

# Mayfield

## Planned Area Development Project Narrative

Submitted to:  
City of Buckeye, Arizona  
February 4, 2019  
REVISED October 6, 2019  
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REVISED JULY 1, 2020

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**1. CURRENT SITE CONDITIONS**

- a. Site Description
- The Project is consists of three parcels (Maricopa County APN 504-47-002, 504-47-003 and 504-47-006F) and is generally “L”-shaped, with the east-west leg (referred to as the “horizontal part”) of the Project fronting on Apache Road. The horizontal part is bounded by Maricopa Road on the south. The upright portion of the “L” (the “vertical part”) is bounded by the mid-section line of Section 32, Township 1N, Range 3W, and is adjacent to and fronts on Southern Avenue.
  - See Vicinity Map EXHIBIT A (attached at the end of this document)
- b. The Project is currently farmed.
- c. The Project gently slopes to the south/southeast, with a slope of about 0.8%.
- d. Roosevelt Irrigation District currently provide irrigation water to the Project.
- e. Adjacent uses include:
- Odyssey Preparatory Academy is located north of the horizontal part of the Project.
  - South of the east end of the horizontal part of the Project is the “Valencia Homes” residential subdivision, with lots averaging 26,776 sf areas.
  - West of Valencia Homes subdivision (south of Maricopa Road, adjacent to the west end of the horizontal part of the Project) is the “Valencia” residential subdivision, with lots ranging in size from 3,603 SF to 8,323 SF
  - West and east of the vertical part of the site are agricultural uses.
  - The Miller Manor residential community is north of the vertical part of the project, lying north of Southern Avenue.
- f. The Project site is impacted by the Maricopa County Flood Control District Watson Drainage Plan. A regional retention basin in planned for the northwest of Apache Road and Maricopa Roads at the SE corner of the Project. A 50-foot

wide regional drainage channel running east/west along the southern boundary of the horizontal part of the Project will also be required.

- g. The City of Buckeye Parks and Recreation Master Plan provides for a ten-foot wide trail to be constructed along the southern boundary of the horizontal part of the Project (just north of Maricopa Road).
- h. See Context-Ownership EXHIBIT B and Context-Existing Land Use EXHIBIT C (included at the end of this document)

## 2. CURRENT GENERAL PLAN DESIGNATION

- a. The General Plan designates this property as NEIGHBORHOOD. The Buckeye General Plan defines the NEIGHBORHOOD land use classification as follows:  
  
*“The Neighborhood designation denotes areas that have a broader range of residential development than Rural, including low to high density. Neighborhood development may include single-family units (attached and detached), and multi-family units, such as apartments and condominiums. Residential land uses in excess of 1 du/ac are permitted in this designation. This land use designation may also include other integrated land uses that support neighborhood functions and contribute to the health and livability of neighborhoods, such as neighborhood scaled shops, parks and recreational facilities, religious institutions, small offices, and educational institutions. While vehicular access is needed in Neighborhood, bikeability, and walkability should also be a priority. “*
- b. Properties to the north and west of the Project are also designated as NEIGHBORHOOD.
- c. Properties adjoining Apache Road to the east of the Project are designated as EMPLOYMENT. It should be noted that the EMPLOYMENT land use designation is part of the 800 +/- acre APACHE-RAINBOW EMPLOYMENT OVERLAY DISTRICT.
- d. The existing, residentially developed properties directly south of the Project are designated as ACTIVITY CENTER for the Historic Downtown Buckeye District.
- e. See Buckeye General Plan EXHIBIT D (included at the end of this document)

**3. CURRENT ZONING**

- a. The Project is currently zoned Planned Residential (PR). The PR zone classification, which is no longer used in the City, was designed to accommodate all subdivided residential developments to which public services are available.
- b. The intent of the PAD application is to update the approved zoning and to establish flexible design and development standards consistent with the City’s goal and objectives.
- c. For surrounding zoning see Context-Existing Zoning and Land Use Plan EXHIBIT C

**4. VICINITY INFORMATION**

- a. The Project an “L”-shaped parcel wrapping the southwest corner of Southern Avenue and Apache Road.
- b. The southern boundary of the Project is Maricopa Road, one-half mile south of Southern Avenue.
- c. The Project is located approximately one mile north of downtown Buckeye.
- d. See VICINITY MAP EXHIBIT A

**5. DESCRIPTION OF REQUEST**

This request for overlay PAD zoning accompanies the Preliminary Plat application for the Project, which is known as “Mayfield.” The Mayfield PAD is designed to achieve significant public improvements, at no cost to the City, within the existing zoning district regulations. In order to do so, the PAD overlay is proposed to allow greater flexibility in development guidelines, while still creating a Project with enhanced architectural features and a highly-amenitized open space network connected by regional and neighborhood trails. Specifically, the Mayfield PAD overly would allow all lots within the Project to be the same size. Unless otherwise identified specifically in this PAD, all requirements of the Buckeye Development code

are applicable to Mayfield, and if there is a conflict between this PAD and the Buckeye Development code, the more restrictive requirement applies.

As described in Section 2.7.2 of the Buckeye Development Code, the Mayfield PAD is designed to accomplish five main purposes. Following is a review of each of these objectives and explanation of how they are achieved with the implementation of the Mayfield PAD:

1. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code.
  - As detailed previously in this Narrative, the Maricopa Flood Control District Buckeye Area Drainage Master Plan (“Buckeye ADMP”) calls for a regional drainage basin at the northwest corner of Apache and Maricopa Roads, within the Project boundaries.
  - Further, the Buckeye ADMO also calls for a regional drainage channel along the north side of Maricopa Road, which would provide for the conveyance of storm flows into the drainage basin.
  - Together, the regional drainage basin and drainage channel comprise more than 25 acres. The developer of Mayfield will be required to build and maintain these facilities, which considerably reduce the developable areas of the Project.
  - Further, the Buckeye Recreation Master Plan calls for a multi-use regional trail along the north side of Maricopa Road, which will eventually connect to future trails east and west of the Project.
  - During pre-application meetings, the City has requested a north-south pedestrian trail within the Project, connecting from Southern Avenue on the north to the regional multi-use trail at Maricopa Road on the south.
  - The City has also requested that 247<sup>th</sup> Avenue be improved through the Project to provide a needed collector to relieve future traffic between Southern Avenue and Maricopa Road.

Collectively, the foregoing improvements constitute greater public benefits than would otherwise be required or achieved through development under the Buckeye Development Code. However, in order to provide for such benefits, the developer of Mayfield will need flexibility in the lot size diversity otherwise required under the Code.

2. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood.

- The Applicant has considered impacts to neighboring properties and the surrounding neighborhood in designing the Mayfield PAD.
  - The only existing residential development adjacent to the Project is the community to the south, which will be buffered by the regional drainage channel and regional multi-use trail as well as additional landscaped area (see provided cross-section of this area). SEE EXHIBIT G
  - The Project is also adjacent to the Odyssey Preparatory Academy, which is located at Alta Vista and Apache Roads. The Mayfield PAD provides that Alta Vista Road will be extended west to 247<sup>th</sup> Avenue, which will connect to Southern Road on the north. Thus, the Mayfield PAD improves circulation for the Odyssey Preparatory Academy. Additionally, the proposed residential uses will be complementary to the educational mission of the Odyssey Preparatory Academy.
  - The Roosevelt Irrigation District easement through the property, as well as the ingress and egress points of the Miller Manor development lying north of Southern Avenue will require 247<sup>th</sup> Avenue to be built on the alignment depicted on the preliminary plat, between the Mayfield PAD and the properties lying east (the southwest corner of Southern and Apache Roads). The extension of 247<sup>th</sup> Avenue will not only buffer the Mayfield PAD from the commercial properties (known as the “Triple G Farms property”), but also provide for orderly access for future planned commercial development.
  - Properties west of the Mayfield PAD are designated for commercial uses, and will not be impacted by development of the Project.
  - The overall density of the Mayfield PAD is consistent with existing and planned residential densities in the surrounding neighborhoods.
3. To encourage the provision of meaningful open space.
- The Mayfield PAD proposes a variety of highly-amenitized open space areas, including two major active parks with significant recreational facilities, and two additional mini-parks with tot lots and neighborhood play areas. The open spaces include:
    - a. *Parks:* four (4) parks, including a centralized 3.87 acres major neighborhood park, two mini parks strategically placed within the Project, and recreation amenities located at the southeast corner of the Project, within the regional drainage basin. These parks are designed to promote walkability, accessibility and a variety of recreational opportunities for residents. (see EXHIBIT H.1)
    - b. *Pedestrian connectivity:* Each park is designed to serve the neighborhoods in its vicinity, are generally central to the neighborhoods, and are connected by pedestrian trails and walkways within the neighborhoods. A north-south multi use trail

runs along the west side of 247<sup>th</sup> Way and connects to the east-west regional multi-use trail running along the south boundary of the Project allowing for continuous pedestrian access through the Mayfield Project and to the surrounding areas. SEE EXHIBIT H.2

- c. *Major amenities:* The major amenity parks (Tracts B and D) are designed to incorporate local streets on 3 sides with pedestrian access from those streets and north-south sidewalk connections promoting openness, parking opportunities and safety (“eyes on the street”) as homes and streets face the park. Shaded areas are also provided to promote year-round use.
- d. *Buffering:* The regional drainage channel which is required north of Maricopa Road creates a buffer more than 100 feet wide along the southern boundary of the Project. The area, which will buffer the Mayfield Project, from Maricopa Road and the existing residential development to the south, will accommodate an east-west pedestrian trail. SEE EXHIBIT G
- e. *Central trail/open space:* In addition to the primary active open space amenity, which is to be located within the retention basin near the northwest corner of Apache Road and Maricopa Road, the Mayfield PAD contains large, centrally located open space area, together with a trails running north/south through the Project to connect with the east/west regional trail located along the southern boundary of the Project, just north of Maricopa Road. SEE EXHIBIT H.1
- f. *Tot lots:* Three “tot lot” play areas are located within Mayfield, conveniently spaced within the Project so that they will be convenient to serve each neighborhood within the Project. The tot lots will be improved with shades, tables, benches and BBQ grills.
- g. *Courts and Fields:* A full basketball court, together with an additional half-court, are proposed for Tract T. Additional large-scale active play areas (baseball and soccer fields), are planned for the retention area located in the southeast part of the Project. The active fields will be located 1 ft. above the bottom of the basin to minimize downtime caused by inundation. As described above, three (3) additional open turf areas with shade structures and seating are situated within the Project. The Mayfield HOA will retain perpetual maintenance responsibilities of the retention basin and all improved amenities.

4. To encourage integrated and unified design and function of the various uses comprising the PAD.
  - The PAD is composed of residential lots connected by an integrated network of open space, tot lots and recreation facilities as further described within this Narrative.
    - a. *Architectural Elements:* The following architectural standards are proposed to create an architecturally diverse project that minimizes garage dominance and enhances the residential street frontage experience. The intent is that if greater flexibility is allowed with respect to garage width, additional enhancements will be standard to improve the overall appearance of each home. The goal is to create a Project that, despite a uniform lot size, will otherwise with Article 2.7.2.
      - i. *Enhanced Garage door design.* Garage doors will include architectural enhancements such as handles, decorative hinges and/or windows. At a minimum, garage windows will be standard on one elevation. Accent elements should match the architectural and color scheme of the home.
      - ii. *Brick Paver/alternative paving driveways.* The homebuilder shall offer an optional upgrade for brick pavers or other enhanced driveway paving such as stamped and colored textured paving or brick border strips. Such upgraded shall be required on at least 20% of the lots within the Project.
      - iii. *Home elevations.* Subdivisions within Mayfield shall provide a mix of single-family elevations such that no three homes in a row are the same elevation. Further, at least one home elevation will have a roof pitch of 6/10 rather than 4/10. This requirement can also be satisfied by providing at least elevation with a side gabled roof design for the primary gable.
      - iv. *Variety of Elevations and floor plans.* Each subdivision with Mayfield will offer a minimum of 4 floor plans of varying architectural styles and 4 different elevations per floor plan, including variation in roof pitch, architectural details, forms, materials, colors, porches, courtyards and the like, to create variety and architectural diversity among the

- homes within the subdivision. A minimum of two distinct wall/accent materials shall be required for each elevation; i.e. stone and stucco, stucco and rough-hewn boards, stucco and masonry, stucco and siding.
- v. *Elevation Colors.* A minimum of 4 color combinations shall be offered for each home elevation to provide added diversity within the subdivision. No more than two adjacent homes shall incorporate the same color combination.
  - vi. *Corner Lot Elevations.* Special consideration shall be given to street side elevations on corner lots such that the elevations complement the front elevations. This shall be accomplished by use of architectural details, forms, materials, and colors to create interest and avoid monotonous corner lot home elevations.
- *Landscape Character Elements.* The Conceptual Landscape Plan has been developed to create a themed project that reflects a high-quality experience for Mayfield residents and for the Buckeye community in general. Elements include theme tree and shrub plantings, landscape furniture such as benches and other recreation equipment. A summary of these elements is listed below and detailed more specifically in the Conceptual Landscape Plan:
    - i. *Enhanced landscaping adjacent to corner lots.* All corner lots shall have a minimum 8-foot wide landscape tract between the lot and the adjacent roadway to enhance visual openness and provide additional separation.
    - ii. *Enhanced landscaping along arterial roads.* Residential lots backing onto the interior north/south collector road, Southern Avenue and Maricopa Road will be buffered with a minimum 20-foot wide landscape tract, also to enhance visual openness and provide additional separation. SEE EXHIBITS E, F AND G
    - iii. *Themed Street trees used to enhance neighborhood streetscape.* Each residential lot within discrete neighborhoods within the Project must include at least one, 24" boxed tree of the same species, located within fifteen feet of the residential street right of way. SEE EXHIBIT H.8 STREET TREE EXHIBIT

- iv. *Entry monuments:* Entry monuments will be provided at the primary entries to the Project as well as each residential neighborhood within Mayfield. The design will take into account the predominant entry pattern and arrival points to the site and extend landscaping and theming elements such as decorative walls, themed trees and project signage. SEE EXHIBIT H.1
  - v. *Subdivision Wall design.* In order to establish a consistent, but interesting architectural theme for Mayfield, several types of walls are to be employed based on their location within the community. The wall locations and elevations are illustrated on sheets L.02 and L.03 of the attached Conceptual Landscape Plans.
- i. SEE CONCEPTUAL LANDSCAPE PLAN EXHIBIT H Sheets 1-7)
5. “To encourage a more productive use of the land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.”
- This project will provide need housing for the large employment area just to the east of Apache Road, along the North side of the railroad line as well as for the growing downtown Buckeye area in close proximity to the South.
  - Regional Drainage facilities are provided.
  - Regional multi-use trail is provided as well as local collector trails.
  - Vehicular traffic and circulation are designed per City of Buckeye requirements.
  - An additional domestic water well will be provided.

**6. SITE DATA**

PROJECT DATA:

Gross Site Area:	146.70 acres
Net Site Area:	139.62 acres
Total Number of Lots:	573 lots
Gross Project Density:	3.89 DU/AC
Total Open Space:	38.66 acres (26.4% of gross site area) *
Active Open Space:	21.40 acres (14.58% of gross site area)

**7. WATER**

- a. Mayfield is within the City of Buckeye water service area. A Water Model Report has been submitted with the Preliminary Plat application.
- b. The developer of Mayfield will pre-pay, upon recordation of the final plat, the full amount of the Valencia service area Off-site Hook-Up Fee for one-half of the Project, comprising approximately 280 lots on 70 +/- acres. The Off-Site Hook-Up Fee was established effective February 26, 2014, pursuant to Arizona Corporation Commission Decision No. 74364. For subsequent phases of the Project, the developer will pay the then applicable water development impact fee, subject to a pro rata credit for the fair market value of the wellsite, the cost of the well improvements, and the costs of siting and testing the well (described below).
- c. Prior to recordation of a final plat for subsequent phases of Mayfield, the developer of the Project will drill and case (the "well improvements") a well producing approximately 223 gallons per minute, based on 280 lots requiring a maximum day demand of 0.6 gpm (280 lots \* 0.6 gpm \* 1.33). A wellsite of approximately 130 feet x 130 feet (17,000 square feet), together with the well improvements, will be transferred to the City in connection with the recordation of any final plat recorded for any future phase of Mayfield.

**8. WASTEWATER MANAGEMENT**

- a. Mayfield is within the City of Buckeye sewer service area. A Conceptual Sewer report has been submitted with the Preliminary Plat application.
- b. The owner of the Wingate Property, which is a participant in the Watson Road CFD, has agreed to transfer to Mayfield the right to use 566 EDU's of capacity in the CFD improvements.
- c. Upon the closing of the transfer, Mayfield would have the right to use 566 EDU's of capacity in the CFD improvements.

- d. The Project will receive a full credit against any development or impact fees for sewer facilities including, without limitation, any wastewater development, treatment, conveyance, reclamation or other impact fee.

**9. CIRCULATION**

- a. Four points of ingress and egress are proposed for Mayfield, with the main entry for the Project located on Southern Avenue, at the 247th Avenue alignment near the middle of the Project. The City of Buckeye Engineering and Fire – Medical - Rescue Departments have requested a continuous collector street connecting directly from Southern Avenue on the north to Maricopa Road on the south, on 247th Avenue alignment. The northern section of this roadway will be required to be dedicated and built concurrently with the development of the horizontal part of the Project.
- b. Additional north/south entries are located along Maricopa Road on the Project’s southern boundary.
- c. Alta Vista Road provides east/west circulation and will be constructed from Apache Road. The developer will coordinate with the City and Odyssey Preparatory Academy to build the half street from Apache Road to the point where the road is fully within Mayfield.

**10. FIRE PROTECTION**

- a. The Project is within the City of Buckeye Fire-Medical-Rescue Department service area and will comply with all Fire Prevention Division requirements.

**11. POLICE**

- a. Mayfield is within the City of Buckeye Police Department service area. The nearest police station is located approximately 1.2 miles to the south at Apache Road and MC 85.

**12. IMPACT TO LOCAL SCHOOLS**

- a. The site is within the Bales Elementary School District boundary. Bales Elementary School is located a half-mile to the west of the Project at 25400 West Maricopa Road, Buckeye, AZ 85326.
- b. The Project is within the Buckeye Union High School District. Buckeye Union High School is located less than a mile to the south of the Project at 1000 E. Narramore, Buckeye, AZ 85326.
- c. Letters from both school districts indicating that adequate school facilities will be provided separately from this narrative.

**13. PROPOSED PERCENTAGE OF OPEN SPACE AND PARKS**

<u>ACTIVE OPEN SPACE AREA</u>	REQUIRED	11.70 AC.	8 %
	PROPOSED	21.40 AC.	21.79 %
<u>TOTAL OPEN SPACE AREA</u>	REQUIRED	36.70 AC.	25 %
	PROPOSED	38.66 AC.	26.4 %

**14. PROPOSED DEVELOPMENT STANDARDS**

- a. City of Buckeye Development Code Article 5, Section 5.7.3, C, no. 1, shall be amended to read: The maximum width of front-loaded garages, including the garage door and architectural elements on each side of the garage door, shall not exceed **53** percent of the width of the lots.
- b. ARTICLE 4: DIMENSIONAL STANDARDS (Buckeye Development Code) shall be amended as follows:

Table 4.1-1 DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS

Density, maximum (du/gross acre)	<b>3.89</b>
Minimum Lot Size (sq. ft.)	<b>5,175</b>

Minimum lot width (ft.) *	<b>45</b>
Minimum Front Yard Setback (ft.) **	<b>18 ft.</b> to front-facing garage <b>12 ft.</b> to living or porch area facades and side entry garages
Minimum Side Yard Setback (ft.) ***	<b>5 ft.</b>
Minimum Rear Yard Setback (ft.)	<b>15 ft.</b>
Lot Coverage Maximum (%)	<b>50%</b>
Building Height, maximum (ft.)	<b>35 ft.</b>

\* Lot width is measured at front building line.

\*\* 20 ft. minimum garage setback measured from back of sidewalk.

\*\*\* 10' side yard setback shall be required for instances where a landscape tract is not provided and the side of the lot abuts a street.

**15. PHASING**

- a. See PHASING (EXHIBIT I)
- b. Two (2) points of ingress/egress and two (2) points of connection for required fire flow shall be provided for each phase of the development.

**LIST OF EXHIBITS/MAPS**

EXHIBIT A – VICINITY MAP

EXHIBIT B - CONTEXT PLAN- OWNERSHIP

EXHIBIT C- CONCEPT PLAN- EXISTING ZONING AND LAND USE

EXHIBIT D- BUCKEYE GENERAL PLAN- FUTURE LAND USE 2040 (page 2-11)

EXHIBIT E- 247<sup>th</sup> AVENUE CROSS SECTION

EXHIBIT F- SOUTHERN AVENUE CROSS SECTION

EXHIBIT G- MARICOPA ROAD CROSS SECTION

EXHIBIT H - CONCEPTUAL LANDSCAPE PLANS **Note:** Sheets L1-L5 are provided as concept only.

H.1- CONCEPTUAL LANDSCAPE PLAN L.01 OF 7

H.2- PEDESTRIAN CIRCULATION L.02 OF 7

H.3- STREET CROSS SECTIONS L.03 OF 7

H.4- WALL PLAN L.04 OF 7

H.5- WALL DETAILS L.5 OF 7

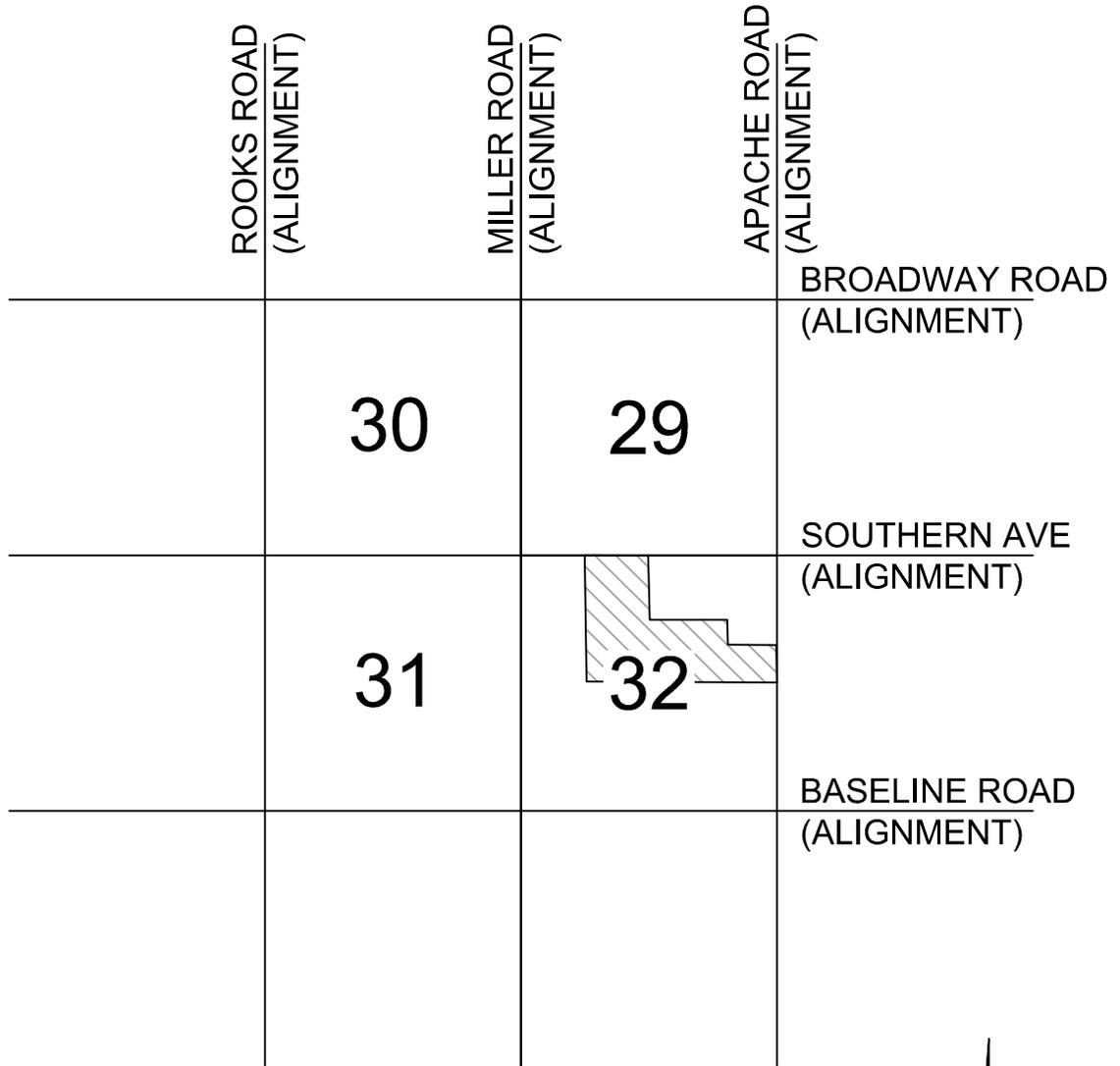
H.6- ENTRY MONUMENT DETAILS L.06 OF 7

H.7- CONCEPTUAL AMENITIES L.7 OF 7

H.8- STREET TREE EXHIBIT L.8 OF 7

EXHIBIT I - PHASING PLAN

# EXHIBIT A

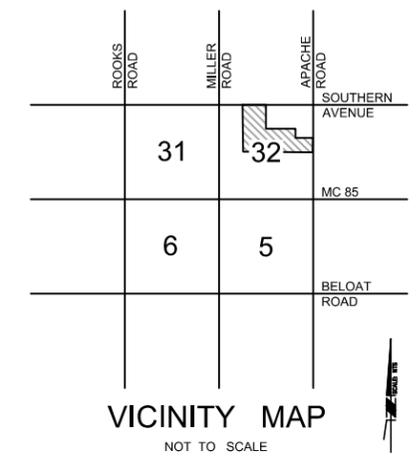
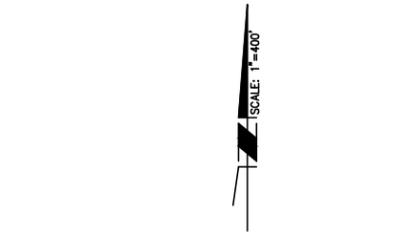
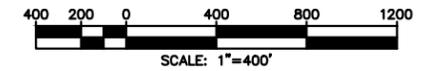


## VICINITY MAP

NOT TO SCALE



# MAYFIELD CONTEXT PLAN - OWNERSHIP

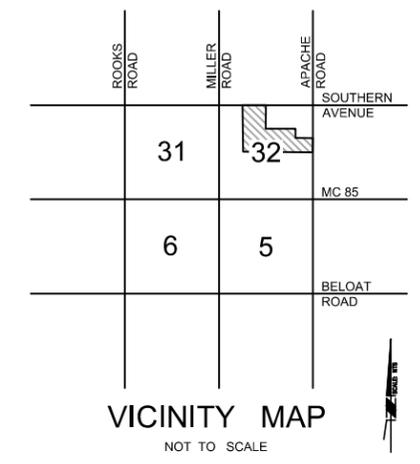
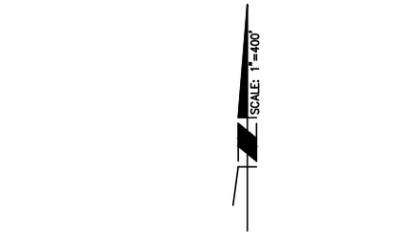
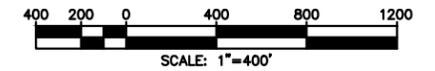


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**EXHIBIT B**  
**4181405000**  
**07/01/2020**

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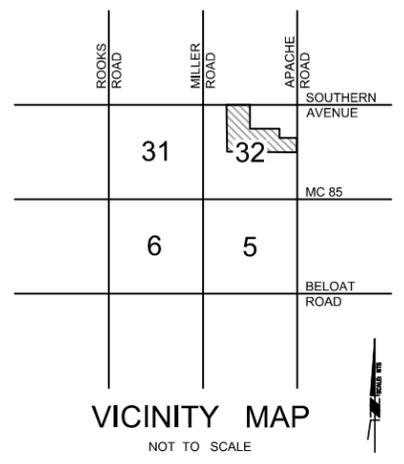
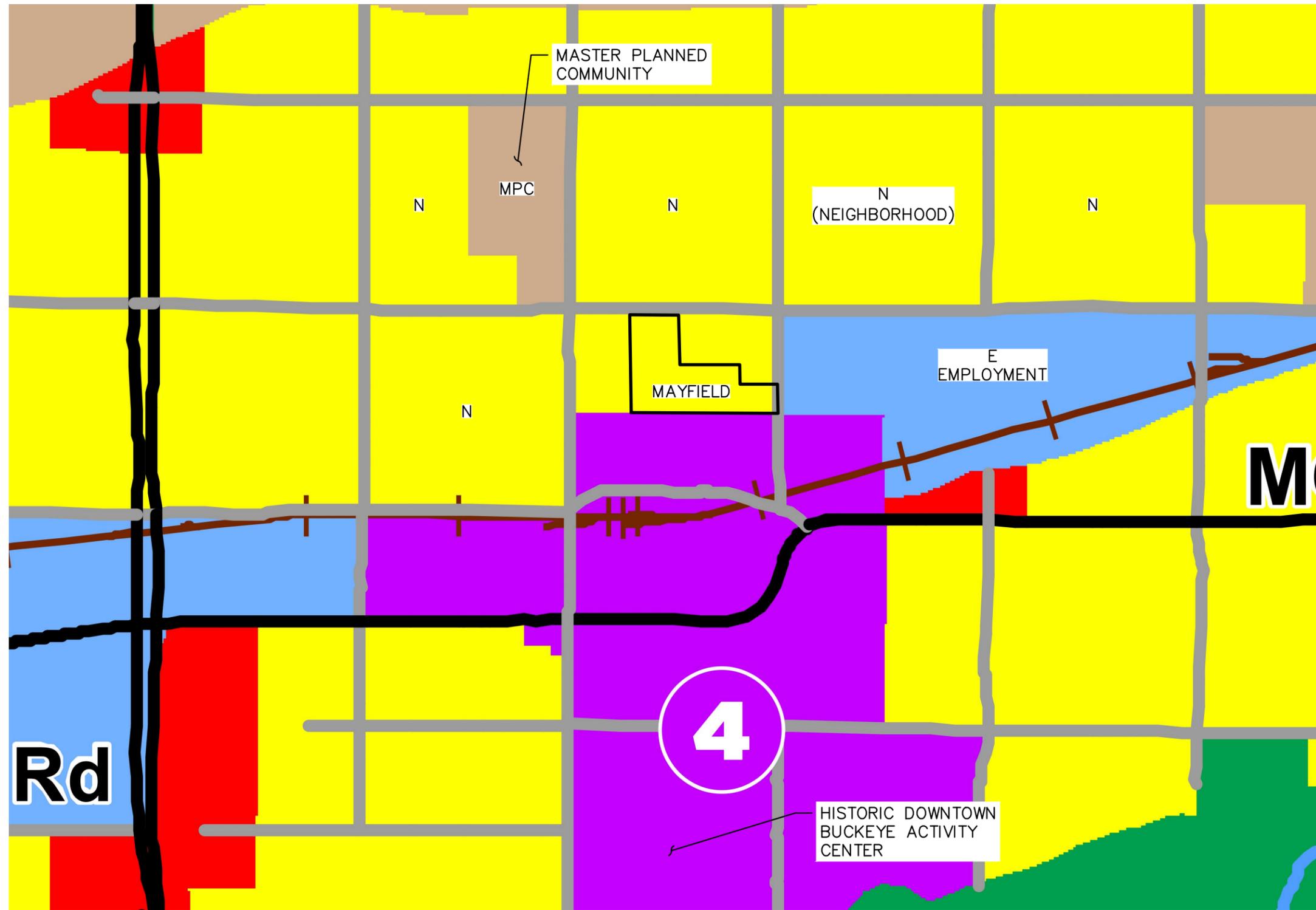
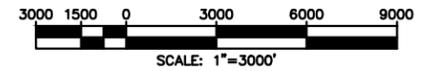
# MAYFIELD CONTEXT PLAN - ZONING AND EXISTING LAND USE



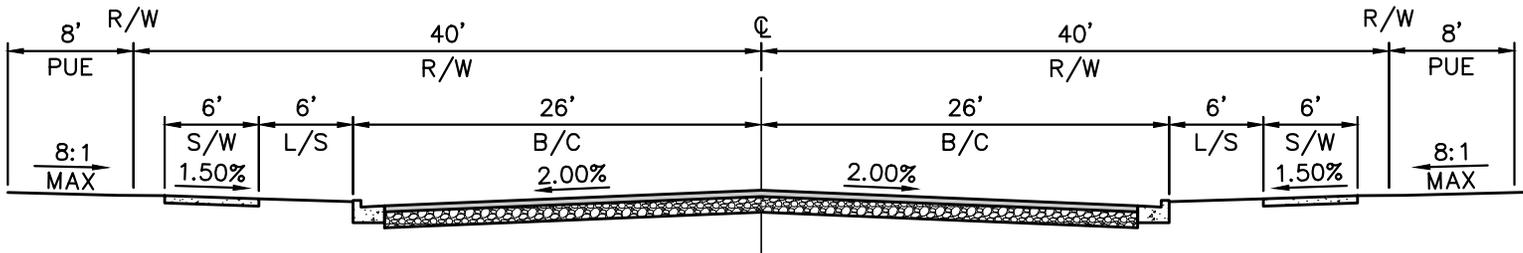
19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027  
 TEL: (602) 977-8000 FAX: (602) 977-8099  
 www.cardno.com

**EXHIBIT C**  
**4181405000**  
**10/16/2019**

MAYFIELD  
 BUCKEYE 2040 GENERAL PLAN  
 FUTURE LAND USE (P.2-11)



# EXHIBIT E

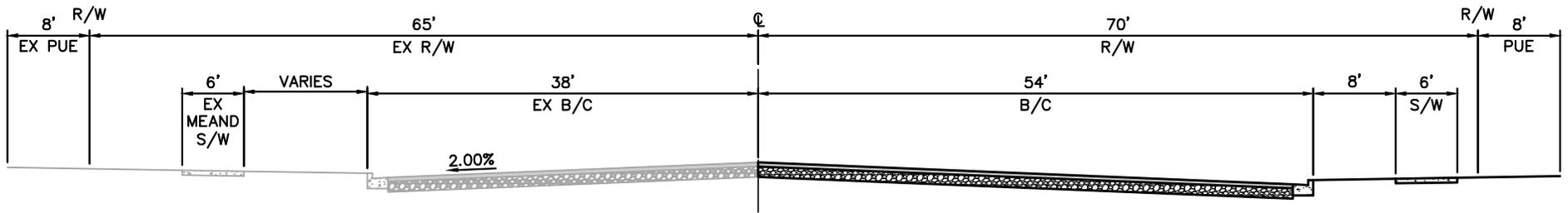


**247TH AVENUE**

NTS

(PER C.O.B. STD DET 63150)

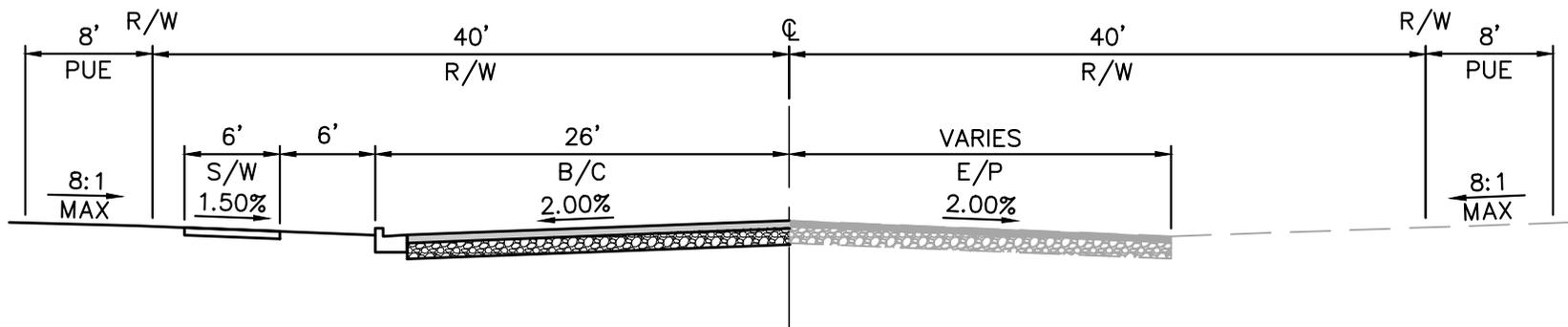
# EXHIBIT F



## SOUTHERN AVENUE

NTS  
(PER C.O.B. STD DET 63120)

# EXHIBIT G



## MARICOPA ROAD

NTS

(PER C.O.B. STD DET 63150)

# MAYFIELD P.A.D.

## project consultants

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PROJECT CONTACT: DANIEL J. POTTINGER, P.E.  
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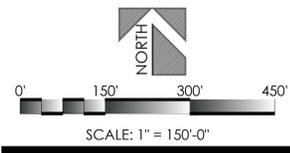
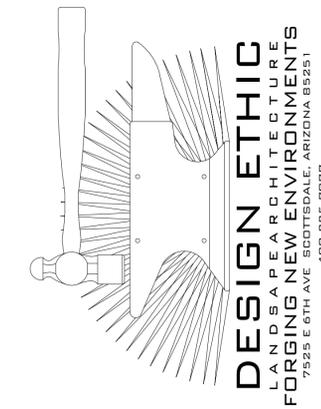
**landscape architecture:** DESIGN ETHIC, LLC  
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PROJECT CONTACT: BRANDON PAUL  
PHONE: 480.225.7077  
EMAIL: bpaul@designethic.net

## site data

ZONING: PR  
GROSS SITE AREA: 146.70 ACRES  
NET SITE AREA: 139.62 ACRES  
NUMBER OF LOTS: 574  
DENSITY: 3.91 DU/AC  
ACTIVE OPEN SPACE: 31.97 ACRES  
TOTAL OPEN SPACE: 37.70 ACRES  
NET OPEN SPACE: 27.00%  
GROSS OPEN SPACE: 25.70%

## plant legend

trees		shrubs	
botanical name	common name	botanical name	common name
ACACIA FARNESIANA	SWEET ACACIA	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
ACACIA CONstricta	WHITEHORN ACACIA	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
ACACIA SCHAFFNERI	Twisted ACACIA	CAESALPINIA GILLESII	YELLOW BIRD OF PARADISE
ACACIA SALICINA	WILLOW ACACIA	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CAESALPINIA CACALACO	THORNLESS CASCALOTE	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CHILOPSIS LINEARIS	DESERT WILLOW	CELTIS PALLIDA	DESERT HACKBERRY
DALBERGIA SISSOO	SISSOO TREE	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	DALEA FRUTESCENS	SIERRA NEGRA
OLNEYA TESOTA	IRONWOOD	DODONAEA VISCOSA	HOPSEED BUSH
PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	ENCLEIA FARINOSA	BRITTLEBUSH
PARKINSONIA PRAECOX	PALO BREA	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
PARKINSONIA FLORIDUM	BLUE PALO VERDE	EREMOPHILA SP.	VALENTINE
PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	JUSTICIA CALIFORNICA	CHUPAROSA
PISTACIA X. RED PUSH	RED PUSH PISTACHE	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
PIHCELLOBIUM FLEXICAULE	TEXAS EBONY	LARREA TRIDENTATA	CREOSOTE
PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	RUELLIA PENINSULARIS	BAJA RUELLIA
TIPUANA TIPU	TIPU TREE	RUELLIA BRITTONIANA	MEXICAN PENUNIA
ULMUS PARVIFOLIA	EVERGREEN ELM	RUSSELLIA Equisetiformis	CORAL FOUNTAIN
<b>palms</b>		<b>vines</b>	
BIZMARRIA NOBILIS	BIZMARR PALM	BOUGAINVILLEA SPECIES	BOUGAINVILLEA SPECIES
BRAHEA ARMATA	MEXICAN BLUE PALM	MACFADYENA UNGUIS-CATI	CATS CLAW VINE
BUTIA CAPITATA	PINDO PALM	JASMINUM MESNYI	YELLOW JASMINE VINE
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	PASSIFLORA SP.	PASSION VINE
CYCAS REVOLUTA	SAGO PALM	PARTHENOCISSUS SP.	HACIENDA CREEPER
PHOENIX DACTYLIFERA	DATE PALM	ROSA BANKSIAE	LADY BANKS ROSE
PHOENIX ROEBELINII	PIGMY DATE PALM	ACACIA REDOLENS	DESERT CARPET
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	AMBROSIA DELTOIDEA	BURSAGE
<b>accents</b>		<b>groundcover</b>	
AGAVE SPECIES	AGAVE SPECIES	BAILEYA MULTIRADIATA	DESERT MARGOLD
ALOE SPECIES	ALOE SPECIES	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
ASCLEPIAS SUBULATA	DESERT MILKWEED	CHRYSANTHEMUM MEXICANUM	DAMIANITA
CARNEGIEA GIGANTEA	SAGUARO	DALEA CAPITATA	DALEA
DASYLIRION SPECIES	DASYLIRION SPECIES	GAZANIA RIGENS	GAZANIA
ECHINOCACTUS GRUSONII	GOLDEN BARREL	LANTANA SPECIES	LANTANA SPECIES
EUPHORBIA ANTISYPHILITICA	CANDELLILLA	PENSTEMON SPECIES	PENSTEMON SPECIES
EUPHORBIA RIGIDA	GOPHER PLANT	ROSMARINUS OFFICINALIS	ROSMARY
EUPHORBIA TRICUCULLI	STICKS OF FIRE	RUELLIA BRITTONIANA 'KATIE'	'KATIE' RUELLIA
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	SECRESEA PALLIDA	PURPLE HEART PLANT
FOUQUIERIA SPLENDENS	OCOTILLO	SPHAGNETICOLA TRILOBATA	YELLOW DOT
HESPERALOE FUNIFERA	GIANT HESPERALOE	TETRANEURIS Acaulis	ANGELITA DAISY
HESPERALOE PARVIFLORA	RED YUCCA	THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	ABRONIA VILLOSA	SAND VERBENA
LOPHOCEREUS SCHOTTII	SENITA	TURF	TURF
MUHLENBERGIA CAPILLARIS	REGAL MIST		
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW		
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS		
OPUNTIA BIGELOWII	TEDDY BEAR CHOLLA		
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR		
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR		
OPUNTIA VERSICOLOR	STAGHORN CHOLLA		
PACHYCLERUS MARGINATUS	MEXICAN FENCE POST		
PEDILANTHUS MACROCARPUS	SLEPPER PLANT		
PORTULACARIA AFRA	ELEPHANT'S FOOD		
YUCCA SPECIES	YUCCA SPECIES		



SCALE: 1" = 150'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG  
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(OUTSIDE MARICOPA COUNTY)



- PLANT SIZES AND GROUNDCOVER WILL CONFORM TO CITY OF BUCKEYE DEVELOPMENT CODE ARTICLE 5.4.4
- 13'-6" VERTICAL CLEARANCE FOR ALL TREE CANOPIES ALONG STREETS.
- 36" CLEARANCE AROUND ALL FIRE HYDRANTS.

- TRACT JJ AMENITY AREA:**
- SOCCER FIELD
  - BASEBALL FIELD
  - OPEN PLAY AREA
  - DOUBLE SIDED RAMADA
  - PREFABRICATED 16'-0" X 16'-0" RAMADA W/ TABLE
  - 6" CONCRETE BENCH
  - PEDESTAL BBQ GRILL (MINIMUM 5'-0" SEPARATION BETWEEN BBQ GRILL & RAMADA)
  - TOT LOT W/ PLAY EQUIPMENT & SAND

PROJECT: MAYFIELD P.A.D.

JOB NO: 19-001

DATE: 06.10.2020

DRAWN BY: B. PAUL

SUBMITTED: 06.10.2020

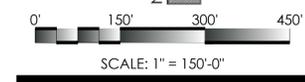
REVISED:

# EXHIBIT H.1

SUBMITTED FOR CONCEPTUAL PURPOSES ONLY. THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION

MAYFIELD BUCKEYE, AZ CONCEPTUAL LANDSCAPE PLAN

SHEET TITLE:



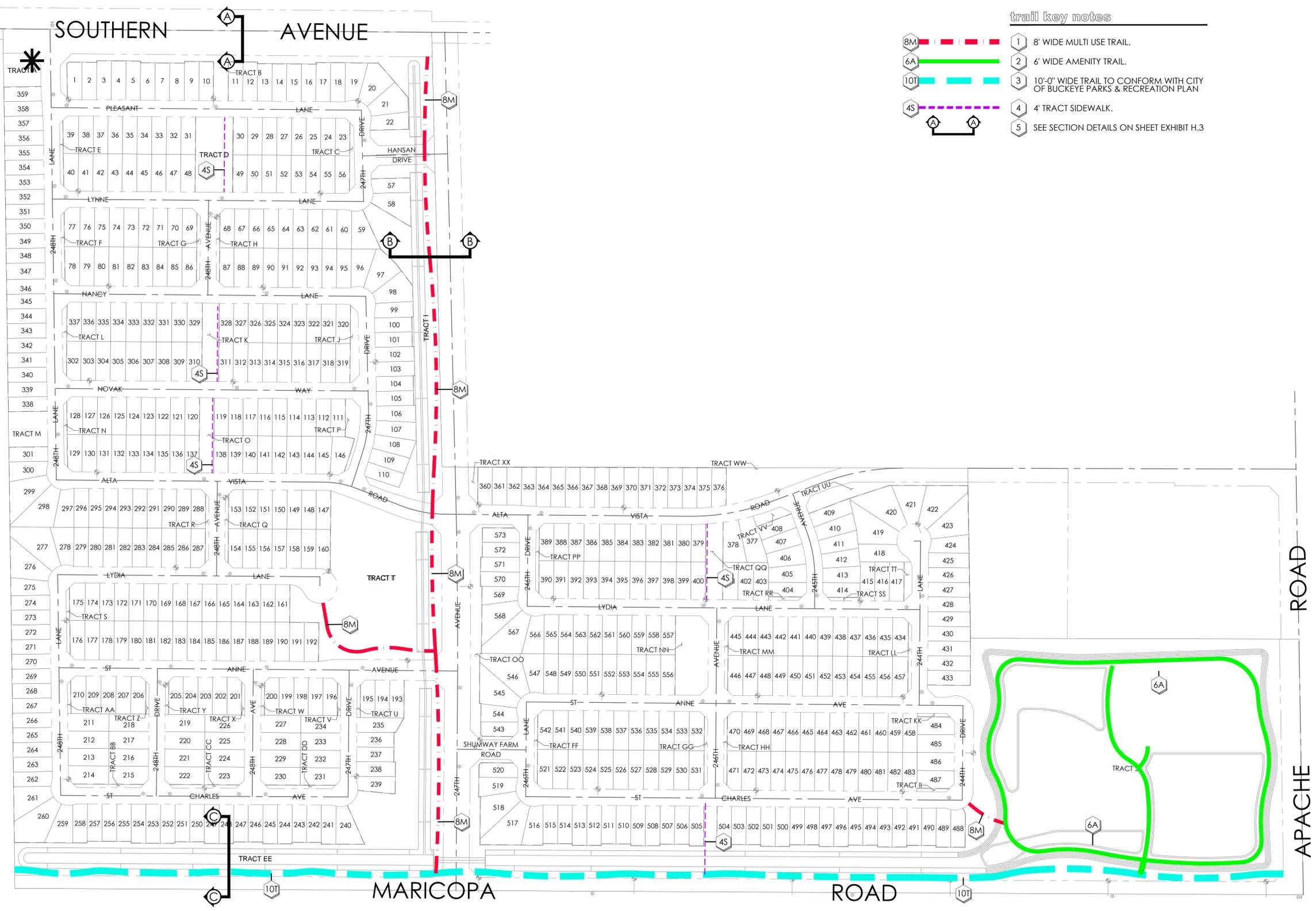
CALL TWO WORKING DAYS BEFORE YOU DIG  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

**MAYFIELD  
 BUCKEYE, AZ  
 STREET PLAN**

PROJECT: \_\_\_\_\_  
 SHEET TITLE: \_\_\_\_\_  
 JOB NO: 19-001  
 DATE: \_\_\_\_\_  
 DRAWN BY: B. PAUL  
 SUBMITTED: 06.10.2020  
 REVISED: \_\_\_\_\_

**EXHIBIT H.2**

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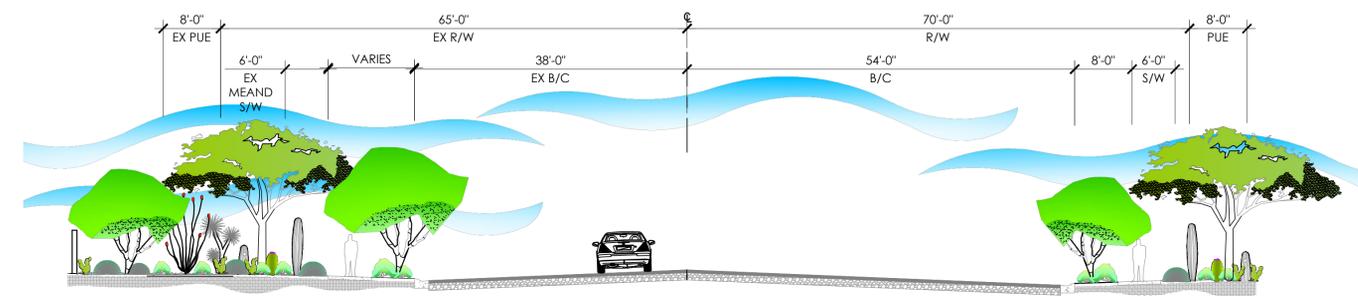
**trail key notes**

- 1 8' WIDE MULTI USE TRAIL.
- 2 6' WIDE AMENITY TRAIL.
- 3 10'-0" WIDE TRAIL TO CONFORM WITH CITY OF BUCKEYE PARKS & RECREATION PLAN
- 4 4' TRACT SIDEWALK.
- 5 SEE SECTION DETAILS ON SHEET EXHIBIT H.3



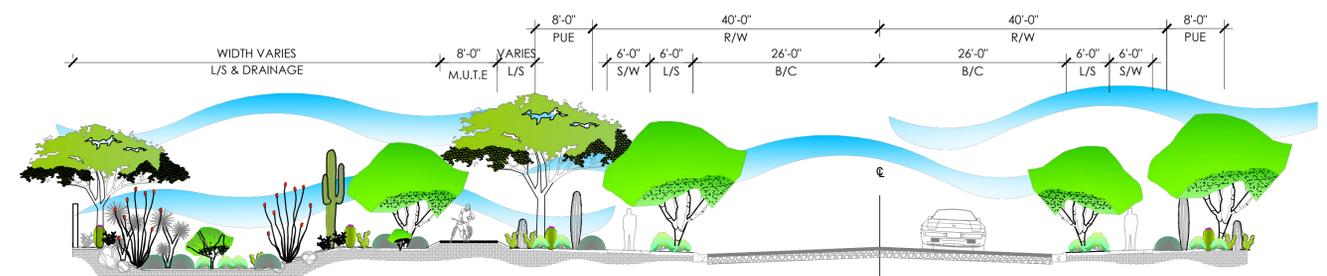
SCALE: 1" = 150'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG  
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 (OUTSIDE MARICOPA COUNTY)



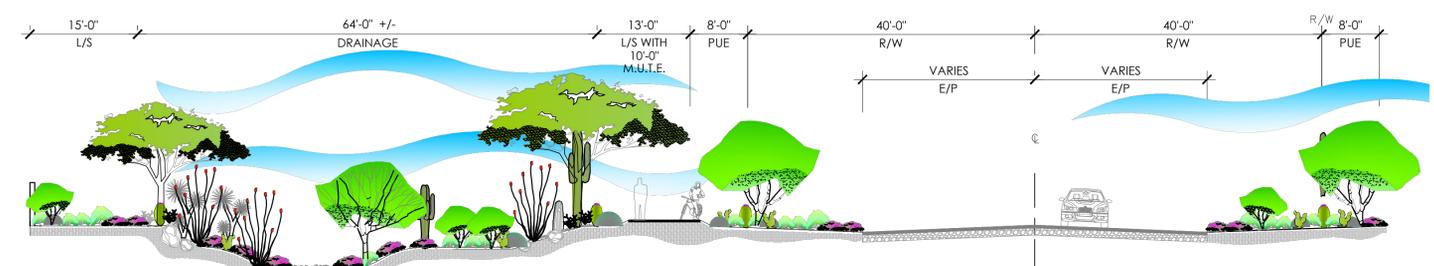
SOUTHERN AVENUE

A SOUTHERN AVENUE - STREET SECTION A-A



247TH AVENUE

B 247TH AVENUE - STREET SECTION B-B



MARICOPA ROAD

C MARICOPA ROAD - STREET SECTION C-C

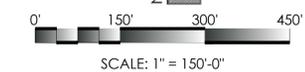
MAYFIELD  
 BUCKEYE, AZ  
 STREET SECTION

PROJECT: SHEET TITLE:

JOB NO: 19-001  
 DATE:  
 DRAWN BY: B. PAUL  
 SUBMITTED: 06.10.2020  
 REVISED:

EXHIBIT H.3

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SCALE: 1" = 150'-0"

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 (OUTSIDE MARICOPA COUNTY)

**MAYFIELD  
 BUCKEYE, AZ  
 WALL PLAN**

PROJECT: [REDACTED]  
 SHEET TITLE: [REDACTED]  
 JOB NO: 19-001  
 DATE: [REDACTED]  
 DRAWN BY: B. PAUL  
 SUBMITTED: 06.10.2020  
 REVISED: [REDACTED]

**wall key notes**

- 1 6' HIGH PERIMETER THEME WALL. SEE SHEET EXHIBIT H.5, DETAIL 'A'.
- 2 6' HIGH STANDARD BLOCK WALL. SEE SHEET EXHIBIT H.5, DETAIL 'B'.
- 3 4'-8" HIGH CMU WALL w/ 1'-6" VIEW WALL. SEE SHEET EXHIBIT H.5, DETAIL 'C'.
- 4 FUTURE ENTRY MONUMENT BY OTHERS. SEE SHEET EXHIBIT H.6, DETAIL 'A'.

NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" H BLOCK DOOLEY WALL UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

NOTE: ENTRY MONUMENT FEATURE IN THIS AREA TO BE SIMILAR TO MAIN ENTRY. NO BOULDERS OR STACKED STONE ACCENT WALLS REQUIRED.



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**EXHIBIT H.4**



CALL TWO WORKING DAYS BEFORE YOU DIG  
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 (OUTSIDE MARICOPA COUNTY)

MAYFIELD  
 BUCKEYE, AZ  
 WALL DETAILS

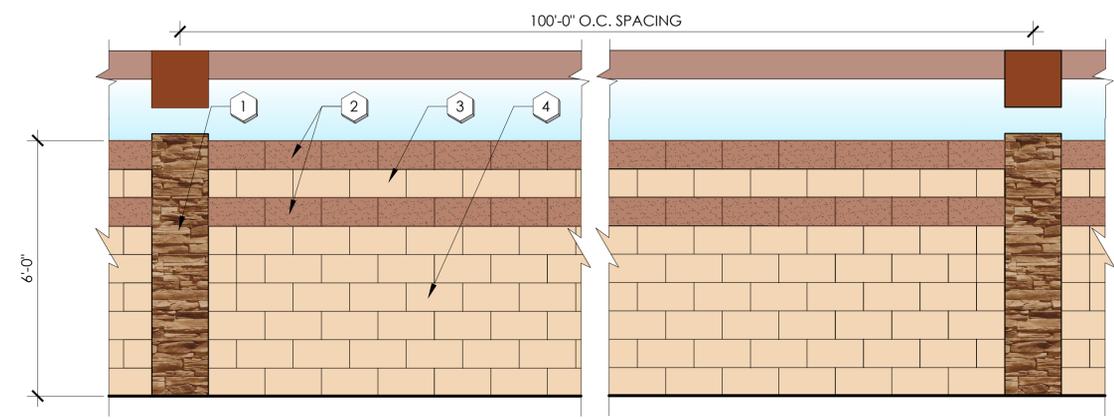
PROJECT:

SHEET TITLE:

JOB NO: 19-001  
 DATE:  
 DRAWN BY: B. PAUL  
 SUBMITTED: 06.10.2020  
 REVISED:

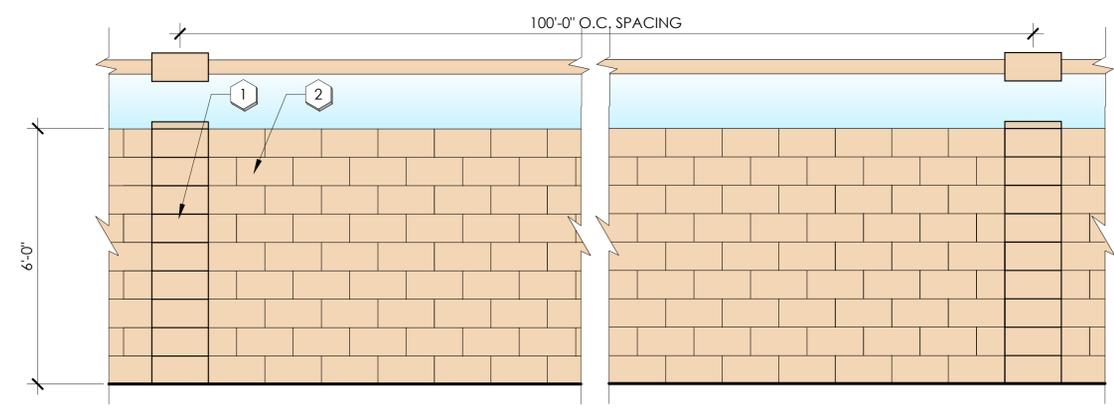
EXHIBIT H.5

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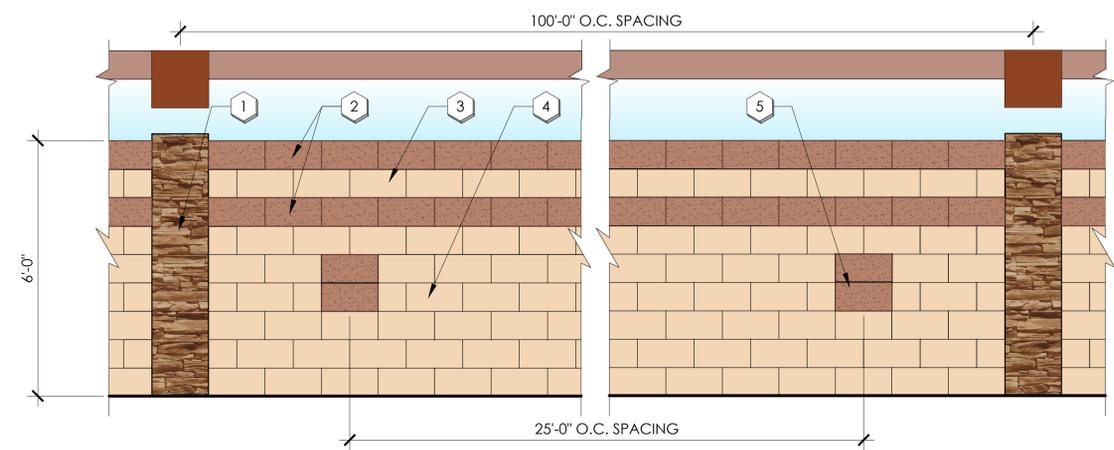
**B** 6' HIGH STANDARD BLOCK WALL  
 NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"

- key notes**
- 1 STONE VENEER ON COLUMN DRYSTACK LEDGESTONE
  - 2 8" X 8" X 16" CMU BLOCK COLOR: TBD
  - 3 6" X 8" X 16" SPLIT FACE CMU BLOCK
  - 4 6" X 8" X 16" CMU BLOCK
  - 5 6" X 8" X 16" CMU BLOCK



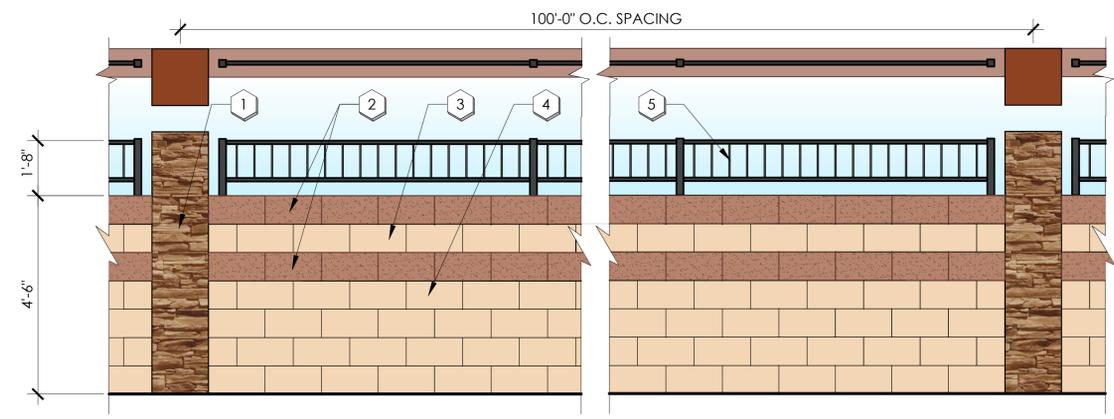
**D** 6'-0" HIGH CMU DOOLEY WALL  
 NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"

- key notes**
- 1 CMU H BLOCK
  - 2 4" X 8" X 16" CMU BLOCK



**A** 6' HIGH PERIMETER THEME WALL.  
 NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"

- key notes**
- 1 STONE VENEER ON COLUMN DRYSTACK LEDGESTONE
  - 2 8" X 8" X 16" CMU BLOCK COLOR: TBD
  - 3 6" X 8" X 16" SPLIT FACE CMU BLOCK
  - 4 6" X 8" X 16" CMU BLOCK
  - 5 8" X 8" X 16" CMU BLOCK 25'-0" O.C.



**C** 4'-8" HIGH CMU WALL w/ 1'-6" VIEW WALL  
 NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"

- key notes**
- 1 STONE VENEER ON COLUMN DRYSTACK LEDGESTONE
  - 2 8" X 8" X 16" CMU BLOCK COLOR: TBD
  - 3 6" X 8" X 16" SPLIT FACE CMU BLOCK
  - 4 6" X 8" X 16" CMU BLOCK
  - 5 VIEW FENCING W/ 2" TUBE STEEL POST, 1" TUBE STEEL RAIL AND 1/2" BAR STOCK PICKET GRIND WELDS



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 (OUTSIDE MARICOPA COUNTY)

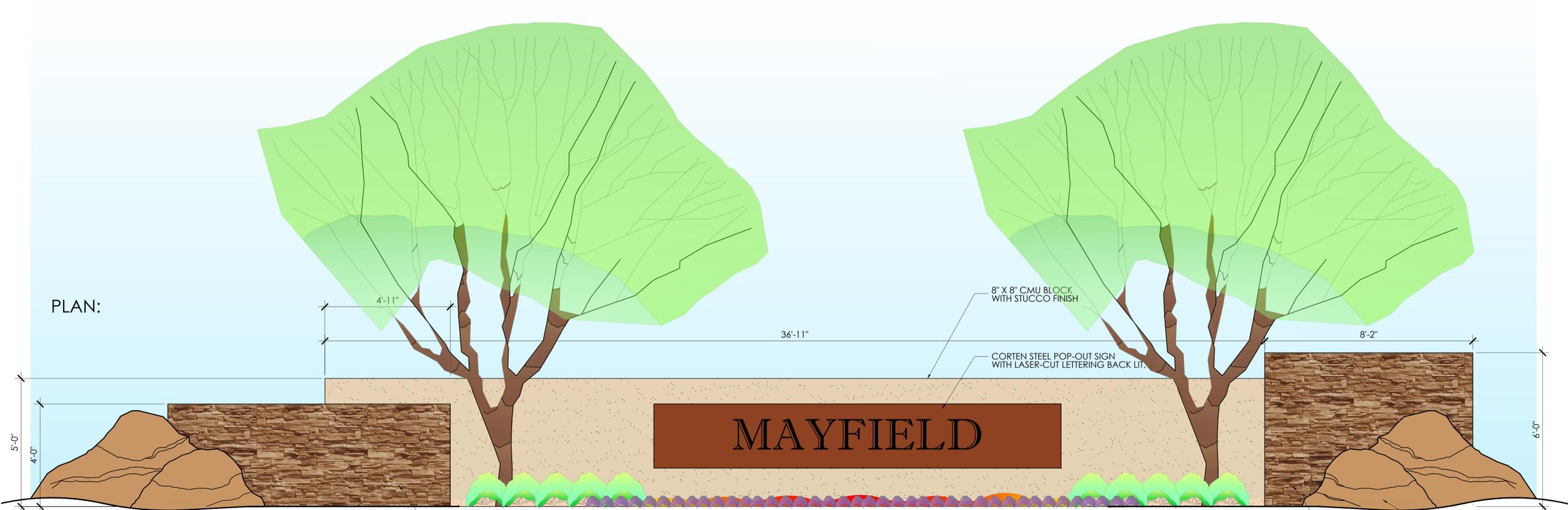
MAYFIELD  
 BUCKEYE, AZ  
 ENTRY MONUMENT DETAILS

PROJECT:

SHEET TITLE:

JOB NO: 19-001  
 DATE:  
 DRAWN BY: B. PAUL  
 SUBMITTED: 06.10.2020  
 REVISED:

EXHIBIT H.6



ELEVATION:

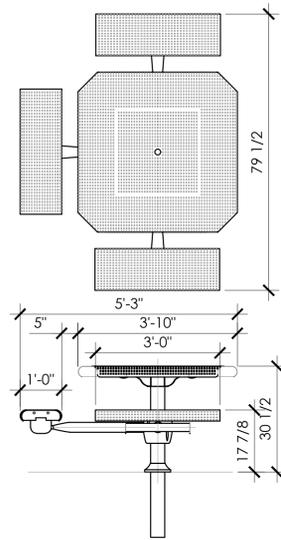
PLAN:

**A** ENTRY MONUMENT  
 NOTE: FOOTINGS WILL BE PROVIDED BY FENCING/SIGN CONTRACTOR DURING WALL PERMITTING APPROVAL PROCESS  
 SCALE: 1/2" = 1'-0"

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A RAMADA CONCEPT



B WABASH PORTAGE COLLECTION 46 ACCESSIBLE ADA #PODP611  
SCALE: 1/2" = 1'-0"



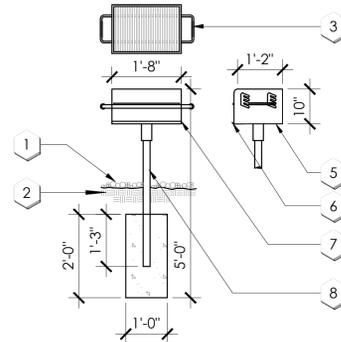
C TYP PLAYGROUND EQUIPMENT



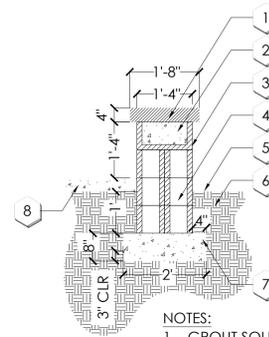
D TYP PLAYGROUND EQUIPMENT

key notes

- 1 PIT RUN ROCK.
  - 2 COMPACTED SUBGRADE.
  - 3 SPRING HANDLE
  - 4 5/8" ROD HANDLE
  - 5 CONT. WELD
  - 6 1" ASH LIP
  - 7 ENTIRE UNIT 3/16" STEEL
  - 8 3.5" O.D. GALV. TUBE
- NOTE: UNIT WILL BE KAY PARK GRILL #SBI6-3.5 OR APPROVED EQUAL.



E BARBEQUE  
SCALE: 1/2" = 1'-0"



- NOTES:
1. GROUT SOLID ALL CELLS BELOW GRADE.
  2. CONTRACTOR TO STEP FOOTING WHERE APPROPRIATE.
  3. OWNER TO SELECT STAIN COLOR.
  4. CMU BLOCK STAINED CEMENT COLOR (NATURAL)

F CMU SEATWALL  
SCALE: 1/2" = 1'-0"

key notes

- 1 4" CMU CAP
- 2 #4 CONT. IN GROUTED BOND BEAM BLOCK
- 3 8"X8"X16" CMU BLOCK STAINED CEMENT COLOR (NATURAL)
- 4 #4 @ 32" O.C. IN GROUTED CELLS
- 5 FINISH GRADE
- 6 COMPACTED SUBGRADE
- 7 #4 CONT. IN 2800 P.S.I. CONC. FOOTING
- 8 FINISH GRADE (ADJACENT CONC. IF APPLICABLE)



G TYP PLAYGROUND SHADE CANOPY



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MAYFIELD  
BUCKEYE, AZ  
CONCEPTUAL AMENITIES

PROJECT: \_\_\_\_\_ SHEET TITLE: \_\_\_\_\_  
JOB NO: 19-001  
DATE: \_\_\_\_\_  
DRAWN BY: B. PAUL  
SUBMITTED: 06.10.2020  
REVISED: \_\_\_\_\_

--- STREET TREE TYPE "A"  
--- STREET TREE TYPE "B"  
--- STREET TREE TYPE "C"



STREET TREE TYPE "A"  
EVERGREEN ELM



STREET TREE TYPE "B"  
SOUTHERN LIVE OAK



STREET TREE TYPE "C"  
RED PUSH PISTACHE




NORTH



SCALE: 1" = 150'-0"

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(OUTSIDE MARICOPA COUNTY)

**MAYFIELD  
BUCKEYE, AZ  
STREET TREE EXHIBIT**

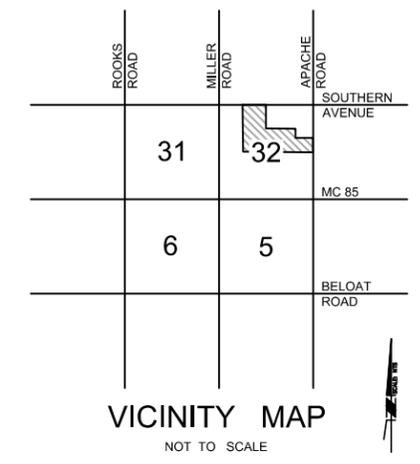
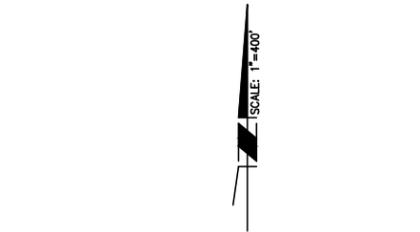
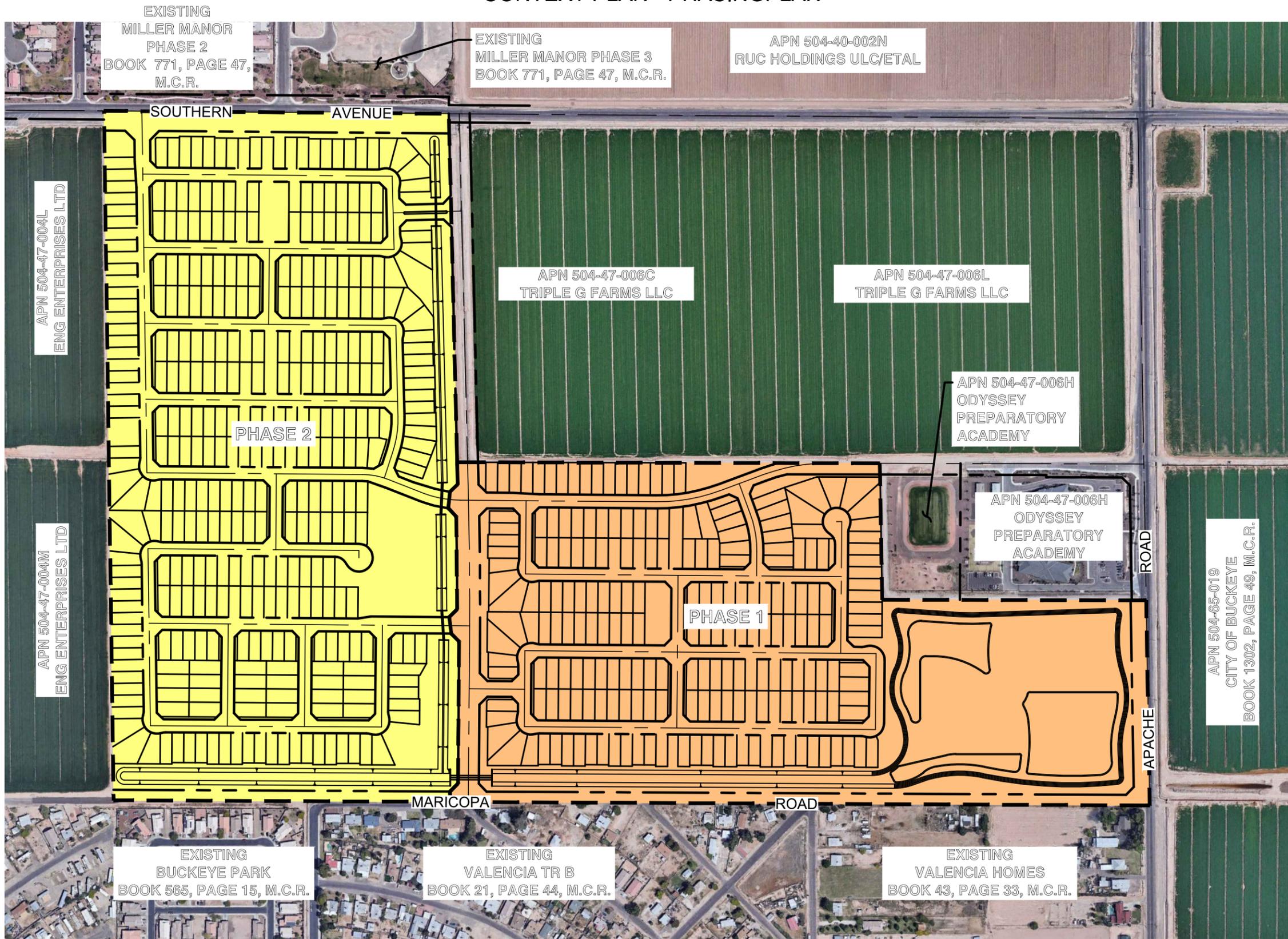
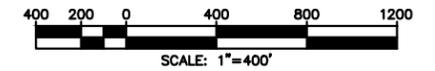
PROJECT: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_

JOB NO: 19-001  
DATE: \_\_\_\_\_  
DRAWN BY: B. PAUL  
SUBMITTED: 06.10.2020  
REVISED: \_\_\_\_\_

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**EXHIBIT H.8**

# MAYFIELD CONTEXT PLAN - PHASING PLAN



19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027  
 TEL: (602) 977-8000 FAX: (602) 977-8099  
 www.cardno.com

**EXHIBIT I**  
**4181405000**  
**07/01/2020**

W:\4181405000\Civil\Exhibits - Renderings\405-MAYFIELD-PHASING PLAN EXHIBIT I.dwg Leland James 7/1/2020 3:54:24 PM