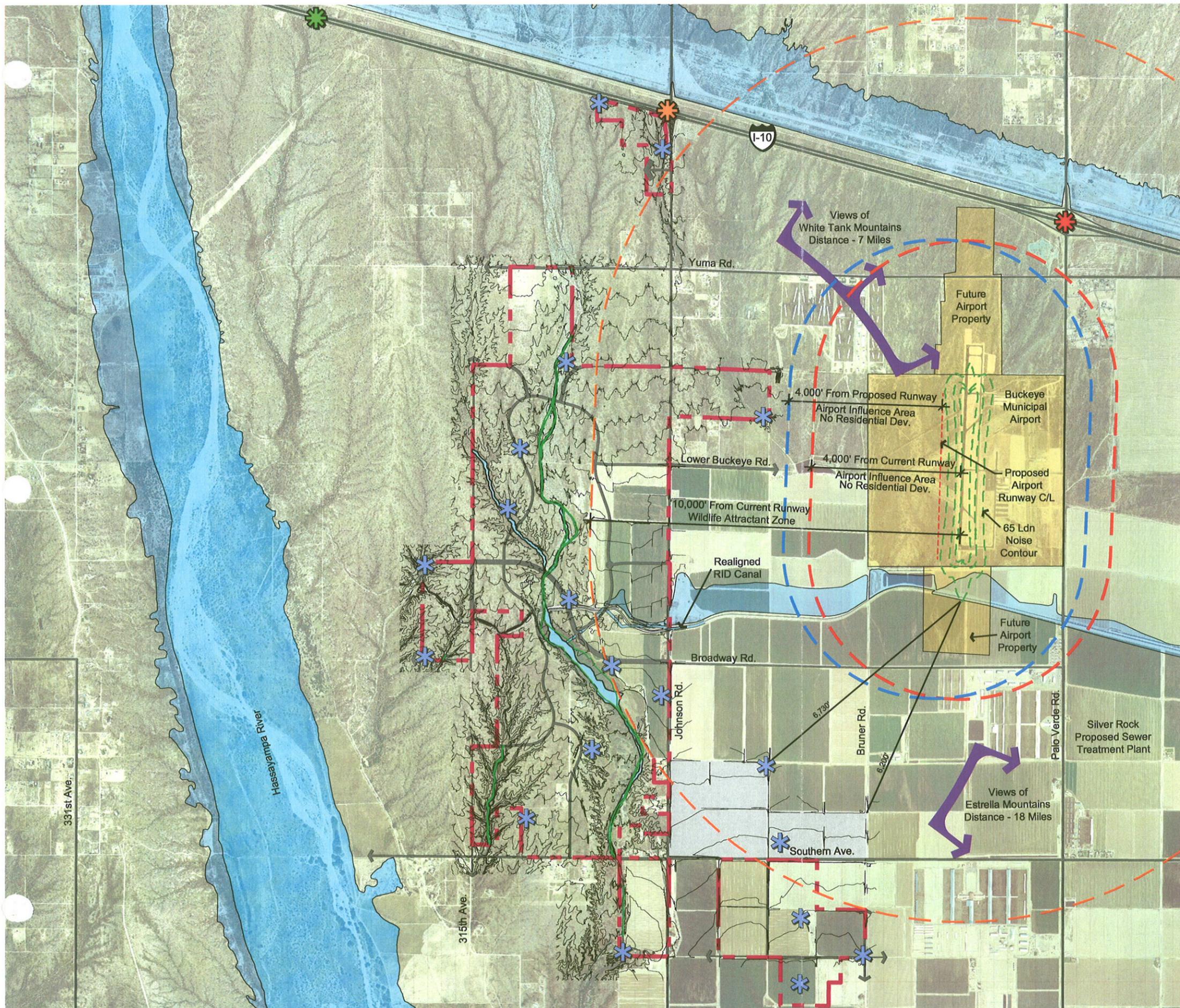
North Scale: 1" = 1/2 Mile

Legend

- - - CMP Boundary
- Jurisdictional Washes
- - - Existing Airport Noise Contours
- - - 4,000' Airport Influence Area From Existing Runway
- - - 4,000' Airport Influence Area From Proposed Runway
- - - Proposed Airport Runway
- - - 10,000' From Current Runway Wildlife Attractant Zone

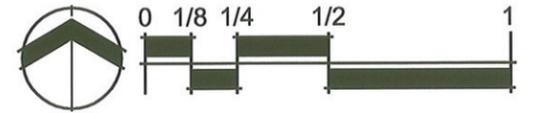
- Airport
- FEMA Floodplain
- Cipriani PR Area (not a part of CMP)
- FEMA Floodway

- ✱ Proposed ADOT Interchange
- ✱ Proposed Interchange by Desert Creek
- ✱ Existing Interchange
- ✱ Potential Well Location
- ↔ View Corridor



Buckeye Municipal Airport Map

Figure 3a

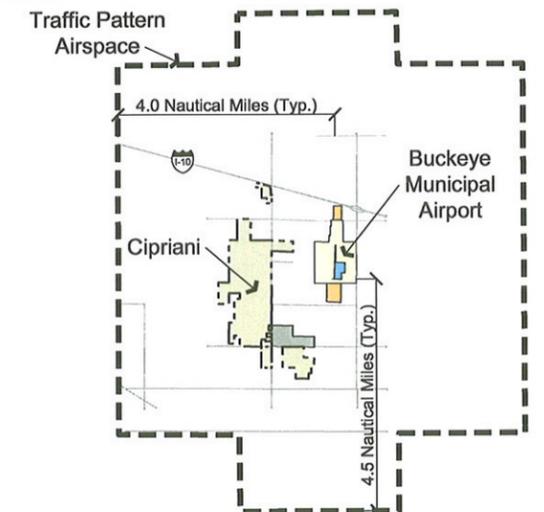


North Scale: 1" = 1/2 Mile

Legend

- CMP Boundary
- Existing Airport Noise Contours
- Long Range Capacity Contour - Significant Effect
- Long Range Capacity Contour - Marginal Effect
- Proposed Airport Runway
- Current Airport Runway and Facilities
- Existing Airport
- Future Airport
- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)

Public Airport Disclosure Map



Notes

- Buckeye Airport Ldn lines were created based on a scanned image from Jason Hardison, C.M. Town of Buckeye Airport Manager (Dated January 5, 2006)

CMX Project Number: 6984 June 2008
Project Manager: T. Bonar
Designed By:
Graphics By: N/A
Drawn By: J. Newbegin / C. Klock / S. Bunting



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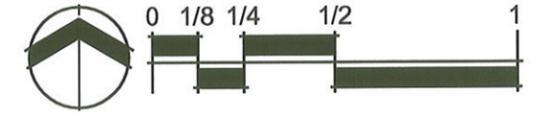


Cipriani

Buckeye, Arizona
Community Master Plan (CMP)

Employment Exhibit

Figure 3b



North Scale: 1" = 1/2 Mile

Legend

-  CMP Boundary
-  Cipriani CMP Area
-  Cipriani PR Area (not a part of CMP)
-  Airport Employment (859.9 Ac.)
-  Developer Owned CMP Employment (177.6 Ac.)
-  Developer Owned Non - CMP Employment (534.6 Ac.)
-  Buckeye Employment Corridor (3,893.5 Ac.) (per Buckeye General Plan)
-  Buckeye Light Industrial (1,458.5 Ac.) (based on July 2005 General Plan Map)

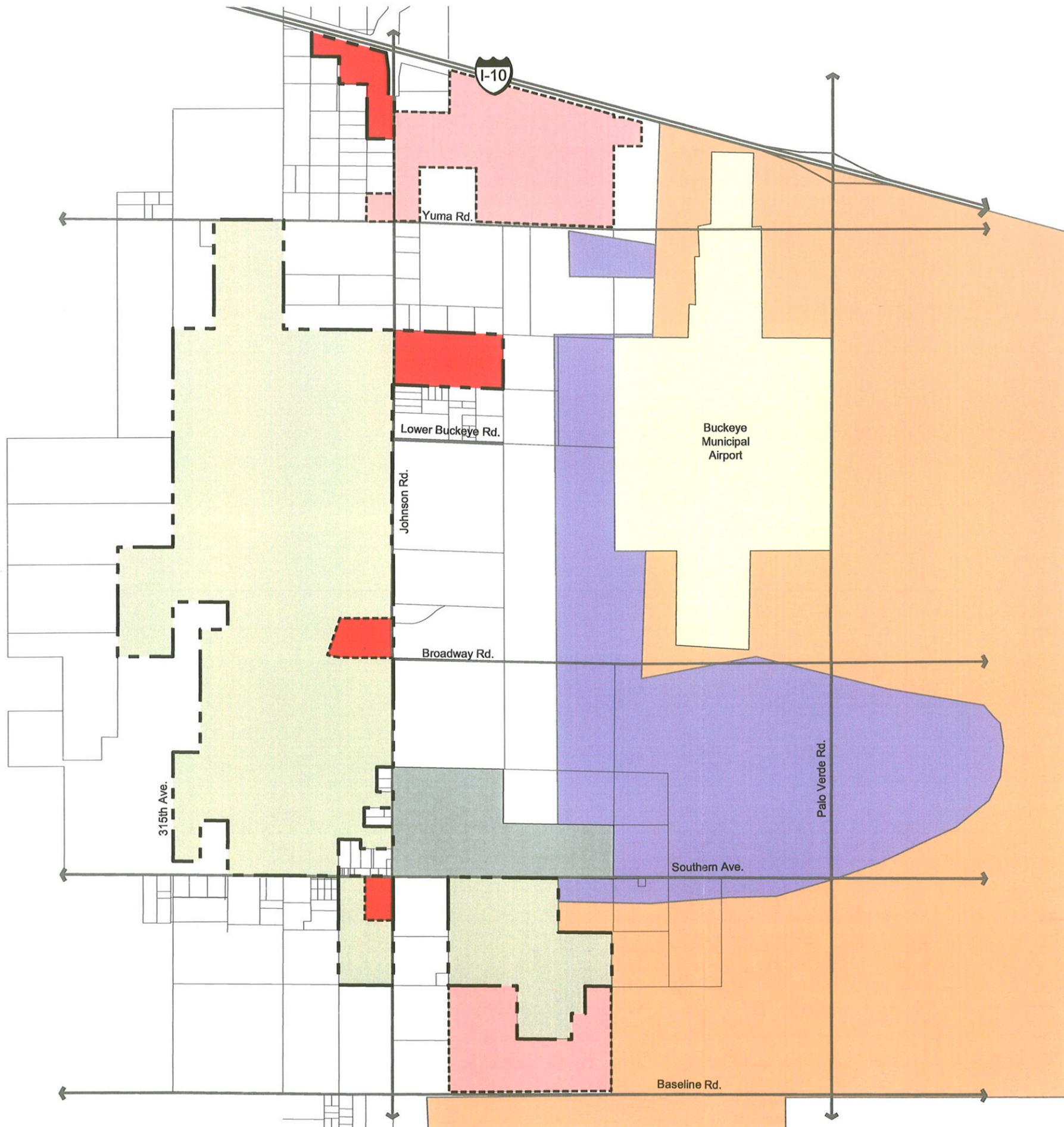
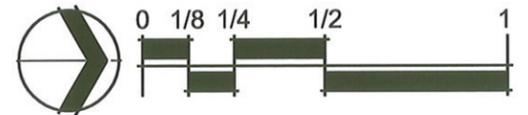
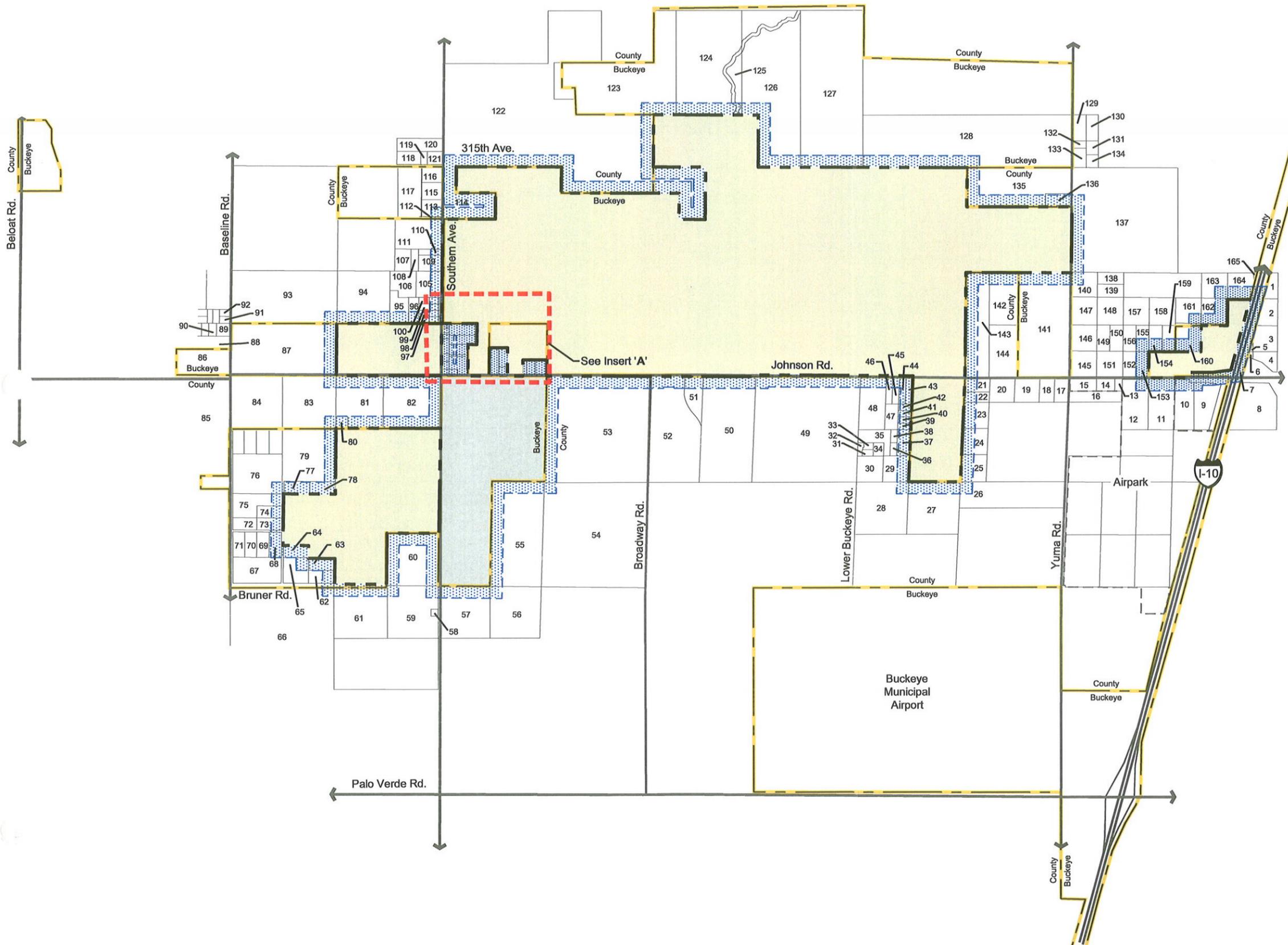


Figure 4



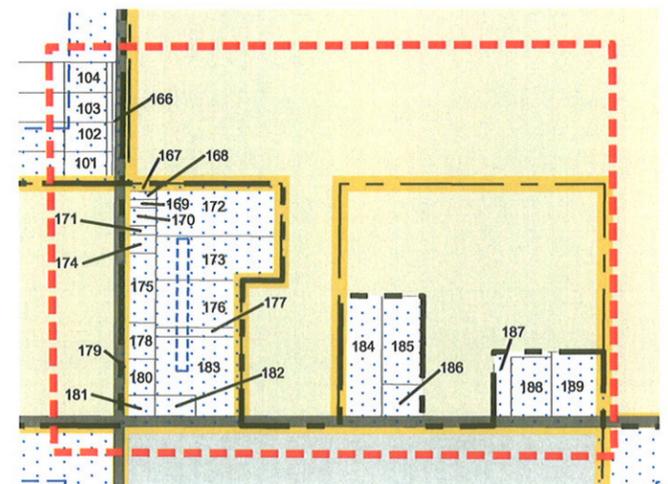
North Scale: 1" = 1/2 Mile

Legend

- CMP Boundary
- City Limits (reflect recently revised Annexation)
- 300' Project Offset
- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)

Insert 'A'

Scale: 1" = 1,000'



Notes

Parcel ownership obtained from Maricopa County Assessor's website June 16, 2008.

CMX Project Number: 6984 June 2008
Project Manager: T. Bonar
Designed By:
Graphics By: N/A
Drawn By: J. Newbegin / C. Klock / S. Bunting



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Figure 4a Property Owners Adjacent to the Cipriani Project

Map #	Property Owners	Address	Assessors Parcel #
1	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
2	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
3	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
4	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
5	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
6	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
7	Louie Malloque (ADOT)	205 S 17th Ave. Mail Drop 612E	Phoenix, AZ 85007
8	Flood Control District of Maricopa County	2801 W Durango St.	Phoenix, AZ 85009
9	Point Grey Estates LLC	12515 S 175th Ave	Goodyear, AZ 85338
10	Point Grey Estates LLC	12515 S 175th Ave	Goodyear, AZ 85338
11	Buckeye Yuma Johnson 300/Stewart Walter ETAL	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
12	Buckeye Yuma Johnson 300/Stewart Walter ETAL	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
13	NEC Yuma Johnson LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
14	NEC Yuma Johnson LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
15	NEC Yuma Johnson LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
16	NEC Yuma Johnson II LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
17	Truschel Ann Louise	1213 S Johnson	Buckeye, AZ 85326
18	Luna Aristeo P/Maria L	1221 S Johnson Rd	Buckeye, AZ 85326
19	Rivera Ron/Kimberly TR	47 Olympia Hills Cir	Las Vegas, NV 89141
20	Taylor, Oscar/Virginia/Landinger B G/Vinger C	6615 N. Scottsdale Rd.	Scottsdale, AZ 85250
21	Kephart Judy Lois	3621 E. Yale	Phoenix, AZ 85008
22	Johnson Rd III LTD	5740 E Calle Del Paisano	Phoenix, AZ 85018
23	Dickey William D JR/Alice	1140 E Washington St No 102	Phoenix, AZ 85034-2224
24	Foltz John E/Marie D	9938 E. Bayview Dr.	Scottsdale, AZ 85258
25	LCB Assets LLC	16121 W Trocar Ave.	Goodyear, AZ 85338
26	Stolz Farms Inc	11111 W. McDowell Rd.	Avondale, AZ 85323
27	Stolz Farms Inc	11111 W. McDowell Rd.	Avondale, AZ 85323
28	Stolz Farms Inc	11111 W. McDowell Rd.	Avondale, AZ 85323
29	Kaila Subhi M Tr	9415 S 15th St.	Phoenix, AZ 85040
30	Kaila Subhi M Tr	9415 S 15th St.	Phoenix, AZ 85040
31	Koger Florence E/Maczuga John P	30424 W Lower Buckeye Rd	Buckeye, AZ 85326
32	Koger Florence E/Maczuga John P	30424 W Lower Buckeye Rd	Buckeye, AZ 85326
33	Koger Florence E/Maczuga John P	30424 W Lower Buckeye Rd	Buckeye, AZ 85326
34	Koger Florence E/Maczuga John P	30424 W Lower Buckeye Rd	Buckeye, AZ 85326
35	Kelly Michael N JR/Rachel TR	8312 W Patrick Ln	Peoria, AZ 85383
36	Henderson Joshua Lee	30420 W. Lower Buckeye Rd.	Phoenix, AZ 85383
37	Nordgren Viola L	30420 W Lower Buckeye Rd.	Buckeye, AZ 85326
38	Henderson James Lee/Angela Victoria	19845 N 36 Dr	Buckeye, AZ 85326
39	Hughes Donald E/Shirley M	P.O. Box 276	Glendale, AZ 85308
40	Kay Robert	2423 S Johnson Rd	Buckeye, AZ 85326
41	Crooks Bradley	26306 N 15th Ave	Buckeye, AZ 85326
42	Micksch Gregory R/Carol L.	5201 N 199th Ave	Litchfield Park, AZ 85340
43	Hughes Donald/Shirley M	2401 S Johnson Road	Buckeye, AZ 85326
44	Kay Robert L/Tammy	2423 S Johnson Rd	Buckeye, AZ 85326
45	Hughes Donald E/Shirley M	2609 S Johnson Road	Buckeye, AZ 85326
46	Hughes Donald E/Shirley M	2401 S Johnson Road	Buckeye, AZ 85326
47	Hughes Donald E/Shirley M	P.O. Box 276	Buckeye, AZ 85326
48	Aycock Roy F/Olive Jean TR	3816 E Elm St.	Phoenix, AZ 85018
49	J Bar R Farms Limited Partnership	25500 W. Broadway Rd.	Buckeye, AZ 85326
50	J Bar R Farms Limited Partnership	25500 W. Broadway Rd.	Buckeye, AZ 85326
51	Green Farms LTD	8501 N. 49th St.	Paradise Valley, AZ 85253
52	Green Farms LTD	8501 N. 49th St.	Paradise Valley, AZ 85253
53	Green Farms LTD	8501 N. 49th St.	Paradise Valley, AZ 85253
54	PT Corporation	2657 Windmill Pkwy No. 393	Henderson, NV 89074
55	Kakerlee LTD Partnership	6325 N. 75th St.	Scottsdale, AZ 85250-4623
56	Triple G Farms	11726 W. Lower Buckeye Rd.	Tolleson, AZ 85353
57	T & B Ranches LTD Partnership	29115 W. Broadway Rd.	Buckeye, AZ 85326
58	Roosevelt Irrigation District	103 W Baseline Rd	Buckeye, AZ 85326
59	Michael Pylman Dairy LLC	11903 W. Lower Buckeye Rd.	Tolleson, AZ 85353
60	Iacona Properties LLC	3641 East La Salle Street	Phoenix, AZ 85040
61	Michael Pylman Dairy LLC	11903 W. Lower Buckeye Rd.	Tolleson, AZ 85353
62	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
63	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
64	No address available		
65	No address available		
66	Michael Pylman Dairy LLC	11903 W. Lower Buckeye Rd.	Tolleson, AZ 85353
67	No address available		
68	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
69	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
70	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
71	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
72	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
73	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
74	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
75	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
76	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
77	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
78	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
79	Buckeye Baseline One LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
80	Buckeye Lot 130 LLC	3900 S Hualapai Way Ste 100	Las Vegas, NV 89147
81	RM Moser Family LLLP	PO Box 548	Buckeye, AZ 85326
82	RM Moser Family LLLP	PO Box 548	Buckeye, AZ 85326
83	RM Moser Family LLLP	PO Box 548	Buckeye, AZ 85326
84	RM Moser Family LLLP	PO Box 548	Buckeye, AZ 85326
85	No address available		
86	Tempe Leasing and Rental Co	13001 S Rainbow Valley Rd.	Buckeye, AZ 85326
87	No address available		
88	Oliver Lonnie E/Tracie H	16235 W Statler St	Surprise, AZ 85374
89	Rodriguez Lino J/Phyllis M	P O Box 153	Arlington, AZ 85322
90	Rodriguez Lucinda	7708 S 308th Dr	Buckeye, AZ 85326
91	Johnson Frank T/Beverly J	309070 W Baseline Rd	Buckeye, AZ 85326
92	Reader Anne E/Peterse Neville	7615 S 309th Dr	Buckeye, AZ 85321
93	Verma Buckeye 78 LLC	3001 W Indian School Rd. Unit 140	Phoenix, AZ 85017

Q:\-6900\6984\Planning Documents\ENTITLEMENT\Reports\CMP-Cipriani\4th Submittal\7-2008 Figure 4a Adjacent-Stakeholders.xls

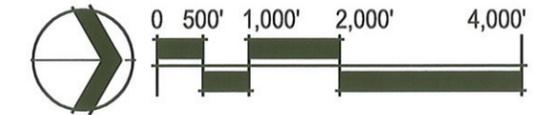
Figure 4a Property Owners Adjacent to the Cipriani Project

Map #	Property Owners	Address	Assessors Parcel #
94	Belmont Associates LLC	PO Box 4997	504-36-039-E
95	Heim Richard Alvin	PO Box 367	504-36-035-W
96	Cox Fred	15826 W Clear Canyon Dr	504-36-035-V
97	Brown Nathan Mark	19903 W Highland Ave	504-36-036-T
98	Brown Nathan Mark	19903 W Highland Ave	504-36-035-S
99	Brown Nathan Mark	19903 W Highland Ave	504-36-035-R
100	Brown Nathan Mark	19903 W Highland Ave	504-36-035-Q
101	Otis William R/Linda V	6110 N. 129 Ave.	504-36-035-P
102	Otis William R/Linda V	6110 N. 129 Ave.	504-36-035-N
103	Smith Ricky Joel/Sabrina Ann	19742 W. Georgia Ave.	504-36-035-L
104	Kerr Jeremy Wayne	22366 W Solano Dr	504-36-035-K
105	May William L Jr/Mauricette	15923 W. Mulberry Dr.	504-36-035-D
106	Parsley Gary	12081 State Route 335	504-36-035-U
107	Scow Stanton T/Susan	P.O. Box 1268	504-36-033-A
108	Martin Jesse B/Cambria S	P.O. Box 1268	504-36-033-E
109	Scow Harvesting LLC Stanton T Scow MGR	P.O. Box 1268	504-36-033-K&L
110	Scow Nathan S/Amberlyn B	P.O. Box 1268	504-36-033-J
111	Scow Stanton T/Susan L	P.O. Box 1268	504-36-033-G
112	H & V Joint Venture LLC	9865 S Priest Dr Suite 101	504-36-038-D &
113	Wenrick Kenneth A TR	6446-30 E. Trailridge Cir	504-36-038-P
114	State Land/Gordon Taylor	1616 West Adams Street	Unassessed
115	Wenrick Kenneth A TR	6446-30 E. Trailridge Cir	504-36-038-Q
116	Wenrick Kenneth A TR	6446-30 E. Trailridge Cir	504-36-038-R
117	Sherrill James L/Leila J	P O Box 181	504-36-038-F
118	White Terry/Lana A	31507 W. Southern	504-36-020-Q
119	White Terry/Lana A	31507 W. Southern	504-36-020-P
120	Haller Willette V	1402 Joni Ave.	504-36-020-B
121	White Terry/Lana A	31507 W. Southern	504-36-020-M
122	State Land/Gordon Taylor	1616 West Adams Street	Unassessed
123	Desert Creek MPC LLC	911 Hidebrand Land, NE #203	504-31-097-A
124	Buckeye 1680 LLC	911 Hidebrand Land, NE #203	504-31-023-E
125	Buckeye 1680 LLC	911 Hidebrand Land, NE #203	504-31-023-F
126	Buckeye 1680 LLC	911 Hidebrand Land, NE #203	504-31-023-H
127	Buckeye 1680 LLC	911 Hidebrand Land, NE #203	504-31-023-G
128	Desert Creek MPC LLC	911 Hidebrand Land, NE #203	504-31-018
129	Hohn Wyla H	10252 N. 102 Dr	504-67-030
130	Renberg Robert N/Ruth A TR	18602 B Conquistador Dr	504-67-027
131	MHK LLC	8560 N. Cantia Bello St	504-67-028-B
132	DeIoera Fred TR	403 E Sesame St	504-67-029-B
133	DeIoera Fred TR	403 E Sesame St	504-67-029-D
134	MHK LLC	8560 N. Cantia Bello St	504-67-028-A
135	Wrublik John	13001 S. Rainbow Valley Rd	504-31-004-K
136	Cowan Leonard R/Cowan-Harris Sandy	2222 Williams St	504-31-004-L
137	State Land/Gordon Taylor	1616 West Adams Street	Unassessed
138	Duringer Pierre R & Deborah F	35 Hartwood Court	504-61-040
139	Duringer Pierre R & Deborah F	35 Hartwood Court	504-61-041
140	Lara Eva F	1824 W Rose Ln	504-61-023-N
141	Wrublik Richard R	PO Box 8510	504-31-001-J
142	Wrublik Children's Holding LLC	PO Box 8510	504-31-001-F
143	Wrublik Children's Holding LLC	PO Box 8510	504-31-001-B
144	Wrublik Children's Holding LLC	PO Box 8510	504-31-001-E
145	Chain J/L TR/Mass Albert/Gutzman Edward III	8665 W. Flamingo Suite 200	504-61-023-V
146	Linde Gary W	30832 W. Yuma Rd.	504-61-023-L
147	Singh Jatinder	309 Yuma	504-61-023-T
148	Duringer Pierre R & Deborah F	35 Hartwood Court	504-61-023-H
149	Garcia Joe A	911 S. 309th Ave.	504-61-023-Y
150	Jarosz John & Zenia	5319 S. Richmond St.	504-61-023-Z
151	S & L LLC	1428 W. San Pedro St	504-61-023-U
152	Dhondrup Jentsen/Barbara	23600 Kentworthy Ave	504-61-037
153	Dhondrup Jentsen/Barbara	23600 Kentworthy Ave	504-61-036
154	Cornell Douglas F/Audrey A TR	10017 W. Hutton Dr.	504-61-039
155	Cornell Douglas F/Audrey A TR	10017 W. Hutton Dr.	504-61-023-W
156	Cornell Douglas F/Audrey A TR	10017 W. Hutton Dr.	504-61-023-X
157	Duringer Michael S/Susanne E	12833 Lunada Place	504-61-023-E
158	Duringer Pierre R & Deborah F	35 Hartwood Court	504-61-023-D
159	Cornell Douglas F/Audrey A TR	10017 W. Hutton Dr.	504-61-038
160	Steverson Larry K/Carla	99 Hui Road F #B	504-61-035
161	HS Nagaraja Setty Living Trust	1244 W. Straford Dr.	504-61-030
162	Choloduik William	1227R Brodhead Rd.	504-61-022-B
163	Shemer Douglas	2554 E. Cortez	504-61-024
164	Shemer Douglas	2554 E. Cortez	504-61-027-A
165	State of Arizona	205 S. 17th Av.	504-61-022K
166	Heim Richard Alvin	PO Box 367	504-36-035-J
167	Mendoza Antonio	30858 W. Southern Ave.	504-36-003-T
168	Tercero Paul	19947 Rainbow Trail	504-36-003-R
169	Earp Rebecca M	11603 W Clover Way	504-36-003-P
170	Aldana Juan M/Bertha	13613 W. Mauna Loa Ln	504-36-003-U
171	Bowen Daniel S/Monica M	34720 W Durango St	504-36-003-V
172	Fernicola Luannel/Karen	227 Sherwood Ave.	504-36-003-K
173	Patrick Lewis E & Cohen Eillen	PO Box 14136	504-36-099
174	Camp Phillip L	31000 W Southern	504-36-043-A
175	Kolb Cynthia D	P O Box 414	504-36-042
176	Gomez Andres/Raquel Arroyo	5802 E. Johnson Road	504-36-003-M
177	Luna Martin Nunez	25191 W Parkside Ln S	504-36-098
178	Camarillo Seiso M	30724 W. Southern Av.	504-36-001-C
179	Camarillo Estella	30724 W. Southern Av.	504-36-001-B
180	Camarillo Benio S & Estella M, Etal	Rt 2 Box 889-A	504-36-001-D
181	Lerma Freddie/Nicholls Gloria Lerma	5810 S. Johnson Rd.	504-36-002
182	Chavez Catherine	826 S. 31st Ave	504-36-044-A
183	Fernicola Luannel/Karen	227 Sherwood Ave.	504-36-003-J
184	Ortiz Felipe/Luna Sofia Ortiz	8605 S. Palo Verde Road, #3	504-36-101
185	Moran Dean V/Melanie R	12416 N 46th Ave	504-36-100-C
186	Burke Stephen A	5508 S. Johnson Rd	504-36-100-D
187	Tyree Donald F/Kathleen M	125 4th Ave. E.	504-36-040-J
188	Tyree Donald F/Kathleen M	125 4th Ave. E.	504-36-041
189	Randall Charles R/Kerry J	5204 S Johnson Rd	504-36-040-H

Q:\690016984\Planning Documents\ENTITLEMENT\Reports\CMP-Cipriani\4th Submittal\7-2008 Figure 4a Adjacent-Stakeholders.xls

Proposed Land Use and Zoning

Figure 6



North Scale: 1" = 2,000'

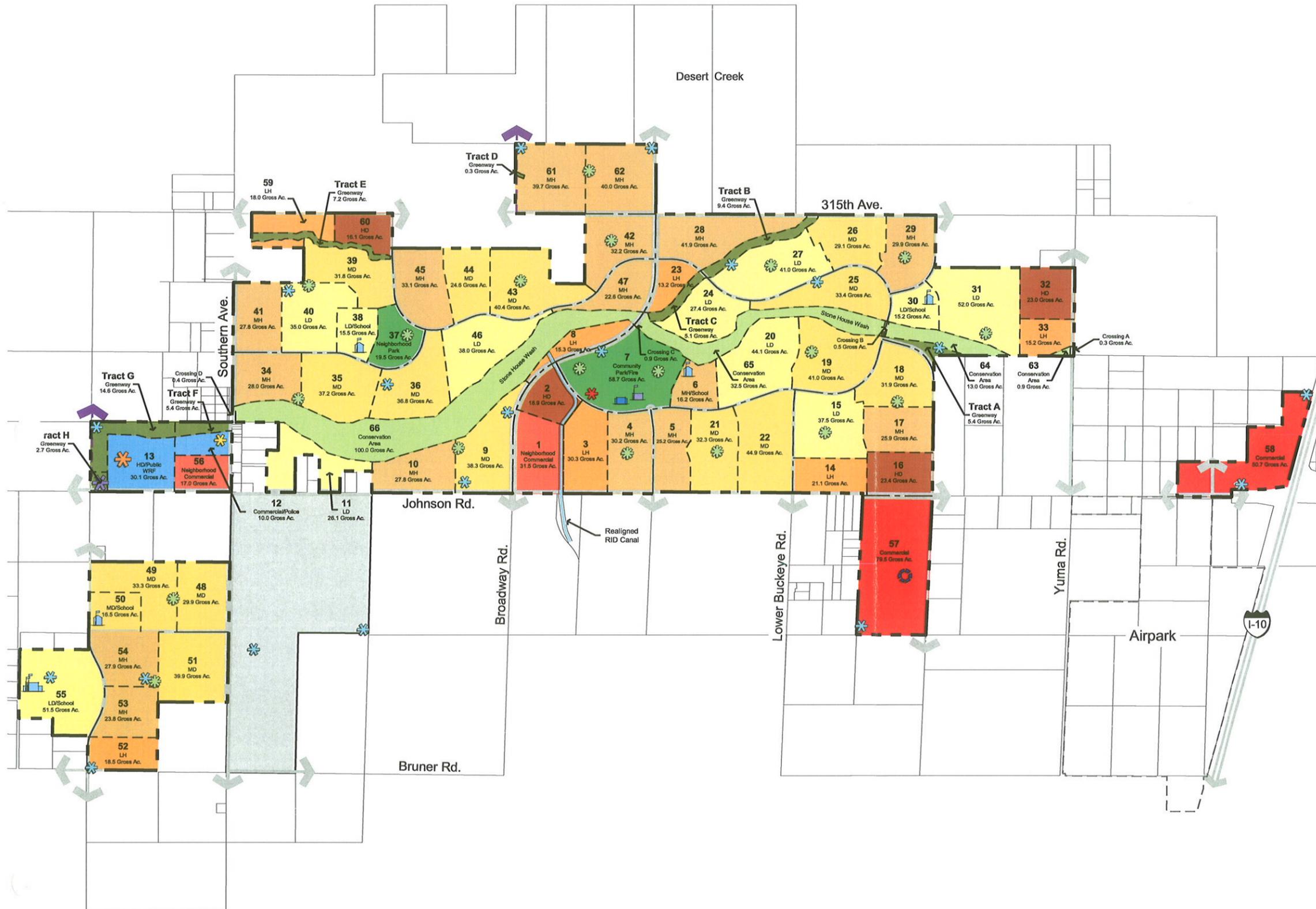
Legend

- CMP Boundary
- Parcel Boundary
- PC - LD
Low Density (0-3 du/Ac)
- PC - MD
Medium Density (2-4 du/Ac)
- PC - MH
Medium High Density (3-6 du/Ac)
- PC - LH
Low High Density
Single-Family (6-12 du/Ac)
- PC - HD
High Density
Multifamily (12-22 du/Ac)
- Cipriani PR Area
(not a part of CMP)
- PC - Regional
Commercial
- PC - Neighborhood
Commercial
- PC - Park
- PC - Greenway
- PC - Conservation
Open Space
- PC - Public WRF/Police
- Elementary School
- High School
- Multi-generation Center
- Potential Library
- Water Reclamation Facility
- Potential Pocket Park
- Police Station
- Fire Station
- Potential Well Location
- Potential APS Substation
- Potential Water Storage Location

Site Data

Approximate Cipriani Project Gross Area	2,345.7 Acres
Approximate CMP Gross Area	2,105.7 Acres

Notes



CMX Project Number: 6984 June 2008
 Project Manager: T. Bonar
 Designed By:
 Graphics By: N/A
 Drawn By: J. Newbegin / C. Klock / S. Bunting



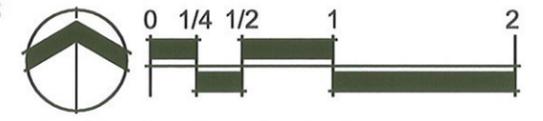
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Cipriani

Buckeye, Arizona
Community Master Plan (CMP)

Proposed and Existing Community Services

Figure 5



North Scale: 1" = 1 Mile

Legend

- CMP Boundary
- 3 Minute Fire Department Response Radius
- 5 Minute Fire Department Response Radius
- 10 Minute Fire Department Response Radius

- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)

- Nearest Existing Elementary School
Approximately 1.5 miles to nearest point of site.
10700 S. Palo Verde.
Buckeye, AZ 85326
- Proposed Elementary School

- Nearest Existing High School
Approximately 6.7 miles to nearest point of site.
902 Eason Ave.
Buckeye, AZ 85326
- Proposed High School

- Nearest Existing Public Library
Approximately 6.3 miles to nearest point of site.
310 N. 6th St.
Buckeye, AZ. 85326
- Potential Library

- Nearest Existing Police Station
Approximately 7.1 miles to nearest point of site.
Response Time: Approximately 12.7 minutes
100 N Apache Rd.
Buckeye, AZ 85326
- Proposed Police Station

- Nearest Existing Fire Station
Approximately 6.1 miles to nearest point of site.
Response Time: Approximately 11.0 minutes
404 S. Miller Rd.
Buckeye, AZ 85326
- Proposed Fire Station

Source: Maricopa County Assessor Website
<http://www.maricopa.gov/assessor/gis/map.html> Accessed 08/26/04

Notes

- Formula used to calculate response time is $T=0.65+1.7D$
The NFPA(National Fire Protection Association) formula (NFPA code 1720 A.4.3.2) to estimate travel times, or response times (definition NFPA 1710 3.3.37.4).

CMX Project Number: 6984 June 2008
Project Manager: T. Bonar
Designed By:
Graphics By: N/A
Drawn By: J. Newbegin / C. Klock / S. Bunting



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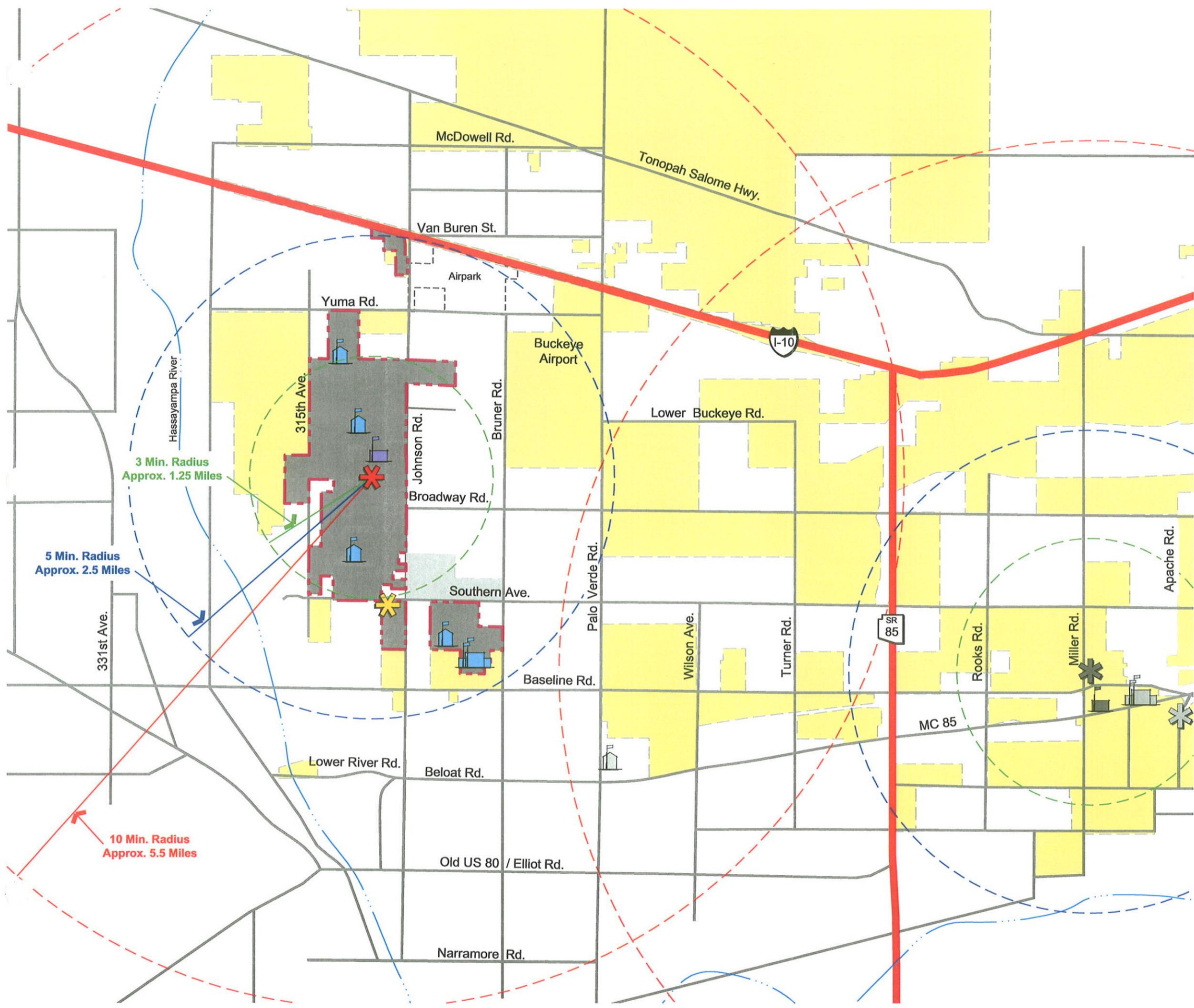
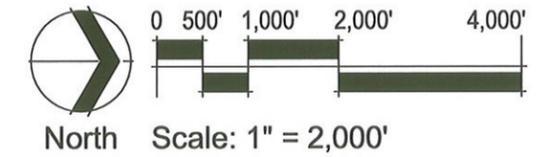
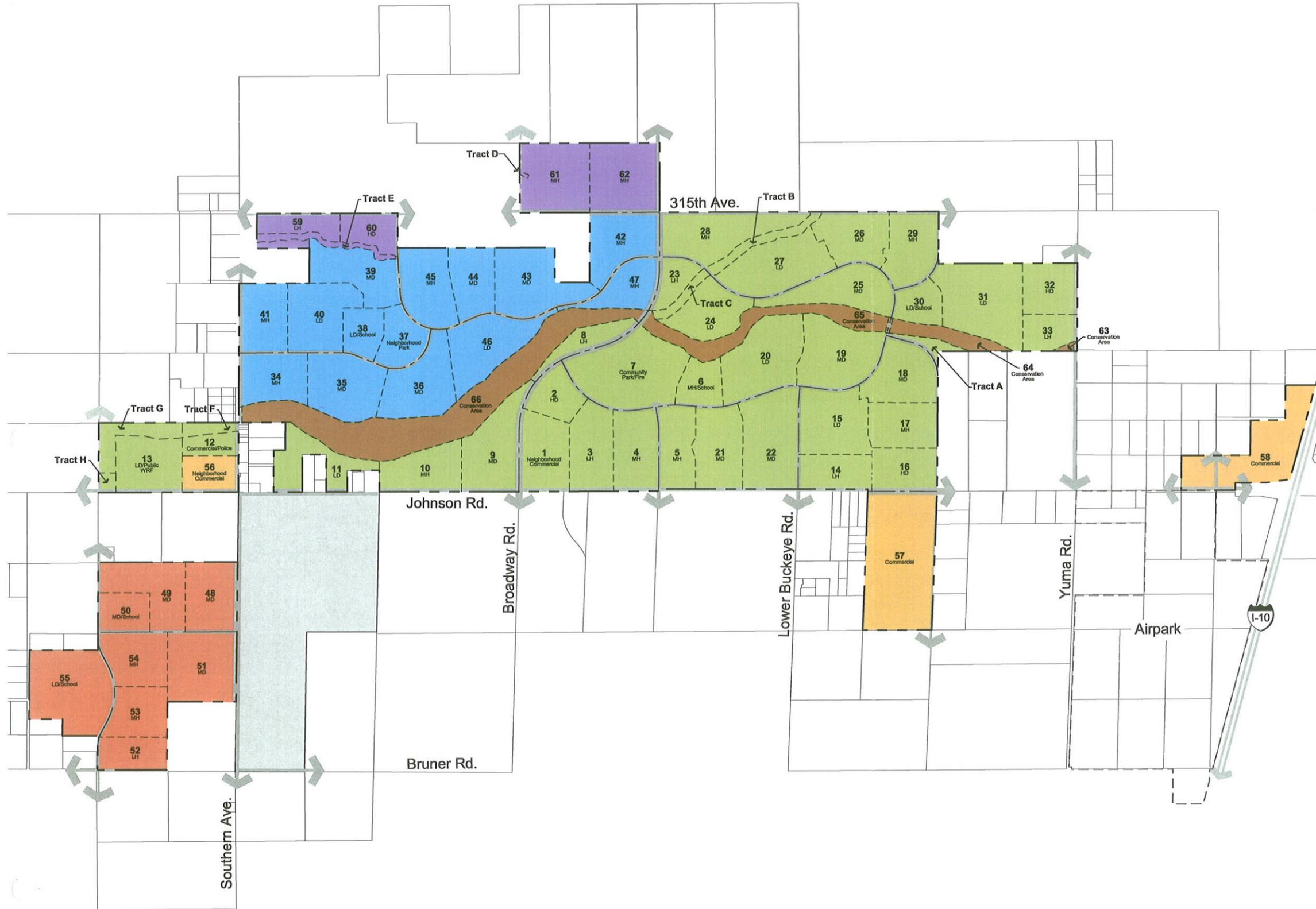


Figure 6a



Legend

- CMP Boundary
- Parcel Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Cipriani PR Area (Not a part of CMP)



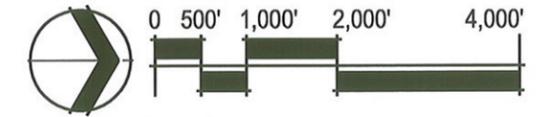
Notes

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North Scale: 1" = 2,000'

Legend

- CMP Boundary
- Parcel Boundary
- Multi-Use Trail
- Hard Surface Trail
- Soft Surface Trail
- Conservation/Preservation Area
- Greenway Area
- Park
- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)
- Non-Residential
- Elementary School
- High School
- Multi-generation Center
- Potential Library
- Potential Pocket Park



Notes

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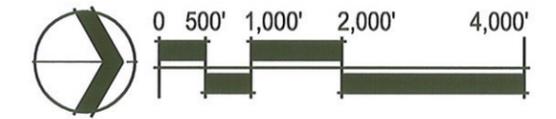
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Cipriani

Buckeye, Arizona
Community Master Plan (CMP)

Level of Service Park Exhibit

Figure 7a



North Scale: 1" = 2,000'

Legend

- CMP Boundary
- Parcel Boundary
- Multi-Use Trail
- Hard Surface Trail
- Soft Surface Trail
- Conservation/Preservation Area
- Greenway Area
- Park
- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)
- Non-Residential
- Elementary School
- High School
- Multi-generation Center
- Potential Library
- Potential Pocket Park



CIPRIANI LEVEL OF SERVICE (LOS) MODEL (based on Land-Use S)

Cipriani (Gross Acres)	Projected Density Average	Project Dwelling Units	Average Household Size	Proposed Population Base	Project Population Multiplier	Buckeye LOS Multiplier	Project Park Acres Required
2105.7	3.3	6,948.8	2.94	20,429.5	20.4	7.0	142.8

Proposed Park Space and Regional Open Space Standards (per Land-Use S)

Open Space Category	LOS Area Provided (Ac.)	Description	Service Radius/Population Served	Minimum Area Required	Typical Park Size
LOCAL PARK SPACE					
Pocket Park	3.2	Serves as a specialized facility with limited population	1/4 Mile One housing tract	0.2 Ac. per 1,000 population	7,000 Sq. Ft. - 1.0 Ac.
Neighborhood Park/Playground	19.5	Area where intense recreational activities take place	1/2 Mile A neighborhood	2.0 Ac. per 1,000 population	5.0 Ac. - 15.0 Ac.
Community Park	58.7	Area of diverse environmental quality, with recreational attributes	2.5 Miles Several neighborhoods	1.5 Ac. per 1,000 population	25.0 Ac. - 50.0 Ac.
Greenway	57.4	Linear park areas that are developed for a variety of recreational travel (hiking)	No standard	Should be of sufficient size to protect the resource and provide maximum recreational use	Varies
Conservation	139.1	Land set aside for the protection and management of the natural environment	No standard	Should be of sufficient size and width to protect the resource	Varies
Area Provided (Ac.)	277.9				

NOTE: Town of Buckeye's desired Level of Service (LOS) is 7.0 acres per 1,000 population for "close to home" park spaces which include: pocket parks, neighborhood parks, community parks and large municipal parks/sports complexes.

Trails and additional Open Space will be identified and finalized through the preliminary plat process.

Notes

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Designed By:

Graphics By: N/A

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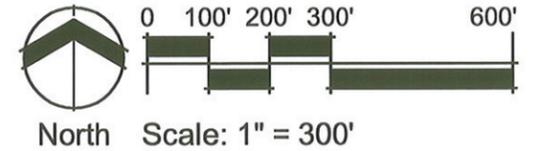
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Conceptual Community Park

Figure 8



Park Amenity Concepts

- Lighted Adult Softball Field (1)
- Lighted Baseball Field (2)
- Sand Volleyball Court (4)
- Lighted Multi-use Field (1)
- Lighted Tennis Courts (4)
- Multi-generation Center (1)
- Soccer Fields (2)
- Tot Lot with Shade Structure (ADA Accessible)
- Ramadas and Picnic Areas (ADA Accessible)
- Dog Park (Min. 1/2 Acre)

Notes

- Amenities are conceptual only.
- Adult Softball, Baseball, Multi-use Field, and Tennis Courts will be lighted. Lighting will be in accordance with the Town of Buckeye Development Standards lighting requirements (Section 7-5-7).
- Baseball, Softball, and Soccer fields vary in size due to purpose and function.
- Sport theme parks shall require drinking fountains per the Town of Buckeye Standards.
- CPTED requirements shall be provided throughout the park and trail designs.
- Landscaping requirements shall meet the Town of Buckeye Standards.
- This illustration is conceptual and subject to change through the design and development process.



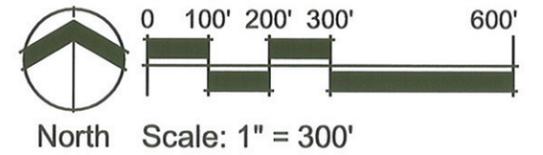
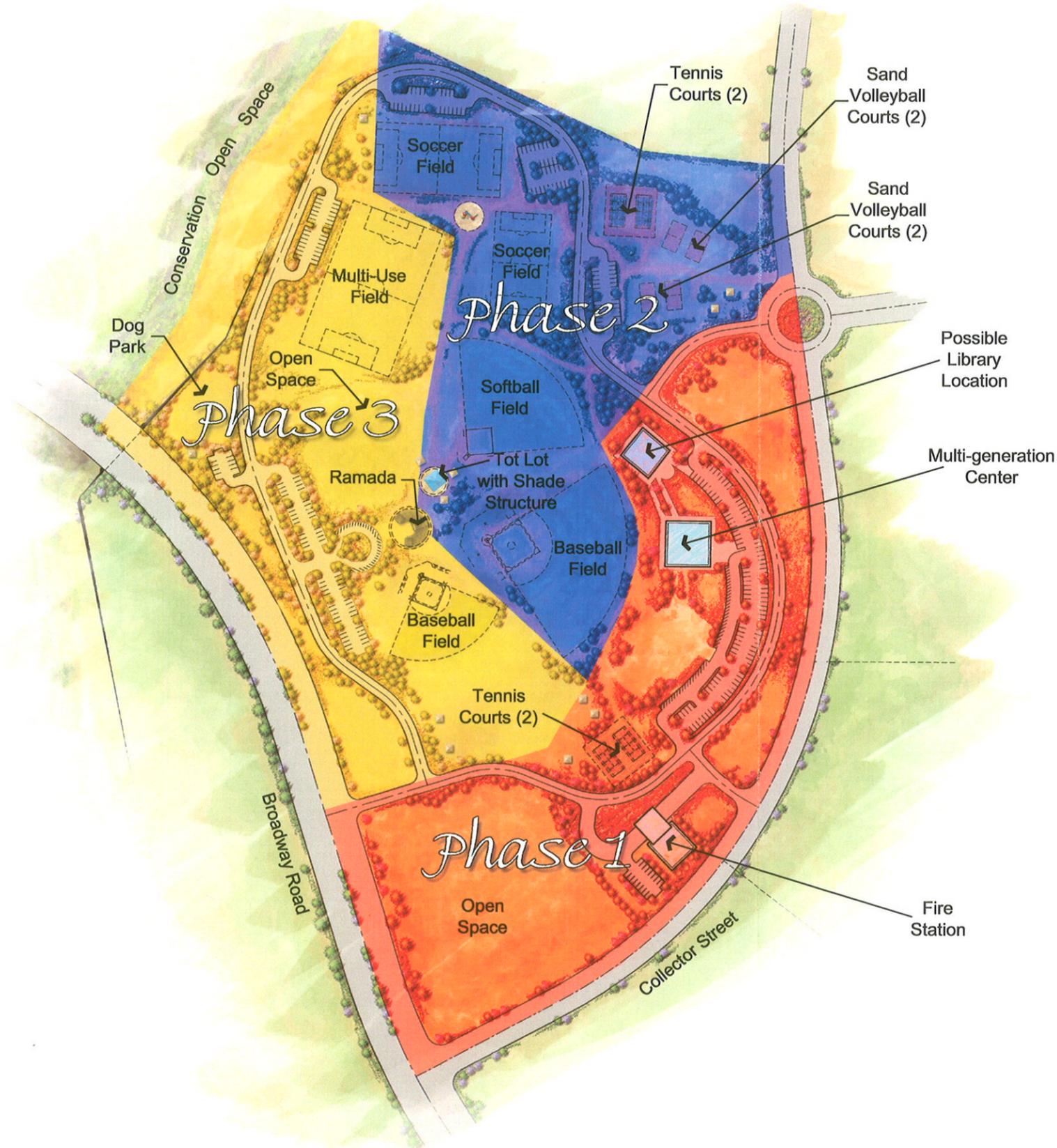
CIPRIANI PARK AMENITIES

Type of Facility	Town of Buckeye Standards ⁽¹⁾	Cipriani		
		Required ^(2, 3)	Community Park Proposed	Neighborhood Park Proposed
Lighted Adult Softball Field	1 / 7,500 residents	2	1	1
Lighted Baseball Field	1 / 7,500 residents	2	2	0
Sand Volleyball Court	1 / 5,000 residents	4	4	0
Lighted Multi-use Field	1 / 7,500 residents	2	1	1
Lighted Tennis Court	1 / 3,000 residents	6	4	2
Community Pool	1 / 25,000 residents	0	0	0
Multi-generation Center	1 / 30,000 residents	0	1	0
Soccer Fields	N/A	0	2	0

Notes:
 1. Standards are based on Facility Needs Table received on 10/15/2007 from Town of Buckeye Community Services, Parks and Recreation Department.
 2. Based on projected population of 20,429.5 residents.
 3. Required number is calculated to the lowest whole number.

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Notes

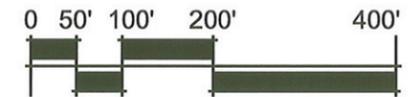
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Graphics By: N/A
Drawn By: J. Newbegin / C. Klock / S. Bunting



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Conceptual Parks

Figure 8b



Scale: 1" = 200'

Park Amenity Concepts

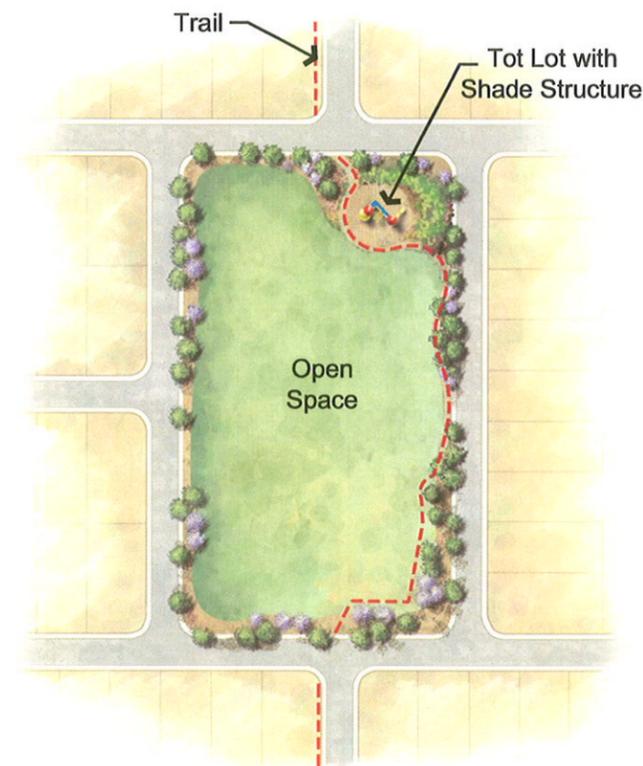
- Lighted Adult Softball Field (1)
- Lighted Multi-use Field (1)
- Lighted Tennis Courts (2)
- Tot Lot with Shade Structure (ADA Accessible)
- Ramadas and Picnic Areas (ADA Accessible)

Notes

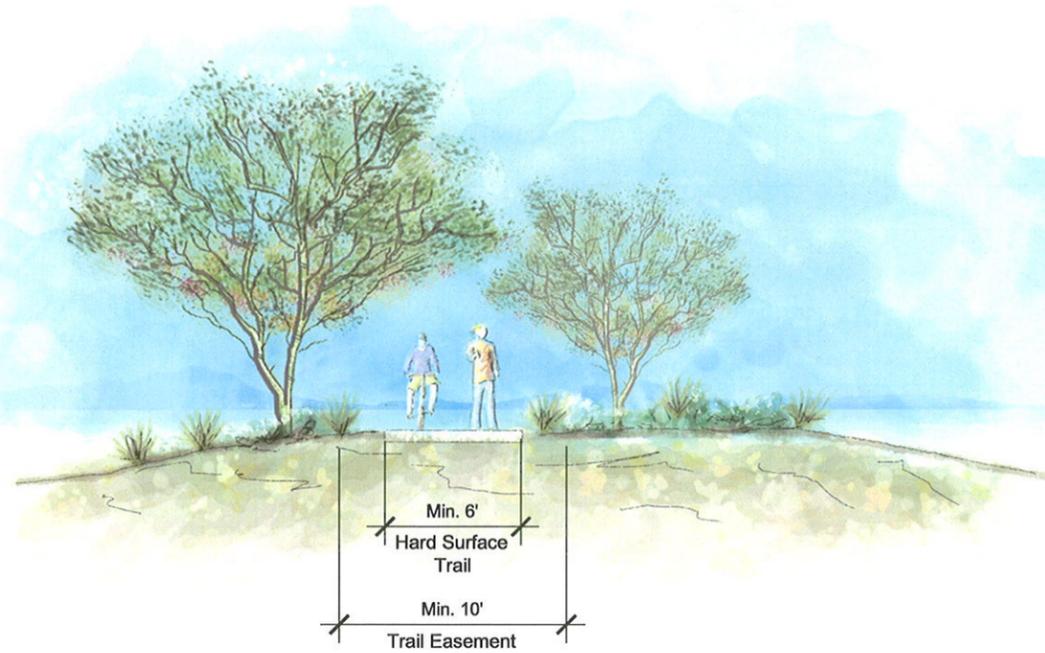
- Amenities are conceptual only.
- Additional parking for pocket park will be provided as parallel parking on the adjacent local roads (per Town of Buckeye Parking Standards, Section 7-5-9 of the Development Code).
- Adult Softball, Baseball, Multi-use Field, and Tennis Courts will be lighted. Lighting will be in accordance with the Town of Buckeye Development Standards lighting requirements (Section 7-5-7).
- Baseball, Softball, and Soccer fields vary in size due to purpose and function.
- Sport theme parks shall require drinking fountains per the Town of Buckeye Standards.
- CPTED requirements shall be provided throughout the park and trail designs.
- Landscaping requirements shall meet the Town of Buckeye Standards
- This illustration is conceptual and subject to change through the design and development process.



Conceptual Neighborhood Park



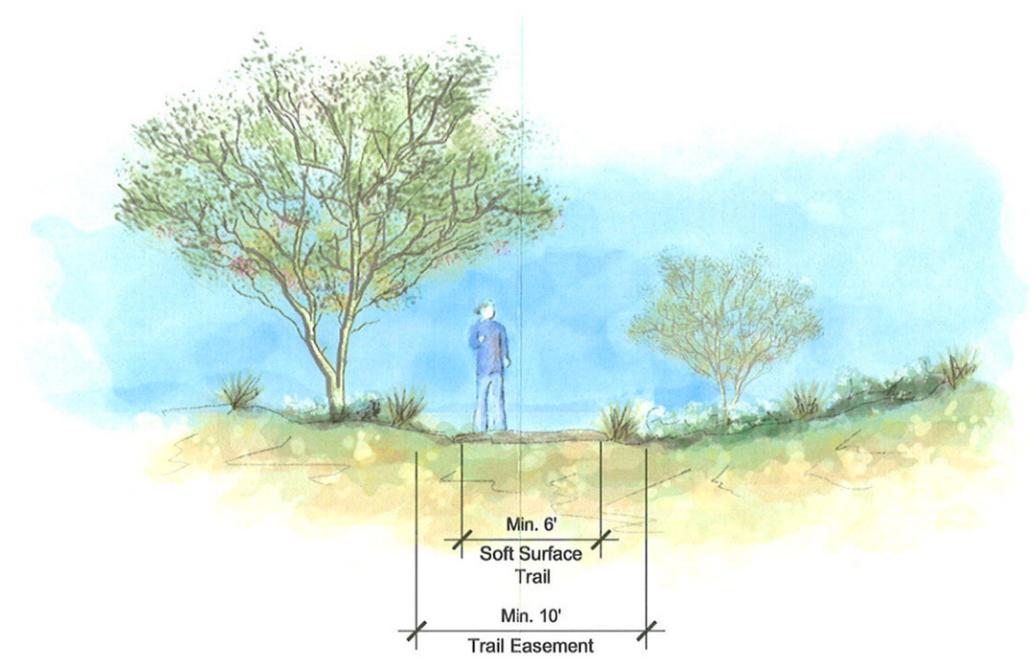
Conceptual Pocket Park



Hard Surface Trail Cross-section

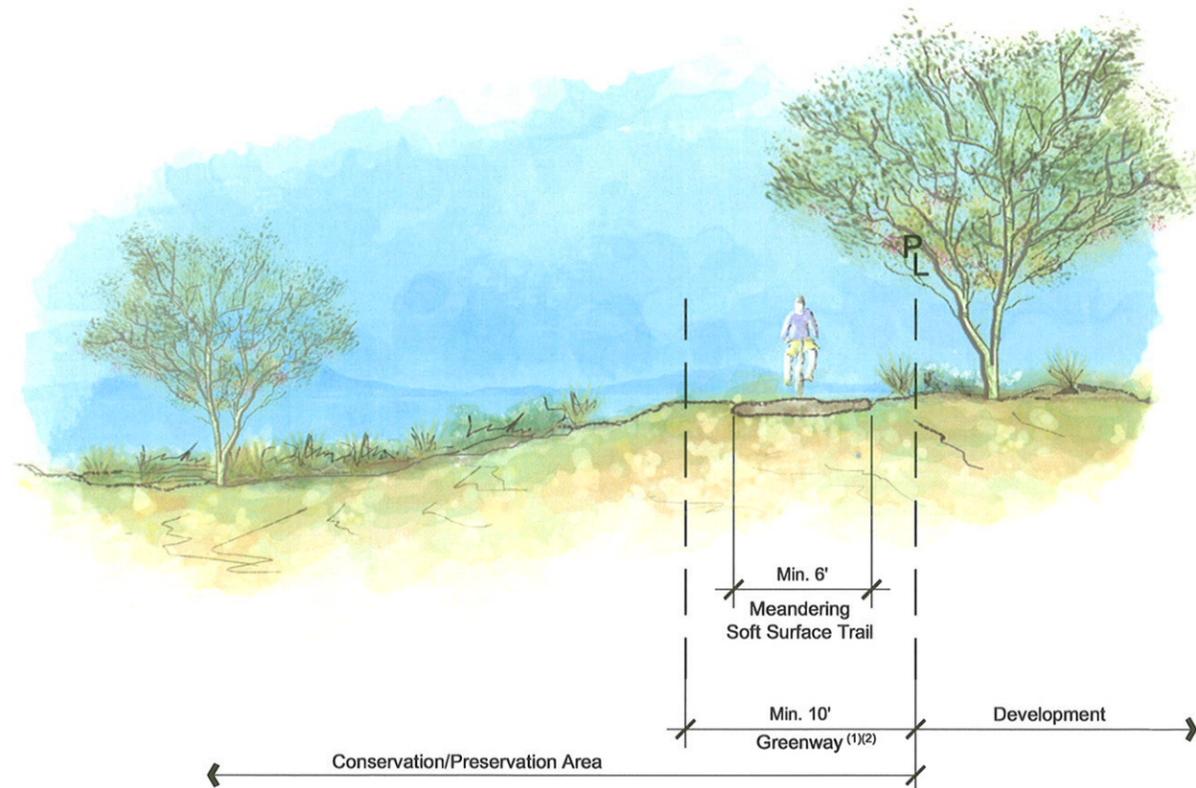
Scale: 1" = 8'

Note: May be located in O.S. Tracts or adjacent to Collector or Arterial Rights-of-Way.



Soft Surface Trail Cross-section

Scale: 1" = 8'



Multi-use Wash Trail Cross-section

Scale: 1" = 8'

Notes: (1) Greenway to be managed by the Conservation District as outlined in the CMP.
(2) Greenway to meander within Conservation/Preservation Area.

Notes

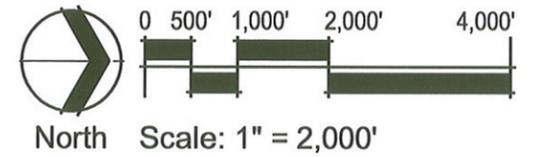
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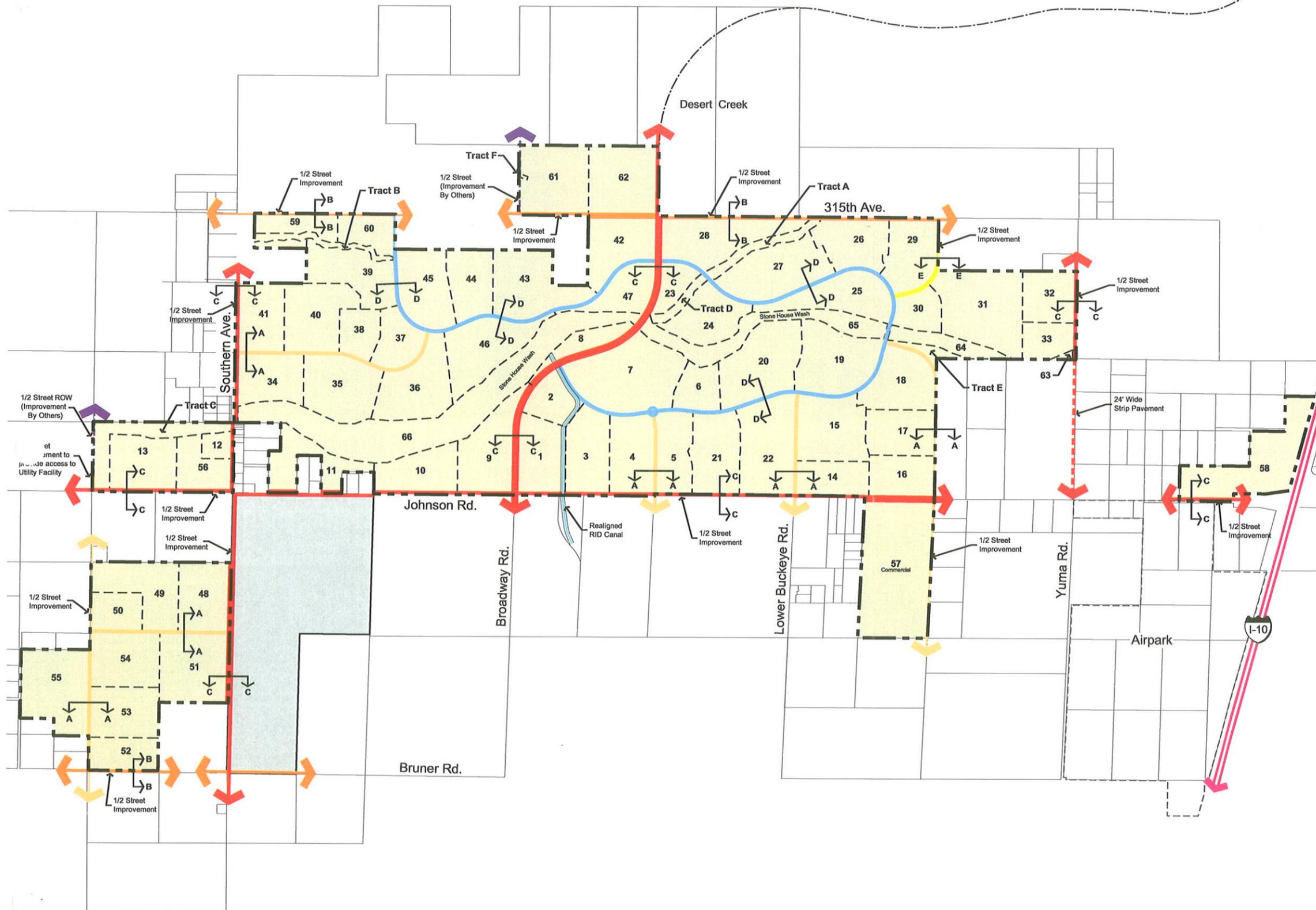
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Figure 9



Legend

- CMP Boundary
- - - Parcel Boundary
- Existing Freeway
- Proposed Major Arterial
- Proposed 24' Wide Strip Pavement
- Proposed Minor Arterial
- Proposed Collector
- Proposed Enhanced Collector w/ Median
- Proposed Entry Local
- Improvement By Others
- Typical Cross-section Location
- Cipriani PR Area (Not a part of CMP)

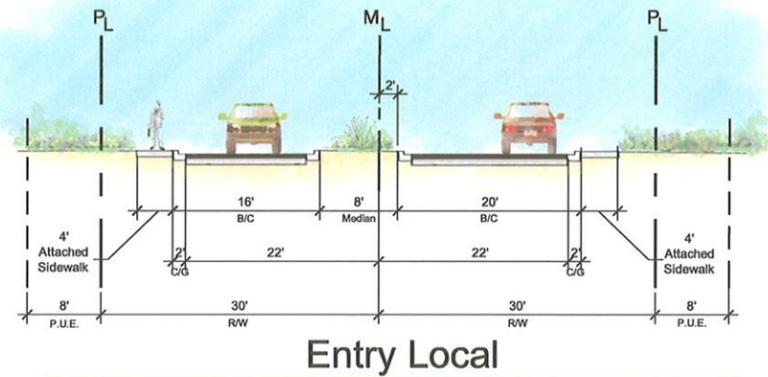


Notes

- See Figure 14 for Typical Street Cross-sections of indicated major and minor arterials.

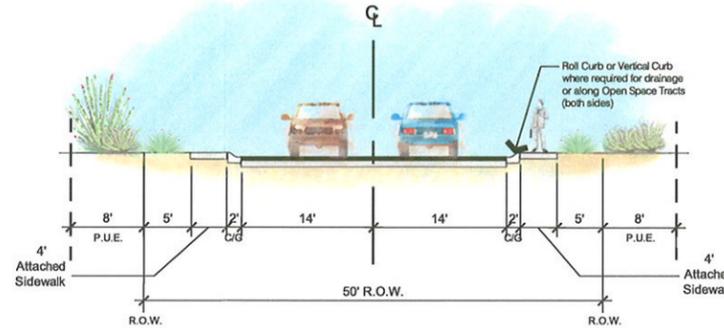


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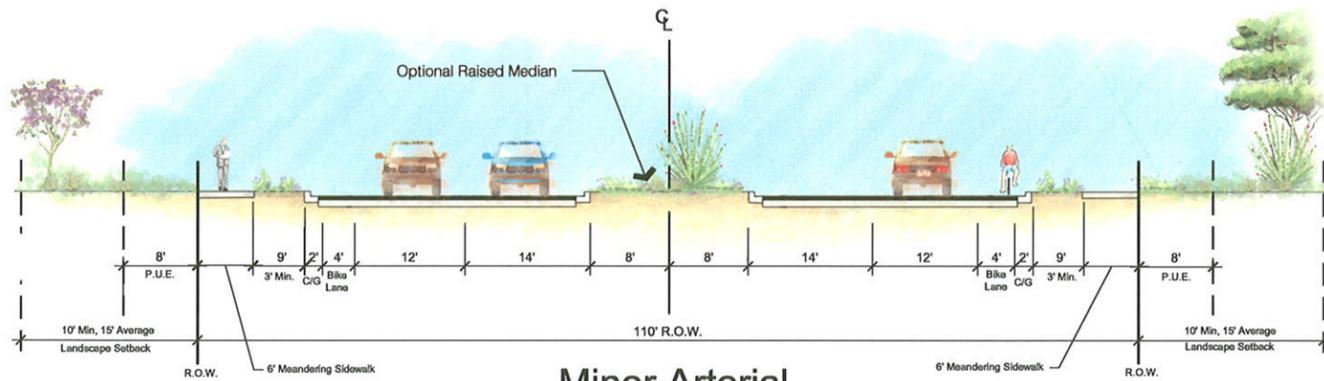
Entry Local

Proposed Entry Local (Cross-section E-E)
Per the Town of Buckeye Typical Residential Entrance Section (60' ROW) Detail
(Minimum 50 Lineal Feet)



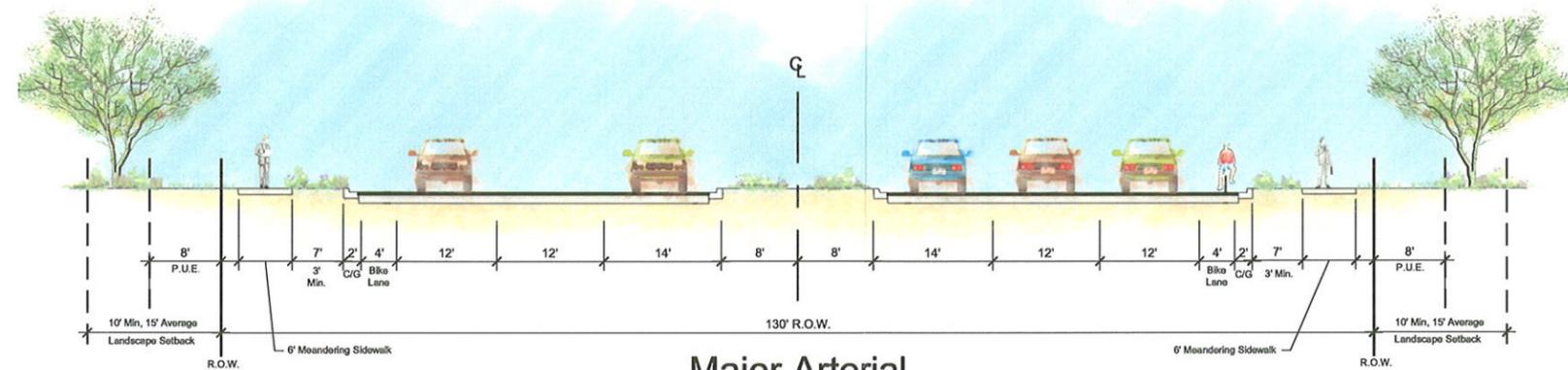
Local Road

Proposed Local Road
Per Town of Buckeye Local Section (50' ROW) Detail



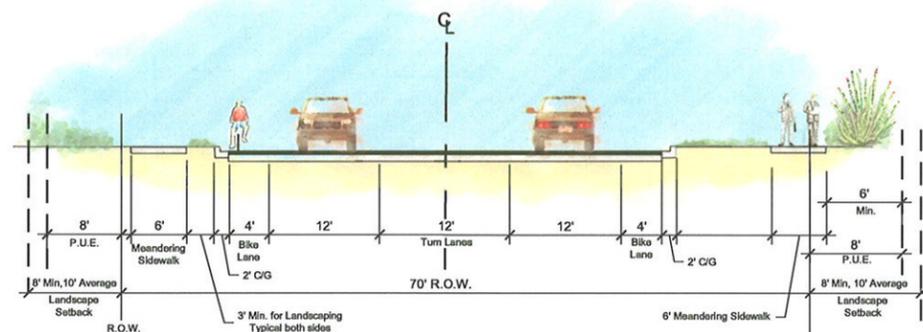
Minor Arterial

315th Ave., Bruner Rd
Cross-section B-B
Per Town of Buckeye Arterial Section (110' ROW) Detail



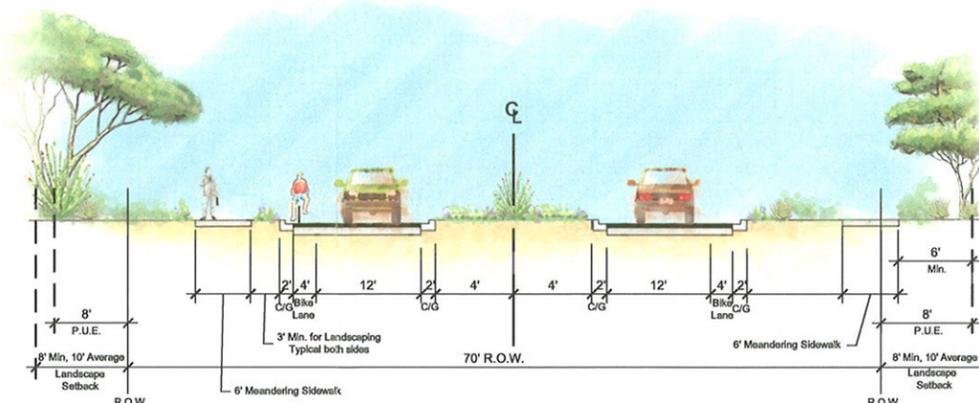
Major Arterial

Proposed Cipriani Parkway (Johnson Rd.),
Broadway Rd., Southern Ave., Yuma Rd.
Cross-section C-C
Per Town of Buckeye Collector Section (130' ROW) Detail



Collector

Proposed Collector Road
Cross-section A-A
Per Town of Buckeye Collector Section (70' ROW) Detail



Enhanced Collector w/ Median

Proposed Loop Road
Cross-section D-D
Per Town of Buckeye Collector Section (70' ROW) Detail

Notes

- Details are based on the Town of Buckeye Standard Details, dated 8/15/2005 from W.C. Scoutten, Inc.
- Roadway sections may be phased with narrower sections. Construction will be based on the traffic study criteria.
- Per W.C. Scoutten, Inc., Street Geometrics for Cipriani are based on the City of Scottsdale Standards for Street Design Element Figure 3: 1-8 Basic Design Data for Streets.
- All Detached Sidewalk shall require vertical curb on the street sections.
- Illustrations are conceptual and subject to change through the design and development process.

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Graphics By: N/A
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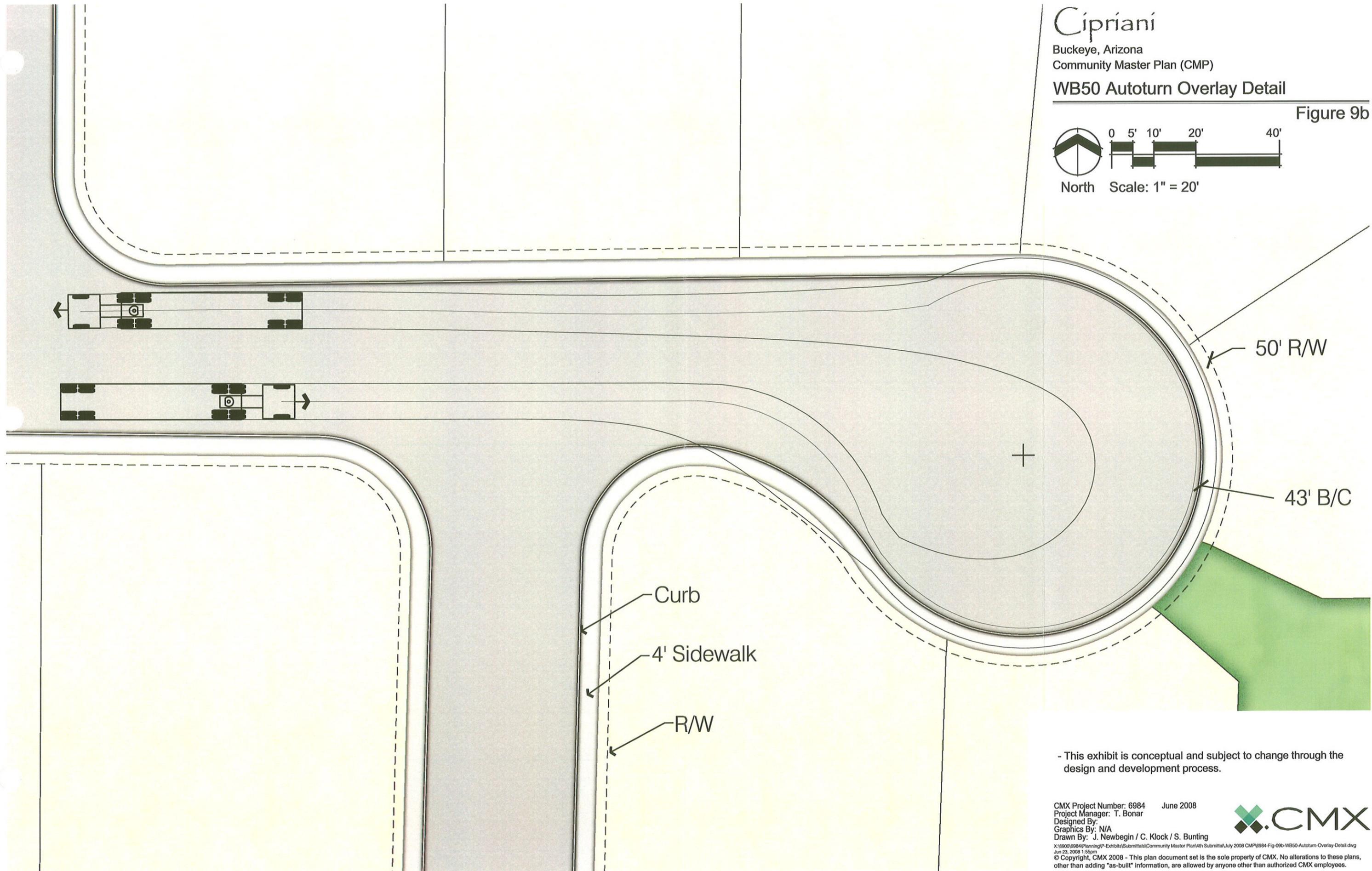
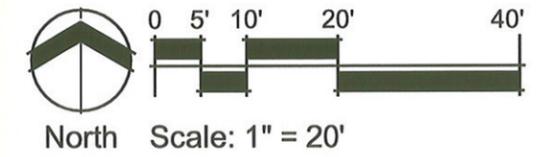


Cipriani

Buckeye, Arizona
Community Master Plan (CMP)

WB50 Autoturn Overlay Detail

Figure 9b



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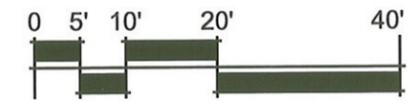
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Typical Lot Layout - Type A (70' and larger)

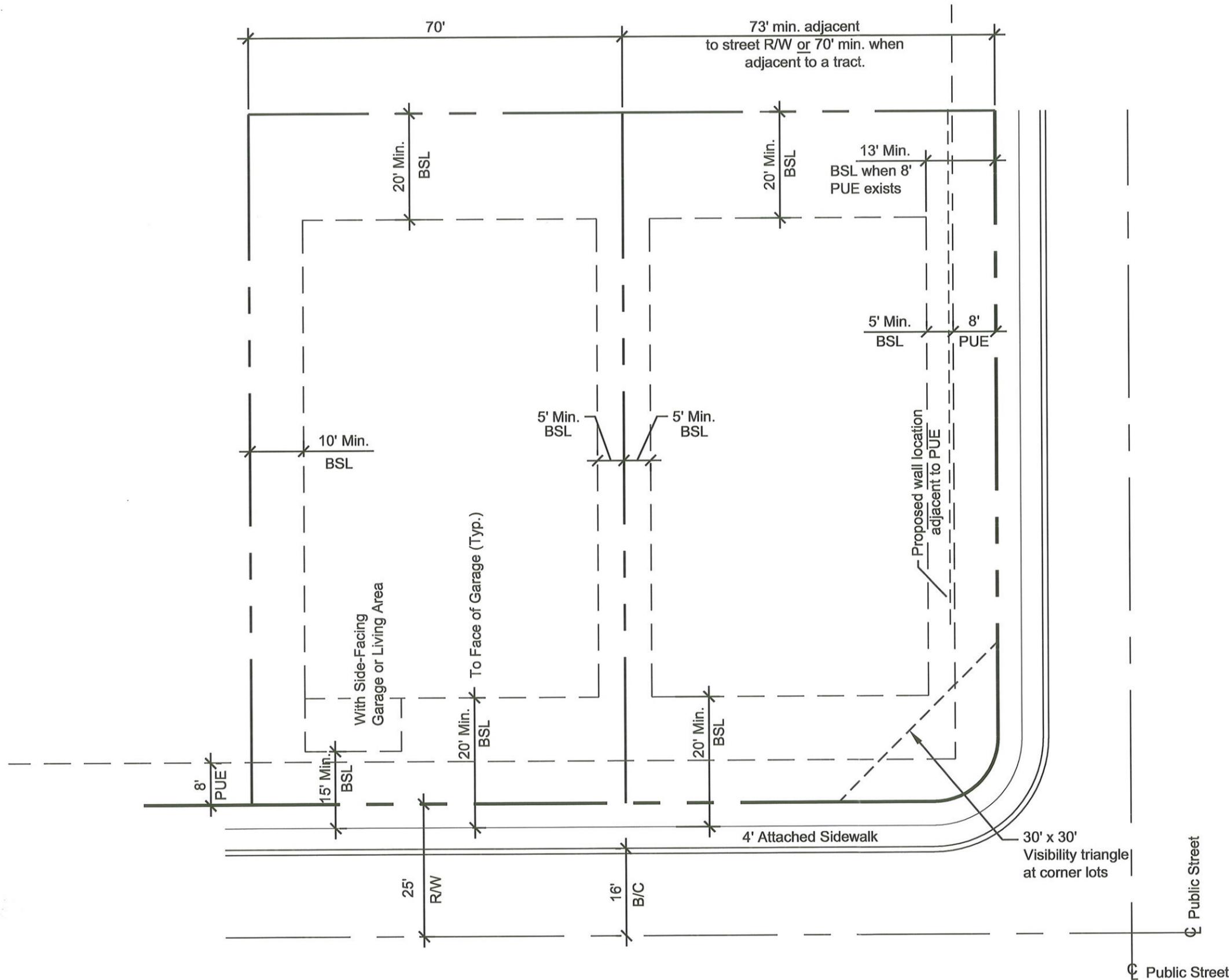
Figure 10



Scale: 1" = 20'

Figure Key

- Low Density Residential (LD)
- Density range: 0-3 du/Ac.
- Minimum lot area per dwelling unit: 8,500 sq.ft.
- Minimum lot width: 70'
- Minimum building separation: 10'
- Garage: 2 car minimum; No maximum
- Maximum building height: 30' (2 stories)
- Maximum lot coverage: 45%
- Minimum 2 parking spaces per dwelling unit
- R/W = Right-of-Way
- B/C = Back of Curb
- BSL = Building Setback Line
- PUE = Public Utility Easement
- Projections may not extend farther than 3' and never any closer than 5' from the property line



Notes

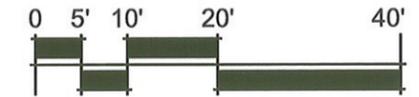
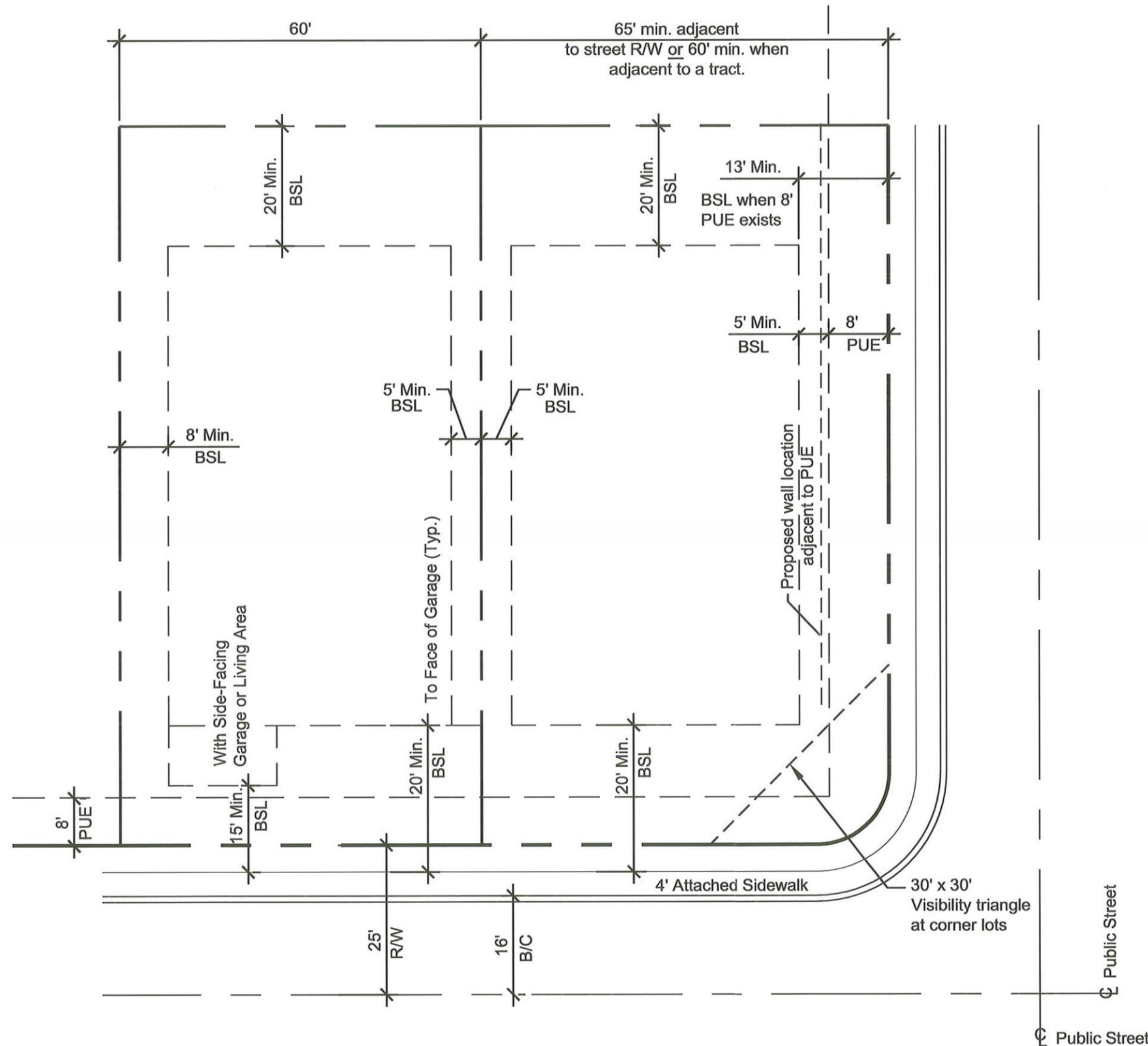
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Typical Lot Layout - Type B (60' - 69')

Figure 11



Scale: 1" = 20'

Figure Key

- Medium Density Residential (MD)
- Density range: 2-4 du/Ac.
- Minimum lot area per dwelling unit: 7,000 sq.ft.
- Minimum lot width: 60'
- Minimum building separation: 10'
- Garage: 2 car minimum; 3 car maximum
- Maximum building height: 30' (2 stories)
- Maximum lot coverage: 50%
- Minimum 2 parking spaces per dwelling unit
- R/W = Right-of-Way
- B/C = Back of Curb
- BSL = Building Setback Line
- PUE = Public Utility Easement
- Projections may not extend farther than 3' and never any closer than 5' from the property line

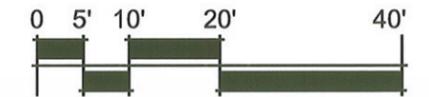
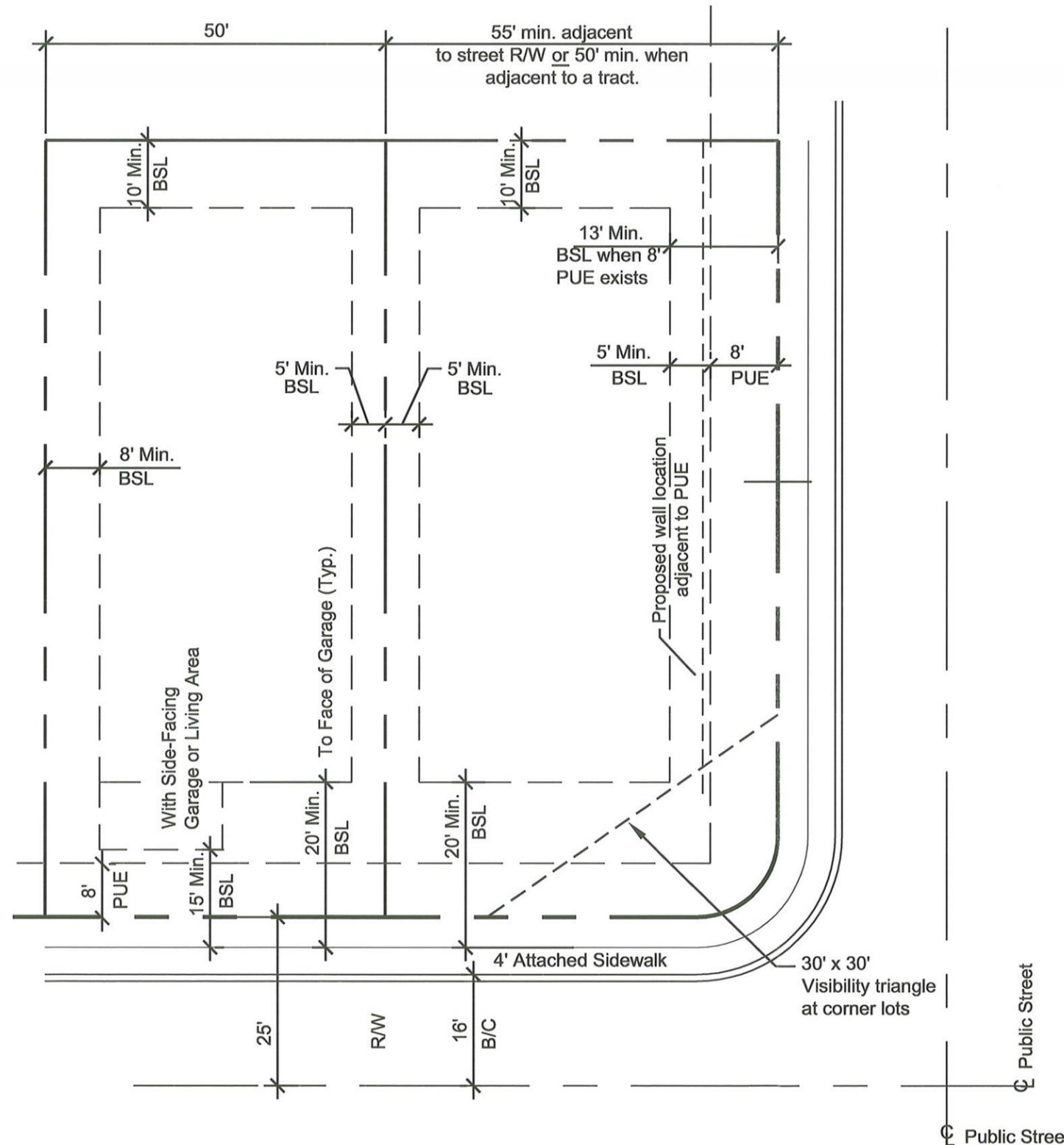
Notes

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Typical Lot Layout - Type C (50' - 59')

Figure 12



Scale: 1" = 20'

Figure Key

- Medium High Density Residential (MH)
- Density range: 3-6 du/Ac.
- Minimum lot area per dwelling unit: 5,500 sq.ft.
- Minimum lot width: 50'
- Minimum building separation: 10'
- Garage: 2 car minimum; 2 car maximum
- Maximum building height: 30' (2 stories)
- Maximum lot coverage: 55%
- Minimum 2 parking spaces per dwelling unit
- R/W = Right-of-Way
- B/C = Back of Curb
- BSL = Building Setback Line
- PUE = Public Utility Easement
- Projections may not extend farther than 3' and never any closer than 5' from the property line.
- A reduction in lot widths and/or areas can be proposed when introducing a non-traditional product or design theme.

Notes

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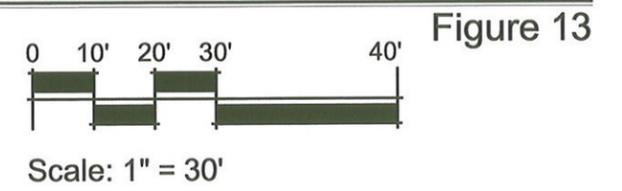
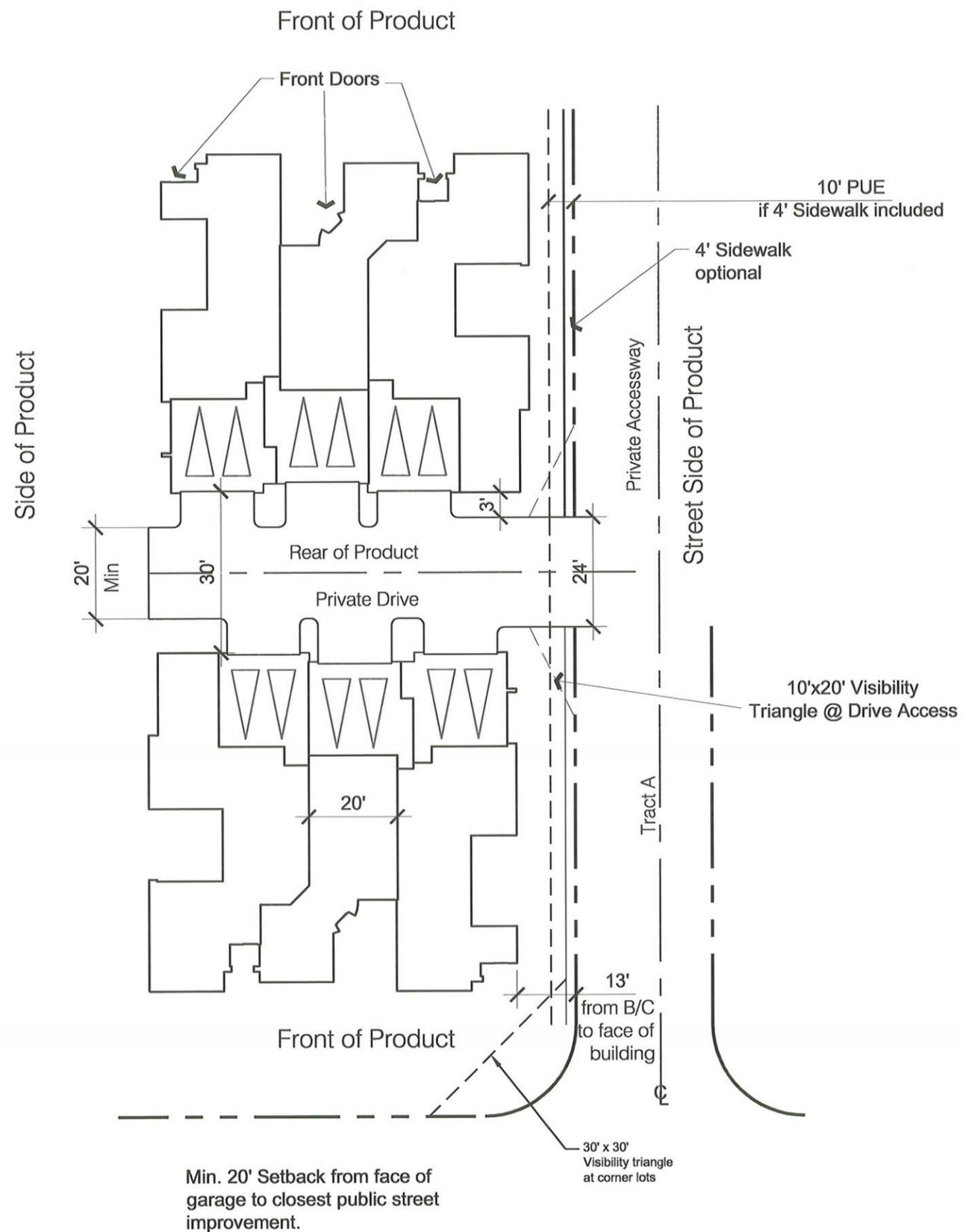


Figure Key

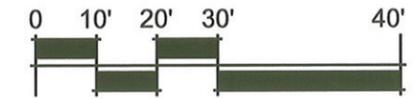
- Low High Density Residential (LH) Attached
- Density range: 6-12 du/Ac.
- Minimum lot area per dwelling unit: 2,100 sq.ft.
- Minimum lot width: 20'
- Maximum building height: 40' (3 stories)
- Maximum coverage: 65%
- Minimum 1.5 parking spaces per dwelling unit
- Landscaping of Total Gross Area: 15% minimum
- R/W = Right-of-Way
- B/C = Back of Curb
- PUE = Public Utility Easement

Notes

- Typical layouts are for products that are proposed, based on the current markets demands. The ultimate product footprints utilized by the various builders may not be configured exactly as shown on this typical layout.
- Typical layouts are for illustrative purposes.

Min. 20' Setback from face of garage to closest public street improvement.

Figure 14



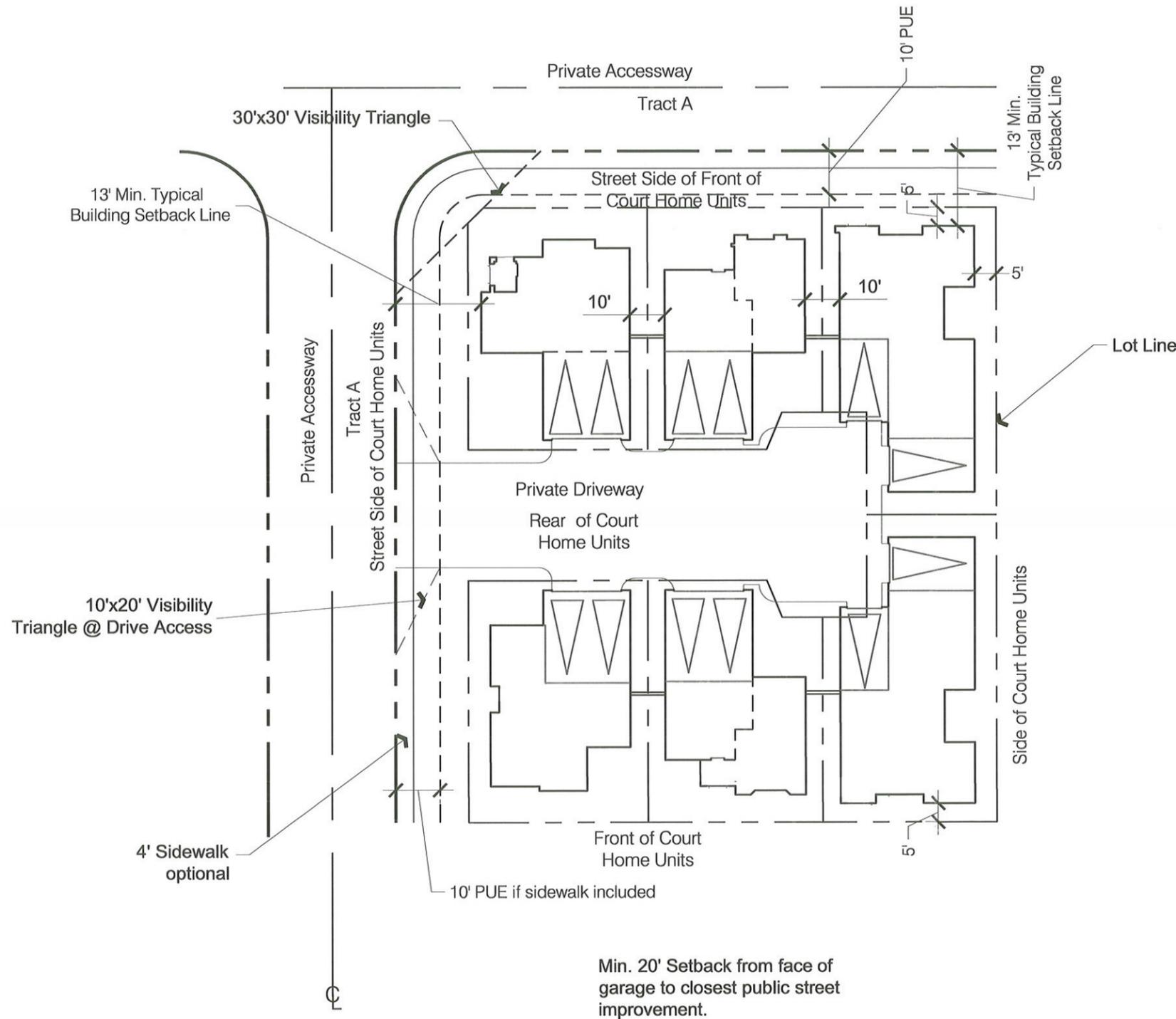
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Figure Key

- Low High Density Residential (LH) Detached
- Density range: 6-12 du/Ac.
- Minimum lot area per dwelling unit: 2,250 sq.ft.
- Minimum lot width: 25'
- Maximum building height: 30' (2 stories)
- Maximum coverage: 60%
- Minimum 2 parking spaces per dwelling unit
- Landscaping of Total Gross Area: 15% minimum
- R/W = Right-of-Way
- B/C = Back of Curb
- PUE = Public Utility Easement

Notes

- Typical layouts are for products that are proposed, based on the current markets demands. The ultimate product footprints utilized by the various builders may not be configured exactly as shown on this typical layout.
- Typical layouts are for illustrative purposes.





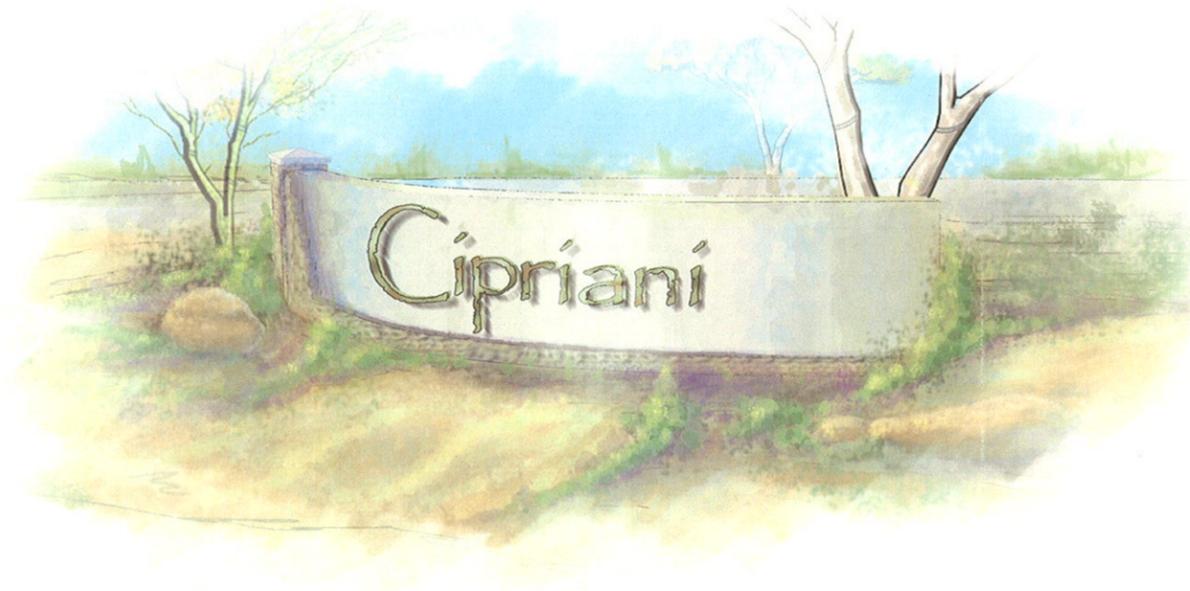
Notes

- This illustration is conceptual and subject to change through the design and development process.

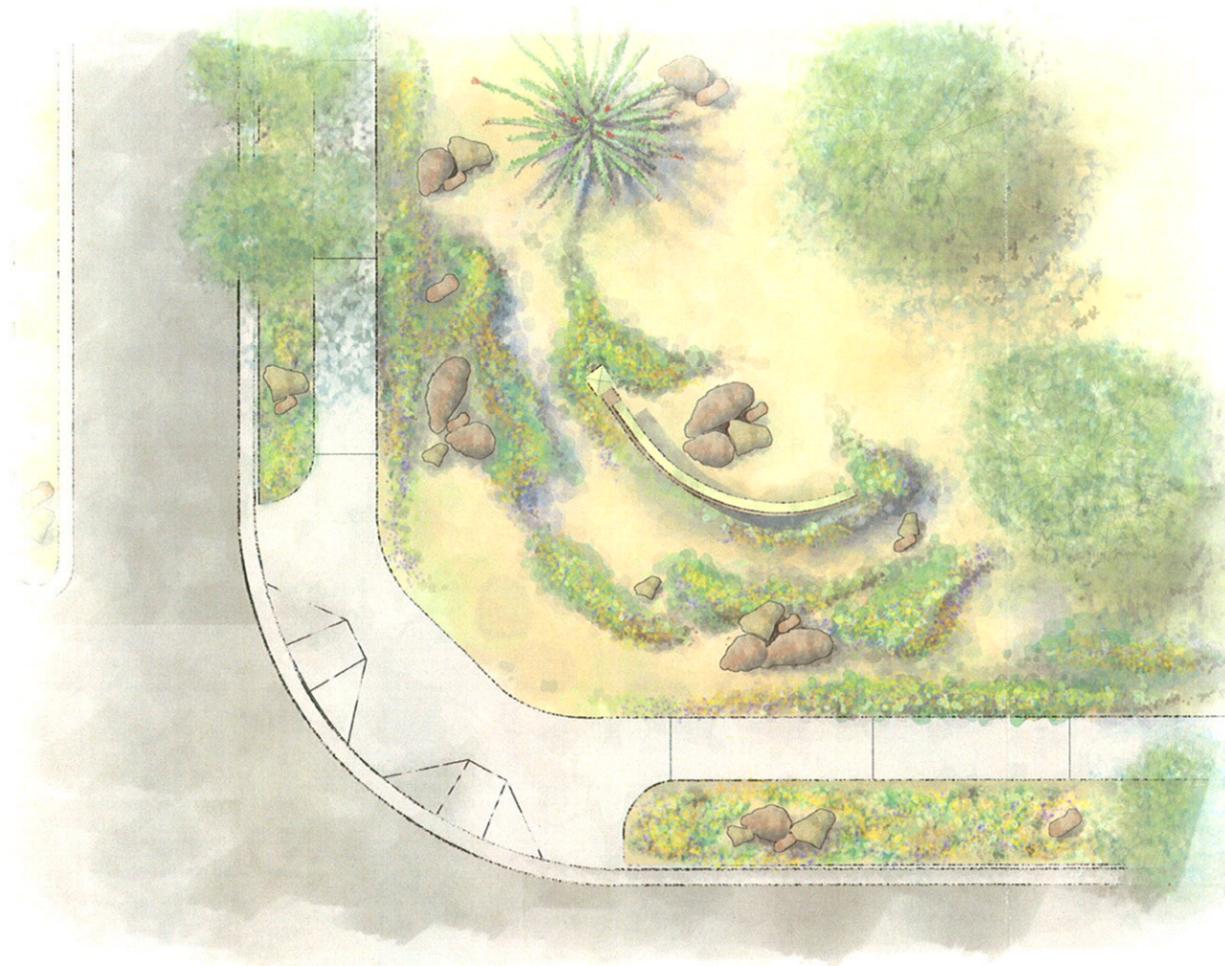
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Drawn By: J. Newbegin / C. Klock / S. Bunting



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Conceptual Entry Monument



Plan View of Conceptual Entry Monument

Notes

- Monuments are designed to blend with the theme walls.
- Lettering for the monument shall conform to the Town of Buckeye Sign Standards Section 7-5-11 Development Code.
- Illustrations are conceptual and subject to change through the design and development process.

CMX Project Number: 6984 June 2008
Project Manager: T. Bonar
Designed By:
Graphics By: N/A
Drawn By: J. Newbegin / C. Klock / S. Bunting



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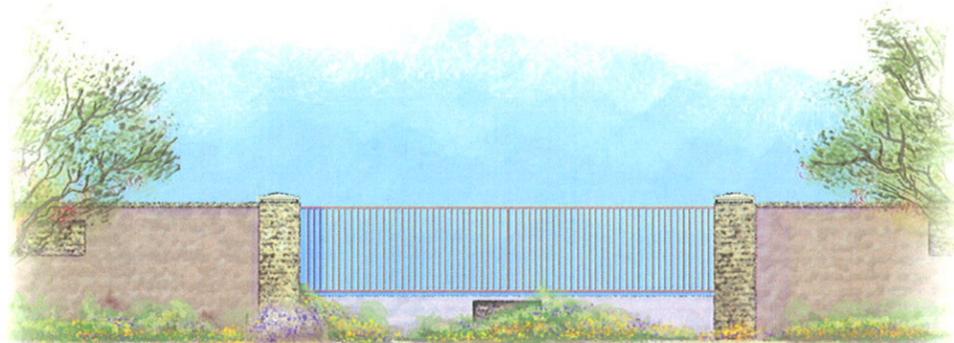
Conceptual Theme Wall

Scale: 1" = 8'



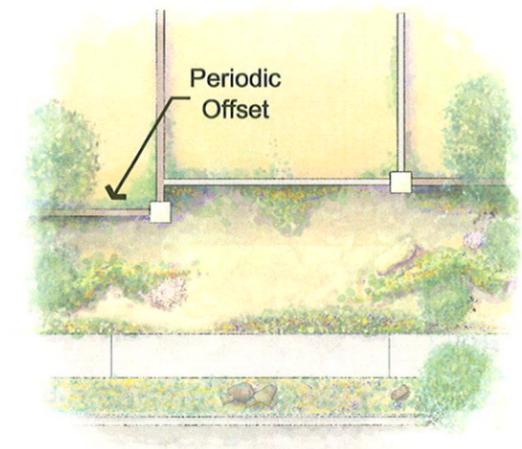
Conceptual Wall Perspective

Scale: 1" = 10'



Conceptual View Wall

Scale: 1" = 8'



Typical Enhanced Theme Wall Detail *

Scale: 1" = 15'

Notes

- *No wall may extend continuously, without articulation, for more than 50 feet. Walls may be articulated using any combination of the following:

- Decorative columns
- Changes in material or texture, including the use of view walls that allow for views into and from the site;
- Offsets (projections and recessions);
- Landscape pockets.

- Illustrations are conceptual and subject to change through the design and development process.

SECTION K. APPENDICES
