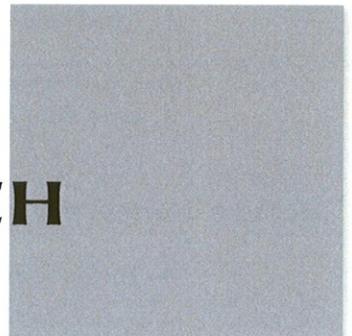
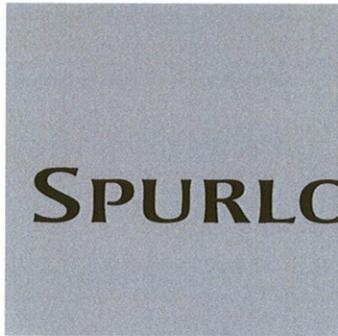
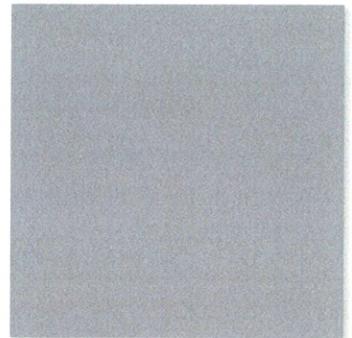
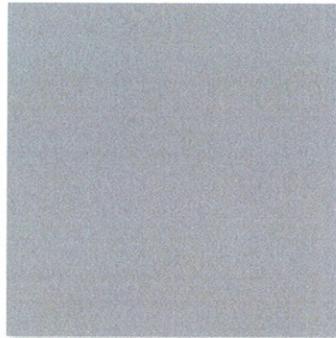
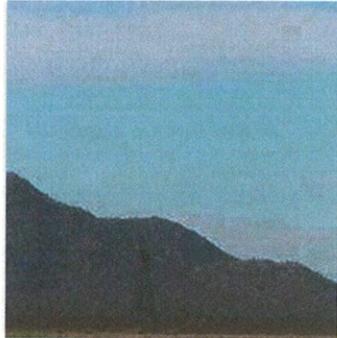


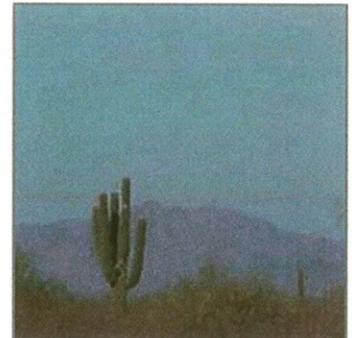
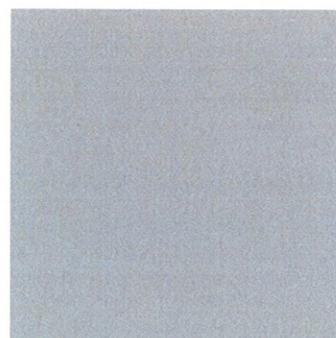
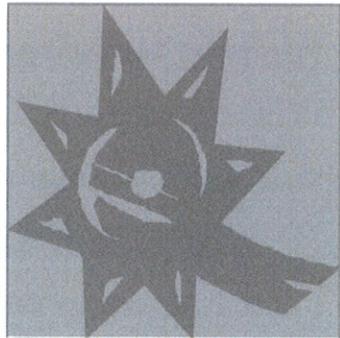
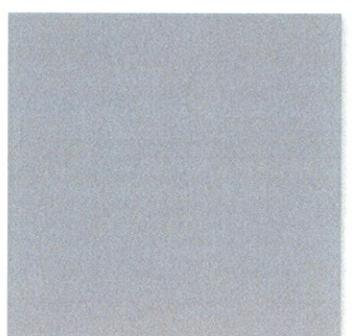
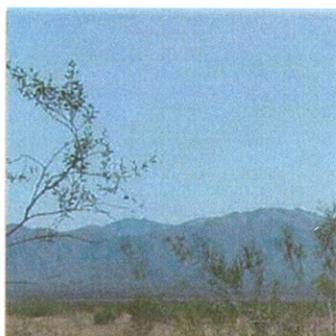
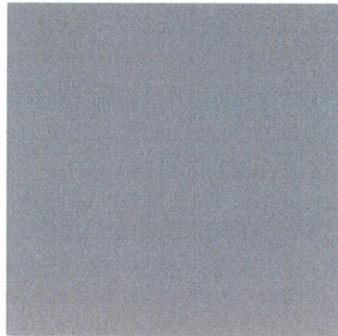
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SUBMITTED: NOVEMBER 15, 2006  
REVISED: MARCH 26, 2007

COMMUNITY MASTER PLAN AMENDMENT #2



# SPURLOCK RANCH



TOWN OF BUCKEYE

*CM P(A) - 06 - 03*





# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

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D - Master Street and Circulation Report
E - Master Potable Water Report
F - Master Wastewater Report

## PROJECT TEAM

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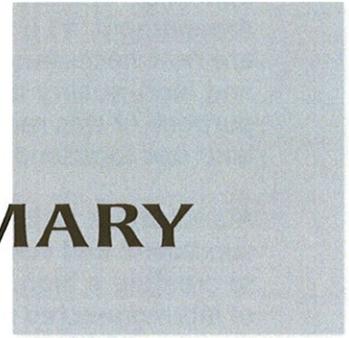
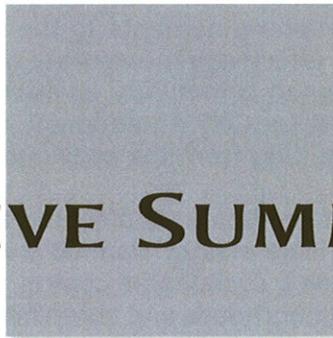
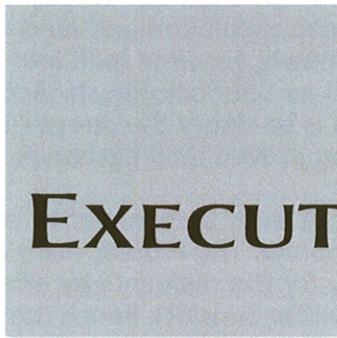
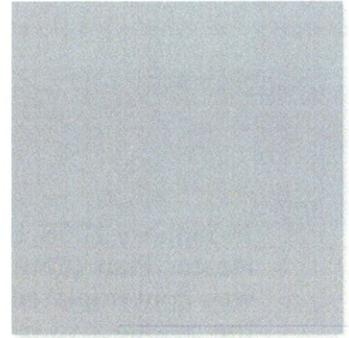
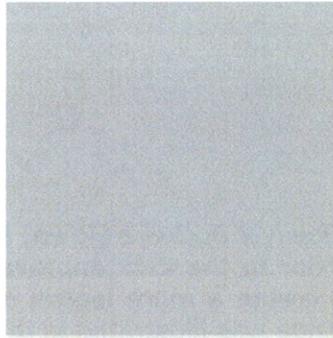
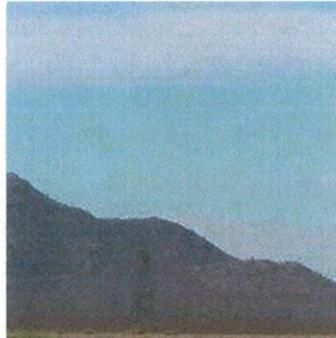
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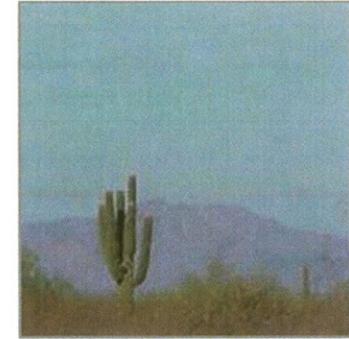
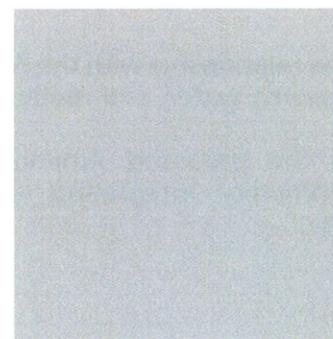
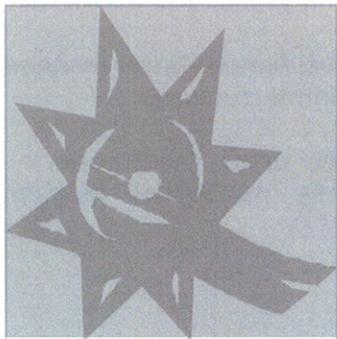
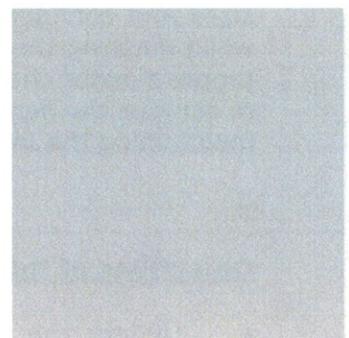
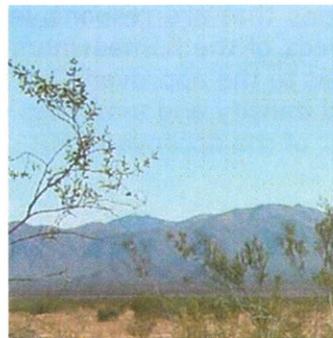
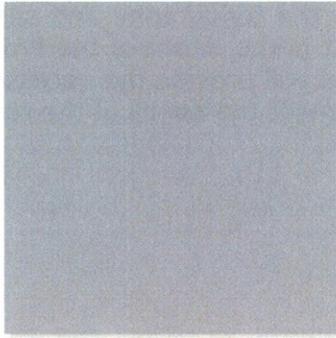
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**EXECUTIVE SUMMARY**





# SPURLOCK RANCH

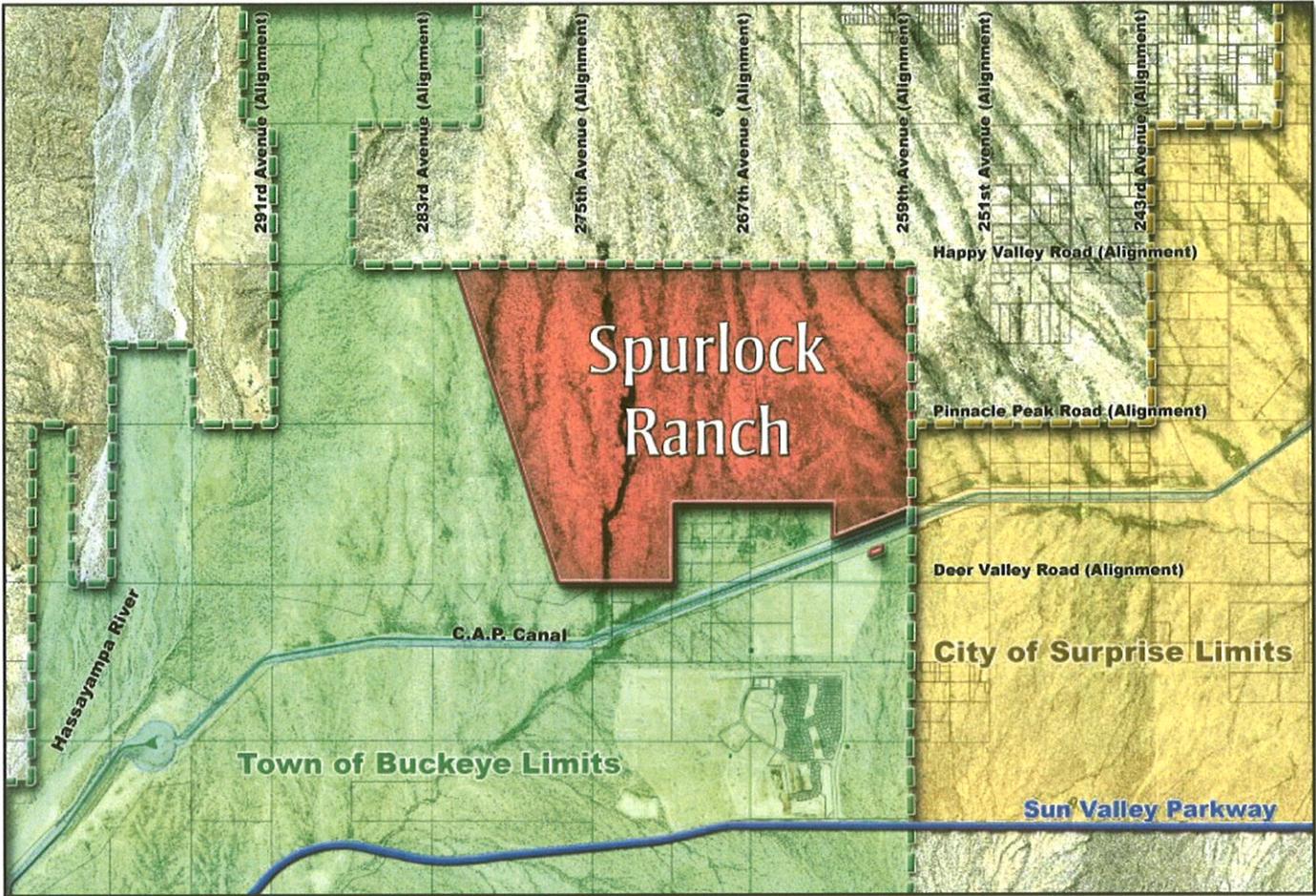
## COMMUNITY MASTER PLAN AMENDMENT #2

In January 2005, the Town of Buckeye (Town) approved the Spurlock Ranch Community Master Plan (CMP). Prior to the CMP approval, a land exchange with Festival Ranch was contemplated to create a more logical development of the area. Consequently, the prospective exchange was illustrated in the original CMP and later administratively approved in July, 2005 by Town staff as the first amendment to the CMP (or CMP Amendment #1). Certain refinements to the street circulation and land use locations are now necessary to effectively incorporate the newly acquired land into the cohesive and high-quality designed community envisioned as Spurlock Ranch. Accordingly, the purpose of this request (or CMP Amendment #2) is to clarify the street circulation and land use locations resulting from the previously approved land exchange.

A dedication to long-term land use planning and design is essential to establishing a successful and sustainable master planned community. The Project Team is committed to creating a high quality, sustainable community for the residents by offering a series of interconnected neighborhoods and amenities within Spurlock Ranch that compliment a range of lifestyles and market parameters. This range includes a variety of lot sizes and configurations that are responsive to the topography and site conditions, while meeting the needs of the homeowners. It is the intent of the Project Team to propose minor changes to the approved CMP that will provide the necessary flexibility to achieve the desired density and amenities to meet the needs of the residents while maintaining the intent of the approved CMP.

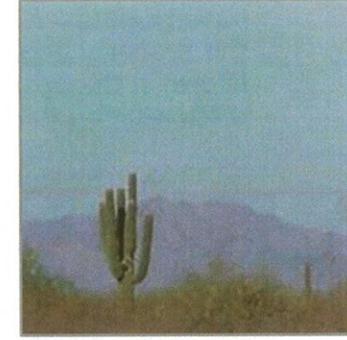
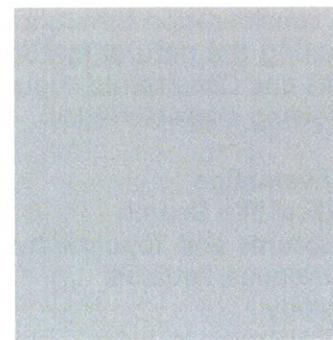
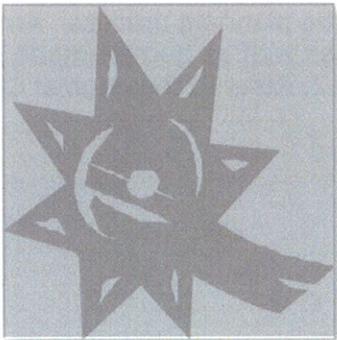
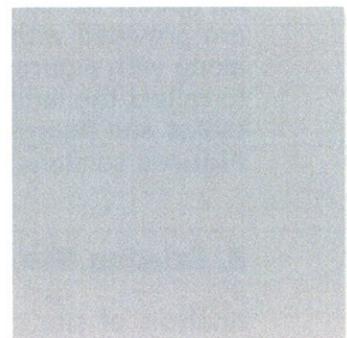
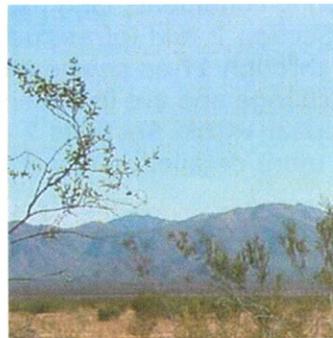
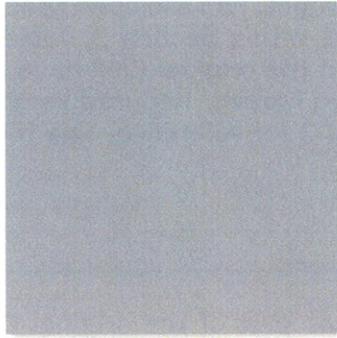
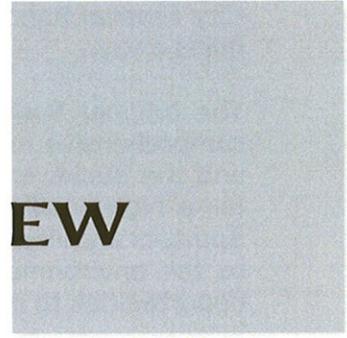
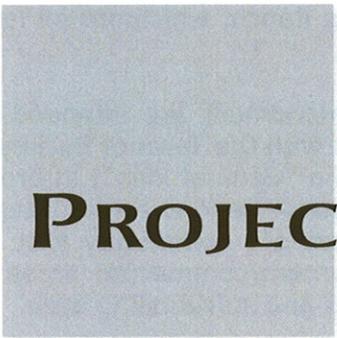
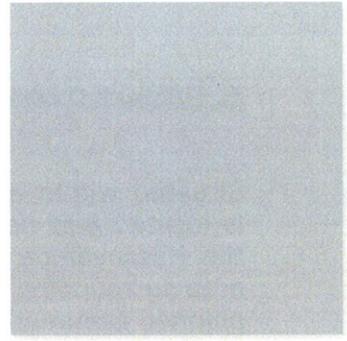
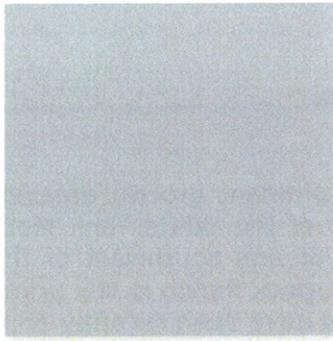
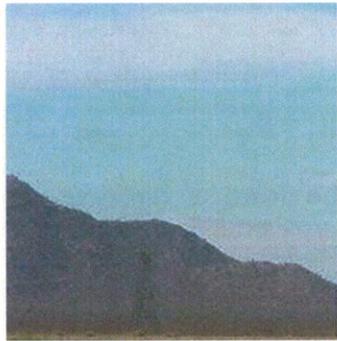
### **Objectives of this Amendment**

- Update the CMP and pertinent master reports to reflect the current project boundary, location of land uses, planning unit plans, and infrastructure.
- Further define the relationship with the Festival Ranch Master Planned Community, with respect to sewer, water, and roadway infrastructure.
- Document how the proposed Amendment preserves Spurlock Ranch as a sustainable community integrating diverse residential neighborhoods and commercial uses.



REGIONAL VICINITY MAP







# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

### A. Project Overview

Situated within a prominent growth area in the Town of Buckeye, Spurlock Ranch is located just north of the White Tank Mountains and Sun Valley Parkway, east of the Hassayampa River and southwest of the Hieroglyphic Mountains. Although the area surrounding Spurlock Ranch is still primarily vacant desert, several large master planned communities have been recently approved and are being developed or will be under construction in the near future. These neighboring developments include Sun City Festival Ranch, Festival Ranch and Douglas Ranch, which are all less than three miles away.

The original Spurlock Ranch CMP and this Amendment are intended to provide a comprehensive master plan, which is consistent with the Town of Buckeye regulations and the Buckeye General Development Plan (the "General Plan") in order to provide for a high-quality development. These minor modifications are in keeping with the Spurlock's philosophy and commitment to creating a community that is responsive to the environment, offering a mix of employment/commercial areas and housing opportunities to meet the needs of the residents and surrounding area.

An update to the existing conditions, land use budget, and the open space master plan are provided within Section 2 and infrastructure within Section 3. Tables 1, 2 and 7, along with Figures 1 through 17 as shown within the original CMP have been updated to reflect the land exchange and are incorporated herein. Reduced versions of certain tables and figures appear within Sections 2 and 3 for reference. See the **Tables** and **Figures** sections for more detailed information.

### B. Existing Site Conditions

Analysis of site characteristics was conducted as part of the original CMP, including natural resources, cultural resources, and other environmental characteristics which have been taken into consideration throughout the planning process. An aerial map of the property accentuating the natural features as well as human-made constraints is shown in Opportunities and Constraints, Figure 12. Refer to the original CMP for further discussion on the following characteristics:

- Biological Evaluation
- Archaeological File Search
- Physical Features and Topography
- Regional Drainage Patterns
- Soils / Geology
- Electrical Transmission Lines
- Airport / Flight Patterns
- Hydrogeology / Groundwater

Subsequent to the CMP approval, the Project Team has conducted a more detailed analysis of the wash corridors within the remaining portion of Spurlock Ranch, as well as review previous analysis conducted by others for the portion of land acquired. Consequently, Spurlock Ranch has one (1) proposed jurisdictional wash corridor and two (2) proposed non-jurisdictional wash corridors traversing the site. Those corridors are depicted on the Conceptual Land Use Plan, Figure 12. The Project Team is currently processing a 404 jurisdictional waters delineation application with the U.S. Army Corps of Engineers, in conjunction with the Planning Unit Plan for Spurlock Ranch, Phase 1 pursuant to Section IV.A.1.

### C. Land Use

#### 1. Original CMP

Originally submitted to the Town of Buckeye in 2004, the Spurlock Ranch CMP was approved in January 2005. Below is a summary of the entitlements and land uses that were approved for Spurlock Ranch in the original CMP:

Land Use Designation	Original CMP Gross Acreage	Number of Units <sup>(1)</sup>
Low Density Residential (LDR)	2047	4,997
Medium Density Residential (MDR)	340	1,360
Commerce Park (CP)	270	972 <sup>(2)</sup>
Elementary School	120	NA
Park	58	NA
Public Facilities	5	NA
<b>Total</b>	<b>2840</b>	<b>7,329</b>

Notes:

1. Total number of units = Dwelling Units allowed without a density transfer.
2. Within the Commerce Park designation, a maximum of fifty-four (54) acres may be utilized for residential uses.



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

### 2. CMP Amendment #1

The original Spurlock Ranch project area, as approved in January 2005 comprised approximately two thousand eight hundred acres forty (2840) acres. The subsequent land exchange approved by Town staff in July 2005 increased the gross acreage approximately twenty seven acres, resulting in a total of twenty eight thousand sixty seven (2867) total acres. Although the gross acreage of the project increased, the maximum number of dwelling units remained the same.

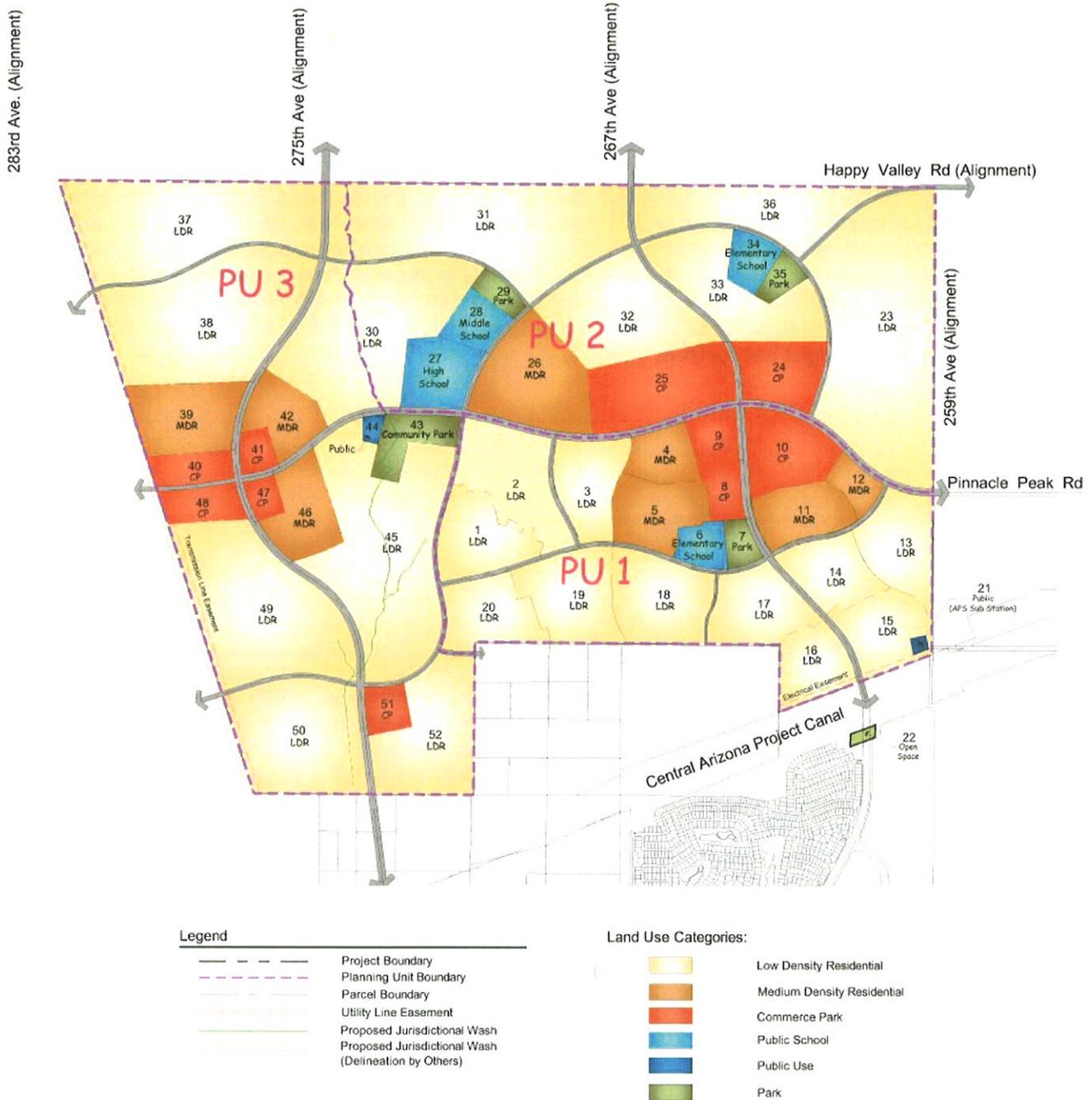
Land Use Designation	Original CMP Gross Acreage	CMP Amendment #1 Gross Acreage	% of Change	Number of Units <sup>(1)</sup>
Low Density Residential (LDR)	2047	2064	3%	4,997
Medium Density Residential (MDR)	340	340	0%	1,360
Commerce Park (CP)	270	270	0%	972 <sup>(2)</sup>
Elementary School (2)	120	85	- 29.2%	NA
Park	58	58	0%	NA
Public Facilities	5	5	0%	NA
<b>Total</b>	<b>2840</b>	<b>2822</b>		<b>7,329</b>

**Notes:**

1. Total number of units = Dwelling Units allowed without a density transfer.
2. No school sites were located within the land acquired from Festival Ranch; however, one site was located within the land from Spurlock Ranch and incorporated into the Festival Ranch CMP.

### 3. CMP Amendment #2

The Project Team recognizes that minor adjustments to the CMP are necessary to successfully incorporate the new land area resulting from the land exchange in CMP Amendment #1. Accordingly, the land uses as shown in the Conceptual Land Use (January, 2005) as part of the Spurlock Ranch CMP shall be superseded by the Land Use Master Plan dated March 2007 and enclosed herein as **Figure 1 Land Use Master Plan**. As re-designed, the additional acreage is incorporated as Low Density Residential (LDR), while the amount of Medium Density Residential (MDR), Commerce Park (CP), Elementary, Middle and High Schools, and Parks shown east of the transmission line easement on the original CMP remain the same (refer to the table below). Consequently, the overall density is reduced from 2.58 to 2.56 and the maximum number of residential dwelling units allowed remains unchanged.



**FIGURE 1: CONCEPTUAL LAND USE PLAN**  
(SHOWING PLANNING UNIT BOUNDARIES)



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

Subsequent to the land exchange, the Festival Ranch Master Planned Community incorporated Spurlock Ranch's area east of the transmission line into their revised land use plan, along with the re-alignment of the Pinnacle Peak Road connection as agreed to by Town staff. As a result of the re-location of the Pinnacle Peak Road connection, it is now necessary to update the Spurlock Ranch internal circulation to maintain connectivity between the two projects. Consequently, the CP and MDR parcels originally shown at the corner of 275<sup>th</sup> Avenue and Pinnacle Peak Road alignment are shifted south to remain aligned in substantially the same configuration. Refer to **Figure 1, Land Use Master Plan** and the **Figure 14, the Master Street and Circulation Plan** for additional information. Estimated acreage and maximum residential densities for the land use designations shown in the Land Use Master Plan are summarized in the Land Use Budget set forth in Table 1.

**Note to Table 1 (Next Page):**

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(1) As part of the CMP approval, a maximum of fifty-four (54) acres or twenty (20) percent of the Commerce Park may be utilized for multi-family residential. Additionally, the CMP provides the flexibility to establish the location, configuration, and size of the multifamily areas at a future date as the market demand allows. At this time, it is not known to what extent the CP area may be utilized for residential. Therefore, for purposes of this table, the maximum number of units is based on gross acreage, allowing for the possibility of multi-family residential in any of the Commerce Park areas. However, the maximum number of dwelling units within Spurlock Ranch shall not exceed 7,329 units as approved in the original CMP. Additionally, this Table shall be updated at the time of PUP submittal and subsequently prior to final plan approval.

Planning Unit 1	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density
	1	LDR	53	53	159	128	2.43
	2	LDR	61	61	183	148	2.43
	3	LDR	44	44	132	106	2.43
	4	MDR	30	90	150	120	4.00
	5	MDR	38	114	190	152	4.00
	6	School	16	N/A	N/A	N/A	N/A
	7	Park	10	N/A	N/A	N/A	N/A
	8	CP <sup>(1)</sup>	16	0	288	57	3.66
	9	CP <sup>(1)</sup>	18	0	324	64	3.66
	10	CP <sup>(1)</sup>	55	0	990	198	3.66
	11	MDR	34	102	170	136	4.00
	12	MDR	23	69	115	92	4.00
	13	LDR	51	51	153	123	2.43
	14	LDR	40	40	120	97	2.43
	15	LDR	43	43	129	104	2.43
	16	LDR	34	34	102	82	2.43
	17	LDR	46	46	138	111	2.43
	18	LDR	59	59	177	143	2.43
	19	LDR	54	54	162	131	2.43
	20	LDR	44	44	132	106	2.43
	21	Public	2	N/A	N/A	N/A	N/A
	22	Park	2	N/A	N/A	N/A	N/A
<b>Total</b>			<b>773</b>	<b>904</b>	<b>3814</b>	<b>2098</b>	<b>2.72</b>

Planning Unit 2	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density
	23	LDR	190	190	570	461	2.43
	24	CP <sup>(1)</sup>	39	0	0	140	3.66
	25	CP <sup>(1)</sup>	68	0	324	244	3.66
	26	MDR	80	240	400	320	4.00
	27	School	35	N/A	N/A	N/A	N/A
	28	School	18	N/A	N/A	N/A	N/A
	29	Park	10	N/A	N/A	N/A	N/A
	30	LDR	145	145	435	352	2.43
	31	LDR	175	175	525	425	2.43
	32	LDR	90	90	270	218	2.43
	33	LDR	75	75	225	182	2.43
	34	School	16	N/A	N/A	N/A	N/A
	35	Park	11	N/A	N/A	N/A	N/A
36	LDR	75	75	225	182	2.43	
<b>Total</b>			<b>1,027</b>	<b>990</b>	<b>2974</b>	<b>2524</b>	<b>2.46</b>

Planning Unit 3	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density
	37	LDR	140	140	420	340	2.43
	38	LDR	150	150	450	364	2.43
	39	MDR	55	165	275	220	4.00
	40	CP <sup>(1)</sup>	18	0	324	64	3.66
	41	CP <sup>(1)</sup>	11	0	198	39	3.66
	42	MDR	40	120	200	160	4.00
	43	Park	25	N/A	N/A	N/A	N/A
	44	Public	3	N/A	N/A	N/A	N/A
	45	LDR	175	175	525	425	2.43
	46	MDR	40	120	200	160	4.00
	47	CP <sup>(1)</sup>	10	0	180	35	3.66
	48	CP <sup>(1)</sup>	20	0	360	71	3.66
	49	LDR	140	140	420	340	2.43
50	LDR	100	100	300	243	2.43	
51	CP <sup>(1)</sup>	15	0	270	52	3.66	
52	LDR	80	80	240	194	2.43	
<b>Total</b>			<b>1,022</b>	<b>1190</b>	<b>4362</b>	<b>2707</b>	<b>2.65</b>

<b>Total (For All Planning Units)</b>			<b>2,822</b>	<b>3,084</b>	<b>7329 <sup>(1)</sup></b>	<b>7,329</b>	<b>2.60</b>
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TABLE 1: LAND USE BUDGET



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

### D. OPEN SPACE, LANDSCAPE AND AMENITIES

A minimum of twenty (20) percent of the gross acreage of the property will be provided as open space, in accordance with the approved CMP. Accordingly, the total amount of open space proposed exceeds the minimum Town of Buckeye open space requirements. Figure 2, Open Space Master Plan (see Figures Section) identifies the main trails, pathways and parks to be located throughout the Project. A more detailed open space plan, landscape palette and list of neighborhood amenities will be further refined at the time of PUP submittal; however, it shall be consistent with Figures 3, 4 and Section IV as approved in the CMP.



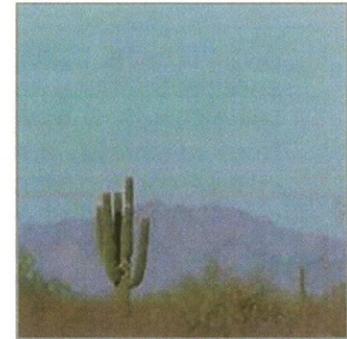
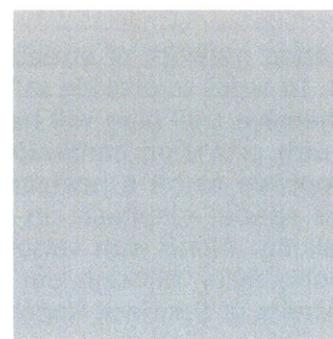
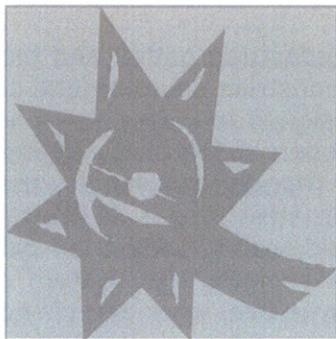
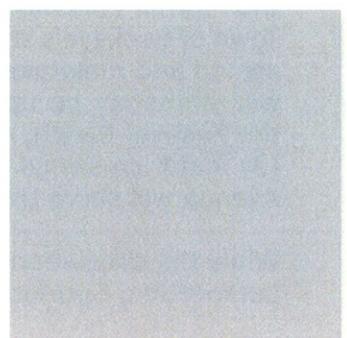
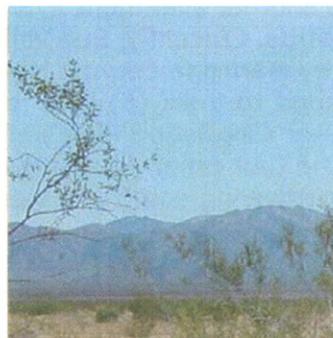
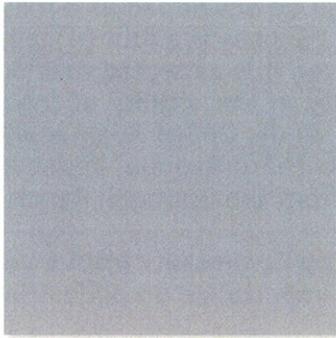
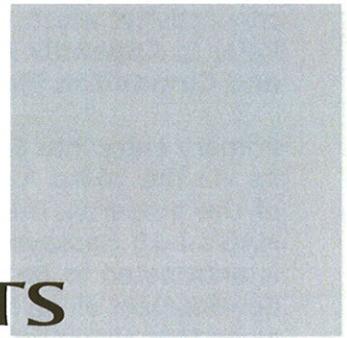
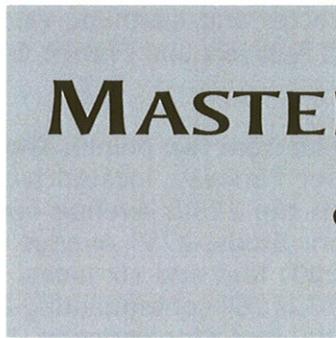
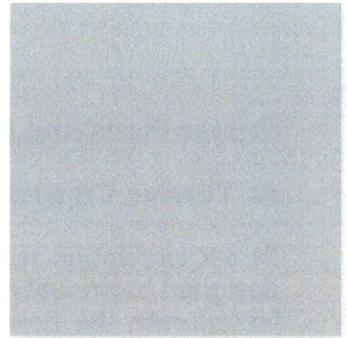
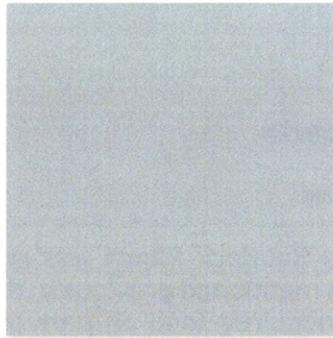
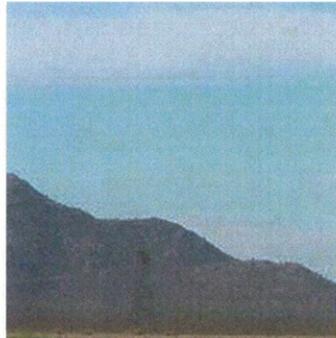
FIGURE 3 - CONCEPTUAL NEIGHBORHOOD PARK AND TRAILS  
(AS APPROVED IN THE CMP - SHOWN FOR REFERENCE ONLY)



**FIGURE 4 - CONCEPTUAL COMMUNITY PARK**  
 (AS APPROVED IN THE CMP - SHOWN FOR REFERENCE ONLY)



# SECTION 3



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

### **Master Plans and Reports**

#### **A. TRAFFIC CIRCULATION**

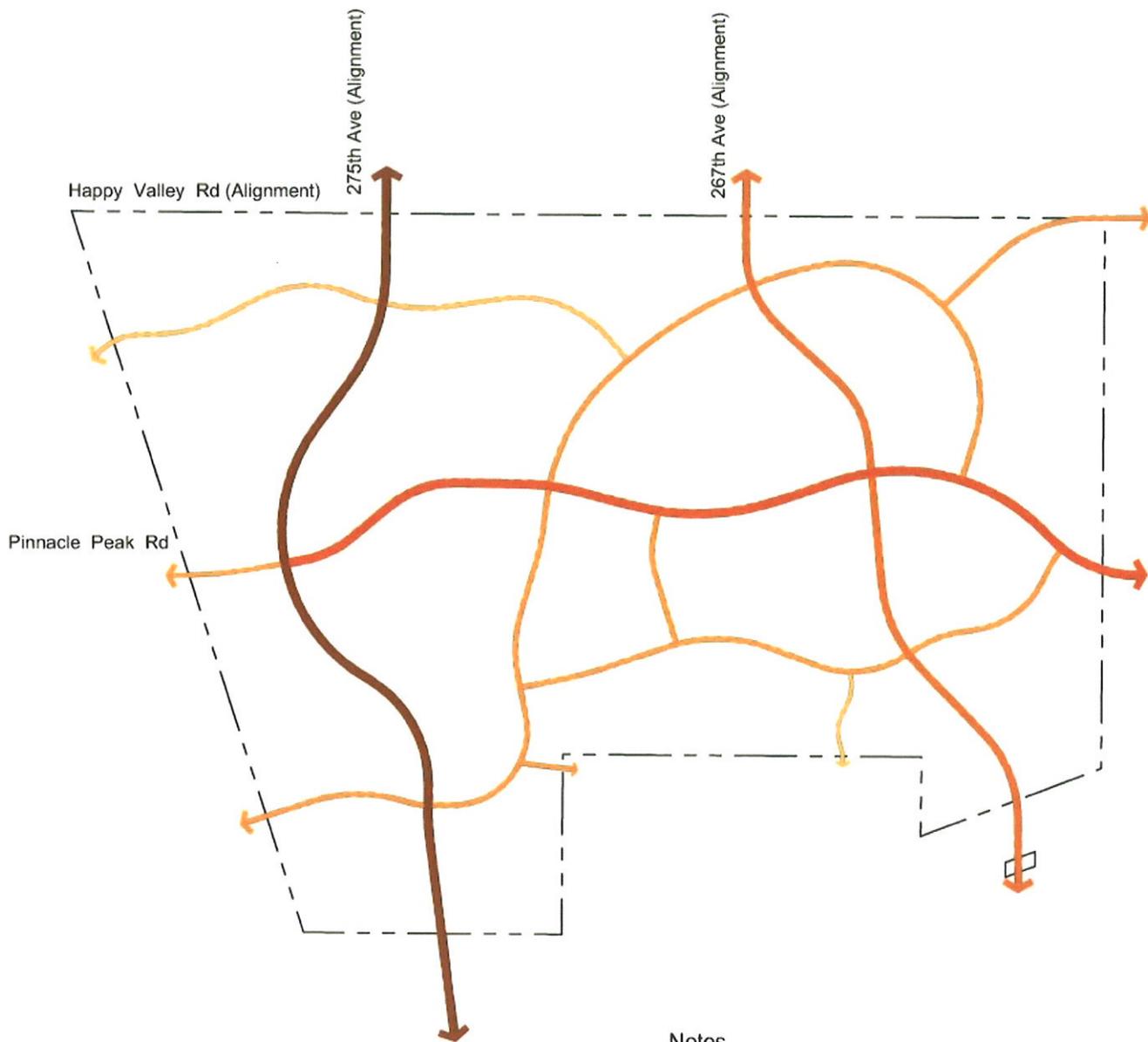
Street circulation within Spurlock Ranch was revised to create a more cohesive and quality designed community. As mentioned previously, these refinements were necessary to effectively incorporate the newly acquired land as part of the exchange between Festival Ranch and the property. Consequently, the circulation concept for Spurlock Ranch promotes community connectivity, which contributes to the overall character and aesthetic value of the project. Refer to **Appendix A** for the updated Traffic Impact Analysis and **Figure 14, Master Street and Circulation Plan**.

Primary entry into Spurlock Ranch is anticipated to be from two points. The initial access will be via the 263rd Avenue alignment from Sun Valley Parkway, located two (2) miles south of the property. The second access to will be from the 275th Avenue alignment . Per the MAG's I-10 Hassayampa Valley Roadway Framework Study, 275<sup>th</sup> Avenue (Turner Parkway) is anticipated to be approximately two hundred (200) feet and six lanes. If, at the time of development along the 275<sup>th</sup> Avenue alignment, MAG is still contemplating a parkway section along that alignment, Spurlock Ranch will install a 200 foot wide parkway. If MAG has moved the "Turner Parkway" to another alignment 275<sup>th</sup> will be developed as a major arterial per the Town of Buckeye's standards. Currently, Sun Valley Parkway is a four (4) lane divided roadway owned and maintained by Maricopa County. However, it is expected that Sun Valley Parkway will ultimately be upgraded to a six (6) lane facility in the vicinity of the site. According to the Festival Ranch, Master Circulation Plan traffic study, 263rd Avenue will be one of three (3) major crossings of the CAP canal. In addition to 263rd Avenue, 271st Avenue, and 287th Avenue will serve traffic traveling south and west from the Spurlock Ranch property.

While the circulation design satisfies the needs of the Community from a vehicular circulation perspective, Spurlock Ranch's design places equal importance on pedestrian circulation.

#### **B. PEDESTRIAN CIRCULATION**

A multimodal transportation network of streets, pedestrian paths, and bicycle facilities will support Spurlock Ranch. In order to provide safe pedestrian environment, several techniques will be used. A comprehensive trail plan will be designed to locate paths and trails separate from roadways, along with providing continuous open space areas strategically located to ensure connectivity. Proposed to be a pedestrian friendly community, the Spurlock Ranch circulation design places special emphasis on alternative modes of transportation, such as biking, jogging, and walking. Along with various sidewalks, pedestrian pathways and trails facilitate pedestrian connectivity through out the project. This system of interconnected pathways gives the residents of Spurlock Ranch a true live, work and play community.



Legend	
	Project Boundary
	Parkway (See Note 1)
	Major Arterial
	Minor Arterial
	Major Collector
	Minor Collector

### Notes

1. A 275th Avenue (Turner Parkway) cross-section has been included in the CMP Amendment as request. Per the MAG's I-10 Hassayampa Valley Roadway Framework Study, 275th Avenue (Turner Parkway) is anticipated to be approximately two hundred (200) feet and six lanes. If, at the time of development along the 275th Avenue alignment, MAG is still contemplating a parkway section along that alignment, Spurlock Ranch will install a 200 foot wide parkway. If MAG has moved the "Turner Parkway" to another alignment, 275th will be developed as a major arterial per the Town of Buckeye's standards.
2. Parcels and roadway circulation are conceptual and subject to change through the development process.

**FIGURE 14 - MASTER STREET AND CIRCULATION PLAN**

# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

### C. DRAINAGE

Since the original approval of the Master Drainage Study for Spurlock Ranch (approved June 2003 by the Town of Buckeye), land relative to the Spurlock Ranch and Festival Ranch developments have been exchanged as defined in the CMP Amendment #1. An updated Master Drainage Report for Spurlock Ranch, prepared by CMX, L.L.C is submitted to the Town separately, more accurately addresses the hydrology as it affects the Spurlock Ranch development due to the changes in the project limits and in the repositioning of land uses.

The drainage design for the Community is in accordance with the design guidelines in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 and the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, January 1996, the Spurlock Ranch CMP Design guidelines, as well as Town of Buckeye Design Standards. Three (3) significant drainage studies, the Hydrologic Analysis of the Wagner Wash Watershed, Wagner Wash Flood Insurance Study, Festival Ranch Master Drainage Study have been produced for the watershed areas impacting the Spurlock Ranch site. Each study and its impact to Spurlock Ranch are discussed in detail within the Drainage report.

Offsite runoff flowing to the site enters from the northern boundary of the property and exits through the southern boundary. The CAP Canal runs along the southern boundary of Spurlock Ranch and is an obstacle to runoff, creating ponding along its northern perimeter. Two rectangular concrete over chutes approximately 18' wide and 6' high that straddle the CAP Canal directly south of the property near the alignment of Wagner Wash, convey runoff from major storm events.

The proposed drainage system for Spurlock Ranch will consist of retention basins with sufficient capacity to retain the 100-year 2-hour storm event, as well as culverts and collector channels in locations where there is a need to convey flows to their natural drainage paths. As mentioned, natural washes entering the site at north boundary will be routed through or around the site using drainage channels.

Retention basins will be designed to drain within 36 hours of each storm event. Drywells or bleed off pipes will be utilized to fulfill this requirement. Detailed calculations will be provided as part of the final drainage report for each individual parcel within the Planning Unit Plans. The ultimate drainage outfall for onsite and offsite flows will be at the southern property boundary near the CAP overchutes. (Refer to the Master Drainage report for more in depth analysis.)

## D. WASTEWATER SYSTEM

An updated Wastewater Report, prepared by CMX, L.L.C., is submitted to the City separately. The design criteria utilized for the wastewater system infrastructure was based on the wastewater design criteria set by the Preliminary Town of Buckeye Water and Sewer Design Standards. Currently, no wastewater infrastructure exists on, or in the vicinity of Spurlock Ranch, north of the CAP Canal.

The original Wastewater Master Plan for Festival Ranch (KH&A, 2000) contemplated a Wastewater Reclamation Facility (WRF) south and west of the current southwest corner of Spurlock Ranch. Currently there is a 208 amendment to Buckeye's wastewater system that relocates the WRF to approximately 283rd Avenue and the Sun Valley Parkway. Per a joint development agreement

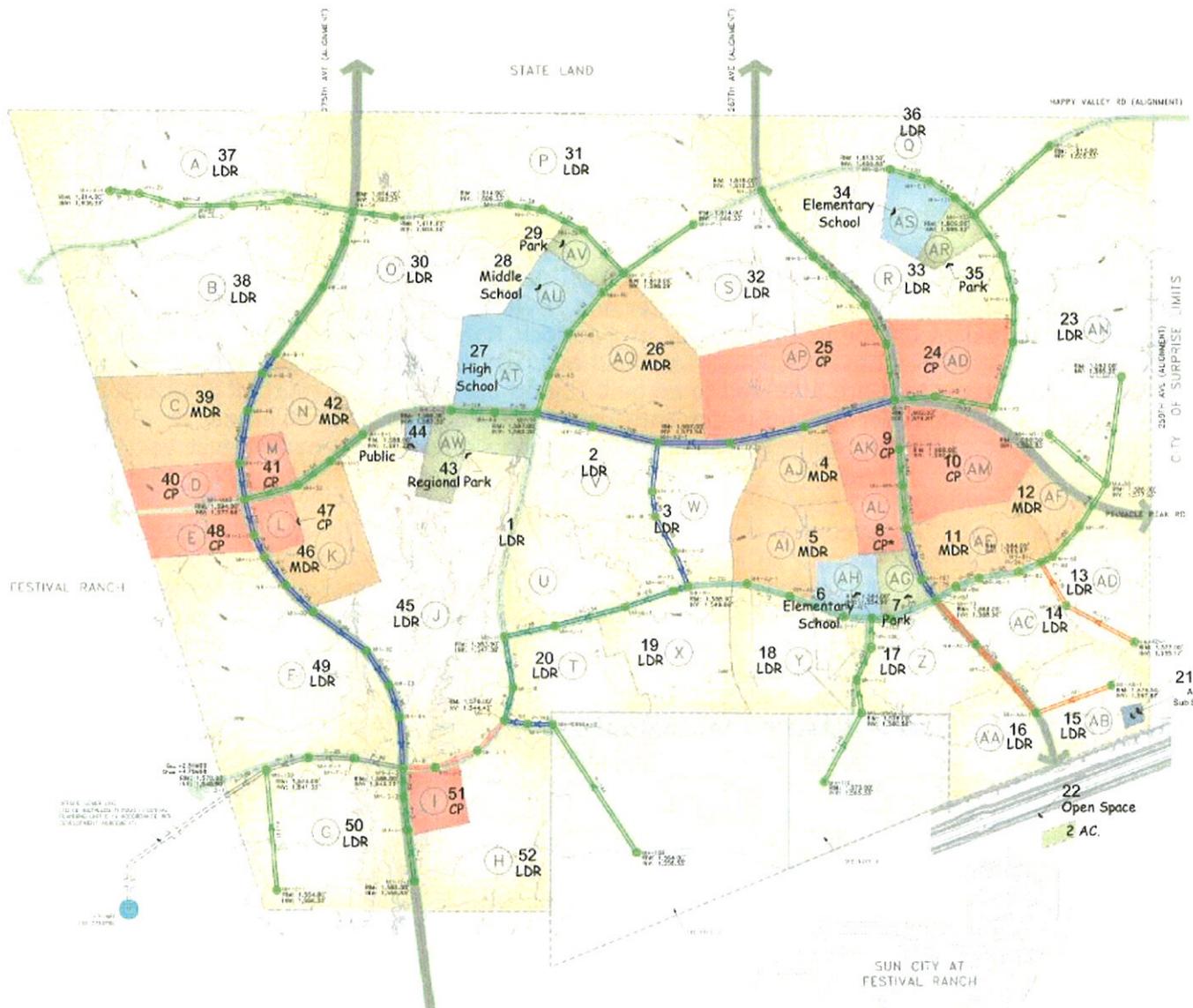


FIGURE 17 - MASTER WASTEWATER PLAN



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

between Spurlock Ranch and Festival Ranch, wastewater from Spurlock Ranch is to be routed through Festival Ranch and treated at the WRF. The development agreement further states that if Spurlock's development schedule is ahead of Festival's, Spurlock will be granted appropriate rights-of-ways through Festival Ranch to allow the construction and the operation and maintenance of a sewer line from Spurlock through the Festival Ranch to the WRF. The Spurlock Ranch and Festival Ranch project continue to coordinate with each other on the matter of the WRF and the sewer from Spurlock through Festival to the WRF.

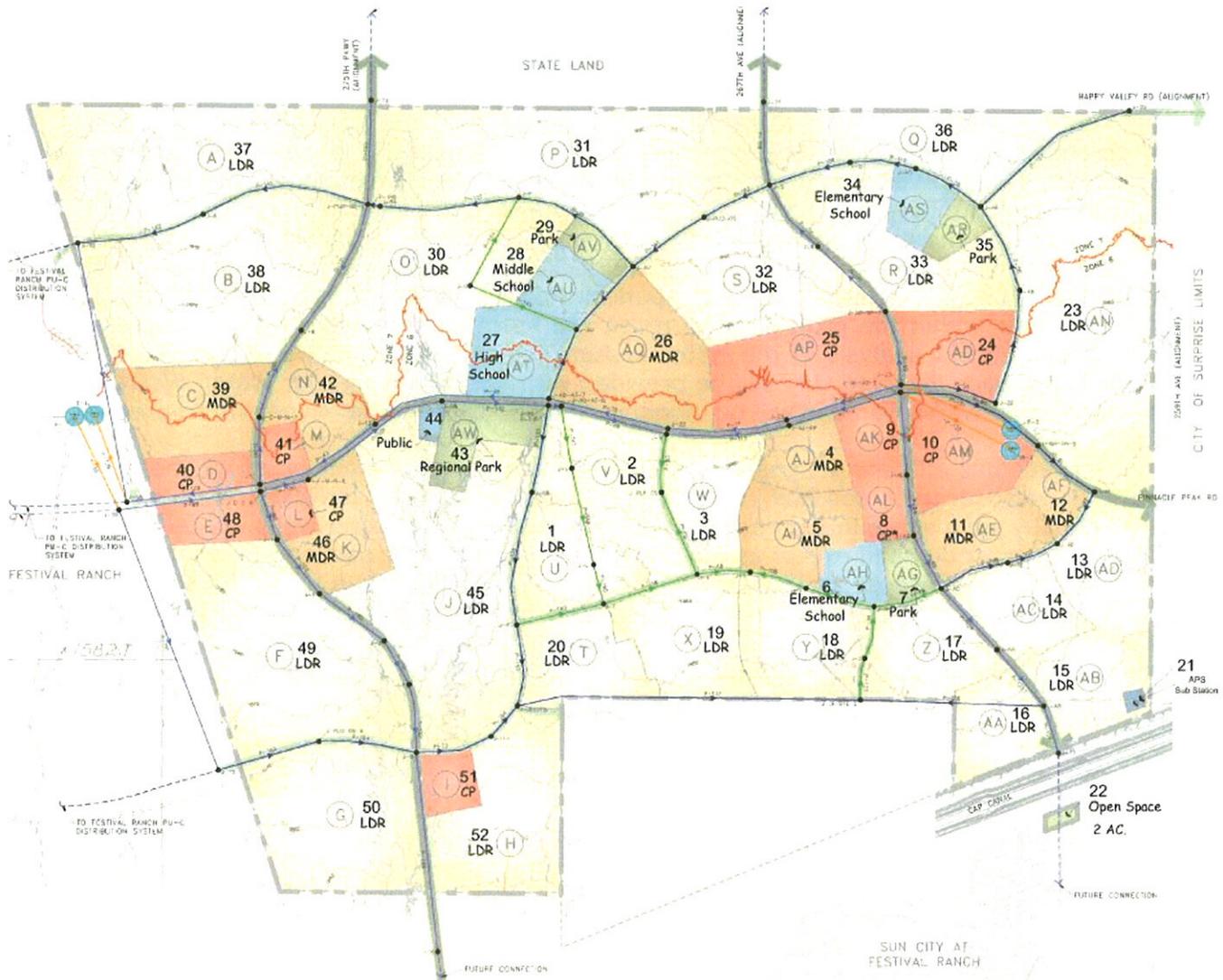
The proposed wastewater system was modeled using SewerCAD version 5.5 by Haestad Methods, Inc. Model development began by placing a skeletonized network of wastewater sewers along major proposed roadways, ensuring that each parcel had access to at least one trunk line. The network was then optimized using factors such as the development boundary, phasing, ground slope and proposed land use to determine the best placement of the sewer. Actual on-site phasing will dictate the timing and location of wastewater lines. A detailed analysis of the wastewater collection system for each Planning Unit Plan will be completed with submission of each Planning Unit Wastewater Plan. Each Planning Unit Wastewater Plan shall address any increase or decrease in wastewater flow for other Planning Units and the current Planning Unit, which may occur as development progresses and density changes.

### **E. Water System**

An updated Water Report, prepared by CMX, L.L.C., is submitted to the City separately. The design criteria utilized for the water system infrastructure was based on the water design criteria set by the Preliminary Town of Buckeye Water and Sewer Design Standards. Currently, no water infrastructure exists on, or in the vicinity of Spurlock Ranch. It is anticipated that the water distribution system for Spurlock Ranch at build-out, will be connected to the adjacent water distribution systems that are intended to be built (by others) west, and south of Spurlock Ranch. The Spurlock Ranch water system is not anticipated to be connected to eventual developments north, and east of the project site. The Central Arizona Project Canal passes just south of the property.

Spurlock Ranch will be developed as a series of Planning Units. It is intended that each Planning Unit will be required to provide an individual assessment of the detailed land planning and the sequence of development. In addition, the development of each parcel (i.e.: preliminary plat or site plan) will need to submit plans and studies as necessary showing that they are in conformance with the assumptions and guidelines reflected in the Master and Planning Unit Water System Plans and Reports.

Actual on-site phasing will dictate the sequence and timing for construction of the required number of wells, as well as the size and location of storage tanks, transmission lines and booster pump stations. Final design and locations of all water system improvements, as well as the sequence of construction, will be defined and implemented in each Planning Unit Plan. A detailed analysis of the water distribution system will be completed with submission of each Planning Unit Water Plan. Each Water Plan shall also include water system improvements outside of the Planning Unit's boundary that are required to provide adequate water service to that Planning Unit. Each Planning Unit Water Plan shall address any increase or decrease in water demand for the current and other Planning Units, which may occur as development progresses and density changes.



**FIGURE 16 - MASTER POTABLE WATER PLAN**

The proposed water system was modeled using WaterCAD version 7.0 by Haestad Methods, Inc. The model includes two water campuses which are represented graphically by a pump and reservoir system. Storage tanks and the pumping facilities are located on the boundary of each pressure zone (Zone 6 and Zone 7). A water demand was calculated for each individual land use area, according to its anticipated population.

The main water lines are located in arterial and collector streets. The completed water system will include this skeleton pipe network, along with waterline loops extending into each parcel of development. It is anticipated that within each parcel of the development the distribution water lines will vary in size from 8-inch to 12-inch.



# SPURLOCK RANCH

## COMMUNITY MASTER PLAN AMENDMENT #2

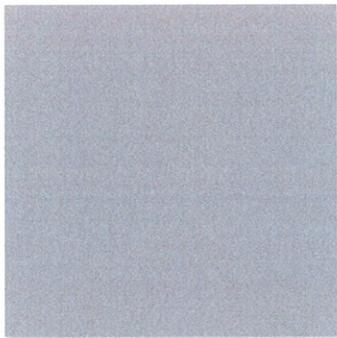
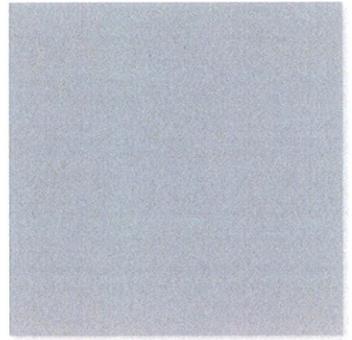
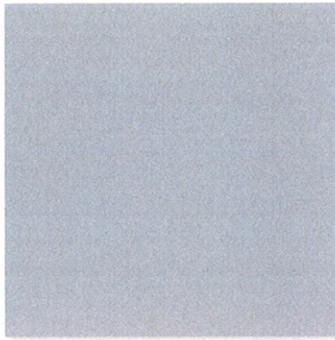
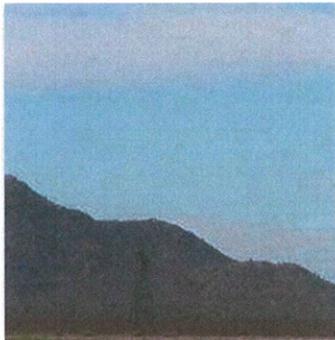
Presently no water quality data is available for the Spurlock area. As specific data becomes available treatment options, if any are required, will be evaluated with the reports associated with the individual planning units.

The proposed Festival Ranch Water Reclamation Facility (WRF) is being constructed at approximately 283rd Avenue and Sun Valley Parkway. The route from the WRF to Spurlock Ranch is approximately 3 miles, through undeveloped lands and the Festival Ranch's Planning Units C and F. Until such time as Festival Ranch has developed up to the boundary of Spurlock Ranch and has extended reclaimed water mains to Spurlock Ranch, Spurlock Ranch will participate in the Town of Buckeye's injection system. Spurlock Ranch anticipates using all or part of their reclaimed water within the project. Such reuse will be in conformance to the ordinances of the Town. A detailed analysis of the water system demand and wastewater system effluent generation for each Planning Unit will be provided with each Planning Unit Water, Wastewater and Non-Potable Water Plan and will be monitored and adjusted as development progresses.

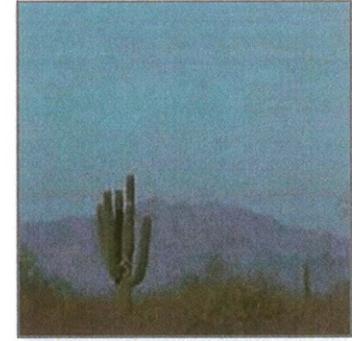
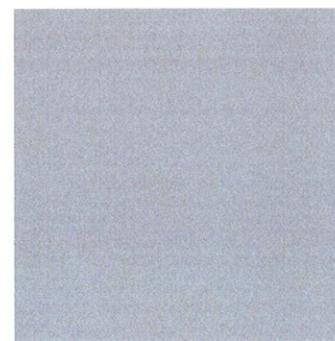
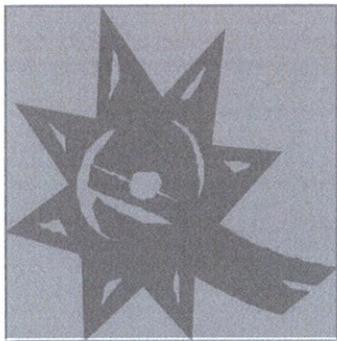
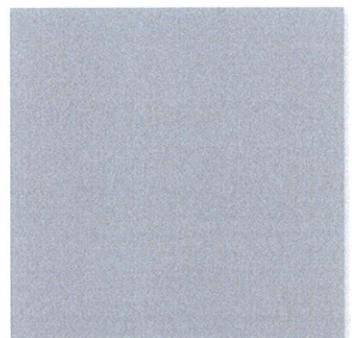
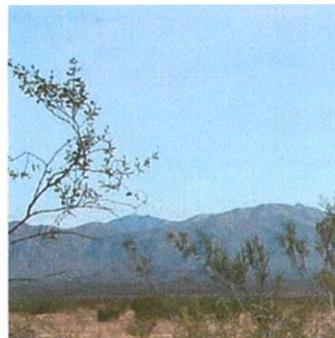
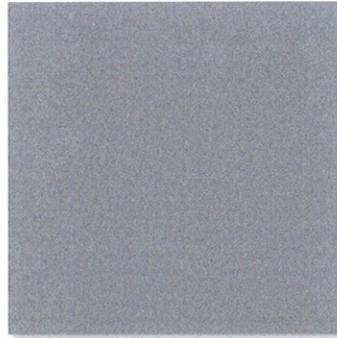
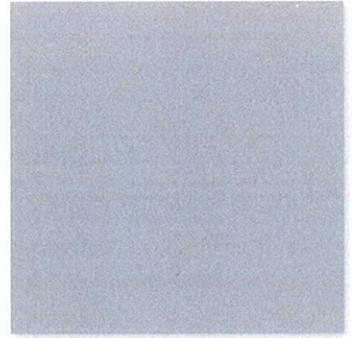
It is intended that effluent generated from the wastewater treatment plant will be used to irrigate landscaped areas and golf courses, and may also be used for water features, lakes, and potentially open space in Spurlock Ranch. Ultimately, groundwater wells will be used only for domestic water demand except as may be agreed between the water provider, the Town of Buckeye, and the developer for other uses, such as emergency backup for irrigation purposes. The use of groundwater for golf course irrigation shall be pursuant to developer-furnished Type 2 rights only. Private irrigation well locations will be subject to Town of Buckeye approval and supplied by Type 2 or other approved groundwater pumping rights.







**TABLES**



## Spurlock Ranch CMP Amendment #2

Table 1 - Land Use Budget

Planning Unit 1	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density
	1	LDR	53	53	159	128	2.43
	2	LDR	61	61	183	148	2.43
	3	LDR	44	44	132	106	2.43
	4	MDR	30	90	150	120	4.00
	5	MDR	38	114	190	152	4.00
	6	School	16	N/A	N/A	N/A	N/A
	7	Park	10	N/A	N/A	N/A	N/A
	8	CP <sup>(1)</sup>	16	0	288	57	3.66
	9	CP <sup>(1)</sup>	18	0	324	64	3.66
	10	CP <sup>(1)</sup>	55	0	990	198	3.66
	11	MDR	34	102	170	136	4.00
	12	MDR	23	69	115	92	4.00
	13	LDR	51	51	153	123	2.43
	14	LDR	40	40	120	97	2.43
	15	LDR	43	43	129	104	2.43
	16	LDR	34	34	102	82	2.43
	17	LDR	46	46	138	111	2.43
	18	LDR	59	59	177	143	2.43
	19	LDR	54	54	162	131	2.43
	20	LDR	44	44	132	106	2.43
	21	Public	2	N/A	N/A	N/A	N/A
	22	Park	2	N/A	N/A	N/A	N/A
	<b>Total</b>		<b>773</b>	<b>904</b>	<b>3814</b>	<b>2098</b>	<b>2.72</b>

Planning Unit 2	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density	
	23	LDR	190	190	570	461	2.43	
	24	CP <sup>(1)</sup>	39	0	0	140	3.66	
	25	CP <sup>(1)</sup>	68	0	324	244	3.66	
	26	MDR	80	240	400	320	4.00	
	27	School	35	N/A	N/A	N/A	N/A	
	28	School	18	N/A	N/A	N/A	N/A	
	29	Park	10	N/A	N/A	N/A	N/A	
	30	LDR	145	145	435	352	2.43	
	31	LDR	175	175	525	425	2.43	
	32	LDR	90	90	270	218	2.43	
	33	LDR	75	75	225	182	2.43	
	34	School	16	N/A	N/A	N/A	N/A	
	35	Park	11	N/A	N/A	N/A	N/A	
	36	LDR	75	75	225	182	2.43	
		<b>Total</b>		<b>1,027</b>	<b>990</b>	<b>2974</b>	<b>2524</b>	<b>2.46</b>

Planning Unit 3	Parcel #	Land Use Category	Gross Area (Acres)	Minimum No. of Units Allowed	Maximum No. of Units Allowed	Total Proposed Units (Target Units)	Target Gross Density
	37	LDR	140	140	420	340	2.43
	38	LDR	150	150	450	364	2.43
	39	MDR	55	165	275	220	4.00
	40	CP <sup>(1)</sup>	18	0	324	64	3.66
	41	CP <sup>(1)</sup>	11	0	198	39	3.66
	42	MDR	40	120	200	160	4.00
	43	Park	25	N/A	N/A	N/A	N/A
	44	Public	3	N/A	N/A	N/A	N/A
	45	LDR	175	175	525	425	2.43
	46	MDR	40	120	200	160	4.00
	47	CP <sup>(1)</sup>	10	0	180	35	3.66
	48	CP <sup>(1)</sup>	20	0	360	71	3.66
	49	LDR	140	140	420	340	2.43
	50	LDR	100	100	300	243	2.43
51	CP <sup>(1)</sup>	15	0	270	52	3.66	
52	LDR	80	80	240	194	2.43	
	<b>Total</b>		<b>1,022</b>	<b>1190</b>	<b>4362</b>	<b>2707</b>	<b>2.65</b>

<b>Total (For All Planning Units)</b>	<b>2,822</b>	<b>3,084</b>	<b>7329 <sup>(1)</sup></b>	<b>7,329</b>	<b>2.60</b>
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**Note:**  
 (1) As part of the CMP approval, a maximum of fifty-four (54) acres or twenty (20) percent of the Commerce Park may be utilized for multi-family residential. Additionally, the CMP provides the flexibility to establish the location, configuration, and size of the multifamily areas at a future date as the market demand allows. At this time, it is not known to what extent the CP area may be utilized for residential. Therefore, for purposes of this table, the maximum number of units is based on gross acreage, allowing for the possibility of multi-family residential in any of the Commerce Park areas. However, the maximum number of dwelling units within Spurlock Ranch shall not exceed 7,329 units as approved in the original CMP. Additionally, this Table shall be updated at the time of PUP submittal and subsequently prior to final plan approval.

## Spurlock Ranch CMP Amendment #2

Table 2 - Proposed Planning Units

<b>Planning Unit 1</b>				
<b>Land Use Category</b>	<b>Gross Acres</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Low Density Residential (LDR)	529	68.5%	1279	61.0%
Medium Density Residential (MDR)	125	16.2%	500	23.8%
Commerce Park (CP)	89	11.5%	319	15.2%
School	16	2.1%	0	0%
Park	12	1.6%	0	0%
Public	2	0.2%	0	0%
<b>Subtotal</b>	<b>773</b>	<b>100%</b>	<b>2098</b>	<b>100%</b>

<b>Planning Unit 2</b>				
<b>Land Use Category</b>	<b>Gross Acres</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Low Density Residential (LDR)	750	73.0%	1820	72.1%
Medium Density Residential (MDR)	80	7.8%	320	12.7%
Commerce Park (CP)	107	10.4%	384	15.2%
School	69	6.7%	0	0%
Park	21	2.0%	0	0%
Public	0	0.0%	0	0%
<b>Subtotal</b>	<b>1027</b>	<b>100%</b>	<b>2524</b>	<b>100%</b>

<b>Planning Unit 3</b>				
<b>Land Use Category</b>	<b>Gross Acres</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Low Density Residential (LDR)	785	76.8%	1906	70.4%
Medium Density Residential (MDR)	135	13.2%	540	19.9%
Commerce Park (CP)	74	7.2%	261	9.6%
School	0	0.0%	0	0%
Park	25	2.4%	0	0%
Public	3	0.3%	0	0%
<b>Subtotal</b>	<b>1022</b>	<b>100%</b>	<b>2707</b>	<b>100%</b>

<b>Grand Total</b>				
<b>Land Use Category</b>	<b>Gross Acres</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Low Density Residential (LDR)	2064	73.2%	4981	68.0%
Medium Density Residential (MDR)	340	12.1%	1360	18.6%
Commerce Park (CP)	270	9.6%	972	13.3%
School	85	3.0%	0	0%
Park	58	2.1%	0	0%
Public	5	0.2%	0	0%
<b>Total</b>	<b>2822</b>	<b>100%</b>	<b>7329</b>	<b>100%</b>

**Notes:**

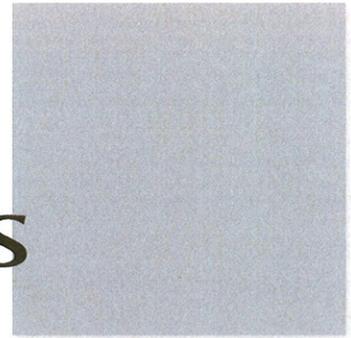
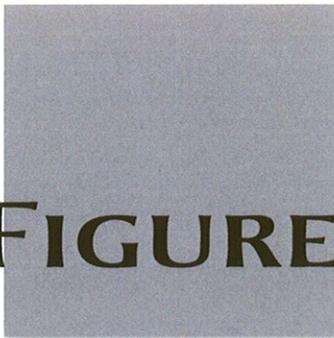
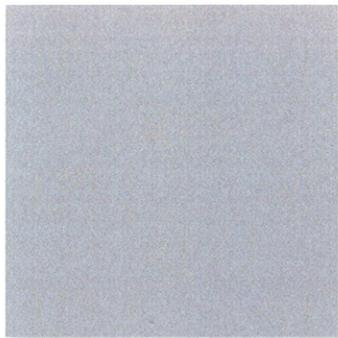
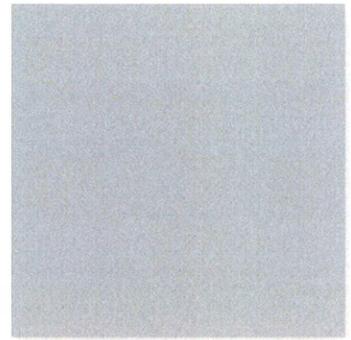
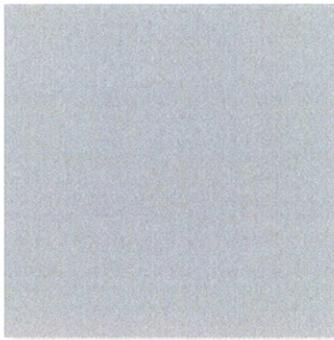
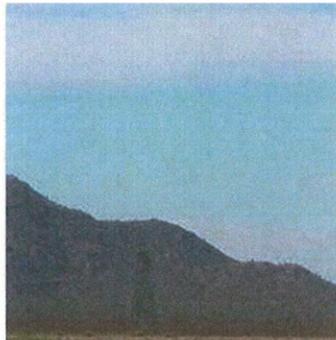
1. All acreage is approximate.
2. Unit counts are based off of the dwelling units per gross acre
3. LDR contains two 200-acre golf courses.
4. Commerce Park shall be primarily for retail and employment uses. A maximum of fifty-four acres of commerce park may be utilized for multi-family, attached single-family housing, and detached court home. However, in no case shall there be single family detached dwelling units within this category.

## Spurlock Ranch CMP Amendment #2

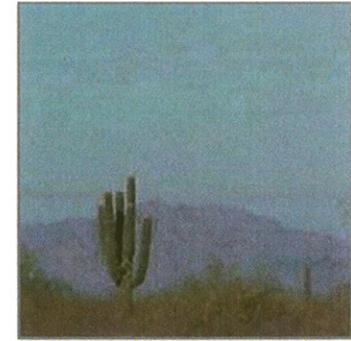
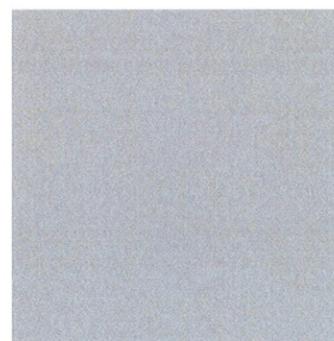
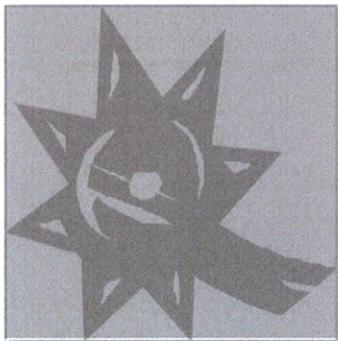
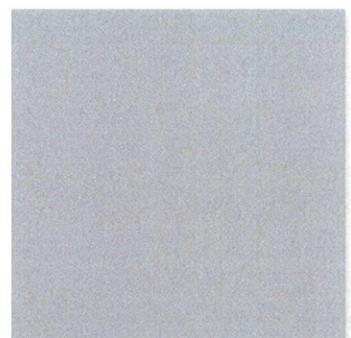
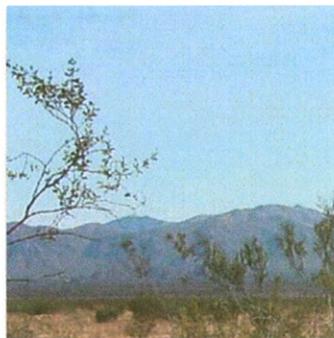
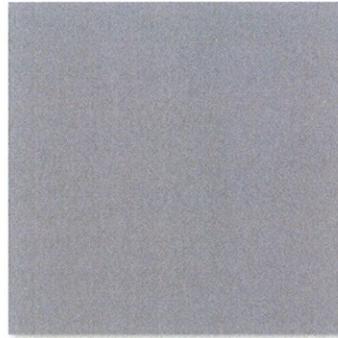
Table 7 Land Exchange

Summary of Land Exchange approved as part of CMP Amendment #1

	Spurlock Ranch CMP	Festival Ranch CMP
Approximate Acreage of each Project Contemplated in Exchange (As Shown in Original Spurlock Ranch CMP)	560.30	581.80
Actual Difference in Total Project Area Resulting From Approved Land Exchange (in Acreage)	-18.08	18.08
Number of Units in Originally Proposed in Affected Area	1,301	1,156
Total Number of Units Allowed in Each Project	Same as Original CMP	



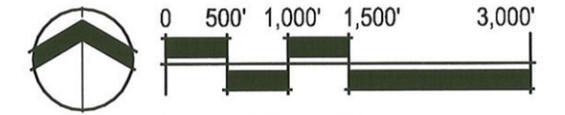
# FIGURES



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Conceptual Land Use Plan

Figure 1



North Scale 1"=1,500'

### Legend

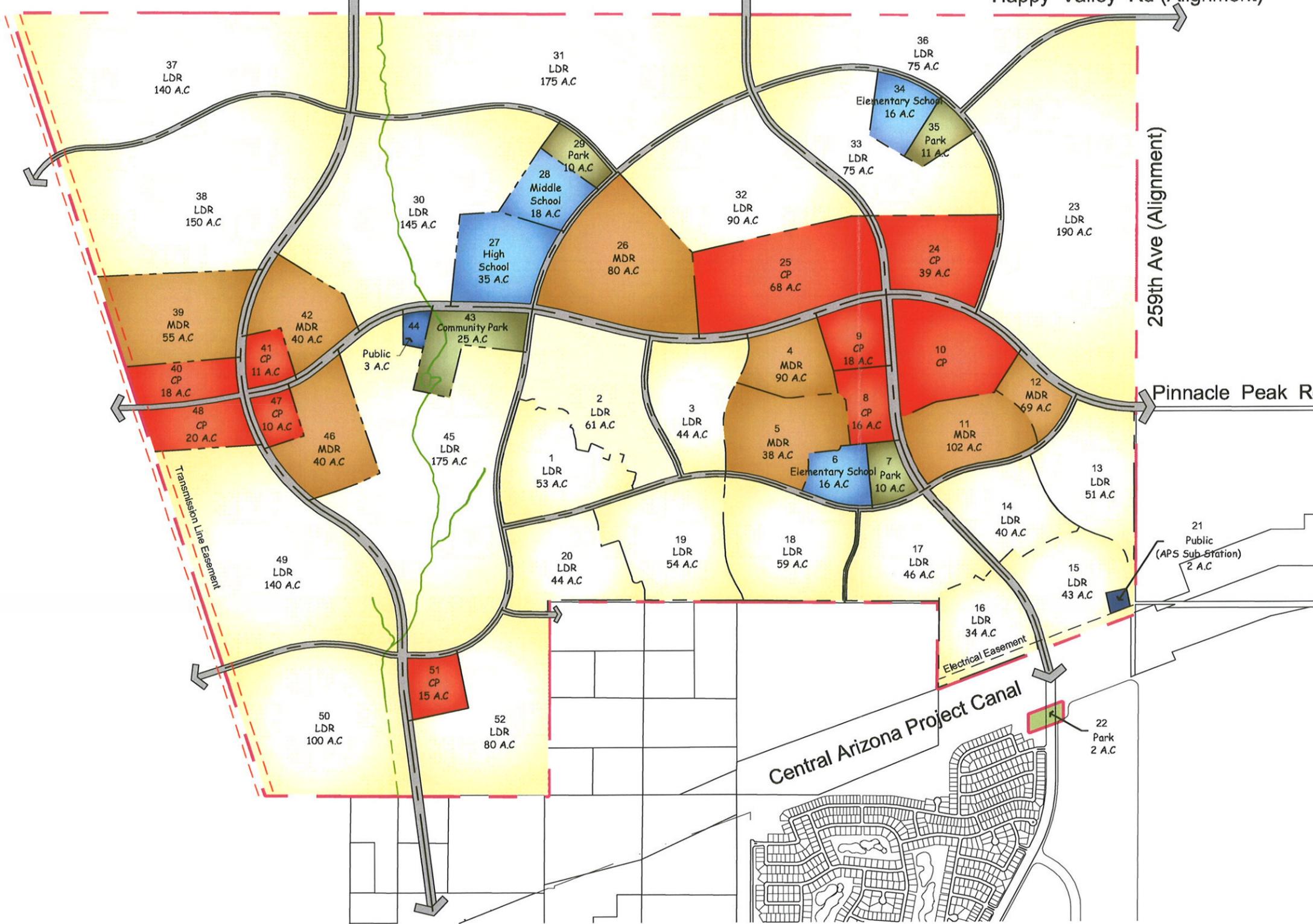
- Project Boundary
- Parcel Boundary
- Utility Line Easement
- Proposed Jurisdictional Wash
- Proposed Jurisdictional Wash (Delineation by Others)

### Land Use Categories:

- Low Density Residential
- Medium Density Residential
- Commerce Park
- Public School
- Public Use
- Park

### Notes

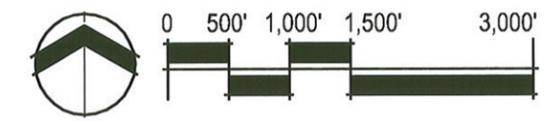
1. Parcels and roadway circulation are conceptual and subject to change through the development process.
2. Acreages are estimates and subject to change through the design and development process



# SPURLOCK RANCH

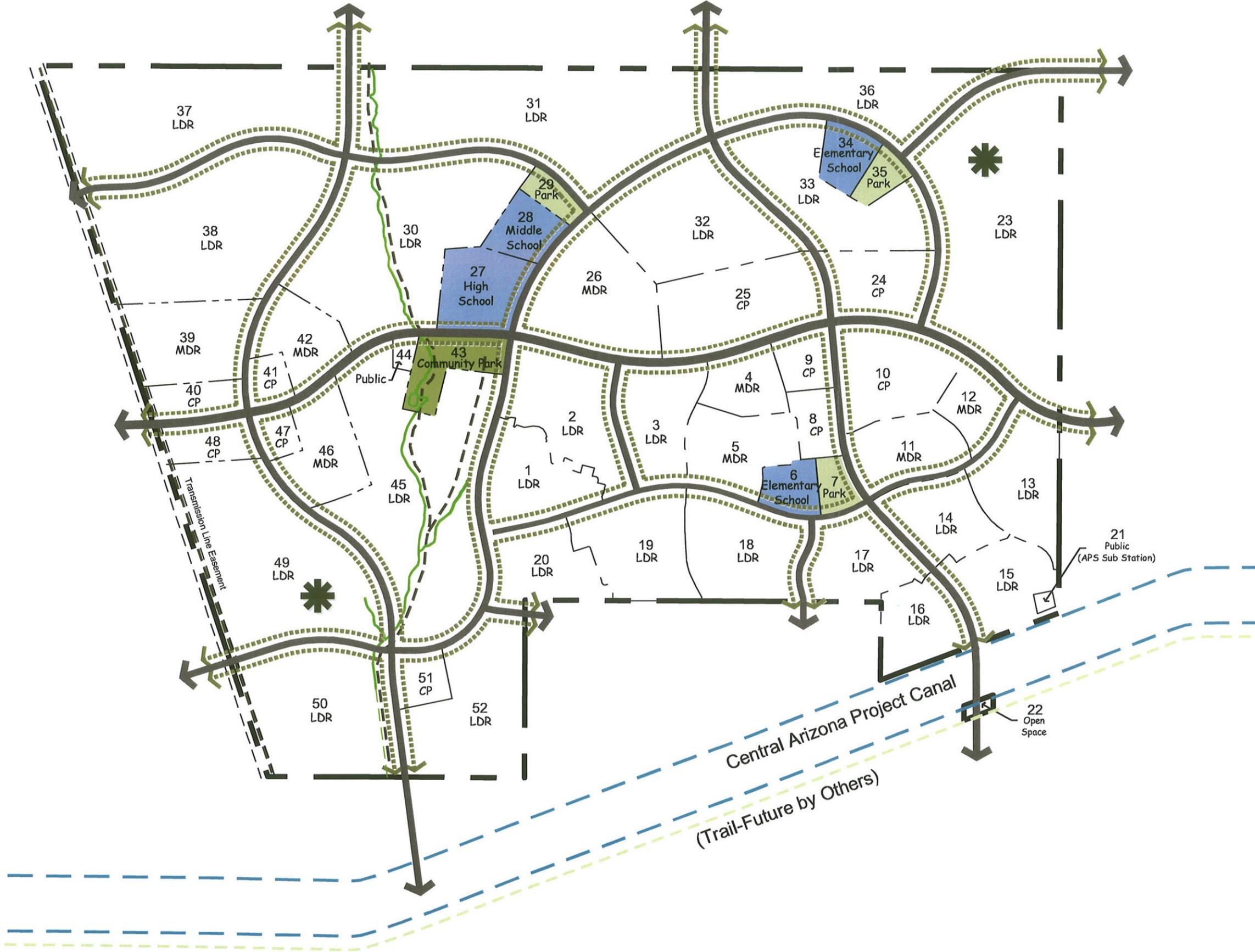
## Community Master Plan Amendment # 2 Open Space Master Plan

Figure 2



Legend	
	Project Boundary
	Parcel Boundary
	Utility Line Easement
	6'-8' Wide Meandering Concrete Pathway
	8'-10' DG Trail
	Proposed Jurisdictional Wash
	Proposed Jurisdictional Wash (Delineation by Others)
	Central Arizona Project Canal
	CAP National Recreation Trail
	Neighborhood Park
	Community Park
	School
	Golf Course

- NOTES:**
- 1) All major arterials, minor arterials, and collectors will have sidewalks and bike lanes.
  - 2) Two 200 acre golf courses planned to be located within the Low Density Residential (LDR) designated areas.
  - 3) Numerous pocket parks will also be located throughout the community. Amenities will be further refined at the time of PUP submittal.
  - 4) Refer to Sect. 2.0 for minimum open space requirements.



# SPURLOCK RANCH

Community Master Plan Amendment # 2  
 Conceptual Neighborhood Park and Trail

Figure 3



North  
 Legend

NOT TO SCALE



- List of Minimum Amenities:
- 3 Ramadas
  - Parking Lot
  - 1 Basketball Court
  - 5 Picnic Tables
  - 1 Set of Playground Equipment
  - 1 Multi-Purpose Field
  - 5 Barbecue Grills
  - 1 Volleyball Court

### Notes

Conceptual Neighborhood Park and Trails Exhibit was approved as part of the original Spurlock Ranch CMP. Shown for reference only.

CMX Project Number: 6789  
 Project Manager: Greg Smith  
 Designed By: CMX  
 Graphics By: N/A  
 Drawn By: S. Posillico / J.Newbegin

X:\67006789\Planning\Exhibits\Submittals\CMP Amendment\3rd Submittal\Figure-03-Park-Trail.dwg  
 Mar 20, 2007 9:37am  
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# SPURLOCK RANCH

Community Master Plan Amendment # 2  
 Conceptual Community Park

Figure 4



**NOT TO SCALE**

Legend

**LIST OF MINIMUM AMENITIES:**

- 1 Restroom/Concession Facility
- 1 Set of Bleachers
- Parking Lot
- 2 Basketball Courts
- 6 Ramadas with Picnic Tables and Barbecue Grills
- 2 Multi-Purpose Fields
- 1 Multi-Purpose/Practice Field
- 2 Sets of Playground Equipment
- 2 Volleyball Courts
- Natural Trails
- Fishing Lake (If Permitted by U.S Army Corps of Engineers and/or other Governmental Agencies)

**Notes**

Conceptual Neighborhood Park and Trails Exhibit was approved as part of the original Spurlock Ranch CMP. Shown for reference only.

CMX Project Number: 6789  
 Project Manager: Greg Smith  
 Designed By: CMX  
 Graphics By: N/A  
 Drawn By: S. Posillico / J.Newbegin

March, 2007



283rd Ave. (Alignment)

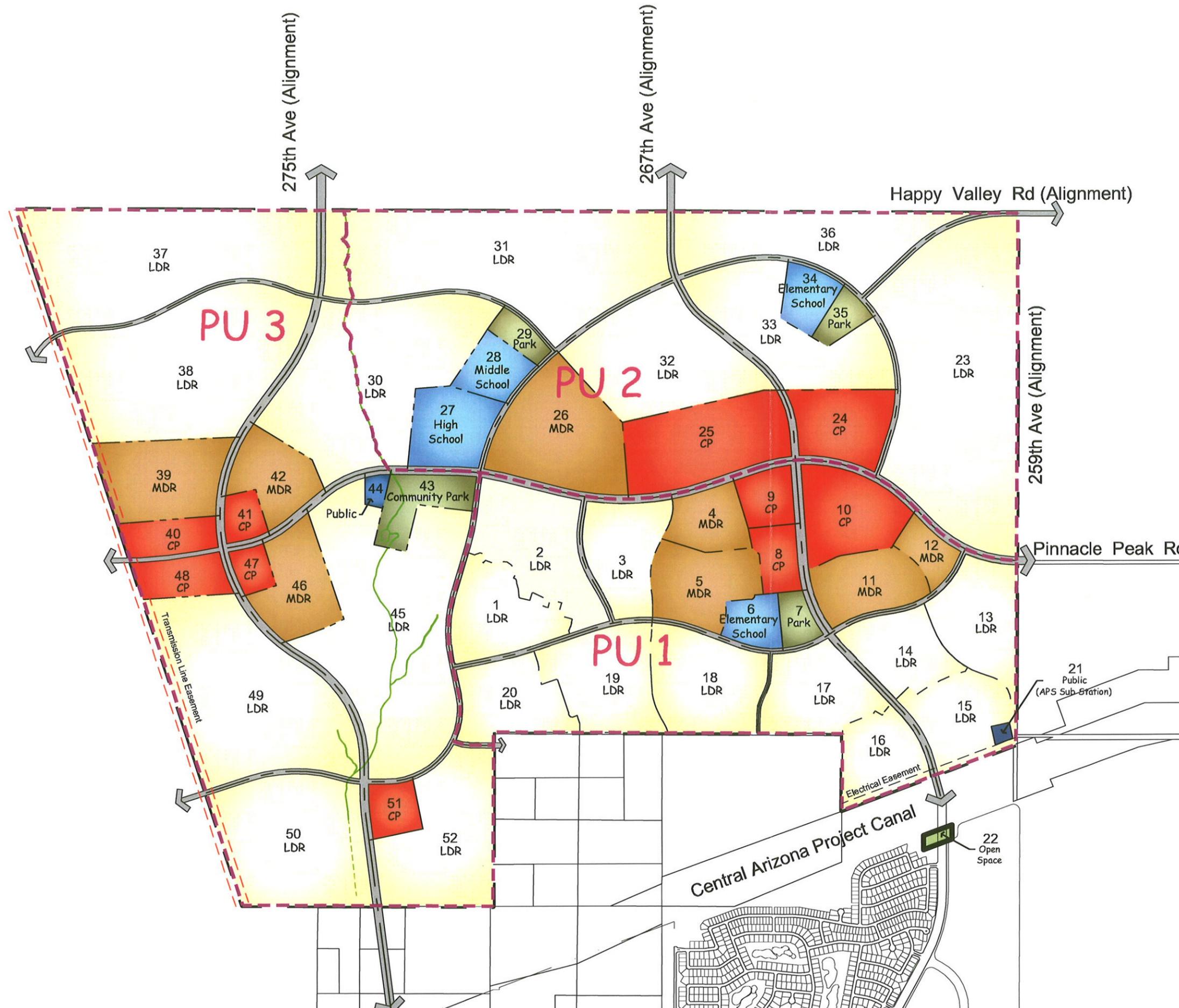
275th Ave (Alignment)

267th Ave (Alignment)

Happy Valley Rd (Alignment)

259th Ave (Alignment)

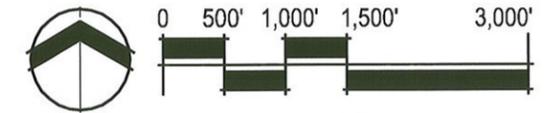
Pinnacle Peak Rd



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Planning Units

Figure 5



North Scale 1"=1,500'

### Legend

	Project Boundary
	Planning Unit Boundary
	Parcel Boundary
	Utility Line Easement
	Proposed Jurisdictional Wash
	Proposed Jurisdictional Wash (Delineation by Others)

### Land Use Categories:

	Low Density Residential
	Medium Density Residential
	Commerce Park
	Public School
	Public Use
	Park

### Notes

1. Parcels and roadway circulation are conceptual and subject to change through the development process.
2. Jurisdictional wash delineation by others.

CMX Project Number: 6789  
Project Manager: Greg Smith  
Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J. Newbegin

March, 2007

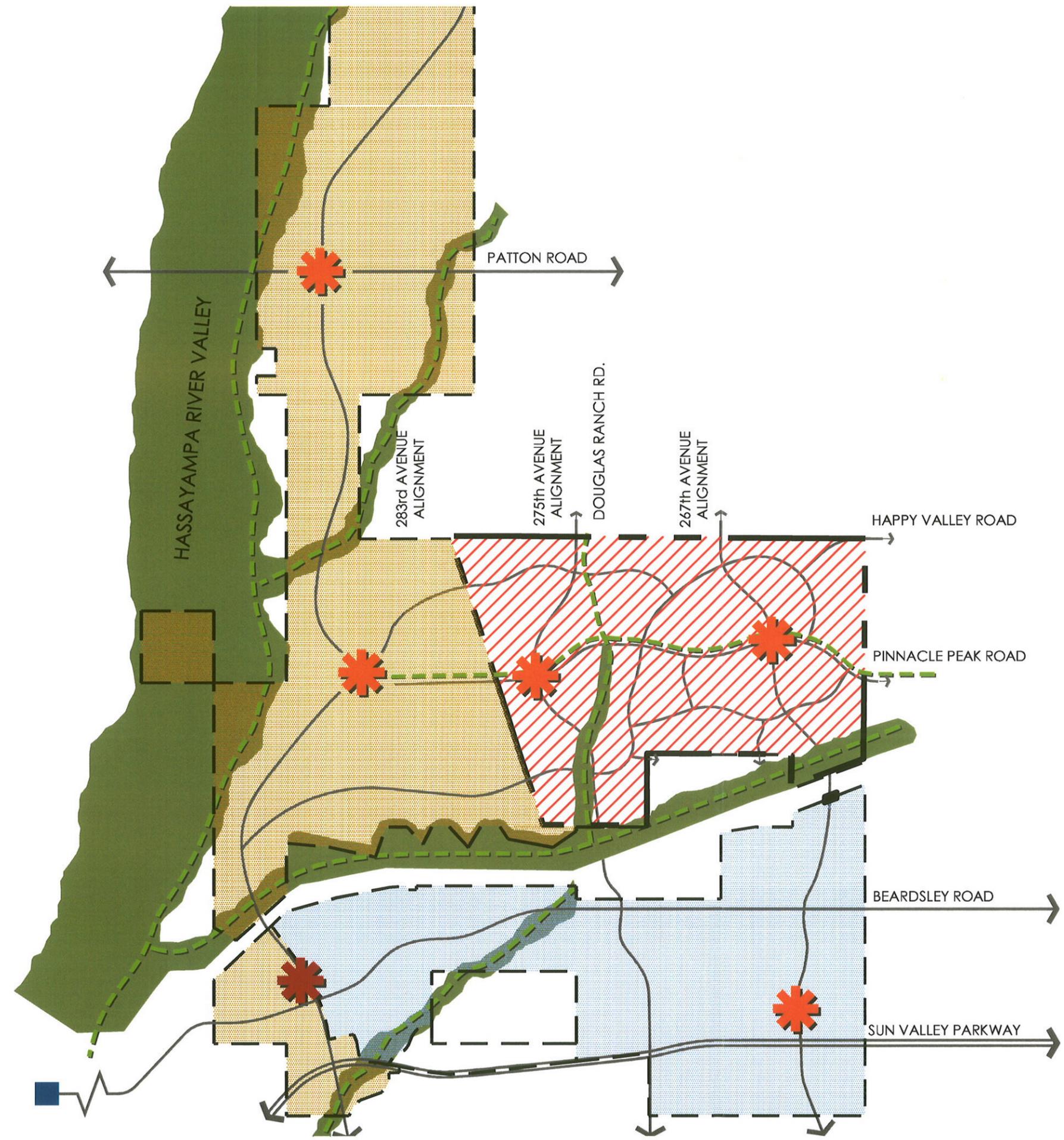
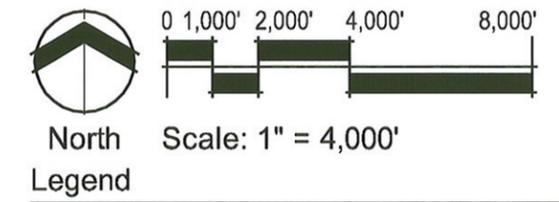
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# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Festival Ranch Area Plan Framework

Figure 6



- Project Boundary
- Road Network
- Regional Trail System
- Project Site
- Festival Ranch CMP
- Sun City at Festival Ranch
- Major Open Space
- Commercial Center
- Regional Center
- Wastewater Treatment Plant

SOURCES: COMMUNITY FRAMEWORK PLAN EXHIBIT C  
FESTIVAL RANCH CMP 7/02  
FESTIVAL RANCH CONCEPTUAL DEVELOPMENT PLAN EXHIBIT G  
DEL WEBB 11/18/02

### Notes

1. Roadway circulation is conceptual and subject to change through the development process.

CMX Project Number: 6789 March, 2007  
Project Manager: Greg Smith

Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J. Newbegin

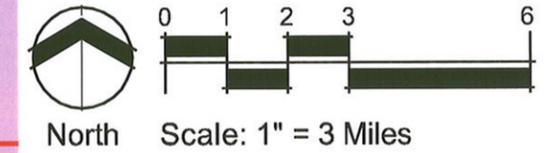
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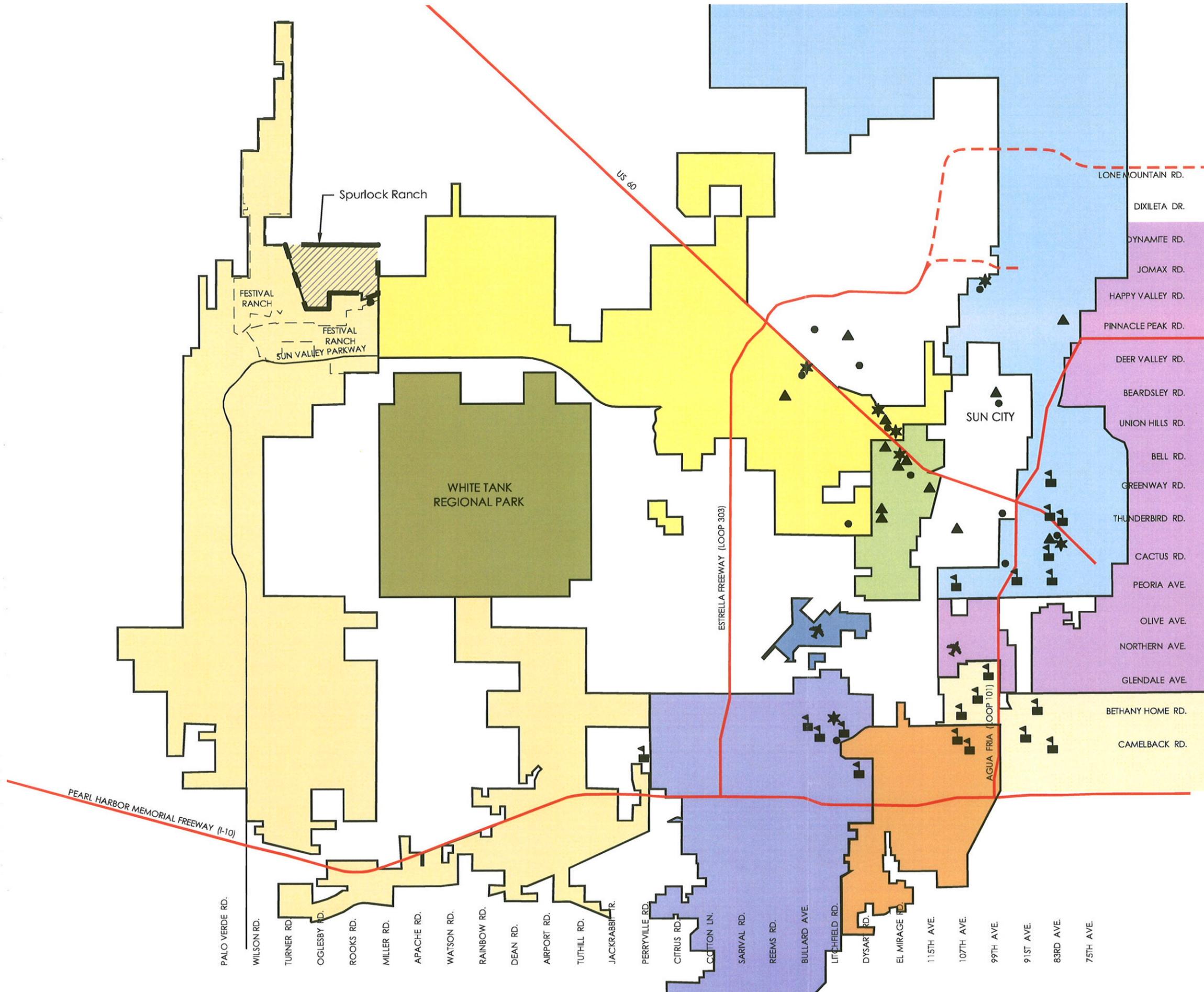
## Community Master Plan Amendment # 2 Regional Context Map

Figure 7



### Legend

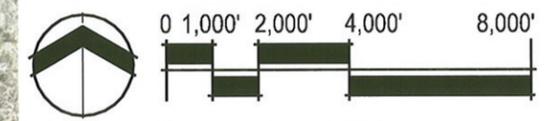
- Existing Freeways
- Proposed Freeways
- Project Boundary
- Avondale
- Buckeye
- El Mirage
- Glendale
- Goodyear
- Peoria
- Phoenix
- Surprise
- White Tank Regional Park
- Luke Air Force Base
- Fire Station
- Police Station
- School
- Library
- Airport



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Vicinity and Aerial Map

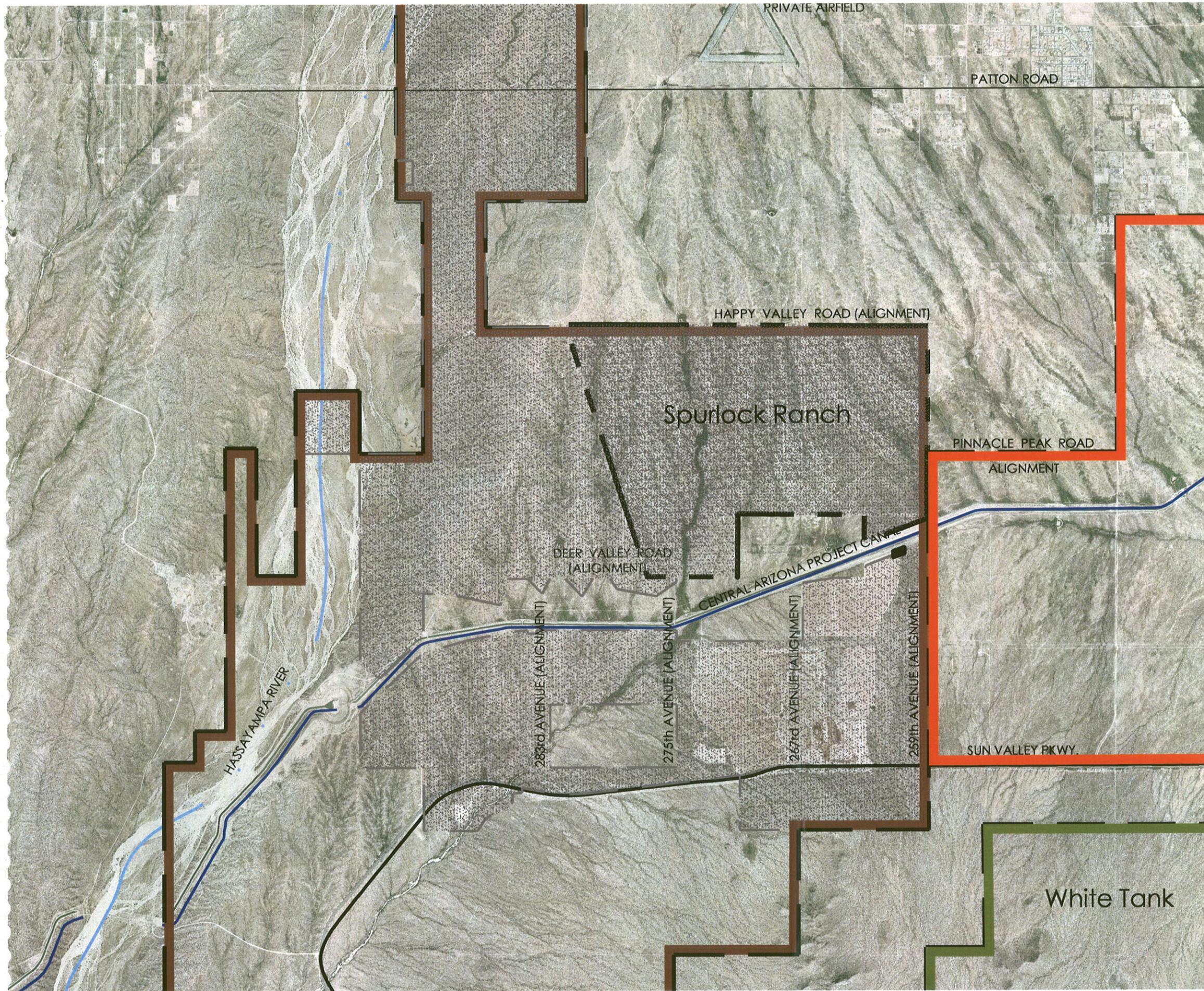
Figure 8



North Scale: 1" = 4,000'

Legend

-  Project Boundary
-  Festival Ranch Area Plan
-  Town of Buckeye Boundary
-  City of Surprise Boundary
-  White Tank Regional Park Boundary



CMX Project Number: 6789 March, 2007

Project Manager: Greg Smith  
Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J. Newbegin

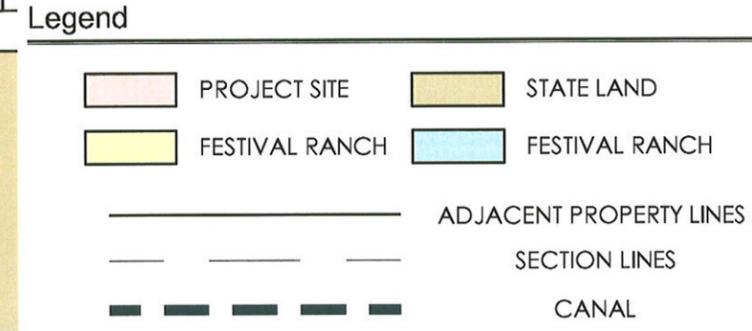
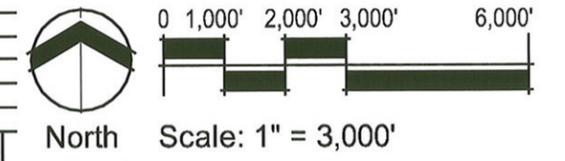
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Mar 29, 2007 9:58am  
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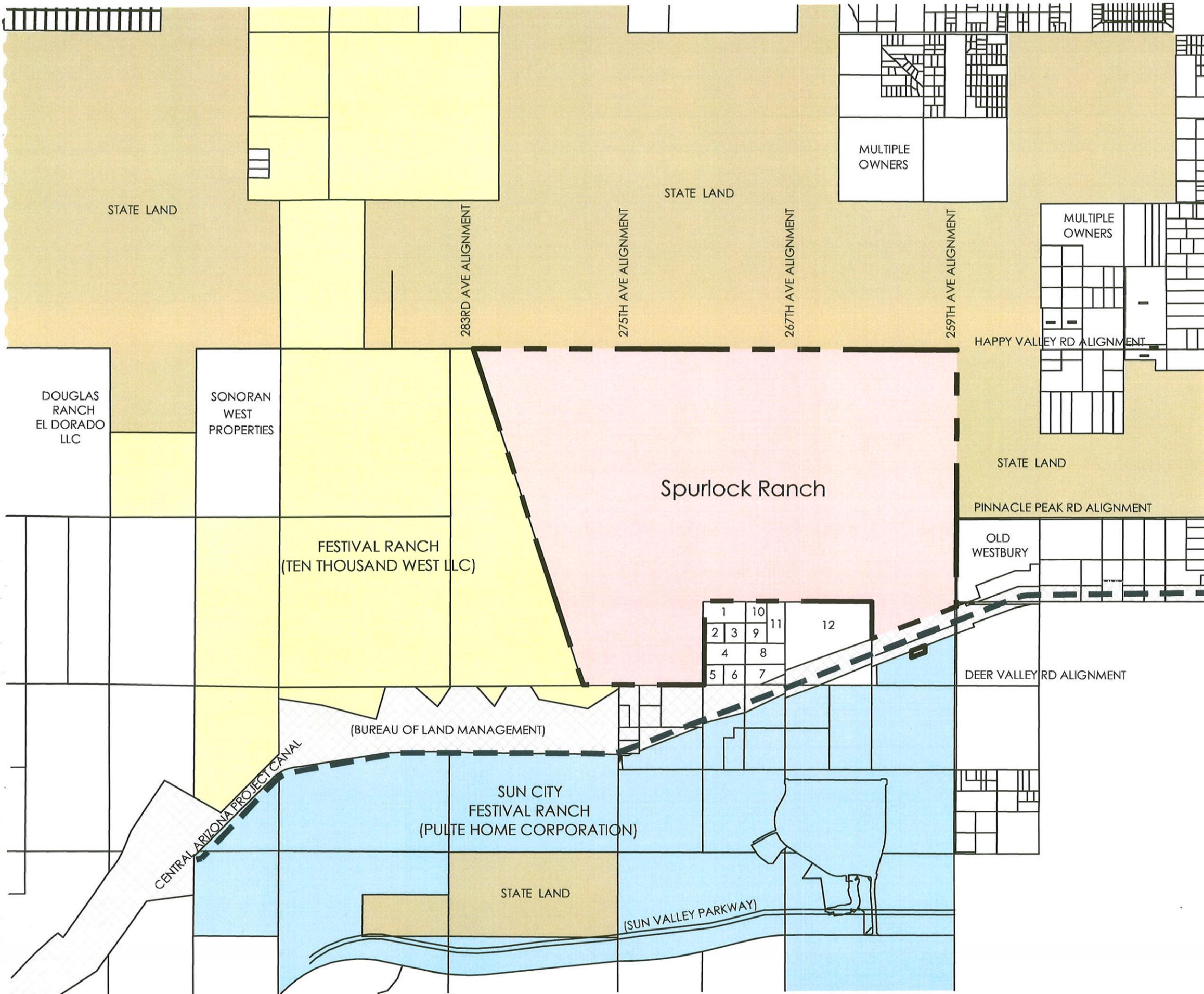
## Community Master Plan Amendment # 2 Adjacent Owners

Figure 9



SOURCE: MARICOPA COUNTY ASSESSOR WEBSITE  
[http://www.maricopa.gov/assessor/gis/gis\\_map.htm](http://www.maricopa.gov/assessor/gis/gis_map.htm)  
 10/16/2006

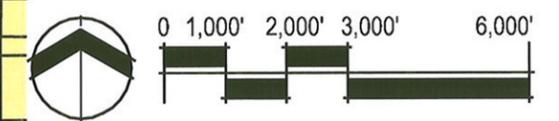
- OWNERSHIP INFORMATION
1. WILLIAMS
  2. MEHROB, L.L.C.
  3. LIMOUSINE INVESTMENT LLLP
  4. LIMOUSINE INVESTMENT LLLP
  5. JCS MANAGEMENT SERVICES LLC
  6. JCS MANAGEMENT SERVICES LLC
  7. HORAN
  8. ANGUILAR PHOENIX
  9. SPANN
  10. SPANN
  11. PACE
  12. PACE



# SPURLOCK RANCH

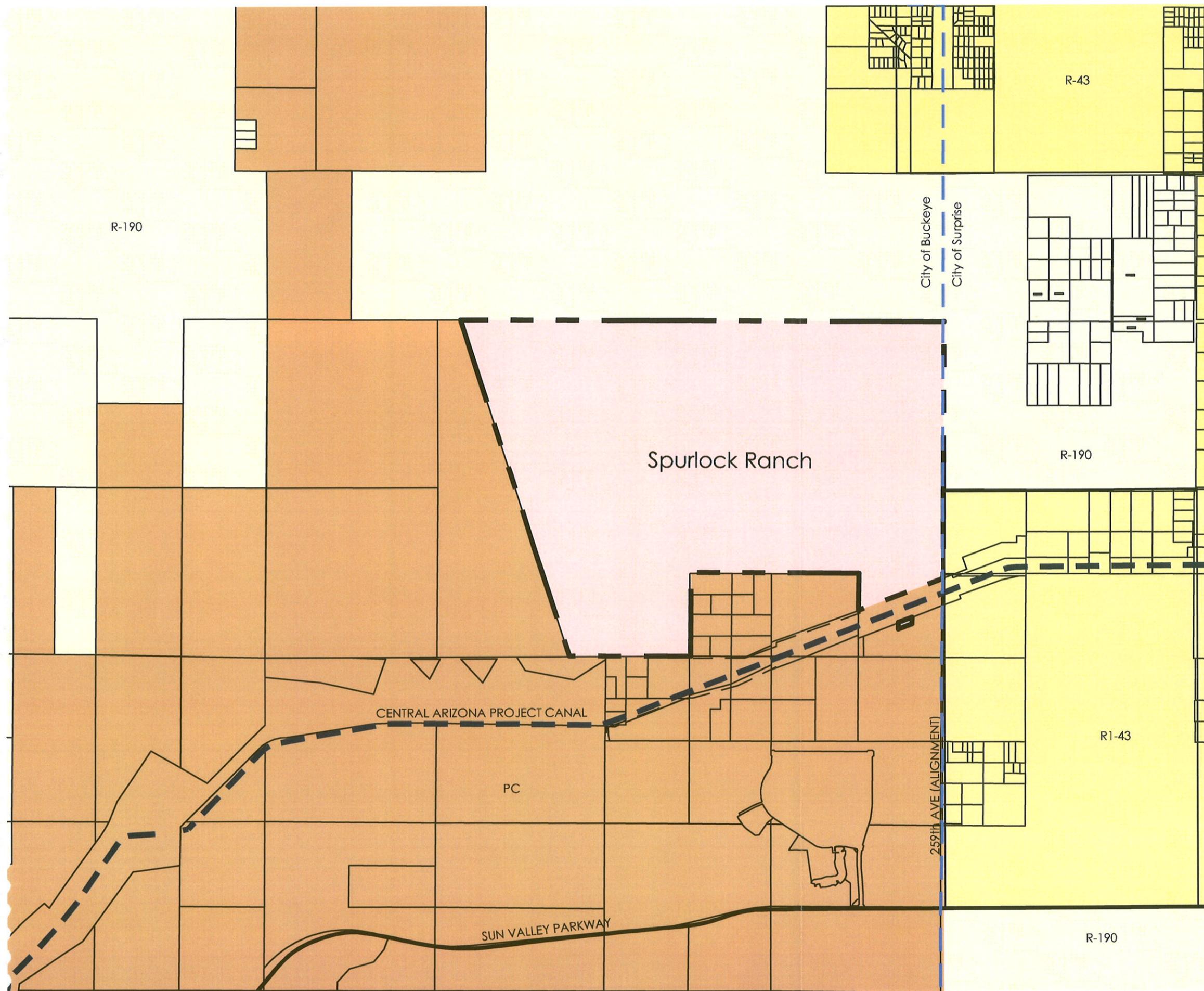
## Community Master Plan Amendment # 2 Surrounding Zoning

Figure 10



North  
Scale: 1" = 3,000'

- Legend
- Project Site
  - Canal
  - Municipal Planning Boundary
  - Town of Buckeye**
    - Planned Community District (PC)
  - City of Surprise**
    - Rural Residential (R1-43)
  - Maricopa County**
    - Rural Residential (R-43)
    - Rural Residential (R-190)



PARCEL NO. 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE G.L.O. BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHICH THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°24'51" EAST, A DISTANCE OF 2,642.18 FEET;

THENCE NORTH 00°24'51" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,633.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL AND ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2004-0549490, MARICOPA COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2004-0549490, MARICOPA COUNTY RECORDS, THE FOLLOWING COURSES:

THENCE SOUTH 69°27'38" WEST, DEPARTING SAID EAST LINE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,067.33 FEET TO THE TRUE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 213.58 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY RIGHT OF WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;

THENCE SOUTH 69°27'38" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 464.53 FEET;

THENCE NORTH 00°00'00" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 213.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;

THENCE NORTH 69°27'38" EAST, DEPARTING SAID NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2004-0549490, MARICOPA COUNTY RECORDS, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 464.53 FEET TO THE TRUE **POINT OF BEGINNING**.

PARCEL NO. 2:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO AN UNRECORDED ALTA SURVEY OF "SUN VALLEY", PREPARED BY, RANDY DELBRIDGE SURVEYING SERVICES, INC., DATED MARCH 15, 1995, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°01'28" WEST, A DISTANCE OF 2642.08 FEET;

THENCE NORTH 00°01'28" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1321.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE DEPARTING SAID WEST LINE NORTH 89°57'26" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1321.95 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°02'37" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1321.54 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE DEPARTING SAID WEST LINE, NORTH 89°55'51" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1321.22 FEET TO THE CENTER OF SAID SECTION 14;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°04'31" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2644.29 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°58'52" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2645.08 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 3:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO AN UNRECORDED ALTA SURVEY OF "SUN VALLEY", PREPARED BY RANDY DELBRIDGE SURVEYING SERVICES, INC., DATED MARCH 15, 1995, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14 BEARS NORTH 00°02'58" WEST, A DISTANCE OF 2639.86 FEET; THENCE SOUTH 89°56'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2636.60 FEET TO THE CENTER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'31" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1322.11 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°58'50" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 2637.20 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°02'58" EAST ALONG SAID EAST LINE, A DISTANCE OF 1319.93 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 4:

A PORTION OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO AN UNRECORDED ALTA SURVEY OF "SUN VALLEY", PREPARED BY RANDY DELBRIDGE SURVEYING SERVICES, INC., DATED MARCH 15, 1995, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 13 BEARS SOUTH 00°00'21" WEST, A DISTANCE OF 2643.32 FEET;

THENCE NORTH 00°02'58" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2639.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'32" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2641.53 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 89°58'40" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2643.54 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'05" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 00°00'21" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 153.08 FEET TO THE NORTHERLY LINE OF THE CENTRAL ARIZONA PROJECT;

THENCE DEPARTING SAID EAST LINE, SOUTH 69°03'47" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 2828.78 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY LINE, NORTH 00°00'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 1163.92 FEET TO THE CENTER OF SAID SECTION 13;

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'58" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2639.73 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 5:

ALL OF SECTION 10; ALL OF SECTION 11; ALL OF SECTION 12; THE NORTH HALF OF THE NORTH HALF; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 14; ALL OF SECTION 15; ALL IN TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPT** THAT PORTION OF SAID SECTIONS 10 AND 15 LYING WESTERLY OF THE CENTERLINE OF THE TRANSMISSION LINE RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT RECORDED AS 93-411440 OF OFFICIAL RECORDS; AND

**EXCEPT** ALL MINERALS, OIL, GAS AND GEOTHERMAL RESOURCES AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND RECORDED AS 85-411086 OF OFFICIAL RECORDS; AND

**EXCEPT** ALL COAL AND OTHER MINERALS AS RESERVED IN INSTRUMENT RECORDED AS 85-411087 OF OFFICIAL RECORDS.

PARCEL NO. 6:

A NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED MAY 18, 2004 IN 2004-0549493 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCEL CONTAINS 122,922,653 SQ. FT. (2,821.9158 ACRES) MORE OR LESS.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

THE LEGAL DESCRIPTION CONTAINED HEREON IS AS PROVIDED WITHIN THE TITLE COMMITMENT NO. NCS-228903-PHX6 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MAY 8, 2006

# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Legal Description

Figure 11B

CMX Project Number: 6789 March, 2007

Project Manager: Greg Smith

Designed By: CMX

Graphics By: N/A

Drawn By: S. Posillico / J.Newbegin

X:\670067\69\Powereng\Embassy\Summit\CMX Amendment\3rd Submittal\Figure 11 Legal Description.dwg

Mar 29, 2007 10:02am

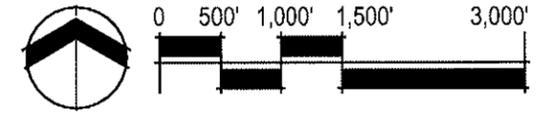
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# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Legal Description

Figure 11A



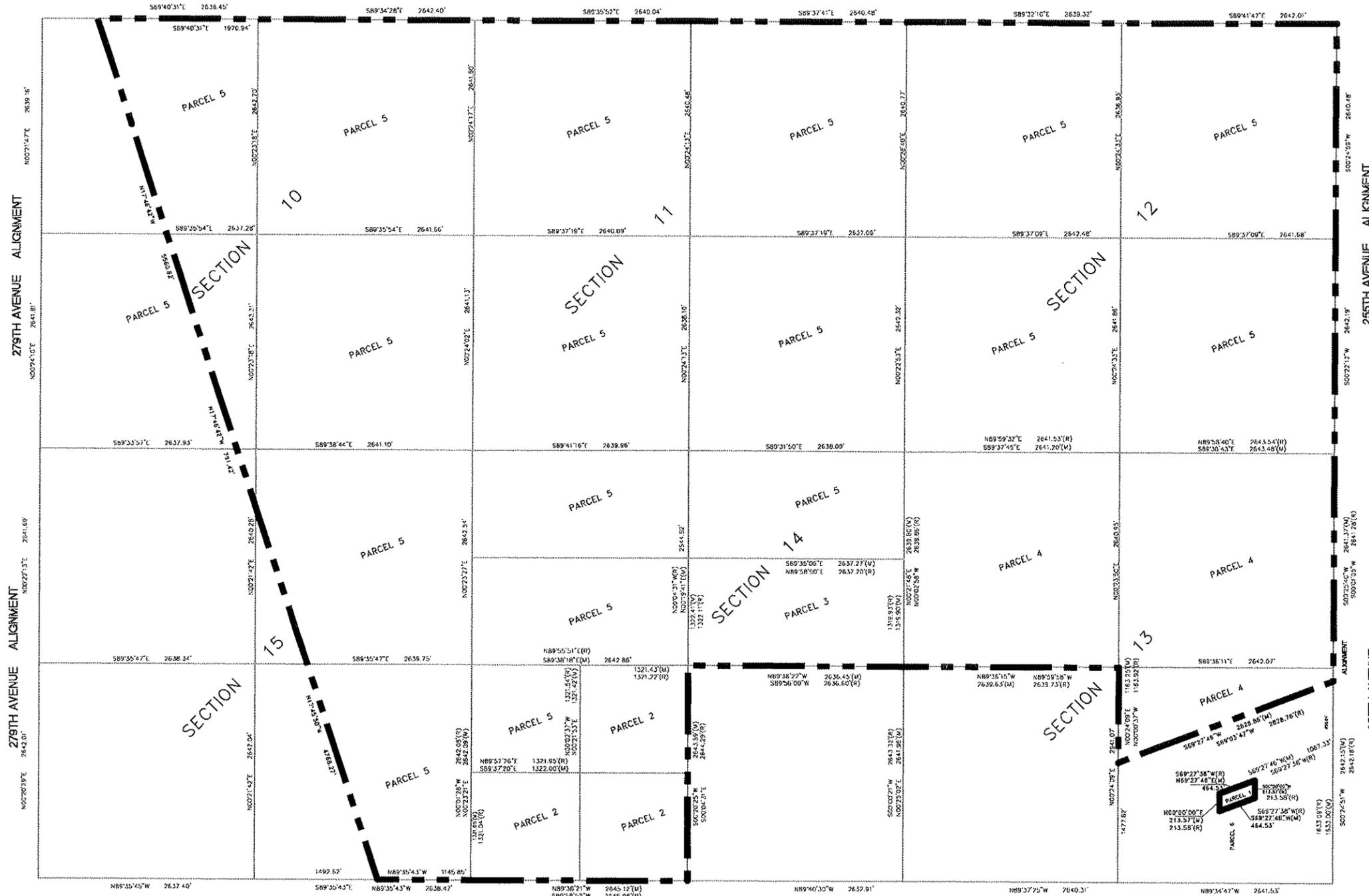
North Scale 1"=1,500'

Legend

Project Boundary

Note:

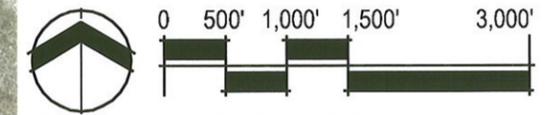
Refer to Figure 11B for Legal Description of Spurlock Ranch.



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Opportunities and Constraints

Figure 12



North Scale 1"=1,500'

- Legend**
- PROJECT BOUNDARY
  - JURISDICTIONAL WASH
  - PROPOSED NON-JURISDICTIONAL WASH
  - CENTRAL ARIZONA PROJECT CANAL
  - UTILITY LINE EASEMENT  
SOURCE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY RICK ENGINEERING COMPANY 4/18/00
  - EXISTING WELL LOCATION  
SOURCE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY RICK ENGINEERING COMPANY 4/18/00
  - STOCK TANK  
SOURCE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY RICK ENGINEERING COMPANY 4/18/00
  - FLOODPLAIN  
SOURCE: MAP# 04013C1085 H & 04013C1095 G FLOOD INSURANCE RATE MAP (FIRM) 8/19/01

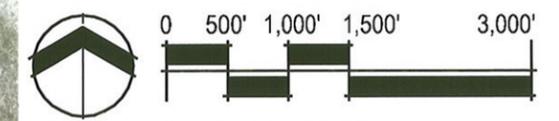
- SOIL TYPES**
- #22 CONTINE CLAY LOAM
  - #53 GADSDEN CLAY
  - #76 MOHALL LOAM, CALCAREOUS SOLUM
  - #112 TREMANT GRAVELY SANDY LOAMS
  - #113 TREMANT GRAVELY SANDY LOAMS,



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Land Exchange

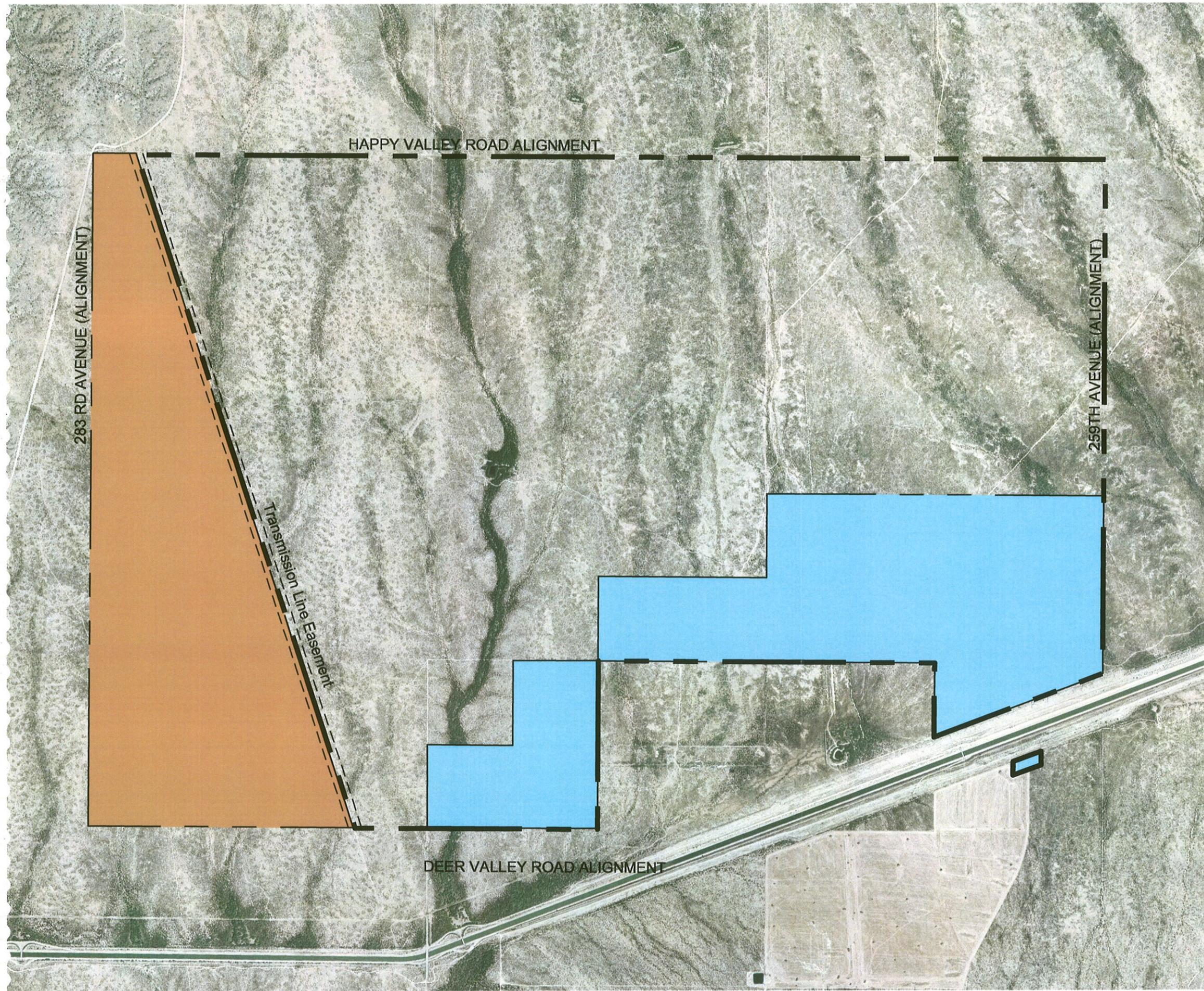
Figure 13



North Scale 1"=1,500'

Legend

	Project Boundary
	Utility Line Easement
	Land incorporated into Festival Ranch CMP
	Land incorporated into Spurlock Ranch CMP



### Notes

1. Land exchange approved in July, 2005 by Town of Buckeye staff as the First Amendment to the Spurlock Ranch CMP. Land exchange boundaries are shown for reference only.

CMX Project Number: 6789 March, 2007

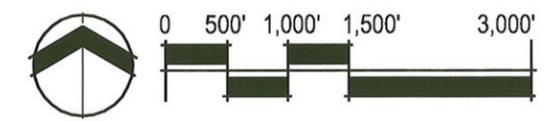
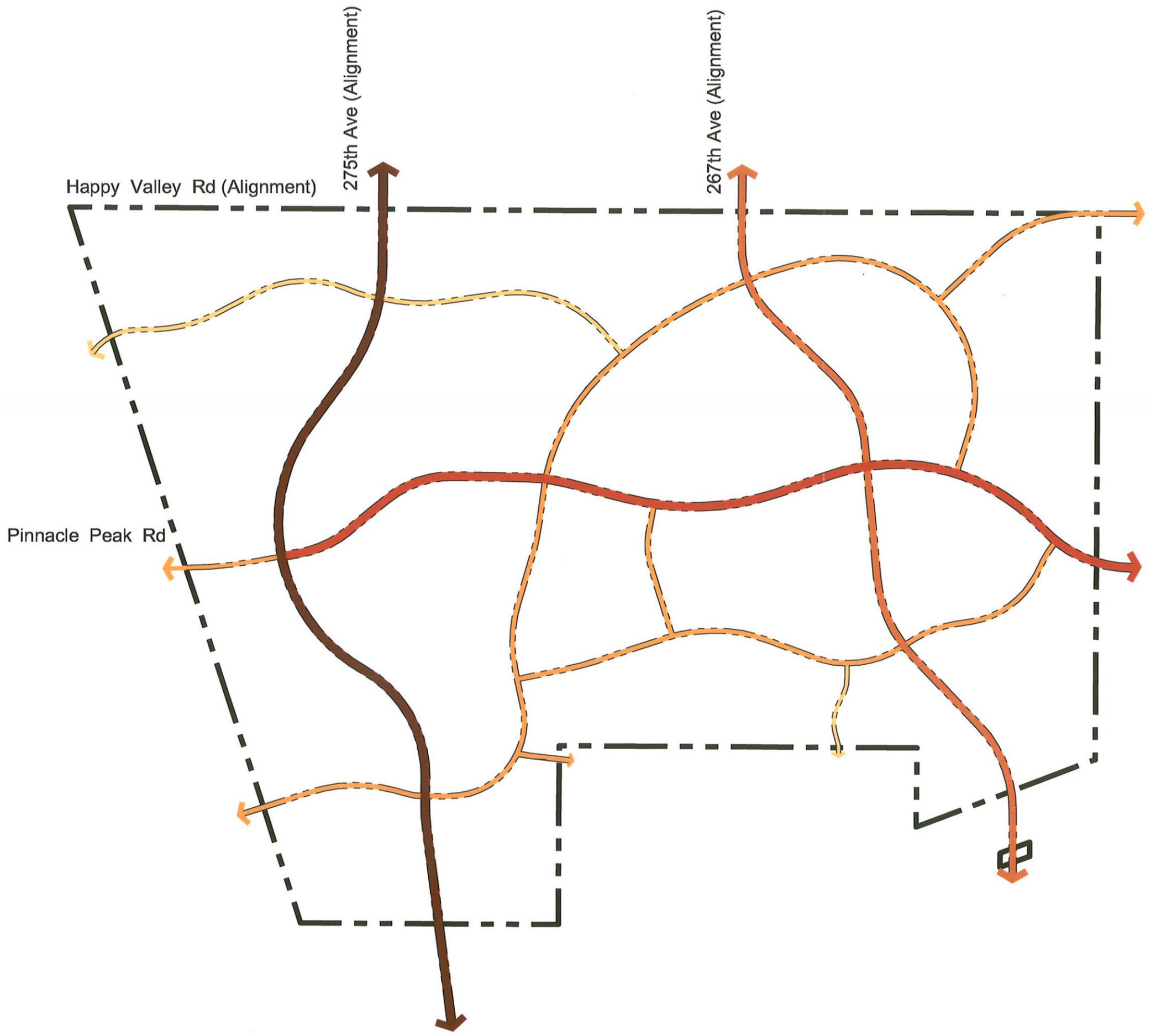
Project Manager: Greg Smith  
Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J.Newbegin



# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Master Street and Circulation

Figure 14



North Scale 1"=1,500'

### Legend

	Project Boundary
	Parkway (See Note 1)
	Major Arterial
	Minor Arterial
	Major Collector
	Minor Collector

### Notes

1. A 275th Avenue (Turner Parkway) cross-section has been included in the CMP Amendment as request. Per the MAG's I-10 Hassayampa Valley Roadway Framework Study, 275th Avenue (Turner Parkway) is anticipated to be approximately two hundred (200) feet and six lanes. If, at the time of development along the 275th Avenue alignment, MAG is still contemplating a parkway section along that alignment, Spurlock Ranch will install a 200 foot wide parkway. If MAG has moved the "Turner Parkway" to another alignment, 275th will be developed as a major arterial per the Town of Buckeye's standards.
2. Parcels and roadway circulation are conceptual and subject to change through the development process.

CMX Project Number: 6789  
 Project Manager: Greg Smith  
 Designed By: CMX  
 Graphics By: N/A  
 Drawn By: S. Posillico / J.Newbegin

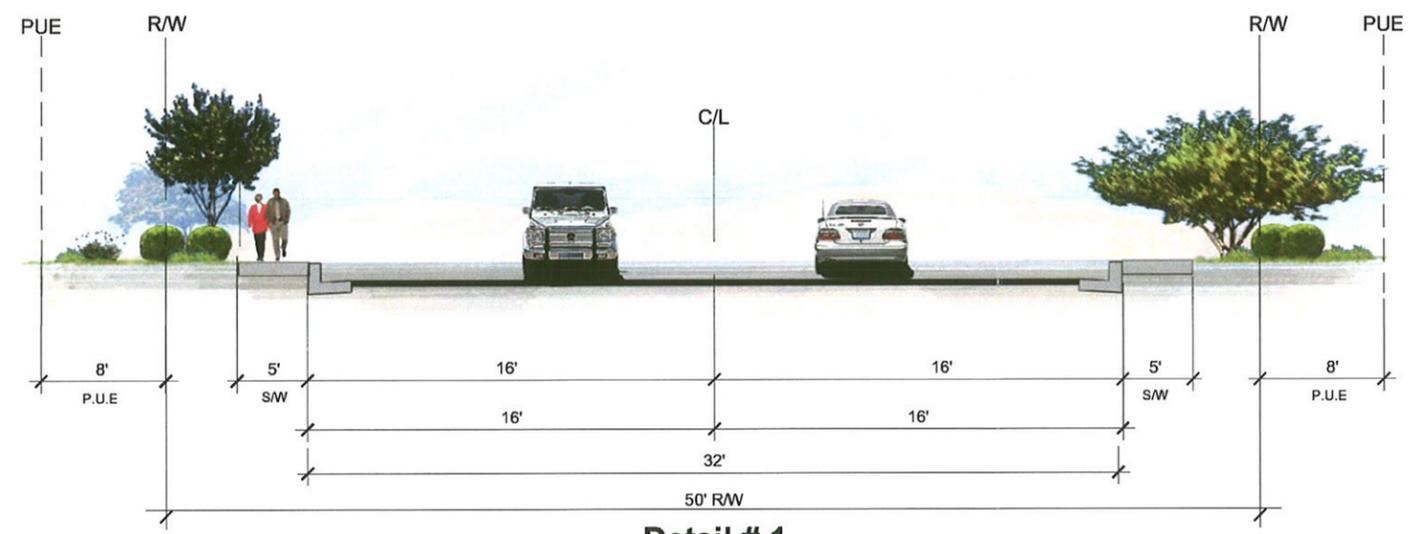
March, 2007



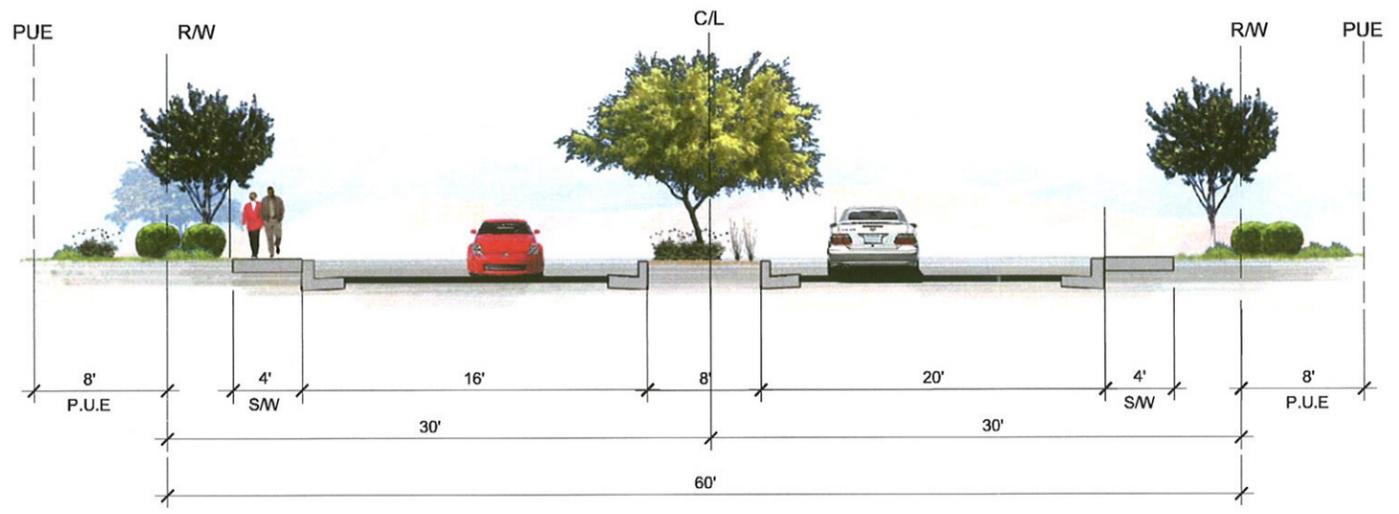
# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Street Cross Sections

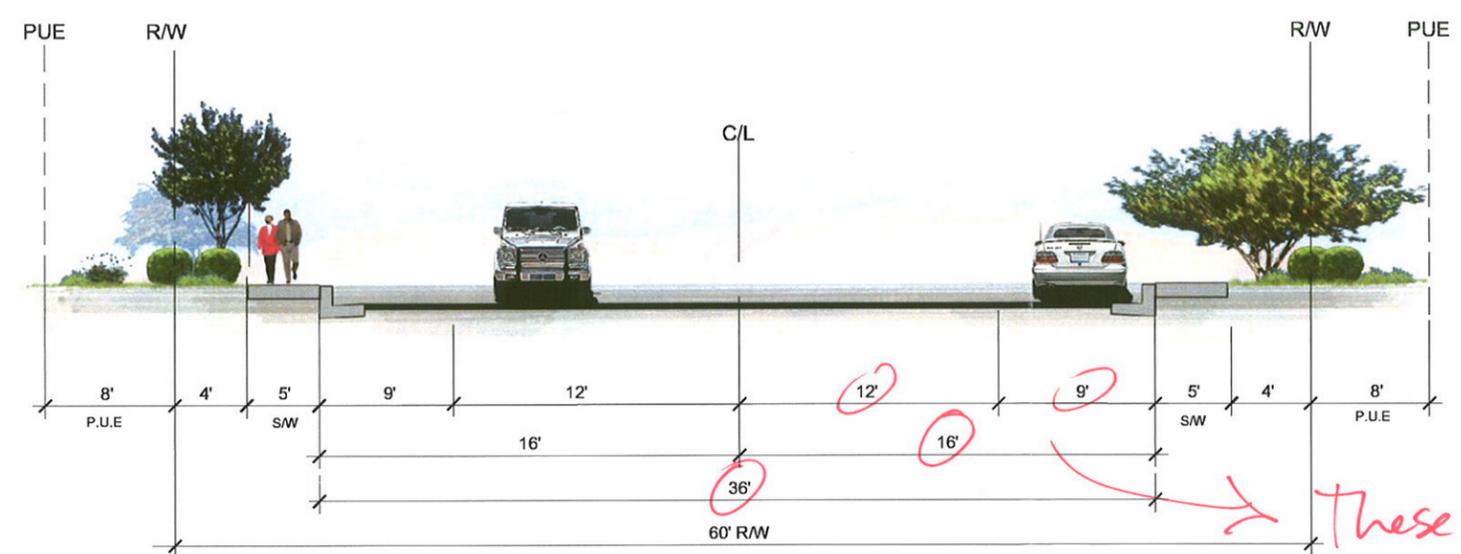
Figure 15-A



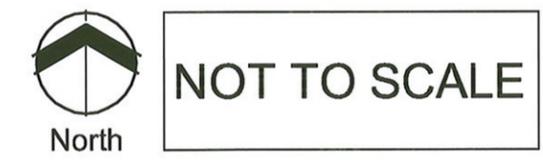
**Detail # 1  
Local Residential**



**Detail # 2  
Local Entry - Looking into Neighborhood**



**Detail #3  
Local Commercial (Parking Both Sides)**



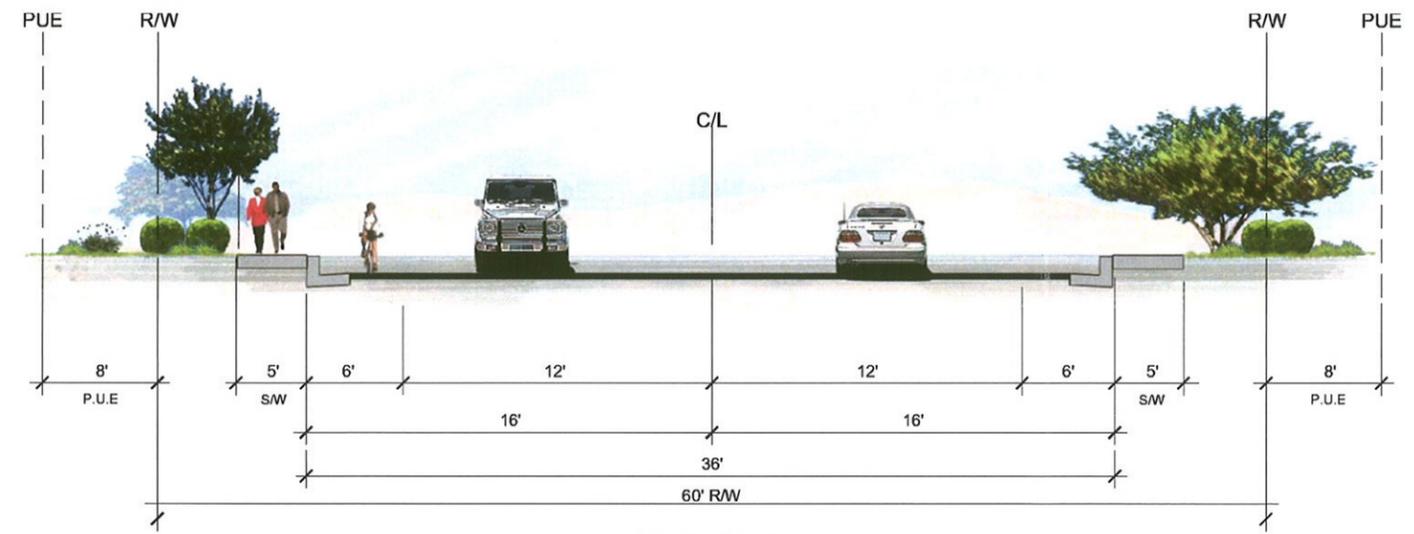
**Notes**

1. Per MAG's I-10 Hassayampa Valley Roadway Framework Study the 275th Avenue, or Turner Parkway is anticipated to be 200 feet and 6 lanes.
  2. Variable median and ROW. Property line width of median either side of center line may vary independently of each other. As a result, the alignment of ROW line will vary from 110' minimum to 150' maximum.
  3. Sidewalk varies three (3) feet minimum for landscaping and meandering sidewalk.
  4. Meandering sidewalk per MAD sid. detail 230.
- (source: MAG Development Forum # 3 dated Feb 26,2007)

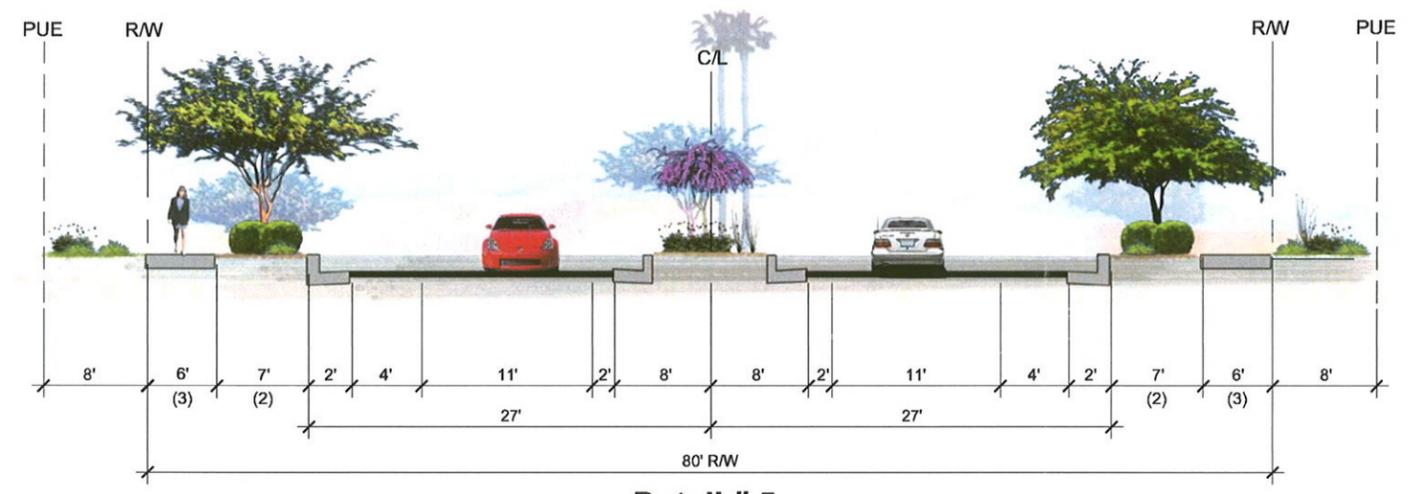
# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Street Cross Sections

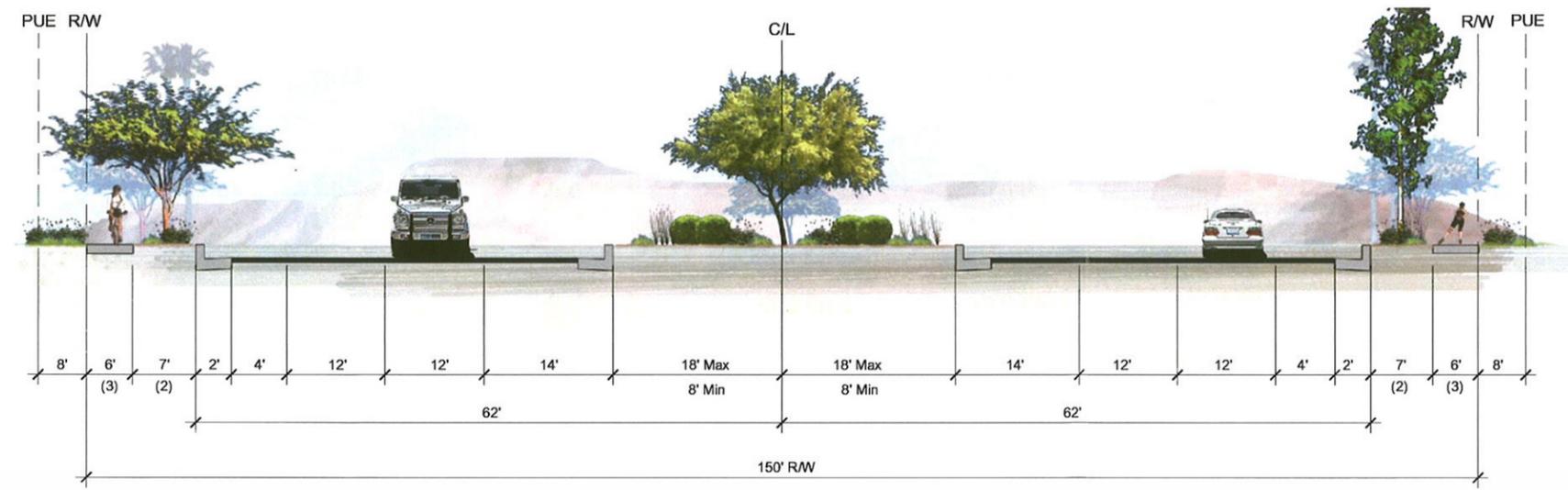
Figure 15-B



**Detail # 4  
Minor Collector**



**Detail # 5  
Major Collector**



**Detail # 6  
(At widest portion of 263rd Avenue)**



**NOT TO SCALE**

**Notes**

1. Per MAG's I-10 Hassayampa Valley Roadway Framework Study the 275th Avenue, or Turner Parkway is anticipated to be 200 feet and 6 lanes.
2. Variable median and ROW. Property line width of median either side of center line may vary independently of each other. As a result, the alignment of ROW line will vary from 110' minimum to 150' maximum.
3. Sidewalk varies three (3) feet minimum for landscaping and meandering sidewalk.
4. Meandering sidewalk per MAD sid. detail 230.

(source: MAG Development Forum # 3 dated Feb 26,2007)

CMX Project Number: 6789 March, 2007

Project Manager: Greg Smith  
Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J.Newbegin

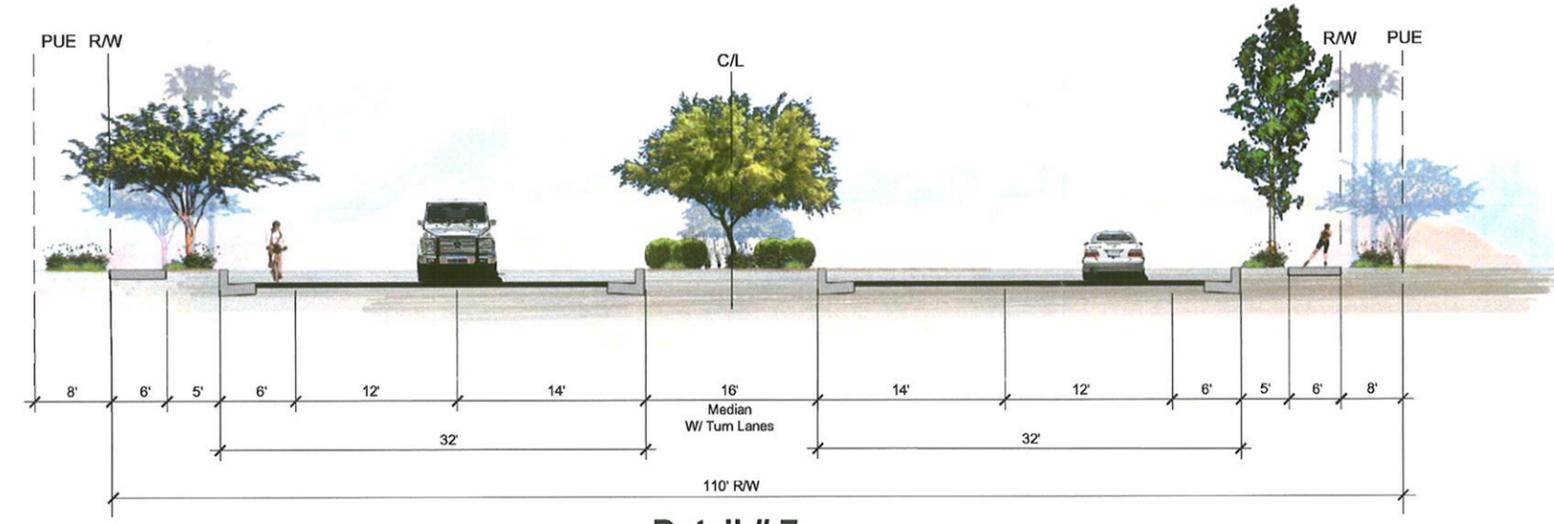
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Mar 29, 2007 10:46am  
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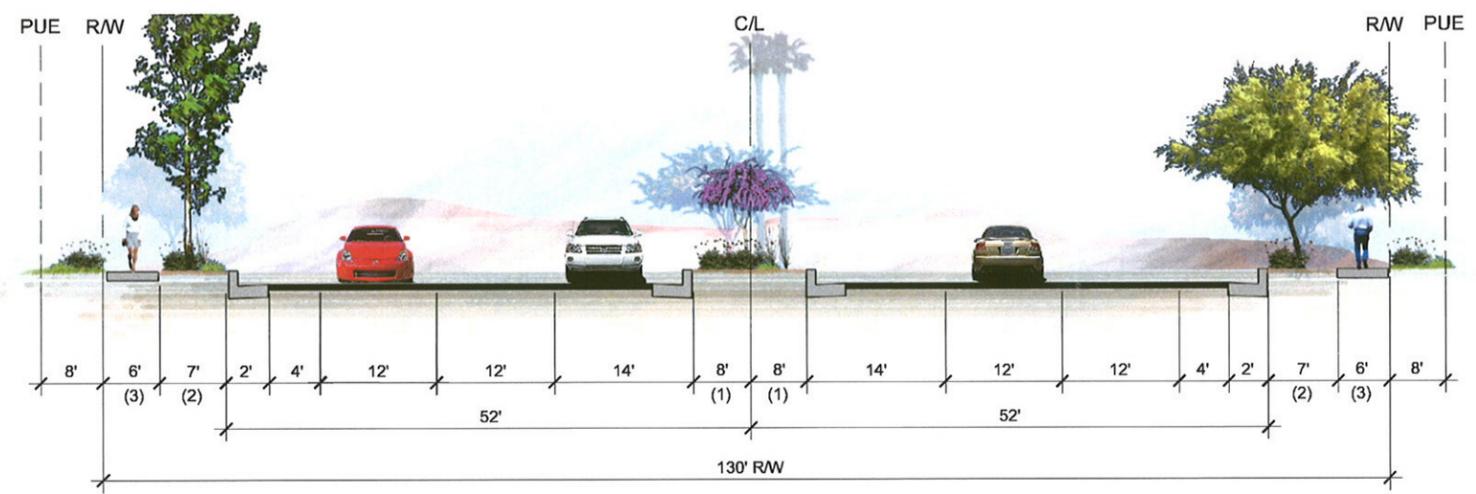
# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Street Cross Sections

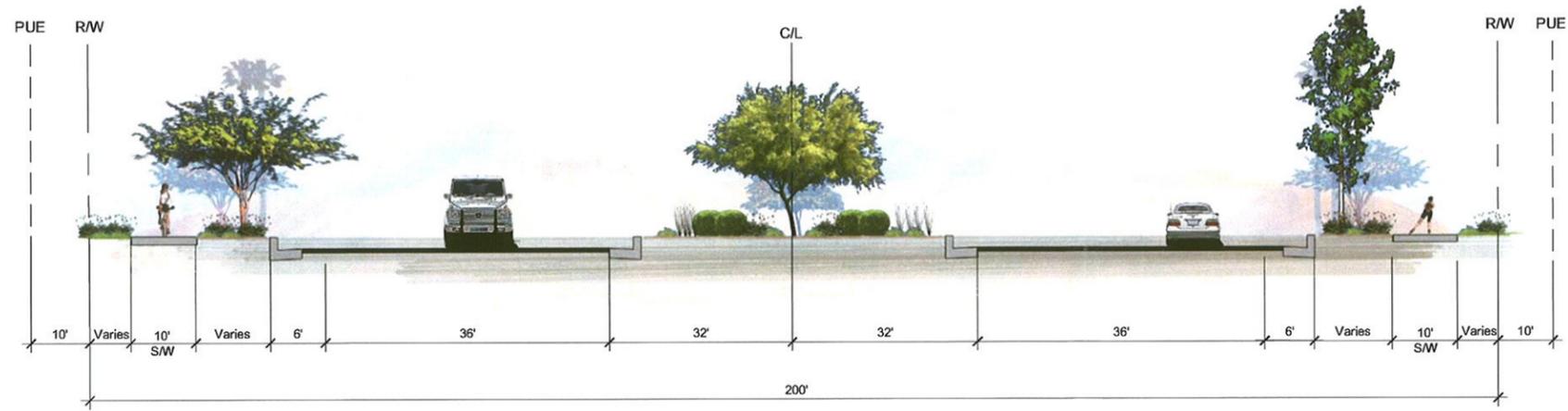
Figure 15-C



**Detail # 7  
Minor Arterial**



**Detail # 8  
Major Arterial**



**Detail # 9  
275TH Ave  
(Turner Parkway)**



**NOT TO SCALE**

**Notes**

1. Per MAG's I-10 Hassayampa Valley Roadway Framework Study the 275th Avenue, or Turner Parkway is anticipated to be 200 feet and 6 lanes.
2. Variable median and ROW. Property line width of median either side of center line may vary independently of each other. As a result, the alignment of ROW line will vary from 110' minimum to 150' maximum.
3. Sidewalk varies three (3) feet minimum for landscaping and meandering sidewalk.
4. Meandering sidewalk per MAD sid. detail 230.

(source: MAG Development Forum # 3 dated Feb 26,2007)

CMX Project Number: 6789 March, 2007  
Project Manager: Greg Smith

Designed By: CMX  
Graphics By: N/A  
Drawn By: S. Posillico / J. Newbegin

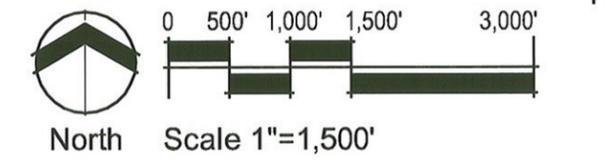
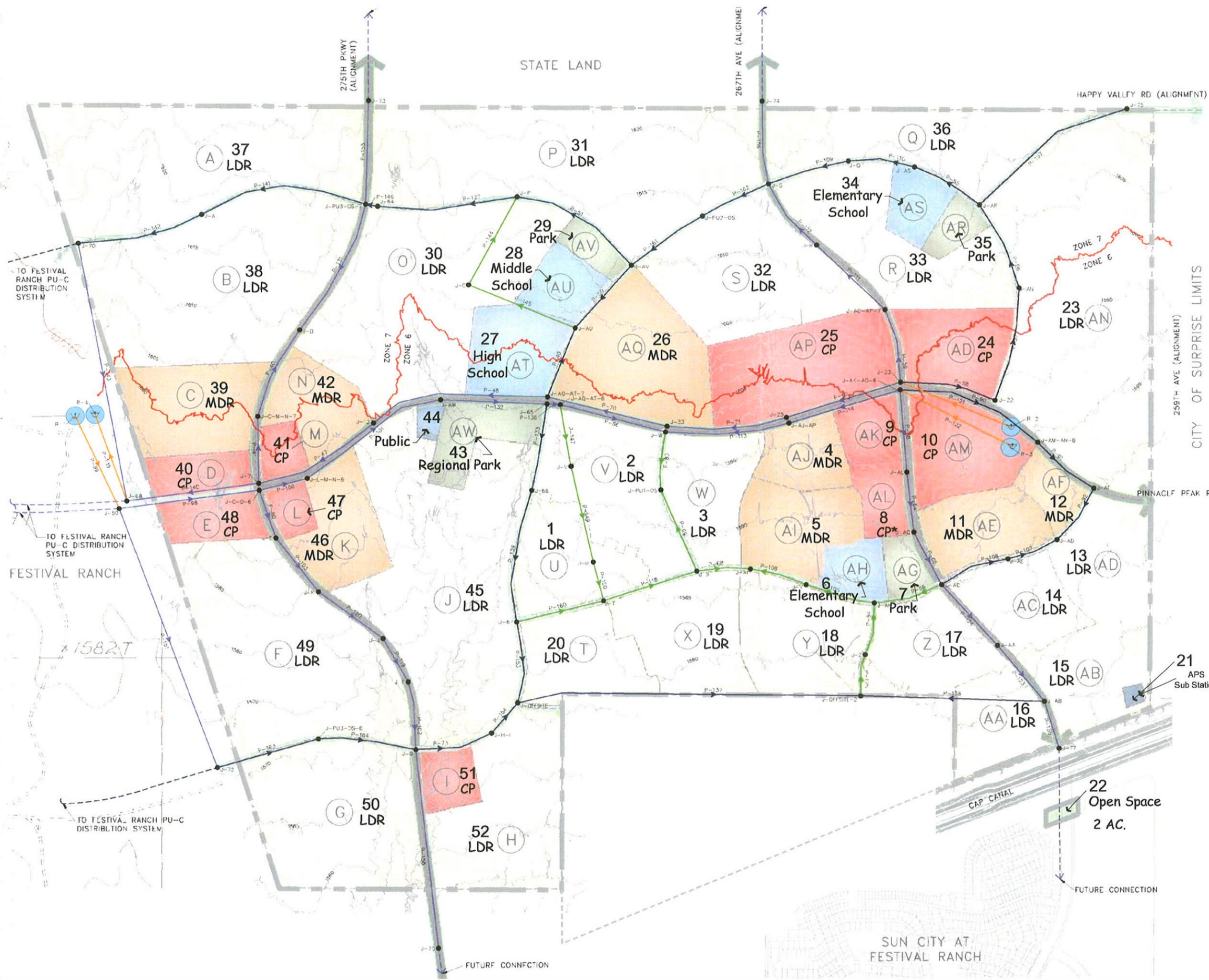
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Mar 28, 2007 10:40am  
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# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Master Potable Water Plan

Figure 16



**LEGEND**

PROJECT BOUNDARY	
PRESSURE ZONE BOUNDARY	
DISTRIBUTION MAIN	
OFFSITE AREA	
PARCEL LABEL	
WATER CAMPUS	
WATERCAD JUNCTION	

**LAND USE LEGEND**

PUBLIC SCHOOL	
PUBLIC USE	
PARK	
LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
COMMERCE PARK	
OPEN SPACE	

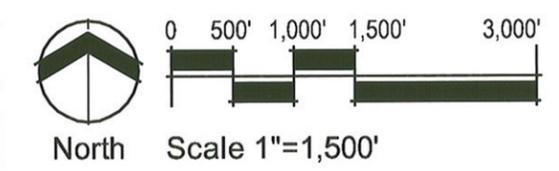
**NOTE:**

1. THE ALIGNMENT AND LOCATION OF THE STREETS, LOTS, AND WATER LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

# SPURLOCK RANCH

## Community Master Plan Amendment # 2 Master Waste Water Plan

Figure 17

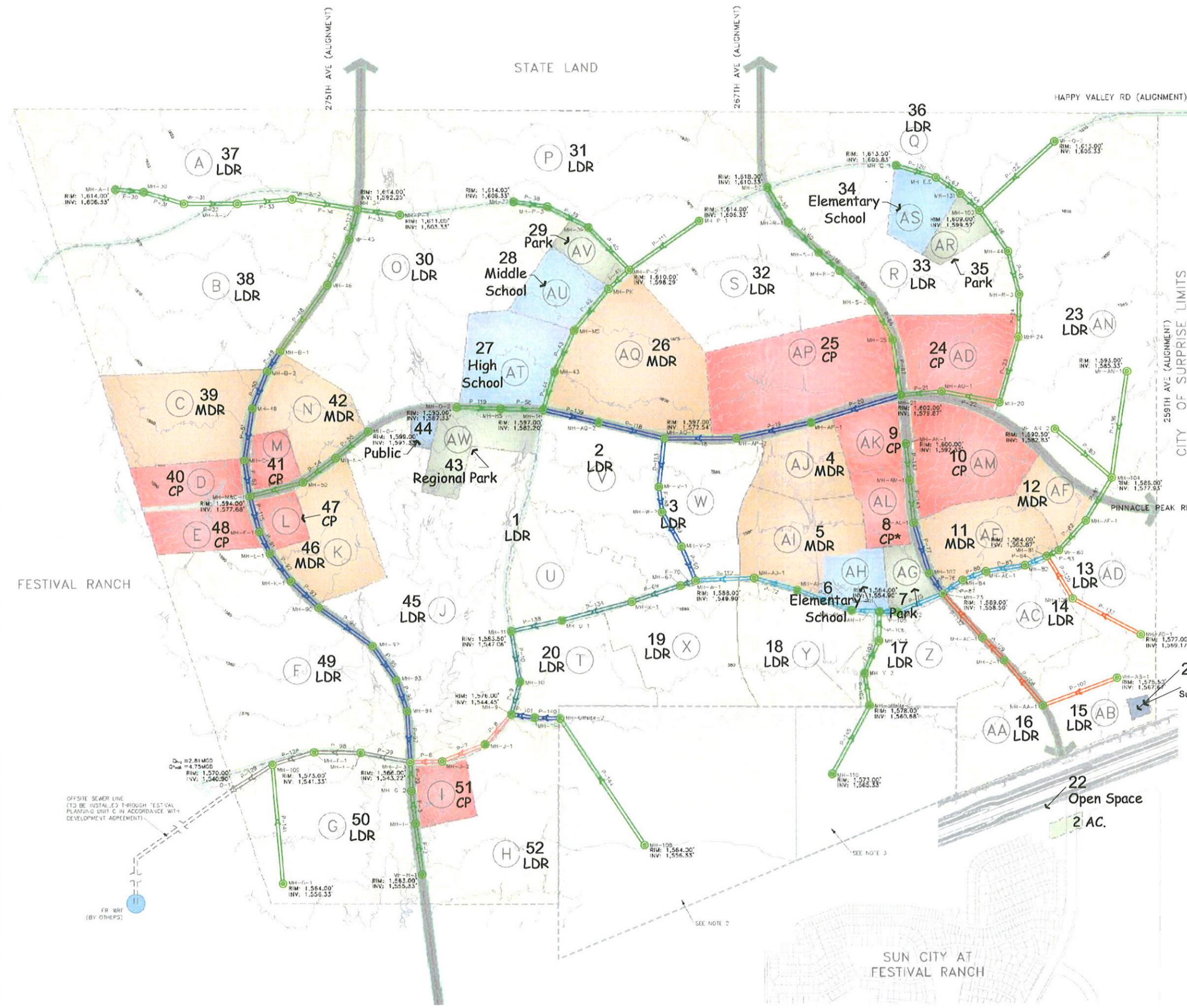


**LEGEND**

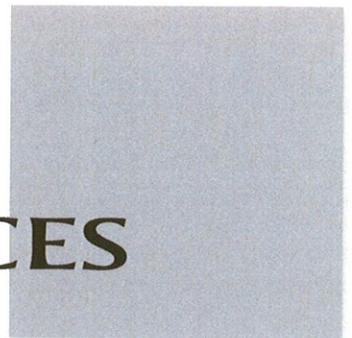
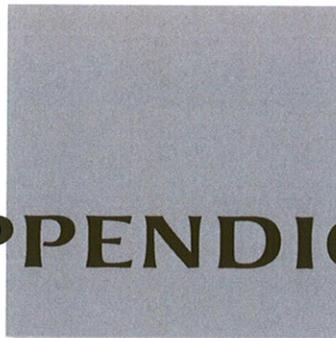
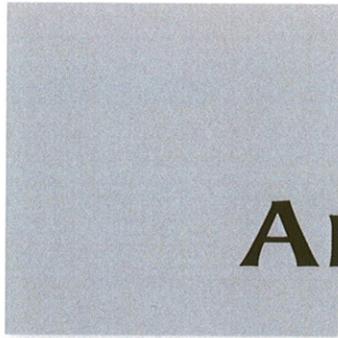
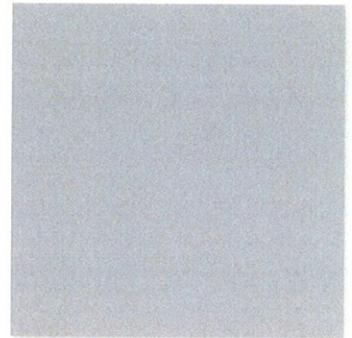
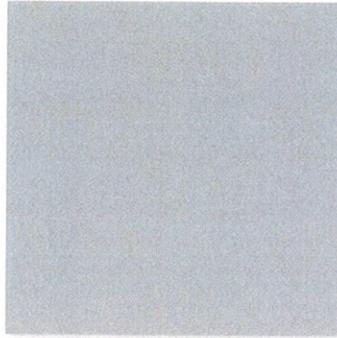
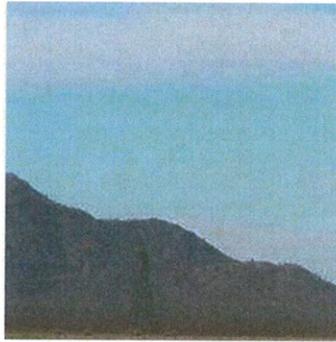
- PROJECT BOUNDARY
- SEWER MAIN
- MANHOLE
- OUTFALL
- WATER RECLAMATION FACILITY
- OFFSITE AREA SERVED BY SPURLOCK RANCH
- OFFSITE AREA SERVED BY OTHERS
- AVERAGE FLOW  $Q_{avg} = 2.81MGD$
- PEAK FLOW  $Q_{peak} = 4.75MGD$
- LAND USE LEGEND**
- PUBLIC SCHOOL
- PUBLIC USE
- PARK
- LGW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCE PARK

**Color Coding Legend**  
Link: Rise (in)

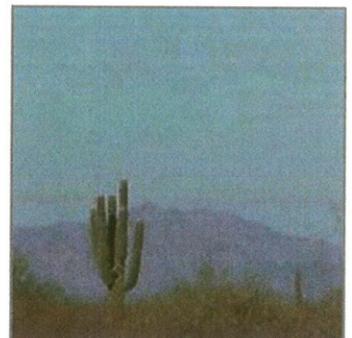
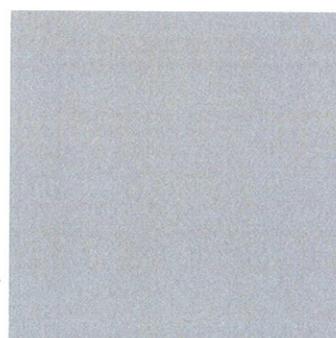
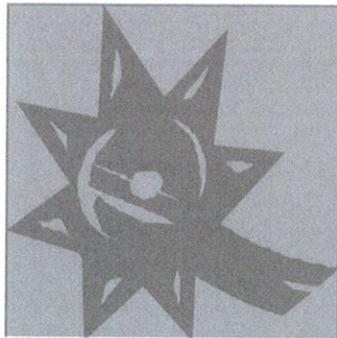
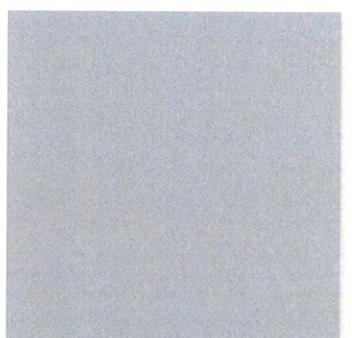
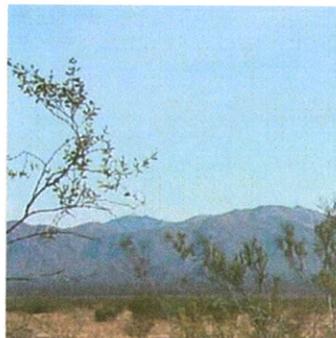
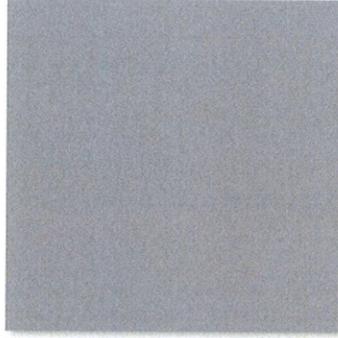
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Light Green	<= 10.0
Yellow	<= 12.0
Orange	<= 15.0
Red	<= 18.0
Dark Red	<= 21.0
Black	<= 24.0
Dark Grey	<= 27.0



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# APPENDICES



**APPENDIX C**  
MASTER DRAINAGE REPORT

The Master Drainage Report is submitted to the Town of Buckeye under separate cover and is incorporated into the Spurlock Ranch Community Master Plan

**APPENDIX D**  
MASTER STREET AND CIRCULATION REPORT

The Master Street and Circulation Report is submitted to the Town of Buckeye under separate cover and is incorporated into the Spurlock Ranch Community Master Plan

**APPENDIX E**  
MASTER POTABLE WATER REPORT

The Master Potable Water Report is submitted to the Town of Buckeye under separate cover and is incorporated into the Spurlock Ranch Community Master Plan

**APPENDIX F**  
MASTER WASTEWATER REPORT

The Master Wastewater Report is submitted to the Town of Buckeye under separate cover and is incorporated into the Spurlock Ranch Community Master Plan