

Copper Falls Community Master Plan Town of Buckeye

APPROVED

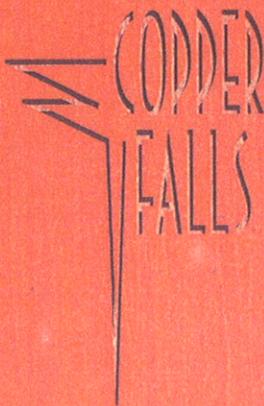
OCT 18 2005

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT



Triyar Management of Az

FINAL
SUBMITTAL
October 18, 2005



FINAL REVISIONS

The below list is a summary of all of the final revisions that were made to the CMP, including the incorporation of all additional stipulations:

Text Pages

- 1: 3rd paragraph
 - 10: Last paragraph
 - 22: Land Use Table; addition of one half acre lot stipulation
 - 48: Addition of view fencing stipulation; addition of 6-foot wall stipulation
 - 49: Second paragraph; removal of 8-foot wall reference
 - 54: First paragraph; addition of view fencing stipulation
-

Exhibit Pages

- 9: Land Use Plan; reference revised density
- 21: Parks and Trails Plan; reference revised density
- 25: Circulation Map; reference revised density

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PLANNING AND DEVELOPMENT



Copper Falls
Community Master Plan
Northeast Corner-Southern and Miller
Buckeye, AZ

Final Submittal
October 6, 2005

Revised
October 18, 2005

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JN 45-101923

Approvals

Town of Buckeye Development Board
March 22, 2005

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TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

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Conceptual Water Master Plan
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Conceptual Drainage Master Plan
Conceptual Circulation Master Plan and Traffic Report
Phase I Environmental Site Assessment
Archaeology Report
Preliminary Soil Investigation (Commercial Parcels)
Soil Investigation (Residential Parcel)



OVERVIEW

INTRODUCTION

The Copper Falls Development Team is proposing a Community Master Plan in accordance with the Town of Buckeye Code. Designed to support the local community and enhance the residents' quality of life, the 275-acre Copper Falls Community will compliment existing and planned development in this rapidly growing area. The **Regional Settings Map** reflects the location of the project site as related to the rest of southern Buckeye.

Copper Falls will bring together an assortment of land uses into a functionally and aesthetically integrated community. It will include six (6) residential neighborhoods, two (2) commercial centers for retail and service uses, and a medical/office park, which will expand the Town's employment base.

Builders at Copper Falls will offer an array of elevations, floorplans and sizes of homes to meet the differing needs of future residents. The neighborhood design seeks to group individuals at similar life stages, while at the same time integrating everyone into the community as a whole. A variety of lot sizes will be offered in this development ranging from half-acre lots down to 70, 60, and 50-foot wide single family detached lots.

Each residential neighborhood has been planned around a central park that is the hub of neighborhood activity. The neighborhoods have been designed to boast individual character and variety. All of the distinct residential neighborhoods and commercial centers at Copper Falls are knit together by a unifying trail system, which leads to a Community Park at the heart of the community.

The commercial component of Copper Falls provides an important opportunity for the citizens of the Town for employment, retail and service uses. Three future major arterial roads surround the project site, making it an ideal location for retail and office. As Buckeye continues to grow, so will demand for consumer products and services, and the need for meaningful employment. Copper Falls seeks to help meet these needs.

GOALS AND OBJECTIVES

This CMP has been prepared in accordance with the goals established in Section 7-1-3 of the Town of Buckeye Development Code. The goals of this CMP are:

- ♦ To provide low and medium density residential neighborhoods with a variety of housing products and lot sizes that are compatible with the surrounding development;
- ♦ To providing neighborhood parks and trails throughout the CMP to create recreation and social activities;



- ♦ To create a “neighborhood” recreation and gathering center, including a common swimming pool for all Copper Falls residents;
- ♦ Provide the residents and surrounding region with commercial centers and employment sites, further enhancing the overall quality of life for Buckeye and Copper Falls residents.

REGIONAL SETTINGS

Copper Falls is located on the west side of Miller Road, bordered by Broadway Road to the north and Southern Avenue to the south. The main existing surrounding land use is agricultural. There is one existing neighborhood located directly north of the project site, Northwood Park. There is also a seasonally operated cotton gin located at the southwestern edge of the site.

The site is one of several new or proposed mixed-use developments in the immediate vicinity. The layout of Copper Falls has been designed to be compatible with both the surrounding and proposed land uses.

All properties surrounding Copper Falls are privately owned. The ***Adjoining Property Ownership Map*** lists individual property owners surrounding the perimeter of the project site.

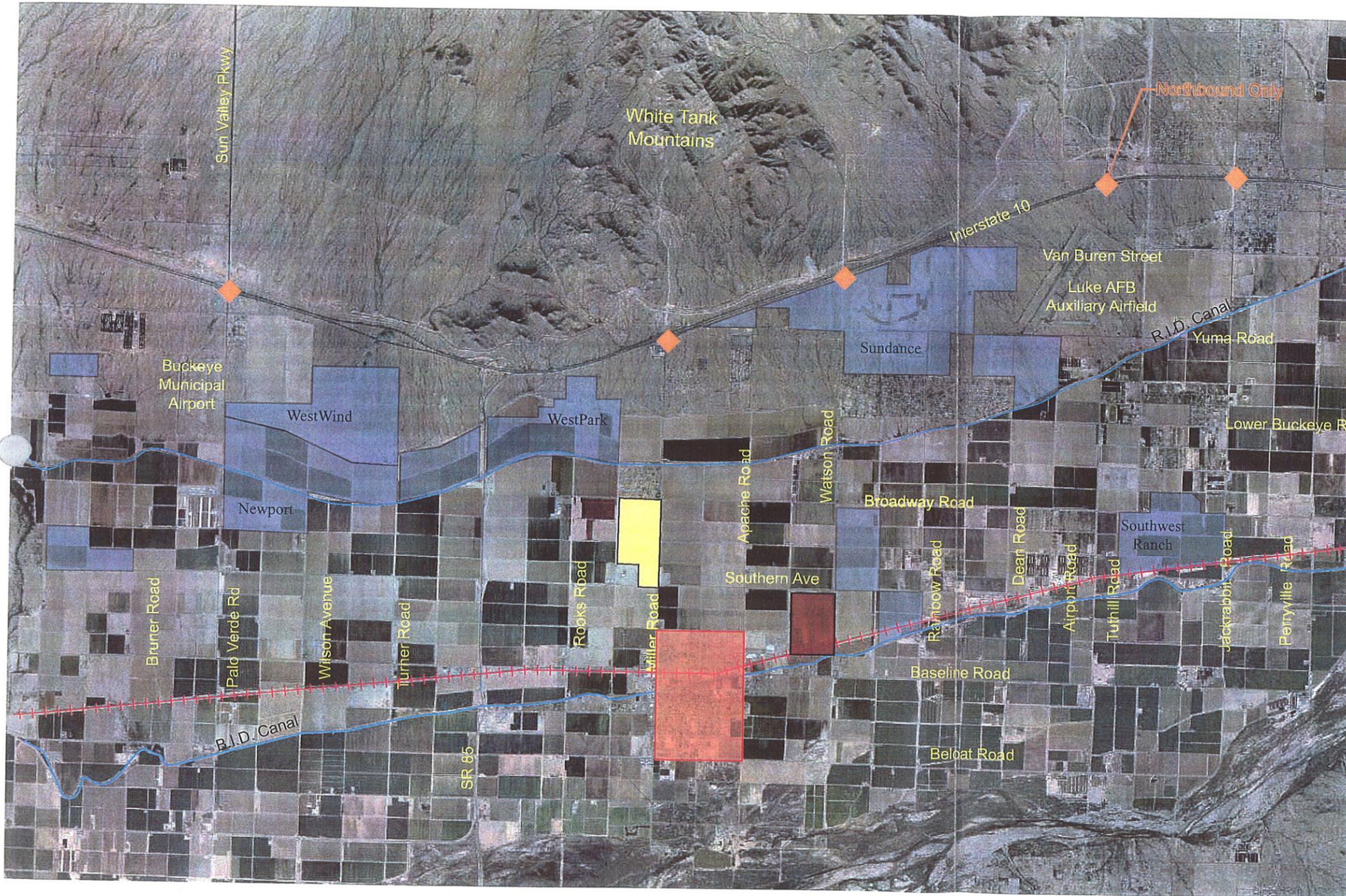
EXISTING SITE CONDITIONS

The project site has been in agricultural use for many years. Two existing homes, one occupied and one vacant currently exist on the site. Three private tailwater ditches traverse the site from east to west. There is one Roosevelt Irrigation District (RID) conveyance channel running from north to south along the western boundary of the property. Additionally, an Arizona Power Service (APS) 69-kv power transmission line runs parallel to the RID ditch. Several private wells also exist on the property.



COPPER FALLS

Regional Settings Map



-  Copper Falls
-  Master Planned Communities
-  Wal Mart Distribution Center
-  Central Buckeye Business District
-  Railroad
-  Canal
-  Freeway Access Ramp

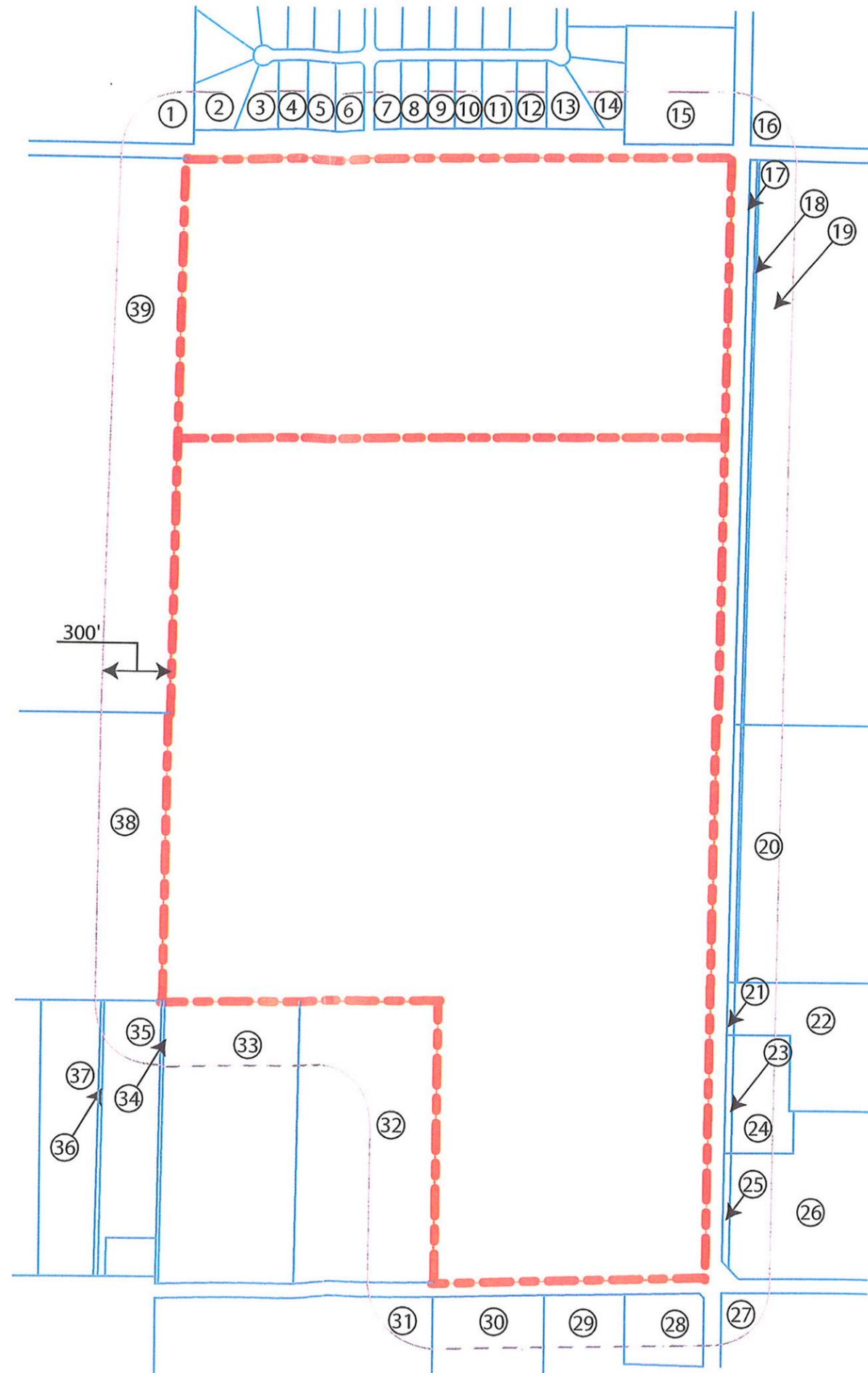


COPPER FALLS

Adjoining Property Ownership Map



- | | |
|--|--|
| <p>1 HAYDEN FARMS
27650 W SOUTHERN
BUCKEYE, AZ 85326 USA
Parcel: 504-26-009 G</p> <p>2 SMITH RICHARD W/SUSAN B
5515 W CALAVAR RD
GLENDALE, AZ 85306 USA
Parcel: 504-26-096</p> <p>3 OSTERFELD DAVID
25437 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-097</p> <p>4 THERKILDSEN ANDREW/YOLANDA
25425 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-098</p> <p>5 ORTEGA ANTONIO B/EDYTHE B
25413 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-099</p> <p>6 CAMPBELL JAMES RICHARD/COLLEEN R
25402 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-100</p> <p>7 SARGENT DWAYNE/MARY L
25337 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-101</p> <p>8 SARGENT DWAYNE/MARY L
25337 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-102</p> <p>9 BRESSETT PATRICK R/ANNE E
4039 W CORRINE DR
PHOENIX, AZ 85029 USA
Parcel: 504-26-103</p> <p>10 BLANTON JOSEPH ALAN/HORTENCIA H B
25301 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-104</p> <p>11 ROSS PIUS TR
25289 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-105</p> <p>12 JUNGLING MICHAEL L/SUSAN J
25249 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-044</p> <p>13 CHAVEZ GEORGE VALENZUELA/TERRY ANN A
25237 W PUEBLO AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-26-043</p> <p>14 MALONE GREGORY F/YVETTE R
4275 S EMERALD DR
BUCKEYE, AZ 85326 USA
Parcel: 504-26-042</p> <p>15 SPIKER HOLDINGS BUCKEYE LLC
398 S MILL AVE STE 210
TEMPE, AZ 85281 USA
Parcel: 504-26-015 F</p> <p>16 ARIZONA MACHINERY CO
11111 W MCDOWELL RD
AVONDALE, AZ 85323 USA
Parcel: 504-24-005 D</p> <p>17 SPIKER HOLDINGS BUCKEYE LLC
398 S MILL AVE STE 210
TEMPE, AZ 85281 USA
Parcel: 504-26-015 F</p> <p>18 HODGES FAMILY LIMITED LIABILITY COMPANY
2787 BELMONT DR
DAVIS, CA 956161541 USA
Parcel: 504-40-004 A</p> <p>19 HODGES FAMILY LIMITED LIABILITY COMPANY
2787 BELMONT DR
DAVIS, CA 956161541 USA
Parcel: 504-40-004 B</p> <p>20 DOVE COVE ESTATES
FIRST AMERICAN TITLE INSUR.
4801 E WASHINGTON ST 200
PHOENIX, AZ 85034</p> <p>21 MILLER 41 LLC
PO BOX 80770
PHOENIX, AZ 85060 USA
Parcel: 504-40-001 Y</p> <p>22 SW BUCKEYE LLC
333 W HAMPTON AVE 810
ENGLEWOOD, CO 80110 USA
Parcel: 504-40-001 Q</p> | <p>23 WHS BUCKEYE LLC
PO BOX 1941
SCOTTSDALE, AZ 85252 USA
Parcel: 504-40-001 Z</p> <p>24 WHS BUCKEYE LLC
PO BOX 1941
SCOTTSDALE, AZ 85252 USA
Parcel: 504-40-001 R</p> <p>25 SAFEWAY INC
1371 OAKLAND BLVD, #200
WALNUT CREEK, CA 94596 USA
Parcel: 504-40-452</p> <p>26 SAFEWAY INC
1371 OAKLAND BLVD #200
WALNUT CREEK, CA 94596 USA
Parcel: 504-40-001 S</p> <p>27 ENG ENTERPRISES LTD
PO BOX 296
BUCKEYE, AZ 85326 USA
Parcel: 504-47-004 J</p> <p>28 CVS 5934 AZ L L C
ONE CVS DRIVE
WOONSOCKET, RI 02895 USA
Parcel: 504-40-018 D</p> <p>29 ARMSTRONG MILLER LLC
2100 WHARTON ST STE 700
PITTSBURGH, PA 15203 USA
Parcel: 504-40-018 C</p> <p>30 MILLER & SOUTHERN LTD PARTNERSHIP
1120 W EL CAMINO DR
PHOENIX, AZ 85021 USA
Parcel: 504-40-018 E</p> <p>31 LBM LLC
PO BOX 413
BUCKEYE, AZ 85326 USA
Parcel: 504-40-019</p> <p>32 ANDERSON CLAYTON & CO
PO BOX 12506
FRESNO, CA 93778 USA
Parcel: 504-40-011 A</p> <p>33 ANDERSON CLAYTON & CO
PO BOX 12506
FRESNO, CA 93778 USA
Parcel: 504-40-010 A</p> <p>34 MAY WILLIAM L JR/MAURICETTE
1641 W MAGNOLIA
GOODYEAR, AZ 85338 USA
Parcel: 504-40-010 B</p> <p>35 MAY WILLIAM L JR/MAURICETTE
1641 W MAGNOLIA
GOODYEAR, AZ 85338 USA
Parcel: 504-40-008 J</p> <p>36 A D WILLIAMS FAMILY LIMITED PARTNERSHIP
25532 W SOUTHERN AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-40-008 K</p> <p>37 A D WILLIAMS INC
25532 W SOUTHERN AVE
BUCKEYE, AZ 85326 USA
Parcel: 504-40-008 H</p> <p>38 VEIT LUCY I
7015 PRESTON GROVE LN
DALLAS, TX 75230 USA
Parcel: 504-40-008 D</p> <p>39 IMAGINDAIRY LLC/TOBIAH LAND COMPANY LLC
2 N CENTRAL AVE
PHOENIX, AZ 850041291 USA
Parcel: 504-40-007</p> |
|--|--|



OPPORTUNITIES AND CONSTRAINTS

There are few development constraints on this site. The site is very flat, gently sloping from north to south. The tailwater ditches, power lines, and the two existing homes (one is abandoned) are the only existing physical features on the site. No significant natural vegetative communities exist.

An irrigation ditch and overhead power lines are located on the western boundary of the site. These are currently located within existing easements with the exception of the three southernmost utility poles that encroach slightly out of the easement into the project site. The project has been designed around these two easements and the encroachment. The existing dirt access road will remain intact. Two additional access points from the project site will also be provided for service vehicles.

A cotton gin is located directly southwest of the project site. The site is used minimally for approximately 7 months of the year. However, with the fall cotton harvest comes additional truck and tractor traffic, in addition to an increase in noise and activity in the cotton gin process. The site also has an increase in lighting in the storage areas. Lots adjacent to this site have a 10-foot setback (may be included in a deeper lot) to allow for additional buffering.

The opportunities on the site are numerous. The location to both I-10 and Downtown Buckeye make it a prime location for high-visibility commercial activity. Owners of the homes within Copper Falls will enjoy the mountain views of three surrounding ranges. Three arterial roads surround the property, giving it prime access and visibility. The **Opportunities and Constraints Map**, including an aerial photo, summarizes this information.

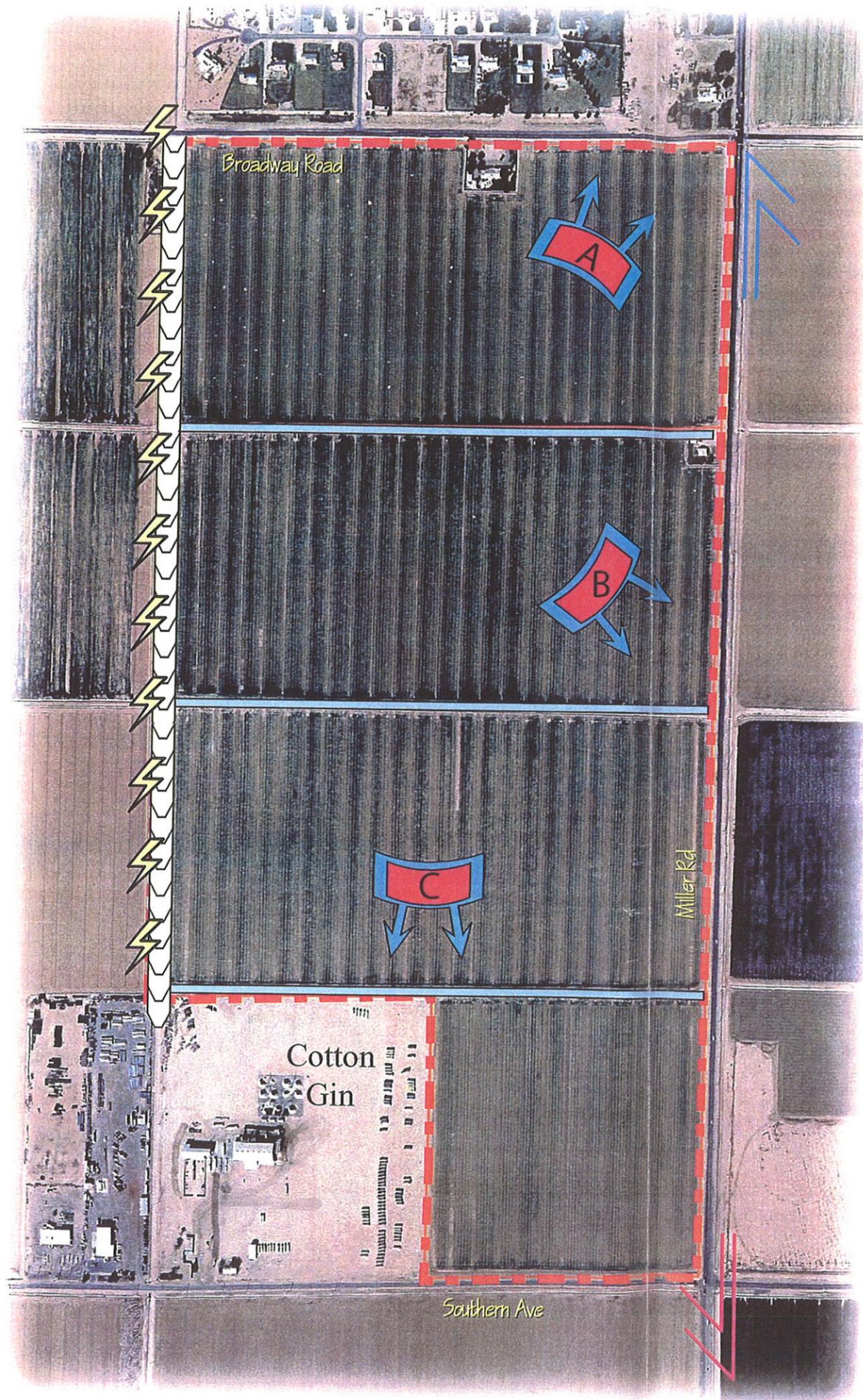
TOWN OF BUCKEYE LAND USE PLAN

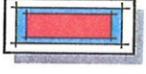
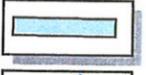
The Town of Buckeye currently designates the project site as Planned Community. Adjacent planned and existing land uses include Rural Residential to the north, Planned Residential and Commercial Center to the east and South, and Planned Community and General Commerce to the west. This information is displayed **on the Existing Buckeye Land Use Map**.



COPPER FALLS

Opportunities & Constraints



-  Copper Falls Boundary
-  1 Mile to Downtown Buckeye
-  Mountain views
 A: Views of The White Tank Mountains
 B: Views of The Sierra Estrella Mountains
 C: Views of Buckeye Hills
-  Local Irrigation
-  I-10 Access (4 Miles)
-  Drainage Ditch
-  Overhead Power Lines



COPPER FALLS

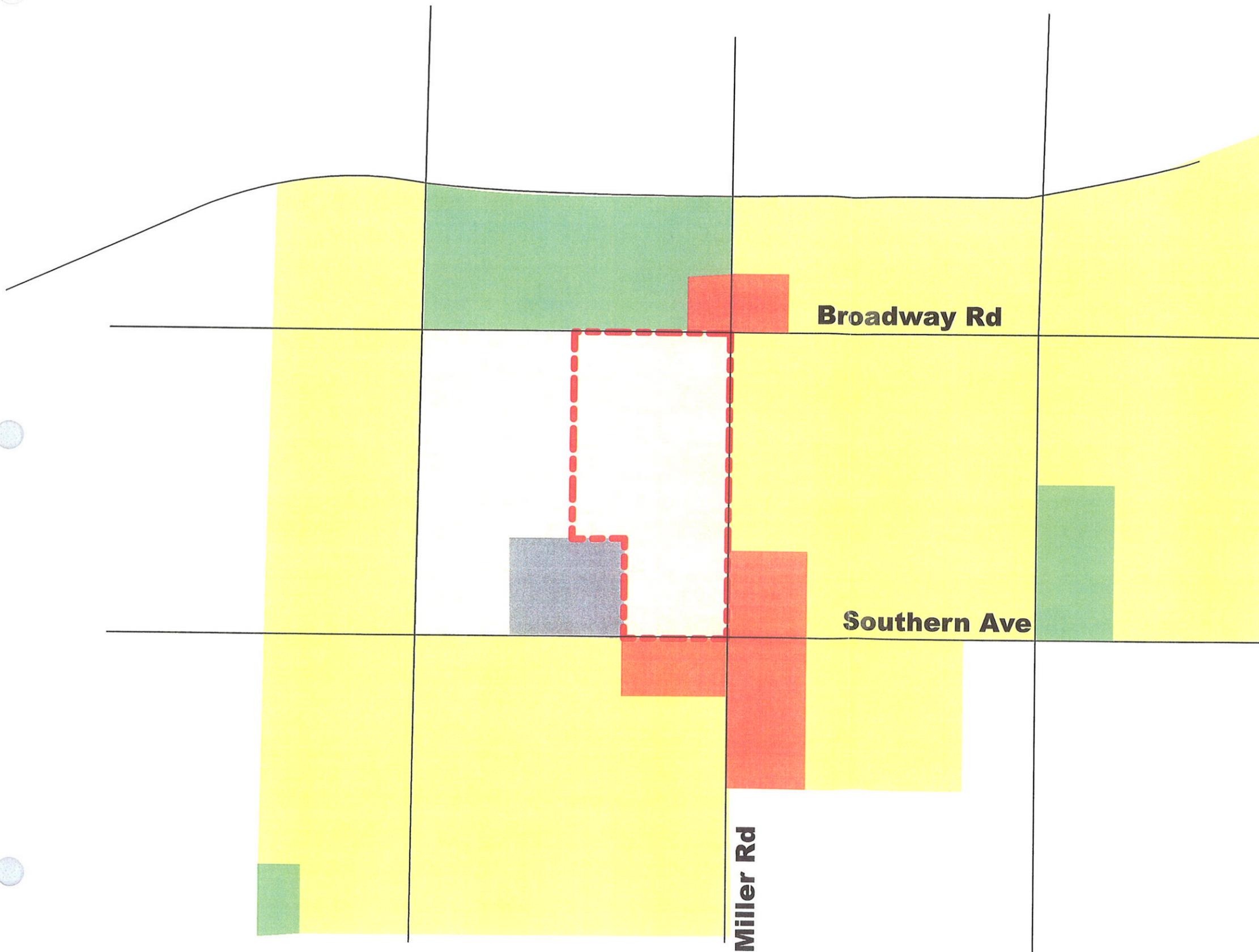
FALLS

Existing Buckeye Land Use

 Copper Falls Boundary

Buckeye Land Use Districts

-  Rural Residential
-  Planned Residential
-  Planned Community
-  Commercial Center
-  General Commerce



LAND USE PLAN

Copper Falls is a mixed use development, with a mixture of single-family residential neighborhoods with different home sizes and densities, in addition to commercial and office. The following text defines the land uses and development standards for each land use classification. The parcel locations and types are defined in the ***Land Use Plan***.

Residential Land Uses

Residential Land Use within the Copper Falls CMP is made up of six (6) single-family detached neighborhoods on a variety of lot sizes.

Each residential neighborhood includes a central park site, linked by a linear path network throughout the entire CMP. The neighborhoods will not be gated, therefore creating an overall sense of community between the entire CMP.

There are several different sizes and types of housing product proposed for the residential district. This variety of residential neighborhoods will offer a product that is suitable for families and move-up homebuyers. None of the parcels within Copper Falls are age-restricted.

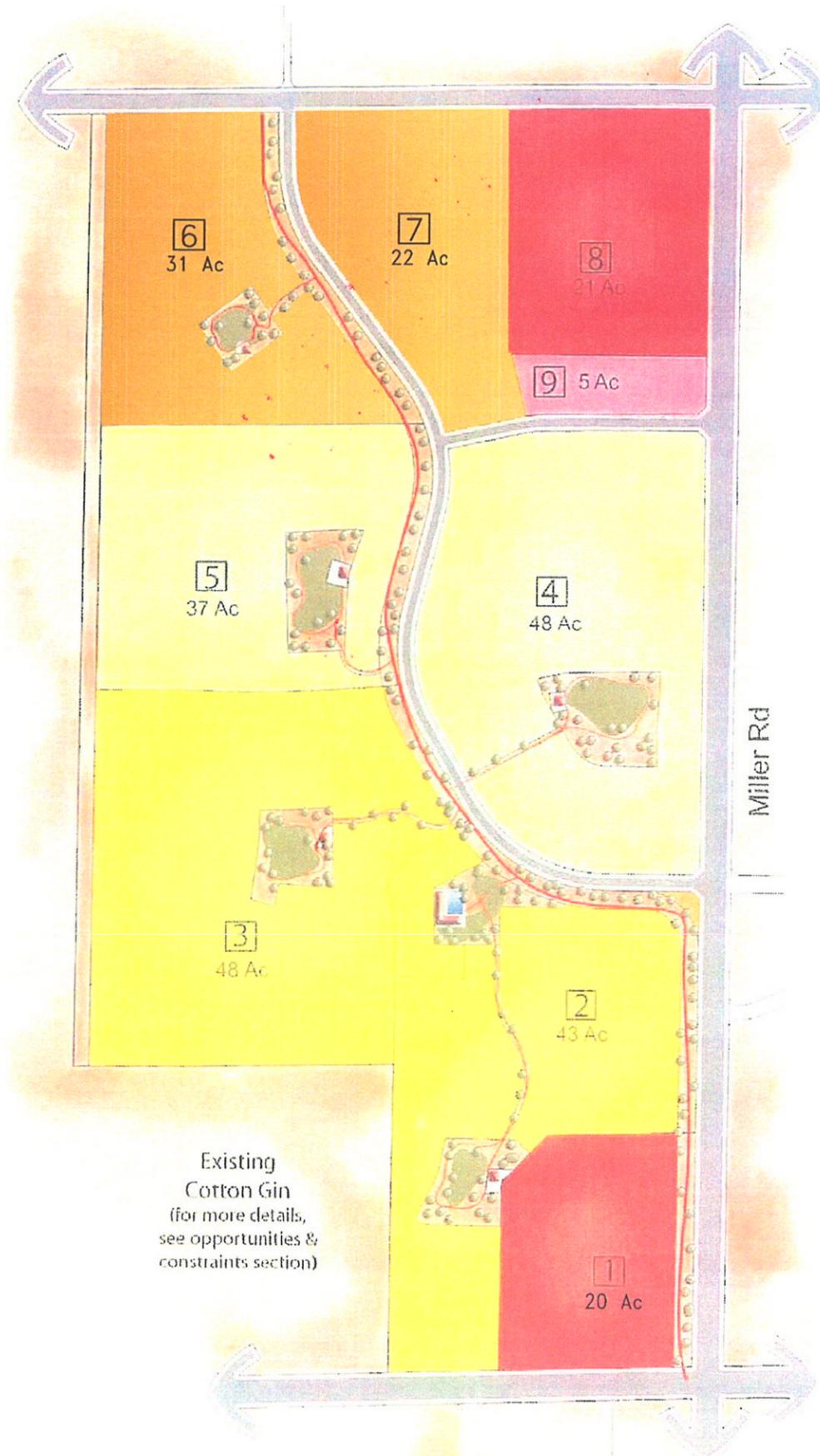
Residential densities identified in this CMP are approximate. Densities may be transferred between parcels if they meet the following conditions:

- ◆ Overall density within a given parcel does not exceed the density range for that parcel,
- ◆ The total CMP does not exceed 857 units.



COPPER FALLS

Land Use Plan
Revised: 10/05/05



Broadway Rd

Southern Ave

Land use table	Acres	Units
***Single Family Residential Detached 2-3 DUA	53 Ac	149
Single Family Residential Detached 3-4 DUA	85 Ac	298
Single Family Residential Detached 4-5 DUA	91 Ac	410
Commercial	41 Ac	
Medical/Office	5 Ac	
Total	275 Ac	857 Units

Density: 3.12 DUA Gross
3.74 DUA Net*

*Net density per Town of Buckeye ordinance. Excludes commercial parcels.

**Park acreage included in parcel acreage.

***Based on a 2.8 average density

All the homes along the northern perimeter of the Copper Falls development adjacent to Broadway Road shall be on 1/2 acre lots. The lots immediately south of the 1/2 acre lots shall be larger than 60 feet and smaller than 1/2 acre which will provide a transition into the 60 and 50 foot wide lots within the center of the Copper Falls Development.



Stantec

STANTEC CONSULTING INC.
7373 EAST DOUBLETREE RANCH ROAD
SUITE B-155
SCOTTSDALE, AZ 85258
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The following uses are allowed within all single-family residential districts of the Copper Falls CMP.

Residential Permitted Uses

- a. Single-family detached dwelling units
- b. Publicly or privately owned and maintained parks, community gardens, recreation areas pathways, trails and recreation centers
- c. Public and private schools
- d. Churches
- e. Temporary uses including sales/marketing facilities, model home complexes, and related accessory uses
- f. Temporary facilities and storage, incidental to a construction project and located on the project site (if properly screened)
- g. Public utility buildings and facilities
- h. Governmental uses
- i. Accessory buildings
- j. Home occupations, subject to the following:
 - 1. Employees shall be limited to the principal occupant
 - 2. Uses are limited and exclude bed and breakfast, manufacturing, industrial, mercantile, commercial storage, vending, and adult uses
 - 3. The use of the dwelling unit for business meetings or appointments shall not be permitted
 - 4. Day care of more than three children not directly related to the home occupant shall not be permitted
 - 5. Heavy machinery or outdoor storage shall not be permitted
 - 6. No signage, emblem, logo, or billboard of any kind will be displayed on any of the lots or common areas so as to be visible from neighboring property.

At a minimum, six different home products will be provided on lots ranging from one half-acre down to 70, 60 and 50-foot wide single family detached lots. Densities will range from 3.0-4.5 units per gross acre; however the overall gross density will not exceed 3.12 units per acre.



COMMERCIAL

Two commercial centers are proposed along Miller Road, totaling approximately 38 acres. These sites will provide commercial services for the residents in the CMP area as well as surrounding residential and office uses. The two sites are strategically located along this central corridor. The surrounding properties on opposite corners will compliment these sites, creating a regional commercial center at these two major intersections.

Commercial Permitted Uses

- a. Commercial, retail, and service establishments
- b. Retail sales, showroom, and office
- c. Professional, business, and administrative offices
- d. Personal service businesses including, but not limited to, beauty and barber shops, laundry and dry cleaning establishments
- e. Restaurants and restaurants with bars
- f. Drive through businesses including, such as but not limited to, fast food restaurants, banks, dry cleaning and pharmacies
- g. Banking and financial services
- h. Child care facilities
- i. Libraries
- j. Educational Uses
- k. Copying and printing businesses
- l. Medical offices and clinical laboratories
- m. Veterinary offices and clinical laboratories
- n. Convenience uses including drive-in uses
- o. Gas/Service stations, including automobile repair and/or convenience stores;
- p. Grocery stores
- q. Health clubs, including but not limited to, aerobics/dance/gymnastics and martial arts studios
- r. Sales/leasing offices and association
- s. Cellular communications facilities with a Conditional Use Permit
- t. Religious facilities
- u. Entertainment uses including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment
- v. Mini-storage
- w. Other appropriate uses as approved by the Community Development Director on a case-by-case basis.



MEDICAL/OFFICE PARK

Complimenting the northern commercial parcel is a Medical/Office Park site. This site is designed to provide services to the region that may not typically be located in commercial centers. In addition to the benefits to the residents of the area, this site will also provide employment opportunities for the town.

Medical/Office Park Permitted Uses

- a. Medical and dental offices and clinics
- b. Veterinarian offices clinics
- c. Professional, business, and administrative offices
- d. Retail sales, showroom, and office
- e. Personal service businesses including, but not limited to, beauty and barber shops, laundry and dry cleaning establishments
- f. Banking and financial services
- g. Child care facilities
- h. Libraries
- i. Educational Uses
- j. Copying and printing businesses
- k. Sales/leasing offices and association
- l. Other appropriate uses as approved by the Community Development Director on a case-by-case basis.
- m. Roof mounted cellular facilities with a Conditional Use Permit

EDUCATIONAL / SCHOOLS

Elementary, secondary, and high schools are permitted in all residential and commercial parcels of the Copper Falls CMP. Technical schools, colleges, or other educational facilities are permitted in all non-residential parcels. An agreement for adequate public school facilities shall be presented before any final plan approval.



OPEN SPACE

Neighborhood parks are an important component of the Copper Falls communities. Each parcel will include a centrally located 2-acre park. Whenever possible, homes shall not back-up to the park. Each park must contain at least two (2) of the following amenities, in addition to a generally flat turf area:

- Tennis Court
- Rock Climbing Wall
- Water feature, either active or decorative (Water Feature: Active list - pool, spa, children's wade pool, water park, lake with fish. Inactive list - water falls, water features)
- Tot Lot/Playground equipment
- Two Basketball hoops
- Sand Volleyball court
- Two picnic ramadas with BBQ
- Fitness stations
- Multi-use sport courts
- Outdoor Gathering Area. Covered like a Ramada, but bigger - seating only around the perimeter - to host community gatherings.
- Outdoor Amphitheater
- Other recreation amenity approved by the Town Parks and Recreation Department

Note: The Town of Buckeye is currently creating a Parks, Trails and Open Space Master Plan. If the plan calls for amenities above and beyond those required in this CMP, Copper Falls will meet or exceed these new standards.

A conceptual **Neighborhood Park Plan** shows a typical park and the desired location of the surrounding homes.

In addition to the five neighborhood parks located in each residential parcel, a community park will be located at the northern corner of Parcel 2. This park will include a community swimming pool and have other water features. This will serve as the Signature Park and central gathering point for the community.

Each park will be linked with a trail network throughout the community. Trails will use decomposed granite, except in turf areas, and be well landscaped to encourage pedestrian activity. See the **Trails Elevation and Cross Section** exhibit for details.

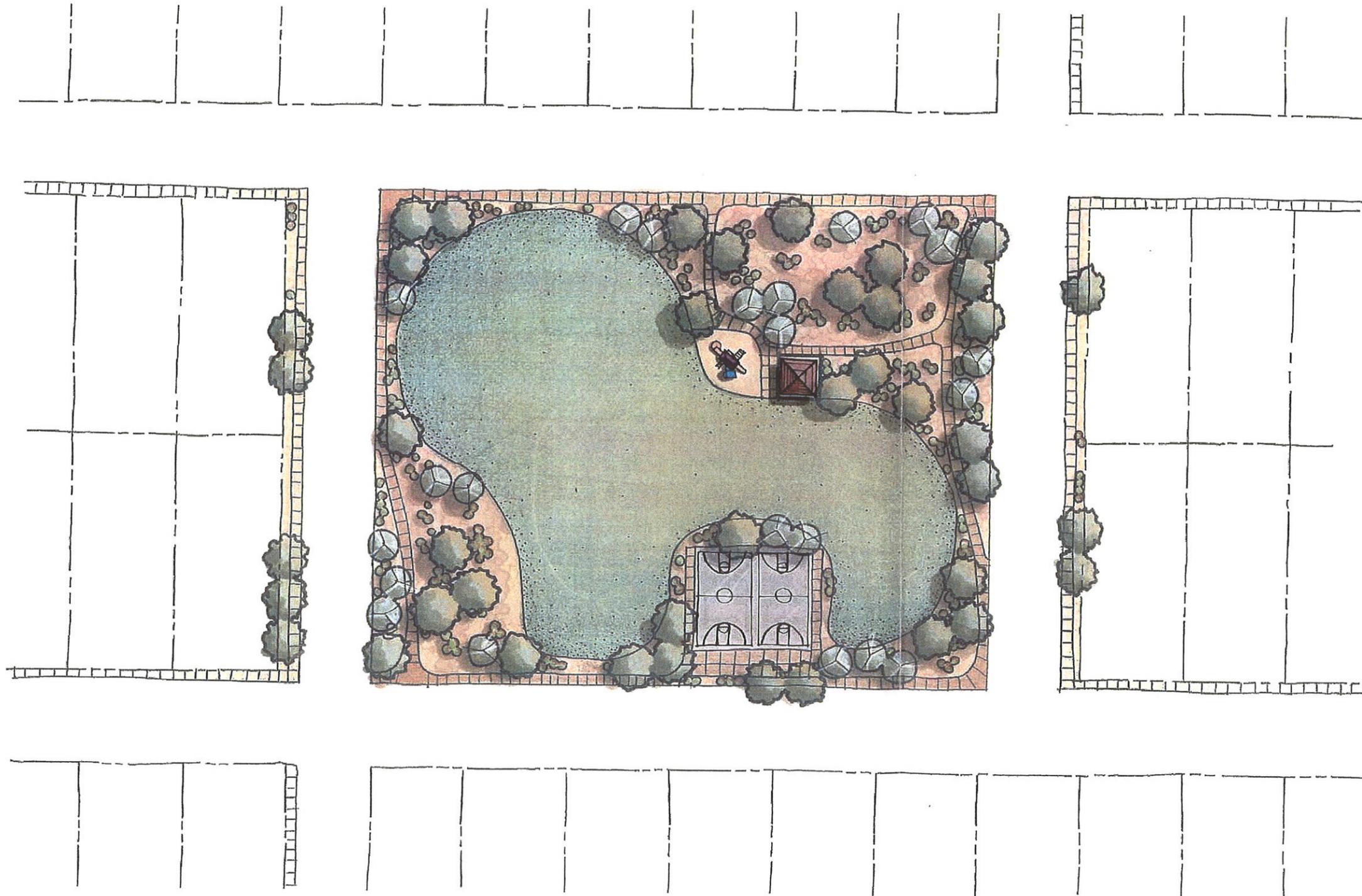
Complimenting this trail system is a sidewalk system throughout the CMP. Four foot (4') sidewalks are required on all neighborhood and collector streets on both sides of the road.

Other open space within the CMP includes retention areas, utility easements, roadway right-of-way, and other drainage features. Total open space for the CMP must total 18% of the net project site. The **Parks and Trails Plan** summarizes the CMP's active recreation amenities.



COPPER FALLS

Conceptual Neighborhood Park Plan



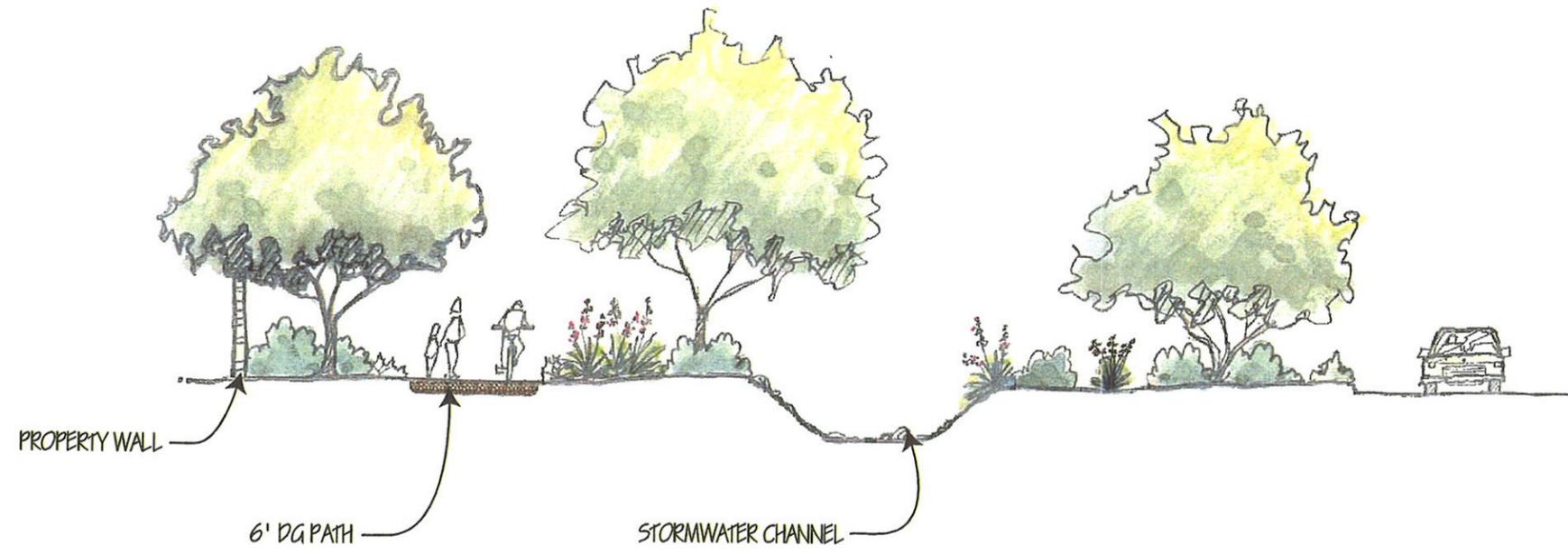
Parks must include a flat turf area plus at least five of the following amenities:

- Tennis Court
- Rock Climbing Wall
- Water feature, either active or decorative (Water Feature: Active list - pool, spa, children's wade pool, water park, lake with fish. Inactive list - water falls, water features)
- Tot Lot/Playground equipment (common & minimum)
- Two Basketball hoops
- Sand Volleyball court
- Two picnic ramadas with BBQ (common & minimum)
- Fitness stations
- Multi-use sport courts (common & minimum)
- Outdoor Gathering Area. Covered like a Ramada, but bigger - seating only around the perimeter - to host community gatherings.
- Outdoor Amphitheater
- Other recreation amenity approved by the Town Parks and Recreation Department

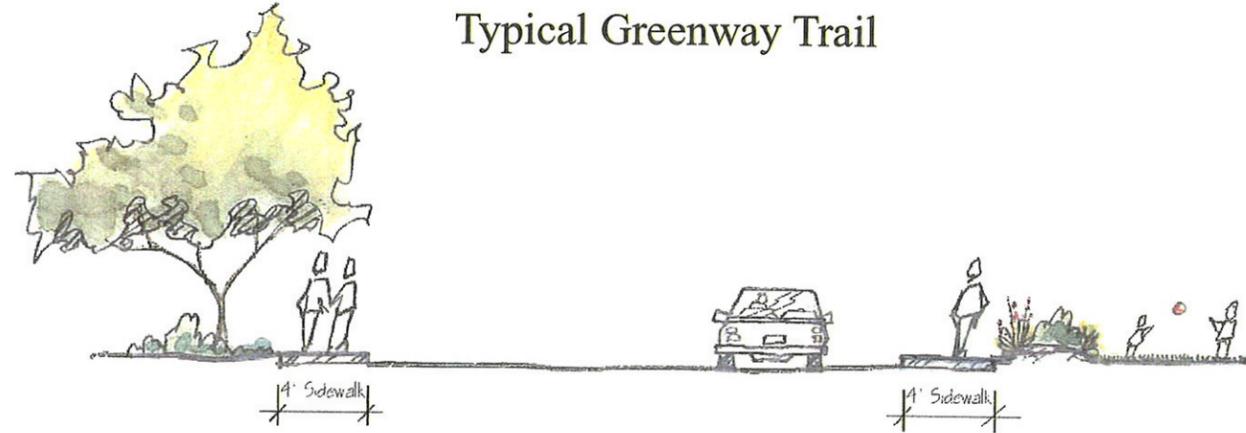
Note: The Town of Buckeye is currently creating a parks, Trails, and Open Space Master Plan. If the plan calls for amenities above and beyond these, Copper Falls will meet or exceed these new standards.

COPPER FALLS

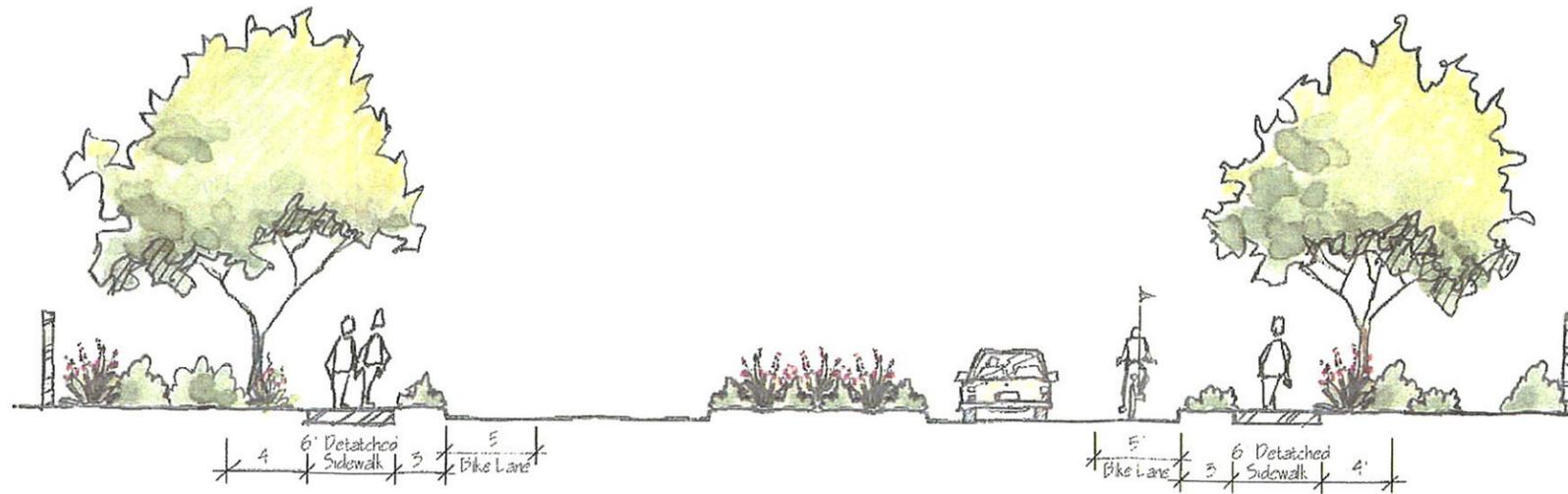
Pedestrian Path Sections



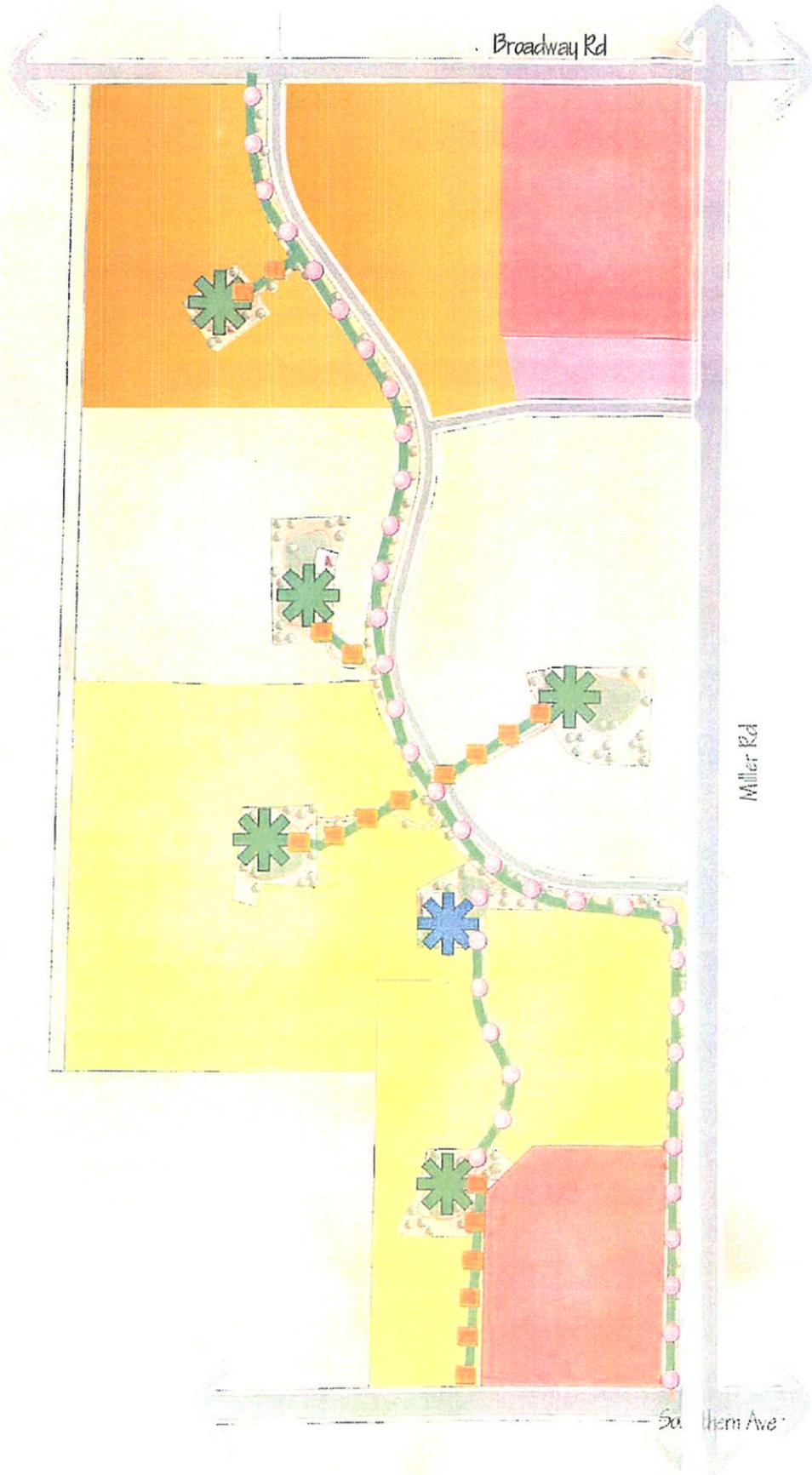
Typical Greenway Trail



Typical Urban Trail/Local



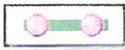
Typical Urban Trail/Collector

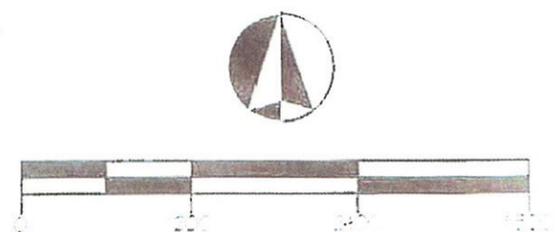


COPPER FALLS

Parks & Trails Plan

Revised: 10/05/05

-  Primary Park
-  Neighborhood Park
-  Greenway Trail (D.G.)
-  Neighborhood Trail



STANTEC CONSULTING INC.
 7373 EAST DOUBLETREE RANCH ROAD
 SUITE B-155
 SCOTTSDALE, AZ 85258
 480.998.4700

Infrastructure Plans

MASTER STREET AND CIRCULATION PLAN

The Copper Falls CMP site is easily accessible by the surrounding three arterial roads: Broadway Road to the north, Miller Road to the east, and Southern Avenue to the South. Miller Road has direct access to Interstate-10 at an interchange approximately four miles north of the site.

An internal collector street network is identified within the community, linking each parcel. This collector system has two primary access points on Miller Road and one on Broadway Road. No homes will front the Collector road.

In addition, a local street network will provide access within individual parcels. Some local streets will have direct access to the surrounding arterials.

Typical Collector and Neighborhood Street Cross Sections can be found in the **Typical Street Cross-Section** exhibit.

The overall circulation plan, including approximate location of local street access to collectors and arterials, is shown in the **Circulation Map**.

The development is projected to yield a maximum of 857 residential dwelling units, 41 acres of planned commercial development and 5 acres of office development. Utilizing trip rates and equations from the ITE Trip Generation, 7th Edition manuals, the proposed project is forecast to generate approximately 33,744 daily trips, which includes 1,325 AM peak-hour trips and 3,244 PM peak-hour trips. These trips can be expected to travel on the proposed collector and major street system serving the development.

The following access restrictions apply to Copper Falls:

- a) Parcels 2 and 4 will not have direct access onto Miller Road.
- b) Parcel 8 shall have only on future median break on Broadway Road and one on Miller Road.
- c) Parcel 9 shall not have direct access to Miller Road.
- d) Median breaks will be located in conjunction with developments across the arterials at the following locations: Southern Avenue at Parcel 2; Broadway Road at the intersection with the Collector, Miller Road at the location of the southern fork of the collector, Miller Road at Parcel 1.

The **Circulation Map** shows the conceptual access locations described.

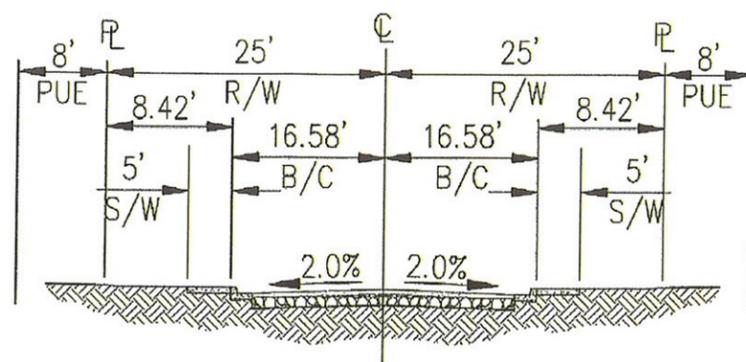
A full Traffic Impact Study must be completed and accepted prior to approval of the preliminary plat.

A detailed Conceptual Circulation Report is included in the appendix.

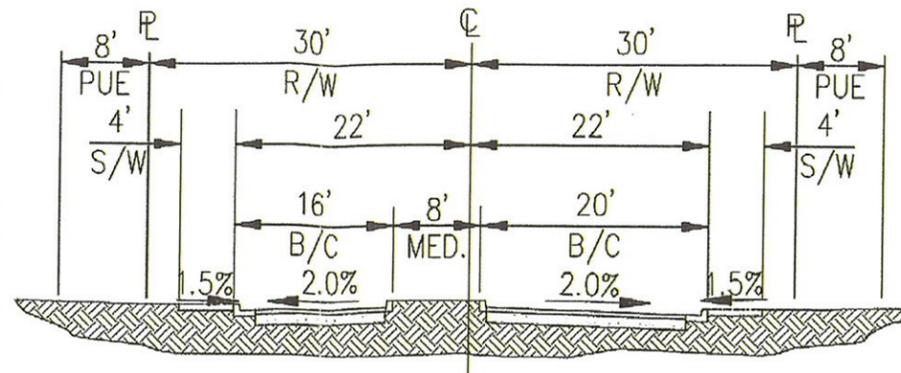


COPPER FALLS

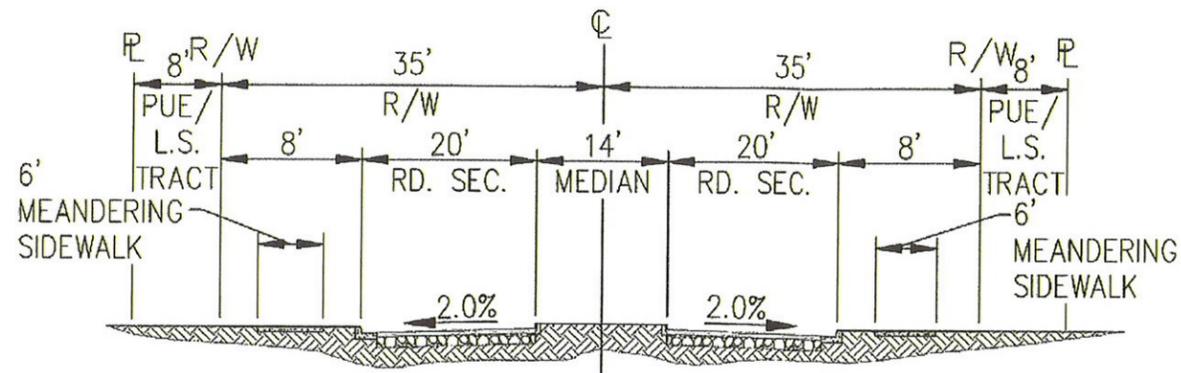
Street Cross Sections



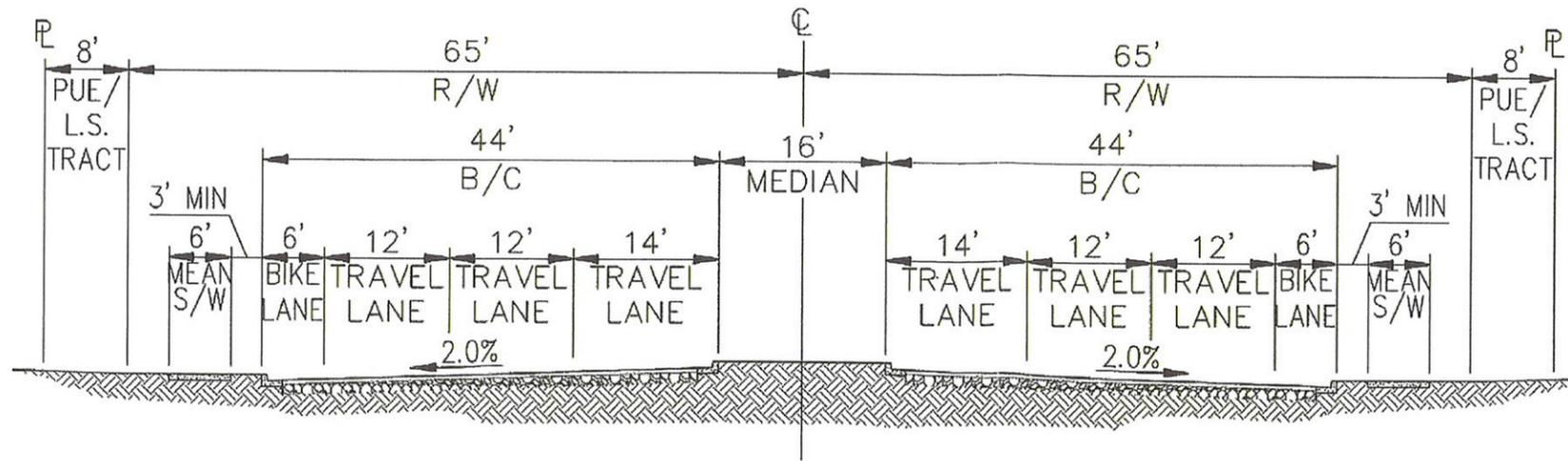
TYPICAL RESIDENTIAL STREET
NTS



TYPICAL RESIDENTIAL ENTRANCE
NTS



TYPICAL MAJOR COLLECTOR STREET
NTS

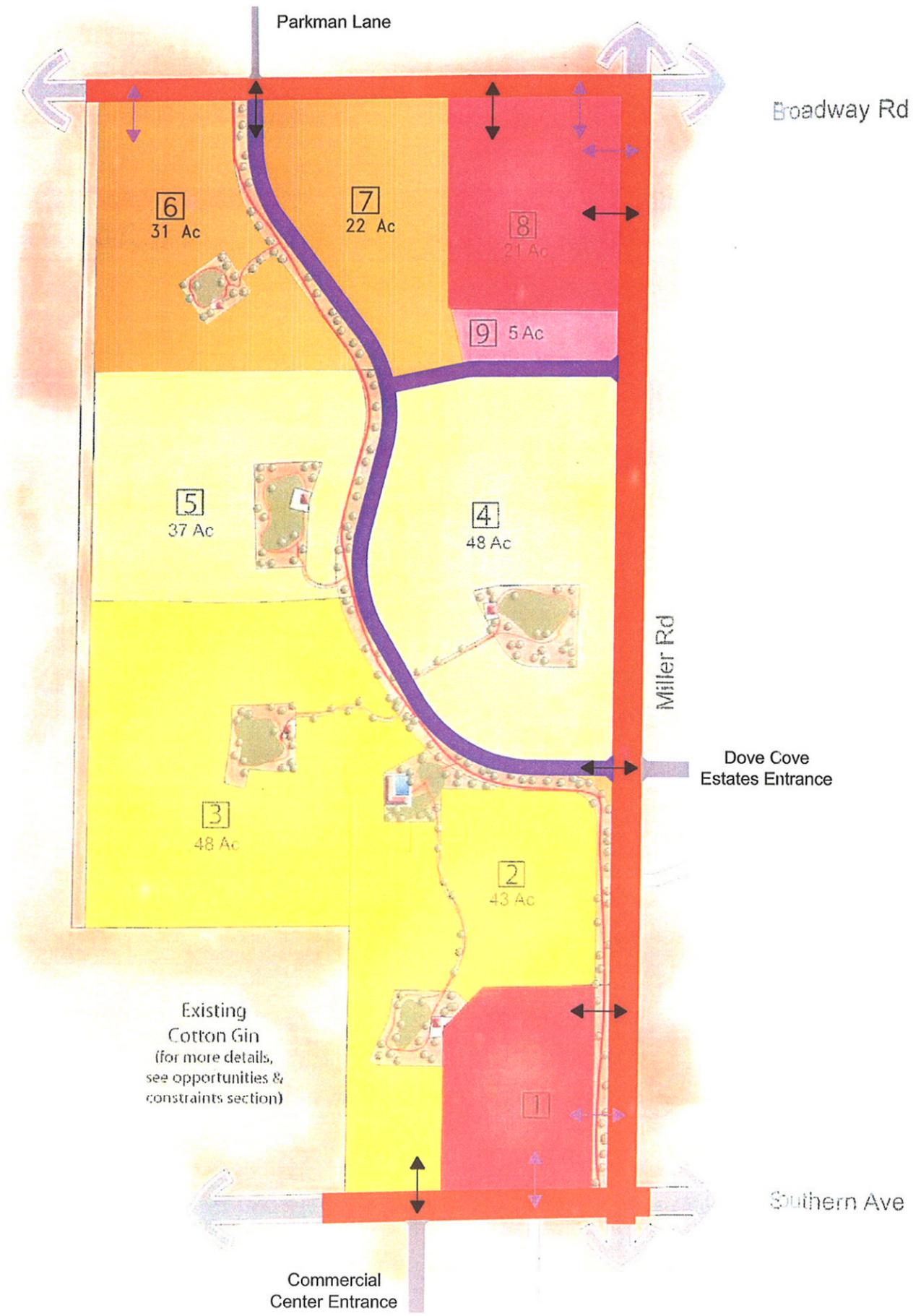


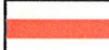
ARTERIAL STREET
NTS

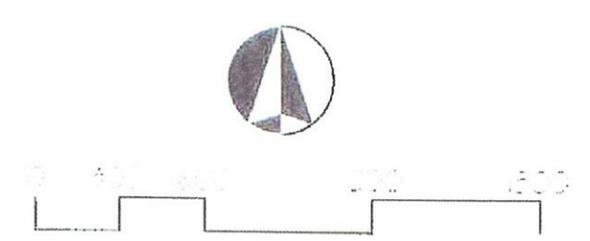
COPPER FALLS

Circulation Map

Revised: 10/05/05



-  Arterial Street
-  Major Collector Street
-  Existing/Proposed Neighboring Property Median Breaks
-  Arterial Access - Median Break (Approximate Locations)
-  Arterial Access - Right In/Right Out (Approximate Locations)




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MASTER DRAINAGE PLAN

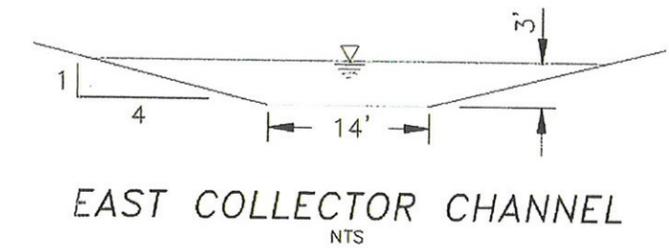
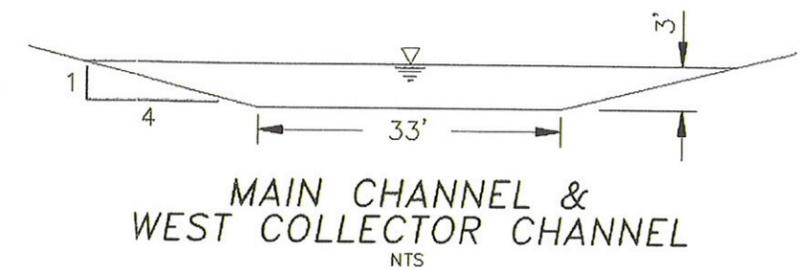
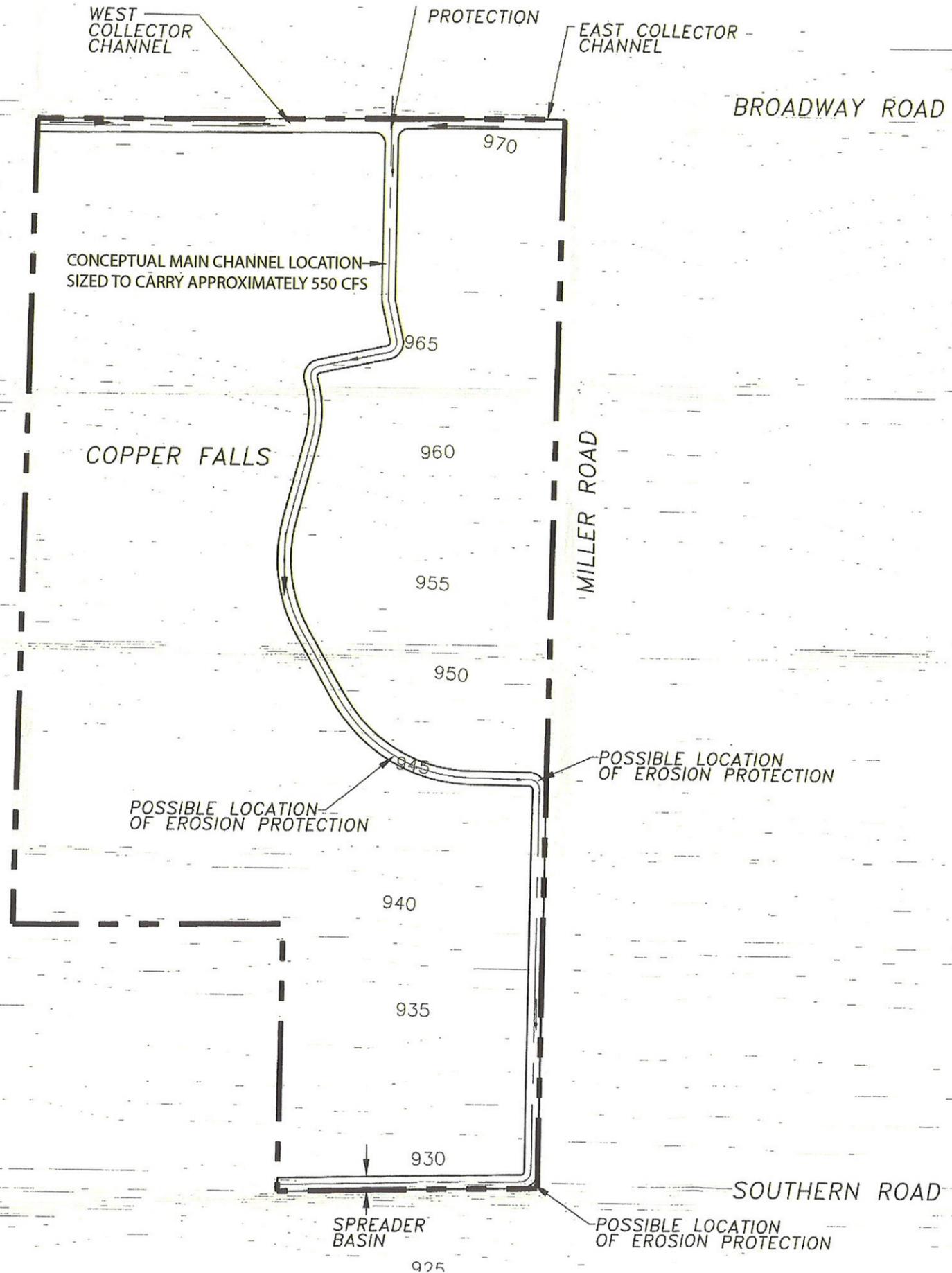
The purpose of the Master Drainage Report is to ensure that the Copper Falls development provides a minimum 100-year flood protection to the proposed development and satisfies the local drainage criteria adopted by the Town of Buckeye and Maricopa County. The flood protection system considered both the potential of offsite flooding sources and the ability to retain the 100-year 2-hour surface runoff generated by individual parcels within the development.

The offsite drainage area consists of the subdivision to the north known as Northwood Park Estates. A simple analysis of the basin along Broadway Road revealed that it could only retain a small fraction of the volume of runoff from the 100-year 6-hour storm. It was assumed the basin would have a negligible affect on the peak flows as they travel through the basin, across Broadway Road, and onto Copper Falls. A collection channel along Broadway Road and drainage channel through Copper Falls will be constructed to route the offsite flows to the historical discharge point at the south end of the site. The results of this study will be used as a guideline for the detail design stage. The complete Master Drainage Report is included in the Appendix.



COPPER FALLS

Master Drainage Plan



NOTE: ALL CHANNELS ARE DESIGNED WITH 1 FT. OF FREEBOARD.

LEGEND

- 1002 EXISTING GRADE CONTOURS
- DRAINAGE BOUNDARY
- CHANNEL

SCALE: 1" = 60'

MASTER POTABLE WATER PLAN

The preliminary design for water improvements to serve the proposed Copper Falls development includes the necessary facilities for water supply, storage, and booster pump capacity and transmission lines. All onsite and offsite improvements will meet the design requirements specified by Valencia Water Company and the Town of Buckeye for criteria related to fire flow requirements.

Groundwater wells will be required to provide the water supply to the development. The quantity of water provided must meet the criteria established for average day of a peak month. The minimum pumping rate to satisfy system requirements, including redundancy, is 653 gallons per minute. Such demand will be met by one or more wells, depending on the quantity and quality of water yielded by each well. Water will need to be treated to meet the current drinking water standards. Treatment for arsenic will be required if levels are measured greater than 10 ug/l.

It is anticipated that the storage facility to serve Copper Falls will be located offsite approximately ¼ mile to the west of the project site. A joint venture is being sought between the neighboring property owner and the developer of Copper Falls in order to share capital costs associated with the tank site. Storage capacity provided for Copper Falls will be approximately 400,000 gallons.

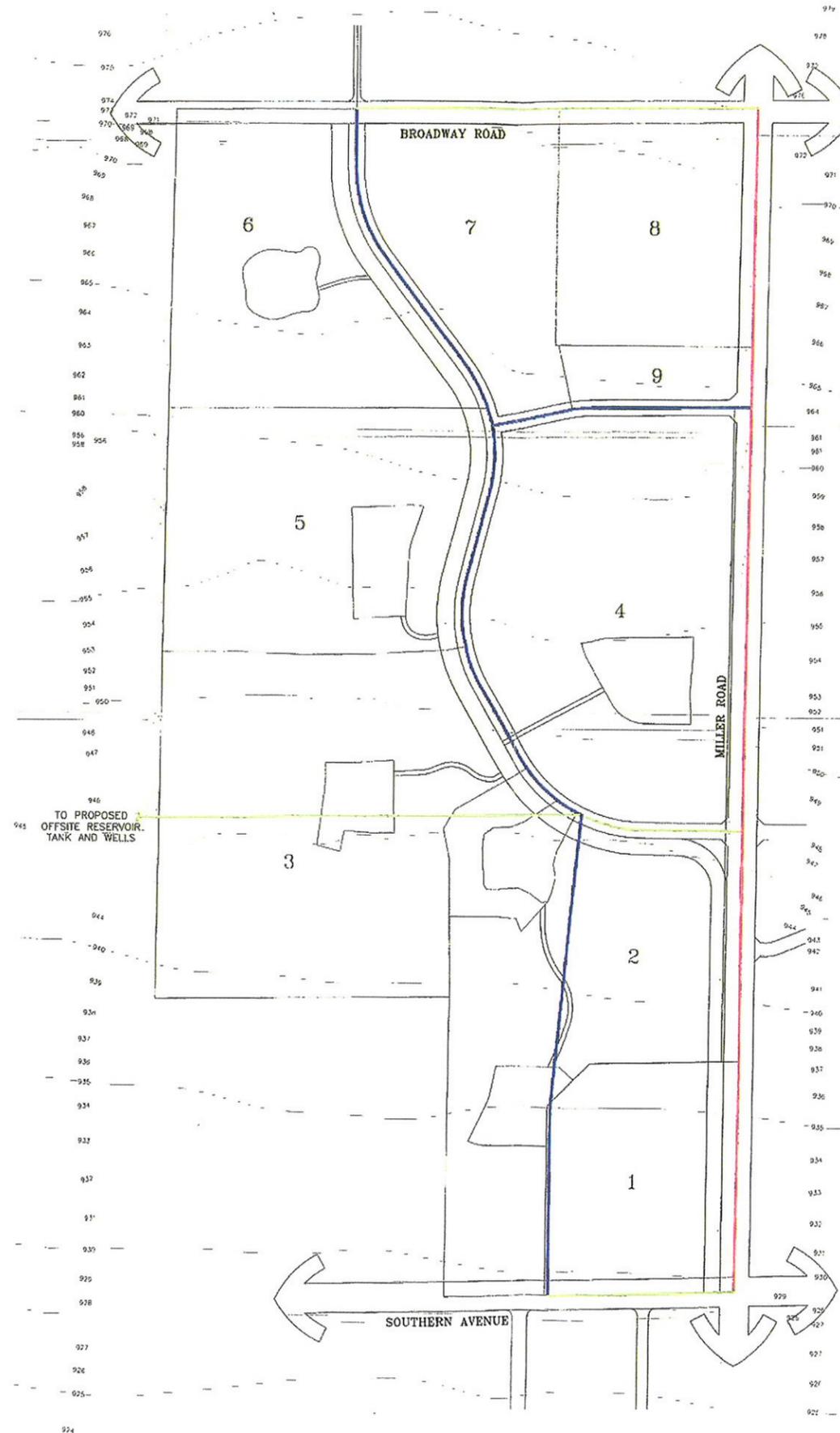
Sufficient booster pump capacity will be provided at the proposed tank site location to deliver water to Copper Falls under peak hour conditions concurrent with the maximum fire flow rate required for the development. Peak hour conditions require 1,142 gallons per minute. The fire flow requirement for commercial development associated with Copper Falls is anticipated to be 2,000 gallons per minute per Town of Buckeye design criteria. Booster pumps will therefore be designed to deliver 3,142 gallons per minute, which is estimated to meet maximum flow rate conditions.

The Copper Falls Water Exhibit shows the general layout of primary waterlines that will serve the Copper Falls community. The preliminary design includes 12-inch waterlines located in Broadway Road and Southern Avenue. All other onsite waterlines are anticipated to be 8-inch lines. Several connections will be made to the existing 18-inch waterline located in Miller Road to integrate the Copper Falls water system with surrounding systems.



COPPER FALLS

Water Master Plan



LEGEND:

- 8" WATERLINE
- 12" WATERLINE
- EX 18" WATERLINE
- 3 PARCEL NUMBER

*NOTE: SCHEMATIC ONLY. NOT FOR CONSTRUCTION PURPOSES.
 *THIS EXHIBIT IS TO SHOW WATERLINE SIZES AND GENERAL LAYOUT ONLY.

MASTER WASTEWATER PLAN

The proposed Copper Falls development is anticipated to generate approximately 364,000 gallons of wastewater per average day. This estimate is based on residential development generating 100 gallons per capita per day with a population density of 3.2 people per unit and commercial development generating 1,500 gallons per acre per day. There are 857 single-family residential units planned for Copper Falls, with an anticipated generation of approximately 295,000 gallons of wastewater per average day from the residential portion of the development at build-out. The 46 acres of commercial development planned for Copper Falls is expected to generate an additional 69,000 gallons of wastewater per average day. The only offsite area that is anticipated to contribute to onsite wastewater flows and therefore require capacity in excess of that generated onsite is the 40-acre area identified in the southwest corner of the Copper Falls Sewer Exhibit. Land use designation per Town of Buckeye Land Use Map (1/19/04) for this offsite area is general commerce. A flow factor of 1,500 gallons per acre per day was used to calculate the flow rate of wastewater anticipated for this area.

The wastewater collection system for the proposed Copper Falls development will consist of 8-, 10-, and 12-inch sewer pipe. The conceptual sewer design is shown on the Copper Falls Sewer Exhibit and is intended to show the general layout and sewer line sizes needed for all onsite sewer infrastructure. To size the sewer lines for the proposed collection system, a peaking factor was applied to the average daily flow. The peaking factor is based on the upstream population per Arizona Department of Environmental Quality Standards (R18-9-E301). It is anticipated that all sewer lines located onsite will be constructed with PVC material.

The wastewater collection system for the proposed Copper Falls development will drain offsite by gravity. Since the general terrain of the site slopes from north to south, onsite sewer lines will either drain to collector streets that direct flows toward Miller Road or drain to Southern Avenue which also directs flows to the sewer main in Miller Road. The destination of all wastewater flows will be to Miller Road, where sections of 15- and 18-inch sewer line currently exist as part of the Miller Road Sewer Improvement District.

The Town engineer for the Town of Buckeye has indicated that there is currently capacity available within the Miller Road Sewer Improvement District to service the proposed Copper Falls community. According to the Town Engineer, the connection fee to tie into this sewer improvement district is \$2,956.90 per existing net acre. The fee would therefore be approximately \$789,492 based on the 267-acre proposed development site and \$2,956.90 per acre, assuming allocation is granted to the Copper Falls development. This fee has not been finalized and is subject to change.

Since this available capacity remains open to all interested developers, it is important that Copper Falls secure such capacity to ensure offsite conveyance of its wastewater to the Town of Buckeye Wastewater Treatment Plant (WWTP). Once this available capacity has been secured, other developments will be responsible for constructing their own sewer line(s) to connect to the WWTP. Whether offsite conveyance is per the Miller Road Sewer Improvement District or another sewer line to be constructed by the

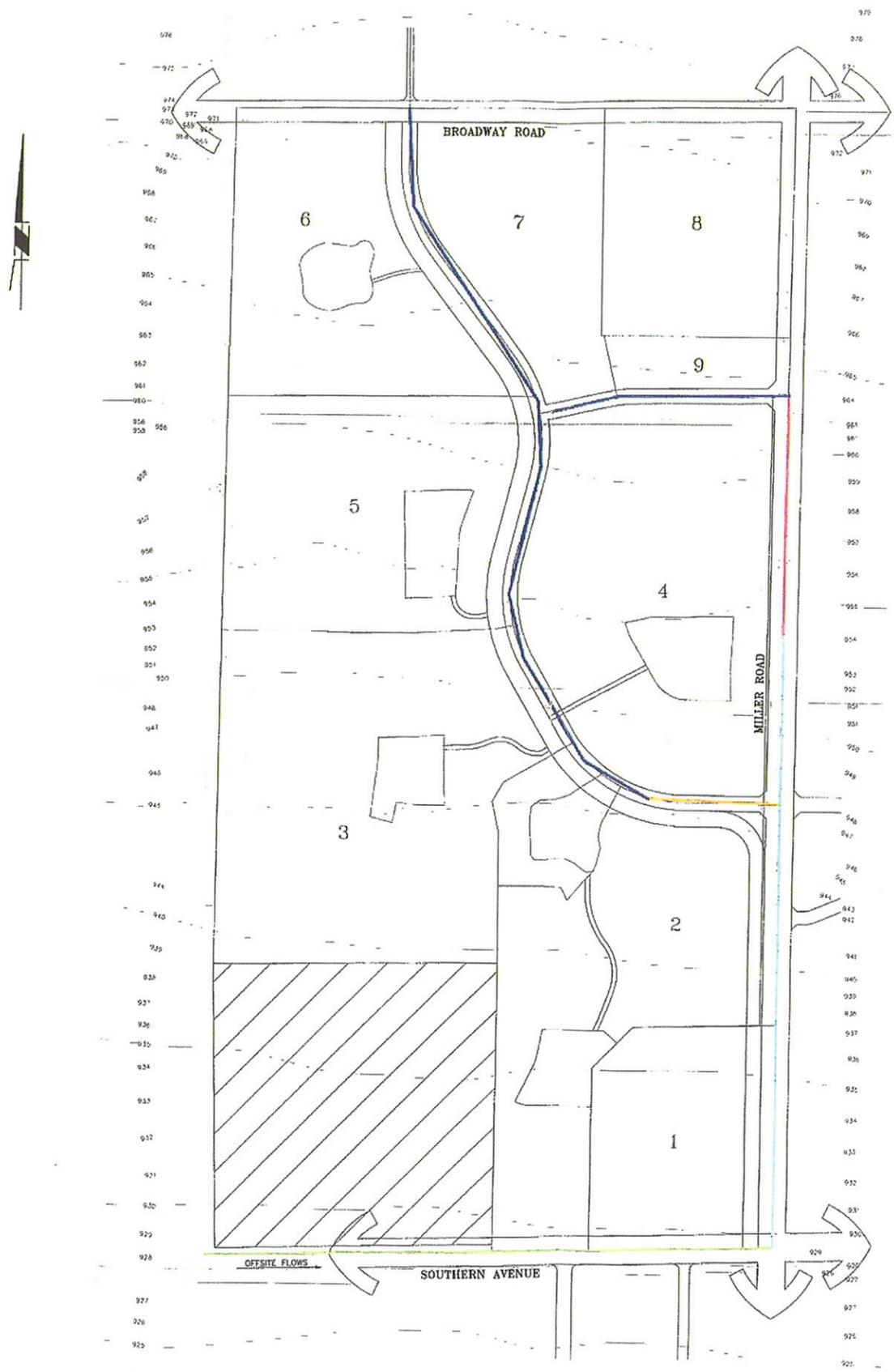


Developer, all wastewater flows from the proposed Copper Falls community will drain to the Town of Buckeye WWTP.

Required plant capacity anticipated for the Copper Falls community at build-out is approximately 323,000. This estimate is based on WWTP sizing requirements per Maricopa County where total residential EDUs are multiplied by 350. A fee will also be required from the Town of Buckeye WWTP for the amount of treatment capacity allocated to Copper Falls.



COPPER FALLS Sewer Master Plan



LEGEND:

- 8" SEWER LINE
- 10" SEWER LINE
- 12" SEWER LINE
- EX 15" SEWER LINE
- EX 18" SEWER LINE
- / / / / CONTRIBUTING FUTURE OFFSITE AREA
- 3 PARCEL NUMBER

*NOTE: SCHEMATIC ONLY. NOT FOR CONSTRUCTION PURPOSES.
 *THIS EXHIBIT IS TO SHOW SEWER LINE SIZES AND GENERAL LAYOUT ONLY.

MASTER PLAN PHASING

Copper Falls will be developed in two major phases. Phase I will include Parcels 2, 3, and the southern portion of Parcel 4. Phase II will be inclusive of the northern portion of Parcel 4 and Parcel 5.

The commercial development on both Parcels 1 and 8 will be developed on timelines that support the immediate need while coordinating with the residential parcels as to the construction impact.

RESIDENTIAL PARCEL PHASING

The residential parcels will have multiple minor phases in an order that interfaces with the infrastructure sewer, water and roadways. The individual parcel phases will be in a logical progression to support sales and development.

INFRASTRUCTURE IMPROVEMENT PHASING

The Arterial and Major Collector Streets, including their supporting underground improvements will be developed to support the interior parcels in a logical development timeline. All necessary underground infrastructure improvements will be installed prior to any roadway improvements to eliminate paving repairs or street cuts.



ENVIRONMENTAL ASSESSMENT

Liesch Southwest, Inc conducted a Phase I Environmental Site Assessment on the project site on January 30, 2004. This assessment included a review of historical and regulatory agency documents and aerial photographs, a walk-over survey to evaluate the property for the possible presence of hazardous substances and contaminants, and interviews with persons knowledgeable about current and past site activities. The following are the key findings of the report.

- ◆ According to published maps, depth to groundwater in the project area varies from between 70 and 145 feet below ground surface and regional groundwater flow was to the west-northwest.
- ◆ A pesticide-screening program was conducted to evaluate whether chlorinated pesticide residues are present in the near-surface soils at the property. Concentrations of DDE were identified in all of the soil samples collected. Toxaphene was detected in eight of the soil samples collected, and the delta-BHC was detected in one of the soil samples collected. All of the DDE and Toxaphene concentrations were **well below** the Arizona Residential Soil Remediation Levels. Liesch does not consider the concentration of delta-BHC to pose a recognized environmental condition for the sites. Based on the relatively consistent concentrations of pesticides detected, it appears that the source was from routine agricultural application. Current ADEQ policy does not require investigation or remediation of pesticide-impacted soil, as long as the source of the residues detected was from routine agricultural application. Based on the results of the pesticide-screening program and current state and federal regulations, no further testing or remediation is recommended.
- ◆ Prior to demolition or renovation of any existing on-site structures, a qualified asbestos consultant should be contacted. A comprehensive asbestos survey, including sampling and testing of building materials for the presence of asbestos fibers, will be needed to obtain the Maricopa County NESHAP permit that is required for demolition or renovation.
- ◆ Based on the age of the buildings located on the property, a possibility exists that septic tanks and/or underground utility piping may be present on the property. Should such piping or septic tanks be encountered during grading operations, the septic systems should be abandoned according to current Maricopa County requirements.
- ◆ Two wells were identified on the Arizona Department of Water Resources database with coordinates that could correspond to the property. These wells should be abandoned in accordance with requirements promulgated by the ADWR prior to development of the property.

The complete Phase I Environmental Site Assessment can be found the Appendix of this CMP.



AMENDMENTS, LAND SUBDIVISION AND DEVELOPMENT SITE PLAN PROCEDURES AND PROVISIONS

AMENDMENTS TO THE COMMUNITY MASTER PLAN

Amendments to the CMP may be necessary from time to time to reflect changes in market conditions and development financing, and/or to meet new requirements of one or more of the potential users of builders of any part of the site. As changes or adjustments become necessary, such changes shall, unless otherwise required by applicable law, be effectuated as a minor change to the CMP through the administrative approval of the Town's Planning and Development Director (the "Planning Director") which, after approval, shall be attached to the CMP as an addendum and become a part hereof. Minor changes shall not require notice or public hearings. Major changes shall be reviewed by the Development Board and approved by the Town Council subject to applicable notice and hearing requirements.

The following shall be considered major changes:

- Substantial alterations to the list of permitted uses of the site set forth in this CMP, as deemed to be substantial by the Planning Director,
- An overall increase in density in the respective parcels or the addition of non-residential uses where not shown in the plan.

The following are examples of minor changes:

- A change in the types of residential uses within parcels provided the overall density of the subject parcels does not increase,
- A transfer of lots between two or more parcels provided the resulting densities for each parcel remains within its permitted density range and the combined density of the subject parcels does not have a net increase,
- Minor alterations to the list of permitted uses of the property set forth in this CMP, as deemed to be minor by the Planning Director.

Land Subdivision

RELATIONSHIP WITH THE DEVELOPMENT CODE

The regulations and provisions for land use and property development standards contained in the CMP take precedence over regulations covering land use and property development standards in the Development Code. Administrative procedures contained in the Development Code not covered by the CMP remain applicable to development within the site. In the event of a conflict between the provisions of the CMP and the Development Code, the provisions of the CMP shall prevail.

LAND SUBDIVISION

DEFINITION

Consistent with the Town of Buckeye Development Code, Land Subdivision shall mean:



“Improved or unimproved land divided for the purpose of financing, sale, or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more lots, tracts or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts.”

GENERAL PROVISIONS

Land to be subdivided shall be of such character that it can be used 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 are shown on approved plans and/or proper provision has been made for drainage, water, wastewater, streets and public facilities.

LAND SPLITS

Consistent with the Town of Buckeye Development Code, Land Splits are defined as: The division of property, the boundaries of which have been fixed by a recorded plat into two (2) or more parcels; or the division of improved or unimproved land into two (2) or three (3) parcels of land for the purpose of sale or lease. 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.

The following requirements shall be met for any land split within the jurisdiction of the Copper Falls CMP:

- (a) Parcel size and dimensions shall meet the requirements of the applicable development standards set forth in the Copper Falls CMP.
- (b) Adequate access for ingress/egress shall be provided.
- (c) Adequate provision for utilities, including electric, water and wastewater service shall be available and such availability shall be indicated on a survey submitted with a request for a land split.

The Planning Director may approve a request for a land split if the application meets all the requirements as stated in this section.

PRELIMINARY PLAT

SIGNIFICANCE OF PRELIMINARY PLAT APPROVAL

The Development Board shall approve preliminary plats only. Preliminary plat approval constitutes authorization to proceed with preparation of the final plat and the engineering plans and specifications for public improvements. Preliminary plat approval is based on the following terms:



-
- (a) The conditions under which approval of the preliminary plat is granted will not be substantially changed prior to the expiration date of the preliminary plat.
- (b) Approval is valid for a period of twenty-four (24) months from the date of Development Board approval to the date of submittal to the Town of a final plat. Twelve (12) month extensions of the preliminary plat approval may be granted by the Planning Director upon receipt of a letter from the applicant, prior to the expiration date, indicating proper cause. A maximum of two (2) extensions shall be granted by administrative approval as a matter of course.

REQUIRED INFORMATION FOR PRELIMINARY PLAT

The information required as part of the preliminary plat submittal shall be shown graphically, by note on plans, or by written report, and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale, said scale having not more than one hundred (100) feet to an inch. Whenever practical, the scale shall be adjusted to produce an overall drawing sheet measuring twenty-four (24) by thirty-six (36) inches. Submittals for preliminary plats shall include the following information:

(a) Identification and Descriptive Data

- Proposed name of subdivision and its location by section, township and range; reference by dimension and bearing to a section corner or quarter section corner.
- Name, address and phone number of applicant.
- Name, address and phone number of person preparing plat.
- Scale, north point and date of preparation, including dates of any subsequent revisions.
- A vicinity map that shall show the project relationship of the proposed subdivision to existing major and collector streets.
- An ALTA survey
- Detailed water and sewer reports
- A traffic report, if necessary

(b) Existing Conditions Data

- Topography by contours or spot elevations related to U.S.G.S. survey datum, or other datum approved by the Town Engineer, shown on the same map as the proposed subdivision layout. Contour intervals shall be such as to adequately reflect the character and drainage of the land.
- 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.
- Location, widths and mains of all platted streets, railroads, utility right-of-way of public record, public areas, permanent structures to remain, including Town utili-



ties and municipal corporation lines within or adjacent to the tract. Two (2) copies of a preliminary title report showing the above shall be submitted.

- Name, book and page numbers of adjacent subdivisions, along with county assessor number of all adjacent parcels having a common boundary with the tract.
- By note, the existing land use district classification of the subject and surrounding tracts.
- By note, the acreage of the subject tract.
- Boundaries of the tract to be subdivided shall be delineated and fully dimensioned.

(c) Proposed Conditions Data

- Typical lot dimensions (scaled); dimensions of all corner lots and lots of curvilinear sections of streets; each lot numbered individually; total number of lots.
- Typical lots showing building footprints/envelopes dimensioned, with proposed setbacks.
- Street layout, including location, width of public and private streets, alleys, crosswalks, and easements; connections to adjoining platted lots.
- Locations, width and use of easements.
- Designation of all land to be dedicated or reserved for public use with use indicated.
- Proposed water, sewer and non-potable water lines with respective sizes; locations of valves and fire hydrants.
- Any updates to the completed Master Plans necessary because of changes affecting potable water, wastewater, drainage or street and circulation infrastructure.

(d) Proposed Utility Methods

- Statement as to the type of wastewater disposal facilities and effluent re-use facilities, in general conformance to the Wastewater Master Plan.
- Statement as to type of potable water facilities and the existence of a one hundred (100) year assured water supply as required by the Arizona Department of Water Resources, in general conformance with the respective Potable Water Master Plan.
- Preliminary Drainage Report, which includes hydrologic calculations, the layout of the proposed drainage system and locations of retention/detention areas, in general conformance with the Drainage Master Plan.
- Statement as to provision of other utilities being supplied to the plat area such as electric, phone, gas and irrigation.



FINAL PLAT

GENERAL REQUIREMENTS FOR FILING

- (a) The final plat shall substantially conform, as determined by the Planning Director, to the approved preliminary plat.
- (b) Land uses proposed shall be in conformance with the CMP.
- (c) Prior to the filing of the final plat, the applicant shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

REQUIRED INFORMATION FOR FINAL PLAT

The final plat shall be drawn on mylar, or otherwise printed with equivalent quality and characteristics, 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 final 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 one (1) inch equals one hundred (100) feet from an accurate survey.

(a) Identification Data Required

- A title, which includes the name of the subdivision and its location by number of section, township, range and county.
- Name, address and registration number of seal of the registered civil engineer or registered land surveyor preparing the plat.
- Scale, north arrow and date of plat preparation.

(b) Survey Data Required

- Boundaries of the tract 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.
- 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.
- 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.

- Location of all physical encroachments upon the boundaries of the tract.

(c) Descriptive Data Required

- Name, right-of-way lines, courses, lengths, width of all public streets, crosswalks and utility easements; radii, points of tangency and central angles of all curvilinear streets; radii of all rounded street line intersections.
- All drainage ways shall be shown on the plat. The rights-of-way of all major drainage ways, as designated by the Town Engineer, shall be dedicated to the public.
- All easements for rights-of-way provided for public services or utilities and any limitations of the easements. Construction within the easement shall be limited to utilities and wood, wire or removable type fencing.
- Location and dimensions of all lots.
- All lots shall be numbered consecutively through the final plat. "Exceptions", "tracts" and "private parks" shall be so designated, lettered or named and clearly dimensioned.
- Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public with the use clearly indicated.
- Location of all adjoining subdivisions with date, book and page number of recordation noted, or if unrecorded or un-subdivided, so marked.
- Master Covenants, Conditions and Restrictions for Copper Falls shall be referenced on the final plat.

(d) Dedication and Acknowledgement

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 property. 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.

Acknowledgment of Dedication: Execution of dedication acknowledged and certified by a notary public.

(e) Required Certifications

- Certification by the registered civil engineer or registered land surveyor making the final plat, that the final plat is correct and accurate and that the monuments described in it have either been set or located as described. The signature and seal of such civil engineer or surveyor shall accompany the certificate.



-
- ◆ Certification by the Administrator that all lots shown upon the final plat conform to the Copper Falls CMP and are suitable for the purpose for which they are subdivided.
 - ◆ Certification by the Town Engineer that all engineering conditions and requirements of the Copper Falls CMP have been complied with Certification by the Town Clerk of the date the final plat was approved by the Town Council.
 - ◆ Certification of recordation by the Maricopa County Recorder.

SUBDIVISION DESIGN STANDARDS

All subdivisions within the Property shall meet or exceed the minimum development standards set forth in the Copper Falls CMP. If standards are not established in this CMP, the Town of Buckeye minimum standards shall apply.

ENGINEERING AND CONSTRUCTION PLANS

It shall be the responsibility of the subdivider to have prepared by a registered professional engineer, who is licensed to practice in the State of Arizona, a complete set of engineering plans and a Final Drainage Report in accordance with all applicable Town codes and the Copper Falls CMP, for the construction of all required subdivision improvements.

Such plans and a Final Drainage Report shall be in conformance with the approved preliminary plant and Preliminary Drainage Report.

Water, sewer, and traffic reports may also be required along with the construction plans.

RESPONSIBILITY FOR FINANCIAL GUARANTEE

The Town Council shall require the subdivider to guarantee that all required improvements would be completed in a manner satisfactory to the Town using the following method:

Performance bond, 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.

The financial guarantee shall be one hundred (100) percent of the cost of the labor and materials necessary to complete the required subdivision improvements, based upon a construction cost estimate prepared by a registered professional engineer who is licensed to practice in the State of Arizona.



The period within which required improvements must be completed shall be specified and shall not exceed five (5) years from the date of final plat approval, except in the event of a moratorium.

(c) If the developer is required to provide a financial contribution in lieu of an infrastructure improvement, then such contribution will be paid when 50% of the lots are issued a Certificate of Occupancy by the Town of Buckeye.

(d) The Town shall within twenty (20) days from the date of the completion and acceptance of the required improvements, release (or in the case of a letter of credit, accept a substitute letter of credit) such financial guarantee posted for the accepted improvements.

The Town Engineer shall inspect all required improvements and certify that they comply with all specifications as set forth in the approved improvement plans. Consistent with the Development Agreement, such certification shall constitute acceptance of the required improvements by the Town. A letter of acceptance from the Town shall follow to confirm date of inspection and acceptance.

The subdivider shall guarantee all of the required improvements or public facilities against defective workmanship and for materials for a period of one (1) from the date of Town's acceptance of such improvements or facilities.



GENERAL LAND DEVELOPMENT STANDARDS

The purpose of this Development Standards section is to ensure that there is a workable, complete, and enforceable instrument in place that implements the concept of distinction for Copper Falls. The standards must be clear and concise to assist the Town in implementing the standards and enforcing regulations for the duration of the community's existence.

Copper Falls will use a variety of tools to assure the development is an asset to the Town of Buckeye and to the residents that have the opportunity to live, work and play in the master planned community. The Community Master Plan for Copper Falls sets the framework for the implementation of these regulations and 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 few years.

The purpose of the general development standards and guidelines contained in the Copper Falls 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 that will develop a satisfactory visual appearance, preserve property values, limit incompatibilities and promote the public health, safety and general welfare. The use, construction, improvement or other development of any portion of the property within the Copper Falls CMP shall be subject to the property development standards contained in the CMP.

The procedures and requirements contained in the Copper Falls CMP prevail over regulations in the Town of Buckeye Development Code. Administrative procedures as well as provisions contained in the Development Code not covered by the Copper Falls CMP remain applicable to development within the property. In the event of a conflict between the provisions of the Copper Falls CMP and the Town of Buckeye Development Code, the provisions of the Copper Falls CMP shall prevail.



SETBACK AND HEIGHT STANDARDS

	Interior Side Yards (Min)	Street Side Setback (Min)	Front Setback (Min)	Rear Setback (Min)	Building Height (Max)
Single-family Detached Residential	5/8	10'	15' ¹	20'	30'
Commercial	0/20' ²	15'	20'	20'	45' not including 8' parapet
Medical/Office Park	0/20' ²	20'	25'	25'	45'

1: Garages must be located 20' from the back of the sidewalk. Side-turned garages and non-garage structures are allowed on a 10/13' minimum front setback.

2: 0 side setback (attached commercial, commercial condo, etc.) allowed between similar uses, i.e. commercial adjacent to commercial. Separate building pads or commercial uses adjacent to residential uses require a 20' side setback.

Building Setbacks and Height Standards



EXCEPTIONS

Structure projections (not limited to bay windows, balconies, overhangs, fireplaces, etc.) will be allowed to extend two feet (2') on side yards and three feet (3') on front yards beyond the setback line, provided that the sum of such projections on any wall does not exceed one-third (1/3) the length of the wall. Further projections may be allowed by the Planning Director for buildings over two (2) stories provided that such projections will not adversely impact adjacent properties.

Covered patios open on three (3) sides shall be allowed to extend into setbacks no more than ten feet (10') from the rear property line.

All air conditioning units/mechanical equipment shall be ground mounted and shall not be nearer than three (3) feet to the property line within a required side yard and may not be located on a side yard where a gate access is located unless such access is provided on both side yards.

Commercial and Medical/Office Park structures may have 0' side setback between units in a "condominium" style office facility. Individual detached buildings must still maintain the 20' side setback requirements.

The height regulations of this CMP shall not apply to 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 seventy five (75) feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of twenty-five (25) percent of the entire roof area of the building. The height regulations of this CMP shall not apply to hospitals, signature architecture or water tanks.

RESIDENTIAL ACCESSORY BUILDINGS

Accessory buildings shall be located to the rear of the principal building.

Accessory buildings shall not: exceed the height of the primary residence; if detached, be located within ten feet (10') of the primary residence, occupy more than 25% of the rear setback area, and/or be constructed prior to the construction of the primary residence. Accessory buildings shall be located at least 5 feet from adjacent property lines.

BUILDING CONSTRUCTION

All construction or work for which a permit is required shall be subject to inspection by the 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 that the Town adopts an updated version of any of the following uniform codes, the most recently adopted revision shall prevail.



UNIFORM BUILDING CODE, 1997 edition, published by the International Conference of Building Officials,

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,

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

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 state laws governing such and may refuse to issue permits if documentation on licensing requirements is not provided.

LIGHTING

All lighting within the Copper Falls Community should be of similar design.

Indoor or outdoor lighting that is one hundred fifty (150) watts or less shall be exempt from the provisions of this section.

Sources of illumination that are directly visible from a public street or residential property shall be minimized to reduce glare. Shielding will be used as required.

Street lighting throughout Copper Falls shall be designed to the current Town standards.

PARKING & TRAFFIC CIRCULATION

Every lot shall have access that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

All driveway entrances and other openings onto streets within the Property shall be constructed so that:



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

Locations and sizes of all driveways and other openings for commercial or mixed-use development shall be determined by the Town Engineer on a case-by-case basis.

Shared driveways for commercial or mixed-use development shall be encouraged.

PARKING REQUIREMENTS

- (a) Off street parking spaces and loading spaces shall be provided as set forth in Tables 5-C and 5-D of Section 7-5-9, Subsection C, of the Buckeye Development Code. Fractional results shall be rounded up to the nearest whole number if the fraction is 0.5 or greater.
- (b) In the case of mixed uses, the total number of spaces may be based on parking demand as determined by a parking study if shared parking is desired.
- (c) Accessible parking spaces shall be provided in compliance with Town and ADA regulations.
- (d) An emergency access lane having twenty (20) feet of unobstructed width shall be provided when required by the property's emergency service provider.

PARKING/LOADING SPACE DESIGN REQUIREMENTS

- (a) To control dust and drainage, parking areas shall be paved. Upon approval by the Town Engineer, parking areas may be constructed with dust free materials, including but not limited to stabilized decomposed granite.
- (b) Dimension requirements, as set forth in Table 5-E of Section 7-5-9, Subsection C, of the Buckeye Development Code, shall be followed in the construction or modification of any parking area.
- (c) The preferred location for parking shall be the interior of the lot, exclusive of on-street parking.
- (d) Paving shall be provided to a sufficient thickness to withstand repeated vehicular traffic, except for single-family dwelling uses.



SCREENING AND BUFFERYARDS

SCREENING GENERAL REQUIREMENTS

The height of any fence, located between the principal structure and the rear or side property line, shall not exceed six (6) feet within any residential designation. Fence heights shall not exceed six (6) feet within any commercial/mixed-use. In the event that the slope must exceed 4:1 in the right-of-way, a wall height of greater than six (6) feet may be allowed per approval from the Town Engineer. Any fencing adjacent to Broadway Road shall be perimeter view fencing. The view fencing shall be four (4) feet atop two (2) feet. This means that there will be four feet of view fencing on top of two feet of CMU (Concrete Masonry Units) wall. The four (4) feet of view fencing shall provide a sense of 'openness'.

All of the perimeter walls within the Copper Falls development shall be six (6) feet in height. There will not be an eight (8) foot perimeter wall adjacent to the existing cotton gin.



REQUIRED SCREENING AND MATERIALS

New commercial development shall provide screening in accordance with the following table for those uses and improvements specified.

	Minimum 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
Mechanical Equipment	3.5'	1, 3
Materials for fence construction shall be limited to the following: (1) Masonry block (3) Landscape berm/screen (2) Wrought iron * Other materials may be allowed upon the Planning Director finding that they are either similar to those listed above, or they contribute substantially to the community ambiance and character.		

Screening Requirements

BUFFERYARDS

All non-SFR uses adjacent to SFR must provide a combination of screening and bufferyard setback to protect those residences from potential nuisance uses. Along any property line either used or planned for SFR use, a minimum 20' bufferyard must be provided. Covered and uncovered parking is allowed in this bufferyard. No truck loading areas or truck parking areas are allowed within the 30' bufferyard adjacent to residential parcels.

ROOF-MOUNTED EQUIPMENT

No roof-mounted equipment shall be allowed in single-family residential areas.

Roof-mounted equipment shall be allowed in non-residential areas and shall be completely screened from view from ground level or adjacent property. The parapet, if provided, shall be architecturally compatible with the primary building.

SWIMMING POOL ENCLOSURE

Swimming pool enclosures shall comply with State of Arizona regulations and Town of Buckeye ordinance.



LANDSCAPE

The landscaping elements of the project will be specified and approved prior to final plat approval. The landscape palette will be based upon the Arizona Department of Water Resources Low Water Use Plant List. Any addition to this plant palette is to be approved by Town staff and considered a minor amendment to the CMP. The chosen plant material will appropriately provide for botanical diversity given the regional context of the project site.



SIGNS

PERMIT REQUIRED

The placement of signs, except as listed below, shall require a sign permit issued by the Administrator in accordance with the procedures set forth in the Buckeye Development Code. Signs listed as follows are exempt from obtaining a permit.

- a) Political signs and banners;
- b) Directional and traffic signs, including temporary variable street construction signs;
- c) Window signs not exceeding twenty (20) percent of the window area;
- d) Signs not visible from off property or business;
- e) 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.

PROHIBITED SIGNS

The following types of signs are prohibited:

- (a) Signs with audible devices, moving parts, or flashing lights. This shall also include electronic messaging boards with moving words or letters;
- (b) Roof mounted signs or signs projecting above the roofline of a building;
- (c) Signs placed within the public right-of-way;
- (d) All signs mounted in, or applied to trees, utility poles, or public structures, except as otherwise provided;
- (e) Any sign determined to be a safety hazard to the flow of traffic;
- (f) Commercial signs remaining at an abandoned or vacant building for a period exceeding one hundred eighty (180) days;
- (g) "Sandwich" or portable signs placed within the public right-of-way, and Billboard or off-site advertising signs, unless permitted by Town code.



SIGN DESIGN STANDARDS

- (a) Signs shall not exceed the dimensions set forth in the following 2 tables.
- (b) Signs shall be located on the same parcel as the use for which they advertise, except freeway commercial signs.
- (c) Illuminated signs may be internally lighted in the Commercial designation. 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 and streets.

Use	Maximum Sign Height Allowed	Maximum Sign Area Allowed (SF)
Public Assembly	3.5'	18
Commercial	20'	72
Office	3.5'	18
Service Establishment	15'	32
Freeway Commercial	65'	250'
Industrial	20'	48'

Sign Standards - Size For Freestanding Signs

Use	Sign Area Allowed (in SF) for each Lineal Foot of Building Facing the Street Frontage
Public Assembly	0.25
Commercial	1.00
Office	0.50
Service Establishment	0.75
Freeway Commercial	1.00
Industrial	0.50

Sign Standards - Size For Attached Signs

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 amount.



COMMUNITY ENTRIES, PERIMETER WALLS & DIRECTORY SIGNAGE

Entrances into the Copper Falls Community, perimeter walls and directional signage are very important for establishing the character of the project. A variety of entrance conditions exist both internally and externally. A hierarchy of these entry conditions, as defined in the subsections below, has been established to reflect this scale and importance of each situation. Graphic representations of these can be found in the **Entry Monuments** exhibit.

(a) Major Project Entry

Locations: Miller Road at two collector intersections.

The major project entries will set the overall architectural and landscape theme for Copper Falls. The major entries will feature the project identification monument as well as the project theme walls and landscaping.

The theme of the community is incorporated into the walls and monuments. Polished copper will boldly display the subdivision name and project logo. A stone veneer or rock-like material such as stained concrete will form the vertical column out of which water will cascade from a copper fountain-like feature. The additional entry element will be in a textural surface, surrounded by the receiving pool for the flowing water and adjacent to the vertical column. Trees of various sizes will be strategically placed to emphasize the overall impact of the monument and tie it into the ground-plane. See **Entry Monuments** exhibit for details.

(b) Secondary Project Entries

Locations: Broadway Road, Southern Avenue, and minor entries from Miller Road.

The minor project entries are designed to be a scaled down version of the main monument. A single stone veneer column and base will reflect that of the major entry, but the symmetrical design will lend its own unique character. Native boulders will be aesthetically placed to accent the structure and visually ground the sign. The vertical portion of the sign may be hammered copper, stained concrete, or stucco finish in a neutral color to compliment the natural materials. The polished copper logo will be expanded to include the entire project name, but lower-case lettering will further clarify the level of entry indicated. No water elements are anticipated at the secondary entry features. See **Entry Monuments** exhibit for a graphic representation of this sign.

(c) Subdivision Entries

Locations: Each subdivision and commercial development project will feature individual identifying signs and landscaping specific to that neighborhood. The developer of that neighborhood will be required to use materials that are consistent with existing landscaping entry monumentation for continuity throughout the Copper Falls Community.



(d) Perimeter Theme and View Walls

Property walls will be designed to incorporate both the materials and shapes used in the entry monument. Support columns will match the stone veneer and column caps may be hammered copper and designed to reflect the craftsman style architecture found within the subdivision. The theme walls shall be built from CMU block painted an earth-tone color. Any fencing adjacent to Broadway Road shall be perimeter view fencing. The view fencing shall be four (4) feet atop two (2) feet. This means that there will be four feet of view fencing on top of two (2) feet of CMU (Concrete Masonry Units) wall, The four (4) feet of view fencing shall provide a sense of 'openness'.

(e) Directional Signage

Directional signage will be placed throughout the Copper Falls Community to enable all vehicular and pedestrian traffic to locate their final destinations in an efficient manner. Signage will include the Builder name and Commercial Sites. The overall design will compliment the entry monuments and project theme walls. Locations of these signs will be determined during the design development stage.

(f) Privacy Walls

Privacy walls will be placed between houses to screen rear yards from the street and from neighbors.

