

A Recreation Oriented Family Community

in Buckeye, Arizona

Submitted by:
AMI, LLC

Prepared by:
Planning & Development Services:
ATHENA Development Strategies

Surveying & Engineering Services:
David Evans and Associates, Inc.

Environmental Services:
Terracon Consultants Western

Hydrologic Study:
Fluid Solutions

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BLUE HORIZONS

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SECTION I – PROJECT OVERVIEW

A. Introduction

The Blue Horizons Community Master Plan describes a proposed residential master planned community located within the Town of Buckeye, Arizona. The Blue Horizons site consists of the majority of a section of land, located west of Jackrabbit Trail and south of Van Buren Street, approximately one mile south of Interstate 10. The project includes approximately 565 acres of land (See Exhibit 1, Location Map, in Section IV of this report). The proposed residential development will be primarily accessed from Interstate 10 and Jackrabbit Trail. The primary project entry is planned one half mile south of Van Buren Street, at Jackrabbit Trail and Blue Horizons Parkway.

The owner of the property, AMI, LLC, will also be the Master Developer of Blue Horizons. Their offices are located at 4041 East Thomas Rd., Suite 200, Phoenix, AZ 85018, tel: 602-840-2490. This submittal has been prepared for AMI, LLC by ATHENA Development Strategies - planning and development services; David Evans and Associates, Inc. – engineering; Fluid Solutions – hydrology; and Terracon Consultants Western - environmental services.

B. Property Legal Description

The property is described as Maricopa Assessor's parcel numbers 1 and 2, a portion of

Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. See the 1998 ALTA/ACSM Land Title Survey (Exhibit 4) and the property legal description (Exhibit 2) prepared by David Evans and Associates, Inc., for a full property description. Blue Horizons includes all of ALTA/ACSM parcels 1 and 2, exception parcels as noted on the Survey.

C. Applicant's Development Intent

The overall goal of the project is to achieve the development of quality housing in an affordable price range, while giving special attention to creating an environment for living which is balanced, well planned and designed.

A series of active recreational spaces have been designed into "sports parks" adjacent to the street throughout the master plan in order to encourage community interaction and involvement, and to make the "streetscape" an active part of community life utilized for recreational purposes as well as for vehicular transportation. As streets become more actively used for recreational purposes, it is our belief that the surrounding neighborhoods will become safer, more pleasant environments for families.

The streets within this planned community have been intentionally narrowed to discourage traffic from moving through neighborhoods at speeds higher than the posted speed limit, and to therefore increase the safety of the street-side environment for recreational uses.

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SECTION II – EXISTING CONDITIONS

A. Existing Land Uses on the Site

The site has been historically utilized for agricultural purposes, however, currently it is not being farmed. There are a number of existing wells on the property, along with the related irrigation systems needed when the land was used for agricultural purposes. A system of unpaved farm trails also exists within the property boundaries. These roads were utilized strictly for servicing farming activities, and are not dedicated public right-of-ways.

B. Surrounding Land Uses

The property is bounded on the north by the extended alignment of Van Buren Street, an unpaved road oriented east-west. A large retention area and levee with steep berms, owned by the Maricopa County Flood Control District is located north of Van Buren Street. This flood retarding structure is currently active, and has been considered in the design of the project drainage plan.

To the east the property is bounded by Jackrabbit Trail, a paved Maricopa County road oriented north-south. Further east are large tracts of fallow agricultural land and an abandoned feed lot.

On the south, the site is bounded by Yuma Road, a paved road oriented east-west, as well as by the Roosevelt Irrigation District Canal

(RIDC). Several irrigation pump stations and gate structures are located south of the site, and are associated with the RIDC which trends in a southwesterly direction from the site. One small farmstead with two residential structures and an orchard are located south of the RIDC, along Jackrabbit Trail. This residential site and orchard is adjacent to the canal.

The west boundary of the property is formed by the Tuthill Road alignment, a dirt road oriented north-south. Further to the west is a large tract of government land and native desert, formerly utilized by Luke Air Force Base as an auxiliary landing strip. Directly west of Tuthill Road is an area which has been used as a dumping site, apparently without proper permits in place. The property was transferred from Luke Air Force Base to the Arizona State Land Department in the late 1970's. Our discussions with representatives of the State Land Department confirmed that they have no knowledge of the property being utilized as a land fill site and that they have no plans for the property (See Exhibit 3, Existing On-Site and Surrounding Land Uses).

C. Summary of Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment was prepared by Terracon Consultants Western, Inc. The complete assessment is included within this document as Appendix D. The assessment

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did not reveal evidence of recognized environmental conditions, as defined by ASTM Standard E 1527-97, in connection with the subject property. The property has been an agricultural field with farming structures and a home on the northwest corner since at least 1963. The site has been used historically for cotton farming.

The recommendation is for removal and proper disposal of stained soils, oil drums, ASTs, junk automobiles, building materials and debris, in accordance with State and federal regulations. The developer will be following the environmental clean up recommendations of Terracon prior to developing the property.

D. Regional Drainage Patterns

The region surrounding the property generally drains in the south/southeasterly direction, towards the Roosevelt Irrigation District Canal (See Exhibit 11, Drainage Plan), and towards the Gila River, which is located approximately 4 1/2 miles south of the project site. The majority of this regional drainage is captured by the Maricopa County Flood Control District flood retarding structure (FRS) #4, located immediately to the north of the property, just north of the Van Buren Street alignment. The White Tanks/Agua Fria Area Drainage Master Study (ADMS), prepared by The WLB Group is the basis of many of the off-site drainage calculations.

An improved channel is currently under construction north of the FRS, along the west side of Jackrabbit Trail, and extending to approximately 1000 feet north of Thomas Road. The channel improvement and the FRS combine to prevent excess runoff from the 100-year storm event from impacting areas east of Jackrabbit Trail, between Thomas Road and Van Buren Street.

The design of the flood retarding structure includes two (2) outlet pipes that are manually controlled. The gates are designed to remain closed unless the captured runoff exceeds the 100-year storm event, or if another storm occurs before the retention basin has drained. Runoff from the area south of the FRS and north of the project shall be conveyed in a new ditch along the west side of Jackrabbit Trail to its historical outfall.

According to the ADMS, the 100-year peak flow for the off-site area at the northwest corner of the project site is 516 cubic feet per second (cfs). There exists a dirt road in addition to Tuthill Road (which is also a dirt road) that restricts flow from the west from impacting the project site. The runoff conveyed along the west side of Tuthill Road crosses Yuma Road and then is prevented from continuing further south due to the RID Canal. This ponding is the source of the special flood hazard area west of Tuthill Road and south of Yuma Road, as shown on the FEMA maps included in the Drainage

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Report, Appendix A. Runoff from the east and south are directed away from the project site due to the existing topography.

Another special flood hazard area created by the RID Canal is the ponding west of Jackrabbit Trail. The ponding elevation and area for this special flood hazard were determined from the HEC-1, prepared as part of the White Tanks/Aqua Fria ADMS. The source of this flow is the runoff from the area inside the Blue Horizons project boundary. A Letter of Map Revision (LOMR) could remove this flood hazard area from the site, however, it is suggested that a Conditional Letter of Map Revision (CLOMR) be prepared to verify this. The Land Use Plan for the property has taken this ponding area into consideration, keeping it either within an open space area of the Plan, or within a proposed parking area. All flood control requirements will be followed.

E. Site Drainage and Topography

The site slopes very gently at approximately .75% from northwest to southeast, with an approximate 45-foot difference in elevation over the entire site. The existing topography can be described as very flat, due to the historic agricultural use of the property.

A network of lined irrigation ditches conveys pumped well water over the entire site. Four (4) existing wells are used for this purpose. The wells may remain active for agricultural

irrigation purposes throughout the duration of construction of this Community Master Plan, whereas the lined irrigation ditches will be systematically eliminated as part of the phased construction. (The phasing of the project is described in Section III, D. of this report)

The proposed project Drainage Plan has been designed to integrate with the open space and recreational system throughout the project. (See Section III, H. Drainage Plan).

F. Existing Soils and Vegetation

According to the 1977 *Soil Survey for Maricopa County, Arizona, Central Part* published by the U.S. Dept. of Agriculture Soil Conservation Service; the site is primarily comprised of Coolidge, Maripo and Antho sandy loam soils. These soils occur on nearly level and gently sloping terrain on valley plains and broad alluvial fans.

There is very little existing vegetation on the site, since it has been utilized for agricultural purposes for numerous years in the past, and has remained fallow for several years. The only notable vegetation surrounds the farmstead located on the northwest corner of the property.

G. Existing Groundwater and Geology

The property lies within the Arizona Department of Water Resources (ADWR) designated West Salt River Valley Sub-basin, in the Phoenix Active Management Area (AMA).

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The following paragraphs summarize the *Blue Horizons Hydrology Study* conducted by ASL and Fluid Solutions in 1998, and describe the groundwater and geology in the sub-basin and within the immediate vicinity of the subject property (See Appendix D).

Geologic Setting - The subject property is located within the Sonoran Desert section of the Basin and Range Physiographic Province. This region is characterized by broad, alluvium-filled, structural basins, separated by sharply rising mountain ranges and scattered low-lying hills formed during the Basin and Range disturbance. Basins are filled with unconsolidated sediments eroded from adjacent mountains.

The basin-fill sediments have been separated by name into three or more units by various investigators based on grain size, color, degree of consolidation or deformation, stratigraphic position, clast type, and water-bearing characteristics. There is presently no universally-accepted nomenclature for the unit names and their descriptions. For the purposes of this investigation the hydrogeologic division described by the US Bureau of Reclamation will be used. The US Bureau of Reclamation recognized three hydrogeologic units in their evaluation of the geology and groundwater resources of Maricopa and Pinal Counties for the Central Arizona Project. The three units are divided as follows: (1) the upper alluvial unit,

(2) the middle fine-grained unit, and (3) the lower conglomerate unit.

Aquifer Characteristics - The basin fill deposits contain the principal aquifers from which the residents of the West Salt River Valley obtain their water. The stratigraphic units are discontinuous and difficult to correlate from one well to another. Water-bearing characteristics of the basin sediments are variable both areally and vertically. The variable grain size and degree of consolidation result in a wide range of hydraulic conductivities. Most groundwater is obtained from the upper 1000 feet. Water generally occurs under unconfined conditions in basin aquifers, although confined conditions may occur with depth.

Upper Alluvial Unit - The upper alluvial unit has been dewatered in many areas of the western Salt River Valley due to heavy groundwater pumping. Complete dewatering has occurred to the north and west of Luke Air Force Base. Hydraulic conductivity estimates in the western Salt River Valley range from 20 to 250 ft/day based on aquifer test results and specific capacity data, with the highest values near the Salt and Gila River. The potential yield to wells ranges from 1,500 to 5,500 gallons per minute (GPM). Specific yield estimates range from about 8-22 percent (Corkhill et al., 1993).

Middle Fine-Grained Unit - The middle fine-grained unit is currently the primary source

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of groundwater for water users in the western Salt River Valley. Much of the recoverable groundwater originates from interbedded sand and gravel layers within the unit. Hydraulic conductivities were estimated to range from 5 to 50 ft/day based on aquifer test results and specific capacity data. The potential yield to wells ranges from 350 to 2,200 gpm. Specific yield estimates for the unit range from 3 to 14 percent (Corkhill et al., 1993).

Lower Conglomerate Unit – The lower conglomerate unit yields less water than the middle fine-grained unit, although the lower conglomerate unit generally has a greater saturated thickness. The hydraulic conductivity of the lower conglomerate unit ranges from 5 to 60 ft/day based on aquifer test results and specific capacity data. The potential yield to wells is estimated to range from 50 to 3,500 gpm, with the highest yields in areas of coarser materials. Specific yield estimates range from about 3 to 15 percent (Corkhill, et al., 1993). The lower conglomerate unit generally has lower transmissivities than the middle fine-grained unit because of the high degree of consolidation and cementing. The massive evaporite deposits, including the Luke salt body in the lower conglomerate unit, function as barriers to groundwater flow and increase salinity levels.

Groundwater Flow – Historically, groundwater movement in the vicinity of the

subject property was generally east off the mountain front, and south towards the Gila River following the general flow direction of surface water. Natural recharge occurred along the base of the White Tank Mountains and through alluvium deposited by the Gila River, south of the White Tank Mountains. Currently, however, groundwater flows towards areas of major groundwater withdrawal. Groundwater data collected in the vicinity of the subject property by ADWR in the fall of 1991 indicates that groundwater flow is directed northeast toward the Luke cone of depression (Hamett and Herther, 1992).

Groundwater Elevation – ASL reviewed ADWR well registration records for all wells completed within an approximate one-mile radius of the subject property. Based on well completion information, groundwater in the vicinity of the subject property lies at an approximate elevation of 150-250 feet below ground surface (bgs). Records suggest a seasonal variability of as much as 50 feet, most likely attributable to agricultural pumping during summer months. ASL identified 19 completed wells in the ADWR files that lie within one mile of the site of which 4 are located on the subject property. The majority of these wells are used for agricultural or domestic water purposes.

Groundwater Quality – Groundwater quality in the vicinity of the subject property is influenced by the quality of both natural and

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agriculture related groundwater recharge and the geochemistry of basin sediments. Concentrations of trace elements, such as arsenic (As) and fluoride (F), occurring naturally in groundwater in the alluvial basins of Arizona have been reported at levels exceeding State and Federal maximum contaminant levels (Robertson, 1986). Groundwater constituents commonly of concern in the West Salt River Valley include fluoride (F), nitrate (NO₃), arsenic (As), and total dissolved solids (TDS) (Water Resources Associates, 1994, and Maricopa County Department of Planning and Development, 1982).

H. Summary of ALTA/ACSM Land Title Survey

The ALTA/ACSM Land Title Survey was completed in June of 1998 by David Evans and Associates, Inc. (See Exhibit 4). The survey showed that all Section monumentation found on the property agreed with the surveys of record. The only unresolved issue is the lack of documentation for a portion of the RID Canal on the southern boundary of the property. The owner will work with the RID to provide proper documentation.

I. Existing Utilities

Water – Arizona Water Company, White Tanks System will be the water provider for this

project. A Groundwater Hydrology Report has been prepared by ASL Hydrologic & Environmental Services and Fluid Solutions and submitted to ADWR for review and approval. The water system developed for this site will include rehabilitating one or more of the existing four (4) wells located on the site. At this well site a chlorination system and hydropneumatic tank will be installed. The well site to be used will be analyzed to assure that it meets ADEQ's requirements for quantity and water quality. The primary site desired to be used at this time is located near the center of the property. The proposed well site will occupy a pad that is approximately 110 feet x 130 feet, or of such other size agreed to by Arizona Water Company, the Town of Buckeye and the developer.

The distribution system within the site shall include a primary 12" trunk line along Blue Horizons Parkway and Amber Trail. This 12" trunk line will be looped with 6" and 8" looped systems running into the individual parcels and tracts. Provisions will be made for the extension of the waterlines to the surrounding parcels by placing stub-outs for future use.

Wastewater – A sewer package plant will be built by the developer who will operate and maintain the plant until such time as the Town of Buckeye may take over the plant at no expense to the Town. The wastewater package plant is proposed to be located near the midsection line adjacent to Yuma Road and the RID Canal.

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Effluent from the Blue Horizons development will be pumped back to the site in non-potable water lines for use in watering the landscaped open spaces, parks and elementary school property. Effluent reuse shall conform to all regulatory rules including those of the Town of Buckeye's.

Electricity – Electric service for the site will be provided by Arizona Public Service (APS). Existing overhead power lines are in place around the perimeter of the property, with extensions running to the various wells located within the Blue Horizons project. The old power lines which extend from the arterials into the site will be abandoned. The utilities along the arterial roadways will be undergrounded when the development adjacent to these areas occurs, per the development Phasing Plan.

Natural Gas – Southwest Gas has an existing natural gas line running along the south side of the Van Buren Street alignment, and from the northwest corner of the property to the midsection line along the Tuthill Road alignment.

Telephone – US West Communications has existing telephone lines running adjacent to the property within the arterial road ROW's. AT&T has an existing fiber optic line running along the RID Canal property boundary. The existing telephone lines along the arterial ROW alignments will remain in place, and be utilized by the Blue Horizons project. It is anticipated

that the AT&T fiber optic line will also be utilized by the Blue Horizons project.

Cable TV – Currently cable television service is not provided in the immediate area of Blue Horizons. Cox Communications has Blue Horizons within its service area.

J. Existing Site Circulation

Jackrabbit Trail, which has been identified by MAG as a Road of Regional Significance, is a two-lane arterial that borders the Blue Horizons development on the east. It has one northbound and one southbound lane with twelve (12) foot unpaved shoulders on both sides of the road. There is no curb, gutter or sidewalk. The posted speed limit on Jackrabbit Trail is 55 mph. The intersections of westbound and eastbound I-10 and Jackrabbit Trail are stop sign controlled restricting the I-10 off-ramps.

Van Buren Street is a dirt road located north of the project site. East of the intersection of Van Buren Street/Jackrabbit Trail, Van Buren Street is a two-lane paved arterial with one eastbound and one westbound lane. There are twelve (12) foot unpaved shoulders on both sides of Van Buren Street and a posted speed limit of 50 mph. There is no curb, gutter or sidewalk. The intersection of Van Buren Street/Jackrabbit Trail is stop sign controlled restricting Van Buren Street. The Blue Horizons developer is requesting abandonment of a portion of the existing right-of-way of Van

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Buren Street from the intersection of Jackrabbit Trail west to the Tuthill Road alignment. Van Buren Street is proposed to leave its section line location, bend to the South, and become a portion of the loop circulation road within the project, which is named Blue Horizons Parkway.

Yuma Road is a two-lane arterial located south of the project site. There is one eastbound lane and one westbound lane. There are twelve (12) foot unpaved shoulders on both sides of Yuma Road and a posted speed limit of 50 mph. The intersection of Yuma Road/Jackrabbit Trail is four-way stop controlled.

Tuthill Road is an unpaved road bordering the project on the west. A portion of Tuthill Road is proposed for improvement as a part of the Blue Horizons project. A ½ street improvement is proposed along the Tuthill alignment from Yuma Road curving into an intersection with Blue Horizons Parkway within the property. If all parties agree, the developer will request abandonment of Tuthill Road north of its intersection with Blue Horizons Parkway, up to the alignment of Van Buren Street.

The current 1998 Average Daily Traffic (ADT) volume for Jackrabbit Trail is 3,720 and for Yuma Road is 2,140. Van Buren Street and Tuthill Road are unpaved roadways with negligible ADT's along the road segments adjacent to the project site.

According to the Town of Buckeye General Plan, Jackrabbit Trail, Yuma Road, Tuthill Road

and Van Buren Street are all intended to be major arterial roadways. The developer of Blue Horizons intends to request the abandonment of a portion of the Van Buren Street and Tuthill Road right-of-ways, as previously discussed. Easements to allow access to properties adjacent to these two (2) street alignments will be kept in place as needed.

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SECTION III – SITE DEVELOPMENT

A. Land Use Plan and Design Features

As previously stated, the primary goal of Blue Horizons is to develop a balanced, well planned and designed environment for living centered around quality neighborhoods, affordable family housing, and an extensive outdoor recreational system located adjacent to the primary circulation loop, Blue Horizons Parkway (See Exhibit 5, Land Use Plan).

The project entry will be at the mid-section line, ½ mile south of Van Buren Street, at Jackrabbit Trail and Blue Horizons Parkway. Two (2) exhibits illustrate the proposed entry feature at this location. They are Exhibit 14, Conceptual Entry Feature Elevation and Exhibit 15, Conceptual Entry Feature Plan.

Streets within the Master Plan have been intentionally narrowed to discourage rapid traffic movement through neighborhoods, and to encourage active recreational use of the series of parks designed adjacent to Blue Horizons Parkway and Amber Trail (See Exhibit 17, Collector Street Section). In our research, we have noted that small parks adjacent to circulation systems are frequently designed into planned communities, but that they seem to be utilized primarily for drainage/retention purposes, and are in fact rarely used for the recreational purposes envisioned in their master plan.

The developer's intention is to design the park system along the primary loop roads such that it will be actively utilized in daytime and evening hours by the residents of Blue Horizons. The park and open space system is intended to be the "marketing draw" for the project, coupled with the quality and affordability of the housing. Each of the parks will be designed around a recreational activity. The specific design intent and recreational uses of each of the parks is discussed more thoroughly later in this Section.

Four (4) densities for residential housing have been integrated into the plan. They include 1) single family housing averaging 4.5 dwelling units per acre, 2) single family housing averaging 5.2 dwelling units per acre, 3) Villas with an average density of 8 dwelling units per acre and Apartments with an average density of 15 dwelling units per acre (See Exhibit 6, Land Use Data). The developer and the project planner have researched what is being built in the west valley market, and intend to design and construct Blue Horizons having carefully considered the social aspects of neighborhood and community function, as well as meeting the need for affordable housing built within a quality environment.

Two Commercial sites have been included in the Master Plan including one 13-acre site on Jackrabbit Trail at the Van Buren Street alignment, and one 2.5 acre site located at the mid-section line between Jackrabbit Trail and

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Tuthill Road. These Commercial sites are intended to serve the neighborhood shopping needs of the residents of Blue Horizons, and to also serve a portion of the retail service needs of the surrounding Buckeye community.

An elementary school site is located within the Plan on a 5-acre site immediately adjacent to a proposed 54-acre park site. The intention is to share the use of 10-acres of the adjacent park recreational improvements with the elementary school population. The project is entirely within the Liberty Elementary School District No. 25, and the District Superintendent has indicated that when Blue Horizons approaches build out, a new elementary school will be needed to serve the area. Their desire is to design elementary schools to accommodate 700-800 children per school, and to have a total land area for the buildings and recreational uses of 15 acres. Our development proposal is to set aside approximately 59 acres for the elementary school, park and school recreational purposes, and to encourage the Town of Buckeye and the Liberty Elementary School District No. 25 to enter into a Joint Use Agreement for the ownership and maintenance of the 54-acre park site adjacent to the 5-acre elementary school site. The developer is proposing to construct the recreational uses mutually agreed upon on the 54-acre park site, and to dedicate those improvements to the appropriate party once completed and accepted.

The Blue Horizons property is within the boundaries of the Buckeye Unified High School District. The District owns a high school site to the north and west of Blue Horizons. The owners will coordinate with the District, and keep it informed of the timing of development.

There are also two (2) 5-acre Church sites located within the Blue Horizons Community Master Plan. Since church sites are in such demand, we elected to locate them on the perimeter of the property adjacent to existing transportation access, so that they can be developed independently of the Phasing Schedule for the project. One of the Church sites is located adjacent to Jackrabbit Trail on the southern boundary of the property, and the second Church site is located on Yuma Road adjacent to the western property boundary of the project.

B. Relationship with the General Plan

The Blue Horizons property is currently designated as a *Planned Community District* on the *Town of Buckeye Land Use District Map*, adopted on August 19, 1996. The planned uses within Blue Horizons are entirely consistent with the goals and objectives of the Town of Buckeye General Plan, and are in harmony with its purpose and intent.

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C. Relationship to Land Use District Map

All of the uses planned within the project are consistent with the *Planned Community District* goals and objectives, and therefore, zoning changes will not be necessary for the approval of this Blue Horizons Community Master Plan submittal. The developer requests that the *Planned Community District* zoning category remain in place for the entire property, and that the uses shown on Exhibit 5, Land Use Plan, become allowed uses within the *Planned Community Land Use District*.

D. Phasing Plan

The project phases have been organized to allow development to occur in smaller or larger increments, depending upon market demand for the uses contained within that phase. There are seven (7) phases in Blue Horizons, each including approximately 250 to 400 housing units. The number of units per phase has been based upon input received from interested homebuilders within the valley.

Each development phase is projected to take approximately 1½ years to build out. The Blue Horizons project is expected to reach build out within ten (10) years of the time the backbone infrastructure is completed. The developer projects that the project will be entirely absorbed within ten (10) to fourteen (14) years of today, or by the 2008-2012 time frame. See Exhibit 7 -

Phasing Plan, and Exhibit 8 - Phasing Schedule for further detail on the proposed phasing.

The street system will generally be constructed in phases which coincide with the Master Plan phasing identified on Exhibit 7, except that the balance of Amber Trail and Van Buren Street shall be graded and stabilized sufficiently to allow emergency vehicle access, providing a second entry to the project in the first phase of development.

The phasing of the recreational/open space improvements for the project will coincide with the treated effluent availability, which will be utilized for landscape irrigation purposes.

The elementary school site improvements will be phased according to demand and funding availability.

The phasing schedule for this project reflects the initial intent of the developer, and could change with shifts in the local development market or absorption rates for housing.

E. Neighborhood Identification

Each neighborhood will have a unique name and identity centered on a desert color theme, and will be distinctly identified with signage, landscape elements, streetscape furnishings and housing styles. An example of a neighborhood name which may be used is "Amber Village at Blue Horizons". There are several neighborhoods planned within Blue Horizons

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that correspond to the parcel boundaries shown on the Master Plan.

The recreation and open space elements will also play a major role in identifying neighborhoods, as each "sports park" within a neighborhood will have its own identity and uses that are unique to that park.

F. Recreation, Open Space and Public Facility Plan

The recreation and open space plan for Blue Horizons is one of the central marketing elements for the project (See Exhibit 9, Recreation, Open Space and Public Facility Plan). Blue Horizons Parkway, the primary circulation loop for the project, is designed with a 41-foot wide landscaped area on one side of the street. This landscaped area will function as a linear park system that links the "sports parks", the 54-acre park, the elementary school site, and the linear open space adjacent to the RID Canal on the southern boundary of the project.

Amber Trail is also designed with a 41-foot wide landscaped area on one side of the street. The combined linear landscaped areas within the collector street ROW's, "sports parks" adjacent to the collector streets, and neighborhood park system will include a 8-foot wide pedestrian/bicycle path that meanders throughout the open spaces within Blue Horizons.

The "sports parks" within Tracts D, E and F will contain some playground equipment, tot lots, picnic Ramada's, a portion of a project wide Par Course for fitness, and a portion of the pedestrian/bicycle trail system that runs throughout the project (See Exhibit 16, Conceptual Open Space Design).

In addition, the three (3) "sports parks" will also contain recreational uses such as lighted basketball courts, racquetball courts or volley ball courts.

This linear park system is intended for use day or night, and will be well lit to ensure safe nighttime use of the park facilities.

Tracts A, B and C will not be improved for recreational purposes. These open space tracts will include entry monument signage, retention basins and landscaping which reflects the open space emphasis of the Blue Horizons project.

The linear park which is a part of Parcel 9, adjacent to the RID Canal boundary, will be improved with a linear trail system and landscape materials. It is not yet known whether the RID will agree to any improvements within the boundaries of their property.

The park and open space system will also include the area needed for drainage, retention and detention facilities for the project. The open space system has been designed to be large enough to accommodate the drainage requirements as well as the active and passive recreational uses described above.

BLUE HORIZONS VILLAGES

COMMUNITY MASTER PLAN

The 54-acre park located adjacent to the elementary school site will be improved with such facilities as: picnic areas, playground equipment, tot lots, sport courts, soccer fields, softball/baseball fields, and possibly a jogging track for use by the elementary school. As described earlier in this report, the intention is to develop this park to be utilized by the elementary school attendees, the residents of Blue Horizons and Buckeye. The developer will be working with representatives of the Liberty Elementary School District No. 25 and Town of Buckeye representatives to reach an agreement on recreational uses to include within this park, and an improvement schedule for the park. The developer will also draft an improvement, ownership and maintenance agreement to be executed by the Town of Buckeye, Liberty Elementary School District and the developer, once all of its contents are mutually agreeable.

The schedule for park and open space improvements will coincide with the development phasing schedule for the project. Park and open space improvements within each phase will be constructed when the infrastructure for that phase is being constructed.

The elementary school site adjacent to Blue Horizons Parkway in Phase 3 of the project is intended for use by the Liberty Elementary School District.

G. Design Guidelines

CC&R's will be written that govern the standards of development for Blue Horizons. Each homebuilder and property developer will be required to comply with the CC&R's for the project. Site Development, Architectural Design, Landscape Design and Exterior Accessories & Elements Design Guidelines will be developed for the project which address quality of construction, aesthetic considerations for building exteriors, landscape requirements for front yards, maintenance requirements for property, street standards and street landscape requirements, etc.

The following paragraphs include the conceptual Site Development, Architectural Design, Landscape Design and Exterior Accessories & Elements Design Guidelines for Blue Horizons, and are intended to guide the developer, homebuilder, and homeowner's association through the preliminary and continuing design process and development of the project. These guidelines, when finalized, will establish the mechanism for realizing the goals and objectives of the project, and will lay the groundwork for development of the project's quality, character and theme. These guidelines are intended to set objectives for the subdivision developer or homebuilder which are consistent with the goals of the master developer, but are not intended to restrict or impede creativity and imagination.

BLUE HORIZONS VILLAGES

COMMUNITY MASTER PLAN

A homeowner's association will be established for the Blue Horizons development. This association will be responsible for enforcement of the CC&R's which shall include the Blue Horizons Design Guidelines, and for maintaining the open spaces that are not dedicated to either the Town of Buckeye or the Liberty Elementary School District.

These Design Guidelines are intended to be a flexible guide to be considered by the developer, homebuilders and residents of Blue Horizons, and by the Town of Buckeye to develop and maintain the property as a well planned, cohesive, and quality community.

The Master Developer shall create and record a set of Covenants, Conditions & Restrictions (CC&R's) establishing a Homeowner's Association which shall be responsible for the maintenance of all open space (excluding the 54-acre regional park to be dedicated to the Town) and landscape areas (including within right-of-ways). Said CC&R's shall be reviewed by the Planning & Development Director prior to their recordation. Individual parcel developers/homebuilders shall submit all preliminary and final subdivision plats to the Town of Buckeye for review and approval. In addition, homebuilders shall submit all floor plans and elevations for their subdivisions to the Planning and Development Director for review and approval.

Site Development Guidelines

Grading & Drainage – Landscape berming of individual lots shall not direct drainage onto adjacent lots. Grade transitions shall be even and smooth, and residential runoff shall be directed to open space retention areas which will serve as the major drainage and retention area for the community. Drainage swales shall be designed to protect sites from erosion, on or off-site. No slopes shall be steeper than 4:1, pursuant to the standards of the Town of Buckeye, unless approved by a soils engineer and accepted by the Town Engineer. All excavation and fill areas shall be sufficiently compacted to prevent erosion problems, and stabilized and planted.

Parking Requirements - Garage doors of residences may not remain open for extended periods of time if they face a public ROW. They must remain closed except for vehicle ingress and egress, and for short periods of time for resident use or maintenance.

Utility Structure Placement – All exterior on-site utilities including sewer, gas, and water lines, and electrical, telephone, cable television and communications wires, shall be installed and maintained underground. Utility cabinets, and junction boxes may be placed above ground but should be screened or painted to blend into their surroundings.

Lot Design – Minimum lot widths within Blue Horizons for single-family detached

BLUE HORIZONS VILLAGES

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residential dwelling units are 40, 45 and 50-feet (See the lot layout exhibits attached to the Development Agreement). Frontage on lots on a cul-de-sac or street knuckles may be decreased, provided full standard lot width per unit type can be achieved at a point 20 feet from the tangent of the front property line. The minimum lot depth for single family detached residential dwelling units on local residential streets shall be 100 feet. Lots that back onto the perimeter boundary streets of the project shall be a minimum of 110 feet deep. There shall not be more than one single-family detached dwelling on any one lot. No lots shall front onto a collector or arterial street.

For the 5.2 DU/AC and the 4.5 DU/AC single family residential parcels within Blue Horizons, the following percentages of lot sizes shall apply:

5.2 DU/AC	15%	40' x 100' lots
	35%	45' x 100' lots
	50%	50' x 100' lots
4.5 DU/AC	25%	45' x 100' lots
	75%	50' x 100' lots

Residential setbacks for the development shall be as follows:

- Minimum interior side yard setbacks for the 45' and 50' wide lots shall be five (5) feet and eight (8) feet – thirteen (13) feet aggregate. All 40' wide lots shall have minimum interior side yard setbacks of five (5) feet – ten (10) feet aggregate.
- Corner side yard setbacks that are adjacent to local streets shall be a minimum of thirteen (13) feet from the

property line; twenty (20) feet adjacent to collector and arterial streets.

- Corner side yard setbacks for Lot 1087 and Lot 1210 as recorded in Blue Horizons Parcel 11 shall be a minimum of ten (10) feet from the Property line.¹
- Minimum rear yard setbacks shall be twenty (20) feet.
- Homebuilders shall stagger front yard setbacks by three (3) feet, with no more than two homes in a row with the same front yard setback. Minimum front yard setbacks, as measured from the back of sidewalk, shall be eighteen (18) feet to the face of garage, and twelve (12) feet to livable sections of the home. Rear yard minimum setbacks shall not be affected by the front yard setback stagger.

Street Design – Developers/homebuilders shall provide a curvilinear street system with safe traffic sight visibility, particularly at intersections. They shall also provide a number of cul-de-sacs with a design feature such as a landscaped island, or pedestrian access to common open space. Town of Buckeye development standards shall apply.

Neighborhood Design – Developers and homebuilders shall design neighborhood units within subdivisions, or subdivisions of a smaller size (100 dwelling units or less). Streets and recreational facilities shall be designed to encourage neighborhood interaction, and shall include appropriate safety precautions, such as adequate lighting for nighttime use, visibility from a public street for recreational facilities, etc.

¹ ORD. 24-17 1/18/2018

BLUE HORIZONS VILLAGES

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Architectural Design Guidelines

Architectural Style – Architectural styles may vary from neighborhood to neighborhood, but shall be constructed of materials and colors that are compatible throughout Blue Horizons.

Building Orientation – Buildings shall be oriented whenever possible to incorporate appropriate solar orientation into the design. Homebuilders shall emphasize distinctive architectural details in the front elevations such as covered front entries or covered front porches, door and window details, roof overhangs, parapet walls with cap features, etc. Rear or side elevations along arterial or collector streets, or facing public open space areas, shall be upgraded by the homebuilder. A mix of residential elevations is required along a street.

Building Materials – Finish building materials must be applied to all exterior sides of buildings and structures. Each material shall be used in an appropriate manner with colors and textures compatible with the natural surroundings. Permitted exterior finish materials include stucco, masonry, slump block, split face block, textured decorative block and brick. Wood or aluminum siding are not permitted exterior building materials, except as used for accent on the elevation.

Roofing Materials – Clay tile or concrete tile roofing material is encouraged within Blue Horizons. Variation in roofing colors is also encouraged, so long as the colors are compatible

with the surroundings. Other durable roofing materials will be considered on a case by case basis by the homeowners' association. Homebuilders shall provide elevations which have altering ridge lines and roof lines. Roof parapets must be finished with compatible materials and colors to the building's skin, and should flow naturally from the building form and compliment the main roof form. All vent pipes, gutters, chimneys, and any other equipment protruding above the plane of the roof and visible from neighboring properties must be painted and/or screened to match the roof structure and design.

Accessory Buildings – Accessory buildings will be reviewed on a case by case basis by the homeowners' association. These buildings shall be painted with complementary colors to the main structure, and built from durable, appropriate exterior materials.

Walls and Fences – All wall details and placement shall be reviewed and approved by the homeowners' association. Acceptable perimeter fence materials include, but shall not be limited to, masonry, stone, brick or metal. Texture, color, and form of walls adjacent to buildings shall harmonize with the building's design. Use of decorative materials, variations of height and form, and staggered setbacks are encouraged to break the visual impact of long continuous walls. Perimeter walls should respect the ROW line, but need not follow the

BLUE HORIZONS VILLAGES

COMMUNITY MASTER PLAN

alignment exactly. Walls and fences, under normal conditions, shall be a maximum of six (6) feet in height, as measured from an adjacent grade along rear and side of lot lines, and shall conform to Town of Buckeye ordinances and visibility triangles. When walls are located adjacent to a street for decorative or screening purposes, they shall be a maximum of three (3) feet in height. Open fencing, such as decorative block and wrought iron, is encouraged adjacent to public open spaces. Chain link fencing is not permitted as a fencing material. The entire perimeter wall will be consistent with each phase and shall be installed by the developer/homebuilder at the time of subdivision construction.

Hardscape – Hardscape elements should be used to compliment the architecture and landscape, and to provide a harmonious link between the street edge and individual developments. Decorative hardscape materials are encouraged to improve the visual character of the community, and to enhance pedestrian movement and safety to and through public areas of the development. At the developer's or homebuilder's option, non-slip paving materials including integral color concrete, brick, native stone, pre-cast interlocking pavers, cobble stones, basalt or any combination of the above may be used. Painted paving surfaces, other than those for traffic control and marking parking areas, are prohibited.

Landscape Design Guidelines

A Master Landscape Plan shall be submitted to the Town of Buckeye Planning & Development Director for review and approval prior to initiation of any construction for Blue Horizons. This Plan shall identify "typical" plantings/spacings at major entries, along collector and arterial streets, and within "sports parks" and the regional park. All landscaping and irrigation plans, including the trail system, and wall details (perimeter theme wall and entry monumentation) shall be reviewed and approved by the Town Engineer and the Planning & Development Director. The following paragraphs describe minimum landscape standards for Blue Horizons:

Plant Materials – All plant materials shall be drought resistant and selected for compatibility with adjacent landscape materials utilized within a community or neighborhood setting. Landscaping placed on public ROW's must conform to the most current *Low Water Using Plant List* for the Phoenix Active Management Area, available from the Arizona Department of Water Resources. Plant materials shall not exceed 30-inches in height within the sight visibility triangles. Each subdivision shall develop similar plant lists, to maintain a cohesive exterior landscape environment throughout Blue Horizons.

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The minimum allowable plant sizes at the time of installation are as follows:

Trees	15 gallon
Shrubs	5 gallon
Accent Plants	1 gallon
Groundcovers	1 gallon

Drip Irrigation systems are required, except for within turf areas. All plant materials shall be provided with fully automated irrigation systems. Plants should be selected to fit naturally into their space, to avoid the need to excessive maintenance, and to allow normal growth. Backflow prevention devices shall be fully screened from public view. Exposed earth is not permitted except in flower or herb planting beds, due to dust and erosion concerns.

The following landscape standards shall apply to all of the streetscaped pedestrian and bicycle trail areas:

Streetscape – Consistent use of plant materials, building materials for screen walls and sidewalks, street lighting, signage and other street furniture shall be required. Streetscape landscaping shall accentuate major neighborhood entrances and define visual corridors within Blue Horizons.

Open Space & Pedestrian/Bicycle Trails – The neighborhood trail system within Blue Horizons is intended to provide linkage between individual open space and park areas, and to encourage neighborhood interaction and involvement in recreational activities. The eight

(8) foot wide pedestrian/bicycle trail will meander through the open spaces and within the ROW of collector streets. Rest stops with canopy trees will provide additional interest and will be situated for security and ease of access adjacent to public streets. Light standards will be placed along the pedestrian trail to provide nighttime security. Developers and homebuilders shall design and improve retention areas to be useable and accessible for certain recreational purposes, such as volleyball, tot lots, ramadas, benches, par courses, etc. (See Exhibit 14, Conceptual Open Space Design, and Exhibit 15, Collector Street Section).

Perimeter Arterial Streets – Subject to Town of Buckeye approval, the proposed landscaping along Jackrabbit Trail and Yuma Road shall be Xeriscape landscaping. These streets shall have canopy trees in conjunction with desert floor plantings below. Plant material will be selected from the official low water plant list for all material placed within the public ROW. Plant material adjacent to these frontages will be selected for compatibility and flowering schedule. Use of boulders, berms and ground undulation is encouraged to create visual interest on the ground plane.

Collector Streets – The landscape along collector streets and the trail system shall be accented with native canopy trees with desert planting below.

BLUE HORIZONS VILLAGES

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Local Neighborhood Streets – The landscape along neighborhood streets shall reflect the landscaping of the arterial and collector roadways, to ensure cohesion throughout the Blue Horizons development.

Major Entries – A formal planting at all major points of entry into neighborhoods and subdivisions is required, and is intended to create a visual statement of arrival. Trees that are a minimum of 48-inch box shall be utilized at the project entry points.

Lighting – Lighting will be required to provide adequate security along all streets, pedestrian trails, and residential walkways. An effective, economical combination of ground and streetlight level fixtures shall be used. No bright, colored or flashing lights will be permitted. Lighting must meet Town of Buckeye code requirements.

Signage – Community Master Plan signage shall be designed and installed by the master developer, subject to the approval of the Town of Buckeye. Signs shall not be located within public ROW's, except for approved temporary marketing/sales signage. Signs shall not be supported by guy wires or braces. Illumination shall be concealed from view, with no flashing or blinding lights permitted. No animated or sound emitting signs shall be permitted, nor shall fluorescent or iridescent colors be permitted.

Maintenance – All improvements shall be maintained in good condition at all times. Repairs to privately owned streetscape materials shall be made in a timely manner, and all landscape materials shall be maintained in a healthy, growing condition. Fertilization, cultivation and natural looking pruning shall occur on a regular basis and shearing of plant material shall be minimized. All trash, debris and weeds shall be removed on a regular basis. Dead plant material shall be removed and replaced with same or like species within ten (10) working days of the plant dying, weather permitting. The irrigation system shall be maintained regularly to avoid plant and water loss. Lawns shall be kept mowed on a regular basis to less than six (6) inches in height. Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow. Buildings that happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entry or vandalism of the property. Lots or sites of vacant buildings shall also be maintained on a regular basis.

Exterior Accessories and Elements Guidelines

Additions or Alterations – Any addition to a building or home, lot or parcel must comply with these Design Guidelines.

Window Treatments – No aluminum material or other reflective material may be installed in windows. Exterior window

BLUE HORIZONS VILLAGES

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coverings or treatments used to shelf or decorate openings must be compatible with the architecture of the primary structure, with respect to materials and colors used.

Trash/Refuse – No trash or refuse may be placed on any lot or parcel except in covered containers meeting the specification of the Town of Buckeye. Rubbish, debris, and garbage shall not be allowed to accumulate. Each property owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel, but also from all public ROW's either fronting or siding his lot or parcel.

Machinery and Equipment – No machinery, equipment or fixtures of any type, including but not limited to heating, cooling, air-conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of neighboring or public property. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, equipment or fixtures, and shall be constructed and positioned in such a manner that is plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property. All pool

equipment shall be screened from off-site public view.

Antennas and Amplifiers – Exterior television, radio, or other antenna or dishes of any kind shall not be visible from the street, unless they are less than 18" in diameter. Concealment of antennas in non-residential areas will be required, where practical. No radio, stereo, television, broadcast or loudspeaker unit, and no amplifier of any kind may be placed upon or outside, or be directed to the outside, of any building in residential areas in a manner which would be disruptive to any such area.

Flagpoles – Flagpoles shall be limited to a height of 20-feet in residential areas, and both the pole and the flag shall be maintained on a regular basis.

Clothes Drying Facilities – All clothes drying facilities shall be located and maintained within a fenced service yard, or otherwise concealed from the view of neighboring or public property.

H. Drainage Plan

Each Phase of construction within Blue Horizons Villages shall provide for it's required retention and conveyance needs by virtue of collector channels and centralized retention within the open spaces associated with such Phases. A detailed description and analysis of

BLUE HORIZONS VILLAGES

COMMUNITY MASTER PLAN

the project Drainage Plan is contained in Appendix A., and shown in Exhibit 10.

I. Circulation and Traffic Plan

The street system of Blue Horizons reinforces the sense of place and will clearly define it as a unique planned community. The large radius collector street, Blue Horizons Parkway, will serve as the backbone of the development. From this central roadway a symmetric pattern can be extended into the individual parcels. The collector streets within Blue Horizons will be designed within a large 90-foot right-of-way. We propose to offset the roadway within the right-of-way, with 30 feet of ROW on one side and 60 feet of ROW on the other side. The 60 feet of ROW will include an extra wide landscaped area to accommodate a meandering pedestrian trail system which links the various "sports parks", the 54-acre park and the school site together within the plan.

Access to Blue Horizons is focused on two main entrances. The primary entrance is from Jackrabbit Trail near the half mile point. The secondary access point will be from the intersection of Jackrabbit Trail and Van Buren Street. These points of ingress and egress are located to provide an even distribution of traffic to the surrounding roadways. These access points will allow traffic to safely and conveniently move into and out of the development, while discouraging non-neighborhood through traffic. The streets are

designed to provide variety and interest in the visible street. The vehicular and pedestrian circulation has been designed to allow residents to access the internal open spaces and amenities without having to drive on the arterial streets.

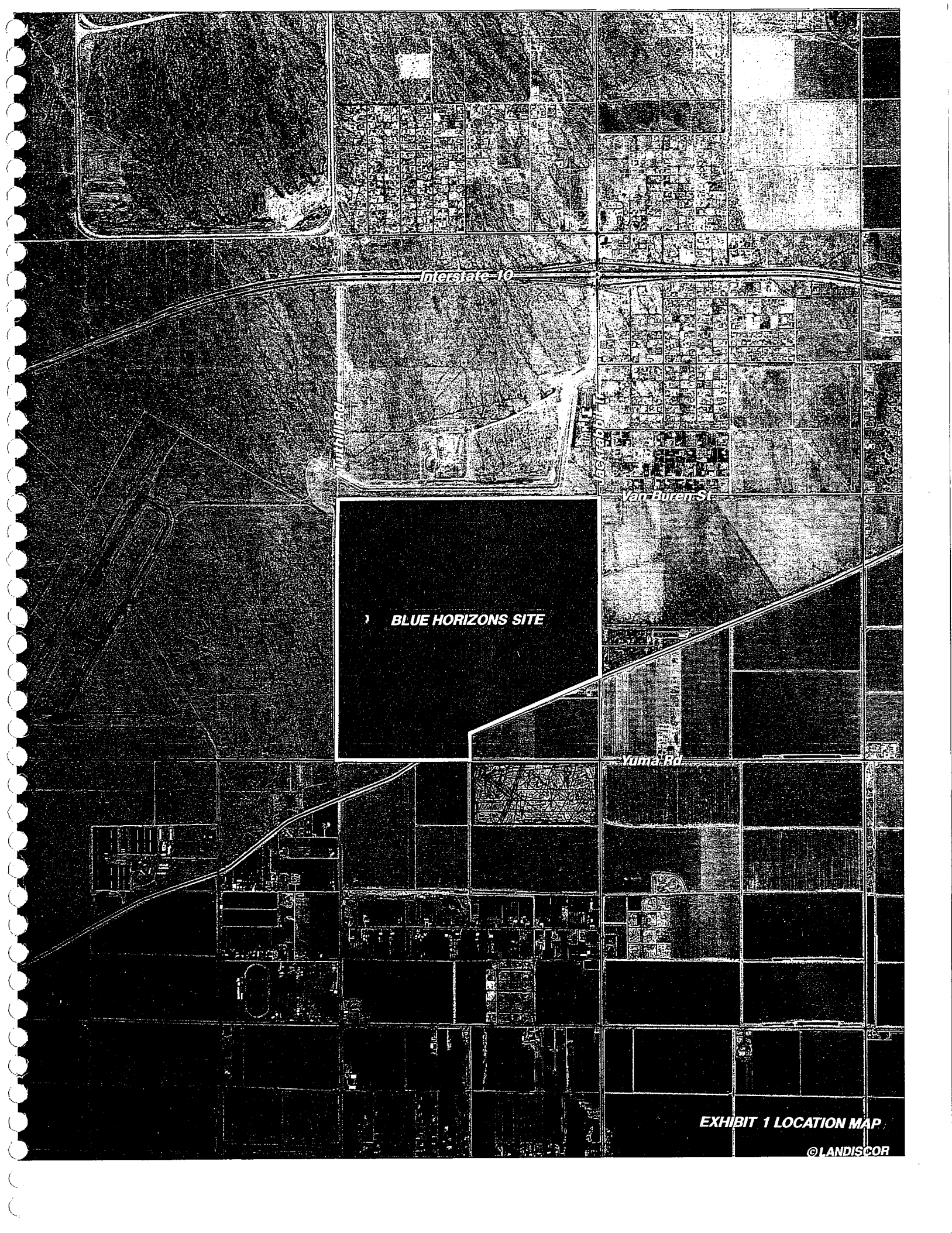
The multi-use trail system (8' wide path) will offer families a linear recreation network with an additional opportunity for non-vehicular travel such as pedestrian and bicycle trails.

Within each individual parcel the homebuilder will have the option to construct local residential streets with a 28.5 foot pavement section. This typical section can be used successfully to increase the amount of landscaping seen along the street, and to reduce the scale of neighborhood streets (See Exhibit 11, Circulation Plan).

J. Water and Wastewater Plan

Since there are no municipal water or wastewater facilities available near or adjacent to the project, Blue Horizons will construct as part of the proposed infrastructure for the project systems capable of meeting the needs of this proposal.

The community potable water needs shall be provided via a 12" main looped along the arterial streets within the site. This system shall be supplied by the development of existing well sites into potable water sources. These existing wells shall be connected to the proposed main by 16" feed pipes. Individual neighborhoods



BLUE HORIZONS SITE

Interstate 10

Van Buren St

Yuma Rd

EXHIBIT 1 LOCATION MAP

© LANDISCOR

PROPERTY LEGAL DESCRIPTION*

PARCEL NO. 1:

The West half of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

That part of the Southeast quarter of Section 8, lying North of the right of way of the main canal of the Roosevelt Irrigation District and all of the Northeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described in that Survey by Land Survey Service as follows:

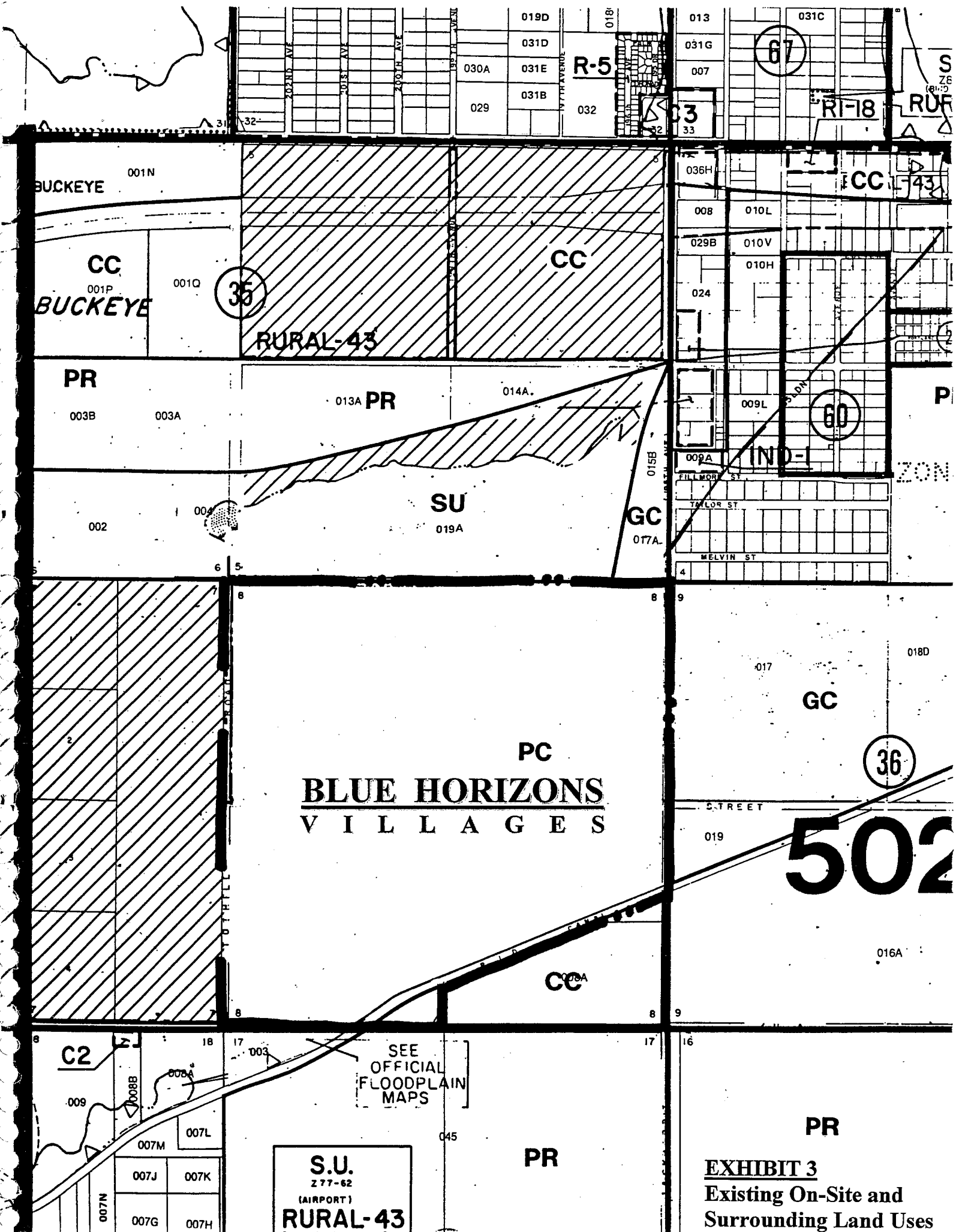
BEGINNING at the North quarter corner of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
thence East along the North boundary of said Section 2641.85 feet to the Northeast corner of said Section;
thence South 00 degrees 00 minutes 30 seconds East 3605.14 feet to the point on the North right of way of the main canal of the Roosevelt Irrigation District as fixed by Agreement of September 1, 1972; thence along the North right of way line of said main canal South 67 degrees 31 minutes 41 seconds West 2855.80 feet to a point on the West boundary of the Southeast quarter of Section 8; thence North 00 degrees 02 minutes 30 seconds West 4696.72 feet to the POINT OF BEGINNING:

EXCEPT the West 256 feet of the North 251 feet of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING therefrom the West 25 feet; AND EXCEPT the following property conveyed to Maricopa County in Deed recorded at Records No. 95-654081:

The East 55 feet of the following described property: All that portion of the southeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the right of way line of the main canal of the Roosevelt Irrigation District, Maricopa County, Arizona; EXCEPT the North 646.98 feet thereof.

* See EXHIBIT 4 – ALTA/ACSM Land Title Survey for certification and stamp.



**BLUE HORIZONS
VILLAGES**

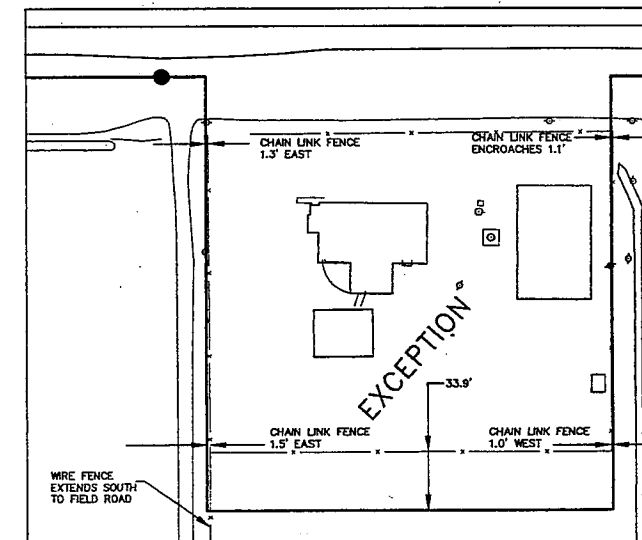
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**S.U.
Z 77-62
(AIRPORT)
RURAL-43**

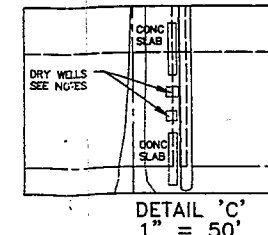
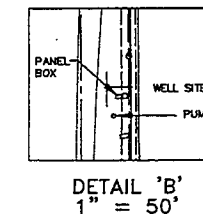
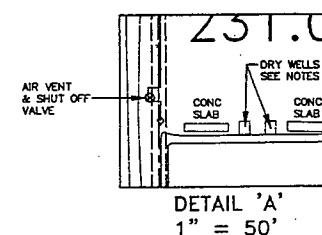
**EXHIBIT 3
Existing On-Site and
Surrounding Land Uses**

A PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

A PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ENCROACHMENT DETAIL
1" = 50'



PARCEL NO. 1:
The West half of Section 8, Township 1 North, Range 2 West
of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

That part of the Southeast quarter of Section 8, lying North of the right of way of the main canal of the Roosevelt Irrigation District and all of the Northeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described in that Survey by Land Survey Service as follows:

BEGINNING at the North quarter corner of Section 8, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
thence East along the North boundary of said Section 2641.85 feet to the Northeast corner of said Section;
thence South 00 degrees 00 minutes 30 seconds East 3605.14 feet to a point on the North right of way of the main canal of the Roosevelt Irrigation District as fixed by Agreement of September 1, 1972;
thence along the North right of way of said line of canal
South 67 degrees 31 minutes 41 seconds West 2855.80 feet to a point on the West boundary of the Southwest quarter of Section 8;
thence South 00 degrees 00 minutes 30 seconds West 4996.72

EXCEPT the West 256 feet of the North 251 feet of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING therefrom the West 25 feet;
AND EXCEPT the following property conveyed to Maricopa
County in Deed recorded at Recorders No. 95-654081:


The East 55 feet of the following described property: All that portion of the southeast quarter of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Bases and Meridian, Maricopa County, Arizona, lying North of the right of way line of the main canal of the Roosevelt Irrigation District, Maricopa County, Arizona;
EXCEPT the North 646.98 feet thereof.

TO: AMI L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY & OLD
REPUBLIC TITLE INSURANCE AGENCY INC. AN ARIZONA CORPORATION
THIS IS TO CERTIFY THAT THE DATA PLANNED SURVEY ON
WHICH IT IS BASED, WERE MADE (1) IN ACCORDANCE WITH "MINIMUM
STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS",
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND
INCLUDES 1, 2, 3, 4, 8, 10 AND 11 OF TABLE A THEREOF, (11) PURSUANT
TO THE ACCURACY STANDARDS OF AN URBAN SURVEY.

BY: THOMAS J. LUTE
REGISTERED LAND SURVEYOR 14959



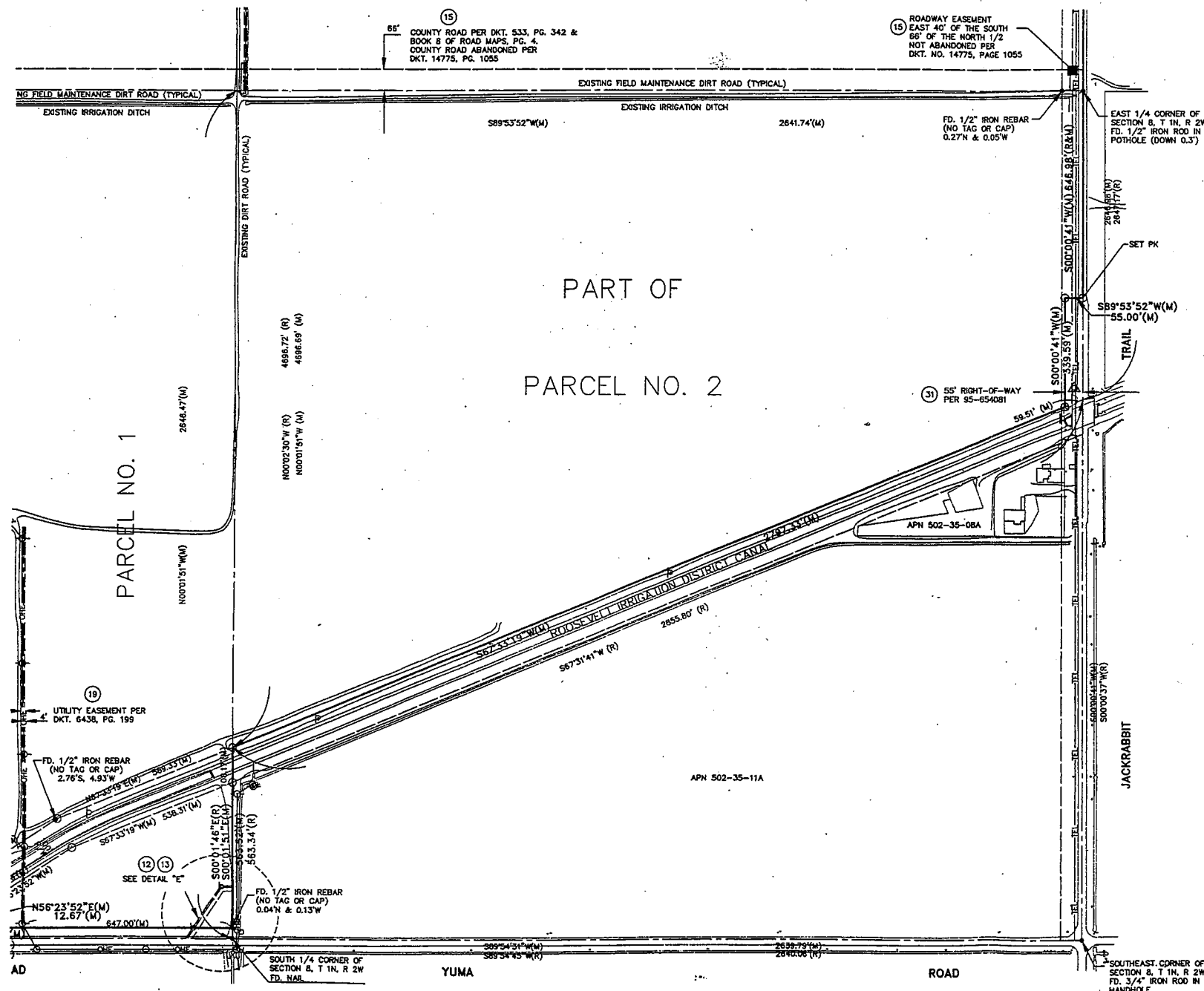
EXHIBIT 4 -
sheet 1 of 4

ALTA/ACSM LAND TITLE SURVEY VAN BUREN AND JACKRABBIT TRAIL MARICOPA COUNTY, ARIZONA		SCALE: 1"=200'	
SECTION: 8 TOWNSHIP: 7N RANGE: 22W		SHEET 1 OF 4	
JOB NO.: 4474-0001		DATE: 03/98	
DRAWN BY: CJS		CHECKED BY:	
		DATE: 03/98	
DAVID EVANS AND ASSOCIATES, INC. 9909 E. CAMELBACK ROAD PHOENIX, AZ. 85016-3446 (602) 948-9900		REVISION	
BY		DATE	

FILE NAME	DATE	TIME	USER
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BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST MONUMENT LINE OF THE NORTHEAST 1/4 OF SECTION 8, T1N, R2W, PER ALTA SURVEY BY SURFACE ENGINEERING COMPANY DATED 8/23/85, WHICH BEARS SOUTH 00°00'30" EAST.

NOTES:

- THIS SURVEY WAS PREPARED BASED ON A PRELIMINARY MEMORANDUM REPORT FOR TITLE 5TH AMENDMENT, ESCROW NO. 51-012591 BY OLD REPUBLIC TITLE AGENCY.
- SUBJECT TO THE FOLLOWING MATTERS AS SHOWN IN ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE REPORT:
 - ITEM 8 - EASEMENT FOR CANALS, LATERALS AND DITCHES OVER THE SE 1/4 OF SECTION 8 PER BLOCK 39 MISC. PAGE 170 (LOCATION NOT DEFINED).
 - ITEM 20 - RECORD OF SURVEY BY SAGE ENGINEERING RECORDED IN BOOK 218 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS.
 - ITEM 23 - 10' WIDE EASEMENT FOR COMMUNICATIONS SYSTEMS OVER THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 8, PER INSTRUMENT RECORDED IN RECORDS NO. 85-56184 AND RECORDED IN RECORDERS NO. 88-248128 (LOCATION NOT DEFINED).
 - ITEM 24 - VISUAL INSPECTION MATTERS PER INSTRUMENT RECORDED IN RECORDERS NO. 92-256893.
 - ITEM 25 - MATTERS AS DISCLOSED BY ALTA SURVEY BY SURFACE ENGINEERING CO., DATED 8/21/85 AND SET FORTH IN INSTRUMENT RECORDED AT RECORDERS NO. 92-256893.
- UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE BASED UPON ABOVE GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER SECTION MAPS AND SHOULD BE VERIFIED BY "BLUESTAKE" AND/OR POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THIS PROPERTY LIES WITHIN TWO FLOOD ZONES: ZONE AH, BASE FLOOD ELEVATION OF 1004, WHICH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING), WHICH COVERS AN AREA IN THE SE 1/4 OF SECTION 8 LYING NORTH OF THE RD CANAL AND ZONE X - WHICH IS DEFINED AS BEING BETWEEN THE 100 YEAR AND THE 500 YEAR FLOODS. AREA OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FLOOD INSURANCE RATE MAPS 04013C2055E AND 04013C2065F BOTH DATED SEPTEMBER 30, 1995.
- DRY WELLS SHOWN IN DETAILS A & C ARE REPORTED TO HAVE BEEN USED TO ADD FERTILIZER TO IRRIGATION WATER.

LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
- INDICATES CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- INDICATES FENCE LINE
- PUE
- SCHEDULE 'B' ITEMS FROM TITLE REPORT

SYMBOLS

- EXIST. POWER POLE
- TRAFFIC SIGN
- STREET LIGHT
- STREET SIGN
- EXIST. ELECT. BOX
- EXIST. CATCH BASIN
- EXIST. PALM TREE
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- WATER VAULT
- GAS VAULT
- WELL
- ELECTRIC METER
- ELECTRIC VAULT
- WATER METER
- WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. SAN. MANHOLE
- SEWER CLEAN OUT
- IRRIGATION CTRL VALVE
- TELEPHONE MANHOLE
- UTILITY RISER
- EXIST. TREE
- SAGUARO
- OCOTILLO

UTILITY LINES

- E - ELECTRIC
- W - WATER
- SD - STORM DRAIN
- S - SEWER
- G - GAS
- T - TELEPHONE
- TV - TV
- IRR - IRRIGATION

AREA TABLE

PARCEL NO. 1 = 314.970 ACRES +/-
PARCEL NO. 2 = 250.005 ACRES +/-



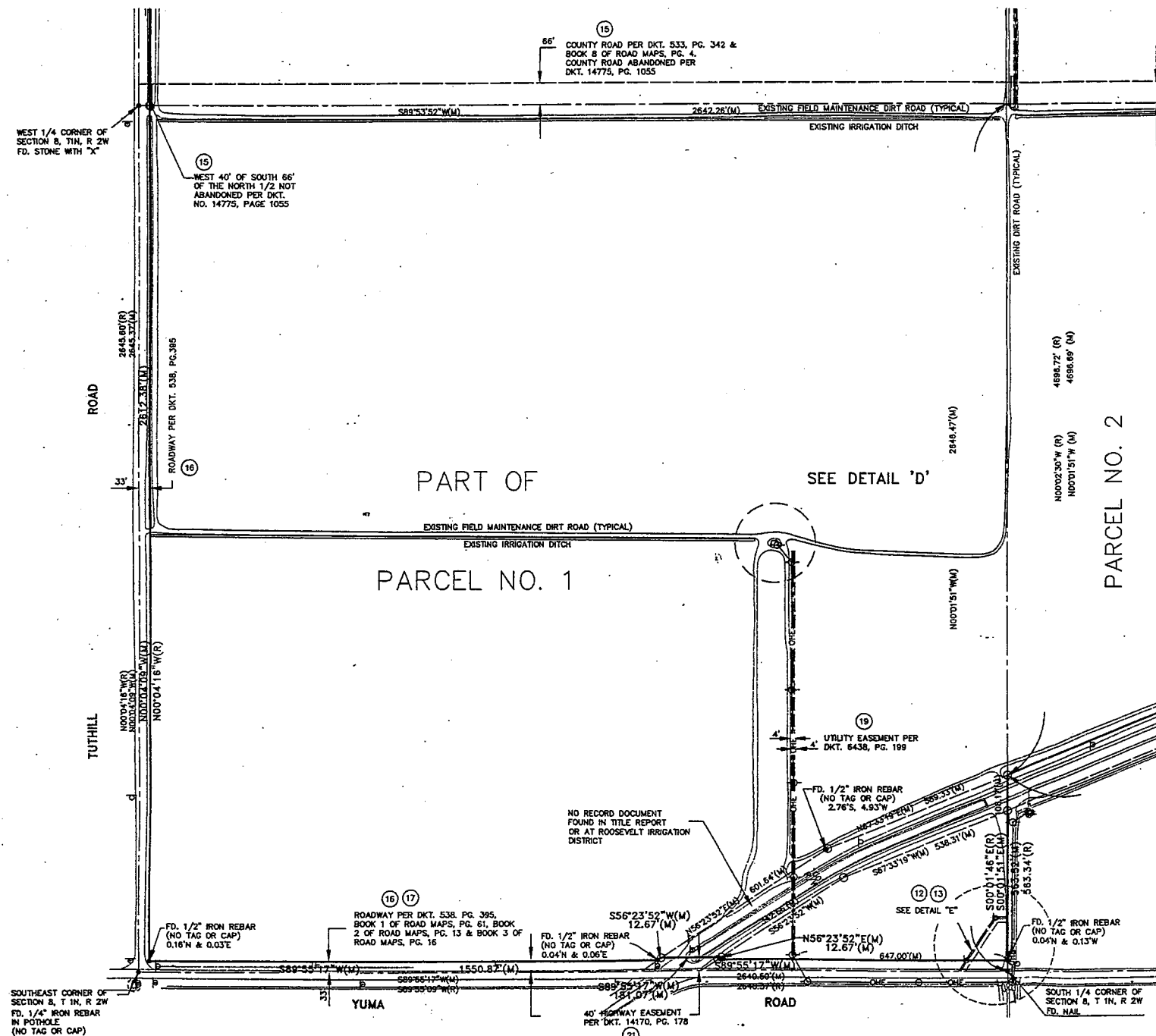
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SCALE: 1"=200'

EXHIBIT 4 - sheet 2 of 4

DATE	03/99	REVISION	BY
CHECKED BY:			
DRAWN BY:	cje		
DAVID EVANS AND ASSOCIATES, INC. 2929 E. CAMELBACK ROAD. PHOENIX, AZ 8001-3446 (602) 968-9860			
ALTA/ACSM LAND TITLE SURVEY VAN BUREN AND JACKRABBIT TRAIL MARICOPA COUNTY, ARIZONA			
SCALE: 1"=200'			
SECTION: 8 TOWNSHIP: T1N RANGE: R2W			
SHEET 2 OF 4			
JOB NO.: ATHE0001			

ATHE-0001 c:\e 06/04/98 100811 c:\e Atheat3.dwg



LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
- INDICATES CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- INDICATES FENCE LINE
- PUE
- SCHEDULE "B" ITEMS FROM TITLE REPORT

SYMBOLS

- EXIST. POWER POLE
- TRAFFIC SIGN
- STREET LIGHT
- EXIST. ELECT. BOX
- EXIST. CATCH BASIN
- EXIST. PALM TREE
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- WATER VAULT
- GAS VAULT
- WELL
- ELECTRIC METER
- ELECTRIC VAULT
- WATER METER
- WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. SAN. MANHOLE
- SEWER CLEAN OUT
- IRRIGATION CTRL VALVE
- TELEPHONE MANHOLE
- UTILITY RISER
- EXIST. TREE
- SAGUARO
- OCOTILLO

UTILITY LINES

- E ELECTRIC
- W WATER
- SD STORM DRAIN
- S SEWER
- G GAS
- T TELEPHONE
- TV TV
- IRR IRRIGATION

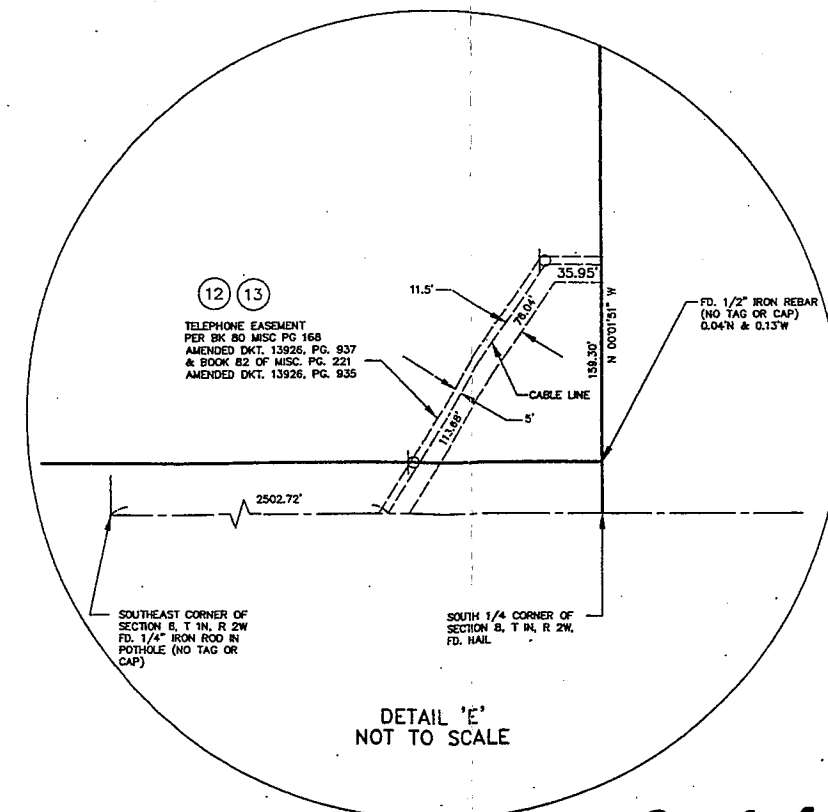
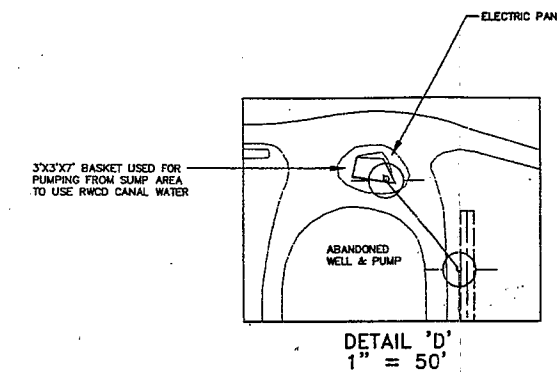
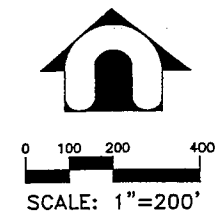
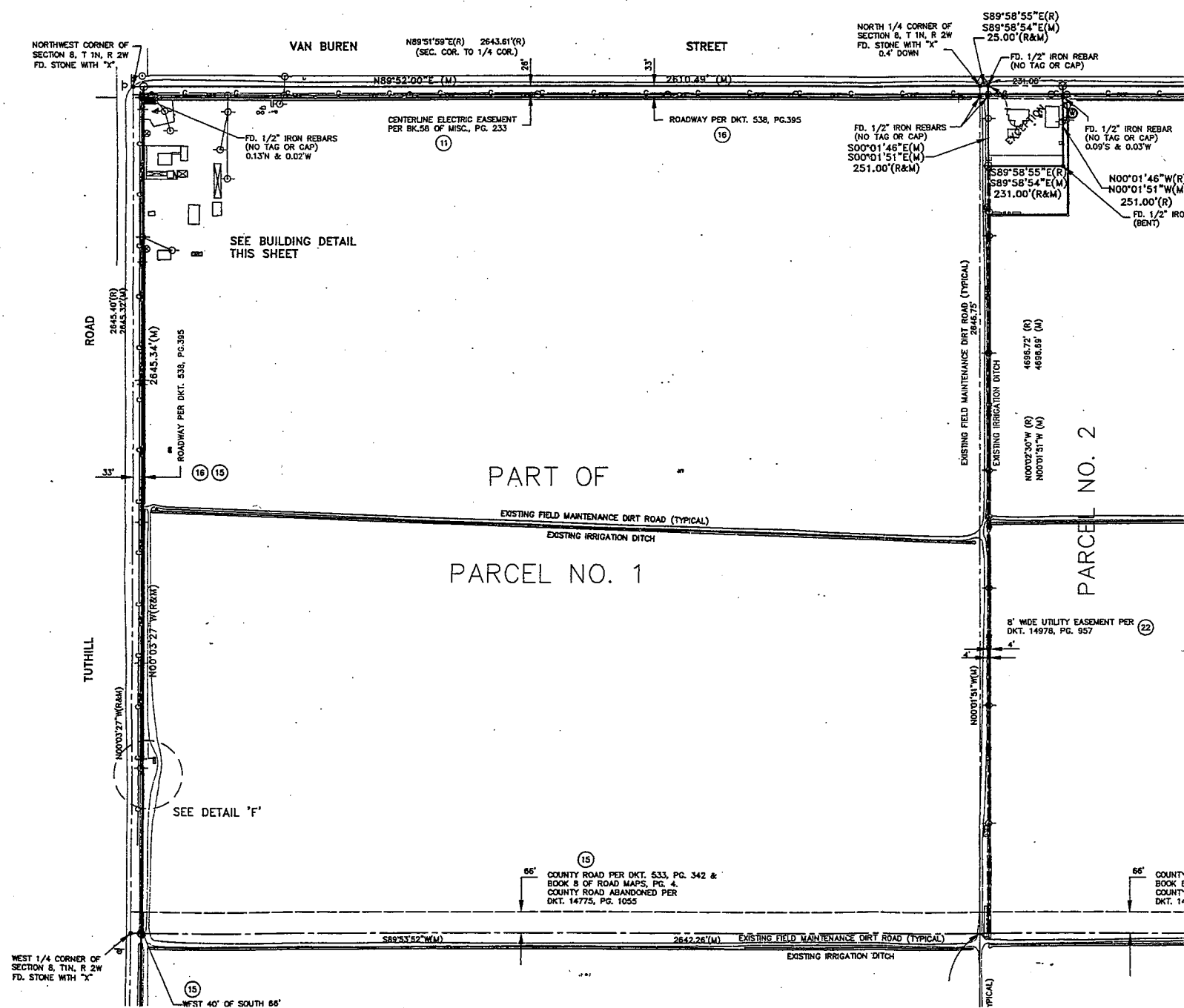


EXHIBIT 4 - sheet 3 of 4

DRAWN BY: c/s		CHECKED BY:		DATE: 03/98	
DAVID EVANS AND ASSOCIATES, INC.		2929 E. CAMELBACK ROAD		PHOENIX, AZ 85018-3446 (602) 965-9850	
ALTA/ACSM LAND TITLE SURVEY		VAN BUREN AND JACKRABBIT TRAIL		MARICOPA COUNTY, ARIZONA	
SCALE: 1"=200'		SECTION: 8		TWN: 1N	
RANGE: R2W		SHEET 3 OF 4		JOB NO.: ATHE0001	

ATHE0001 cje 06/05/98 062052 cje Athealt4.dwg



LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
- INDICATES CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- INDICATES FENCE LINE
- PUE PUBLIC UTILITIES EASEMENT
- SCHEDULE "B" ITEMS FROM TITLE REPORT

SYMBOLS

- EXIST. POWER POLE
- TRAFFIC SIGN
- STREET SIGN
- EXIST. ELECT. BOX
- EXIST. CATCH BASIN
- EXIST. PALM TREE
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- WATER VAULT
- GAS VAULT
- WELL
- ELECTRIC METER
- ELECTRIC VAULT
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- SEWER CLEAN OUT
- IRRIGATION CTRL VALVE
- TELEPHONE MANHOLE
- UTILITY RISER
- EXIST. TREE
- SAGUARO
- OCOTILLO

UTILITY LINES

- E ELECTRIC
- W WATER
- SD STORM DRAIN
- S SEWER
- G GAS
- T TELEPHONE
- TV TV
- IRR IRRIGATION

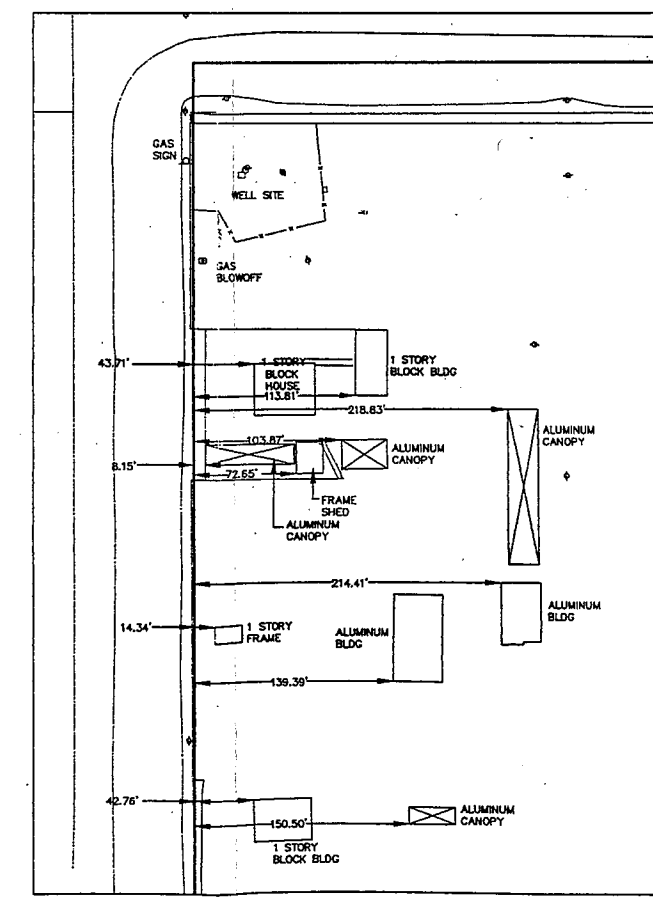
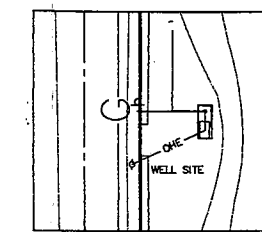
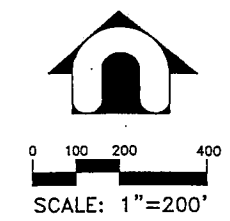
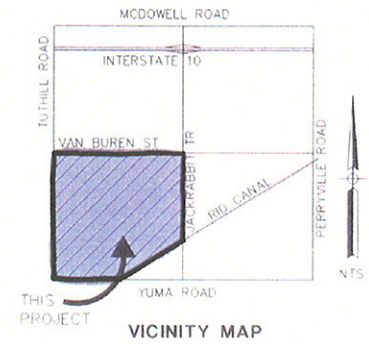


EXHIBIT 4 - sheet 4 of 4

DRAWN BY: cje		CHECKED BY:		DATE: 03/98	
DAVID EVANS AND ASSOCIATES, INC.		2929 E. CAMELBACK ROAD		PHOENIX, AZ 85016-3446 (602) 956-9850	
ALTA/ACSM LAND TITLE SURVEY		VAN BUREN AND JACKRABBIT TRAIL		MARICOPA COUNTY, ARIZONA	
SCALE: 1"=200'		SECTION: 8		TOWNSHIP: T1N	
SHEET 4 OF 4		RANGE: R2W		JOB NO.: ATHE0001	



LAND USE DATA

PARCEL	LAND USE/LOT SIZE	AREA	# UNITS	DU/ACRE
1	SINGLE FAMILY - 53' x 110' LOTS	19.75 AC	94	4.76 DU/Ac
2	SINGLE FAMILY - 48' x 110' LOTS	24.99 AC	125	5.00 DU/Ac
3	SINGLE FAMILY - 48' x 110' LOTS	16.99 AC	90	5.30 DU/Ac
4	CHURCH	4.51 AC	N/A	N/A
5	SINGLE FAMILY - 58' x 110' LOTS	38.21 AC	169	4.42 DU/Ac
6	SINGLE FAMILY - 53' x 110' LOTS	25.78 AC	107	4.15 DU/Ac
7	SINGLE FAMILY - 40' x 105' LOTS	17.54 AC	114	6.50 DU/Ac
8	SCHOOL SITE	15.00 AC	N/A	N/A
9	PARK	33.59 AC	N/A	N/A
10	FIRE STATION	0.80 AC	N/A	N/A
11	TREATMENT PLANT	4.49 AC	N/A	N/A
12	CHURCH	4.65 AC	N/A	N/A
13	SINGLE FAMILY - 48' x 110' LOTS	21.98 AC	127	5.78 DU/Ac
14	SINGLE FAMILY - 58' x 110' LOTS	20.04 AC	97	4.84 DU/Ac
15	SINGLE FAMILY - 40' x 105' LOTS	20.69 AC	127	6.14 DU/Ac
16	SINGLE FAMILY - 53' x 110' LOTS	28.93 AC	136	4.70 DU/Ac
17	SINGLE FAMILY - 48' x 110' LOTS	20.77 AC	99	4.77 DU/Ac
18	SINGLE FAMILY - 48' x 110' LOTS	21.79 AC	120	5.51 DU/Ac
19	SINGLE FAMILY - 53' x 110' LOTS	27.41 AC	126	4.60 DU/Ac
20	SINGLE FAMILY - 58' x 110' LOTS	20.25 AC	81	4.00 DU/Ac
21	SINGLE FAMILY - 48' x 110' LOTS	20.71 AC	110	5.31 DU/Ac
22	SINGLE FAMILY - 53' x 110' LOTS	20.93 AC	96	4.59 DU/Ac
23	SINGLE FAMILY - 58' x 110' LOTS	20.64 AC	86	4.17 DU/Ac
24	SINGLE FAMILY - 53' x 110' LOTS	16.51 AC	73	4.42 DU/Ac
25	MULTIFAMILY VILLAS	14.80 AC	103	7.00 DU/Ac
26	MULTIFAMILY APARTMENTS	9.94 AC	150	15.10 DU/Ac
27	COMMERCIAL	13.18 AC	N/A	N/A
RESIDENTIAL AREA		428.65 AC		
RIGHT-OF-WAY		40.91 AC		
PARKS/RECREATION		52.78 AC		
SCHOOL SITE		15.00 AC		
COMMUNITY SERVICES		5.29 AC		
COMMERCIAL/CHURCHES		22.34 AC		
NET TOTALS		494.67 AC	2,230	4.51 DU/Ac
GROSS TOTALS		566.09 AC	2,230	3.94 DU/Ac

LEGEND

40'x105' LOTS	58'x110' LOTS	COMMERCIAL	SCHOOL
48'x110' LOTS	VILLAS	CHURCH	PARK
53'x110' LOTS	APARTMENTS	SERVICES	

BLUE HORIZONS VILLAGES MASTER PLAN

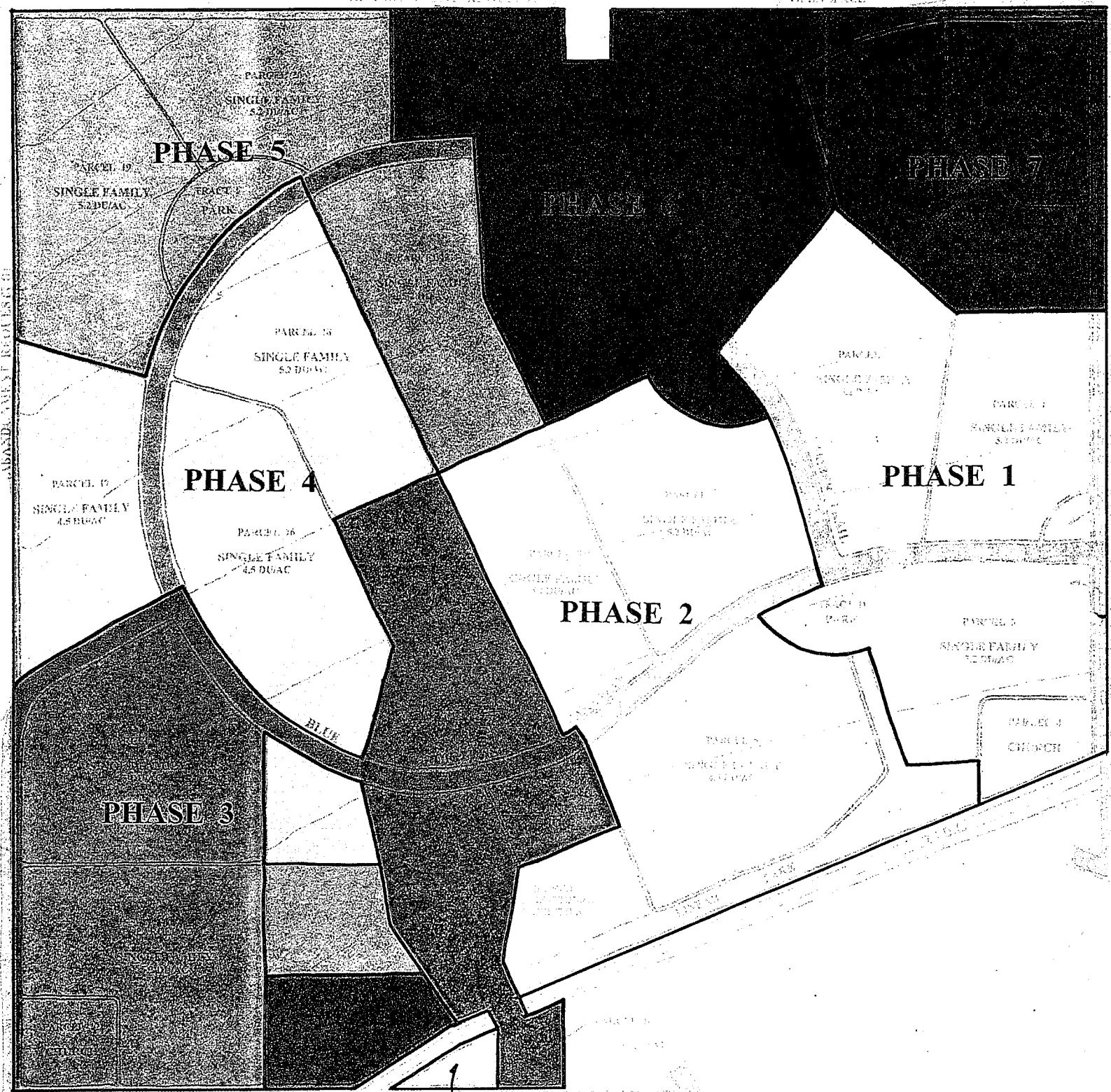
DAVID EVANS AND ASSOCIATES, INC.
7878 North 16th Street, Suite 250 Phoenix, Arizona. 85020

(602) 678-5151
(FAX) 678-5155

DATE: 5/2/00
PROJECT NO.: ATHE0000-0004

SCALE: 1" = 300'-0"





PHASING PLAN

PHASE 1	79.93 Acres
PHASE 2	90.84 Acres
PHASE 3	108.75 Acres
PHASE 4	80.97 Acres
PHASE 5	81.66 Acres
PHASE 6	74.65 Acres
PHASE 7	44.71 Acres
Treatment Plant	3.46 Acres
TOTAL	564.97 Acres

Treatment Plant



BLUE HORIZONS
V I L L A G E S

COMMUNITY MASTER PLAN

DEVELOPER: AMI, LLC



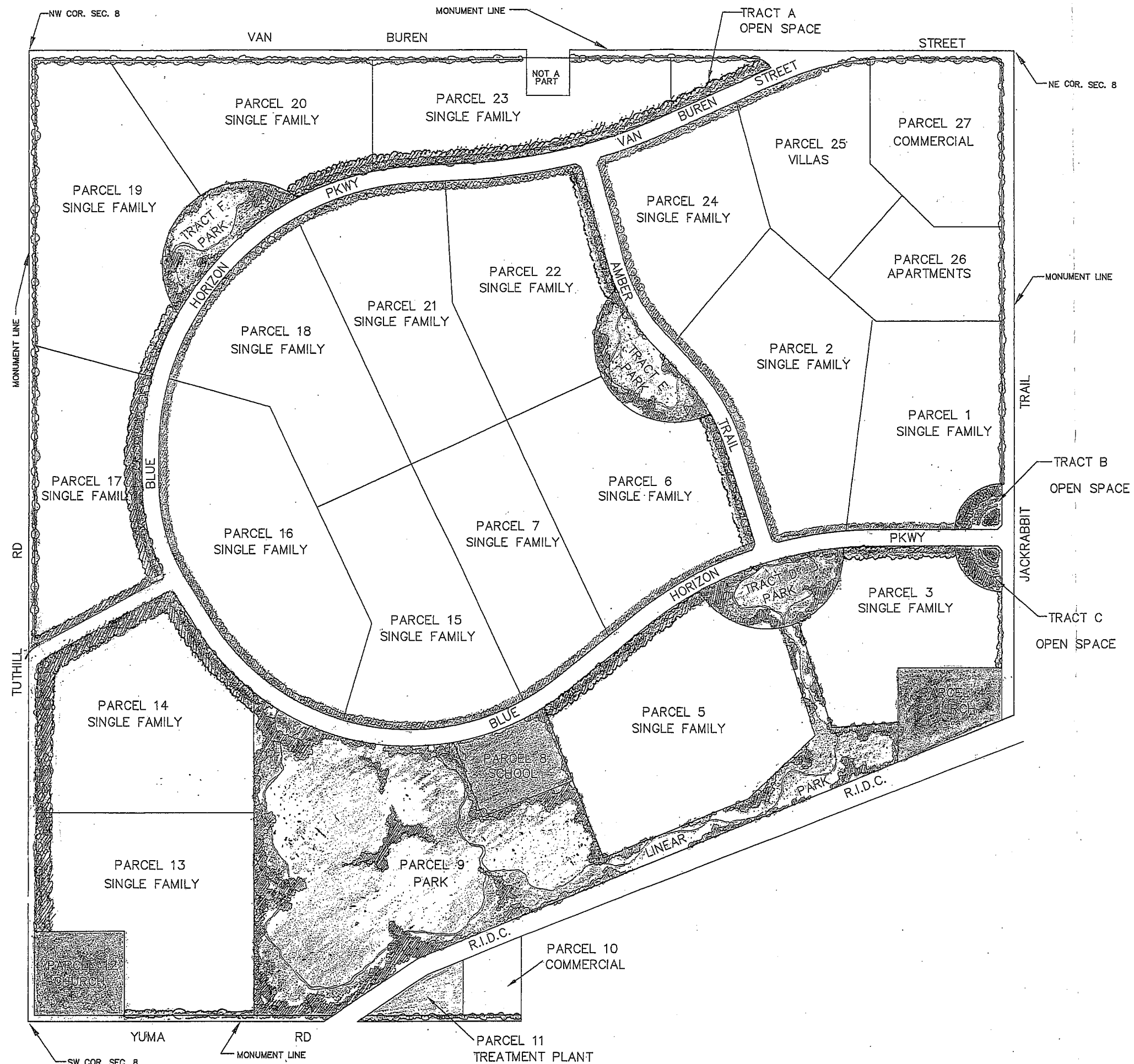


EXHIBIT 9
 RECREATION, OPEN
 SPACE & PUBLIC
 FACILITY PLAN

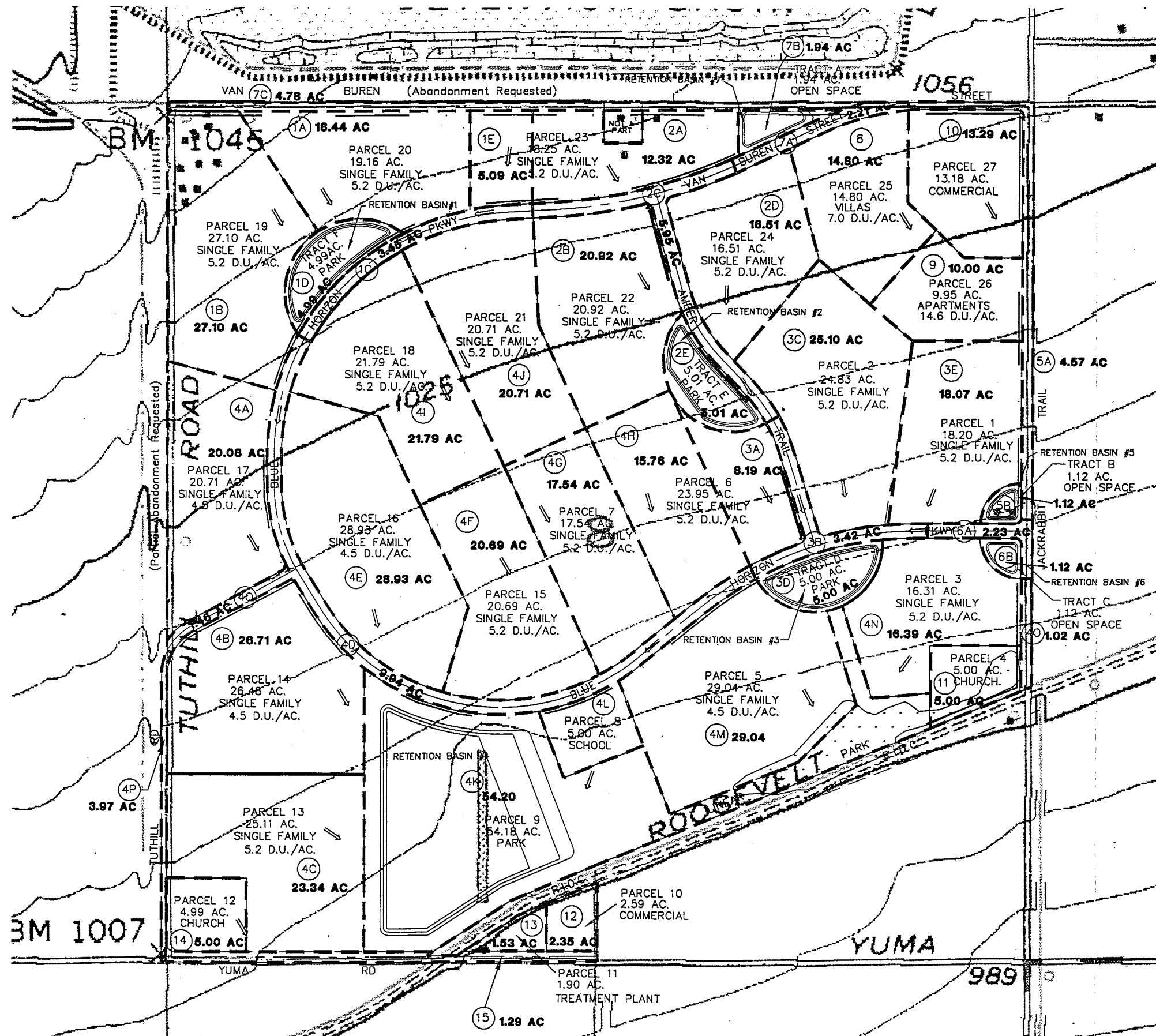
DAVID EVANS
 AND ASSOCIATES, INC.
 7878 N. 16th St. #250
 PHOENIX, AZ. 85020 (602)678-5151



PHASING SCHEDULE

PHASE	ACRES	PROJECTED ABSORPTION SCHEDULE
Phase 1	79.93	1999 - 2001
Phase 2	90.84	2002 - 2003
Phase 3	108.75	2003 - 2005
Phase 4	80.97	2005 - 2006
Phase 5	81.66	2006 - 2007
Phase 6	74.65	2007 - 2008
Phase 7	44.71	2008 - 2011
Treatment Plant	3.46	1999 - 2008
TOTALS	564.97	Estimated Project Build-Out: 2008-2012*

*The project build-out schedule is an estimate only. Actual build-out will depend on market factors which are beyond the control of the developer of Blue Horizons.



LEGEND

- ③ DRAINAGE AREA DESIGNATION
- DRAINAGE AREA BOUNDARY LINE
- CP3 CONCENTRATION POINT
- ← FLOW DIRECTION
- 1220— EXISTING CONTOURS
- 100-YR FLOOD ZONE AH

EXHIBIT 10 DRAINAGE PLAN

DAVID EVANS AND ASSOCIATES, INC. 2929 E. CAMELBACK ROAD PHOENIX, AZ 85018-2444 602.966-9559		
BLUE HORIZON		
DESIGN DRAINAGE REPORT ONSITE DRAINAGE AREA MAP EXHIBIT A		
SECTION: 8	TWNSHP: N	RANGE: 2W
DESIGN BY: TSM	DATE: 6/12/98	
CHECKED BY:	DRAWING NO.: ATO3DO1	
JOB NO.: ATHE0003	SHEET 1	OF 1

LAND USE DATA - Summary

LAND USE	ACRES	PERCENT OF TOTAL	AVERAGE DENSITY	DWELLING UNITS
Single Family Residential	105.1	18.6 %	4.5 DU/AC	472
Single Family Residential	291.0	51.5 %	5.2 DU/AC	1505
Multi-Family Villas	14.8	2.6 %	7.0 DU/AC	103
Multi-Family Apartments	10.0	1.8 %	14.6 DU/AC	145
Commercial/Churches	25.8	4.6 %		
Community Services	6.9	1.2 %		
Parks/Recreation	73.4	13.0 %		
Right-Of-Way	38.0	6.7 %		
TOTALS	565.0	100.0 %		2225

MCDOWELL ROAD

INTERSTATE 10

VAN BUREN STREET

YUMA ROAD

STREET

BUREN

VAN

AMBER TRAIL
PKWY

HORIZONS

BLUE

TUTHILL RD.

JACKRABBIT TRAIL
(195TH AVENUE)

SITE

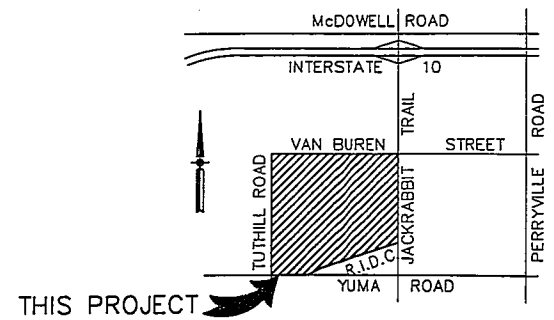
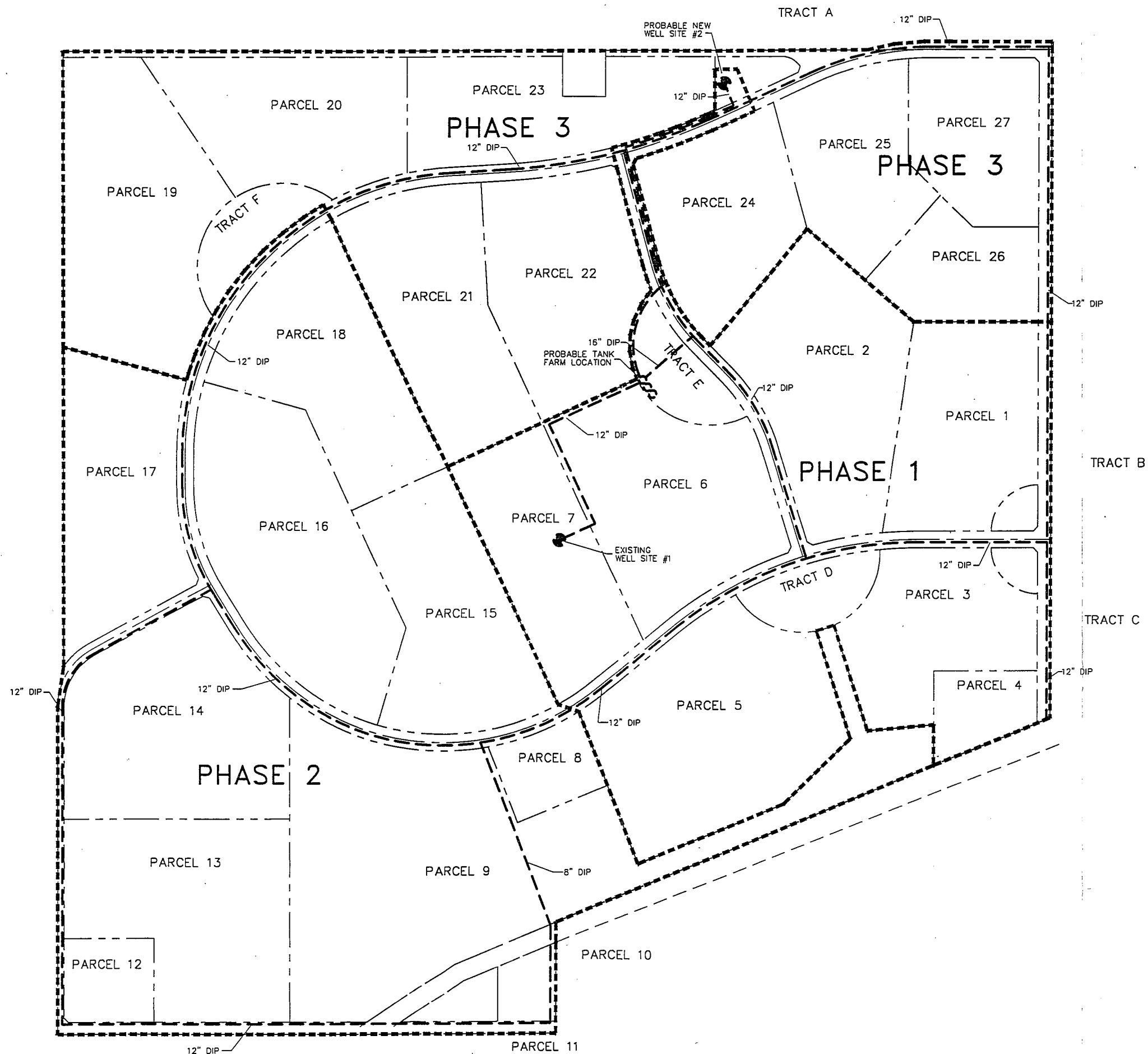


DAVID EVANS
AND ASSOCIATES, **INC.**
2929 E. CAMELBACK ROAD
PHOENIX, AZ. 85016-3446 (602) 956-9850



EXHIBIT 11

CIRCULATION PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

- PARCEL BOUNDARY
- PHASE LINE



EXHIBIT 12
WATER PLAN

ENGINEER:
DAVID EVANS AND ASSOCIATES, INC.
2929 EAST CAMELBACK ROAD, SUITE 240
PHOENIX, ARIZONA 85016
CONTACT: KEVIN HOWELL, P.E.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

263-1100
BLUE STAKE CENTER

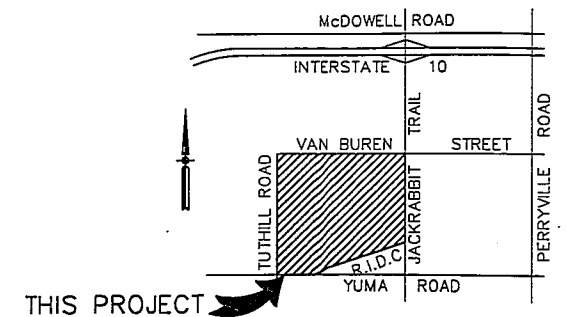
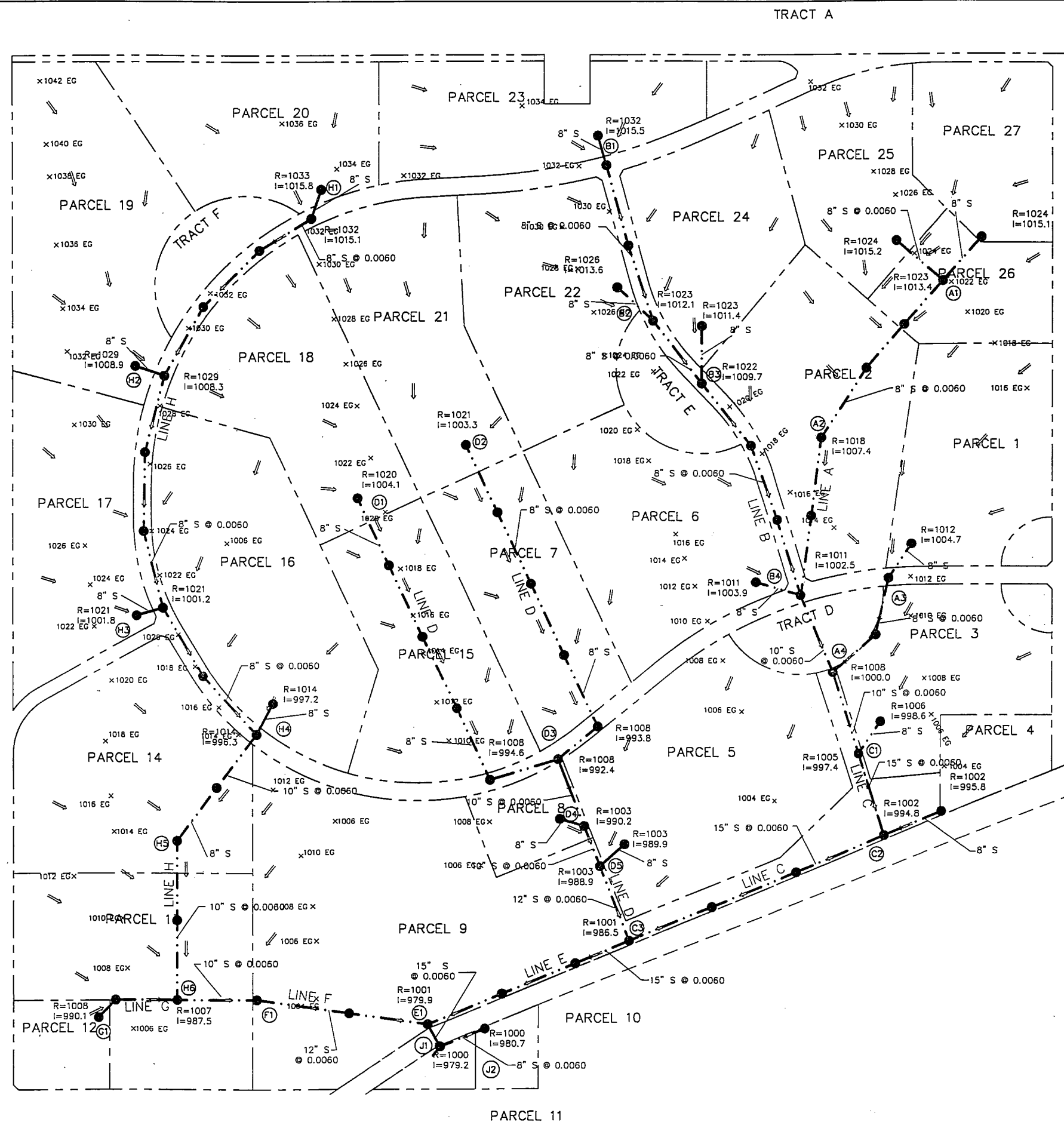
3/13/99	REVISED PARCEL LAYOUT & WATER LAYOUT	PMY
8/07/98	REVISED PARCEL LAYOUT & WATER LAYOUT	PMY
7/31/98	REVISED PARCEL LAYOUT & WATER LAYOUT	PMY
DATE	REVISION	BY

DAVID EVANS AND ASSOCIATES, INC.
2929 E. CAMELBACK ROAD
PHOENIX, AZ 85016-3446 (602) 944-9000

**BLUE HORIZONS
COMMUNITY MASTER PLAN**

**MASTER WATER PLAN
EXHIBIT 'E'**

DESIGN BY: JXB	DRAWN BY: JXB
CHECKED BY: MKH	DATE: 6/98
JOB NO.: ATHE0003	SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

LEGEND

- PARCEL BOUNDARY
- PHASE LINE
- ⊙ CONCENTRATION POINT
- x1006 EG EXISTING GROUND ELEVATION



EXHIBIT 13

WASTEWATER PLAN

ENGINEER:
DAVID EVANS AND ASSOCIATES, INC.
2929 EAST CAMELBACK ROAD, SUITE 240
PHOENIX, ARIZONA 85016
CONTACT: KEVIN HOWELL, P.E.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CALL FOR FUTURE DOTS
BEFORE YOU GO
263-1100
BLUE STAKE CENTER

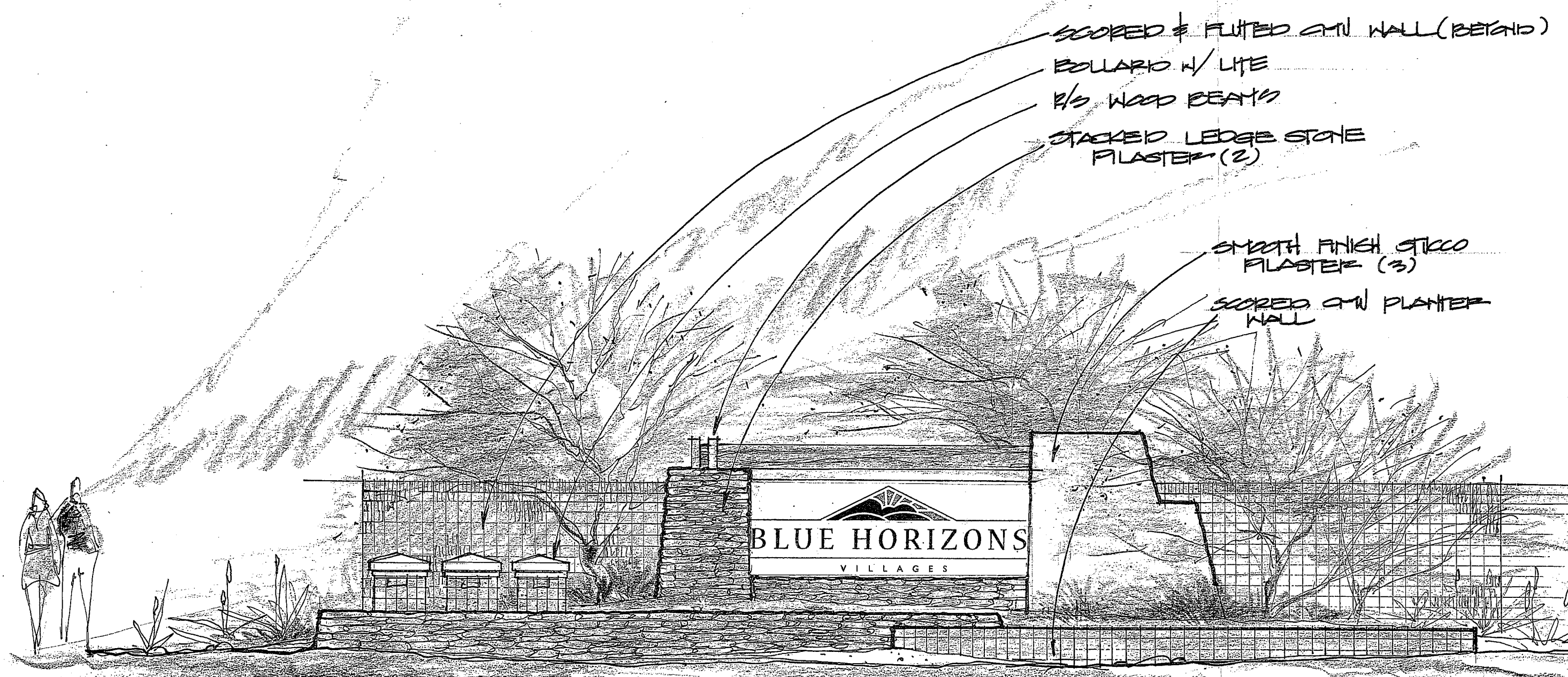
12/17/98	REVISED PARCEL, LAYOUT & SEWER LAYOUT	PMY
8/07/98	REVISED PARCEL, LAYOUT & SEWER LAYOUT	PMY
7/31/98	REVISED PARCEL, LAYOUT & SEWER LAYOUT	PMY
DATE	REVISION	BY

DAVID EVANS AND ASSOCIATES, INC.
2929 E. CAMELBACK ROAD
PHOENIX, AZ 85016-2448 602-945-9650

'BLUE HORIZONS VILLAGES'
COMMUNITY MASTER PLAN
BUCKEYE, ARIZONA

EXHIBIT 'C'
SEWAGE INFRASTRUCTURE PLAN

DESIGN BY: JXB	DRAWN BY: JXB
CHECKED BY: MKH	DATE: 6/98
JOB NO.: ATHE0003	SHEET 1 OF 1

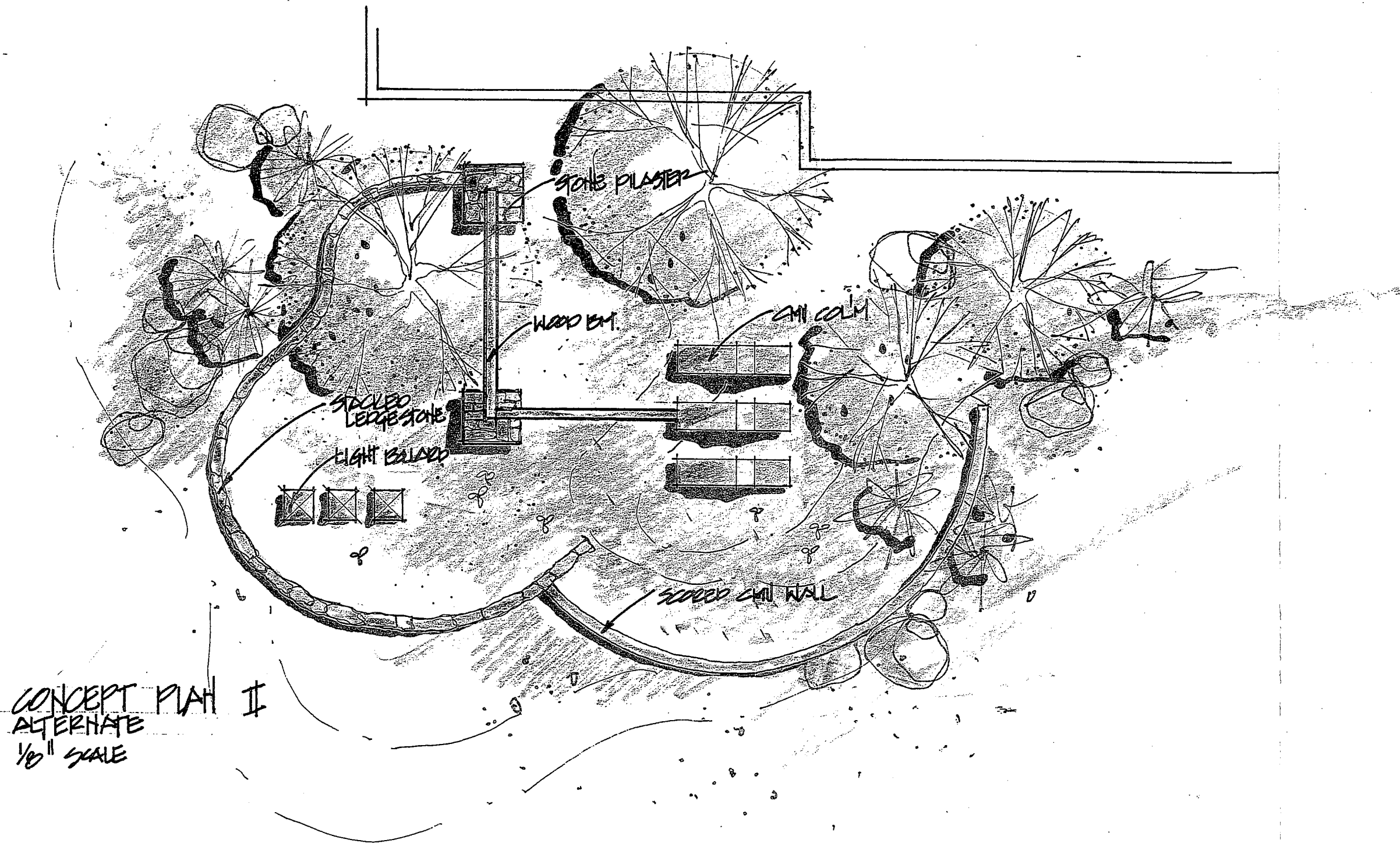


✓ CONCEPT II: ENTRY FEATURE ELEVATION
1/4" SCALE (±)

EXHIBIT 14
CONCEPTUAL ENTRY
FEATURES (ELEVATION)

DAVID EVANS
AND ASSOCIATES, INC.
2929 E. CAMELBACK ROAD
PHOENIX, AZ. 85016-3446 (602) 956-9850





CONCEPT PLAN II
 ALTERNATE
 1/8" SCALE

EXHIBIT 15 CONCEPTUAL ENTRY FEATURES (PLAN)



DAVID EVANS
 AND ASSOCIATES, INC.
 2929 E. CAMELBACK ROAD
 PHOENIX, AZ. 85016-3446 (602) 956-9850

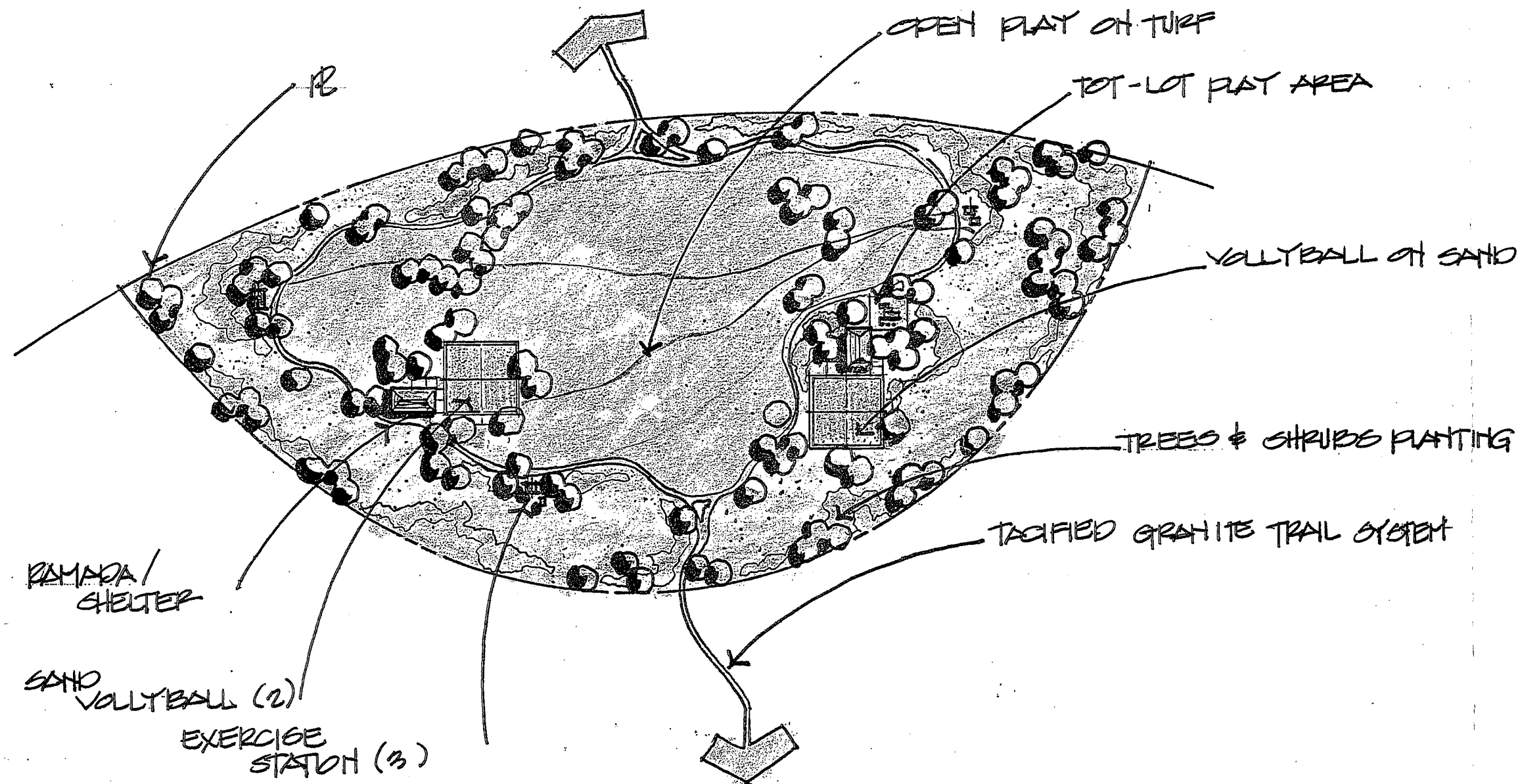


EXHIBIT 16
CONCEPTUAL OPEN
SPACE DESIGN

DAVID EVANS
AND ASSOCIATES, INC.
2929 E. CAMELBACK ROAD
PHOENIX, AZ. 85016-3446 (602) 956-9850



SECTION V - APPENDIX

DOCUMENTS UNDER SEPARATE COVER