Adam Zellhoefer

Westwind

Community Master Plan
Final Council Copy

Buckeye, Arizona
January 2005

Property Owner
Westwind Properties, L.L.C.
3040 North 44th Street, Suite 3
Phoenix, Arizona 85018
Contact Name: Robert Wagoner

Developer
Sonterra Partners, LLC
3040 North 44th Street
Suite 3
Phoenix, Arizona 85018
Contact Name: Robert Wagoner

Development Team
Planning/Engineering
RBF Consulting
16605 North 28th Avenue
Suite 100
Phoenix, Arizona 85053
Phone: 602-467-2200
Fax: 602-467-2201
Contact Name: Steve Hohulin

Legal
Earl, Curley & Lagarde, PC
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094
Fax: 602-265-2195
Contact Name: Stephen Earl

JN 45-101318

RBF CONSULTING

Table Of Contents

Project Overview of Westwind 1
Introduction 1
Applicant and Development Team 1
Locational Context 2
Community Master Plan Goals 5
Existing Site Conditions 5
Natural Features 7
Other Features 8
Community Master Plan 9
Introduction 9
Purpose and Applicability of Adopted CMP 9
CMP Adoption via Development Agreement 11
CMP Relationship to the Buckeye General Development Plan 11
CMP Relationship to the Buckeye Development Code 12
CMP Relationship to the Buckeye Land Use District Map 12
CMP Administrative Framework 12
Definitions 12
Exhibits and Appendices 12
Amendments 12
Community Land Use Plan 15
Community Description 15
Land Use Designations 15
Residential 16
Residential Permitted Uses 17
Commercial 18
Public Facilities 21
Open Space 21
Employment Uses 23
Master Plans and Reports 26
Conceptual Trails, Parks and Open Space Plan 26
Trail system 26
Parks 30
Schools 30
Master Street, Circulation Plan and Traffic Report 30
Master Potable Water System Plan 35
Supply Facilities 35
Storage Facilities 35
Booster Pump Facilities 35
On-site and Off-site Improvements 35
Master Wastewater Plan 37
Wastewater Treatment Facility 37
Water Re-use Facilities 37
Construction Phasing 37
On-site and Off-site Improvements 37

Master Drainage Plan and Report....39
Master Plan Phasing....41
Overview....41
Implementation....43
Development Standards and Guidelines....43
Land Subdivision....43
Development Site Plans....50
General Land Development Standards....50
Development and Building Design Guidelines....69
Landscape and Open Space Design Guidelines....70
Community Management and Maintenance....71
Covenants, Conditions, and Restrictions....71
Homeowners' Association....71
Architectural Control Committee....71

Table Of Exhibits

Regional Vicinity Map 3
Surrounding Properties Map 4
Opportunities and Constraints Exhibit 6
Conceptual Land Use Plan 14
Conceptual Neighborhood Park Plan 22
Employment Study Area 25
Conceptual Open Space and Trails Exhibit 28
Trails Section Exhibit 29
Master Circulation Exhibit 31
Street Cross Sections 32
Arterial Street Concept 33
Collector Street Concept 34
Master Potable Water Exhibit 36
Master Sewer Exhibit 38
Master Drainage Exhibit 40
Master Phasing Plan 42
Residential Fence Height Exhibit 58
Conceptual Entry Monument 63
Regional Entry Monument 64
Conceptual Walls and Fences 65

Index Of Tables

Summary of Land Uses 9
Summary of Proposed Residential Densities 16
Residential Development Standards 18
Non-Residential Development Standards 20
Employment Property within Vicinity of Westwind 23
Recommended Plant Palette 55
Required Screening 59
Maximum Size Allowed For Free - Standing Signs By Land Use Type 60
Maximum Size Allowed For Attached Signs By Land Use Type 61

Appendices

Appendix A- Biological Report
Appendix B- Cultural Evaluation Report
Appendix C- Traffic and Circulation Master Plan
Appendix D- Potable Water Master Plan
Appendix E- Wastewater Master Plan
Appendix F- Drainage Master Plan
Appendix G – Covenants, Conditions and Restrictions

PROJECT OVERVIEW OF WESTWIND

INTRODUCTION

Westwind is envisioned as an 807-acre master planned community that builds upon the Buckeye General Development Plan to fully integrate the objectives established in the General Development Plan of the Town, the property owner, and adjacent neighbors. The general boundaries are Durango Street alignment to the north, Turner Road to the east, Dunlap Road alignment/Roosevelt Irrigational Canal to the south, and Palo Verde Road on the west. The principal planning objective of this Westwind Community Master Plan (CMP) is to create a balanced community featuring a mix of neighborhoods, schools, parks, and shopping linked by an open space and trails network. The well-balanced mix will heighten resident and visitor opportunities for social activity, recreation and visual enjoyment of the White Tank Mountains and other scenic resources.

The Westwind property is annexed into the Town and is zoned PC (Planned Community).

APPLICANT AND DEVELOPMENT TEAM

The applicant for the Westwind Community Master Plan is:

Westwind Properties, L.L.C.
3040 North 44th Street
Suite 3
Phoenix, Arizona 85018
Phone: 602.385.1510
Fax: 602.385.1524
Contact: Robert Wagoner

Members of the development team assembled to prepare the Westwind Community Master Plan are identified below (with project role noted accordingly):

Consultant	Project Role
RBF Consulting	Civil Engineering, Community Planning
SWCA Environmental Consultants	Jurisdictional Waters Delineation, 404 Permitting
SWCA Environmental Consultants	Biological and Cultural Resources
Louis C. Lagomarsino, P.E.	Transportation
Gallagher & Kennedy	Legal Counsel (Development Agreement)
Earl, Curley & Lagarde, P.C.	Legal Counsel (Zoning)
WRG Design Inc.	Landscape Architecture
Dry Utility Services	Dry Utilities
Stewart Title	Title Company

LOCATIONAL CONTEXT

Westwind is located about five miles northwest of the existing downtown Buckeye and Town Hall, and about 1/2 mile south of the Interstate 10 Freeway. Immediately west of Westwind, beyond Palo Verde Road, on the Lower Buckeye alignment is the Town of Buckeye Municipal Airport. Westwind is located in portions of Sections 15, 16, 21, and 22, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian. **(See the Regional Vicinity Map)**

The 807-acre site affords views to the White Tank Mountains to the northeast, Estrella Mountains to the southeast and Buckeye Hills to the south. The site has mature native vegetation that is typical of Sonoran habitat and has a gently southward sloping topography. When possible, this vegetation will be preserved in place or relocated within the Westwind development.

The **Property Ownership** exhibit illustrates land ownership surrounding Westwind. All of the land adjacent to the site on the south, east, and north is privately owned by a variety of individuals, corporations, and LLCs. The State of Arizona owns the area to the northwest of the "L" shape of the site. The publicly owned Buckeye Municipal Airport is west of the site.

Westwind

Property Ownership Map

504-29-002J
CAMBRIDGE BUSINESS INSURANCE

504-29-002C
MARTHA M. SPRANG

504-29-002M
NOBLE W & VISTA MAE ROBINS

504-29-002L
VINCENT PROFITA

504-27-016A
OAK DOON & MEE KUEN YEE

504-29-015
B BAR G FARMS LP

504-27-011
MADISON DIVERSIFIED

504-29-001A

504-29-003A

504-30-003
TOWN OF BUCKEYE

504-27-009A
MADISON DIVERSIFIED

300'

WILSON ROAD ALIGNMENT

PALO VERDE ROAD

TURNER ROAD

TURNER ROAD

504-29-011D

504-29-011E

504-29-012

504-29-018C

504-29-018A

504-28-014A
MADISON DIVERSIFIED

504-30-026
TOWN OF BUCKEYE

504-29-011F
J BAR R FARMS LP

504-29-011G
J BAR R FARMS LP

504-29-004

504-29-019

504-29-017

504-29-005B
J BAR R FARMS LP

504-29-005C
B BAR G FARMS LP

504-29-004
B BAR G FARMS LP

504-29-018D

504-29-018B

504-28-003
MADISON DIVERSIFIED

504-29-017
B BAR G FARMS LP

504-29-023B
C Y DESERT LAND LLC

504-29-014
B BAR G FARMS LP

504-29-022A
B BAR G FARMS LP

504-29-022D
B BAR G FARMS LP

504-29-022C
B BAR G FARMS LP

504-29-023C
EARL & PAM NEUSCHWANDER

504-28-004A
C & S BUCKEYE RID LLC

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/cadd/graphics/ai/ownership.ai

December, 2005

COMMUNITY MASTER PLAN GOALS

The following goals are the basis for the framework of this Community Master Plan:

- To provide an integrated mix of land uses, linked by a hierarchy of streets and a trail system, that offer residents a strong sense of community and the opportunity to walk or bike from place to place.

- To offer a mix of commercial and employment opportunities in the immediate area that is responsive to local and regional markets.

- To grow in a planned and incremental pattern that is based upon the logical phasing of infrastructure and public facility development.

- To efficiently provide, in conjunction with the Town of Buckeye, major utilities and services – including water, sewer, roads, and storm drainage – to the community and its residents.

- To respect the existing desert environment and vistas to the White Tank and Sierra Estrella Mountains by providing open space, parks, trails, desert landscaped areas, and view corridors to the optimal degree possible.

- To convey a strong gateway image into the Town of Buckeye from Interstate 10 and State Route 85 through architectural, landscape, and sign design control, and desert streetscape improvements.

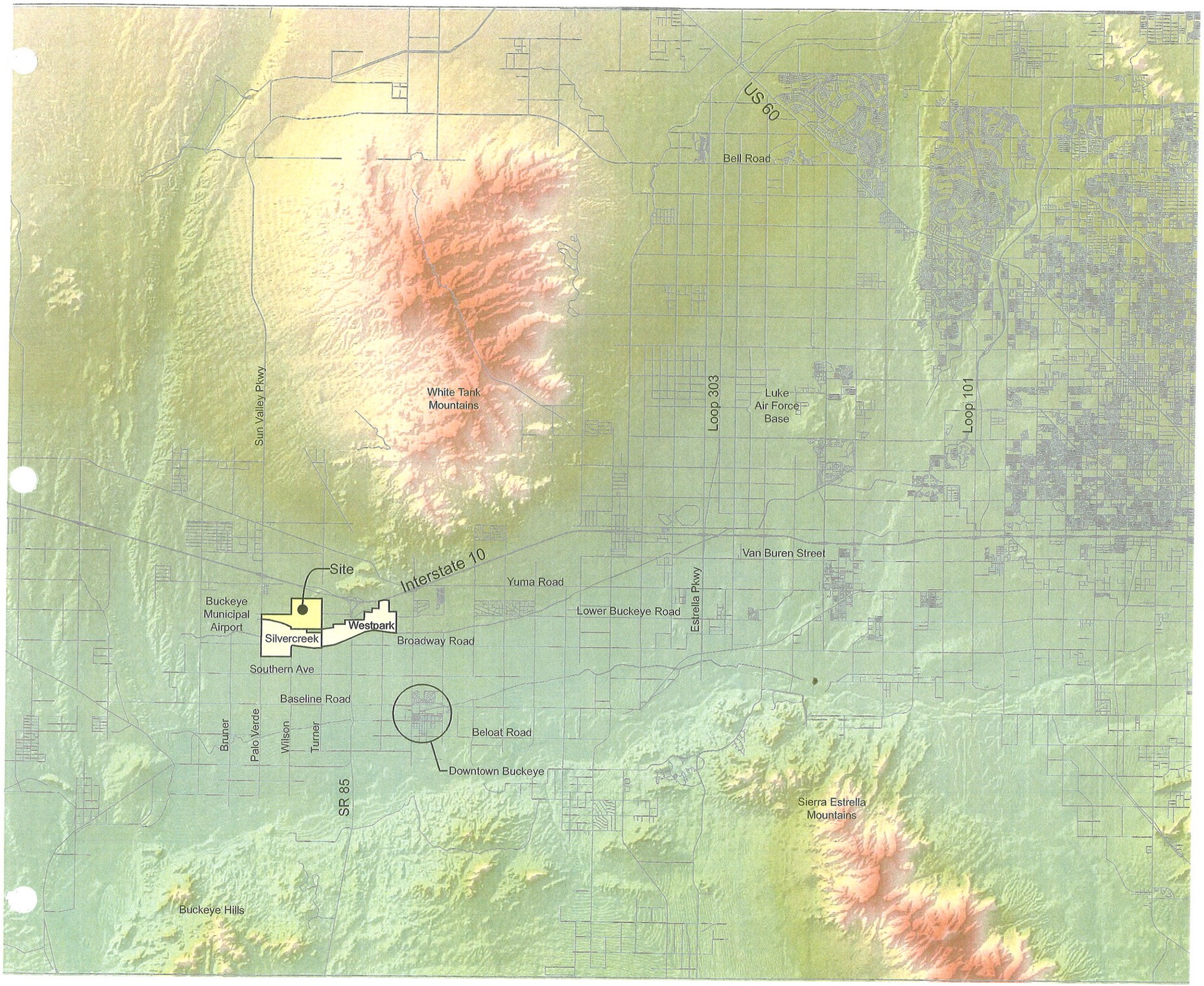
- To provide opportunities for education within the community.

EXISTING SITE CONDITIONS

This section provides an overview of existing conditions on the property, including natural elements as well as features resulting from human activities and improvements. Site conditions were determined through a review of aerial photography, site visits, and by reviewing the various reports prepared in support of the Community Master Plan. The culmination of this research is presented graphically in the **Opportunities and Constraints Exhibit**.

Westwind

Regional Vicinity Map



No Scale

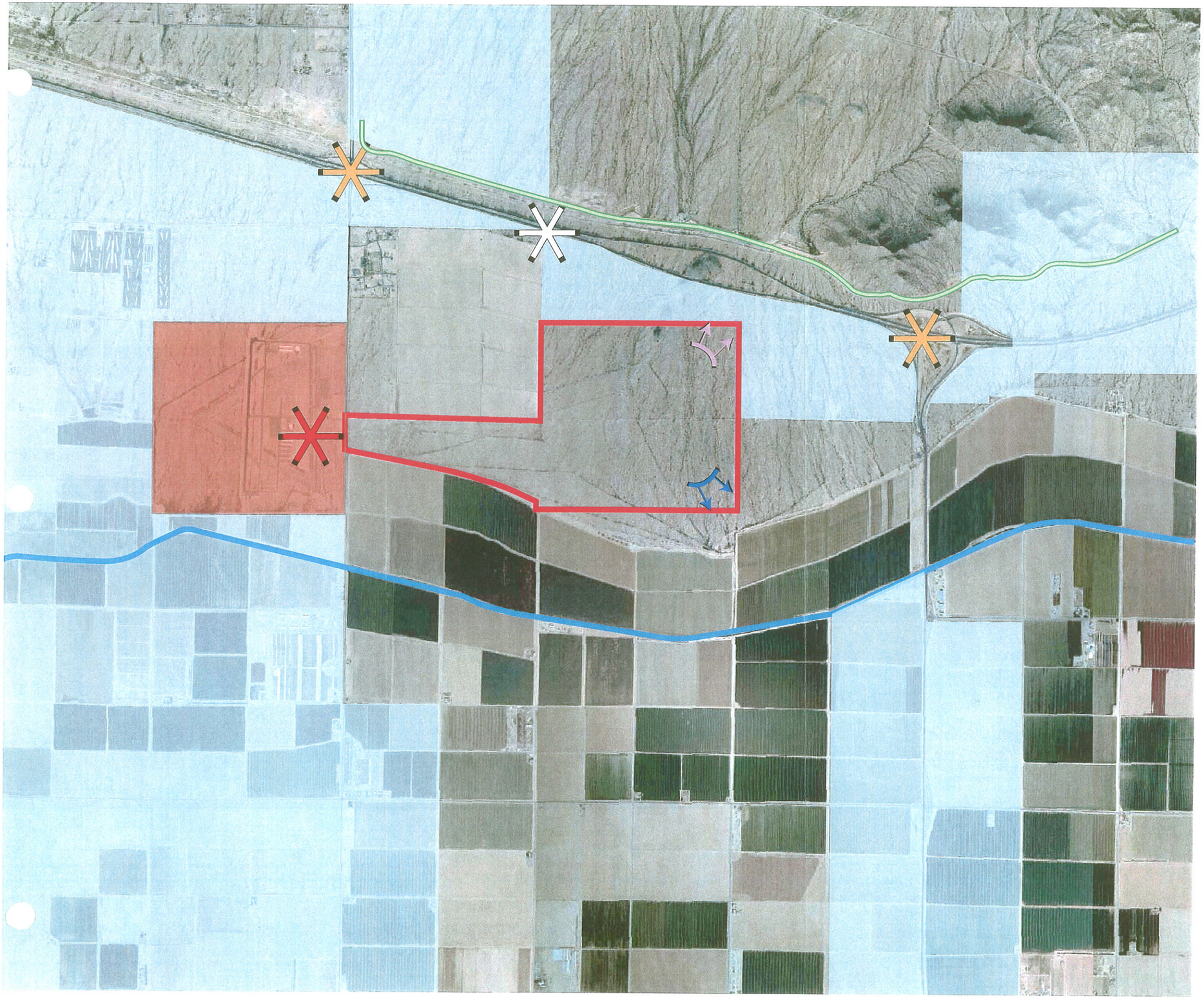
RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/cadd/graphics/ai/Regional vicinity.ai

December, 2005

Westwind

Opportunities & Constraints Map



- Potential Airport Impacts
- Existing I-10 Interchange
- Future I-10 Interchange
- Flood Retardation Structure
- Roosevelt Irrigation District Canal
- Views of White Tank Mountains
- Views of The Sierra Estrella Mountains
- Planned Employment Areas
- Buckeye Municipal Airport

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/cadd/graphics/ai/site aerial.ai

December, 2004

NATURAL FEATURES

Topography and Geographic Features. The area slopes gently towards the southeast with no significant topographic or geographic features. There are several ephemeral washes crossing the site. There is one small hill at the northern boundary, and there are no bedrock outcrops, natural caves, or mines on the site. Adjacent to the southern portion of the area is property currently used for agriculture. The landscape is typical Sonoran desert habitat.

Regional Drainage and Hydrology. The project site is approximately 4-5 miles east of the Hassayampa River and between 0.5 and 1.5 miles south of the Buckeye Flood Retarding Structure #3 (FRS #3).

Groundwater. The aquifer becomes thicker as it slopes to the south. Therefore, there is reason to believe that the lower alluvium will yield ample water for the Westwind project.

Geology and Soils

Geology. The Westwind Master Plan area is located within the Basin and Range Geological Province. The area is part of the Gila Basin and overlies Quarternary and upper Tertiary sedimentary rocks, mostly unconsolidated. The stratigraphic profile reaches depths in excess of 1,440 feet. There are no issues related to subsidence.

Soils. There are four soil types found in the area including one formed in recent alluvium—Antho-Valencia Association—with the remaining formed in old alluvium including Rillito-Gunsight-Perryville Association, Laveen-coolidge Association and Ebon-Pimamt-Tramant Association. The most dominant soil type is Rillito-Gunsight-Perryville Association that is characterized by nearly level to moderately steep gravelly loams and loams on old alluvial fans and valley plains.

Biology (Flora and Fauna). A biological evaluation of the Westwind CMP area was conducted by SWCA Inc., Environmental Consultants, in August 2002. A full copy of the report can be found in Appendix A of this CMP. The preliminary finding of the evaluation is that no endangered, threatened, proposed endangered or proposed threatened plants or animals are known to occur regularly within the project area. The report did find that Protected Native Plants classified under the Arizona Native Plant Law (A.R.S. §3-904) are present on the site, including palo verde, mesquite, ironwood, and cacti. SWCA recommends that a Notice of Intent to Clear Land form be submitted to the Arizona Department of Agriculture at least 60 days prior to vegetation removal. A copy of this form can be found in Appendix A, Biological Evaluation. No additional surveys are recommended.

Cultural Resources (Archaeology). SWCA Inc., Environmental Consultants completed an archaeology survey for the CMP area in August 2002. A copy of this docu-

ment can be found in Appendix B. Three sites within ½ mile of the CMP area have been identified and catalogued, and this site has been thoroughly researched, both in office and field by qualified archeologists. The report concluded that while eight "isolated occurrences" were found, none are significant nor will any archeological resources be adversely affected by the development of this parcel.

OTHER FEATURES

Regional and Local Access/ Circulation. The site is currently accessed from Palo Verde Road on the property's western boundary. The site is located a half mile south of I-10, which is a four-lane divided, controlled access freeway running generally east-west.

Access to I-10 is available from a diamond interchange at Palo Verde Road, just over one mile to the north. The next nearest interchange to the east is at SR 85, approximately one mile east via Lower Buckeye Road. Lower Buckeye is paved from SR 85 for approximately ½ mile and is dirt for the last ½ mile leading to Westwind's eastern boundary.

At this time, there is no vehicular access to the property from the south.

Airports and Airfields. The narrow western edge of the site is adjacent to Palo Verde Road. West of Palo Verde Road is the Buckeye Municipal Airport ("Airport). The location of the Airport is not expected to conflict with any of the planned land uses proposed within Westwind as the existing and potential second runways lie in a north-south alignment. All residential development will be far outside the current and projected Buckeye Airport 65 dbl contour.

In addition, Westwind owners have met with Airport officials and have prepared a series of proactive initiatives that will be a part of this CMP to establish:

1) Ongoing notification requirements for initial and future home buyers in Westwind to be aware of the Airport's noise, overflights, and current and future operational characteristics;
2) Provide an aviation easement across the entire property prior to any home sales to protect the Airport; and
3) Require noise attenuation building standards in all residential construction to reduce noise transmission levels from exterior to interior by 20db.

Westwind will not affect Luke Air Force Base, which is located approximately 18 miles to the northeast, in any manner.

COMMUNITY MASTER PLAN

INTRODUCTION

The CMP Planning Framework provides the overall policy and administrative guidance for the Westwind Community Master Plan (CMP), and serves to articulate the linkages between the Westwind CMP and the Town of Buckeye's General Development Plan, Development Code, and other policy documents.

PURPOSE AND APPLICABILITY OF ADOPTED CMP

Pursuant to the Town of Buckeye Development Code, the purpose of a Community Master Plan is to provide a means for regulating large master planned development in the Planned Community Land Use District (PC District). A CMP establishes land use designations and regulations, residential densities, non-residential intensities, provisions for public facilities, design guidelines, phasing, administration and implementation procedures, and other provisions. The Westwind Community Master Plan, including its development standards, densities, and land uses, shall be applicable to all development that occurs on the property.

Summary of Land Uses

	Community Master Plan	
Land Use	Acres (AC)	% of total area
Residential and Parks[1]	687	85.0%
Public Facility	5	0.6%
Commercial	39	4.8%
School Sites	32	4.0%
Arterial R-O-W	44	5.6%
Totals	807	100.0%

1: Includes over 120 acres (or 15% of total area) of Parks, Open Space, and Retention.

Residential – The residential designation is planned for the majority of the Westwind project at a density which averages just under 4.0 units per gross acreage. A range of housing sizes will be developed with single-family detached homes.

Commercial – Three commercial areas are located in the project are along Turner Road, Wilson Road, and Palo Verde Road. The parcels on Turner Road and Wilson Road are small parcels interior to the development that will predominately serve the needs of the adjacent neighborhoods. The commercial site on Palo Verde Road will serve a regional market.

Public Facilities – Public facilities that are being located within the Westwind community, include two school sites (that have been identified to serve the surrounding neighborhoods) and a fire station, and/or a police station where necessary.

Open Space – 15% of the Westwind community is dedicated to open space. This includes an intricate trail network linking the neighborhoods with schools, parks, and commercial centers. The open space plan also calls for a series of neighborhood parks, including park sites associated with each of the school sites.

CMP Adoption via Development Agreement

The Westwind Community Master Plan shall be adopted as part of a Development Agreement between the Town of Buckeye and the Applicant, Westwind Properties, L.L.C., in accordance with the Town of Buckeye Development Code. The Development Agreement shall specify all provisions and regulations needed to implement the Westwind Community Master Plan.

CMP Relationship to the Buckeye General Development Plan

As mentioned in the CMP goals in the project overview, the Westwind Community Master Plan is consistent with the purpose and intent of the Town of Buckeye General Development Plan. Specifically, the Westwind CMP supports the applicable Community Goals set forth on pages 25 and 26 of the Town of Buckeye General Development Plan, as well as the applicable objectives and policies on pages 30 through 54 pertaining to: Land Use (Residential, Commercial, Industrial, Mixed Economic Use), Circulation/Transportation (Streets, Trails and Bikeways), and Community Facilities (Sewer, Drainage, Private Utilities, Schools, Parks and Recreation).

The Westwind CMP is designed to achieve the following:

- A strong sense of community based on a shared physical and economic environment.
- Recreational facilities that are accessible to all and appropriately placed within walking distance of residences.
- Well-configured common areas, streets, parkways, and block patterns, dedicated to collective social activity, recreation, and visual enjoyment.
- A significant amount of common area to be left as open space, separating and defining neighborhoods, providing links for pedestrians and bicyclists and protecting the area's natural beauty.
- Residential densities and subdivision designs that are varied to respond to the physical terrain.
- A recognizable, functionally diverse, visually unified community where dwellings, shops and employment are located within close proximity and are easily accessible.

CMP Relationship to the Buckeye Development Code

Regulations and provisions for development contained in this Westwind Community Master Plan shall supercede regulations in the Town of Buckeye Development Code. All administrative and other provisions and procedures of the Town of Buckeye Development Code that are not included in this Westwind Community Master Plan shall continue to be in force and will apply to development within the property. If ambiguity arises concerning the meaning or intent of provisions in the Westwind Community Master Plan, the remedies provided in the Town of Buckeye Development Code for interpretations shall govern.

CMP Relationship to the Buckeye Land Use District Map

The Westwind Community Master Plan establishes land use designations for the property. Adoption of the Westwind Community Master Plan results in its land use designations becoming allowed uses within the Town's Planned Community (PC) Land Use District for the property. Land uses for the property shall be permitted only if they are consistent with those set forth in the Westwind Community Master Plan.

CMP Administrative Framework

Definitions

Definitions provided in the Town of Buckeye Development Code shall be utilized when interpreting the Westwind Community Master Plan, unless an alternative definition is provided in the CMP. 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.

Exhibits and Appendices

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

Amendments

Amendments to the Westwind CMP may be necessary to accommodate: unforeseen or changing natural constraints such as drainageway delineation; changes in market conditions and development financing; regulatory changes that may affect the property, and/or 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 Community Development Director. After approval by the Community Development Director, such minor revision shall be attached to the CMP as an addendum and become a part hereof. All major revisions shall be reviewed by the Town Development Board and approved by the Town Council, and shall be subject to all applicable notice and hearing requirements.

The following are examples of "minor revisions" to the Westwind Community Master Plan:

The reallocation of residential dwelling units within parcels and from one parcel to another provided the total project density does not exceed the established target density as shown in the ***Summary of Proposed Residential Densities Table***.

The reallocation of commercial use acreage within non-residential parcels and from one non-residential parcel to another.

A change in open space acreage (as long as the open space acreage does not drop below 15% of the total gross acreage of the property).

The reallocation of open space acreage within the CMP from one parcel to another, as depicted in the **Conceptual Land Use Plan.**

Any minor alteration to the list of permitted uses of the property set forth in this CMP, as deemed "minor" by the Community Development Director.

The following shall be deemed "major revisions" to the Westwind Community Master Plan:

Any substantial alteration to the list of permitted uses of the property set forth in this CMP, as deemed "substantial" by the Community Development Director.

A reduction in open space (including water retention areas, open space, parks, etc.) percentage below 15% of the gross property acreage; an overall increase in residential units; or a reduction in commercial use acreage, or, except as otherwise allowed in the Westwind CMP.

Westwind

Conceptual Land Use Plan

- Residential
- School
- Commercial
- Fire Station (conceptual location)
- Open Space

West Wind Landuse Table	Acres	Target Density	Units
Residential*	687		2,987
School	32		
Public Fac.	5		
Subtotal	724	4.12 DUA **	
Commercial	39		
Arterial R.O.W.	44		
Total	807	3.70 DUA Gross	2,987

*Includes min. total parcel open space of 121 acres

**Net density per Town of Buckeye ordinance. Excludes commercial parcels & arterial R.O.W.

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/cadd/graphics/ai/landuse.ai

December, 2004

COMMUNITY LAND USE PLAN

This section contains the principal elements of the Westwind Community Master Plan (CMP) including the community description, land use designations, and land use program. It is organized to provide both a project overview of the proposed development and the details of the CMP components.

COMMUNITY DESCRIPTION

The Westwind CMP creates a cohesive community with a variety of single-family lot sizes and locations. As shown on the **Conceptual Land Use Plan**, commercial and open spaces have been integrated throughout residential neighborhoods. This creates the opportunity for a variety of housing options focused on the varying proximity of the parcels to schools, parks, open space and commercial/employment.

The majority of the land north, west and southwest of Westwind is planned by the Town of Buckeye for employment uses. This provides an outstanding opportunity for close in residential that will support the existing and future employment/shopping opportunities in the area. Therefore, Westwind is designed to address the need for employment and commercial options within the development, but also to be complimentary with future adjacent developments including the Buckeye Municipal Airport. School sites are not located on major arterials intentionally so as to be focal points of activity and help create an identity for the Westwind neighborhoods.

A summary of the Westwind CMP land uses is provided in the **Summary of Land Uses** table. Again, the majority of the Westwind community is proposed to be residential with a mix of support commercial, open space and schools.

Westwind will be nestled just south of I-10 and the southern end of the White Tank Mountains. Westwind is generally protected from drive-through traffic by its location. Access is currently provided to the property from the east and west on the Lower Buckeye Road alignment and on the west by Palo Verde Road. Freeway access is currently available at Palo Verde Road. One additional freeway interchange directly north of Westwind on Wilson Avenue is planned (by others) to provide access to the interior of the site.

LAND USE DESIGNATIONS

Each land use designation has distinctive development characteristics to create a development pattern that meets the vision and goals of the community.

RESIDENTIAL

The Westwind CMP residential designation will allow for a variety of lot sizes (with none of the lots sized less than 50' in width) to meet several market segments. The Westwind community will have a proposed gross overall density of 3.72 dwelling units per acre, and a net density (per Town of Buckeye Ordinances) of 4.12 dwelling units per acre. The proposed lot sizes and densities for each parcel and shown on the **Summary of Proposed Residential Densities** table.

Summary of Proposed Residential Densities

Parcel	Use	Acreage	Minimum Lot Size	Target Net Parcel Density	Potential Lot Yield
1-A	SF Res.	19	50 x 110	5.32	101
1-B	SF Res.	23	50 x 110	5.04	116
1-C	SF Res.	26	58 x 110	4.54	118
1-D	SF Res.	21	53 x 110	4.38	92
1-E	SF Res.	17	53 x 110	5.53	94
1-F	SF Res.	19	50 x 110	4.95	94
1-G	SF Res.	25	58 x 110	4.36	109
1-H	SF Res.	25	50 x 110	4.72	118
1-I	SF Res.	21	53 x 110	4.90	103
1-J	SF Res.	19	50 x 110	4.89	93
1-K	SF Res.	24	50 x 110	4.33	104
1-L	SF Res.	25	53 x 110	3.40	85
1-M	SF Res.	22	53 x 110	4.59	101
1-N	SF Res.	24	68 x 110	3.38	81
2-A	SF Res.	25	58 x 110	3.68	92
2-B	SF Res.	33	58 x 110	3.39	112
2-C	SF Res.	19	53 x 110	5.21	99
2-D	SF Res.	20	53 x 110	4.65	93
2-E	SF Res.	17	50 x 110	5.29	90
2-F	SF Res.	20	50 x 110	5.00	100
2-G	SF Res.	19	53 x 110	5.11	97
2-H	SF Res.	22	50 x 110	5.05	111
2-I	SF Res.	20	53 x 110	4.20	84
2-J	SF Res.	28	53 x 110	4.11	115
2-K	SF Res.	20	50 x 110	4.45	89
2-L	SF Res.	30	63 x 110	3.67	110
2-M	SF Res.	31	53 x 110	3.48	108
2-N	SF Res.	30	50 x 110	4.07	122
2-O	SF Res.	37	55 x 110	4.08	151

Parcel	Use	Acreage	Minimum Lot Size	Target Net Parcel Density	Potential Lot Yield
	Public Facilities	5			
	Schools/Parks[1]	38			
Totals		724		4.12	2982

[1] Includes the two school sites (that have the possibility of being reconfigured as development patterns dictate) and two parks. Approximately 84 acres of additional parks/open space are incorporated in the acreage calculations of the residential parcels.

[2] Net Density per Town of Buckeye Ordinance. Excludes commercial parcels and arterial R-O-W by Town definition.

The **Conceptual Land Use Plan** provides for a maximum of 2,982 dwelling units.
Lot development standards and options are presented in the **Residential Development Standards** table. Residential lot coverage will be dictated by the front, side and rear yard setbacks shown in the **Residential Development Standards** table.

RESIDENTIAL PERMITTED USES

1) Single-family dwelling units,
2) Publicly or privately owned and maintained parks, community gardens, recreation areas pathways, trails and recreation centers;
3) Public and private schools;
4) Temporary uses including sales/marketing facilities, model home complexes, and related accessory uses;
5) Temporary facilities and storage, incidental to a construction project and located on the project site (if properly screened);
6) Public utility buildings and facilities;
7) Governmental uses;
8) Accessory buildings;
9) Home occupations, subject to the following:

- Employees shall be limited to the principal occupant;
- Uses are limited and exclude bed and breakfast, manufacturing, industrial, mercantile, commercial storage, vending, and adult uses;
- Minimal use of the unit for the occupation is required;
- Heavy machinery or outdoor storage shall not be permitted;
- No signage, emblem, logo, or billboard of any kind will be displayed on any of the lots or common areas so as to be visible from neighboring property.

Residential Development Standards

Parcel	Use	Front Yard*	Side Yard(s)	Rear Yard	Maximum Height
1-A	SF Res.	15	5/8	20	30
1-B	SF Res.	15	5/8	20	30
1-C	SF Res.	15	5/8	20	30
1-D	SF Res.	15	5/8	20	30
1-E	SF Res.	15	5/8	20	30
1-F	SF Res.	15	5/8	20	30
1-G	SF Res.	15	5/8	20	30
1-H	SF Res.	15	5/8	20	30
1-I	SF Res.	15	5/8	20	30
1-J	SF Res.	15	5/8	20	30
1-K	SF Res.	15	5/8	20	30
1-L	SF Res.	15	5/8	20	30
1-M	SF Res.	15	5/8	20	30
1-N	SF Res.	15	5/8	20	30
2-A	SF Res.	15	5/8	20	30
2-B	SF Res.	15	5/8	20	30
2-C	SF Res.	15	5/8	20	30
2-D	SF Res.	15	5/8	20	30
2-E	SF Res.	15	5/8	20	30
2-F	SF Res.	15	5/8	20	30
2-G	SF Res.	15	5/8	20	30
2-H	SF Res.	15	5/8	20	30
2-I	SF Res.	15	5/8	20	30
2-J	SF Res.	15	5/8	20	30
2-K	SF Res.	15	5/8	20	30
2-L	SF Res.	15	5/8	20	30
2-M	SF Res.	15	5/8	20	30
2-N	SF Res.	15	5/8	20	30
2-O	SF Res.	15	5/8	20	30

* Front yard setbacks will be staggered by 3', with no more than two homes in a row with the same front yard setback. Side entry garage or livable space may be place a minimum of 10' from front property line. If more than

COMMERCIAL

The commercial designation is designed to accommodate general commercial, retail, services, civic, cultural, entertainment, residential and recreational uses. A balance of commercial uses is provided to service the needs of the Westwind community.

Commercial designations are along Turner Road, Wilson Road, and Palo Verde Road. The parcels on Turner Road and Wilson Road are small parcels interior to the development and surrounded by the adjacent neighborhoods. The parcel on Palo Verde Road is larger and intended for uses with a more regional draw. Commercial areas are accessible using a variety of transportation modes including pedestrian, bicycle and automobile. The trail system of the community will link to commercial areas to provide easy access to services provided. (**See Conceptual Open Space and Trails Exhibit**)

For development options see the **Non-Residential Development Standards** table.

Commercial – Permitted Uses

1) Commercial, retail, and service establishments;
2) Residential uses located above, below, or attached to commercial uses;
3) Retail sales, showroom, and office;
4) Private schools or educational facilities;
5) Public utility buildings and facilities;
6) Professional, business, and administrative offices;
7) Personal service businesses, such as but not limited to beauty and barber shops, laundry and dry cleaning establishments;
8) Restaurants and restaurants with bars;
9) Drive through businesses including but not limited to fast food restaurants, banks, dry cleaning and pharmacies.
10) Banking and financial services;
11) Auto dealerships;
12) Child care facilities;
13) Libraries;
14) Educational Uses;
15) Copying and printing businesses;
16) Medical offices and clinical laboratories;
17) Veterinary offices and clinical laboratories;
18) Convenience uses including drive-in uses;
19) Gas/Service stations, including automobile repair and/or convenience stores;
20) Food stores;
21) Health clubs, including but not limited to aerobics/dance/gymnastics and martial arts studios;
22) Sales/leasing offices and association;
23) Cellular communications facilities (per the Town's Design Standards);
24) Religious facilities;
25) Entertainment uses including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment.

Non-Residential Development Standards

Use	Front Yard	Side Yard(s)	Rear Yard	Maximum Height
Comm./Off.	20	5/15*	10/30*	45
School	N/A	N/A	N/A	N/A

* Side yard setbacks for Commercial and Office adjacent to single-family residential is a minimum of 15'. Rear yard setbacks for Commercial and Office adjacent to single-family residential is a minimum of 30'. The first 20' of setback when abutting a single-family residential parcel shall be landscaping. Maximum lot coverage shall be governed by the front, side and rear yard setbacks, and parking standards set by the Town of Buckeye.

PUBLIC FACILITIES

Public facilities are being located in the Westwind community to serve the Westwind residents and future residents of the surrounding areas. These facilities could include public schools, fire station or police station. Trails and open space, are also public facilities, but will be discussed in the following section on Open Space.

All potential school sites are located to provide easy access from the surrounding neighborhoods and to insure safe access to the sites by children (**See Conceptual Open Space and Trails Exhibit**).

School locations are intended to be focal points of activity in the neighborhood. Each school site will have a park or open space area adjacent to the school site that will be available for residents of the Westwind community.

At the time the preliminary plat is submitted, the Town will determine whether the police and fire facilities should be located within the project, or whether the project can be adequately served from other police and fire stations located off-site. If the site is not required by the Town, then the Town will collect the appropriate development fee at the time each building permit is issued within the project. If the site is required by the Town, then the developer and the Town will mutually agree on an acceptable location for the site(s) and any amendment that may be necessary will be processed as a minor amendment in conjunction with the preliminary plat review.

OPEN SPACE

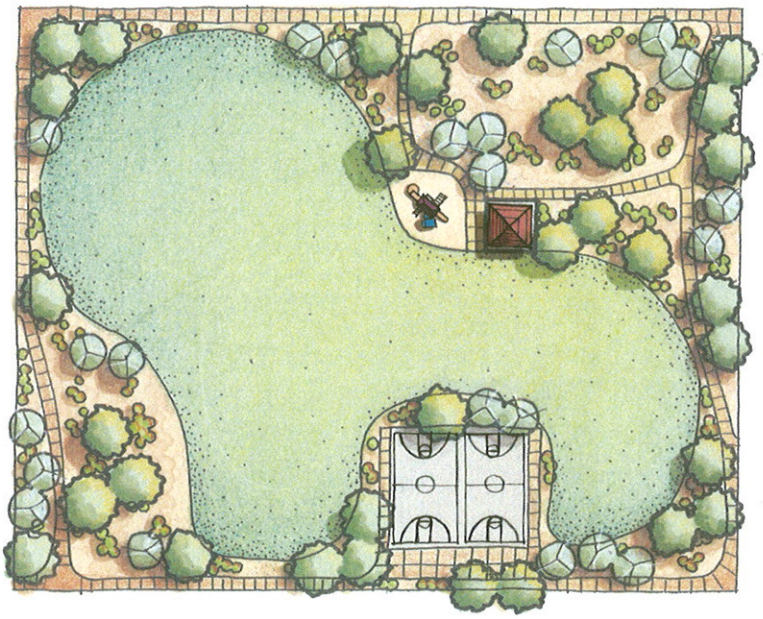
Open space areas totaling approximately 16.6% of the net residential portion of the site are provided throughout the Westwind community serving to link the entire development and act as an identifying feature for the neighborhoods. (Per prorated Town of Buckeye standards for density credits related to open space percentage, this would translate to a net density of 4.15 dwelling units per acre vs. the 4.12 dwelling units per acre proposed in this CMP).

Besides the trails and pathways that will connect the entire community, two larger parks and numerous smaller pocket parks, are planned for recreation in the residential neighborhoods. (**See Conceptual Open Space and Trails Exhibit**)

The larger parks shall include one or more of the following amenities: **(See Conceptual Neighborhood Park Plan)**

- Play fields for soccer, football, Frisbee, etc.
- Basketball Court
- BBQ Picnic areas
- Tot lots

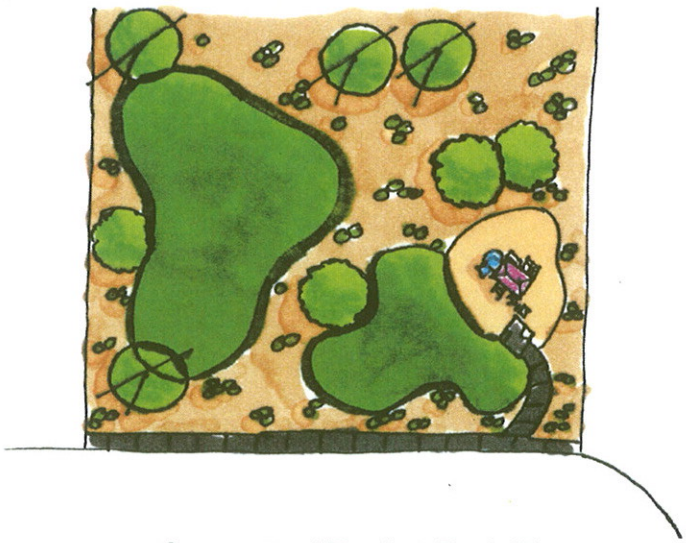
- Turf play areas
- Trails for walking, jogging, biking, etc.
- Benches along trails and in play areas
- Shade provided by structures and landscaping



Conceptual Neighborhood Park Plan

The smaller pocket parks shall include one or more of the following amenities: **(See Conceptual Pocket Park Plan)**

- Tot lots
- Benches
- Turf play areas



Conceptual Pocket Park Plan

Westwind

Conceptual Open Space and Trails

- Residential
- School
- Commercial
- Open Space
- Sidewalk
- Pedestrian Path
- Turf

Typical Community Parks, Neighborhood Parks, and Trail Sections shown on separate exhibits.

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/49101918/cadd/graphics/ai/os-trails/os-trails.ai December, 2004

Smaller park and retention areas will be located throughout the Westwind community in conjunction with drainage areas. Dry usable areas will be incorporated within the pocket parks. The process of establishing the location of the various open space uses will be accomplished in conjunction with the Master Drainage Plan.

EMPLOYMENT USES

The Town of Buckeye policy is that areas designated Planned Community must provide a sufficient amount of non-residential property to meet the retail and service needs as well as to provide employment opportunities. The Buckeye General Plan specifies that a job base of 1.2 jobs per household is essential for a balanced economy.

However, since well paying jobs that communities need are most often found in business, office, or industrial parks that are too large be integrated into every CMP, an area larger than the immediate boundaries of the specific community must be studied. Providing a balanced mix of jobs and housing is difficult. These employment developments often require locations near specific transportation routes, access points, amenities, land uses, etc.

In this instance, much of the area surrounding the proposed Westwind community is already designated for employment uses. While it is necessary to plan for the employment needs of the community, care must also be taken not to exceed the "carrying capacity" of the area. Large areas of employment land uses (as the Town has already planned surrounding the Westwind community) have the potential to saturate the market in an area, and can lead to underutilized properties that become a blight and affect property values.

Property to the north and northwest between Westwind and I-10 is currently designated for General Commerce uses. Immediately to the west is the Buckeye Municipal Airport and other property designated General Commerce. The following table outlines designated land uses for property within a 2-mile radius (approximately 20 square miles) of the Westwind property and their approximate quantities. (See the **Employment Study Area Exhibit**.)

Employment Property within Vicinity of Westwind

Land Use		PR	MR	PC	CC	GC	SU	Total
Acres		2,600	110	3,080	80	6,740	100	12,710
Target Density		4		4				
Yield	D.U.	10,400		12,320				22,720
	Jobs				1,150	88,078		89,228

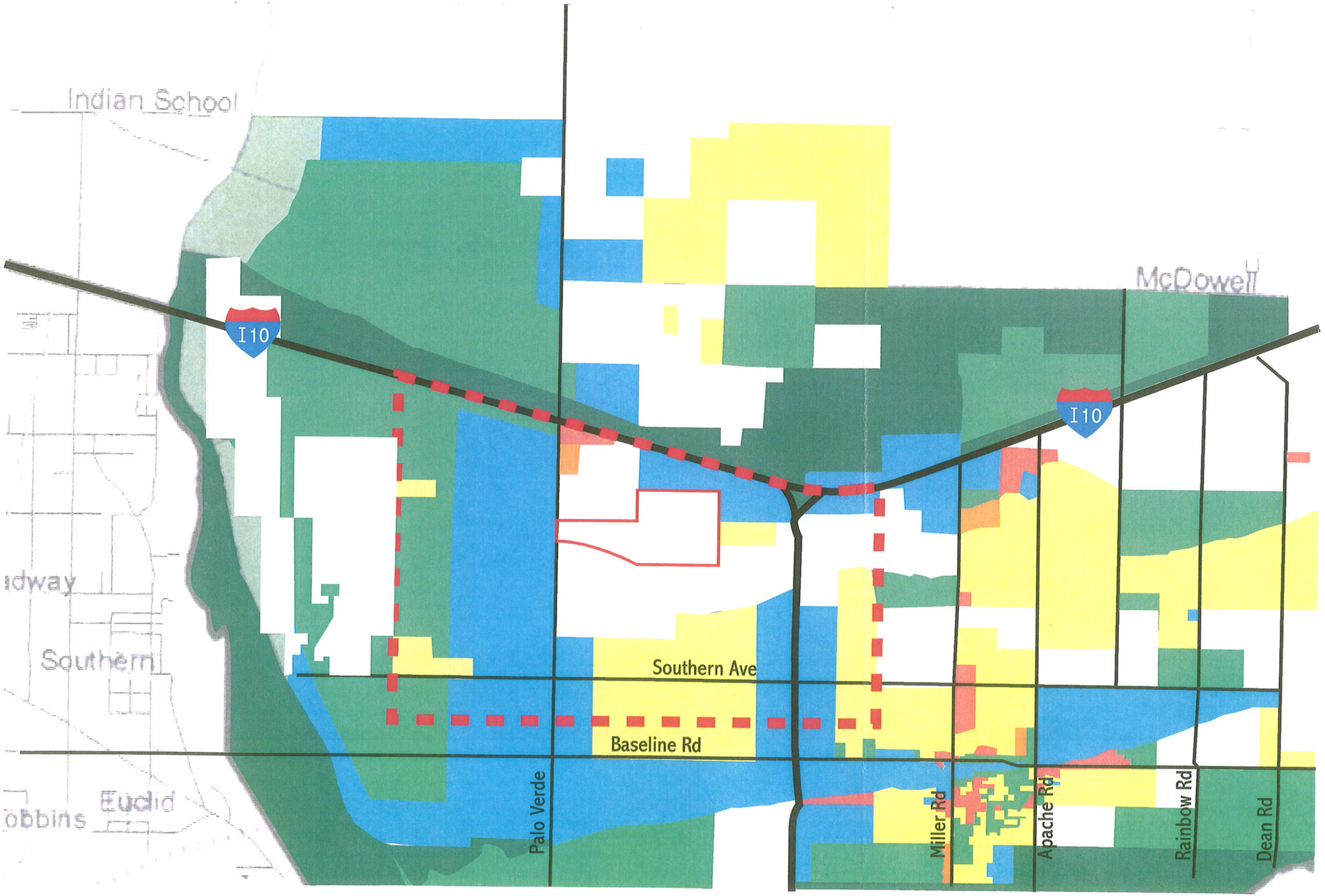
The following assumptions, developed from a study of communities in the area and in the western states were used in the following analysis: 25 percent of commercial and employment land is used for right-of-way and easements. Commercial designated property has a floor to area ratio (FAR) of .22. Employment designated property has a FAR of .20. Five hundred (500) square feet of employment-related space is required per employee. An overall (gross density) for Planned Community (PC) and Planned Residential (PR) of 4 dwelling units/acre (this compares to Westwind's proposed gross density of 3.97) has been used.

Within the study area, not including the Mixed Residential (which should be internally sustainable) or Special Use (generally within floodplains) designations, approximately 22,720 homes are projected. At the same time, land designated for employment is projected to generate approximately 89,228 jobs is in the immediate area. This provides a ratio of 3.93 jobs per home, which vastly exceeds the Town's goal of 1.2 jobs per home. This also does not take into account the number of jobs that shopping centers or commercial property would generate. It is also worth noting that more General Commerce designated property surrounds the study area. Furthermore, 600 acres of Arizona State Land Department property, located by the intersection of I-10 and Palo Verde Road, provides an opportunity for additional GC acreage, a conversion that the State has indicated that it would support.

The Buckeye Land Use District Map shows, and these figures confirm that there is an abundance of land designated for employment uses in the immediate area of the proposed Westwind community. Land uses within the Westwind Community have been carefully balanced in relation to both the needs of the Westwind Community, and in consideration of the overall Town of Buckeye General Plan.

Westwind

Employment Study Area



Land Use Districts

- Rural Residential
- Planned Residential
- Mixed Residential
- Planned Community
- Commercial Center
- General Commerce
- Special Use

- Westwind Site
- Study Area

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/ cadd/ graphics/ ai/ employment study.ai

December, 2004

MASTER PLANS AND REPORTS

One of the benefits of the Community Master Plan (CMP) process is the requirement for Master Plans and Reports that consider how both public and private infrastructure and community facilities will serve and shape the community. The master plans and reports afford an opportunity to look at the community as a whole and make decisions that will benefit the community, making it an asset to the Town of Buckeye. Each application for preliminary plat approval or site plan approval will be required to show that it is substantially in conformance with this CMP.

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

CONCEPTUAL TRAILS, PARKS AND OPEN SPACE PLAN

The Trails, Parks and Open Space system proposed, as shown in the **Conceptual Open Space and Trails Exhibit**, for the Westwind Community plays an important role in achieving the goals and objectives set out for the community. At this time, the location and delineation of trails, parks and open space are shown conceptually because they are dependent on a number of factors, including the location of drainage facilities, which cannot be determined exactly until the final engineering is completed. The elements of the system and how they contribute to the vision for Westwind are described below.

TRAIL SYSTEM

The trail system planned for the Westwind community envisions two types of trails, major multi-use trails, pedestrian pathways and subdivision sidewalks. The intent of the trail system, (shown in the **Conceptual Open Space and Trails Exhibit**) is to provide recreational opportunities for residents and enable them to travel within the community on a safe, aesthetically pleasing, system of pathways that connects neighborhoods to shopping, schools, employment centers and community facilities. The trail system will take advantage of many of the natural features of the site, such as the existing desert washes (when not in conflict with Jurisdictional Waters of the US permitting requirements) and the vistas of the Sierra Estrella and White Tank Mountains. There is a proposed multi-use path leading toward and following along the Roosevelt Irrigation Canal to the south. The power line right-of-way is also to be part of the multi-use trail system. The details of the two types of trails are provided below:

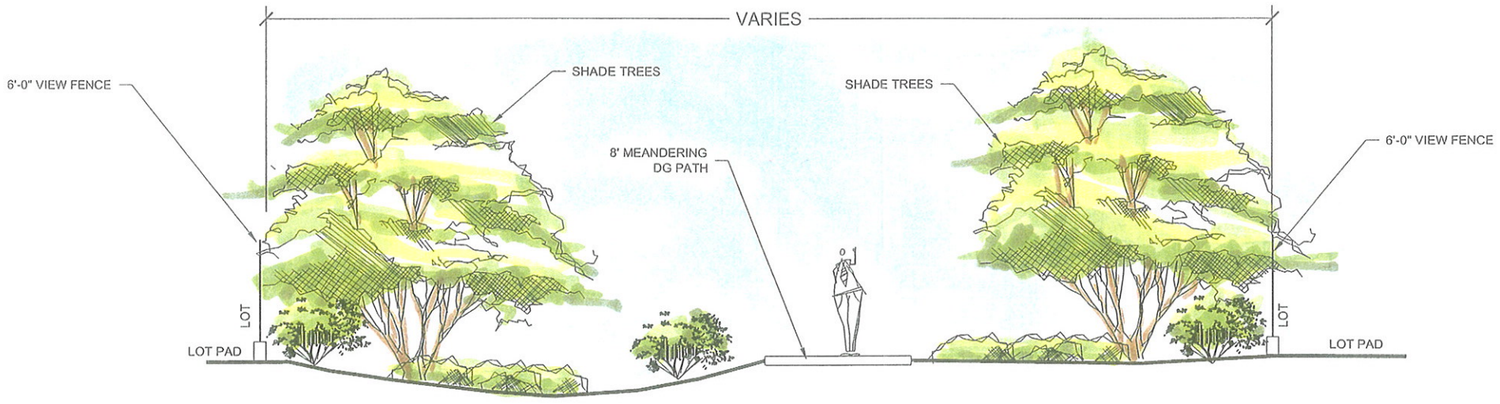
Pedestrian Path. Pedestrian pathways as shown in the **Conceptual Open Space and Trails Exhibit** are intended to provide pedestrian access around and though neighborhoods. This system includes pathways connecting neighborhoods within the community. These pathways should be surfaced with stable materials such as decomposed

granite to provide a lower impact surface for joggers, runners, etc. Pedestrian pathways shall be a minimum of 8' wide.

Sidewalks. Sidewalks within the subdivision will be used for pedestrian circulation and will be four feet (4') wide. Sidewalks along collector and arterial streets will be used for pedestrian circulation between subdivisions and other community parcels. These sidewalks will be six feet (6') wide and on one side of the street, with the other side being the 8' decomposed granite pedestrian path described above.

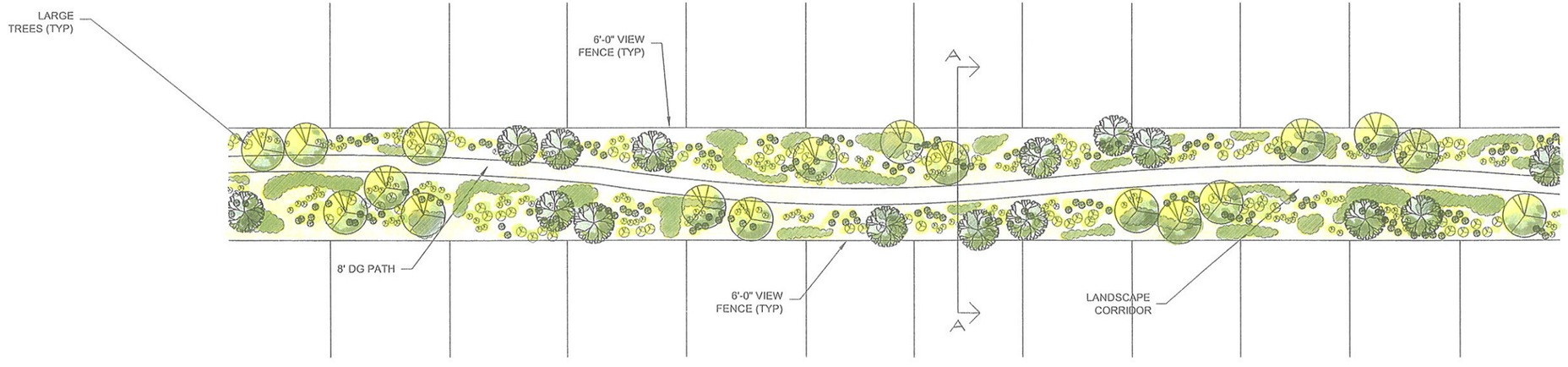
Westwind

Trail System Exhibit



0 4 8 12

Trail System Elevation



0 30 60 90

Trail System Plan View

March, 2004

W R G
DESIGN INC
4808 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602.977.8000 | Fax. 602.977.8099
PLANNERS ▪ ENGINEERS ▪ LANDSCAPE ARCHITECTS ▪ SURVEYORS

PARKS

To the extent possible, neighborhood park amenities will be developed in conjunction with drainage and flood control facilities and schools. These can provide great opportunities for locating neighborhood park facilities. They are open areas that are usable and dry most of the time. To co-locate these uses where possible makes sense from many perspectives. Drainage and flood control facilities are usually located in many areas of a neighborhood and provide convenient access to park facilities within neighborhoods. Economically they are of benefit as well.

The active parks shall include one or more of the following amenities:

- Childrens play structures (Tot Lot)
- Basketball Court
- Sand Volleyball Court
- Covered Ramada with BBQ pit/grill
- Turf area for general sports and recreation activities (flat area)
- Drinking fountain
- Lights

SCHOOLS

Currently two school sites of approximately 10 and 17 acres have been reserved in the Westwind community (the smaller site is coordinated with an adjacent similarly sized parcel on the Newport Properties parcel to the south). It is as yet unknown whether both of these sites will be required for use by either the Buckeye Union High School District or the Palo Verde Elementary School District.

MASTER STREET, CIRCULATION PLAN AND TRAFFIC REPORT

The Traffic Impact Analysis for the Westwind Community Master Plan describes existing conditions, projected traffic volumes and principal findings. Arterial and collector roads are sized to accommodate volumes projected by this study. Traffic circulation and street sections are presented in the **Master Circulation and Street Sections exhibits**.

Westwind

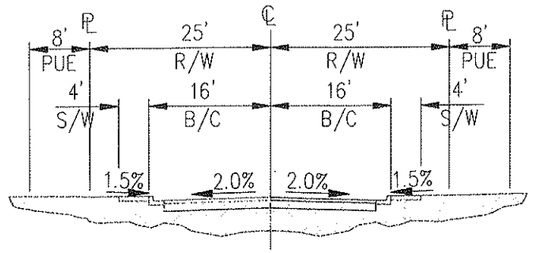
Master Circulation Exhibit

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Area Roads by Others

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

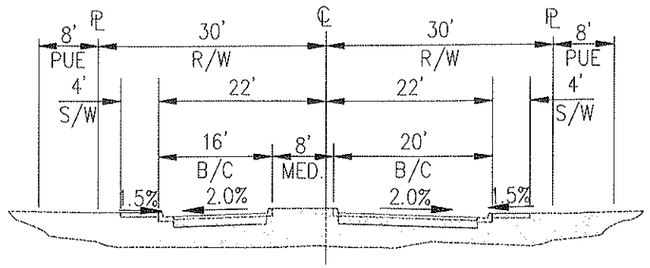
H:/Pdata/45101318/cadd/graphics/ai/circulation/circulation.a

December, 2004



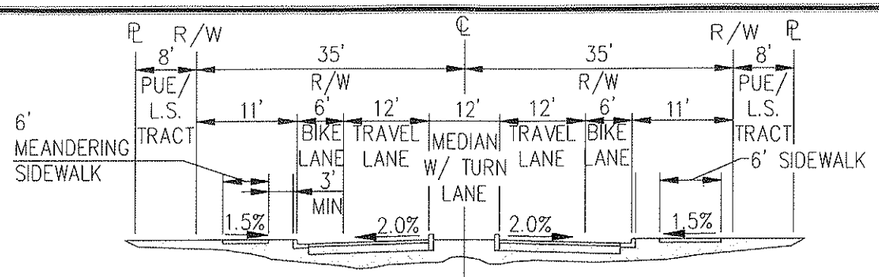
TYPICAL RESIDENTIAL STREET

NTS



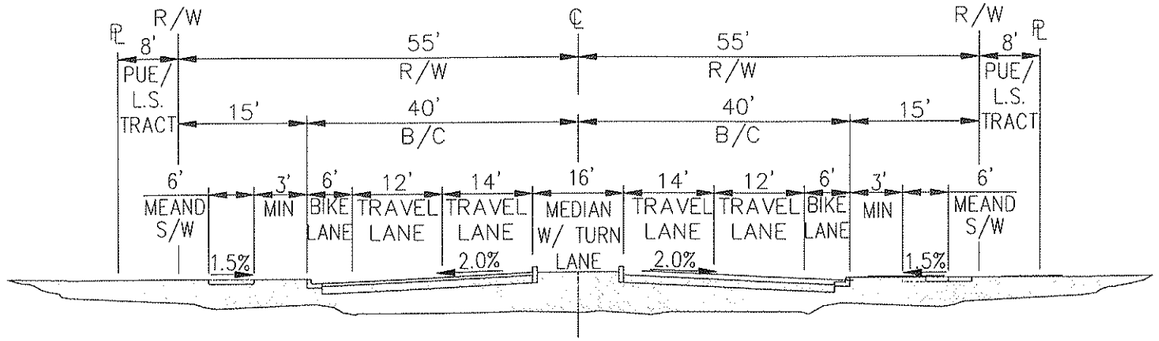
TYPICAL RESIDENTIAL ENTRANCE

NTS



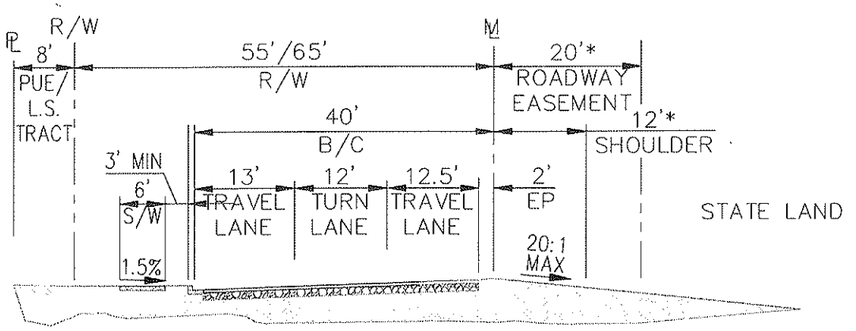
MAJOR COLLECTOR STREET

NTS



MINOR ARTERIAL STREET

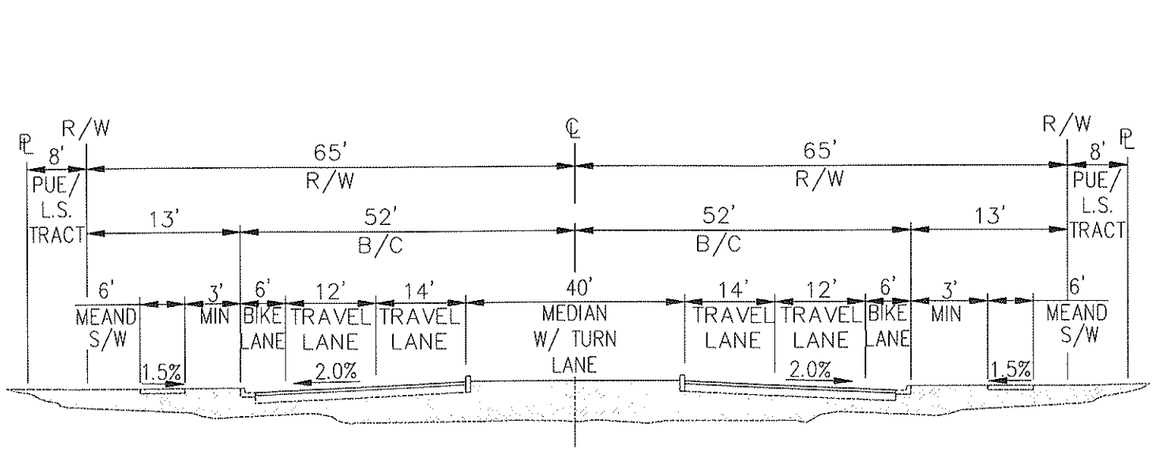
NTS



ARTERIAL HALF STREET

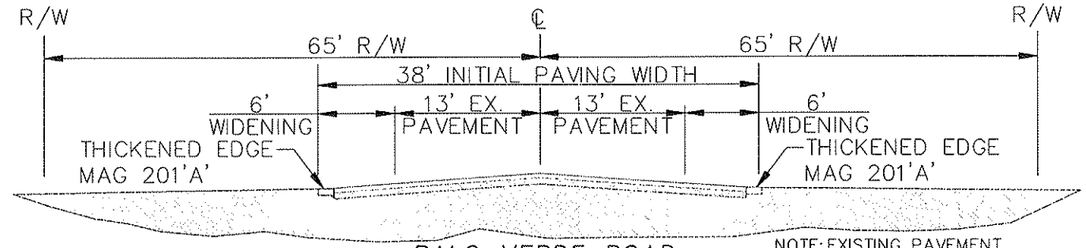
NTS

*IF RIGHT OF WAY BECOMES AVAILABLE



MAJOR ARTERIAL STREET – INITIAL CONSTRUCTION

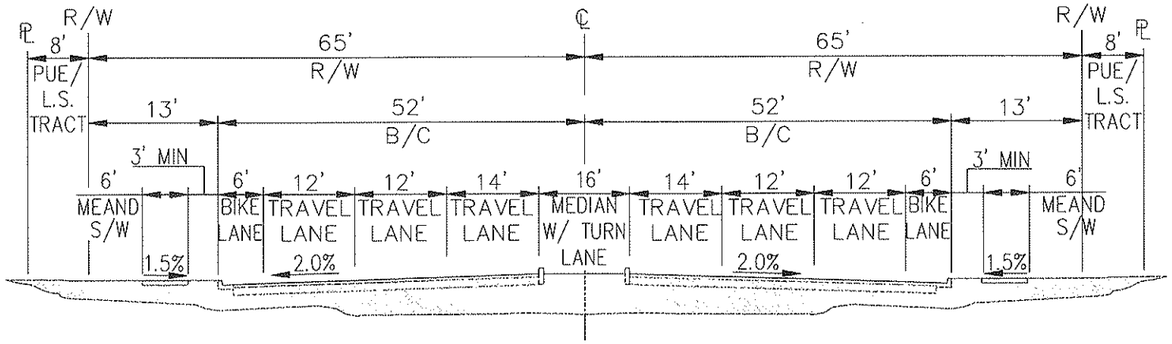
NTS



PALO VERDE ROAD
INITIAL CONSTRUCTION

NTS

NOTE: EXISTING PAVEMENT WILL BE RESURFACED OR TOTALLY RECONSTRUCTED DEPENDING ON GEOTECHNICAL ANALYSIS FINDINGS



(FUTURE) PALO VERDE ROAD

NTS

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▪ FAX 602.467.2201 ▪ www.RBF.com

WESTWIND
STREET CROSS SECTIONS

Westwind

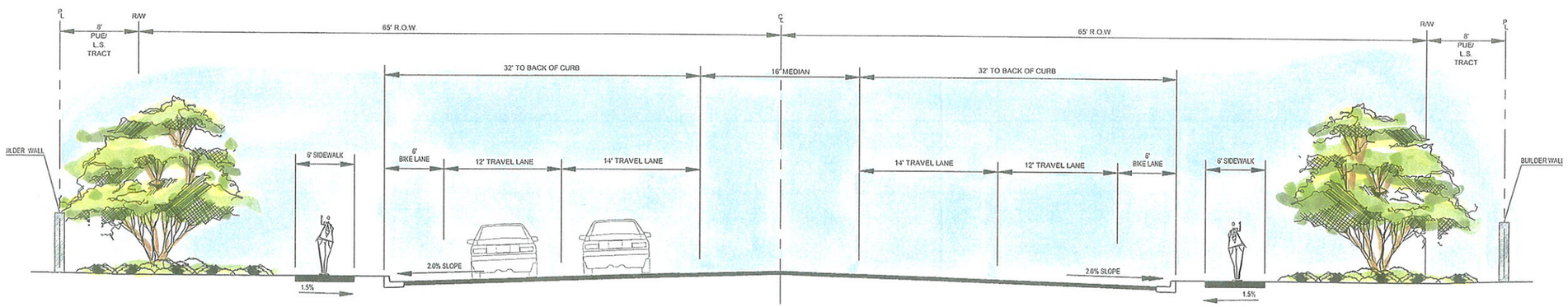
Major Street Landscape Concept

NORTH

0 30 60 90

SCALE 1" = 30

MAJOR STREET PLAN VIEW



SECTION A-A

0 5' 10' 15'

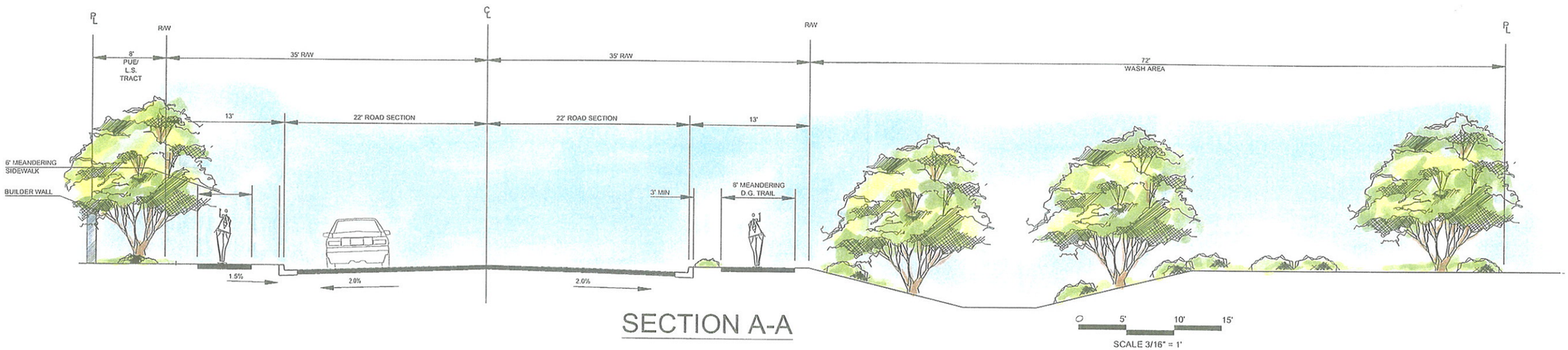
SCALE 3/16" = 1'

March, 2004

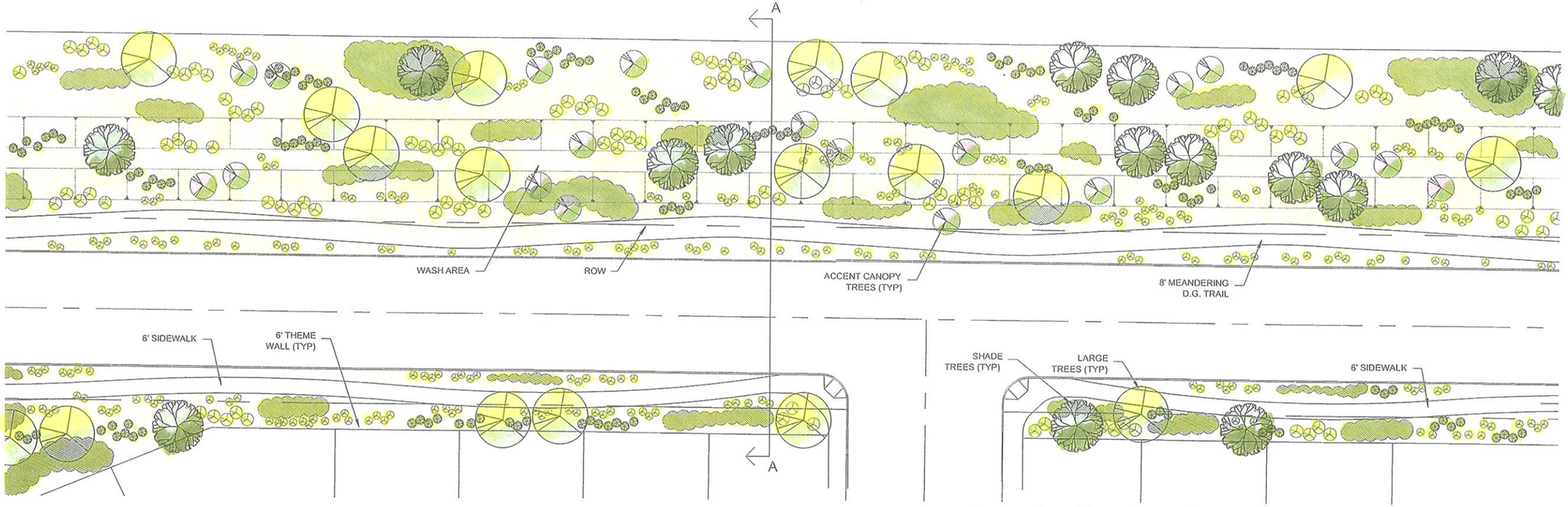
W R G
DESIGN INC
4600 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602.977.6000 | Fax. 602.977.6099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

Westwind

Collector Street Landscape Concept



SECTION A-A



COLLECTOR STREET PLAN VIEW

March, 2004

W R G
DESIGN INC
4668 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel 602 977 6000 | Fax 602 977 6099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

MASTER POTABLE WATER SYSTEM PLAN

The Master Potable Water System Plan describes the preliminary design of the water system improvements required to serve the Westwind master-planned community. See the **Master Potable Water Exhibit**. This site is being served by two water providers. Wilson Avenue is the boundary between the Town of Buckeye and Greater Buckeye Water Company water service areas. On-site and off-site potable water facilities are proposed to serve the proposed Westwind master-planned community. The storage, supply, and distribution requirements associated with the proposed Westwind development are detailed in the complete report that is attached as Appendix D.

SUPPLY FACILITIES

System wells will be required to replenish the maximum day demand within a 24-hour tank-filling period with one redundant well to provide backup capabilities.

STORAGE FACILITIES

One 1.7 million gallon storage tank will be required on the Town of Buckeye water service area, and a one million gallon storage tank within the Greater Buckeye Water Company service area. Tanks will be low profile, approximately sixteen feet (16') high, and will be required to adequately serve the Westwind CMP area.

BOOSTER PUMP FACILITIES

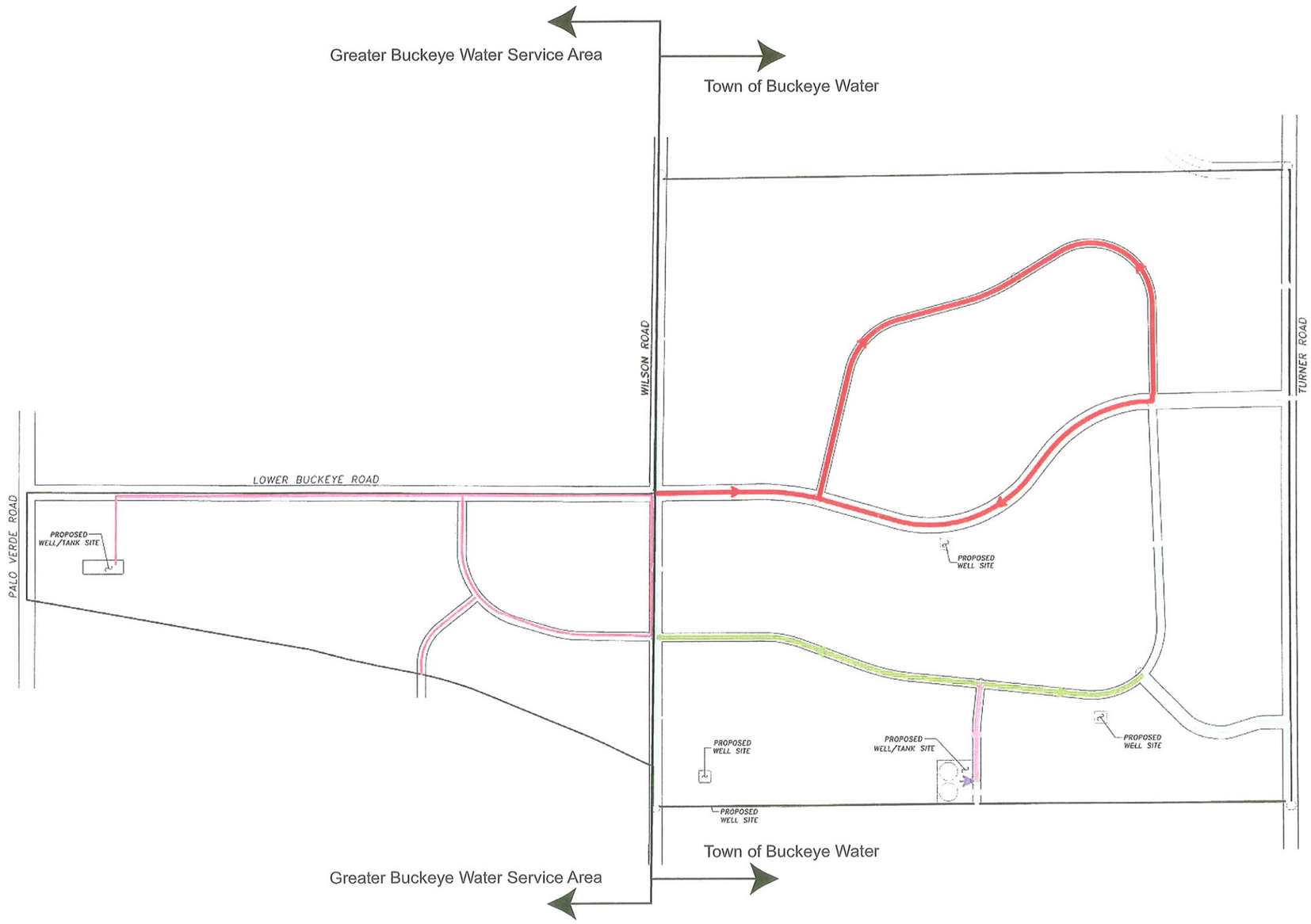
The peak hour estimates are 3,650 gpm for the Town of Buckeye system, and 841gpm for the Greater Buckeye Water Company system. The pumps will need to meet fire flow demand and maximum day demand.

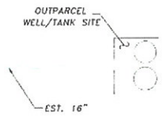
ON-SITE AND OFF-SITE IMPROVEMENTS

A discussion of on-site and off-site improvements is included in the master plan report.

Westwind

Master Potable Water Exhibit





LEGEND:

- 12"W
- 16"W
- 20"W
- 24"W
- 30"W

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101518/cadd/graphics/ai/water.ai

December, 2005

MASTER WASTEWATER PLAN

The Master Wastewater Plan describes the preliminary design of the wastewater system improvements required to serve the Westwind master-planned community. See the **Master Sewer Exhibit**. A full copy of the Master Wastewater Plan is attached as Appendix E.

WASTEWATER TREATMENT FACILITY

The proposed wastewater treatment facility will be designed according to the following standards: 1,500 gallons per acre per day for commercial sites, 25 gallons per student per day for school sites, and 100 gallons per dwelling unit for residential sites. The final design of the wastewater treatment plant will be based on the Town's then current process and design standards. The site of the wastewater treatment plant and access to it is to be protected from a 100-year storm.

The proposed wastewater treatment facility will follow the guidelines established in the MAG 208. The proposed site for the facility is located approximately one mile south along the east side of Palo Verde Road. The first phase of the plant is projected to provide service only for the Westwind project. The plant will be designed to be expandable in the future to provide additional service area.

It is anticipated that Sequencing Batch Reactor (SBR) technology will be utilized at this facility.

WATER RE-USE FACILITIES

Effluent from the wastewater treatment facility will be pumped from the treatment facility to the site or another approved re-use location. Effluent from the wastewater treatment facility will be class A+ effluent. This classification allows for the maximum permitted use of re-use water. Two main options for the use of the effluent include watering the open space and supplementing the irrigation water in the Roosevelt Irrigation Canal.

CONSTRUCTION PHASING

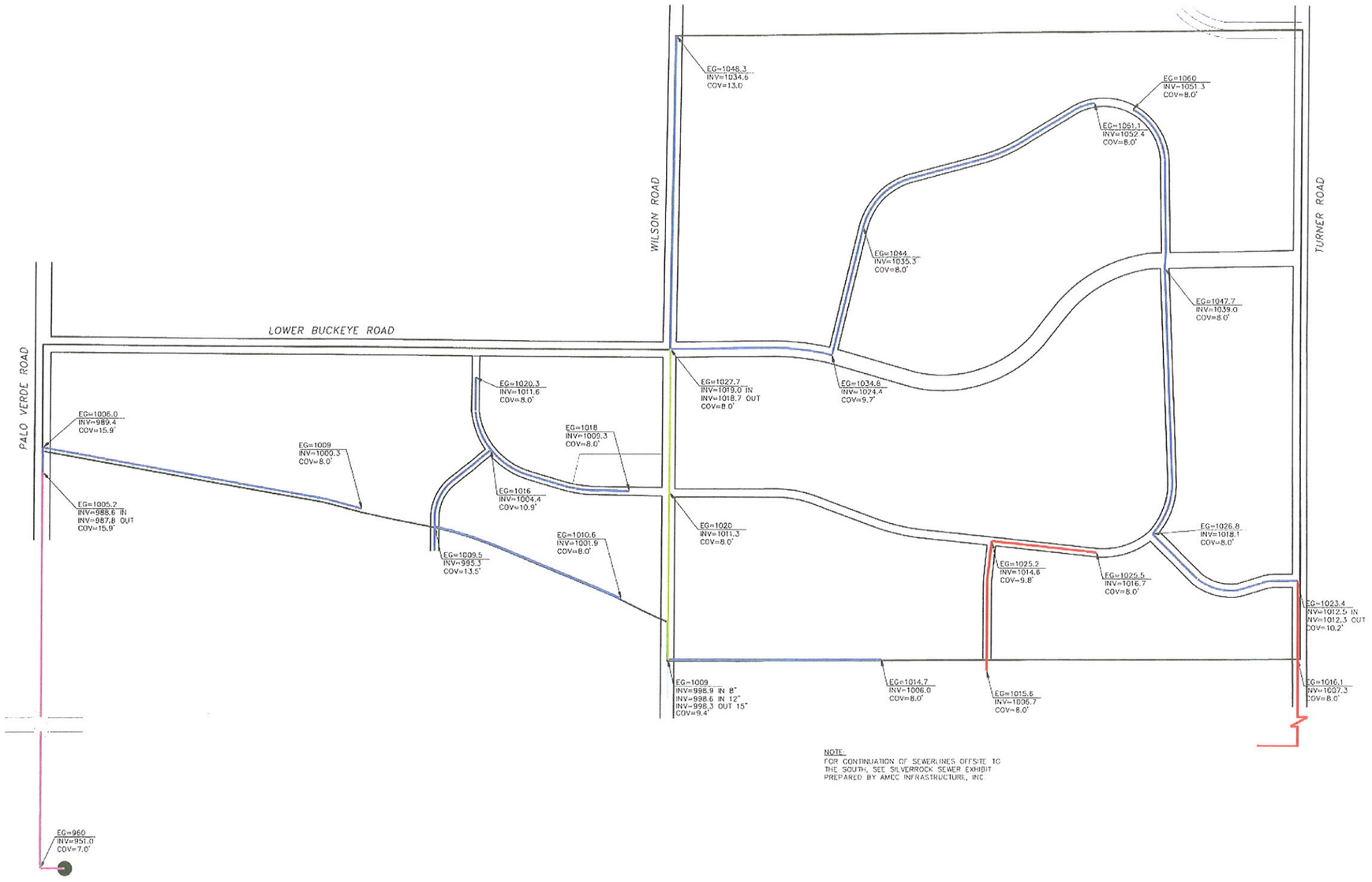
Phase one includes the first phase of the wastewater treatment facility and a portion of the proposed collection system required to serve the Planning Areas included in Phase one.

ON-SITE AND OFF-SITE IMPROVEMENTS

A discussion of on-site and off-site improvements is included in the master plan report.

Westwind

Master Sewer Exhibit



LEGEND:

- 8"S
- 10"S
- 12"S
- 15"S
- FUTURE SEWER
- FUTURE WWTP

NOTE:
FOR CONTINUATION OF SEWERLINES OFFSITE TO THE SOUTH, SEE SILVERROCK SEWER EXHIBIT PREPARED BY AMEC INFRASTRUCTURE, INC.

RBF CONSULTING
PLANNING □ DESIGN □ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101318/cadd/graphics/ai/sewer.ai

December, 2005

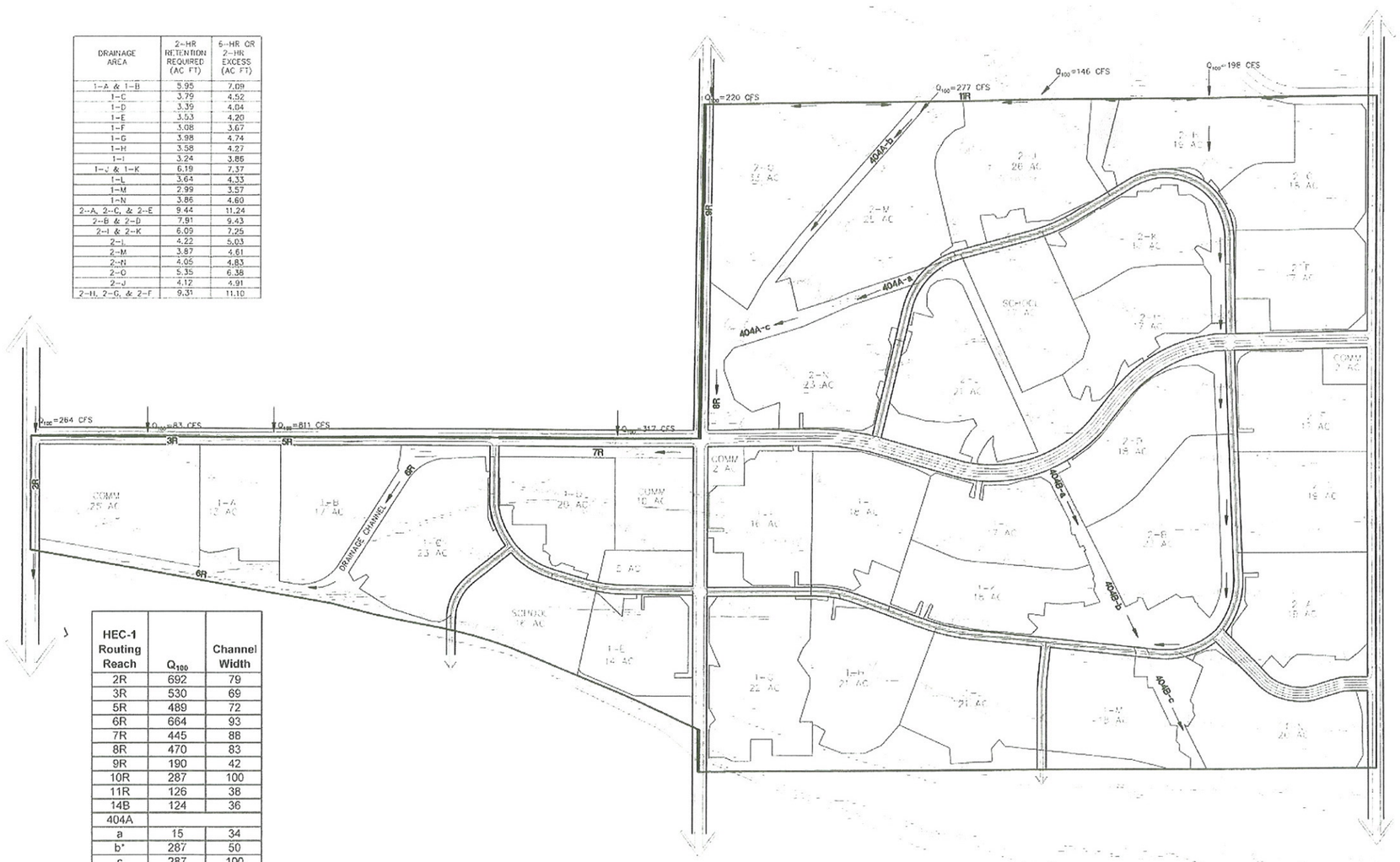
MASTER DRAINAGE PLAN AND REPORT

The purpose of the Master Drainage Plan, as shown in the **Master Drainage Exhibit**, is to ensure that the Westwind Development provides a minimum 100-year flood protection to habitable structures and complies with the local drainage criteria adopted by the Town of Buckeye and Maricopa County. The flood protection system considered both the potential of offsite flooding sources and the surface runoff generated by the Westwind property. The drainage plan assures that offsite flow is being routed through Westwind and returned to its original flow path downstream. The offsite flows were evaluated using HEC-1. The 100-year 6-hour stormwater generated within the development is being retained to decrease the flooding downstream of Westwind. The difference between the 100-year 2-hour runoff and the 100-year 6-hour runoff will be retained within the fourth foot of the retention basin. The results of this study will be used as a guideline at the detail design stage.

Westwind

Master Drainage Exhibit

DRAINAGE AREA	2-HR RETENTION REQUIRED (AC FT)	5-HR OR 2-HR EXCESS (AC FT)
1-A & 1-B	5.95	7.09
1-C	3.79	4.52
1-D	3.39	4.04
1-E	3.53	4.20
1-F	3.08	3.67
1-G	3.98	4.74
1-H	3.58	4.27
1-I	3.24	3.86
1-J & 1-K	6.19	7.37
1-L	3.64	4.33
1-M	2.99	3.57
1-N	3.86	4.60
2-A, 2-C, & 2-E	9.44	11.24
2-B & 2-D	7.91	9.43
2-H & 2-K	6.09	7.25
2-I	4.22	5.03
2-M	3.87	4.61
2-N	4.05	4.83
2-O	5.35	6.38
2-J	4.12	4.91
2-H, 2-G, & 2-F	9.31	11.10



HEC-1 Routing Reach	Q_{100}	Channel Width
2R	692	79
3R	530	69
5R	489	72
6R	664	93
7R	445	88
8R	470	83
9R	190	42
10R	287	100
11R	126	38
14B	124	36
404A		
a	15	34
b*	287	50
c	287	100
404B		
a	21	35
b	25	39
c	27	40

*Not a 404 delineated wash

LEGEND:

DA → DRAINAGE AREA OFFSITE AND/OR 404 WASH FLOW

RBF CONSULTING
PLANNING ▫ DESIGN ▫ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101518/cadd/graphics/ai/drainage.ai

December, 2004

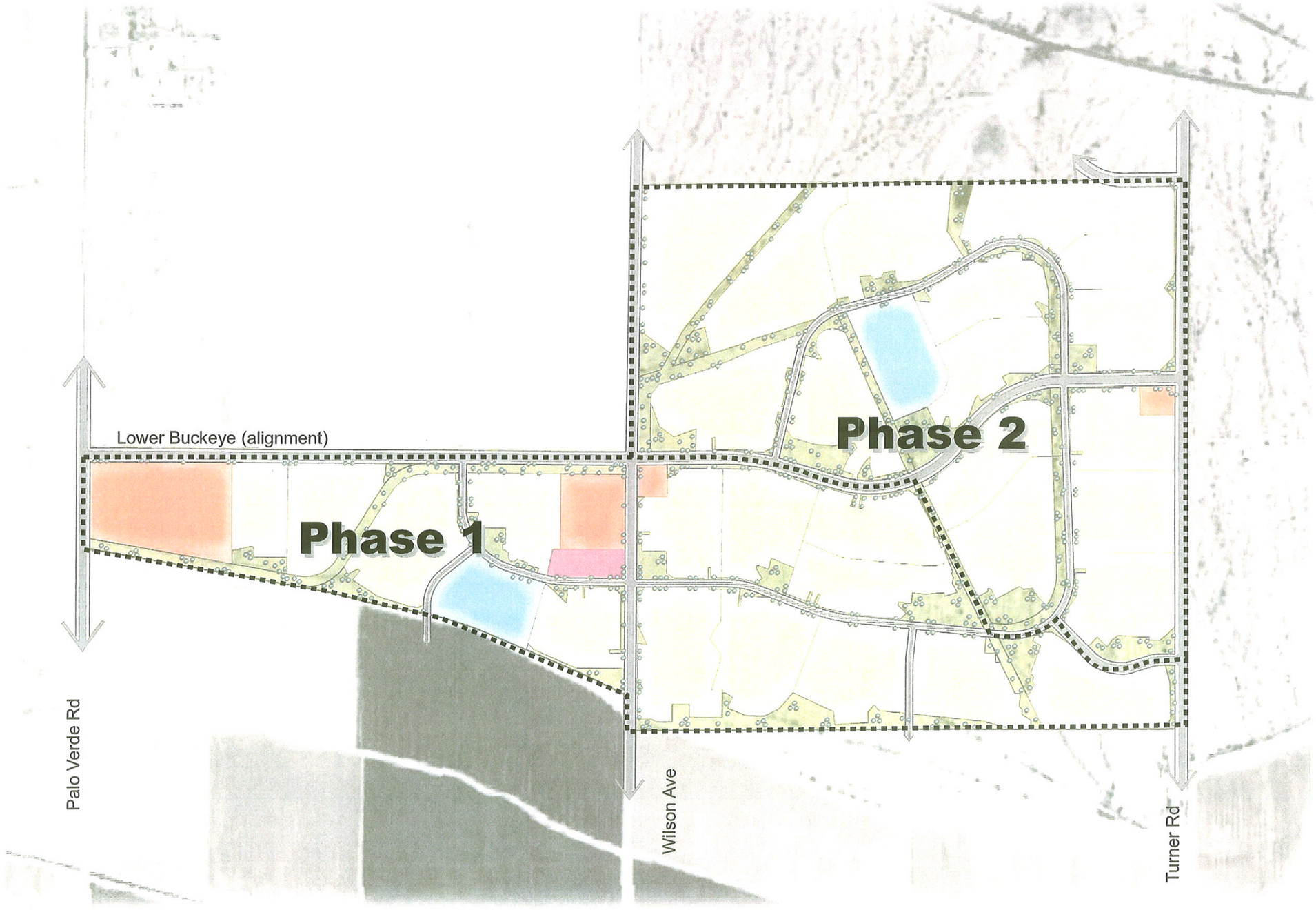
MASTER PLAN PHASING

OVERVIEW

A two-phase approach to developing the Westwind community is planned. Generally speaking the western residential areas will be developed first, and progressing east, then north. The **Master Phasing Plan** illustrates the proposed phasing program.

Westwind

Master Phasing Plan



Phase Line

RBF CONSULTING
PLANNING □ DESIGN □ CONSTRUCTION
16605 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85053-7550
602.467.2200 ▫ FAX 602.467.2201 ▫ www.RBF.com

H:/Pdata/45101518/cadd/graphics/ai/phasing.ai

December, 2004

IMPLEMENTATION

The purpose of the Implementation section is to ensure that there is a workable, complete and enforceable instrument in place, which implements the concept of distinction for Westwind. The implementation program is for use by the developer, homebuilder, contractor, homeowner associations, and property owners within Westwind.

Westwind will use a variety of tools 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 Westwind 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.

DEVELOPMENT STANDARDS AND GUIDELINES

The purpose of the general development standards and guidelines contained in the Westwind CMP is not to restrict imagination, innovation or variety, but rather to assist in focusing on those elements of design which can produce creative solutions that will develop a satisfactory visual appearance, preserve property values, limit incompatibilities and promote the public health, safety and general welfare. The use, construction, improvement or other development of any portion of the property within the Westwind CMP shall be subject to all the property development standards contained in the CMP.

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

LAND SUBDIVISION

a. Definition. Consistent with the Town of Buckeye Development Code, "Land Subdivision" shall mean: Improved or unimproved land divided for the purpose of financing, sale, or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more lots, tracts or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts.

b. 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 improve-

ments are shown on approved plans and/or proper provision has been made for drainage, water, wastewater, streets and public facilities.

c. Land Splits.

1) Consistent with the Town of Buckeye Development Code, "Land Splits" are defined as: The division of property, the boundaries of which have been fixed by a recorded plat into two (2) or more parcels; or the division of improved or unimproved land into two (2) or three (3) parcels of land for the purpose of sale or lease. Land splits are regulated for the purpose of ensuring each parcel of land within the Town has sufficient public access, provision for water and waste disposal, adequate parcel size and dimensions for the use intended and availability of public services.

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

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

3) 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.

d. Preliminary Plat.

Significance of Preliminary Plat Approval. Preliminary plats shall be approved by the Development Board only. Preliminary plat approval constitutes authorization to proceed with preparation of the final plat and the engineering plans and specifications for public improvements. Preliminary plat approval is based on the following terms:

(a) The 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.

(b) Approval is valid for a period of twenty-four (24) months from the date of Development Board approval to the date of submittal to the Town of a final plat. Twelve (12) month extensions of the preliminary plat approval may be granted by the Planning Director upon receipt of a letter from the applicant, prior to the expiration date, indicating proper cause. A maximum of two (2) extensions shall be granted by administrative approval as a matter of course.

Required Information for Preliminary Plat. The information required as part of the preliminary plat submittal shall be shown graphically, by note on plans, or by written report, and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale,

said scale having not more than one hundred (100) feet to an inch. Whenever practical, the scale shall be adjusted to produce an overall drawing sheet measuring twenty-four (24) by thirty-six (36) inches. Submittals for preliminary plats shall include the following information:

(a) Identification and Descriptive Data

Proposed name of subdivision and its location by section, township and range; reference by dimension and bearing to a section corner or quarter section corner.

Name, address and phone number of applicant.

Name, address and phone number of person preparing plat.

Stamp and Seal by a Licensed Professional Civil Engineer

Scale, north point and date of preparation, including dates of any subsequent revisions.

A vicinity map which shall show the project relationship of the proposed subdivision to existing major and collector streets.

(b) Existing Conditions Data

Topography by contours or spot elevations related to U.S.G.S. survey datum, or other datum approved by the Town Engineer, shown on the same map as the proposed subdivision layout. Contour intervals shall be such as to adequately reflect the character and drainage of the land.

Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of areas subject to inundation, whether such inundation be frequent, periodic or occasional.

Location, widths and mains of all platted streets, railroads, utility right-of-way of public record, public areas, permanent structures to remain, including Town 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.

(c) Proposed Conditions Data

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

Typical lots showing building footprints/envelopes dimensioned, with proposed setbacks.

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

Locations, width and use of easements.

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

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

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

(d) Proposed Utility Methods

Statement as to the type of wastewater disposal facilities and effluent re-use facilities, in general conformance to the Wastewater Master Plan.

Statement as to type of potable water facilities and the existence of a one hundred (100) year assured water supply as required by the Arizona Department of Water Resources, in general conformance with the respective Potable Water Master Plan.

Preliminary Drainage Report, which includes hydrologic calculations, the layout of, proposed drainage system and locations of retention/detention areas, in general conformance with the Drainage Master Plan.

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

e. Final Plat.

General Requirements for Filing.

(a) The final plat shall substantially conform, as determined by the Planning Director, to the approved preliminary plat.

(b) Land uses proposed shall be in conformance with the CMP.

(c) Prior to the filing of the final plat, the applicant shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

Required Information For Final Plat. The final plat shall be drawn with India ink on linen or mylar, or otherwise printed with equivalent quality and characteristics, having a left-hand margin of two (2) inches on a sheet size of twenty-four (24) by thirty-six (36) inches. If more than two (2) sheets are required for the drafting of the final plat, an index sheet shall be filed showing the entire subdivision on one sheet and the portion thereof contained on the other sheets. Copies of the final plat shall be reproduced in the form of blue or black line prints on a white background. The final plat shall be drawn to a scale not to exceed one (1) inch equals two hundred (200) feet from an accurate survey.

(a) Identification Data Required

A title, which includes the name of the subdivision and its location by number of section, township, range and county.

Name, address and registration number of seal of the registered civil engineer or registered land surveyor preparing the plat.

Scale, north arrow and date of plat preparation.

(b) Survey Data Required

Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances; determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.

Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.

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

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

(c) Descriptive Data Required

Name, right-of-way lines, courses, lengths, width of all public streets, crosswalks and utility easements; radii, points of tangency and central angles of all curvilinear streets; radii of all rounded street line intersections.

All drainage ways shall be shown on the plat. The rights-of-way of all major drainage ways, as designated by the Town Engineer, shall be dedicated to the public.

All easements for rights-of-way provided for public services or utilities and any limitations of the easements. Construction within the easement shall be limited to utilities and wood, wire or removable type fencing.

Location and dimensions of all lots.

All lots shall be numbered by consecutive numbers through the final plat. "Exceptions", "tracts" and "private parks" shall be so designated, lettered or named and clearly dimensioned.

Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public with the use clearly indicated.

Location of all adjoining subdivisions with date, book and page number of recordation noted, or if unrecorded or unsubdivided, so marked.

Master Covenants, Conditions and Restrictions for Westwind shall be referenced on the final plat.

(d) Dedication and Acknowledgement

Dedication: Statement of dedication of all streets, crosswalks, drainage ways, pedestrian ways and other easements for public use by the person(s) holding title of record, by persons holding titles as vendees under land contract, by spouse of said parties, 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.

(e) 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 Administrator that all lots shown upon the final plat conform to the Westwind 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 Westwind 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.

f. Subdivision Design Standards. All subdivisions within the Property shall meet or exceed the minimum development standards set forth in the Westwind CMP.

g. Engineering and Construction Plans. It shall be the responsibility of the subdivider to have prepared by a registered professional engineer who is licensed to practice in the State of Arizona, a complete set of engineering plans and a Final Drainage Report in accordance with all applicable Town codes and the Westwind 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 to one or more requirements of the Westwind CMP, or the plans differ substantially from the approved preliminary plat and Preliminary Drainage Report.

h. Responsibility for Public Improvements.

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:

(a) As the preferred method, 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). Certificates of Occupancy may be released for each phase in phased subdivisions.

(b) As an alternative procedure to Subsection (a) above, 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 may be used.

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, except in the event of a moratorium.

(c) 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 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 as determined by the Town.

(d) 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 2, 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.

Inspection of Improvements. The Town Engineer shall inspect all required improvements and certify that they comply with all specifications as set forth in the approved improvement plans. Consistent with the Development Agreement, such certification shall constitute acceptance of the required improvements by the Town. A letter of acceptance from Town shall follow to confirm date of inspection and acceptance. Requirements of "as builts" shall not delay final acceptance.

Warranty of Improvements. The subdivider shall 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 Town's Acceptance of such improvements or facilities.

DEVELOPMENT SITE PLANS

Development Site Plans shall be required for all developments within the Property which are not residential subdivision plats, single-family homes or public facilities. 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 set forth in the CMP.

GENERAL LAND DEVELOPMENT STANDARDS

a. Setback and Height Exceptions.

1) Structure projections (not limited to bay windows, balconies, overhangs, fireplaces, etc.) will be allowed to extend two feet (2') on side yards and three feet (3') on front yards beyond the setback line, provided that the sum of such projections on any wall does not exceed one-third (1/3) the length of the wall. Covered patios open on three (3) sides shall be allowed to extend into setbacks up to minimum of fifteen feet

(15') from the rear property line. Further projections may be allowed by the Planning Director for buildings over two (2) stories provided that such projections will not adversely impact adjacent properties.

2) The height regulations of this CMP shall not apply to spires, belfries, chimneys, monuments, radio or television aerials, cellular/digital communication facilities, ornamental towers or necessary mechanical structures provided that the above features do not exceed seventy five (75) feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of twenty-five (25) percent of the entire roof area of the building. The height regulations of this CMP shall not apply to signature architecture or water tanks.

b. Residential Accessory Buildings (including detached guest houses). Accessory buildings shall not: exceed the height of the primary residence; if detached, be located within ten feet (10') 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) Maricopa County air quality regulations shall be adhered to for all construction activities on the project property.

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

4) 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.

5) 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 Building Inspector, in accordance with the applicable provisions of the Uniform Building Code. The following uniform codes, by reference, are made part of this CMP. In the event that the Town adopts an updated version of any of the following uniform codes, the most recently adopted revision shall prevail.

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

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

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

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

UNIFORM FIRE CODE, 1997 edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association,

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

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. 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.

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.

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. The 100-year, 2-hour storm shall be retained on-site.

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 predevelopment peak discharge.

On-site detention/retention facilities may include natural depressions, underground retention, man-made basins, or channels. 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 Multi-Family residential development.

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, parks, and school sites. This does not include Town right-of-way.

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 predevelopment 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

Recommended Plant Palette

BOTANICAL NAME	COMMON NAME
TREES	
Carnegiea Gigante	Saguaro
Prosopis Chilensis	Chilean Mesquite
Cercidium Floridum	Blue Palo Verde
Cercidium Praecox	Sonoran Palo Verde
Acacia Salcina	Willow Acacia
SHRUBS	
Ruellia Peninsularis	Desert Ruellia
Leucophyllum Frutescens	'Green Cloud" Texas Sage
Caesalpinia Pulcherrima	Red Bird of Paradise
Hesperaloe Parviflora	Red Yucca
Fouquieria Splendens	Ocotillo
Ferocactus Wislizeni	Barrel Cactus
Larrea Tridentata	Creosote Bush
Encelia Farinosa	Brittlebush
Agave Vilmoriniana	Octopus Agave
Opuntia Violacea	Purple Prickley Pear
Leucophyllum Laevigatum	Chihuahuan Sage
Bougainvillea Sp.	Bougainvillea 'Barbara Karst'
Nerium Oleander	'Petite Pink' Oleander
Thevetia Peruvianna	Yellow Oleander
Lysiloma Thornberi	Fern of the Desert
GROUNDCOVER	
Convolvulus Mauritanicus	Purple Ground Morning Glory
Lantana Montevidensis	Trailing Purple Lantana
Lantana Camara	Trailing Yellow Lantana

hundred (100) year water surface elevation, whichever is greater. A finished floor elevation may be other than the minimum 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. Landscaping

1) The landscaping elements of the project will be specified and approved prior to final plat approval. At a minimum, the landscape plant palette will be based upon the approved Arizona Department of Water Resources list and the recommended plant palette list for Westwind identified in the **Plant Palette Table**. The plant palette may expand upon this list to allow greater flexibility in design concepts while ensuring environmental sensitivity. Any addition to the plant palette is to be approved by Town staff and considered a minor amendment to the CMP. 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 buildings) and the street frontages, whichever is less.

3) The developer or subdivider shall provide landscaping between public roadway improvements and adjacent property lines, except in front yards which will be the responsibility of the individual homeowner. In the event that the home builder provides front yard landscaping, the landscaping package shall be provided to Town staff.

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

5) Trees and turf may be allowed in the public right-of-way, subject to applicable governmental regulations.

6) Landscaping allowed within sight distance triangle areas, as defined by Town ordinance, 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 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 Town Engineer shall have the authority to order removal of any landscaping or trees that, in the opinion of the Town Engineer, pose a hazard to the public.

g. Lighting

1) All lighting within the Westwind Community should be of similar design.

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. Shielding will be used as required.

4) Street lighting throughout Westwind shall be designed to the current Town standards.

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

i. 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) All driveways and other openings for commercial or mixed-use development shall be determined by the Town Engineer on a case by case basis.

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

5) Parking Requirements

a) Off street parking spaces and loading spaces shall be provided as set forth in Tables 5-C and 5-D of Section 7-5-9, Subsection C, of the Buckeye Development Code. Fractional results shall be rounded down to the nearest whole number if the fraction is 0.5 or greater.

b) In the case of mixed uses, the total number of spaces may be based on parking demand as determined by a parking study if shared parking is desired.

c) Accessible parking spaces shall be provided in compliance with Town and ADA regulations.

d) An emergency access lane having twenty (20) feet of unobstructed width shall be provided when required by the property's emergency service provider. 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.

6) Parking/Loading Space Design Requirements

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 5-E of Section 7-5-9, Subsection C, of the Buckeye Development Code, shall be followed in the construction or modification of any parking area.

c) The preferred location for parking shall be the interior of the lot, exclusive of on-street parking.

d) Paving shall be provided to a sufficient thickness to withstand repeated vehicular traffic, except for single-family dwelling uses.

7) As an alternative to the requirements listed elsewhere in this Section, a parking plan may be submitted for approval by the Planning Director or designee, 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 or designee may require the study to be completed by a registered traffic engineer.

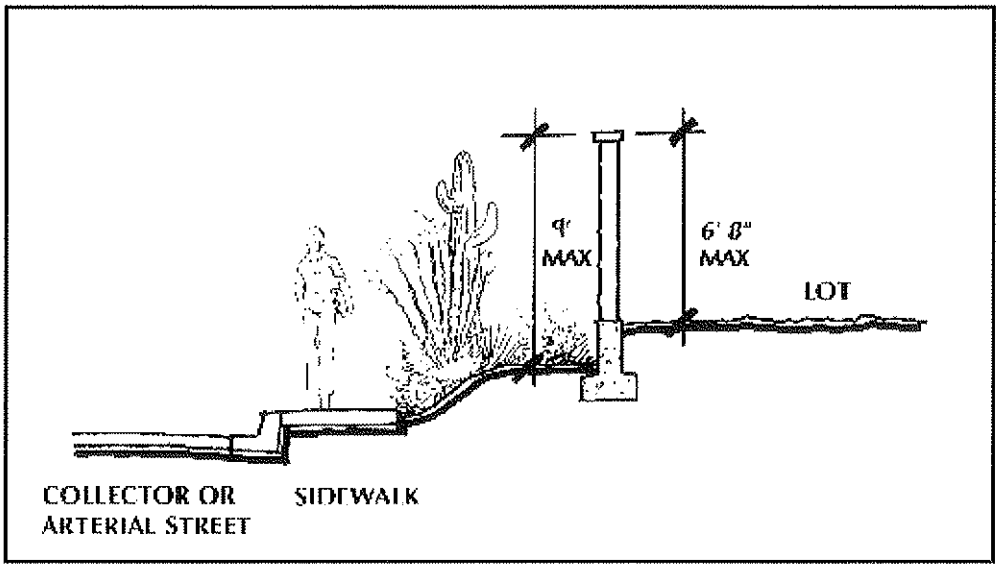
j. Screening.

General Requirements.

a) 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 above finished grade unless another height limit is otherwise determined necessary by a sound study (See exhibit below). Fence heights shall not exceed eight (8) feet within any commercial/mixed-use. Berming is encouraged wherever possible to make the fence height less than eight (8) feet. In the event that the slope must exceed 4:1 in the right-of-way, a

wall height of greater than nine (9) feet may be allowed per approval from the Town Engineer.

Residential Fence Height Exhibit



Required Screening and Materials. New commercial development shall provide screening in accordance with the **Required Screening Table** for those uses and improvements specified.

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,
Mechanical Equipment	3.5'	1, 3

Materials for fence construction shall be limited to the following:
(1) Masonry block (2) Wrought iron (3) Landscape berm/screen
* 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.

Roof-Mounted Equipment. No roof-mounted equipment, visible from ground level, shall be allowed in single-family residential areas, with the exception of satellite dish antennas of a maximum two (2) feet in diameter. Roof mounted air conditioning units may be permitted in single-family residential areas provided they are architecturally screened with a parapet and are perceived as an integral part of the building and approved by the Community Development Director or designee. Roof-mounted equipment shall be allowed in non-residential areas and shall be completely screened from view from ground level or adjacent property. The parapet, if provided, shall be architecturally compatible with the primary building.

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

k. Signs.

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

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

e) Signs pertaining to the lease, sale or rental of land or buildings, the size of which are six (6) square feet or less for parcels up to five (5) acres and twenty-four (24) square feet or less for parcels more than five (5) acres.

Prohibited Signs. The following types of signs are prohibited:

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

Sign Design Standards.

a) Signs shall not exceed the dimensions set forth in the **Sign Standards Tables.**
b) Signs shall be located on the same parcel as the use for which they advertise, except freeway commercial signs.
c) Illuminated signs may be internally lighted in the Commercial 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.

Maximum Size Allowed For Free - Standing Signs By Land Use Type

	Maximum Sign Height Allowed	Maximum Sign Area Allowed (SF)
Multiple Family	4'	18
Public Assembly	4'	18
Commercial	20'	72
Office	4'	18
Service Establishment	15'	32

Maximum Size Allowed For Attached Signs By Land Use Type

	Sign Area Allowed (in SF) for each Lineal Foot of Building Facing the Street Frontage
Public/Quasi-Public	0.25
Commercial	1.00
Office	0.50
Service Establishment	0.75

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

Community Entries, Perimeter Walls & Directory Signage. Entrances into the Westwind Community, perimeter walls and directional signage are very important for establishing the character of the project. A variety of entrance conditions exist both internally and externally. A hierarchy of entry conditions, as defined in the subsections below, has been established to reflect this scale and importance of each situation. Graphic representations of these can be found in the **Conceptual Entry Monument/Directional Signage Structure Exhibit** and **Perimeter Theme Wall Details Exhibit**.

a) **Major Project Entry**

Locations: On Palo Verde Road; Wilson Road at the south entrance; Turner Road at the south entrance.

The major project entries will set the overall architectural and landscape theme for Westwind. The major entries will feature the project identification monument as well as the project theme walls and landscaping (**Conceptual Entry Monument/Directional Signage Structure Exhibit).**

The landscaping at major project entries will feature large trees from the approved landscaping list, colorful ground coverings and plant materials covered in the landscape concept statement (**Plant Palette Table)**

b) **Secondary Project Entries**

Locations: Turner Road, north entrance; Wilson Road, north entrance; North entrance between Wilson Road and Turner Road.

c) **Residential Entries**

Locations: Each subdivision and commercial development project will feature individual identifying signs and landscaping specific to that neighborhood. The developer of that neighborhood will be required to use materials that are consistent with existing land-

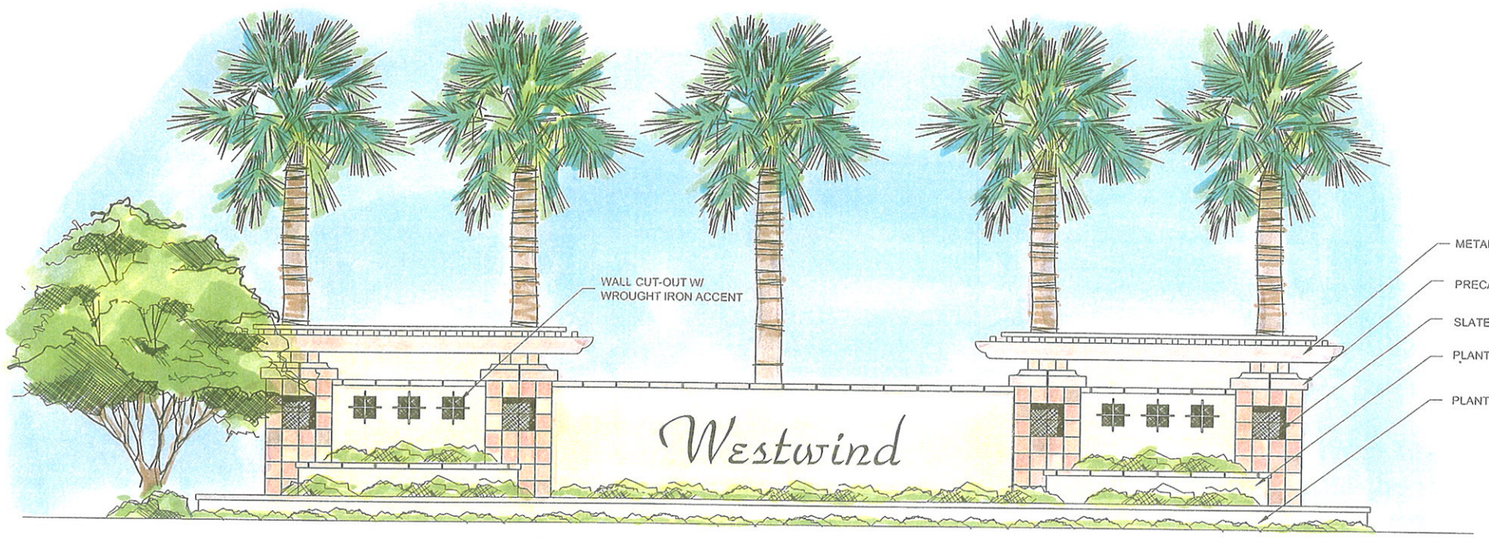
scaping entry monumentation for continuity throughout the Westwind Community (**see Conceptual Entry Monument/Directional Signage Structure Exhibit**).

d) **Perimeter Theme and View Walls**

Masonry columns of split-face block with hand mortared caps. Masonry walls to be fabricated from "brown" smooth single scored and single split faced block with "Gray" Fluted block as an accent. Theme walls will have designed patterns as shown in **Perimeter Theme Walls Detail Exhibit** that will be repeated approximately every 150'. (At the Preliminary Plat Stage, the Town will be provided exhibits detailing the locations of the various types of walls for its review and approval.)

Westwind

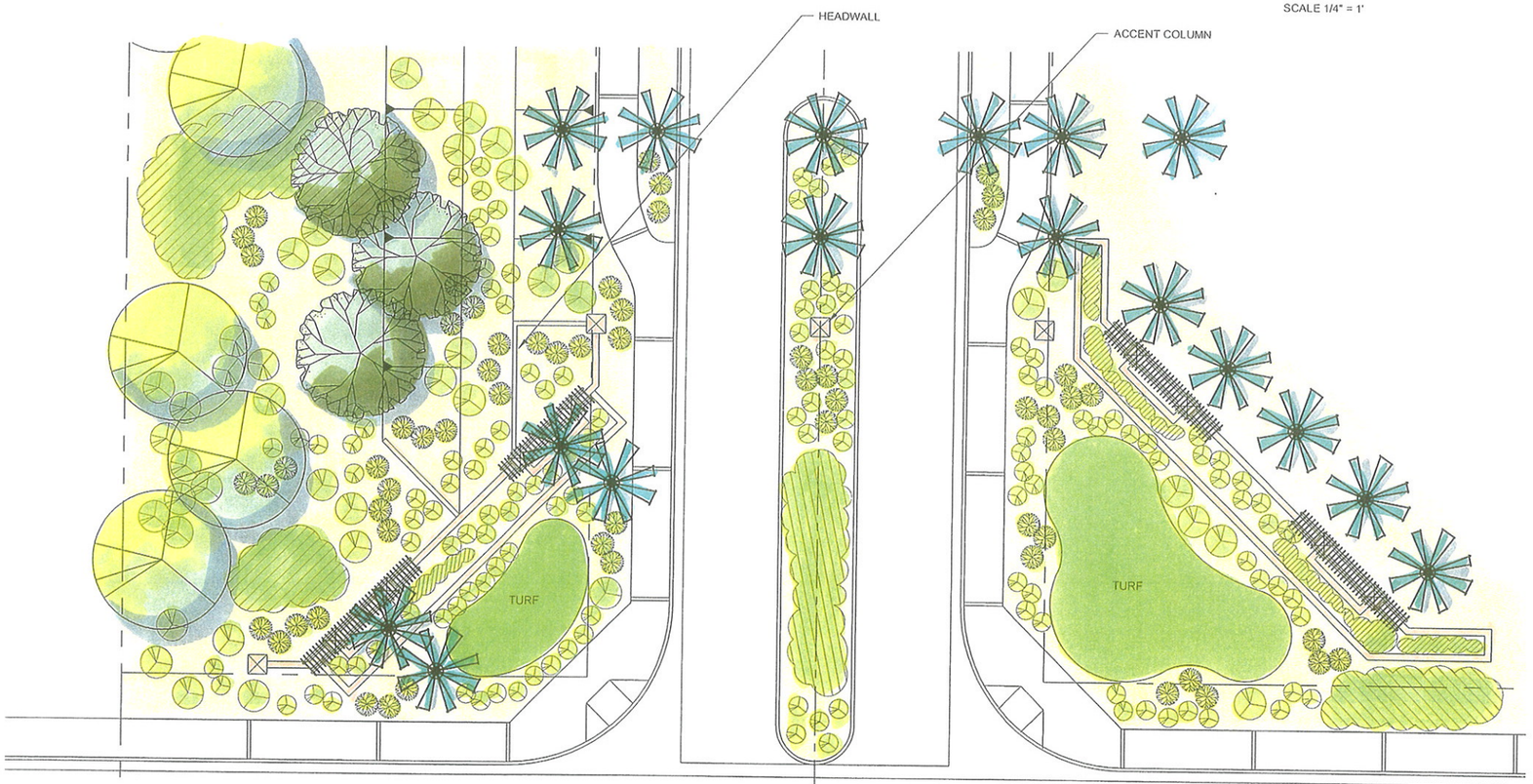
Conceptual Entry Monument



Entry Monument Elevation

0 4 8 12

SCALE 1/4" = 1'



Entry Monument Plan View

0 10 20 30

SCALE 1" = 10'

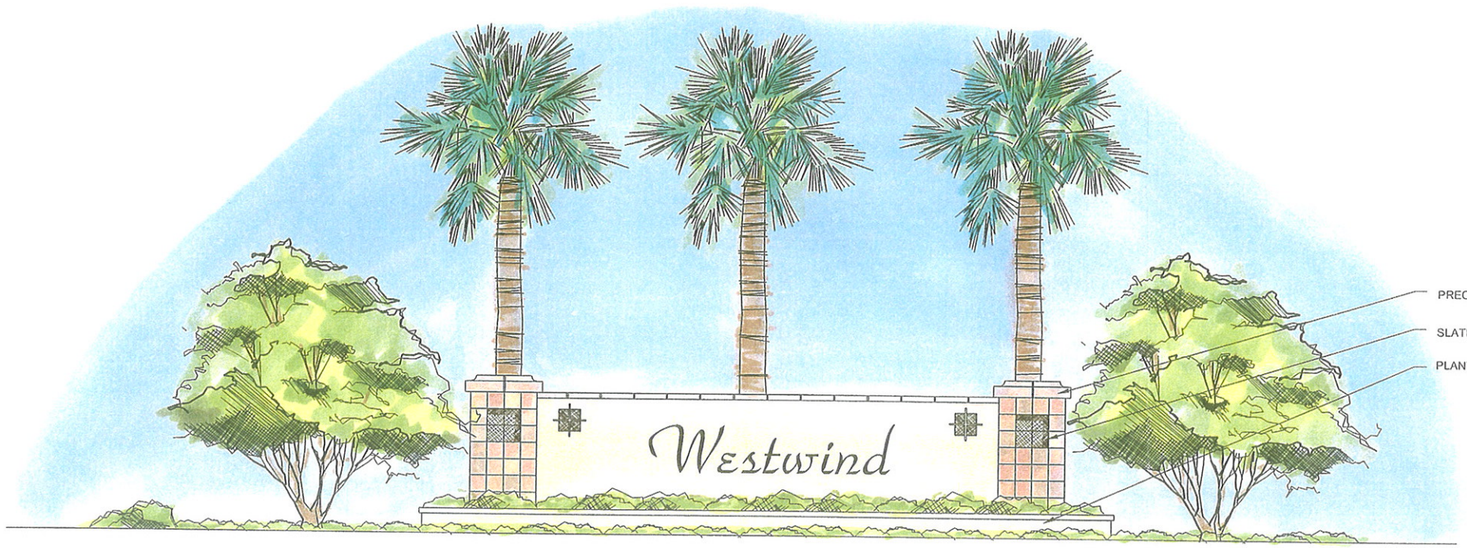
NORTH

March, 2004

W R G
DESIGN INC
4606 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602 977 8000 Fax. 602 977 0099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

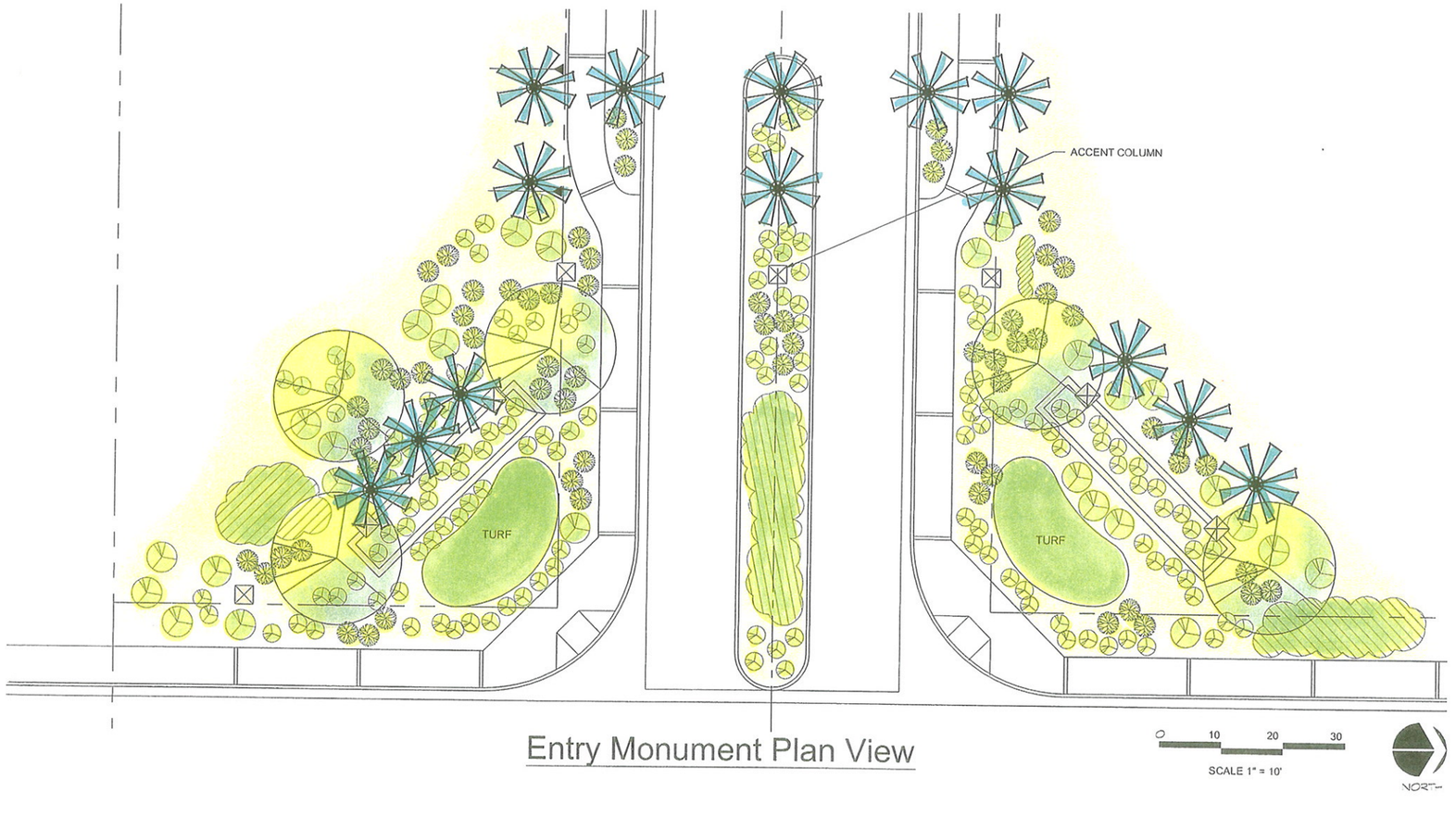
Westwind

Conceptual Secondary Entry Monument & Directional Sign/Kiosk



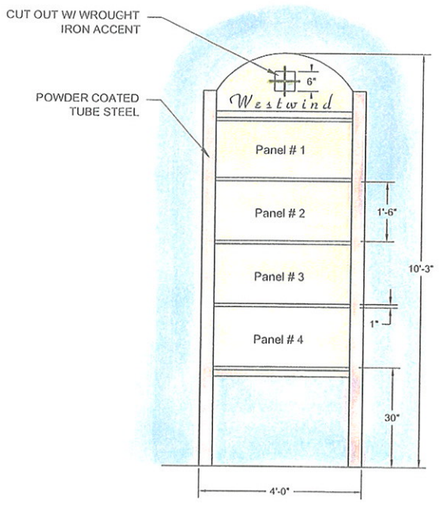
Entry Monument Elevation

SCALE 1/4" = 1'



Entry Monument Plan View

SCALE 1" = 10'



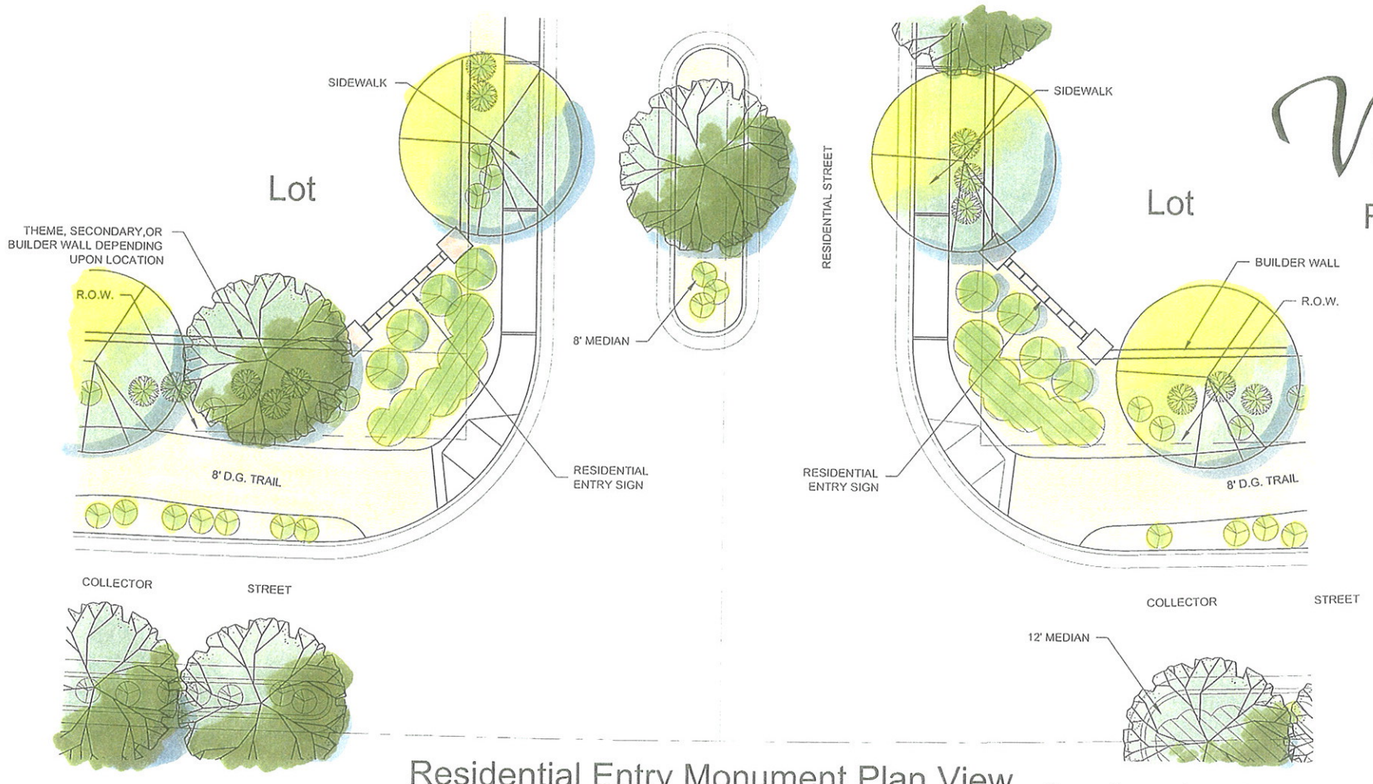
Directional Sign / Kiosk

March, 2004

W R G
DESIGN INC.
4600 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602 977 8000 | Fax. 602 977 8099

Westwind

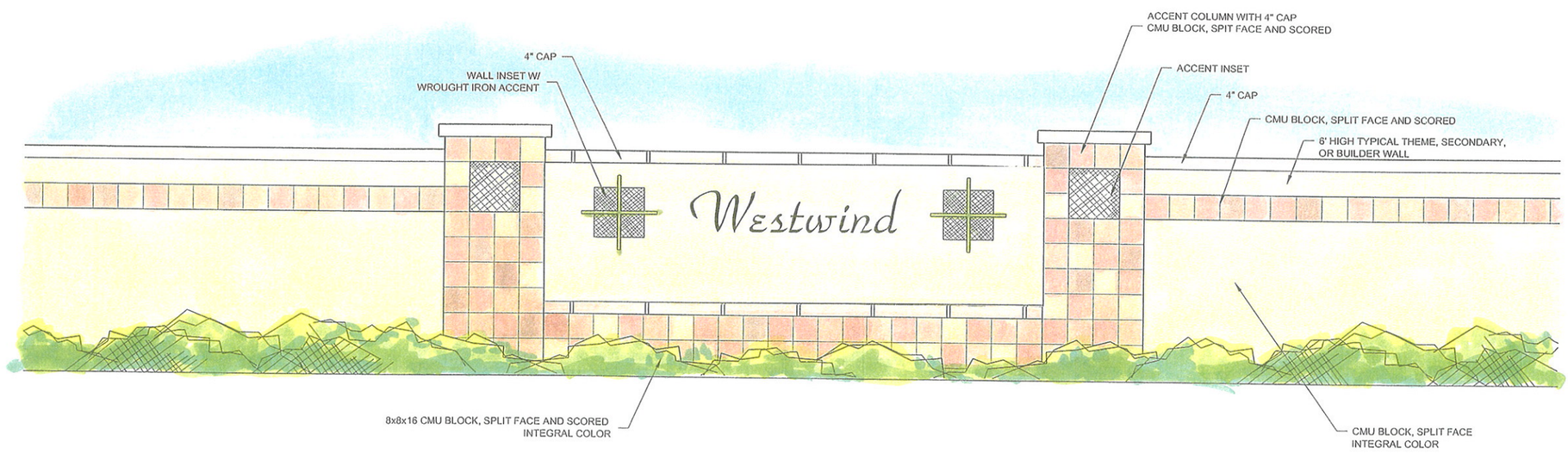
Residential Entry Monument



Residential Entry Monument Plan View

SCALE 1/2" = 1'

0 2 4 6



Residential Entry Monument Elevation View

SCALE 1/2" = 1'

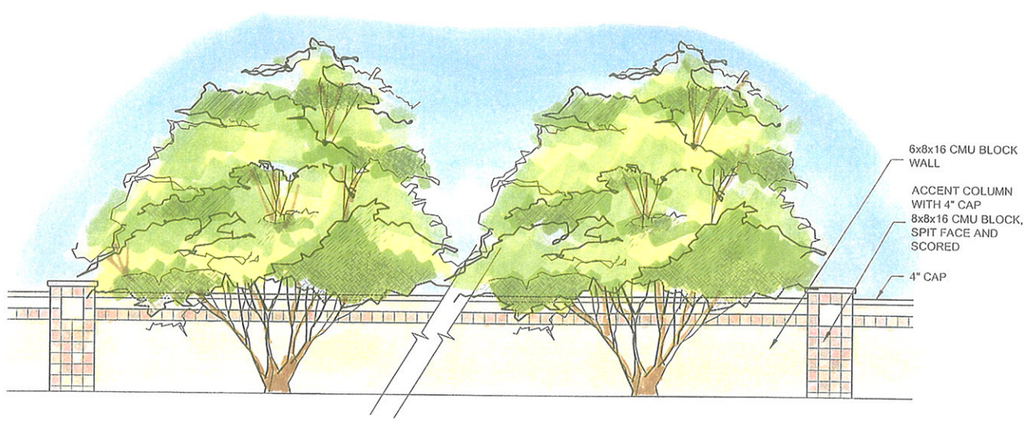
0 2 4 6

March, 2004

W R G DESIGN INC
4606 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602 977 6000 | Fax. 602 977 6099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

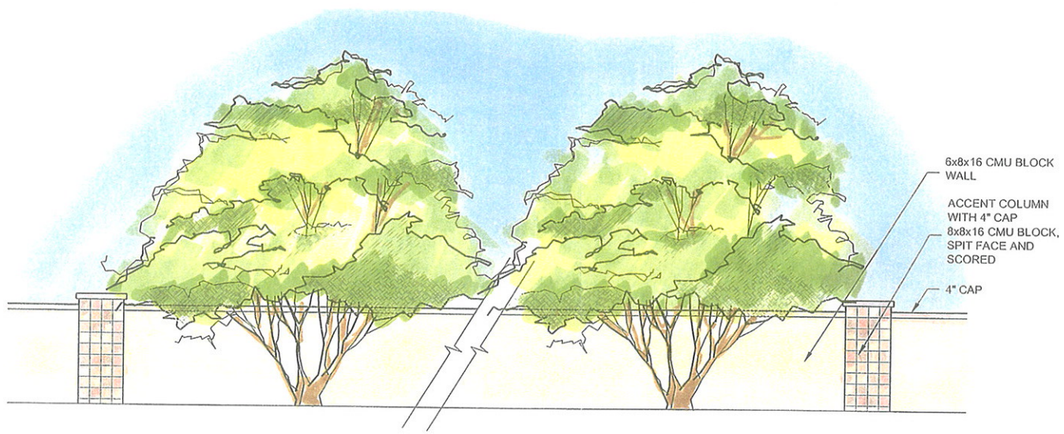
Westwind

CONCEPTUAL WALLS AND FENCES

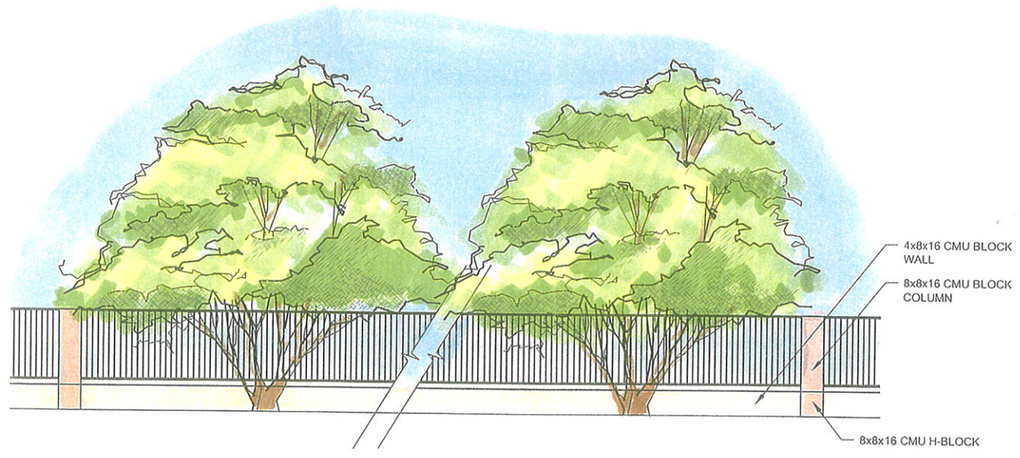


Theme Wall

Builder Wall



Secondary Wall



View Wall

March, 2004

W R G
DESIGN INC
4808 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602 977 6000 | Fax. 602 977 6099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

All other walls within the community will have variations of "Brown" and "Gray" block using smooth, split-face and fluted designs.

View fencing will use all of the same designs and material with 2' and 4' wrought iron details as shown within the previous exhibits. View fencing will meet the required pool fence standards.

e) **Directional Signage**

Locations: To Be Determined.

Directional signage will be placed throughout the Westwind Community to enable all vehicular and pedestrian traffic to locate their final destinations in an efficient manner. Signage will include the Builder name and Commercial Sites. The overall design will compliment the entry monuments and project theme walls.

f) **Privacy Walls**

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

I. Grading. The provisions of this section shall apply to all new development activities within the project property. 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. "At risk" grading permits shall be allowed.

1) 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 be 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.

Cut and fill slopes within drainage channels shall be no steeper than 2:1. Steeper slopes will be allowed when justified by adequate engineering analysis and documentation, subject to approval by the Town Engineer. Slopes between 3:1 and 2:1 shall utilize loose rock or heavy gravel. Slopes of 2:1 or steeper shall have grouted stone or gunite.

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.

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

m. Utilities.

1) Water Supply. The water supply system for the Property shall conform to the Master Potable Water Plan and Report, as set forth in Appendix D, and any refinements thereto.

2) Wastewater Facilities. Wastewater facilities for the Property shall conform to the Master Wastewater Plan and Report, as set forth in Appendix E, and any refinements thereto.

3) Underground Utilities. 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 Services. 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 Town Engineer to allow for collection without damage to the development site or the collection vehicle.

n. 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.

Coordination of Streets.

a) All new streets required pursuant to the Master Street and Circulation Plan and Report, as set forth in Appendix C, 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.

Street Layout.

a) All permanent dead end streets shall be developed as cul-de-sacs. Cul-de-sacs shall extend no further than four hundred fifty (450) 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, permanent 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 of cul-de-sacs serving twenty-five (25) or fewer residential units.

c) Turnarounds shall be of either a circular or hammerhead configuration, and may include a planted traffic circle with approval of the Fire Chief.

d) For both public and private streets, the right-of-way of a cul-de-sac shall have a minimum radius of fifty (50) feet. The radius of the paved area of a turnaround shall be forty-three (43) 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 twenty (20) 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.

Street Intersections.

a) Any street intersecting an arterial street shall do so at ninety (90) degrees or radial to an appropriately sized curve. All other intersections may be at ninety (90) degrees plus or minus fifteen (15) degrees or radial to an appropriately sized curve, and no more than two (2) streets may intersect at only one (1) point (four-way intersection).

b) Where a centerline offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be no less than one hundred seventy five (175) feet for local streets, two hundred twenty five (225) feet for collector streets, and two hundred fifty (250) feet for arterial streets.

c) 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.

Street Design Standards. Streets shall be designed and constructed in accordance with the roadway standards and typical cross-sections set forth in Exhibit 10.

Right-of-Way Landscaping. Landscaping shall be provided in all public rights-of-way in conjunction with development of adjacent parcels. 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.

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) All water lines, except those used to directly connect a fire hydrant to the main, shall be at least eight (8) inches in diameter. 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 commercial sites. In any case, fire hydrant spacing shall meet uniform fire code. If automatic sprinkler systems are used for fire protection, the maximum spacing for fire hydrants shall be determined by the Fire Chief. Fire hydrants shall be located at maximum intervals of one thousand (1,000) feet along unloaded (no fronting structures) streets.

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 design phase.

DEVELOPMENT AND BUILDING DESIGN GUIDELINES

The goal of the Westwind development and building design guidelines is to create and maintain a livable, attractive, quality development and continue to add to the "friendly town" characteristics of Buckeye and to contribute to a positive sense of community. The following design guidelines shall be followed to establish the development character desired for the Westwind Community.

Roof material for residential developments, excluding flat roofs, shall be tile (e.g. barrel tile or flat concrete tile) or architecturally enhanced metal. Wood shake shingles and composition shingles are prohibited.

Each house shall include at least a two-car garage; carports are prohibited.

Each home builder shall provide not less than six (6) house colors and three (3) roof colors. Color selections shall low LRV and be harmonious with surrounding environment and the master community.

Home builders shall use four-sided architecture or shall provide architectural features on rear or side elevations along arterial or collector streets and open space areas.

A minimum of three (3) front elevations for each house plan is required. The same house plan with the same or similar elevation shall not be placed on adjacent lots or directly across the street from one another.

Home builders shall provide elevations that have altering ridge lines and roof lines.

Home builders shall emphasize distinctive architectural details in the front elevations, e.g., covered front entries, covered front porches, door and window details, roof overhangs, parapet walls with cap features, etc.

All ground mounted air conditioning units/mechanical equipment shall not be nearer than five (5) feet to the property line within a required side yard.

LANDSCAPE AND OPEN SPACE DESIGN GUIDELINES

Numerous acres of Westwind 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. Designated natural wash corridors will be preserved in Westwind, and low water using plants will be favored in the landscape themes for the residential and commercial areas.

COMMUNITY MANAGEMENT AND MAINTENANCE

COVENANTS, CONDITIONS, AND RESTRICTIONS

Westwind 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, and are included in Appendix G.

HOMEOWNERS' ASSOCIATION

A Westwind 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, landscaping in the right-of-way including medians, natural washes, parks and other community facilities.

ARCHITECTURAL CONTROL COMMITTEE

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 Westwind. As the community grows, owners will take over the Architectural Review functions.