

# **TARTESSO WEST**

## **COMMUNITY MASTER PLAN ZONING SUBMITTAL TOWN OF BUCKEYE, ARIZONA**

**FINAL DOCUMENT : AUGUST 19, 2003**

**STARDUST STRUCTURED INVESTMENTS NO. 4, L.L.C.  
BIF – BUCKEYE, L.L.C.  
SUN VALLEY PARTNERS, L.L.C.  
6730 N. SCOTTSDALE ROAD, SUITE 230  
SCOTTSDALE, ARIZONA 85253  
TELEPHONE: 480.607.5800  
FAX: 480.607.5801**

**TARTESSO WEST  
COMMUNITY MASTER PLAN  
LEVEL 3  
TABLE OF CONTENTS**

<b>Section</b>	<b>Description</b>	<b>Page No.</b>
1	<b>PROJECT INTRODUCTION &amp; OVERVIEW .....</b>	<b>1</b>
2	<b>PROJECT SITE DESCRIPTION .....</b>	<b>1</b>
	<b>Existing Conditions .....</b>	<b>1</b>
	<i>Exhibit A—"Aerial Photograph"</i>	
	<i>Exhibit B—"Vicinity Map"</i>	
3	<b>LAND USE.....</b>	<b>1</b>
	<b>Village Character .....</b>	<b>1</b>
	<b>Residential Permitted Uses.....</b>	<b>1</b>
	<b>Commercial/Mixed Use Permitted Uses.....</b>	<b>1</b>
	<i>Exhibit C—"Master Plan Structure"</i>	
	<i>Exhibit D—"Master Plan"</i>	
	<i>Exhibit E—"Adjacent Land Use &amp; Zoning"</i>	
	<i>Appendix A—"Employment and Retail Analysis"</i>	
4	<b>CIRCULATION .....</b>	<b>1</b>
	<i>Exhibit F—"Master Circulation Plan"</i>	
	<i>Exhibit G—"Community Roadway Sections"</i>	
5	<b>PROJECT DESIGN INTRODUCTION.....</b>	<b>1</b>
	<b>Recreation/Open Space.....</b>	<b>1</b>
	<b>Park System/Major Amenity.....</b>	<b>1</b>
	<b>Paseo and Open Space .....</b>	<b>1</b>
	<b>Landscaping/Entry Monumentation/Perimeter Walls/Streetscape.....</b>	<b>1</b>
	<b>Signage .....</b>	<b>1</b>
	<i>Exhibit H—"Open Space Master Plan"</i>	
	<i>Exhibit I—"Sports Park"</i>	
	<i>Exhibit J—"Pocket Park"</i>	
	<i>Exhibit K—"Neighborhood Park"</i>	
	<i>Exhibit L—"Pedestrian Underpass/Drainage Structure"</i>	

- Exhibit M–"Neighborhood Paseo"*
- Exhibit N–"Open Space Paseo"*
- Exhibit O–"Open Space Rest Stop/Interpretive Node"*
- Exhibit P–"Landscape Master Plan"*
- Exhibit Q–"Primary Entry"*
- Exhibit R–"Secondary Entry"*
- Exhibit S– "Village Entry"*
- Exhibit T– "Community Node"*
- Exhibit U– "Corner Icon"*
- Exhibit V–"Neighborhood Entry"*
- Exhibit W–"Wall Details"*
- Exhibit X–"Plant Palette"*
- Exhibit Y–"Street Sections"*
- Exhibit Z– "Streetscape Character"*
- Exhibit AA– "Area and Accent Lighting"*
- Exhibit BB–"Common Mailbox"*

<b>6</b>	<b>DEVELOPMENT STANDARDS .....</b>	<b>1</b>
<b>7</b>	<b>ENGINEERING DOCUMENTS AND EXHIBITS .....</b>	<b>1</b>
	<b>Drainage:.....</b>	<b>1</b>
	<b>Water &amp; Wastewater:.....</b>	<b>1</b>
	<b>Traffic: .....</b>	<b>1</b>
	<i>Exhibit CC–"Conceptual Drainage Report"</i>	
	<i>Exhibit DD–"Water and Wastewater Master Plan"</i>	
	<i>Exhibit EE–"Traffic Analysis"</i>	
<b>8</b>	<b>DEVELOPMENT PROCEDURES .....</b>	<b>1</b>
	Overview: .....	1
	Amendments to the Community Master Plan: .....	1
	Relationship with the Development Code:.....	1
	Definitions:.....	1
	<b>Project Review .....</b>	<b>1</b>
	Change in Use: .....	1
	Duration of Site Plan Approval:.....	1
	<b>Subdivision/Land Splits .....</b>	<b>1</b>
	Purpose:.....	1
	Requirements: .....	1
	Approval:.....	1
	Subdivision Design: .....	1
	<b>Preliminary Plat .....</b>	<b>1</b>
	Significance of Preliminary Plat Approval: .....	1

	<b>Final Plat</b> .....	<b>1</b>
	General Requirements for Filing:.....	1
	<b>Engineering and Construction Plans</b> .....	<b>1</b>
	<b>Responsibility for Public Improvements</b> .....	<b>1</b>
	Financial Guarantee: .....	1
	Inspection of Improvements:.....	1
	<i>Exhibit FF—"Preliminary Plat Requirements"</i>	
	<i>Exhibit GG—"Final Plat Requirements"</i>	
<b>9</b>	<b>PROJECT GOVERNANCE</b> .....	<b>1</b>
<b>10</b>	<b>CONFORMANCE WITH BUCKEYE LAND USE DISTRICT MAP</b> .....	<b>1</b>

Note: The exhibits in the CMP booklet are conceptual illustrations reflecting the intent of the master plan rather than the final design.

***TARTESSO WEST  
COMMUNITY MASTER PLAN***

**Project Introduction & Overview**

Tartesso West is a 5,124-acre master-planned community located north of McDowell Road, south of Glendale Avenue, east of Hassayampa River and west of the Sun Valley Parkway. The official application to annex (A02-08) portions of the site that were within an unincorporated area of Maricopa County and the Land Use District change (RZ02-10) was approved by the Town Council on September 24, 2002. The General Plan Amendment (GPA02-09) was approved by the Town Council on September 3, 2002.

Interstate 10 and the Sun Valley Parkway, which includes a major freeway interchange, will provide the primary access to Tartesso West. Driving time from downtown Phoenix is approximately 40 minutes.

The Primary Entry to Tartesso West will be located at Indian School Road and the Sun Valley Parkway, approximately 3½ miles north of Interstate 10. This major entry amenity will serve as the community gateway. As that portion of the Town of Buckeye north of Interstate 10 develops, it is expected that future freeway interchanges will be constructed at Johnson Road and Bruner Road by the Arizona Department of Transportation. These interchanges will be funded in part from the proceeds of a Transportation Impact Fee to be enacted and applied to this specific area. The developer of Tartesso West has agreed to advance the funds for the Transportation Impact Fee study. If the Town Council ultimately does not enact such an impact fee, the developer will participate in the cost of the freeway interchanges on a proportionate basis, which shall be determined by traffic engineering standards and analyses, and applied by the Town of Buckeye on a reasonable and uniform basis to all master planned communities and other parcels both north and south of Interstate 10.

The Recreation System features a hierarchy of Passive and Active Parks, and numerous Open Space Areas. The Trail System is identified in the proposed street sections, drainage corridors, and existing utility easements.

Age restriction continues to be an option for all Villages, and parcels within each Village. Recent studies on age-restriction show that some people prefer large restricted communities, while others prefer smaller, restricted parcels within a more typical master-planned community. The proposed land plan has been design to provide this flexibility, and accommodate all age-restriction options.

The infrastructure support system for Tartesso West will provide the necessary levels of service to accommodate the Tartesso West community. The drainage system will conserve all of the significant drainage corridors with minimal physical containment to create a natural, open drainage system. The water supply will come from wells located on property, which sits over a very large, high quality aquifer known as the Hassayampa Plain Basin. A treatment plant will be used for wastewater. This plant will be located at the south end of Village 5.

The design team for Tartesso West includes the following key people:

- Wendell Pickett and Russ Greey with Greey/Pickett. Mr. Pickett, Mr. Greey, and their staff are providing high quality land planning, development standards, and landscape architecture design.
- Chuck Wright with Kimley-Horn & Associates. Mr. Wright and his staff are providing traffic engineering services, ensuring that the proposed design provides adequate traffic capacity and circulation now and in the future.
- David George, Teri George, and Bill Roberts with David Evans and Associates. Mr. George, Ms. George, Mr. Roberts, and their staff are providing civil engineering services, and will design the drainage, water, and wastewater systems.

□ Allan Converse with Diamond Engineering. Mr. Converse will provide initial engineering oversight for the wastewater treatment plant. David Ellis with Advanced Energy Strategies, Inc. will also provide management consulting services during the design, permitting, and construction of the plant.

□ Stephen Noel with Southwest Ground-water Consultants. Mr. Noel, a leading groundwater consultant, will conduct the studies necessary to provide the water supply for the Tartesso West community. Mr. Noel has already done extensive work in this area.

□ Stephen Earl and Gary King with the law firm Earl, Curley & Lagarde. Mr. Earl and Mr. King will provide legal counsel.

These key people, together with the owners, are committed to provide the same level of quality work as presented in the Tartesso and Tartesso Amendment # 1 Community Master Plans.

Please note that although this Community Master Plan is designated as Tartesso West for technical reference, it will actually be marketed as Tartesso.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Land Use**

Land use charts for the Villages 1, 2, 3, 4, and 5 are presented at the end of this section. Acreage and residential unit summaries are also included. Densities of individual residential projects/subdivisions will vary from 0-2 dwelling units per acre up to 25 dwelling units per acre. Overall density is specifically permitted as shown due to the extensive amount of community open space and facilities provided. The percentage of open space, including 50% of the school sites but excluding future onsite retention areas and streetscape landscaping, is 16.4%. If the estimated onsite retention areas and landscaping tracts are added, the percentage increases to 20.6%.

Tartesso West is primarily a residential community, with supporting non-residential uses and an extensive recreational and open space system. Ten (10) elementary school sites and one (1) high school site are conceptually shown in the Community Master Plan. The developer of Tartesso West will gift the land to the school districts for the necessary school sites, based upon a reasonable assessment of school needs. As the community develops, and accurate data showing the actual number of children per household is generated, school sites will be added or deleted as necessary. The developer has agreed to meet with the various school districts annually to assess land requirements. It is important to note that the possible imposition of a future school impact fee would take the place of the developer's commitment to provide land to the districts without compensation. In other words, the developer and subsequent homebuilders shall not be obligated to both pay a school impact fee and provide land to the districts free of charge. The developer will continue to meet with the school districts and work on formal agreements.

The circulation system is twofold in nature. Major north-south arterials are designed peripherally, to facilitate the necessary north-south traffic counts to and from I-10 without adversely impacting the interior community design. The interior design utilizes loop streets, which are periodically interrupted by traffic circles, to provide a focal point for the Villages.

## *Village Character*

Tartesso West is planned as a series of five Villages. As mentioned previously, the Villages are connected by a system of loop streets with periodic traffic circles. Major recreation areas and elementary schools are designed around the traffic circles, providing the Community focal point for the surrounding residential parcels. The extensive trail system, designed along the major internal streets and within specific drainage corridors, provides bicycle and pedestrian connections to the recreation areas and throughout the Community.

Tartesso West includes 189 acres of commercial, and 175 acres of mixed use land uses. These land uses provide an estimated 28 square feet of retail space per resident, which is at the high end of the target goal of 20-30 square feet per resident.

When Tartesso West is combined with the Tartesso, Tartesso North, and Sun Valley South master planned communities (the “Sun Valley Corridor”), 2,658 acres of commercial and mixed use are provided. Analyzing employment requirements at the Sun Valley Corridor level using the Town’s target ratio of 1.2 jobs per household, 2,610 acres of commercial and mixed use are required. Therefore, adequate employment land uses are provided to meet this Town standard.

- Village 1 will be the first development phase. The predominant land use is Medium Density Residential. A High Density Residential parcel is located adjacent to Sun Valley Parkway. The commercial site is located at the intersection of Indian School Road and Sun Valley Parkway. The elementary school and park are located around the traffic circle, to create the neighborhood focal point as described above. The Primary Entry will be constructed with Village 1. The combined open space categories, including 50% of the school site but excluding onsite retention areas and landscaping tracts, equal 20% of the land area, and the approximate overall size is 321 acres.

- Village 2 is located immediately east of Village 1. Again, the predominant land use is Medium Density Residential. The higher intensity land uses are designed adjacent to

the major arterial streets. The elementary school and park areas are located around the traffic circles, continuing the primary design concept and creating a central activity area for the surrounding parcels. The combined open space categories equal 20% of the land area, and the approximate overall size is 1,138 acres.

- Village 3 is located immediately north of Village 2, and is a continuation of the overall design concept. As you move north into Village 3, you encounter a traffic circle and the associated central activity area. Continuing north and east on the internal loop street, you encounter a second central activity area. The Open Space Master Plan continues to provide bicycle and pedestrian connectivity. The primary land use is Medium Density Residential, with higher intensity land uses near the arterial streets. The combined open space categories equal 14% of the land area, and the approximate overall size is 1,037 acres.

- Village 4 is the northernmost village, located north and west of Village 3. Again, a loop street provides the internal circulation. Although the predominant land use is still Medium Density Residential, accounting for approximately 39% of the land area, large parcels of Low Density Residential are planned on the west side of the Village and comprise approximately 21% of the land area. The higher intensity land uses are planned along the major arterials, and the commercial/mixed use core area has been designed at the intersection of the Johnson Road and Camelback Road alignments. Three traffic circles with the associated schools and/or recreation centers once again provide the central activity areas. The combined open space categories equal 17% of the land area, and the approximate overall size is 2,110 acres.

- Village 5 is located on the south side of Thomas Road, west of the Johnson Road alignment. Primary access is provided along the existing Tonopah-Salome Highway. A traffic circle, school, and park are planned near the center of the Village. The wastewater treatment plant is located at the south end of the Village. The predominant land use is Medium Density Residential. A commercial site is planned at the primary entry to the Village. The combined open space categories equal 8% of the land area, and the

approximate overall size is 519 acres. Because of the difficulty in predicting the ultimate land area needed for the effluent recharge ponds, and a need for flexibility, a combination Medium Density Residential/Wastewater Treatment Facility land use has been designated for a portion of this Village. Note that the future effluent recharge ponds have not been included in the open space calculation for Village 5.

In summary, the Tartesso West Community Master Plan is designed with peripheral arterial streets, an internal loop street system, and a series of traffic circles with associated schools and recreation areas that provide community activity centers for the surrounding neighborhoods. Medium Density Residential is the major land use category, comprising 52% of the land area. The remaining residential land use categories—High, Medium High, Medium/Medium High and Low Density equal 17.3%. Commercial and Mixed Use together equal 7.1% (refer to the Employment/Housing and Retail Analysis in Appendix A). Combined open space uses—Parks, Open Space, Utility Open Space, and 50% of the School Sites—comprise 16.4% of the land area. Adding the estimated onsite and landscaping tracts, the open space percentage increases to 20.6%. The wastewater treatment facility, public facilities, rights-of-way and 50% of the school sites provide the remaining 7.2%.

***TARTESSO WEST  
COMMUNITY MASTER PLAN***

**Project Site Description**

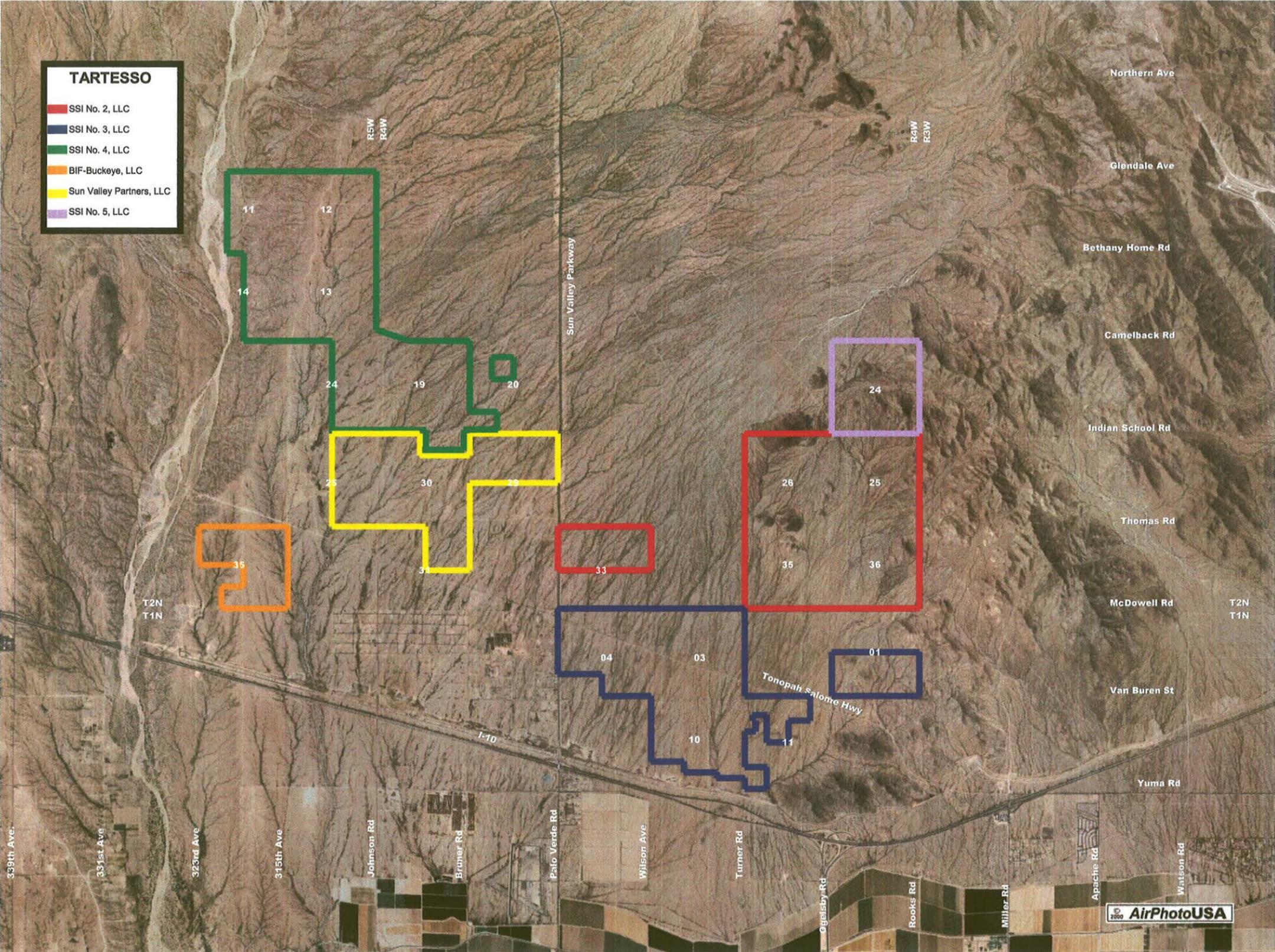
The project site is an assemblage of parcels situated between the Sun Valley Parkway and the Hassayampa River. The site includes all of Sections 12 and 13 and portions of Sections 11, 14, 24, 25, and 35 of Township 2 North, Range 5 West, and all of Sections 19 and 30 and portions of Sections 18, 20, 29, and 31 of Township 2 North, Range 4 West. The approximate boundaries are as follows—the Glendale Road alignment to the north, McDowell Road alignment to the South, Hassayampa River to the west, and the Sun Valley Parkway to the east. All but two of the parcels are contiguous. (Refer to Exhibits A and B).

***Existing Conditions***

The project site is currently undeveloped desert land consisting primarily of creosote bush and white bursage. Several north-south drainage corridors pass through the site. Some additional native vegetation is found within the drainage corridors.

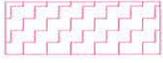
**TARTESSO**

- SSI No. 2, LLC
- SSI No. 3, LLC
- SSI No. 4, LLC
- BIF-Buckeye, LLC
- Sun Valley Partners, LLC
- SSI No. 5, LLC





Tartesso  
A Master Planned Community  
**EXHIBIT B**  
**VICINITY MAP**

-  TARTESSO WEST
-  TARTESSO - AMENDMENT #1
-  TARTESSO
-  TARTESSO NORTH

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Residential Permitted Uses***

- Age-restricted housing
- Churches
- Golf course and customary accessory uses
- Guest houses (Low Density Residential only)
- Home occupations subject to the following:
  - Employees shall be limited to the principal occupants;
  - 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.
  - 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;
  - Home occupation shall not create an increase in normal neighborhood traffic.
- Mixed Residential Uses
  - High Density Residential, >15 dwelling units per acre
    - Attached/Cluster/Apartments
  - Medium High Density Residential, 5-15 dwelling units per acre
    - Attached/Detached/Cluster/Apartments
  - Medium/Medium High Density Residential, 5-7.5 dwelling units per acre
    - Attached/Detached/Cluster
  - Medium Density Residential, 2-5 dwelling units per acre
    - Attached/Detached/Cluster
  - Low Density Residential, 0-2 dwelling units per acre
    - Detached

- Places of worship
- Parks, public and private
- Schools, public and private
- Timeshare units (High Density and Medium/High Density only)
- Temporary uses including sales/marketing facilities, model home complexes, construction trailers, and related accessory uses.
- Public utility building and facilities

Accessory Uses:

Subordinate uses of a building, other structure or the land are allowed as accessory uses when the subordinate use is:

Clearly incidental to the use of the main building, other structure, or use of land.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Commercial/Mixed Use Permitted Uses***

- All uses permitted in the Residential Land Use designation except single-family detached housing.
- Automobile, boat, or recreational vehicle sales, service, and rental
- Automobile, boat, or recreational vehicle storage
- Banks and others savings and lending institutions
- Bowling alley
- Building material sales (outdoor)
- Cabinet making/woodworking
- Cemetery
- Church and parish house
- Clinic/health care facility
- Club, private, nonprofit
- Contractors storage yard
- Convenience storage/self-storage facilities
- Convenience uses including drive-in uses
- Day care centers
- Equipment and tool rental
- Funeral home
- Gas station/convenience store
- Golf course/resort and customary accessory uses
- Greenhouse
- Home improvement centers
- Hospitals (Conditional Use)
- Hotels/motels

- Industrial, scientific, or business research development and testing laboratories and offices
- Liquor stores
- Lumberyard
- Mini warehouse for storage purposes without retailing
- Machinery and equipment storage
- Machinery sales and services
- Manufacturing, fabrication, and assembly
- Museum
- Nursing home
- Places of public assembly
- Plant nurseries, retail
- Plant nurseries, wholesale
- Professional, business, and administrative offices
- Restaurants and bars
- Retail, convenience establishment
- Retail, general establishment
- Service establishment
- Shopping center/plaza mall
- Sports facilities, including stadiums and customary accessory uses
- Theaters
- Veterinary clinic
- Veterinary hospital
- Warehousing and distribution, retail
- Warehousing and distribution, wholesale
- Wastewater treatment plant

Accessory Uses:

Subordinate uses of a building, other structure, or the land are allowed as accessory uses when the subordinate use is:

Clearly incidental to the use of the main building, other structure, or use of land.

TARTESSO WEST  
LAND USE TABLE  
ACREAGE

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	18.9	25.6	64.6	27.2	-	136.3	2.7%
Medium High Density Residential	-	68.9	23.5	95.3	34.4	222.1	4.3%
Medium/Medium High Density Residential	23.3	-	-	-	-	23.3	0.5%
Medium Density Residential	171.7	686.6	695.9	821.9	286.2	2,662.3	52.0%
Medium Density Residential & WWTF	-	-	-	-	67.8	67.8	1.3%
Low Density Residential	-	-	-	434.6	-	434.6	8.5%
Elementary School	11.7	23.1	23.6	45.5	11.8	115.7	2.3%
High School	-	45.0	-	-	-	45.0	0.9%
Park	9.4	23.3	18.3	57.7	7.8	116.5	2.3%
Open Space	49.2	122.0	101.4	282.6	28.5	583.7	11.4%
Utility Open Space	-	50.4	14.2	-	-	64.6	1.3%
Wastewater Treatment Facility (WWTF)	-	-	-	-	47.0	47.0	0.9%
Commercial	16.6	41.5	38.2	77.9	15.1	189.3	3.7%
Mixed Use	-	-	9.0	165.5	-	174.5	3.4%
Public Facility	-	3.9	-	5.4	-	9.3	0.2%
Rights-Of-Way	20.3	47.2	47.9	96.7	20.4	232.5	4.5%
<b>Total</b>	<b>321.1</b>	<b>1,137.5</b>	<b>1,036.6</b>	<b>2,110.3</b>	<b>519.0</b>	<b>5,124.5</b>	<b>100.0%</b>

Estimated Open Space	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
Park/Open Space/Utility Open Space	58.6	195.7	133.9	340.3	36.3	764.8	14.9%
50% of School Area	5.9	34.1	11.8	22.8	5.9	80.4	1.6%
Estimated Onsite Retention and Landscaping Tracts (6% of Residential Land Uses)	12.8	46.9	47.0	82.7	23.3	212.8	4.2%
<b>Total</b>	<b>77.3</b>	<b>276.6</b>	<b>192.7</b>	<b>445.8</b>	<b>65.5</b>	<b>1,057.9</b>	<b>20.6%</b>

TARTESSO WEST  
 LAND USE TABLE  
 RESIDENTIAL UNITS

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	473	640	1,616	681	-	3,410	17.3%
Medium High Density Residential	-	689	235	953	344	2,221	11.3%
Medium/Medium High Density Residential	170	-	-	-	-	170	0.9%
Medium Density Residential	790	3,159	3,202	3,780	1,316	12,247	62.3%
Medium Density Residential/WWTP	-	-	-	-	312	312	1.6%
Low Density Residential	-	-	-	869	-	869	4.4%
High School	-	-	-	-	-	-	0.0%
Elementary School	-	-	-	-	-	-	0.0%
Mixed Use	-	-	23	415	-	438	2.2%
<b>Total</b>	<b>1,433</b>	<b>4,488</b>	<b>5,076</b>	<b>6,698</b>	<b>1,972</b>	<b>19,667</b>	<b>100.0%</b>

Note: The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 1**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	1.2	18.9	473	25.0
Medium/Medium High Density Residential	1.3	23.3	170	7.3
Medium Density Residential	1.4	66.9	308	4.6
Medium Density Residential	1.7	63.7	293	4.6
Medium Density Residential	1.8	17.7	81	4.6
Medium Density Residential	1.9	23.4	108	4.6
Elementary School	1.6	11.7	-	-
Park	1.5	9.4	-	-
Open Space	1A	3.3	-	-
Open Space	1B	19.6	-	-
Open Space	1C	17.6	-	-
Open Space	1D	1.4	-	-
Open Space	1E	7.3	-	-
Commercial	1.1	16.6	-	-
Rights-Of-Way		20.3	-	-
<b>Total</b>		<b>321.1</b>	<b>1,433</b>	

Summary	Acres	Units	Acreage %
High Density Residential	18.9	473	6%
Medium/Medium High Density Residential	23.3	170	7%
Medium Density Residential	171.7	790	53%
Low Density Residential	-	-	0%
Elementary School	11.7	-	4%
High School	-	-	0%
Park	9.4	-	3%
Open Space	49.2	-	15%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	16.6	-	5%
Mixed Use	-	-	0%
Public Facility	-	-	0%
Rights-Of-Way	20.3	-	6%
<b>Total</b>	<b>321.1</b>	<b>1,433</b>	<b>100%</b>

NOTE: In the event of a school relocation, equivalent density will be transferred to the previous school site.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 3**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	3.16	14.2	355	25.0
High Density Residential	3.18	15.5	388	25.0
High Density Residential	3.19	26.6	665	25.0
High Density Residential	3.20	8.3	208	25.0
Medium High Density Residential	3.4	23.5	235	10.0
Medium Density Residential	3.5	173.4	798	4.6
Medium Density Residential	3.6	43.0	198	4.6
Medium Density Residential	3.7	136.3	627	4.6
Medium Density Residential	3.8	40.2	185	4.6
Medium Density Residential	3.9	42.6	196	4.6
Medium Density Residential	3.12	61.5	283	4.6
Medium Density Residential	3.14	71.4	328	4.6
Medium Density Residential	3.15	127.5	587	4.6
Elementary School	3.2	11.3	-	-
Elementary School	3.10	12.3	-	-
Park	3.1	8.0	-	-
Park	3.11	10.3	-	-
Open Space	3A	1.4	-	-
Open Space	3B	8.8	-	-
Open Space	3C	10.4	-	-
Open Space	3D	6.4	-	-
Open Space	3E	10.6	-	-
Open Space	3F	0.2	-	-
Open Space	3G	11.9	-	-
Open Space	3H	1.4	-	-
Open Space	3I	23.2	-	-
Open Space	3J	14.7	-	-
Open Space	3K	7.9	-	-
Open Space	3L	0.9	-	-
Open Space	3N	3.6	-	-
Utility Open Space	3M	13.8	-	-
Utility Open Space	3O	0.4	-	-
Commercial	3.3	22.5	-	-
Commercial	3.13	15.7	-	-
Mixed Use	3.17	9.0	23	-
Rights-Of-Way		47.9	-	-
<b>Total</b>		<b>1,036.6</b>	<b>5,076</b>	

Summary	Acres	Units	Acreage %
High Density Residential	64.6	1,616	6%
Medium High Density Residential	23.5	235	2%
Medium Density Residential	695.9	3,202	67%
Low Density Residential	-	-	0%
Elementary School	23.6	-	2%
High School	-	-	0%
Park	18.3	-	2%
Open Space	101.4	-	10%
Utility Open Space	14.2	-	1%
Wastewater Treatment Facility	-	-	0%
Commercial	38.2	-	4%
Mixed Use	9.0	23	1%
Public Facility	-	-	0%
Rights-Of-Way	47.9	-	5%
<b>Total</b>	<b>1,036.6</b>	<b>5,076</b>	<b>100%</b>

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 4**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	4.10	13.3	333	25.0
High Density Residential	4.35	13.9	348	25.0
Medium High Density Residential	4.11	16.0	160	10.0
Medium High Density Residential	4.16	21.8	218	10.0
Medium High Density Residential	4.20	57.5	575	10.0
Medium Density Residential	4.12	54.6	251	4.6
Medium Density Residential	4.15	60.1	276	4.6
Medium Density Residential	4.18	31.3	144	4.6
Medium Density Residential	4.21	48.7	224	4.6
Medium Density Residential	4.28	241.2	1110	4.6
Medium Density Residential	4.30	303.3	1395	4.6
Medium Density Residential	4.34	82.7	380	4.6
Low Density Residential	4.23	49.6	99	2.0
Low Density Residential	4.24	160.1	320	2.0
Low Density Residential	4.31	224.9	450	2.0
Elementary School	4.22	11.1	-	-
Elementary School	4.25	11.1	-	-
Elementary School	4.29	11.4	-	-
Elementary School	4.32	11.9	-	-
Park	4.13	20.1	-	-
Park	4.14	5.5	-	-
Park	4.17	16.6	-	-
Park	4.26	7.6	-	-
Park	4.33	7.9	-	-
Open Space	4A	7.3	-	-
Open Space	4B	0.7	-	-
Open Space	4C	28.5	-	-
Open Space	4D	1.4	-	-
Open Space	4E	6.0	-	-
Open Space	4F	3.5	-	-
Open Space	4G	33.9	-	-
Open Space	4H	6.0	-	-
Open Space	4I	24.8	-	-
Open Space	4J	5.3	-	-
Open Space	4K	1.4	-	-
Open Space	4L	11.1	-	-
Open Space	4M	151.3	-	-
Open Space	4N	1.4	-	-
Commercial	4.1	40.7	-	-
Commercial	4.19	21.7	-	-
Commercial	4.27	15.5	-	-
Mixed Use	4.2	35.9	90	-
Mixed Use	4.4	38.7	97	-
Mixed Use	4.5	19.1	48	-
Mixed Use	4.6	20.0	50	-
Mixed Use	4.7	16.4	41	-
Mixed Use	4.8	20.2	51	-
Mixed Use	4.9	15.2	38	-

Public Facility	4.3	5.4	-	-
Rights-Of-Way		96.7	-	-
Total		2,110.3	6,698	

Summary	Acres	Units	Acreage %
High Density Residential	27.2	681	1%
Medium High Density Residential	95.3	953	5%
Medium Density Residential	821.9	3,780	39%
Low Density Residential	434.6	869	21%
Elementary School	45.5	-	2%
High School	-	-	0%
Park	57.7	-	3%
Open Space	282.6	-	13%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	77.9	-	4%
Mixed Use	165.5	415	8%
Public Facility	5.4	-	0%
Rights-Of-Way	96.7	-	5%
Total	2,110.3	6,698	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 5**

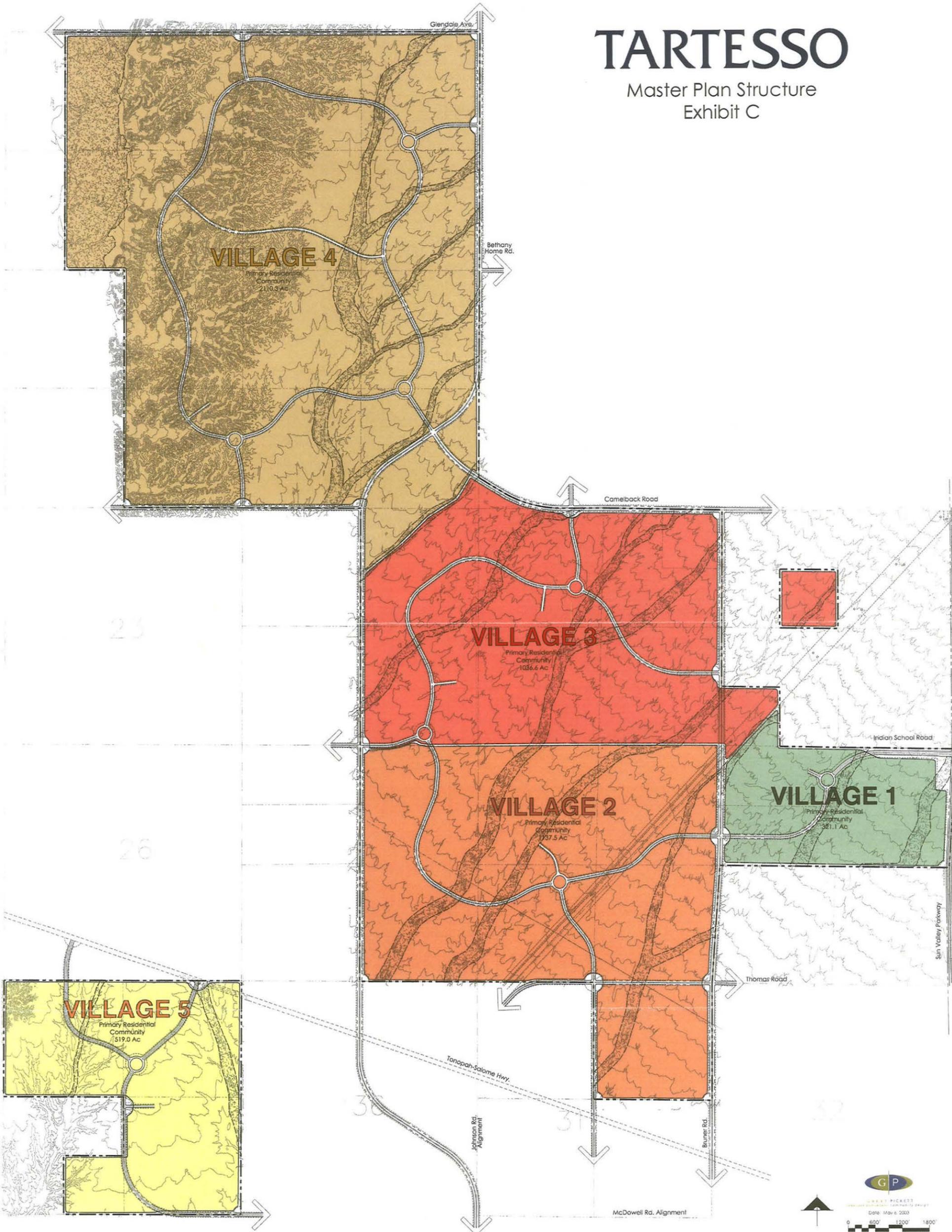
Land Use	Parcel No.	Acres	Units	Density
Medium High Density Residential	5.2	22.3	223	10.0
Medium High Density Residential	5.5	12.1	121	10.0
Medium Density Residential	5.1	18.1	83	4.6
Medium Density Residential	5.4	54.0	248	4.6
Medium Density Residential	5.6	89.9	414	4.6
Medium Density Residential	5.7	27.6	127	4.6
Medium Density Residential	5.10	96.6	444	4.6
Medium Density Residential/WWTP	5.12	67.8	312	4.6
Elementary School	5.9	11.8	-	-
Park	5.8	7.8	-	-
Open Space	5A	3.0	-	-
Open Space	5B	2.7	-	-
Open Space	5C	1.4	-	-
Open Space	5D	18.9	-	-
Open Space	5E	2.5	-	-
Wastewater Treatment Plant (WWTP)	5.11	47.0	-	-
Commercial	5.3	15.1	-	-
Rights-Of-Way		20.4	-	-
<b>Total</b>		<b>519.0</b>	<b>1,972</b>	

Summary	Acres	Units	Acreage %
High Density Residential	-	-	0%
Medium High Density Residential	34.4	344	7%
Medium Density Residential	286.2	1,316	55%
Medium Density Residential/WWTP	67.8	312	13%
Low Density Residential	-	-	0%
Elementary School	11.8	-	2%
High School	-	-	0%
Park	7.8	-	2%
Open Space	28.5	-	5%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	47.0	-	9%
Commercial	15.1	-	3%
Mixed Use	-	-	0%
Public Facility	-	-	0%
Rights-Of-Way	20.4	-	4%
<b>Total</b>	<b>519.0</b>	<b>1,972</b>	<b>100%</b>

NOTE: In the event of a school relocation, equivalent density will be transferred to the previous school site.

# TARTESSO

Master Plan Structure  
Exhibit C

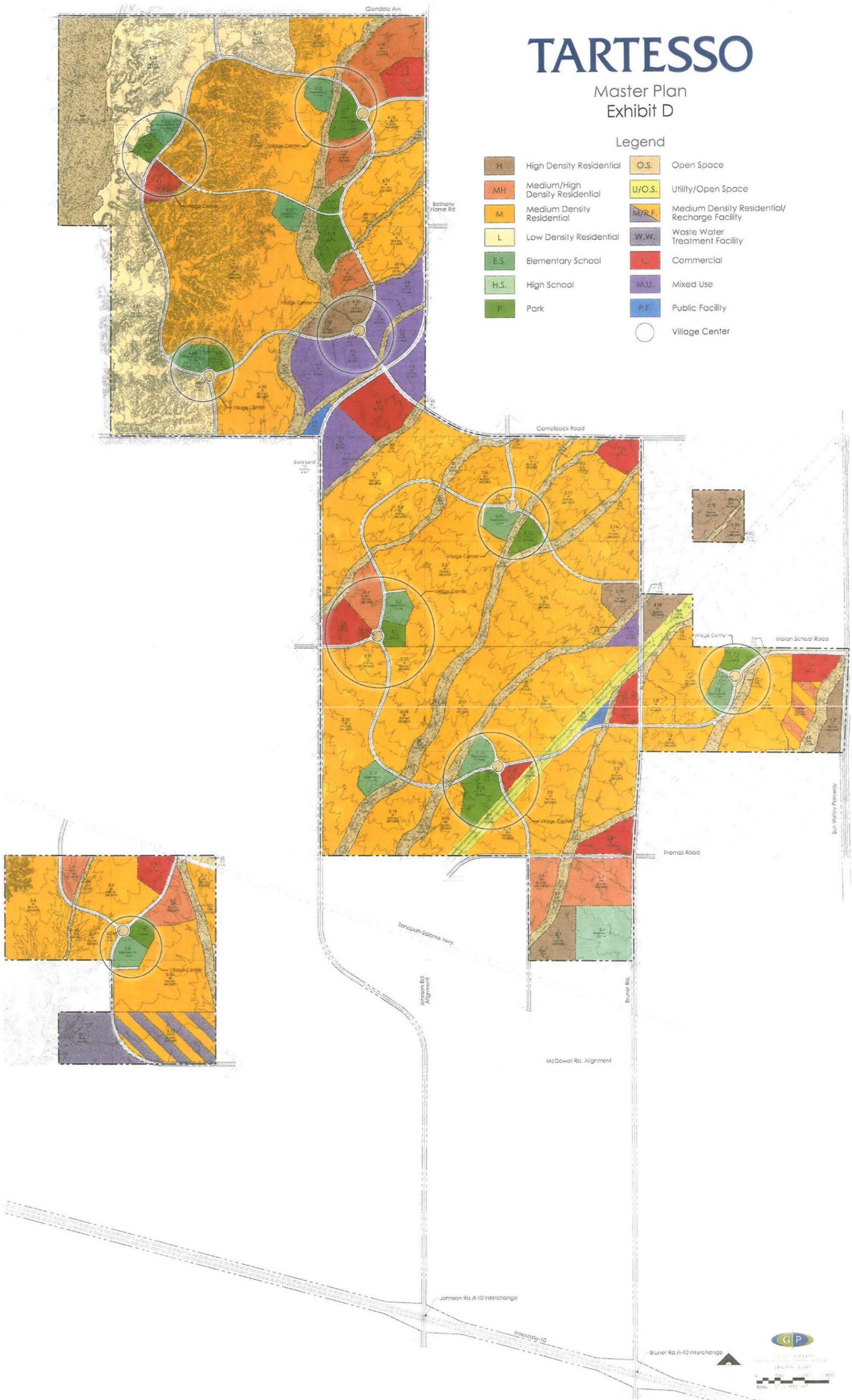


# TARTESSO

## Master Plan Exhibit D

### Legend

 H	High Density Residential	 O.S.	Open Space
 MH	Medium/High Density Residential	 U/O.S.	Utility/Open Space
 M	Medium Density Residential	 M/R.F.	Medium Density Residential/Recharge Facility
 L	Low Density Residential	 W.W.	Waste Water Treatment Facility
 E.S.	Elementary School	 C	Commercial
 H.S.	High School	 M.U.	Mixed Use
 P	Park	 P.F.	Public Facility
			Village Center



(PC) Rural 43

# TARTESSO

Adjacent Land Use & Zoning  
Exhibit E

(PC)  
Rural 43

PC

PC

(PC)  
Rural 43

(PC)  
Rural 43

PC

(RR)  
Rural 43

PC

(RR)  
Rural 43

(GC)  
Rural 43

(RR)  
Rural 43

(RR)  
Rural 43

(RR)  
Rural 43

(RR)  
Rural 43

(RR) Rural 43



***TARTESSO WEST  
EMPLOYMENT AND RETAIL ANALYSIS***

BACKGROUND

This analysis continues the methodology used for Tartesso Amendment #1 to analyze job generation and the provision of retail services in the Town of Buckeye.

METHODOLOGY

The following comments are a restatement of the methodology uses in the Tartesso Amendment #1 analysis.

In preparing this analysis of the provision of jobs per household and the amount of commercial land that would be needed to satisfy the employment and retail needs of the future residents in TARTESSO WEST, we relied heavily on the input of **Elliot Pollack**, *Elliot D. Pollack & Associates*, **Wendell Pickett**, *Greer/Pickett*, and **Stephen C. Earl**, *Earl Curley & Lagarde*. Mr. Pollack is a well-known economist in the Phoenix Metropolitan Area, and very experienced in municipal land use analysis. Mr. Pickett is one of the leading designers of large master-planned communities in the West. Mr. Earl is a partner with the law firm of Earl, Curley & Lagarde, one of the leading land use and zoning firms in the Phoenix Metropolitan Area.

We believe that the following basic concepts are properly used in this analysis:

- The proper commercial/mixed-use land use ratios or percentages should be addressed at the broader General Plan level.
- We should take into account the existing approvals already in the area. The General Plan often times clusters land uses (i.e. because higher intensity land uses such as industrial, large retail, and office will congregate along a transportation corridor) where they are better located to serve designated demographic markets. The balance the Town desires will be achieved through a combination of master plans.
- We used the Town of Buckeye's target ratio of 1.2 jobs per household.

It is important to understand that the ratios or criteria in the General Plan are just that – “general”. The criteria are a target or a goal that is based upon the experience of other communities, but even at that experts differ. Every jurisdiction is unique in some way and that must be accounted for in the application of this type of criteria.

Our experts, Mr. Pollack and Mr. Pickett, differed on the estimated percentage of jobs located within Retail, Office, Industrial, and “Other” land uses (*note that jobs within “Other” land use categories include education, health care, etc.*). Their percentages are as follows:

	<u>Mr. Pollack</u>	<u>Mr. Pickett</u>
Retail	24%	22%
Industrial	23%	25%
Office	25%	35%
Other	28%	18%

Since Mr. Pickett’s percentages are a more conservative estimate (he assigns a lower percentage to the “Other” category), we used those in our analysis.

For the Tartesso West retail analysis, we changed the percentages to be conservative. Within Tartesso West, we assumed 100% of the commercial would be retail because of our understanding of the planning principles that were used in the development of this plan. At the second tier, which includes Tartesso West and Tartesso-Amendment #1, we assumed 50% of the commercial would be retail. We used 50% because we believe that a significant portion of the “commercial” site would likely be for office uses. At the Sun Valley Corridor level, we assumed 25% of the commercial would be retail to account for the tendency of employment uses to locate on a major transportation corridor.

The percentage of Mixed Use assumed to be retail was held consistent at 22%.

## ANALYSIS RESULTS

- Employment - When looking at the Sun Valley Corridor from Northern Ave. to I-10 (the regional perspective), four major concentrations of commercial and mixed-use land uses are planned. The first is in Tartesso West, near the intersection of Camelback Road and the Johnson Road alignment. The second is the Tartesso-Amendment #1 core area. The third is the Tartesso North core area. And the fourth is the Sun Valley South core area. ***Together, there are 2,658 acres of commercial and mixed-use, which satisfies the 1.2 Jobs per household criteria.*** Using the 1.2 factor, 48 excess acres are provided.
- Retail - As for retail, assuming a conservative percentage of only 25% of the commercial acres and 22% of mixed-use acres will be retail uses, ***28 square feet of retail space per resident is being provided***, which is at the high end of the 20-30 square feet per resident range.

## CONCLUSION

In summary, higher intensity land uses have already been planned along the Sun Valley Corridor as discussed above. On a regional basis, the employment and retail criteria are satisfied. This analysis demonstrates that the Town of Buckeye will have enough employment and retail opportunities within acceptable trip lengths. It is also important to note our "regional" statistics do not take into account both sides of I-10 Freeway within the Town of Buckeye jurisdictional limits, which will undoubtedly develop as a higher intensity commercial and industrial corridor.

**SUN VALLEY CORRIDOR  
EMPLOYMENT/HOUSING ANALYSIS  
TABLE 1**

<u>Project</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Jobs Required .86 Jobs/Unit</u>	<u>Jobs Required 1.2 Jobs/Unit</u>
<b>Tartesso--Amended</b>	High Density Residential	117	2,912	2,504	3,494
	Medium High Density Residential	460	4,604	3,959	5,525
	Medium Density Residential	2,201	10,276	8,837	12,331
	Low Density Residential	548	1,097	943	1,316
	Commercial	110	-	-	-
	Mixed Use	242	993	854	1,192
<b>Tartesso North</b>	High Density Residential	74	1,851	1,592	2,221
	Medium High Density Residential	170	1,699	1,461	2,039
	Medium Density Residential	1,727	7,941	6,829	9,529
	Low Density Residential	-	-	-	-
	Commercial	143	-	-	-
	Mixed Use	404	1,011	869	1,213
<b>Tartesso West</b>	High Density Residential	136	3,410	2,933	4,092
	Medium High Density Residential	222	2,221	1,910	2,665
	Medium/Medium High Density Residential	23	170	146	204
	Medium Density Residential	2,662	12,247	10,532	14,696
	Medium Density Residential/WWTP	68	312	268	374
	Low Density Residential	435	869	747	1,043
	Commercial	189	-	-	-
	Mixed Use	175	438	377	526
<b>Sun Valley South</b>	High Density Residential	-	-	-	-
	Medium High Density Residential	-	29,218	25,127	35,062
	Medium Density Residential	-	-	-	-
	Low Density Residential	-	-	-	-
	Commercial	1,395	-	-	-
	Mixed Use	-	-	-	-
<b>Total</b>	High Density Residential	327	8,173	7,029	9,808
	Medium High Density Residential	852	37,742	32,458	45,290
	Medium/Medium High Density Residential	23	170	146	204
	Medium Density Residential	6,590	30,464	26,199	36,557
	Medium Density Residential/WWTP	68	312	268	374
	Low Density Residential	983	1,966	1,691	2,359
	Commercial	1,837	-	-	-
	Mixed Use	821	2,442	2,100	2,930
			11,502	81,269	69,891

**SUN VALLEY CORRIDOR  
EMPLOYMENT/HOUSING ANALYSIS  
TABLE 2**

<u>Land Use</u>	<u>Percentage</u>	<u>Jobs Required .86 Factor</u>	<u>Floor Area Per Job</u>	<u>Floor Area Required</u>	<u>Floor Area Ratio</u>	<u>Acres Required</u>
Retail	0.22	15,317	450	6,892,776	0.22	719
Industrial	0.25	17,406	600	10,443,600	0.35	685
Office	0.35	24,368	250	6,092,100	0.30	466
Other	0.18	<u>12,532</u>	400	5,012,928	0.25	<u>460</u>
		69,624				2,331
<b>Commercial/Mixed Use Acres Provided:</b>			2,658			
<b>Retail, Industrial, Office Acres Required:</b>			<u>1,870</u>			
<b>Excess/(Deficit):</b>			788			

<u>Land Use</u>	<u>Percentage</u>	<u>Jobs Required 1.2 Factor</u>	<u>Floor Area Per Job</u>	<u>Floor Area Required</u>	<u>Floor Area Ratio</u>	<u>Acres Required</u>
Retail	0.22	21,373	450	9,617,850	0.22	1,004
Industrial	0.25	24,288	600	14,572,500	0.35	956
Office	0.35	34,003	250	8,500,625	0.30	650
Other	0.18	<u>17,487</u>	400	6,994,800	0.25	<u>642</u>
		97,150				3,252
<b>Commercial/Mixed Use Acres Provided:</b>			2,658			
<b>Retail, Industrial, Office Acres Required:</b>			<u>2,610</u>			
<b>Excess/(Deficit):</b>			48			

**Note: The "Other" acreage requirement is met through land uses other than Commercial and Mixed Use. Jobs in this category include education, health care, etc.**

SUN VALLEY CORRIDOR  
 RETAIL ANALYSIS  
 TABLE 3

<u>Project</u>	<u>Total Units</u>	<u>Residents Per Unit</u>	<u>Total Residents</u>	<u>Commercial Acres</u>	<u>Mixed Use Acres</u>	<u>Retail Acres</u>	<u>Floor Area Ratio</u>	<u>Floor Area Provided</u>
Tartesso--Amended	19,882	2.7	53,681	110	242	81	0.22	773,748
Tartesso--North	12,502	2.7	33,755	143	404	125	0.22	1,194,354
Tartesso West	19,667	2.7	53,101	189	175	86	0.22	821,759
Sun Valley South	<u>29,218</u>	2.7	<u>78,889</u>	<u>1,395</u>	<u>-</u>	<u>349</u>	0.22	<u>3,342,141</u>
<b>Total</b>	81,269		219,426	1,837	821	640		6,132,002

Total Retail Floor Area Provided: 6,132,002  
 Total Residents: 219,426  
 Total Retail Floor Area Per Resident: 28

Note: Retail acres assumed to be 25% of Commercial and 22% of Mixed Use acres.

TARTESSO  
 COMMUNITY

Circulation

The Project has been carefully reviewed and provide for future development and creating a

Traveling residents will be of the Village Collector to Village 5 is

Internal create a strong efficiency.

Chuck V prepared a Traffic report can be found

**TARTESSO WEST  
EMPLOYMENT AND RETAIL ANALYSIS**

BACKGROUND

This analysis continues the methodology used for Tartesso Amendment #1 to analyze job generation and the provision of retail services in the Town of Buckeye.

METHODOLOGY

The following comments are a restatement of the methodology uses in the Tartesso Amendment #1 analysis.

In preparing this analysis of the provision of jobs per household and the amount of commercial land that would be needed to satisfy the employment and retail needs of the future residents in TARTESSO WEST, we relied heavily on the input of **Elliot Pollack**, *Elliot D. Pollack & Associates*, **Wendell Pickett**, *Greer/Pickett*, and **Stephen C. Earl**, *Earl Curley & Lagarde*. Mr. Pollack is a well-known economist in the Phoenix Metropolitan Area, and very experienced in municipal land use analysis. Mr. Pickett is one of the leading designers of large master-planned communities in the West. Mr. Earl is a partner with the law firm of Earl, Curley & Lagarde, one of the leading land use and zoning firms in the Phoenix Metropolitan Area.

We believe that the following basic concepts are properly used in this analysis:

- The proper commercial/mixed-use land use ratios or percentages should be addressed at the broader General Plan level.
- We should take into account the existing approvals already in the area. The General Plan often times clusters land uses (i.e. because higher intensity land uses such as industrial, large retail, and office will congregate along a transportation corridor) where they are better located to serve designated demographic markets. The balance the Town desires will be achieved through a combination of master plans.
- We used the Town of Buckeye's target ratio of 1.2 jobs per household.

It is important to understand that the ratios or criteria in the General Plan are just that – “general”. The criteria are a target or a goal that is based upon the experience of other communities, but even at that experts differ. Every jurisdiction is unique in some way and that must be accounted for in the application of this type of criteria.

Our experts, Mr. Pollack and Mr. Pickett, differed on the estimated percentage of jobs located within Retail, Office, Industrial, and “Other” land uses (*note that jobs within “Other” land use categories include education, health care, etc.*). Their percentages are as follows:

	<u>Mr. Pollack</u>	<u>Mr. Pickett</u>
Retail	24%	22%
Industrial	23%	25%
Office	25%	35%
Other	28%	18%

Since Mr. Pickett’s percentages are a more conservative estimate (he assigns a lower percentage to the “Other” category), we used those in our analysis.

For the Tartesso West retail analysis, we changed the percentages to be conservative. Within Tartesso West, we assumed 100% of the commercial would be retail because of our understanding of the planning principles that were used in the development of this plan. At the second tier, which includes Tartesso West and Tartesso-Amendment #1, we assumed 50% of the commercial would be retail. We used 50% because we believe that a significant portion of the “commercial” site would likely be for office uses. At the Sun Valley Corridor level, we assumed 25% of the commercial would be retail to account for the tendency of employment uses to locate on a major transportation corridor.

The percentage of Mixed Use assumed to be retail was held consistent at 22%.

## ANALYSIS RESULTS

- Employment - When looking at the Sun Valley Corridor from Northern Ave. to I-10 (the regional perspective), four major concentrations of commercial and mixed-use land uses are planned. The first is in Tartesso West, near the intersection of Camelback Road and the Johnson Road alignment. The second is the Tartesso-Amendment #1 core area. The third is the Tartesso North core area. And the fourth is the Sun Valley South core area. ***Together, there are 2,658 acres of commercial and mixed-use, which satisfies the 1.2 Jobs per household criteria.*** Using the 1.2 factor, 48 excess acres are provided.
- Retail - As for retail, assuming a conservative percentage of only 25% of the commercial acres and 22% of mixed-use acres will be retail uses, ***28 square feet of retail space per resident is being provided***, which is at the high end of the 20-30 square feet per resident range.

## CONCLUSION

In summary, higher intensity land uses have already been planned along the Sun Valley Corridor as discussed above. On a regional basis, the employment and retail criteria are satisfied. This analysis demonstrates that the Town of Buckeye will have enough employment and retail opportunities within acceptable trip lengths. It is also important to note our “regional” statistics do not take into account both sides of I-10 Freeway within the Town of Buckeye jurisdictional limits, which will undoubtedly develop as a higher intensity commercial and industrial corridor.

**SUN VALLEY CORRIDOR  
EMPLOYMENT/HOUSING ANALYSIS  
TABLE 1**

<u>Project</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Jobs Required .86 Jobs/Unit</u>	<u>Jobs Required 1.2 Jobs/Unit</u>
<b>Tartesso--Amended</b>	High Density Residential	117	2,912	2,504	3,494
	Medium High Density Residential	460	4,604	3,959	5,525
	Medium Density Residential	2,201	10,276	8,837	12,331
	Low Density Residential	548	1,097	943	1,316
	Commercial	110	-	-	-
	Mixed Use	242	993	854	1,192
<b>Tartesso North</b>	High Density Residential	74	1,851	1,592	2,221
	Medium High Density Residential	170	1,699	1,461	2,039
	Medium Density Residential	1,727	7,941	6,829	9,529
	Low Density Residential	-	-	-	-
	Commercial	143	-	-	-
	Mixed Use	404	1,011	869	1,213
<b>Tartesso West</b>	High Density Residential	136	3,410	2,933	4,092
	Medium High Density Residential	222	2,221	1,910	2,665
	Medium/Medium High Density Residential	23	170	146	204
	Medium Density Residential	2,662	12,247	10,532	14,696
	Medium Density Residential/WWTP	68	312	268	374
	Low Density Residential	435	869	747	1,043
	Commercial	189	-	-	-
Mixed Use	175	438	377	526	
<b>Sun Valley South</b>	High Density Residential	-	-	-	-
	Medium High Density Residential	-	29,218	25,127	35,062
	Medium Density Residential	-	-	-	-
	Low Density Residential	-	-	-	-
	Commercial	1,395	-	-	-
	Mixed Use	-	-	-	-
<b>Total</b>	High Density Residential	327	8,173	7,029	9,808
	Medium High Density Residential	852	37,742	32,458	45,290
	Medium/Medium High Density Residential	23	170	146	204
	Medium Density Residential	6,590	30,464	26,199	36,557
	Medium Density Residential/WWTP	68	312	268	374
	Low Density Residential	983	1,966	1,691	2,359
	Commercial	1,837	-	-	-
	Mixed Use	821	2,442	2,100	2,930
		11,502	81,269	69,891	97,523

SUN VALLEY CORRIDOR  
 EMPLOYMENT/HOUSING ANALYSIS  
 TABLE 2

<u>Land Use</u>	<u>Percentage</u>	<u>Jobs Required .86 Factor</u>	<u>Floor Area Per Job</u>	<u>Floor Area Required</u>	<u>Floor Area Ratio</u>	<u>Acres Required</u>
Retail	0.22	15,317	450	6,892,776	0.22	719
Industrial	0.25	17,406	600	10,443,600	0.35	685
Office	0.35	24,368	250	6,092,100	0.30	466
Other	0.18	12,532	400	5,012,928	0.25	460
		69,624				2,331
<b>Commercial/Mixed Use Acres Provided:</b>			2,658			
<b>Retail, Industrial, Office Acres Required:</b>			1,870			
<b>Excess/(Deficit):</b>			788			

<u>Land Use</u>	<u>Percentage</u>	<u>Jobs Required 1.2 Factor</u>	<u>Floor Area Per Job</u>	<u>Floor Area Required</u>	<u>Floor Area Ratio</u>	<u>Acres Required</u>
Retail	0.22	21,373	450	9,617,850	0.22	1,004
Industrial	0.25	24,288	600	14,572,500	0.35	956
Office	0.35	34,003	250	8,500,625	0.30	650
Other	0.18	17,487	400	6,994,800	0.25	642
		97,150				3,252
<b>Commercial/Mixed Use Acres Provided:</b>			2,658			
<b>Retail, Industrial, Office Acres Required:</b>			2,610			
<b>Excess/(Deficit):</b>			48			

Note: The "Other" acreage requirement is met through land uses other than Commercial and Mixed Use. Jobs in this category include education, health care, etc.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Circulation**

The Project Entry Arterial and the round-a-bouts are the key features of the circulation system. The round-a-bouts are further enhanced by the community street sections, which have been carefully designed to provide the vehicle capacity necessary to serve the community (and to provide for future surrounding development), while maintaining the desired aesthetic standards and creating cycling/pedestrian trails and walkways.

Traveling west on the Project Entry Arterial into Village 1 approximately ½ mile, the residents will experience the round-a-bout or Community Node, which serves as the focal point of the Village. From the first round-a-bout residents will continue to travel on the Village Collector to Villages 2 and 3. Access to Village 4 is by either of two Internal Arterials. Access to Village 5 is by the existing Tonopah-Salome Highway.

Internal access is created by looped collector streets within the Villages. These loop streets create a strong sense of community, while providing the necessary vehicle capacity and efficiency.

Chuck Wright with Kimley-Horn and Associates, the community traffic engineer, has prepared a Traffic Analysis presenting the technical aspects of the circulation system. This report can be found in Section 7. (Refer to Exhibits F and G).

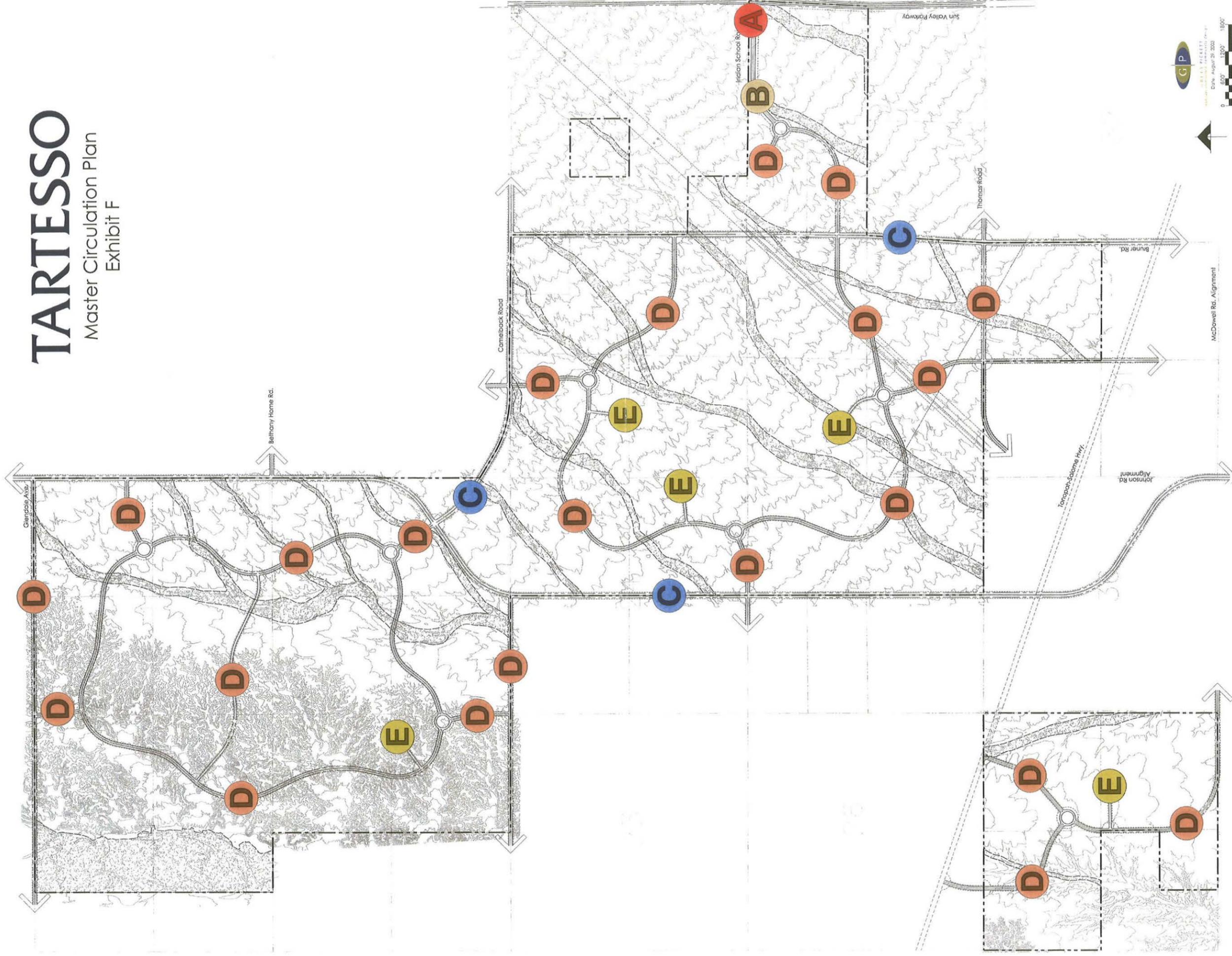
SUN VALLEY CORRIDOR  
 RETAIL ANALYSIS  
 TABLE 3

<u>Project</u>	<u>Total Units</u>	<u>Residents Per Unit</u>	<u>Total Residents</u>	<u>Commercial Acres</u>	<u>Mixed Use Acres</u>	<u>Retail Acres</u>	<u>Floor Area Ratio</u>	<u>Floor Area Provided</u>
Tartesso--Amended	19,882	2.7	53,681	110	242	81	0.22	773,748
Tartesso--North	12,502	2.7	33,755	143	404	125	0.22	1,194,354
Tartesso West	19,667	2.7	53,101	189	175	86	0.22	821,759
Sun Valley South	<u>29,218</u>	2.7	<u>78,889</u>	<u>1,395</u>	<u>-</u>	<u>349</u>	0.22	<u>3,342,141</u>
<b>Total</b>	<b>81,269</b>		<b>219,426</b>	<b>1,837</b>	<b>821</b>	<b>640</b>		<b>6,132,002</b>
<b>Total Retail Floor Area Provided:</b>		<b>6,132,002</b>						
<b>Total Residents:</b>		<b>219,426</b>						
<b>Total Retail Floor Area Per Resident:</b>		<b>28</b>						

Note: Retail acres assumed to be 25% of Commercial and 22% of Mixed Use acres.

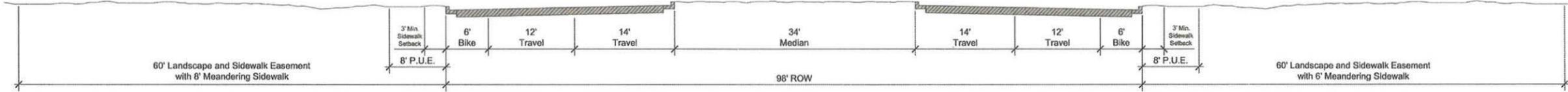
# TARTESSO

## Master Circulation Plan Exhibit F



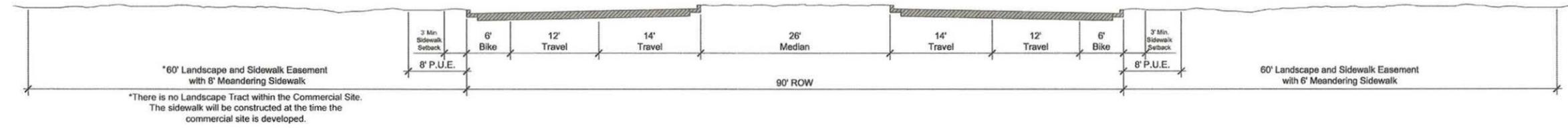
**A**

Project Entry Arterial with Expanded Median and Expanded Landscape Parkways.



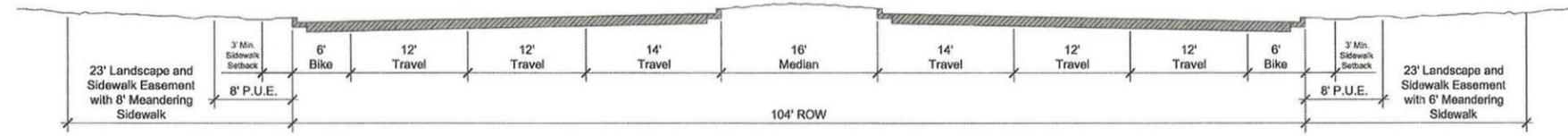
**B**

Project Arterial with Median and Expanded Landscape Parkways.



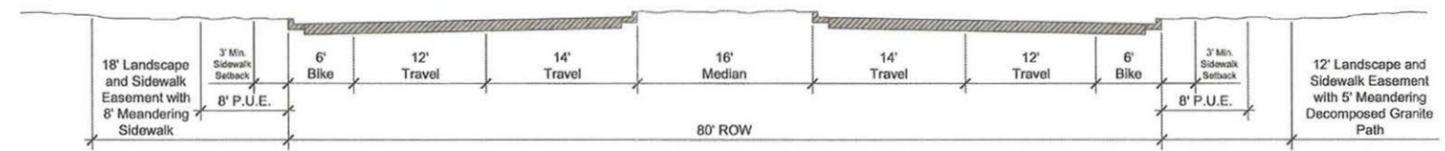
**C**

Major Arterial with Median and Expanded Landscape Parkway.



**D**

Minor Arterial/Major Collector with Median and Expanded Landscape Parkway.



**E**

Minor Collector with Turning Lane and Expanded Landscape Parkway.

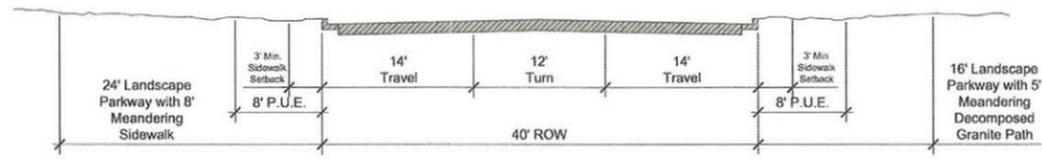
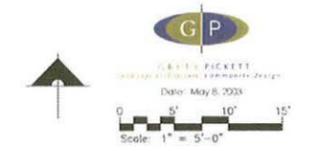
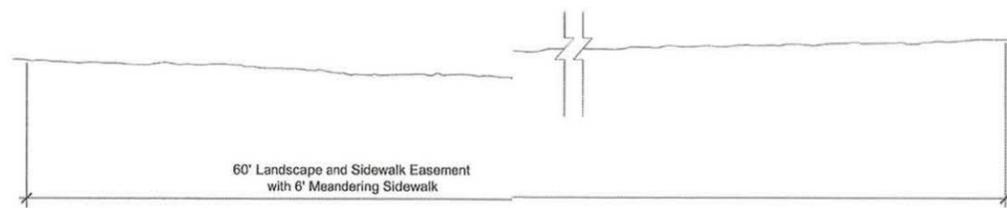


Exhibit G  
Community Roadway Sections

# TARTESSO





60' Landscape and Sidewalk Easement  
with 6' Meandering Sidewalk

Traffic Circle with Island and  
Expanded Landscape  
Parkway.

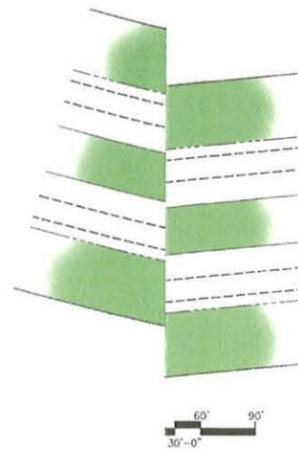


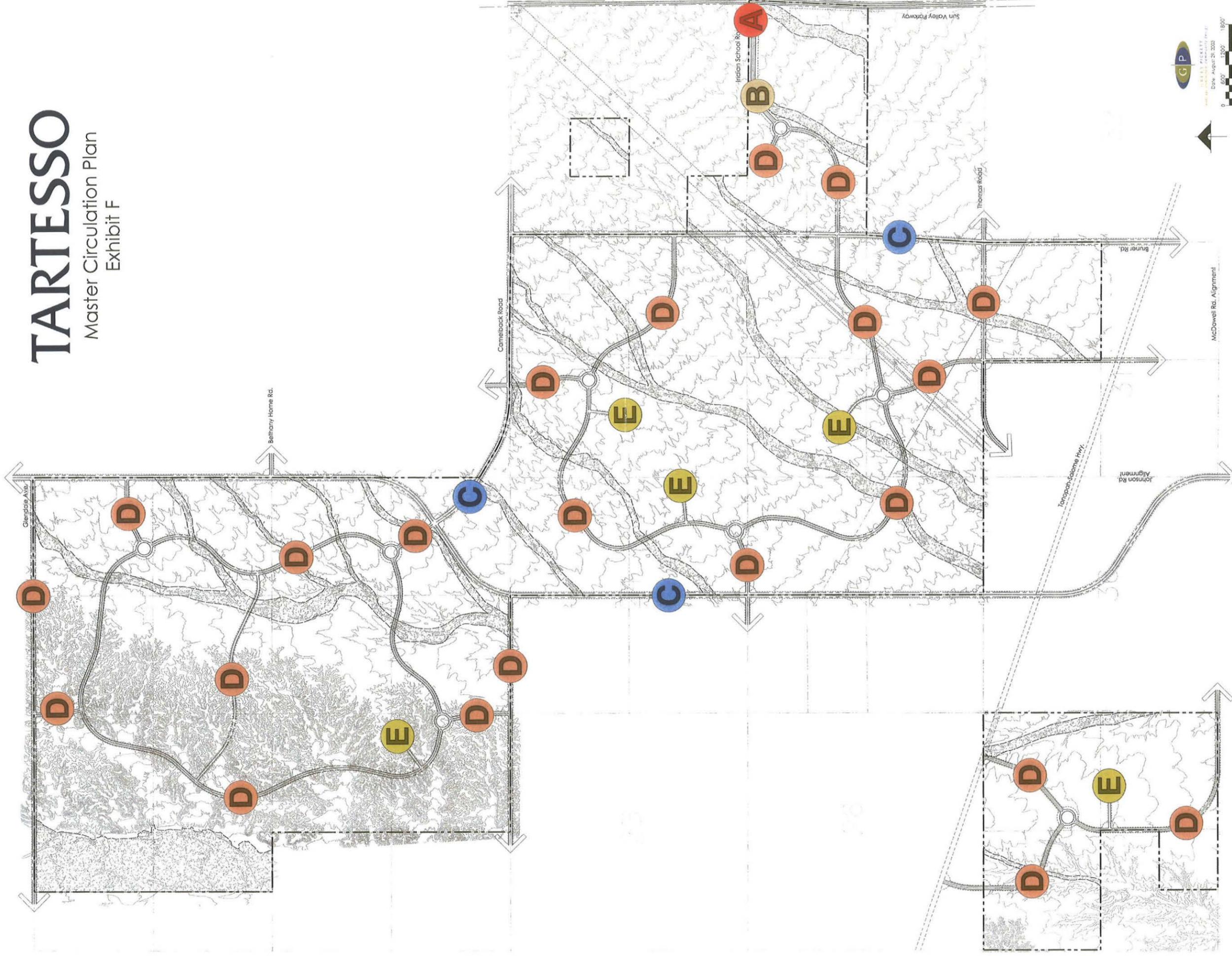
Exhibit G  
Community Roadway Sections

**TARTI**

G P  
CONSULTANTS  
Date: April 13, 2003  
Scale: 1" = 5'-0"

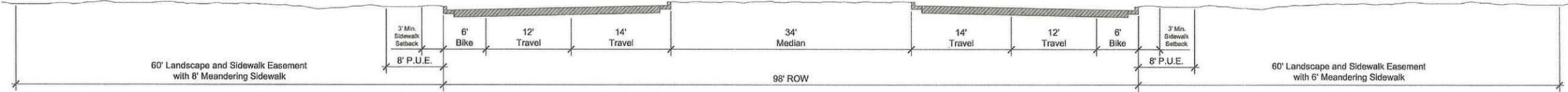
# TARTESSO

## Master Circulation Plan Exhibit F



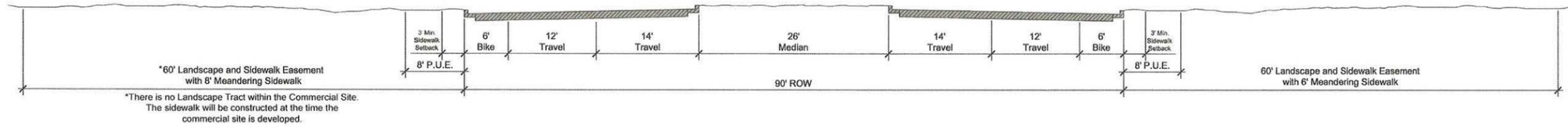
**A**

Project Entry Arterial with Expanded Median and Expanded Landscape Parkways.



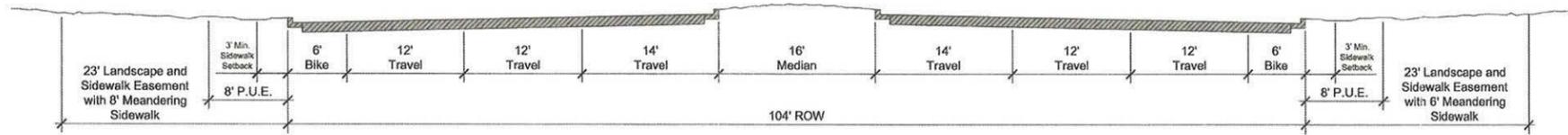
**B**

Project Arterial with Median and Expanded Landscape Parkways.



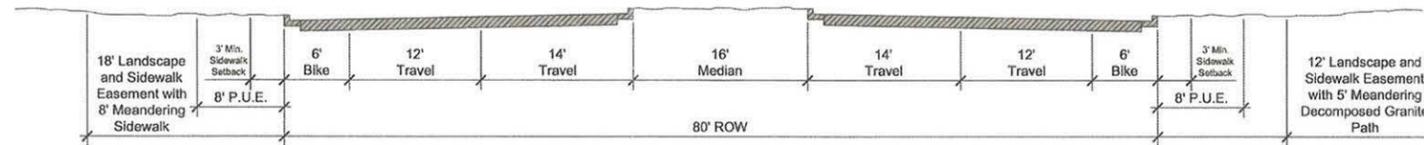
**C**

Major Arterial with Median and Expanded Landscape Parkway.



**D**

Minor Arterial/Major Collector with Median and Expanded Landscape Parkway.



**E**

Minor Collector with Turning Lane and Expanded Landscape Parkway.

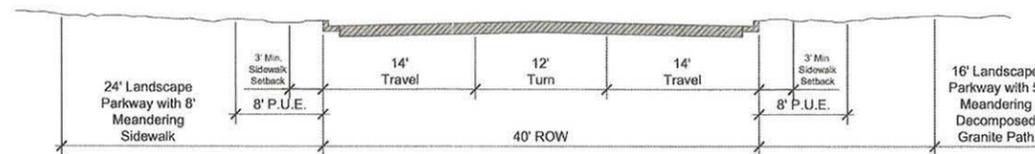
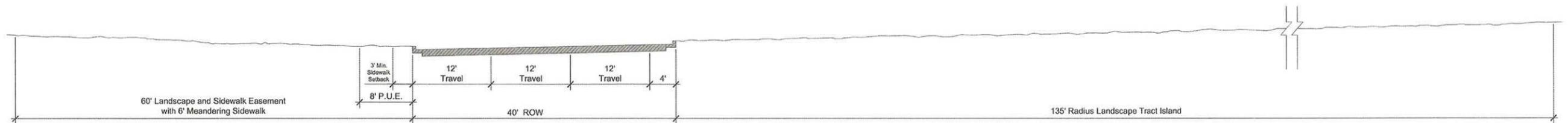


Exhibit G  
Community Roadway Sections

# TARTESSO





Traffic Circle with Island and Expanded Landscape Parkway.

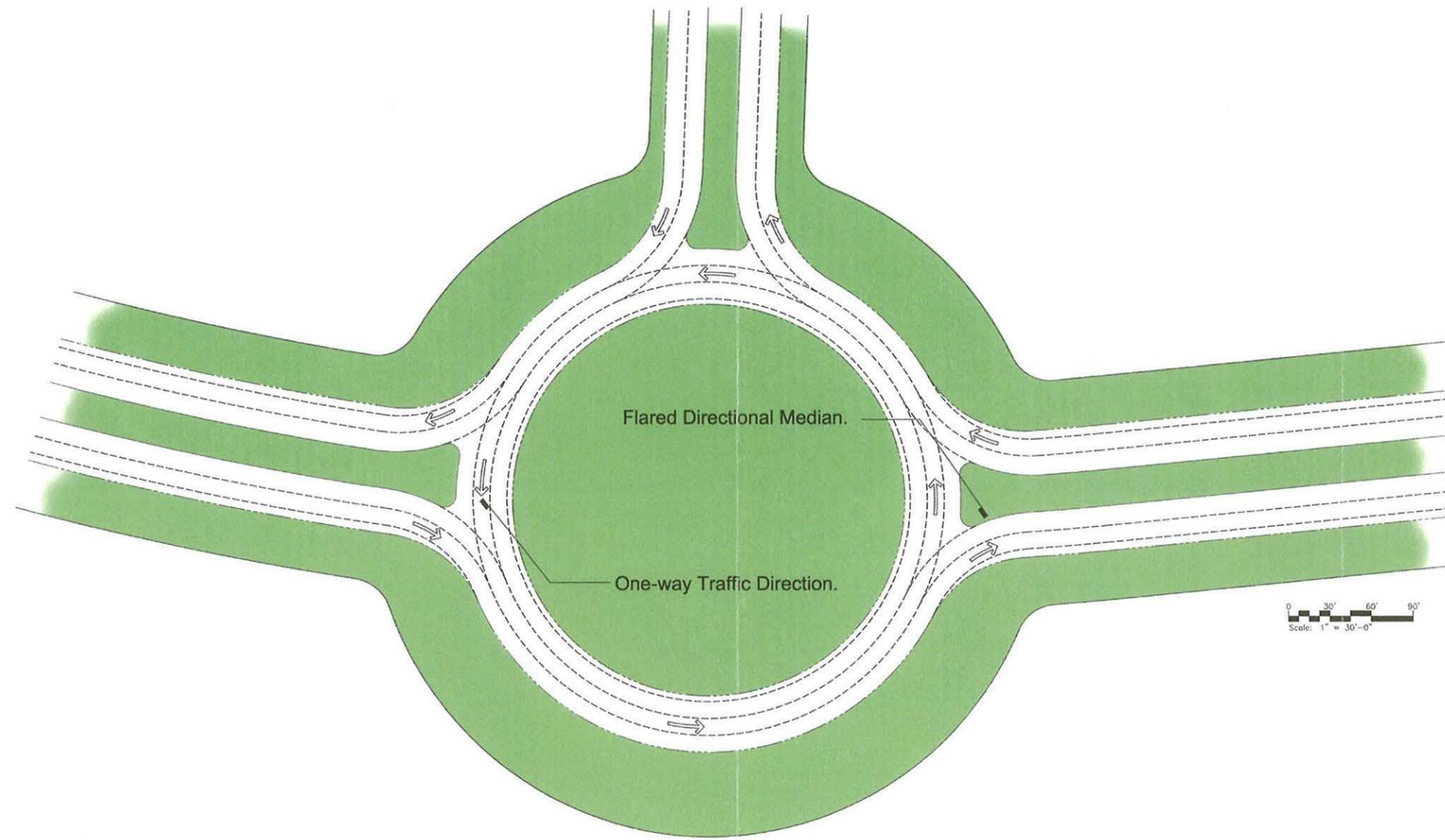


Exhibit G  
Community Roadway Sections

# TARTESSO

Scale: 1" = 5'-0"

GP  
JULIA PICKETT  
Landscape Architecture  
Date: April 13, 2003

***TARTESSO WEST  
COMMUNITY MASTER PLAN***

**Project Design Introduction**

The Tartesso West master plan describes the theme, architectural features, and landscaping of Tartesso West. The Primary Entry and plant palette define the overall character of the community, while the open space system integrates the theme into the surrounding Villages. Five Villages comprise the Tartesso West project. Consistency is maintained with the overall theme of the project.

Architectural features integrate masonry, metal, and stone into the overall theme. These features are used throughout the project, from the entry monumentation, through the Paseo Rest Stops, to the Common Mailbox structure.

Tartesso West's landscaping will be comprised primarily of a low water drought tolerant plant palette. Creative use of palm trees characterizes the Primary Entry and accent the architectural features. Rocks, boulders and other compatible materials may be used to supplement the landscaping design and enhance the character of the project's theme.

Amenities include an extensive trail system and a number of parks for residents to enjoy. Active and passive amenities are provided throughout the community. Meandering sidewalks and bicycle lanes along the arterial and collector streets give residents convenient access to all amenities.

The Tartesso Community Association will be responsible for the maintenance of the amenities, open space areas and landscape tracts. In conjunction with the Tartesso Community Association, a Residential Design Review Committee ("RDRC") will be formed to enforce the community design standards.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Recreation/Open Space***

The Open Space Master Plan will offer an extensive recreation system that enables and encourages interaction among the Villages. The proposed street sections, drainage corridors, and existing utility easements provide the basis of the trail system. Natural open space, Pocket Parks, Neighborhood Parks, Interpretive Nodes, and Sports Parks provide the amenities for the community.

The expanded parkway trail system incorporates eight and six-foot meandering sidewalks within landscape tracts along all arterial roadways. The collector roadways provide an eight-foot meandering sidewalk on one side and a five-foot decomposed granite path on the other side. All local roadways will be roll curb with attached four-foot sidewalk on both sides. A six-foot striped bike lane is provided along the Project Entry Arterial, Project Arterial, Internal Arterial, Village Collector, and Non-Residential Collector roads.

Native trails meander through the natural drainage corridors and the existing utility easement. This concept takes full advantage of the natural open space and provides areas for Interpretive Nodes. Activities for all ages are incorporated through the placement of Pocket and Neighborhood Parks that are linked by the trail system.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Park System/Major Amenity***

Pocket Parks, Neighborhood Parks and Sports Parks are linked together by the expanded parkway trail system to integrate the park system throughout the community. The Pocket Parks will have amenities focused on younger children such as play structures, swings, and spring animals. Other features of the parks will be turf areas, a ramada with tables, grills and low-level lighting.

The next level of parks is the Neighborhood Park. The primary element of each recreational area is a tot lot for younger children surrounded by picnic areas, multi-purpose sport courts, and recreational fields for older children and adults.

The major amenities are the Sports Parks located in Village 2 and Village 4, adjacent to the Community Nodes and linked by trail system. These parks offer lighted sports fields, a tennis complex, playground area, ramadas, and restroom facilities.

Interpretive Nodes will act as rest stops along the native trails located within the drainage corridors at trail intersections, and will be spaced at approximate 1½-mile intervals, emphasizing trail intersections and other logical locations as determined by the landscape architect and Town of Buckeye staff. Natural vegetation will be enhanced to increase visual interest.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Paseo and Open Space***

Occasional pedestrian underpasses will provide safe pedestrian and bicycle crossings at key locations within Villages 1, 2, 3, 4, and 5 of Tartesso West. The underpasses, lighted for safety, will be sized to accommodate a pedestrian and bicyclist. Cornerstone monuments and community guardrails at street level identify the structure.

Neighborhood Pasesos consist of concrete, decomposed granite, or native pathways that meander between view corridors, while trees provide shade.

Along the boundaries of the drainage corridors, the native trails with desert landscaping outline the Open Space Paseo. Rest stops are typically located at trail intersections, and are identified by a bench and mass plantings. The location of drinking fountains will be specified on the landscaping improvement plans.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

***Landscaping/Entry Monumentation/Perimeter Walls/Streetscape***

The Landscape Master Plan is a comprehensive look at the projects landscaping, monumentation components, and plant palette. The plant palette ranges from traditional desert plantings to more formal mass plantings. The type of plant material used will vary depending on location and desired impact. Decomposed granite, rocks, boulders, and other compatible materials may be used to supplement the landscaping design and enhance the character of the project's theme. For recreational uses, large turf areas are incorporated within common areas and provide a lush appearance.

A low curving stone wall, featuring the project name and logo, with a grove of palm trees in the back drop and lush desert plantings in the foreground signifies the Primary Entry to Tartesso West from the Sun Valley Parkway. This impressive entry is further enhanced by large stone walls with a metal arbor and free standing stone walls situated between the groves of palm trees that are set in a field of turf. The Tartesso name and logo is incorporated into the monumentation and carried throughout the community. Accent lighting for the logo and illumination of the palm trees add impact and interest. The materials used in the monumentation are a combination of metal, stone, and masonry.

The Secondary Entries are located at the intersections of two major arterials. The monumentation is identified by a double row of native trees, community theme wall with pedestrian portals and a low curving wall for the project name and logo at each corner. The materials used are a combination of metal, stone, and masonry.

The Village Entries are framed with a stone wall and arbor, landscaping, and accent lighting. The monument features stone accent walls, logo and a small grove of palm trees. The theme is further incorporated into the perimeter walls to create a cohesive Village theme.

The Community Node is the focal point of the Villages, with the round-a-bout at its center. The purpose of this Community Node is to maintain the desired aesthetic standards through the use of landscaping, perimeter walls, and pedestrian portals. This area is further enhanced by the use of the Village Entry monumentation at the intersecting collector roadways.

Corner Icons are used to identify the boundaries of the Tartesso project. The cornerstone monument is comprised of a masonry and stone column with a location for signage. A backdrop of palm trees enhances the theme.

Neighborhood Entries feature masonry monuments and landscaping for identity. The community name and logo will be incorporated and illuminated. The plant palette and community walls contribute to the neighborhood's character.

Perimeter theme walls will be constructed along the arterial roads. The Community Theme Wall will be constructed to a 7'-0" height, and will include masonry and stone columns at approximately 150' intervals to relieve the linear character of the arterial walls. Neighborhood Walls, 6'0" to 6'8" in height, will be constructed along the collector streets. View walls, comprised of 4' of block with 2' of wrought iron, will be constructed in specified locations adjacent to the open space area (that do not compromise homeowner privacy). Exact locations will be determined at the time the landscaping plans are prepared and submitted.

Landscaping for each roadway section varies with its purpose. As one enters Tartesso West, groves of palms transition into a desert landscaping of Palo Verdes and Mesquites with accents of Ironwoods and Saguaros to create or set the tone of the Streetscape Character. The raised median features a combination of trees and low-level plant material to add visual interest and provide separation for traffic. An informal desert landscape along the pedestrian walkways on both sides of the roadway creates a pleasant community experience.

The typical street side planting will integrate desert landscaping with pockets of turf accented by occasional berms and the community wall. Turf is not allowed within public right-of-ways. Right-of-way landscaping shall be limited to the ADWR approved plant list.

Additional features of Tartesso West:

- **Drainage structures** are identified by cornerstone monuments and community guardrails at street level.
- **Area and accent lighting** use natural metal finishes to integrate the fixtures in with the theme of the project.
- **Common mailboxes** will incorporate the character of the neighborhood featuring masonry block on top of a stone base.

***TARTESSO WEST  
COMMUNITY MASTER PLAN***

***Signage***

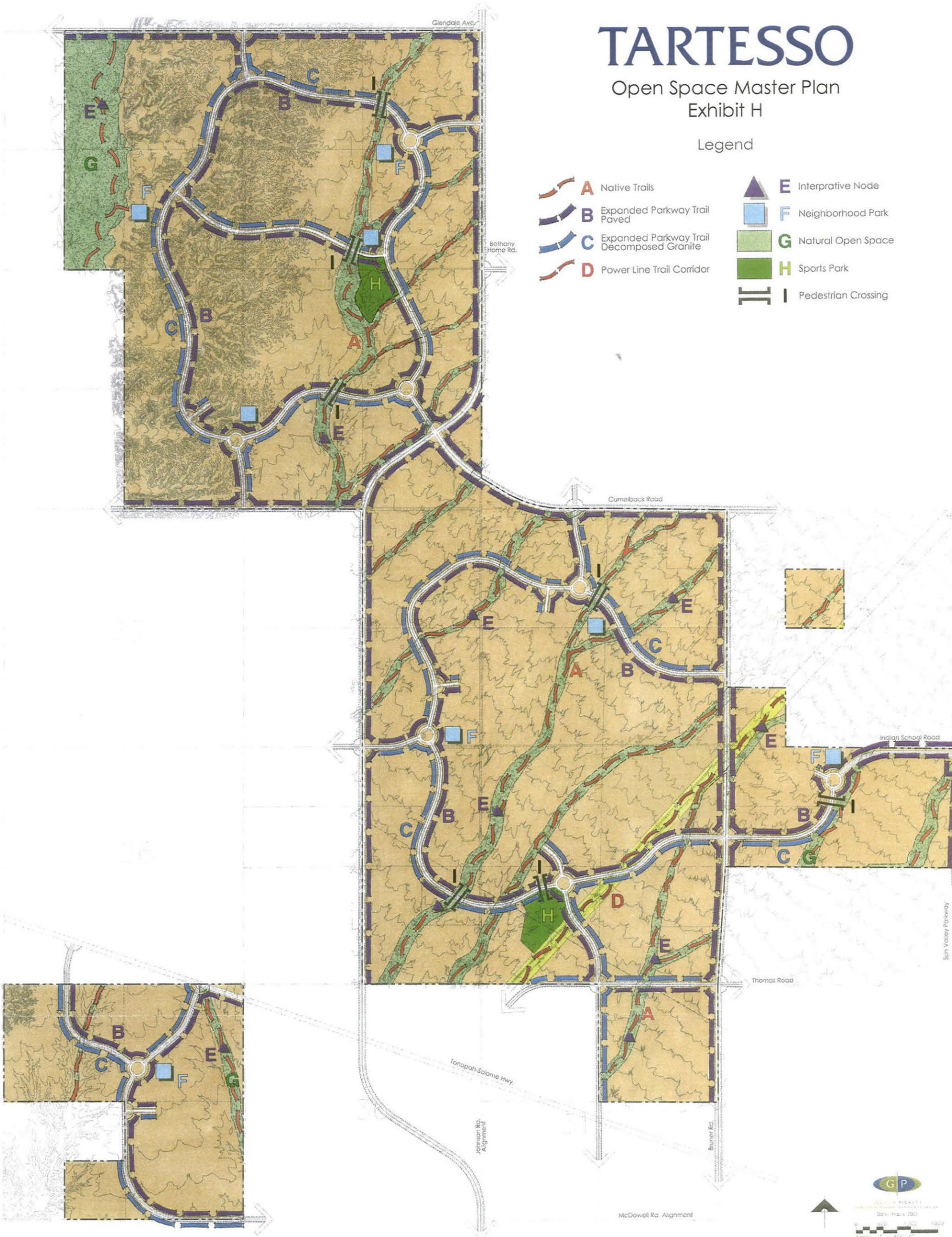
A comprehensive signage package will be submitted for approval by the Town of Buckeye prior to the approval of the first final plat.

# TARTESSO

## Open Space Master Plan Exhibit H

### Legend

- A** Native Trails
- B** Expanded Parkway Trail Paved
- C** Expanded Parkway Trail Decomposed Granite
- D** Power Line Trail Corridor
- E** Interpretive Node
- F** Neighborhood Park
- G** Natural Open Space
- H** Sports Park
- I** Pedestrian Crossing



G P  
 GEORGE PETERSON  
 LANDSCAPE ARCHITECTURE  
 2000 N. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 (303) 733-1100  
 www.gp-ls.com

Scale: 1" = 500'-0"

# Exhibit I Sports Park H on Exhibit H Open Space Master Plan

Quantity	Amenity
1	Restroom Facility
3	Ramadas
6	Tables
4	Drinking Fountains
6	Trash Receptacles
8	Benches
6	Grills
2	Play Structures
1	Swing Set
6	Spring Events
1	Interactive Water Feature
2	Basketball Courts (Lights)
4	Tennis Courts (Lights)
2	Sand Volleyball Courts (Lights)
2	Multi-Use Sports Fields (Lights)
4	Ball Fields (Lights)
4	Bike Racks
	160 Stall Parking Lot

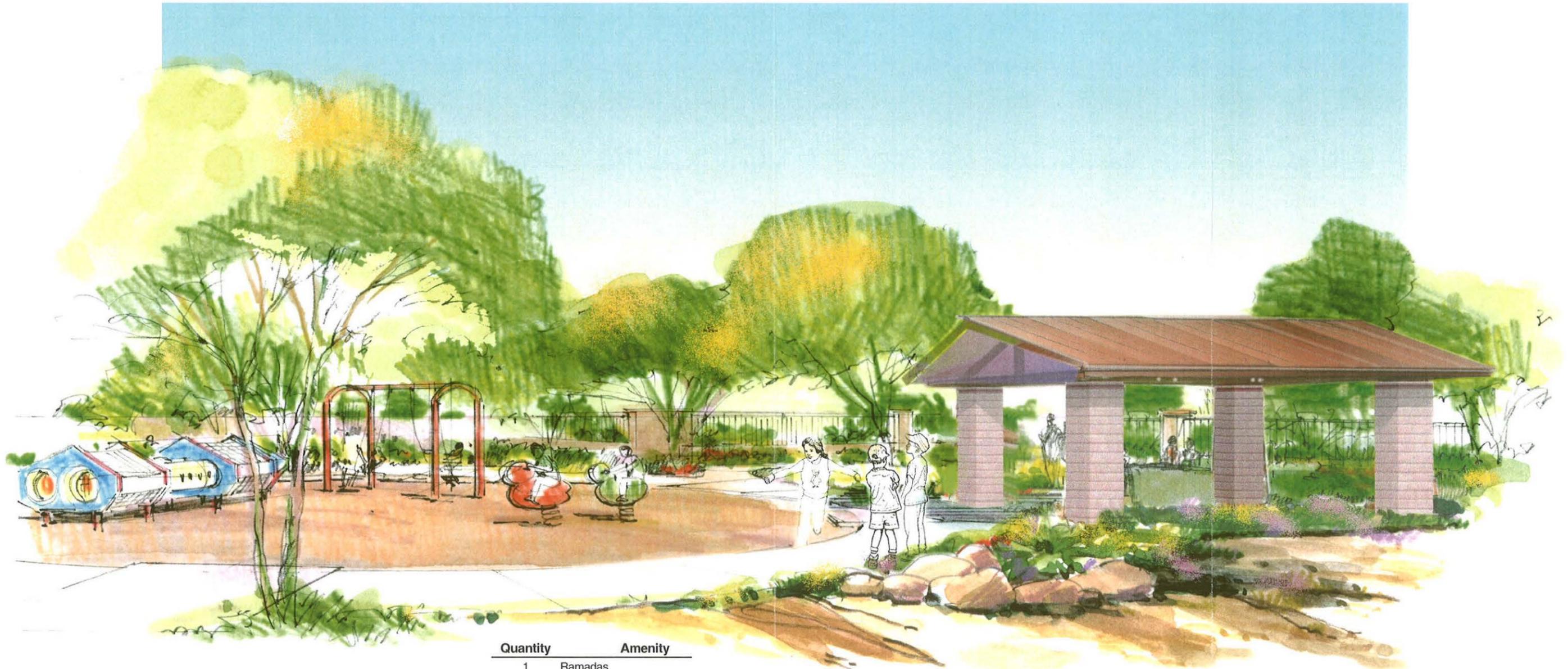


Located along the regional trail network, the sports park will include amenities such as lighted sports fields, a tennis complex, open space turf corridor, both soft and hard walking trails, a centrally located children's playground area and a concessions structure.

# TARTESSO

GREY | PICKETT  
landscape architecture | community design

# Exhibit J Pocket Park



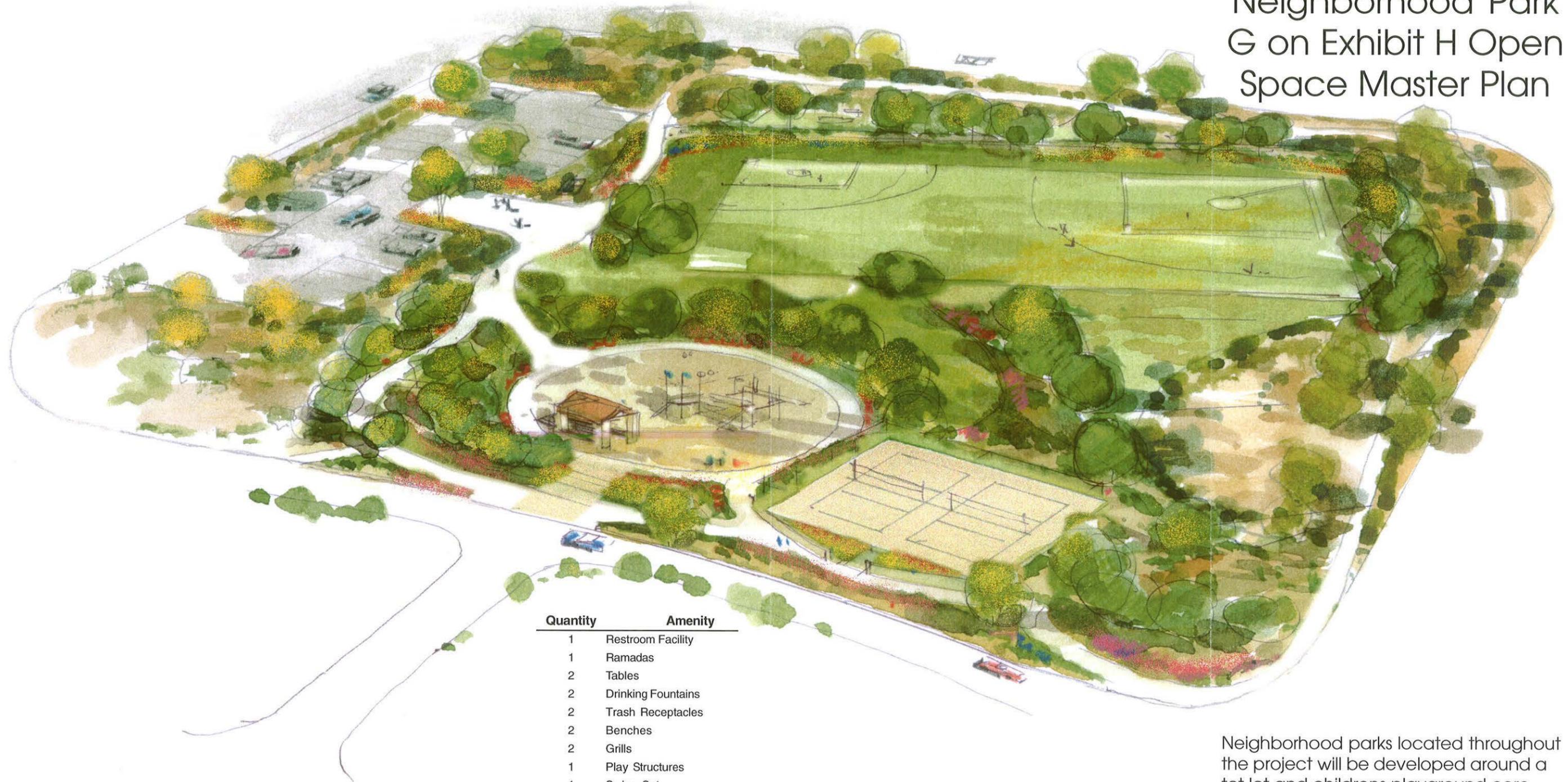
Quantity	Amenity
1	Ramadas
2	Tables
1	Drinking Fountains
1	Trash Receptacles
2	Benches
1	Grills
1	Play Structures
1	Swing Set
4	Spring Events
1	Interactive Water Feature
1	Bike Racks

Pocket parks will include many amenities such as tot and children play structures, turf areas, ramadas, and concrete pedestrian walkways. Low level night lighting will extend park use.

# TARTESSO

GREEY | PICKETT  
landscape architecture | community design

Exhibit K  
 Neighborhood Park  
 G on Exhibit H Open  
 Space Master Plan



Quantity	Amenity
1	Restroom Facility
1	Ramadas
2	Tables
2	Drinking Fountains
2	Trash Receptacles
2	Benches
2	Grills
1	Play Structures
1	Swing Set
6	Spring Events
1	Interactive Water Feature
1	Basketball Courts
1	Sand Volleyball Courts
1	Multi-Use Sports Field
2	Bike Racks
	Parking Lot

Neighborhood parks located throughout the project will be developed around a tot lot and childrens playground core and picnic area. Multi-use sport courts and multi-purpose recreational fields will be located adjacent to the core.

Exhibit L  
Pedestrian Under-  
pass/Drainage  
Structure  
I on Exhibit H Open  
Space Master Plan &  
6 on Exhibit P Land-  
scape Master Plan



As one crosses over the pedestrian underpass/drainage structure, a cornerstone monument visually denotes the beginning of the underpass. Columns with community guardrails top the structure. The structure's headwall will be constructed of a striated masonry block and be of ample width for combined bike and pedestrian use. The pedestrian underpasses will also be lighted for night use. The banks of the drainage way will be planted with native trees and shrubs.

**TARTESSO**

GREY | PICKETT  
landscape architecture | community design

Exhibit M  
Neighborhood  
Paseo



The neighborhood paseos will be desert linkages throughout the community. There will be groves of trees for shade along the meandering concrete or decomposed granite paths. Residences will be adjacent to the amenity.

**TARTESSO**

GREY | PICKETT  
landscape architecture | community design

Exhibit N  
Open Space Paseo  
A & D on Exhibit H  
Open Space Master  
Plan



The open space paseos will include native desert plantings with groups of trees to provide shade along the meandering concrete or native path. The path will typically be located along the side of drainage corridors with view vistas along the washes.

**TARTESSO**

GREY | PICKETT  
landscape architecture | community design

Exhibit O  
Open Space Rest  
Stop/Interpretive  
Node  
E on Exhibit H Open  
Space Master Plan



Open space rest stops will typically be located at intersections on the trail system. The rest stop will consist of a bench and an increase of plant density and variety to add interest.

**TARTESSO**

GREY PICKETT  
landscape architecture | community design

# TARTESSO

## Landscape Master Plan Exhibit P

### Legend

- |   |                   |   |                      |
|---|-------------------|---|----------------------|
|  | 1 Primary Entry   |  | 5 Corner Icon        |
|  | 2 Secondary Entry |  | 6 Drainage Structure |
|  | 3 Village Entry   |  | 7 Desert Landscape   |
|  | 4 Community Node  |  | 8 Oasis Landscape    |



Exhibit Q  
Primary Entry  
1 on Exhibit P Land-  
scape Master Plan



The primary entry to Tartesso begins as you drive north along the Sun Valley Parkway. A low curving stone wall, featuring the Tartesso name and logo, announces your arrival to the Community. With a lush desert foreground, the dense grove of palm trees creates a significant portal entry to the community. Note: Entry lettering will be subject to Comprehensive Sign Package.

**TARTESSO**

GREY | PICKETT  
landscape architecture | community design

Exhibit Q  
Primary Entry  
1 on Exhibit P Land-  
scape Master Plan



Punctuated with lighted palm trees on both sides and in the median, the entry is framed by pedestrian portals on both sides made of large stone walls with a metal arbor. A large stone wall featuring the Tartesso name and logo is located in the median to connect both sides of the entry and to give the impression of passing through a portal. Transitioning from the stone portal walls is the community theme walls made of masonry striated and shadow blocks of a natural desert color. In front of the portals, under the grove of palm trees set on a canvas of lush turf, are smaller free standing stone walls flanking the pedestrian walkway. Note: Entry lettering will be subject to Comprehensive Sign Package.

**TARTESSO**

GREY PICKETT  
landscape architecture | community design

Exhibit S  
Village Entry  
3 on Exhibit P Land-  
scape Master Plan

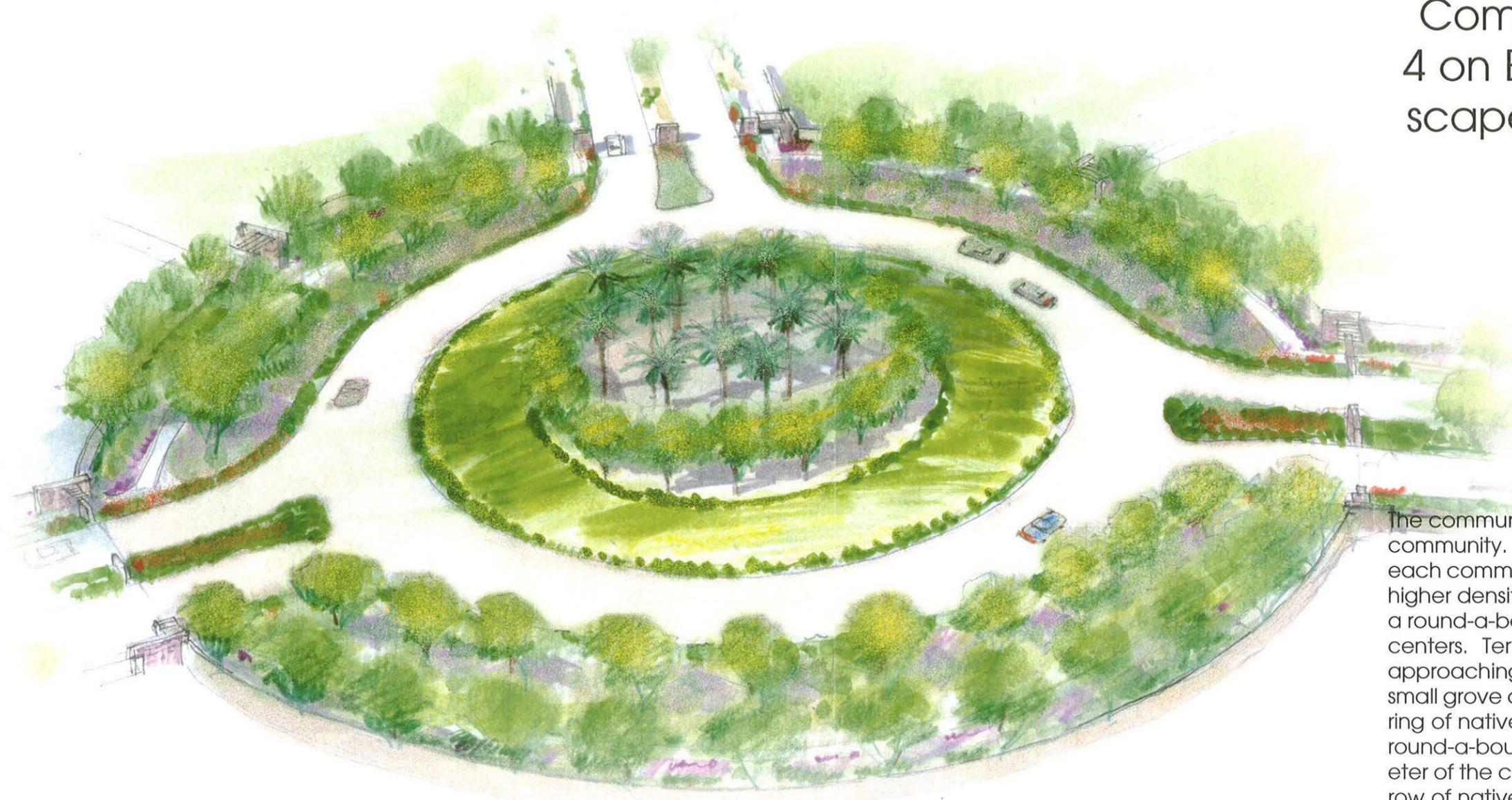


The village entry will be identified by two large stone walls on either side of the pedestrian pathway, which are connected by a rusticated steel arbor. This monument is located on both sides with an additional stone wall located in the median to create the entry portal. These stone accent walls are constructed of manufactured stone. The walls on the outside of the pedestrian portal, along with the wall in the median contain the village name and logo in a recessed area. A small grove of palm trees is located just inside the entry to identify its location.

**TARTESSO**

GREY PICKETT  
landscape architecture | community design

## Exhibit T Community Node 4 on Exhibit P Land- scape Master Plan



The community node is the apex of each community. Located near the entry to each community, schools, parks and higher density residential uses surrounding a round-a-bout make up of these focal centers. Terminating the views when approaching the community nodes is a small grove of palm trees encircled by a ring of native trees in the center of the round-a-bout island. Around the perimeter of the community node is a double row of native trees split by a pedestrian pathway and is lined by a community theme wall on the outer perimeter. Pedestrian portals, made up of two manufactured stone walls bridged by a metal arbor, bisect the community wall granting access to the parks, schools and neighborhoods surrounding the community node. Terminating the community theme walls at the intersections are the village monuments.

# TARTESSO

GREEY PICKETT  
landscape architecture | community design

Exhibit U  
Corner Icon  
5 on Exhibit P Land-  
scape Master Plan



The corner icon is the cornerstone anchor of the Tartesso Project. This will be the identifying monument signifying where the project begins and ends. The icon will be a masonry shadow block and stone column with a custom concrete cap, containing a back lit steel plate of the Tartesso logo. It is set in a lush oasis landscaped open space node embraced with a small grove of palm trees on a canvas of turf.

Note: Location not to impede the sight visibility triangle.

**TARTESSO**

GREY PICKETT  
landscape architecture | community design

## Exhibit V Neighborhood Entry

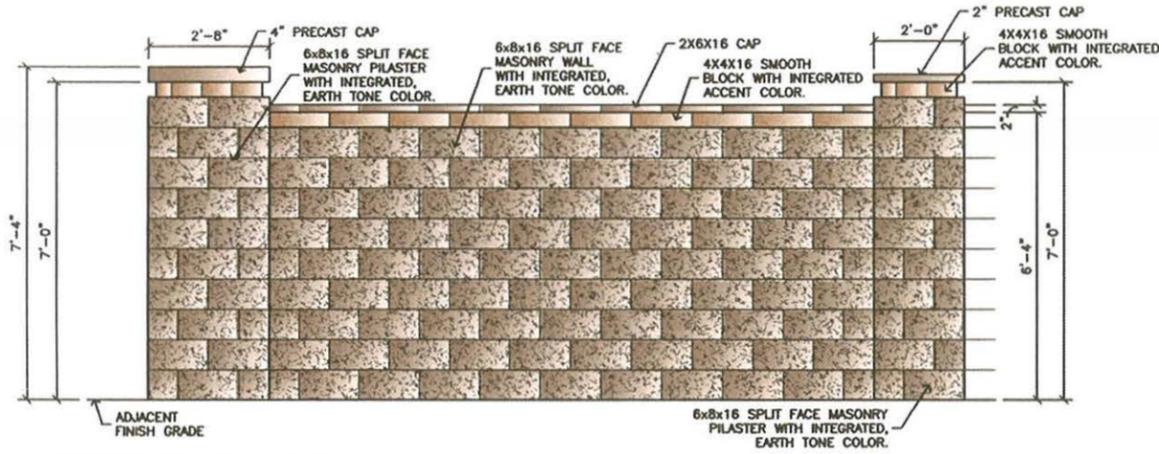


The neighborhood entry will be identified by large cornerstone monuments. These monuments are made of a striated masonry block with a custom concrete cap, containing a backlit steel plate of the neighborhood name and logo on top of a manufactured stone column base. Pedestrian walkways will be located on both sides of the entry. A line of palms will frame the entry drive to the neighborhood.

# TARTESSO

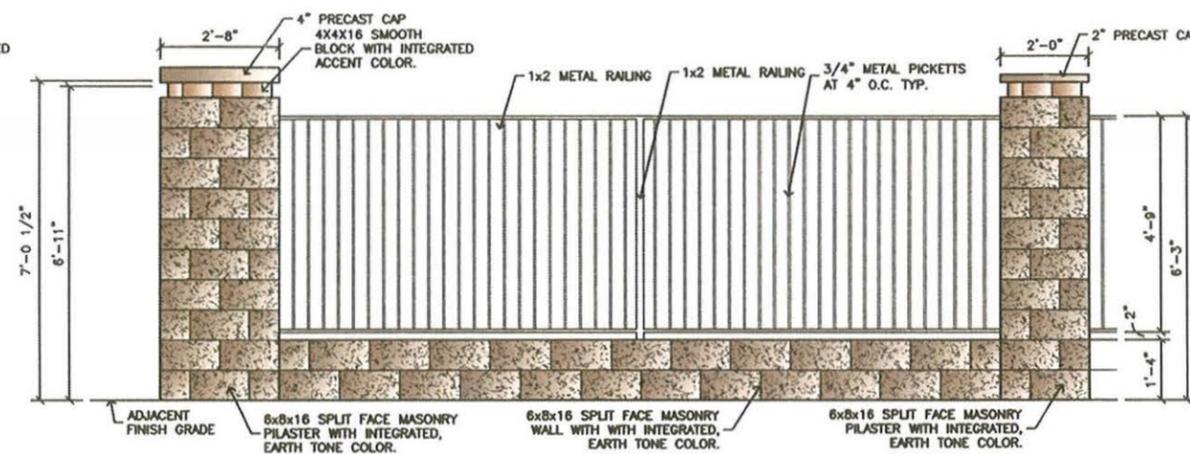
GREY | PICKETT  
*landscape architecture | community design*

# Exhibit W Wall Details



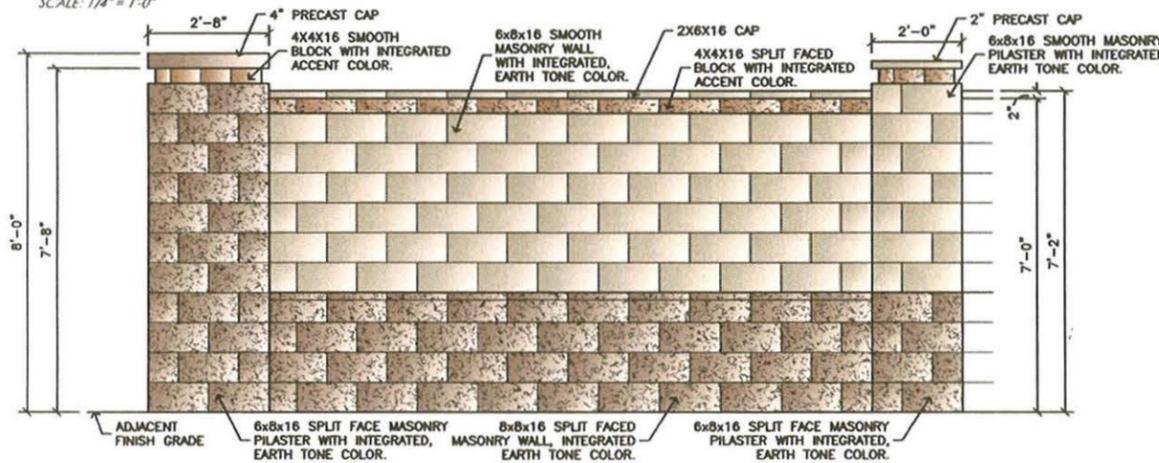
**NEIGHBORHOOD WALL**

Internal Parcels and Minor Collector Streets  
SCALE: 1/4" = 1'-0"



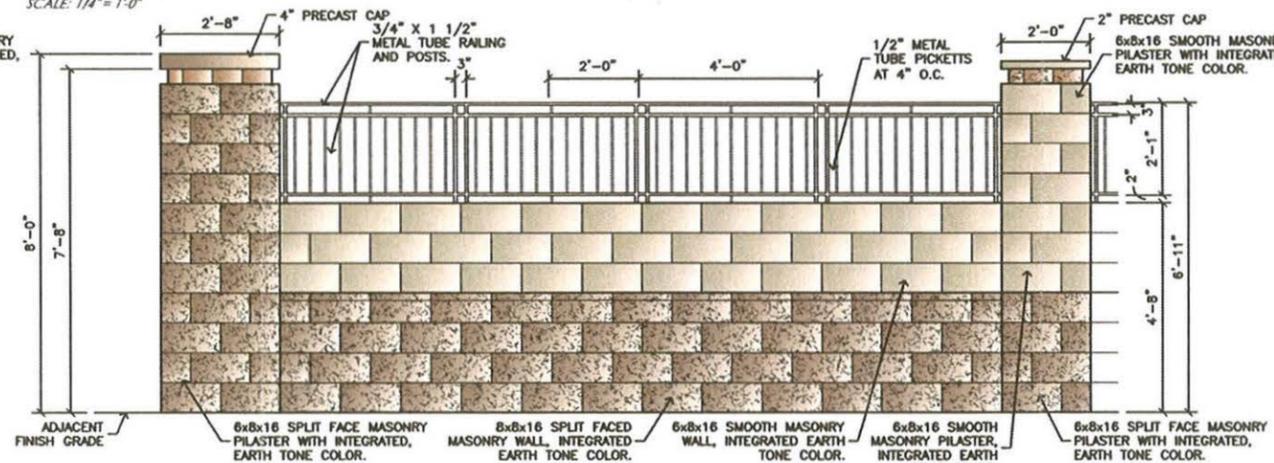
**NEIGHBORHOOD VIEW FENCE**

Internal Open Space View  
SCALE: 1/4" = 1'-0"



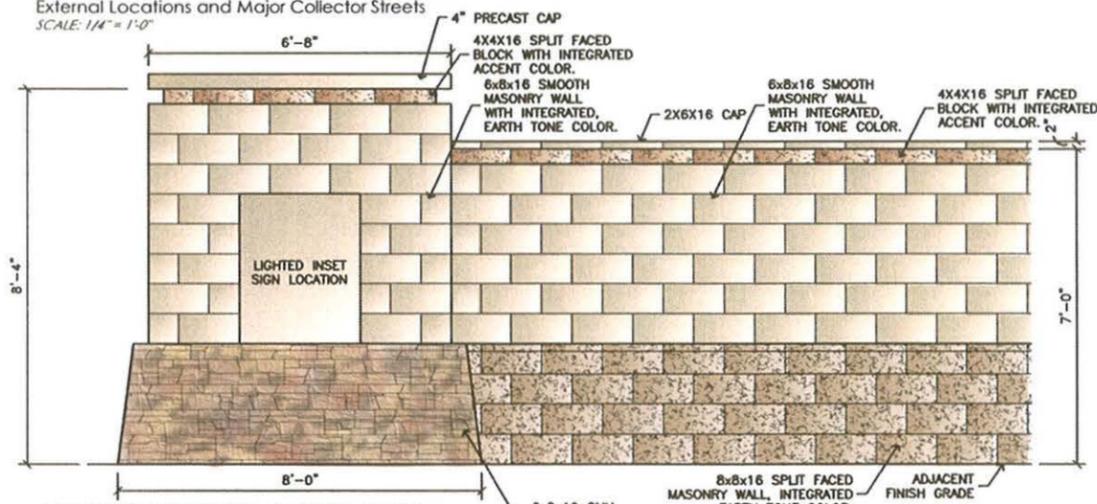
**COMMUNITY THEME WALL**

External Locations and Major Collector Streets  
SCALE: 1/4" = 1'-0"



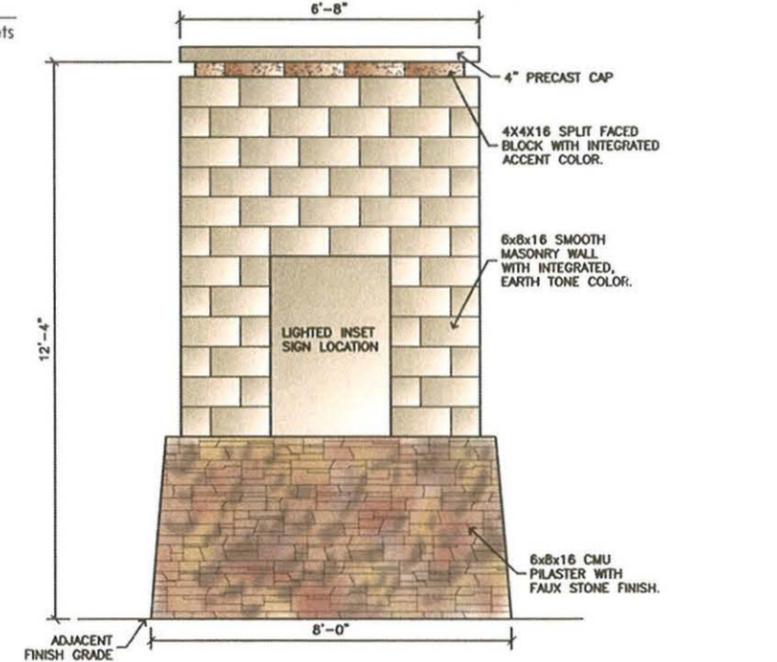
**COMMUNITY THEME FENCE**

External View Locations and Major Collector Streets  
SCALE: 1/4" = 1'-0"



**NEIGHBORHOOD ENTRY WALL**

External Locations and Collector Streets  
SCALE: 1/4" = 1'-0"



TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Trees</u></b>	
Acacia abyssinica	Abyssinian Acacia
Acacia aneura	Mulga
Acacia farnesiana	Sweet Acacia
Acacia pendula	Pendulous Acacia
Acacia species	Willow Acacia
Acacia smallii	Acacia Minute
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	Palo Blanco
Bauhinia congesta	Anacacho Orchid Tree
Caesalpinia cacalaco	Cascalote
Casuarina stricta	Beefwood
Cercidium 'Desert Museum'	Hybrid Palo
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dahlbergia sissoo	Sissoo Tree
Eucalyptus spathulata	Swamp Malee
Geijera parviflora	Austrian Willow
Pithecellobium flexicaule	Texas Ebony
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
<b><u>Cacti / Accents</u></b>	
Aloe barbadensis	Aloe Vera
Aloe saponaria	Aloe Vera
Aloe species	Aloe Vera

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Agave species	Agave
Asclepias subulata	Desert Milkweed
Cereus hildmannianus	Hildmann's Cereus
Cereus peruvianus	Night Blooming Cereus
Dasyliirion acrotriche	Green Desert Spoon
Dasyliirion wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Echinocactus horzonthalonius	Turk's Head
Echinocereus pectinatus v. rigidissimus	Rainbow Cactus
Euphorbia antisiphilitica	Candelilla
Euphorbia myrsinites	Euphorbia
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Pencil Bush
Hesperaloe funifera	Coahuilan Hesperaloe
Hesperaloe parviflora (red)	Red Hesperaloe
Hesperaloe parviflora (yellow)	Yellow Hesperaloe
Lophocereus schottii	Senita Cactus
Lophocereus schottii fa. Monstrosus	Totem Pole Cactus
Nolina bigelovii	Bear Grass
Nolina microcarpa	Bear Grass
Opuntia basilaris	Beavertail Prickly Pear
Opuntia chlorotica	Pancake Prickly Pear
Opuntia ficus-indica	Indian Fig Prickly Pear
Opuntia microdasys	Bunny Ears
Opuntia robusta	Silver Dollar Prickly Pear
Opuntia santa-rita	Purple Santa Rita Prickly Pear
Opuntia spinosior	Cane Cholla

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Stenocereus marginatus	Mexican Fence Post
Stenocereus thurberi	Organ Pipe Cactus
Trichocereus species	Trichocereus
Yucca carnerosana	Spanish Bayonet
Yucca elata	Soaptree Yucca
Yucca rigida	Blue Yucca
Yucca rostrata	Beaked Yucca
Yucca rupicola	Twisted-leaf Yucca
<b><u>Shrubs</u></b>	
Acacia crasoedicarpa	Acacia
Acacia constricta	Whitethorn Acacia
Alyogyne huegelii	Blue Hibiscus
Anigozanthos flavidus	Kangaroo Paw
Anisacanthus quadrifidus v. brevilobus	Mountain Flame
Anisacanthus quadrifidus v. wrightii 'Mexican Flame'	Flame Honeysuckle
Anisacanthus thurberi	Desert Honeysuckle
Asclepias linaria	Pineleaf Milkweed
Atriplex lentiformis	Quail Brush
Baccharis sarothroides	Coyote Brush
Bougainvillea 'Barbara Karst'	Bougainvillea
Bougainvillea 'La Jolla'	Bush Bougainvillea
Bougainvillea 'San Diego Red'	San Diego Red Bougainvillea
Bougainvillea spectabilis	Bougainvillea
Buddleia marrubifolia	Wooly Butterfly Bush
Caesalpinia mexicana	Mexican Bird of Paradise

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Caesalpinia gilliesii	Desert Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Caesalpinia species	Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	Anachuite
Cordia parvifolia	Small Leaf Cordia
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea
Dalea pulchra	Indigo Bush
Dalea versicolor var. sessilis	Wiszlizenus Dalea
Dicliptera suberecta	Velvet Honeysuckle
Dodonaea viscosa	Hopbush
Dodonaea viscosa 'Purpurea'	Purple Hopbush
Eremophila glabra	Emu Bush
Hibiscus coulteri	Desert-Rose Mallow
Hyptis emoryi	Desert Lavender
Justicia ovata	Red Justicia
Justicia spicigera	Mexican Honeysuckle
Lanatana camara	Bush Lantana
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage
Leucophyllum frutescens	Texas Sage
Leucophyllum frutescens 'Compacta'	Compact Texas Sage
Leucophyllum frutescens "Green Cloud"	Green Cloud Sage
Leucophyllum frutescens "White Cloud"	White Cloud Sage
Leucophyllum frutescens "Rain Cloud"	Rain Cloud Sage
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum langamiae 'Rio Bravo'	Rio Bravo Sage

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Leucophyllum prunosum 'Sierra Bouquet'	Sierra Bouquet Sage
Leucophyllum revolutum 'Sierra Bouquet'	Sierra Magic Sage
Leucophyllum zygophyllum	Blue Ranger Sage
Lotus rigidus	Desert Rock Pea
Mimosa dysocarpa	Mimosa
Nerium oleander	Oleander
Parthenium incanum	Mariola
Plumbago scandens 'Summer Snow' TM	Summer Snow Plumbago
Punica granatum	Pomegranate
Rhus ovata	Sugar Bush
Ruellia brittoniana	Ruellia
Ruellia peninsularis	Ruellia
Salvia chamaedryoides	Mexican Blue Sage Sage
Salvia clevelandii	Chaparral Sage
Salvia farinacea	Mealy-Cup Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Salvia leucophylla	Sage
Salvia microphylla	Salvia
Senna goldmannii	Goldmann's Senna
Senna wislizenii	Shrubby Senna
Sophora secundiflora	Texas Mountain Laurel
Tagetes lemmoni	Mt. Lemmon Marigold
Tecoma stans	Yellow Bells
Zauschneria californica	California Fuchsia

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Groundcovers/Grasses/Herbaceous Plants</u></b>	
Acacia berlandieri	Berlandier Acacia
Acacia redolens	Prostrate Acacia
Acacia schaffneri	Twisted Axacia
Aizoaceae species	Ice Plant
Antigonon leptopus	Queen's Wreath
Aquilegia chrysantha	Golden-spurred Columbine
Aristida purpurea	Purple Three-awn
Baccharis 'Centennial'	Centennial Baccharis
Baileya multiradiata	Desert Marigold
Berlandiera lyrata	Chocolate Flower
Calylophus hartwegii 'Sierra Sundrop'	Calylophus
Convolvulus mauritanicus	Ground Morning Glory
Cooperia drummondii	Rain Lily
Cuphea llavea	Bat Faced Cuphea
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea greggii	Trailing Indigo Bush
Dyssodia pentachaeta	Dyssodia
Erigeron divergens	Spreading Fleabane
Erigeron 'Profusion'	Profusion Fleabane Daisy
Gazania rigens 'Sun Gold'	Gazania
Hardenbergia comptoniana	Lilac Vine
Lantana montevidensis	Trailing Purple Lantana
Leucaena retusa	Golden Ball Lead Tree
Macfadyena unguis-cati	Cat's Claw Vine
Mascagnia lilacina	Lilac Orchid Vine
Melampodium leucanthum	Blackfoot Daisy

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Merremia aurea	Yellow Morning Glory Vine
Mesembryanthemum species	Ice Plant
Mimulus cardinalis	Monkey Flower
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhley
Muhlenbergia dumosa	Bamboo Muhley
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhley
Muhlenbergia rigida 'Nashville'	Nashville Grass
Oenothera Berlandieri	Mexican Evening Primrose
Oenothera caespitosa	Evening Primrose
Oenothera stubbii	Saltillo Primrose
Osteospermum fruticosum	Trailing African Daisy
Penstemon baccharifolius	Rock Penstemon
Penstemon eatonii	Firecracher Penstemon
Penstemon grandiflorus	Penstemon
Penstemon palmeri	Palmer's Penstemon
Penstemon pseudospectabilis	Desert Penstemon
Penstemon superbus	Supurb Penstemon
Penstemon wrightii	Penstemon
Plumbago auriculata	Cape Plumbago
Podranea ricasoliana	Pink Trumpet Vine
Portulacaria afra	Elephant Food
Psilostrophe cooperi	Paperflower
Ruellia brittoniana 'Katie'	Katie Ruellia
Salvia sp. 'Quicksilver'	Quicksilver Salvia
Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Green Santolina
Sedum species	Stonecrop

TARTESSO WEST  
 COMMUNITY MASTER PLAN

<b>Desert Transitional</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Senna lindheimeriana	Lindheimer Senna
Stachys coccinea	Betony
Verbena gooddingii	Goodding's Verbena
Verbena rigida	Sandpaper Verbena
Yucca angustifolia	Narrow Leaf Yucca
Yucca brevifolia	Joshua Tree
Zephyranthes candida	Rain Lily
Zinnia acerosa	Desert Zinnia
Zinnia grandiflora	Little Gold Zinnia

TARTESSO WEST  
 COMMUNITY MASTER PLAN

Native	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b>Trees</b>	
Acacia greggii	Catclaw Acacia
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Olea tesota	Ironwood
Prosopis species	Mesquite
Prosopis velutina	Velvet Mesquite
<b>Cacti / Accents</b>	
Agave deserti	Desert Agave
Agave murpheyi	Hohokam Agave
Agave toumeyana	Toumey's Agave
Carnegiea gigantea	Saguaro
Dasyliirion wheeleri	Desert Spoon
Echinocereus engelmannii	Engelmann's Hedgehog
Ferocactus acanthodes	Coahuilan Hesperaloe
Ferocactus wislizenii	Fishhook Barrel
Fouquieria splendens	Ocotillo
Mammillaria microcarpa	Pincushion Cactus
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia bigelovii	Teddybear Cholla
Optunia engelmannii	Engelmann's Prickly Pear
Optunia fulgida	Chainfruit Cholla
Optunia leptocaulis	Christmas Cactus
Yucca baccata	Banana Yucca

TARTESSO WEST  
 COMMUNITY MASTER PLAN

Native	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Shrubs</u></b>	
Abutilon hybridum	Flowering Maple
Ambrosia deltoidea	Bursage
Atriplex species	Saltbush
Bebbia juncea	Chuckwalla's Delight
Calliandra eriophylla	Fairy Duster
Celtis pallida	Desert Hackberry
Dodonaea viscosa	Hopbush
Encelia farinosa	Brittlebush
Ephedra fasciculata	Joint Fir
Ephedra trifurca	Mormon Tea
Ericameria larcifolia	Turpentine Bush
Eriogonum fasciculatum v. poliofolium	Wild Buckwheat
Eriogonum wrightii	Wright Buckwheat
Herissantia crista	Indian Mallow
Justicia californica	Chuparosa
Larrea tridentata	Creosote Bush
Lycium andersonii	Wolfberry
Lycium exsertum	Desert Thorn
Lycium fremontii	Fremont Lycium
Simmondsia chinensis	Jojoba
Sphaeralca ambigua	Desert Globemallow
Trixis californica	Trixis
Ciguiera deltoidea	Goldeneye
Zizyphus obtusifolia	Graythorn

TARTESSO WEST  
COMMUNITY MASTER PLAN

Native	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Groundcovers/Grasses/Herbaceous Plants</u></b>	
Muhlenbergia rigens	Deer Grass
Senna covesii	Desert Senna

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Ornamental</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Trees</u></b>	
Ailanthus altissima	Ailanthus
Albizia julibrissin	Mimosa (Silk Tree)
Araucaria bidwillii	Bunya-Bunya
Carya illinoensis	Pecan
Casuarina species	Beefwood
Cedrus species	Cedar
Chlorisia speciosa	Silk Floss Tree
Cercis canadensis	Eastern Redbud
Cupressus species	Cypress
Eucalyptus species	Eucalyptus
Ficus species	Fig
Fraxinums velutina	Ash
Geijera parviflora	Australian Willow
Gleditsia triacanthos inermis	Honey Locust
Grevillea Robusta	Silk Oak
Jacaranda mimosifolia	Jacaranda
Magnolia grandiflora	Magnolia
Melia azedarach	Chinaberry
Morus alba	Mulberry
Pinus thunbergiana	Pine
Pistacia chinensis	Chinese Pistache
Pistacia species	Pistache
Populus species	Poplar
Quercus species	Oak
Robinia pseudoacacia	African Sumac
Schinus species	Pepper
Ulmus species	Elm

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Ornamental</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Cacti / Accents</u></b>	
Agave desmettiana	Agave
Diets bicolor	Fortnight Lily
Philodendron species	Selloum Philodendron
Sanseveria species	Mother-in-Law's Tongue
Yucca aloifolia	Spanish Bayonet
Yucca gloriosa	Yucca
Yucca recurvifolia	Curveleaf Yucca
<b><u>Shrubs</u></b>	
Abelia grandiflora 'Prostrata'	Glossy Abelia
Acanthus mollis	Acanthus
Buxus microphylla japonica	Japanese Boxwood
Callistemon citrinus	Bottlebrush
Campsis redicans	Common Trumpet creeper
Carissa grandiflora	Natal Plum
Cassia species	Cassia
Cocculus laurifolius	Cocculus
Cotoneaster species	Cotoneaster
Dodonaea viscosa	Hopbush
Elaeagnus ebbingei	Ebbing Silverberry
Equisetum laevigatum	Horsetail
Euonymus fortunei	Euonymus
Euonymus japonica	Evergreen Euonymus
Euryops pectinatus	Golden Euryops

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Ornamental</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Feijoa sellowiana	Pineapple Guava
Justicia spicigera	Mexican Honeysuckle
Laurus nobilis	Grecian Laurel
Leucophyllum frutescens	Texas Ranger
Ligustrum lucidum	Glossy Privet
Ligustrum species	Privet
Myrtus communis	Myrtle
Myrtus communis 'Boetica'	Twisted Myrtle
Myrtus communis 'Compacta'	Compact Myrtle
Nandina domestica 'Nana'	Heavenly Bamboo
Nerium oleander	Oleander
Olea europaea	Olive
Osmanthus fragrans	Sweet Olive
Photinia serrulata 'Nova'	Chinese Photinia
Pittosporum tobira 'Wheeler's Dwarf'	Tobira
Plat+A115ycladus orientalis	Arborvitae
Plumbago auriculata	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Punica granatum 'Naya'	Dwarf Pomegranate
Pyracantha species	Pyracantha
Raphiolepis indica	Indian Hawthorn
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose
Rosmarinus officinalis	Rosemary
Salvia coccinea	Cherry Red Sage
Santolina chamaecyparissus	Lavendar Cotton
Santolina virens	Green Santolina
Strelitzia reginae	Bird of Paradise
Syringa species	Lilac

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Ornamental</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Vauquelinia californica	Arizona Rosewood
Viburnum species	Viburnum
Zylosma congestum	Zylosma
<b><u>Groundcovers/Grasses/Herbaceous Plants</u></b>	
Antigonon leptopus	Queen's Wreath
Asparagus densiflorus 'Sprengeri'	Asparagus Fern
Bougainvillea species	Bougainvillea
Cynodon dactylon	Hybrid Bermuda
Dichondra micrantha	Dichondra
Euonymus fortunei radicans	Trailing Euonymus
Ficus pumila	Creeping Fig
Gazania uniflora rigens	Cazania
Gelsemium sempervirens	Yellow Flowering Jessamine
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Hedera species	Ivy
Jasminum species	Jasmine
Juniperus species	Juniper
Lantana montevidensis	Trailing Lantana
Liriope muscari	Lilyturf
Lonicera japohnica 'Halliana'	Hall's Honeysuckle
Macfadyena unguis-cati	Cat's Claw
Ophiopogon japonicus	Mondo Grass
Osteospermum fruticosum	Trailing African Daisy
Rosmarus officinalis 'Prostratus'	Dwarf Rosemary
Stachys byzantina	Lamb's Ears

TARTESSO WEST  
COMMUNITY MASTER PLAN

<b>Ornamental</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Teucrium chamaedrys 'Prostrum'	Germander
Trachelospermum asiaticum	Asiatic Jasmine
Trachelospermum species	Star Jasmine
Vinca major	Vinca
Vinca species	Periwinkle
Vitis vinifera	Grape Vine
Wedelia trilobata	Wedelia

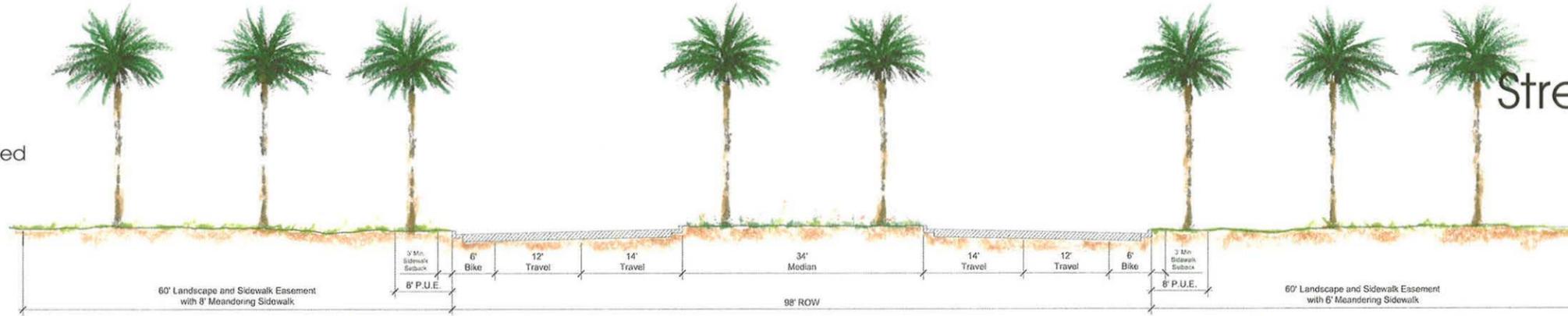
TARTESSO WEST  
 COMMUNITY MASTER PLAN

<b>Palm Trees</b>	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b><u>Palm Trees</u></b>	
Arecastrum romanzoffianum	Queen Palm
Chamaerops humillis	Mediterranean Fan Palm
Chamaerops humillis	Mediterranean Fan Palm
Phoenix dactylifera	Date Palm
Washingtonia robusta	Mexican Fan Palm
Washingtonia species	Fan Palm
Washingtonia filifera	California Fan

# Exhibit Y Street Sections

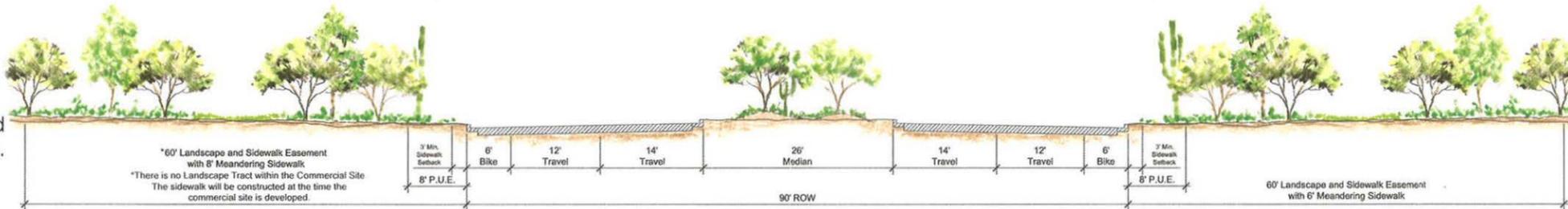
A

Project Entry Arterial with Expanded Median and Expanded Landscape Parkways.



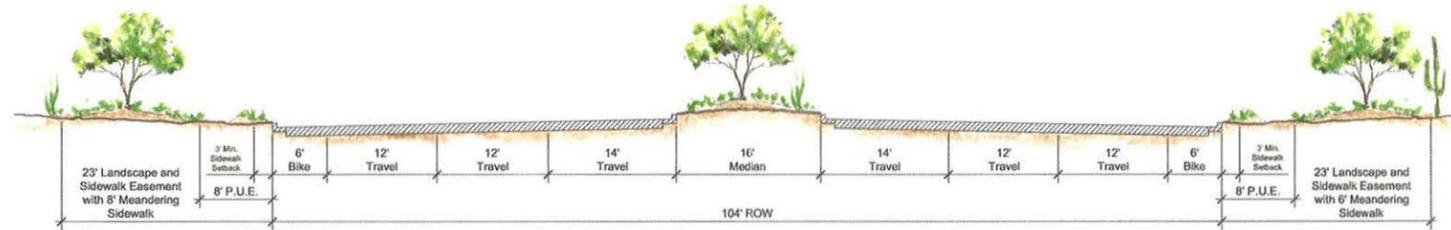
B

Project Arterial with Median and Expanded Landscape Parkways.



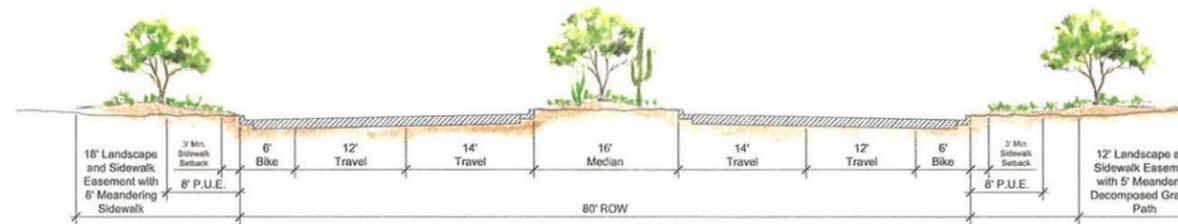
C

Major Arterial with Median and Expanded Landscape Parkway.



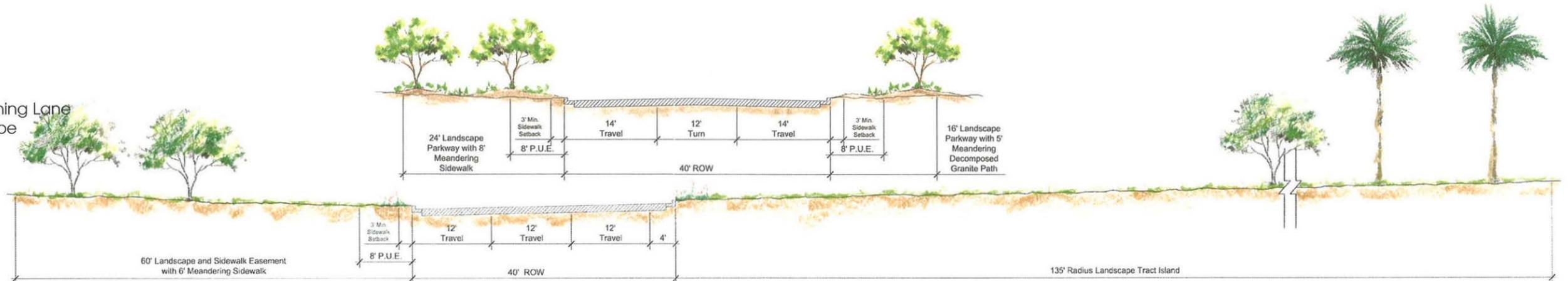
D

Minor Arterial/Major Collector with Median and Expanded Landscape Parkway.



E

Minor Collector with Turning Lane and Expanded Landscape Parkway.



Traffic Circle with Island and Expanded Landscape Parkway.

# TARTESSO

GREY PICKETT  
landscape architecture community design

Exhibit Z  
Streetscape  
Character  
B & C on Exhibit H  
Open Space Master  
Plan & 7 on Exhibit P  
Landscape Master  
Plan

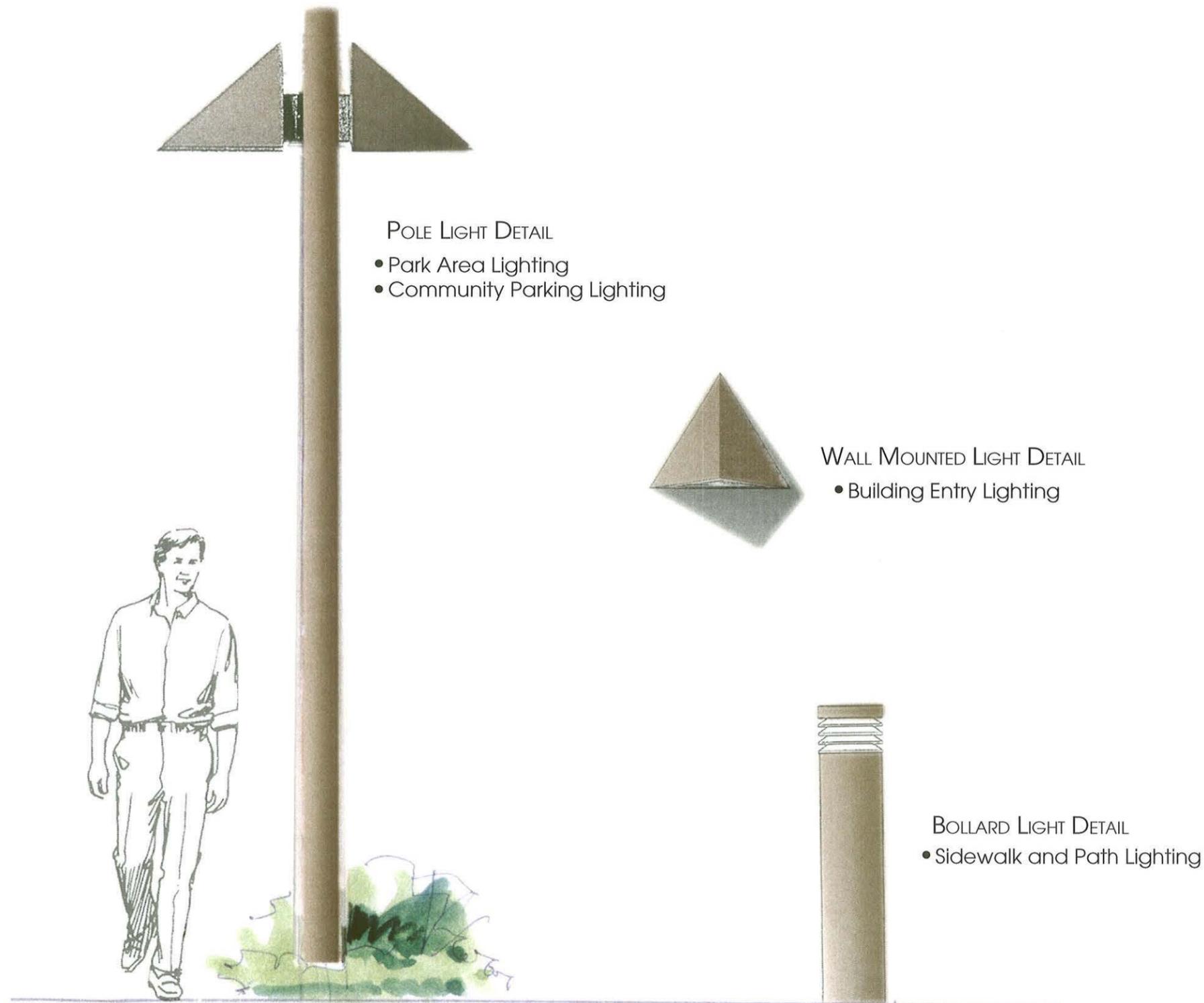


Groups of Palo Verdes, Mesquites and Ironwoods along with placed Saguaros will line the parkway at Tartesso. Berming in the meandering median will visually separate traffic. Pedestrian walkways on both sides will be shaded by pockets of desert trees, and framed by patterned masonry community theme walls.

**TARTESSO**

GREY PICKETT  
landscape architecture community design

# Exhibit AA Area and Accent Lighting

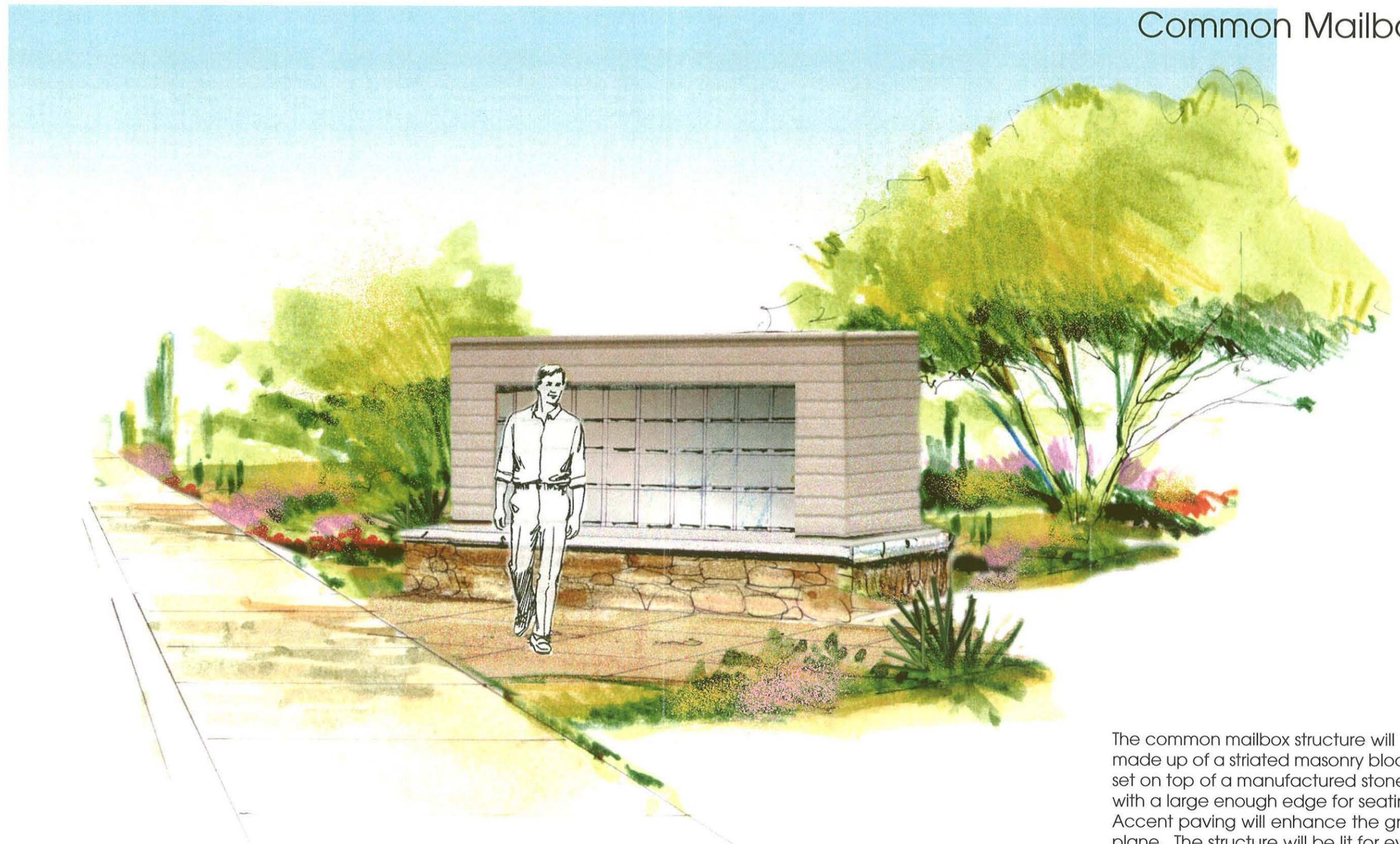


Lighting fixtures emphasizing natural metal finishes will be utilized at Tartesso. These fixtures will reinforce the rustic community image, and identity theming.

# TARTESSO

GREY PICKETT  
landscape architecture | community design

Exhibit BB  
Common Mailbox



The common mailbox structure will be made up of a striated masonry block wall set on top of a manufactured stone base with a large enough edge for seating. Accent paving will enhance the ground plane. The structure will be lit for evening use.

**TARTESSO**

GREY | PICKETT  
landscape architecture | community design

***TARTESSO WEST  
COMMUNITY MASTER PLAN***

**Development Standards**

The development standards for low and medium density parcels and commercial/mixed use parcels are presented in the following charts. Development standards for medium-high and high-density parcels will be submitted with individual site plans.

**VARTESSO WEST  
COMMUNITY MASTER PLAN**

**Development Standards**

DENSITY CATEGORY	MEDIUM								LOW
	43' X 115'	48' X 115'	53' X 115'	58' X 115'	63' X 115'	68' X 115'	75' X 115'	85' X 120'	Varies
<b>RESIDENTIAL</b>									
Minimum Lot Area <sup>(1)</sup>	4,945 sf	5,520 sf	6,095 sf	6,670 sf	7,245 sf	7,820 sf	8,625 sf	10,200 sf	15,000 Min.
Minimum Lot Width--Interior Lot <sup>(2)</sup>	43'	48'	53'	58'	63'	68'	75'	85'	Varies
Minimum Lot Width--Corner Lot <sup>(2)</sup>	48'	53'	58'	63'	68'	73'	80'	90'	Varies
Maximum Building Height	30'	30'	30'	30'	30'	30'	30'	30'	35'
Front Yard Setback	15', 18', 21'	15', 18', 21'	15', 18', 21'	15', 18', 21'	15', 18', 21'	15', 18', 21'	15', 18', 21'	15', 18', 21'	25'
Front Yard Setback--Stagger	3' Min.	n/a							
Front Yard Setback--Front of House/Garage Recessed	12' Min.	25' Min.							
Front Yard Setback--Side Entry Garages	12' Min.	25' Min.							
Property Line to Vertical Garage Door	18' Min.	25' Min.							
Driveway Length	20' Min.	25' Min.							
Side Yard Setback									
Interior Lot--Minimum	5'	5'	5'	5'	5'	5'	5'	10'	10'
Interior Lot--Aggregate	13'	13'	13'	13'	13'	13'	15'	20'	20'
Corner Lot--Minimum	5'	5'	5'	5'	5'	5'	5'	10'	10'
Corner Lot--Street Side	13'	13'	13'	13'	13'	13'	15'	15'	20'
Corner Lot--Aggregate	18'	18'	18'	18'	18'	18'	20'	25'	30'
Rear Yard Setback <sup>(4)(5)(6)</sup>	25', 22', 19'	25', 22', 19'	25', 22', 19'	25', 22', 19'	25', 22', 19'	25', 22', 19'	25', 22', 19'	25', 22', 19'	25'
Rear Yard Setback - Stagger	3' Min.	n/a							
Minimum Distance Between Buildings	10'	10'	10'	10'	10'	10'	10'	20'	20'
Maximum Lot Coverage--Primary Structure	50%	50%	50%	50%	50%	50%	50%	50%	40%
Maximum Lot Coverage--Primary Structure with Patios/Shade Structures	55%	55%	55%	55%	55%	55%	55%	55%	45%
Maximum House Width	30'	35'	40'	45'	50'	55'	60'	65'	Varies
Landscape Tracts--Collector Street	10'	10'	10'	10'	10'	10'	10'	10'	10'
Landscape Tracts--Arterial Street	20'	20'	20'	20'	20'	20'	20'	20'	20'
Landscape Tracts--Adjacent to Lots Siding Collector	25'	25'	25'	25'	25'	25'	25'	25'	25'

**NOTES:**

1. Not more than 10% of the lots within the overall Medium Density Residential land use category may be 43' x 115', as tracked in the Residential Unit Density Table referenced in the Project Governance section of this CMP.
2. Not more than 10% of the lots within a Lot Category may be smaller than the Minimum Lot Size for that Lot Category.
3. Minimum lot widths will be measured at the front setback line.
4. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
5. For Local, Collector and Arterial Streets (same due to landscape tracts).
6. Patio covers may encroach up to 10' from the rear property line. The maximum width for the patio encroachment is 50%.
7. The aggregate front and rear setback shall equal 40' minimum except for the Low density category.
8. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into sideyard setback.
9. Local to Collector and Local to Local shall have a minimum of 125' offset.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Development Standards**

<b>COMMERCIAL/MIXED USE</b>	
Minimum Lot Width--Corner Lot	150'
Maximum Building Height	35'
Front Building Setback	35'
Rear Building Setback	15'
Interior Side Building Setback	15'
Corner Side Building Setback	25'
Residential Zone Boundary	45'
Front Parking Lot Setback	4'
Rear Parking Lot Setback	3'
Interior Side Parking Lot Setback	3'
Corner Side Parking Lot Setback	4'
Residential Zone Boundary--Parking Lot	3'

**NOTES:**

1. The information provided in this chart is for **information only**. Actual development standards will be determined at Site Plan approval.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Engineering Documents and Exhibits**

***Drainage:***

A Conceptual Drainage Report was prepared by David Evans and Associates ("DEA") to provide preliminary hydrologic and hydraulic analyses required by the Town of Buckeye in support of the Tartesso West Community Master Plan application. There are three primary goals of the drainage design: (i) where possible, the existing drainage patterns will be maintained in their natural conditions and locations; (ii) all post-development 100-year peak discharge leaving the property will be maintained at or below their pre-development values; and (iii) the total post-development 100-year runoff volume will be accommodated within on-site retention/detention facilities.

***Water & Wastewater:***

A Water and Wastewater Master Plan was prepared by DEA in accordance with the Town of Buckeye's requirements for the Tartesso West Community Master Plan application. There is no existing water or sewer infrastructure.

The proposed water distribution system will be designed in accordance with the Town of Buckeye's minimum standards for water systems. In addition to the required transmission mains, booster/storage facilities and wells are required to support this project.

The proposed wastewater system follows the Town of Buckeye's requirements as well as other typical wastewater engineering practices. The proposed sewer lines will flow to the wastewater treatment plant ("WWTP") location in the southern portion of Section 35 near the Hassayampa River and Tonopah-Salome Highway. The WWTP will be a state of the art modern facility enclosed with controls in place to assure a noise and odor free environment.

***Traffic:***

Kimley-Horn and Associates prepared a technical summary of the circulation system. The proposed circulation plan incorporates one major east/west connection and two major north/south connections characterized as major arterials. Two minor arterial east/west connections and a series of loop collector roadways complete the circulation system.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Development Procedures**

*Overview:*

This section contains the procedural aspects that concern the Community Master Plan (“CMP”). This section sets forth: (i) the processes by which amendments to the CMP will be reviewed; (ii) the relationship of the development standards contained in this CMP to the Town of Buckeye Development Code; (iii) standards and the process(es) for subdivision; and (iv) lot splitting of property including the review and approval of infrastructure plans and the provision of public improvements.

*Amendments to the Community Master Plan:*

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

The following shall be considered major changes:

- Substantial alterations to the list of permitted uses of the Property set forth in this CMP, as deemed to be substantial by the Planning Director.
- An overall increase in density in the respective Villages or the addition of non-residential uses where not contemplated by the Plan.
- Substantial alterations to the arterial street network and/or alignments.

The following are examples of minor changes:

- A change in the types of residential uses within Villages provided the density does not increase.
- Minor alterations to the list of permitted uses of the Property set forth in this CMP, as deemed to be minor by the Planning Director.

*Relationship with the Development Code:*

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

*Definitions:*

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

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

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

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

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

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

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

**Floor to Area Ratio (F.A.R.):** The floor area ratio shall be the ratio of the gross floor area of the building(s) (including stand-alone parking structures and hotels, lodges and resorts) to the gross land area of the site.

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

**Gross Area:** The area included within lot or parcel lines plus the adjacent dedicated right-of-way to the centerline of the roadway.

**Guest House:** An attached or detached building to be used for dwelling purposes situated on the same lot as a primary residence but may not be rented separately from the primary residences.

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

**Hotel/Motel:** A public or private residence facility designed for occupancy by transients or as a residence for periods of less than one year. A hotel/motel shall contain rooms and/or units and shall customarily provide housekeeping, bellhop, laundry, and on-site recreation services. Hotel/motel uses shall be classified within the Land Use Budget as Commercial/Mixed Use and shall not count against the resort lodge or inn room allocation nor the residential dwelling unit allocation for the Property. The square footage of a hotel/motel shall be allocated toward the Commercial/Mixed Use square footage as set forth in the Land Use Budget.

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

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

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

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

**Open Space Area:** Natural area open space, floodways, drainage ways, arroyos, paths and trails, golf courses, active and passive parks, view corridors, and other private and public recreation areas.

**Planning Director:** Person designated by the Town Manager as having the primary responsibility for administering and enforcing the CMP.

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

**Retaining Wall:** A wall used solely to retain more than twenty-four (24) inches of material but not to support or to provide a foundation or wall for a building.

**Setback:** Measured from property line.

**Signature Architecture:** Buildings of architectural significance via their purpose or location in the community such as municipal use buildings, recreational facilities, religious facilities, educational facilities, resort facilities, etc. In addition, signature architecture includes icon buildings that may be other than previously listed such as, but not limited to, residential and commercial uses that are to be focal accents due to their location at intersections or at the axial alignment of transportation corridors. Due to their prominence, these facilities may have unique architectural elements, distinctive color, or overall form that celebrates their prominence and significance in the community.

**Spill:** To cause or allow earth or other material to fall, flow, or run down a slope, thereby creating a change in the natural appearance and topography.

**Timeshare Units:** Units in which a purchaser receives the right in perpetuity, for life, or for a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the unit has been divided, or a unit in which a license or contractual or membership right of occupancy is not coupled with an estate in the real property; except that a unit in which such right to exclusive use or occupancy is available only for intervals of more than thirty (30) days shall not be considered a timeshare unit. Each Timeshare Unit shall count against the Commercial/Mix Used square footage as set forth in the Land Use Budget, or each Timeshare Unit may count against the residential dwelling unit allocation for the Property at a rate of .5 residential dwelling unit per Timeshare Unit. The election to count Timeshare Units against the Commercial/Mixed Use square footage allocation or the residential dwelling unit allocation shall be made by the applicant at the time of Development Site Plan submittal.

### ***Project Review***

Residential subdivisions shall be submitted for review by the Town of Buckeye according to the following procedures. Densities and unit types of a plat shall be consistent with Exhibit D “Master Plan” and the Residential Permitted Uses List. A separate accounting shall be kept to track units by Land Use category, as evidenced by a Residential Unit Density Table that will be periodically updated. Densities in/of a plat may vary above or below the target density provided that the distribution of platted units is still generally consistent with the distribution of units in the Master Plan. The owner of any portion of the property may transfer residential dwelling units or commercial/mixed use square footage and amend the Villages beyond the approved CMP, subject to approved documentation and procedures listed in this Section 8, “Development Procedures.”

Projects not requiring a subdivision shall be required to submit to the Town of Buckeye Development Board for Site Plan approval according to procedures set forth in Section 7.8.4C

with the following exceptions:

- Uses not requiring a use permit shall not be required to comply with the notice and posting provisions of Section 7.8.4C.5.

*Change in Use:*

Any proposed new improvement or change in use will be classified into one of the following three categories:

1. Major Use – all multi-residences, office, commercial, and industrial projects that meet any one (1) of the following requirements:
  - a. Any new development; or expansion that is greater than 50% in area (land or building); or that changes the approved access to the property.
  - b. Any change in occupancy as classified by the Uniform Building Code.
  - c. A major amendment requires Site Plan Approval by the Development Board (using the Use Permit procedures set forth at § 7.8.4C) and issuance of a building permit by the Administrator. Approval of the actual use is not required.
2. Minor Use -- those uses which do not meet the above requirements and are not a conditional use as defined below.
  - a. A minor use requires Staff Approval and issuance of a building permit by the Administrator.
3. Conditional Use – any use which requires approval from any governmental agency or has the ability to adversely impact adjoining uses. Conditional Uses are listed as “C” in the Permissible Use lists for Residential and Commercial/Mixed Uses contained herein.
  - a. A Conditional Use requires issuance of a Use Permit and Site Plan approval by

the Development Board and issuance of a building permit by the Administrator.

*Duration of Site Plan Approval:*

An approved Site Plan shall be valid for a period of one (1) year from its date of approval. Development of any portion of the site shall vest the approved plan.

***Subdivision/Land Splits***

*Purpose:*

The division of property is regulated to ensure that each parcel of land within Tartesso West has sufficient public access, water and waste disposal provisions, and adequate parcel size and dimensions for the use(s) intended. The required information for preliminary plats and final plats are as noted herein.

*Requirements:*

The following requirements shall be met for any land split within the jurisdiction of the Town:

1. Parcel size and dimensions shall meet the requirements of the applicable Development Option.
2. Adequate access for ingress/egress shall be provided.
3. Adequate provision for utilities, including electric, water, and wastewater service shall be available and such availability shall be indicated on a survey submitted with a request for a land split.

*Approval:*

A request for a land split shall be approved by the Planning Director if the application meets all the requirements as stated in **Section V. C.**

*Subdivision Design:*

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

If a curvilinear street, mid-block, open space tract, or other traffic calming method approved by the Town of Buckeye is employed, maximum block lengths in residential areas shall extend no further than one-thousand (1,000) feet; otherwise they will extend no further than six-hundred-sixty (660) feet.

***Preliminary Plat***

*Significance of Preliminary Plat Approval:*

Preliminary plat approval constitutes authorization to proceed with preparation of the final plat and the engineering plans and specifications for public improvements. Preliminary plat approval is based on the following terms:

1. The basic conditions under which approval of the preliminary plat is granted will not be substantially changed prior to the expiration date of the preliminary plat.
2. Approval is valid for a period of twelve (12) months from the date of Development Board approval to the date a final plat is submitted to the Town. Six (6) month extensions of the preliminary plat approval may be granted by the Development Board upon receipt of a letter from the applicant prior to the expiration date indicating proper cause. A maximum of two (2) extensions is permitted.

## ***Final Plat***

### *General Requirements for Filing:*

1. The final plat shall substantially conform to the approved preliminary plat.
2. Land uses proposed shall be in conformance with the CMP.

## ***Engineering and Construction Plans***

It shall be the responsibility of the subdivider to have a registered professional engineer, who is licensed to practice in the State of Arizona, prepare a complete set of engineering plans and a Final Drainage Report in accordance with all applicable Town Codes and the CMP, for the construction of all required subdivision improvements. Such plans and Final Drainage Report shall be in conformance with the approved preliminary plat and Preliminary Drainage Report.

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

## ***Responsibility for Public Improvements***

### *Financial Guarantee:*

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

1. A performance bond, an irrevocable letter of credit, assurance of construction of subdivision improvements, funds in a restricted escrow account, or other financial guarantee approved by the Town Attorney prior to the recordation of the final plat.
  - a. 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.

b. The period within which required improvements must be completed shall be specified and shall not exceed two (2) years from the date of final approval.

2. An Occupancy Clearance Agreement which, will allow the Town to withhold the issuance of a Certificate of Occupancy until such time that all required subdivision improvements have been completed.

3. A combination of 1. and 2. above.

*Inspection of Improvements:*

The inspection of improvements shall follow one of the following procedures:

1. Prior to the approval of the required improvements by the Town Engineer, an engineer retained by the applicant shall inspect the improvements and render a professional opinion that all improvements to be dedicated to the Town have been constructed in accordance with the requirements of the CMP and applicable provisions of the Development Code.

or

2. All improvements shall be inspected by the Town of Buckeye in accordance with the Town's ordinances and standard practices.

### ***Required Information for Preliminary Plat***

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

1. Identification and Descriptive Data
  - a. Proposed name of subdivision and its location by section, township, and range; reference by dimension and beading to a section corner or quarter section corner.
  - b. Name, address, and phone number of applicant.
  - c. Name, address, and phone number of person preparing plat.
  - d. Scale, north point, and date of preparation, including dates of any subsequent revisions.
  - e. 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.
  - f. Identification of applicable Development Option.
2. Existing Conditions Data
  - a. 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.
  - b. 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.
  - c. Location, widths, and names of all platted streets, railroads, utility right-of-way of public record, public areas, permanent structures to remain, including Town utilities and municipal corporation lines within or adjacent to the tract. Two (2) copies of a preliminary title report showing the above shall be submitted.
  - d. Name, book, and page numbers of adjacent subdivisions, along with county assessor number of all adjacent parcels having a common boundary with the tract.
  - e. By note, the existing land use district classification of the subject and surrounding tracts.
  - f. By note, the acreage of the subject tract.
  - g. Boundaries of the tract to be subdivided shall be delineated and fully dimensioned.
  - h. By note, reference to the recorded Master Covenants, Conditions and Restrictions for Tartesso.
3. Proposed Conditions Data

- a. Street layout, including location, width of public and private streets, alleys, crosswalks, centerline geometry, and easements; connections to adjoining platted tracts.
  - b. Typical lot dimensions (scaled); dimensions of all corner lots and lots of curvilinear sections of streets; each lot numbered individually; total number of lots.
  - c. Locations, width, and use of easements.
  - d. Designation of all land to be dedicated or reserved for public use with use indicated.
  - e. Typical lot details showing proposed setbacks.
  - f. Proposed water, sewer and non-potable water pipelines with respective sizes; locations of valves and fire hydrants.
  - g. Any updates to complete Planning Unit Plans necessary as a result of changes affecting potable water, wastewater, drainage or street and circulation infrastructure.
4. Proposed Utility Methods
- a. Statement as to the type of wastewater disposal facilities and effluent re-use facilities, in general conformance to the respective Planning Unit Wastewater Plan.
  - b. Statement as to the 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 Planning Unit Potable Water Plan.
  - c. Preliminary Drainage Report which includes hydrologic calculations, the layout of proposed drainage system and locations of retention/detention areas.
  - d. Statement as to the provision of other utilities being supplied to the plat area such as electric, phone, gas, and irrigation.
  - e. Preliminary Water and Sewer Reports.

### ***Required Information for Final Plat***

The final plat shall be drawn with India ink on linen or mylar having a left-hand margin of two (2) inches on a sheet size of twenty-four (24) by thirty-six (36) inches. If more than two (2) sheets are required for the drafting of the final plat, an index sheet shall be filed showing the entire subdivision on one sheet and the portion thereof contained on the other sheets. Copies of the final plat shall be reproduced in the form of blue or black line prints on a white background. The final plat shall be drawn to a scale not to exceed one (1) inch equals one hundred (100) feet from an accurate survey.

1. Identification Data Required
  - a. A title which includes the name of the subdivision and its location by number of section, township, range, and county.
  - b. Name, address, and registration number of seal of the registered civil engineer or registered land surveyor preparing the plat.
  - c. Scale, north arrow, and date of plat preparation.
  - d. A legal description of the property to be subdivided shall be shown on the cover sheet.
2. Survey Data Required
  - a. Boundaries of the tract to be subdivided fully balanced and closed, showing all bearing and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
  - b. 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.
  - c. 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 corner or quarter section corners.
  - d. Location of all physical encroachments upon the boundaries of the tract.
3. Descriptive Data Required
  - a. 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.
  - b. All drainage ways shall be shown on the plat. The rights-of- way of all major drainage ways, as designated by the Town Engineer, shall be dedicated to the public.
  - c. 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.
  - d. Location and dimensions of all lots.
  - e. All lots shall be numbered by consecutive numbers through the plat. "Exceptions," "tracts", and "private parks" shall be so designated, lettered or named, and clearly dimensioned.
  - f. Location, dimensions, bearing, radii, arcs, and central angles of all sites to be dedicated to

the public with the use clearly indicated.

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

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

4. Dedication and Acknowledgment

a. Dedication: Statement of dedication of all streets, crosswalks, drainage ways, pedestrian ways, and other easements for public use by the person 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.

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

c. Acknowledgment by an Officer of the Homeowner's Association of the requirements and restrictions incorporated into the final plat.

5. Required Certifications

a. 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 certification shall be accompanied by the signature and seal of such civil engineer or surveyor.

b. Certification by the Planning Director that all lots shown upon the plat conform to the CMP and are suitable for the purpose for which they are subdivided.

c. Certification by the Town Engineer that all engineering conditions and requirements of the CMP have been complied with.

d. Certification by the Town Clerk of the date the final plat was approved by the Town Council.

d. Certification of recordation by the Maricopa County Recorder.

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Project Governance**

The purpose of the Tartesso West project governance structure is to ensure that there is a workable and enforceable mechanism in place to ensure that the vision for Tartesso West is implemented. The governance structure combines a sense of stewardship with workable enforcement techniques. The governance structure can be used by the Developer as well as by the future Homeowners Association after the Developer passes the powers of governance to property owners within Tartesso West. The Tartesso West CMP framework is broad enough to allow that refinement to occur to meet changing needs as the property is developed.

Apart from the applicable Town codes, rules, guidelines, and official policies, project governance contemplates four (4) elements:

1. Governance Entities

The creation of appropriate entities empowered with creation and administration of private governance processes, empowered by recorded covenants, conditions and restrictions (the “CC&Rs”) which bind all present and future owners within Tartesso West and provide for the perpetual support and maintenance of the Tartesso West governance entities and processes.

2. Design Standards

Enforceable architectural and landscape design standards shall be applicable to all development within the Property. Although intended to be created on a phased basis throughout the years of development of the Property, the general elements to be addressed in design review guidelines developed for Tartesso West are set forth in further detail (Level 2).

3. Common Area Management

The creation of a framework for ownership and management that is responsible for the common areas throughout the Property.

4. Development Agreement

The CMP shall be adopted as part of a Development Agreement between the Town and the Applicant in accordance with Section 7-8-4 of the Development Code.

## **Appendices and Exhibits**

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

**TARTESSO WEST  
COMMUNITY MASTER PLAN**

**Conformance with Buckeye Land Use District Map**

The subject property is located within the limits of the General Development Plan 1989-2000 for the Town of Buckeye adopted in 1989 and the North Buckeye General Development Plan adopted in 1992. In 1996, the Town amended the land use elements of both of these plans and adopted the Land Use District Map that is contained within the Town of Buckeye Development Code. Section 7-3-1E, LAND USE PLAN states that the Land Use District Map for the Town of Buckeye shall be the land use plan for the General Plan as provided in Section 7-4-2 of the Town of Buckeye Development Code.

The subject site is currently zoned as Planned Community (PC).

This request is substantially in compliance with the Town of Buckeye General Plan. The predominant land use of these districts is residential. PC is the preferred medium to accomplish master planned development and PC does so through the review and approval of a Community Master Plan ("CMP"). The comprehensive approach to planning in the CMP allows the slopes over 15% to be conserved and urban services to be extended into the remaining area as part of the overall master planned development. These benefits are consistent with the intent of the Planned Community District, which is intended to support land uses with urban public services.

Overall, the CMP approach to the development of the Tartesso West property results in a more cohesive development plan of conserved hillside and wash areas and residential uses which is consistent, and substantially in conformance with, the Town of Buckeye General Plan.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 2**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	2.7	25.6	640	25.0
Medium High Density Residential	2.5	45.3	453	10.0
Medium High Density Residential	2.8	23.6	236	10.0
Medium Density Residential	2.3	60.8	280	4.6
Medium Density Residential	2.9	74.1	341	4.6
Medium Density Residential	2.11	124.6	573	4.6
Medium Density Residential	2.14	24.9	115	4.6
Medium Density Residential	2.15	33.0	152	4.6
Medium Density Residential	2.16	50.0	230	4.6
Medium Density Residential	2.17	90.7	417	4.6
Medium Density Residential	2.18	70.9	326	4.6
Medium Density Residential	2.20	117.6	541	4.6
Medium Density Residential	2.21	21.4	98	4.6
Medium Density Residential	2.22	18.6	86	4.6
Elementary School	2.12	12.0	-	-
Elementary School	2.19	11.1	-	-
High School	2.6	45.0	-	-
Park	2.13	23.3	-	-
Open Space	2A	2.8	-	-
Open Space	2C	21.3	-	-
Open Space	2D	13.6	-	-
Open Space	2F	25.3	-	-
Open Space	2G	1.4	-	-
Open Space	2I	13.8	-	-
Open Space	2J	17.3	-	-
Open Space	2K	26.5	-	-
Utility Open Space	2B	25.8	-	-
Utility Open Space	2E	10.2	-	-
Utility Open Space	2H	14.4	-	-
Commercial	2.1	15.4	-	-
Commercial	2.4	19.9	-	-
Commercial	2.10	6.2	-	-
Public Facility	2.2	3.9	-	-
Rights-Of-Way		47.2		
<b>Total</b>		<b>1,137.5</b>	<b>4,488</b>	

Summary	Acres	Units	Acreage %
High Density Residential	25.6	640	2%
Medium High Density Residential	68.9	689	6%
Medium Density Residential	686.6	3,159	60%
Low Density Residential	-	-	0%
Elementary School	23.1	-	2%
High School	45.0	-	4%
Park	23.3	-	2%
Open Space	122.0	-	11%
Utility Open Space	50.4	-	4%
Wastewater Treatment Facility	-	-	0%
Commercial	41.5	-	4%
Mixed Use	-	-	0%
Public Facility	3.9	-	0%
Rights-Of-Way	47.2	-	4%
Total	1,137.5	4,488	100%

NOTE: In the event of a school relocation, equivalent density will be transferred to the previous school site.

**APPROVED**

FEB 01 2005

TOWN OF BUCKEYE  
PLANNING AND DEVELOPMENT



**TARTESSO™**

**TARTESSO WEST  
COMMUNITY MASTER PLAN  
AMENDMENT #1**

Stardust Companies.  
6730 N. Scottsdale Rd.  
Suite 230  
Scottsdale, AZ 85253  
Telephone: 480.607.5800  
Fax: 480.607.5801

Second Submittal  
November 2, 2004

## ***PURPOSE OF REQUEST***

Stardust Companies (“Stardust”) is proposing to amend the Tartesso West Community Master Plan (“CMP”) for the following three reasons.

First, Stardust has acquired two new contiguous parcels, and is seeking approval to add the additional property to the CMP. The parcels have been designed to fit cohesively into the community, and will be subject to the same Tartesso West development standards and design criteria previously approved by Town of Buckeye.

Second, Stardust is proposing revisions to the Development Procedures section of the CMP to allow administrative approval of some routine matters.

Third, Starbridge Communications and Buckeye Communications, LLC have been working with Stardust to provide a wireless telecommunications system in the North Buckeye Area, and this proposed amendment adds wireless telecommunication provisions to the existing CMP.

## ***SECTION 1 – ADDITIONAL PARCELS***

### Parcel No. 1

The first parcel, 157.84 gross acres in size, is located at the northeast corner of Bruner Road and Thomas Road. This property is contiguous to Tartesso West on its north and west boundaries.

The primary land use is Medium Density Residential, to complement the existing adjacent Tartesso West land uses. A 17.9 acre commercial corner has been planned at the immediate intersection of Bruner Road and Thomas Road, which again complements the existing commercial parcel immediately to the west.

This parcel will be added to Village 3.

### Parcel No. 2

The second parcel, 113.96 gross acres in size, is located in the southwest corner of Section 35, immediately adjacent to Village 5.

This property is planned for a combination of Medium Density Residential/Recharge Facility. The Tartesso West Water Reclamation Facility is located immediately to the east. Stardust Companies acquired this property to take advantage of optimal recharge conditions. Because the ultimate size of the effluent recharge facility is unknown, and subject to long term percolation rates, the flexibility of dual land use categories is required.

Because the effluent recharge facility will continue to expand to the west, dual land use categories of Medium Density Residential/Recharge Facility are no longer necessary on Parcel 5.12. Therefore, Parcel 5.12 has been revised to a single Medium Density Residential Land Use category.

As previously mentioned, this parcel is immediately adjacent to, and will be added, to Village 5.

### ***Historical Data***

These two new parcels will be added to the previously approved Tartesso West CMP. Tartesso West was approved by the Town Council on August 19, 2003 (Ordinance 39-03), and will be subject to the same quality development standards and design criteria.

### ***Engineering Report Addenda***

David Evans and Associates had prepared addenda to the *Conceptual Drainage Report* and *Water and Wastewater Master Plan*, and Kimley-Horn and Associates has prepared an addendum to the *Traffic Analysis*. These documents are included as exhibits.

### ***Section 1 Exhibits***

The following revised exhibits are enclosed:

*Exhibit A – “Aerial Photograph”*

*Exhibit B – “Vicinity Map”*

*Exhibit C – “Master Plan Structure”*

*Exhibit D – “Master Plan”*

*Exhibit H – “Open Space Master Plan”*

*Exhibit P – “Landscape Master Plan”*

*Exhibit CC – “Conceptual Drainage Report Addendum”*

*Exhibit DD – “Water and Wastewater Master Plan Addendum”*

*Exhibit EE – “Traffic Analysis Addendum”*

[Note: The exhibits have been labeled to correspond with the approved Tartesso West CMP.]

## ***SECTION 2 – DEVELOPMENT PROCEDURES***

Stardust is proposing revisions to the Section 8 Development Procedures section of the CMP to allow administrative approval of some routine matters. In the course of working on the support facilities for Tartesso West, we discovered that certain public/semi public facilities such as water treatment facilities, electrical substations, public and private parks etc., whose permissibility and locations have already been established in the CMP, do not warrant additional public hearings. These types of uses are customarily reviewed by technical Staff to ensure that technical requirements are met and that the design is consistent with established

CMP standards. This simplifies processing, shortens development lead times and reduces Staff workloads. The language we propose to add is in capital letters below.

### **Project Review**

Residential subdivisions shall be reviewed and approved by the Town of Buckeye according to the following procedures. Projects not requiring a subdivision shall be required to submit to the Town of Buckeye Development Board for Site Plan approval according to procedures set forth in Section 7.8.4C with the following exceptions:

- Uses not requiring a use permit shall not be required to comply with the notice and posting provisions of Section 7.8.4C.5.
- PUBLIC/SEMI-PUBLIC FACILITIES (SUCH AS WELL SITES, WATER STORAGE FACILITIES, UTILITY SUBSTATIONS, ETC.) THAT ARE IN SUBSTANTIAL CONFORMANCE WITH SITE PLANS FOR THE SAME TYPE OF FACILITIES PREVIOUSLY APPROVED BY THE DEVELOPMENT BOARD ELSEWHERE WITHIN THE CMP.

### ***SECTION 3 – WIRELESS TELECOMMUNICATIONS PROVISIONS***

Starbridge Communications and Buckeye Communications, LLC have been working with Stardust to provide a wireless telecommunications system in the North Buckeye Area. The following lists the specific, and this proposed amendment adds wireless telecommunication provisions to the existing CMP.

#### **ADDITION TO PERMITTED RESIDENTIAL USES OF TARTESSO WEST CMP**

- Wireless Communications Facilities, developed in accordance with the standards contained in the Development Procedures Section, are only permitted on residentially zoning properties that contain uses other than single-family uses, such as churches, parks, multi-family buildings, rights-of-way, etc. No monopoles are permitted on residentially zoned properties.

#### **ADDITION TO PERMITTED COMMERCIAL/MIXED USE USES OF TARTESSO WEST CMP**

- Wireless Communications Facilities in accordance with the standards contained in the Development Procedures Section.

## ADDITION TO PERMITTED PUBLIC FACILITY USES OF TARTESSO WEST CMP

- Wireless Communications Facilities in accordance with the standards contained in the Development Procedures Section.

### ADDITION TO DEFINITIONS PORTION OF SECTION 8 OF THE TARTESSO WEST CMP, DEVELOPMENT PROCEDURES

Wireless Communication Facility – A facility for a commercial communications system designed and operated for the transmission and reception of signals to and from multiple transmitter locations to multiple reception locations. A typical system includes, but is not limited to, cellular telephone, personal communication service (PCS), paging services, and broadband/internet services.

A wireless communication facility may be, but is not limited to:

1. A freestanding structure designed solely for the use of wireless communication antennas, such as a monopole or lattice tower, and support equipment such as for microwave transmission and reception.
2. Antennas attached to existing vertical elements, such as buildings, utility poles and other structures.
3. New features designed as stealth antenna supports, including, but not limited to, church steeples, building elements, faux cacti or palm trees and flagpoles.

### ADDITION TO SECTION 8 OF THE TARTESSO WEST CMP, DEVELOPMENT PROCEDURES

#### Wireless Communication Facilities

The Tartesso West Community Master plan is designed as a series of Villages, which include a mix of uses intended to create a sustainable community. In order to have an environment that utilizes current and future wireless technology, the Tartesso West CMP includes provisions for the design, development and operation of a wireless communication system that will serve the needs of the current and future residents and businesses in Tartesso West.

Wireless Communication Facility standards are divided into two sections, one for a site that will be approved as part of the CMP and one for Wireless Communication Facilities that will be developed in the future. As Tartesso West and the surrounding areas develop, future Wireless Communication Facilities may be needed. Wireless Communication Facilities sited with in the Tartesso West CMP will be developed in accordance with the approved development standards contained in this section.

#### A. General Development Standards for all Wireless Communication Facilities:

1. Accessory equipment located on the ground shall be screened behind a solid masonry wall that will match other buildings on the site, including any painting and texturing. The wall shall be of sufficient height to screen the accessory equipment, but shall not exceed a maximum height of eight (8) feet.
    - a. Accessory equipment approved by the town to be located within public right-of-way may be exempt from the masonry screen wall requirement if the wall impacts traffic visibility or if there is not sufficient area for the screen wall. In this case, an alternate screening plan shall be provided to the Owner and the Town of Buckeye for review and approval.
  2. Accessory equipment located on the ground shall meet the setback requirements of the underlying district, unless the equipment is located within public right-of-way. The location of the equipment in public right-of-way will be subject to review and approval by the Planning Director.
  3. Antennas mounted to the roof of a structure shall not extend higher than ten feet above the highest point of the building.
  4. Antennas mounted to the sides of a building shall be painted to match the wall surface to which they are attached.
  5. Antennas mounted to the sides of a building shall not extend from the wall of the building more than fifteen inches.
  6. Antennas mounted to the sides of a building shall not extend above the top of the roofline.
  7. All new monopoles shall be built to accommodate a minimum of two carriers/service providers.
  8. All new monopoles shall be designed to accommodate interior cabling for the carriers/service providers that locate on the monopole.
- B. Wireless Communication Facilities classified as a Minor Use, in accordance with Section 7.4.4.B.1 of the Town of Buckeye Development Code, shall be subject to the following conditions:
1. Roof mounted antennas:
    - a. The top of the antennas and support structure shall not extend higher than ten feet above the highest point of the building.
    - b. The antennas and support structure shall be painted a color that is compatible with the building to which they are attached and the surrounding environment as approved by the Planning Director.
    - c. Any roof-mounted equipment, exclusive of the antennas, shall be screened in a manner that is architecturally compatible with the building.
    - d. Roof mounted antennas shall only be allowed on structures that have a flat roof element in the roof design, such as a flat roof with parapets or a mansard design to screen the flat portion of the roof.

2. Wall mounted antennas, including antennas attached to equipment penthouses:
  - a. Shall be painted to match the color of the building to which they are attached.
  - b. Shall not extend from the wall of the building more than fifteen inches.
  - c. Shall not extend above the top of the roofline.
3. Antennas attached to existing or replacement utility poles, either within or outside of public right-of-way:
  - a. A replacement pole shall not be extended in height by more than fifteen feet to accommodate a wireless communication facility.
    - i. The height of the extension shall be no greater than needed to accommodate the size of the antenna panels and the spacing required by the affected utility company.
  - b. For replacement poles, cabling shall be placed within the pole.
  - c. When an existing pole is utilized, cabling shall be placed within the pole unless the pole cannot practically accommodate interior cables. Any exterior cables shall be painted to match the pole or be enclosed within a shroud that is painted to match the pole.
  - d. The width of the antenna array shall not exceed four feet from center to center of antenna panels.
4. Stealth designed facilities that disguise the antenna array.
  - a. Church steeples.
  - b. Flagpoles.
  - c. Monopalms.
  - d. Faux saguaro cacti.
  - e. Other similar stealth designs that, in the opinion of the Planning Director, meet the intent of the stealth provisions of the Wireless Communication Facility standards.
5. Antennas attached to other existing vertical elements, including structures or other pole-like features.
  - a. Exterior cabling must be painted to match the structure on which they are located or enclosed within a shroud that is painted to match the structure on which they are located.
  - b. The maximum width of the antenna array shall not exceed four feet from center to center of antenna panels.
  - c. Co-location on an existing Wireless Communication Facility.

C. Wireless Communication Facilities classified as a Conditional Use, in accordance with Section 7.4.4.B.3 of the Town of Buckeye Development Code:

1. A new freestanding monopole.
  - a. The required setback shall be equal to the height of the tower. The required setback from the wireless lease area may be reduced through the submittal of an engineering analysis that establishes the required "fall zone" for the proposed facility. The required setback shall then be reduced to a setback equal to the identified fall zone.
  
2. A wireless communication facility that does not comply with the standards for Wireless Communication Facilities contained in this section.
  - a. Unless the required setback is greater than or equal to the height of the tower, the required setback from the wireless lease area shall be determined by the submittal of an engineering analysis that establishes the required "fall zone" for the proposed facility.

**TARTESSO WEST  
COMMUNITY MASTER PLAN  
AMENDMENT #1**

**REVISED LAND USE TABLES**

TARTESSO WEST  
 LAND USE TABLE  
 ACREAGE

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	18.9	25.6	64.6	27.2	-	136.3	2.5%
Medium High Density Residential	-	68.9	23.5	95.3	34.4	222.1	4.1%
Medium/Medium High Density Residential	23.3	-	-	-	-	23.3	0.4%
Medium Density Residential	171.7	686.6	811.6	821.9	354.0	2,845.8	52.7%
Medium Density Residential & WWTF	-	-	-	-	108.6	108.6	2.0%
Low Density Residential	-	-	-	434.6	-	434.6	8.1%
Elementary School	11.7	23.1	23.6	45.5	11.8	115.7	2.1%
High School	-	45.0	-	-	-	45.0	0.8%
Park	9.4	23.3	18.3	57.7	7.8	116.5	2.2%
Open Space	49.2	122.0	120.8	282.6	32.7	607.3	11.3%
Utility Open Space	-	50.4	14.2	-	-	64.6	1.2%
Wastewater Treatment Facility (WWTF)	-	-	-	-	47.0	47.0	0.9%
Commercial	16.6	41.5	56.1	77.9	15.1	207.2	3.8%
Mixed Use	-	-	9.0	165.5	-	174.5	3.2%
Public Facility	-	3.9	-	5.4	-	9.3	0.2%
Rights-Of-Way	20.3	47.2	52.7	96.7	21.6	238.5	4.4%
<b>Total</b>	<b>321.1</b>	<b>1,137.5</b>	<b>1,194.4</b>	<b>2,110.3</b>	<b>633.0</b>	<b>5,396.3</b>	<b>100.0%</b>

Estimated Open Space	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
Park/Open Space/Utility Open Space	58.6	195.7	153.3	340.3	40.5	788.4	14.6%
50% of School Area	5.9	34.1	11.8	22.8	5.9	80.4	1.5%
Estimated Onsite Retention and Landscaping Tracts (6% of Residential Land Uses)	12.8	46.9	54.0	82.7	29.8	226.2	4.2%
<b>Total</b>	<b>77.3</b>	<b>276.6</b>	<b>219.1</b>	<b>445.8</b>	<b>76.2</b>	<b>1,095.0</b>	<b>20.3%</b>

TARTESSO WEST  
 LAND USE TABLE  
 RESIDENTIAL UNITS

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	473	640	1,616	681	-	3,410	16.5%
Medium High Density Residential	-	689	235	953	344	2,221	10.7%
Medium/Medium High Density Residential	170	-	-	-	-	170	0.8%
Medium Density Residential	790	3,159	3,734	3,780	1,628	13,091	63.2%
Medium Density Residential/WWTP	-	-	-	-	499	499	2.4%
Low Density Residential	-	-	-	869	-	869	4.2%
High School	-	-	-	-	-	-	0.0%
Elementary School	-	-	-	-	-	-	0.0%
Mixed Use	-	-	23	415	-	438	2.1%
<b>Total</b>	<b>1,433</b>	<b>4,488</b>	<b>5,608</b>	<b>6,698</b>	<b>2,471</b>	<b>20,698</b>	<b>100.0%</b>

Note: The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 3**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	3.16	14.2	355	25.0
High Density Residential	3.18	15.5	388	25.0
High Density Residential	3.19	26.6	665	25.0
High Density Residential	3.20	8.3	208	25.0
Medium High Density Residential	3.4	23.5	235	10.0
Medium Density Residential	3.5	173.4	798	4.6
Medium Density Residential	3.6	43.0	198	4.6
Medium Density Residential	3.7	136.3	627	4.6
Medium Density Residential	3.8	40.2	185	4.6
Medium Density Residential	3.9	42.6	196	4.6
Medium Density Residential	3.12	61.5	283	4.6
Medium Density Residential	3.14	71.4	328	4.6
Medium Density Residential	3.15	127.5	587	4.6
Medium Density Residential	3.21	24.2	111	4.6
Medium Density Residential	3.23	91.5	421	4.6
Elementary School	3.2	11.3	-	-
Elementary School	3.10	12.3	-	-
Park	3.1	8.0	-	-
Park	3.11	10.3	-	-
Open Space	3A	1.4	-	-
Open Space	3B	8.8	-	-
Open Space	3C	10.4	-	-
Open Space	3D	6.4	-	-
Open Space	3E	10.6	-	-
Open Space	3F	0.2	-	-
Open Space	3G	11.9	-	-
Open Space	3H	1.4	-	-
Open Space	3I	23.2	-	-
Open Space	3J	14.7	-	-
Open Space	3K	7.9	-	-
Open Space	3L	0.9	-	-
Open Space	3N	3.6	-	-
Open Space	3P	19.4	-	-
Utility Open Space	3M	13.8	-	-
Utility Open Space	3O	0.4	-	-
Commercial	3.3	22.5	-	-
Commercial	3.13	15.7	-	-
Commercial	3.22	17.9	-	-
Mixed Use	3.17	9.0	23	-
Rights-Of-Way		52.7	-	-
<b>Total</b>		<b>1,194.4</b>	<b>5,608</b>	

Summary	Acres	Units	Acreage %
High Density Residential	64.6	1,616	5%
Medium High Density Residential	23.5	235	2%
Medium Density Residential	811.6	3,734	68%
Low Density Residential	-	-	0%
Elementary School	23.6	-	2%
High School	-	-	0%
Park	18.3	-	2%
Open Space	120.8	-	10%
Utility Open Space	14.2	-	1%
Wastewater Treatment Facility	-	-	0%
Commercial	56.1	-	5%
Mixed Use	9.0	23	1%
Public Facility	-	-	0%
Rights-Of-Way	52.7	-	4%
Total	1,194.4	5,608	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 5**

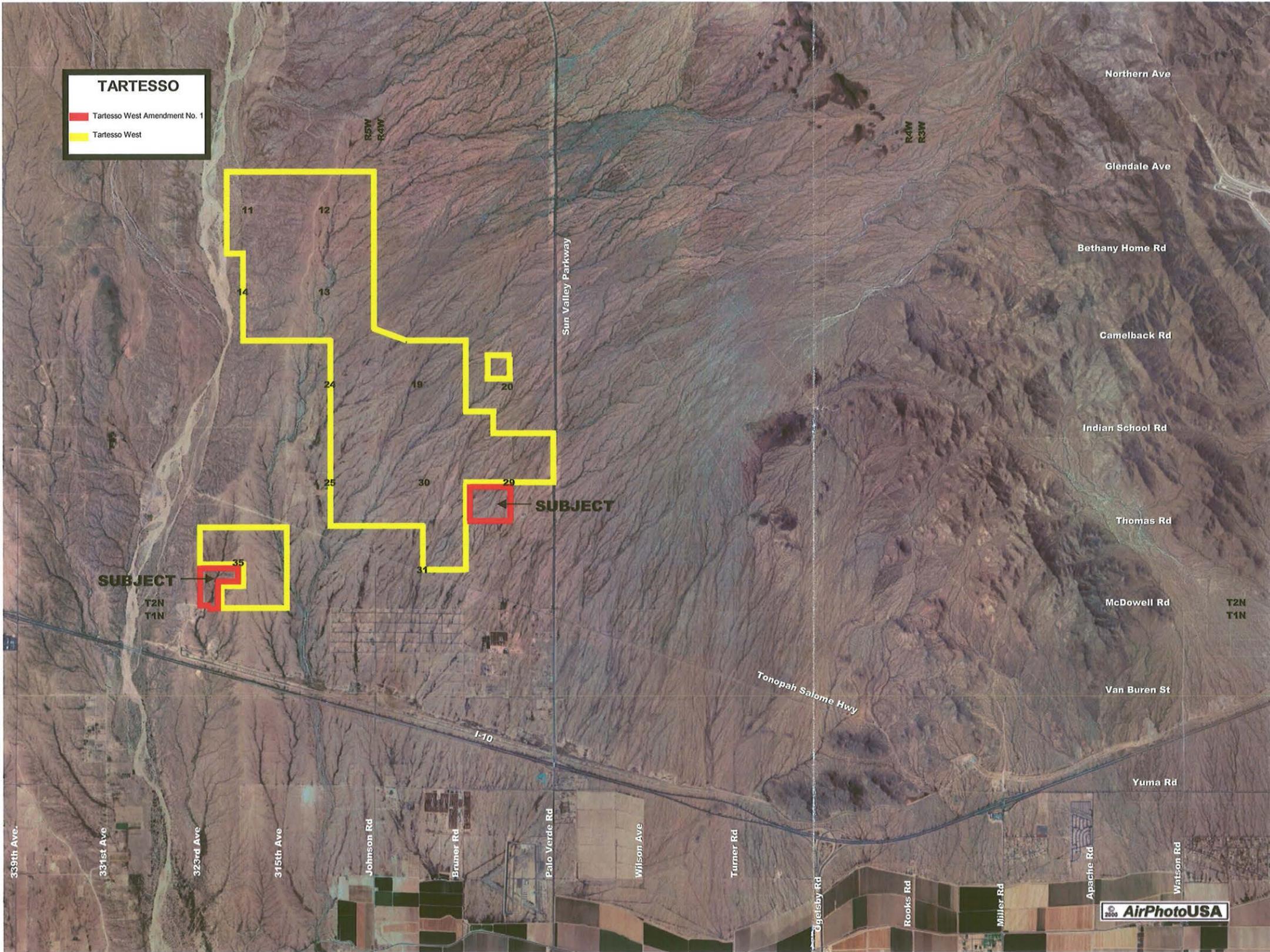
Land Use	Parcel No.	Acres	Units	Density
Medium High Density Residential	5.2	22.3	223	10.0
Medium High Density Residential	5.5	12.1	121	10.0
Medium Density Residential	5.1	18.1	83	4.6
Medium Density Residential	5.4	54.0	248	4.6
Medium Density Residential	5.6	89.9	414	4.6
Medium Density Residential	5.7	27.6	127	4.6
Medium Density Residential	5.10	96.6	444	4.6
Medium Density Residential	5.12	67.8	312	4.6
Medium Density Residential/WWTP	5.13	58.8	270	4.6
Medium Density Residential/WWTP	5.14	49.8	229	4.6
Elementary School	5.9	11.8	-	-
Park	5.8	7.8	-	-
Open Space	5A	3.0	-	-
Open Space	5B	2.7	-	-
Open Space	5C	1.4	-	-
Open Space	5D	18.9	-	-
Open Space	5E	2.5	-	-
Open Space	5F	4.2	-	-
Wastewater Treatment Plant (WWTP)	5.11	47.0	-	-
Commercial	5.3	15.1	-	-
Rights-Of-Way		21.6	-	-
<b>Total</b>		<b>633.0</b>	<b>2,471</b>	

Summary	Acres	Units	Acreage %
High Density Residential	-	-	0%
Medium High Density Residential	34.4	344	5%
Medium Density Residential	354.0	1,628	56%
Medium Density Residential/WWTP	108.6	499	17%
Low Density Residential	-	-	0%
Elementary School	11.8	-	2%
High School	-	-	0%
Park	7.8	-	1%
Open Space	32.7	-	5%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	47.0	-	7%
Commercial	15.1	-	2%
Mixed Use	-	-	0%
Public Facility	-	-	0%
Rights-Of-Way	21.6	-	3%
<b>Total</b>	<b>633.0</b>	<b>2,471</b>	<b>100%</b>

NOTE: In the event of a school relocation, equivalent density will be transferred to the previous school site.

**TARTESSO**

- Tartesso West Amendment No. 1
- Tartesso West

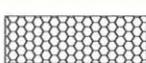


**AirPhotoUSA**



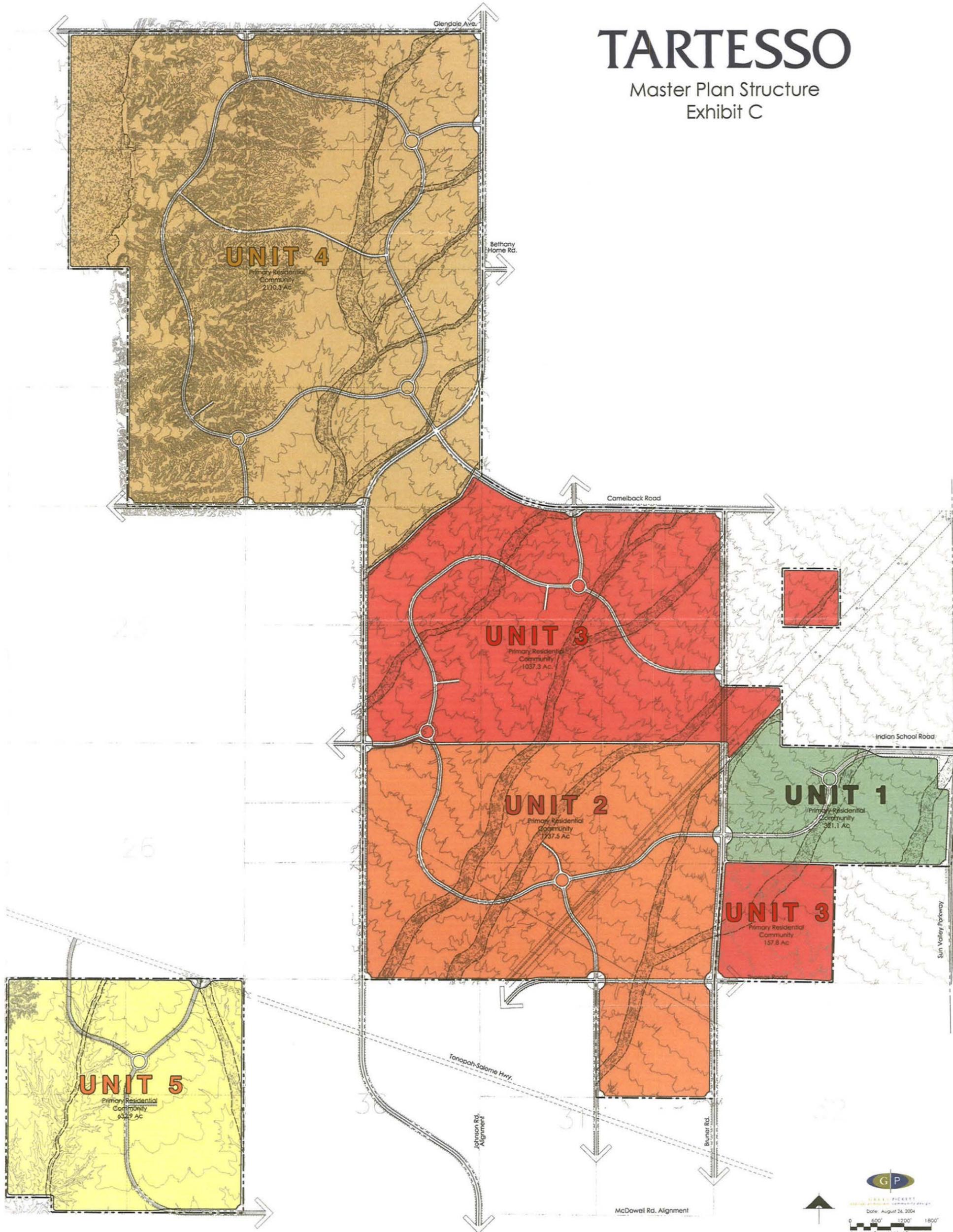
Tartesso  
A Master Planned Community

### VICINITY MAP

-  TARTESSO WEST
-  TARTESSO - AMENDMENT #1
-  TARTESSO
-  TARTESSO NORTH
-  TARTESSO WEST - AMENDMENT #1

# TARTESSO

Master Plan Structure  
Exhibit C

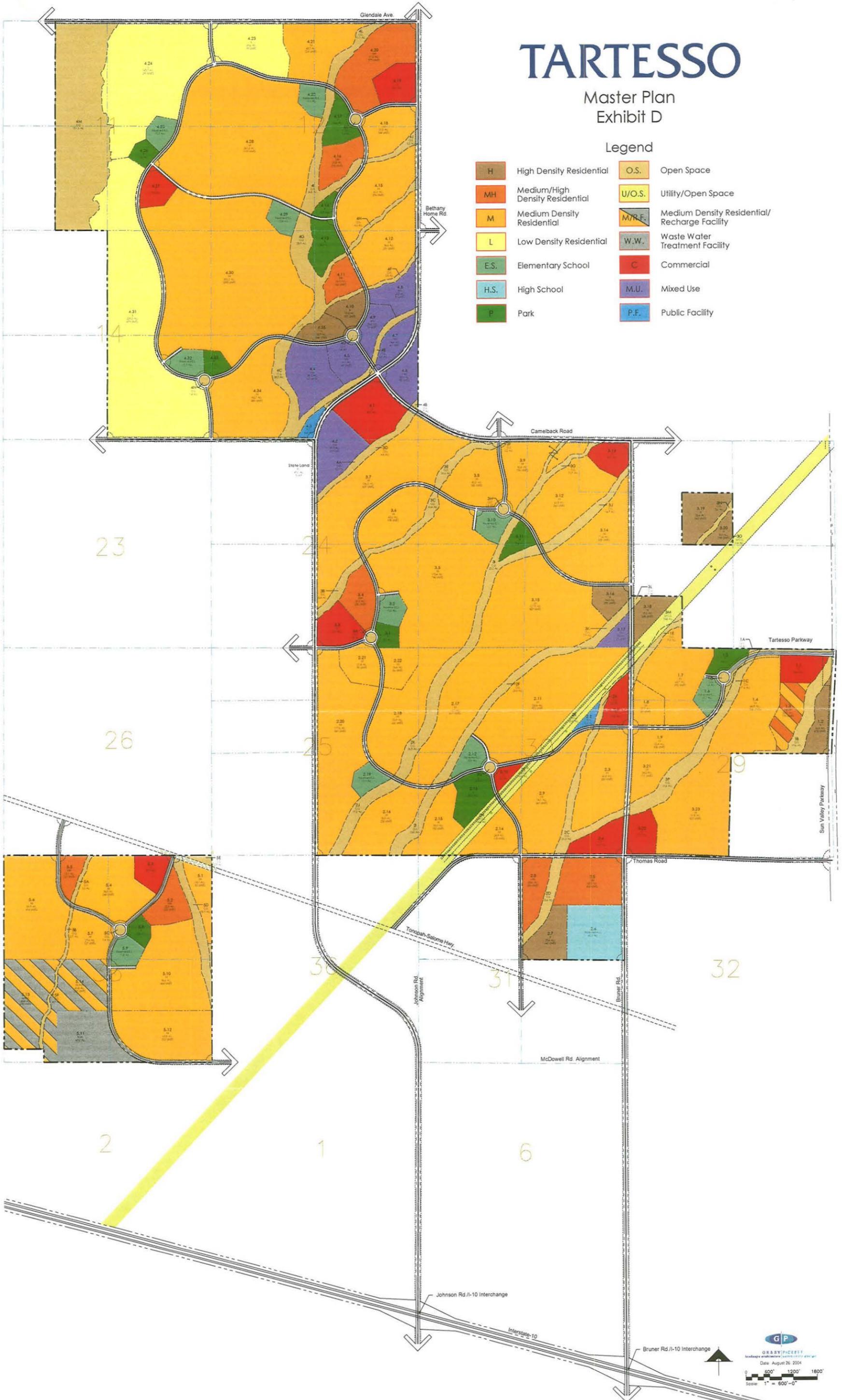


# TARTESSO

## Master Plan Exhibit D

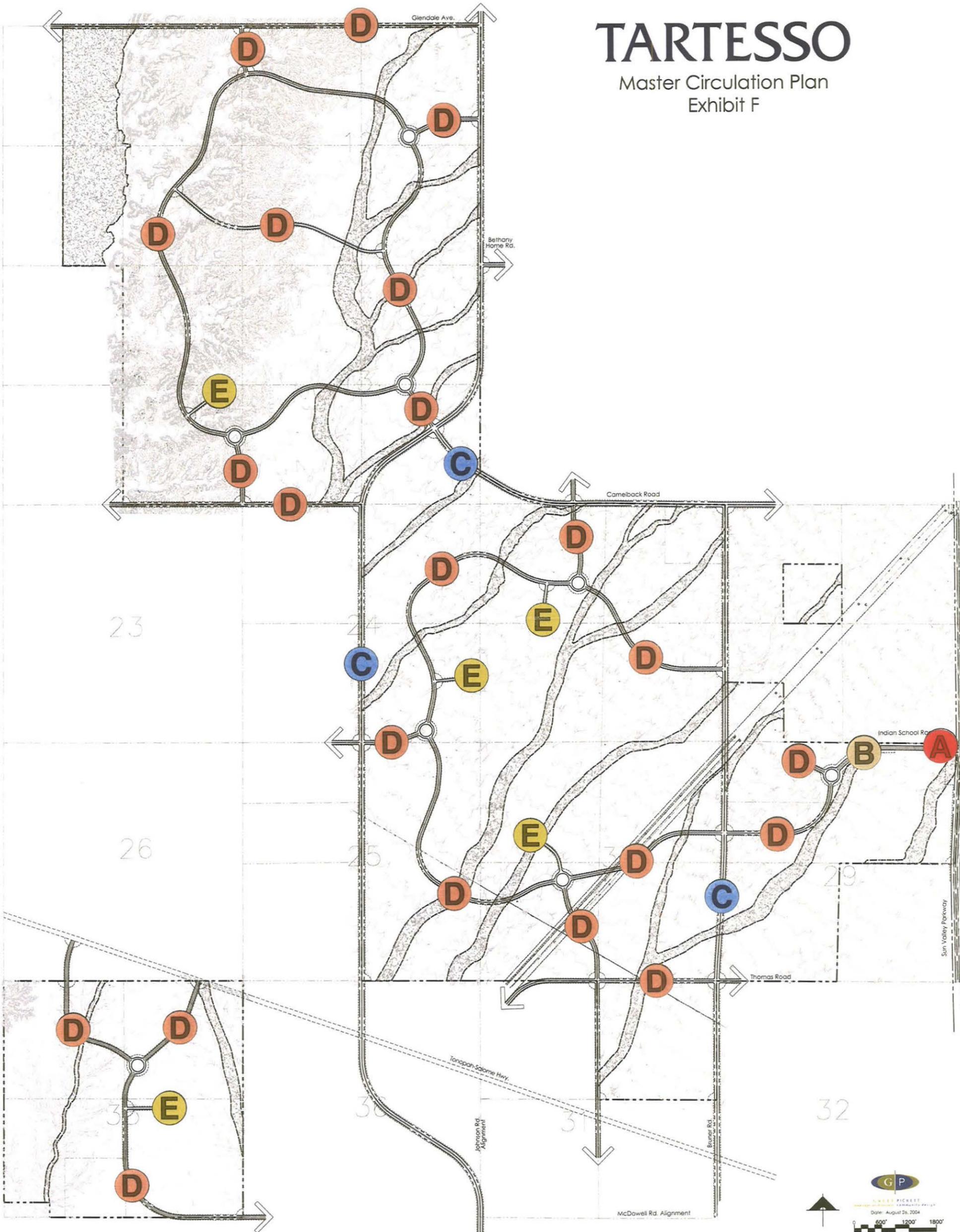
### Legend

 H	High Density Residential	 O.S.	Open Space
 MH	Medium/High Density Residential	 U/O.S.	Utility/Open Space
 M	Medium Density Residential	 M/R.F.	Medium Density Residential/Recharge Facility
 L	Low Density Residential	 W.W.	Waste Water Treatment Facility
 E.S.	Elementary School	 C	Commercial
 H.S.	High School	 M.U.	Mixed Use
 P	Park	 P.F.	Public Facility



# TARTESSO

Master Circulation Plan  
Exhibit F

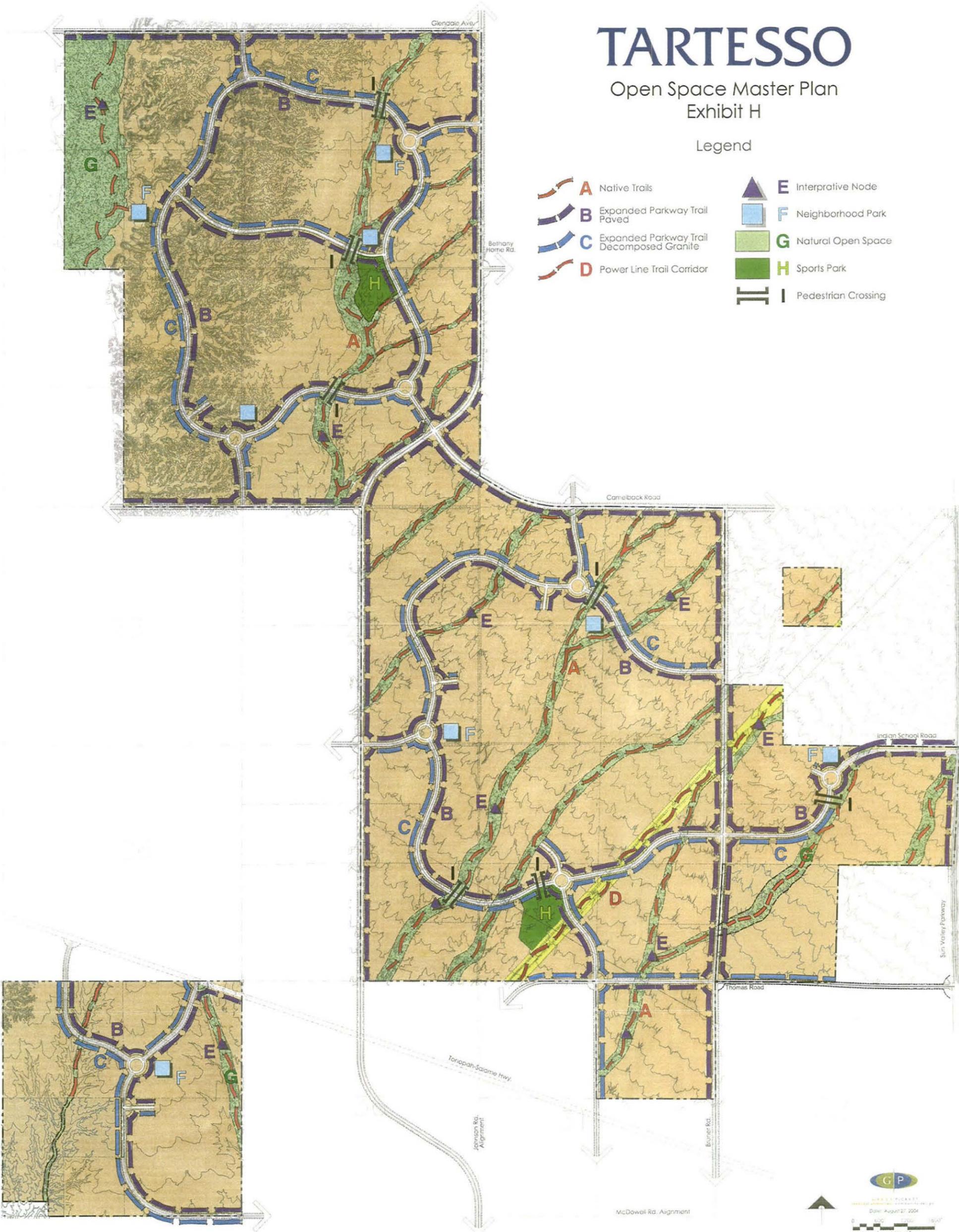


# TARTESSO

## Open Space Master Plan Exhibit H

### Legend

- A Native Trails
- B Expanded Parkway Trail Paved
- C Expanded Parkway Trail Decomposed Granite
- D Power Line Trail Corridor
- E Interpretive Node
- F Neighborhood Park
- G Natural Open Space
- H Sports Park
- I Pedestrian Crossing

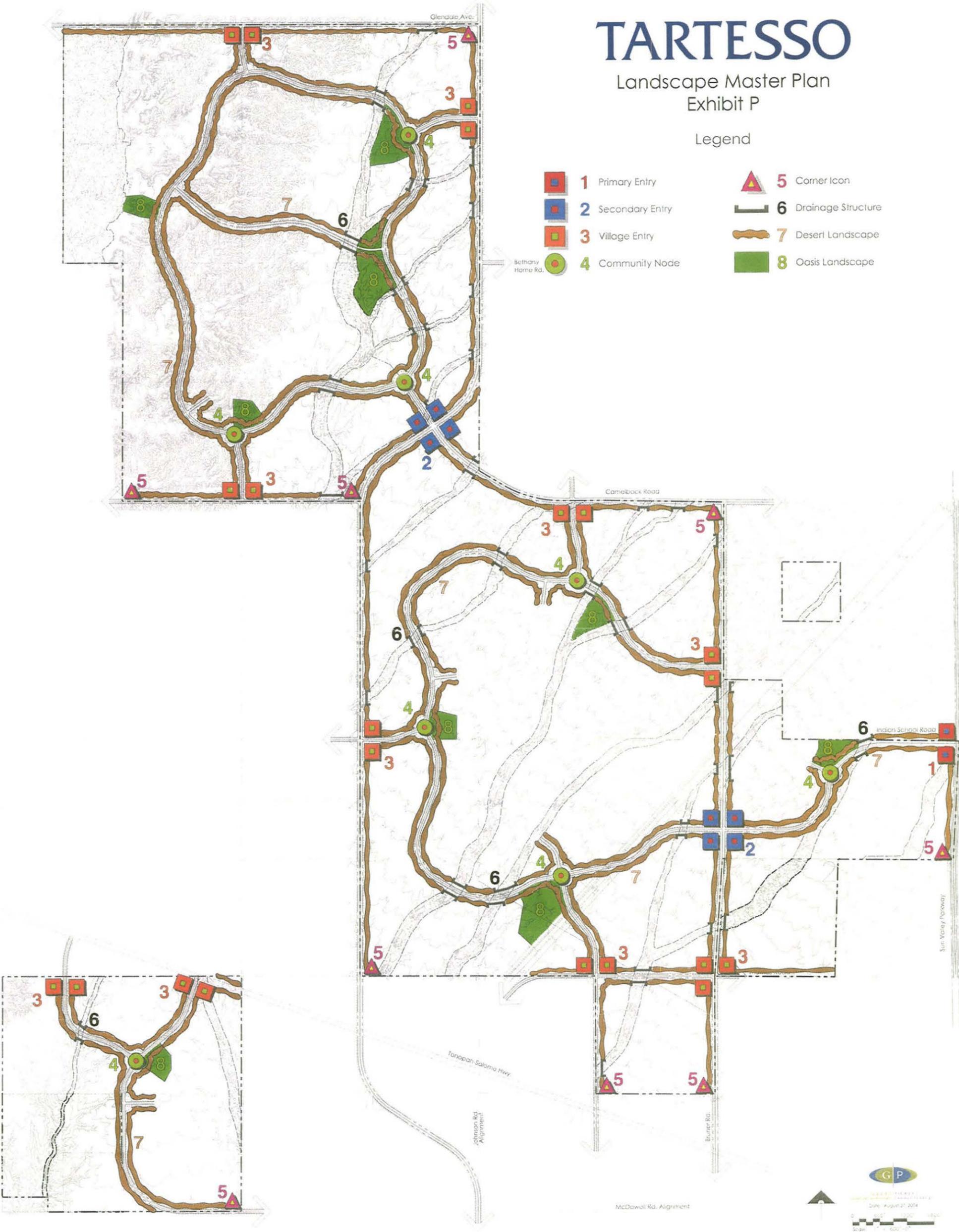


# TARTESSO

## Landscape Master Plan Exhibit P

### Legend

- |   |                          |   |                             |
|---|--------------------------|---|-----------------------------|
|  | <b>1</b> Primary Entry   |  | <b>5</b> Corner Icon        |
|  | <b>2</b> Secondary Entry |  | <b>6</b> Drainage Structure |
|  | <b>3</b> Village Entry   |  | <b>7</b> Desert Landscape   |
|  | <b>4</b> Community Node  |  | <b>8</b> Oasis Landscape    |



Date: August 27, 2004  
Scale: 1" = 500'

Ordinance No. 79-06

These revised development standards were approved on July 18, 2005 as an Administrative Amendment of Tartesso (east) and Tartesso West Development Standards. These standards adjusted setbacks in light of increased roadway width requirements.

TARTESSO AMENDMENT #2  
COMMUNITY MASTER PLAN

**EXHIBIT C**

**(Property Development Standards)**

Development Standards

DENSITY CATEGORY	MEDIUM							LOW
	48' X 115'	53' X 115'	58' X 115'	63' X 115'	68' X 115'	75' X 115'	85' X 120'	Varies
<b>RESIDENTIAL</b>								
Minimum Lot Area <sup>(1)</sup>	5,520 sf	6,095 sf	6,670 sf	7,245 sf	7,820 sf	8,625 sf	10,200 sf	15,000 Min.
Minimum Lot Width--Interior Lot <sup>(2)</sup>	48'	53'	58'	63'	68'	75'	85'	Varies
Minimum Lot Width--Corner Lot <sup>(2)</sup>	53'	58'	63'	68'	73'	80'	90'	Varies
Maximum Building Height	30'	30'	30'	30'	30'	30'	30'	35'
Front Yard Setback	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	25'
Front Yard Setback--Stagger	2' Min.	n/a						
Front Yard Setback--Front of House/Garage Recessed	12' Min.	25' Min.						
Front Yard Setback--Side Entry Garages	12' Min.	25' Min.						
Property Line to Vertical Garage Door	17' Min.	25' Min.						
Driveway Length	21' Min.	25' Min.						
Side Yard Setback								
Interior Lot--Minimum	5'	5'	5'	5'	5'	5'	10'	10'
Interior Lot--Aggregate	13'	13'	13'	13'	13'	15'	20'	20'
Corner Lot--Minimum	5'	5'	5'	5'	5'	5'	10'	10'
Corner Lot--Street Side	13'	13'	13'	13'	13'	15'	15'	20'
Corner Lot--Aggregate	18'	18'	18'	18'	18'	20'	25'	30'
Rear Yard Setback <sup>(4)(5)(6)</sup>	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	25'
Rear Yard Setback - Stagger	2' Min.	n/a						
Minimum Distance Between Buildings	10'	10'	10'	10'	10'	10'	20'	20'
Maximum Lot Coverage--Primary Structure	50%	50%	50%	50%	50%	50%	50%	40%
Maximum Lot Coverage--Primary Structure with Patios/Shade Structures	55%	55%	55%	55%	55%	55%	55%	45%
Maximum House Width	35'	40'	45'	50'	55'	60'	65'	Varies
Landscape Tracts--Collector Street	10'	10'	10'	10'	10'	10'	10'	10'
Landscape Tracts--Arterial Street	20'	20'	20'	20'	20'	20'	20'	20'
Landscape Tracts--Adjacent to Lots Siding Collector	25'	25'	25'	25'	25'	25'	25'	25'

NOTES:

1. Not more than 10% of the lots within a Lot Category may be smaller than the Minimum Lot Size for that Lot Category.
2. Minimum lot widths will be measured at the front setback line.
3. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
4. For Local, Collector and Arterial Streets (same due to landscape tracts).
5. Patio covers may encroach up to 10' from the rear property line. The maximum width for the patio encroachment is 50%.
6. The aggregate front and rear setback shall equal 40' minimum except for the Low Density Residential category.
7. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into sideyard setback.
8. Mechanical equipment shall be allowed in the side yard setbacks.
9. Local to Collector and Local to Local shall have a minimum of 125' offset.

**EXHIBIT C**

**(Property Development Standards)**

Development Standards

DENSITY CATEGORY	MEDIUM							LOW
	48' X 115'	53' X 115'	58' X 115'	63' X 115'	68' X 115'	75' X 115'	85' X 120'	Varies
<b>RESIDENTIAL</b>								
Minimum Lot Area <sup>(1)</sup>	5,520 sf	6,095 sf	6,670 sf	7,245 sf	7,820 sf	8,625 sf	10,200 sf	15,000 Min.
Minimum Lot Width--Interior Lot <sup>(2)</sup>	48'	53'	58'	63'	68'	75'	85'	Varies
Minimum Lot Width--Corner Lot <sup>(2)</sup>	53'	58'	63'	68'	73'	80'	90'	Varies
Maximum Building Height	30'	30'	30'	30'	30'	30'	30'	35'
Front Yard Setback	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	17', 19', 21'	25'
Front Yard Setback--Stagger	2' Min.	n/a						
Front Yard Setback--Front of House/Garage Recessed	12' Min.	25' Min.						
Front Yard Setback--Side Entry Garages	12' Min.	25' Min.						
Property Line to Vertical Garage Door	17' Min.	25' Min.						
Driveway Length	21' Min.	25' Min.						
Side Yard Setback								
Interior Lot--Minimum	5'	5'	5'	5'	5'	5'	10'	10'
Interior Lot--Aggregate	13'	13'	13'	13'	13'	15'	20'	20'
Corner Lot--Minimum	5'	5'	5'	5'	5'	5'	10'	10'
Corner Lot--Street Side	13'	13'	13'	13'	13'	15'	15'	20'
Corner Lot--Aggregate	18'	18'	18'	18'	18'	20'	25'	30'
Rear Yard Setback <sup>(4)(5)(6)</sup>	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	23', 21', 19'	25'
Rear Yard Setback - Slagger	2' Min.	n/a						
Minimum Distance Between Buildings	10'	10'	10'	10'	10'	10'	20'	20'
Maximum Lot Coverage--Primary Structure	50%	50%	50%	50%	50%	50%	50%	40%
Maximum Lot Coverage--Primary Structure with Patios/Shade Structures	55%	55%	55%	55%	55%	55%	55%	45%
Maximum House Width	35'	40'	45'	50'	55'	60'	65'	Varies
Landscape Tracts--Collector Street	10'	10'	10'	10'	10'	10'	10'	10'
Landscape Tracts--Arterial Street	20'	20'	20'	20'	20'	20'	20'	20'
Landscape Tracts--Adjacent to Lots Siding Collector	25'	25'	25'	25'	25'	25'	25'	25'

NOTES:

1. Not more than 10% of the lots within a Lot Category may be smaller than the Minimum Lot Size for that Lot Category.
2. Minimum lot widths will be measured at the front setback line.
3. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
4. For Local, Collector and Arterial Streets (same due to landscape tracts).
5. Patio covers may encroach up to 10' from the rear property line. The maximum width for the patio encroachment is 50%.
6. The aggregate front and rear setback shall equal 40' minimum except for the Low Density Residential category.
7. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into sideyard setback.
8. Mechanical equipment shall be allowed in the side yard setbacks.
9. Local to Collector and Local to Local shall have a minimum of 12.5' offset.



**TARTESSO®**

**TARTESSO WEST  
COMMUNITY MASTER PLAN  
AMENDMENT #3**

**SUMMARY INFORMATION**

Stardust Companies.  
6730 N. Scottsdale Rd.  
Suite 230  
Scottsdale, AZ 85253  
Telephone: 480.607.5800  
Fax: 480.607.5801

Second Submittal  
June 11, 2008

## ***PURPOSE OF REQUEST***

This application seeks approval of Amendment #3 to the Tartesso West Community Master Plan ("CMP"). This application is being filed in response to comments received from the Town Staff in the context of preliminary plat applications for Units 3A and 5. The Town of Buckeye is requesting that Camelback Road and Tonopah-Salome Highway (also now referred to as McDowell Parkway) be designed as high capacity Regional Parkways. The "Arizona Parkway" concept is the result of Maricopa Association of Governments ("MAG") and Maricopa Department of Transportation ("MCDOT") studies, and is a key component of the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the Town's revised Circulation Plan.

In addition, the Town Engineer requested that Stardust add a minor arterial/major collector (323<sup>rd</sup> Avenue) along the west boundary of Tartesso Unit 5 to provide a street connection from the proposed Service Traffic Interchange to the future McDowell Parkway.

## ***PROPOSED LAND USES***

As a result of the change in roadway classification and carrying capacity, land uses in several areas are proposed to be modified. The proposed land use changes are as follows.

### ***Camelback Parkway***

As a result of the high capacity regional Parkway designation, Camelback was revised to a 200' total right-of-way width and a straight section line alignment from Sun Valley Parkway west to the proposed Hassayampa Freeway and Tonopah Parkway. In addition, the Johnson Road alignment was revised to accommodate the Camelback Parkway/Johnson Road intersection geometry.

As a result of these changes, the core area of Mixed Use and Commercial land uses immediately adjacent to and in the vicinity of the Camelback Parkway/Johnson Road intersection were reconfigured. The proposed changes result in a total Mixed Use area of 177.4 acres in Villages 3 and 4 combined, and total Commercial area of 172.3 acres. The net result is an increase of 2.9 Mixed Use acres, and an increase of 38.3 Commercial acres.

Higher intensity land uses were added at the north side of Camelback Parkway on either side of the 315<sup>th</sup> Avenue collector connection. A 16.8 acre Commercial parcel was specified at the northeast corner, and a 20.3 acre Medium High Density Residential parcel at the northwest corner.

Changes to the remainder of Villages 3 and 4 were relatively minor. Stardust did decide to expand the size of a park site in Village 3 from 10.3 acres to 20.1 acres, and re-designate this particular park location as a Sports Park instead of a Neighborhood Park.

### ***McDowell Parkway***

Again as a result of the high capacity regional Parkway designation, the Tonopah-Salome Highway (McDowell Parkway) alignment was also revised to a 200' total right-of-way.

In Village 2, Parcel 2.24 has been revised from High Density Residential to Commercial. Stardust has also increased the size of Parcel 2.25 from 12.8 acres to 15.2 acres to extend the commercial land use along the future McDowell Parkway frontage.

The Commercial parcel in Village 5 (Parcel 5.3) has been increased from 15.1 acres to 28.6 acres and revised to front on the future McDowell Parkway.

### ***323<sup>rd</sup> Avenue***

The addition of 323<sup>rd</sup> Avenue as a future freeway interchange connection to McDowell Parkway has changed the character of western portion of Village 5. As a result of the higher intensity, Stardust has added a 46.4 acre Medium High Density Residential parcel in the northwest corner, and has designed Mixed Use in the southwest corner.

Please note that Parcel 5.12, which includes the Tartesso West Water Reclamation Facility, has been changed to Mixed Use because the ultimate size of the facility is dependent upon percolation rates associated with the effluent recharge facility. The Mixed Use designation will provide the option of utilizing any residual property that may not be needed for effluent recharge in the future.

### ***Overall Land Use Changes***

Please refer to the attached Tartesso West Land Use Tables to review the overall Tartesso West Community Master Plan land use revisions.

### ***ADDITIONAL PROPERTY***

Stardust recently completed a property exchange with the owner of 160 acres immediately to the northeast of Tartesso Unit 5, to add approximately 8.8 acres located south of the Tonopah-Salome Highway (McDowell Parkway) to the Tartesso West CMP, and remove approximately 2.5 acres located on the north side of Tonopah-Salome Highway (McDowell Parkway). This property exchange will facilitate the orderly development of the property by enabling these two irregular shaped remnant parcels to be developed cohesively with the adjacent properties.

## ***TARTESSO PARKWAY***

Tartesso Parkway is designed and approved in the Tartesso West CMP as a Minor Arterial/Major Collector with the capacity to serve only Tartesso West land uses. It is therefore not appropriate for access to be granted to Tartesso Parkway from nearby properties. No additional access will be allowed from adjacent properties that are not a part of the Tartesso West CMP.

## ***SUPPORTING INFORMATION***

### ***Historical Data***

The Buckeye Town Council originally approved the Tartesso West CMP on August 19, 2003 by Ordinance No. 39-03.

Tartesso West Amendment #1 was approved on February 1, 2005 by Ordinance No. 14-05 to add 271.8 acres located at the northeast corner of 323<sup>rd</sup> Avenue and McDowell Road.

Tartesso West Amendment #2 was subsequently approved on February 6, 2007 by Ordinance No. 12-07 to add an additional 158.4 acres of contiguous property in Section 31 at the southwest corner of Thomas Road and 303<sup>rd</sup> Avenue.

### ***Engineering Report Addenda***

Cimarron Engineering Consultants ("CEC") has prepared a letter update to the Tartesso West Conceptual Drainage Report. The principals of CEC are former David Evans & Associates employees, and have been involved in the previous Tartesso West drainage analyses.

Kimley-Horn and Associates has prepared a letter update to the Master Circulation Plan. Please note that formal traffic impact analyses are prepared and submitted with each preliminary plat. Chuck Wright and John Barrett with Kimley-Horn have prepared all of the Tartesso Traffic studies and have been involved in the MAG and MCDOT studies, and are very familiar with the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the "Arizona Parkway" concept.

### ***Exhibits***

The following exhibits are enclosed:

*Land Use Tables—Residential Units and Acreage*

*Exhibit C – Master Plan Structure*

*Exhibit D – Master Plan*

*Exhibit F – Master Circulation Plan*

*Exhibit G – Community Roadway Sections*  
*Exhibit H – Open Space Master Plan*  
*Exhibit P – Landscape Master Plan*  
*Additional Property Exhibit*

**CONCLUSION**

Stardust is responding to the Town's proposed circulation plan changes resulting from the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the Town's Circulation Plan. As a result of the higher intensity Regional Parkway classification for Camelback and Tonopah-Salome Highway/McDowell Parkway and the addition of 323<sup>rd</sup> Avenue as a minor arterial/major collector, the proposed Tartesso West Community Master Plan land use revisions are appropriate.

**TARTESSO WEST--AMENDMENT #3  
LAND USE TABLE SUMMARY**

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	18.9	43.7	64.6	18.0	-	145.2	2.6%
Medium High Density Residential	-	149.8	23.5	122.8	58.6	354.7	6.4%
Medium/Medium High Density Residential	23.3	-	-	-	-	23.3	0.4%
Medium Density Residential	171.7	686.3	776.3	852.4	386.5	2,873.2	51.7%
Medium Density Residential/WWTF	-	-	-	-	-	-	0.0%
Low Density Residential	-	-	-	309.2	-	309.2	5.6%
Elementary School	11.7	23.1	23.9	45.9	11.5	116.1	2.1%
High School	-	45.0	-	-	-	45.0	0.8%
Park	9.4	23.3	28.1	56.4	8.0	125.2	2.3%
Open Space	49.2	127.1	121.9	328.8	48.1	675.1	12.1%
Utility Open Space	-	50.4	12.0	-	-	62.4	1.1%
Commercial	16.6	77.6	56.1	116.2	28.6	295.1	5.3%
Mixed Use	-	-	19.6	157.8	19.9	197.3	3.5%
Mixed Use/WWTF	-	-	-	-	45.1	45.1	0.8%
Public Facility	-	3.9	-	-	-	3.9	0.1%
Rights-Of-Way	20.3	62.7	65.0	109.2	32.3	289.5	5.2%
<b>Total</b>	<b>321.1</b>	<b>1,292.9</b>	<b>1,191.0</b>	<b>2,116.7</b>	<b>638.6</b>	<b>5,560.3</b>	<b>100.0%</b>

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	473	1,092	1,616	450	-	3,631	16.50%
Medium High Density Residential	-	1,498	235	1,228	586	3,547	10.70%
Medium/Medium High Density Residential	170	-	-	-	-	170	0.80%
Medium Density Residential	790	3,158	3,572	3,919	1,778	13,217	63.20%
Medium Density Residential/WWTF	-	-	-	-	-	0	
Low Density Residential	-	-	-	618	-	618	
Mixed Use	-	-	49	395	163	607	2.10%
<b>Total</b>	<b>1,433</b>	<b>5,748</b>	<b>5,472</b>	<b>6,610</b>	<b>2,527</b>	<b>21,790</b>	<b>100.00%</b>

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 1**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	1.2	18.9	473	25.0
Medium/Medium High Density Residential	1.3	23.3	170	7.3
Medium Density Residential	1.4	66.9	308	4.6
Medium Density Residential	1.7	63.7	293	4.6
Medium Density Residential	1.8	17.7	81	4.6
Medium Density Residential	1.9	23.4	108	4.6
Elementary School	1.6	11.7	-	-
Park	1.5	9.4	-	-
Open Space	1A	3.3	-	-
Open Space	1B	19.6	-	-
Open Space	1C	17.6	-	-
Open Space	1D	1.4	-	-
Open Space	1E	7.3	-	-
Commercial	1.1	16.6	-	-
Rights-Of-Way		20.3	-	-
<b>Total</b>		<b>321.1</b>	<b>1,433</b>	

Summary	Acres	Units	Acreage %
High Density Residential	18.9	473	6%
Medium/Medium High Density Residential	23.3	170	7%
Medium Density Residential	171.7	790	53%
Low Density Residential	-	-	0%
Elementary School	11.7	-	4%
High School	-	-	0%
Park	9.4	-	3%
Open Space	49.2	-	15%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	16.6	-	5%
Mixed Use	-	-	0%
Public Facility	-	-	0%
Rights-Of-Way	20.3	-	6%
<b>Total</b>	<b>321.1</b>	<b>1,433</b>	<b>100%</b>

**NOTES:**

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 2**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	2.7	25.6	640	25.0
High Density Residential	2.26	18.1	452	25.0
Medium High Density Residential	2.5	45.3	453	10.0
Medium High Density Residential	2.8	23.6	236	10.0
Medium High Density Residential	2.27	32.2	322	10.0
Medium High Density Residential	2.28	48.7	487	10.0
Medium Density Residential	2.3	60.8	280	4.6
Medium Density Residential	2.9	74.1	341	4.6
Medium Density Residential	2.11	124.6	573	4.6
Medium Density Residential	2.14	24.9	115	4.6
Medium Density Residential	2.15	33.0	152	4.6
Medium Density Residential	2.16	50.0	230	4.6
Medium Density Residential	2.17	87.8	404	4.6
Medium Density Residential	2.18	69.8	321	4.6
Medium Density Residential	2.20	117.6	541	4.6
Medium Density Residential	2.21	21.4	98	4.6
Medium Density Residential	2.22	18.6	86	4.6
Medium Density Residential	2.29	3.7	17	4.6
Elementary School	2.12	12.0	-	-
Elementary School	2.19	11.1	-	-
High School	2.6	45.0	-	-
Park	2.13	23.3	-	-
Open Space	2A	2.8	-	-
Open Space	2C	21.3	-	-
Open Space	2D	13.6	-	-
Open Space	2F	25.3	-	-
Open Space	2G	1.4	-	-
Open Space	2I	13.8	-	-
Open Space	2J	17.3	-	-
Open Space	2K	26.5	-	-
Open Space	2L	5.1	-	-
Utility Open Space	2B	25.8	-	-
Utility Open Space	2E	10.2	-	-
Utility Open Space	2H	14.4	-	-
Commercial	2.1	15.4	-	-
Commercial	2.4	19.9	-	-
Commercial	2.10	6.2	-	-
Commercial	2.23	5.1	-	-
Commercial	2.24	15.8	-	-
Commercial	2.25	15.2	-	-
Public Facility	2.2	3.9	-	-
Rights-Of-Way		62.7		
<b>Total</b>		<b>1,292.9</b>	<b>5,748</b>	

Summary	Acres	Units	Acreage %
High Density Residential	43.7	1,092	3%
Medium High Density Residential	149.8	1,498	12%
Medium Density Residential	686.3	3,158	53%
Low Density Residential	-	-	0%
Elementary School	23.1	-	2%
High School	45.0	-	3%
Park	23.3	-	2%
Open Space	127.1	-	10%
Utility Open Space	50.4	-	4%
Wastewater Treatment Facility	-	-	0%
Commercial	77.6	-	6%
Mixed Use	-	-	0%
Public Facility	3.9	-	0%
Rights-Of-Way	62.7	-	5%
<b>Total</b>	<b>1,292.9</b>	<b>5,748</b>	<b>100%</b>

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 3**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	3.16	14.2	355	25.0
High Density Residential	3.18	15.5	388	25.0
High Density Residential	3.19	26.6	665	25.0
High Density Residential	3.20	8.3	208	25.0
Medium High Density Residential	3.4	23.5	235	10.0
Medium Density Residential	3.5	169.3	779	4.6
Medium Density Residential	3.6	39.8	183	4.6
Medium Density Residential	3.7	124.2	571	4.6
Medium Density Residential	3.8	28.6	132	4.6
Medium Density Residential	3.9	39.9	184	4.6
Medium Density Residential	3.11	10.0	46	4.6
Medium Density Residential	3.12	56.5	260	4.6
Medium Density Residential	3.14	63.3	291	4.6
Medium Density Residential	3.15	129.0	593	4.6
Medium Density Residential	3.22	24.2	111	4.6
Medium Density Residential	3.23	91.5	421	4.6
Elementary School	3.2	11.9	-	-
Elementary School	3.10a	12.0	-	-
Park	3.1	8.0	-	-
Park	3.10b	20.1	-	-
Open Space	3A	1.4	-	-
Open Space	3B	7.7	-	-
Open Space	3C	9.5	-	-
Open Space	3D	8.5	-	-
Open Space	3E	13.2	-	-
Open Space	3F	1.4	-	-
Open Space	3G	21.5	-	-
Open Space	3H	27.3	-	-
Open Space	3I	8.6	-	-
Open Space	3J	0.8	-	-
Open Space	3L	5.1	-	-
Open Space	3N	16.9	-	-
Utility Open Space	3K	11.8	-	-
Utility Open Space	3M	0.2	-	-
Commercial	3.3	22.5	-	-
Commercial	3.13	15.7	-	-
Commercial	3.24	17.9	-	-
Mixed Use	3.17	9.5	24	-
Mixed Use	3.21	10.1	25	-
Rights-Of-Way		65.0	-	-
<b>Total</b>		<b>1,191.0</b>	<b>5,471</b>	

Summary	Acres	Units	Acreage %
High Density Residential	64.6	1,616	5%
Medium High Density Residential	23.5	235	2%
Medium Density Residential	776.3	3,571	65%
Low Density Residential	-	-	0%
Elementary School	23.9	-	2%
High School	-	-	0%
Park	28.1	-	2%
Open Space	121.9	-	10%
Utility Open Space	12.0	-	1%
Wastewater Treatment Facility	-	-	0%
Commercial	56.1	-	5%
Mixed Use	19.6	49	2%
Public Facility	-	-	0%
Rights-Of-Way	65.0	-	5%
<b>Total</b>	<b>1,191.0</b>	<b>5,471</b>	<b>100%</b>

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 4**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	4.10	18.0	450	25.0
Medium High Density Residential	4.12	25.4	254	10.0
Medium High Density Residential	4.16	23.7	237	10.0
Medium High Density Residential	4.20	53.4	534	10.0
Medium High Density Residential	4.36	20.3	203	10.0
Medium Density Residential	4.11	23.5	108	4.6
Medium Density Residential	4.15	57.7	265	4.6
Medium Density Residential	4.18	24.4	112	4.6
Medium Density Residential	4.21	47.9	220	4.6
Medium Density Residential	4.28	235.9	1085	4.6
Medium Density Residential	4.30	300.7	1383	4.6
Medium Density Residential	4.32	100.7	463	4.6
Medium Density Residential	4.35	61.6	283	4.6
Low Density Residential	4.23	50.2	100	2.0
Low Density Residential	4.24	143.5	287	2.0
Low Density Residential	4.31	115.5	231	2.0
Elementary School	4.22	11.5	-	-
Elementary School	4.25	11.1	-	-
Elementary School	4.29	11.8	-	-
Elementary School	4.33	11.5	-	-
Park	4.13	18.9	-	-
Park	4.14	5.1	-	-
Park	4.17	16.8	-	-
Park	4.26	7.6	-	-
Park	4.34	8.0	-	-
Open Space	4A	13.8	-	-
Open Space	4B	11.1	-	-
Open Space	4C	23.8	-	-
Open Space	4D	5.6	-	-
Open Space	4E	9.8	-	-
Open Space	4F	3.6	-	-
Open Space	4G	40.1	-	-
Open Space	4H	8.0	-	-
Open Space	4I	31.5	-	-
Open Space	4J	5.5	-	-
Open Space	4K	1.4	-	-
Open Space	4L	16.1	-	-
Open Space	4M	157.1	-	-
Open Space	4N	1.4	-	-
Commercial	4.1	18.9	-	-
Commercial	4.2	22.1	-	-
Commercial	4.3	0.9	-	-
Commercial	4.19	22.3	-	-
Commercial	4.27	15.5	-	-
Commercial	4.37	16.8	-	-
Commercial	4.38	19.7	-	-

Mixed Use	4.4	24.1	60	2.5
Mixed Use	4.5	16.5	41	2.5
Mixed Use	4.6	63.8	160	2.5
Mixed Use	4.7	28.5	71	2.5
Mixed Use	4.8	9.9	25	2.5
Mixed Use	4.9	15.0	38	2.5
Rights-Of-Way		109.2	-	-
<b>Total</b>		<b>2,116.7</b>	<b>6,610</b>	

Summary	Acres	Units	Acreage %
High Density Residential	18.0	450	1%
Medium High Density Residential	122.8	1,228	6%
Medium Density Residential	852.4	3,919	40%
Low Density Residential	309.2	618	15%
Elementary School	45.9	-	2%
High School	-	-	0%
Park	56.4	-	3%
Open Space	328.8	-	16%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	116.2	-	5%
Mixed Use	157.8	395	7%
Rights-Of-Way	109.2	-	5%
<b>Total</b>	<b>2,116.7</b>	<b>6,610</b>	<b>100%</b>

**NOTES:**

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST  
LAND USE TABLE  
VILLAGE 5**

Land Use	Parcel No.	Acres	Units	Density
Medium High Density Residential	5.1	12.2	122	10.0
Medium High Density Residential	5.5	46.4	464	10.0
Medium Density Residential	5.2	183.5	844	4.6
Medium Density Residential	5.4	45.2	208	4.6
Medium Density Residential	5.6	81.3	374	4.6
Medium Density Residential	5.7	76.5	352	4.6
Elementary School	5.9	11.5	-	-
Park	5.8	8.0	-	-
Open Space	5A	2.7	-	-
Open Space	5B	4.4	-	-
Open Space	5C	1.4	-	-
Open Space	5D	27.1	-	-
Open Space	5E	5.3	-	-
Open Space	5F	0.8	-	-
Open Space	5G	0.8	-	-
Open Space	5H	3.5	-	-
Open Space	5I	2.1	-	-
Commercial	5.3	28.6	-	-
Mixed Use	5.10	1.8	5	2.8
Mixed Use	5.11	18.1	45	2.5
Mixed Use/WWTP	5.12	45.1	113	2.5
Rights-Of-Way		32.3	-	-
<b>Total</b>		<b>638.6</b>	<b>2,527</b>	

Summary	Acres	Units	Acreage %
High Density Residential	-	-	0%
Medium High Density Residential	58.6	586.0	9%
Medium Density Residential	386.5	1,778.0	61%
Low Density Residential	-	-	0%
Elementary School	11.5	-	2%
High School	-	-	0%
Park	8.0	-	1%
Open Space	48.1	-	8%
Utility Open Space	-	-	0%
Commercial	28.6	-	4%
Mixed Use	65.0	163	10%
Public Facility	-	-	0%
Rights-Of-Way	32.3	-	5%
<b>Total</b>	<b>638.6</b>	<b>2,527</b>	<b>100%</b>

**NOTES:**

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

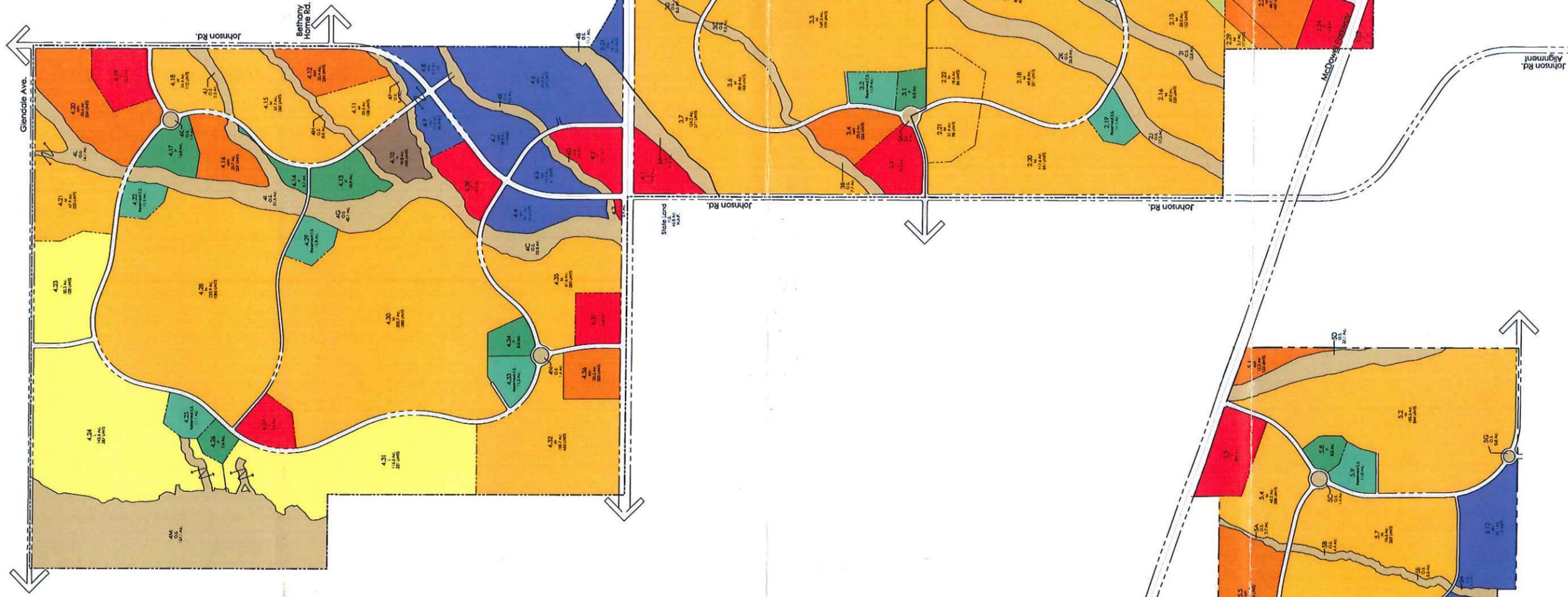
# TARTESSO

Master Plan Structure  
Exhibit C



# TARTESSO®

## Master Plan Exhibit D



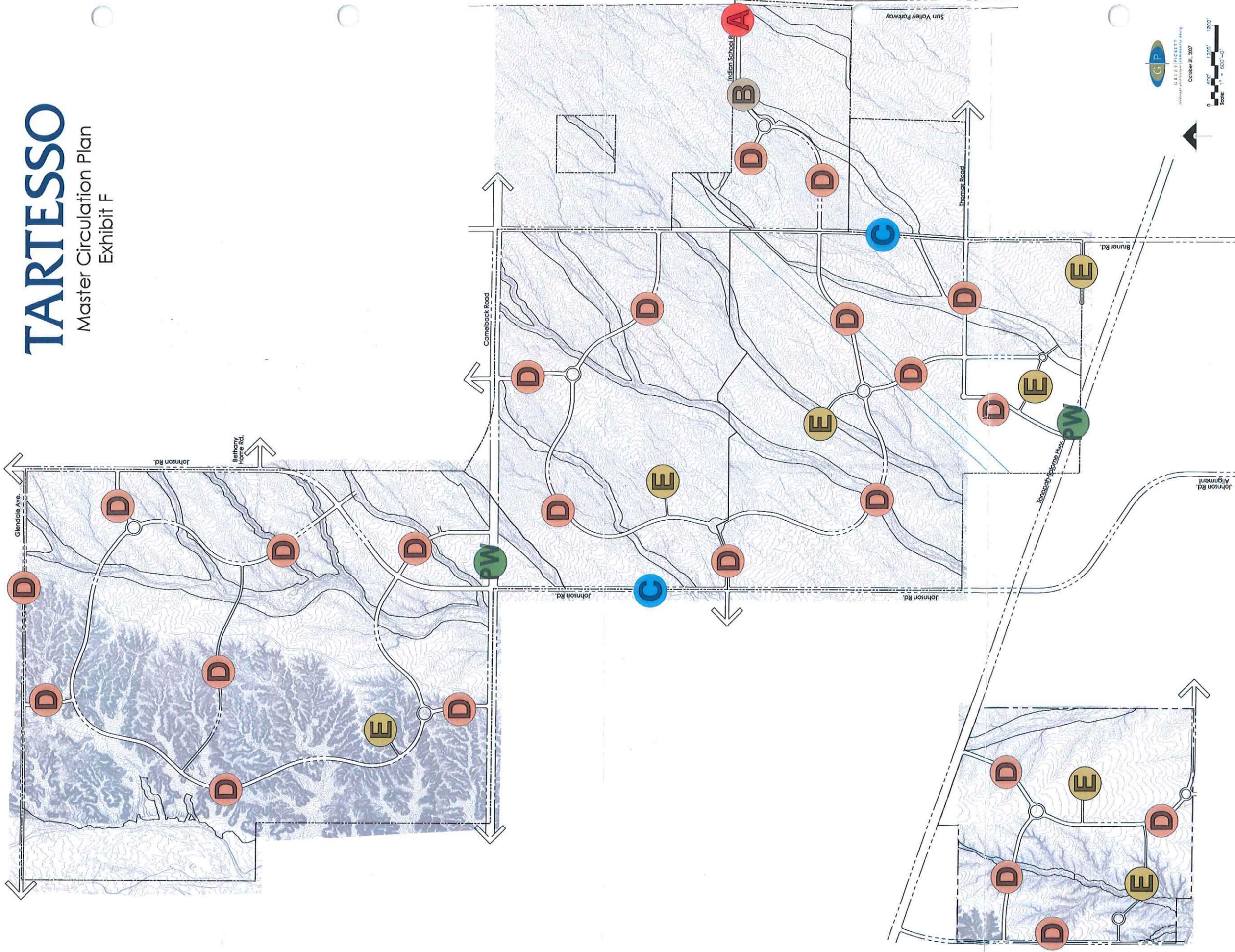
### Legend

L	Low Density Residential	O.S.	Open Space
M	Medium Density Residential	U/O.S.	Utility/Open Space
MH	Medium/High Density Residential	MRF	Medium Density Residential/Recharge Facility
H	High Density Residential	W.W.	Waste Water Treatment Facility
E.S.	Elementary School	C	Commercial
H.S.	High School	M.U.	Mixed Use
P	Park	P.F.	Public Facility


  
 O'BRYEN PROJECT
   
 PREPARED BY: O'BRYEN PROJECT
   
 Date: October 31, 2007
   
 Scale: 1" = 600'-0"
   
 0 600' 1200' 1800'
   

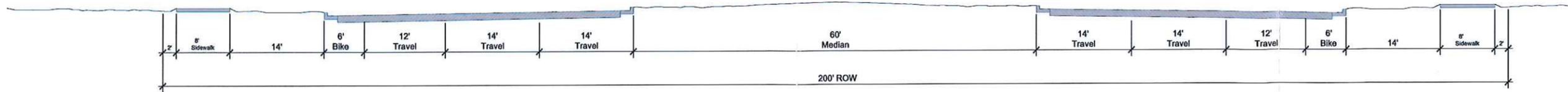

# TARTESSO

## Master Circulation Plan Exhibit F

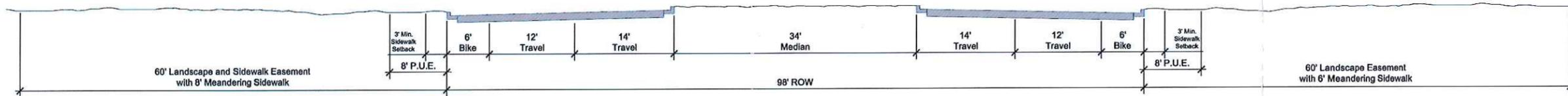




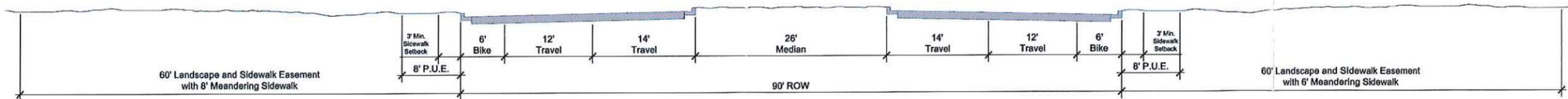
Parkway



Project Entry Arterial with Expanded Median and Expanded Landscape Parkways.



Project Arterial with Median and Expanded Landscape Parkways.



There is no Landscape Tract within the Commercial Site. The sidewalk will be constructed at the time the commercial site is developed.

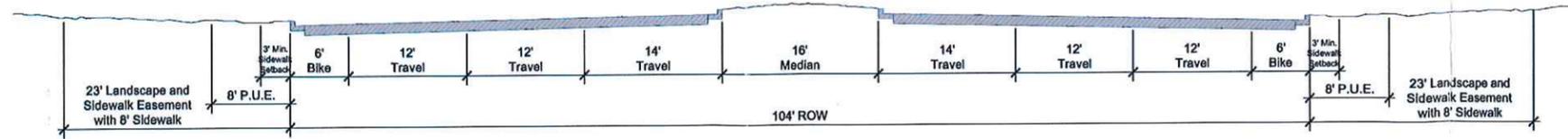
Exhibit G1  
Community Roadway Sections

# TARTESSO



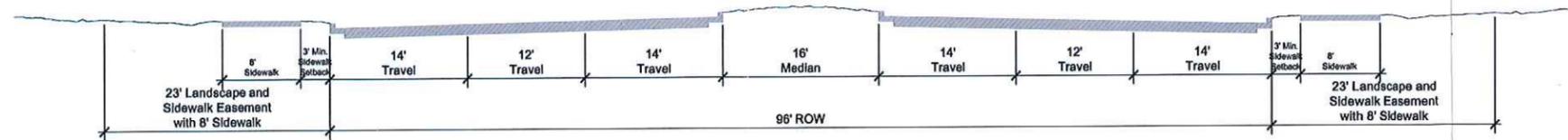
**C** Option - 1

Major Arterial with Median and Expanded Landscape Parkway.



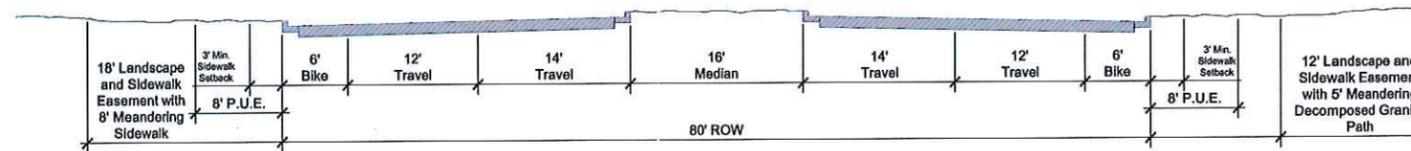
**C** Option - 2

Major Arterial with Median and Expanded Landscape Parkway.



**D**

Minor Arterial/Major Collector with Median and Expanded Landscape Parkway.



**E**

Minor Collector with Turning Lane and Expanded Landscape Parkway.

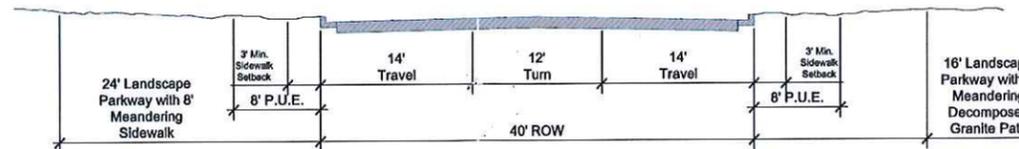


Exhibit G2  
Community Roadway Sections

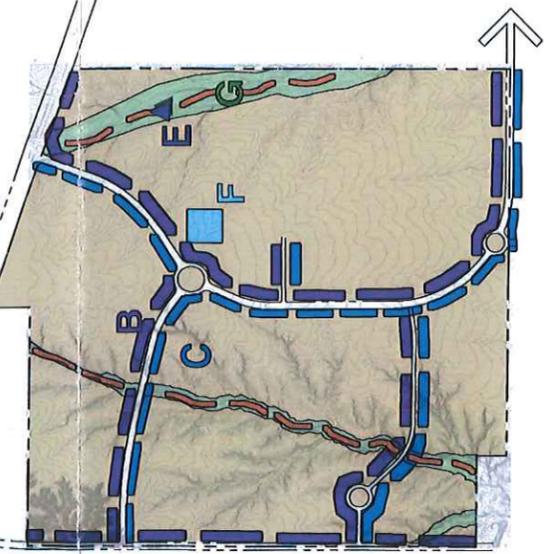
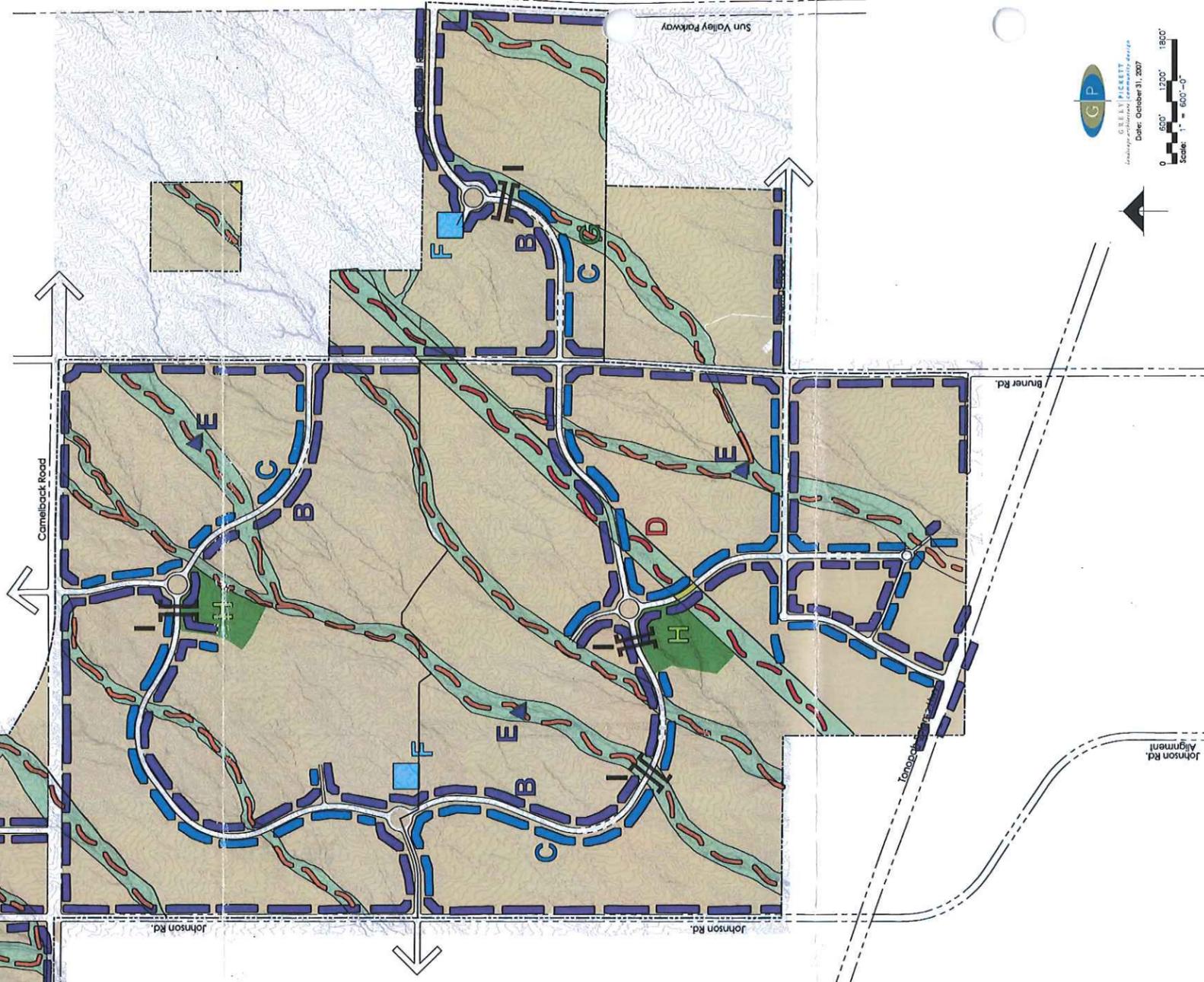
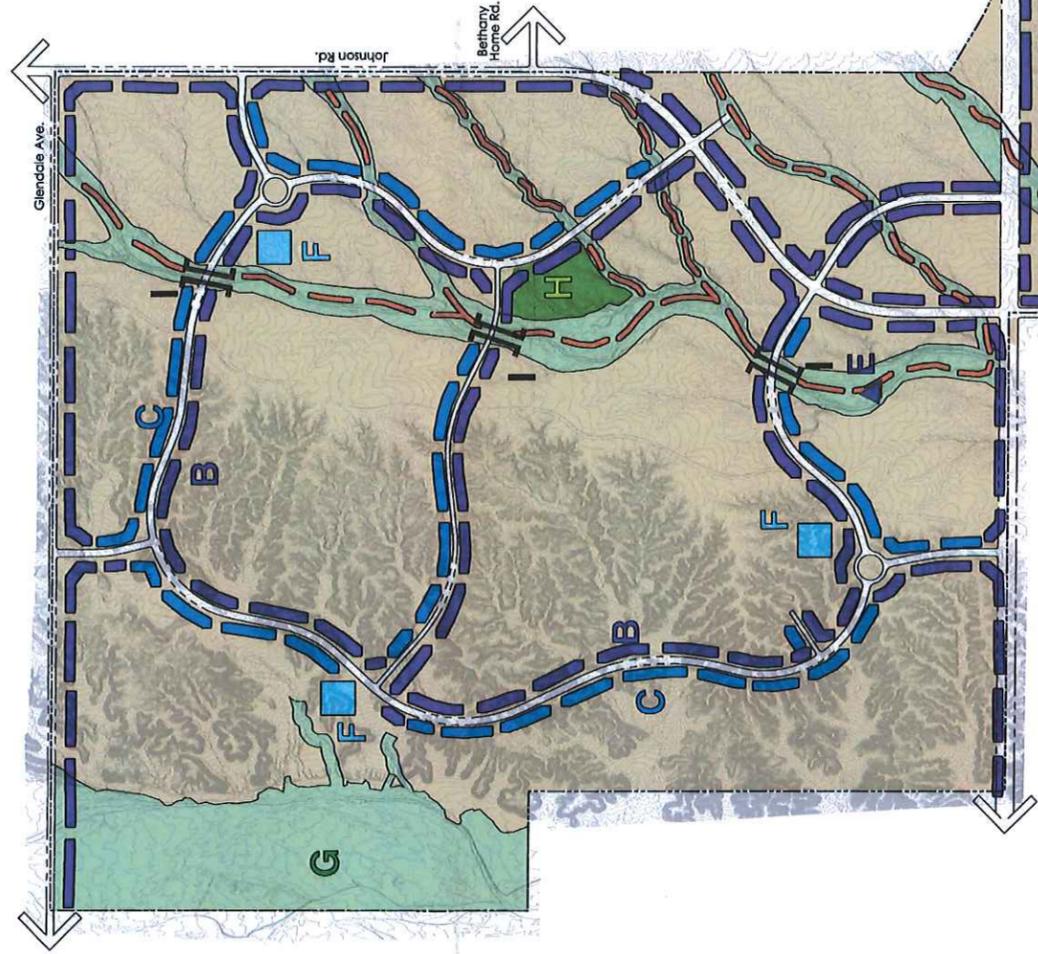
# TARTESSO

# TARTESSO

## Open Space Master Plan Exhibit H

### Legend

- |   |  |   |                              |
|---|--|---|------------------------------|
|  | <b>A</b> Native Trails                             |  | <b>E</b> Interpretive Node   |
|  | <b>B</b> Expanded Parkway Trail Paved              |  | <b>F</b> Neighborhood Park   |
|  | <b>C</b> Expanded Parkway Trail Decomposed Granite |  | <b>G</b> Natural Open Space  |
|  | <b>D</b> Power Line Trail Corridor                 |  | <b>H</b> Sports Park         |
|   |  |  | <b>I</b> Pedestrian Crossing |



GREELY FACILITY  
Landscape Architecture & Community Design

Date: October 31, 2007

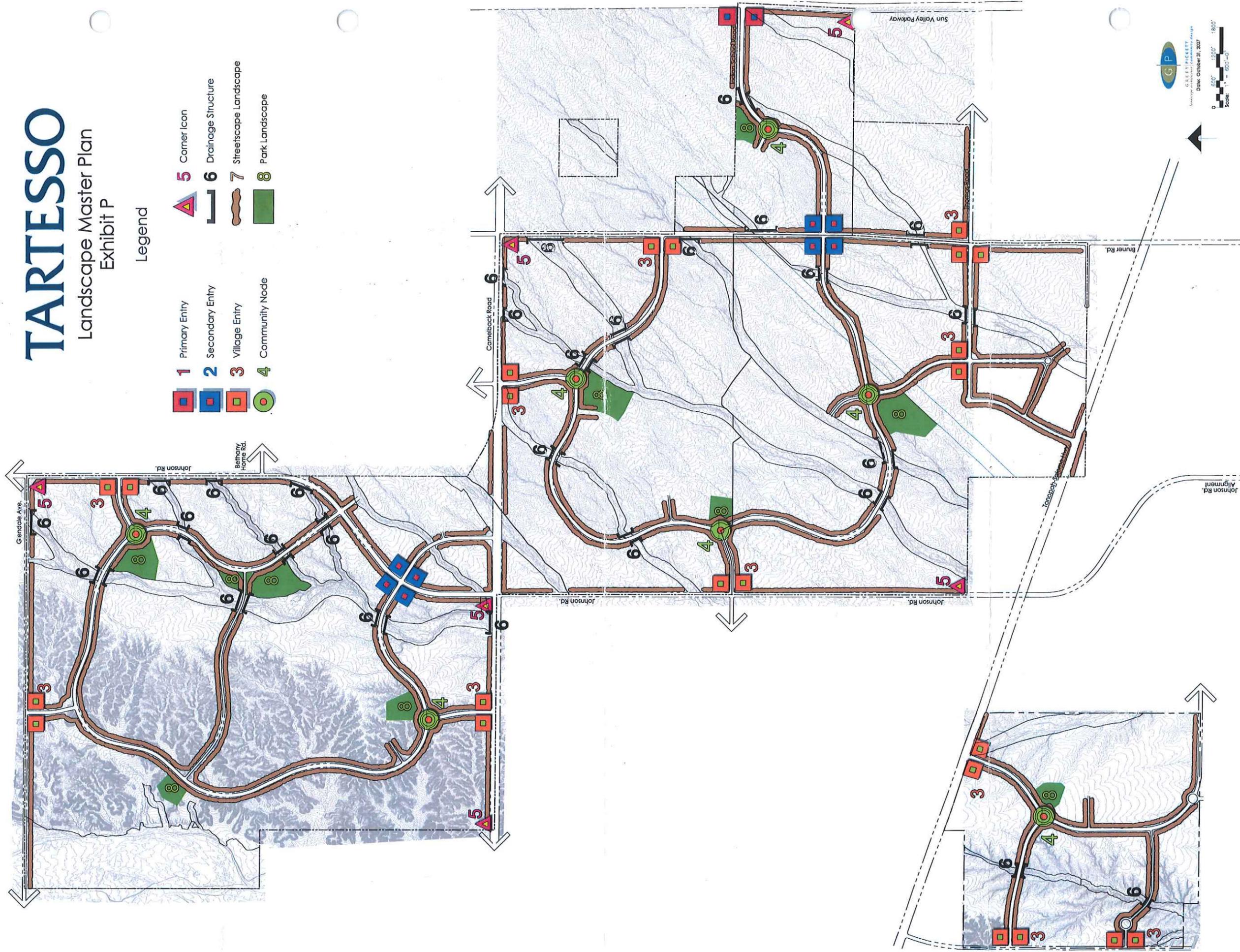


# TARTESSO

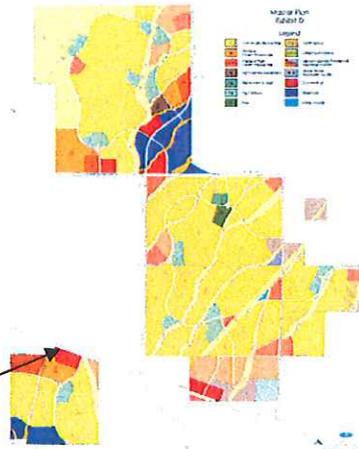
## Landscape Master Plan Exhibit P

### Legend

- |   |                   |   |                         |
|---|-------------------|---|-------------------------|
|  | 1 Primary Entry   |  | 5 Corner Icon           |
|  | 2 Secondary Entry |  | 6 Drainage Structure    |
|  | 3 Village Entry   |  | 7 Streetscape Landscape |
|  | 4 Community Node  |  | 8 Park Landscape        |



# Vicinity Map of 8.8 Acre Subject Property



8.8 Ac. To Be Added

Enlargement of Subject Property

