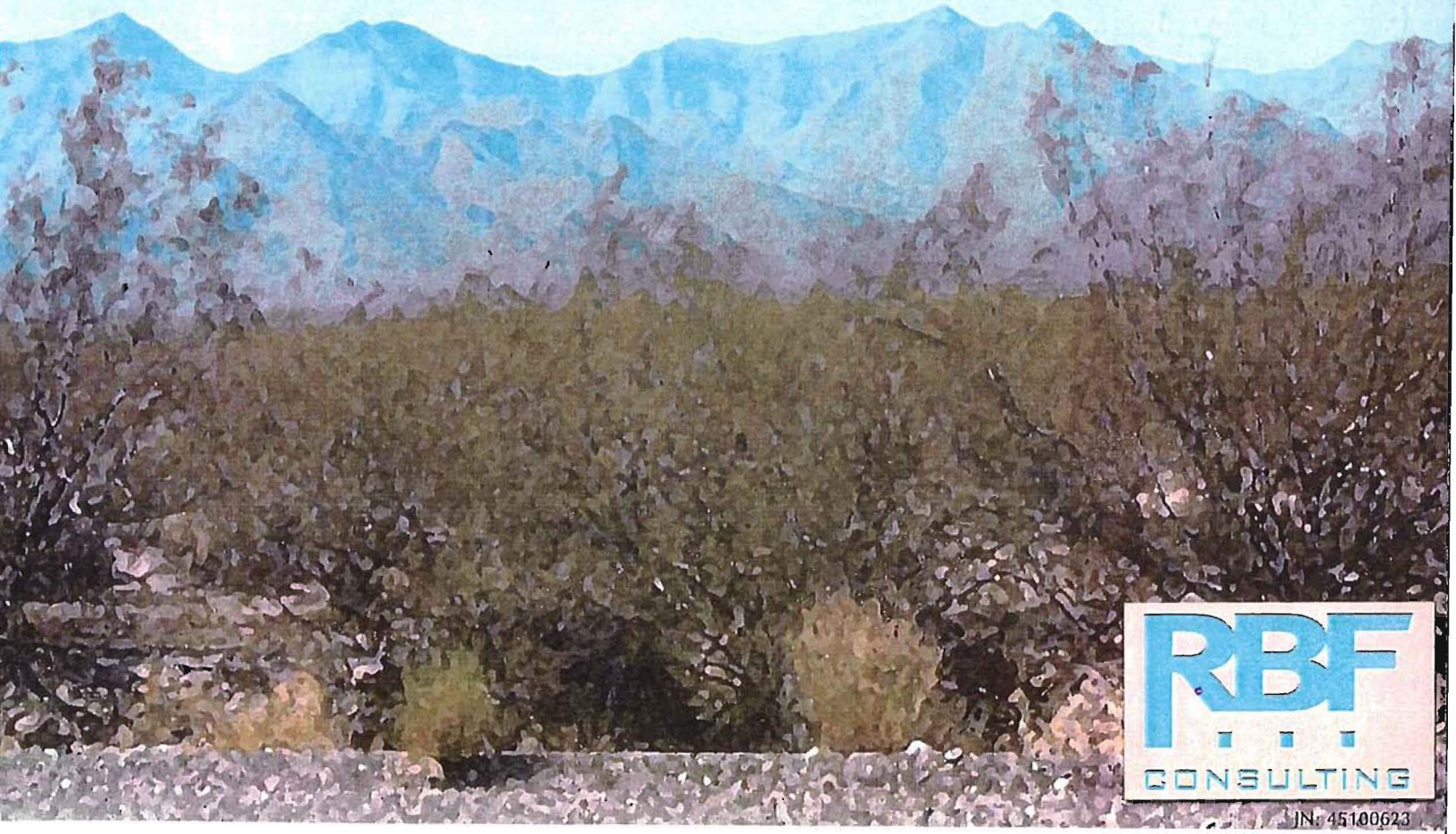
sundance

community master plan

Buckeye, Arizona

September 15, 2000



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AN OVERVIEW OF SUNDANCE

AN OVERVIEW OF SUNDANCE

Part One – An Overview of Sundance

A. Introduction

Located within the Town of Buckeye's Sunora, Westgate Commerce, and White Tanks Districts, Sundance is envisioned as a master planned community that builds upon the Buckeye General Development Plan and the 1995 Brookridge Specific Plan to fully integrate the objectives of the Town, the property owner, and adjacent neighbors. **As a requirement for its approval in 1995, the Brookridge Specific Plan specifies the preparation of a Community Master Plan as a condition of development approval. The Sundance Community Master Plan (CMP) fulfills this requirement.** The overall planning concept embodied in this Sundance Community Master Plan (CMP) is to create a community organized around an open space and trails network that links a mix of neighborhoods to schools, community facilities, parks, employment, and shopping and that heightens resident and visitor opportunities for social activity, recreation and visual enjoyment of the White Tank Mountains and other scenic resources. The design of Sundance also seeks to provide the Town with new gateways and lush desert landscaped streetscapes highlighted with details making symbolic connections to the area's rural heritage and sense of community.

B. Applicant and Development Team

The applicant for the Sundance Community Master Plan is:
HC Builders, Inc./Hancock Communities, LLP
1414 West Broadway Road, Suite 200
Tempe, Arizona 85282-1133
Phone: 480-927-3048
Fax: 480-303-9060
Contact: Dennis Krahn

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

Consultant	*Project Role*
RBF Consulting	*Civil Engineering, Community Planning*
EcoSystems	*Jurisdictional Waters Delineation, 404 Permitting*
Peter Mock Groundwater Consulting	*Groundwater*
CIT – Construction, Inspection, & Testing	*Geology and Soils*
SWCA Environmental Consultants	*Biological and Cultural Resources*
Kimley-Horn & Associates	*Transportation*
Gallagher & Kennedy	*Legal Counsel*
Design Plus West	*Landscape Architecture*
Kutak Rock, LLP	*Legal Counsel*
Titus, Brueckner & Berry, P.C.	*Legal Counsel*
Dry Utility Services	*Dry Utilities*
Fennemore Craig	*Legal Counsel*
Stewart Title	*Title Company*
DA Rausher Incorporated	*Bond Agency (CFD)*
Parsons Brinckerhoff	*Freeway Interchange Engineering*

C. Locational Context

Sundance is located approximately 30 miles west of downtown Phoenix (see *Exhibit 1*). Located within three of the Town of Buckeye's Villages (i.e., the Sunora, White Tanks, and Westgate Commerce districts), Sundance is generally defined by Miller Road on the west, Dean Road on the east, Interstate 10 on the north, and Durango Road on the south; portions of the planned community do exist north of Interstate 10, south of Durango Road, and east of Dean Road (see *Exhibit 2*). Sundance is located in portions of Sections 9, 10, 11, 13, 14, 15, and 22 of Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian.

The 2,016-acre site affords views to the White Tank and Estrella Mountains, includes mature native vegetation typical of Sonoran habitat, and has a southward sloping topography with minor tree-lined washes. Interstate 10 defines the site's northern edge, a 345kv powerline traverses the site from northwest to southeast, and a coaxial cable runs east-west through the site along Yuma Road. The Roosevelt Canal and the established Sunora neighborhood borders the site along its southern edge.

Exhibit 3 illustrates land ownership surrounding Sundance. Most of the land adjacent to the site on the south is privately owned by residents of the Sunora neighborhood. The State of Arizona owns land straddling much of the Interstate 10 corridor. Individuals, organizations, corporations, and limited partnerships own parcels surrounding Sundance, as well as "out parcels" within the community itself.

EXHIBIT 1: REGIONAL VICINITY

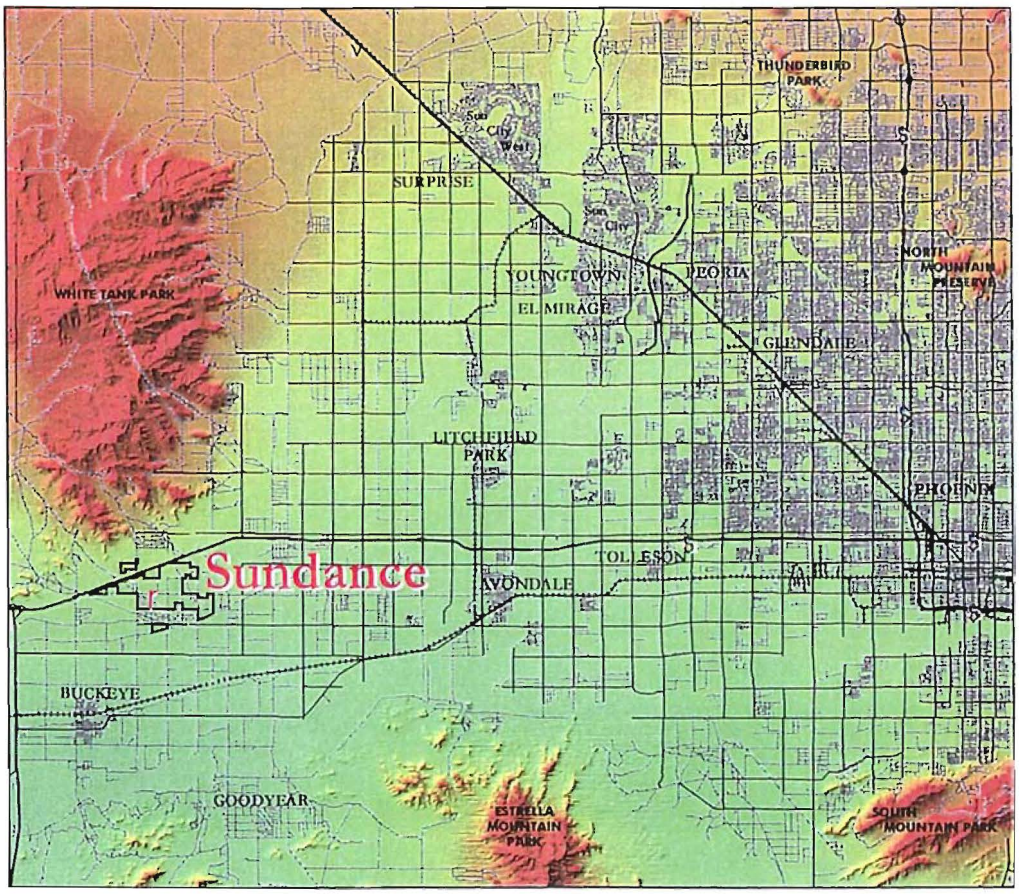

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EXHIBIT 2
VICINITY MAP
September 15, 2000

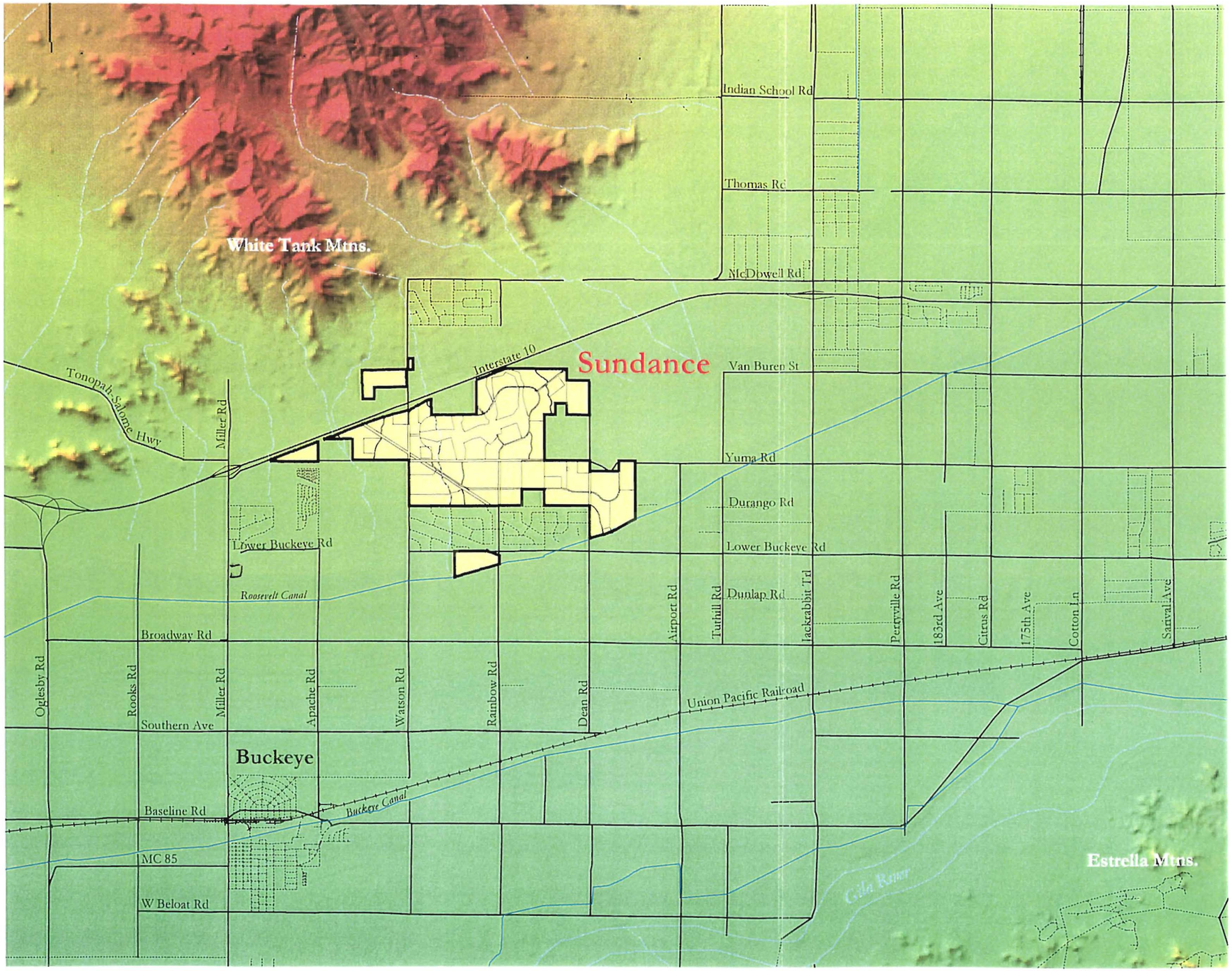

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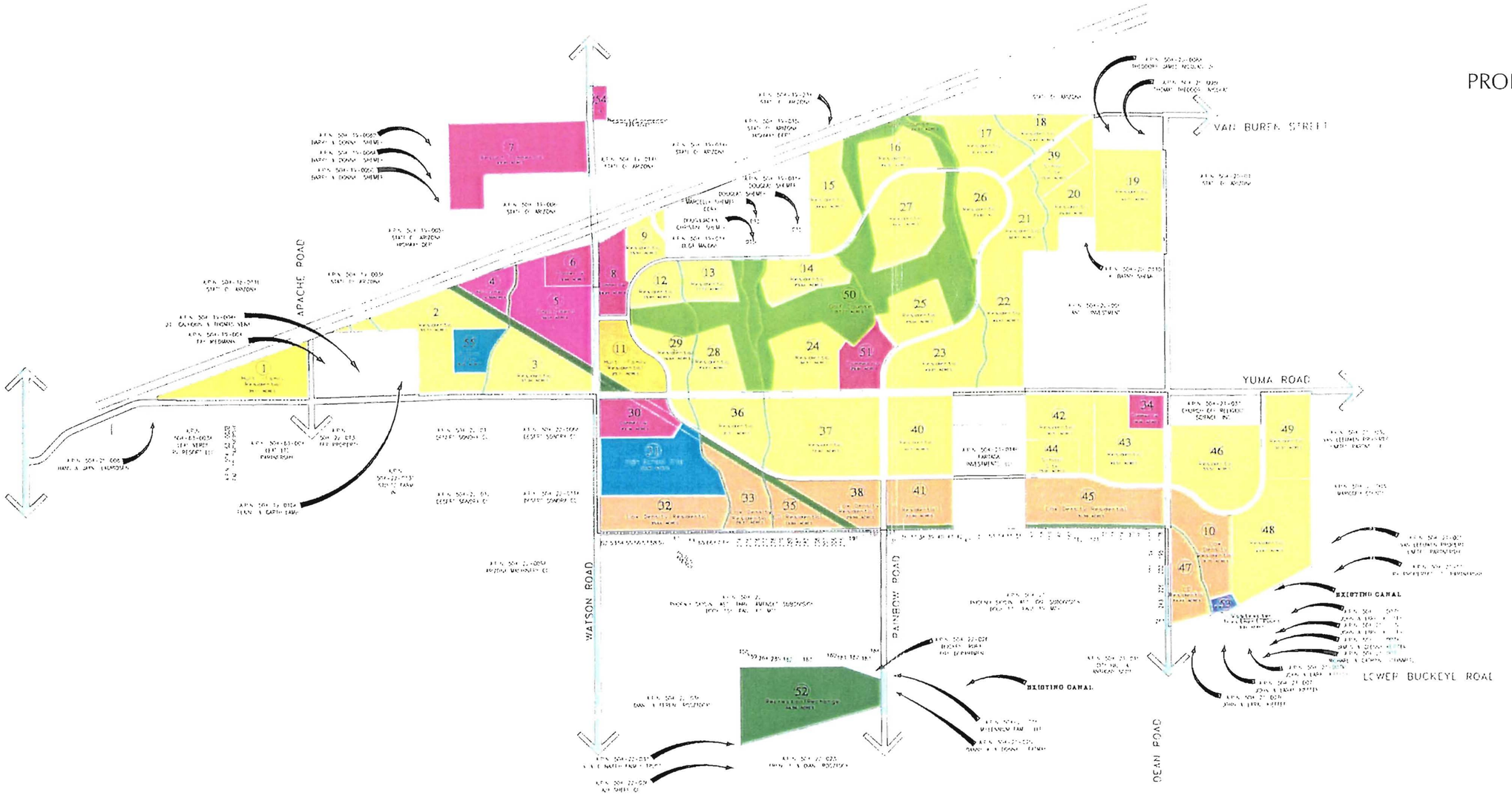
EXHIBIT 3
PROPERTY OWNERSHIP

September 15, 2000



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IX

D. Vision Statement

The following statement summarizes the vision for Sundance; it is written to articulate the desirable future for the community. The remainder of the Sundance Community Master Plan seeks to explain how the vision can be achieved.

> *Imagine Sundance . . .* Framed by vistas of the White Tank and Estrella Mountains, the Sundance community teems with vitality from its neighborhoods linked together by trails, abundant parks and open space, and a mix of shopping, education, and employment uses. Together with the established Sunora neighborhood, Sundance contributes to the Town's goals of providing a variety of housing opportunities that include quality new development, offer transition areas between non-residential uses, and existing rural residential areas, and compliment the natural desert scene.
>
> *Imagine . . .* A sense of arrival and openness is prominent throughout Sundance, with gateways and streetscapes that welcome and invite people to stay in the community. A lush desert landscape theme lines the community's roadways, offering residents and visitors alike a feeling of traversing through a linear park. As a new entry portal into the Town of Buckeye, Sundance also creates a positive first impression to visitors and reinforces the Town's desire for a strong sense of identity and place.
>
> *Imagine . . .* Sundance is a recognizable and distinct community within the Town of Buckeye, but reflects the area's natural, social, and historical fabric. Many residents have chosen Sundance because of the stability, peace, and quiet it affords; others enjoy the active lifestyles the community offers. All residents enjoy their ability to walk, drive, or bike to get from place to place within the community – an attribute rare in the Valley of the Sun.
>
> *Imagine . . .* All generations call Sundance home. It is a community that embraces the Town of Buckeye's spirit of a small town atmosphere, while integrating amenities found in a modern metropolitan area. As a new community within a Town that has a significant heritage, Sundance is designed to contribute to local values and character through its family-oriented design features. . . . ***This is the vision for Sundance.***

E. Community Master Plan Goals

To achieve the vision for Sundance, the following goals have been developed as a framework for 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 range of housing types, commercial and employment opportunities, and community facilities that are 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 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 provide a hierarchy of streets that balance the needs of automobiles and pedestrians while carrying traffic in an efficient and safe manner.

- To serve as a good neighbor to Sunora by maintaining a low density band along Durango Street, with large lot (1 acre lots) residences facing south along Durango and transitioning north from an average density of 2 dwelling units per acre.

- To convey a strong gateway image into the Town of Buckeye from Interstate 10 through architectural, landscape, and sign design control, improved interchange at Watson Road, and lush desert streetscape improvements.

- To provide opportunities for education within the community.

F. Existing Site Conditions

1. Summary

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 *Exhibit 4* as an opportunities and constraints map.

2. Natural Features

a. **Introduction.** The site is located south of Interstate 10 and the White Tank Mountains. It is approximately 2,016 acres of undeveloped land within the Town of Buckeye. The general boundaries of the triangular shaped site are I-10 to the north, Dean Road to the east, Durango Road to the south. Adjacent to the southern portion of the area is a residential subdivision with lots one acre in size. Much of the desert landscape remains in this existing development and many of the property owners have horses. Generally the site slopes and drains uniformly to the south with several washes crossing from north to south. The landscape is typical Sonoran desert habitat. Exhibit 5 shows an aerial view of the site.

b. **Topography and Geographic Features.** The CMP area slopes gently towards southeast with no significant topographic or geographic features. There are several ephemeral washes crossing the site. There are no bedrock outcrops, natural caves, or mines on the site.

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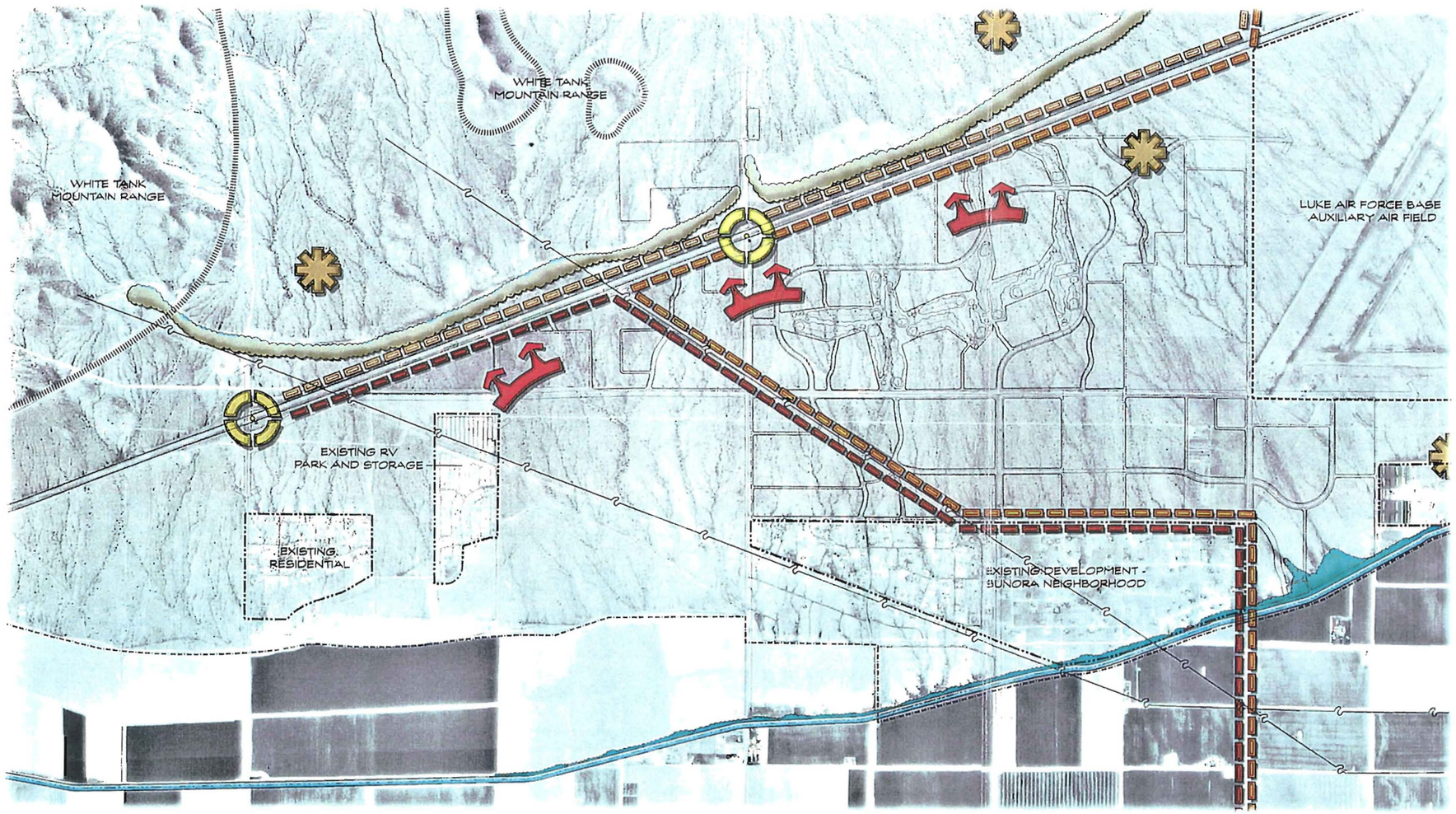
EXHIBIT 4
OPPORTUNITIES & CONSTRAINTS

September 15, 2000



- Planned Future Interchange
- Existing Interchange
- Recorded Archaeological Site
- Views to the White Tank Mountains
- Sunora District
- White Tanks District
- Westgate Commerce District
- 100 Year Floodplain
- Buckeye Flood Retardation Structure
- Roosevelt Irrigation Canal
- Irrigated Agricultural Zone
- Powerline Easement

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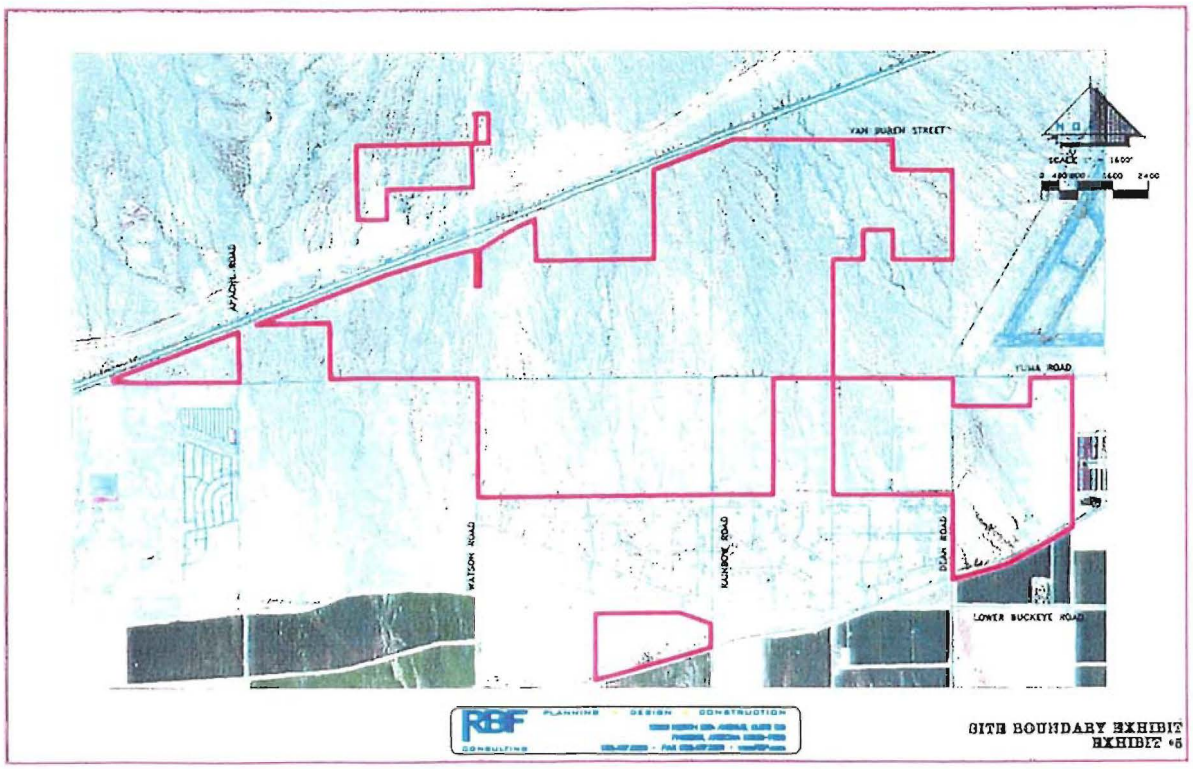
EXHIBIT 5: AERIAL IMAGE OF SITE



c. **Regional Drainage and Hydrology**. (jurisdictional waters Delineation) The regional watershed which was investigated as part of the Drainage Master Plan encompasses the Sundance development and upstream drainage area to the north of Sundance. Sundance is divided into two regional watersheds. Planning Areas 7 (Commercial/Resort Site) and 54 (Water Tank Site) are located north of the Buckeye Flood Retardation Structure (FRS). The FRS diverts runoff westward, to the Hassayampa River, with the Gila River as the ultimate outfall. The regional watershed for these planning areas extends north into the White Tank Mountains. The rest of the Sundance project lies south of the Buckeye FRS and ultimately drains to the Gila River.

There are several physical constraints associated with the natural drainage patterns within the Sundance area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include 1) the Roosevelt Irrigation Canal located along portions of the southern boundary of the property, 2) the Luke Air Force Base (AFB) Auxiliary Airfield, 3) the numerous natural washes that may be identified as Waters of the United States, 4) culverts beneath the I-10 freeway, and 5) overflow spillways from the Buckeye FRS.

No page XIII

d. **Groundwater.** Kenneth Schmidt and Associates (KSA) are the consultants that have been assigned to determine the siting of the wells for the Sundance project. The aquifer becomes thicker as it slopes to the south, therefore the wells are anticipated to be in the southern part of the project to take advantage of the larger part of the aquifer. In the spring of 2000, a well was drilled in Sundance parcel 47, which is near Dean Road, approximately ½ mile south of Yuma Road. The well was drilled to 770 feet. The well was then pumped at 805 gallons per minute. KSA believes that the water in the lower alluvial aquifer above 1200 feet has better water quality than the water in the middle alluvial of the aquifer. A well several miles to the south was just drilled in the lower alluvial aquifer at a depth of about 800 feet. It to had acceptable water quality. Therefore there is reason to believe that the lower alluvium will yield ample water for the Sundance project.

e. Geology and Soils

1) **Geology.** The Sundance 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. A letter to this effect, written by Ken Eugie of Geotechnical, is attached as Appendix G

2) **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 which is characterized by nearly level to moderately steep gravelly loams and loams on old alluvial fans and valley plains.

f. **Biology (Flora and Fauna).** A biological evaluation of the Sundance CMP area was conducted by SWCA Inc., Environmental Consultants, in the Summer of 2000. 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. Information regarding the presence of Wildlife of Special Concern (WSCA) and other special status species in the vicinity of the plan area is yet to come from the Arizona Game and Fish Department (AGFD). The report will be updated as soon as this information becomes available, as will the CMP. 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. However no Highly Safeguarded Plants (no collection plants) are known to exist or were observed on the property. This led to the recommendation 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.

g. **Cultural Resources (Archaeology).** SWCA Inc., Environmental Consultants prepared a site file search for the CMP area. A copy of this document can be found in Appendix B. Several

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COMMUNITY MASTER PLAN

COMMUNITY MASTER PLAN

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I. Framework for the CMP

Part Two – Community Master Plan

I. Framework for the CMP

A. CMP Planning Framework

The CMP Planning Framework provides the overall policy and administrative guidance for the Sundance Community Master Plan (CMP), and serves to articulate the linkages between the Sundance CMP and the Town of Buckeye's General Development Plan, Development Code, and other policy documents. **As a requirement for its approval in 1995, the Brookridge Specific Plan specifies the preparation of a Community Master Plan as a condition of development approval. The Sundance Community Master Plan (CMP) fulfills this requirement.**

1. 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 Sundance Community Master Plan, including its development standards, densities, and land uses, shall be applicable to all development which occurs on the property.

2. CMP Adoption via Development Agreement

The Sundance Community Master Plan shall be adopted as part of a Development Agreement between the Town of Buckeye and the Applicant, H.C. Builders, Inc./Hancock Communities, LLC, in accordance with the Town of Buckeye Development Code. The Development Agreement shall specify all provisions and regulations needed to implement the Sundance Community Master Plan.

3. CMP Relationship to the Buckeye General Development Plan

The Sundance Community Master Plan is consistent with the purpose and intent of the Town of Buckeye General Development Plan. (Refer to the Sundance CMP goals listed in Section E of Part I – An Overview of Sundance.) Specifically, the Sundance CMP upholds 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 goals for the community are as follows:

- A strong sense of community based on a shared physical and economic environment. The community is clearly identified from others with a distinctive character.

- A recognizable, functionally diverse, visually unified community center, where dwellings, shops and employment areas are located within close proximity and easily accessible.

- Recreational facilities and civic buildings which are accessible to all and appropriately placed within walking distance of residences.

- A hierarchy of streets, some narrow and curvilinear, for a balanced mix of both pedestrians and automobiles, while other streets are wider to carry traffic in an efficient and safe manner.

- Well configured common areas, streets, parkways, and block patterns, dedicated to collective social activity, recreation, and visual enjoyment.

- A significant amount of common area, area to be left in its natural state and open space, separating and defining neighborhoods, providing links for pedestrians and bicyclist and protecting an area's natural beauty.

- Densities and subdivision design that vary and reflect the physical terrain as well as carry forward that concept of the General Plan or adopted area plan.

4. *CMP Relationship to the Buckeye Development Code*

Regulations and provisions for development contained in this Sundance Community Master Plan shall exert control over regulations in the Town of Buckeye Development Code. All administrative and other provisions and procedures of the Development Code not included in this Sundance Community Master Plan shall apply to development within the property. If ambiguity arises concerning the meaning or intent of provisions in the Sundance Community Master Plan, the remedies provided in the Town of Buckeye Development Code for interpretations shall govern.

5. *CMP Relationship to the Buckeye Land Use District Map*

The Sundance Community Master Plan establishes land use designations for the property. Adoption of the Sundance 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. In addition to the CMP relationship's to the Buckeye Land Use District Map, it must also be in compliance with the adopted Brookridge Specific Plan (see Subsection 6 below). Land uses for the property shall be permitted only if they are consistent with those set forth in the Sundance Community Master Plan.

6. *CMP Relationship to the Brookridge Specific Plan*

The Sundance Community Master Plan is in substantial compliance with the provisions of the Brookridge Specific Plan, which was prepared for 1918.5 acres – including this subject property – and adopted by the Buckeye Town Council in 1995. The Specific Plan defines land uses, densities, and designates public facility locations, but purposely did not address in detail issues such as drainage, traffic, utilities, and others. Encompassing a larger area (+/- 2,016 acres) than delineated in the Brookridge

Specific Plan, the Sundance Community Master Plan implements the development goals and elements (i.e. residential, commercial, employment, and community facilities) articulated in the Specific Plan. The Sundance Community Master Plan does expand upon or otherwise make minor modifications to the Brookridge Specific Plan to account for and address a number of unique circumstances:

- Stricter requirements and new regulations exist now, that did not exist in 1995 under the Brookridge Specific Plan, which require adjustments to the planning framework for the project area (e.g. 404 permitting).
- Certain rights-of-way that relate to the project area are difficult to obtain and therefore require special treatment in the CMP (e.g. the portion of a proposed major collector aligned through an out parcel located adjacent to the eastern edge of Parcels 40 and 41).
- To reduce the negative impacts to certain parcels adjacent to but not included in the project area, small changes to road alignments and other features were made.

B. CMP Administrative Framework

1. Definitions

Definitions provided in the Town of Buckeye Development Code shall be utilized when interpreting the Sundance 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.

2. Exhibits and Appendices

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

3. Amendments

The developer may propose amendments to the Sundance CMP as may be necessary, from time to time, to: accommodate natural constraints, such as drainageway delineation or topographic conditions; reflect changes in market conditions and development financing; respond to regulatory changes affecting the property; and/or, meet new requirements of one or more of the potential users or builders of any part of the property. When revisions or adjustments are necessary or appropriate, such revisions shall, unless otherwise required by applicable law, be effectuated as a minor revision to the CMP through the administrative approval of the Town Manager or his/her Town staff designee. After approval by the Town Manager, 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 shall be deemed "major revisions" to the Sundance 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 Town Manager or his/her Town staff designee.

- An overall increase in residential units, a reduction in commercial use or commercial/business center use acreage, or a reduction in open space (including water retention areas, golf course, open space, parks, etc.) percentage below 10% of the gross property acreage, accept as otherwise allowed in the Sundance CMP.

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

- The reallocation of residential dwelling units within parcels and from one parcel to another, provided the density range does not drop below the minimum or exceed the established target density.

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

- An increase or decrease in open space acreage (as long as the open space acreage does not drop below 10% of the total gross acreage of the property).

- The reallocation of open space acreage within parcels and from one parcel to another.

- Any minor alteration to the list of permitted uses of the property set forth in this CMP, as deemed "minor" by the Town Manager or his/her Town staff designee.

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II. Community Land Use Plan

EXHIBIT D
RDINANCE NO. 35-02

Part Two – Community Master Plan

II. Community Land Use Plan

This section contains the principal elements of the Sundance 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.

A. Community Description

The Sundance CMP creates a cohesive community that introduces the stability, peace, and quiet of quality neighborhoods with a variety of housing types per the approved Brookridge Specific Plan. As shown on the *Conceptual Land Use Plan, Exhibit 6*, the mixed-use development pattern has a core area of commercial and employment activity along Watson Road with individual residential neighborhoods surrounding the core area. The CMP development area is designed to be a cohesive community that not only stands on its own, but also integrates with the existing lifestyles and development both directly south of the project site and in the Town of Buckeye. Throughout the project site, open space areas are intermingled with residential areas and connected through a network of pedestrian, biking and multi-use trails that follow both natural washes and other existing features on the site. School sites are located off of major arterials and are focal points of activity and identity for the Sundance neighborhoods.

A summary of the Sundance CMP land uses is provided in *Table II-1, Summary of Land Uses.* The majority of the Sundance community is proposed to be residential development with a mix of support commercial, regional commercial and employment uses.

Table II - 1: Summary of Land Uses

	Community Master Plan		Approved Specific Plan (sheet 5)	
Land Use	Acres (AC)	% of total area	Acres (AC)	% of total area
Low Density Residential	240.2134	12.0%	251.4	13.1%
Residential *	1,052.9036	52.0%	1033.0	53.8%
Multi-Family Residential	37.8709	1.9%	62.4	3.3%
Commercial	141.2333	6.9%	67.7	3.5%
Community Center/Commercial	20.8685	1.0%	20.0	1.0%
Resort Commercial	4.2597	0.2%	54.5	2.9%
Employment	60.8897	3.0%	61.0	3.2%
Public Golf Course / Open Space	182.7507	9.1%	215.1	11.2%
Retention/Open Space	66.5602	3.3%	Included above	
W.W. Site/Tanksite/Wells/APS	9.5636	0.4%	0.0	
School Sites**	92.0191	4.5%	35.0	1.8%
Major Streets	115.3699	5.7%	118.4	6.2%
Totals	2,024.5026	100.0%	1918.5	100.0%

* Note: Planning Areas 39 and 44 are designated as residential on the Conceptual Land Use Plan, Exhibit 6, but could become school sites if residential development in the Community is not age restricted. The final designation of these Planning Areas will depend on the development that occurs.

** School acreage in the CMP may vary depending upon review by the school district. Acreage could range from as little as 30 acres to as much as 101.89 acres.

Part Two – Community Master Plan

II. Community Land Use Plan

This section contains the principal elements of the Sundance 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.

A. Community Description

The Sundance CMP creates a cohesive community that introduces the stability, peace, and quiet of quality neighborhoods with a variety of housing types per the approved Brookridge Specific Plan. As shown on the *Conceptual Land Use Plan, Exhibit 6*, the mixed-use development pattern has a core area of commercial and employment activity along Watson Road with individual residential neighborhoods surrounding the core area. The CMP development area is designed to be a cohesive community that not only stands on its own, but also integrates with the existing lifestyles and development both directly south of the project site and in the Town of Buckeye. Throughout the project site, open space areas are intermingled with residential areas and connected through a network of pedestrian, biking and multi-use trails that follow both natural washes and other existing features on the site. School sites are located off of major arterials and are focal points of activity and identity for the Sundance neighborhoods.

A summary of the Sundance CMP land uses is provided in *Table II-1, Summary of Land Uses.* The majority of the Sundance community is proposed to be residential development with a mix of support commercial, regional commercial and employment uses.

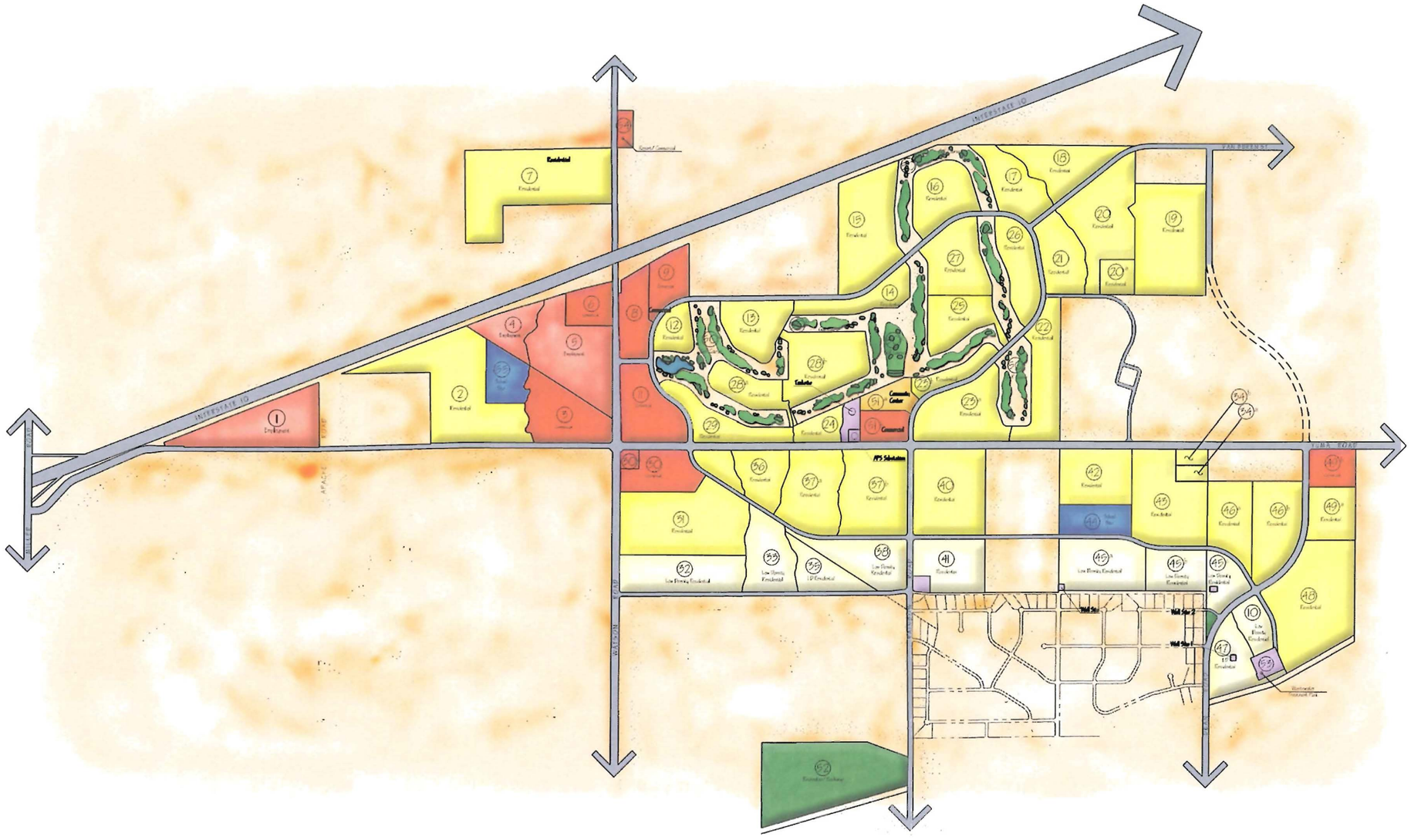
Table II - 1: Summary of Land Uses

	Community Master Plan		Approved Specific Plan (sheet 5)	
Land Use	Acres (AC)	% of total area	Acres (AC)	% of total area
Low Density Residential	211.77	10.5%	251.4	13.1%
Residential *	1,031.94	51.2%	1033.0	53.8%
Multi-Family Residential	65.29	3.2%	62.4	3.3%
Commercial	64.91	3.2%	67.7	3.5%
Community Center/Commercial	20.37	1.0%	20.0	1.0%
Resort Commercial	73.69	3.7%	54.5	2.9%
Employment	67.33	3.3%	61.0	3.2%
Public Golf Course / Open Space	181.98	9.0%	215.1	11.2%
Retention/Open Space	66.56	3.3%	Included above	
Wastewater Site	3.35	0.2%	0.0	
School Sites**	101.89	5.1%	35.0	1.8%
Major Streets	126.73	6.3%	118.4	6.2%
Totals	2,015.81	100.0%	1918.5	100.0%

* Note: Planning Areas 39 and 44 are designated as residential on the Conceptual Land Use Plan, Exhibit 6, but could become school sites if residential development in the Community is not age restricted. The final designation of these Planning Areas will depend on the development that occurs.

** School acreage in the CMP may vary depending upon review by the school district. Acreage could range from as little as 30 acres to as much as 101.89 acres.

sundance
community master plan



- Low Density Residential
  1 – 3 DUA* -- Target Density 2.0
- Residential
  3.1 – 8 DUA* -- Target Density: 5.1
- Golf Course / Open Space
- School
- Employment
- Commercial
- Community/Commercial
- Public Facility

* DUA = Dwelling Units Per Acre

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December 3rd, 2007

Age-restrictions for the development of a senior/retirement community could be north of Yuma Rd. and west of Dean Rd. on parcels 9, 11 – 29, and 39. Because this would reduce the number of school-age children if developed, the number of school sites required will depend on how this is implemented.

Sundance will also be a gateway into the Town of Buckeye from Interstate 10 through the future Watson Road interchange. The planned interchange is an opportunity to introduce newcomers and residents alike to the Town's commercial core villages and the Sundance community. The intersection of Watson and Yuma Roads will be a focal point of activity. Sundance's design themes will be emphasized at key intersections and along the Watson Road entry corridor.

Transportation concerns for the through flow of traffic are addressed with major roadways through the project and by the arrangement of the land uses. Yuma and Watson Roads will be major arterial streets through the site to accommodate pass through traffic. Traffic generating land uses, such as commercial, employment and the high school are located on these major roadways to minimize traffic and noise in residential areas. A street pattern within the Sundance community will serve to slow traffic in neighborhoods and deter traffic from cutting through the residential areas. (See Section III.C. Master Street and Circulation Plan and Traffic Report and *Exhibit 9.*)

B. Land Use Designations

Land uses in the Sundance CMP include designations for residential, commercial, employment, public, and open space uses. Each land use designation has distinctive development characteristics to create a development pattern that meets the vision and goals of the community and the Brookridge Specific Plan.

1. Residential Uses

The Sundance CMP provides land use designations for a variety of housing product types, per the approved Brookridge Specific Plan, to meet several market segments. Single family detached and attached homes and multi-family apartment homes are the proposed housing types. Low Density Residential, with lot sizes ranging up to one acre in area, are located in neighborhoods along the southern portion of the community and integrate Sundance with the existing low density neighborhoods south of Durango Street. Multi-family residential is located along Yuma Road and will have a target density averaging 18 units per acre. The Sundance community will have an overall average density 3.44 units per acre including the commercial acreage. This is below the overall density from the approved Brookridge Specific Plan which is 3.59 units per acre. *Table II-2, Residential Densities* defines the density ranges and target densities for each residential land use designation.

Table II – 2: Residential Densities

Residential Designation	Density Range* (dwelling units / acre)	Target Density** (dwelling units / acre)
Low Density Residential	1 – 3	2.0
Residential	3.1 – 8	5.1
Multi-family Residential	8.1 – 20	18

* Density range is the minimum and maximum limit of dwelling units per acre (density) allowed within each residential land use designation.
** Target Density is the proposed density on a parcel as identified in the Land Use Program. The target density can be achieved using a combination of lot sizes in the range granted for the residential designation allowed on the parcel. The target density also defines the maximum number of dwelling units per acre allowed for a parcel, without transferring density from another parcel.

The *Conceptual Land Use Plan* shown on *Exhibit 6* provides for a maximum of 6,933 dwelling units. This is consistent with the approved Brookridge Specific Land Use Plan with the following additions. The Land Use Plan from the Specific Plan allows for a maximum of 6,714 dwelling units. The Sundance CMP includes an additional 10 acres of residential which increases the maximum dwelling units by 51 units to 6,765 units. Furthermore, the High School may not be required on the Sundance project. If it is not required, we will convert the High School acreage to Low Density Residential with an average density of 3 dwelling units per acre for the 56 acre High School Parcel. This will increase the total number of dwelling units by 168 to a maximum of 6,933 dwelling units. Target densities as established in the approved Brookridge Specific Plan were used to calculate the maximum number of units that could be developed on any single parcel. Housing densities on each parcel can vary within the density range of the residential land use category. No one builder can exceed the target density on their aggregate acreage under common ownership.

Low Density Residential – Consistent with the approved Brookridge Specific Plan, low density residential is planned for parcels 10, 32, 33, 35, 38, 41, 45, and 47. These parcels are adjacent to existing low density, rural neighborhoods south of Durango Street and west of Dean Road and provide a transition between the existing development and the denser development in the majority of the Sundance CMP. The target density for these parcels is planned to be 2.0 dwelling units per acre with a density range from one to three (1 – 3) units per acre. Lots on parcels 32, 33, 35, and 38 along Durango Street between Watson and Rainbow Roads will be single story, south facing and on lots of one acre or larger. Lot development standards are presented in *Table II-3, Range of Residential Development Standards.*

Residential - The residential designation is planned for the majority of the Sundance CMP area and has a target density of 5.1 units per acre per the approved Brookridge Specific Plan. The density in these neighborhoods will range from three and one-tenth to eight (3.1 – 8) units per acre on lots ranging in area from 4,000 to 10,000 square feet. A range of housing types will be developed including patio homes and single-family attached and detached homes. Lot development options are presented in *Table II-3, Range of Residential Development Standards.*

Multi-Family Residential - Multi-family residential is planned on parcels 1 and 11. These areas have a target density of 18 units per acre with a range of eight and one-tenth to twenty (8.1 – 20) units per acre. Apartments and single family attached homes are the proposed housing types. The minimum lot area for multi-family residential shall be ten-thousand (10,000) square feet with a minimum average width of

Table II – 3: Range of Residential Development Standards

Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)[1]	Minimum Front Setback Living Area, Front Entry Garage, Side Entry Garage (Ft.)	Minimum Rear Yard Setback (Ft.)	Minimum Side Yard Setback/ Minimum Aggregate Setback on both Side Yards (Ft.)	Maximum Lot Coverage (%) [5]
43,560	120	20, 20, 20	20	20/40	15
35,000	120	20, 20, 20	20	10/20	25
10,000	80	12, 18, 10	20	10/20	45
8,000	70	12, 18, 10	20	5/15[3,4]	45
7,000	60	12, 18, 10	20	5/15[3,4]	45
6,000	55	12, 18, 10	20	5/13[3,4]	45
5,500	50	12, 18, 10	20[2]	5/13[3,4]	45
5,000	50	12, 18, 10	20[2]	5/13[3,4]	60
4,500	45	12, 18, 10	15	5/10[3,4]	60
4,000	40	12, 18, 10	15	5/10[3,4]	60

Note: For all Development Standards, maximum 3 ft. projection into any required setback and maximum 30 ft. building height.

[1] No more than 15% of the lots can be between 40' – 44' wide; no more than 25% of the lots can be between 45' – 49'; with at least 60% being 50' or wider.

[2] 15 ft. if adjacent to open space greater than 30 ft.

[3] Add 5 ft. additional setback for side yard abutting public street.

[4] On any side shall be minimum 5 ft. on side, 10 ft. on side yard abutting street.

[5] Lot coverage excludes area for porches and patios but includes garages.

eighty (80) feet and a minimum average depth of one hundred (100) feet. Lot development options are presented in *Table II-3, Range of Residential Development Standards.*

a) Residential Permitted Uses
   1. Single or multi-family dwelling units, including assisted living and senior housing;
   2. Publicly or privately owned and maintained parks, community gardens, recreation areas pathways, trails and recreation centers;
   3. Public and private schools;
   4. Religious facilities, subject to the following:
      - Location is limited to entry roads to each neighborhood and must have access onto a collector or arterial road;
      - Parking area must be available to meet Town parking standards.
   5. Golf courses and associated facilities;
   6. Guest house or Accessory Building, attached or detached, subject to the following:
      - Primary residence is on the front portion of the lot;
      - The guest house or accessory building fits within the building setbacks;
      - All other ordinances are met.

7. Temporary uses including sales/marketing facilities, model home complexes, and related accessory uses;
8. Temporary facilities and storage, incidental to a construction project and located on the project site (if properly screened);
9. Public utility buildings and facilities;
10. Governmental uses;
11. Accessory buildings;
12. 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;
    - The use of the dwelling unit for business meetings, appointments, gatherings, or day care shall not be permitted;
    - Shipping and receiving from the dwelling unit shall not be permitted;
    - 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.

b) Residential Prohibited Uses
1. Adult uses;
2. Motor vehicle repair and body shops;
3. Outdoor storage including auto salvage, auto wrecking and construction yard storage;
4. Tanneries, meat packing and slaughter houses;
5. Livestock;
6. Extraction of sand, gravel, oil, gas, and other mining operations;
7. Cement, gravel, and paving material mixing plants;
8. Recreational Vehicle (RV) parks and related commercial recreational uses.

2. *Commercial Uses*

The commercial designations are 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 Sundance community but also to serve the region which is the intention of the Resort/Commercial land use designation along Watson Road.

While the majority of commercial designations are along Watson Road on parcels 6, 7, and 8 and provide both local and regional access, the three commercial parcels 30, 34, and 51 along Yuma Road will provide services to the community at convenient neighborhood locations. Parcel 51 is envisioned as Community Center with Commercial uses including a golf course club house being allowed to serve the community. Commercial areas are accessible using a variety of transportation modes including pedestrian and automobile. The trail system of the community will link to commercial areas to provide easy access to services provided. (See *Exhibit 7: Conceptual Open Space and Trails*)

The commercial sites range in size from a small neighborhood type commercial site at 10 acres to a 69 acre resort/commercial site. The core commercial sites range from 14 to 25 acres in size. For development options see *Table II-4, Non-Residential Development Standards* below in the Employment Land Use Designation Section.

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

b) Resort/Commercial Permitted Uses
   1. All uses permitted in the Commercial Use Designation;
   2. Night clubs;
   3. Hotels/motels;
   4. Mortuaries and crematoriums;
   5. Resorts;
   6. Veterinary hospitals.

c) Commercial and Resort/Commercial Prohibited Uses
   1. Adult uses;
   2. Motor vehicle salvage and wrecking yards;

3. Tanneries, meat packing and slaughter houses;
4. Cement, gravel and paving material mixing plants;
5. Extraction of sand, gravel, oil, gas, and other mining operations;
6. Industrial uses;
7. Outdoor storage including auto salvage, auto wrecking and construction yard storage;
8. Recreational vehicle (RV) and related commercial recreational uses;
9. Trucking services and related accessory uses including truck storage;

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Sundance Community Master Plan

3. Employment Uses

The employment areas provide the opportunity for Sundance community residents to live and work in close proximity. The single employment location in the land use concept focuses on the core of the community with easy access to the freeway, the Town of Buckeye and Sundance residents. To facilitate alternative modes of the transportation to this area, the employment area is also located along the major trail corridor and can be readily accessed from the communities trail system. ~~The two parcels 4 and 5 that comprise the employment land use designation total 56 acres. Building heights are limited to 36 feet from finished grade to preserve the views of the White Tank and Estrella Mountains.~~

A. Employment – Permitted Uses
   1. All uses permitted in the commercial land use designation (~~excludes permitted uses in resort/commercial designation only~~);
   2. **All uses permitted in the resort/commercial designation, except as indicated in the Employment prohibited uses section;**
   3. Business Parks;
   4. Office Parks;
   5. Research Facilities;
   6. High-tech industries **(research & development, electronics, communications, etc)**
   7. Clean manufacturing and assembly **(Excludes basic processing or compounding of raw materials or food products, and activities that emit offensive odor, noise or smoke into the surrounding area.)**
   8. Wholesales and Distribution;
   9. Hospitals;
   10. Motion picture productions, radio and television broadcast studios;
   11. Self Storage facilities; colleges and trade Schools;
   12. Warehousing;
   13. Commercial recreational facilities excluding Recreational Vehicle Parks and Storage;
   14. Sports facilities;
   15. Public and quasi public facilities;
   16. **Outdoor Storage in conjunction with a primary use and confined within a solid fence or landscape screen not less than six (6) feet in height.**

B. Employment – Prohibited Uses
   1. ~~Uses permitted in the resort/Commercial designation~~;
   2. Adult Uses;
   3. Motor vehicle salvage and wrecking yard;
   4. Tanneries, meat packing and slaughter houses;
   5. Cement, gravel and paving material mixing plants;
   6. Extraction of sand, gravel, oil, gas, and other mining operations;

7. Outdoor storage including auto salvage and construction yard storage **except as indicated by permitted uses.**
8. Trucking and associated uses;
9. **Night clubs;**
10. **Mortuaries and Crematoriums**.

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Table II - 4: Non-Residential Development Standards

Land Use Designation	Minimum Open Space (%)[1]	Perimeter Setback (Ft.)[2]	Maximum Building Height (Ft.)
Commercial	15	20	36[4, 5]
Resort/Commercial	15	20	36
Employment	15	20[3]	45[3]

[1] Open Space may include setback area.
[2] Perimeter setbacks are applied to lot perimeters adjacent to arterial and collector streets, Interstate 10, residential, and open space land uses. A setback of 0 feet shall apply for when use is adjacent to commercial, resort/commercial, or employment.
[3] Employment perimeter setback will vary with Maximum Height of Building as follows:

Perimeter Setback	Maximum Bldg. Height
20'	30'
24'	35'
28'	45'

[4] 45' for hotel/motel uses
[5] 42' for property defined as Commercial Lot 51 (Sundance CMP Land Use Map revised January 15, 2008)

4. Public Facilities

Many public facilities are being located throughout the Sundance community to serve the residents. These facilities include public schools, drainage facilities, two fire stations, and public streets. Trails and open space, also public facilities, will be discussed in the following section, Section II.B.4, Open Space.

School sites on parcels 31, 35, 39, and 44 are being considered for the community. The elementary school (parcel 55) on the west side of the Sundance community is the only school site that is not optional. The elementary school sites east of Watson Road are planned to accommodate students if no or little senior, age-restricted housing is developed. The High School site, identified on parcel 31, also is only necessary if development has little or no senior housing.

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 *Exhibit 7: Conceptual Open Space and Trails* in Section III. A.) The school locations are intended to act as focal points of activity in the neighborhood. Each school site will be located with a park area adjacent to the school that will be available for public use.

The Brookridge Specific Plan requires the reservation of two remote fire station sites within the project. At the time the first *preliminary plat* is submitted, the Town will determine whether one or both of the fire stations should be located within the project, or whether the project can be adequately served from other fire stations located off-site. If neither fire station site is required by the Town, then the Town will collect the development fee assessed for fire protection purposes at the time each building permit is issued within the project. If one or both of the fire station sites is required by the Town, then the developer and the Town will mutually agree on an acceptable location for the site(s), and fire development fee credits in an amount equal to the fair market value of the fire station sites at the time of dedication to the Town shall be attributable to the project. In any case, the fire station dedications will be consistent with the Development Agreement.

The public facilities for the Sundance community also include a domestic water tank site and a wastewater treatment plant, shown *Exhibit 6* on parcels 54 and 53 respectively. These facilities will provide the water and waste water treatment for the project area. These sites have been located to optimize their service capacity for the community. Landscaping design treatments and setbacks will be utilized to conceal these uses from the surrounding development. The wastewater treatment plant is buffered by retention area open space and on the south by the Roosevelt Canal. (See *Exhibit 7: Conceptual Open Space and Trails*)

5. Open Space

Open space areas will be provided throughout the Sundance community serving to link the entire development and act as an identifying feature for the neighborhoods. Besides the trails and pathways that will connect the entire community, three types of open space will be provided: 1) a public use golf course is planned in excess of 150 acres, 2) a minimum 25 acre retention area with the remainder as open space is planned on parcel 52 south of the development and west of Rainbow Road, and 3) a system of smaller park and retention areas is planned for recreation on many residential parcel. Additional open space will be present on the non-residential sites as part of their drainage and retention requirements per the Master Drainage Plan, Section III.F. The Conceptual Open Space and Trails plan is shown in *Exhibit 7: Conceptual Open Space and Trails* in Section III.A.

An 18-hole, public golf course is proposed for the central area of the community. Not only is this additional active recreation for the community, the golf course will benefit the Town of Buckeye through the generation of sales tax. The conceptual layout and location of the golf course is shown on *Exhibit 7: Conceptual Open Space and Trails.* As with the parks and schools, the golf course will take advantage of the natural drainageways and natural amenities of the site.

Open space is proposed on parcel 52 on the remainder of the acreage not used for retention. Final configuration and size of the retention and open space will be done upon completion of the final drainage and development needs for the water retention.

The smaller park and retention areas will be located throughout the Sundance community. These areas are conceptually located adjacent to schools where possible to provide for easy access and to further emphasize the schools as a focus for neighborhood activity. The park facilities will provide recreational opportunities. Final land area for each of these sites will be determined as part of the Final Drainage Study and final plat maps as development is approved on each parcel.

Paths and trails are planned along natural wash corridors and drainageways and power-line easements. Additional path and trail access is being provided to connect these natural systems together. These pathways and trails will interconnect the residential areas with the parks, schools, commercial and employment uses. (See Open Space and Trails, Section IV.A.)

The majority of the open space land uses are represented on the maps conceptually. As the delineation of the numerous drainageways is established through consultation with the Army Corp of Engineers, the locations of the various open space uses can be finalized. The process of establishing the location of the

various open space uses will be accomplished in conjunction with the Master Drainage Plan pursuant to Section VI – F of this document.

C. Land Use Program

Exhibit 6: Conceptual Land Use Plan, consistent with the approved Brookridge Specific Plan, identifies the conceptual location and size of various land use designations in the CMP. These locations and sizes are what is planned with current knowledge of the site and the market. Several parameters will influence the layout of the land uses and the configuration of final locations of specific uses such as open space. Influencing factors include drainage corridors, jurisdictional waters delineation, flood plains, topographic features, archaeological resources, biological habitats, easements, rights-of-way and final arterial street alignment, as well as, economic and market conditions.

Table II - 5: Land Program

Land Use	Acres (AC)	Target Density (Units/Acre) **	Housing Units **
Low Density Residential	240.2134	2.0	480
Residential	1,052.9036	5.1	5,370
Multi-Family Residential	37.8709	18.0	682
Commercial	141.2333		
Community Center/Commercial	20.8685		
Resort Commercial	4.2597		
Employment	60.8897		
Golf Course / Open Space	182.7507		
Retention/Open Space	66.5602		
Wastewater Site	9.5636		
School Sites*	92.0191		
Major Streets	115.3699		
Totals	2,024.5026		6,532
Potential Maximum Units			**6,933

* School acreage in the CMP may vary depending upon review by the school district. Acreage could range from as little as 30 acres to as much as 101.89 acres.
** Total number of housing units may vary depending on final acreage. Total housing units will be determined by overall target densities and will not exceed 6,933. Refer to II-B-1. Residential Uses.

The land use program in this section provides flexibility for the CMP to respond to these various factors. Under this program, developers can adjust and/or reallocate the designated land use locations and densities as the above factors are determined. *Table II-5* describes the Land Program and estimates the number of dwelling units using the target densities from *Table II-2: Residential Densities*. The total number of dwelling units as in the approved Brookridge Specific Plan (page 5) are used to cap the number of units in this CMP. Target densities, determined by densities in the Brookridge Specific Plan and as shown in Table II-5, were used to determine the number of dwelling units for each land use category.

Acreage and maximum residential densities for the land use designations shown on the *Conceptual Land Use Plan, Exhibit 6*, are summarized in *Table II-5: Land Program*.

various open space uses will be accomplished in conjunction with the Master Drainage Plan pursuant to Section VI – F of this document.

C. Land Use Program

Exhibit 6: Conceptual Land Use Plan, consistent with the approved Brookridge Specific Plan, identifies the conceptual location and size of various land use designations in the CMP. These locations and sizes are what is planned with current knowledge of the site and the market. Several parameters will influence the layout of the land uses and the configuration of final locations of specific uses such as open space. Influencing factors include drainage corridors, jurisdictional waters delineation, flood plains, topographic features, archaeological resources, biological habitats, easements, rights-of-way and final arterial street alignment, as well as, economic and market conditions.

Table II - 5: Land Program

Land Use	Acres (AC)	Target Density (Units/Acre) **	Housing Units **
Low Density Residential	211.77	2.0	424
Residential	**1,015.19**	**5.1**	**5,178**
Multi-Family Residential	65.29	18.0	1,175
Commercial	81.66		
Community Center/Commercial	20.37		
Resort Commercial	71.62		
Employment	69.40		
Golf Course / Open Space	157.77		
Retention/Open Space	66.56		
Wastewater Site	3.35		
School Sites*	101.89		
Major Streets	150.94		
Totals	2,015.81		**6,777**
Potential Maximum Units			**6,933

* School acreage in the CMP may vary depending upon review by the school district. Acreage could range from as little as 30 acres to as much as 101.89 acres.

** Total number of housing units may vary depending on final acreage. Total housing units will be determined by overall target densities and will not exceed 6,933. Refer to II-B-1. Residential Uses.

The land use program in this section provides flexibility for the CMP to respond to these various factors. Under this program, developers can adjust and/or reallocate the designated land use locations and densities as the above factors are determined. *Table II-5* describes the Land Program and estimates the number of dwelling units using the target densities from *Table II-2: Residential Densities.* The total number of dwelling units as in the approved Brookridge Specific Plan (page 5) are used to cap the number of units in this CMP. Target densities, determined by densities in the Brookridge Specific Plan and as shown in Table II-5, were used to determine the number of dwelling units for each land use category.

Acreage and maximum residential densities for the land use designations shown on the *Conceptual Land Use Plan, Exhibit 6*, are summarized in *Table II-5: Land Program.*

various open space uses will be accomplished in conjunction with the Master Drainage Plan pursuant to Section VI – F of this document.

C. Land Use Program

Exhibit 6: Conceptual Land Use Plan, consistent with the approved Brookridge Specific Plan, identifies the conceptual location and size of various land use designations in the CMP. These locations and sizes are what is planned with current knowledge of the site and the market. Several parameters will influence the layout of the land uses and the configuration of final locations of specific uses such as open space. Influencing factors include drainage corridors, jurisdictional waters delineation, flood plains, topographic features, archaeological resources, biological habitats, easements, rights-of-way and final arterial street alignment, as well as, economic and market conditions.

Table II - 5: Land Program

Land Use	Acres (AC)	Target Density (Units/Acre) **	Housing Units **
Low Density Residential	211.77	2.0	424
Residential	1,031.94	5.1	5,263
Multi-Family Residential	65.29	18.0	1,175
Commercial	64.91		
Community Center/Commercial	20.37		
Resort Commercial	71.62		
Employment	69.40		
Golf Course / Open Space	157.77		
Retention/Open Space	66.56		
Wastewater Site	3.35		
School Sites*	101.89		
Major Streets	150.94		
Totals	2,015.81		6,862
Potential Maximum Units			**6,933

* School acreage in the CMP may vary depending upon review by the school district. Acreage could range from as little as 30 acres to as much as 101.89 acres.

** Total number of housing units may vary depending on final acreage. Total housing units will be determined by overall target densities and will not exceed 6,933. Refer to II-B-1. Residential Uses.

The land use program in this section provides flexibility for the CMP to respond to these various factors. Under this program, developers can adjust and/or reallocate the designated land use locations and densities as the above factors are determined. *Table II-5* describes the Land Program and estimates the number of dwelling units using the target densities from *Table II-2: Residential Densities.* The total number of dwelling units as in the approved Brookridge Specific Plan (page 5) are used to cap the number of units in this CMP. Target densities, determined by densities in the Brookridge Specific Plan and as shown in Table II-5, were used to determine the number of dwelling units for each land use category.

Acreage and maximum residential densities for the land use designations shown on the *Conceptual Land Use Plan, Exhibit 6*, are summarized in *Table II-5: Land Program.*

1. Residential Land Use Density

The detailed information presented in *Table II-5*, which is in substantial conformance with the Brookridge Specific Plan, is provided for conceptual planning purposes only and is not to be construed as the actual site-specific location, acreage and density of the various land uses approved for the CMP. The actual site-specific information will be defined once the specific drainageway delineations are completed and will be provided in the Final Drainage Plan.

Land Use Density - A maximum of 6,894 residential dwelling shall be permitted in this CMP area. Reallocation of residential dwelling units from the conceptual allocations as set forth in *Table II-5: Land Program*, shall be subject to the following provisions:

Land Use Designation Locations - The site-specific location of each residential land use designation within the CMP area is defined on the *Conceptual Land Use Plan, Exhibit 6.*

Residential Land Use Density Transfers - The owner of multiple parcels within of the CMP area may transfer residential dwelling units from one parcel to another and amend *Table II-5: Land Program* as required the *Residential Documentation of Density Transfer* below. Reallocation of dwelling units in accordance with this Section shall not be considered as a major revision/amendment to the CMP pursuant to Section II.B.3 as long as the residential parcels affected by the transfer do not exceed the range of density allowed for the parcels' residential land use designation per *Table II-2, Residential Densities.*

Residential Documentation of Density Transfer - Any submittal to the Planning Director which includes a request for a density transfer shall include: 1) the written consent of the developer; and 2) documentation which sets forth the reallocation of residential dwelling units within the Land Program and which indicates the parcels that have a reduction or increase in the number of dwelling units. At the time of preliminary plat or development site plan approval, the developer shall submit to the Planning Director documentation for inclusion in the land program indicating the final status of intensity of the affected parcels. Regardless of any reallocation, the developer shall not exceed the maximum density granted for each residential land use category as set forth in *Table II-5: Land Program,* without undertaking a major amendment of the CMP pursuant to Section II.B.3.

2. Commercial Land Use Intensity

Commercial land uses comprise 155 acres, (refer to parcels 6, 7, 8, 30, 34, and 51 on *Exhibit 6)* of the development area in the commercial and resort/commercial land use designations. The single resort/commercial site on parcel 7 is 69 acres in size and is located to the north of Interstate 10 along Watson Road. Commercial land uses are located on a series of parcels throughout the project and comprise 86 acres of land. Any future reallocation of commercial use acreage from *Exhibit 7: Conceptual Land Use Plan,* and as set forth in *Table II-5: Land Program* shall be subject to the following provisions:

Commercial Land Use Designation Locations - Commercial land use designations shall be limited to parcels 6, 7, 8, 30, 34, and 51. Final acreage and parcel boundaries shall be determined

upon completion of the preliminary plat or development site plan approval and shall be updated in the Land Program.

Commercial Land Use Transfer - The owner of any portion of the CMP area may not transfer the commercial land use designation from one parcel to another without undertaking a major revision/amendment to the CMP pursuant to Section II.B.3.

Commercial Documentation of Transfer – Any submittal to the Planning Director which includes a transfer of commercial land use designation shall include: 1) the written consent of the developer; and 2) documentation which sets for the reallocation of dwelling units and/or employment in the land program and which indicates the parcels and/or s that have the change. At the time of preliminary plat or development site plan approval, the developer shall submit to the Planning Director documentation for inclusion in the land program indicating the final status of use of the affected parcels. Regardless of any reallocation, developer shall not exceed the commercial land use designation acreage as set forth in *Table II-5: Land Program*; without undertaking a major amendment to the CMP pursuant Section II.B.3.

3. Employment Land Use Intensity

Employment land uses comprise 67 acres of land and are located on parcels 4 and 5 near the proposed interchange at Watson Road and Interstate 10. The reallocation of employment development from the conceptual allocations is set forth in *Table II-5: Land Program* shall be subject to the following provisions:

Employment Designation Locations - Employment land use designations shall be limited to parcels 4 and 5. Final acreage and parcel boundaries shall be determined upon completion of the preliminary plat or development site plan approval and shall be updated in the Land Program.

Employment Land Use Transfers - The owner of any portion of the CMP area may not transfer the employment land use designations from one parcel to another without prior major amendment to the CMP pursuant to Section II.B.3.

Employment Documentation of Transfer – Any submittal to the Planning Director which includes a transfer of employment land use designation shall include: 1) the written consent of the developer; and 2) documentation which sets for the reallocation of dwelling units and/or employment in the land program and which indicates the parcels have the change. At the time of preliminary plat or development site plan approval, the developer shall submit to the Planning Director documentation for inclusion in the land program indicating the final status of use of the affected parcels. Regardless of any reallocation, developer shall not exceed the employment land use designation acreage as set forth in *Table II-5: Land Program*; without undertaking a major amendment to the CMP pursuant to Section II.B.3.

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III. Master Plans

Part Two – Community Master Plan

III. Master Plans and Reports

One of the benefits of the Community Master Plan (CMP) process is the requirement for Master Plans and Reports which 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.

A. Conceptual Trails, Parks and Open Space Plan

The Trails, Parks and Open Space system proposed, as shown in *Exhibit 7, Conceptual Open Space and Trails*, for the Sundance 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 have not been determined yet. The elements of the system and how they contribute to the vision for Sundance are described below.

1. Trail system

The trail system planned for the Sundance community envisions three types of trails, major multi-use trails, pedestrian pathways and subdivision sidewalks. The intent of the trail system, (shown in *Exhibit 7*) 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 Estrella and White Tank Mountains. Man-made features including the Roosevelt Irrigation District Canal and the power line right-of-way are incorporated into the plan as well. There is a proposed multi-use path leading to the canal and the power line right-of-way also to be part of the multi-use trail system. The details of the two types of trails are provided below:

a. **Major Multi-use** Major multi-use trails are intended to serve the needs of pedestrians, cyclists, etc. These trails will have solid surfaces composed of asphalt, concrete or other similar surfaces. For safety and comfort reasons materials with the potential to create rough surfaces, such as brick pavers are not recommended. Multi-use trails shall be a minimum of 8' wide to reduce user conflict. See *Exhibit 8: Trail Sections.*

b. **Pedestrian Path** Pedestrian pathways as shown in Exhibit 7 are intended mainly to provide pedestrian access around and though neighborhoods. This system includes pathways connecting neighborhoods within the community. These pathways are less formal

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EXHIBIT D
REVISED OPEN SPACE AND TRAILS
March, 2004

- Major Community Entry
- Minor Community Entry
- Arterial Street Landscaping
- Collector Street Landscaping
- Envisioned Open Space / Park*
- Envisioned Major Multi-Use Trail (Decomposed Granite)
- Envisioned Pedestrian Path (Concrete Siedwalk)

*Note: The envisioned open space / park sizes and to be determined per the Drainage Master Plan.

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H:/Pdata/491C0741/Graphics/Current/exhibit 7-dean rd.dwg
March, 2004

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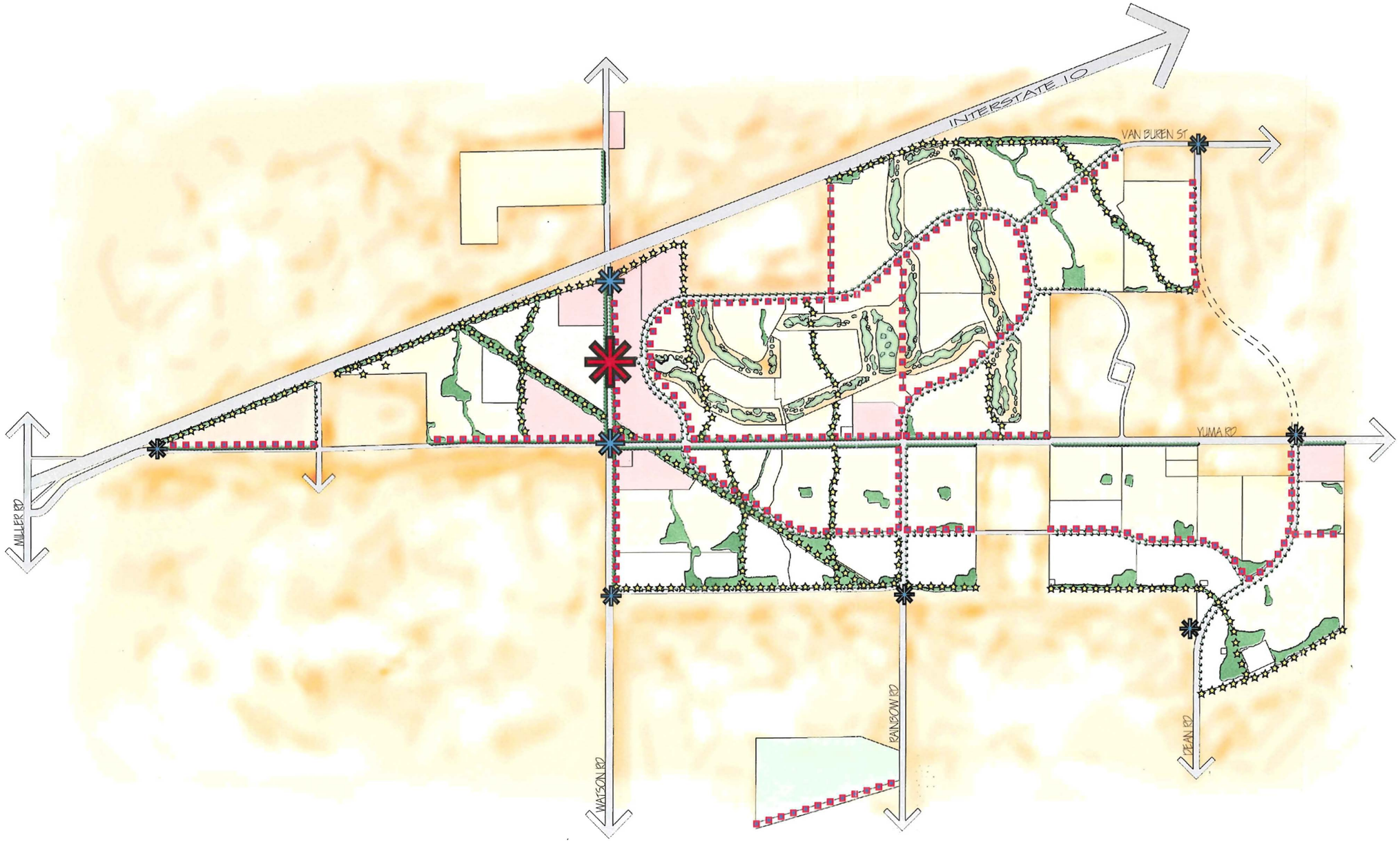
EXHIBIT D
REVISED OPEN SPACE AND TRAILS
December 5th, 2002



- Major Community Entry
- Minor Community Entry
- Arterial Street Landscaping
- Collector Street Landscaping
- Envisioned Open Space / Park*
- Envisioned Major Multi-Use Trail
- Envisioned Pedestrian Path

*Note: The envisioned open space / park sizes and to be determined per the Drainage Master Plan.

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December 5th, 2002

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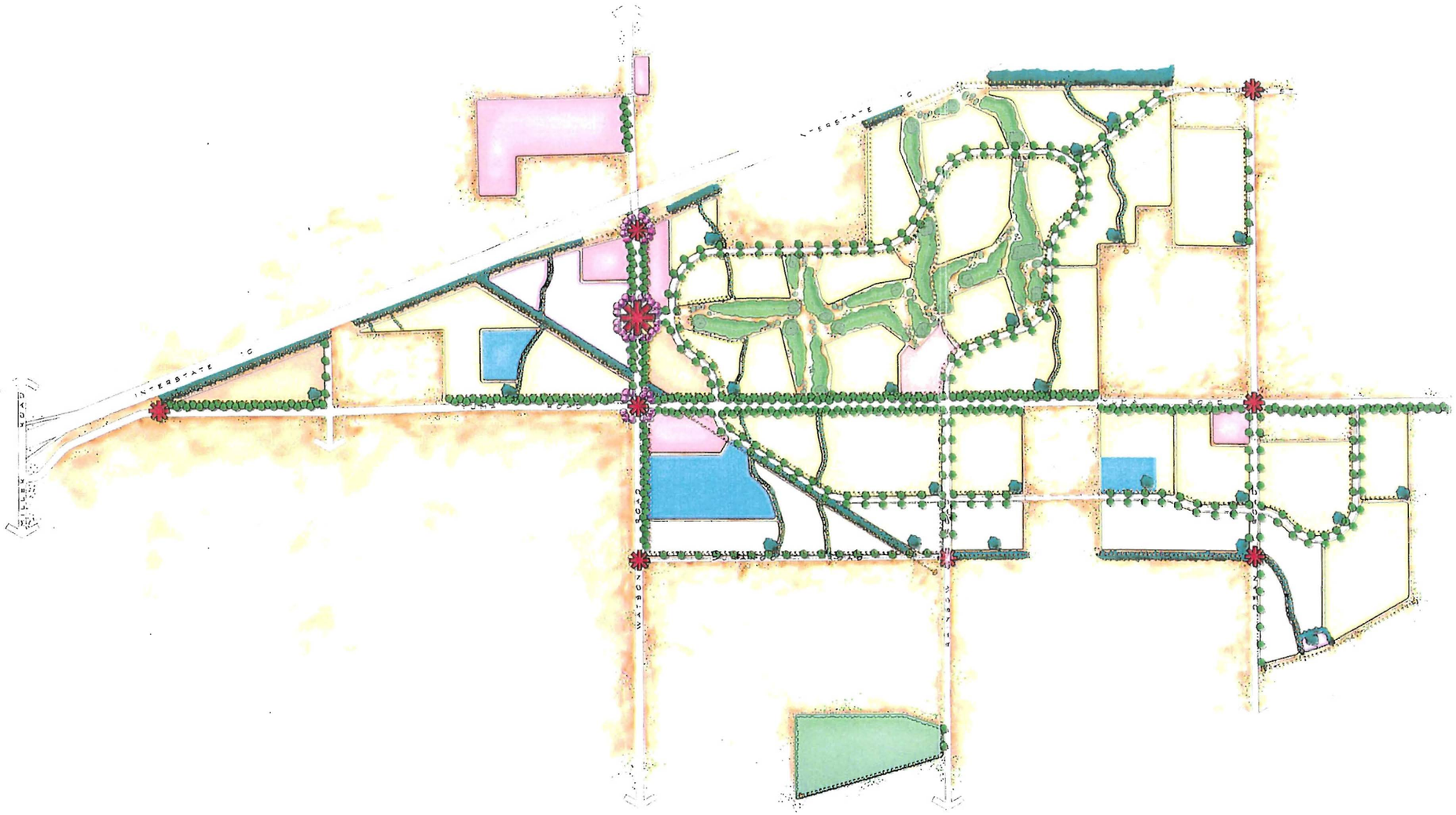
EXHIBIT 7
CONCEPTUAL OPEN SPACE AND TRAILS

September 15, 2000



- Major Community Entry
- Minor Community Entry
- Arterial Street Landscaping
- Collector Street Landscaping
- Envisioned Open Space / Park*
- Envisioned Major Multi-Use Trail
- Envisioned Pedestrian Path

*Note: The envisioned open space / park sizes and locations to be determined per the Drainage Master Plan.

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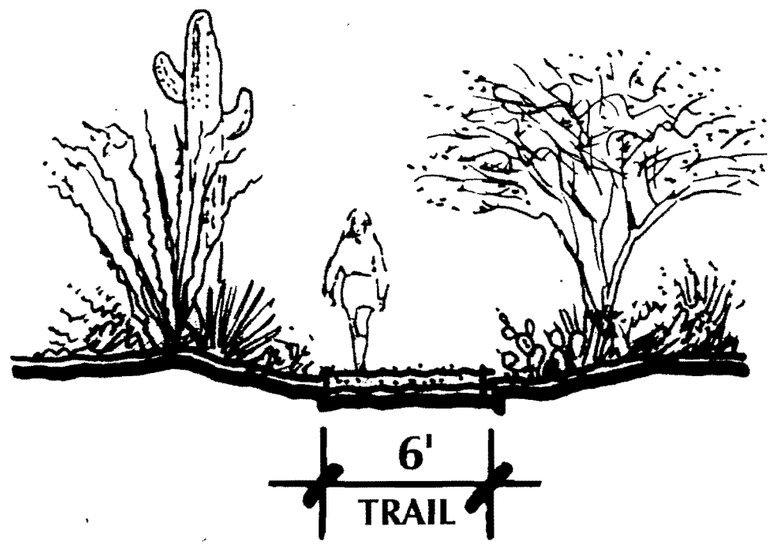
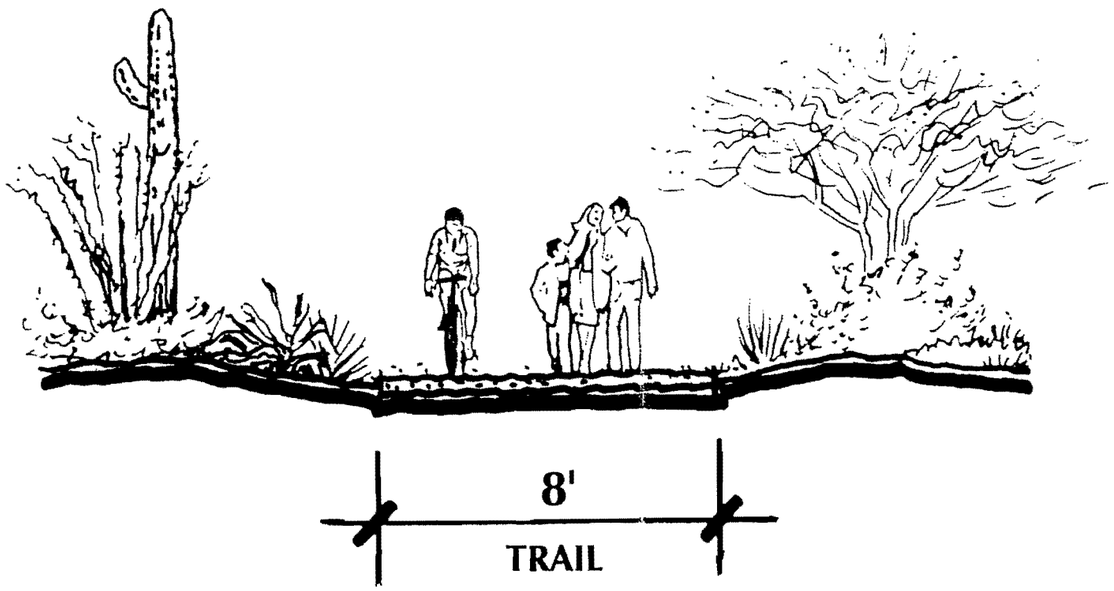
EXHIBIT 8
CONCEPTUAL TRAIL SECTIONS
September 15, 2000



PEDESTRIAN TRAIL



MULTI-USE TRAIL

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than the multi-use trails and should be surfaced with stable materials such as ashphalt or concrete will. Pedestrian pathways shall be a minimum of 6' wide. See Exhibit 8.

c. **Subdivision Sidewalks** Sidewalks within the subdivision will be used for pedestrian circulation and will be four feet(4') wide as per the transportation study attached as Appendix C.

d. **Infrastructure Sidewalks** 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 as per the transportation study attached as Appendix C.

2. *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 which 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. Serving a dual role means that the burden, maintenance, and benefit are all shared.

3. *Golf Course*

The location of a privately owned and operated 18 hole, Golf Course site for public use has been identified on the conceptual land use plan, Exhibit 6.

B. Schools

Currently there are four school sites reserved for the Sundance community. It is as yet unknown whether all of these sites will be required. Whether or not a school site is necessary will be determined and negotiated prior to the issuance of a building permit.

C. Master Street, Circulation Plan and Traffic Report

Kimley Horn's Traffic Impact Analysis for the Sundance Community Master Plan describes existing conditions, projected traffic volumes and principal findings. Arterial and collector roads are sized to accommodate volumes project by their study. Traffic circulation and street sections are presented in *Exhibits 9 and 10 Circulation and street sections.*

D. Master Potable Water System Plan Study

The Master Potable Water System Plan Study describes the preliminary design of the water system improvements required to serve the Sundance master-planned community. See *Exhibit 11: Master Potable Water Plan.*

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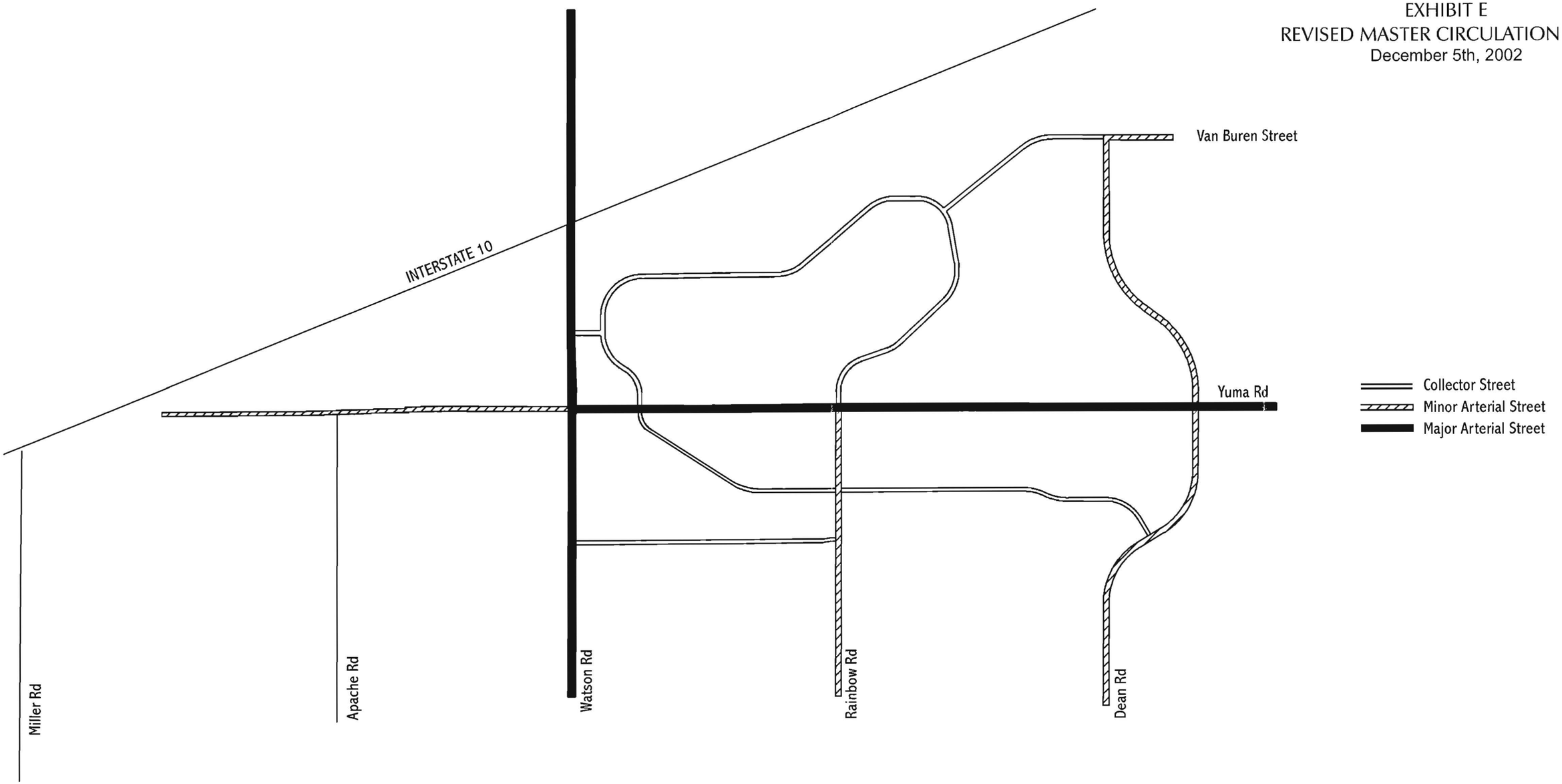
EXHIBIT E
REVISED MASTER CIRCULATION PLAN
December 5th, 2002



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December 5th, 2002

EXHIBIT 9
MASTER CIRCULATION PLAN
September 15, 2000

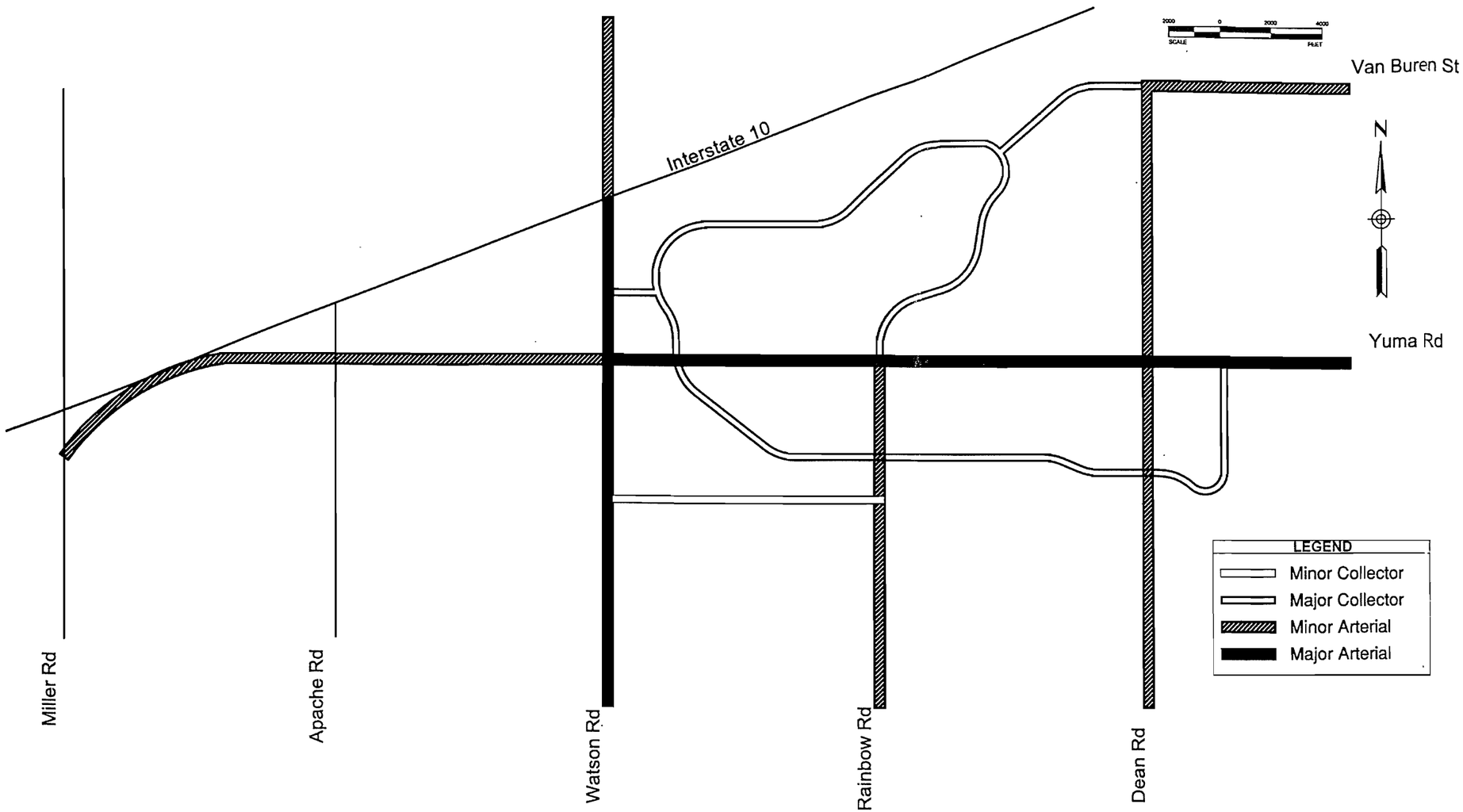

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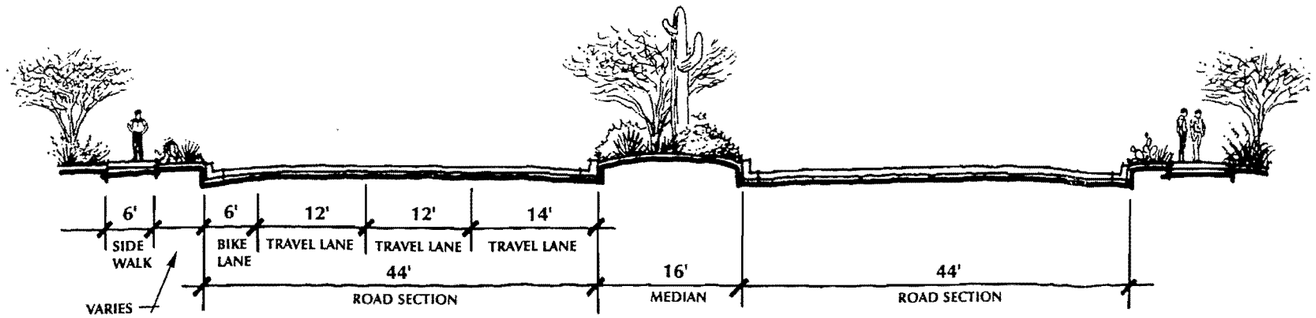
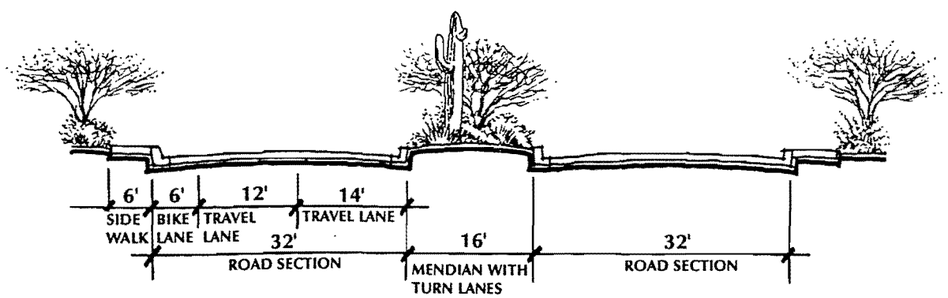
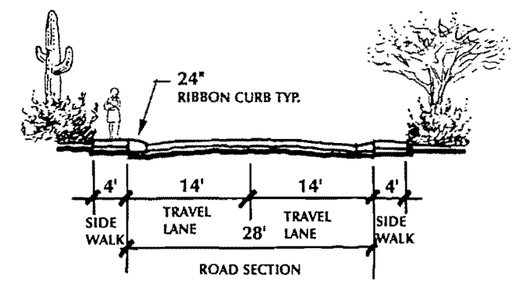
EXHIBIT 10
CONCEPTUAL STREETSCAPES
September 15, 2000



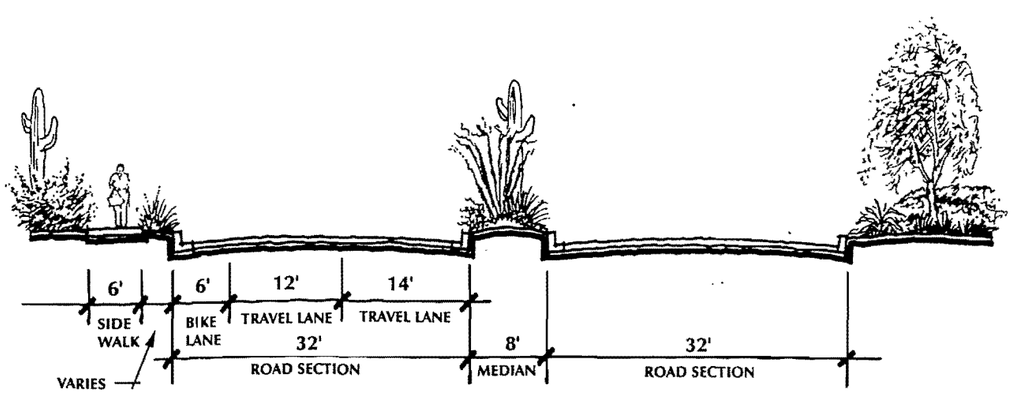
MAJOR ARTERIAL



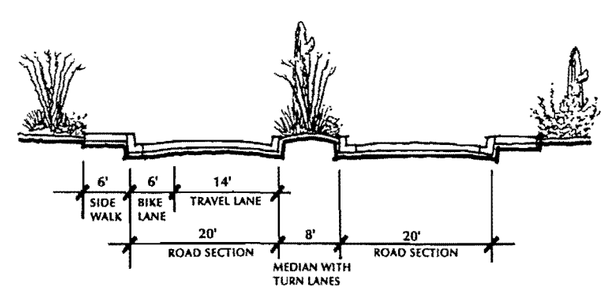
MINOR ARTERIAL



LOCAL ROAD - PUBLIC/FAMILY COMMUNITY



MAJOR COLLECTOR WITH RAISED MEDIAN



MINOR COLLECTOR WITH RAISED MEDIAN

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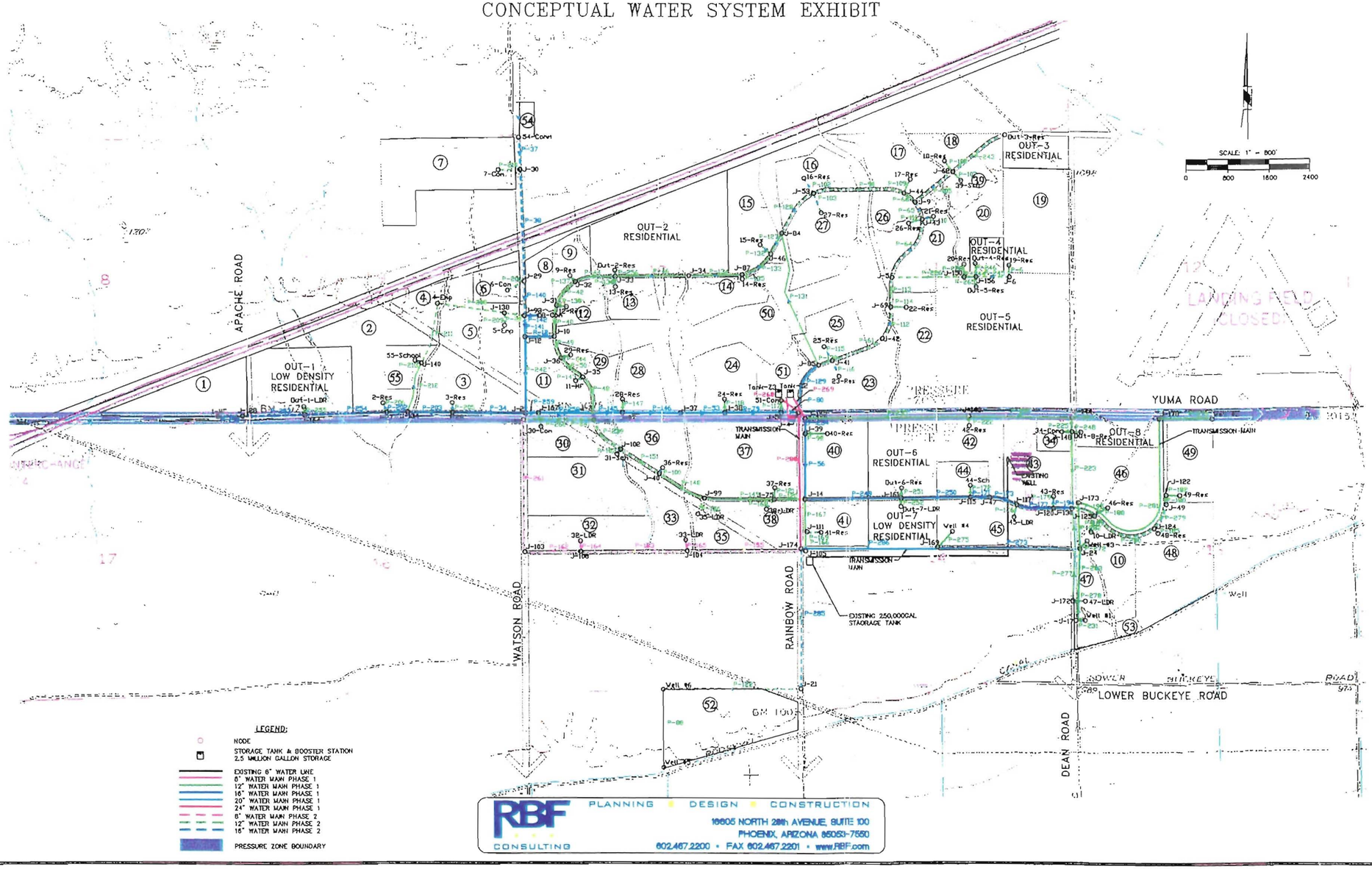
EXHIBIT 11
MASTER WATER PLAN
September 15, 2000

NOTE: This exhibit provided for display. Please refer to Master Potable Water System Plan and Study submitted to the Town of Buckeye.



Specifically, the purpose of the study is to determine what on-site and off-site potable water facilities would be required to serve the proposed Sundance master-planned community. Furthermore, the study considers storage, supply, and distribution requirements associated with the proposed Sundance development. Below is a brief summary of key findings of the report. A copy of the complete report is attached as Appendix D.

1. *Supply Facilities*

System wells must replenish the maximum day demand within a 20-hour tank-filling period. The following equation is used to determine the total well supply required to serve the Sundance CMP:

(maximum day demand) ÷ (filling period) = required well supply.

A well will be drilled to augment golf course water prior to sufficient effluent being produced to meet the golf course demands. This will have either a Type II permit or recharge effluent credits so as not to affect the Town's gross per capita usage.

2. *Storage Facilities*

Two, 2.5 million gallon storage tanks, sixteen feet(16') high with an approximate diameter of one hundred and sixty three feet (163'), will be required to adequately serve the Sundance CPM area. These will be constructed in the Community Center Parcel (Parcel 51). The two tanks will provide sufficient water storage to reliably serve the Sundance CMP.

3. *Booster Pump Facilities*

Each of the three well sites will contain booster pumps. To provide reliable booster pump capacity, the smallest two of the three booster pumps must combine to pump at least 10,626 gpm

4. *On-site and Off-site Improvements*

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

E. Master Wastewater Plan Study

The proposed wastewater collection system (See exhibit 12) is designed according to the following standards: 3,000 gallons per acre per day for commercial sites, 25 gallons per student per day for school sites, and 100 gallons per capita per day for residential sites. For residential developments Low Density Residential (LDR) is 2.0 dwelling units per acre and 3.2 people per dwelling unit; Medium Density Residential (MDR) is 5.1 dwelling units per acre and 2.8 people per dwelling unit; High Density Residential (HDR) is 18.0 dwelling units per acre and 2.0 people per dwelling unit. A full copy of the Master Wastewater Plan Study is attached as Appendix E.

To accommodate unforeseen increases in the projected wastewater flows, the wastewater collection system is designed with a capacity greater than the wastewater treatment facility. The rationale for this

design is that it is more cost effective to increase the capacity of an existing wastewater treatment facility than it is to increase the capacity of an existing collection system.

1. Possible Lift Stations

It is anticipated that a wastewater lift station and force main will be required to service Parcel 7, the proposed resort-commercial development, unless an easement is obtained for a gravity line. All reasonable options will be exhausted before choosing a sewer lift station.

2. Wastewater Treatment Facility

The proposed wastewater treatment facility is designed according to the following standards: 2,000 gallons per acre per day for commercial sites, 25 gallons per student per day for school sites, and 200 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 have a capacity to treat less than two million gallons per day. Therefore, this facility follows the guidelines established in MAG 208.

The wastewater treatment facility is envisioned to contain the following components: headworks, continuous flow batch reactor, equalization basin, tertiary filter, and ultra-violet disinfection. The headworks will contain a micro-screen filter and a diversion feature to protect the micro-screen filter. The continuous flow batch reactor will be covered with an odor control dome and contain the following components: an anoxic fill zone, an air lift zone, an aerated fill zone, and an activated sludge digester.

3. Water Re-use Facilities

Effluent from the wastewater treatment facility will be pumped along the Roosevelt Irrigation District (RID) Canal to Planning Area 52, the recreation-recharge facility on Rainbow Road. Effluent from the wastewater treatment facility will be class A+ effluent. This classification allows for the maximum permitted use of re-use water. Three options for the use of the effluent include watering the golf course and open space, supplementing the irrigation water in the Roosevelt Irrigation Canal, and recharging the aquifer using spreading basins or aquifer storage and recovery wells. An impact study for the Department of Water Resources is being done for the recharge and recovery part of the project. A special well will supplement water to the golf course until the effluent can be used to supply all the irrigation water required by the golf course.

The recharge project will have approximately two 11-acre basins that are alternatively filled. This will be done on Parcel 52, which is adjacent to the Roosevelt Irrigation Canal.

4. 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. Phase two includes the remainder of the wastewater collection system required to serve the Sundance CMP.

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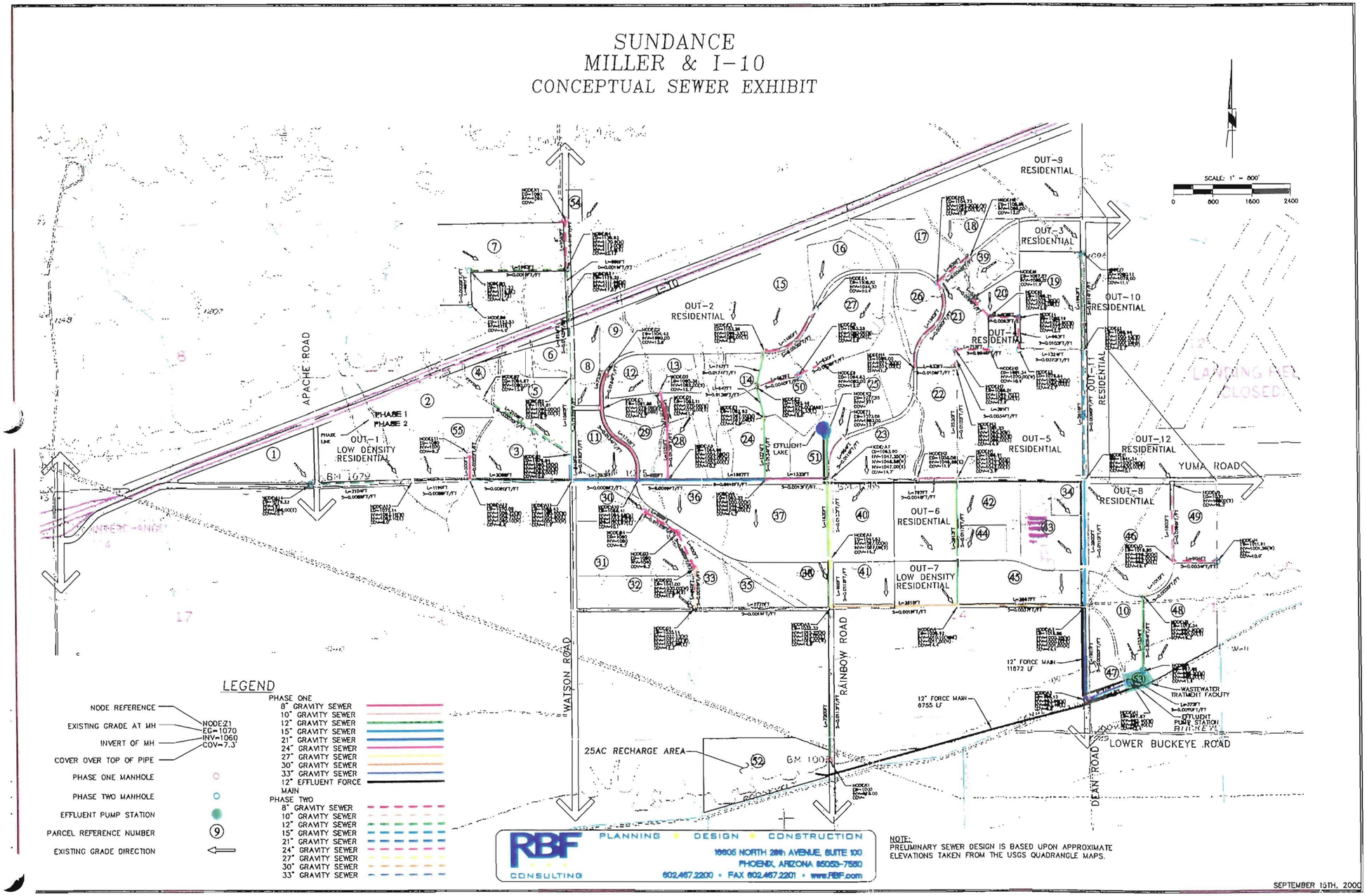
EXHIBIT 12

MASTER WASTEWATER PLAN

September 15, 2000

NOTE: This exhibit provided for display. Please refer to Master Wastewater System Plan and Study submitted to the Town of Buckeye.



111-10

5. *On-site and Off-site Improvements*

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

F. Master Drainage Plan and Report

The purpose of the Master Drainage Plan, shown in *Exhibit 13*, is to ensure that the Sundance Development is provided a minimum 100-year flood protection to habitable structures and that satisfies local drainage criteria adopted by the Town of Buckeye and Maricopa County. The flood protection systems considered both the potential of offsite flooding sources and the surface runoff generated by individual properties within the watershed. Also, it addresses the issue of worsening downstream drainage conditions. This is accomplished by evaluating the offsite flows using HEC-1, providing detention basins for a portion of the offsite flows, providing retention basins for a the onsite flows, and analyzing proposed solutions for floodplain issues and the routing of offsite flows. The results of this study will be used as a guideline at the detail design stage.

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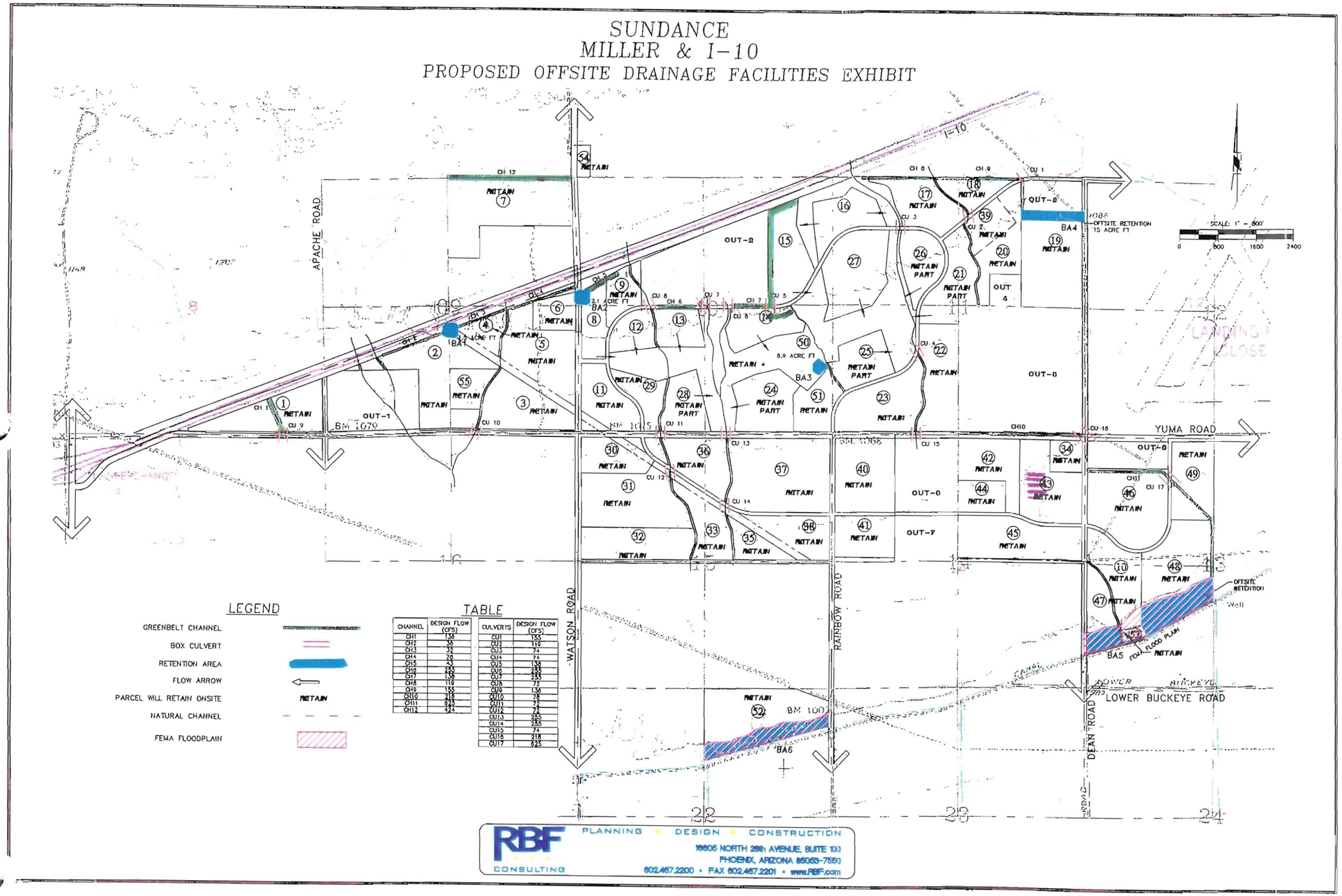
EXHIBIT 13
MASTER DRAINAGE PLAN
September 15, 2000

NOTE: This exhibit provided for display. Please refer to Master Drainage Study Submitted to the Town of Buckeye 09/01/00



IV. Master Plan Phasing

Approved
JAN 15 2008
Town of Buckeye
Planning and Zoning

Table IV-1: PHASING OF THE PROPOSED PLANNING AREAS

Phase One (Planning Area/Parcel Number)		Phase Two (Planning Area/Parcel Number	
2 Residential	29 Residential	~~1 Multi-family Res.~~ **1 Employment**	27 Residential
3 Residential	34 Commercial	7 Resort/Commercial	30 Commercial
4 Employment	36 Residential	10 Low Density Res.	31 High School
5 Employment	37 Residential	16 Residential	32 Low Density Res.
6 Commercial	40 Residential	17 Residential	33 Low Density Res.
8 Commercial	42 Residential	18 Residential	35 Low Density Res.
11 Multi-family Res.	44 School	20 Residential	39 School
12 Residential	46 Residential	21 Residential	41 Residential
13 Residential	50 Golf Course	22 Residential	45 Low Density Res.
14 Residential	51 Community Center/Commercial	23 Residential	47 Low Density Res.
15 Residential	52 Wastewater Treatment	25 Residential	48 Residential
24 Residential	53 Wastewater Treatment	26 Residential	49 Residential
28 Residential	55 School		54 Resort/Commercial

Part Two - Community Master Plan

IV. Master Plan Phasing

A. Overview

A two-phase approach to developing the Sundance community is planned. Table IV-1 and Exhibit 14 illustrate the proposed phasing program.

TABLE IV-1: PHASING OF THE PROPOSED PLANNING AREAS

Phase One (Planning Area/Parcel Number)		Phase Two (Planning Area/Parcel Number)	
2 Residential	29 Residential	1 Multi-family Res.	30, 30a Commercial
3 Commercial	34a, b Residential	7 Residential	31 Residential
4 Employment	36 Residential	10 Low Density Res.	32 Low Density Res.
5 Employment	37a, b Residential	16 Residential	33 Low Density Res.
6 Commercial	40 Residential	17 Residential	35 Low Density Res.
8 Commercial	42 Residential	18 Residential	38 Low Density Res.
9 Commercial	43 Residential	19 Residential	39 School
11 Commercial	44 School	20, 20a Residential	41 Residential
12 Residential	46a, b Residential	21 Residential	45a, b, c Low Density Res.
13 Residential	50 Golf Course	22 Residential	47 Low Density Res.
14 Residential	51 Community Center/Commercial	23a, b Residential	48 Residential
15 Residential	52 Recreation/Recharge	25 Residential	49a Commercial 49b Residential
24 Residential	53 Wastewater Treatment	26 Residential	54 Resort/Commercial
28a, b Residential	55 School	27 Residential	

Part Two – Community Master Plan

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3 Commercial	34 Commercial	7 Residential	30 Commercial
4 Employment	36 Residential	10 Low Density Res.	31 Residential
5 Employment	37 Residential	16 Residential	32 Low Density Res.
6 Commercial	40 Residential	17 Residential	33 Low Density Res.
8 Commercial	42 Residential	18 Residential	35 Low Density Res.
9 Commercial	43 Residential	19 Residential	38 Low Density Res.
11 Commercial	44 School	20 Residential	39 Residential
12 Residential	46 Residential	21 Residential	41 Low Density Res.
13 Residential	50 Golf Course	22 Residential	45 Low Density Res.
14 Residential	51 Community Center/Commercial	23 Residential	47 Low Density Res.
15 Residential	52 Recreation/Recharge	25 Residential	48 Residential
24 Residential	53 Wastewater Treatment	26 Residential	49 Residential
28 Residential	55 School	20a Residential	54 Resort/Commercial

Part Two - Community Master Plan

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TABLE IV-1: PHASING OF THE PROPOSED PLANNING AREAS

Phase One (Planning Area/Parcel Number)		Phase Two (Planning Area/Parcel Number)	
2 Residential	29 Residential	1 Mult-family Res.	31 High School
4 Employment	37 Residential	10 Low Density Res.	32 Low Density Res.
5 Employment	40 Residential	16 Residential	33 Low Density Res.
6 Commercial	42 Residential	17 Residential	34 Commercial
8 Commercial	43 Residential	18 Residential	35 Low Density Res.
9 Residential	44 School	19 Residential	38 Low Density Res.
11 Mult-family Res.	46 Residential	20 Residential	39 School
12 Residential	50 Golf Course	21 Residential	41 Residential
13 Residential	51 Community Center/Commercial	22 Residential	45 Low Density Res.
14 Residential	52 Recreation/Recharge	23 Residential	47 Low Density Res.
15 Residential	53 Wastewater Treatment	25 Residential	48 Residential
24 Residential	55 School	26 Residential	49 Residential
28 Residential		27 Residential	54 Resort/Commercial

Part Two – Community Master Plan

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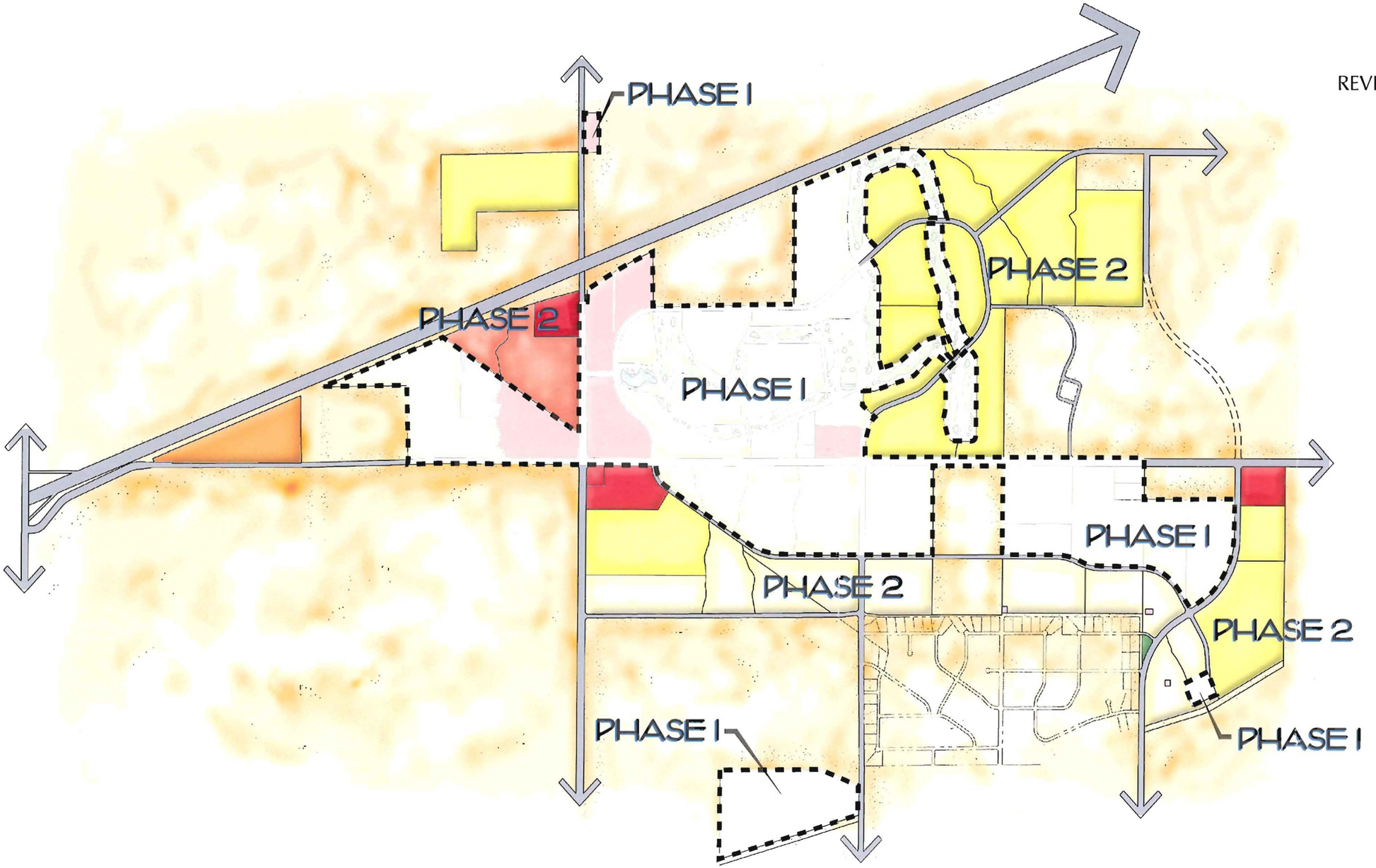
TABLE IV-1: PHASING OF THE PROPOSED PLANNING AREAS

Phase One (Planning Area/Parcel Number)		Phase Two (Planning Area/Parcel Number)	
2 Residential	29 Residential	1 Mult-family Res.	27 Residential
3 Residential	34 Commercial	7 Resort/Commercial	30 Commercial
4 Employment	36 Residential	10 Low Density Res.	31 High School
5 Employment	37 Residential	16 Residential	32 Low Density Res.
6 Commercial	40 Residential	17 Residential	33 Low Density Res.
8 Commercial	42 Residential	18 Residential	35 Low Density Res.
9 Residential	43 Residential	19 Residential	38 Low Density Res.
11 Mult-family Res.	44 School	20 Residential	39 School
12 Residential	46 Residential	21 Residential	41 Residential
13 Residential	50 Golf Course	22 Residential	45 Low Density Res.
14 Residential	51 Community Center/Commercial	23 Residential	47 Low Density Res.
15 Residential	52 Recreation/Recharge	25 Residential	48 Residential
24 Residential	53 Wastewater Treatment	26 Residential	49 Residential
28 Residential	55 School		54 Resort/Commercial

sundance
community master plan

EXHIBIT F
REVISED MASTER PHASING PLAN
December 5th, 2002



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H:/Pdata/49100741/Graphics/Circuit/exhibit14-dean rd.a
December 5th, 2002

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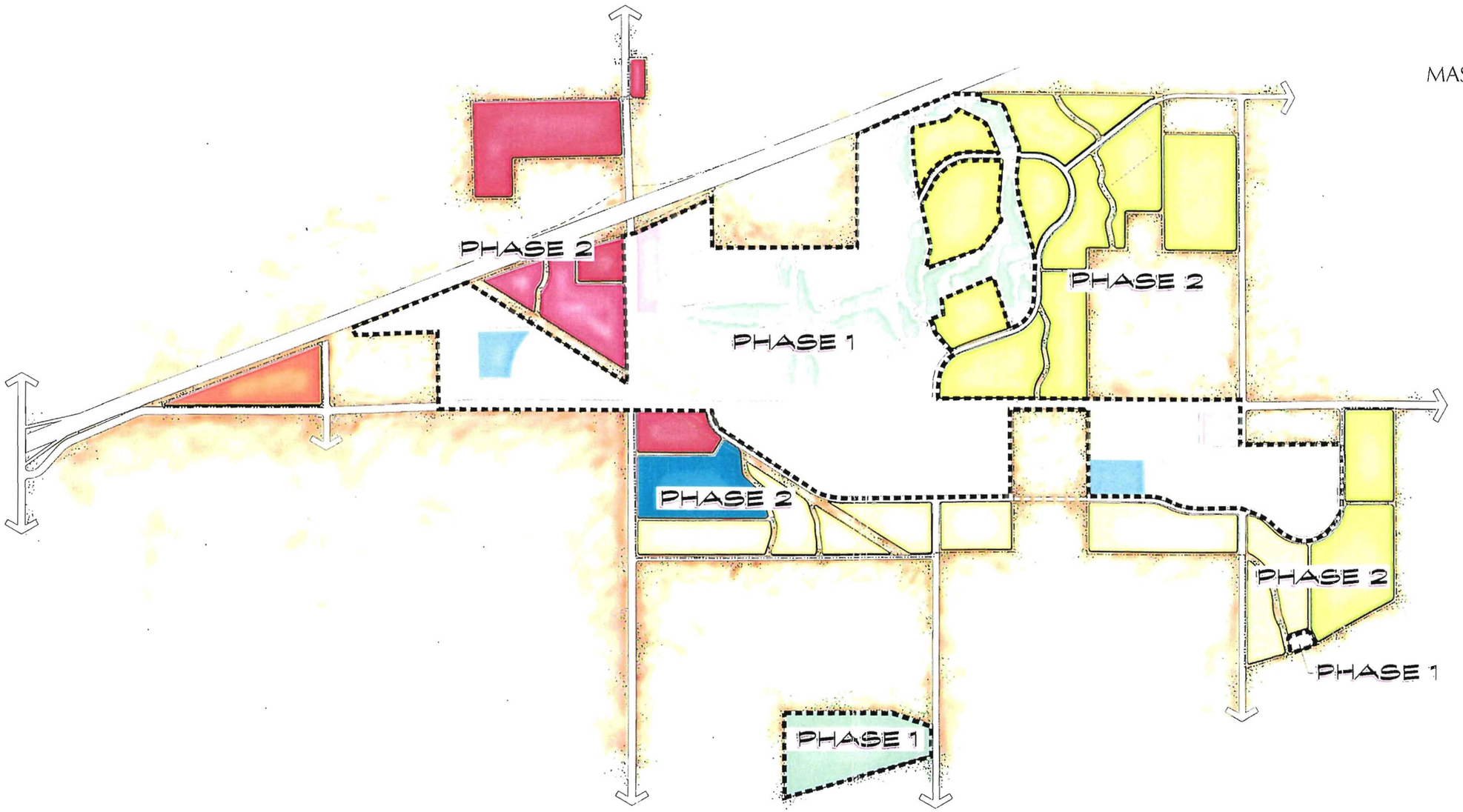
EXHIBIT 14

MASTER PHASING PLAN

September 15, 2000



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V. Implementation

V. Implementation

Part Two – Community Master Plan

V. Implementation

A. Introduction

The purpose of this Implementation section is to ensure that there is a workable, complete and enforceable instrument in place, which implements the concept of distinction for Sundance. The implementation program must work under the period of direction by the Developer and after the Developer passes the authority to property owners within Sundance.

Sundance will use a variety of tools and elements to assure the community is an asset to the Town of Buckeye and to the residents that will live, work and play in the Master Planned Community. The Town of Buckeye has established rules, guidelines and policies that control the use of the property. The Community Master Plan for Sundance 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.

B. Development Standards and Guidelines

The purpose of the general development standards and guidelines contained in the Sundance 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 Sundance CMP shall be subject to all the property development standards contained in the CMP.

The procedures and requirements contained in the Sundance 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 Sundance CMP remain applicable to development within the property. In the event of a conflict between the provisions of the Sundance CMP and the Town of Buckeye Development Code, the provisions of the Sundance CMP shall prevail.

1. 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 improvements 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 Sundance CMP:

(a) Parcel size and dimensions shall meet the requirements of the applicable development standards set forth in the Sundance 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.**

1) 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 twelve (12) months from the date of Development Board approval to the date of submittal to the Town of a final plat. Six (6) month extensions of the preliminary plat approval may be granted by the 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.

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

(a) Identification and Descriptive Data

- Proposed name of subdivision and its location by section, township and range; reference by dimension and bearing to a section corner or quarter section corner.
- Name, address and phone number of applicant.
- Name, address and phone number of person preparing plat.
- Scale, north point and date of preparation, including dates of any subsequent revisions.
- A location map which shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it, including main traffic arterials, public transportation lines, shopping areas, elementary and high schools, parks and playgrounds and churches. This map may be on the preliminary plat if practicable, or if not, a separate map showing title, scale, north point and site data.

(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.
- By note, reference to the recorded Master Covenants, Conditions and Restrictions for Sundance.
- A report outlining the findings of an on the ground archaeological survey.

(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, centerline geometry 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.**

1) *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.

2) ***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 one hundred (100) feet from an accurate survey.

(a) Identification Data Required

- A title, which includes the name of the subdivision and its location by number of section, township, range and county.
- Name, address and registration number of seal of the registered civil engineer or registered land surveyor preparing the plat.
- Scale, north arrow and date of plat preparation.
- A legal description of the property to be subdivided shall be shown on the cover sheet.

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

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

- Location and dimensions of all lots.

- All lots shall be numbered by consecutive numbers by each Developer. "Exceptions", "tracts" and "private parks" shall be so designated, lettered or named and clearly dimensioned.

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

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

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

(d) Dedication and Acknowledgement

- Dedication: Statement of dedication of all streets, crosswalks, drainageways, pedestrian ways and other easements for public use by the person(s) holding title of record, by persons holding titles as vendees under land contract, by spouse of said parties, lienholder and all other parties having an interest in the property. If lands dedicated are mortgaged, the mortgagee shall also sign the plat. Dedication shall include a written location by section, township and range of the tract.

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

(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 Planning Director that all lots shown upon the final plat conform to the Sundance 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 Sundance 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.

3) Final Plat Approval. Final plats shall be approved by the Town Council only.

f. **Subdivision Design Standards.** All subdivisions within the Property shall meet or exceed the minimum development standards set forth in the Sundance 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 Sundance CMP, for the construction of all required subdivision improvements.

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

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

h. **Responsibility for Public Improvements.**

1) **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).

(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.

(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.

2) **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.

3) **Warranty of Improvements.** Consistent with the Development Agreement, 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.

2. Development Site Plans

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

3. 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 ten feet (10') 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, cooling towers, elevator bulk heads, fire towers, monuments, stacks, radio or television aerials, cellular/digital communication facilities, ornamental towers or necessary mechanical structures provided that the above features do not exceed seventy five (75) feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of twenty-five (25) percent of the entire roof area of the building. The height regulations of this CMP shall not apply to hospitals, resorts, 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. **Residential Density.** Residential densities shall be allowed to vary within and between neighborhoods and parcels under common ownership. The reallocation of the residential densities provides for the accommodation of drainageway preservation, topographic, environmental and man-made constraints and market conditions. Residential densities may range from approximately one (1) dwelling unit per acre to twenty (20) dwelling units per acre. See Section II, Community Land Use Plan, of this CMP for further discussion.

f. **Flood Control.**

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

2) Drainage Provisions.

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

   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, 6-hour storm shall be retained on-site, but can utilize the freeboard and right-of-way for temporary storage. 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.

- Detention/retention can occur in the Town's right-of-way upon approval of the Town Engineer on local and collector roads as long as the retention in the right of way is for runoff in excess of the 100-year, 2-hour storm. Drywells will be used in detention basins adjacent to this right-of-way to enhance percolation.

- A public utility easement shall not be designated for detention/retention without approval of affected utility companies.

- Off-site drainage shall be either to the street or to a designated wash or drainage structure with adequate capacity and outfall.

- Detention/retention can occur in public areas and parks. 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 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.

k. 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 Sundance identified in Table V-1. 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.

TABLE V-1: RECOMMENDED PLANT PALETTE FOR SUNDANCE

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

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. Any landscape packages shall meet ADWR requirements.

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 which, in the opinion of the Town Engineer, poses a hazard to the public.

h. **Lighting**

1) All lighting within the Sundance 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 Sundance shall be designed to the then current Town standards.

i. **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.

j. **Parking & Traffic Circulation.**

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

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

a) Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets.

b) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.

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

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

5) Private streets shall be permitted when behind gated parcels.

6) 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 shall be based on parking demand as determined by a parking study.

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

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

7) 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.

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

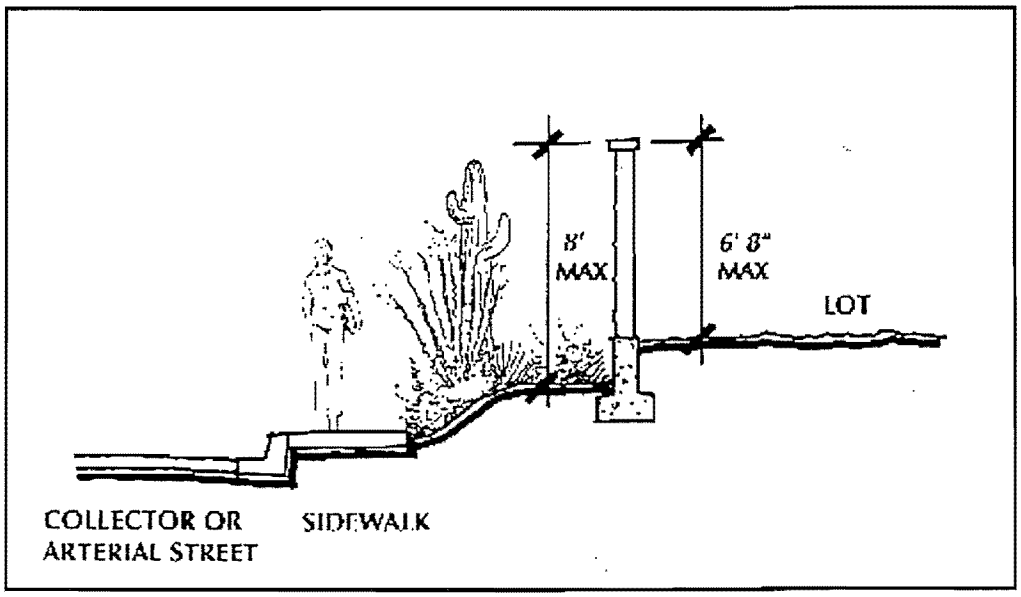
k. Screening.

1) General Requirements.

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

b) The height of any fence, located between the principal structure and the rear or side property line, shall not exceed six (6) feet eight (8) inches within any residential designation, unless abutting to a collector street, arterial street or parkway, in which case the fence may be constructed to a maximum height of eight (8) feet above finished grade unless another height limit is otherwise determined necessary by a sound study (refer to *Exhibit 15*). Fence heights shall not exceed eight (8) feet within any commercial/mixed-use designation, unless associated with an industrial use, in which case, the fence may extend to a height of ten (10) feet. 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 eight (8) feet may be allowed per approval from the Town Engineer.

Exhibit 15: Residential Fence Height Illustration



c) Sound walls may be required along the Interstate 10 frontage of Parcels 1, 2, 9, and 15. A sound study will be performed for each individual parcel adjacent to Interstate 10 prior to Final Plat approval.

2) **Required Screening and Materials.** New commercial development shall provide screening in accordance with *Table V-2* for those uses and improvements specified.

Table V-2: Required Screening

	Minimum Height Required for Screening	Materials Allowed to be Used for Screening*
Refuse Container	6'	1
Vehicle Display	2.5'	1, 2, 3
Parking Area	3'	1, 3
Outdoor Storage	6'	1, 4, 5
Mechanical Equipment	3.5'	1, 3, 5

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

3) **Roof-Mounted Equipment.** No roof-mounted equipment shall be allowed in single-family residential areas, with the exception of satellite attennas 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 Planning Director. 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.

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

I. **Signs.**

1) **Permit Required.** The placement of signs, except as listed below, shall require a sign permit issued by the Planning Director in accordance with the procedures set forth in the 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.

2) **Prohibited Signs.** The following types of signs are prohibited:

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

3) **Sign Design Standards.**

a) Signs shall not exceed the dimensions set forth in *Table V-3* and *Table V-4*.
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 and Resort 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.

Table V-3: Maximum Size Allowed For Free - Standing Signs By Land Use Type

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

Table V-4: 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
Multiple Family	0.25
Public Assembly	0.25
Commercial	1.00
Office	0.50
Service Establishment	0.75
Industrial	0.50

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

4) **Community Entries, Perimeter Walls & Directory Signage.** Entrances into the Sundance 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 *Exhibit 16* – Conceptual Entry Monument/Directional Signage Structure and *Exhibit 17* – Perimeter Theme Wall Details.

a) **Major Project Entry**

Locations: On Watson Road between Parcels 8 and 11; on Watson Road, just south of I-10; and, at the intersection of Watson & Yuma Roads

The major project entries will set the overall architectural and landscape theme for Sundance. The major entries will feature the project identification monument as well as the project theme walls and landscaping *(see Exhibit 16)*.

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 (*see Table V-1*).

b) **Secondary Project Entries**

Locations: Yuma Road & Parcel 1; Watson Road and Parcel 32; Rainbow Road and Parcel 38/41; Dean Road and Parcel 10/45; Yuma and Dean Roads; and Dean Road south of I-10.

c) **Subdivision Entries**

Locations: Each subdivision and commercial development project will feature individual identifying signs and landscaping specific to that neighborhood. The developer of that neighborhood will be required to use materials that are consistent with existing landscaping entry monumentation for continuity throughout the Sundance Community *(see Exhibit 16)*.

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 *Exhibit 17* that will be repeated approximately every 250'.

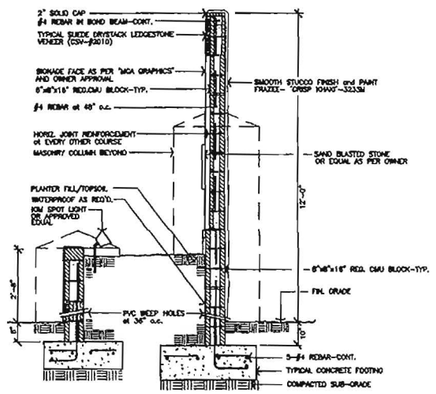
ENTRY MONUMENT DESIGN PLAN

PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

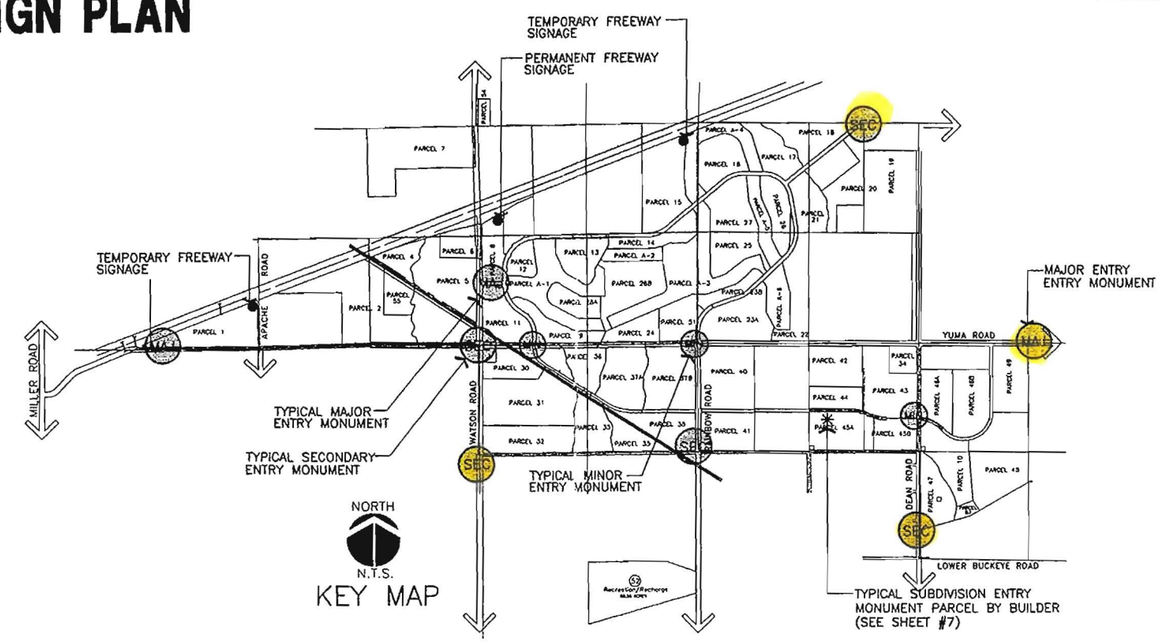
SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
MAY 5, 2001
REVISED JULY 13, 2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ. 85282
(602) 921-2123 FAX: 921-2787

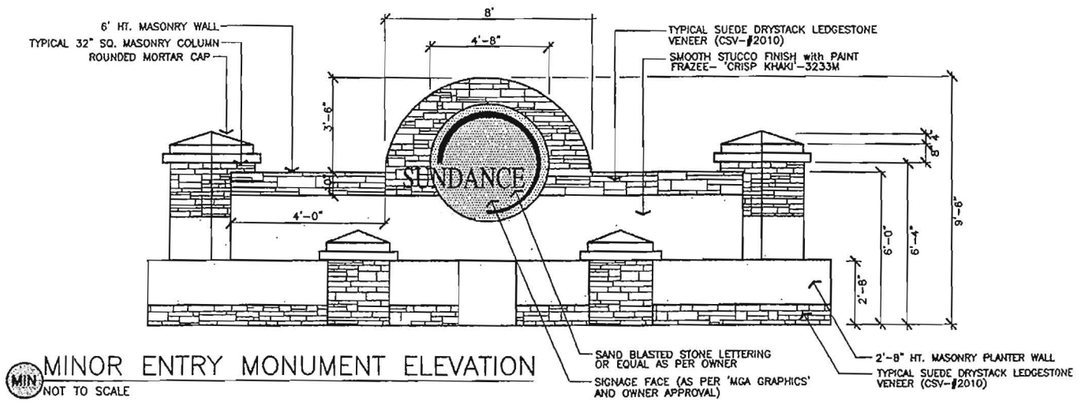


ENTRY MONUMENT CUT SECTION
SCALE: 3/4"=1'-0"

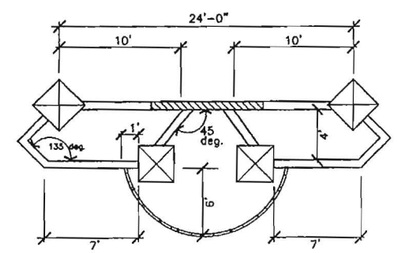


KEY MAP

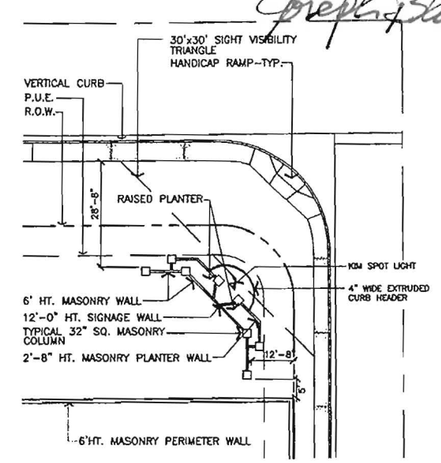
APPROVED
JUL 25 2002
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT



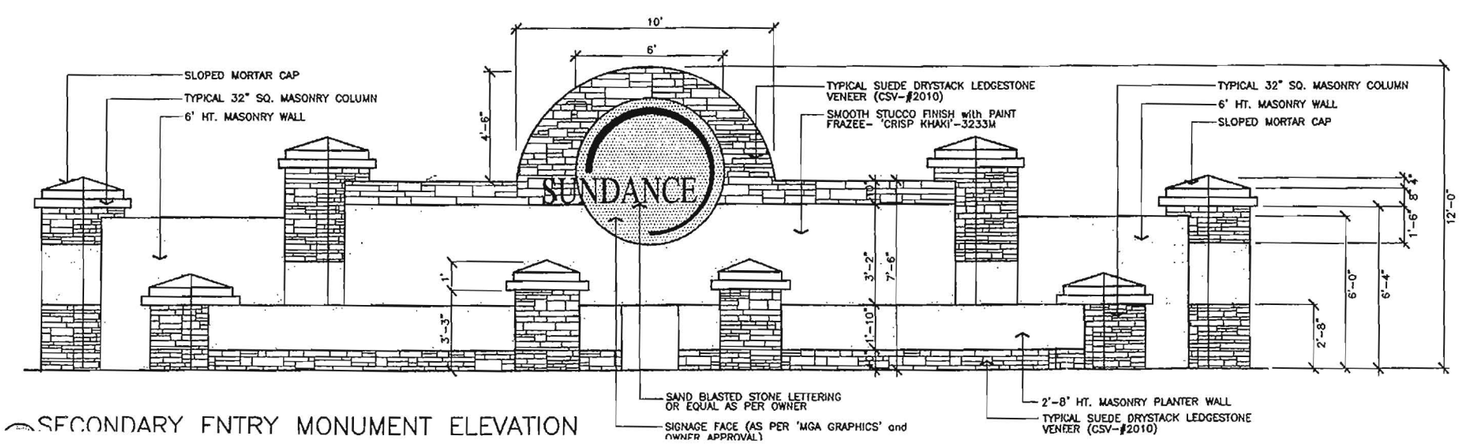
MIN MINOR ENTRY MONUMENT ELEVATION
NOT TO SCALE



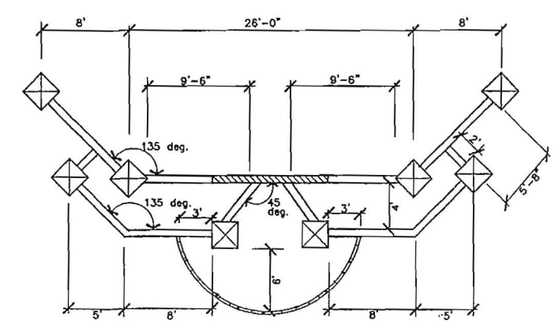
MINOR ENTRY MONUMENT DIMENSION PLAN
NOT TO SCALE



SECONDARY TYPICAL ENTRY MONUMENT SITE LOCATION
SCALE:1/16"=1'-0"



SECONDARY ENTRY MONUMENT ELEVATION



SECONDARY ENTRY MONUMENT DIMENSION PLAN
SCALE: 3/16"=1'-0"

Exhibit 16: Conceptual Entry Monument/Directional Signage Structure

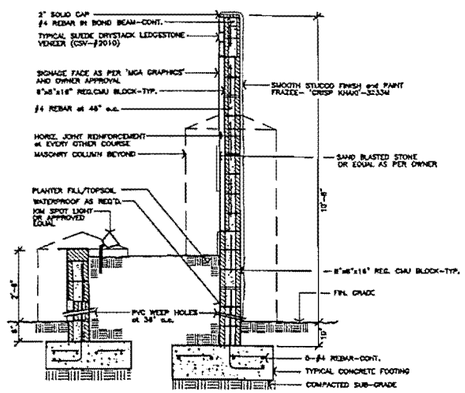
sundance
community master plan

PRELIMINARY CONCEPTUAL ENTRY MONUMENT LAYOUT PLAN FOR:

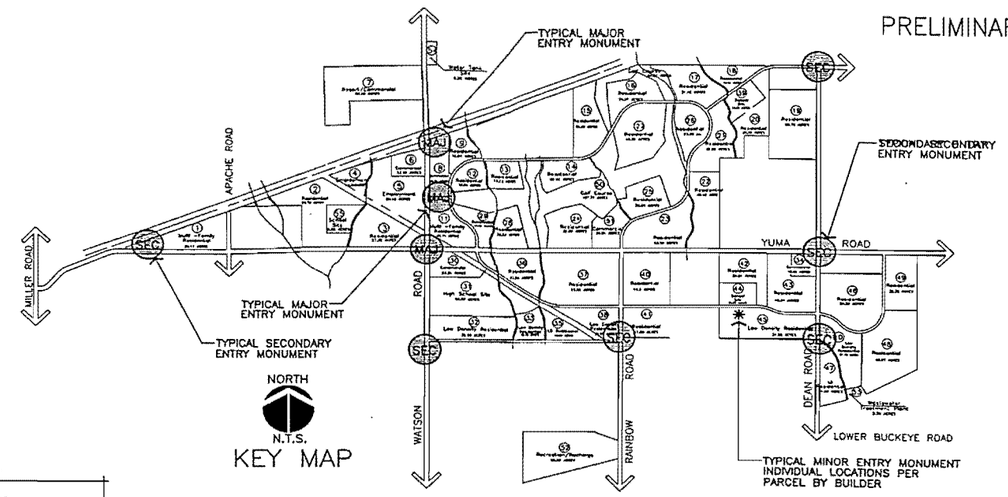
SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
AUGUST 24, 2000
REV: AUGUST 28, 2000
REV: AUGUST 29, 2000

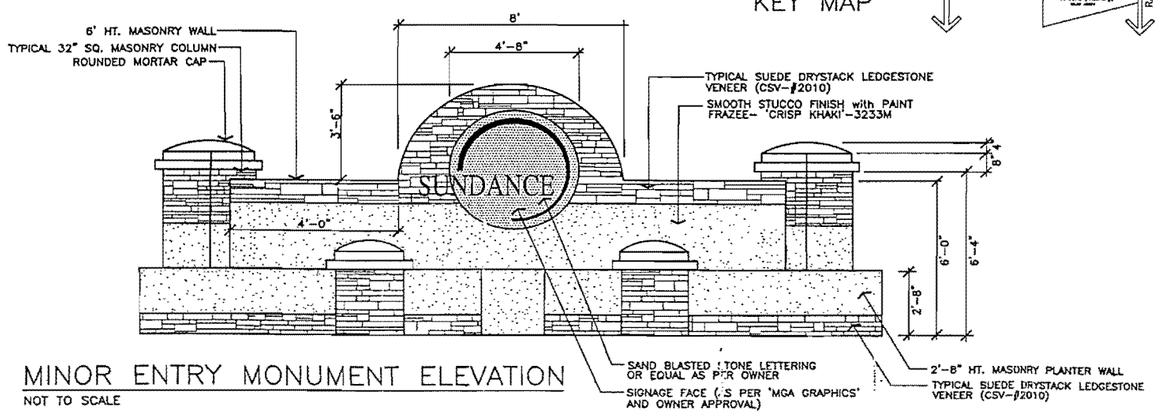
DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
424 E. SOUTHERN AVE.
TEMPE, AZ. 85282
(602) 921-2423 FAX: 921-2787



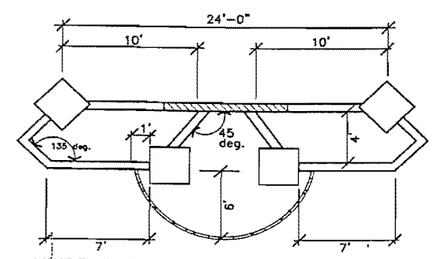
ENTRY MONUMENT CUT SECTION
SCALE: 3/4"=1'-0"



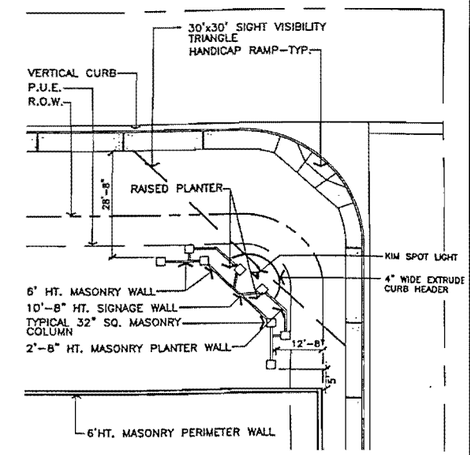
KEY MAP



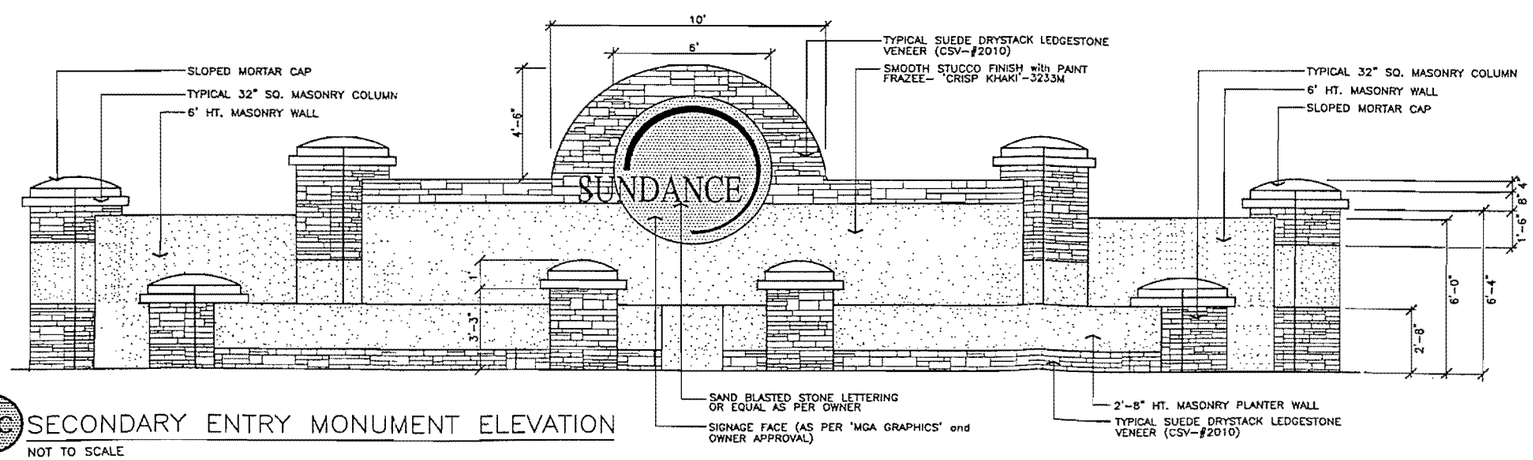
MINOR ENTRY MONUMENT ELEVATION
NOT TO SCALE



MINOR ENTRY MONUMENT DIMENSION PLAN
NOT TO SCALE



TYPICAL ENTRY MONUMENT SITE LOCATION
SCALE:1/16"=1'-0"



SEC SECONDARY ENTRY MONUMENT ELEVATION
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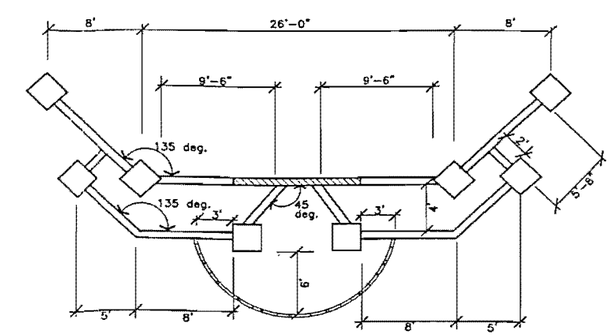
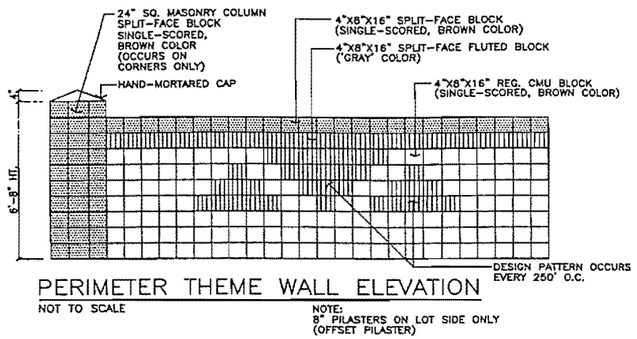


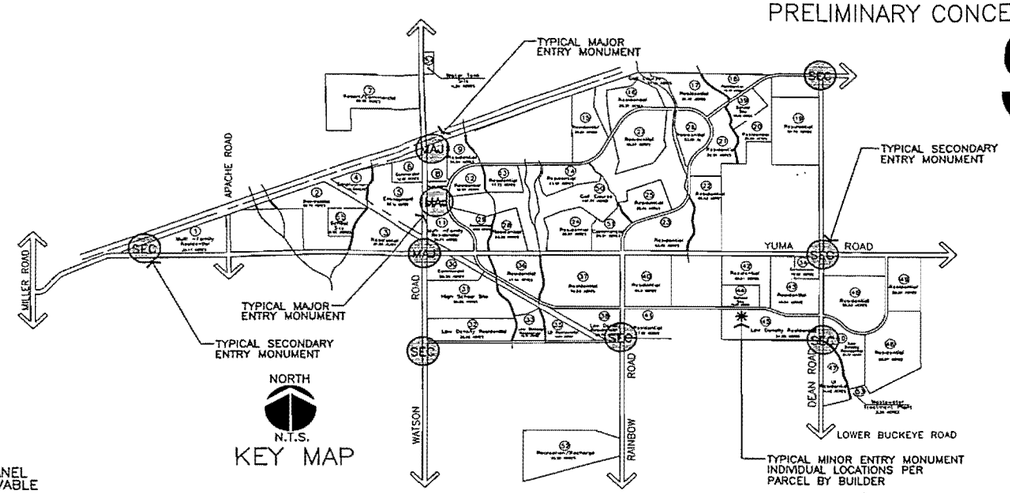
SECONDARY ENTRY MONUMENT DIMENSION PLAN
SCALE: 3/16"=1'-0"

SHEET 1 OF 2

sundance
community master plan



PERIMETER THEME WALL ELEVATION
NOT TO SCALE



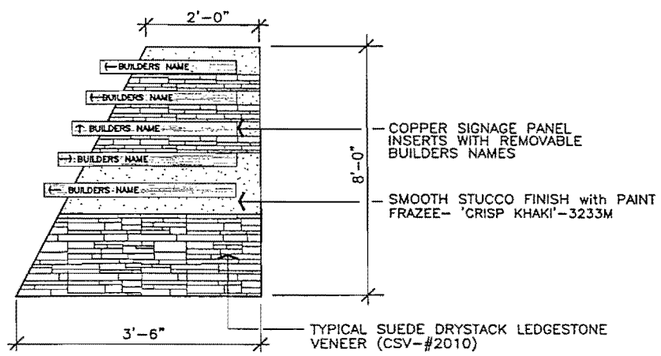
KEY MAP

PRELIMINARY CONCEPTUAL ENTRY MONUMENT LAYOUT PLAN FOR:

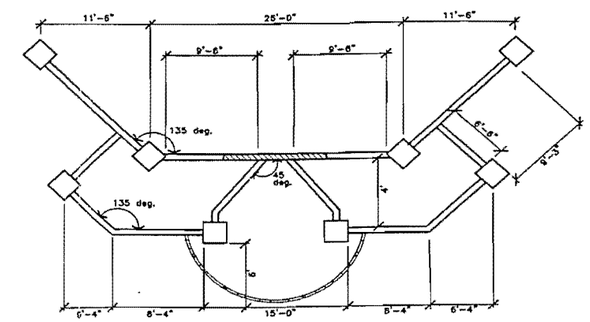
SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
AUGUST 24, 2000
REV: AUGUST 28, 2000
REV: AUGUST 29, 2000

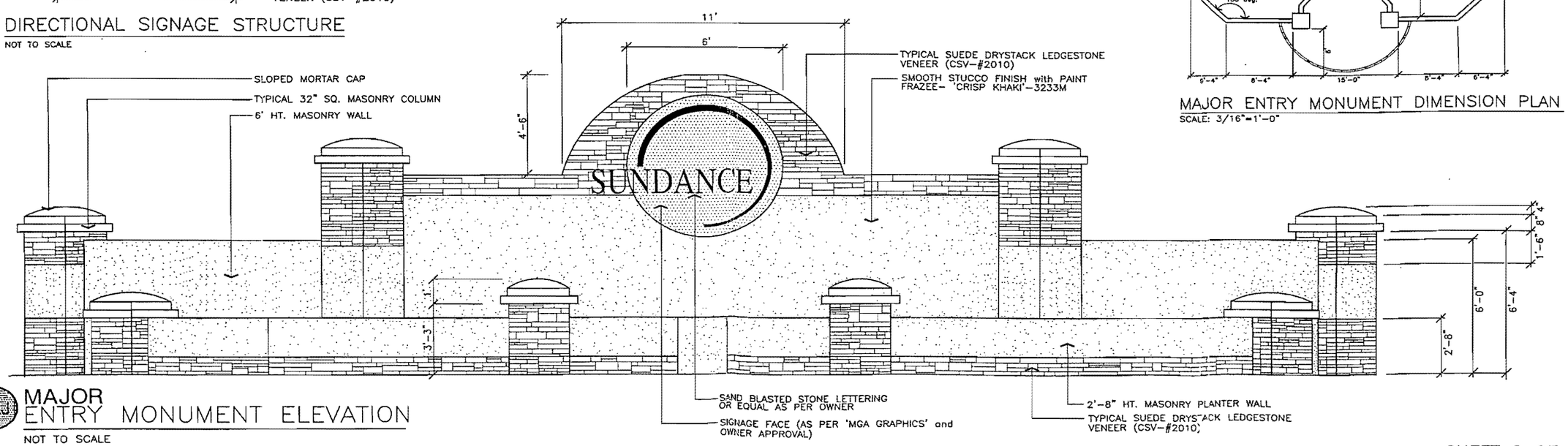
DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
(602) 921-2125 FAX: 921-8767



DIRECTIONAL SIGNAGE STRUCTURE
NOT TO SCALE



MAJOR ENTRY MONUMENT DIMENSION PLAN
SCALE: 3/16"=1'-0"



MAJ MAJOR ENTRY MONUMENT ELEVATION
NOT TO SCALE

SHEET 2 OF 2

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 Signage & Wall Guidelines on *Exhibits 16 and 17.*

e) **Directional Signage**

Locations: To Be Determined.

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

f) **Age Restricted Privacy Walls**

Privacy walls will be placed between houses to screen rear yards from the street. However, side and rear privacy walls along the lot lines are optional in age restricted parcels.

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

n. 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.

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

1) Coordination of Streets.

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

2) **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.

3) **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.

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

5) **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.

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

7) **Fire Hydrants.**

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

   b) 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 attached residential, commercial/mixed use, and resort land uses. 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.

8) Lighting Requirements. All lighting for streets, sidewalks and other common areas or facilities in all public right-of-ways shall be as specified at the project design phase.

9) Non-Vehicular Circulation. Non-vehicular circulation improvements shall be consistent with the provisions in this CMP.

4. Development and Building Design Guidelines.

The goal of the Sundance 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 in the Sunora, Westgate Commerce, and White Tanks Districts. The following design guidelines shall be followed to establish the development character desired for the Sundance Community.

- Roof material for residential developments, excluding flat roofs, shall be tile (e.g. barrel tile or flat concrete tile). 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 be harmonious with surrounding environment and the master community.

- Home builders shall upgrade 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 which 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.

- Air conditioning units / mechanical equipment shall be ground-mounted and contained within the walled, non-access side yard of lots that have a five (5) foot side yard on both sides. On lots that do not have walled side yards, the AC units / mechanical equipment must be screened from public view to a height that exceeds the top of the mechanical equipment by four (4) inches with a screen wall and / or dense landscaping. Within the lots of side yards with setbacks of five (5) feet and eight (8) feet or greater, all air conditioning units / mechanical equipment shall be ground mounted and shall not be nearer than five (5) feet to the property line within a required side yard setback.

5. Landscape and Open Space Design Guidelines.

Numerous acres of Sundance 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. Natural wash corridors will be a central theme in Sundance, and low water using plants will be favored in the landscape themes for the residential and commercial areas. Many areas will be re-vegetated and enhanced with natural material from the site.

APPROVED

JAN 2 0 2004

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

C. Community Management and Maintenance

1. Covenants, Conditions, and Restrictions

Sundance 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. CC&R's to be reviewed by the Planning Director prior to recordation.

2. Homeowners' Association

A Sundance 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. A few of the open spaces located within neighborhoods might be owned and maintained by a sub-association of the particular neighborhood. This would mean that the particular sub-association would maintain the private streets as an additional function. An example might be age-restricted community with special amenities for use by the sub-association members only.

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

Sundance Community Master Plan

Addendum # 1

Minor Revision: Golf Course layout along with surrounding parcels

Reason: To reflect changes in 404 waters of the U.S. delineation and improve open space layout for community

Affects to CMP: Still follows original intent of CMP. Acreage is similar to approved CMP. Maximum dwelling units, dwelling units per acre, and density have not changed.

Attached Documents: Revised CMP Exhibit 6, dated June 26, 2001

Approved by:

Joseph Blanton 7-20-01

Town Manager Date

Sundance Community Master Plan

Addendum # 2

Minor Revision: School site Parcel 55 relocated within Parcel 2

Reason: To improve relationship between Parcel 2 residential site and School Site

Affects to CMP: Changes location and configuration of Parcel 55. Still follows intent of approved CMP. Acreage remains the same. Approved by School District

Attached Documents: Revised CMP Exhibit 6, dated June 26, 2001

Approved by:

Joseph Blanton
Town Manager

7-20-01
Date

Sundance Community Master Plan

Addendum # 3

Minor Revision: Revised School Site Parcel 44 in relationship to Parcel 42

Reason: To prevent cut through traffic in Parcel 42 from Yuma Road to Sundance Parkway South.

Affects to CMP: Changes configuration of Parcel 44 and 42 slightly. Still follows intent of approved CMP and increases School site area from 15 to 17 acres. Approved by School District

Attached Documents: Revised CMP Exhibit 6, dated June 26, 2001

Approved by:

Joseph Blanton
Town Manager

7-20-01
Date

Sundance Community Master Plan

Addendum # 4

Minor Revision: Revised Sundance Parkway Collector Street Section

Reason: Updated traffic Master Traffic Report shows approved Sundance Parkway collector was too wide for expected traffic volumes. Updated report also analyzes golf cart crossings, Sundance Parkway and Van Buren Street intersection, and Durango Street between Rainbow Road and Dean Road.

Affects to CMP: Changes Sundance Parkway size and coss section along with an 8' wide meandering multi-use trail and 7' wide meandering concrete sidewalk. Also, shows no need for Durango Street between Rainbow Road and Dean Road.

Attached Documents: Sundance Master Planned Community Supplemental Analysis, dated June 28, 2001

Approved by:

Joseph Blanton
Town Manager

7-20-01
Date

Sundance Community Master Plan

Addendum # 5

Minor Revision: Waste water treatment plant relocation

Reason: Requirement by ADEQ that waste water treatment plant be buffered by a minimum of 350' from other properties.

Affects to CMP: Location of WWTP moved slightly to adjust for 350' requirement.

Attached Documents: Revised CMP Exhibit 6, dated June 26, 2001

Approved by:

Joseph Blanton

Town Manager

7-20-01

Date

Sundance Community Master Plan

Addendum # 6

Major Revision: Revise land use of Parcel 9 from Residential to Commercial

Reason: Location of Residential parcel next to Freeway to the north, Commercial to the West, and an undeveloped Out-parcel to the East. Developer feels Commercial is better suited after detail study of parcel.

Affects to CMP: Revised land use to increase commercial and reduce residential.

Attached Documents: Revised CMP Exhibit 6, dated July 24, 2001 also revised CMP page II-1 Table II-1 and page II-11 Table II-5.

Approved by:

Joseph Blanton
Town Manager

9/4/01
Date

When recorded, return to:

2002-0150615

Town Clerk
Town of Buckeye
100 North Apache
Buckeye, Arizona 85326

ORDINANCE NO. 34-01

AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY MASTER PLAN FOR THE DEVELOPMENT KNOWN AS SUNDANCE

WHEREAS, the Town of Buckeye ("Buckeye") approved by Ordinace 86-00 a Community Master Plan ("CMP") for the Sundance master planned community, which contains approximately 2,016 acres and is bounded generally by Interstate 10 on the north, Miller Road on the west, Dean Road on the east, and Durango Road on the south, as legally described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the landowner has requested an amendment to the CMP to change the designated use of Parcel 9 of the Property from residential to commercial, as shown on Exhibit "B" attached hereto; and

WHEREAS, the Town Manager has concluded that the proposed amendment constitutes a "major amendment" that requires review by the Town Development Board and approval by the Town Council; and

WHEREAS, the Town concurs with the landowner that the major amendment provides a more appropriate use for Parcel 9, which is located adjacent to Interstate 10 and another commercial parcel of land; and

WHEREAS, the Town and the landowner desire to include as part of the CMP the text amendment to the CMP contained in Exhibit "C" attached hereto and to replace the land use plan included as Exhibit 6 to the CMP with the attached Exhibit "B" to reflect several minor modifications that previously have been approved by the Town Manager as well as the designation of Parcel 9 for commercial uses.

THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Buckeye, Arizona, as follows:

1. The major amendment to the CMP, as reflected in the attached Exhibits "B" and "C," is hereby approved, adopted, and made a part hereof as if fully set out in this Ordinance.

2. All ordinances and part of ordinances in conflict with this Ordinance are hereby superceded to the extent of any conflict.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, on the 18th day of September, 2001

Dustin Hull, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM

Its _____

Attachment: Exhibit A—Legal Description
Exhibit B—Revised Exhibit 6 to the CMP
Exhibit C—Text amendment to the CMP

Sundance Community Master Plan

Addendum # 7

Major Revision: **Revise the following parcels:**
Parcel 3 from Residential to Commercial
Parcel 11 from Multi-Family to Commercial
Parcel 31 from Low Density Residential to Residential
Parcel 7 from Resort/Commercial to Residential

Reason:

This major amendment is requested in order to create a major commercial element in the Sundance Master Planned Community on Watson Road between the new I-10 interchange and Yuma Road.

Parcel 3 (residential) and Parcel 11 (multifamily residential) are currently located on the northwest and northeast corners, respectively, of Yuma Road and Watson Road. By changing the land use of these two parcels from residential to commercial, a major Watson Road commercial corridor from I-10 to Yuma Road, will be created (similar to Dysart Road and I-10 and Litchfield Road and I-10). Parcel 7 (resort/commercial) would be re-designated as residential, as part of the major amendment process, allowing all of the regional commercial facilities to be centrally located in an area between I-10 and Yuma Road.

The Developer has Preliminary Plat approval and a considerable amount of engineering already on Parcel 3. The proposed major amendment is requesting to transfer the residential density of Parcel 3 (residential) to Parcel 31 (high school). Parcel 31 is located north of Parcel 32, which will remain low density residential in order to create the buffer required for Phoenix Skyline West III (Sunora). Parcel 31, for the most part, lies north of the extension of Sundance Parkway, which has been used as the dividing line between low density residential and residential. Parcel 31 will create a buffer between Parcel 30 (commercial) and Parcel 32 (low density residential).

Effects on CMP: **Maximum number of dwelling units has reduced due to loss of multi-family and residential parcels. Commercial component is increased to create a Major Masterplan Commercial area. CMP allows these revisions as a major amendment.**

Attached Documents: **Revised CMP Exhibit 6, dated January 2002 also revised CMP page II-1 Table II-1, page II-11 Table II-5, and page IV-1 Table IV-1.**

Sundance Community Master Plan

Addendum # **8**

Major Revision: **Include Parcel 20a into Sundance Masterplan Community and rezone from PR Planned residential to Planned Community.**

Reason:

This parcel is in the process of being purchased by the Sundance Masterplan developer. He would like to include this parcel as part of the Masterplan.

Effects on CMP: **The CMP allows for a maximum number of units totaling 6,933. The addition of this parcel as residential zoning will increase the projected total from 6,468 to 6,498**

Attached Documents: **Revised CMP Exhibit 6, dated June 2002 also revised CMP page II-1 Table II-1, page II-11 Table II-5, and page IV-1 Table IV-1.**

Record

When recorded, return to:

Town Clerk
Town of Buckeye
100 North Apache
Buckeye, Arizona 85326

ORDINANCE NO. 35-02

AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY MASTER PLAN FOR THE DEVELOPMENT KNOWN AS SUNDANCE

WHEREAS, the Town of Buckeye ("Buckeye") approved by Ordinance 86-00 a Community Master Plan ("CMP") for the Sundance master planned community, which contains approximately 2,016 acres and is bounded generally by Interstate 10 on the north, Miller Road on the west, Dean Road on the east, and Durango Road on the south, as legally described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Buckeye approved major amendments to the CMP by Ordinance Nos. 34-01 and 08-02; and

WHEREAS, the landowner has requested an amendment to the CMP to add 10.09 acres to the CMP, which is shown as Parcel 20a on the attached Exhibit "B" and which is legally described on the attached Exhibit "C"; and

WHEREAS, the Town Manager has concluded that the proposed amendment constitutes a "major amendment" that requires review by the Town Development Board and approval by the Town Council; and

WHEREAS, this ordinance has been properly noticed for public hearing and the necessary hearing was completed on July 23, 2002; and

WHEREAS, the Buckeye Community Planning and Development Board has recommended approval of this Community Master Plan Amendment at a public meeting held on July 23, 2002; and

WHEREAS, the Town concurs with the landowner that the major amendment provides an appropriate allocation of land uses within the CMP; and

WHEREAS, the Town and the landowner desire to include as part of the CMP the text amendment to the CMP contained in Exhibit "D" attached hereto and to replace the land use plan included as Exhibit 6 to the CMP with the attached Exhibit "B" to reflect the addition of Parcel 20a to the CMP.

THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Buckeye, Arizona, as follows:

1. The major amendment to the CMP, as reflected in the attached Exhibits "B" and "D," is hereby approved, adopted, and made a part hereof as if fully set out in this Ordinance.

2. All ordinances and part of ordinances in conflict with this Ordinance are hereby superceded to the extent of any conflict.

PASSED AND ADOPTED by the Mayor and Council of the Town of Buckeye, Arizona this 20th day of August, 2002.

Dustin Hull, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM

Its Town Attorney

Attachment: Exhibit A—Legal Description
Exhibit B—Revised Exhibit 6 to the CMP
Exhibit C—Legal Description for Parcel 20a
Exhibit D—Text amendment to the CMP

EXHIBIT A
TO ORDINANCE NO. 35-02

) - 40 ACRE PARCELS)

PARCEL NO. 1:

LOT 3 (SOMETIMES DESCRIBED AS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE GENERAL LAND OFFICE:

EXCEPT THAT PORTION OF LOT 3, SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 18, WHICH POINT BEARS SOUTH 00°11'32" EAST 159.55 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 74°45'19" EAST ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11, 613.16 FEET, A DISTANCE OF 1000.00 FEET TO THE POINT OF ENDING.

PARCEL NO. 2:

LOT 4 (SOMETIMES DESCRIBED AS THE SOUTHWEST QUARTER OF THE SOUTHWEST QU RTER) OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT R BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE IAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE GENERAL LAND OFFICE:

XCEPT THAT PORTION DESCRIBED AS FOLLOWS:

EGINNING AT THE SOUTH WEST CORNER OF SAID SECTION 18;

HENCE NORTH ALONG THE WEST SECTION LINE OF SAID SECTION 18, A DISTANCE OF)0 FEET TO A POINT;

HENCE SOUTHEASTERLY TO A POINT 300 FEET EAST OF THE WEST SECTION LINE OF ID SECTION 18 AND 200 FEET NORTH OF THE SOUTH SECTION LINE OF SAID SECTION

ENCE SOUTHEASTERLY TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION A DISTANCE OF 900 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION

NCE WESTERLY ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING.

CEL NO. 3:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP PTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA ARIZONA.

EXHIBIT A

ORTH 150' PARCEL:

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°24'25" WEST, A DISTANCE OF 2783.28 FEET;

THENCE SOUTH 00°24'25" WEST ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 110.08 FEET;

THENCE NORTH 89°35'35" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°24'25" WEST ALONG A LINE PARALLEL WITH AND 40.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°42'33" WEST ALONG A LINE PARALLEL WITH AND 260.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2,594.98 FEET;

NCE NORTH 00°08'02" WEST ALONG THE WESTERLY LINE OF THE NORTHEAST RTER OF SAID SECTION 19, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 89°42'33" EAST ALONG A LINE PARALLEL WITH AND 110.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2,596.40 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

IRRIGATION DISTRICT MAIN CANAL;

EXCEPT THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTHERLY OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL AND EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 23, FROM WHICH POINT THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°46'57" EAST 414.32 FEET;

THENCE SOUTH 00°38'10" EAST 2379.77 FEET;

THENCE SOUTH 00°09'31" EAST 600.02 FEET;

THENCE SOUTH 04°36'05" WEST 1205.03 FEET;

THENCE SOUTH 07°36'51" WEST 404.18 FEET TO THE POINT OF ENDING; AND

EXCEPT A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 WEST, WHICH IS THE POINT OF BEGINNING;

CE EAST 1320 FEET;

HENCE SOUTH 330 FEET;

HENCE SOUTHWEST TO A POINT 330 FEET NORTH OF THE SOUTHWEST QUARTER ORNER;

HENCE NORTH 990 FEET TO THE POINT OF BEGINNING; AND

XCEPT THAT PORTION OF LAND STARTING AT A POINT 414.32 FEET WEST OF THE ORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION , TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND ERIDIAN, MARICOPA COUNTY, ARIZONA;

ENCE 905.68 FEET WEST TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE ORTHEAST QUARTER OF THE NORTHEAST QUARTER;

ENCE SOUTH 330 FEET;

ENCE NORTHEAST TO THE POINT OF BEGINNING.

<u>RCEL No. 14:</u> (APN 504-28-007)

ART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND RIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE RIGHT-OF-WAY OF THE N CANAL OF THE ROOSEVELT IRRIGATION DISTRICT.

EXHIBIT A

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 89°58'17" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°01'43" WEST 50.00 FEET;

THENCE SOUTH 89°58'17" WEST 225.00 FEET;

THENCE NORTH 07°442'53" WEST 207.04 FEET;

THENCE NORTH 16°16'42" WEST 519.23 FEET;

THENCE NORTH 07°28'44" WEST 503.59 FEET;

THENCE NORTH 01°09'31" WEST 1410.14 FEET TO THE POINT OF ENDING IN THE EAST-WEST MIDSECTION LINE OF SAID SECTION 24.

PARCEL No. 8: (APN 504-27-023A)

THE EAST 10 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE ROOSEVELT IRRIGATION DISTRICT CANAL.

PARCEL No. 9: (APN 504-27-028B)

THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH , RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL No. 10: 'DELETED INTENTIONALLY'

PARCEL No. 11: (APN 504-28-001)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL No. 12: (APN 504-28-004A)

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL No. 13: (APN 504-28-009F; 504-008A; AND 504-28-006A)

THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE ROOSEVELT IRRIGATION DISTRICT.

EXHIBIT A

PARCEL No. 1: (APN 504-26-013)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL.

PARCEL No. 2: (APN 504-26-011)

LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL No. 3: (APN 504-27-003F AND 504-27-003G)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL No. 4: (APN 504-27-003E)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA OUNTY, ARIZONA.

PARCEL No. 5: (APN 504-27-006N)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER THEREOF; AND

EXCEPT THE NORTH THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER THEREOF.

PARCEL No. 6: (APN 504-27-017F AND 504-27-017D)

THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET THEREOF; AND
EXCEPT THE NORTHWEST QUARTER THEREOF.

PARCEL No. 7: (APN 504-27-023B)

HAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, NGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, IZONA, LYING NORTH OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

XCEPT THE EAST 10 FEET THEREOF; AND

EXHIBIT A

EXHIBIT B
TO ORDINANCE NO. 35-02

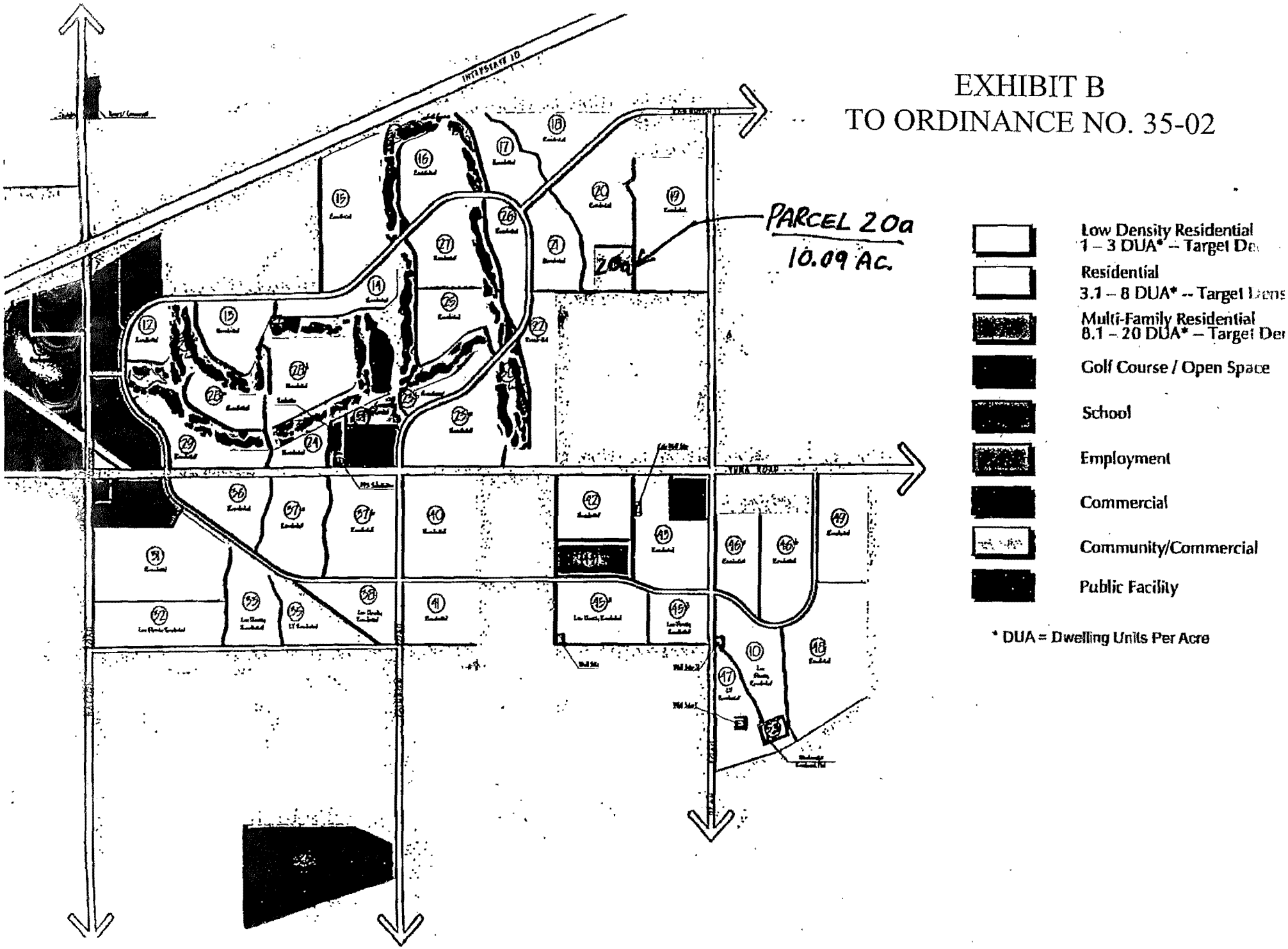


EXHIBIT C TO
ORDINANCE NO. 35-02

LEGAL DESCRIPTION

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP ONE (1) NORTH, RANGE THREE (3) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Sundance Community Master Plan

Addendum # 9

Minor Revision: Revise lot count of Parcel 20a from 30 single family lots to 33 single-family lots.

Reason: Parcel 20a was recently added to the Sundance CMP. The conceptual layout provided with the submittal showed 30 single-family lots. Since that time, a wash was removed by amending the Army Corps individual 404 permit on the Sundance master plan community. This amendment allowed for an increase of 3 lots.

Effects on CMP: This parcel is designated as residential in the Sundance CMP, which allows for a density of 5.1 units per acre. The minimum lot size for Parcel 20a is 70' x 130'. The gross acreage is 10.19 acres with a density of 3.23 units per acre, well below the allowed 5.1 units per acre.

Attached Documents: None. The CMP document discusses maximum allowable densities, which are not affected by this change. Therefore, no text amendments are necessary.

Approved by:

Joseph Blanton
Town Manager

9/20/02
Date

Sundance Community Master Plan (Exhibit B)

Addendum #10

Major Revision: The re-alignment of Dean Road and the revision of the layouts of Sundance Community Master Plan, Parcels 10, 34a, 34b, 43, 46a, 46b, 47, 48, 49a, 49b, and 53. A new low-density residential Parcel 45c is being created because of the re-alignment.

Commercial Parcel 34 will be renamed Parcel 34a (designated for a church) and 34b as a residential parcel, and the commercial element is being moved from the west side of the existing Dean Road location, to the southeast corner of Yuma Road and the re-aligned location of Dean Road and renamed Parcel 49a. Parcel 49b will be designated as a residential parcel.

Reason: The re-alignment of Dean Road will accommodate a unique thoroughfare traffic pattern, and the re-alignment of commercial corners. The original location of Dean Road as aligned through Arizona State Land and next to the residential subdivision called Windmill Village has been delineated by the Corps of Engineers as a 404 wash.

The cost to provide a major street within the boundaries of a 404 wash is prohibitive. This re-alignment design will also move Dean Road away from some of the existing Sonora (Phoenix Skyline West 1) neighborhood residences. This design will also provide an access road to the Wastewater Treatment Plant that will serve these and all those Community Master Plan parcels of Sundance.

Effects on CMP: The Sundance Community Master Plan allows for a maximum number of residential units, which total 6,933. This change will not have any overall effect to the number of units allowed in the Sundance Community Master Plan, as densities are being transferred from old to new parcels and along the relocating of existing parcels within the originally defined legal description boundaries of the Sundance Community Master Plan.

Approved by Ordinance No. _____

EXHIBIT C

Sundance Community Master Plan

Addendum # 11

Major Revision: Revise Community Master Plan to allow for air conditioning units on non-access side yard of only those applicable parcels / lots.

Reason: Allow ground mounted mechanical equipment (typically air conditioning units) in those non-accessed side yards with 5-foot setbacks from a property line as the Sundance Community Master Plan in Table II – 3 on page II-5 allows those 4,000 and 4,500 square foot lots to have side yard setbacks of five (5) and five (5) feet. This creates a conflict with the required separation of mechanical equipment from property lines being 5-feet, whereby a lot with a five (5) and five (5) foot setback, or an aggregate side yard setback of ten (10) feet cannot be achieved. Additionally, some units in various Parcels have been approved and built with mechanical equipment located closer than five (5) feet from property lines where side yard setbacks are greater than those being five (5) and five (5) feet.

Effects on CMP: Air conditioning units / mechanical equipment to be ground-mounted and contained within the walled, non-access side yard of lots that have a five (5) foot side yard on both sides. On lots that do not have walled side yards, the AC units / mechanical equipment must be screened from public view to a height that exceeds the top of the mechanical equipment by four (4) inches with a screen wall and / or dense landscaping. Within the lots of side yards with setbacks of five (5) feet and eight (8) feet or greater, all air conditioning units / mechanical equipment shall be ground mounted and shall not be nearer than five (5) feet to the property line within a required side yard setback.

Attached Documents: Revised CMP page V-26

APPROVED

JAN 2 0 2004

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

Approved by:

Town Manager

Date

REPORT TO THE COMMUNITY PLANNING AND DEVELOPMENT BOARD AND THE TOWN COUNCIL

Prepared by the Community Development Department – Phil J. Garthright, AICP

APPLICATION NO.: CMPA03-452 (Sundance Community Master Plan - Major Amendment)

Development Board Hearing Date:	January 13, 2004
Council Meeting Date:	January 20, 2004

REQUEST: CMPA03-452

Application by RBF Consulting on behalf of Buckeye Land Management requesting the approval of a Major Amendment to the Sundance Community Master Plan to allow ground mounted mechanical equipment (typically air conditioning units) in those non-accessed side yards with 5-foot setbacks from a property line. This request would create addendum # 11 to the Sundance Community Master Plan and update language bullet point number 8, as located within section V.B.4 on page V-26 of the Sundance Community Master Plan.

SITE LOCATION:

Sites affected by this Major Amendment request involve several parcels / subdivisions already approved or those that may be approved within the Sundance Community Master Plan and various lots within those parcels / subdivisions. The Sundance Community Master Plan in Table II – 3 on page II-5 allows those 4,000 and 4,500 square foot lots to have side yard setbacks of five (5) and five (5) feet.

ADMINISTRATOR RECOMMENDATION:

Approve subject to stipulations listed under "Recommendations."

MAJOR AMENDMENT ANALYSIS:

1. This proposed Major Amendment would allow / account for the installation of mechanical equipment in those non-accessible side yard locations as follows:

   a) Parcels and / or lots within the Sundance Master Planned Community which have already been final plat approved or that will be proposed and approved to the final plat process, which are approved by the Sundance Community Master Plan with side yard setbacks of five (5) and five (5) feet, for an aggregate total of ten (10) feet.

APPROVED

JAN 2 0 2004

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

b) Lots with mechanical equipment which have been plot planned and building permit approved or which have already been constructed and are occupancy permit approved, or which have closed escrow on a date prior to the approval date of this report and can be verified by adequate documentation as determined the Community Development Director.

2. It has been determined that the proposed Major to Amendment to allow ground mounted mechanical equipment (typically air conditioning units) in those non-accessed side yards with 5-foot setbacks from a property line, is compatible and will not adversely impact the public health, safety or welfare.

APPROVED

JAN 2 0 2004

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

RECOMMENDATION: CMPA03-452 (Sundance Community Master Plan - Major Amendment)

Approval of this request will allow for the timely, efficient, and orderly development of the subject properties. Approval of this request will not adversely impact the surrounding area. The Community Development Department **recommends** that this request, for a Major Amendment to the Sundance Community Master Plan to allow ground mounted mechanical equipment (typically air conditioning units) in those non-accessed side yards where the setback from the surface of the housing unit to that of the property line is five (5) feet for parcels and lots located within the Sundance Master Planned Community, **be approved subject to the following stipulations:**

a) Mechanical equipment shall mean air conditioning units or any other equipment used to provide heating or cooling or any other similar system, including any utility services equipment such as communications equipment that domestically and solely serve that unit. Pool mechanical equipment if installed above ground shall be a part of this definition;

b) Non-accessible side yards shall be those side yards with walls and which are non-gated from the front yard;

c) Mechanical equipment shall be ground mounted and contained within the walled, non-access side yard of lots that have a five (5)foot side yard on both sides;

d) On lots that do not have walled side yards, mechanical equipment must be screened from public view to a height that exceeds the top of the mechanical equipment by four (4) inches and is a screen wall and / or dense landscaping;

e) Within the lots of side yards with setbacks of five (5) feet and eight (8) feet or greater, all mechanical equipment shall be ground mounted and shall not be nearer than five (5) feet to the property line within a required side yard setback;

f) Lots approved for construction and completed without walls, which at a later time, apply for permit to construct walls, shall provide a gated access side yard in which mechanical equipment is not located;

g) The applicant shall provide an inventory at the date of this report of those parcels and lots which are defined as follows:

1) Parcels and / or lots within the Sundance Master Planned Community which have been final plat approved and are approved by the Sundance Community Master Plan with side yard setbacks of five (5) and five (5) feet, for an aggregate total of ten (10) feet.

2) Lots with mechanical equipment which have been plot planned and building permit approved or which have already been constructed and are occupancy permit approved, or which have closed escrow on a date prior to the approval date

APPROVED

JAN 2 0 2004

TOWN OF BUCKEYE

of this report and can be verified by adequate documentation as determined the Community Development Director.

h) The Community Development Department will as necessary, determine other situations which are not defined by stipulation h-1 and h-2 and review such in an administrative capacity in pursuit to the spirit and intent of this report and it's stipulations.

i) All Community Master Planned graphics, tables, and text affected by this Major Amendment shall be revised as necessary and shall be approved by the Community Development Director.

APPROVED

JAN 2 0 2004

TOWN OF B.
PLANNING AND DE

Sundance Community Master Plan

Addendum # 12

Minor Revision: Revise the Community Master Plan to allow for revisions to the Master Open Space and Trails Plan.

Reason: Several trails were planned around and through the golf course, and along washes that have been determined unusable by the Corps of Engineers policies. The revisions will provide a similar length of trail system, and it will be a safer and more user friendly trail system.

Effects on CMP: This will provide a more reasonable and buildable trails plan to be implemented throughout the project.

Attached Documents: Revised CMP Exhibit D (Open Space and Trails Plan)

Approved by:

for Town Manager — Larry E. Stern, CD Director — Date 3.26.04

Sundance Community Master Plan

Addendum # 13

Major Revision: Revise the Community Master Plan changing the Parcel 1 land use designation from Multi-Family to Employment and amending the list of allowable and prohibited uses within Employment.

Reason: To develop Parcel 1 as an industrial employment center with appropriate associated uses.

Effects on CMP: Provide greater opportunity for employment within the Sundance CMP and the Town.

Attached Documents: Revised Land Use Map and list of allowable/prohibited Employment uses.

Approved by:

Approved

JAN 15 2008

Town of Buckeye
Planning and Zoning

Agenda Item # 8B

New Business:

☐ Consent ☒ Non-Consent

☐ Tabled ☐ Public Hearing

TOWN OF BUCKEYE
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

Date: October 28, 2008

Meeting Date: November 18, 2008

Requesting Dept.: Community Development

Staff Liaison(s): Adam Zaklikowski, Associate Planner

District No.: 5

Title: CMP(A)08-01 Sundance Community Master Plan Amendment No. 14 – Commercial Height

Motion: Council to consider and if advisable, adopt Ordinance No. 78-08, approving the 14th Amendment to the Sundance Community Master Plan allowing for a maximum building height of 45 feet in the Commercial Land Use District for Hotel and Motel uses. Request by Robert Churchfield of Cities Edge Architects on behalf of Ton Anton of Holiday Inn.

Director/Manager Approval: Tom Dixon **Approval Date:** 10-30-08
(To submit item as presented to Council)

Town Council Action: approved McCachran/Hardt **Action Date:** 11/18/08
Foster, Roux & Garza voted "No"

Attachments/Exhibits:

Ordinance with Exhibits

ACTION SUMMARY

Background/History:

Applicant:
Robert Churchfield
Cities Edge Architects, Inc.
c/o 1220 Birch Lane
Beaverton, Michigan 48612
Phone: (989) 435-2665

Franchise Owner
Tony Anton
Holiday Inn Hotel & Suites
37529 Grand River Avenue
Farmington Hills, Michigan 48335
Phone: (248) 640-0771

Waston Marketplace – Property Owner & Developer:
DTD-DEVCO 12, L.L.C.
c/o Diversified Partners Development Co.
5635 N. Scottsdale Road, Suite 150
Scottsdale, Arizona 85250
Contact: Elizabeth Gaston
Phone: (480) 383-8179

Related Cases:

- SP07-37 Watson Marketplace Site Plan
  - Approved by the Development Board on September 9, 2008. Authorized the placement of a hotel on Sundance Parkway near Interstate 10.

Context: Not applicable.

Vicinity Map: See Attachment #3 – Sundance CMP Map

Key Considerations:

- This requested amendment would change the Maximum Allowable Building Height by 9', from 36' to 45' in the Commercial Land Use District and would only affect Hotel/Motel Uses. Other uses in this district may not exceed 36' in height.
- The Development Board modified the original application request. Rather than having the 45' available to all uses in the Commercial Land Use District, the scope was limited to only Hotel/Motel Uses. It was not possible to limit this request to only that property, so it was broadened to all Hotel/Motel Uses. This would ease concerns about 4-story office buildings in the area. However, it would allow for other 4-story hotels.
- Such a height change would allow for a 4-story Holiday Inn Express in Sundance. A hotel site has already been approved in the Watson Marketplace development. It would also allow any future Hotel/Motel Use in the Commercial Land Use Designation to be constructed up to 45'.

- The Commercial Land Use Designation in Sundance is comparable to the Commercial Center (CC) Zoning District found elsewhere in the Town of Buckeye in terms of allowable uses. A hotel is an allowable use in the CC Zoning District and 45' is the maximum allowable height.
- In the Employment Land Use Designation in Sundance, the Maximum Allowable Building Height is already 45'.
- Based on a Neighborhood Meeting conducted on October 15, 2008, the majority of Sundance residents who attended appeared to support the measure. However, there was also some opposition. At the Development Board meeting on October 28, 2008, there were some opponents to the measure, citing concerns about views and 4-story buildings in the vicinity of 1-story homes. Formal minutes of the meeting are not yet available during the writing of this report but will be provided at or before the meeting to Council members.

Alternative Actions:

- Approval of this CMP Amendment would allow for a 4-story Holiday Inn Express at Watson Marketplace.
- Denial of the CMP Amendment would force the hotel developers to work within the 36' limitation.

Community Benefits and Considerations:

Proposal: Tony Anton, a Holiday Inn Express Franchise Owner in Michigan, would like to construct a 4-story Holiday Inn Express in the Watson Marketplace development in Buckeye. In order to build 4 stories, the Commercial Land Use Height Maximum for Hotels/Motels would need to be increased from 36' to 45'.

Land Use: Not applicable (N/A)

Development Information: N/A

Circulation: N/A

Water: N/A

Effluent Water Use: N/A

Sewer: N/A

Police: N/A

Crime Prevention Through Environmental Design (CPTED): N/A

Fire: N/A

Schools: N/A

Open Space / Recreation: N/A

Noise Contours / Airport: N/A

Town Voting District: This property is located within District #5 and is represented by Councilman Robert Doster.

Community Involvement:

In preparation for this meeting, the applicant has completed the following public hearing requirements pursuant to Town Development Code § 7-8-4 C (Mandatory 15 day notification in advance of Public Hearing):

1. Published in the Arizona Republic..... October 10, 2008
2. Site posted with public hearing information..... October 13, 2008
3. Mailing to property owners within 300' of site..... October 10, 2008

Additionally, a Neighborhood Meeting was conducted at the Meritage Active Adult Community Clubhouse in Sundance. During the meeting, of which about 50 people attended, the following items were discussed:

- Many residents expressed the importance of having a high-quality hotel and operation.
- Residents wanted some assurances that this chain would be in existence for a long period of time and not convert to a lesser-quality brand. We were informed that while there are no guarantees what the future may hold, the franchise agreement will be in place for 10 years.
- A handful of residents who were concerned about the hotel during the Site Plan process remain concerned. They contend that Sundance Active Adult is a nearby residential neighborhood and are not comfortable with tall buildings in the vicinity.

Financial Implications: Not applicable.

Initials	Responsibility	Date
N/A	Bids/Purchases	
N/A	Finance/Budget	
N/A	Attorney Scott Ruby / Chris Schmaltz	10/30/08
N/A	Contracts – Chris Williams	
N/A	Intergovernmental Affairs (All IGA's) Ruth Garcia	

Narrative: Not applicable.

Current Fiscal Year Cost	$
Fiscal Year Budget	FY
Full Year Cost	$
Long Term Costs (Five Year)	$
Revenue (New)	$

Savings (True Savings)(Cost References) $ _____

Fund/Department _____

When Recorded Return To:

Linda Garrison, Town Clerk
Town of Buckeye
1101 E. Ash Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 78-08

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, APPROVING THE 14TH AMENDMENT TO THE SUNDANCE COMMUNITY MASTER PLAN ALLOWING FOR A MAXIMUM BUILDING HEIGHT OF 45 FEET IN THE COMMERCIAL LAND USE DISTRICT FOR HOTEL AND MOTEL USES.

WHEREAS, this action has been properly noticed for public hearings and the necessary hearings were completed on October 28, 2008 and November 18, 2008; and

WHEREAS, changing the height allowance from 36 feet to 45 feet in the Commercial Land Use District for Hotel and Motel Uses will enhance the health, safety, and welfare of the community, and will not depreciate surrounding property values, and at the same time is in harmony with the purposes and intent of the Buckeye Development Code and the Buckeye General Development Plan; and

WHEREAS, this action shall amend *Table II – 4: Non-Residential Development Standards* of the Sundance Community Master Plan and is attached as Exhibit A;

WHEREAS, the Buckeye Community Planning and Development Board recommended approval of this amendment at a public meeting held on October 28, 2008; and

WHEREAS, this action shall be subject to a Development Agreement Amendment between the Town of Buckeye and Diversified Partners, requiring Town Council approval; and

WHEREAS, the Town is authorized by A.R.S. § 9-500.05 to enter into this Development Agreement.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Town Council of the Town of Buckeye, Arizona, that:

1. The attached stipulation(s) in Exhibit A are hereby approved, adopted and made a part hereof as if fully set out in this Ordinance.

2. The Mayor is authorized and directed to execute and deliver the Development Agreement.

3. All present and future owners of the property shall develop the property in accordance with the requirements of the Planned Community (PC) Zoning District and the Sundance Community Master Plan.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, this 18th day of November, 2008.

Jackie A. Meck
Mayor

ATTEST:

Linda Garrison
Town Clerk

APPROVED AS TO FORM:

Scott W. Ruby
Town Attorney

Attachments: Exhibit A – Amended *Table II – 4: Non-Residential Development Standards*
Exhibit B – Stipulation(s)
Exhibit C – Sundance CMP Legal Description

District No: 5

EXHIBIT A - Amended *Table II – 4: Non-Residential Development Standards*

Table II - 4: Non-Residential Development Standards

Land Use Designation	Minimum Open Space (%)*	Perimeter Setback (Ft.)**	Maximum Building Height (Ft.)
Commercial	15	20	36****
Resort/Commercial	15	20	36
Employment	15	20***	~~40~~ 45***

* Open Space may include setback area.

** Perimeter setbacks are applied to lot perimeters adjacent to arterial and collector streets, Interstate 10, residential, and open space land uses. A setback of 0 feet shall apply for when use is adjacent to commercial, resort/commercial, or employment.

*** Employment perimeter setback will vary with Maximum Height of Building as follows:

Perimeter Setback	Maximum Bldg. Height
20'	30'
24'	35'
28'	~~40'~~ 45'

****45' for hotel/motel uses

EXHIBIT B – STIPULATION(S)

1. This action shall be subject to a formal amendment to the Sundance Development Agreement in a form acceptable to the Town Attorney and is to be approved by the Town Council.

EXHIBIT C – SUNDANCE COMMUNITY MASTER PLAN LEGAL DESCRIPTION

LEGAL DESCRIPTIONS AS PROVIDED ON HOOK ENGINEERING INC. ALTA/ASCM LAND TITLE SURVEY, JOB NUMBER 4281, SIGNED AND DATED BY C. STEVE DURYEA, JR. ON MAY 22, 2000.

PARCEL NO. 1:

THAT PART OF THE SOUTHEAST ONE-QUARTER AND THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF I-10 HIGHWAY, AS RECORDED IN DOCKET 10596, PAGE 493 AND IN DOCKET 10819, PAGE 789, AND IN DOCKET 10819, PAGE 791, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 33 FEET AND;

EXCEPT THE EAST 33 FEET.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, (MEASURED), (NORTH, RECORD) ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 659.82 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 19 SECONDS EAST, (MEASURED), (NORTH 88 DEGREES 09 MINUTES 37 SECONDS EAST, RECORD) A DISTANCE OF 56.25 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 52 SECONDS WEST, (MEASURED), (SOUTH 00 DEGREES 32 MINUTES 37 SECONDS WEST, RECORD) A DISTANCE OF 659.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3;

THENCE SOUTH 89 DEGREES 18 MINUTES 58 SECONDS WEST, (MEASURED), (SOUTH 87 DEGREES 45 MINUTES 09 SECONDS WEST, RECORD) ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL OIL AND GAS, AS RESERVED IN THE PATENT.

PARCEL NO. 3:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF INTERSTAE 10;

EXCEPT THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND

EXCEPT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; AND

EXCEPT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; AND

EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; AND

EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; AND

EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE EAST 50.00 FEET OF SAID SECTION 9; AND

EXCEPT ALL THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE EAST LINE OF AFORESAID SECTION 9, WHICH POINT BEARS NORTH 02 DEGREES 06 MINUTES 13 SECONDS WEST, (NORTH 01 DEGREES 03 MINUTES 36 SECONDS WEST, RECORD) 835.40 FEET, (MEASURED), (819.56 FEET, RECORD) FROM THE EAST QUARTER CORNER THEREOF;

THENCE SOUTH 68 DEGREES 56 MINUTES 26 MINUTES WEST, (MEASURED), (SOUTH 68 DEGREES 54 MINUTES 53 SECONDS WEST, RECORD) 2846.36 FEET, (MEASURED), (2810.01 FEET, RECORD MORE OR LESS) TO A POINT ON THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 9, AND THE END OF THE LINE DESCRIBED HEREIN; AND

EXCEPT ALL OIL AND GAS, AS RESERVED IN THE PATENT.

PARCEL NO. 4:

THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10, AS DESCRIBED IN DEEDS RECORDED IN DOCKET 11258, PAGE 905 AND DOCKET 12174, PAGE 558;

EXCEPT THE EAST 50 FEET OF THE NORTH 544.35 FEET OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 9; AND

EXCEPT THE EAST 50 FEET OF THE SOUTH 1655.65 FEET OF SAID NORTHEAST QUARTER OF SECTION 9; AND

EXCEPT THE SOUTH 33 FEET THEREOF; AND

EXCEPT ALL OIL AND GAS, AS RESERVED IN THE PATENT.

PARCEL NO. 5:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10, AS DESCRIBED IN DEED RECORDED IN DOCKET 10599, PAGE 165.

PARCEL NO. 6:

EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;

EXCEPT THE SOUTH 33 FEET THEREOF.

PARCEL NO. 7:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH AND EAST OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10, AS SET FORTH IN DEED RECORDED IN DOCKET 12220, PAGE 356;

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT.

PARCEL NO. 8:

SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT.

PARCEL NO. 9:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10, AS SET FORTH IN DEED RECORDED IN DOCKET 10630, PAGE 1169.

PARCEL NO. 10:

SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 50 FEET OF THE NORTH 544.35 FEET OF THE NORTHWEST QUARTER OF THE SAID SOUTHWEST QUARTER.

PARCEL NO. 11:

SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 12:

WEST HALF OF THE NORTHWEST QUARTER;

NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL AND GAS RESERVED IN PATENT.

PARCEL NO. 13:

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 14:

WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 15:

SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 17:

NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 18:

EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 19:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 20: DELETED INTENTIONALLY

PARCEL NO. 21: DELETED INTENTIONALLY

PARCEL NO. 22:

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 23:

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 24:

WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 25:

WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 26:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION CANAL.

PARCEL NO. 27:

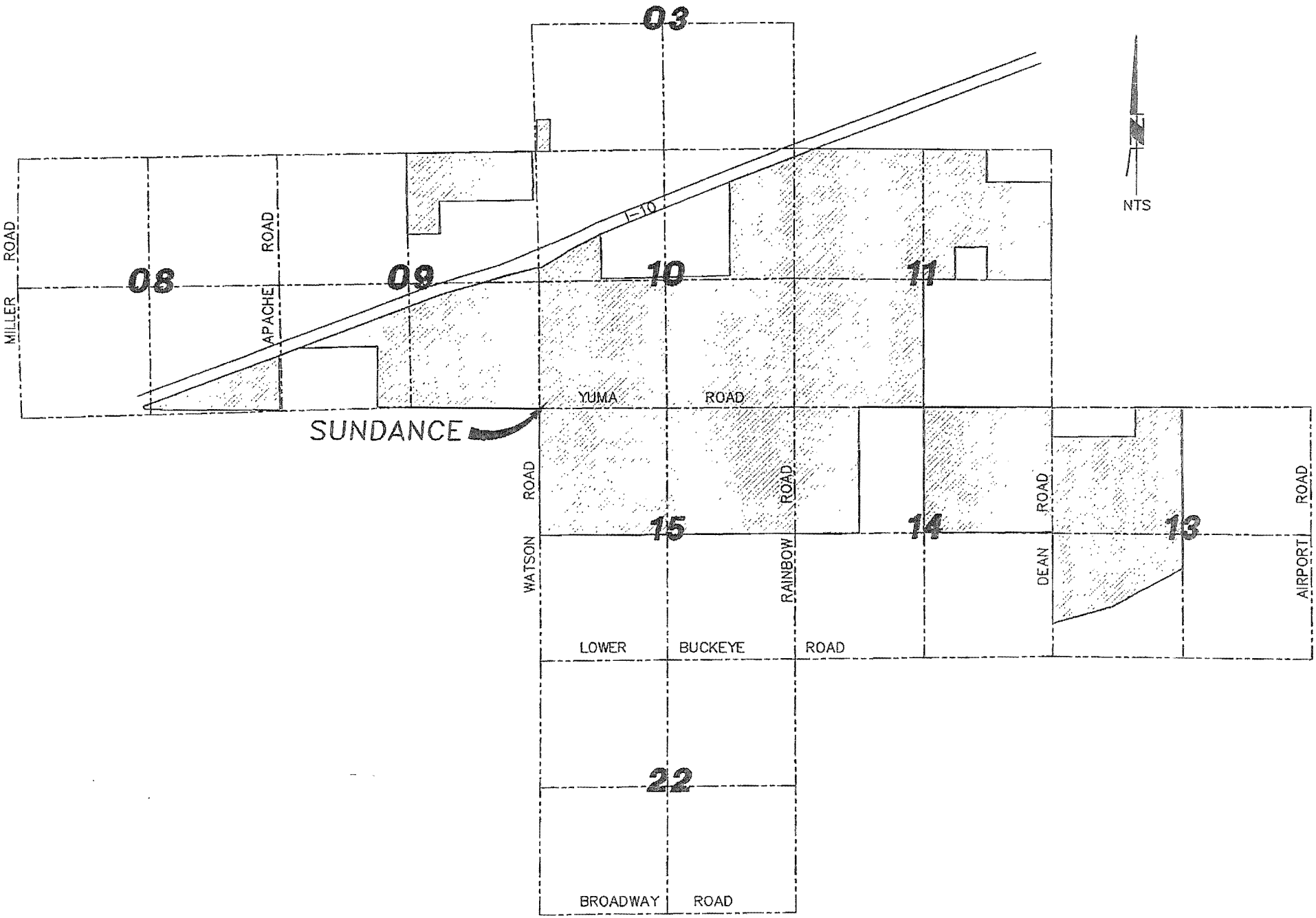
NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTHERLY 630 FEET OF THE WESTERLY 1700 FEET; AND

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN SECTION 37-231, ARIZONA REVISED STATUTES.

PARCEL NO. 28:

THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SUNDANCE COMMUNITY MASTER PLAN VICINITY MAP

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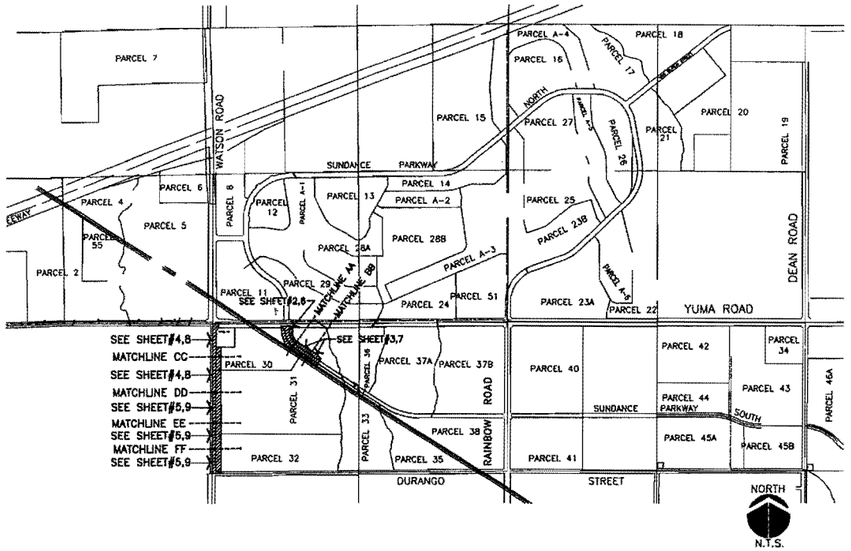

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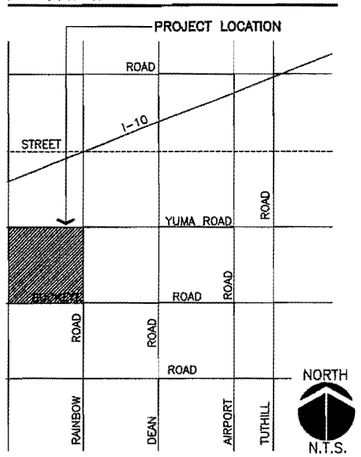

LANDSCAPE ARCHITECT:
DESIGN PLUS WEST
CONTACT: JOE ROMANO
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
PHONE (480) 921-2425
FAX (480) 921-2767

DEVELOPER:
HANCOCK COMMUNITIES
CONTACT: BOBBIE JOHNSON
8501 E. PRINCESS DRIVE, STE 200
SCOTTSDALE, AZ 85255
PHONE (480) 303-6700
FAX (480) 927-3043

ENGINEERING REFERENCE AND PLANS:
RBF CONSULTING
CONTACT: MAURICIO IACUELLI
16605 N. 28TH AVENUE, STE 100
PHOENIX, AZ 85053
PH. (602) 467-2200
FAX (602) 467-2201

NOTE: LANDSCAPE CONTRACTOR TO PROVIDE 1/4" MINUS- 'SADDLEBACK BROWN' COLOR 2" DEPTH DECOMPOSED GRANITE TRAIL WITH 95% COMPACTION AND STEEL HEADER ON BOTH SIDES OF TRAIL.

NDEX

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TAILS

NOTE:
THIS PLAN DELINEATES THAT NO TREES ARE PLACED IN THE PUBLIC UTILITY EASEMENT UNDER ANY CIRCUMSTANCES

ALL PLANT MATERIAL/TREES IN THESE PLANS TO COMPLY WITH AND MEET THE ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.

NOTE: ALL WALLS, ENTRY MONUMENT SIGNAGE REQUIRES A SEPARATE APPROVAL AND PERMIT FROM TOWN OF BUCKEYE.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT AND MATERIAL QUANTITIES.

PLANT LEGEND

NOTE: ALL QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	TREES				
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.	19	SELECT FOR UNIFORMITY/SINGLE/MULTI-TRUNK
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	15 GAL.	20	SELECT FOR UNIFORMITY/SINGLE/MULTI-TRUNK
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.	37	SELECT FOR UNIFORMITY/SINGLE-TRUNK
	SHRUBS AND GROUNDCOVERS				
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	6	
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	201	AS SHOWN
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' TEXAS SAGE	5 GAL.	182	SELECT FOR UNIFORMITY
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.	56	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	60	AS SHOWN
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	7	OR BARE-ROOT EQUAL
	LANTANA CAMARA	TRAILING YELLOW LANTANA	1 GAL.	329	
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	582	
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	71	SELECT FOR UNIFORMITY
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.	91	
	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.	243	
	FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.	9	OR BARE-ROOT EQUAL

2" DEPTH DECOMPOSED GRANITE-1/2" SIZED-'SUNDANCE BLEND'-± 86,160 SQ. FT.(PLANTING AREAS)
2" DEPTH DECOMPOSED GRANITE (8' WIDE D.G. TRAIL) -1/4" MINUS-'SADDLEBACK BROWN'- ± 11,020 SQ. FT. (D.G. TRAIL)
STEEL HEADER- ±620 LIN. FT.-(D.G. TRAIL- BOTH SIDES) :**WITH THE EXCEPTION OF THE TRAIL @ W.A.P.A. EASEMENT THAT MUST BE VINYL HEADER.**
VINYL HEADER- ±2,100 LIN. FT. (IN W.A.P.A. EASEMENT ONLY)

LANDSCAPE NOTES:

1. Before work begins on the project, the Landscape Contractor shall review the project with the Landscape Architect.
2. For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
3. Plants are to be located away from obstructions, such as sprinkler heads, and light fixtures.
4. At no time will substitutions or deviations in size or quantity from the approved landscape or irrigation plans be allowed without prior written approval from the Landscape Architect and Town of Buckeye. approval. Reference Town of Buckeye Public Works Dept. (623)386-2487
5. Landscape Contractor to provide agronomy testing for the site and comply with testing labs recommendations for backfill mix. Submit report to the Landscape Architect.
6. Prior to digging, all underground utilities are to be located and protected.
7. See the engineering drawings for drainage flows. The Landscape Contractor shall be responsible that these are provided and not impaired with obstructions.
8. Plant list provided for Contractor's convenience only. Plans take precedence.
9. Stake all trees outside rootball.
10. Plant shrubs 2' (or more) away from all headers, sidewalks, or curbs in large landscape areas.
11. Refer to sheet #12, Specifications, Sec. 2, 9(A.) for post-construction plant establishment period.

NOTE:NO TREES UNDER ANY CIRCUMSTANCES ARE ALLOWED IN THE W.A.P.A. RIGHT OF WAY

33'x33' SIGHT VISIBILITY TRIANGLE NOTE:
NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE SHALL BE PLACED WITHIN THE REQUIRED 33 FOOT SIGHT VISIBILITY TRIANGLES.

SIGHTLINE NOTE:
ALL TREES WITHIN THE SIGHT VISIBILITY LINES & TRIANGLES TO BE TRIMMED UP AND MAINTAINED AT A 7' MIN. CANOPY HEIGHT, AND ALL GROUND COVER TO BE MAINTAINED AT A MAX. HEIGHT OF 24". NO SHRUBS ARE ALLOWED IN THE SIGHT VISIBILITY LINE & TRIANGLE AREAS.

ALL LANDSCAPING AND IRRIGATION ON THIS PROJECT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING ALL R.O.W.' AREAS.

NOTE:
THERE IS NO STEEL HEADER ALLOWED IN THE W.A.P.A. EASEMENT, MUST USE VINYL HEADER IN W.A.P.A. EASEMENT

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	FEBCO BALL VALVE (SIZE AS INDICATED)
	PVC PIPE WITH BOWSMITH 'SB' SERIES EMITTERS AS PER SCHEDULE (DETAIL SHEET)
	FLUSH CAP- SEE DETAIL SHEET
	RAINBIRD PSI-M30X PRESSURE REGULATOR-AG PRODUCTS Y-STRAINER (200 MESH)
	RAINBIRD PES SERIES ELECTRIC REMOTE CONTROL VALVE (SIZE AS INDICATED)
	LATERAL LINE PVC SCHEDULE 40 AS PER SCHEDULE (DETAIL SHEET)
	MAINLINE PVC PIPE SCHEDULE 40 MIN. (SIZE AS INDICATED)
A-1	CONTROLLER AND STATION
1"	VALVE SIZE
M	WATER METER-BY OTHERS (1" METER: 1 TOTAL)
	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER (SIZE AS INDICATED)
	PVC SLEEVES (SCH. 40)-SIZE AS INDICATED ON PLANS
	RAINBIRD ESP-MC SERIES CONTROLLER, PEDESTAL-MOUNTED
	CONTROLLER 'A': RAINBIRD ESP-12MC, 12 STATION CONTROLLER, PEDESTAL-MOUNTED

NOTE: ALL ELECTRIC VALVES TO HAVE ONE ISOLATION VALVE AS PER DETAIL, SEE SHEET #11
LANDSCAPE CONTRACTOR TO VERIFY, PREVIOUS TO INSTALLATION, WATER PRESSURE AT SOURCE TO BE 60 P.S.I. OR BETTER

NOTES:

1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.
2) IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER. PROVIDE AND SIZE AS REQUIRED.
3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.
4) IRRIGATION SYSTEM SUPPLY FOR THIS PROJECT IS POTABLE WATER.

A TOWN OF BUCKEYE PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPING OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. 4 mil PHOTO-MYLAR AS-BUILTS ARE ALSO REQUIRED.
"BEFORE THE TOWN OF BUCKEYE WILL APPROVE AN INSTALLED BACKFLOW DEVICE THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE

APPROVED
OCT 8 2003
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT
10-9-03

BEFORE ANY DIGGING, CALL 'BLUE-STAKE'
TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES
263-1100
BLUE STAKE CENTER CALL COLLECT

NOTE:
MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY LANDSCAPING

COVER SHEET

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF COURSE ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ. 85282
(480) 921-2425 FAX (480) 921-2767
e-mail: designpluswest@qwest.net

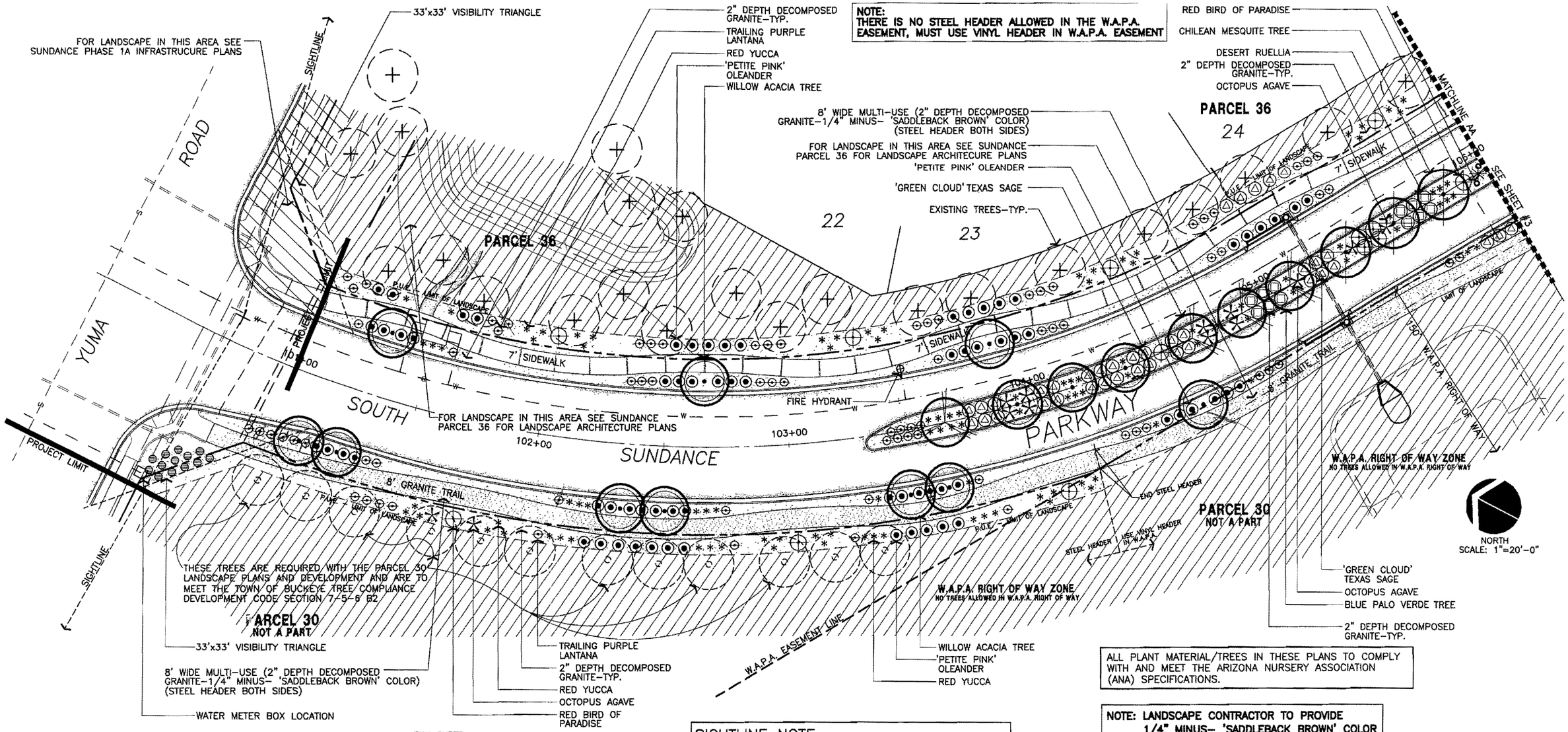
DRAWN JR
CHECKED DM
JOB NO. 020829
SCALE
DATE JULY 17,2003
REVISION AUG.18,2003
SEPT.22,2003

SUNDANCE INFRASTRUCTURE PHASE 2A

LOCATED ALONG SOUTH SUNDANCE PARKWAY AND WATSON ROAD
PREPARED FOR: HANCOCK/MERITAGE CORP.
LOCATED IN: BUCKEYE, ARIZONA

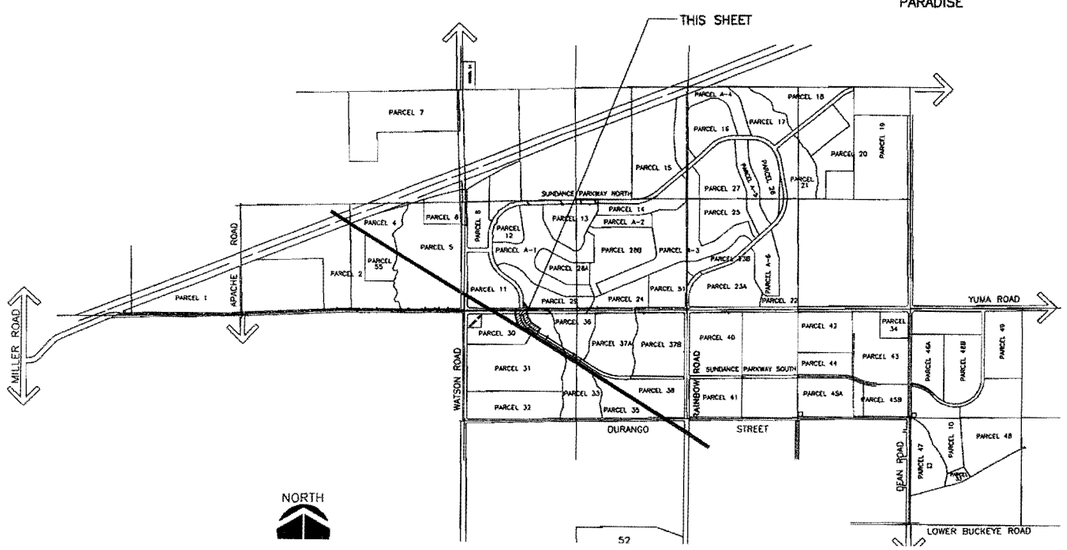
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 24743
JOSEPH FOTI ROMANO
ARIZONA U.S.A.

SHEET#
1



ALL PLANT MATERIAL/TREES IN THESE PLANS TO COMPLY WITH AND MEET THE ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.

NOTE: LANDSCAPE CONTRACTOR TO PROVIDE 1/4" MINUS- 'SADDLEBACK BROWN' COLOR 2" DEPTH DECOMPOSED GRANITE TRAIL WITH 95% COMPACTION AND STEEL HEADER ON BOTH SIDES OF TRAIL.



SIGHTLINE NOTE:
ALL TREES WITHIN THE SIGHT VISIBILITY TRIANGLES TO BE TRIMMED UP AND MAINTAINED AT A 7' MIN. CANOPY HEIGHT, AND ALL GROUND COVER TO BE MAINTAINED AT A MAX. HEIGHT OF 24". NO SHRUBS ARE ALLOWED IN THE SIGHT VISIBILITY TRIANGLE AREAS.

33'x33' SIGHT VISIBILITY TRIANGLE NOTE:
NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE SHALL BE PLACED WITHIN THE REQUIRED 33 FOOT SIGHT VISIBILITY TRIANGLES.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

NOTE:
MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY LANDSCAPING

NOTE:
THIS PLAN DELINEATES THAT NO TREES

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	15 GAL.
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.
	SHRUBS AND GROUNDCOVERS		
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' TEXAS SAGE	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
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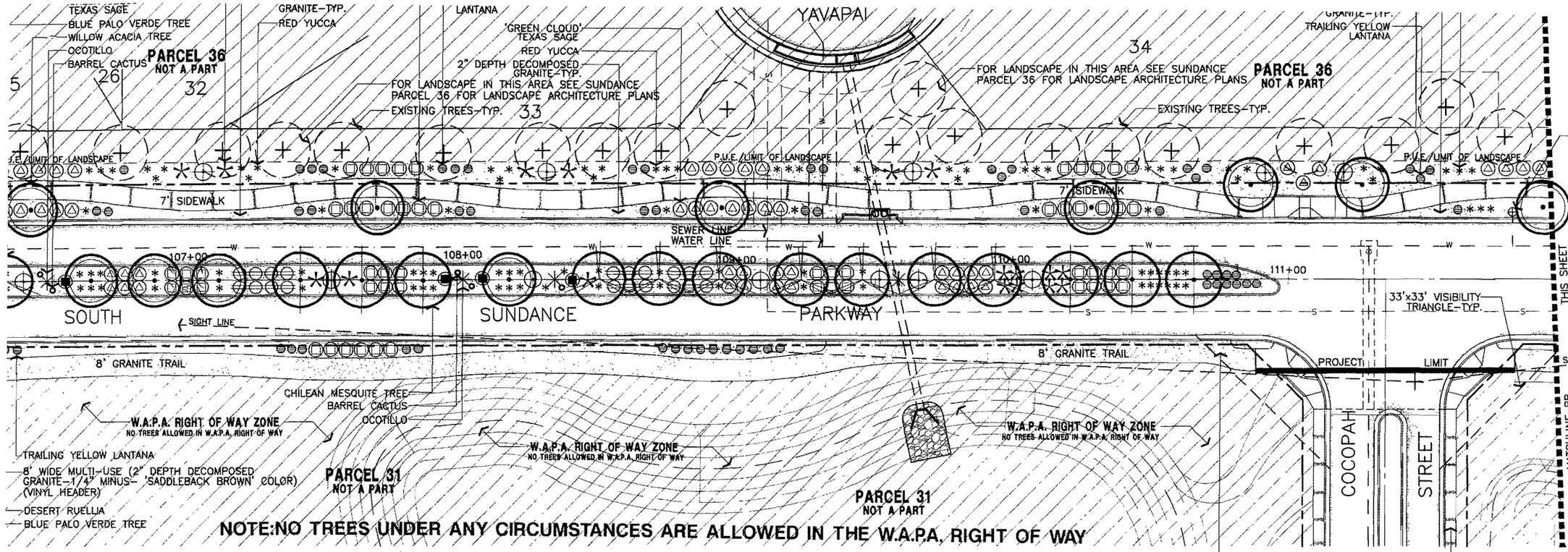
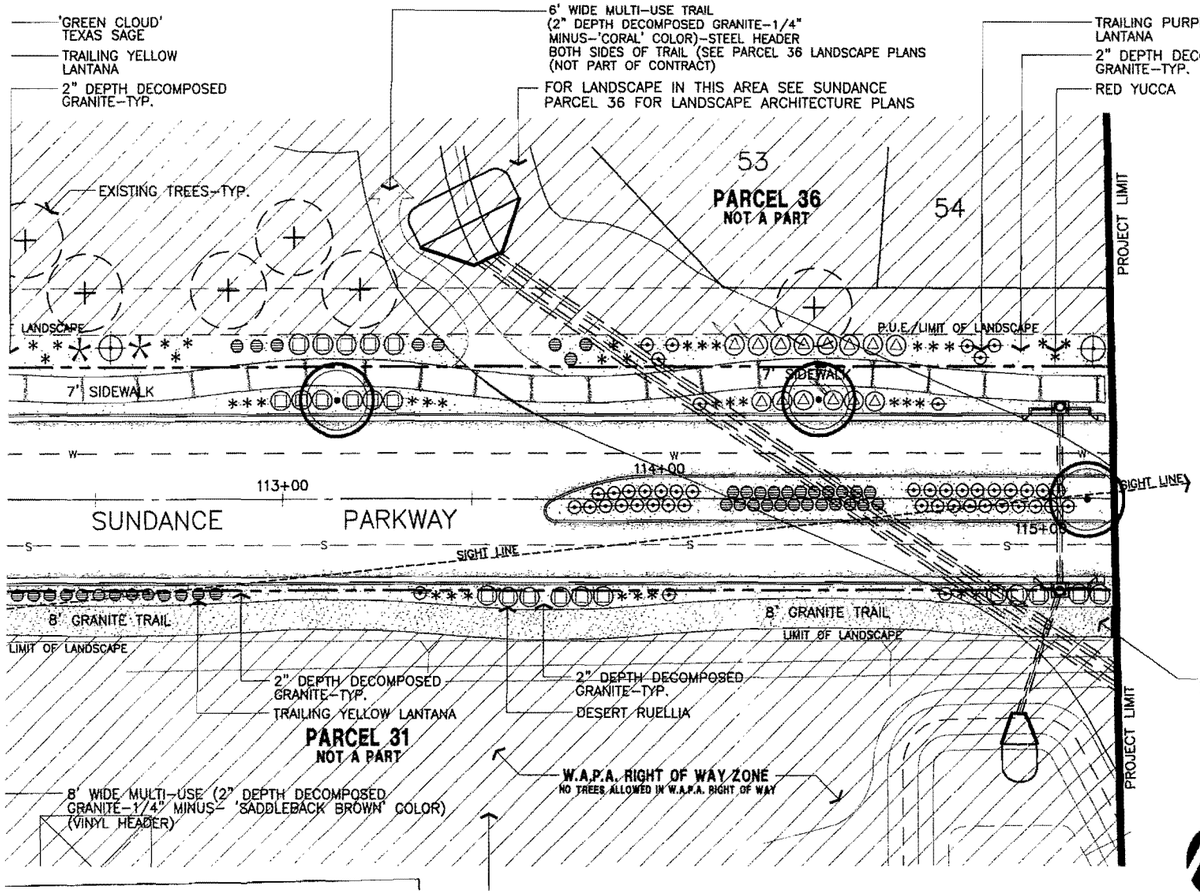
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.
	FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.





NOTE:
THERE IS NO STEEL HEADER ALLOWED IN THE W.A.P.A. EASEMENT, MUST USE VINYL HEADER IN W.A.P.A. EASEMENT

NOTE: LANDSCAPE CONTRACTOR TO PROVIDE 1/4" MINUS- 'SADDLEBACK BROWN' COLOR 2" DEPTH DECOMPOSED GRANITE TRAIL WITH 95% COMPACTION AND STEEL HEADER ON BOTH SIDES OF TRAIL.

SIGHTLINE NOTE:
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NOTE:
MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY LANDSCAPING

NOTE:
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PLANT LEGEND

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	TREES		
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	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.
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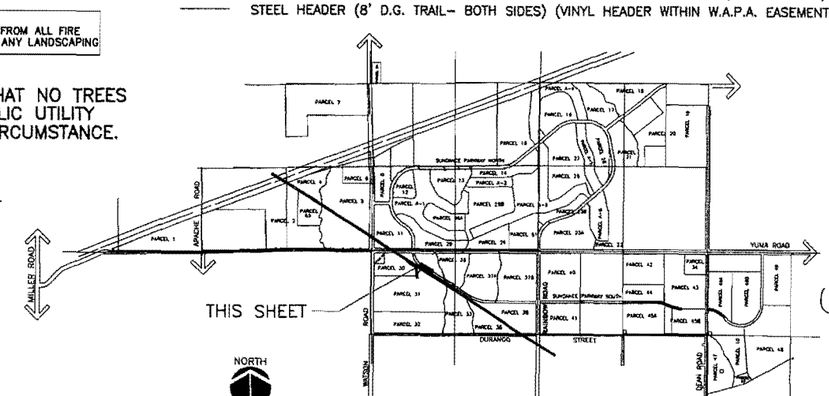
2" DEPTH DECOMPOSED GRANITE-1/2" -'SUNDANCE BLEND' (PLANTING AREAS)
2" DEPTH DECOMPOSED GRANITE-1/4" MINUS-'SADDLEBACK BROWN' (8' D.G. TRAIL)
STEEL HEADER (8' D.G. TRAIL- BOTH SIDES) (VINYL HEADER WITHIN W.A.P.A. EASEMENT)



PLANTING PLAN

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
(480) 921-3425 FAX 921-2767
e-mail: designpluswest@qwest.net

DRAWN JT
CHECKED DM
JOB NO. 020829
SCALE 1"=20'-0"
DATE JULY 17,2003
REVISION AUG.18,2003
SEPT.22,2003

SUNDANCE INFRASTRUCTURE PHASE 2A

LOCATED ALONG SOUTH SUNDANCE PARKWAY AND WATSON ROAD
PREPARED FOR: HANCOCK/MERITAGE CORP.
LOCATED IN: BUCKEYE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 24743
JOSEPH R. ROMANOV
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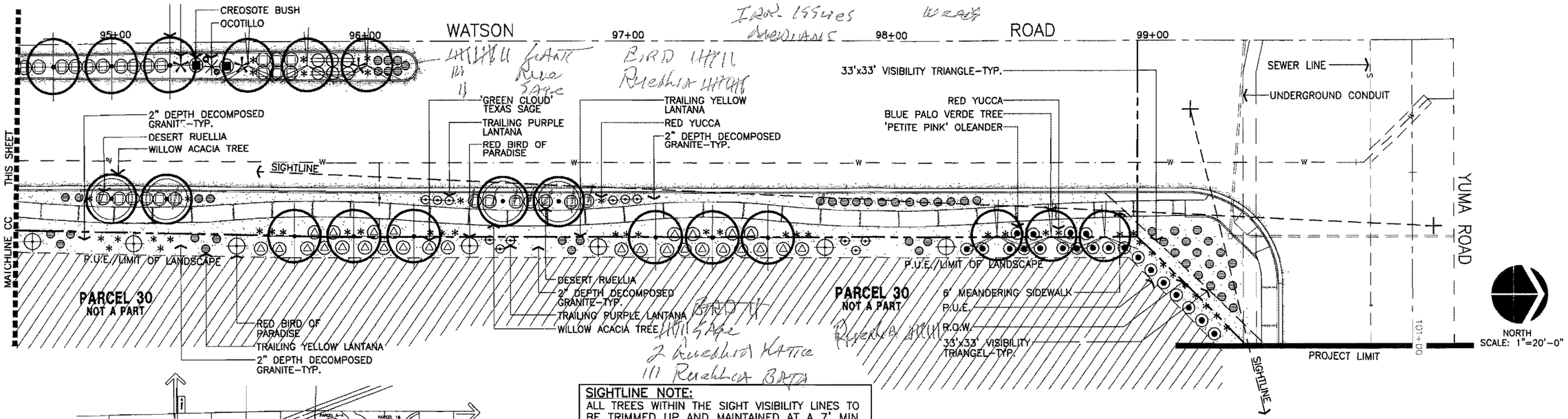
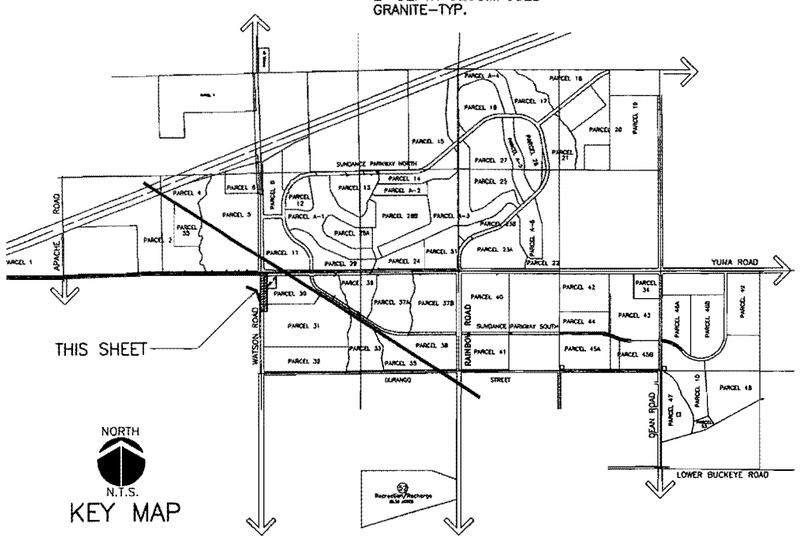
SHEET#





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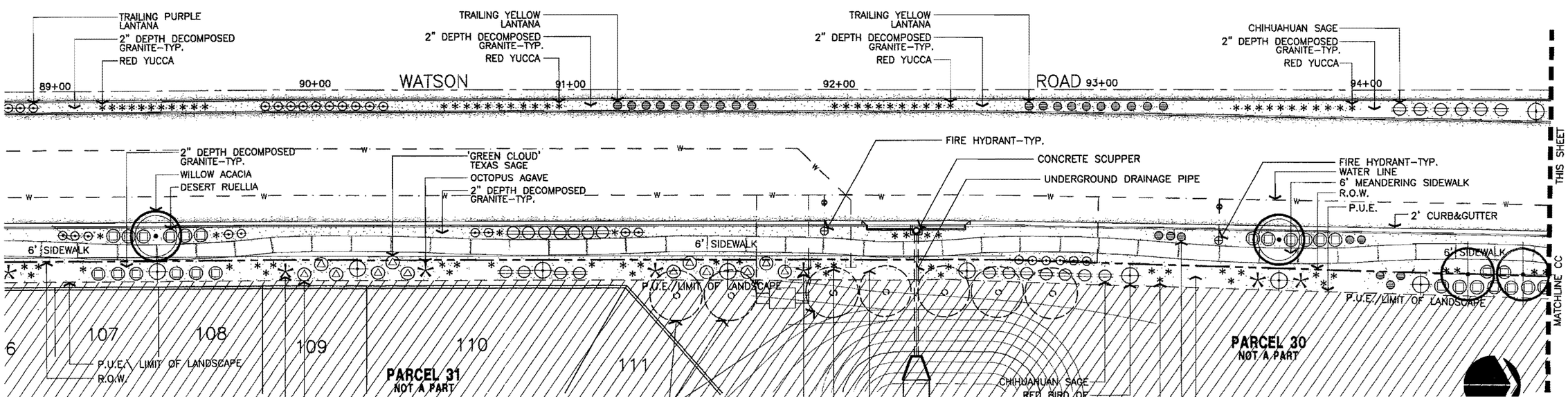
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	15 GAL.
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.
	SHRUBS AND GROUNDCOVERS		
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' TEXAS SAGE	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.
	LANTANA CAMARA	TRAILING YELLOW LANTANA	1 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.
	FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.

2" DEPTH DECOMPOSED GRANITE-1/2" -'SUNDANCE BLEND' (PLANTING AREAS)
2" DEPTH DECOMPOSED GRANITE-1/4" MINUS-'SADDLEBACK BROWN' (8' D.G. TRAIL)
STEEL HEADER (8' D.G. TRAIL- BOTH SIDES)



PLANTING PLAN

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
(480) 921-2525 FAX 921-2787
e-mail: designpluswest@qwest.net

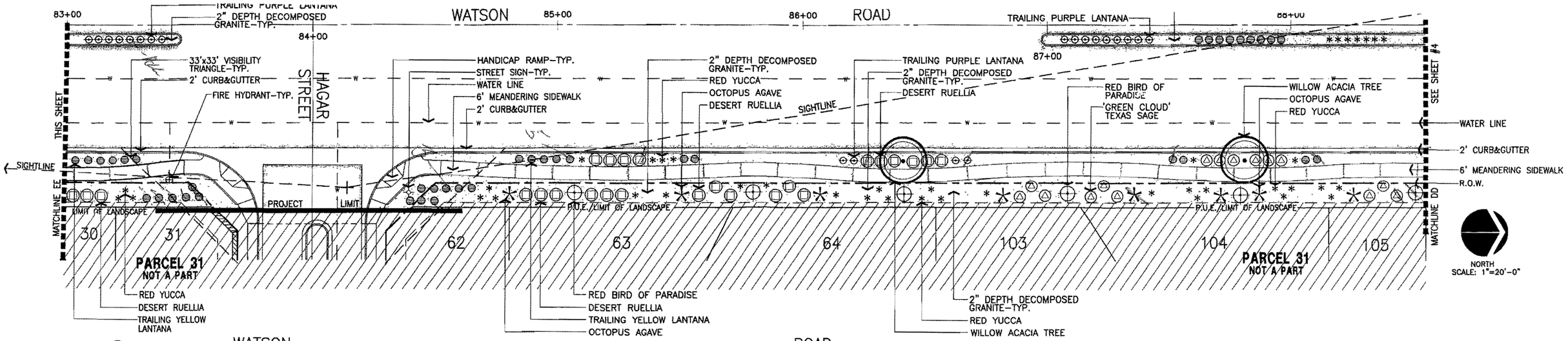
DRAWN JT
CHECKED DM
JOB NO. 020829
SCALE 1"=20'-0"
DATE JULY 17,2003
REVISION AUG.18,2003
SEPT.22,2003

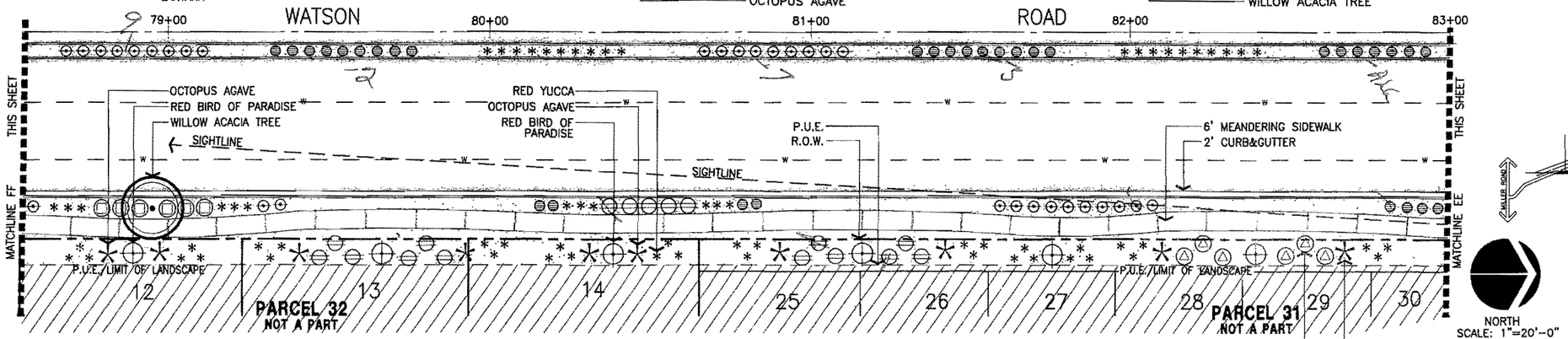
SUNDANCE INFRASTRUCTURE PHASE 2A

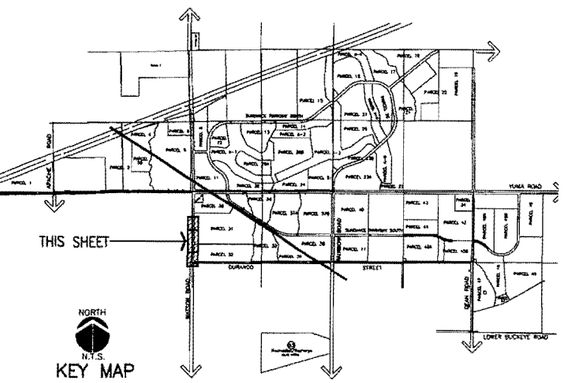
LOCATED ALONG SOUTH SUNDANCE PARKWAY AND WATSON ROAD
PREPARED FOR: HANCOCK/MERITAGE CORP.
LOCATED IN: BUCKEYE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 24743
JOSEPH C. ROMANO
ARIZONA U.S.A.

SHEET#



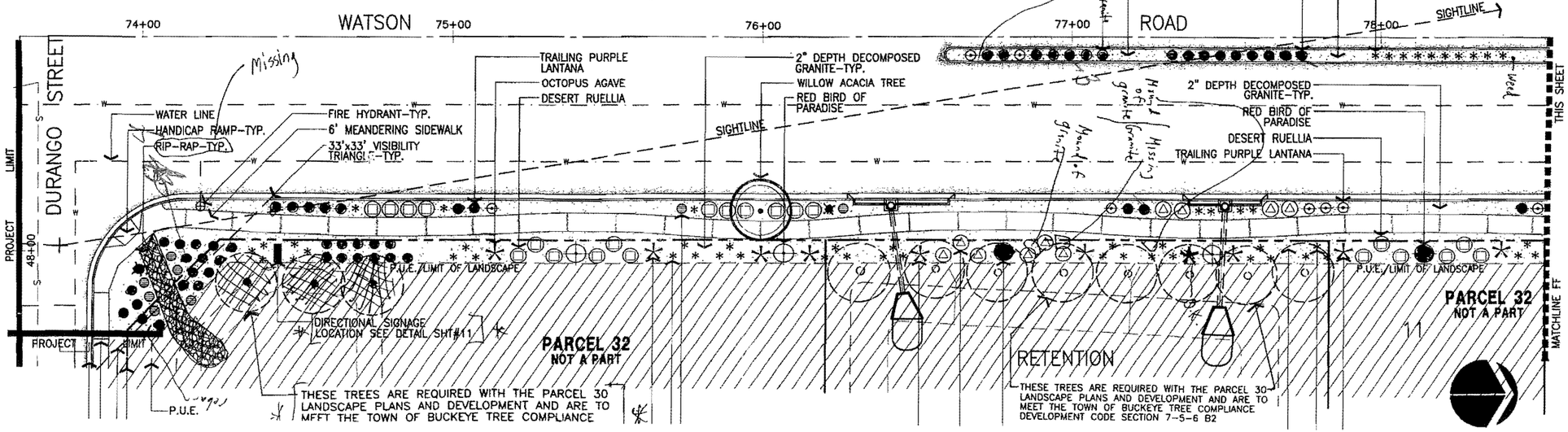




33'x33' SIGHT VISIBILITY TRIANGLE NOTE:
NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 33 FOOT SIGHT VISIBILITY TRIANGLES.

SIGHTLINE NOTE:
ALL TREES WITHIN THE SIGHT VISIBILITY LINES TO BE TRIMMED UP AND MAINTAINED AT A 7' MIN. CANOPY HEIGHT, AND ALL GROUND COVER TO BE MAINTAINED AT A MAX. HEIGHT OF 24". NO SHRUBS ARE ALLOWED IN THE SIGHT VISIBILITY LINES.

NOTE:NO TREES UNDER ANY CIRCUMSTANCES ARE ALLOWED IN THE W.A.P.A. RIGHT OF WAY



ALL PLANT MATERIAL/TREES IN THESE PLANS TO COMPLY WITH AND MEET THE ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	15 GAL.
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.
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2" DEPTH DECOMPOSED GRANITE-1/4" MINUS-'SADDLEBACK BROWN' (8' D.G. TR STEEL HEADER (8' D.G. TRAIL- BOTH SIDES)

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIO OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN T WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTEF DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATI OF UTILITIES IN ADVANCE OF TRENCHING.

NOTE:
MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY LANDSCAPING

ALL PLANT MATERIAL/TREES IN THESE PLANS TO COMPLY

WHEREAS, this action shall be subject to a Development Agreement Amendment between the Town of Buckeye and the Liberty Elementary School District No. 25 requiring Town Council approval; and

WHEREAS, the Town is authorized by A.R.S. § 9-500.05 to enter into this Development Agreement.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Town Council of the Town of Buckeye, Arizona, that:

1. The attached stipulations in Exhibit A are hereby approved, adopted and made a part hereof as if fully set out in this Ordinance.

2. The Mayor is authorized and directed to execute and deliver the Development Agreement.

3. All present and future owners of the property shall develop the property in accordance with the requirements of the Planned Community (PC) Zoning District and the Sundance Community Master Plan.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, this 15th day of December, 2009.

_____
Jackie A. Meck, Mayor

ATTEST:

_____
Lucinda J. Aja, Town Clerk

APPROVED AS TO FORM:

_____
Scott W. Ruby, Town Attorney

EXHIBIT A - STIPULATIONS OF TOWN COUNCIL APPROVAL

CMPA(M)09-02 Sundance Community Master Plan Amendment (Major) No. 16 – Wireless Communication Facilities

1. This action shall be subject to a formal amendment to the Sundance Development Agreement in a form acceptable to the Town Attorney and is to be approved by the Town Council.

2. The site plan for the cellular tower at Freedom Elementary School, and all future cellular towers in Sundance, shall be bound by all standards contained in this amendment to the Community Master Plan.

3. The Liberty Elementary School District shall execute a waiver of any claim of diminution of value under Proposition 207 in a form approved by the Town Attorney.

EXHIBIT B - Pages II-10A, II-10B, V-25A, V-25B, V-25C, and V-26 to the Sundance Community Master Plan.

See attached pages.

The public facilities for the Sundance community also include a domestic water tank site and a wastewater treatment plant, shown *Exhibit 6* on parcels 53 and 54 respectively. These facilities will provide the water and waste water treatment for the project area. These sites have been located to optimize their service capacity for the community. Landscaping design treatments and setbacks will be utilized to conceal these uses from the surrounding development. The wastewater treatment plant is buffered by retention area open space and on the south by the Roosevelt Canal. (See *Exhibit 7: Conceptual Open Space and Trails)*

a.) Public Facility and School Land Uses – Permitted Uses

1. **Wireless Communication Facilities***

   ***Note: For additional information, refer to Part V Section 3a *Setback and Height Exceptions* (Page V-9) and Part V Section 3p *Wireless Communication Facilities* (Page V-25A).**

5. *Open Space*

Open space areas will be provided throughout the Sundance community serving to link the entire development and act as an identifying feature for the neighborhoods. Besides the trails and pathways that will connect the entire community, three types of open space will be provided: 1) a public use golf course is planned in excess of 150 acres, 2) a minimum 25 acre retention area with the remainder as open space is planned on parcel 52 south of the development and west of Rainbow Road, and 3) a system of smaller park and retention areas is planned for recreation on many residential parcels. Additional open space will be present on the non-residential sites as part of their drainage and retention requirements per the Master Drainage Plan, Section III.F. The Conceptual Open Space and Trails plan is shown in *Exhibit 7: Conceptual Open Space and Trails* in Section III.A.

An 18-hole, public golf course is proposed for the central area of the community. Not only is this additional active recreation for the community, the golf course will benefit the Town of Buckeye through the generation of sales tax. The conceptual layout and location of the golf course is shown on *Exhibit 7: Conceptual Open Space and Trails.* As with the parks and schools, the golf course will take advantage of the natural drainageways and natural amenities of the site.

Open space is proposed on parcel 52 on the remainder of the acreage not used for retention. Final configuration and size of the retention and open space will be done upon final completion of the final drainage and development needs for the water retention.

The smaller park and retention areas will be located throughout the Sundance community. These areas are conceptually located adjacent to schools where possible to provide for easy access and to further emphasize the schools as a focus for neighborhood activity. The park facilities will provide recreational opportunities. Final land area for each of these sites will be determined as part of the Final Drainage Study and final plat maps as development is approved on each parcel.

Paths and trails are planned along natural wash corridors and drainageways and power-line easements. Additional path and trail access is being provided to connect these natural systems together. These pathways and trails will interconnect the residential areas with the parks, schools, commercial and employment uses (See Open Space and Trails, Section IV.A.).

The majority of the open space land uses are represented on the maps conceptually. As the delineation of the numerous drainageways is established through consultation with the Army Corp of Engineers, the locations of the various open space uses can be finalized. The process of establishing the location of the

5) 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.

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

7) Fire Hydrants.

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

b) 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 attached residential, commercial/mixed use, and resort land uses. In any case, fire hydrant spacing shall meet uniform fire code. If automatic fire sprinklers 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.

8) Lighting Requirements. All lighting for streets, sidewalks and other common areas or facilities in all public right-of-ways shall be specified at the project design phase.

9) Non-Vehicular Circulation. Non-vehicular circulation improvements shall be consistent with the provisions in this CMP.

p. Wireless Communication Facilities. The following regulations shall apply to Wireless Communication Facilities (i.e. Cell Towers):

1) First consideration shall be given to locating wireless antennae within existing public facility structures (i.e. stealth antennae in ornamental towers, etc.) If unavailable, co-location shall be considered (i.e. on sports field lighting). If both options are unavailable, the applicant shall provide written justification to the Community Development Director. If a new freestanding site is deemed necessary, the applicant shall follow the procedures established by the Town of Buckeye for Site Plan Review.

2) All freestanding poles within the boundaries of this CMP shall be monopalms.

3) If the wireless communication facility is abutting a residential area, it must be setback at least 80' from the property line abutting the residential area.

4) The height of the structure shall not exceed 75' high from grade in accordance with CMP Part V Section 3A *Setback and Height Exceptions* (Page V-9).

5) Ground equipment must be appropriately screened from public view.

6) Any exterior cables shall be painted to match the pole or be enclosed with a shroud that is painted to match the pole.

7) In the event the Town establishes a Town-wide ordinance regulating Wireless Communication Facilities and a conflict with the above regulations exist, the more restrictive standard shall apply.

8) In the event a wireless communication facility becomes functionally obsolete and/or decommissioned, the owner shall be responsible to remove the facility and related ground equipment within 90 days of its outage.

4. *Development and Building Design Guidelines*

The goal of the Sundance 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 in the Sunora, Westgate Commerce, and White Tanks Districts. The following design guidelines shall be followed to establish the development character desired for the Sundance Community.

- Roof material for residential development, excluding flat roofs, shall be tile (e.g. barrel tile or flat concrete tile). 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 be harmonious with surrounding environment and the master community.
- Home builders shall upgrade 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 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.

(Approved by Town Council on January 20, 2004:)

- Air conditioning units / mechanical equipment shall be ground-mounted and contained within the walled, non-access side yard of lots that have a five (5) foot side yard on both sides. On lots that do not have walled side yards, the AC units / mechanical equipment must be screened from public view to a height that exceeds the top of the mechanical equipment by four (4) inches with a screen wall and / or dense landscaping. Within the lots of side yards with setbacks of five (5) feet and eight (8) feet or greater, all air conditioning units / mechanical equipment shall be ground mounted and shall not be nearer than five (5) feet to the property line within a required side yard setback.

5. *Landscape and Open Space Design Guidelines*

Numerous acres of Sundance 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. Natural wash corridors will be a central theme in Sundance, and low water using plants will be favored in the landscape themes for the residential and commercial areas. Many areas will be re-vegetated and enhanced with natural material from the site.

Official Records of Maricopa County
Recorder Helen Purcell
20100034957,01/15/2010
08:08,01341-3-1-1--,N

When Recorded, Return To:

Lucinda J. Aja, Town Clerk
Town of Buckeye
530 E. Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 32-09

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, APPROVING AN AMENDMENT TO THE SUNDANCE COMMUNITY MASTER PLAN AFFECTING DEVELOPMENT STANDARDS FOR WIRELESS COMMUNICATION FACILITIES TO ALLOW FOR A FUTURE CELLULAR TOWER AT 22150 SUNDANCE PARKWAY.

WHEREAS, this action has been properly noticed for public hearings and the necessary hearings were completed on November 10, 2009 and December 15, 2009; and

WHEREAS, amending the development standards will enhance the health, safety, and welfare of the community, and will not depreciate surrounding property values, and at the same time is in harmony with the purposes and intent of the Buckeye Development Code and the Buckeye General Development Plan; and

WHEREAS, this action shall amend and/or add *Pages II-10A, II-10B, V-25A, V-25B, V-25C, and V-26* to the Sundance Community Master Plan and is attached as Exhibit B;

WHEREAS, this action shall apply to the entire Sundance Community Master Plan area as defined via Legal Description contained within the Sundance Development Agreement dated October 16, 2000, recorded in the Official Records of the Maricopa County Recorder's Office as Document Number 2000-0796613.

WHEREAS, the Buckeye Community Planning and Development Board recommended approval of this amendment at a public meeting held on November 10, 2009; and

WHEREAS, this action shall be subject to a Development Agreement Amendment between the Town of Buckeye and the Liberty Elementary School District No. 25 requiring Town Council approval; and

WHEREAS, the Town is authorized by A.R.S. § 9-500.05 to enter into this Development Agreement.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Town Council of the Town of Buckeye, Arizona, that:

1. The attached stipulations in Exhibit A are hereby approved, adopted and made a part hereof as if fully set out in this Ordinance.

2. The Mayor is authorized and directed to execute and deliver the Development Agreement.

3. All present and future owners of the property shall develop the property in accordance with the requirements of the Planned Community (PC) Zoning District and the Sundance Community Master Plan.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, this 15th day of December, 2009.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, Town Clerk

APPROVED AS TO FORM:

Scott W. Ruby, Town Attorney

EXHIBIT A - STIPULATIONS OF TOWN COUNCIL APPROVAL

CMPA(M)09-02 Sundance Community Master Plan Amendment (Major) No. 16 – Wireless Communication Facilities

1. This action shall be subject to a formal amendment to the Sundance Development Agreement in a form acceptable to the Town Attorney and is to be approved by the Town Council.

2. The site plan for the cellular tower at Freedom Elementary School, and all future cellular towers in Sundance, shall be bound by all standards contained in this amendment to the Community Master Plan.

3. The Liberty Elementary School District shall execute a waiver of any claim of diminution of value under Proposition 207 in a form approved by the Town Attorney.

EXHIBIT B - Pages II-10A, II-10B, V-25A, V-25B, V-25C, and V-26 to the Sundance Community Master Plan.

See attached pages.

Official Records of Maricopa
County Recorder Helen Purcell
20150430754,06/17/2015
08:58,002698-7-1-1--,N

When Recorded Return to:

City of Buckeye
ATTN: City Clerk, Lucinda J. Aja
530 East Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 05-15

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, APPROVING THE 17TH AMENDMENT TO THE SUNDANCE COMMUNITY MASTER PLAN ALLOWING FOR A MAXIMUM BUILDING HEIGHT OF FORTY-TWO (42) FEET IN THE COMMERCIAL LOT 51 AS DEFINED IN THE SUNDANCE COMMUNITY MASTER PLAN (CMP) LAND USE MAP.

WHEREAS, this action has been previously noticed for public hearings and the necessary hearings were held and completed on March 24, 2015, April 21, 2015 and May 19, 2015; and

WHEREAS, changing the height allowance from 36 feet to 42 feet in the Commercial Land Use District for the development of the proposed congregate care campus, specifically on Commercial Lot 51, as legally described in Exhibit C, hereto, and as defined in the Sundance CMP Land Use Map, will enhance the health, safety, and welfare of the community, will not depreciate surrounding property values, and creates diversity of housing types, tenancy options and creates local jobs and shapes growth and land use patterns by providing higher density housing types, employment and promotes infill of vacant land, all which is in harmony with the purposes and intent of the Buckeye Development Code and the Buckeye General Plan; and

WHEREAS, the Buckeye Planning and Zoning Commission recommended approval of this amendment at a public meeting held on March 24, 2015; and

WHEREAS, this action shall be subject to a Development Agreement Amendment between the City of Buckeye and Village Care Partners, LLC, requiring City Council approval; and

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

1. The Sundance Community Master Plan, Table II-4: Non-Residential Development Standards, is hereby amended as reflected in the revised table attached hereto in Exhibit A.

2. The attached stipulations in Exhibit B are hereby approved, adopted and made part hereof as if fully set out in this Ordinance.

3. The Mayor is authorized and directed to execute and deliver the associated Development Agreement Amendment, following City Council approval.

4. All present and future owners of the property shall develop the property in accordance with the requirements of the Planned Community (PC) Zoning Districts and the Sundance Community Master Plan, as amended.

5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 19th day of May, 2015.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

Scott W. Ruby, City Attorney

Attachment: Exhibit A – Amended Table II-4: Non-Residential Development Standards
Exhibit B – Stipulations
Exhibit C – Sundance CMP Commercial Lot 51 Legal Description

District No: 5

SBS:sbs 2348657.4 5/26/2015

EXHIBIT A
TO
ORDINANCE NO. 05-15

(Amended Table II-4: Non-Residential Development Standards)

[The Amended Table II-4: Non-Residential Development Standards, from the Community Land Use Plan adopted 09/15/2000 and amended 05/19/2015 is on file with the City of Buckeye administrative offices, in the custody of the City Clerk, located at 530 East Monroe Avenue, Buckeye, Arizona 85326.]

EXHIBIT B
TO
ORDINANCE NO. 05-15

(Stipulations)

CMPA14-02- Stipulations

a) This action shall require a formal amendment to the Sundance Development Agreement.

b) The Developer is required to conduct a Radio Path Study. The Radio Path Study as required by the Water Resources Department shall be completed prior to issuance of building permits.

c) Development of the property shall be in general conformance to the project narrative entitled "Buckeye Senior Care & Living Campus" consisting of two (2) pages, stamped received December 29, 2014. Within fifteen (15) days of the effective date of this approval, the applicant shall revise the narrative to include an illustration of specific maximum building heights for the site, and development of the property shall be in conformance with the revised narrative.

d) Provisions of the City of Buckeye Development Code, as amended, not covered by the Development Agreement or the Community Master Plan remain applicable to the development of the property.

e) This commercial site is subject immediately to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06, which may levy annual assessments or annual ad valorem taxes to cover the costs of maintaining the landscaping and ornamentation on streets within or serving the property. Specifically, the MID boundaries will include the property boundaries to the curb lines along Yuma and Sundance Parkway and as determined in the MID guidelines.

f) This commercial site is subject immediately to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID boundaries shall include up to the center line of Yuma and Sundance Parkway and as determined in the SLID guidelines.

g) All developers and builders within this Community Master Plan are subject to the architectural standards set forth in Article 5 of the City of Buckeye Development Code, as amended.

h) All previous Sundance CMP stipulations not previously addressed or modified by these stipulations shall remain in full force and effect.

i) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

j) If the Buckeye Senior Care & Living Campus has not been constructed within three (3) years from the effective date of this approval, this Community Master Plan (CMP) Amendment may be scheduled for public hearing by the City Council, after recommendation by the planning and zoning commission, to consider reversion of the maximum building height to 36' for Commercial Lot 51, or extension of this time condition.

EXHIBIT C
TO
ORDINANCE NO. 05-15

(Legal Description)

(See following pages.)

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, MONUMENTED BY A 1/2 INCH REBAR, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10, MONUMENTED BY A 1 INCH IRON PIPE BEARS AS A BASIS OF BEARING SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 2626.67 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 74.24 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF YUMA ROAD AS SHOWN ON SUNDANCE PHASE 1 MAP OF DEDICATION, AS RECORDED IN BOOK 590 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 838.30 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 570.88 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 829.89 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 106.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH SUNDANCE PARKWAY AS SHOWN ON SAID SUNDANCE PHASE 1 MAP OF DEDICATION, THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 67 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 697.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 19 SECONDS, AN ARC DISTANCE OF 267.08 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, CONTINUING ALONG WITH WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.16 FEET;

THENCE SOUTH 44 DEGREES 48 MINUTES 08 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.67 FEET TO THE POINT OF BEGINNING.

Table II – 4: Non-Residential Development Standards

Land Use Designation	Minimum Open Space (%)[1]	Perimeter Setback (Ft.)[2]	Maximum Building Height (Ft.)
Commercial	15	20	36[4, 5]
Resort/Commercial	15	20	36
Employment	15	20[3]	45[3]

[1] Open Space may include setback area.
[2] Perimeter setbacks are applied to lot perimeters adjacent to arterial and collector streets, Interstate 10, residential, and open space land uses. A setback of 0 feet shall apply for when use is adjacent to commercial, resort/commercial, or employment.
[3] Employment perimeter setback will vary with Maximum Height of Building as follows:

Perimeter Setback	Maximum Bldg. Height
20’	30’
24’	35’
28’	45’

[4] 45’ for hotel/motel uses
[5] 42’ for property defined as Commercial Lot 51 (Sundance CMP Land Use Map revised January 15, 2008)

MASTER PERIMETER THEME WALL PLAN

PRELIMINARY PERIMETER THEME WALL PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

MAY 25, 2001
REVISED: MAY 30, 2001
REVISED: JULY 13, 2001

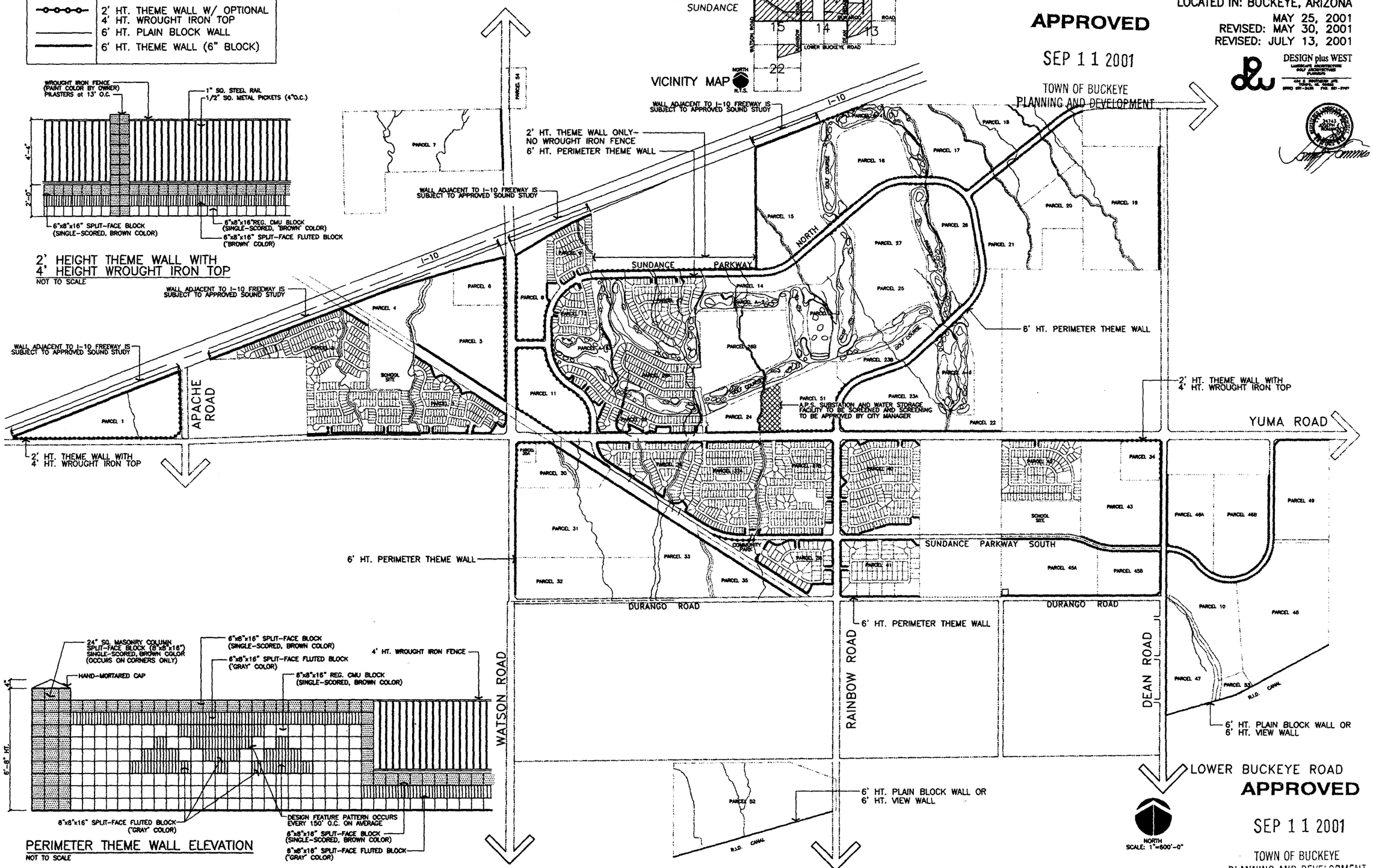
DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. ONYX AVE.
MESA, AZ 85204
(602) 831-2435 FAX 831-8797

APPROVED
SEP 11 2001
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

WALL LEGEND

SYMBOL	DESCRIPTION
-o-o-o-	2' HT. THEME WALL W/ OPTIONAL 4' HT. WROUGHT IRON TOP
———	6' HT. PLAIN BLOCK WALL
═══	6' HT. THEME WALL (6" BLOCK)

2' HEIGHT THEME WALL WITH
4' HEIGHT WROUGHT IRON TOP
NOT TO SCALE



PERIMETER THEME WALL ELEVATION
NOT TO SCALE

APPROVED
SEP 11 2001
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

S/WP-01-42

SHEET 1 OF 5

ENTRY MONUMENT DESIGN PLAN

PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

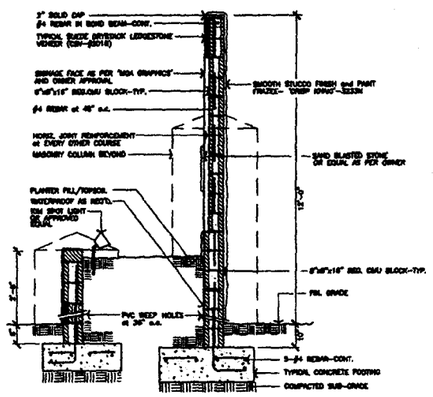
PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
MAY 5, 2001
REVISED JULY 13, 2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
(480) 831-3349 FAX 831-3797

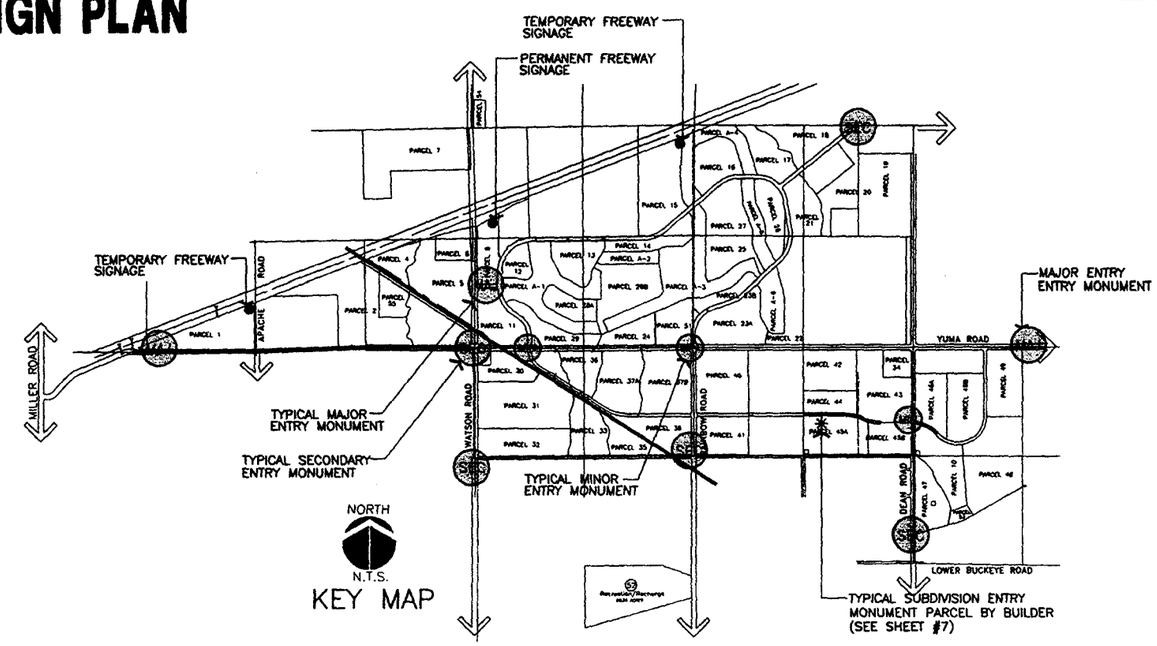
APPROVED

SEP 11 2001

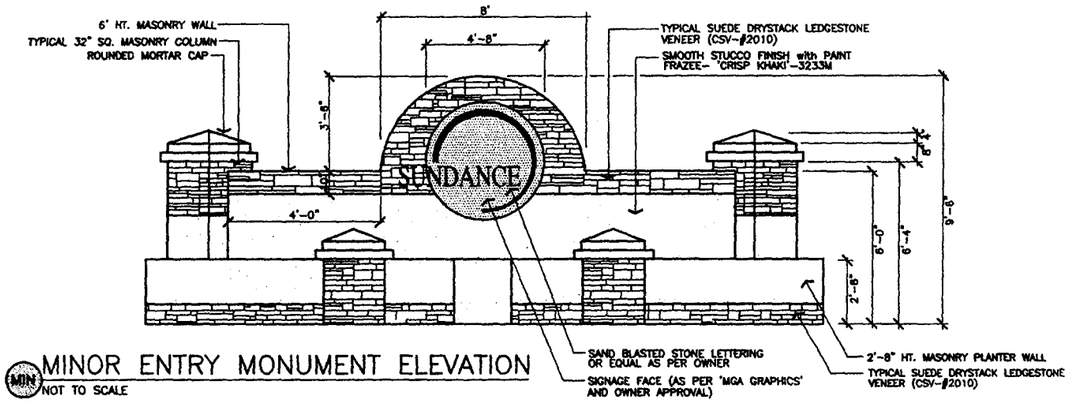
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT



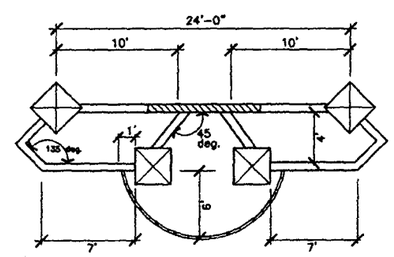
ENTRY MONUMENT CUT SECTION
SCALE: 3/4"=1'-0"



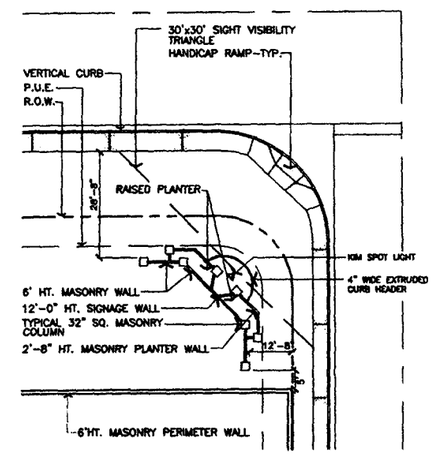
KEY MAP



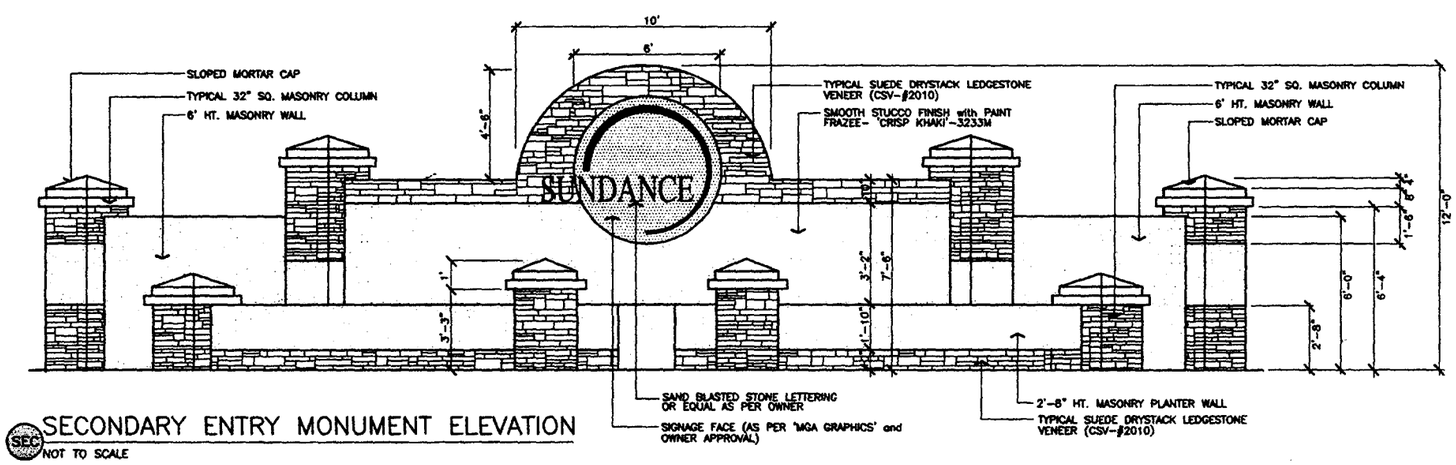
MIN MINOR ENTRY MONUMENT ELEVATION
NOT TO SCALE



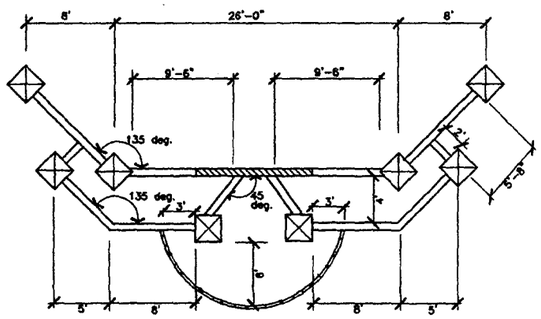
MINOR ENTRY MONUMENT DIMENSION PLAN
NOT TO SCALE



SECONDARY TYPICAL ENTRY MONUMENT SITE LOCATION
SCALE:1/16"=1'-0"



SEC SECONDARY ENTRY MONUMENT ELEVATION
NOT TO SCALE



SECONDARY ENTRY MONUMENT DIMENSION PLAN
SCALE: 3/16"=1'-0"

ENTRY MONUMENT/THEME WALL PLAN

THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

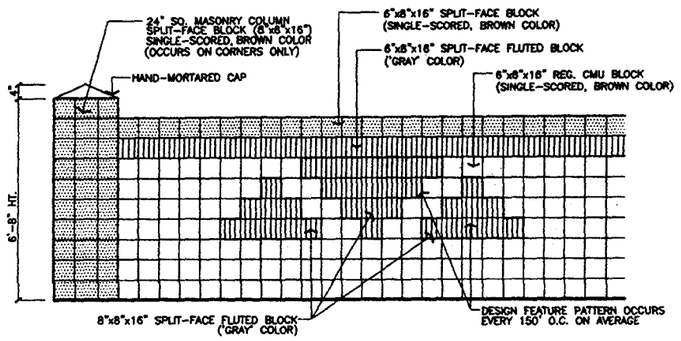
MAY 5, 2001
REVISED: MAY 30, 2001
REVISED: JULY 13, 2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SHUTTER AVE.
TEMPE, AZ. 85281
(602) 921-2449 FAX: 921-2767

APPROVED

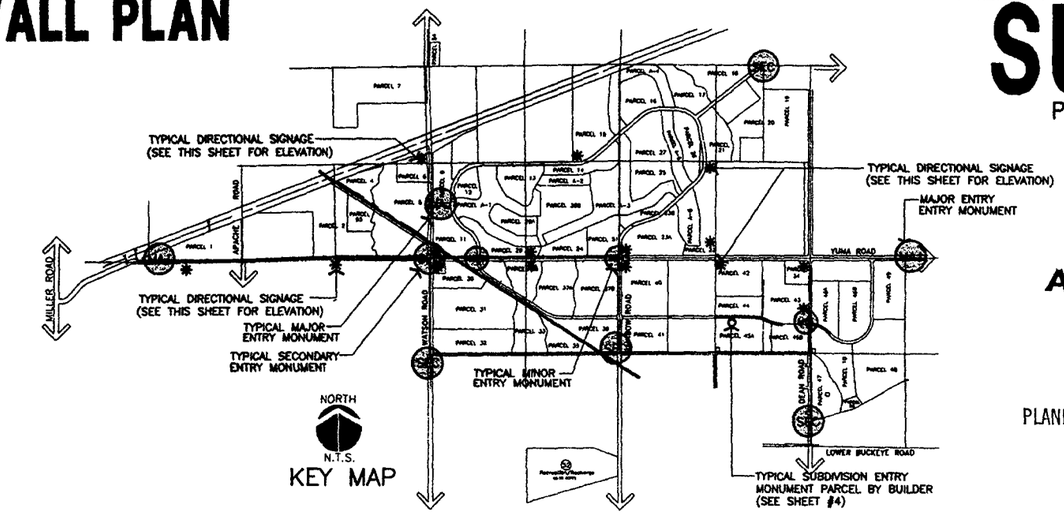
SEP 11 2001

TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

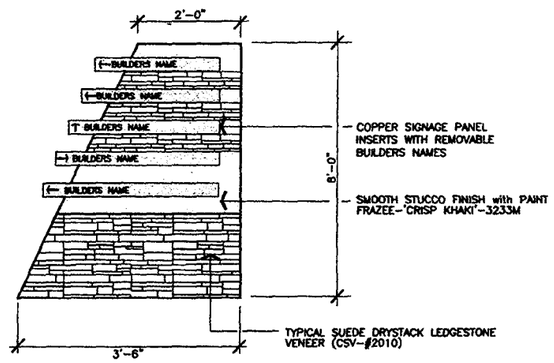


PERIMETER THEME WALL ELEVATION
NOT TO SCALE

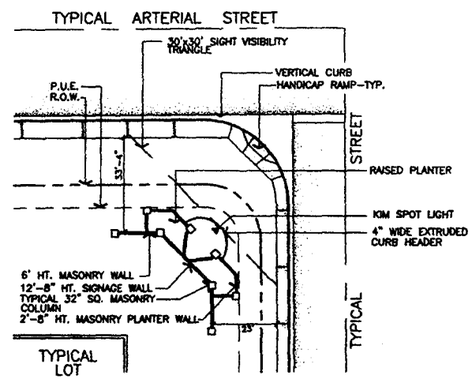
(LARGEST PILASTER)
8" PILASTERS ON LOT SIDE ONLY



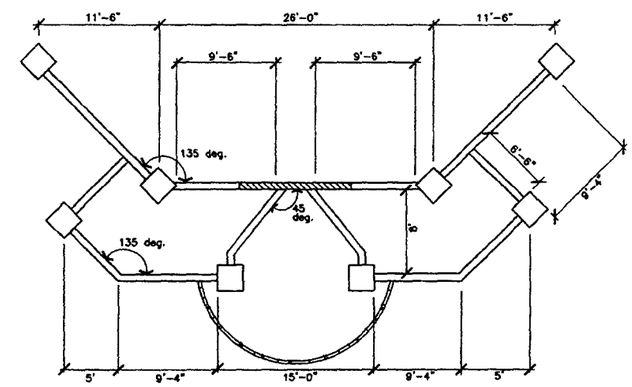
KEY MAP



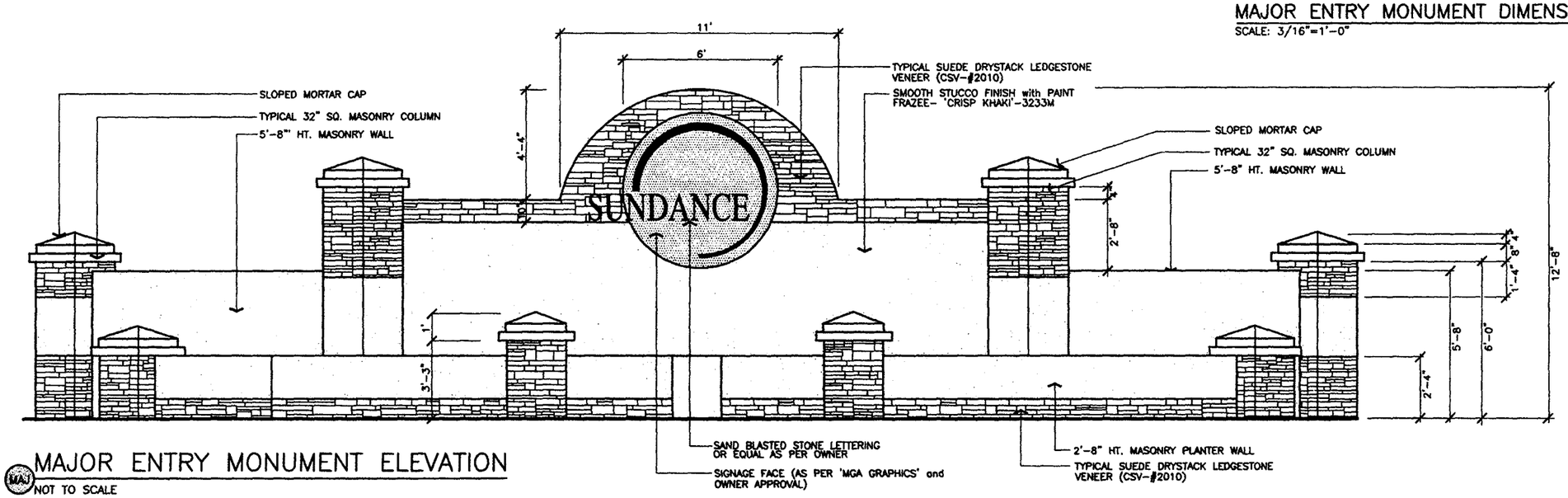
DIRECTIONAL SIGNAGE STRUCTURE
NOT TO SCALE



TYPICAL MAJOR ENTRY MONUMENT SITE LOCATION PLAN
SCALE: 1"=20'-0"



MAJOR ENTRY MONUMENT DIMENSION PLAN
SCALE: 3/16"=1'-0"



MAJOR ENTRY MONUMENT ELEVATION
NOT TO SCALE

STREETSCAPE DESIGN TREATMENT and SUBDIVISION ENTRY MONUMENT PLAN

PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

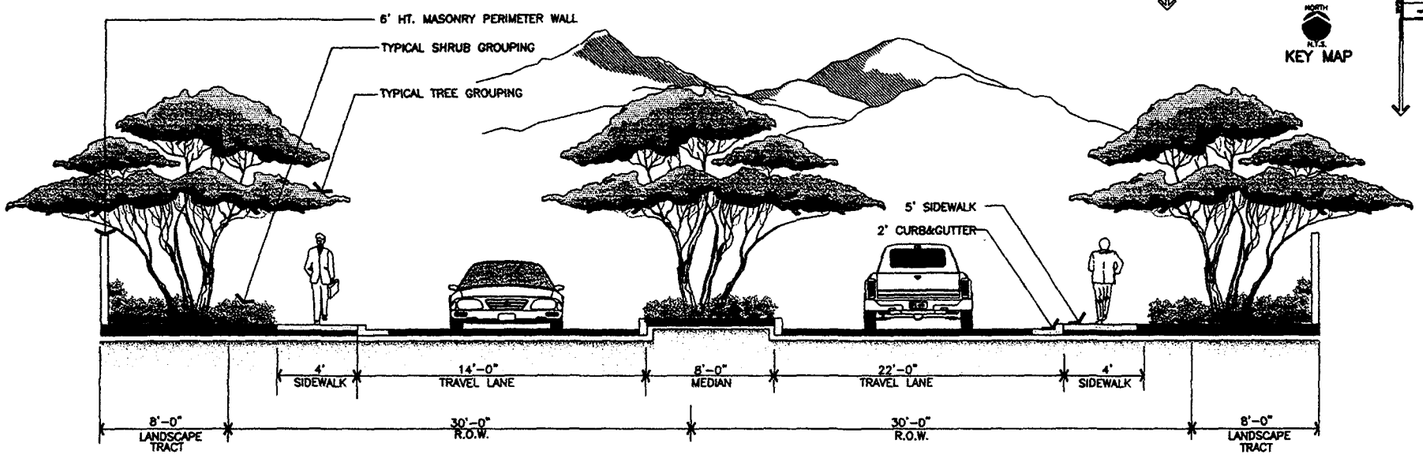
MAY 5, 2001
REVISED: MAY 30, 2001
REVISED: JULY 13, 2001

APPROVED

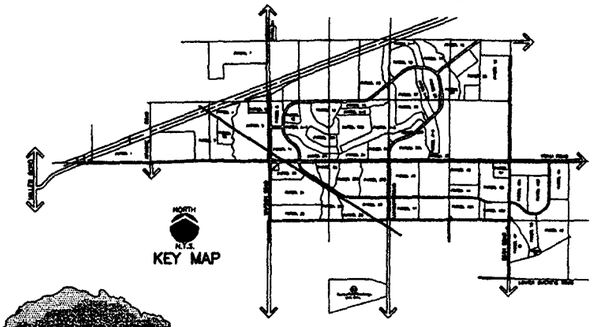
SEP 11 2001

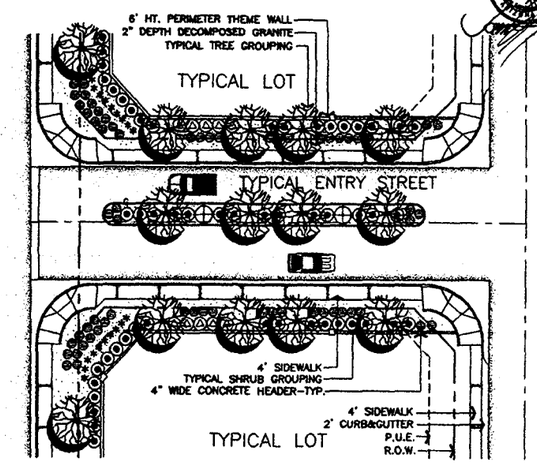
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
401 E. SOUTHERN AVE.
TEMPE, AZ. 85282
(602) 897-9555 FAX: 921-9767



RESIDENTIAL ENTRANCE
MINOR COLLECTOR ENTRY SECTION
NOT TO SCALE



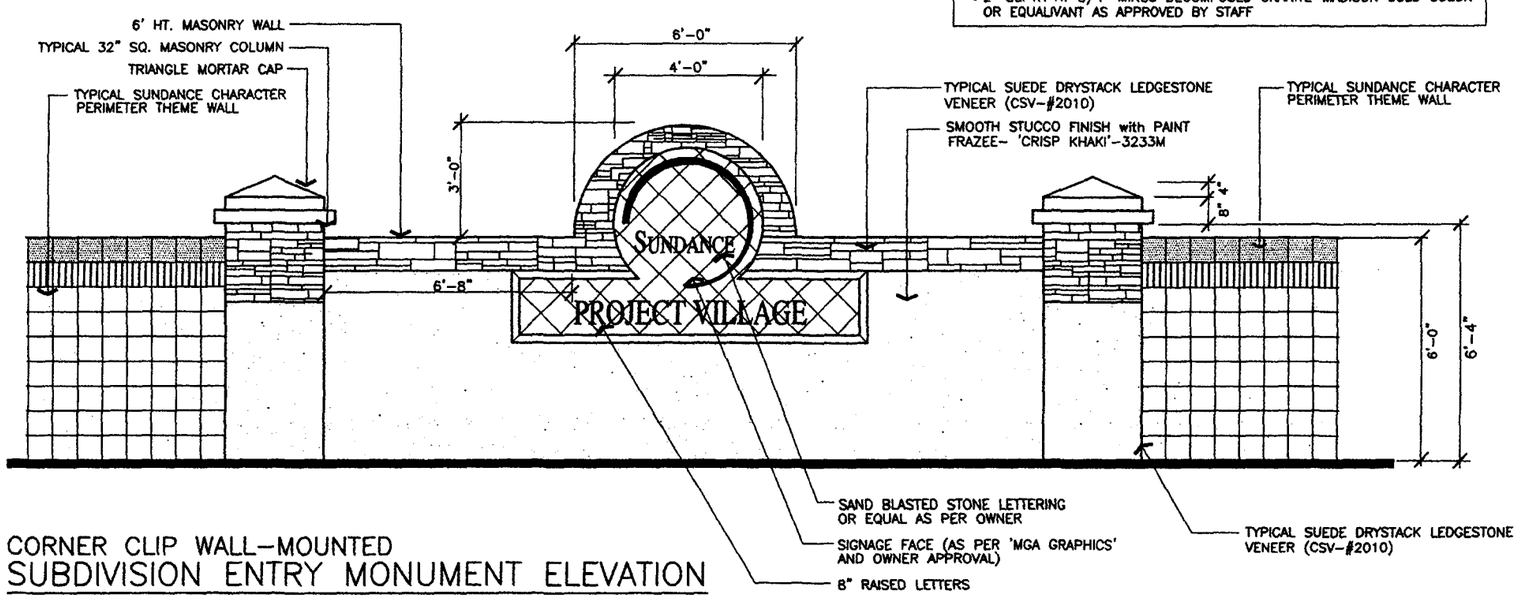


RESIDENTIAL ENTRANCE
MINOR COLLECTOR ENTRY PLAN
SCALE: 1"=20'-0"

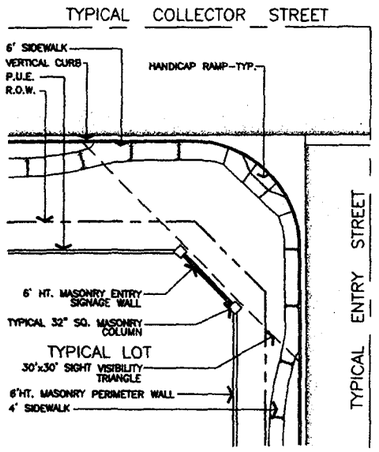
STREETSCAPE THEME ELEMENTS

REQUIREMENTS:

- 1 TREE AT 15 GALLON (MINIMUM) PER 30 LINEAR FEET
- 5 SHRUBS AT 5 GALLON PER 30 LINEAR FEET
- 5 GROUND COVER AT 1 GALLON PER 30 LINEAR FEET (25% COVERAGE AT MATURITY)
- 2" DEPTH AT 3/4" MINUS DECOMPOSED GRANITE-MADISON GOLD COLOR OR EQUALIVANT AS APPROVED BY STAFF



CORNER CLIP WALL-MOUNTED
SUBDIVISION ENTRY MONUMENT ELEVATION
NOT TO SCALE



SUBDIVISION ENTRY MONUMENT
SITE LOCATION PLAN-TYPICAL
SCALE: 1/16"=1'-0"

STREETSCAPE THEME WALL ELEVATION

PRELIMINARY THEME AND CHARACTER WALL ELEVATION FOR:

SUNDANCE

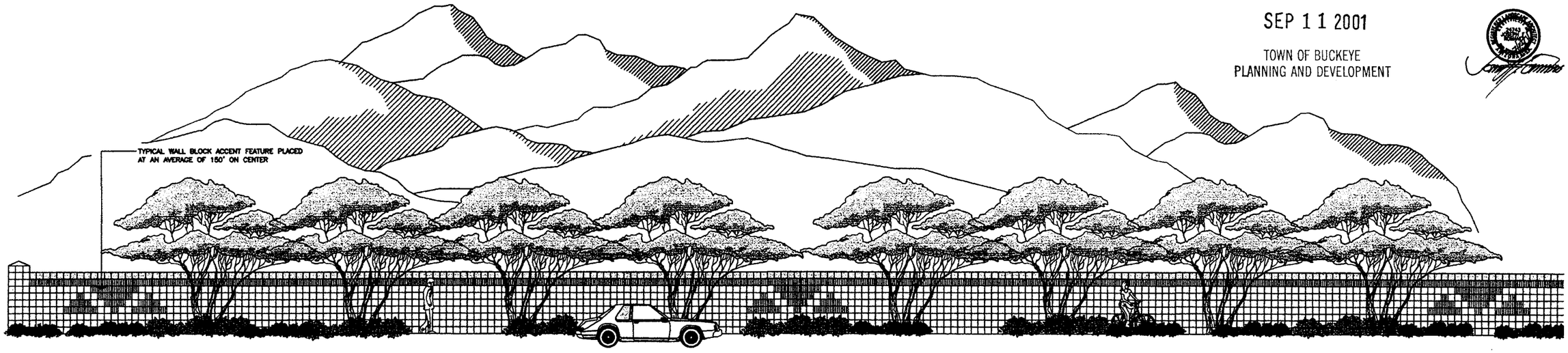
PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
JULY 13, 2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING

APPROVED

SEP 1 1 2001

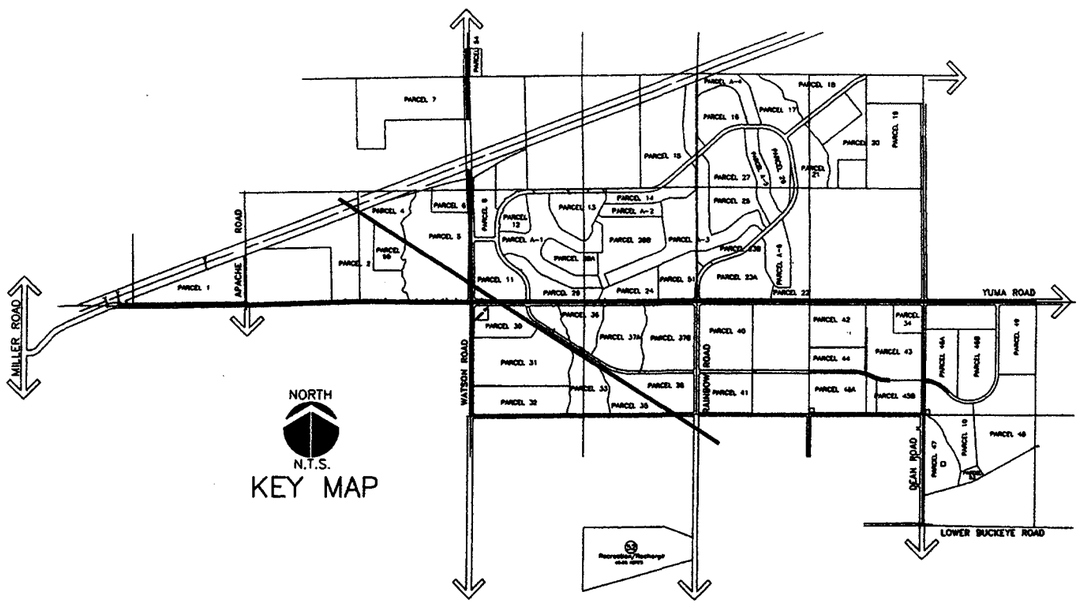
TOWN OF BUCKEYE
PLANNING AND DEVELOPMENT



PERIMETER THEME WALL ELEVATION
YUMA ROAD AND WATSON ROAD

NOT TO SCALE

THIS STREETSCAPE ELEVATION IS IN VISUAL CONCEPT FORM ONLY. THE ACTUAL WALL BLOCK FEATURE ACCENTS OCCUR ON AN AVERAGE OF 150' ON CENTER OR WHERE LOGICAL TO PLACE BETWEEN 100' ON CENTER AND 200' ON CENTER.



STREETSCAPE THEME ELEMENTS

REQUIREMENTS:

- 1 TREE @ 15 GALLON (MINIMUM) PER 30 LINEAR FEET
- 5 SHRUBS @ 5 GAL. PER 30 LINEAR FEET
- 5 GROUND COVER @ 1 GAL. PER 30 LINEAR FEET (25% COVERAGE AT MATURITY)
- 2" DEPTH @ 3/4" MINUS DECOMPOSED GRANITE-MADISON GOLD COLOR OR EQUALIVANT AS APPROVED BY STAFF

MASTER TRAIL SYSTEM PLAN

PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

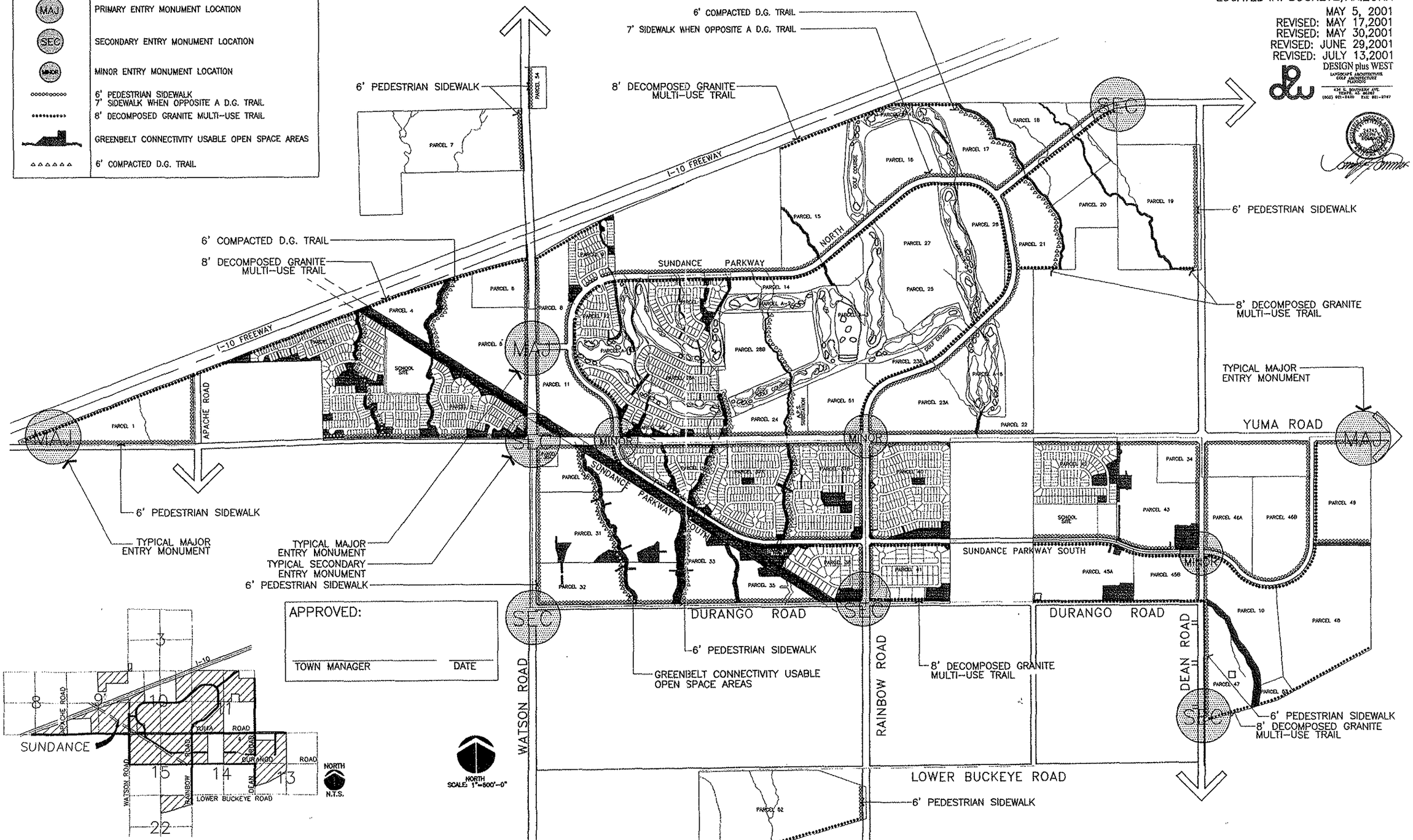
SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

MAY 5, 2001
REVISED: MAY 17,2001
REVISED: MAY 30,2001
REVISED: JUNE 29,2001
REVISED: JULY 13,2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. GOODYEAR AVE
GOODYEAR, AZ 85338
(602) 932-2420 FAX 932-2797

SYMBOL	STREETSCAPE LEGEND
MAJ	PRIMARY ENTRY MONUMENT LOCATION
SEC	SECONDARY ENTRY MONUMENT LOCATION
MINOR	MINOR ENTRY MONUMENT LOCATION
ooooooooo	6' PEDESTRIAN SIDEWALK 7' SIDEWALK WHEN OPPOSITE A D.G. TRAIL
••••••••••	8' DECOMPOSED GRANITE MULTI-USE TRAIL
	GREENBELT CONNECTIVITY USABLE OPEN SPACE AREAS
△△△△△△	6' COMPACTED D.G. TRAIL



APPROVED:

TOWN MANAGER DATE

MASTER SITE AMENITIES PLAN

PRELIMINARY SITE AMENITIES LAYOUT PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

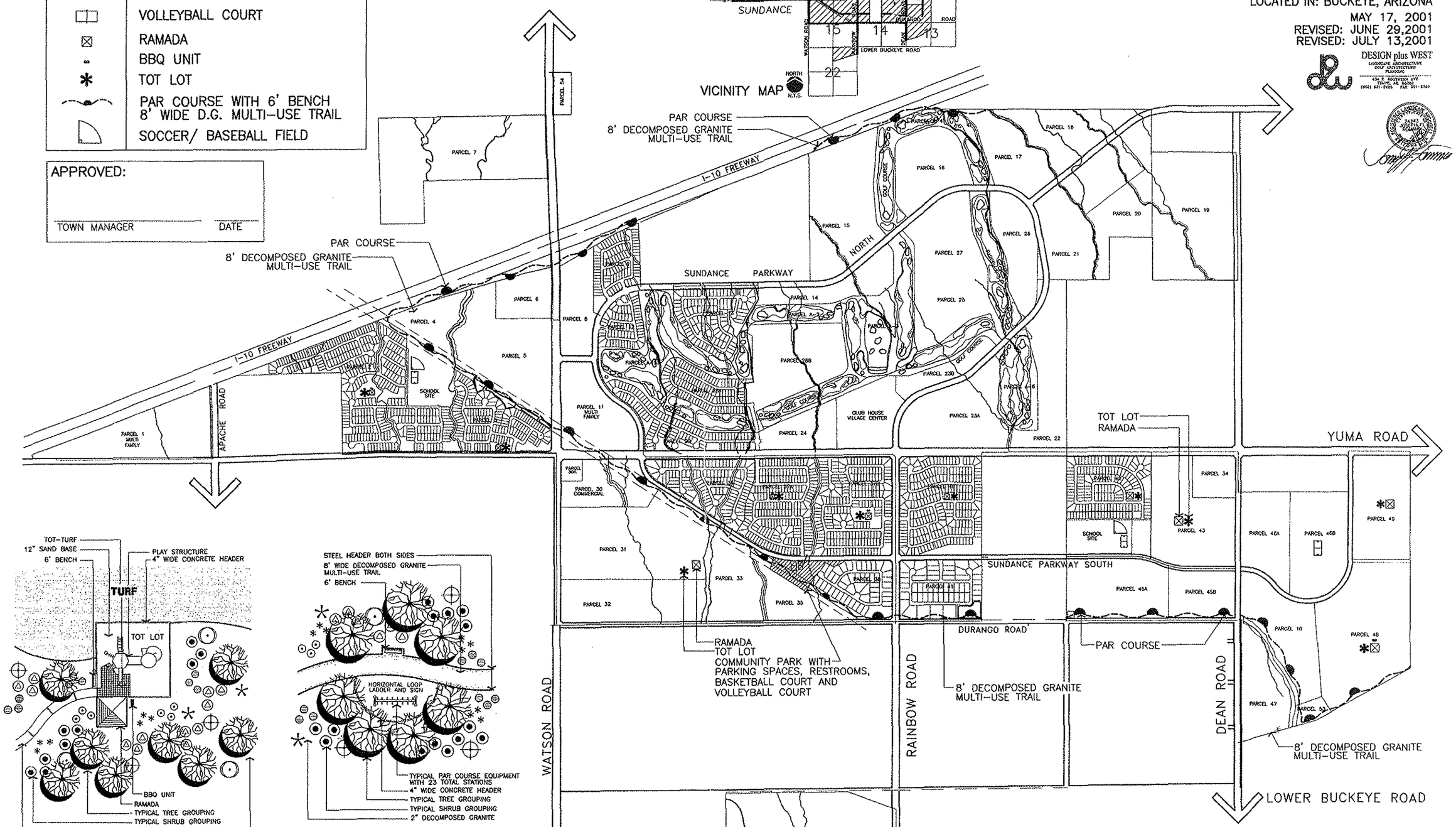
MAY 17, 2001
REVISED: JUNE 29,2001
REVISED: JULY 13,2001

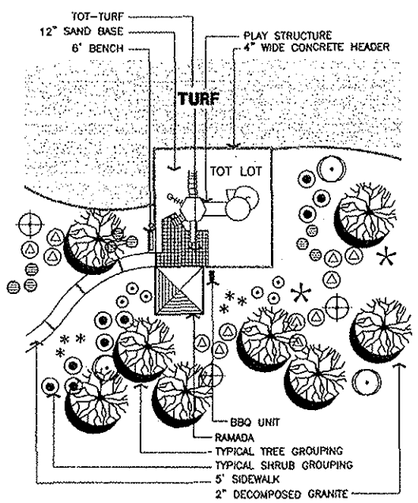
DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE
TEMPE, AZ 85282
(602) 921-8455 FAX: 921-8457

SYMBOL	SITE AMENITIES
	BASKETBALL COURT
	VOLLEYBALL COURT
	RAMADA
	BBQ UNIT
	TOT LOT
	PAR COURSE WITH 6' BENCH 8' WIDE D.G. MULTI-USE TRAIL
	SOCCER/ BASEBALL FIELD

APPROVED:

TOWN MANAGER DATE





TYPICAL TOT LOT LAYOUT
NOT TO SCALE

TYPICAL PAR COURSE LAYOUT
NOT TO SCALE

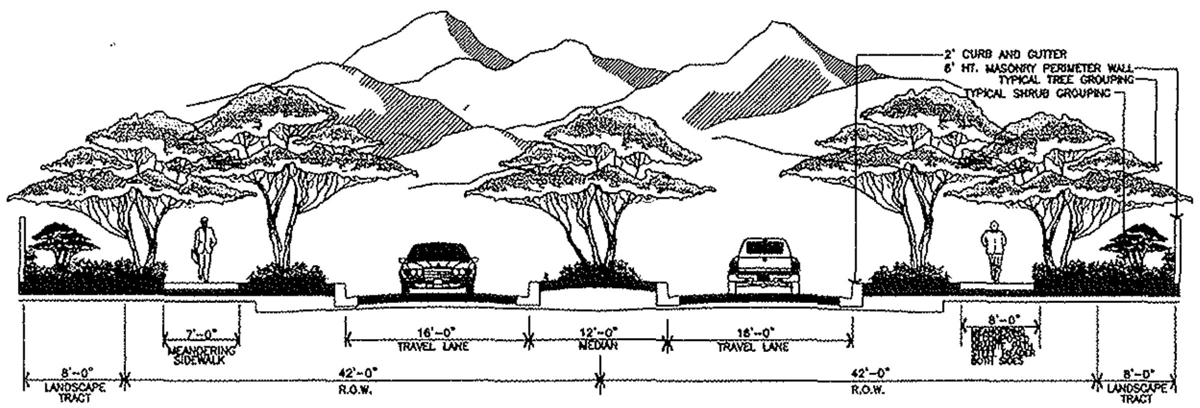
STREETSCAPE THEME DESIGN LAYOUT PLAN

PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
MAY 5, 2001
REVISED: MAY 17, 2001
REVISED: MAY 30, 2001
REVISED: JUNE 29, 2001
REVISED: JULY 13, 2001

DESIGN plus WEST



MAJOR COLLECTOR WITH RAISED MEDIAN SECTION
SUNDANCE PARKWAY NORTH

NOT TO SCALE

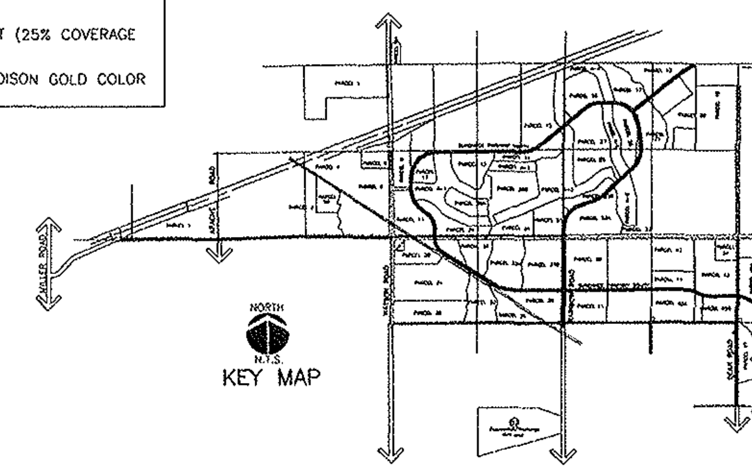
STREETSCAPE THEME ELEMENTS

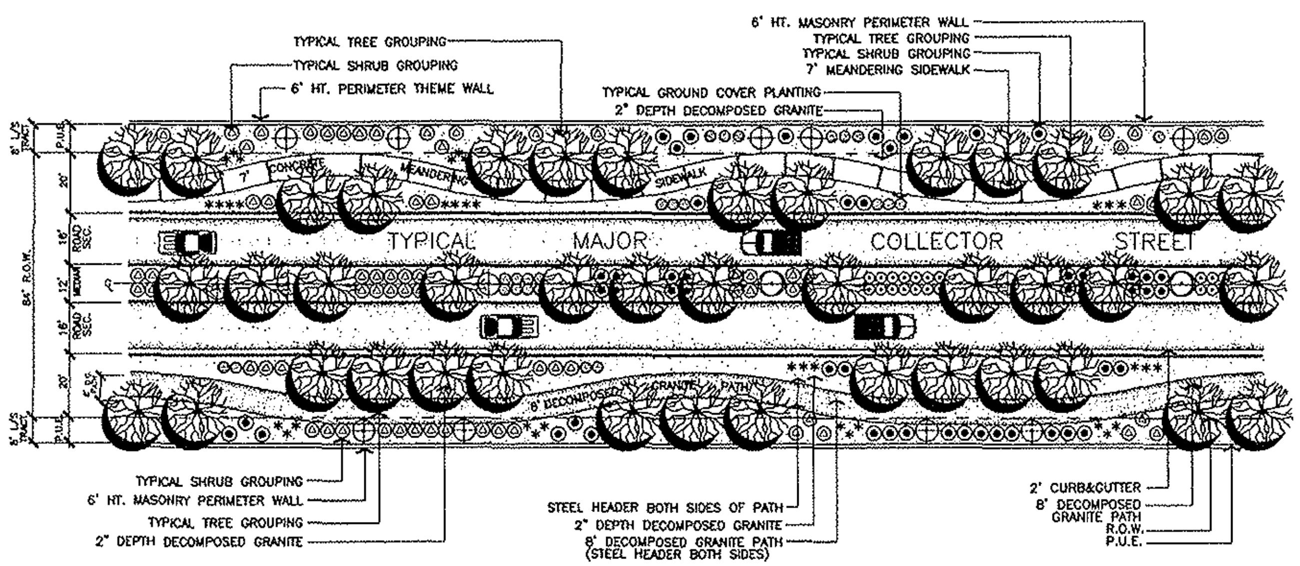
REQUIREMENTS:

- 1 TREE @ 15 GALLON (MINIMUM) PER 30 LINEAR FEET
- 5 SHRUBS @ 5 GALLON PER 30 LINEAR FEET
- 5 GROUND COVER @ 1 GALLON PER 30 LINEAR FEET (25% COVERAGE AT MATURITY)
- 2" DEPTH @ 3/4" MINUS DECOMPOSED GRANITE~MADISON GOLD COLOR OR EQUIVALENT AS APPROVED BY STAFF

APPROVED:

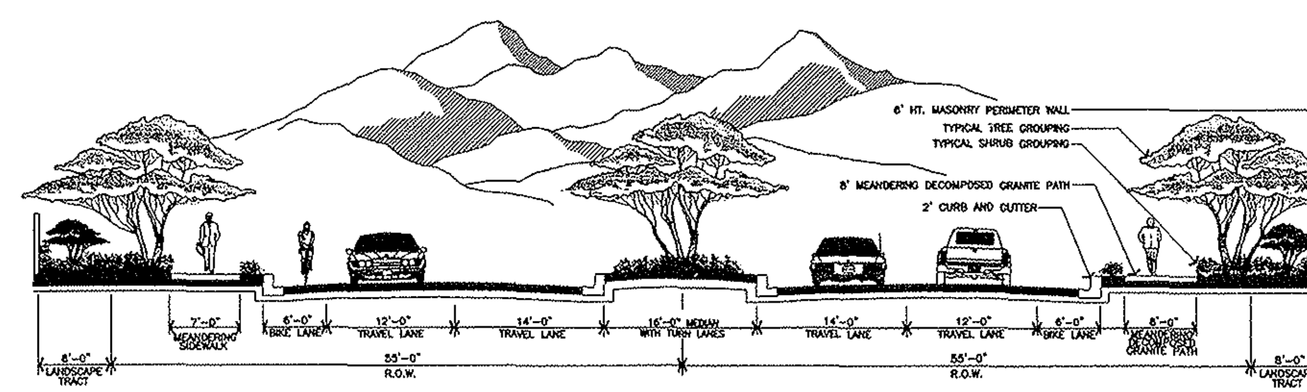
TOWN MANAGER — DATE





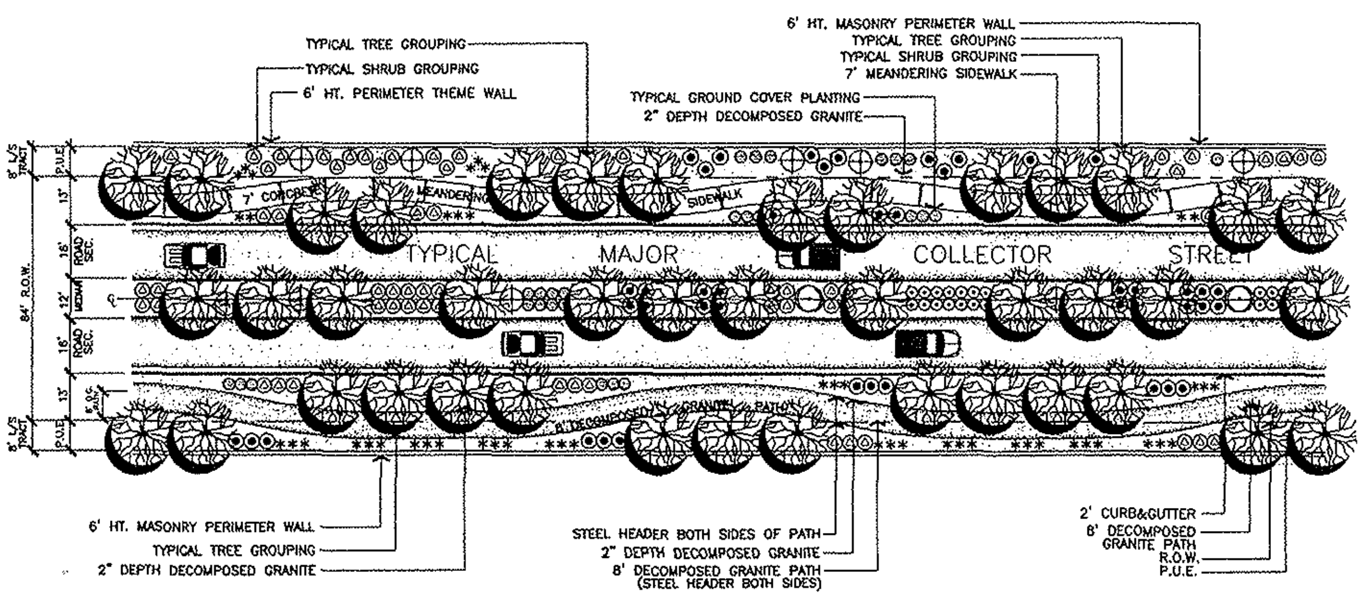
MAJOR COLLECTOR WITH RAISED MEDIAN PLAN VIEW
SUNDANCE PARKWAY NORTH

NOT TO SCALE

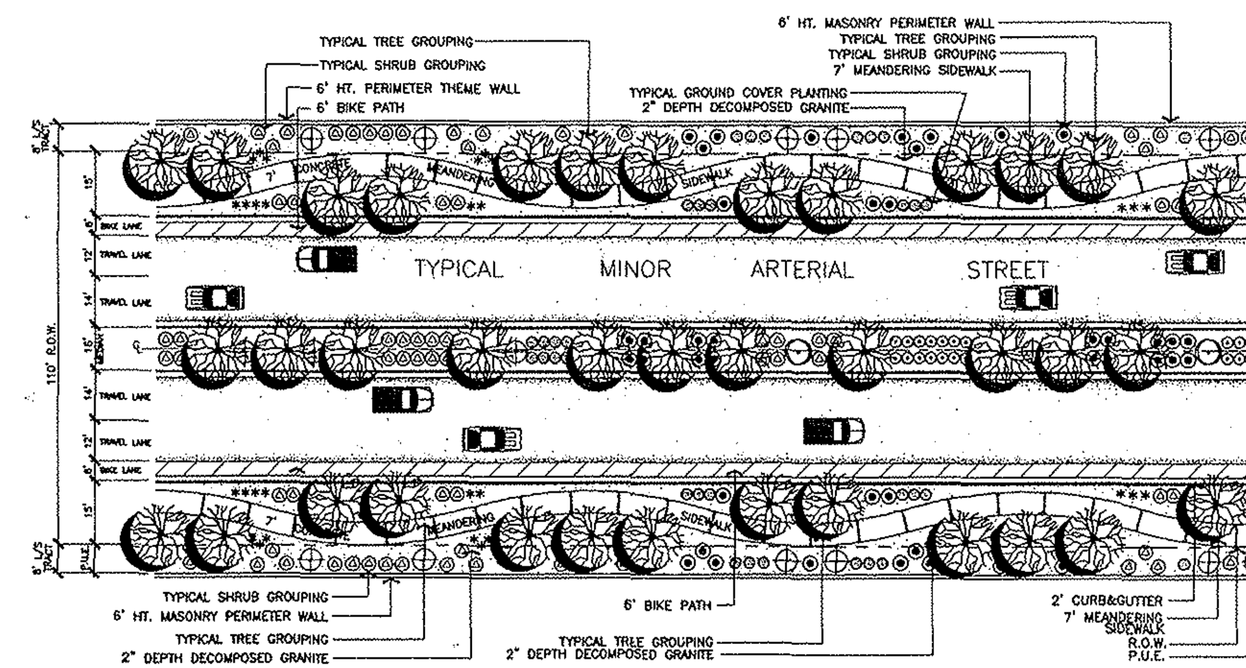


MINOR ARTERIAL WITH RAISED MEDIAN SECTION
DEAN, RAINBOW, AND VAN BUREN

NOT TO SCALE



MAJOR COLLECTOR WITH RAISED MEDIAN PLAN VIEW



MINOR ARTERIAL WITH RAISED MEDIAN PLAN VIEW

STREETSCAPE THEME DESIGN LAYOUT PLAN

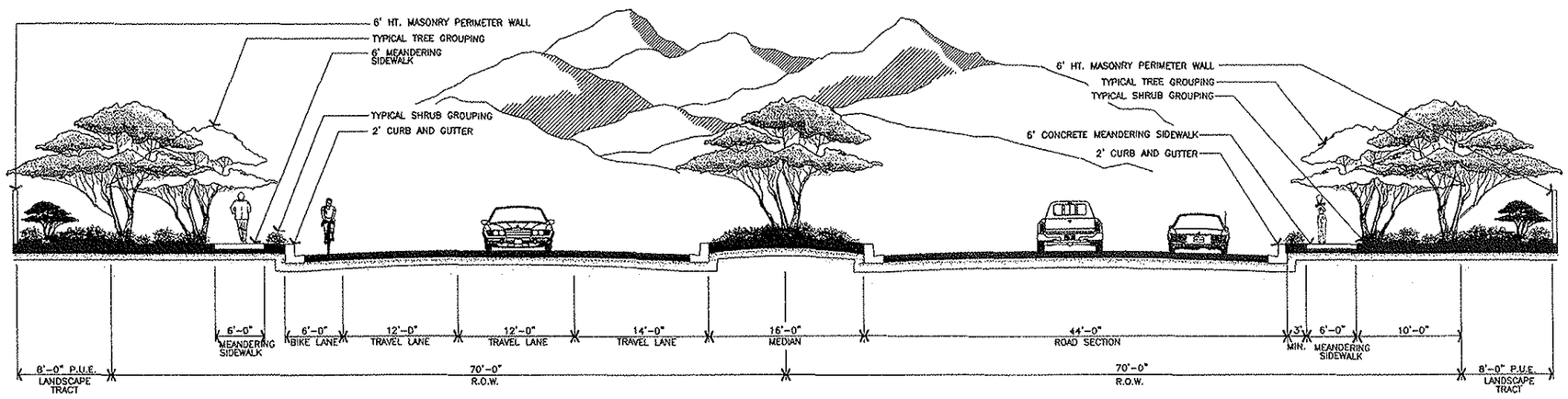
PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA

MAY 3, 2001
REVISED: MAY 14, 2001
REVISED: MAY 30, 2001
REVISED: JUNE 29, 2001
REVISED: JULY 13, 2001

DESIGN plus WEST
LANDSCAPE ARCHITECTURE
CGGT ARCHITECTURE
PLANNING
434 E. SOUTHERN AVE.
TEMPE, AZ 85282
(602) 921-2425 FAX: 921-2767



MAJOR ARTERIAL WITH RAISED MEDIAN
YUMA ROAD AND WATSON ROAD

SECTION
NOT TO SCALE

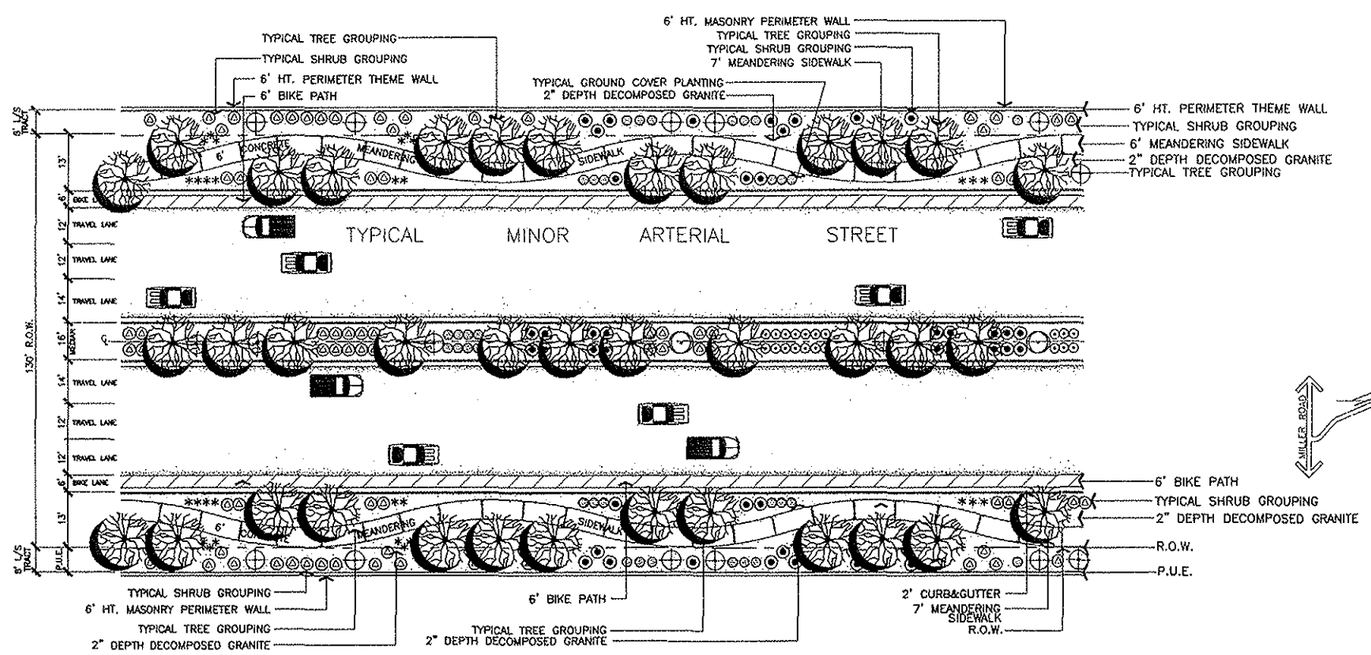
APPROVED:

TOWN MANAGER DATE

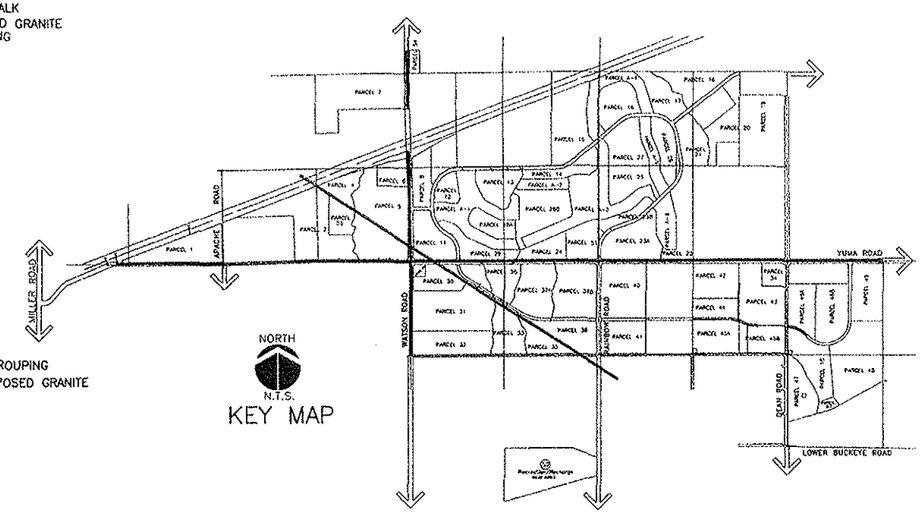
STREETSCAPE THEME ELEMENTS

REQUIREMENTS:

- 1 TREE @ 15 GALLON (MINIMUM) PER 30 LINEAR FEET
- 5 SHRUBS @ 5 GAL. PER 30 LINEAR FEET
- 5 GROUND COVER @ 1 GAL. PER 30 LINEAR FEET (25% COVERAGE AT MATURITY)
- 2" DEPTH @ 3/4" MINUS DECOMPOSED GRANITE–MADISON GOLD COLOR OR EQUALIVANT AS APPROVED BY STAFF



MAJOR ARTERIAL WITH RAISED MEDIAN

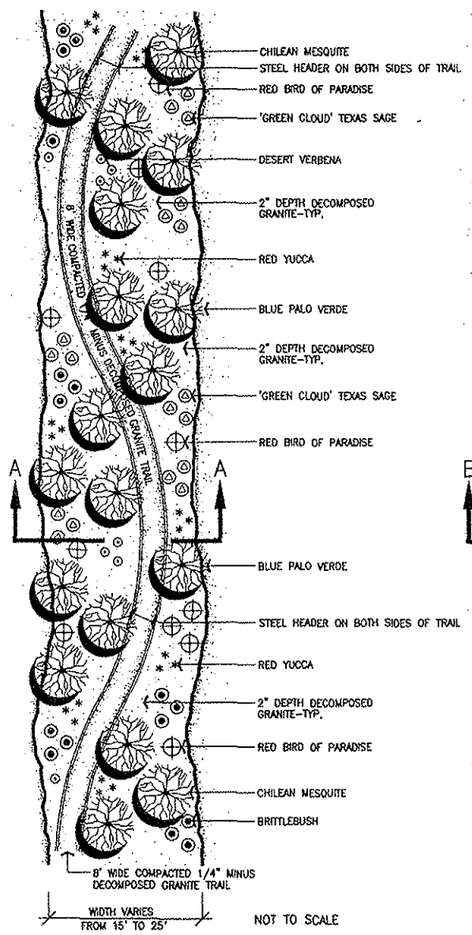


TRAILS AND CONNECTIVITY LAYOUT DESIGN PLAN

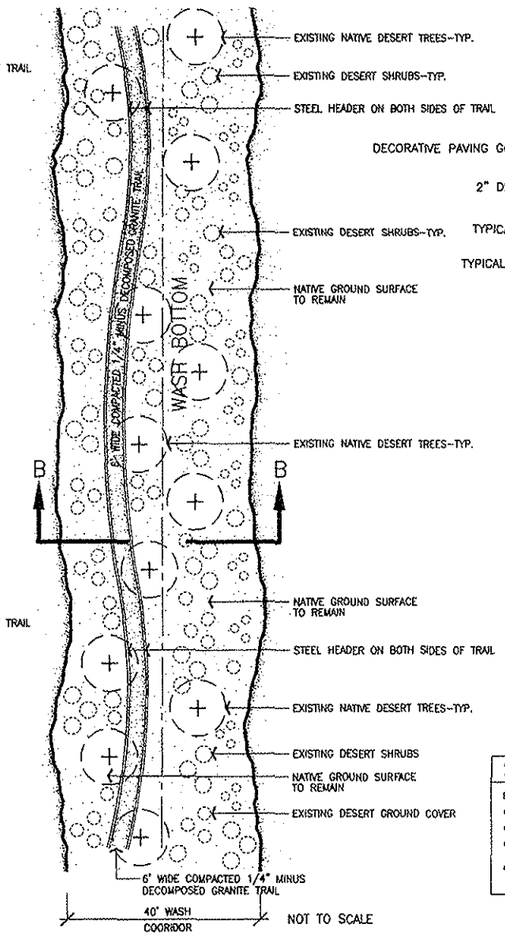
PRELIMINARY THEME AND CHARACTER LAYOUT PLAN FOR:

SUNDANCE

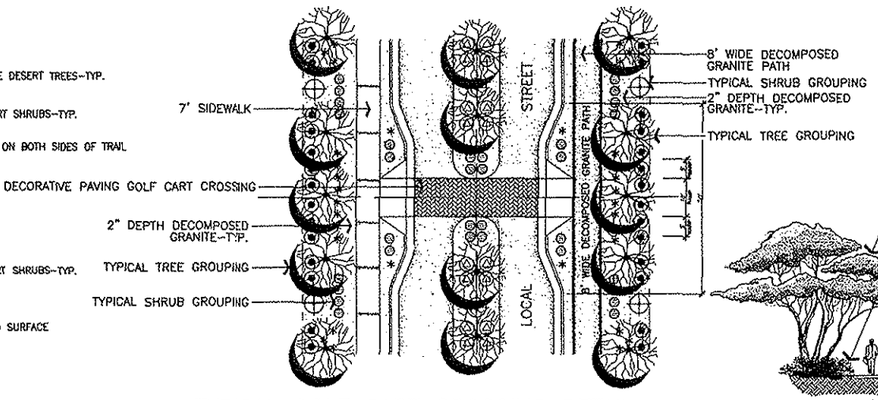
PREPARED FOR: HANCOCK COMMUNITIES
LOCATED IN: BUCKEYE, ARIZONA
MAY 5,2001
REVISED MAY 14,2001
REVISED MAY 30,2001
REVISED JUNE 29,2001
REVISED JULY 13,2001
DESIGN plus WEST
LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
434 E. SOUTHERN AVE.
TEMPE, AZ. 85282
(602) 897-1188 FAX: 892-3797



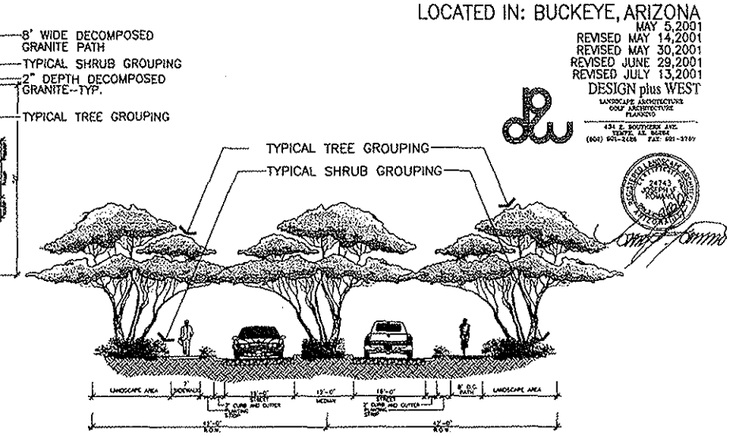
CONNECTIVITY OF OPEN SPACE AREAS
8' COMPACTED DECOMPOSED GRANITE TRAIL
WITH NEW TRACT LANDSCAPE PLANT MATERIAL
(NOT ADJACENT TO A ROADWAY)



40' WIDE CORRIDOR NATURAL PATHS
6' COMPACTED DECOMPOSED GRANITE TRAIL
IN UNDISTURBED A.C.O.E. 404 WASH
TYPICAL LAYOUT



TYPICAL GOLF CART CROSSING DETAIL
NOT TO SCALE



GOLF CART CROSSING STREET ELEVATION
NOT TO SCALE

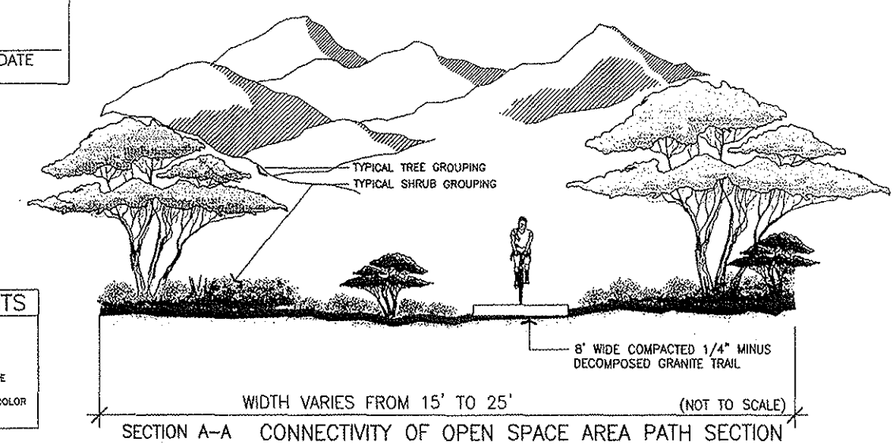
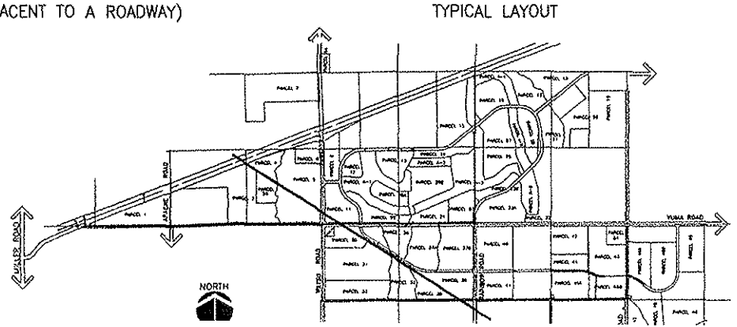
APPROVED:

TOWN MANAGER DATE

STREETSCAPE THEME ELEMENTS

REQUIREMENTS:

- 1 TREE @ 15 GALLON (MINIMUM) PER 30 LINEAR FEET
- 5 SHRUBS @ 5 GAL. PER 30 LINEAR FEET
- 5 GROUND COVER @ 1 GAL. PER 30 LINEAR FEET (25% COVERAGE AT MATURITY)
- 2" DEPTH @ 3/4" MINUS DECOMPOSED GRANITE-MADISON GOLD COLOR OR EQUALIVANT AS APPROVED BY STAFF



SECTION A-A CONNECTIVITY OF OPEN SPACE AREA PATH SECTION