SUN VALLEY SOUTH

COMMUNITY MASTER PLAN

INTRODUCTION

Sun Valley South is visualized as the West Valley's preeminent master planned community. With its sensitivity to the environment, Sun Valley South integrates the site's abundant natural amenities as the foundation upon which to develop the community's character and theme. Natural features are utilized to provide an open space and trail system that interconnects neighborhoods, schools, parks, village centers, civic and cultural facilities and employment centers. The overall-planning concept is the creation of identifiable neighborhoods and distinct land areas, all interconnected, yet each with a defined sense of identity and place and an over-all thematic character that differentiates the Sun Valley South community.

GOALS AND OBJECTIVES

- The Sun Valley South Community Master Plan provides the method and approach to preserve and enhance the natural attributes of the Property and create an exceptional locale to live, work and play. Sun Valley South is designed to be a sustainable community with a distinctiveness that integrates diverse residential neighborhoods and commercial and business uses including employment, retail and resort opportunities.

- The focal point of the Sun Valley South Community is the Property's abundant natural amenities. The Community Master Plan has been designed to take advantage of the site's natural features and topography by preservation, integration and enhancement. The open space and trails system will connect neighborhoods, schools, parks, village and neighborhood centers, cultural facilities and shopping and employment centers.

- Sun Valley South will offer a full range of services and community elements from a significant employment center; a balanced range of commercial and retail services; civic, cultural and entertainment uses; to diverse and distinct residential neighborhoods.

CMP-00-59

The overall area can be characterized as lower Sonoran Desert. The White Tank Mountains provide views toward the east with a maximum elevation of 4,083 feet. The site ranges from a high elevation of 1,720 feet at the northeast comer to lows of 1,130 feet at the Hassayampa River on the west and 1,140 feet at the most southerly tip of the site. Slopes on the site vary from approximately one (1) percent to greater than twenty (20) percent.

Regional Drainage Patterns

The Sun Valley South site is bound by the Hassayampa River along the west and the White Tank Mountains on the east. The site lies in the alluvial plains of the White Tank Mountains. The storm water runoff affecting the site consists of flow from the southerly and westerly slopes of the White Tanks together with runoff from broad, shallow sheet flow from the alluvial plain below the mountains. The runoff is conveyed within well-defined streams, as well as rivulets and braided washes. The runoff from the south and west facing slopes of the White Tank Mountains and the downstream alluvial plains are carried southwesterly and collected along the north side of I-10 in several Maricopa County Flood Control flood-retarding structures. Flow intercepted by the flood retarding structures is conveyed due west along the north side of I-10, eventually spilling into the Hassayampa River.

The Hassayampa River is a dry riverbed that occasionally carries storm drainage flows from north to south. The river is within a 100-year floodplain (zone AE). The majority of the site is within zone X, which includes areas of 500-year flood, areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

Hydrogeology / Groundwater

A privately funded study prepared in 1987 analyzed groundwater availability and needs for 48,694 acres, of which Sun Valley South is now a part. The study concluded that a population much greater than 525,000 (basis given for the study) could be supported by available groundwater and recharge under applicable laws and rules of the Arizona Department of Water Resources in place at that time. This study entitled "Evaluation of Adequacy of Groundwater Supply for Sun Valley Project, Hassayampa Plain, Arizona" was prepared by Water Development Corporation of Tuscon, Arizona.

Soils / Geology

According to the North Buckeye General Development Plan, the Buckeye planning area is characterized by its diversity of soils with the most prevalent in the Laveen-Coolidge Association spanning from east to west from Liberty to the Hassayampa River (soils from old alluvium). Other soils from old alluvium are those in the Rillito-Gunsight-Pinal Association, which are shallow to deep, well drained, moderately permeable coarse loamy to loamy-skeletal soils formed in old mixed alluvium on fans and terraces.

PROJECT OVERVIEW

The Sun Valley South Community Master Plan (CMP) provides a full range of housing opportunities to accommodate consumer preference, ever-changing lifestyles and market parameters. This range includes a variety of lot sizes depending on topography and site conditions and housing types and configurations to respond to a variety of income levels, family types and lifestyles. Approximately 6,540 net acres is planned for residential use with 29,218 total dwelling units and an overall gross density of 2.6 units per acre. The SUN VALLEY SOUTH CONCEPTUAL LAND USE PLAN is shown on **Exhibit A** and identifies the locations of the various residential land uses, as well as the conceptual locations of schools and neighborhood and village centers. These neighborhood and village centers are strategically placed throughout the property to provide convenient access to shopping, services and entertainment. A total of 277 acres is planned for the village and neighborhood center uses. Finally, the commercial/business uses located in the "urban center" along Sun Valley Parkway, will create an opportunity for economic vitality by establishing a diversity of uses with emphasis on employment centers, such as business offices, office parks, research and clean manufacturing facilities. A total of 988 acres is planned for the commercial/business "urban center" use.

The focal point of the Sun Valley South community is the property's abundant natural amenities. The CMP has been designed to take advantage of the site's natural features and topography by preserving and integrating these natural features into an open space and trails system that runs throughout the project. THE SUN VALLEY SOUTH OPEN SPACE AND TRAILS PLAN AND TRAILS CROSS-SECTIONS are conceptually illustrated on **Exhibits B-1** and **B-2**. The trails and pedestrian system is envisioned to interconnect neighborhoods, schools, parks, open space, neighborhood and village centers, civic and cultural facilities and shopping and employment centers, thus providing an alternate means of traveling throughout the community. In addition to the extensive trails system, open space planned for the community will include schools, community and neighborhood parks and golf courses, all strategically located so that they connect to the trails system. As such, approximately 20 to 30% of the property acreage is planned for open space use.

A commitment to long-term land use planning and design is essential to establishing a successful and sustainable master planned community. As such, the Sun Valley South community and its associated infrastructure will be developed in phases. It is anticipated that the property will be divided into Phasing Units of between 600 to 1,200 acres each. The ultimate Phasing Unit configuration and sequence schedule is dependent on the construction logistics and economic and market conditions and, thus will be determined in the Master Phasing Plan required pursuant to **Section III. G.** of this document. In addition, quality control throughout the Property and for the duration of the project and beyond, will be established and maintained through master governance tools, such as design guidelines, architectural control, covenants, conditions and restrictions and homeowners' associations.

It is envisioned that Sun Valley South with its diversity of housing, employment, retail and business services, and recreational and cultural opportunities, will be established as a distinct, complimentary and exceptional community to reside, work, shop and play.

APPLICANT

The Sun Valley South CMP applicants are as follows:

Sun Valley Clearing Account, LLC Mr. William Bliss 15770 N. Greenway/Hayden Loop Suite 104 Scottsdale, AZ 85260	WRB-H, LLC Mr. Michael Musulin 15770 N. Greenway/Hayden Loop Suite 104 Scottsdale, AZ 85260

Both entities are Arizona limited liability companies. Sun Valley Clearing Account, LLC and WRB-H, LLC are hereinafter referred to as the "Developer".

DEVELOPMENT TEAM

Consultant:	Project Role:
CMX Group Inc. 1515 East Missouri Suite 115 Phoenix, AZ 85014	CMX provides the project engineering, land planning and landscape architecture design services and surveying and mapping services.
Gallagher & Kennedy 2575 East Camelback Road Phoenix, AZ 85016-9225	Gallagher & Kennedy provide legal counsel and review of the development agreement and applicable regulations and permits.
Kimley-Horn and Associates 7600 North 15 St. Phoenix, AZ 85020	Kimley-Horn and Associates are the transportation engineers.
M&M West Development, Inc. 1422 North 44th St. Suite 208 Phoenix, AZ 85008	M&M West is the overall project manager for the team.
SWCA 100 West Coolidge St. Phoenix, AZ 85013	SWCA provides biological overview and cultural resources data for the site.

PHYSICAL SETTING

The Sun Valley South master planned community (hereinafter referred to as "Sun Valley South" or the "Property") consists of approximately 11,254 acres (17.5 square miles). The site is centrally located in the North Buckeye area of the Town of Buckeye (the "Town"). Approximately 36 miles west of central Phoenix, the Sun Valley South community is defined by the Hassayampa River on the west, the White Tank Mountains on the east, the Northern Avenue alignment on the north and the Camelback Road and Thomas Road alignments on the south. (See **Exhibit C-1, Regional Map)** Most of the land adjacent to the site on the south is privately owned, while lands adjacent to the eastern side and portions of the west and north sides are a combination of Arizona State Land Department and Federally controlled, Bureau of Land Management, property. The privately held land on the north boundary has been consolidated into the Sun Valley project area. Several parcels along the lower portion of the westerly side have been subdivided (Buckeye Ranchos). Some Arizona State Land Department parcels are located between the site and Interstate 1-10. The area is within Maricopa County, Arizona. (See **Exhibit C-2, Vicinity Map** and **Exhibit C-3, Vicinity/Adjacent Ownership Map**) The property is more accurately described in the **Boundary Survey, Exhibit D.**

Sun Valley South will stand-alone as a balanced, planned community, and concurrently, will provide continuity and compatibility with existing plans, policies and adjoining areas. The North Buckeye area has its own identity, due to its location and physical characteristics; however, it will be a satellite community to the Town of Buckeye and therefore an extension of Buckeye's "friendly town" quality.

EXISTING SITE CONDITIONS

Overview

An overview of the existing conditions on the property, as well as surrounding areas, is provided in this section. Analysis of site characteristics, including natural resources, cultural resources and other environmental characteristics have been undertaken and are summarized herein. An aerial map of the Property accentuating the natural features (drainageways and floodplains), as well as human-made constraints (easements and Sun Valley Parkway) is shown in **Exhibit E**, Constraints Map.

Physical Features and Topography

The Sun Valley South site area is undeveloped, except for some roadways and electrical transmission lines. The site is mostly gently sloping from the White Tank Mountain foothills on the east to the southwest. There are some minor hills on the east and a small portion of the site is within the sideslopes of the Hassayampa River on the west. These sideslopes consist of irregular terrain, which drop approximately 70 feet in one-half mile.

The site is located within the Basin and Range Geological Province, which is part of the Gila Basin and overlies Quaternary and upper Tertiary (Upper Miocene-Pliocene) sedimentary rocks, mostly unconsolidated, which, with respect to the stratigraphic profile, reach depths in excess of 1,440 feet. The site borders the Gila floodplain, which consists of Quaternary alluvial deposits of silt, sand and gravel.

No significant precious metal, metallic mineral or nonmetallic mineral deposits are known to occur in the area.

Access / Circulation

The area is served by two primary routes, Interstate 1-10 on the south, running east west; and Sun Valley Parkway, running north-south and bisecting the site. Sun Valley Parkway connects 1-10 on the south with Bell Road on the north. The Sun Valley Parkway was designed and constructed as a six-lane highway, however it is presently striped for four lanes and has a center median.

The Tonopah-Salome Highway is a gravel roadway that connects from Miller Road (via 1-10) to Sun Valley Parkway via a slight jog onto McDowell Road near the Parkway. Only a small gravel portion of McDowell Road is in place. The Tonopah-Salome Highway picks up again west of Sun Valley Parkway and continues west past the Hassayampa River. Johnson Road runs north-south, two miles west of Sun Valley Parkway and connects from the Tonopah-Salome Highway to south of 1-10. Johnson Road is planned to connect with 1-10, but does not at present. Several gravel roads enter the site from the Tonopah-Salome Highway.

Electrical Transmission Lines

Several significant electrical transmission lines and easements cross the site. The widest is approximately 330 feet, carries 500 kilovolts (KV) on two separate, but parallel tower configurations and is adjacent to the west side of Sun Valley Parkway. About one mile south of the central portion of the site, this route turns to the southwest and crosses the southerly portion of the planning area. Three other routes cross the site, diagonally from northwest to southeast. These easements are from 150 feet to 200 feet in width with line capacities ranging from 161 KV to 345 KV. The most northerly of the easements has been abandoned and vacated. The central easement contains a single tower configuration and the southerly easement contains two parallel towers/distribution configurations.

Airport / Flight Patterns

The Buckeye Municipal Airport is located to the south of the site, one mile below Interstate 1-10 and immediately west of Sun Valley Parkway (Palo Verde). The most intense noise (65 Ldn) generated by the airport does not cross 1-10. The most northerly clear zone extends to the north just slightly above 1-10.

Luke Air Force Base (AFB) is located 20 miles east of the site on the other side of the White Tank Mountains. Luke AFB is a major tactical jet training facility for the U.S. Air Force. Several flight patterns cross the site; however, the altitude is high and no noise impacts are anticipated.

Biological Evaluation

A Biological Evaluation was prepared for the Property by SWCA, Inc. Environmental Consultants and provides a listing of common vertebrate wildlife species recorded on the Property, as well as, a description and mapping of vegetation association in the project area. No threatened or endangered species were detected during site visits and there are no known historic occurrences of threatened or endangered species on the property.

A detailed review of the Property in conjunction with a check of the habitat requirements of threatened and endangered species identified by the United States Wildlife Service revealed that there are no federally-listed species on the project area. A copy of the Biological Evaluation of the Sun Valley South Property is attached as **Exhibit F**.

Archaeological File Search

A records search preformed by SWCA, Inc. for cultural resources found one archeological site on the Property recorded at the State Historic Preservation Office. However, the State Historic Preservation Office has no further information regarding the site. The report of the Archaeological Site File Search for Sun Valley South is included as **Exhibit G**. An on-the-ground survey performed by qualified archaeologists will be conducted prior to/or along with each Phasing Unit of development.

Jurisdiction Waters Delineation

Sun Valley South has numerous major drainage corridors traversing the site. Several of those drainageways are depicted on the conceptual land use plan and various other Exhibits in the CMP. The exact location and width of the drainageways that traverse the site have not been determined. The Property will require an individual permit and 404 jurisdictional waters delineation from the Army Corp of Engineers. The permitting, delineation and mitigation of the jurisdictional waterways will be accomplished in conjunction with the Master Phasing Plan of the development

SUN VALLEY SOUTH

COMMUNITY MASTER PLAN

I. PURPOSE AND RELATIONSHIP

A. PURPOSE

Pursuant to the Town's Development Code the purpose of a Community Master Plan ("CMP") is to provide a means of regulating large master planned developments in the Planned Community Land Use District ("PC District"). A Community Master Plan establishes land use designations and regulations, densities, provisions for public facilities, design regulations, phasing schedules and procedures for administration and implementation. The Planned Community Land Use District is intended by the Town to establish land uses and development standards approved by the Town as part of a Community Master Plan.

B. ADOPTION VIA DEVELOPMENT AGREEMENT

The Community Master Plan shall be adopted as part of a Development Agreement between the Town and the Applicant in accordance with Section 7-8-4 of the Development Code. The Development Agreement shall specify all provisions and regulations needed to implement the Community Master Plan.

C. RELATIONSHIP WITH DEVELOPMENT CODE

The regulations and provisions for land use and property development standards contained in the Community Master Plan 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 Community Master Plan remain applicable to development within the Property. In case of a conflict between the provisions of the Community Master Plan and the Development Code, the provisions of the Community Master Plan shall prevail.

D. DEFINITIONS

Definitions provided in the Development Code shall be utilized when interpreting the CMP unless an alternative definition is provided in **Exhibit H** or elsewhere in the CMP, in which case, the definitions contained in the CMP shall apply. In the event of a conflict between the definitions provided in the CMP and those provided in the Development Code, the definitions in the CMP shall prevail. **DEFINITIONS** are provided in **EXHIBIT H**, of this document.

E. RELATIONSHIP WITH LAND USE DISTRICT MAP

Pursuant to the Development Code, the Community Master Plan establishes land use designations for the property. Land uses for the property shall only be permitted, if in accordance with the Community Master Plan, unless specifically approved otherwise.

F. RELATIONSHIP WITH GENERAL PLAN AND ADOPTED AREA PLAN

The Sun Valley South project is in conformance with the North Buckeye General Development Plan (the "General Plan"), adopted in 1992. Town Council adopted by resolution the Sun Valley South Area Plan in 1998. Pursuant to the 1996 adopted Development Code of the Town of Buckeye, an Area Plan is a policy document that becomes part of the General Plan upon adoption. The Sun Valley South Community Master Plan is within the jurisdiction of the Sun Valley South Area Plan and is consistent and substantially in conformance with the land use, densities and other provisions of the adopted Area Plan.

The Sun Valley South Community Master Plan reflects the goals and objectives of the General Plan and is consistent with its purpose and intent. Specifically, the CMP will achieve the following goals:

- Establish a defined sense of community and distinct identity.
- Create a sustainable community where a full range of civic, cultural, educational, recreational, retail and employment services are situated within adjacent proximity to one another and are easily accessible.
- Provide a safe and efficient system of vehicle and pedestrian transportation with a balanced hierarchy of roadways and interconnected trails.
- Preserve and enhance the master planned community's natural environment by establishing a system of integrated open spaces, parks and trails that compliment the area's character and surroundings and create a sense of distinctiveness.

- Provide accessible recreational amenities, which are practically located within walking distance of residential neighborhoods, employment areas and resorts.

- Include a blend of residential densities and subdivision designs that compliment the physical terrain and afford a broad setting of housing opportunities essential for a sustainable community.

Adoption of a Community Master Plan via a Development Agreement constitutes an amendment to the adopted Area Plan to the extent that the Area Plan is modified by the Community Master Plan. Upon adoption, the Sun Valley South Community Master Plan will amend the adopted Area Plan by adding and deleting specific parcels of land to the property boundary and by effecting corresponding adjustments to land use acreage and densities. **Exhibit I-1** illustrates the modifications to the property boundary by delineating the configuration of the boundaries of the adopted Area Plan and the Community Master Plan. An overall decrease of 1,039 acres from the Area Plan to the CMP has occurred due to the boundary reconfiguration for an overall decrease of 8.5%. A corresponding decrease in land use acreage and dwelling units was effectuated due to the decrease in overall acreage. **Exhibit I-2** shows the adjustments to land use acreage and residential dwelling units that have been made in conjunction with the boundary modifications and decrease in overall acreage.

The adopted Sun Valley South Area Plan includes a 320 acre parcel located at the far southwest corner of the project, identified as the east half of Section 25, T2N5W, and shown on **Exhibit I-1** as an Area to be added to the CMP at a later date. This parcel, even though included in the adopted Area Plan, is just outside the Planned Community Land Use District boundary as shown on the Town of Buckeye Land Use District Map, adopted August 19, 1996. Therefore, this parcel must be rezoned to the Planned Community (PC) District designation before it can be included in the Sun Valley South Community Master Plan. The Sun Valley South Development Agreement provides for the inclusion of this parcel to the CMP after it has been rezoned, without constituting a major Amendment to the CMP. Because this 320-acre tract will be included in the CMP in the future, it has been included in the Master Infrastructure (Drainage, Street, Water and Wastewater) Plans and Studies and in the calculations of the Land Use Budget.

G. AMENDMENTS TO THE COMMUNITY MASTER PLAN

Amendments to the CMP may be necessary, from time to time, to accommodate natural constraints, such as drainageway delineation or topographic conditions, to reflect changes in market conditions and development financing and/or to meet new requirements of one or more of the potential users or builders of any part of the Property. When revisions or adjustments are necessary or appropriate, such revisions shall, unless otherwise required by applicable law, be effectuated as a minor revision to

the CMP through the administrative approval of the Town Manager (the "Manager") or the assigned Land Use Administrator (the "Administrator"). After approval, such minor revision shall be attached to the CMP as an addendum and become a part hereof. No such minor revision shall require prior notice or hearing. All major revisions shall be reviewed by the Development Board and approved by the Town Council and shall be subject to all typically applicable notice and hearing requirements.

The following shall be major revisions:

- Any substantial alteration to the list of permitted uses of the property set forth in this CMP, as deemed to be substantial by the Manager or assigned Administrator.

- Accept as otherwise allowed in the CMP, an increase in the overall total residential units approved for the project, a reduction in the total acreage of commercial use or commercial/business center use approved for the project or a reduction in the overall open space acreage below 20% of the gross property acreage.

- The transfer or reallocation of dwelling units from one residential parcel to another such that the transfer would cause either the parcel receiving the transfer to exceed the density range maximum established for that parcel or the parcel conveying the transfer to drop below the density range minimum established for that parcel (as identified in **Section II. B., Land Use Budget)**.

The following are examples of minor revisions:

- The transfer or reallocation of dwelling units from one residential parcel to another provided the density range does not drop below the minimum or exceed the maximum established for each parcel (as identified on the **Land Use Budget Plan, Exhibits J-2** and **J-3**).

- Converting the Mixed Use Resort Community use to the optional Low Density Residential use.

- The transfer of residential units from a residential parcel to a Commercial/Business Center parcel provided the density of the residential parcel conveying the residential units does not drop below the minimum density range (as identified on the **Land Use Budget, Exhibits J-2** and **J-3**).

- The transfer or reallocation of Commercial use acreage and/or Commercial/Business Center use acreage within commercial parcels and from one commercial parcel to another provided the total overall commercial acreage (as identified on the **Land Use Budget Plan,**

Exhibits J-2 and **J-3**) is not reduced and the Commercial/Business Center uses remain in the "Urban Center" area of Sun Valley Parkway.

- Adjustments to the open space locations and acreages within any parcel and from one parcel to another provided the total overall open space acreage does not drop below 20% of the total gross acreage of the Property pursuant to **Section II. B., Land Use Budget.**

- Any minor alteration to the list of permitted uses of the Property set forth in this CMP, as deemed to be minor by the Town Manager or the assigned Administrator.

H. APPENDICES AND EXHIBITS

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

II. LAND USE PLAN

The Conceptual Land Use Plan for Sun Valley South is shown on **Exhibit A**. The Plan conceptually identifies the locations of various land uses in relationship with existing known constraints, as well as proposed major roadways.

A. LAND USE DESIGNATIONS

Land use categories are derived from, but are not exactly the same as, categories found in the Buckeye General Development Plan and the North Buckeye General Development Plan. The uses have been defined and located to a greater level of detail to fit the character and needs of the Sun Valley South CMP and are consistent with the adopted Area Plan. Categories are defined as follows:

1. RESIDENTIAL

The residential land use designations provide a full range of housing opportunities with a variety of lot sizes to accommodate drainage way preservations, topographic, environmental and man-made constraints, market conditions and consumer preferences. There are five (5) main residential land use designation. The five (5) land use designations are Low Density, Medium Density, Active Adult, High Density and Mixed Use Resort. The Mixed Use Resort district is a resort community overlay district.

In Table 1, the Residential Densities describes the density ranges and target densities that will be allowed within each of the five main residential land use designations. The density range for each residential land use designation is the minimum and maximum density (dwelling units per net acre) allowed. The minimum and maximum number of dwelling units (or range) allowed on any residential parcel is determined net of the estimated open space acreage for that parcel. Adjustments to the density range will occur, as the actual open space acreage for each parcel is determined. The number of dwelling units for any residential parcel shall not drop below the range minimum or exceed the range maximum without effecting a major revision to the CMP.

Target density is the number of dwelling units per net acre used to calculate the maximum number of dwelling units allowed for each residential parcel. The maximum number of dwelling units allotted for each residential parcel was determined net of the estimated open space acreage for that parcel. While the amount of open space acreage for each parcel will be revised as detailed topographic information becomes available, the target density (maximum number of dwelling units) allotted each parcel will not change. The maximum number of dwelling units assigned to each residential parcel cannot be exceeded unless dwelling units from another residential parcel are transferred to that parcel. The

target density on a residential parcel can be achieved by using a combination of lot sizes and housing types. For example, a medium density residential parcel with an overall target density of 4.5 units per acre can be arrived at through a mixture of creatively arranged small, medium and large lots (Conventional Residential Development), as well as alternative housing types (Planned Residential Development), as long as the target density or maximum number of dwelling units allowed for that parcel is not exceeded. This flexibility in the layout of the development will allow the incorporation of natural site amenities, mainly wash corridors, to enhance the livability and connectivity of the community, while achieving a blend of housing choices. See **Section II. B., Land Use Budget**, for further explanation on density range and target density.

Low Density (Rural) Residential - designates parcels with a target density of 2.0 dwelling units/acre and a density range of a minimum of one (1) to a maximum of three (3) dwelling units per net acre (1 - 3). The Low Density Residential designation is most suited to areas with constraints such as sloping terrain, significant vegetation and drainageways. This category is primarily for Conventional Residential Development of single-family detached dwellings but may include clustering of single-family dwellings, single-family attached dwellings and low-density multi-family dwellings under the Planned Residential Development (PRD) option.

Medium Density Residential - designates parcels with a target density of 4.5 dwelling units/acre and a density range of a minimum of three (3) to a maximum of six (6) dwelling units per net acre (3 - 6). While mostly Conventional Development of single-family detached dwellings is proposed in this category, an appropriate blend of building types such as single-family attached dwellings, multi-family dwellings and clustered housing are also allowed under the Planned Residential Development (PRD) option. This is the predominant residential density in the land use plan.

Active Adult Residential – designates parcels with a target density of 4.5 dwelling units/acre, with a density range of a minimum of three (3) to a maximum of six (6) dwelling units per net acre (3 - 6). Similar to the medium density residential, this category will allow Conventional Development of single-family detached dwellings, as well as an appropriate blend of single-family attached dwellings, multi-family dwellings and clustered housing, under the Planned Residential Development option, in an age-restricted community.

High Density Residential - includes a density range of a minimum of six (6) to a maximum of twenty (20) dwelling units per net acre (6 - 20) and a target density of 15 dwelling units/acre. Housing types will include a blend of Conventional single-family attached dwellings, along with the Planned Residential Development option of single-family attached dwellings, multi-family dwellings and clustered dwellings. This use will be

located within development centers, close to commercial and community uses, and in close proximity to major commercial and employment centers.

Mixed Use Resort – designates parcels with a target density of 2.0 dwelling units/acre and a density range of a minimum of one (1) to a maximum of three (3) dwelling units per net acre (1 - 3). Utilized in special environs of the project site, the Mixed Use Resort Community Overlay District will integrate wash corridors and hillside areas with upper-end resorts and distinctive housing types, such as casitas and estate homes, and with championship golf courses. Located in hillside areas, with scenic views and the backdrop of the White Tank Mountains, the Mixed Use Resort Communities are regarded as a viable and appropriate use of the land. However should the market not uphold that supposition, the optional land use designation for the Mixed Use Resort is Low Density Residential. If after a period of 10 years from the date the CMP is approved, the Resort Communities have not been developed or are not in the process of being developed, the Mixed Use Resort parcels may be converted to Low Density Residential use. The conversion of Mixed Use Resort to Low Density Residential use would nonetheless maintain the theme and feel of a resort community by means of championship golf course(s), equestrian and spa facilities and distinct housing types. In either case, the Conventional Residential Development option, the Planned Residential Development option or a combination of the two will be utilized in developing these parcels. The Mixed Use Resort and associated facilities included in this designation are further defined in **Exhibit H**, Definitions.

TABLE 1
SUN VALLEY SOUTH
RESIDENTIAL DENSITIES

LAND USE DESIGNATION	DENSITY RANGE(1) DU/AC	TARGET DENSITY(2) DU/AC
LOW DENSITY	1 – 3	2.0
ACTIVE ADULT	3 – 6	4.5
MEDIUM DENSITY	3 – 6	4.5
HIGH DENSITY	6 – 20	15.0
MIXED USE RESORT	1 – 3	2.0

(1) The density range for each residential land use designation is the minimum and maximum density (dwelling units per net acre) allowed for that designation.
(2) Target density is the number of dwelling units per net acre used to calculate the maximum number of dwelling units allowed for each residential parcel. The maximum number of dwelling units allotted for each residential parcel was determined net of the estimated open space acreage for that parcel. The maximum number of dwelling units assigned to each residential parcel shall not be exceeded unless dwelling units from another residential parcel are transferred to that parcel.

a) Residential Permitted Uses

(1) Single or multi-family dwelling units, including assisted living and senior housing;
(2) Publicly or privately owned and maintained parks, community gardens, recreation areas pathways, trails, and recreation centers;
(3) Public and private pre-school, kindergarten, elementary and high schools;
(4) Religious facilities;
(5) Golf courses and associated facilities;
(6) Resorts and associated facilities;
(7) Guest houses, attached or detached;
(8) Temporary uses including sales/marketing facilities, model home complexes, and related accessory uses;
(9) Facilities and storage, incidental to a construction project, located on the project site and properly screened;
(10) Public utility buildings and facilities, including wastewater treatment plants, lift stations, wells, pumping stations and water storage reservoirs;
(11) Governmental uses and facilities, including parking structures;
(12) Accessory uses and buildings;
(13) Cellular communication facilities, subject to the model telecommunications ordinance; Site plan approval
(14) Home occupations, subject to the following:
- The number of employees shall be limited to one non-family member or permanent resident in addition to the principal occupant;
- Activity shall be limited to the hours between 7:00 A.M. and 7:00 P.M.;
- Activity shall have no adverse impact on the surrounding neighborhood;
- Heavy machinery and outdoor storage of any kind related to the home occupation shall not be permitted, along with indoor storage of chemicals, materials or equipment not normally found in a residential area;
- Vehicle traffic flow and parking may increase by no more than one additional vehicle at a time;
- No increase in the use of any one or more utilities (water, sewer, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood;
- No more than one room or twenty-five percent (25%) of the gross area of one floor of said residence, whichever is less, shall be used for such purpose. Use of accessory buildings or garages for such purposes is prohibited;
- Signage shall be limited to a maximum of 2 square feet, non-lighted, and located on-site for the purpose of business identification only.

b) Residential Prohibited Uses

(1) Adult uses;
(2) Motor vehicle repair and body shops;
(3) Tanneries, meat packing and slaughter houses;
(4) Extraction of sand, gravel, oil, gas and other mining operations;
(5) Cement, gravel and paving material mixing plants.

c) Residential Development Options

In Table 2, the Single-Family and Multi-Family Residential Development Options establish the minimum development standards categorized by Conventional Residential Development and Planned Residential Development options. Certain essential and complementary uses are permitted under conditions and standards to ensure their compatibility with the character of the various residential land uses. These include commercial, retail and service establishments located in village and neighborhood centers. These opportunities for a diverse mix of housing types, lot sizes and compatible uses will create vital and distinct neighborhoods that provide the character for an overall creative and well-designed master-planned community.

TABLE 2

2. COMMERCIAL – VILLAGE/NEIGHBORHOOD CENTERS

The Commercial land use designation is designed to accommodate general commercial, retail, services, civic, cultural, entertainment, residential and recreational uses.

The Commercial designation provides for a balanced range of land uses serving the needs of the Sun Valley South community. These uses will be strategically located throughout the community in Village and Neighborhood Centers with convenient access by way of the project's road system and the extensive pedestrian path and trail system.

The Neighborhood Centers are envisioned to be smaller commercial use areas, located near and convenient to residential neighborhoods. The Neighborhood Center is intended for smaller scale uses for retail commercial, personal services, business services, and professional and administrative offices. There are 10 Neighborhood Centers shown on the Land Use Plan and they are envisioned to be from 10 to 25 acres in size.

The Village Centers are larger, centrally located commercial use areas. They are convenient to residential neighborhoods but serve a much larger area. Two (2) Village Centers are identified on the Land Use Plan and each comprises approximately 50 acres.

a) Neighborhood Centers – Permitted Uses

(1) All uses permitted in the Residential Land Use Designation;
(2) Residential uses located above, below, or adjacent to commercial uses;
(3) Retail Sales including food stores, apparel and accessory stores;
(4) Professional, business, and administrative offices;
(5) Personal service businesses, such as but not limited to, beauty shops, barber shops, laundry and dry cleaning establishments and repair services for small appliances, watches, bicycles and similar items;
(6) Restaurants and restaurants with bars;
(7) Banking and financial services;
(8) Child care facilities;
(9) Libraries;
(10) Educational uses;
(11) Copying and printing businesses;
(12) Medical and dental offices and clinics;
(13) Veterinary offices and clinical laboratories;
(14) Convenience uses including drive-in and drive-thru facilities;
(15) Health Clubs;
(16) Sales/leasing offices and association.

b) Village Centers – Permitted Uses

(1) All uses permitted in the Neighborhood Center Use Designation;
(2) General merchandising, including variety and specialty stores;
(3) Home and home furnishings;
(4) Hardware stores;
(5) Night clubs;
(6) Hotels/motels;
(7) Entertainment uses including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment;
(8) Veterinary hospitals;
(9) Indoor recreational facilities;
(10) Gas/service stations, including automobile repair;
(11) Mortuaries and crematoriums.

c) Neighborhood/Village - Prohibited Uses

(1) Adult uses;
(2) Outside storage yards for equipment or materials;
(3) Outside mechanical repair or services;
(4) Motor vehicle salvage and wrecking yards;
(5) Tanneries, meat packing and slaughter houses;
(6) Cement, gravel and paving material mixing plants;
(7) Extraction of sand, gravel, oil, gas and other mining operations;
(8) Industrial uses.

d) Commercial Development Options

For Development Options for Commercial – Neighborhood/ Village Centers see Table 3, below.

3. COMMERCIAL / BUSINESS CENTER

The Commercial/Business Center land use designation is located in the "Urban Center" of the Sun Valley South community along the Sun Valley Parkway. This strategic location provides regional access to the commercial/business area. Open spaces, wash corridors and a golf course at the entranceway of the "Urban Center" create a visually appealing window to the center and establish a sense of identity and arrival to Sun Valley South.

This is a broad land use category that includes a diversity of uses with an emphasis on employment centers, such as business offices, office parks, colleges, research, light industrial and clean manufacturing facilities. The

"Urban Center" is designed to also accommodate general commercial, services, retail, civic, cultural entertainment, recreational and residential uses (including, but not limited to, work-live situation such as artists' loft, apartment above office and penthouse apartments).

a) Commercial/Business Center - Permitted Uses

(1) All uses permitted in the Commercial-Village/Neighborhood Center land use designation;
(2) Business parks;
(3) Office parks;
(4) Research facilities;
(5) High-tech industries;
(6) Auto repair and services;
(7) New and used car, truck and recreational vehicle sales;
(8) Heavy equipment sales and service;
(9) Clean manufacturing and assembly;
(10) Wholesale sales and distribution;
(11) Lumber and building materials yards;
(12) Hospitals;
(13) Motion picture production, radio and television broadcast studios;
(14) Self-storage facilities;
(15) Colleges, technical and trade schools;
(16) Warehousing;
(17) Commercial recreation facilities;
(18) Sports facilities;
(19) Public and quasi-public facilities;
(20) Recreational vehicle storage facilities;
(21) Cement, gravel and paving material mixing plants.

b) Commercial/Business Center - Prohibited Uses

(1) Adult uses;
(2) Motor vehicle salvage and wrecking yards;
(3) Tanneries, meat packing and slaughter houses;
(4) Extraction of sand, gravel, oil, gas and other mining operations.

c) Commercial Development Options

For Commercial Development Options see Table 3, below.

TABLE 3
SUN VALLEY SOUTH
COMMERCIAL (VILLAGE/NEIGHBORHOOD CENTER)
COMMERCIAL/BUSINESS CENTER
DEVELOPMENT OPTIONS

LAND USE DESIGNATION	MINIMUM LANDSCAPING[1] (%)	MINIMUM YARD SETBACKS				MAXIMUM BUILDING HEIGHT (FT)
		FRONT (FT)	INTERIOR SIDE & REAR (FT)	CORNER SIDE[2] (FT)	RESIDENTIAL BUFFER ZONE[3] (FT)	
COMMERCIAL –						
NEIGHBORHOOD CENTER	~~25~~ 20	25	15	25	35	30 (2 story)
VILLAGE CENTER	20	25	15	25	35	30 (2 story)
COMMERCIAL / BUSINESS CENTER						
General Commercial	15	25	15	25	35	30 (2 story)
General Office[4]	15	25	15	25	35	30 (2 story)
Business Park[5]	15	25	15	25	45	30 (2 story)
Light Industrial[6]	15	35	15	35	50	56 (4 story)
Heavy Industrial[6]	15	35	15	35	50	56 (4 story)

(1) Minimum on-site landscaping as a percentage of total site area.

(2) On a corner lot which has a sideyard abutting an arterial or major collector street, the setback shall not be less than 25 feet (35 feet for light and heavy industrial), on a minor collector or local street, the setback shall not be less than 15 feet (25 feet for light and heavy industrial).

(3) Where Commercial or Business use abuts a residential use, add additional buffer zone to side or rear yard setback. In addition to buffer zone, for Neighborhood/Village Centers abutting residential uses, a six (6) foot high wall is required along the abutting property line. Wall is to be at least six (6) inches thick, constructed of block and finish is to be consistent with project and adjoining residential area. In addition to buffer zone, for Commercial/Business Center abutting residential uses, an eight (8) foot high wall is required along the abutting property line. Wall is to be at least eight (8) inches thick, constructed of block and finish is to be consistent with project and adjoining residential area.

(4) General Office - for height over 30 feet (2 story) add 1 foot additional setback for each 1 foot increase in height up to a maximum height of 56 feet (4 story).

(5) Business Park - for height over 30 feet (2 story), add 1 foot additional setback for each 1 foot increase in height up to a maximum height of 56 feet (4 story).

(6) Light and Heavy Industrial - height over 56 feet (4 story)allowable with use permit and specific plan of development required. Where light and heavy industrial use in a closed building abuts a residential use, add additional buffer zone to side and rear yard setback, where industrial use is an open building or open use and abuts a residential use, the side and rear yard setback shall be 150 feet.

4. Open Space

This land use category includes a wide range of open space uses from active recreational areas to passive natural areas. These uses include paths and trails along natural wash corridors and drainageways, community and neighborhood parks, schools, golf courses, steep hillsides and floodplain areas adjacent to the Hassayampa River.

The wash corridors and drainageways are the basis of the general layout of the overall open space, trail and path system. The Conceptual Open Space and Trails Plan is shown on **Exhibit B-1**. This open space, trail and pathway system will connect neighborhoods, schools, neighborhood and village centers, civic and cultural facilities, parks and shopping and employment centers.

A hierarchy of parks is planned which includes community and neighborhood parks. A community park, a minimum of 25 acres in size, may include amenities such as soccer, football and softball fields, tennis and basketball courts, swimming pools and a community center. Neighborhood parks, a minimum of 5 acres in size, will provide local recreational opportunities and amenities such as armadas, picnic areas, play equipment, tot lots, open play areas, and volleyball and basketball courts. Conceptual locations of parks are shown on **Exhibit B-1**.

The sites for schools are conceptually located adjacent to parks and open space corridors that can be used for pedestrian and bicycle access (see **Exhibit A,** Conceptual Land Use Plan). The elementary and middle schools (or a combination thereof) are conceptually located within residential neighborhoods. High schools are located near major roadways in order to serve broader areas.

In addition, seven (7) golf courses, more or less, are planned for the Sun Valley South community. These golf courses are conceptually located on the Land Use Plan, **Exhibit A**, and the Open Space and Trails Plan, **Exhibit B-1**. As with the parks and schools, these golf courses will be located along the drainageways to take advantage of the Property's natural amenities

At this time, the acreage and locations of the various open space uses are only estimated and shown conceptually. It is estimated that the total open space acreage will be somewhere between 20 to 30% (but in no case will it be less than 20%) of the gross acreage of the Property. The actual open space acreage and designated locations within each parcel will be determined as more topographic information is made available for the property, drainageways are delineated and parks, trails, schools and golf course size and locations are finalized. The revised open space acreage and locations will be provided in conjunction with the Master Phasing Plan (**Section III. G.**) and updated with the Phasing Unit Plans (**Section IV.**).

B. LAND USE BUDGET

The Sun Valley South Land Use Plan, **Exhibit A**, conceptually identifies the locations and size of the various land use designations in the CMP. However, the determination of exact land use locations and densities is governed by an extremely complex set of parameters. These parameters include the various natural constraints on the property, such as drainage corridors, jurisdictional waters, flood plains, topographic features, archaeological resources and biological habitats. These parameters also include human-made constraints, such as easements, right-of-ways and arterial street alignments. Changing economic and market conditions also need to be taken into consideration.

The Sun Valley South Land Use Budget is the mechanism that provides the needed "plan flexibility" to allow the CMP to respond to these various parameters. The Land Use Budget will give the developer the ability to adjust and/or reallocate the designated land use locations and densities as the above parameters become known or established. This approach will provide a basis for a more integrated, balanced and appealing community layout.

Estimated acreage and maximum residential densities for the land use designations shown on the Conceptual Land Use Plan, **Exhibit A**, are summarized in the Summary Land Use Budget Table set forth in **Exhibit J-1**. The information on the Summary Land Use Budget Table was derived from a more detailed analysis of the land areas and uses as they are depicted on the Conceptual Land Use Plan, **Exhibit A** and on the Conceptual Land Use Budget Plan, **Exhibit J-2**.

The Conceptual Land Use Budget Plan, **Exhibit J-2**, identifies the various land use areas by parcel number and assigns approximated gross acreage and estimated open space acreage to each parcel. Applying the density range (**Table 1, Section II. A.**) to each residential land use parcel provides the minimum and maximum density (dwelling units per net acre) allowed for each parcel. The minimum and maximum number of dwelling units (or range) allowed on each residential parcel is determined net of the estimated open space acreage for that parcel. Adjustments to the density range will occur, as the actual open space acreage for each parcel is determined. The number of dwelling units for any residential parcel shall not drop below the range minimum or exceed the range maximum without effecting a major revision to the CMP.

Applying the target densities identified on **Table 1, Section II. A.**, to each residential land use parcel determines the maximum number of dwelling units allowed for each residential parcel. The maximum number of dwelling units allotted for each residential parcel was determined net of the estimated open space acreage for that parcel. While the amount of open space acreage for each parcel will be revised as detailed topographic information becomes

available, the target density (maximum number of dwelling units) allotted each parcel will not change. The maximum number of dwelling units assigned to each residential parcel cannot be exceeded unless dwelling units from another residential parcel are transferred to that parcel.

Applying the density range (minimum and maximum number of dwelling units per acre) and assigning the target density (maximum number of dwelling units allowed without a transfer) to each parcel assures conformity with the adopted Area Plan. The Land Use Budget - Acreage and Density Table, **Exhibit J-3**, provides an accounting, parcel by parcel, of the Conceptual Land Use Budget Plan, **Exhibit J-2**.

The detailed information provided on **Exhibits J-2** and **J-3,** specifically the location and acreage of the various open space uses, is for conceptual planning purposes only and is not to be construed as the actual site-specific location and acreage of open space approved for the CMP. The actual site-specific information will be defined, once the drainageway delineations are completed, and parks, trails, schools and golf course size and locations are determined. Specific information on the location and acreage of the open space uses will be provided in the Master Phasing Plan and then updated in the Phasing Unit Plans pursuant to **Section III. G.** and **IV.** of this document.

1. LAND USE DENSITY – RESIDENTIAL

A maximum of 29,218 residential dwelling units (including 544 dwelling units for the 320 acre tract identified on **Exhibit I-1** to be added to the CMP at a later date and discussed in **Section I. F.**) shall be permitted on the Property. The reallocation of residential dwelling units from the allocations as depicted on **Exhibit J-2**, the Land Use Budget Plan, and as set forth in **Exhibit J-3**, the Land Use Budget - Acreage and Density Table, shall be subject to the following provisions:

a) Land Use Designation Locations

The site-specific boundary and location of each residential land use parcel within the Property will be defined more accurately in the Master Phasing Plan and then updated in each Phasing Unit Plan pursuant to **Section IV.**

b) Residential Land Use Density Transfers

The owner of any portion of the Property may transfer residential dwelling units from one residential parcel to another and amend the budget allocation (as identified on **Exhibit J-2**, the Land Use Budget Plan and on **Exhibit J-3**, the Land Use Budget - Acreage and Density Table) subject to approved documentation as required in item (c) below. Reallocation of dwelling units in accordance with this Section shall not be considered as a major change to the CMP pursuant to **Section I. G.**, as long as the residential parcels affected by the

transfer remain within the density range (minimum and maximum number of dwelling units per net acre) established for each parcel per the Land Use Budget – Acreage and Density Table, **Exhibit J-3**.

c) Residential Documentation of Density transfer

Any submittal to the Town Manager or the assigned Land Use Administrator which includes a request for a density transfer shall include: (1) the written consent of the Land Owner(s); and (2) documentation which sets forth the reallocation of residential dwelling units within the Land Use Budget and which indicates the parcels and/or phasing units that have a reduction or increase in the number of dwelling units. At the time of preliminary plat or development site plan approval, the Developer shall submit to the Town Manager or Administrator documentation for inclusion in the Land Use Budget indicating the final status of intensity of the affected parcels and/or phasing units. Regardless of any reallocation, Developer shall not exceed the density range (minimum and maximum number of dwelling units per net acre) allowed for each residential parcel as set forth in the Land Use Budget - Acreage and Density Table, **Exhibit J-3**, without prior amendment of the CMP pursuant to **Section I. G.**

2. LAND USE ACREAGE – COMMERCIAL (VILLAGE AND NEIGHBORHOOD CENTER)

A total of 277 acres shall be permitted for all commercial (village and neighborhood centers) use development on the Property. The current Land Use Budget identifies 102 acres for Village Center use and 175 acres for Neighborhood Center use. It is anticipated that the locations and sizes of the various Village and Neighborhood Centers will vary depending on traffic and market conditions. However, it is the intent of the Land Use Plan to keep the size and location of the various commercial centers to "scale" with the neighborhoods. The reallocation of commercial use acreage from the land use budget allocations as depicted on **Exhibit J-2**, the Land Use Budget Plan, and as set forth in **Exhibit J-3**, the Land Use Budget - Acreage and Density Table, shall be subject to the following provisions:

a) Commercial Land Use Designation Locations

The site-specific boundary and location of each commercial land use designation within the Property will be defined in the Master Phasing Plan and then updated in each Phasing Unit Plan required to be submitted pursuant to **Section IV.**

b) Commercial Land Use Acreage Transfers

The owner of any portion of the Property may transfer commercial use acreage and amend the budget allocation as identified on **Exhibit**

J-2, the Land Use Budget Plan and **Exhibit J-3**, the Land Use Budget - Acreage and Density Table subject to approved documentation as required in item (c) below. Reallocation of commercial use acreage in accordance with this Section shall not be considered as a major revision to the CMP pursuant to **Section I. G**.

c) Commercial Documentation of Acreage Transfers

Any submittal to the Town Manager or Administrator which includes a request for an acreage transfer shall include: (1) the written consent of the Land Owner(s); and (2) documentation which sets forth the reallocation of commercial use acreage within the Land Use Budget and which indicates the parcels and/or phasing units that have a reduction or increase in the amount of commercial use acreage. At the time of preliminary plat or development site plan approval, the Developer shall submit to the Town Manager or Administrator documentation for inclusion in the Land Use Budget indicating the final status of acreage of the affected parcels and/or phasing units. Regardless of any reallocation, Developer shall not decrease the total commercial use acreage as set forth in the Land Use Budget – Acreage and Density Table, **Exhibit J-3**, without prior amendment of the CMP pursuant to **Section I. G.**

3. LAND USE ACREAGE – COMMERCIAL/BUSINESS CENTER

A total of 988 acres shall be permitted for all commercial/business center use development on the Property. The reallocation of commercial/business center use acreage from the allocations as depicted on **Exhibit J-2**, the Land Use Budget Plan, and as set forth in **Exhibit J-3**, the Land Use Budget - Acreage and Density Table, shall be subject to the following provisions:

a) Commercial/Business Center Designation Locations

The site-specific boundary and location of each commercial/business center land use designation within the Property will be defined in the Master Phasing Plan and then updated in each Phasing Plan required to be submitted pursuant to **Section IV.**

b) Commercial/Business Center Land Use Acreage Transfers

The owner of any portion of the Property may transfer commercial/business center use acreages and amend the budget allocation as identified on **Exhibit J-2**, the Land Use Budget Plan and on **Exhibit J-3**, the Land Use Budget - Acreage and Density Table subject to approved documentation as required in Item (c) below. Reallocation of commercial/business center use acreage in accordance with this Section shall not be considered as a major revision to the CMP pursuant to **Section I. G**, so long as the total

acreage is not decreased and the Commercial/Business Center uses remain in the "Urban Center" area of Sun Valley Parkway.

c) Commercial/Business Center Documentation of Acreage Transfer

Any submittal to the Town Manager or Administrator which includes a request for an acreage transfer shall include: (1) the written consent of the Land Owner(s); and (2) documentation which sets forth the reallocation of commercial/business center use acreage within the Land Use Budget and which indicates the parcels and/or phasing units that have a reduction or increase in the number of commercial/business center use acreage. At the time of preliminary plat or development site plan approval, the Developer shall submit to the Town Manager or Administrator documentation for inclusion in the Land Use Budget indicating the final status of acreage of the affected parcels and/or phasing units. Regardless of any reallocation, the Developer shall not decrease the total commercial/business center use acreage as set forth in the Land Use Budget – Acreage and Density Table, **Exhibit J-3**, or relocate the Commercial/Business Center use away from the "Urban Center" area of Sun Valley Parkway without prior amendment of the CMP pursuant to **Section I. G.**

4. LAND USE ACREAGE – OPEN SPACE

An estimated 20 to 30 % of the Property acreage will be designated as Open Space Use. The actual open space acreage and designated locations within each parcel will be determined as more topographic information is made available for the property, drainageways are delineated and parks, trails, schools and golf course size and locations are finalized. The amount of open space within any given parcel will vary depending on the finalized locations and sizes of the various open space uses. However, in no case will the total open space acreage drop below 20%.

The adjustment of open space acreage as the size and location of the various open space uses are identified and as the parcels and/or phasing units are developed will be documented. The adjustments of the estimated open space location and acreage as depicted on the Land Use Budget Plan, **Exhibit J-2** and the Land Use Budget - Acreage and Density Table, **Exhibit J-3,** shall be subject to the following provisions:

a) Open Space Locations

The site-specific location and size of each open space use within the Property will be established in the Master Phasing Plan and then updated in each Phasing Unit Plan required to be submitted pursuant to **Section IV.**

b) Open Space Acreage Adjustments

The open space uses and acreage on any portion of the Property may be adjusted from the estimated open space as identified on the Land Use Budget Plan, **Exhibit J-2** and the Land Use Budget - Acreage and Density Table, **Exhibit J-3**, subject to approved documentation as required in item (c) below. Adjustments to the open space uses, locations and acreages in accordance with this Section shall not be considered as a major revision to the CMP pursuant to **Section I. G.**, as long as the total open space acreage does not drop below 20% of the gross acreage of the Property.

c) Open Space Documentation of Acreage Adjustments

Any submittal to the Town Manager or Administrator which includes an adjustment to open space location and/or acreage shall include the documentation which sets forth the adjustment of open space use within the Land Use Budget and which indicates the parcels and/or phasing units that have an adjustment in the open space use location and/or acreage. At the time of preliminary plat or development site plan approval, the Developer shall submit to the Town Manager or Administrator documentation for inclusion in the Land Use Budget indicating the final status of open space acreage of the affected parcels and/or phasing units. Regardless of any adjustments, the Developer shall not decrease the overall open space use acreage below 20% of the total gross acreage of the Property without prior amendment of the CMP pursuant to **Section I. G.**

III. MASTER PLANS & REPORTS

Development of the CMP requires planning for both public and private infrastructure, as well as planning for actual development, which such infrastructure supports. It is anticipated that infrastructure planning will occur at varying times and at levels of detail, depending on the nature and geographic scope of the planning objectives. The CMP identifies three levels of infrastructure planning, 1) Project Master Plans, 2) Phasing Unit Plans, and 3) Preliminary Plats/Development Site Plans.

Project Master Plans in conjunction with their respective reports are required by the Town as part of the CMP approval and provide community-wide infrastructure plans for Sun Valley South. Due to the lack of detailed topographic data or knowledge of phasing of development, it is not possible for the Master Plans and Reports to provide detailed design solutions. The Project Master Plans & Reports are intended to identify constraints, provide overall concepts, establish design guidelines and become the foundation for more detailed studies, which shall be prepared with each Phasing Unit as well as each parcel of development.

Each Phasing Unit will be required to update the Master Plans and Reports to incorporate more detailed topographic data, the detailed land planning of that Phasing Unit and prior Phasing Units, and the sequence of development. In addition, each parcel of development (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 Phasing Unit Plans and Reports. The concepts and design guidelines provided within the Master Plans and Reports shall not be altered without an amendment to the Master Plan and Report and approved by the Town of Buckeye staff.

Appendices which set forth the various required Master Plans and Reports are incorporated into the CMP by this reference as if set forth in full.

A. CONCEPTUAL OPEN SPACE AND TRAILS PLAN

The foundation of the Sun Valley South community is the site's abundant natural amenities. Sun Valley South will take advantage of the site's natural and open space features, mainly wash corridors and drainage ways, the preservation and/or improvement of which are a cornerstone of the land plan, to create community connections and to define edges of neighborhoods.

The wash corridors and drainageways are the basis of the general layout of the overall open space, trail and path system. This open space, trail and path system will, in turn, connect neighborhoods, schools, neighborhood and village centers, civic and cultural facilities, parks, open space and shopping and employment centers. In this manner, the conceptual open space and trails plan provides an important part of the overall circulation system and provides alternative transportation opportunities for the community.
The natural and open space features will also contribute to defining the edges of neighborhoods so people will know when they leave one neighborhood and

enter another. This feature allows for "soft" edges to the neighborhood encouraging interaction with the other parts of the community. Incorporating the open space, trail and path system into neighborhood design will create the feel of "ownership" of these areas and it will be easy for the local residents to spot strangers, thus providing a greater sense of security.

The goals of the Conceptual Open Space and Trails Plan include:

- Providing community character
- Providing community connectivity
- Providing recreational opportunities
- Providing continuous open space
- Enhancing the community's quality of life
- Increasing property value
- Providing alternative transportation opportunities
- Providing wildlife corridor connections
- Providing riparian habitat

In addition to the extensive trails system planned for the community, open space will also include community and neighborhood parks, schools and golf courses, all strategically located so they connect to the trails system. The various components of the Open Space and Trails System are identified described below:

1. TRAILS SYSTEM

The Conceptual Trails System consists of two (2) types of corridors: pathways and trails. The pathways and trails will utilize wash corridors as well as tie into the community street system, and where possible, will have significant separation from vehicular traffic. The Conceptual Open Space and Trails Plan, including example cross-sections for the pathways and trails, is set forth in **Exhibits B-1** and **B-2**. The final trail locations and design criteria shall be defined in the Phasing Unit Open Space and Trails Plan pursuant to **Section IV. A.** of this document.

a) Pathways

The pathway system will be located in areas of more intense land uses where more people would be using the system. Pathways will be aligned along major roadways and drainageways and will also meander within open space areas. Pathways will connect neighborhoods to neighborhoods and neighborhoods to schools, parks and village and neighborhoods centers, and to the community's "Urban Center". Pathways will have solid, paved surfaces, consisting of concrete, asphalt, pavers, brick or other similar materials. The pathway system will include:

(1) Multi-use pathways, a minimum of 8' to 10' wide and paved, and used for biking, walking, jogging, running, rollerblading, etc.

(2) Pedestrian pathways, a minimum of 5' to 8' wide and paved, and used for walking, jogging, running, etc.

(3) Pedestrian walkways, a minimum of 4' to 5' and paved, and used for walking.

(4) Bike paths, a minimum of 5' to 6' and paved, and used for bicycling.

b) Trails

The trails system will be located in natural areas, such as wash corridors, and in the vicinity of less intense land uses. Trails will link neighborhoods to the site's natural and open space areas and will provide views to the site's natural features. Trails will be soft, unpaved surfaces consisting of decomposed granite, fibrous material, soil cement, compacted soil, gravel, sand or other similar materials.

The trail system will include:

(1) Multi-use trails, a minimum of 8' to 10' wide and unpaved, and used for biking, hiking, running, walking, jogging, etc.

(2) Pedestrian trails, a minimum of 5' to 8' wide and unpaved, and used for hiking, biking, walking, running, jogging, etc.

(3) Hiking trails, a minimum of 2' to 5' wide and unpaved, and used for hiking and walking.

(4) Equestrian trails, a minimum of 10' to 15' wide and unpaved with a 10' to 12' height clearance, and used for horseback riding. Equestrian trails are envisioned to be located in the more rural areas of the project site. These trails will provide views to the site's scenic natural features, such as the Hassayampa River along the western edge of the Property and slopes and hillsides along the eastern edge of the Property.

2. PARKS

Sun Valley South's open space system will contribute to the creation of a strong sense of community. Parks within the open space system will be designed to meet a variety of active and passive recreational needs. Each park will be programmed individually in terms of size, amenities, landscaping and, where appropriate, incorporation of natural features and retention basins. Conceptual locations of parks are shown on the Open Space and Trails System Plan, **Exhibit B-1**.

A hierarchy of parks is planned which includes community and neighborhood parks. A community park, a minimum of 25 acres in size,

may include amenities such as soccer, football and softball fields, tennis and basketball courts, swimming pools and a community center. Neighborhood parks, a minimum of 5 acres in size, will provide local recreational opportunities and amenities such as ramadas, picnic areas, play equipment, tot lots, open play areas, and volleyball and basketball courts. In some areas, there may be a combined school and park site to take advantage of shared facilities.

Park type, size and locations and design criteria will be defined in the Phasing Unit Open Space and Trails Plan pursuant to **Section IV. A.** of this document.

3. SCHOOLS

School site locations have been conceptually identified on the Land Use Plan, **Exhibit A** to illustrate how the placement of schools can be integrated with the parks, open space, trails and street circulation system.

The Property is currently within the boundaries of the Ruth Fisher Elementary School District No. 90. The Developer has consulted with the school district and has agreed to dedicate school sites to the school district on an "as needed" basis. The location and size of the school sites, which will accommodate the needs of the students because of the development of the property, will be identified in each Phasing Unit Open Space and Trails Plan pursuant to **Section IV. A.** of this document.

4. GOLF

Probable golf course locations have been identified in the Conceptual Land Use Plan, **Exhibit A** and the Open Space and Trails Plan, **Exhibit B-1**. Currently seven (7) golf courses are envisioned for the Property. However, the actual number and location of the golf courses may change as detailed topographic information and market studies are provided on the Property. The actual number, location and routing of the various golf courses will be finalized with each Phasing Unit Plan pursuant to **Section IV.**

B. MASTER PUBLIC FACILITIES PLAN

Public Facilities, specifically Police, Fire and Emergency Services will be defined in each Phasing Unit Public Facilities Plan required to be submitted pursuant to **Section IV. B.** of this document.

1. Police, Fire and Emergency Services

At the time of submittal of each Phasing Unit Public Facilities Plan, the Developer shall identify the need for fire, police and emergency services which may be necessary to serve the Property. The Developer will

identify at least one (1) police/fire station site to serve the Property and the surrounding area. The ultimate location of the police/fire station site will be determined as part of a coordinated effort between the Town, the developer, and adjacent landowners to ensure the most efficient placement of the police/fire station.

C. MASTER DRAINAGE PLAN & REPORT

The Master Drainage Report provides a conceptual hydrologic and hydraulic analysis of the Property's existing and proposed drainage system and sets guidelines for development of the Property.

The design guidelines of the Master Drainage Report include the following:

1. Accept upstream drainage in it's historical condition;

2. Release runoff downstream at it's historical location with no increase in peak runoff (unless easements or other rights are obtained);

3. Protect in place and utilize natural washes where practical for conveying runoff;

4. Provide mitigation acceptable to the Army Corps of Engineers for these natural washes which can not reasonably be saved;

5. Provide detention/retention basins, stormdrain and landscaped drainageways as necessary to assure:

   a) Peak runoff leaving the Property or entering natural washes does not exceed the predevelopment peak runoff;

   b) Post development velocities within natural washes do not exceed pre-development velocities;

   c) Runoff within streets do not overtop the curb during a ten (10) year event and finish floors are protected during a one-hundred (100) year event.

Exhibit K, the Master Drainage Plan, identifies major drainageways and floodplains within the Property. The Master Drainage Plan & Study for the Property is set forth in **Appendix A** and is incorporated by this reference as if fully set forth herein. A detailed and refined drainage analysis for each Phasing Unit will be completed with submission of each Phasing Unit Drainage Plan and Study.

D. MASTER STREET & CIRCULATION PLAN & TRAFFIC REPORT

The Master Street and Circulation Plan for the Property is set forth in **Exhibit L-1**. Roadway standards applicable to the Property, including roadway classifications for major and minor arterials, collectors, and local streets, are set forth in **Exhibit L-2**. The phased development of the internal street network will be based on traffic volumes on arterial and collector streets within the Property and shall be in accordance with the traffic analysis prepared by Kimley-Horn and Associates, dated August, 2000 set forth in **Appendix B** and incorporated by this reference as if fully set forth herein (the "Traffic Analysis").

Conceptual locations of major roadways within the Property are provided in the Traffic Analysis. The design and locations of street and circulation improvements shall be further defined in each Phasing Unit Street and Circulation Plan and Study required to be submitted pursuant to **Section IV.** of this document.

E. MASTER POTABLE WATER SYSTEM PLAN & STUDY

The Master Potable Water Plan and Study meets the Town's requirements and provides general locations and sizes of the major water infrastructure needed to provide potable water service to the Property. This infrastructure includes the development of domestic wells, water transmission and distribution lines, booster-pumping stations, pressure reducing valves and water storage tanks.

Previous studies have documented that there are two primary water sources that the proposed Sun Valley South area development could utilize. One source is the groundwater supply through water wells. Another possible source is the Central Arizona Project (CAP). Previous studies have addressed and documented the underground water source and quality. The main study addressing the quality and quantity of the groundwater for that specific region is the November 1987 water study entitled, "Evaluation of Adequacy of Groundwater Supply for Sun Valley Project, Hassayampa Plain, Arizona" by Water Development Corporation. This study concluded that the ground water within the area of the proposed development of Sun Valley South is of good quality and is sufficient in volume to support a much greater population than originally projected in that entire region.

The sizing and conceptual locations for the major water transmission lines, booster pump stations, pressure reducing valves and water storage tanks are shown in **Exhibit M**, the Master potable Water Plan. Actual on-site phasing will dictate the timing of well, water storage tank, water transmission lines, and booster pump station construction. A detailed analysis of the water distribution system for each Phasing Unit Plan will be completed with submission of each Phasing Unit Potable Water Plan.

The Master Potable Water Study and Plan is set forth in **Appendix C** and is incorporated by this reference as if fully set forth herein. Final design and locations of all water improvements shall be defined in each Phasing Unit Plan required to be submitted pursuant to **Section IV.** of this document

F. MASTER WASTEWATER SYSTEM PLAN & STUDY

The Master Wastewater Study and Plan has been prepared in accordance with the requirements of the Town of Buckeye. The Master Wastewater Plan provides general locations and sizes of the major wastewater infrastructure needed to provide service for the Property. This infrastructure includes the development of a phased wastewater treatment facility, major sewer collection lines and wastewater pumping stations and associated force mains required where the topography of the Property does not allow for gravity flow of the mains.

The wastewater treatment facility for Sun Valley South will be designed to produce an effluent suitable for irrigation of golf courses and other landscaped areas in conformance with State and Maricopa County reuse regulations. The Developer shall have the right to develop a non-potable water system, subject to an effluent agreement with the Town, that utilizes effluent and other non-potable water sources to serve various needs of the Property, including supplying water for golf course irrigation. The actual on-site phasing of development will dictate the timing and location of non-potable water lines and improvements. A detailed analysis of the non-potable water system for each Phasing Unit will be completed with submission of each Phasing Unit Non-potable Water Plan.

The sizing and conceptual locations for the major wastewater collection lines and lift stations are shown on **Exhibit N**. The actual on-site phasing of development will dictate the timing and location of wastewater line and lift station construction. A detailed analysis of the wastewater collection system for each Phasing Unit Plan will be completed with submission of each Phasing Unit Wastewater Plan.

The Master Wastewater System Study and Plan is set forth in **Appendix D** and is incorporated by reference as if fully set forth herein. Final design and locations of wastewater improvements shall be defined in each Phasing Unit Wastewater Plan required to be submitted pursuant to **Section IV.** of this document. In the event that an alternative or interim wastewater disposal or treatment solution for the Property becomes available, such alternative or interim solution shall be allowed subject to review by the Town Engineer and to approval by the Town Manager, which approval shall not be unreasonably withheld. Any alternative or interim disposal or treatment solution shall be identified in each Phasing Unit Wastewater Plan.

G. MASTER PHASING PLAN

The development planned for the Property, including the infrastructure, public facilities and other community amenities is intended by Developer to be carried out in phases over a number of years. Development of the Property is contemplated to progress in phases, that may or may not develop concurrently, and/or in phases that may not be contiguous. It is anticipated that the property will be divided into Phasing Units of between 600 to 1,200 acres each. The boundaries of each phase and the sequence for development of the infrastructure and amenities shall be identified in the various Phasing Unit Plans and Reports required pursuant to **Section IV.** of this document.

The Phasing Unit Plans and Reports, as and when determined, shall be subject to modification by Developer based upon changing residential and commercial real estate market conditions, industry factors and/or business considerations. Any such modifications shall not necessitate an amendment to the CMP, but shall be retained in the Town's official file for the Property.

IV. PHASING UNIT PLAN & REPORTS

The following Phasing Unit Plans shall be submitted to the Town Manager, or designee, prior to the approval of any preliminary plat or development site plan within each respective Phasing Unit. The Town Manager, or designee, shall review the Phasing Unit Plans for completeness and compliance with requirements of this Section. Phasing Unit plans may address a portion of a Phasing Unit, a complete Phasing Unit, a reconfiguration of a Phasing Unit and/or more than one Phasing Unit.

A. PHASING UNIT OPEN SPACE AND TRAILS PLAN

Each Phasing Unit Open Space and Trails Plan shall address, but not be limited to, the following:

1. Site Analysis

a) Location and identification of clearly visible and unique natural features, clearly visible or known historical and archeological sites and proposed conceptual methods for their preservation and design within the development to minimize their disturbance.

2. Open Space/Common Areas

a) Identification of public and private Common Areas, which may include, but shall not be limited to natural area open space, floodways, drainageways, arroyos, pathways and trails, golf courses, active and passive parks, schools and other private and public recreation areas.

b) Conceptual golf course locations, routing and design concepts.

c) Location and size of public community and neighborhood parks, schools and planned facilities.

3. Pathways and Trails

a) The conceptual locations, size and type of pedestrian and trail facilities within the Phasing Unit.

b) The potential ownership and maintenance entities for the pedestrian and trails facilities within the Phasing Unit.

c) The hierarchy of pedestrian improvements, pathways and trails within the Phasing Unit.

d) Identification of at-grade and grade separated crossings, as necessary, within the Phasing Unit.

e) Identification of surface materials, which may include, but not be limited to, concrete, asphalt, stabilized decomposed granite and earthen materials, as necessary.

f) Identification of locations where pathways and/or trails may be limited to one side of the road.

g) Provisions which address access to pedestrian improvements, pathways and trails within the Phasing Unit.

h) An implementation and phasing plan for the construction of the pedestrian and trail facilities within the Phasing Unit.

B. PHASING UNIT PUBLIC FACILITIES PLAN

The conceptual location, size and type of any public facilities, including police, fire and emergency services, contemplated in the Master Public Facilities Plan, as well as the phasing of development of such public facilities.

C. PHASING UNIT LANDSCAPE AND SIGNAGE PLAN

Each Phasing Unit Landscape and Signage Plan shall address, but not be limited to the following:

1. Landscaping

a) Proposed plant and landscape character, including a native plant relocation program and revegetation guidelines.

b) The conceptual plant types to be used for all land uses and Development Options within the Phasing Unit, including landscaping within the public right-of-way. All landscaping shall conform to a landscape plant palette, which will be based upon the approved Arizona Department of Water Resources list. The plant palette may expand upon this list to allow greater flexibility in design concepts while ensuring environmental sensitivity.

c) The potential ownership and maintenance entities for landscaping and irrigation systems with the Phasing Unit

d) Minimum and maximum heights of landscaping within sight distance triangles and safe stopping distance areas in the public right-of-way.

e) The proposed theme and corresponding design standards for landscaping within the Phasing Unit.

2. Signage

Signage will be coordinated throughout the entire Property, with different areas within Phasing Units having their own themes. These areas may include urban, office/office parks, employment and commercial centers, parks and recreation areas, residential villages, residential hillsides, resort areas, trails and pathways, public and private roadways and areas for temporary directional signage.

a) The conceptual location, size, height and type of signage for all land uses and Development Options within the Phasing Unit, including street signage.

b) The potential ownership and maintenance entities for signage within the Phasing Unit.

c) The proposed theme and corresponding design standards for signage within the Phasing Unit, including types of materials.

d) A list of prohibited signs within the Phasing Unit.

D. PHASING UNIT DRAINAGE PLAN

Each Phasing Unit Drainage Plan shall demonstrate that runoff has been managed from upper watershed reaches to the outlets. Each Phasing Unit Drainage Plan will address any increases or decreases in runoff from upstream Phasing Units or with the current Phasing Unit that may occur as development progresses and densities change. A registered professional engineer who is licensed to practice in the State of Arizona shall prepare each Phasing Unit Drainage Plan.

1. Required Information

(a) Maps showing all watersheds draining onto or through the Phasing Unit with estimates of peak flows for ten (10), fifty (50), and one hundred (100) year flood events.

(b) Special flood hazard areas and flood insurance zones, including depths and velocities of flows.

(c) Proposed measures necessary to comply with Town of Buckeye Ordinances and FEMA requirements in order to secure Letters of Map Revisions for development in Special Flood Hazard Areas.

(d) Estimated peak flows and volumes of runoff existing for the Phasing Unit for both developed and undeveloped conditions.

(e) Conceptual design of stormwater management systems, which mitigate the flooding potential, including peak discharge reduction and storage facilities consistent with the Town's requirements.

(f) Basis of design for flood protection to all structures, in or out of Special Flood Hazard Areas.

(g) Location and estimated size of all major drainage facilities, including retention/detention basins and channels.

(h) Proposed measures for protection necessary to mitigate high velocity damage to the stormwater management devices and adjacent lands.

(i) An implementation and phasing plan for the establishment of the necessary drainage system within each respective Phasing Unit.

E. PHASING UNIT STREET AND CIRCULATION PLAN

Each Phasing Unit Street and Circulation Plan shall address any increases or decreases in traffic volumes from other Phasing Units and within the current Phasing Unit, which may occur as development progresses, and densities change. The Phasing Unit Street and Circulation Plan shall graphically illustrate, but not be limited to, the following components:

1. Elements

A complete plan showing the following elements (the Developer may elect to show individual elements on separate plans):

a) Primary and public streets and extended access ways, including street classification, required right-of-way and improvements.

b) The locations of auxiliary lanes as determined by a traffic impact analysis submitted by the Developer.

c) The locations of potential bus bay pullouts.

d) All intersections, including intersections for which traffic signals may be required and a statement regarding responsibility for signal participation by Development Site.

e) Major access points for commercial development, including median breaks and driveways.

f) A statement of conformance with the state air quality plan, as developed by M.A.G., for all proposed transportation improvements.

2. Phasing and sequence

A street and circulation phasing plan that contains the following:

a) Proposed development sequence by Development Site:

b) Proposed roadway, drainage feature and traffic signal construction schedule to accommodate each stage of phased development.

c) Phasing of required right-of-way dedications.

F. PHASING UNIT POTABLE WATER PLAN

Each Phasing Unit Potable Water Plan shall address any increase or decrease in water demand for other phasing Units and the current Phasing Unit, which may occur as development progresses and density changes. Each Phasing Unit Potable Water Plan shall include any off-site lines and shall be prepared by a registered professional engineer who is licensed to practice in the State of Arizona. Each Phasing Unit Potable Water Plan shall address the following:

1. Required Information

a) The conceptual location and size of all necessary potable water system components, including both on-site and off-site lines, pump stations and storage facilities needed to serve the development.

b) An implementation and phasing plan for the construction of the necessary potable water system.

c) A flow and pressure analysis of the proposed system which includes a simulation of the system operation for each pressure zone within the development using a computer model with average day demands, maximum day demands with estimated required fire flow peak and any requirements to meet the Insurance Service Office standards, and peak hour demands.

d) A plan showing preliminary development sites and right-of-way, topographic contours and benchmarks, existing utilities and fire hydrants within four hundred (400) feet of the proposed development, any features such as watercourses and drainage facilities which may influence the location of underground utilities and a general layout of the proposed water mains and other required water facilities.

G. PHASING UNIT WASTEWATER COLLECTION PLAN

Each Phasing Unit Wastewater Plan shall address any increases or decreases in wastewater generation from upstream Phasing Units and the current Phasing Unit, which may occur as development progresses, and densities change. The Phasing Unit Wastewater Plan shall include any off-site lines and shall be prepared by a registered professional engineer licensed to practice in the State of Arizona.

1. Required Information

a) The conceptual location, size, type and capacity of the necessary wastewater collection, transmission, treatment system components and effluent re-use/disposal facilities needed to serve the Phasing Unit with wastewater demand generation factors based upon land use.

b) An implementation and phasing plan for the construction of the necessary wastewater system.

c) The calculations necessary to substantiate the selection of the sizes, types and capacities of the wastewater transmission, wastewater treatment and effluent re-use/disposal facilities.

V. LAND SUBDIVISION & DEVELOPMENT SITE PLAN PROCEDURES & PROVISIONS

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

A. LAND SUBDIVISION

1. 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 exist and/or proper provision has been made for drainage, water, wastewater, streets and public facilities as specified in the applicable Phasing Unit Plans required to be submitted pursuant to **Section IV.**

2. Street Naming

The Developer shall have the authority to establish street names throughout the Property. The Developer shall indicate street names for public streets on all preliminary plats. The Town will review and approve the street names to make sure there is not a duplication of names elsewhere.

Street name signs shall be placed at all street intersections by the Developer and shall be in place when street paving is in place.

3. Land Splits

a) 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.

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

(1) Parcel size and dimensions shall meet the requirements of the applicable Development Options.

(2) Adequate access for ingress/egress shall be provided.

(3) 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.

c) A request for a land split shall be approved by the Planning Director if the application meets all the requirements as stated in this section.

4. Preliminary Plat

a) SIGNIFICANCE OF PRELIMINARY PLAT APPROVAL

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:

(1) The basic conditions under which approval of the preliminary plat is granted will not be substantially changed prior to the expiration date of the preliminary plat.

(2) Approval is valid for a period of twelve (12) months from the date of Development Board approval to the date of submittal to the Town of a final plat. Six (6) month extensions of the preliminary plat approval may be granted by the Development Board upon receipt of a letter from the applicant, prior to the expiration date, indicating proper cause.

b) 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 require 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.

(1) 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 location map which shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it, including main traffic arterials, public transportation lines, shopping areas, elementary and high schools, parks and playgrounds and churches. This map may be on the preliminary plat if practicable, or if not, a separate map showing title, scale, north point and site data.

- Identification of applicable Development Option.

(2) 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 names of all platted streets, railroads, utility right-of-way of public record, public areas, permanent structures to remain, including Town utilities and municipal corporation lines within or adjacent to the 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.

- By note, reference to the recorded Master Covenants, Conditions and Restrictions for Sun Valley South.

(3) Proposed Conditions Data

- Street layout, including location, width of public and private streets, alleys, crosswalks, centerline geometry and easements; connections to adjoining platted lots.

- Typical lot dimensions (scaled); dimensions of all corner lots and lots of curvilinear sections of streets; each lot numbered individually; total number of lots.

- Locations, width and use of easements.

- Designation of all land to be dedicated or reserved for public use with use indicated.

- Typical lot details showing proposed setbacks.

- Proposed water, sewer and non-potable water lines with respective sizes; locations of valves and fire hydrants.

- Any updates to completed Phasing Unit Plans necessary because of changes affecting potable water, wastewater, drainage or street and circulation infrastructure.

(4) Proposed Utility Methods

- Statement as to the type of wastewater disposal facilities and effluent re-use facilities, in general conformance to the respective Phasing Unit Wastewater 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 Phasing Unit Potable Water Plan.

- Preliminary Drainage Report, which includes hydrologic calculations, the layout of, proposed drainage system and locations of retention/detention areas.

- Statement as to provision of other utilities being supplied to the plat area such as electric, phone, gas and irrigation.

5. Final Plat

a) GENERAL REQUIREMENTS FOR FILING

(1) The final plat shall substantially conform to the approved preliminary plat.

(2) Land Uses proposed shall be in conformance with the CMP.

(3) 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.

b) REQUIRED INFORMATION FOR FINAL PLAT

The final plat shall be drawn with India ink on linen or mylar having a left-hand margin of two (2) inches on a sheet size of twenty-four (24) by thirty-six (36) inches. If more than two (2) sheets are required for the drafting of the final plat, an index sheet shall be filed showing the entire subdivision on one sheet and the portion thereof contained on the other sheets. Copies of the 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.

(1) 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.
- A legal description of the property to be subdivided shall be shown on the cover sheet.

(2) 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.

(3) 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 drainageways shall be shown on the plat. The rights-of-way of all major drainageways, 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 by consecutive numbers through the 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 unsubdivided, so marked.

- The recorded Master Covenants, Conditions and Restrictions for Sun Valley South shall be referenced on the final plat.

(4) Dedication and Acknowledgement

- Dedication: Statement of dedication of all streets, crosswalks, drainageways, 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, lienholder 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.

(5) Required Certification

- 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 certificate shall be accompanied by the signature and seal of such civil engineer or surveyor.

- Certification by the Planning Director that all lots shown upon the final plat conform to the 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 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.

6. Subdivision Design Standards

All subdivisions within the Property shall meet or exceed the minimum development standards set forth in the CMP.

7. Engineering & 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

CMP, for the construction of all required subdivision improvements. Such plans and Final Drainage Report shall be in conformance with the approved preliminary plat and Preliminary Drainage Report.

The Town Engineer shall approve the engineering plans and Final Drainage Report unless they fail to conform with one or more requirements of the CMP, or the plans differ substantially from the approved preliminary plat and Preliminary Drainage Report.

8. Responsibility for Public Improvements

a) FINANCIAL GUARANTEE

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

(1) A performance bond, an irrevocable letter of credit, assurance of construction of subdivision improvements, funds in a restricted escrow account or other financial guarantee approved by the Town Attorney 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 two (2) years from the date of final plat approval.

(2) As an alternative procedure, the Town Council may approve a Final Plat and the Planning Director may record the Final Plat but withhold the issuance of a Certificate of Occupancy until such time that all required subdivision improvements have been completed. However, certificates of occupancy shall be granted for model homes prior to completion of improvements as long as fire protection and paved access have been provided to the model(s).

In the event the developer desires to have a certificate of occupancy issued for a home prior to the completion of all improvements, such certificates of occupancy shall be granted as long as a financial guarantee as allowed in **8 a)** (1) above, for the estimated amount of the improvements remaining to be completed, is put in place to replace the hold on the certificates of occupancy. In no case shall a certificate of occupancy be issued if uncompleted work poses a health or safety concern.

(3) The Town shall within twenty (20) days from the date of the completion and acceptance of the required improvements, as defined in the following Section, INSPECTION OF 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.

b) INSPECTION OF IMPROVEMENTS

Prior to the approval of the required improvements by the Town Engineer, an engineer retained by the applicant shall certify to the Town that all facilities and improvements to be dedicated to the Town have been constructed in accordance with the requirements of the CMP and applicable provisions of the Development Code. The Town Engineer shall also inspect all required improvements and certify that they comply with all specifications as set forth in the approved improvement plans, such certification shall constitute acceptance of the required improvements by the Town. Any inspection expenses incurred by the Town shall be reimbursed by the applicant.

c) WARRANTY OF IMPROVEMENTS

The subdivider shall post a performance bond or other sufficient warranty to guarantee all of the required improvements or public facilities against defective workmanship and for materials for a period of one (1) year from the date of acceptance of such improvements or facilities. The performance bond or other warranty shall be for an amount equal to 5% of the construction cost of the improvements to be warranted.

B. DEVELOPMENT SITE PLANS

Development Site Plans shall be required for all developments within the Property with the exception of subdivision plats and single-family homes. Development Site Plans shall be submitted to and approved by the Development Board prior to issuance of a building permit upon showing that the Development Site Plan meets the development standards of the applicable Development Option as set forth in the CMP. Such approval shall not be subject to the provision of Section 7-8-4.c of the Development Code.

VI. GENERAL LAND DEVELOPMENT STANDARDS

The purpose of general development standards contained in the CMP is not to restrict imagination, innovation or variety, but rather to assist in focusing on those elements of design which can produce creative solutions 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 shall be subject to all the property development standards contained in the CMP, except as may be modified by each Phasing Unit Plan required to be submitted pursuant to **Section IV.** of this document.

A. Setback and Height Exceptions

1. Structure projections (bay windows, balconies, overhangs, etc.) will be allowed to extend three (3) feet beyond any setback line. Further projections may be allowed by the Planning Director for building over two (2) stories provided that such projections will not adversely impact adjacent properties.

2. 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 for all Development Options, except for the Commercial/Business Center options where such features shall not exceed one hundred (100) feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of twenty-five (25) percent of the entire roof area of the building. The height regulations of this CMP shall not apply to hospitals, resorts, signature architecture or water tanks.

B. Residential Accessory Buildings (including detached guest houses)

1. Accessory buildings shall not: exceed the height of the primary residence; if detached, be located within ten (10) feet of the primary residence and/or be constructed prior to the construction of the primary residence.

C. Air Quality

1. Air quality within the Town of Buckeye is a natural asset. It is the intent of the CMP to maintain air quality by controlling dust caused by new development and motor vehicle traffic.

2. Each Phasing Unit Street and Circulation Plan shall include a statement of conformance with the state air quality plan, as developed by the Maricopa

Association of Governments (MAG), for all proposed transportation improvements.

3. Maricopa County air quality regulations shall be adhered to for all construction activities on the project property.

4. Development plans shall be designed to reduce traffic flows and encourage efficient traffic circulation.

5. Vacant property which is not in its natural vegetative state and which was not disturbed prior to the adoption of this CMP shall be controlled to minimize dust emissions beyond the boundaries of the site.

6. Air blowers used for landscape maintenance having a fifty (50) cubic centimeter engine or larger shall be prohibited.

D. Building Construction

1. All construction or work for which a permit is required shall be subject to inspection by the Town Building Inspector, in accordance with the applicable provisions of the Uniform Building Code. The following uniform codes, by reference, are made part of this CMP. In the event 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, 1991 edition, published by the International Conference of Building Officials and all supplements to said codes.

2. 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.

E. Residential Density

Residential densities shall be allowed to vary within and between neighborhoods. The reallocation of the residential densities provides for the accommodation of drainageway preservation, topographic, environmental and human-made constraints and market conditions. Residential densities may range from approximately one (1) dwelling unit per acre to twenty (20) dwelling units per acre. The residential target densities and density ranges, established for the various parcels identified in the Land Use Plan are identified in **Section II.**, Land Use Plan of this document.

F. Flood Control

1. FLOODPLAIN MANAGEMENT:

The Maricopa County Flood Control District (the "FCD) is responsible for all floodplain management activities within the corporate limits of the Town. The FCD is authorized to exercise the powers and duties set forth in Title 45, Chapter 10, Article 4, Arizona Revised Statutes.

2. DRAINAGE PROVISIONS:

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

b) Prior to approval of any commercial, industrial, or residential development, a drainage report shall be submitted to and approved by the Town Engineer.

c) Drainage approval shall be required prior to permit issuance for any development of substantial improvement, which may have an adverse effect on existing drainage.

d) Drainage inspection approval shall be obtained prior to issuance of a Certificate of Occupancy or final building inspection of any site or structure.

3. DRAINAGE DESIGN:

a) The entire drainage detention/retention and runoff conveyance system shall be designed to eliminate or minimize storm water runoff effects

and convey the runoff through the development with minimum detrimental effect. No system shall be approved if the effect may cause an increase in the peak discharge or velocity of runoff or change the point of entry of drainage onto adjacent properties during the runoff event.

b) The rainfall event based upon the one hundred (100) year storm frequency, generating the peak discharge for the area contributing runoff to the development, shall be used in designing the overall drainage system.

c) Detention/Retention of Storm Drainage:

- The detention/retention system shall be designed to retain the increase in runoff volume due to development and reduce the post-development peak discharge to less than or equal to the pre-development peak discharge.
- On-site detention/retention facilities may include natural depressions or man-made basins. Dry wells are permitted.
- Individual lot detention/retention shall not be permitted on residential lots with a lot size less than one-half (1/2) acre, except in conjunction with the High Density residential option.
- A public utility easement shall not be designated for detention/retention without approval of affected utility companies.
- Off-site drainage shall be either to the street or to a designated wash or drainage structure with adequate capacity and outfall.
- Detention/retention can occur in public areas and parks. NOT R.O.W.

d) Storm Water Disposal

On-site runoff that has been detained/retained shall be disposed of within thirty-six (36) hours by either percolation, drywells, catch basins, or drainage into an approved drainage-way. One hundred (100) year peak discharge flows from the project property shall not exceed pre-development flows and shall be in the location and direction of the historic off-site flows.

e) Finished Floor Elevation

Finished floors shall be elevated a minimum of fourteen (14) inches above the low adjacent top of curb or lot outfall elevation, or twelve (12) inches above the computed one hundred (100) year water surface elevation, whichever is greater. A finished floor elevation other than the minimum maybe permitted provided it is determined by technical data

certified by a registered professional engineer who is licensed to practice in the State of Arizona to be the minimum necessary to be safe from inundation by the one hundred (100) year peak discharge flow. Finished floor elevation shall be referenced at a known benchmark.

f) Drainage Easements

Drainage easements or tracts may be required to preserve washes, streams and channels (drainageways). The width of the drainage easements or tracts shall be defined by the water surface during the 100-year storm event, and may include buffer areas. The need for a drainage easement or tract, and its width and location will be determined on a case-by-case basis.

G. Landscaping

1. The landscaping elements of the project will be specified at the Phasing Unit Plan stage. At a minimum, the landscape plant palette will be based upon the approved Arizona Department of Water Resources list. The plant palette may expand upon this list to allow greater flexibility in design concepts while ensuring environmental sensitivity. The landscape palette will appropriately provide for botanical diversity given the regional context of the project site.

2. All commercial business and industrial uses shall provide landscaping within the front setback area or between the buildings and the street frontage whichever is less. On corner lots, landscaping is to be provided on both street frontages within the setback area or between the building(s) and the street frontages, whichever is less.

3. The developer or subdivider shall provide landscaping between public roadway improvements and adjacent property lines.

4. All landscaping improvements shall include a suitable method for irrigation.

5. Landscaping allowed within sight distance triangle areas in the public right-of-way shall be a maximum height of three (3) feet. Landscaping in the public right-of-way not within sight distance triangle areas may exceed three (3) feet in height. Trees and turf may be allowed in the public right-of-way, subject to applicable governmental regulations. Trees within sight distance triangle areas may be allowed in the public right-of-way, if branches are trimmed up to six (6) feet above ground level. The Public Works Director shall have the authority to order removal of any landscaping or trees which, in the opinion of the Public Works Director, poses a hazard to the public.

H. Lighting

1. The lighting elements of the project will be specified by each Phasing Unit Plan
2. Indoor or outdoor lighting that is one hundred fifty (150) watts or less shall be exempt from the provisions of this section.

3. Sources of illumination that are directly visible from a public street or residential property shall be minimized to reduce glare.

I. Outdoor Storage

1. The requirements of section 7-5-8, Outdoor Storage, of the Town of Buckeye's Development Code in effect as of the date of submittal of this CMP are made, by reference, part of this CMP.

J. Parking & Traffic Circulation

1. 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.

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

   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.

3. Unless no other practicable alternative is available, all driveways and other openings for commercial/mixed-use and industrial development shall be located a minimum of:

   a) Seventy-five (75) feet from a street intersection;

   b) Forty (40) feet from another access driveway.

4. Shared driveways for commercial/mixed-use and industrial development shall be encouraged.

5. PARKING REQUIREMENTS

   a) Off street parking spaces shall be provided as set forth in Table A. Loading spaces shall be provided as per Table B. 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 shall be based on parking demand as determined by a parking study.

c) Accessible parking spaces shall comprise five (5) percent of the total required spaces when over ten (10) spaces are required.

d) An emergency access lane having twenty (20) feet of unobstructed width shall be provided when required by the Property's emergency service provider. The twenty (20) foot width can consist of sixteen (16) feet of paved lane with two (2) foot shoulders on each side with plantings less than eighteen (18) inches in height within the shoulder area.

TABLE A **SUN VALLEY SOUTH**	**PARKING SPACES REQUIRED** (BY LAND USE TYPE)	
	REQUIRED PARKING	MINIMUM SPACES TO BE PROVIDED (by development site)
SINGLE FAMILY	2	2
MULTIPLE FAMILY	1.5 per unit	4
SENIOR HOUSING		
Assisted Living	0.75 per unit	2
Independent Living	1.5 per unit	2
Nursing Home	0.5 per bed	2
COMMERCIAL (general)	2 *	4
OFFICE	1.5 *	2
INDUSTRIAL	1 *	4
SERVICE ESTABLISHMENT	3 *	4
PUBLIC ASSEMBLY	3 *	10

* Parking spaces per 1,000 square feet of gross floor area

TABLE B **SUN VALLEY SOUTH**	**LOADING SPACES REQUIRED FOR NEW DEVELOPMENT** (BY LAND USE TYPE)	
	LOADING SPACES TO BE PROVIDED PER 10,000 SQUARE FEET OF GROSS FLOOR AREA *	MINIMUM SPACES TO BE PROVIDED **
SINGLE FAMILY	N/A	N/A
MULTIPLE FAMILY	N/A	N/A
COMMERCIAL	1	1
OFFICE	1	N/A
INDUSTRIAL	0.2	2
SERVICE ESTABLISHMENT	2	1
PUBLIC ASSEMBLY	1	N/A

* Loading spaces are to be to the rear or side of the building.
** The minimum number of loading spaces may be waived by the Planning Director upon a showing that the spaces are not necessary in the ordinary course of a particular use.

6. DESIGN

   a) To control dust and drainage, parking areas shall be constructed with dust free materials, including but not limited to stabilized, decomposed granite.

   b) Dimension requirements, as set forth in Table C, 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.

7. As an alternative to the requirements listed elsewhere in this Section, a parking plan may be submitted for approval by the Planning Director, which plan shall find that an alternate design or a reduction in the total number of parking spaces required would fulfill the intent and purpose of this Section. The Planning Director may require the study to be completed by a registered traffic engineer.

TABLE C SUN VALLEY SOUTH	PARKING / LOADING SPACE DESIGN REQUIREMENTS			
	90 DEGREE SPACES *	60 DEGREE SPACES *	45 DEGREE SPACES **	LOADING SPACES
WIDTH (STANDARD)	9	9	9	12
WIDTH*** (HANDICAP ACCESS)	13	13	13	N/A
LENGTH (STANDARD)	18	18	18	55
LENGTH (HANDICAP ACCESS)	18	18	18	N/A
AISLE WIDTH	25	20	15	25

*For 90 and 60 degree parking, aisle dimensions are 2 – way.
**For 45 degree parking, aisle dimensions are 1 – way.
***When two or more handicap spaces are located side by side, the space width of each space or stall can be reduced to 11 feet with shared use of the access aisle.
(All dimensions are in feet.)

K. Screening

1. GENERAL REQUIREMENTS:

   a) Fences may be allowed within the public right-of-way upon approval of The Public Works Director. The height of any fence within the public right-of-way shall be a maximum of three (3) feet. The Public Works Director shall have the authority to order removal of any fence, which, in the opinion of the Public Works Director, poses a threat to public safety.

   b) The height of any fence, located between the principal structure and the rear or side property line, shall not exceed six (6) feet eight (8) inches within any residential designation, unless abutting to a collector street, arterial street or parkway, in which case the fence may be constructed to a maximum height of eight (8) feet, if determined necessary by a sound study. Fence heights shall not exceed eight (8) feet within any commercial/mixed-use designation, unless associated with an industrial use, in which case, the fence may extend to a height of ten (10) feet.

   c) Material used for fences shall be limited to those listed in Table D.

2. REQUIRED SCREENING:

   a) New development shall provide screening in accordance with Table D for those uses and improvements specified.

3. ROOF-MOUNTED EQUIPMENT:

   a) All roof-mounted equipment shall be completely screened from view from ground level or adjacent property. The parapet, if provided, shall be architecturally compatible with the primary building.

4. SWIMMING POOL ENCLOSURE:

   a) The following swimming pool enclosure regulations shall apply to the project property. Unless otherwise provided herein, swimming pools shall be entirely enclosed by a protective fence or solid wall of not less than five (5) feet in height. The fence or wall shall be constructed such that a minimum of fifty-four (54) inches wall/fence height shall not contain any toe or hand holds.

   b) The provisions of this Section shall apply to the following:

      - Swimming pools used in conjunction with single-family dwellings, including single-family cluster development.

      - Swimming pools used in conjunction with a multiple-family use.

      - Swimming pools used in conjunction with a commercial or public use.

   c) Owner Responsibility:

      - It is the responsibility of the property owner to ensure that any pool enclosure fence and its appurtenances (i.e. gates, latching devices, locks, etc.) are maintained in safe and good working order.

TABLE D SUN VALLEY SOUTH	REQUIRED SCREENING	
	MINIMUM HEIGHT REQUIRED FOR SCREENING	MATERIALS ALLOWED TO BE USED FOR SCREENING (*,**)
REFUSE CONTAINER	6'	1
VEHICLE DISPLAY	2.5'	1,2,3
PARKING AREA	3'	1,3
OUTDOOR STORAGE	6'	1,4,5
MECHANICAL EQUIP.	3.5'	1,3,5

* Materials for fence construction shall be limited to the following:

(1) masonry block
(2) wrought iron
(3) landscape berm/screen
(4) chain - link with slats
(5) wood

** 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.

L. Signs

1. PERMIT REQUIRED:

The placement of signs, except as listed below, shall require a sign permit issued by the Planning Director in accordance with the procedures set forth in the 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 thirty-two (32) square feet or less for parcels more than five (5) acres.

2. 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) "Sandwich" or portable signs and outdoor banners displaying product information;

c) Roof mounted signs or signs projecting above the roof line of a building;

d) Signs placed within the public right-of-way;

e) All signs mounted in, or applied to trees, utility poles, or public structures, except as otherwise provided;

f) Any sign determined to be a safety hazard to the flow of traffic;

g) Commercial signs remaining at an abandoned or vacant building for a period exceeding one hundred eighty (180) days;

3. DESIGN STANDARDS:

a) Signs shall not exceed the dimensions set forth in Table E and Table F.

b) Signs shall be located on the same parcel as the use for which they advertise, except freeway commercial signs. Off premise signs as outlined in my

c) Illuminated signs may be internally lighted in the Commercial and Commercial/Business Center Use designations. 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.

TABLE E **SUN VALLEY SOUTH**	**MAXIMUM SIZE ALLOWED FOR FREE – STANDING SIGNS** (BY LAND USE TYPE)	
	MAXIMUM SIGN HEIGHT ALLOWED	MAXIMUM SIGN AREA ALLOWED (in square feet)
MULTIPLE FAMILY	3.5'	18
PUBLIC ASSEMBLY	3.5'	18
COMMERCIAL	20'	72
OFFICE	3.5'	18
SERVICE ESTABLISHMENT	15'	32
OFF-PREMISE DEVELOPMENT ADVERTISING	65' *	672
INDUSTRIAL	20'	48

* Off=premise development or subdivision advertising/marketing signs shall be allowed to extend sixty-five (65) feet above the grade of the parkway nearest the sign.

TABLE F **SUN VALLEY SOUTH**	**MAXIMUM SIZE ALLOWED FOR ATTAHED SIGNS (BY LAND USE TYPE)**
	SIGN AREA ALLOWED (in square feet) FOR EACH LINEAL FOOT OF BUILDING FACING THE STREET FRONTAGE
MULTIPLE FAMILY	0.25
PUBLIC ASSEMBLY	0.25
COMMERCIAL	1.00
OFFICE	0.50
SERVICE ESTABLISHMENT	0.75
INDUSTRIAL	0.50

* Attached signs shall be placed below roof eave line.
* Each side of a building having a street frontage may be counted separate and used to place signs.
* Buildings located over fifty (50) feet from the street frontage are allowed to double the allowed sign area amount.

4. ENTRYWAY, MONUMENT, DIRECTIONAL, SUBDIVISION IDENTIFICATION AND PROPERTY DEVELOPMENT MARKETING/ADVERTISING SIGNS

Signage associated with the development of the Property shall be addressed with each Phasing Unit Landscape and Signage Plan pursuant to Section IV. C.

M. Grading

The provisions of this section shall apply to all new development activities within the project property. Regrading or reshaping activities in areas of disturbance, which occurred prior to the adoption of this CMP, shall be exempt from the provisions of this section.

1. NON-HILLSIDE DEVELOPMENT AREAS

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

The Town Engineer prior to any grubbing, grading or clearing shall approve a grading plan. All grading shall be in accordance with all applicable M.A.G. standards or the uniform building code, whichever is applicable to the building site.

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

- Cut and fill slopes shall not be steeper than 3:1, except in stable rock, in which case may be vertical. Steeper slopes will be allowed when justified by adequate engineering analysis and documentation, subject to approval by the Town Engineer.

- Cut and fill slopes within drainage retention and detention basins shall average no steeper than 4:1. Steeper slopes will be allowed when justified by adequate engineering analysis and documentation, subject to approval by the Town Engineer.

- The maximum height of cut is not to exceed eighty (80) feet and the maximum height of fill shall not exceed sixty (60) feet, unless otherwise approved by the Town Engineer. All exposed cuts and fills are subject to the mitigation criteria established herein.

b) Retaining walls may be used to reduce the horizontal distance required to construct cut and fill slopes. Retaining walls may include masonry, rigid concrete structures, earth filled bins, gabions and any other form of structural elements used to retain and support cut or fill slopes. Retaining walls up to twenty (20) feet shall be allowed. Retaining walls higher than twenty (20) feet may be approved by the Town Engineer. A registered professional engineer who is licensed to practice in the State of Arizona shall design Retaining walls.

c) All dust control activities shall comply with all applicable Federal, State and County dust control requirements.

d) Revegetation for landscaping or erosion and sediment control is an integral part of grading activity. Graded areas that are to be revegetated shall be revegetated with plants specified in the Phasing Unit Plan pursuant to **Section IV.**

2. HILLSIDE DEVELOPMENT AREAS

It is the purpose of this Section to establish regulations, which recognize that development of hillside areas on the Property involves special considerations. Hillside development standards apply to all land wherever the natural terrain of the proposed disturbance areas within any lot or parcel has a slope of fifteen (15) percent or greater as determined by a registered professional engineer who is licensed to practice in the State of Arizona ("Hillside Area"). All land use designations and respective development options contained herein may be developed within Hillside Areas and shall be governed by the provisions and standards of this Section and the standards of each development option set forth in **Section III. A.** In case of a conflict between the development standards of this Section and the standards set forth under in **Section III. A.**, this Section shall prevail.

a) General Provisions for Construction in Hillside Areas:

In addition to drawings, plans, specifications and details necessary to obtain a building permit the following documentary requirements and certifications shall be provided for review by the Town Engineer:

- A topographic map at an appropriate scale on a 24" x 36" sheet presenting the total lot and a twenty (20) foot area beyond the property line. This map shall show existing and proposed finished contours at two (2) foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere. Existing contours shall be shown with dashed lines. This map shall show limits of excavation and fill, slope of cut and fill, and total cubic yards of excavation and fill.

- Detailed site plans and landscape plans at an appropriate scale which show the following: grade and slope in percent of all disturbed areas; dimensions and calculations of all cut and fill for the building site, roads, drives, swimming pools, and the method of concealment for each fill or exposed cut; dimensions of length and height of retaining walls, fences, and other attachments; the location and grade of all drainage channels, swales, drain pipes, etc.; and the amount and degree of surface disturbance, destruction, or removal of natural vegetation

- Cross-sections at 1:1 scale at two (2) or more locations perpendicular to the contours through the building site. Locations of the cross-sections shall be clearly shown on the topographic map. Properties impacting ridgelines shall provide additional cross-sections indicating their relation and impact on such ridgelines.

- An overall excavation, grading, and drainage plan prepared and certified by a registered professional engineer who is licensed to practice in the State of Arizona.

- Where possible and appropriate, the combining of the above maps into one drawing may be acceptable.

(1) Heights and appearances:

For development within Hillside Areas, the height of structures shall be determined by the following:

- No part of any structure shall penetrate an imaginary plane (the "Sloping Plane of Measurement"), the height of which is thirty (30) feet measured vertically from the highest ridge or parapet of the building to the existing natural grade directly beneath that point. Minor topographic variations may be excluded from those measurements if those areas are less than twenty-five (25) feet in width. Exposed building walls measured in a vertical plane shall not exceed a height of thirty (30) feet measured from the lowest point of the wall to the top of the wall. In addition, the overall projected height will be measured from the lowest wall improvement attached to the main structure to the highest ridge or parapet, and be limited to forty-five (45) feet. Exceptions to the maximum height requirements are allowed for architectural features that are less than ten (10) percent of the entire roof area. A diagram depicting height measurements in Hillside Areas is set forth in **Exhibit J-2**.

Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural setting to avoid high contrasts. The overall intent is to create materials and color palette that when utilized is deemed complementary and compatible to the desert setting.

- Structures, walls, roofs and fences shall blend with the surrounding terrain and there shall be no material or colors used which have a light reflecting value (LRV) greater than thirty-five (35) percent.

- Mirror surfaces, or any treatment which changes ordinary glass into a mirror surface, is prohibited. Bright, untarnished copper or other metallic surfaces shall be treated so they are non-reflective.

- All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning and pool equipment, solar panels, and antennas shall not be visible from outside the property when viewed from the same or lower elevation. Restrictions of solar panels and mechanical equipment may be modified if they are integrated into the roof design.

- Fences or walls on lots within a Hillside Area, excluding retaining walls, shall be restricted to privacy walls attached to or directly screening a portion of the main residence.

(2) Disturbed Area:

Lots in Hillside Areas shall be developed to provide for the minimum amount of ground disturbance during the time of construction so as to prevent rockslides and falls, erosion, and seepage. At final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces, or shall be landscaped.

- All buildings, structures, and roads shall, to the fullest extent practicable, utilize the natural contours of the land so as to minimize the disturbed area.

- The maximum height of any cut or fill used to establish a building site or a driveway shall not exceed fifteen (15) feet. The maximum height of any cut or fill used to establish a road or roadway shall not exceed thirty (30) feet.

- The limits of construction and proposed disturbed areas shall be clearly designated on the property prior to and during construction with flags or visible roping. No disturbance outside the designated area shall take place.

- All surplus excavated material shall be removed from the lot.

(3) Roadways and Driveways:

- The roadway standards set forth in **Exhibit M-2** include roadway cross-sections that minimize the impact of roads in Hillside Areas. The roadway standards include narrow street sections, custom street turn-around configurations, and custom cul-de-sac termination details all designed to minimize the intrusion of roadways within Hillside Areas.

- If any portion of a driveway grade is more than twenty (20) percent, the entire residence and all accessory buildings over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.

- Driveways with turning radius of less than thirty five (35) feet may be used provided all structures are protected with an approved fire sprinkling system.

- Any driveway cut greater than twelve (12) feet in depth shall not have a length greater than two hundred (200) feet.

(4) Retaining Walls and Erosion Control Measures:

- The design of all retaining walls and erosion control measures shall be prepared by a registered professional engineer or architect who is licensed to practice in the State of Arizona.

- Raw spill slopes are prohibited.

- All exposed disturbed area fill shall be contained behind retaining walls or landscaped.

- Retaining walls shall not exceed twenty (20) feet in height. If additional height is needed, the wall shall be offset at a minimum of four (4) feet or one (1) foot per one (1) foot of height. Privacy walls may be erected on

a retaining wall so long as the total height does not exceed twenty (20) feet.

(5) Lighting and Utilities:

- All outdoor lighting concepts, fixture types, lamps, and wattage for lot development shall be indicated on the site plan

- Street lighting is discouraged unless deemed necessary for safety.

- All sources of exterior lighting shall be screened to minimize impact on adjacent properties. All building mounted light fixtures will be encouraged to shed light downward.

- The use of fixtures to floodlight the exterior of a structure is prohibited; except if the structure is considered to be Signature Architecture.

- Recessed soffit mounted fixtures must have the lamp recessed into the soffit a minimum of 3".

- Only low voltage or incandescent type fixtures of a maximum of seventy-five (75) watts shall be allowed for exterior lighting, unless otherwise approved by the Planning Director.

- Exterior landscape lighting requirements shall encourage "moonlighting" techniques where a path or tree is highlighted from above, rather than aiming fixtures up at the tree

- Exterior spotlights may only be used for security purposes and must be on a timer for a maximum of twenty (20) minutes. The light source must be shielded from view from adjacent properties.

- All on-site utilities shall be placed underground.

(6) Landscaping:

The landscaping elements of the Hillside Development area will be specified at the preliminary plat or Development Site Plan review state. Trees in excess of twenty-five (25) feet will not be permitted. At a minimum, the landscape plant palette will be based upon the approved Arizona Department of Water Resources list. The plant palette may expand upon this list to allow greater flexibility in design concepts while

ensuring environmental sensitivity. The landscape palette will approximately provide for botanical diversity given the regional context of the project site. All landscaping improvements shall include a suitable method for irrigation.

N. Utilities

1. WASTEWATER FACILITIES

Wastewater facilities for the Property shall conform to the Master Wastewater Plan and Report, as set forth in **APPENDIX D**, and any refinements thereto contained in any Phasing Unit Wastewater Plan.

2. WATER SUPPLY SYSTEM

The water supply system for the Property shall conform to the Master Potable Water Plan and Report, as set forth in **APPENDIX C**, and any refinements thereto contained in any Phasing Unit Potable Water Plan.

3. UNDERGROUND SERVICE LINES

All utility lines, including irrigation service lines, but not including transformers or enclosures containing equipment such as switches, meters or capacitors which are ground mounted, shall be placed underground in accordance with the specifications and policies of the respective utility company, except 69 KV or larger transmission lines, which will remain above ground.

4. REFUSE SERVICE

All commercial development shall provide refuse enclosures for solid waste collection in accordance with the following:

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

b) Constructed according to specifications established by the Public Works Director to allow for collection without damage to the development site or the collection vehicle.

O. Public Area Improvements

The purpose of these requirements is to promote road safety, assure adequate access for fire and rescue vehicles and promote adequate circulation.

1. COORDINATION OF STREETS

   a) All new streets required pursuant to the Master Street and Circulation Plan and Report, as set forth in **APPENDIX B**, and each Phasing Unit Street and Circulation Plan shall intersect with surrounding existing streets at safe and convenient locations.

   b) The Town may require temporary turnarounds to be constructed for temporary cul-de-sacs between development phases.

2. STREET LAYOUT

   a) All permanent dead end streets shall be developed as cul-de-sacs. Cul-de-sacs shall extend no further than six hundred (600) feet as measured from the center of the last intersection or intermediate turnaround. This length may be exceeded with approval of the Fire Chief upon submittal of a Preliminary Plat.

   b) If automatic sprinkler systems are used for fire protection, cul-de-sacs shall extend no further than one thousand five hundred (1,500) feet as measured from the center of the last intersection or intermediate turnaround. This length may be exceeded with approval of the Fire Chief on Cul-de-sacs serving twenty-five (25) or fewer residential units.

   c) Turnarounds shall be of either a circular or hammerhead configuration.

   d) The right-of-way of a cul-de-sac shall have a minimum radius of forty-five (45) feet. The radius of the paved area of a turnaround shall be forty (40) feet. If the center of a circular turnaround is left unpaved, the area shall be landscaped and the pavement width shall be a minimum of sixteen (16) feet.

   e) Half streets (i.e., streets of less than the full right-of-way and pavement width) with a minimum pavement width of twenty-four (24) feet to accommodate two-way traffic shall be allowed as an interim condition.

   f) On collector and residential streets, horizontal curves are required when tangent center lines deflect more than ten (10) degrees. The radius shall be a minimum of one hundred fifty (150) feet and the tangent between reverse curves shall be a minimum of one hundred (100) feet. On Arterial streets, horizontal curves are required when tangent center lines deflect more than seven (7) degrees. The radius shall be a minimum of five hundred (500) feet and the tangent between reverse curves shall be a minimum of one hundred fifty (150) feet.

   g) Minimum block length in residential areas shall be one thousand (1000) feet.

3. STREET INTERSECTIONS

a) Streets shall intersect as nearly as possible at right angles, and no more than two (2) streets may intersect at any one (1) point. Arterials shall have no more than five (5) degrees from ninety (90) degrees at intersections. Collectors and Local streets shall be allowed up to fifteen (15) degrees from ninety (90) degrees at intersections.

b) A local street intersecting another local street shall have a minimum one hundred (100) foot tangent between the intersection and a horizontal curve, unless the local street has a horizontal curve radius of one hundred fifty (150) feet or more. A local street intersecting a collector street shall have a minimum one hundred (100) foot tangent between the intersection and a horizontal curve, unless the local street has a horizontal curve radius of four hundred (400) feet or more. A collector street intersecting a collector street shall have a minimum one hundred (100) foot tangent between the intersection and a horizontal curve, unless the collector street has a horizontal curve radius of five hundred (500) feet or more.

c) Where a centerline offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be no less than one hundred fifty (125) feet for local streets and two hundred (200) feet for local streets intersecting collector or arterial streets.

d) Except when no other alternative is practicable or legally possible, no two (2) collector streets may intersect with any other collector street on the same side at a distance of less than three hundred (300) feet from centerline to centerline of the intersecting collector streets. When the intersected street is an arterial, the distance between intersecting collector streets shall be at least six hundred (600) feet.

4. STREET DESIGN STANDARDS

Streets shall be designed and constructed in accordance with the roadway standards set forth in **Exhibit L-2**. Typical cross-sections depicting roadway standards are also set forth in **Exhibit L-2**.

5. RIGHT-OF-WAY LANDSCAPING

Landscaping shall be provided in all collector and arterial street public rights-of-way in conjunction with development of adjacent parcels. All public right-of-way shall be landscaped at a minimum per the Town Landscape Ordinance. All right-of-way and drainage areas not used for street or sidewalk improvements shall be left in a natural state or improved with landscaping in accordance with **Section II, 3, G)**.

6. BRIDGES

All bridges shall be designed by a registered professional engineer who is licensed to practice in the State of Arizona in accordance with standard design criteria and approved by the Town Engineer.

7. FIRE HYDRANTS

a) All development within the Property shall include a system of fire hydrants, which are constructed according to M.A.G. standards.

b) Water lines that serve hydrants shall be at least six (6) inches in diameter if looped or eight (8) inches in diameter for dead-end lines. Unless no other practicable alternative is available, dead-end lines shall be allowed; provided, however, the maximum length of dead-end lines shall be one thousand five hundred (1,500) feet, with fire hydrants spaced along the alignment. A water system analysis shall be prepared to show that the farthest fire hydrant from the looped main on a dead-end line meets the minimum fire flow requirements.

c) The maximum spacing for fire hydrants shall be five hundred (500) feet for detached residential land uses and three hundred (300) feet for attached residential, commercial/mixed use, and resort land uses. If automatic sprinkler systems are used for fire protection, the maximum spacing for fire hydrants may be increased to one thousand (1,000) feet for detached residential land uses and seven hundred (700) feet for attached residential, commercial/mixed use, and resort land uses. Fire hydrants shall be located at maximum intervals of a quarter mile along unloaded traffic corridors. The proposed fire hydrant spacing shall be approved by the Fire Chief of the applicable Fire Service Provider.

8. LIGHTING REQUIREMENTS

All lighting for streets, sidewalks and other common areas or facilities in all public right-of-ways shall be as specified at the project's Phasing Unit Plan stage.

9. NON-VEHICULAR CIRCULATION

Non-vehicular circulation improvements shall be in accordance with the Phasing Unit Open Space and Trails Plan required in **Section IV.**

VII. PROJECT GOVERNANCE

The purpose of the project governance structure is to insure that there is a workable, complete and enforceable instrument in place, which implements the concept of distinction for Sun Valley South. The governance structure must work under the period of direction by the Developer and after the Developer passes the authority to property owners within Sun Valley South.

Sun Valley South will use a variety of tools and elements to assure the community is an asset to the Town of Buckeye and to the residents that will live, work and play in the Master Planned Community. The Town of Buckeye has established rules, guidelines and policies that control the use of the property. The Community Master Plan for Sun Valley South sets the framework for the implementation of these regulations and additional guidelines. The governance tools, such as design guidelines, architectural control, covenants, conditions and restrictions and homeowners' associations, will provide a means to establish an enforceable structure as the project develops over the next decade.

A. Design Guidelines

The goal of the Design Guidelines is to create and maintain a livable, attractive, high quality development and continue to add to the "friendly town" characteristics of Buckeye and the surroundings area.

The Design Guidelines address standards of development by the developer relating to improvements of open space and product standards. In addition, they address the development of Covenants, Conditions and Restrictions that will dictate minimum standards of development and long-term maintenance of improvements and formation of a homeowners association that will ensure their enforcement.

B. Covenants, Conditions and Restrictions and Architectural Review Committee

Sun Valley South Covenants, Conditions, and Restrictions will set forth rules and regulations governing homeowner's rights and requirements. These will include prohibition of the storage of non-operating vehicles in the front yards, screening trash receptacles, etc. (See **Exhibit O**, Conceptual Outline of CC&Rs.)

C. Architectural Control

An Architectural Control Committee will be established by the Developer to oversee compliance with the Covenants, Conditions and Restrictions during the development stage. The Committee will review and approve building plans, specifications, and design for all private and public improvements and sub-area developments contemplated within Sun Valley South. As the community grows, owners will take over the Architectural Review functions.

D. Homeowners' Association

A Sun Valley South Homeowners' Association will be organized to ensure long-term compliance with the Covenants, Conditions and Restrictions. The Homeowners' Association will assess monthly fees for the maintenance of landscaped common areas, natural washes, parks and other community facilities. A few of the open spaces located within gated neighborhoods might be owned and maintained by a sub-association of the particular neighborhood. This would mean that the particular sub-association would maintain the private streets as an additional function. An example might be age-restricted community with special amenities for use by the sub-association members only.

E. Development and Building Guidelines

Varied architecture, reflecting differing styles and materials, will be utilized to enhance the visual interest of the homes and commercial buildings. For the residential areas, a minimum of colors of roof materials, garage doors and exterior paint colors will be utilized to further promote variety. Differing building details, form, massing, materials, proportion, and siting shall be used to promote attractive and appealing architecture. The Master Developer and the Architectural Control Committee will encourage special attention to design elements such as garages, porches, exterior materials, model variations, walls and fences. This will assure a variety of house types that will fit the needs of the community and, at the same time, promote architectural diversity.

F. Landscape and Open Space Guidelines

Numerous acres of Sun Valley South will be devoted to parks and open space. Parks and trails within the community will provide recreational opportunities for residents of all ages. Residents will be provided pedestrian trails and pathways that will connect to shopping areas, employment, schools, parks and other residential communities within the Master Planned Community.

G. Landscaping Themes

Natural wash corridors will be a central theme in Sun Valley South. Low water using plants will be favored in the landscape themes for the residential and commercial areas. Many areas will be re-vegetated and enhanced with natural material from the site.

EXHIBIT H

DEFINITIONS

Definitions provided in the Development Code shall be utilized when interpreting the CMP unless an alternative definition is provided below or elsewhere in the CMP, in which case, the definitions contained in the CMP shall apply. In the event of a conflict between the definitions provided in the CMP and those provided in the Development Code, the definitions in the CMP shall prevail.

Adult Uses: Any establishment that offers live, transmitted, or recorded entertainment where specified anatomical areas can be seen by patrons. Such establishments may feature dancers, go-go dancers, exotic dancers, strippers, or other similar entertainers, any of whom perform topless. Adult uses are also any establishment with a principal use characterized by the sale or distribution of merchandise with a predominant emphasis on the display, depiction, description, or relation to sexual activities or specified anatomical areas. Merchandise includes, but is not limited to, motion pictures, cassettes, films, books, magazines, posters, cards, pictures, periodicals, instruments, devices, equipment, paraphernalia, or other similar products. For the purpose of this definition, ten (10) percent or more of the merchandise constitutes a principal use.

Building Height: The vertical distance of a building measured from finished grade to the highest point of the roof.

Commercial/Business Center: Land use designation in CMP, also referred to as "Urban Center", that includes a diversity of uses with an emphasis on employment centers, such as business offices, office parks, colleges, research and light industrial and clean manufacturing facilities. The Commercial/Business Center use also includes general commercial, services, retail, civic, cultural entertainment, residential and recreational uses.

Community Park: Public park which has a minimum size of 25 acres and provides community recreational opportunities and amenities, which may include, but is not limited to, soccer, football and softball fields, tennis and basketball courts, swimming pools and a community center.

Conventional Residential Development: Development of residential land for which a subdivision plat is required and in which residential density is controlled by minimum lot size.

Cut: The land surface that is shaped through the removal of soil, rock, or other materials.

Density Range: Density Range is the minimum and maximum density (dwelling units per net acre) allowed within each residential land use designation. Low Density Residential has a range of 1 to 3 units/net acre, Medium Density Residential has a range of 3 to 6 units/net acre and High Density Residential has a range of 6 to 20 units/net acre. The minimum and maximum number of dwelling units (or range) allowed on any residential parcel is determined net of the estimated open space acreage for that parcel. Adjustments to the density range will occur as the actual open space acreage for each parcel is determined (see definition of Open Space). The number of dwelling units for any residential parcel shall not drop below the range minimum or exceed the range maximum

(as identified in the **Land Use Budget, Exhibits J-2** and **J-3** and as will be revised to reflect actual net acreage) without effecting a major revision to the CMP.

Disturbed Area: That area of natural ground that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

Dwelling Unit: A room or group of rooms within a building containing cooking accommodations and designed to be occupied exclusively by a single residential unit.

Fill: The deposit of soil, rock, or other materials placed by man.

Finished Grade: The final grade and elevation of the ground surface after grading is completed.

Grading: Any excavating, filling, or combination thereof, including the conditions resulting from any excavation of fill.

Guest House: An attached or detached building to be used for dwelling purposes situated on the same lot as a primary residence.

Health Club: A place or building where active exercise and related activities are performed utilizing weight control or muscle building equipment or apparatus for the purpose of physical fitness. It shall also mean a place or building, which provides massage, exercise and related activities with or without such equipment or apparatus.

Home Occupation: Any occupation or profession conducted from a principal residence in a residential use area, as an accessory use.

Hotel/Motel: A residence facility designed for occupancy by transients or as a residence for periods of less than one year. A hotel/motel shall contain rooms and/or units and shall customarily provide housekeeping, bellhop, laundry, and onsite recreation services. Hotel/motel uses shall be classified within the Land Use Budget as Commercial (Village Center), Commercial/Business Center and Mixed Use Resort and shall not count against the residential dwelling unit allocation for the Property. The acreage of a hotel/motel use shall be allocated toward the Commercial and/or Commercial/Business Center acreage as set forth in the Land Use Budget.

Light Industrial Use: Used in the CMP to define manufacturing, fabrication, assembly, repair, storage, processing and packaging facilities (and the like) where the use is designed to serve the needs of the community for industrial activity not offensive to nearby commercial and residential uses.

Lot: A parcel of land, or contiguous parcels under one (1) ownership with frontage or access to a public street, occupied or designed to be occupied as a unit and which has been established by plat, subdivision, or otherwise lawfully permitted.

Lot, Corner: A parcel of land located at the intersection of two (2) or more streets.

Lot Coverage: The total structural coverage provided on a lot or site inclusive of all roofed areas or structures capable of supporting a roof divided by the net area of the lot or parcel. The first three feet of roof overhang or projection shall not be included in the lot coverage.

Lot Depth: The shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.

Lot, Double Frontage: A lot which abuts upon two (2) parallel or approximately parallel streets or which abuts upon two (2) streets which do not intersect at the boundaries of the lot.

Lot, Interior: A lot other than a corner lot.

Lot Line: The lines (front, rear and sides) of a lot that define the boundary of the lot.

Lot Width: If the side property lines are parallel, the shortest distance between these side lines. If the side lines are not parallel, the width of the lot shall be the width of the lot at its front setback line.

Maximum Density: Maximum density is the total number of dwelling units granted for the entire property, as approved by this CMP. Exceeding this maximum density would constitute a major amendment to the CMP. (See **Sections I. G., Amendments to the CMP** and **Section II. B., Land Use Budget**)

Mixed Use Resort: Low Density residential use area with a Resort Community Overlay District, which allows resort facility uses, such as dwelling units with guest rooms, casitas and estate homes and associated recreational activities, such as golf, tennis, horseback riding and swimming. The use shall be classified within the Land Use Budget as Mixed Use Resort. The acreage of the resort facilities used for gift shops, restaurants, bars and convention facilities shall be allocated toward the Commercial Village/Neighborhood Center acreage as set forth in the **Land Use Budget, Section II. B.** The optional land use designation for the Mixed Use Resort parcels is Low Density Residential. The developer has the option to convert the Mixed Use Resort to the Low Density Residential use, however the theme and feel of a resort community by means of championship golf course(s), spa and equestrian facilities and distinct housing types will be maintained.

Multiple Family Dwelling: A building, or portion thereof, used for occupancy by two (2) or more families living independently of each other, with the units completely separated by a common wall, floor, and/or ceiling, also referred to as attached dwellings.

Natural Grade: The grade and elevation of the ground surface, as it exists in its natural undisturbed state.

Neighborhood Center: Smaller commercial use area, located near and convenient to residential neighborhoods. Example of uses would include, but are not limited to, food store, dry cleaner, gas station/convenience store, restaurant, library, bank and childcare facilities.

Neighborhood Park: A smaller park, a minimum size of 5 acres, which provides local recreational opportunities and amenities, such as, but not limited to, picnic areas, ramadas playscapes, tot lots, volleyball and basketball court(s) and open play areas.

Net Acres: Used in the Land Use Budget to define the number of acres in a parcel after subtracting out the acreage for open space, which includes drainageways, steep hillsides, parks, electrical transmission line easements, golf courses and schools. See **Section II. B.,** Land Use Budget)

Net Area: The area included within lot or parcel lines after all right-of-way dedications have been made.

Open Space Area: Floodways, drainageways, arroyos, paths and trails, natural area open space, golf courses, schools, active and passive parks, view corridors, and other private and public recreation areas. The open space acreage designated for each parcel in the **Land Use Budget, Exhibit J-3**, is an approximate acreage. The actual open space acreage and designated locations within each parcel will be determined as more topographic information is made available for the property, drainageways are delineated and parks, schools and golf course size and locations are finalized. The revised actual open space acreage and areas will be provided and updated with the **Phasing Unit Plans, Section IV.**

Phasing Unit: A partitioning of the property into Sections or Phases generally of between 600 to 1200 acres each, so that infrastructure and facilities can be developed in phases. Typically, each Phasing Unit will consist of one (1) or more parcels, as parcels are identified on the Land Use Budget, **Section II. B.** In many cases, the Phasing Unit will be developed concurrently with another Phasing Unit, which may or may not be adjacent to each other. The Master Phasing Unit configuration and sequence schedule will be defined in the Master Phasing Plan required pursuant to **Section III. G**.

Planned Residential Development: A group of dwelling units with common areas which are designed as an integrated functional unit and with considerable flexibility in the selection of building setbacks and heights, lot area and coverage and street configuration, as long as the public health, safety and welfare are maintained.

Planning Director: Person designated by the Town Manager as having the primary responsibility for administering and enforcing the CMP, also referred to as the Land Use Administrator.

Public Facilities: Used in this CMP to refer to Police, Fire, Library and Emergency Services that may be necessary to serve the Property.

Resort: A building or a group of buildings containing guest rooms providing recreation activities such as golf, tennis, horseback riding, swimming, or spa related services for guests. A resort may provide services customarily furnished by a hotel including restaurants, bars, and convention facilities. A resort may contain dwelling units (including Timeshare Units) in conjunction with guest rooms.

Single Family Dwelling: A building used for occupancy by one (1) family, with the units completely separated by a common wall, floor and/or ceiling. Typically these are detached dwelling units, but can be attached when a duplex or when dwellings are in a cluster configuration

Target Density: Target density is the number of dwelling units per net acre used to calculate the maximum number of dwelling units allowed for each residential parcel. The maximum number of dwelling units assigned to each residential parcel cannot be exceeded unless dwelling units from another residential parcel are transferred to that parcel. The target density on a residential parcel can be achieved by using a combination of lot sizes and housing types (see **Section II. B., Land Use Budget**).

Village Center: A commercial use area, located convenient to residential neighborhoods but serving a much larger area. Example of uses would include, but are not limited to, those uses identified for the Neighborhood Centers plus museums, theaters, health clubs, medical offices, self-storage facilities and hotels/motels.

EXHIBIT I-2

SUN VALLEY SOUTH

AREA PLAN AND COMMUNITY MASTER PLAN COMPARISON TABLE

	ACREAGE COMPARISON			PERCENTAGES		DENSITY COMPARISON		
	Area Plan	CMP		Area Plan	CMP	Density	Area Plan	CMP
	Acres	Acres	Difference	Percent	Percent		Dwelling Units	Dwelling Units
Land Use	(ac)	(ac)	(ac)	(ac/total ac)	(ac/total ac)	(du/ac)	(du)	(du)
Low Density Residential	2,174	2,121	53	17.77%	18.95%	2.0	4,248	4,241
Medium Density Residential	4,637	4,077	560	37.91%	36.42%	4.5	20,867	18,349
High Density Residential	414	442	-28	3.38%	3.95%	15.0	6,210	6,628
Village/Neighborhood Centers	310	277	33	2.53%	2.47%	-	-	-
Commercial/Business Center	1,089	988	101	8.90%	8.83%	-	-	-
Open Space	3,608	3,288	320	29.50%	29.38%	-	-	-
TOTAL	**12,232**	**11,193**	**1,039**	**100.00%**	**100.00%**	**2.6**	**31,325**	**29,218**

Note: Calculations include Area 1 (320ac) to be added to CMP after rezoning
Resort/Hotel acreage included in Low Density Residential
Open Space acreage includes open space, drainageways, floodplain, easements, schools, parks and golf courses.
Percent reduction in acreage = 8.49% (1,039 ac / 12,232 ac)

EXHIBIT J-1

SUN VALLEY SOUTH

SUMMARY LAND USE BUDGET[1]

LAND USE DESIGNATION	GROSS ACRES[2] (ac)	NET ACRES[2] (ac)	DENSITY RANGE[3] ALLOWED			TARGET DENSITY[4] ALLOWED WITHOUT TRANSFERS	
			DENSITY RANGE (du/ac)	MINIMUM DWELLING UNITS ALLOWED	MAXIMUM DWELLING UNITS ALLOWED	TARGET DENSITY (du/ac)	DWELLING UNITS ALLOWED W/OUT TRANSFER
Low Density Residential[5] (LDR)	1,279	752	1 to 3	752	2,256	2.0	1,504
Mixed Use Resort (LDR)	2,039	1,368	1 to 3	1,368	4,104	2.0	2,737
Medium Density Residential (MDR)	4,519	3,224	3 to 6	9,672	19,344	4.5	14,506
Active Adult (MDR)	1,417	854	3 to 6	2,562	5,124	4.5	3,843
High Density Residential (HDR)	544	442	6 to 20	2,652	8,840	15.0	6,628
Commercial - Village/Neighborhood Centers	277	277					
Commercial/Business Center	1,118	988					
Open Space[6]	0	3,288					
TOTAL	**11,193**	**11,193**					**29,218**

NOTES:

(1) CONCEPTUAL INFORMATION

The information provided in this Table is for conceptual planning purposes only and is not to be construed as the actual site-specific location, acreage and density of the various land uses approved for the CMP. The actual site-specific information will be identified, once the drainageway delineations are completed and provided on the Master Phasing Plan and then will be field verified and updated with the Phasing Unit Plans pursuant to SECTION III., Master Phasing Plan and SECTION IV., Phasing Unit Plans.

(2) ESTIMATED GROSS AND NET ACREAGE

The acreage for all categories is approximate. More accurate acreage will be determined after drainageways are delineated and parcel acreages are field verified. Actual acreage will be established with the Phasing Unit final plats and site plans. Residential densities are based on approximate acreage net of estimated open space acreage. Commercial - Village/Neighborhood Center acreage is based on approximate gross acreage and Commercial/BusinessCenter acreage is based on approximate acreage net of estimated electrical easement acreage.

(3) DENSITY RANGE

Density Range is the minimum and maximum density (dwelling units per acre) allowed within each residential land use designation. For any residential parcel (identified on EXHIBIT J-3), in no case will the number of dwelling units drop below the range minimum or exceed the range maximum. (For further explanation see SECTION II. A., Land Use Designations and EXHIBIT H., Definitions.)

(4) TARGET DENSITY

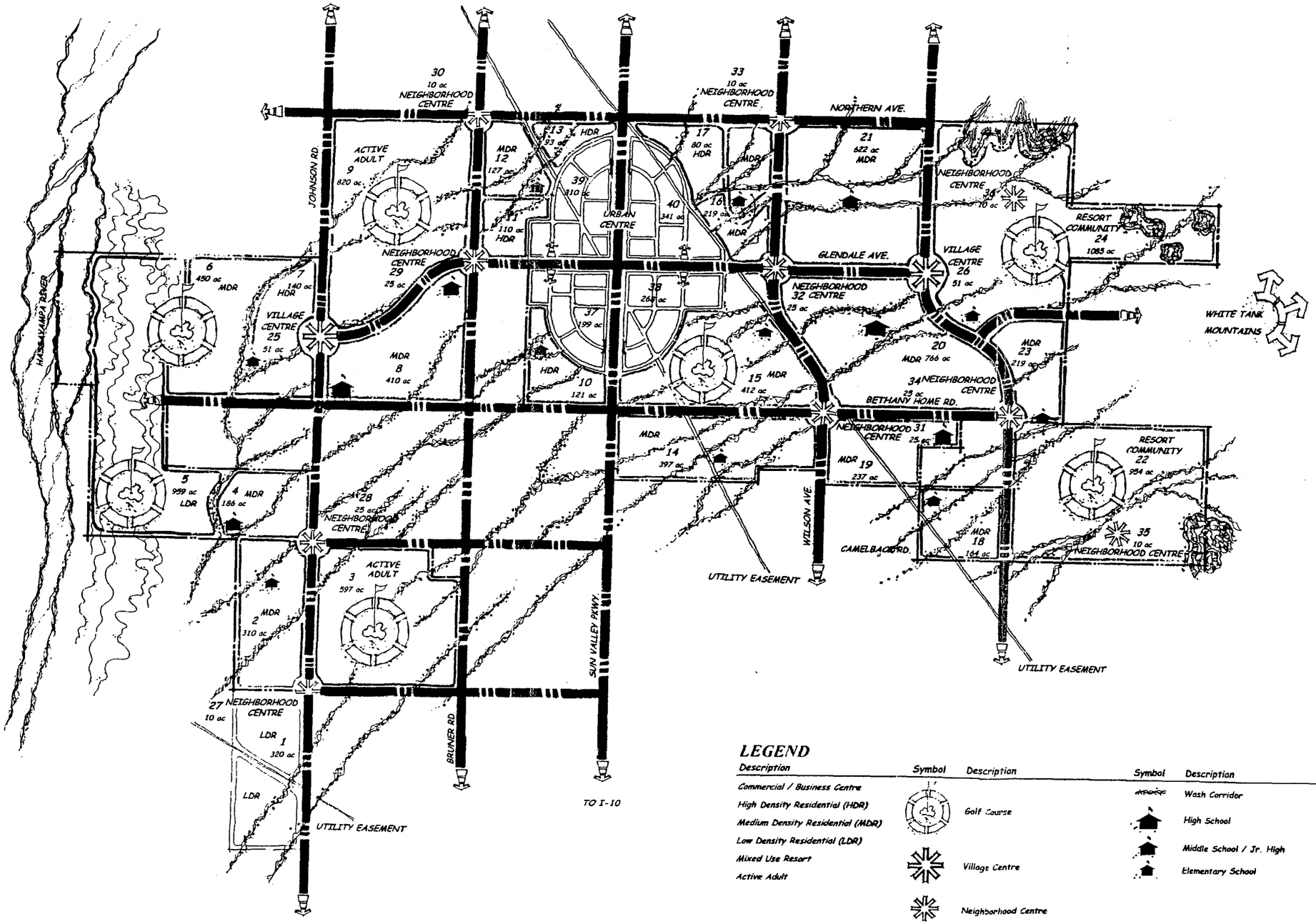
Target Density is the maximum number of dwelling units allowed for a residential parcel (identified in EXHIBIT J-3), without transferring density from another parcel. (See SECTION II. B., Land Use Budget for density transfer explanation and procedures and EXHIBIT H .for Definitions.) The Target Density can be achieved on a residential parcel by using a combination of lot sizes.

(5) PARCEL 1

Parcel 1 (320 ac.) will be added to CMP at later date, this was included in Area Plan, but is not part of PC District. This property will be rezoned before being added to CMP boundary. Infrastructure is sized to include this Parcel 1.

(6) ESTIMATED OPEN SPACE

Open Space acreage is estimated and includes open space, drainageways, floodplain, easements, parks, schools and golf courses. Actual Open Space may range from 20 to 30% of gross acreage, but in no event will be less than 20%. For the residential parcels, if the actual Open Space acreage is less than the estimated Open Space acreage, the difference may be used to increase the residential lot sizes. However, in no event shall the Overall Maximum Density granted for the Property of 2.66 units per gross acre be exceeded.



LEGEND

Description	Symbol	Description	Symbol	Description
Commercial / Business Centre				Wash Corridor
High Density Residential (HDR)		Golf Course		High School
Medium Density Residential (MDR)				Middle School / Jr. High
Low Density Residential (LDR)				Elementary School
Mixed Use Resort		Village Centre		
Active Adult		Neighborhood Centre		

SCALE = 1:1200

NORTH

SUN VALLEY SOUTH

CONCEPTUAL LAND USE BUDGET PLAN

Exhibit J-2

CMX Group Inc

EXHIBIT J-3

SUN VALLEY SOUTH

LAND USE BUDGET - ACREAGE AND DENSITY TABLE[1]

PARCEL	LAND USE	APPROXIMATE GROSS ACRES[2]	ESTIMATED OPEN SPACE[3]	NON-RESIDENTIAL		RESIDENTIAL							
								DENSITY RANGE[4] ALLOWED			TARGET DENSITY[5] ALLOWED WITHOUT TRANSFERS		
				COMMERCIAL CENTERS NET ACRES[2]	COMMERCIAL/ BUSINESS CENTER NET ACRES[2]	SINGLE-FAMILY NET ACRES[2]	MULTI-FAMILY NET ACRES[2]	DENSITY RANGE (du/ac)	MIN. DWELLING UNITS ALLOWED	MAX. DWELLING UNITS ALLOWED	TARGET DENSITY (du/ac)	SINGLE-FAMILY DWELLING UNITS ALLOWED W/OUT TRANSFERS	MULTI-FAMILY DWELLING UNITS ALLOWED W/OUT TRANSFERS
1[6]	LDR	320	48			272		1 to 3	272	816	2.0	544	
2	MDR	310	57			254		3 to 6	761	1521	4.5	1141	
3[7]	MDR - Active Adult	597	265			332		3 to 6	997	1995	4.5	1496	
4	MDR	186	42			144		3 to 6	432	865	4.5	648	
5[7 & 8]	LDR	959	479			480		1 to 3	480	1440	2.0	960	
6[7]	MDR	450	253			198		3 to 6	593	1185	4.5	889	
7	HDR	140	21				119	6 to 20	714	2380	15.0		1785
8	MDR	410	111			300		3 to 6	899	1797	4.5	1348	
9[7]	MDR - Active Adult	820	298			522		3 to 6	1566	3132	4.5	2349	
10	HDR	121	28				93	6 to 20	560	1866	15.0		1400
11	HDR	110	17				94	6 to 20	561	1870	15.0		1403
12	MDR	127	29			98		3 to 6	294	588	4.5	441	
13	HDR	93	25				68	6 to 20	408	1361	15.0		1021
14	MDR	397	83			314		3 to 6	943	1887	4.5	1415	
15[7]	MDR	412	266			146		3 to 6	439	877	4.5	658	
16	MDR	219	43			176		3 to 6	528	1057	4.5	793	
17	HDR	80	12				68	6 to 20	408	1360	15.0		1020
18	MDR	164	46			118		3 to 6	355	710	4.5	533	
19	MDR	237	62			175		3 to 6	526	1053	4.5	790	
20	MDR	766	157			609		3 to 6	1827	3655	4.5	2741	
21	MDR	622	107			515		3 to 6	1544	3088	4.5	2316	
22[7]	LDR - Resort Comm.	954	323			631		1 to 3	631	1893	2.0	1262	
23	MDR	219	43			176		3 to 6	528	1057	4.5	793	
24[7]	LDR - Resort Comm.	1085	348			737		1 to 3	737	2212	2.0	1475	
25	C- Village Center	51		51									
26	C - Village Center	51		51									
27	C- Neighborhood	10		10									
28	C - Neighborhood	25		25									
29	C - Neighborhood	25		25									
30	C - Neighborhood	10		10									
31	C - Neighborhood	25		25									
32	C - Neighborhood	25		25									
33	C - Neighborhood	10		10									
34	C - Neighborhood	25		25									
35	C - Neighborhood	10		10									
36	C - Neighborhood	10		10									
37	Comm/Bus Center	199	51		148								
38	Comm/Bus Center	268	10		258								
39	Comm/Bus Center	310	51		259								
40	Comm/Bus Center	341	18		323								
TOTALS		**11,193**	**3,288**	**277**	**988**	**6,198**	**442**					**22,590**	**6,628**

ACREAGE & DENSITY SUMMARY -INCLUDING PARCEL 1

Gross Acres = 11,193 — Open Space Acres = 3,288
Net Acres = 7,905 — (Single-family, Multi-family, Commercial, Business Center Uses)
Max. Dwelling Units = 29,218 — Net Acreage x Target Density for Single-family & Multi-family)

ACREAGE SUMMARY & DENSITY WITHOUT PARCEL 1

CMP Gross Acres = 10,873 — CMP Open Space = 3,240
CMP Net Acres = 7,633 — (Single-Family, Multi-Family, Commercial, Business Center Uses)
Max. Dwelling Units = 28,674 — (Net Acreage x Target Density for Single-Family & Multi-Family)

NOTES

(1) CONCEPTUAL INFORMATION
The information provided in this Table is for conceptual planning purposes only and is not to be construed as the actual site-specific location, acreage and density of the various Parcels and Land Uses approved for the CMP. The actual site-specific information will be identified, once the drainageway delineations are completed and provided on the Master Phasing Plan and then will be field verified and updated with the Phasing Unit Plans pursuant to SECTION III., Master Phasing Plan and SECTION IV., Phasing Unit Plans.

(2) ESTIMATED GROSS AND NET ACREAGE
The acreage for all categories is approximate. More accurate acreage will be determined after drainageways are delineated and parcel acreages are field verified. Actual acreage will be established with the Phasing Unit final plats and site plans. Residential densities are based on approximate acreage net of estimated open space acreage. Commercial - Village/Neighborhood Center acreage is based on approximate gross acreage and Commercial/BusinessCenter acreage is based on approximate acreage net of estimated electrical easement acreage.

(3) ESTIMATED OPEN SPACE
Open Space is estimated at 15% of gross acreage which includes drainageways, floodplain, steep hillsides, active and passive parks and pathways and trails. In addition, the estimated Open Space includes Schools estimated at 226 acres, Golf Courses estimated at 175 acres each and Electrical easements estimated for Parcel 37 @ 51 ac., Parcel 38 @ 10 ac., Parcel 39 @ 51 ac. and Parcel 40 @ 18 ac. Actual Open Space may range from 20 to 30% of gross acreage, but in no event will be less than 20%. For the residential parcels, if the actual Open Space acreage is less than the estimated Open Space acreage, the difference may be used to increase the residential lot sizes. However, in no event shall the Overall Maximum Density granted for the Property of 2.66 units per gross acre be exceeded.

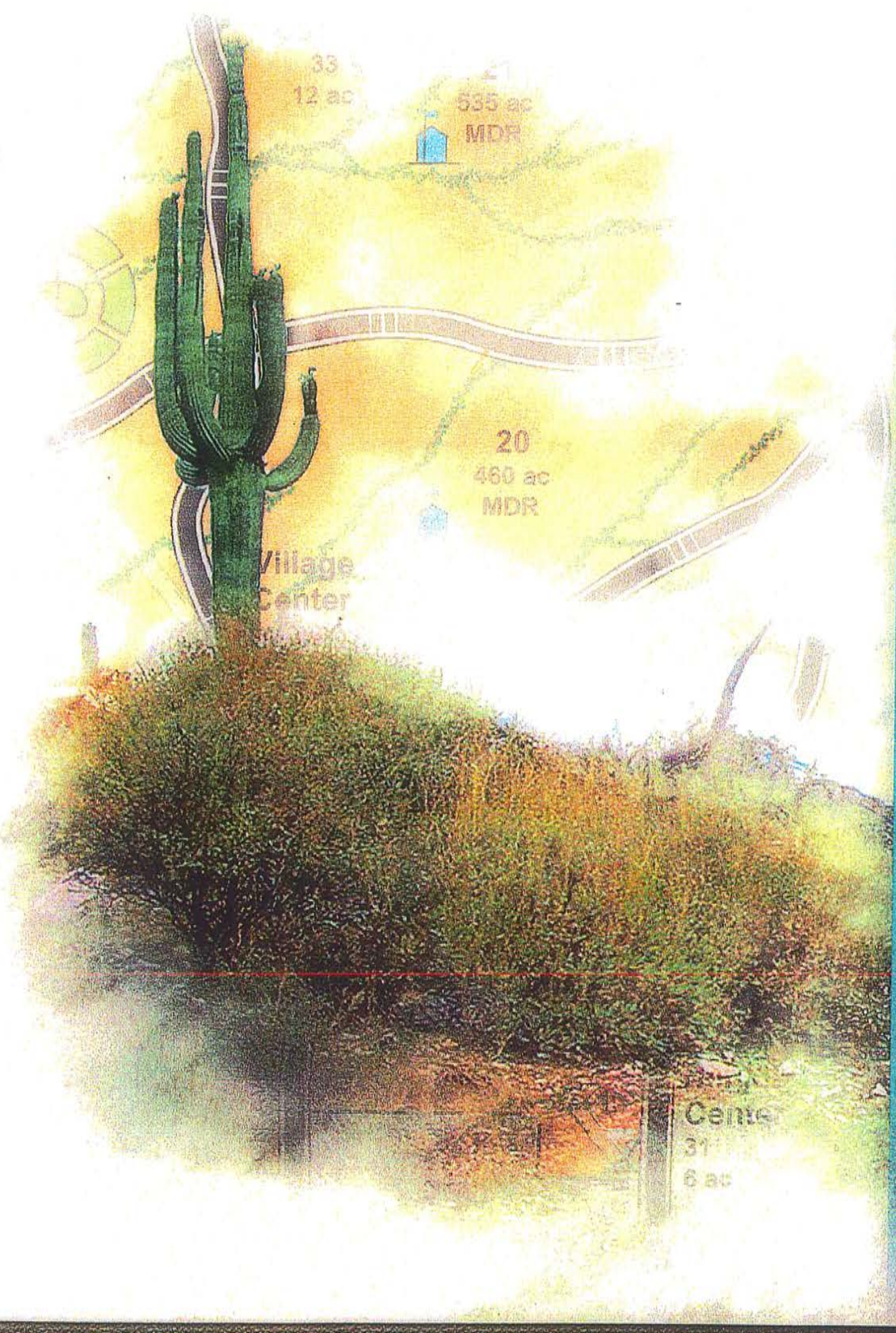
(4) DENSITY RANGE
Density Range is the minimum and maximum density (dwelling units per acre) allowed within each residential land use designation. In no case will the density (number of dwelling units per acre) for any residential Parcel identified in this Table drop below the range minimum or exceed the range maximum. (For further explanation see SECTION II. A., Land Use Designations and EXHIBIT H., Definitions.)

(5) TARGET DENSITY
Target Density is the maximum number of dwelling units per acre allowed for a residential parcel (identified in this Table), without transferring dwelling units from another parcel. (See SECTION II. B., Land Use Budget for density transfer explanation and procedures and EXHIBIT H. for Definitions.) The Target Density can be achieved on a residential parcel by using either the Conventional Residential Development option, the Planned Residential Development Option or a combination of both.

(6) Parcel 1 (320 ac.) will be added to CMP at later date, this was included in Area Plan, but is not part of PC District. This property will be rezoned before being added to CMP boundary. Infrastructure is sized to include this Parcel 1.

(7) Designates Parcels with golf courses, estimated at 175 acres each. (175 @ 7 golf courses = 1,225 acres)

(8) Parcel 5 - Open Space calculations include golf course and 160 acres for the Hasssayampa River floodplain.



Sun Valley South

Community Master Plan Amendment

December 2005 ❖ CMX Project No. 6359.70

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SUN VALLEY SOUTH

COMMUNITY MASTER PLAN AMENDMENT #1

INTRODUCTION

The Community Master Plan for Sun Valley South (the "CMP") was approved by the Town of Buckeye (the "Town") on October 10, 2000 and included approximately 11,193 gross acres of development for residential, resort, commercial and open space uses with 29,218 total dwelling units representing an overall gross density of approximately 2.6 dwelling units per acre. Since the approval of the CMP, Stardust Companies purchased approximately 3,026 acres that was originally included as a part of the CMP and integrated the 3,026 acres into the Tartesso West development.

This Amendment to the CMP addresses the deletion of the 3,026 acres from the CMP as well as certain proposed changes to the CMP that are consistent with the intent of the approved CMP. Specific items to be addressed in this Amendment include a revised land use master plan, a description of updated infrastructure plans, and the identification of proposed changes from the original CMP.

1. GOALS & OBJECTIVES

The goals and objectives of this Amendment are outlined below:

- Update the CMP to reflect the current development team, land ownership, land use planning and infrastructure.
- Adjust the Land Use Budget to reflect actual surveyed acreages.
- Create Village designations for specific areas based on ownership. As part of the Village designations, this Amendment describes the relationship between each Village as it relates to planning and infrastructure.
- Serve as an introduction into the Planning Unit Plans that will follow for each Village from its respective development team.
- Allow for minor adjustments to the text of the original CMP.
- Document how the Amendment preserves Sun Valley South as a sustainable community that integrates diverse residential neighborhoods and commercial and business uses including employment, retail and resort opportunities.
- Preserve the open space and trails system that will connect neighborhoods, schools, parks, village and neighborhood centers, cultural facilities and shopping and employment centers.
- Maintain the full range of services and community elements including (i) a significant employment center, (ii) a balanced range of commercial and retail services, (iii) civic, cultural and entertainment uses, and (iv) diverse and distinct residential neighborhoods that create an exceptional locale to live, work and play.

- Preserve the integrity and the intent of the approved CMP and entitlements while integrating updated requirements of the Town and each owner.

- Refine the original CMP to incorporate more defined drainage information and more specific land uses to better coordinate Sun Valley South with approved and proposed land uses in the vicinity of the CMP.

2. DEVELOPMENT TEAM & APPLICANTS

The Amendment applicants (hereafter referred to as the "Developers") are listed below:

Sun Valley Assemblage, L.L.C. & misc.
SDI Entities
Mr. Gil Gillenwater,
Mr. Michael Musulin, Mr. Roger Smith
15770 N. Greenway/Hayden Loop
Suite 104
Scottsdale, AZ 85260

Pulte Home Corporation
Mr. Mike Brilz
15111 N. Pima Road
Suite 100
Scottsdale, AZ 85260

Sun Valley Partners, L.L.C.,
Cortessa, L.L.C.
c/o Stardust Companies
Mr. Chris Heeter
6730 N. Scottsdale Road
Suite 230
Scottsdale, AZ 85253

CSW Sun Valley South Holdings, L.L.C.
c/o Communities Southwest
Ms. Jami Schulman
7720 N. 16th Street
Suite 310
Phoenix, AZ 85020

TJB Family Trust dated March 3, 1992
Mr. William Bliss
15770 N. Greenway/Hayden Loop
Suite 104
Scottsdale, AZ 85260

3. CONSULTANT TEAM

Consultant:	Project Role:
CMX Group Inc. Mr. Ron Hilgart 7740 North 16th Street Suite 100 Phoenix, AZ 85020	Project engineering, surveying and mapping services.
Earl Curley & Lagarde Mr. Stephen Earl 3101 N. Central Suite 1000 Phoenix, AZ 85012	Legal counsel and review of the development agreement and applicable regulations and permits.
Biskind, Hunt & Taylor Ms. Karrin Kunasek Taylor 11201 N. Tatum Boulevard Suite 330 Phoenix, AZ 85028	Legal counsel and review of the development agreement and applicable regulations and permits.
Kimley-Horn and Associates 7600 North 15th Street Phoenix, AZ 85020	Traffic engineering and circulation plans.
SWCA 2120 North Central Suite 130 Phoenix, AZ 85004	Biological and cultural resources.

4. OVERVIEW OF THE EXISTING CMP

The original CMP was approved in October of 2000. This CMP reflected an overall gross density of approximately 2.6 units per acre for residential land uses. It also reflected a total of 988 net acres designated as Commercial / Business Center and a total of 277 acres planned for Village / Neighborhood Center uses, which represents approximately 11% of the total project acreage. Approximately 3,288 acres were designated for open space within the CMP area.

Table I below is a summary of the entitlements and land uses as listed in the original year 2000 CMP:

TABLE I – Original Year 2000 CMP

LAND USE	NET ACREAGE*	NUMBER OF UNITS**
Residential – Low & Medium	6,198	22,590
Residential – High Density (Multi-Family)	442	6,628
Commercial/Business Center	988	NA
Village/Neighborhood Centers	277	NA
Open Space	3,288	NA
Total	**11,193(1)**	**29,218**

*Gross Acres net of open space.
**Maximum Units allowed without a Density Transfer
(1) Actual Surveyed Acreage is 11,255

In 2001, approximately 3,026 acres were sold to Stardust Companies and incorporated into the Tartesso West development - which constituted a 27% reduction in gross acreage. Moreover, in 2005 it was determined through an updated survey of the properties involved, that the total acreage included in the original year 2000 CMP was actually 11,255 acres, not the 11,193 listed - 62 acres more than anticipated. As all the acreages identified in the original CMP were approximate, this new survey has updated the acreages for each individual parcel and the associated land use. As such, one of the objectives of this Amendment is to reflect the actual acreages as they have been surveyed and adjust the land uses accordingly.

Table II below is a summary of the adjusted acreages and unit count (Year 2003 CMP) as a result of the removal of the 3026 acres to Tartesso West in 2001 (addressed in the *Acknowledgement of Additional Requirements With Respect to the Sun Valley South Community Master Plan*, executed and recorded in 2003 - *"Acknowledgement of Additional Requirements"*). This table also reflects the reconciliation of acreages as a result of the revised survey that was discussed above. For a detailed breakdown of the actual acreages and the associated densities a CMP Comparison Plan and a revised Land Use Budget Table are included in the appendix (Figures J-1 & H-3).

TABLE II - Year 2003 CMP Land Uses

LAND USE	NET ACREAGE*	NUMBER OF UNITS**
Residential – Low & Medium	4,670	17,405
Residential – High Density (Multi-Family)	382	5,730
Commercial/Business Center	832	NA
Village/Neighborhood Centers	216	NA
Open Space	2,128	NA
Total	**8,228**	**23,135**

*Gross Acres net of open space.
**Maximum Units allowed without a Density Transfer

5. OVERVIEW OF CMP AMENDMENT

In 2003 and 2004, Sun Valley Assemblage, L.L.C. entered into purchase and sales agreements with Pulte Home Corporation, Stardust Companies, and Communities Southwest. It is the intent of the Developers to propose minor changes to the approved CMP that will enable each Developer the flexibility to develop their individual properties while maintaining the intent of the approved CMP.

Below is a specific list of items addressed in this Amendment:

- Update the existing entitlements to reflect the sale of 3,026 acres outlined in the Acknowledgement of Additional Requirements.

- Designate four proposed "Villages" that represent the current ownership and provide a structure for future Planning Unit Plan submittals. This will allow each Village to enter into separate development agreements with the Town and will ensure that the Town can regulate and oversee future development of each Village.

- Remove approximately 1,121 acres from the CMP that has recently been purchased by Stardust. The 1,121 acres will be concurrently added to the Tartesso CMP.

- Reduce the Commercial/Business Center designation by approximately 169 net (189 Gross) acres and re-designate the acreage as medium density residential. The Commercial/Business Center reduction will be offset by adding 312 acres of new commercial acreage to the Tartesso master planned community, resulting in the 480 acre proposed Tartesso Town Center to be located on the east side of Sun Valley Parkway immediately north of I-10.

- Reduce the Village/Neighborhood Commercial designation by approximately 56 acres (a total of 117 acres difference from the 2000 CMP, however 61 acres of this were already removed in 2003) and re-designate as medium density residential.

- Present an updated Traffic Study, which will include revised arterial street alignments within Village 3 and revised classifications for other roadways within Sun Valley South.

- Identify the locations of the water reclamation facilities and sewer collection areas that will serve the CMP acreage west and east of Sun Valley Parkway.

- Identify infrastructure design criteria and standards for the CMP. These standards will provide the necessary assurances that the proposed sewer, water and transportation infrastructure will be in accordance with Town standards.

- Eliminate the "minimum dwelling units allowed" requirement for each category of residential use. In the event a specific parcel unit count falls below the density standard outlined in the CMP, an amendment will not be required.

- Update certain development standards included in the original CMP.
-

6. PROPOSED CMP AMENDMENT LAND USE ADJUSTMENTS

There are three (3) proposed adjustments to the land uses that are presented in this Amendment.

A. Removal of Stardust's 1,121 Acres

The first land use adjustment is the concurrent transfer of the southeast 1,121 acres designated as Medium Density Residential, Neighborhood Center Commercial and Resort Community/Low Density Residential (Parcels 18, 22 & 35 in the approved CMP) into the Tartesso CMP. Stardust will process an amendment to the Tartesso CMP to incorporate the 1,121 acres into the master plan.

B. Reduction of Commercial/Business Center

The second land use adjustment is Sun Valley Assemblage's proposed 169 net acre (189 gross acre) reduction in the Commercial/Business Center in Villages 2 and 3. The original Year 2000 CMP approved a total of 988 net acres on both sides of the Sun Valley Parkway for the Commercial/Business Center. The original configuration of this Commercial/Business Center did not take into account: (i) certain drainage considerations; (ii) the two power line corridors that cross and run parallel with Sun Valley Parkway in this area; or (iii) the limited access nature of Sun Valley Parkway. In an effort to improve the functionality of the Commercial/Business Center, the commercial core was extended to include the corners at Sun Valley Parkway and Bethany Home Road (SE Corner) and Sun Valley Parkway and Northern Avenue (SE Corner). The 169 acres are proposed to be redesignated as Medium Density Residential within Village 3.

With the reduction of approximately 37% of the acreage within the boundaries of the original year 2000 CMP (the 3,026 acres purchased by Stardust and the 1,121 acres that Stardust intends to add to the Tartesso Community Master Plan), the acreage for the Sun Valley South Commercial/Business Center has been reduced accordingly. The reduction of approximately 169 acres from the year 2000 to year 2005 CMPs represents an 17% reduction in the acreage of Commercial/Business Center. In the original year 2000 CMP, approximately 9% of the total CMP area was designated as Commercial/Business Center. In the proposed year 2005 CMP Amendment, approximately, 11% of the CMP area is designated as Commercial/Business Center.

To offset the reduction in overall commercial acreage in the Sun Valley South CMP, the proposed Tartesso Town Center will add 312 acres of commercial at the northwest corner of Interstate-10 and Sun Valley Parkway into the Tartesso CMP.

C. Reduction of Village/Neighborhood Commercial

The third land use adjustment includes the proposed reduction of the neighborhood commercial by approximately 56 acres Pulte's experience at Anthem in New River indicated commercial parcels on the interior of the community were less desirable than those in which residents drive by on the way to their homes. As such, the proposed land plan incorporates this premise and will allow residents to pass through major commercial zones along Sun Valley Parkway on the way to their residences. Further, site-specific land planning are anticipated to yield densities below the target densities outlined in the original CMP, thus reducing the requirement of interior commercial needs.

Table III below is a proposed summary of the Year 2005 CMP entitlements and land uses upon the transfer of the 1,121 acres to the Tartesso CMP.

TABLE III – Year 2005 Proposed CMP Land Uses

LAND USE	NET ACREAGE*	NUMBER OF UNITS**
Residential – Low & Medium	3,957	16,333
Residential – High Density (Multi-Family)	300	4,506
Commercial/Business Center	819	NA
Village/Neighborhood Centers	160	NA
Open Space	1,871	NA
Total	**7,107**	**20,839**

*Gross Acres net of open space.
**Maximum Units allowed without a Density Transfer

For a complete breakdown of land uses, please refer to Exhibits H-2 and H-3, the revised Land Use Budget Plan and associated tables. These tables represent all changes proposed in this Amendment and will act as the final approved breakdown.

7. DESCRIPTION OF PROPOSED VILLAGES

The Amendment will divide the CMP into four Villages that are defined by property ownership and development teams to ensure an organized structure that will allow each Village to develop under the overall vision of the CMP yet allow each Village to develop independently. These Villages, as shown on Exhibit I-4, are broken down below as follows:

Village 1 – Communities Southwest Master Plan (1,793 gross acres)

Village 2 – Sun Valley Assemblage Commercial Business core (708 gross acres)

Village 3 – Pulte Home Corporation Master Plan and Stardust Commercial (4,284 gross acres)

Village 4 – Puerto de Cielo, El Milagro and Roamin KORP Resort/Residential Master Plan (322 gross acres)

These Villages will act as independent ownership and development groups. However, the Villages will be bound by the approved CMP documents regulating density, land use, infrastructure and other approvals achieved through this Amendment. Subsequently, each owner or a Developer within a Village will submit their respective Planning Unit Plan documents detailing the specific parameters for development and phasing for infrastructure and development of each Village.

Upon approval of this Amendment, the owners within each Village will execute its respective development agreement with the Town. This will allow increased flexibility for each Village and the Town as modifications to individual development agreements may arise. This will allow each individual owner to pursue changes without requiring the approval of all owners within Sun Valley South.

The Villages will share infrastructure (described below) but will function as independent communities within the overall CMP.

8. INFRASTRUCTURE

A. Sewer

An update to the Master Wastewater System Plan is included in Appendix A. The update includes wastewater design criteria and demand factors for Sun Valley South, which have been preliminarily accepted by Town Staff. The proposed criteria/demand factors have been used to prepare a Wastewater Master Plan System Exhibit and a Wastewater Generation Exhibit. These exhibits illustrate the size and approximate locations of wastewater facilities for Sun Valley South. Once approved, the proposed criteria/demand factors will be used to prepare more detailed Master Wastewater System Plans as part of the Planning Unit Plans.

The property east of Sun Valley Parkway will be served by a new 4.5 MGD Water Reclamation Facility ("WRF") proposed to be located in Village 3 (Pulte's property) on a parcel of land southeast of the Bethany Home and Sun Valley Parkway intersection. This revised location has been communicated to Town Staff, who verbally indicated approval. A MAG 208 plan amendment documenting the proposed sewer collection for the region was submitted to Town Staff for review and comment.

Offsite parcels including Arizona State Land Department ("ASLD") parcels and United States Bureau of Land Management ("BLM") parcels have been included for purposes of calculating capacity and line sizes and the WRF. CMX met with the ASLD in late 2004 to discuss any current plans ASLD has for future development of the offsite parcels. The ASLD has no current plans to designate any of these lands as open space/preserve at this time. In light of the foregoing, an agreement was made to include these lands in this Amendment at an agreed upon density of 1-2 units/acre. A letter from ASLD approving these densities is attached in Appendix A. These offsite densities are included in the infrastructure plans and WRF design.

Pulte will prepare a detailed Master Wastewater System Plan for the area east of Sun Valley Parkway as part of its Phase 1 Planning Unit Plans. Stardust may elect to include

a portion of the Tartesso CMP in the service area for this WRF due to topographic constraints. The MAG 208 Amendment and Master Wastewater System Plan already reflect this possible inclusion.

The property west of Sun Valley Parkway will be served by the Tartesso West Water Reclamation Facility. Sewer lines along Johnson Road will be upsized to accommodate the flows from the property located west of Sun Valley Parkway. Further, an effluent return line has also been contemplated. As indicated previously, a Wastewater Master Plan exhibit for this area is included in Appendix A. Communities Southwest will submit a Master Wastewater System Plan for the property located west of Sun Valley Parkway as a part of their Phase I Planning Unit Plans.

B. Water

An update to the Master Water System Plan is included in Appendix B. The update includes water design criteria and demand factors for Sun Valley South, which have been preliminarily accepted by Town Staff. These proposed criteria/demand factors have been used to prepare the conceptual Master Water System Plan exhibit included in Appendix B. This exhibit illustrates the size and approximate locations of water facilities at Sun Valley South. Once approved, the proposed criteria/demand factors will be used to prepare more detailed Master Wastewater System Plans for each Village as part of the Planning Unit Plan submittal process.

The Developers have entered into a regional well spacing and development agreement which outlines the preliminary locations of proposed wells and the standards for spacing of wells. The Developers have also entered into a well and water transmission line agreement. It is anticipated that each Village will have enough capacity (i.e. physical availability) to serve its individual needs. Regional facilities, such as booster pumps and storage tanks, will be shared when possible. A copy of this agreement will be provided to the Town as reference in reviewing the Planning Unit Plans for each Village.

C. Drainage

A brief update to the Sun Valley South Master Drainage Report has been included to discuss the current studies being done by MCFCD and what impact this additional information will have on the planning and engineering of Sun Valley South. The exhibit is included in Appendix C. Additional reports will be included as a part of the Planning Unit submittal process. Also, the 1,121 acres being removed from this CMP will be added to the Tartesso Master Drainage Plan.

D. Traffic & Circulation

An update to the Sun Valley South Traffic Analysis is included in Appendix D. Several minor adjustments have been made to the original approved arterial street layout for the projects being planned east of Sun Valley Parkway. This affects Wilson, Turner, Glendale and Bethany Home Roads in Village 3 only. The updated Traffic Analysis also revises certain of the roadway classifications within Sun Valley South based on updated information. A table of proposed technical design requirements by street classification is also included in this Amendment. Once approved, these requirements will be used as design parameters for the roadways at Sun Valley South. Modifications to the Traffic Analysis, technical design requirements or design parameters may be submitted by a

Developer during the Planning Unit Plan submittal process.

9. DEVELOPMENT AGREEMENTS

A. Joint Infrastructure Development Agreements

Numerous joint development agreements that effectuate the cooperative development of common infrastructure have been executed by and between the developers within Sun Valley South as well as other developers in the region. These agreements address common infrastructure needs including, without limitation, water, sewer, effluent, drainage and transportation issues.

B. Development Agreements with the Town

In an effort to allow the Town and each Developer the flexibility to approve future changes to the CMP, each Owner within a Village will prepare and record a separate development agreement that addresses the issues for that Village. It is anticipated these development agreements will be similar in form and content, but will allow additions and modifications that solely affect the respective Village.

10. GOLF COURSES

The locations of possible golf courses are identified on the Conceptual Land Use Map. The actual number and location of golf courses is subject to change and will be identified in the Planning Unit Plan submittal process.

11. SCHOOLS

The preliminary locations of school sites are identified on the Conceptual Land Use Map. The actual number and location of schools sites is subject to change and will be identified in the Planning Unit Plan submittal process.

12. MISCELLANEOUS TEXT AMENDMENTS

Several changes are proposed to the text of the approved CMP as noted in the following table:

CMP Reference	Existing Text	Proposed Text
Page 13 – Sect. II.A.2.a	No text exists	(16) Developer constructed community centers
Page 13 – Sect. II.A.2.a.3	Retail sales including food stores, apparel and accessory stores	Retail sales including food, liquor, apparel and accessory stores
Page 39 – Sect. V.4.a	Preliminary Plat approval is valid for a period of twelve (12) months…	Preliminary Plat approval is valid for a period of twenty-four (24) months…
Page 51 – Sect. VI.G.1.a	All shrubs shall be a minimum of five (5) gallon in size.	All shrubs shall be a minimum of one (1) gallon in size.

Page 51 – Sect. VI.G.1.a	Specifications for minimum height for tree sizes	Replace the third and fourth sentence of this paragraph with the following, "All trees must be compliant with the Arizona Nursery Association Grower's Committee Recommended Average Tree Specifications (August 2005 Revision) as determined by a registered Landscape Architect.
Page 51 – Sect. VI.G.1.a	No text exists	For the purposes of evaluating planting density, the planting of one (1) saguaro or ocotillo cacti are equivalent to planting one (1) tree.
Page 54 – Sect. VI.G.9.a	Ground cover shall be one-quarter inch minus decomposed granite without plastic liners.	Revise text to state, "Ground cover shall be a minimum of one-quarter inch minus decomposed granite without plastic liners."
Page 55 – Sect. VI.J.5.c	Accessible parking spaces shall comprise five (5) percent of the total required parking spaces when over ten (10) spaces are required.	Accessible parking spaces shall be consistent with the current Town of Buckeye building codes.
Page 58 – Sect. VI.K.1.b	The height of any fence, located between the principal structure and the rear or side property line, shall not exceed six (6) feet eight (8) inches within any residential designation, unless…	At the end of this paragraph, add the sentence, "In the case of fences on top of retaining walls, height of the aforementioned fence shall be measured from top of grade on the back side (retained side) of the retaining wall.
Page 64 – Sect. VI.N.2.	No text	Wash slopes within 100-feet of the 100-year flood plain are excluded from the hillside definition.

In addition, from time to time, miscellaneous clarifications and minor text amendments will be presented to the Town. These items, if in conformance with the intent of the original CMP and this Amendment, will be processed administratively by the Town Community Development Director and/or Town Engineer.

13. MAJOR & MINOR AMENDMENTS TO THE CMP

Material revisions to the CMP that are entirely within a Village will not require approval of other Developers within the Sun Valley South CMP. A revision that affects a change to the overall infrastructure master plan will require approval of the Developers.

The standards for major and minor amendments will remain the same from the original CMP with one exception. If a parcel drops below the approved target density, only a minor amendment will be required.

Consistent with the approved CMP, major amendments will ultimately have to be approved by the Town Council, whereas a minor amendment can be approved administratively by the Town Community Development Director.

14. POSSIBLE CONFLICTS

In the case of any conflict between the original approved CMP and this Amendment, this Amendment shall govern.

15. CONCLUSION

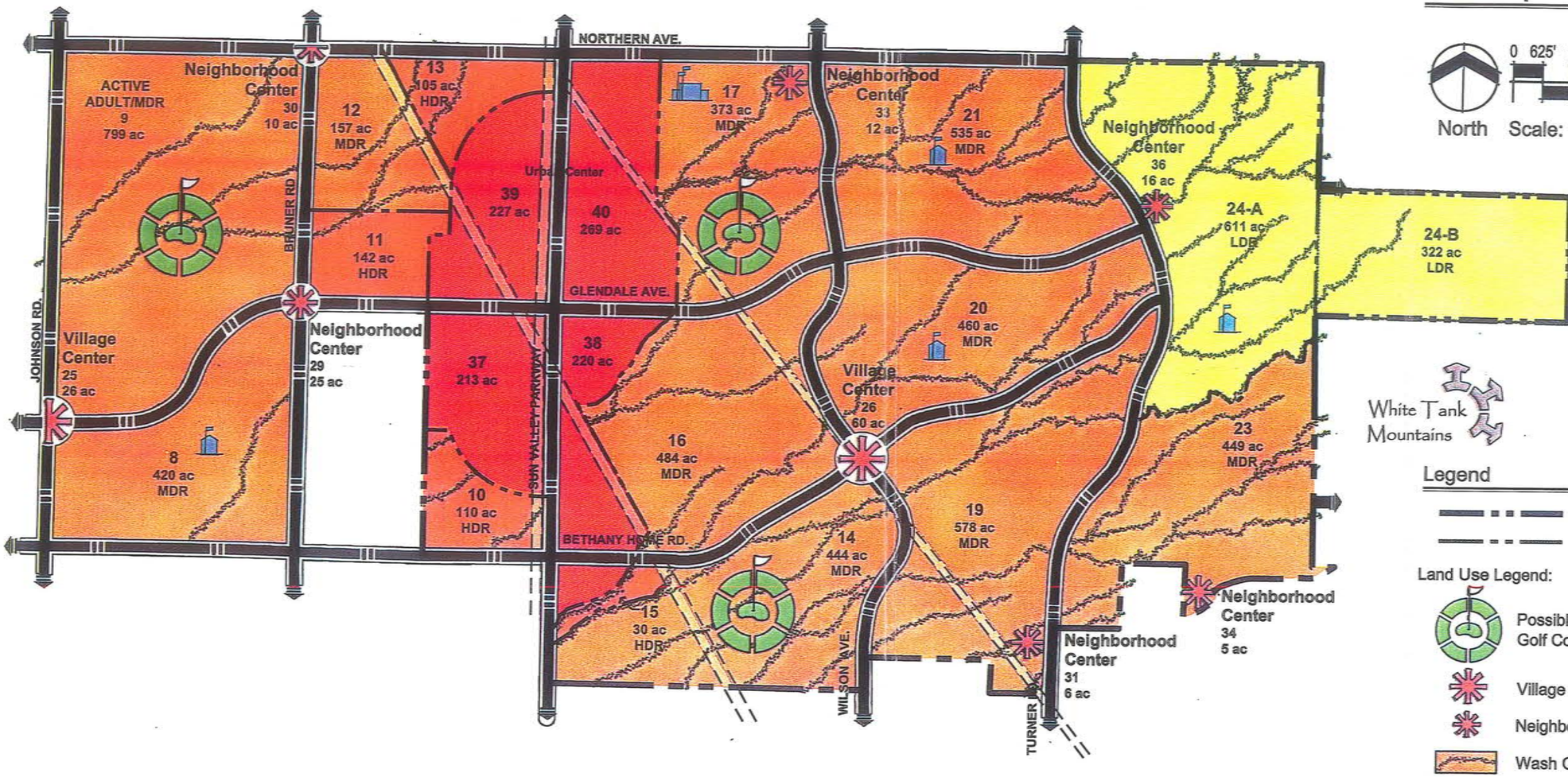
This Amendment reinforces the commitment of the Developers to the Town and to Sun Valley South. These proposed modifications will provide the foundation for the long-term sustainability and success of the Sun Valley South CMP. In the end, Sun Valley South continues to provide a diversity of housing types, business services, retail opportunities, abundant open space and active recreation as proposed in the initial approved CMP.

Sun Valley South

Buckeye, Arizona
CMP Revision

Conceptual Land Use Plan

Figure A



North Scale: 1" = 2,500'

0 625' 1,250' 2,500' 5,000'

White Tank Mountains

Legend

Project Boundary
Parcel Boundary

Land Use Legend:

- Possible Golf Course
- Village Center
- Neighborhood Center
- Wash Corridor
- Commercial / Business Center
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- High School Site
- Elementary School Site

CMX Project #: 6359.70
December 27, 2005

CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD
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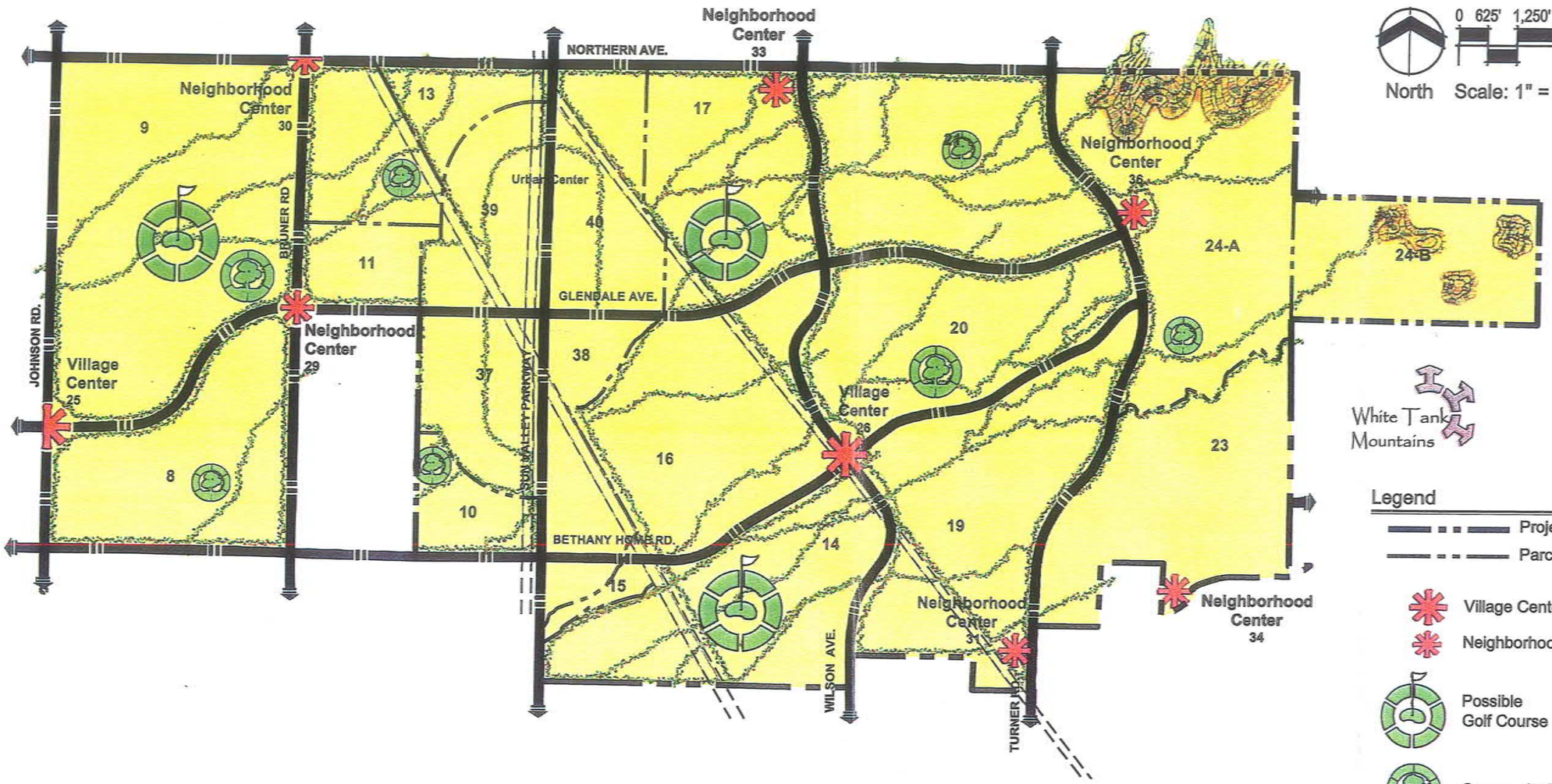
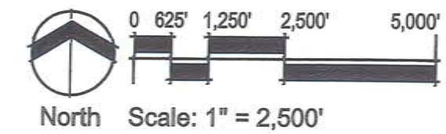
Sun Valley South

Buckeye, Arizona
CMP Revision

Conceptual Open Space and Trails Plan

Figure B-1





Legend

- Project Boundary
- Parcel Boundary
- Village Center
- Neighborhood Center
- Possible Golf Course
- Community Park
- Neighborhood Park
- Trail/Pathway

CMX Project #: 6359.70
December 27, 2005

CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD
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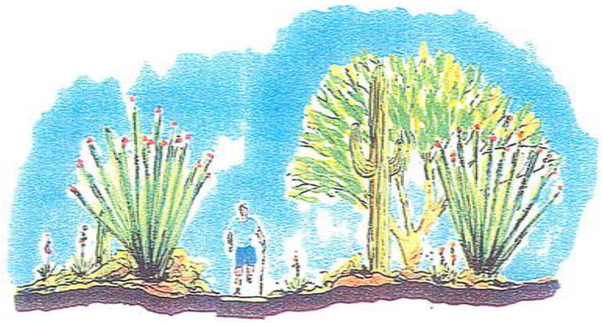
Sun Valley South

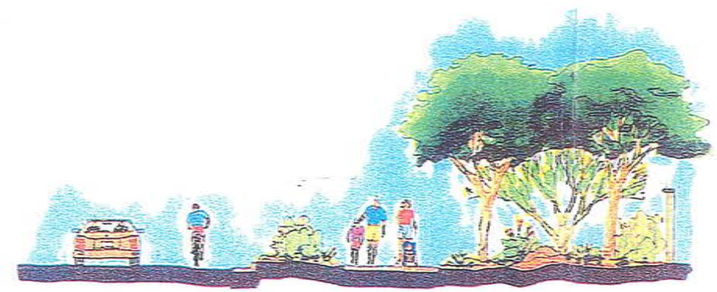
Buckeye, Arizona
CMP Revision

Conceptual Open Space With Trails Sections

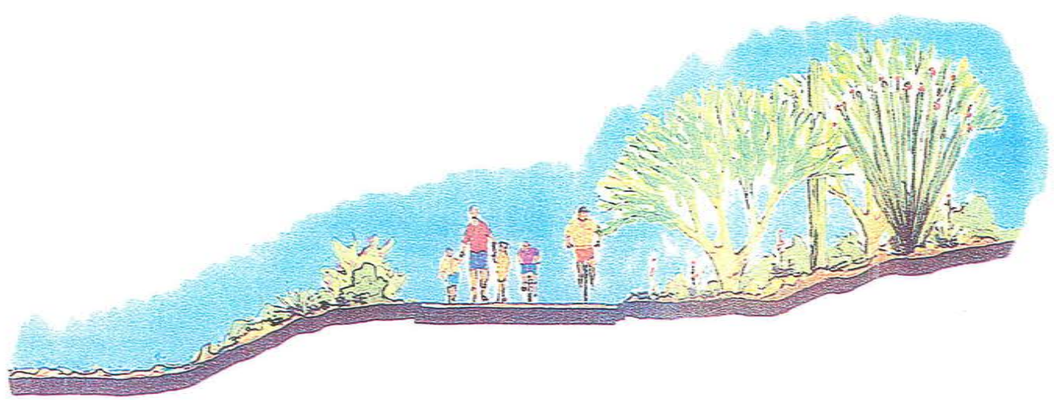
Figure B-2



4' WIDE PEDESTRIAN TRAIL
N.T.S.



ARTERIAL STREET W/ A 6' WIDE BIKE LANE (B.O.C TO B.O.C.)
WITH MINIMUM 6' WIDE MEANDERING SIDEWALK (BOTH SIDES)
N.T.S.



10' WIDE MULTI-USE PATH ALONG WASH
N.T.S.

CMX Project #: 6359.70
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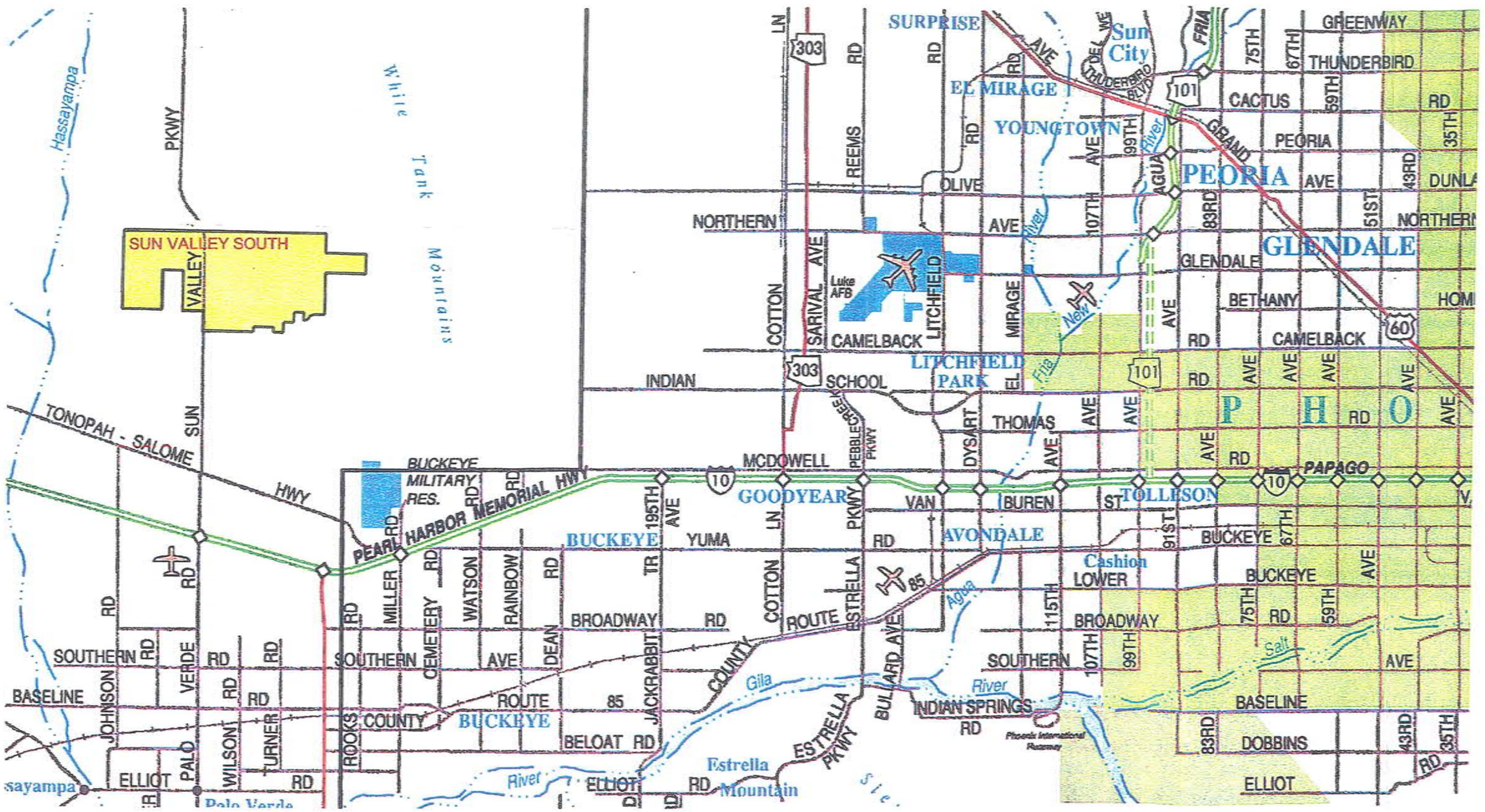
Sun Valley South

Buckeye, Arizona
CMP Revision

Regional Map

Figure C-1



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December 27, 2005

CMX

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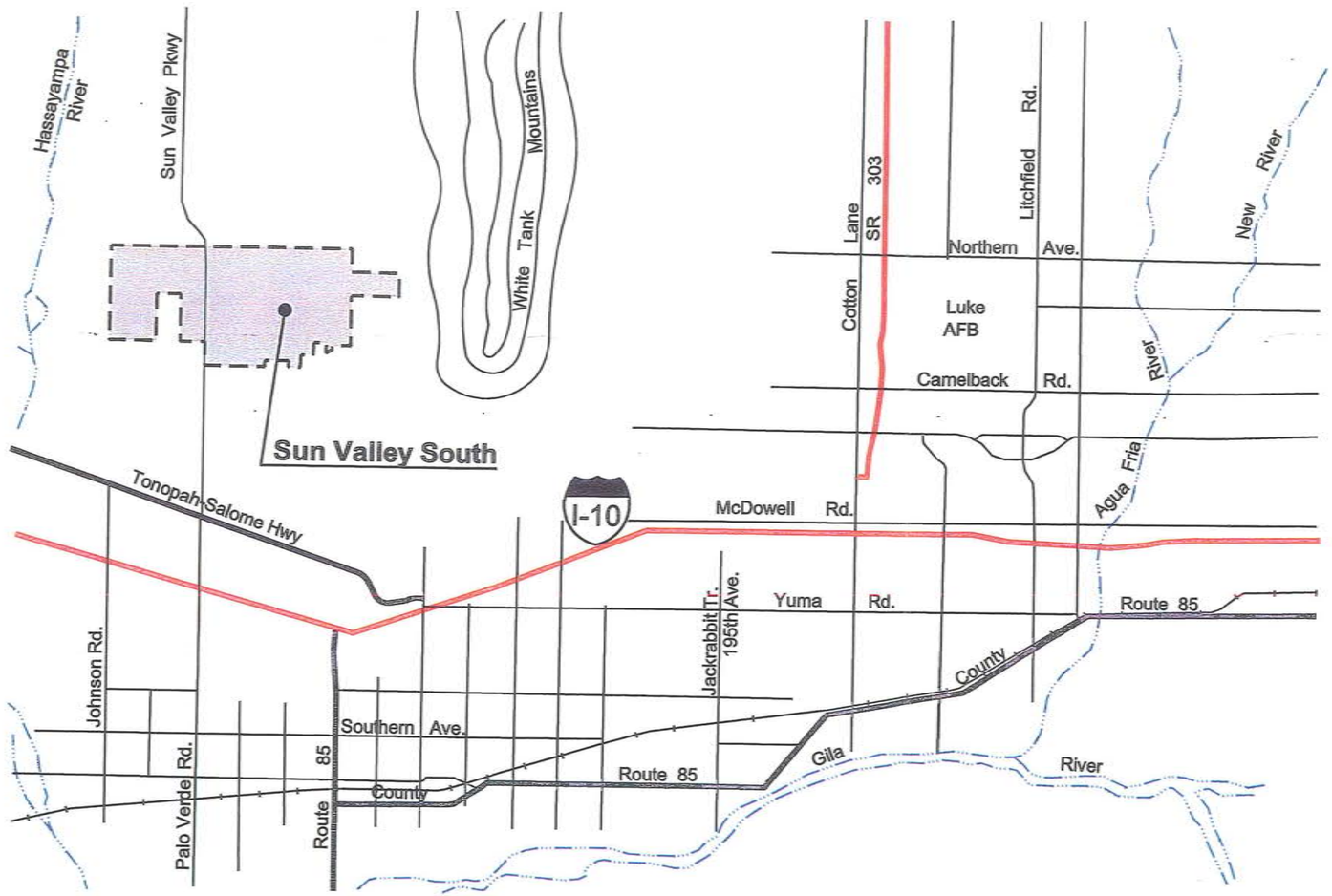
Sun Valley South

Buckeye, Arizona
CMP Revision

Vicinity Map

Figure C-2



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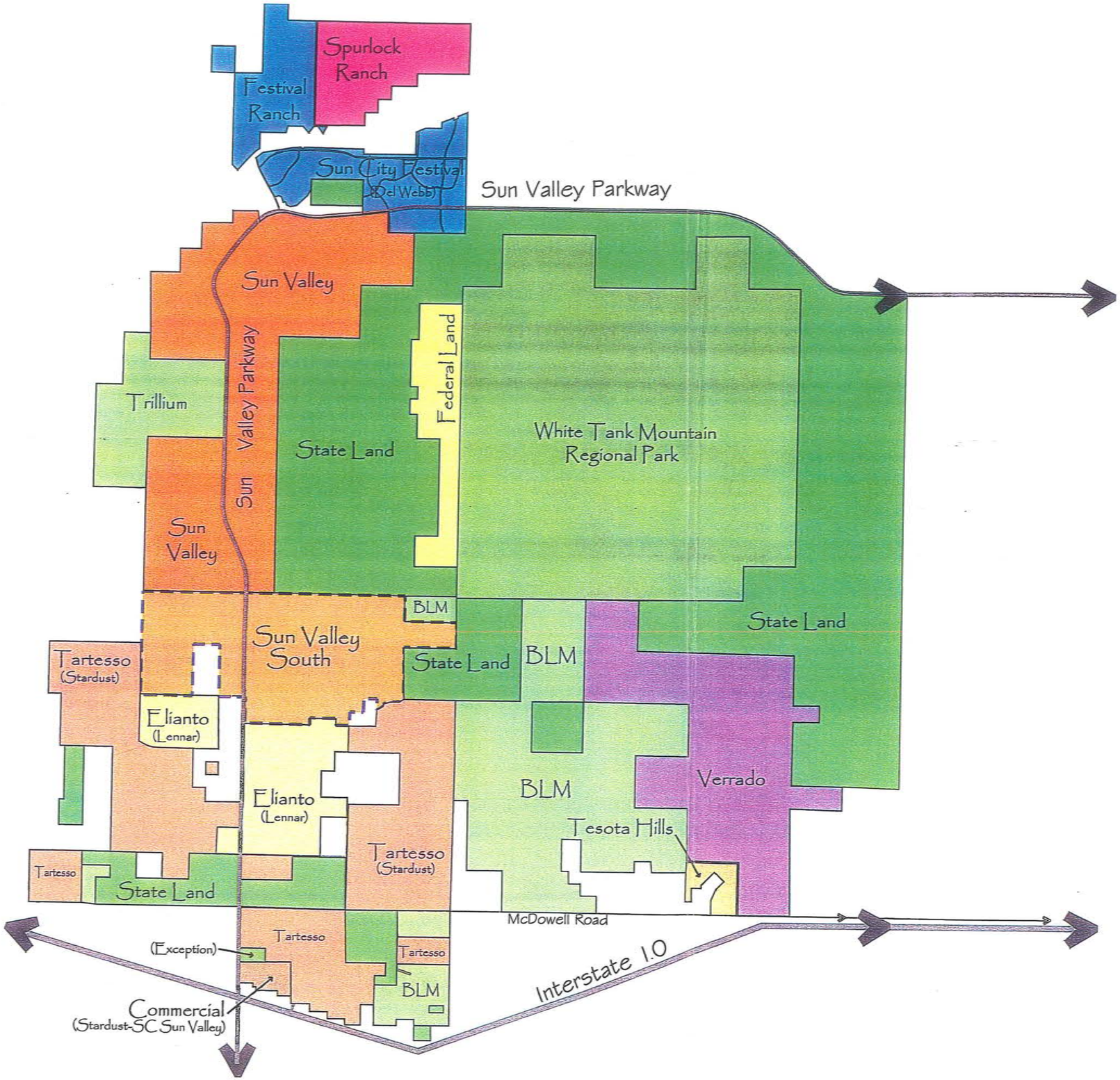
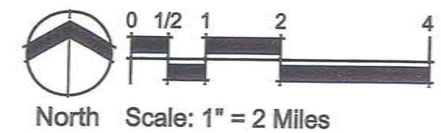
Sun Valley South

Buckeye, Arizona
CMP Revision

Vicinity Map With Adjacent Ownership

Figure C-3





Legend

- Sun Valley South Proposed CMP Boundary
- Federal Land
- State Land
- Bureau of Land Management

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December 27, 2005

CMX

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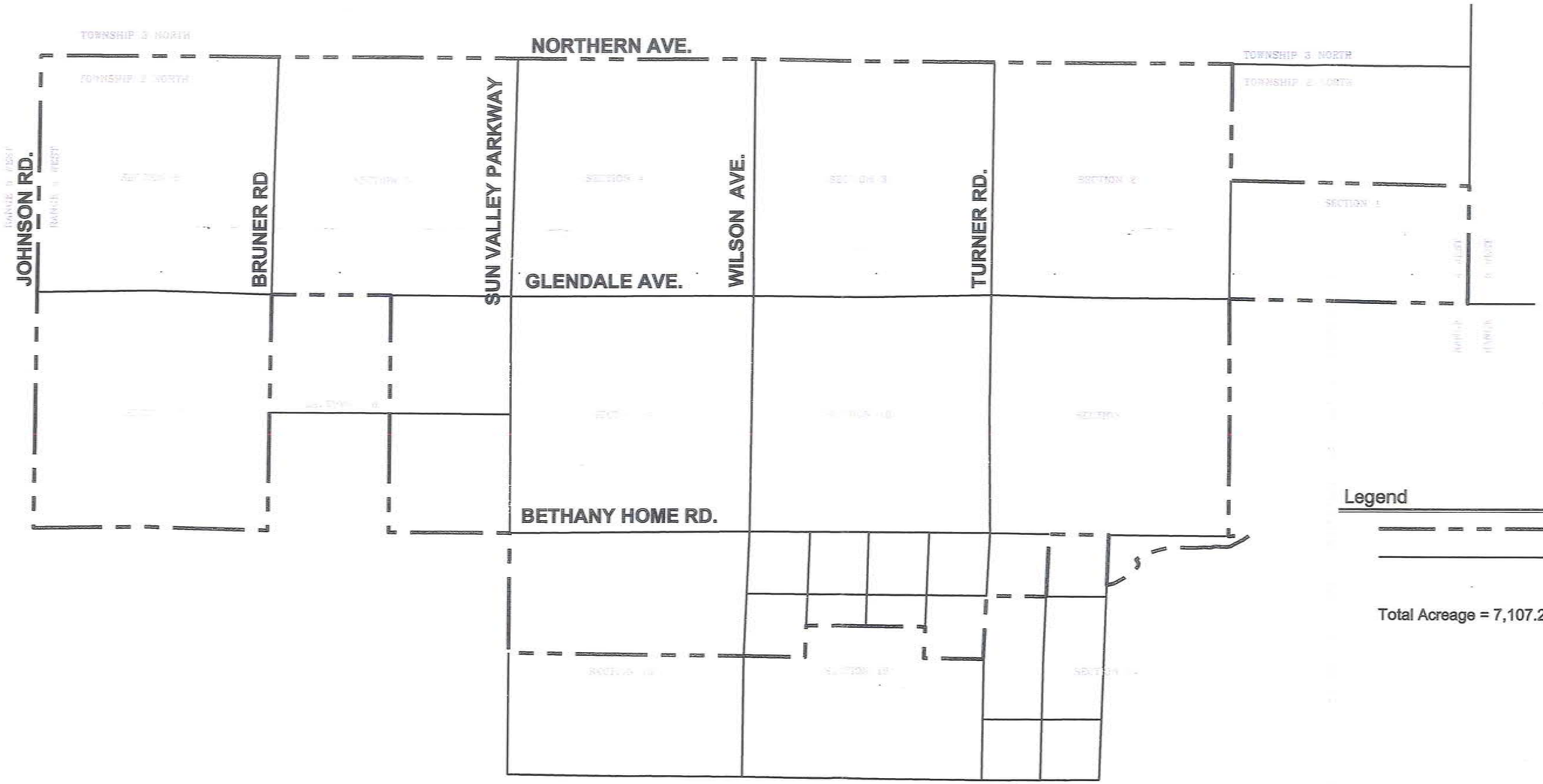
Sun Valley South

Buckeye, Arizona
CMP Revision

Boundary Exhibit

Figure D



Legend

CMP BOUNDARY
SECTION LINES

Total Acreage = 7,107.2

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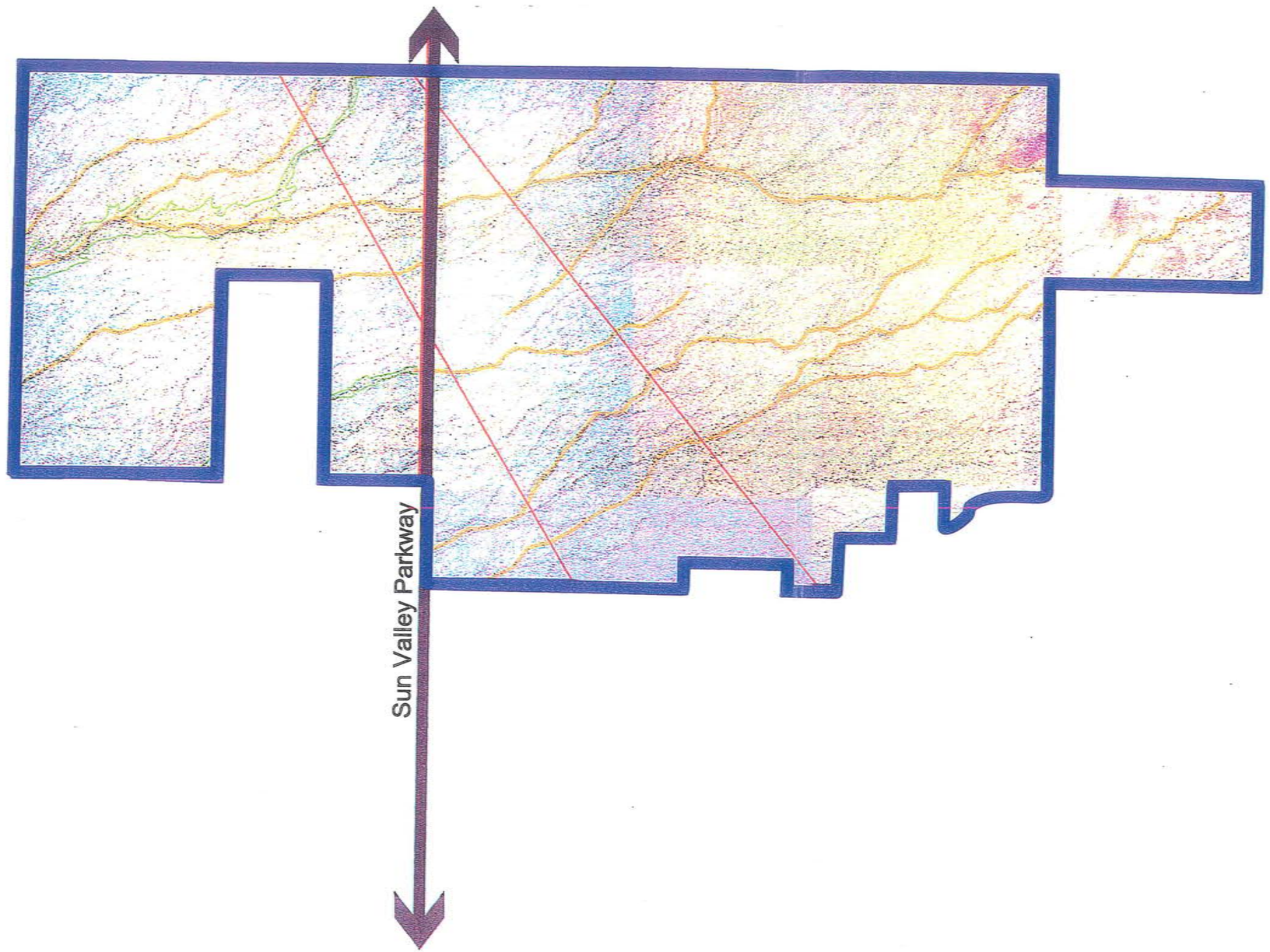
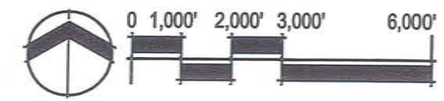
Sun Valley South

Buckeye, Arizona
CMP Revision

Constraints Map

Figure E





Legend

- Project Boundary
- Floodplain
- Drainageway
- Electrical Easement

CMX Project #: 6359.70
December 27, 2005

CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD

DEFINITIONS

FIGURE F

PLANNING UNITS

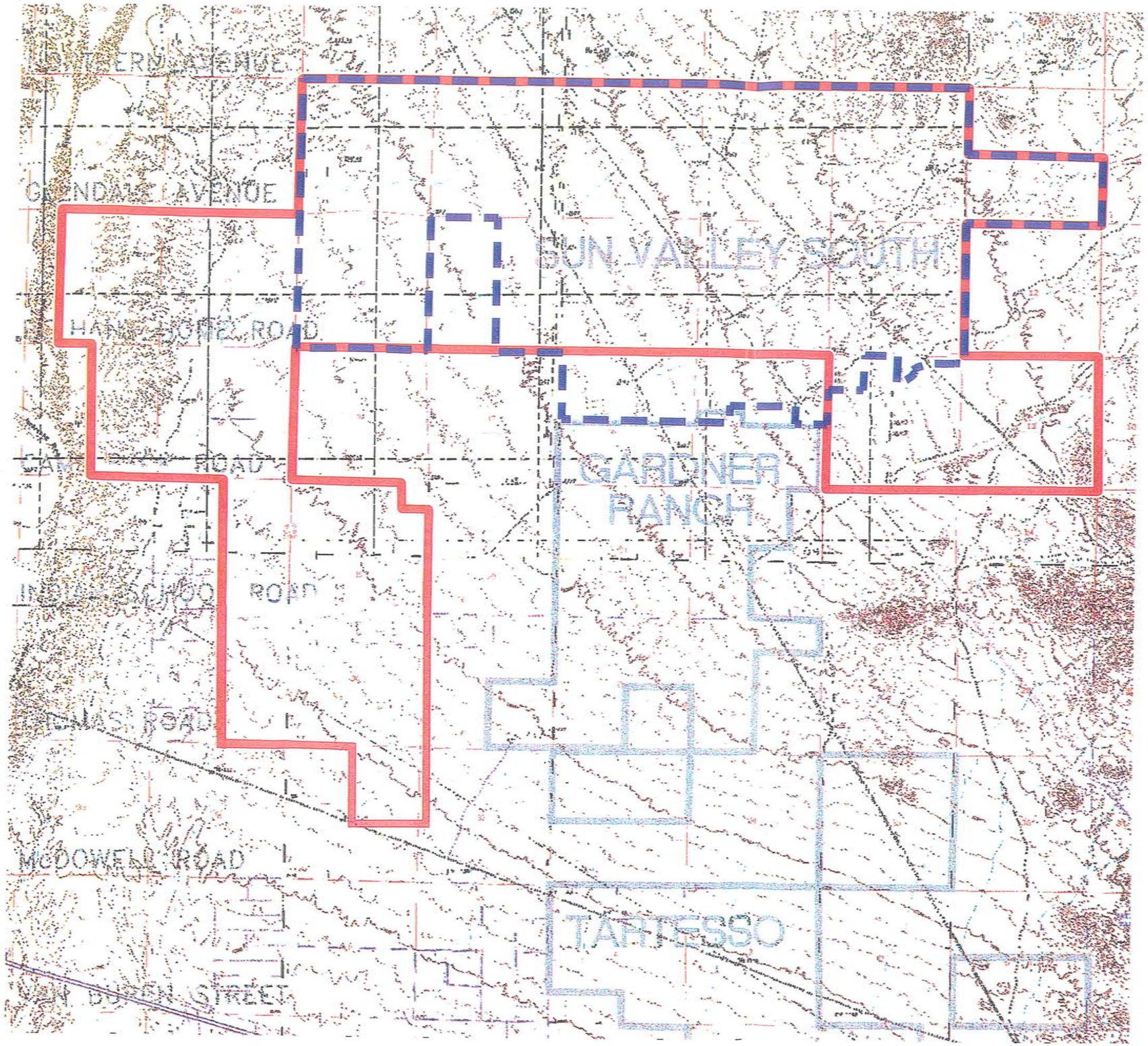
The Planning Units are plans that more specifically define site constraints, land plan layouts, infrastructure, open space and densities. They shall be submitted to the Town Designee prior to any approval of any Preliminary Plat or Development Site Plan. These Planning Unit Plans shall encompass a portion of or a complete single Phase of development or more. The plans shall address but not be limited to the following:

- Site Analysis
- Open Space and Common Areas
- Paths & Trails
- Public Facilities
- Landscape & Signage
- Drainage
- Streets & Circulation
- Potable Water
- Wastewater Collection

The term Planning Unit is replacing the term "PHASING UNIT" used in the original CMP to avoid confusion with actual development phases. Please review the original CMP for additional requirements.

VILLAGE

Villages are areas that have either common ownership, common interests or common infrastructure. The entire property is to be divided into 4 separate Villages that will enable efficient detailed planning and engineering as well as efficient phasing of infrastructure. This Village concept will allow each ownership group to execute separate agreements with the Town.



Sun Valley South

Buckeye, Arizona
CMP Revision

Area Plan and CMP Boundary

Figure G-1

0 1,000' 2,000' 4,000' 8,000'

North Scale: 1" = 4,000'

Legend

Approved Area Plan boundary

Proposed CMP Boundary

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December 27, 2005

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EXHIBIT G-2

SUNVALLEY SOUTH
AREA PLAN AND COMMUNITY MASTER PLAN
COMPARISON TABLE

	ACREAGE COMPARISON			PERCENTAGES		DENSITY COMPARISON			
Land Use	Area Plan Acres (ac)	CMP Acres (ac)	Difference (ac)	Area Plan Percent (ac/total ac)	CMP Percent (ac/total ac)	Area Plan Density (du/ac)	Area Plan Dwelling Units (du)	CMP Density (ac/total ac)	CMP Dwelling Units (du)
Low Density Residential	2,174	601	1,573	17.77%	8.46%	2.0	4,248	2.0	1,202
Medium Density Residential	4,637	3,378	1,259	37.91%	47.53%	4.5	20,867	4.5	15,200
High Density Residential	414	300	114	3.38%	4.22%	15.0	6,210	15.0	4,506
Village/ Neighborhood Centers	310	138	172	2.53%	1.94%	-	-	-	-
Commercial/Business Center	1,089	819	270	8.90%	11.52%	-	-	-	-
Open Space	3,608	1,871	1,737	29.50%	26.33%	-	-	-	-
TOTAL	**12,232**	**7,107**	**5,125**	**100.00%**	**100.00%**	**2.6**	**31,325**	**2.9**	**20,908**

Notes:

Resort/ Hotel acreage included in Low Density Residential

Open Space acreage includes open space, drainageways, floodplain, easements, schools, parks and golf courses.

Percent reduction in acreage = 41.90% (5,125 ac / 12,232 ac)

EXHIBIT H-1
SUN VALLEY SOUTH
SUMMARY LAND USE BUDGET [1]

LAND USE DESIGNATION	GROSS ACRES[2] (ac)	NET ACRES[2] (ac)	DENSITY RANGE [3] ALLOWED			TARGET DENSITY [4] ALLOWED WITHOUT TRANSFERS	
			DENSITY RANGE (du/ac)	MINIMUM DWELLING UNITS ALLOWED	MAXIMUM DWELLING UNITS ALLOWED	TARGET DENSITY (du/ac)	DWELLING UNITS ALLOWED W/OUT TRANSFER
Low Density Residential (LDR)	0	0	1 to 3	0	0	2.0	0
Mixed Use Resort (LDR)	933	589	1 to 3	589	1,767	2.0	1,178
Medium Density Residential (MDR)	3,900	2,878	3 to 6	8,633	17,267	4.5	12,950
Active Adult (MDR)	799	490	3 to 6	1,470	2,940	4.5	2,205
High Density Residential (HDR)	387	300	6 to 20	1,802	6,008	15.0	4,506
Commercial - Village/ Neighborhood Centers	160	160					
Commercial/ Business Center	928	819					
Open Space[5]	0	1,871					
TOTAL	7,107	7,107					20,839

NOTES:

(1) CONCEPTUAL INFORMATION
The information provided in this Table is for conceptual planning purposes only and is not to be construed as the actual site-specific location, acreage and density of the various land uses approved for the CMP. The actual site-specific information will be identified, once the drainageway delineations are completed and provided on the Master Phasing Plan and then will be field verified and updated with the Planning Unit Plans pursuant to SECTION III., Master Phasing Plan and SECTION IV., Planning Unit Plans.

(2) ESTIMATED GROSS AND NET ACREAGE
The acreage for all categories is approximate. More accurate acreage will be determined after drainageways are delineated and parcel acreages are field verified. Actual acreage will be established with the Planning Unit final plats and site plans. Residential densities are based on approximate acreage net of estimated open space acreage. Commercial - Village/Neighborhood Center acreage is based on approximate gross acreage and Commercial/Business Center acreage is based on approximate acreage net of estimated electrical easement acreage.

(3) DENSITY RANGE
Density Range is the minimum and maximum density (dwelling units per acre) allowed within each residential land use designation. (For further explanation see SECTION II. A., Land Use Designations and Definitions.)

(4) TARGET DENSITY
Target Density is the maximum number of dwelling units allowed for a residential parcel (identified in EXHIBIT H-3), without transferring density from another parcel. (See SECTION II.B., Land Use Budget for density transfer explanation and procedures and EXHIBIT F. for Definitions.) The Target Density can be achieved on a residential parcel by using a combination of lot sizes.

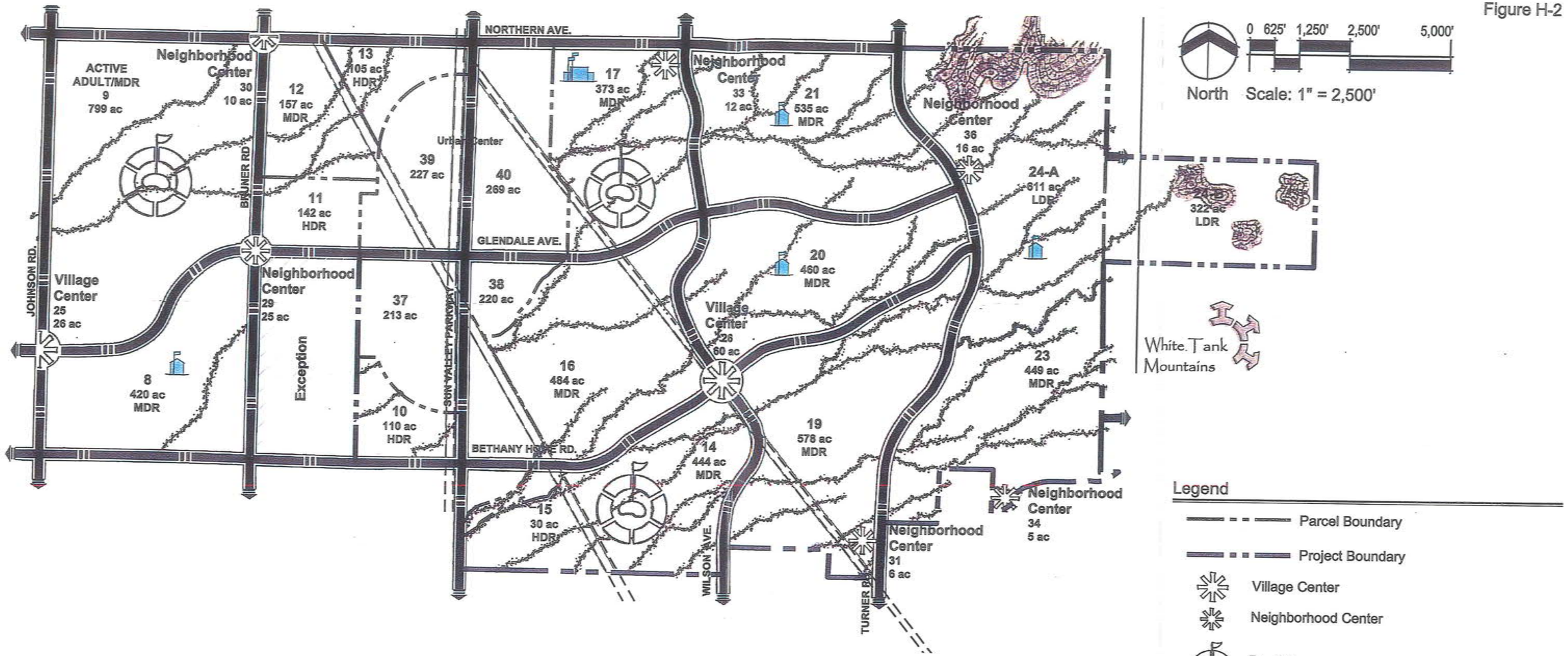
(5) ESTIMATED OPEN SPACE
Open Space acreage is estimated and includes open space, drainageways, floodplain, easements, parks, schools and golf courses. Actual Open Space may range from 20 to 30% of gross acreage, but in no event will be less than 20%. For the residential parcels, if the actual Open Space acreage is less than the estimated Open Space acreage, the difference may be used to increase the residential lot sizes. However, in no event shall the Overall Maximum Density for the Property of 2.66 units per gross acre be

Sun Valley South

Buckeye, Arizona
CMP Revision

Conceptual Land Use Budget Plan

Figure H-2



Legend

- Parcel Boundary
- Project Boundary
- Village Center
- Neighborhood Center
- Possible Golf Course
- Trails
- High School Site
- Elementary School Site

CMX Project #: 6359.70
December 27, 2005

CMX

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EXHIBIT H-3

SUN VALLEY SOUTH

LAND USE BUDGET - ACREAGE AND DENSITY TABLE [1]

				NON-RESIDENTIAL		RESIDENTIAL							
								DENSITY RANGE[4] ALLOWED			TARGET DENSITY[5] ALLOWED WITHOUT TRANSFERS		
PARCEL	LAND USE	APPROXIMATE GROSS ACRES [2]	ESTIMATED OPEN SPACE (3)	COMMERCIAL CENTER NET ACRES [2]	COMMERCIAL/ BUSINESS CENTER NET ACRES [2]	SINGLE-FAMILY (Single Residence) NET ACRES [2]	MULTI-FAMILY (Single Residence) NET ACRES [2]	DENSITY RANGE (du/ac)	MINIMUM DWELLING UNITS ALLOWED	MAXIMUM DWELLING UNITS ALLOWED	TARGET DENSITY (du/ac)	SINGLE-FAMILY (Single Residence) DWELLING UNITS ALLOWED W/OUT TRANSFERS	MULTI-FAMILY (Multiple Residence) DWELLING UNITS ALLOWED W/OUT TRANSFERS
8	MDR	420	114			306		3 to 6	917	1,834	4.5	1,376	
9 [7]	MDR - Active Adult	799	309			490		3 to 6	1,470	2,940	4.5	2,205	
10	HDR	110	29				81	6 to 20	487	1,624	15.0		1,218
11	HDR	142	18				124	6 to 20	744	2,480	15.0		1,860
12	MDR	157	30			127		3 to 6	381	763	4.5	572	
13	HDR	105	26				79	6 to 20	475	1,584	15.0		1,188
14 [7]	MDR	444	274			170		3 to 6	510	1,020	4.5	765	
15	HDR	30	14				16	6 to 20	96	320	15.0		240
16	MDR	484	44			440		3 to 6	1,320	2,640	4.5	1,980	
17 [7]	MDR	373	250			123		3 to 6	369	738	4.5	554	
19	MDR	578	48			530		3 to 6	1,590	3,180	4.5	2,385	
20	MDR	460	82			378		3 to 6	1,134	2,268	4.5	1,701	
21	MDR	535	137			398		3 to 6	1,194	2,388	4.5	1,791	
23	MDR	449	43			406		3 to 6	1,218	2,436	4.5	1,827	
24	LDR-Resort Comm.	933	344			589		1 to 3	589	1,767	2.0	1,178	
25	C-Village Center	26		26									
26	C-Village Center	60		60									
29	C-Neighborhood Center	25		25									
30	C-Neighborhood Center	10		10									
31	C-Neighborhood Center	6		6									
32	C-Neighborhood Center	0		0									
33	C-Neighborhood Center	12		12									
34	C-Neighborhood Center	5		5									
36	C-Neighborhood Center	16		16									
37	Comm./Bus. Center	213	44		169								
38	Comm./Bus. Center	220	9		211								
39	Comm./Bus. Center	227	43		184								
40	Comm./Bus. Center	269	13		256								
TOTALS		7,107	1,871	160	819	3,957	300					16,333	4,506

ACREAGE & DENSITY SUMMARY		
Gross Acres =	7,107	Open Space Acres = 1,871
Net Acres =	5,236	(Single-family, Multi-family, Commercial, Business Center Uses)
Max. Dwelling Units =	20,839	Net Acreage x Target Density for Single-family & Multi-family)

NOTES

(1) CONCEPTUAL INFORMATION

The information provided in this Table is for conceptual planning purposes only and is not to be construed as the actual site-specific location, acreage and density of the various Parcels and Land Uses approved for the CMP. The actual site-specific information will be identified, once the drainageway delineations are completed and provided on the Master Phasing Plan and then will be field verified and updated with the Planning Unit Plans pursuant to SECTION III., Master Phasing Plan and SECTION IV., Planning Unit Plans.

(2) ESTIMATED GROSS AND NET ACREAGE

The acreage for all categories is approximate. More accurate acreage will be determined after drainageways are delineated and parcel acreages are field verified. Actual acreage will be established with the Planning Unit final plats and site plans. Residential densities are based on approximate acreage net of estimated open space acreage. Commercial-Village/Neighborhood Center acreage is based on approximate gross acreage and Commercial/ Business Center acreage is based on approximate acreage net of estimated

(3) ESTIMATED OPEN SPACE

Open Space is estimated at 15% of gross acreage which includes drainageways, floodplain, steep hillsides, active and passive parks and pathways and trails. In addition, the estimated Open Space includes Schools estimated at 226 acres, Golf Courses estimated at 175 acres each, and Electrical easements estimated for Parcel 37 @51 ac., Parcel 38 @ 10 ac, Parcel 39 @ 51 ac. and Parcel 40 @ 18 ac. Actual Open Space may range from 20 to 30% of gross acreage, but in no event will be less than 20%. For the residenatial parcels, if

(4) DENSITY RANGE

Density Range is the minimum and maximum density (dwelling units per acre) allowed within each residential land use designation. (For futher explanation see SECTION II. A., Land Use Designations and EXHIBIT H., Definitions.)

(5) TARGET DENSITY

Target Density is the maximum number of dwelling units per acre allowed for a residential parcel (identified in this Table), without transferring dwelling units from another parcel. (See SECTION II.B., Land Use Budget for density transfer explanation and procedures and EXHIBIT F. for definitions.) The Target Density can be achieved on a residential parcel by using either the Conventional Residential Development option, the Planned Residential Development Option or a combination of both.

(6) (DELETED)

(7) Designates Parcels with golf courses, estimated at 175 acres each. (175 @ 3 golf courses = 525 acres)

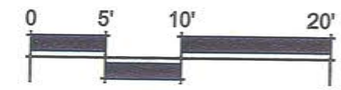
(8) (DELETED)

Sun Valley South

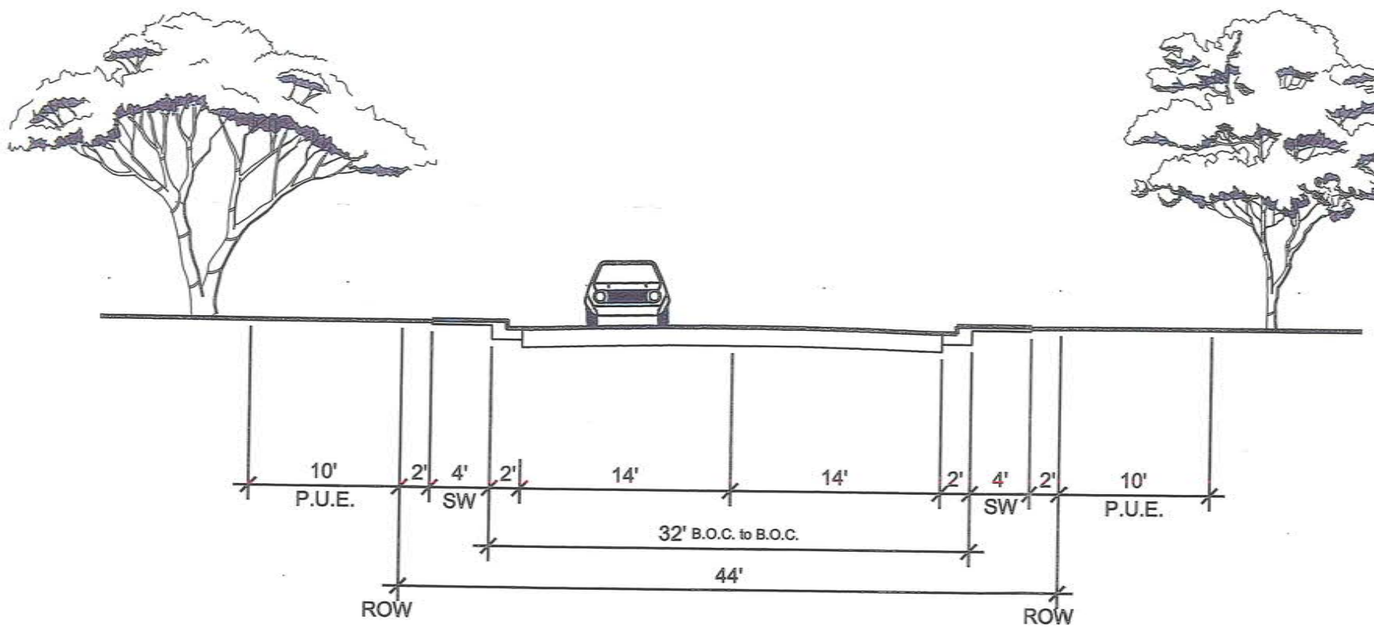
Buckeye, Arizona
CMP Revision

Typical Residential Street Section

Figure I-2



Scale: 1" = 10'



Residential Street

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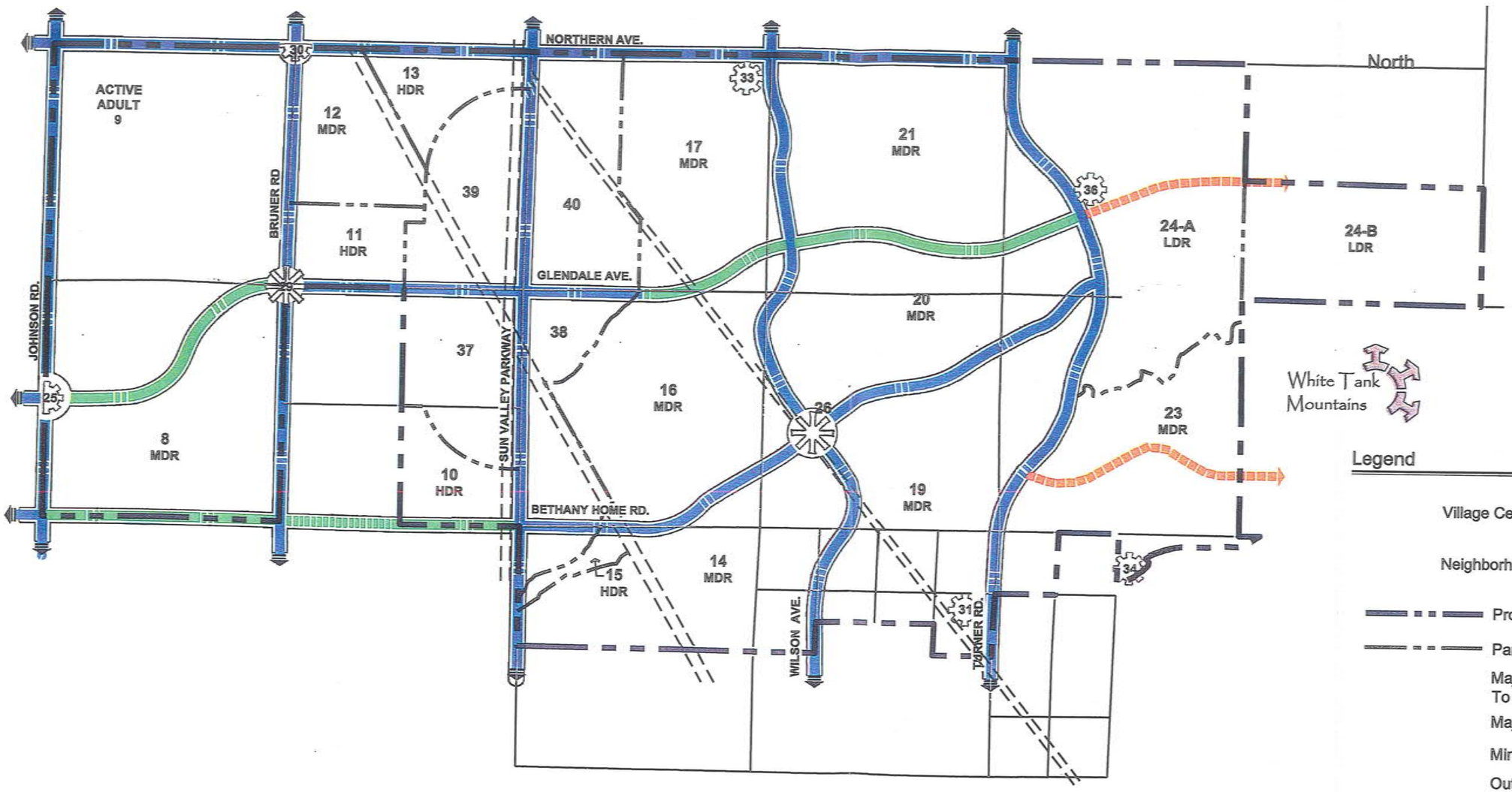
Sun Valley South

Buckeye, Arizona
CMP Revision

Master Street and Circulation Plan

Figure I-1



Legend

- Village Center
- Neighborhood Center
- Project Boundary
- Parcel Boundary
- Major Collector To Adjacent Property
- Major Arterial
- Minor Arterial
- Outside Development Area

North

0 625' 1,250' 2,500' 5,000'

Scale: 1" = 2,500'

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December 27, 2005

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Figure I-3

updated Dec. 1, 05

SUN VALLEY - SOUTH

TECHNICAL DESIGN REQUIREMENTS BY STREET CLASSIFICATION

Street Design Element	Sub-item	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Collector	Residential	Residential Cul-de-sac	Industrial Commercial	One Way Road	Comments
Approximate ADT	Urban	35 - 55 vpd	25 - 35 vpd	15 - 30 vpd	5 - 15 vpd	1.5 - 5 vpd	1.5 vpd				Lower Desert- per 1000 vpd
Minimum Right-of-Way		130 FT	110 FT	100 FT	70 FT	60 FT	44 FT	50'-Radius	50 FT		Lower Desert
				90-72 FT	60 FT	50-44 FT	40-38 FT				Upper Desert / Hillside
Minimum Street Width (1)	Back of curb	112 FT	80 FT	72 FT	48 FT	38 FT	32 FT		40 FT		Lower Desert
				70-62 FT	40 FT	26 FT	23-28 FT		40 FT		Upper Desert / Hillside
		Divided	Divided	Undivided	Undivided	Undivided	Undivided	43'-Radius (18)	Undivided	21 Vert/20 roll	
Curb Type		Vertical Curb and Gutter (MAG Detail 220.)					Roll Curb & Gutter		Vert. C&G		Lower Desert
				Roll Curb & Gutter			Ribbon Curb		Vert. C&G		Upper Desert / Hillside
Design Speed MPH		55	55	45	35	35 (2)	35 (2)	35 (2)	35 (2)		Lower Desert
				45	35	35 (2)	35 (2)	35 (2)	35 (2)		Upper Desert / Hillside
Longitudinal Slope (min)		0.5% (3)									Lower Desert
				0.5% (3)							Upper Desert / Hillside
Longitudinal Slope (max)		6%	6%	9%	9%	9%	9%	9%	9%		Lower Desert
				6-9% w/1400'max	12% w/700'max	12% w/700'max	15% w/350'max	15% w/350'max	15% w/350'max		Upper Desert / Hillside
Longitudinal Slope at Intersection (max)	Extend 75 FT to 125 FT through intersection (All crosswalks must be ADA compliant)	ADA compliance is required at all crosswalk locations									Lower Desert
				6%	6%	6%	8%				Upper Desert / Hillside
Cross Slope	Lip of gutter to lip of gutter	2% Minimum to 3% Maximum									Lower Desert
				2% Minimum to 3% Maximum (4)							Upper Desert / Hillside
Vertical Curve Required (5)		Grade Change > 0.3%		Grade Change > 0.5%	Grade Change > 1.0%		Grade Change > 2.0%				Lower Desert
		Grade Change > 0.3%		Grade Change > 0.5%	Grade Change > 1.0%		Grade Change > 2.0%				Upper Desert / Hillside
Crest Vertical Curve Minimum Length (5)		Minimum Crest Vertical curve determined by Stopping Sight Distance or Passing Sight Distance									Lower Desert
		Minimum Sag Vertical Curve determined by Stopping Sight Distance									Upper Desert / Hillside
Sag Vertical Curve Minimum Length (5)		Minimum Sag Vertical Curve determined by Stopping Sight Distance									Lower Desert
		Minimum Sag Vertical Curve determined by Stopping Sight Distance									Upper Desert / Hillside

Figure I-3

SUN VALLEY - SOUTH

TECHNICAL DESIGN REQUIREMENTS BY STREET CLASSIFICATION

Street Design Element	Sub-item	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Collector	Residential	Residential Cul-de-sac	Industrial Commercial	One Way Road	Comments
Horizontal Curves Required		CL Defl > 1 degree									Lower Desert
		CL Defl > 1 degree									Upper Desert / Hillside
Horizontal Curve Min. Radius without super-elevation		1850	1850	1100	750	450	200	200	200		Lower Desert
				980	475	250/310	100	100	200 (6)		Upper Desert / Hillside
Horizontal Curve Min. Radius with 2% one-way crown (7)		1350 FT	1350 FT	850 FT	500 FT	350 FT	150 FT	150 FT	150 FT		Lower Desert
				760 FT	385 FT	255 FT	85 FT	85 FT	85 FT		Upper Desert / Hillside
Length of Transition to 2% one way crown (7)	with 1/3 on curve and 2/3 on tangent	320 FT	240 FT	210 FT	175 FT	150 FT					Lower Desert
		320 FT	240 FT	210 FT	175 FT	150 FT					Upper Desert / Hillside
Horizontal Curve Length Min. (12)											Lower Desert Upper Desert / Hillside
Horizontal Curve Length Max.				2640 FT	2640 FT	1320 FT					Lower Desert
				2640 FT	2640 FT	1320 FT					Upper Desert / Hillside
Horizontal Curve Min. Tangent between reverse curves (0)		300 FT		250 FT	200 FT	150 FT	100 FT				Lower Desert
		300 FT		300 FT	200 FT	150 FT	100 FT				Upper Desert / Hillside
Horizontal Curve Min. Tangent between same direction curves		600 FT	600 FT	500 FT	400 FT	300 FT	200 FT	200 FT	200 FT		Lower Desert
		600 FT	600 FT	300 FT	100 FT	150 FT	200 FT	200 FT	200 FT		Upper Desert / Hillside
Stopping Sight Distance		500 FT	500 FT	365 FT	225 FT	200 FT	125 FT				Lower Desert
		500 FT	500 FT	370-400 FT	245-250 FT	200 FT	125 FT				Upper Desert / Hillside
Passing Sight Distance		1850 FT	1850 FT	1450 FT	1300 FT	1100 FT	800 FT	800 FT	800 FT		Lower Desert
		Generally not applicable									Upper Desert / Hillside
Maximum angle at intersections (8)		2 degrees, up to 4 degrees w/app				up to 15 degrees					Lower Desert
						up to 15 degrees					Upper Desert / Hillside
Min tangent length leading into intersection		300 FT		250 FT	200 FT	150 FT	100 FT				Lower Desert
		300 FT		250 FT	200 FT	150 FT	100 FT				Upper Desert / Hillside

Figure I-3

updated Dec. 1, 05

SUN VALLEY - SOUTH

TECHNICAL DESIGN REQUIREMENTS BY STREET CLASSIFICATION

Street Design Element	Sub-item	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Collector	Residential	Residential Cul-de-sac	Industrial Commercial	One Way Road	Comments
Intersection Sight Distance	S1	650 FT	610 FT	500 FT	325 FT	300 FT	190 FT	100 FT	250 FT		Lower Desert
		650 FT	610 FT	455 FT	395-345 FT	295-230 FT	240-180 FT	240 FT	245 FT		Upper Desert / Hillside
Intersection Sight Distance	S2	800 FT	700 FT	620 FT	415 FT	350 FT	220 FT	240 FT	310 FT		Lower Desert
		800 FT	700 FT	560 FT	450-395 FT	340-260 FT	280-200 FT	280 FT	280 FT		Upper Desert / Hillside
Intersection Spacing Minimum (9)				660 FT min		See footnote (9)					Lower Desert
				660 FT min		See footnote (9)					Upper Desert / Hillside
Block Length							660 FT (10)				Lower Desert
							660 FT (10)				Upper Desert / Hillside
Cul-de-sac length							660 FT (10)				Lower Desert
							660 FT (10)				Upper Desert / Hillside

Notes from Town of Buckeye Development Code, Table 5-N:

The width of sidewalks shall be 6 feet, except for local which shall be 4 feet.

Parking on-street allowed only on collector and residential. (11)

Bike lane (6 feet in width measured from back of curb) shall be provided on both sides of collectors and arterials. (13)

Turn lanes and bike lanes shall be provided on all collectors and arterials. (14)

Left turn lanes may be required on residential streets if warranted by traffic volumes. (15)

Sidewalks shall be separate from roadway by a minimum of 3 FT from back of curb on collectors and arterials. (16)

Residential lots will only be allowed to front on residential streets. (17)

Minimum street radius for a residential cul-de-sac shall be 43 FT. (18)

Upper Desert/Hillside design requirements shall be consistent with City of Phoenix or Scottsdale standards. (19)

Town Comments Dated 11/15/05

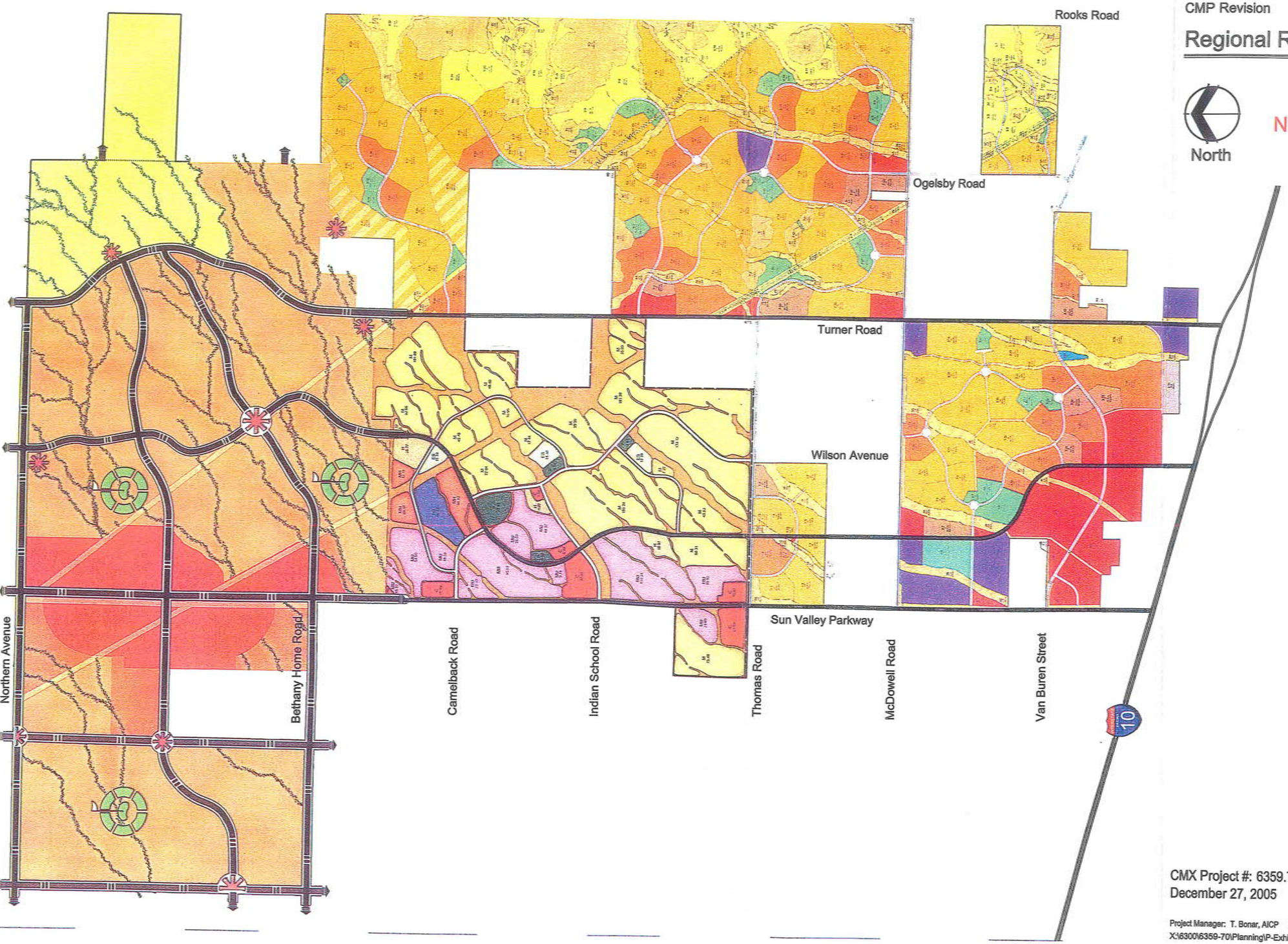
(0) No minimum tangent required if horizontal curve radii are 50% greater than required design speed radii (Applicable to residential streets only).
(1) Minimum street widths less than the Town's current standards must have Fire Department approval.
(2) 35 mph design speed per Town comment.
(3) Lesser slopes may be allowed with prior approval from the Town Engineer based on special circumstance
(4) Changed from 4% maximum, per Town comment.
(5) In accordance with McDot Roadway Design Standards (prefer no one-way crown).
(6) Changed from 100 FT per Town comment.
(7) Per Town comment (no superelevations)
(8) 90 degrees preferred, +/- 15 degrees up to the local collector classification.
Local to local shall be 90 degrees +/- 15 degrees.
(9) Min. spacing for residential to higher order streets = 250 FT
Min. spacing for residential to residential = 135 FT
Min. spacing for residential to knuckle intersection = 115 FT
(10) Revised from 1500 FT (Block and cul-de-sac lengths longer than 660 FT must be approved by the Fire Department).
(11) Per Town comment.
(12) Deleted minimum horizontal curve length per Town comment.
(13) Per Town comment.
(14) Per Town comment.
(15) Per Town comment.
(16) Per Town comment.
(17) Per Town comment.
(18) Per Town comment.
(19) Per Town comment.

Sun Valley South

Buckeye, Arizona
CMP Revision

Regional Roadway Network

Figure K



CMX Project #: 6359.70
December 27, 2005

CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD
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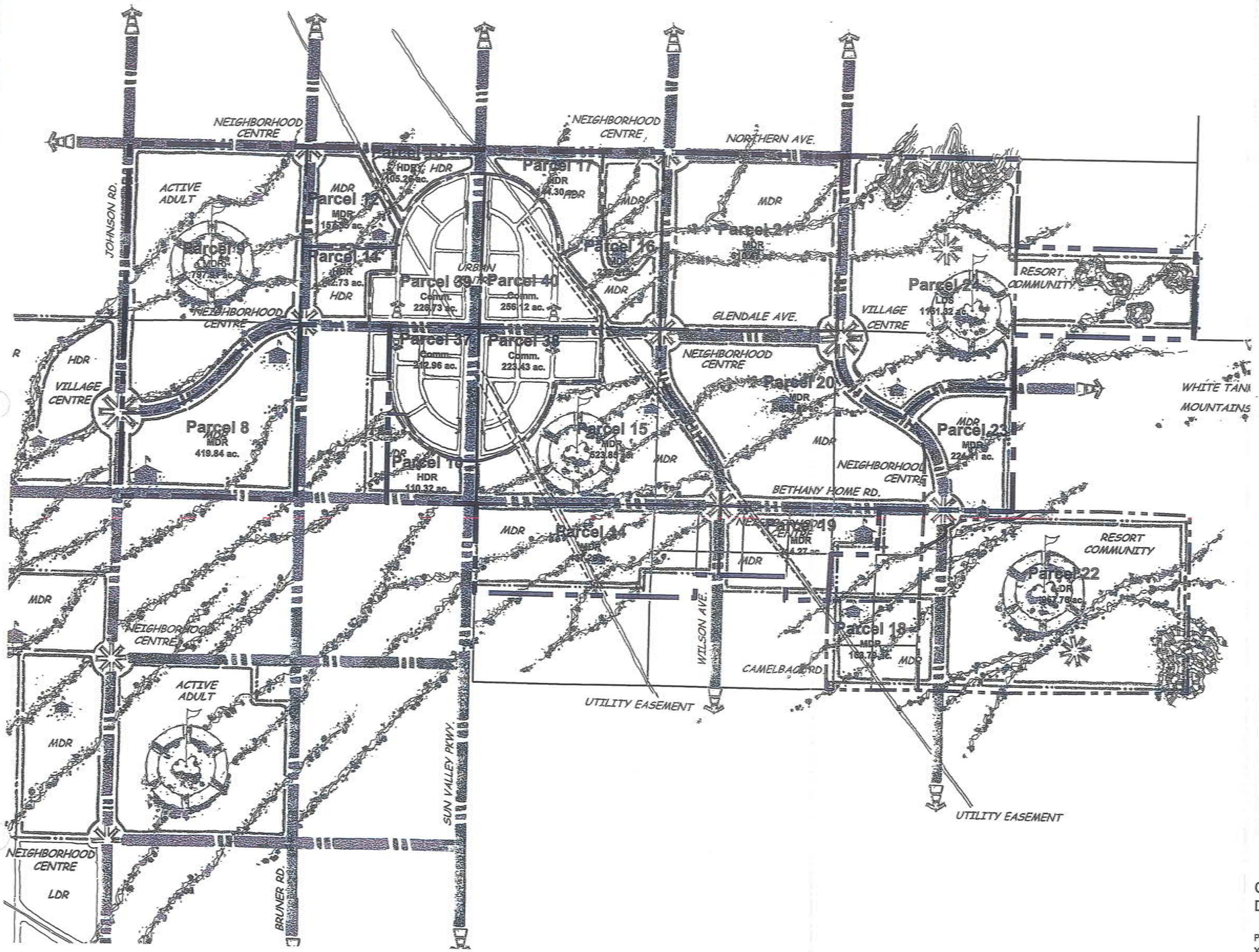
Sun Valley South

Buckeye, Arizona
CMP Revision

Land Use Comparison

Figure J-1



0 1,000' 2,000' 3,000' 6,000'

North Scale: 1" = 3,000'

Legend

- Project Boundary
- Parcel Boundary
- Easement Lines
- Original CMP

Site Data

Parcel	Land Use	Approximate 2000 CMP	Actual 2000 CMP Gross	Variance From 2000 CMP
8	MDR	410	419.84	9.84
9	MDR - Active Adult	820	797.92	-22.08
10	HDR	121	110.32	-10.68
11	HDR	110	114.46	4.46
12	MDR	127	153.76	26.76
13	HDR	93	94.87	1.87
14	MDR	397	437.08	40.08
15	MDR	412	523.23	111.23
16	MDR	219	236.61	17.61
17	HDR	80	144.09	64.09
18	MDR	164	163.79	-0.21
19	MDR	237	214.27	-22.73
20	MDR	766	693.26	-72.74
21	MDR	622	605.47	-16.53
22	LDR - Resort Community	954	964.16	10.16
23	MDR	219	226.41	7.41
24	LDR - Resort Community	1085	1151.30	66.30
25	C - Village Center	25	25.00	0.00
26	C - Village Center	51	51.00	0.00
29	C - Neighborhood Center	25	25.00	0.00
30	C - Neighborhood Center	10	10.00	0.00
31	C - Neighborhood Center	25	25.00	0.00
32	C - Neighborhood Center	25	25.00	0.00
33	C - Neighborhood Center	10	10.00	0.00
34	C - Neighborhood Center	25	25.00	0.00
35	C - Neighborhood Center	10	10.00	0.00
36	C - Neighborhood Center	10	10.01	0.01
37	Comm. / Bus. Center	199	212.96	13.96
38	Comm. / Bus. Center	268	223.43	-44.57
39	Comm. / Bus. Center	310	268.93	-41.07
40	Comm. / Bus. Center	341	256.12	-84.88
Totals:	-	8170	8228.29	58.29

CMX Project #: 6359.70
December 27, 2005

CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD
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Sun Valley South

Buckeye, Arizona
CMP Revision

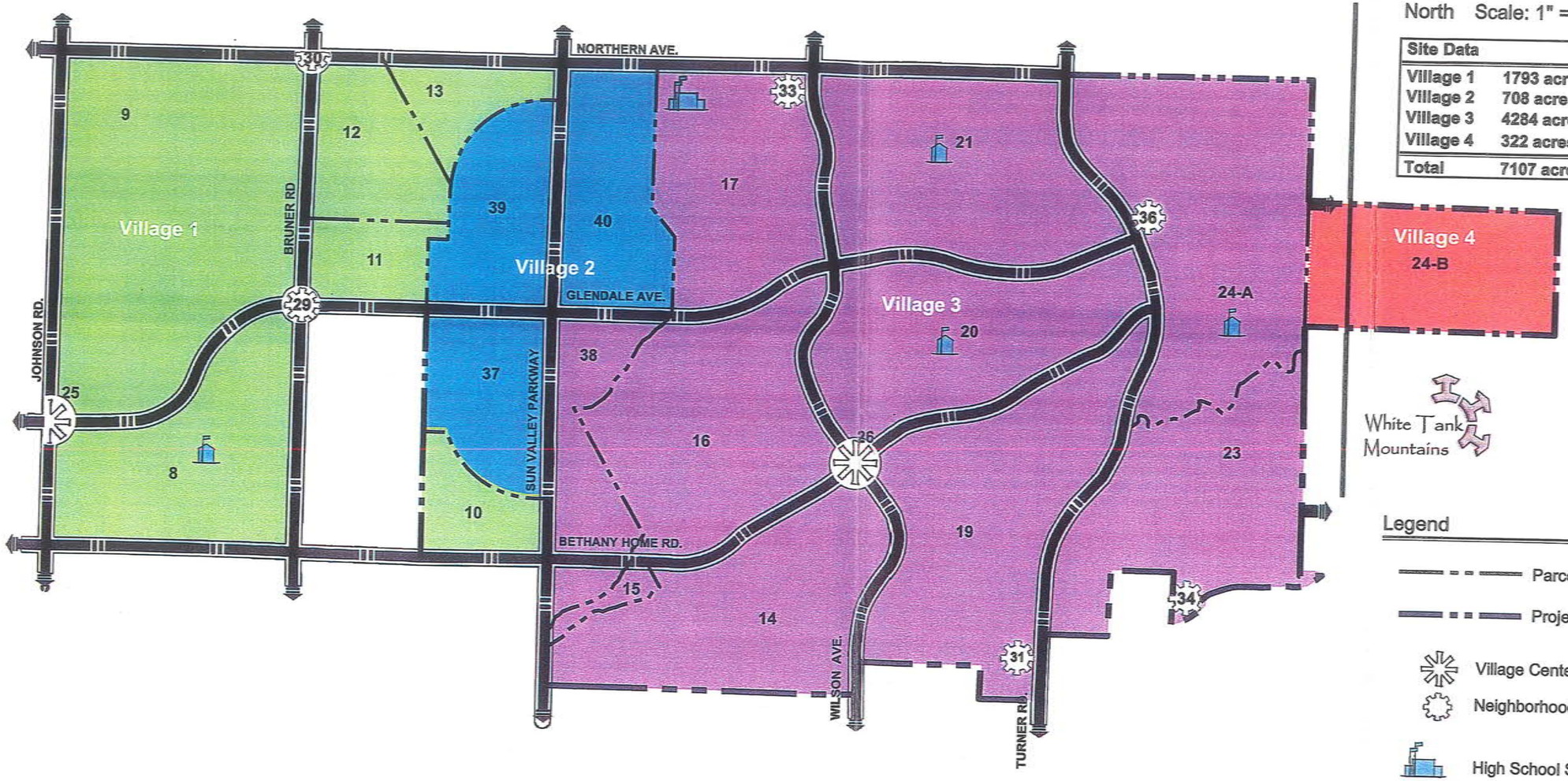
Village Plan

Figure I-4

0 625' 1,250' 2,500' 5,000'

North Scale: 1" = 2,500'

Site Data	
Village 1	1793 acres
Village 2	708 acres
Village 3	4284 acres
Village 4	322 acres
Total	7107 acres



Legend

- Parcel Boundary
- Project Boundary
- Village Center
- Neighborhood Center
- High School Site
- Elementary School Site

CMX Project #: 6359.70
December 27, 2005

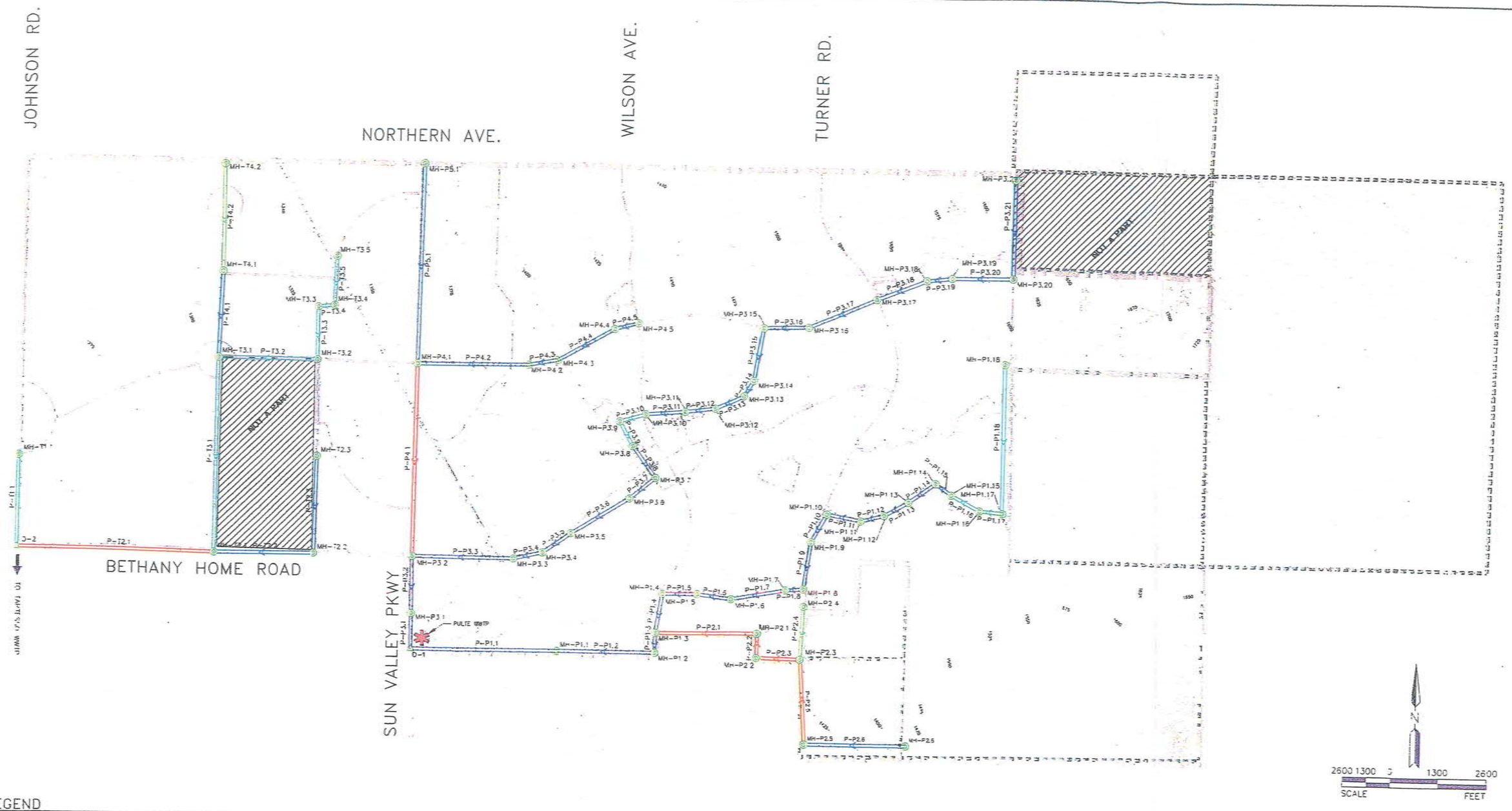
CMX

Project Manager: T. Bonar, AICP Designed By: T. Bonar/G. Thompson Drawn By: G. Thompson, CD
X:\6300\6359-70\Planning\P-Exhibits\Cmp Amendment\CMP Revision Red Line\ 6359-70 Fig I-4

A

WASTEWATER FLOW GENERATION - SUN VALLEY SOUTH								
Parcel	Land Use	Gross Area (acres)	Proposed Density (DU/ac)	Dwelling Units	Persons per DU	Total Population	Average Day Flow Generation (mgd)	SewerCad Input
8	MDR	420	4.5	1,890	3.0	5,670	0.454	MH-T1.1
9	MDR - AA	799	4.5	3,596	1.9	6,832	0.547	MH-T1.1
10	HDR	110	15.0	1,650	2.0	3,300	0.264	MH-T2.2
11	HDR	142	15.0	2,130	2.0	4,260	0.341	MH-T4.1
12	MDR	157	4.5	707	3.0	2,121	0.170	MH-T4.1
13	HDR	105	15.0	1,575	2.0	3,150	0.252	MH-T3.5
14	MDR	446	4.5	2,007	3.0	6,021	0.482	MH-P1.4
15	HDR	30	15.0	450	2.0	900	0.072	MH-P3.2
16	MDR	482	4.5	2,169	3.0	6,507	0.521	MH-P3.10
17	MDR	378	4.5	1,701	3.0	5,103	0.408	MH-P4.5
18	MDR	164	4.5	738	3.0	2,214	0.177	MH-P2.5
19	MDR	573	4.5	2,579	3.0	7,737	0.619	MH-P1.10 / MH-P2.3
20	MDR	463	4.5	2,084	3.0	6,252	0.500	MH-P3.17
21	MDR	535	4.5	2,408	3.0	7,224	0.578	MH-P4.5
22	LDR	964	2.0	1,929	3.0	5,787	0.463	MH-P2.6
23	MDR	454	4.5	2,043	3.0	6,129	0.490	MH-P1.17
24-A	LDR	623	2.0	1,246	3.0	3,738	0.299	MH-P3.21/MH-P1.18
24-B	LDR	322	2.0	644	3.0	1,932	0.155	MH-P1.18
25	COM	26	N/A	N/A	N/A	N/A	0.039	MH-T1.1
26	COM	49	N/A	N/A	N/A	N/A	0.074	MH-P3.7
29	COM	25	N/A	N/A	N/A	N/A	0.038	MH-T3.1
30	COM	10	N/A	N/A	N/A	N/A	0.015	MH-T4.2
31	COM	5	N/A	N/A	N/A	N/A	0.008	MH-P3.9
33	COM	7	N/A	N/A	N/A	N/A	0.011	MH-P4.5
34	COM	14	N/A	N/A	N/A	N/A	0.022	MH-P1.10
35	COM	10	N/A	N/A	N/A	N/A	0.015	MH-P2.6
36	COM	4	N/A	N/A	N/A	N/A	0.006	MH-P3.17
37	COM	213	N/A	N/A	N/A	N/A	0.320	MH-T2.3
38	COM	220	N/A	N/A	N/A	N/A	0.330	MH-P4.1
39	COM	227	N/A	N/A	N/A	N/A	0.341	MH-T3.5
40	COM	269	N/A	N/A	N/A	N/A	0.404	MH-P5.1
Subtotal On-Site		**8,246**		**31,546**		**84,877**	**8.409**	
OFF 1	LDR	319	2.0	638	3.0	1,914	0.153	MH-P3.21
OFF 2	LDR	628	2.0	1,256	3.0	3,768	0.301	MH-P1.18
OFF 3	LDR	1,440	1.0	1,440	3.0	4,320	0.346	MH-P1.18
OFF 4	LDR	123	2.0	246	3.0	738	0.059	MH-P2.4
Subtotal Off-Site		**2,510**		**3,580**		**10,740**	**0.859**	
TOTAL		**10,756**		**35,126**		**95,617**	**9.268**	

Residential wastewater generati	80	gal/person/day
Commercial wastewater generat	1500	gal/ac/day



LEGEND

- SUN VALLEY SOUTH BOUNDARY
- EXISTING POWER LINE EASEMENT
- OFFSITE AREA BEING SERVICED BY THIS PROJECT
- PARCEL BOUNDARY
- OFFSITE SERVICE AREA
- P-5.2 — SEWERCAD PIPE & LABEL
- MH-5 — SEWERCAD MANHOLE & LABEL
- WATER RECLAMATION FACILITY
- AREA SERVICED BY SUN VALLEY SOUTH

Color Coding Legend
Link: Rise (in)

- <= 8.0
- <= 12.0
- <= 15.0
- <= 18.0
- <= 24.0
- <= 30.0

NOTES:

1: ANY LOTTING PATTERNS AND LOCAL STREET ALIGNMENTS ILLUSTRATED ON THIS MASTER PLAN ARE FOR CONCEPTUAL PLANNING PURPOSES ONLY. THE FINAL LOTTING PATTERN, INCLUDING LOCAL STREET ALIGNMENTS WILL BE DETERMINED DURING THE PRELIMINARY REVIEW PROCESS.

2: REFER TO ALTA SURVEY DRAWING FOR INDIVIDUAL EASEMENT CALLOUTS.

3: LINE SIZING/LOCATION ARE CONCEPTUAL ACTUAL SIZE/LOCATION WILL BE PROVIDED IN PLANNING UNIT & DETAILED.

SUN VALLEY SOUTH
SUN VALLEY PARKWAY
BUCKEYE, ARIZONA

FIG 3: WASTEWATER MASTER PLAN SYSTEM

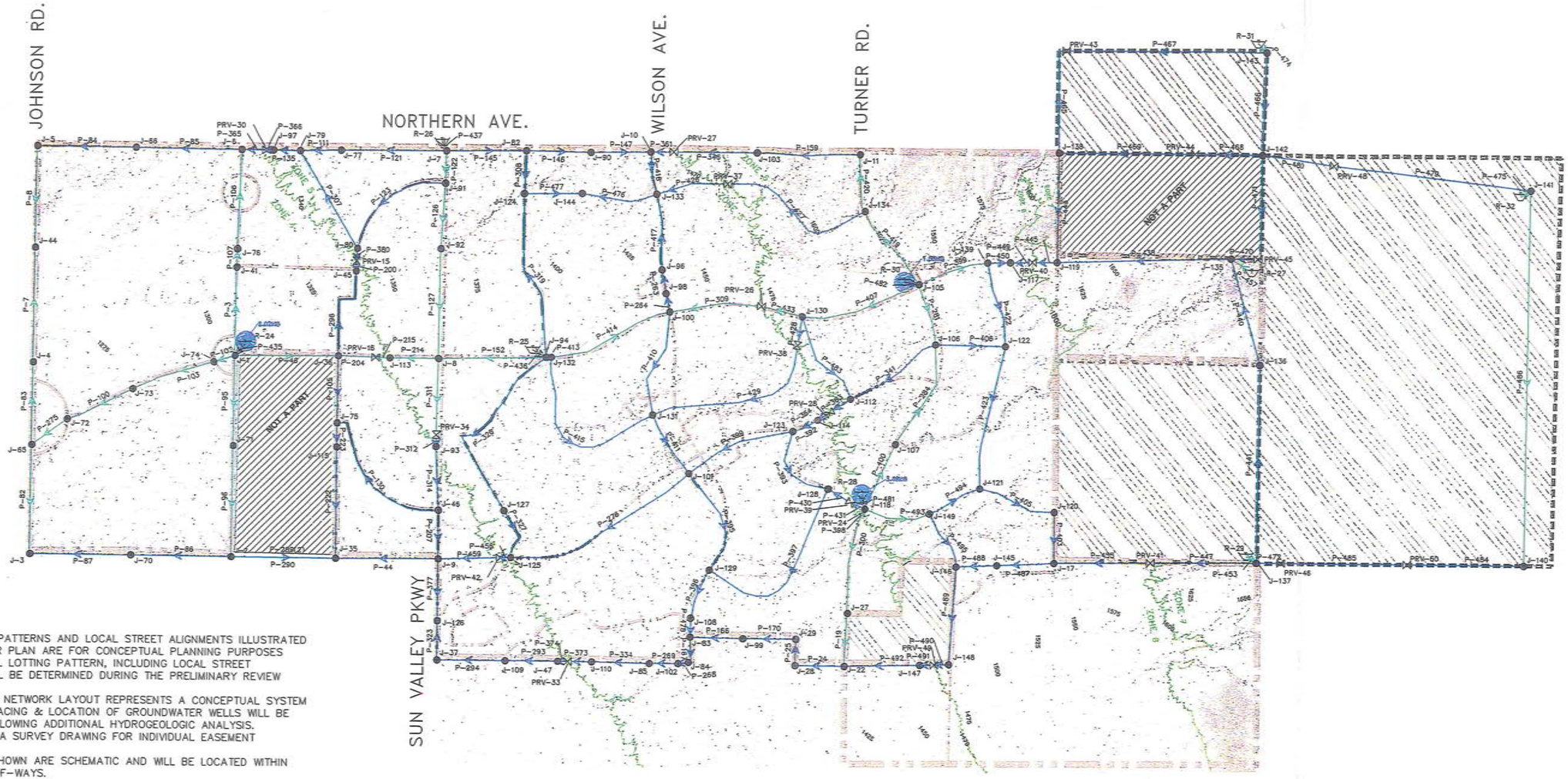
CMX PROJ. 6359.60		
DATE: 1/26/05		
SCALE: 1"=2600'		
DESIGNED: YUX	DRAWN: JAR	APPROVED: SAL
REV.		DWG. NO. 1
		SHT. 1 OF 1

B

WATER DEMAND CALCULATIONS - SUN VALLEY SOUTH

Parcel	Land Use	Gross Area (acres)	Proposed Density (DU/ac)	Dwelling Units	Persons per DU	Total Population	Average Day Demands (mgd)	Maximum Day Demands (mgd)	Peak Hour Demands (mgd)	Fire Flow Demands
8	MDR	420	4.5	1,890	3.0	5,670	0.851	1.531	2.603	1500.000
9	MDR - AA	799	4.5	3,596	1.9	6,832	1.025	1.845	3.136	1500.000
10	HDR	110	15.0	1,650	2.0	3,300	0.363	0.653	1.111	1500.000
11	HDR	142	15.0	2,130	2.0	4,260	0.469	0.843	1.434	1500.000
12	MDR	157	4.5	707	3.0	2,121	0.318	0.573	0.974	1500.000
13	HDR	105	15.0	1,575	2.0	3,150	0.347	0.624	1.060	1500.000
14	MDR	446	4.5	2,007	3.0	6,021	0.903	1.626	2.764	1500.000
15	HDR	30	15.0	450	2.0	900	0.099	0.178	0.303	1500.000
16	MDR	482	4.5	2,169	3.0	6,507	0.976	1.757	2.987	1500.000
17	MDR	378	4.5	1,701	3.0	5,103	0.765	1.378	2.342	1500.000
18	MDR	164	4.5	738	3.0	2,214	0.332	0.598	1.016	1500.000
19	MDR	573	4.5	2,579	3.0	7,737	1.161	2.089	3.551	1500.000
20	MDR	463	4.5	2,084	3.0	6,252	0.938	1.688	2.870	1500.000
21	MDR	535	4.5	2,408	3.0	7,224	1.084	1.950	3.316	1500.000
22	LDR	964	2.0	1,929	3.0	5,787	0.868	1.562	2.656	1500.000
23	MDR	454	4.5	2,043	3.0	6,129	0.919	1.655	2.813	1500.000
24-A	LDR	623	2.0	1,246	3.0	3,738	0.561	1.009	1.716	1500.000
24-B	LDR	322	2.0	644	3.0	1,932	0.290	0.522	0.887	1500.000
25	COM	26	N/A	N/A	N/A	N/A	0.039	0.070	0.119	2500.000
26	COM	49	N/A	N/A	N/A	N/A	0.074	0.132	0.225	2500.000
29	COM	25	N/A	N/A	N/A	N/A	0.038	0.068	0.115	2500.000
30	COM	10	N/A	N/A	N/A	N/A	0.015	0.027	0.046	2500.000
31	COM	5	N/A	N/A	N/A	N/A	0.008	0.014	0.023	2500.000
33	COM	7	N/A	N/A	N/A	N/A	0.011	0.019	0.032	2500.000
34	COM	14	N/A	N/A	N/A	N/A	0.022	0.039	0.066	2500.000
35	COM	10	N/A	N/A	N/A	N/A	0.015	0.027	0.046	2500.000
36	COM	4	N/A	N/A	N/A	N/A	0.006	0.011	0.018	2500.000
37	COM	213	N/A	N/A	N/A	N/A	0.320	0.575	0.978	2500.000
38	COM	220	N/A	N/A	N/A	N/A	0.330	0.594	1.010	2500.000
39	COM	227	N/A	N/A	N/A	N/A	0.341	0.613	1.042	2500.000
40	COM	269	N/A	N/A	N/A	N/A	0.404	0.726	1.235	2500.000
Subtotal On-Site		**8,246**		**31,546**		**84,877**	**13.886**	**24.995**	**42.492**	
OFF 1	LDR	319	2.0	638	3.0	1,914	0.287	0.517	0.879	1500.000
OFF 2	LDR	628	2.0	1,256	3.0	3,768	0.565	1.017	1.730	1500.000
OFF 3	LDR	1,440	1.0	1,440	3.0	4,320	0.648	1.166	1.983	1500.000
OFF 4	LDR	123	2.0	246	3.0	738	0.111	0.199	0.339	1500.000
Subtotal Off-Site		**2,510**		**3,580**		**10,740**	**1.611**	**2.900**	**4.930**	
TOTAL		**10,756**		**35,126**		**95,617**	**15.497**	**27.895**	**47.422**	

HDR Residential water Demand Rate	110	gal/person/day
Residential water demand rate =	150	gal/person/day
Commercial water demand rate =	1500	gal/ac/day



NOTES:

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2: TRANSMISSION NETWORK LAYOUT REPRESENTS A CONCEPTUAL SYSTEM DESIGN. THE SPACING & LOCATION OF GROUNDWATER WELLS WILL BE DETERMINED FOLLOWING ADDITIONAL HYDROGEOLOGIC ANALYSIS.

3: REFER TO ALTA SURVEY DRAWING FOR INDIVIDUAL EASEMENT CALLOUTS.

4: WATERLINES SHOWN ARE SCHEMATIC AND WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.

VICINITY MAP
N.T.S

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- WATER PRESSURE ZONE
- PARCEL LABEL
- WATERCAD PIPE
- WATERCAD VALVE
- WATERCAD JUNCTION
- WATERCAD RESERVOIR
- STORAGE AND SIZE
- AREA SERVICED BY SUN VALLEY SOUTH

Color Coding Legend Link: Rise (in)
<= 12.0
<= 16.0

N

3000 1500 0 3000 6000
SCALE FEET

SUN VALLEY SOUTH

SUN VALLEY PARKWAY
BUCKEYE, ARIZONA

FIG 4: WATER MASTER PLAN DISTRIBUTOR SYSTEM

CMX PROJ. 6359.60		CMX
DATE: 3/31/05		
SCALE: 1"=3000'		
DESIGNED: JWC	DRAWN: JAR	APPROVED: SAL
REV.		DWG. NO. 4
		SHT. 1 OF 1

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C

June 22, 2005

Town of Buckeye
Public Works Department
423 Arizona Eastern
Buckeye, AZ 85326

Re: Master Drainage Plan for DMP Submittal

Pursuant to the ongoing Buckeye/Sun Valley Area Drainage Master Study (ADMS) and the pending Area Drainage Master Plan (ADMP) currently being prepared by the Flood Control District of Maricopa County (FCDMC), the developers for the Sun Valley South Master Planned Community continue to coordinate efforts with regard to regional drainage management. The watershed area associated with the Sun Valley South property extends to the White Tank Mountains east of Sun Valley Parkway and discharge to distributary drainage corridors, which convey flow to White Tanks Wash. White Tanks Wash is a tributary to the Buckeye Flood Retarding Structure #1 (FRS#1) located north of Interstate-10 and east of the Hassayampa River. The FRS#1 structure's storm water management capacity is sensitive to upstream changes in drainage conditions that would increase peak flow or volume to the facility, specifically for storm events up to the 100-year return interval. The FCDMC has recently updated the regional hydrology (May, 2005) for the ADMS. The Drainage Master Plan for the Sun Valley South property (CMX, June 2004), as presented herein, was prepared in advance of the ADMS hydrology study. To coordinate flow rates with the ADMS and adjacent properties, the drainage master plan will be updated for the Sun Valley South property with newly revised hydrology provided through the ADMS. Since the 2004 study, some property boundaries have adjusted as illustrated in the Development Master Plan. The drainage report as provided illustrates drainage conditions at the boundaries of the property and illustrates application of City and County design criteria effectively reduce peak flow and volume following final development of the parcel to parameters less than or equal to existing conditions.

In general, the drainage area is characterized by steep mountainous terrain in the upper regions of the White Tank Mountains and relict alluvial deposits. Portions of the relict alluvial formations show signs of activity or instability according to Technical Memorandum 2-6-4 prepared by Ayres Associates (11-24-2004) and the Arizona Geological Survey Open File Report 91-10 (Field and Pearthree, March, 1992). Two formations within the boundaries of the Sun Valley South property have been identified as active alluvial fans, subject to variable flooding hazards. The developers are currently evaluating mitigation alternatives to alleviate or manage the alluvial fan hazard. Current alternatives include avoidance (not constructing dwellings or infrastructure, which would cause deleterious change to hazard conditions); provide sediment and storm water retention (debris basin) to control sediment transport and flow downstream without creating additional hazard to downstream communities. The planning unit plans will be prepared to show the selected alternative with supporting engineering design and grading to define wash corridors.

Sincerely,

CMX, L.L.C.

Kevin Kammerzell, P.E.
Director of Water Resources

D

Sun Valley South Traffic Analysis – Submittal Statement

The Traffic Analysis is too large to submit within this CMP Amendment. In order to conserve resources, the Analysis will be submitted to the Town of Buckeye under separate cover.

E

Janet Napolitano
Governor

Mark Winkleman
State Land
Commissioner

Arizona State Land Department

1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

October 27, 2005

Josh E. Hartmann, Manager
Planning and Entitlement
Pulte Homes
15111 N. Pima Road, Suite 100
Scottsdale, Arizona 85260

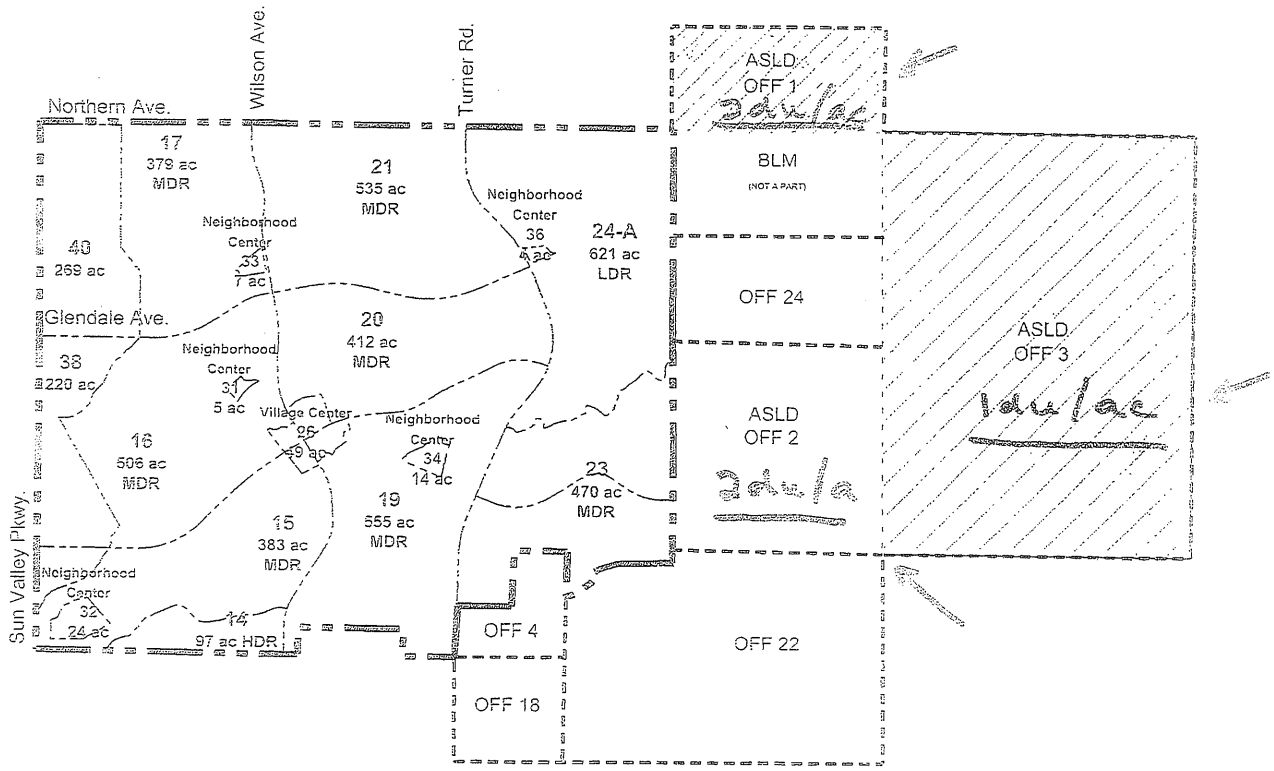
Subject: Residential Densities on State Trust Parcels Adjacent to Sun Valley South

Dear Mr. Hartmann:

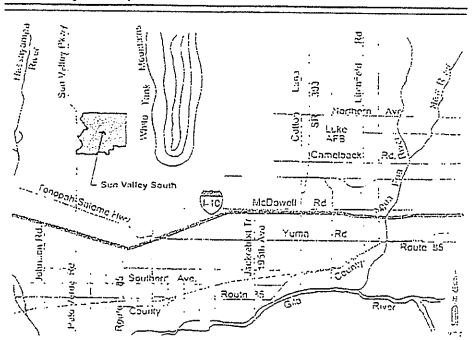
On December 6, 2004, representatives of Pulte Homes and CMX met with the Arizona State Land Department (the Department) to discuss the Sun Valley South project. At that meeting Greg Keller, Planner IV, and myself were in attendance for the Department. At that meeting Greg Keller stated that the minimum acceptable residential densities for the three State Trust parcels adjacent to the Sun Valley South project (as shown on the attached map) were: for the State Trust parcel within the Town of Buckeye Special Use Area = 1 dwelling unit per acre, and for the two State Trust parcels within the Town of Buckeye Planned Community designation = 2 dwelling units per acre.

Sincerely,

Victoria Carella, AICP
Planning Section



Vicinity Map



Legend

- Project Boundary
- Offsite Boundary
- Buckeye - Planned Community
- Buckeye - Special Use
- ASLD - Petition Only
- ASLD - Conservation Option

Sun Valley South

Buckeye, Arizona

Proposed WRF Service Area

0 1,000' 2,000' 3,000' 6,000'

Figure 2

North Scale: 1" = 3,000'

CMX Project Number: 6359.60 December 2004

Project Manager: T. Bonar
Designed By: R. Hayes
Drawn By: D.Duryea

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