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MEMORANDUM

Date: May 3, 2016

To: Mr. Chase Emmerson

CVE, Inc

From: Jason Burm, P.E.

Kimley Horn and Associates, Inc.

Subject: 10 West Logistics Due Diligence Report

Pursuant to your request, Kimley-Horn has investigated the property formerly known as "Hidden Waters Ranch" and the existing condition/infrastructure in the area near the intersection of 339th Avenue and Interstate 10, in Maricopa County, Arizona. Additionally, Kimley-Horn has prepared a high-level, broad assessment of the additional new infrastructure that may be required to service the 600± acre portion of the Hidden Waters Ranch Development Master Plan (DMP). More specifically, this report focuses on the industrial portion of the subject development site, known as the 10 West Logistics Hub, to determine the most feasible and cost effective site to begin development. The results of this investigation and analysis are included herein, and have been divided into two portions: 600± Acre Development and 100± Acre Development. The report portions are then subdivided into the following sections: Site Location and Background, Drainage Infrastructure, Roadway Infrastructure, and Utility Infrastructure.

A preliminary opinion of probable cost (OPC) has been prepared for the 600± acre development and 100± acre initial industrial development. This document and all recommendations made in this report are based on available information gathered from Maricopa County and other sources. The preliminary OPC's, Site Constraints Exhibit, and other supportive information have been provided in the appendices of this report.

The information contained in this memorandum is based on the approved Development Master Plan Major Amendment #1 for Hidden Waters Ranch, the County stipulations in place for Case DMP2008006, the Water Master Plan and the Sewer Master Plan for Hidden Waters Ranch. The assertions made in this memorandum, particularly those pertaining to future infrastructure requirements, are based on the information gathered and are subject to verification, reviews, and approvals by multiple agencies, including Maricopa County. The future infrastructure requirements are to be regarded as anticipated requirements based on preliminary information.

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600± ACRE DEVELOPMENT

Site Location and Background

The subject development site is located near the intersection of 339th Avenue and Interstate 10, in Maricopa County, Arizona. The proposed site consists of approximately 600 acres of vacant, undeveloped desert land that falls within the approved Planned Area Development known as Hidden Waters Ranch. Approximately 360 acres of this land is zoned for light Industrial, 175 acres is zoned for small lot residential and the remaining smaller portions are zoned for educational and public facilities and recreational open space. The land generally slopes from the north to the south at an approximate grade of 0.6%.

The project site includes a large portion of sections 5 and 8 and a small portion of section 9 in Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is bound on the north by Interstate 10, to the west by the 347th Avenue alignment, to the east by 339th Avenue and to the south by Buckeye Road. A small portion of the site is located on the east side of 339th Avenue, south of Van Buren Street. The site as described herein is currently located in unincorporated Maricopa County, in the planning region of the Tonopah/Arlington Area Plan.

Drainage Infrastructure

Overview

The proposed site is undeveloped desert crossed by a few dirt trails, Dickey Wash, Luke Wash, and several other unnamed dry washes. Dickey Wash and Luke Wash are identified with FEMA 100-year flood hazard designation of Zone AE. Additionally, the channel of Dickey Wash is designated by the Army Corp of Engineers as a Section 404 jurisdictional wash. Portions of the washes east of 339th Avenue have also been designated as Zone AE.

Flood hazard Zone AE areas may be partially developed by implementing a combination of runoff controls, grading practices, and channel stabilization measures. According to the approved DMP stipulations, the developer shall submit a Conditional Letter of Map Revision (CLMOR) prior to any preliminary plat approvals for development encroaching into Zone AE area. The CLOMR will require a drainage study and proposed improvements to be submitted to FEMA. Upon completion of construction, as-built plans will be submitted to FEMA to obtain a Letter of Map Revision (LOMR), which removes the Zone AE designation from the development area.

Dickey Wash

The largest offsite drainage impact is Dickey Wash, which traverses north to south along the western project boundary. Since Dickey Wash is designated as a Section 404 jurisdictional wash, proper 404 permitting and mitigation will need to be conducted prior to any site development affecting this wash. There is an existing two-bay 8x4 box culvert in place, which currently channelizes approximately ¼ of the estimated 2,180 cubic feet per second (cfs) 100-year peak flow rate under Van Buren Street. According to

the Hidden Water DMP Major Amendment #1, improvements to Van Buren Street will include improvements to the existing culvert. Furthermore, a second crossing is planned for Roosevelt Street approximately one half mile north of the existing Van Buren Street crossing. Disturbance of the channel may meet the criterion for the national 404 general permit, but disturbance of more than ½ an acre may require a special permit.

Luke Wash

Luke Wash traverses north to south along the central and eastern portion of the site. The wash will have four major crossings at Roosevelt Street, Van Buren Street, 343rd Avenue and Harrison Street. The Hidden Waters Ranch DMP Major Amendment #1 proposes to channelize the wash to control the flow and remove the Zone AE floodplain area to allow for more development. The channeled wash will span from Interstate 10 to Buckeye Road with box culverts at the four street crossings. The anticipated 100-year peak flow is 410 cfs, the proposed improvements will be designed to accommodate 100% of this flow.

Onsite Storm Water Storage

According to the approved DMP stipulations, the engineering design shall be in conformance with Maricopa County Drainage Regulation and no variance is permitted under the DMP. The Maricopa County Drainage Regulation requires the developer to receive and retain the volume generated by the 100-year, 2-hour storm over the entire development site. The typical method for meeting this criteria is to provide either surface basins or underground tanks, and dispose of the storm water via drywells. Based on this concept, the proposed development would require the design and construction of surface retention basins, complete with an adequate number of drywells to dispose of the storm water within the 36-hour requirement.

Flood Zone

The development site is included on Flood Insurance Rate Map Number 04013C2060M, revised November 4, 2015. Two areas of the development site have a FEMA designated special flood hazard Zone AE and the rest of the site is in Zone X. Zone AE is defined as a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined. Zone X is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Refer to Appendix D for the FIRMette.

Roadway Infrastructure

The existing roadways adjacent to the property include Interstate 10, 339th Avenue, Van Buren Street, Roosevelt Street, and Buckeye Road. Interstate 10 is a 4-lane highway running east/west along the northern project boundary. 339th Avenue is a paved, two-lane roadway running north/south along the eastern portion of the property. Van Buren Street is also a paved, two-lane roadway that bisects the property west of 339th Avenue. East of 339th Avenue, Van Buren Street is a dirt road that terminates at 331st Avenue. Lastly, Buckeye Road is a paved, two-lane roadway running east/west along the southern property boundary.

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According to the approved DMP stipulations for the Hidden Waters Ranch Major Amendment #1, the following Maricopa County Department of Transportation (MCDOT) stipulations apply to the subject portion of the Hidden Waters DMP:

1. The Developer has provided a Traffic Impact Study (TIS). This TIS is outdated and will require re-approval. The TIS shall comply with MCDOT requirements and shall address development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall address the timing, including "trigger" points for when design should begin, and "thresholds" by which time construction should be complete. The TIS must be approved before subsequent approval of any roadway improvement plans. The TIS shall be updated and approved prior to any zoning and/or preliminary plat approvals and with each development phase to reflect current conditions and any changes to the development plan. The need for additional lane capacity on offsite alignments will be reviewed with each resubmittal of the TIS. The project must comply with all recommendations in the MCDOT-approved TIS.

2. The Developer shall make a contribution to regional transportation infrastructure. The contribution shall be $3,281.00 per residential dwelling unit and shall be paid to MCDOT at the time individual building permits are issued, or per an alternate agreement, as approved by MCDOT.

3. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows (note that the TIS needs to document non-standard R/W):

    a. Buckeye Road: 100 feet (half-width)
    b. Harrison Street: 40 feet (half-width); 80 feet (full-width)
    c. Van Buren Street: 65 feet (half-width); 130 feet (full-width)
    d. Roosevelt Street: 55 feet (half-width); 110 feet (full-width)
    e. 343rd Avenue (Buckeye Road to Van Buren Street): 40 feet (half-width); 80 feet (full-width)
    f. 343rd Avenue (north of Van Buren Street): 55 feet (half-width); 110 feet (full-width)
    g. 339th Avenue: 100 feet (half-width); 200 feet (full-width)
    h. 335th Avenue: 40 feet (half-width)

    The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways). Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

    The Maricopa Association of Governments (MAG) in conjunction with the Arizona Department of Transportation (ADOT) has completed the "Hassayampa Valley Regional Transportation Network Study." The Developer shall reserve sufficient right-of-way for transportation facilities in

compliance with the MAG Hassayampa Study, including sufficient right-of-way for widening of I-10. A portion or right-of-way and/or construction may or may not be creditable to the Developer's contribution referred to in item #2.

4. The Developer shall be responsible for the design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. A portion of these improvements may be creditable to the Developer's contribution referred to in item #2. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including ITS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.

5. The Developer is responsible for assuring paved access to their site at the time of the first final plat. Improvements necessary to provide paved access may or may not be creditable to the Developer's contribution referred to in item #2.

6. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.

7. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.

8. The Developer shall not locate elementary or middle schools on arterial roads. (The schools may not "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, the route to school shall only cross arterials at signalized intersections.

9. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Developer shall prepare a comprehensive multimodal transportation and circulation plan (the "Multimodal Plan") which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before the subsequent approval of any roadway improvement plans.

10. If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of the Superintendent of Streets (602-506-8797) to initiate the SLID process.

11. The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.

12. The Developer shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.

13. The Developer shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)

14. The Developer shall provide written documentation of ADOT's review and response. ADOT documentation shall be received before and zoning (rezoning) or preliminary plat approval, or at the discretion of MCDOT.

Given the project location, as outlined on the Site Constraint Exhibit, both half-street and full-street improvements will be required for site development. The roadway infrastructure improvements in accordance with the Hidden Waters Ranch DMP Major Amendment #1 and the approved stipulations are as follows:

- 339th Avenue (Interstate 10 to Harrison Street): Rural parkway half-street improvements, approximately one and a half miles.
- Buckeye Road (Southern property frontage): Rural parkway half-street improvements, approximately ¼ mile.
- Van Buren Street (335th Avenue to 343rd Avenue): Rural principal arterial half-street improvements, approximately 1 mile.
- Van Buren Street (West of 343rd Avenue to property limits): Rural principal arterial full-street improvements, approximately ½ mile.
- Roosevelt Street (339th Avenue to 343rd Avenue): Rural major collector half-street improvements, approximately ½ mile.
- Roosevelt Street (West of 343rd Avenue to property limits): Rural major collector full-street improvements, approximately ½ mile.
- 343rd Avenue (North of Roosevelt Street): Rural major collector full-street improvements, approximately ¼ mile.
- 343rd Avenue (Van Buren Street to Roosevelt Street): Rural major collector half-street improvements, approximately ½ mile.
- 343rd Avenue (Harrison Street to Van Buren Street): Rural collector full-street improvements, approximately ½ mile.
- 343rd Avenue (Buckeye Road to Harrison Street): Rural collector half-street improvements, approximately ½ mile.
- Harrison Street (339th Avenue to 343rd Avenue): Rural collector half-street improvements, approximately ½ mile.
- Harrison Street (West of 343rd Avenue to property limits): Rural collector full-street improvements, approximately ¼ mile.
- 335th Avenue (Western property frontage): Rural collector half-street improvements, approximately ¼ mile.

The estimated costs for the roadway improvements outlined above are included in the Conceptual Opinion of Probable Cost for the 600± acre development. Refer to Appendix E for the Conceptual Opinion of Probably Cost.

Utility Infrastructure

Existing Utilities

Currently, there are no existing facilities located on the development site. The neighboring truck stop at the southwest corner of Interstate 10 and 339th Avenue as well as the adjacent residential properties are powered by Arizona Public Service (APS) overhead electrical power lines. These properties also have telephone service provided by CenturyLink. Sewage is disposed of via septic tank systems and potable water is provided by private wells and by Water Utilities of Greater Tonopah (WUGT), Inc. Amerigas Corporation and Ferrell Gas provide individual propane service.

Water

According to the Hidden Waters Ranch DMP Major Amendment #1, water will be provided by the Water Utility of Greater Tonopah (WUGT), which is owned by Global Water Resources, LLC. (GWR), and will be supplied through groundwater wells. ADWR database search indicates that there are several high production wells available that may be suitable for rehabilitation and outfitting as potable production supply wells. The proposed groundwater wells will be designed to accommodate for the demand of the entire development master plan, which has maximum day demand of 3,669 gallons per minute (gpm), with one well out of service. Based on information provided in the Water Master Plan for Hidden Waters Ranch, the maximum day demand for the 600± acre portion of the DMP is 1,761 gpm. The demands were calculated based on Global Water Resources Water System Standards.

Also according to the Hidden Waters Ranch DMP Major Amendment #1, WUGT has a master plan for its entire service area whereby water-blending facilities are currently under construction to provide potable water that is a blend between groundwater and CAP water.

The development site has relatively flat terrain and the elevation difference across the site is approximately 65 feet. Thus, a single pressure zone will be sufficient to serve entire master plan development.

According to the Water Master Plan for Hidden Waters Ranch, a 2.1-million gallon storage facility and a booster pump station with a capacity of 6,952 gpm with the largest pump out of service will be required to serve the development. Projected costs for the water system facilities are included in the Conceptual OPC. Refer to Appendix E for the Conceptual OPC.

Sanitary Sewer

According to the Hidden Waters Ranch DMP Major Amendment #1, Hassayampa Utilities Company (HUC), a wholly-owned subsidiary of Global Water Resources (GWR), will provide wastewater service for the project site. HUC will design and construct a new wastewater reclamation facility (WRF) to serve the project and adjacent future development. The proposed location for the WRF is centered along the southern boundary of the project, on the low side of the site terrain. Per the DMP, the WRF will be built

in phases with a full build out capacity of 2.4 MGD for the Hidden Waters Ranch DMP based on the demands provided in the Sewer Master Plan for Hidden Waters Ranch. The maximum capacity for the WRF, according to the HUC Northeast Service Area MAG 208 Amendment, will be approximately 10 MGD to serve future adjacent developments. Projected costs for the wastewater system facilities are included in the Conceptual OPC. Refer to Appendix E for the Conceptual OPC.

Dry Utilities

Dry utility infrastructure, including electrical and natural gas, will also be required for site development. These utilities consist of Arizona Public Service (electrical), Southwest Gas (natural gas), CenturyLink and/or Cox (telecommunications). Upon coordination with Southwest Gas, Cox and CenturyLink, there are no facilities in close proximity to the subject site. Further coordination with dry utility providers will be required to determine cost and feasibility of utility services. It is beyond the scope of this memorandum to detail the specific capacities associated with dry utilities.

100± ACRE DEVELOPMENT

Site Location and Background

Based on the preliminary assessment of the 600± acre site provided in the previous portion of this memorandum, the L-shaped parcel between Roosevelt Street and Van Buren Street, east of 343rd Avenue, has been identified as the recommended initial industrial development. Refer to Appendix A for the Site Constraints Exhibit showing the recommended development. This parcel's location in relation to the surrounding topography and adjacent industrial parcels makes it the most cost efficient and feasible site to begin development of the 10 West Logistics Hub.

The proposed site consists of approximately 100 acres of vacant, undeveloped desert land that falls within the approved Hidden Waters Ranch Planned Area Development. This land is zoned IND-2 for light industrial. The land generally slopes from the northwest to the southeast at an approximate grade of 1.0%.

The project site is located in the southwest corner of Section 5, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is bound on the north by Roosevelt Street, to the west by Dickey Wash, to the east by 343rd Avenue and to the south by Van Buren Street. The site as described herein is currently located in unincorporated Maricopa County, in the planning region of the Tonopah/Arlington Area Plan.

Drainage Infrastructure

Overview

The proposed site is undeveloped desert crossed by a few dirt trails, Dickey Wash and several unnamed dry washes. As previously mentioned in this memorandum, Dickey Wash is a Section 404 jurisdictional wash and is identified with a FEMA 100-year flood hazard designation of Zone AE. To meet the approved DMP stipulations, a CLOMR will be required for any development encroaching in a Zone AE prior to preliminary plat approval. Furthermore, a LOMR will be obtained to remove the Zone AE designation from

the development area. This will be done to increase the developable area of the 100± acre site and maximize its use.

Dickey Wash

Dickey Wash traverses north to south along the western boundary of the 100± acre parcel. There is an existing two-bay 8x4 box culvert at the Van Buren Street crossing that only passes ¼ of the estimated 100-year peak flow of 2,180 cfs. According to the Hidden Water DMP Major Amendment #1, improvements to Van Buren Street will include improvements to the existing culvert to channelize the 100-year peak flow under the road. A second crossing under Roosevelt Street is also proposed to pass the 100-year peak flow. There are currently no improvements in place at the Roosevelt Street crossing. Disturbance of more than ½ an acre of Dickey Wash may require a special permit according to the Section 404 guidelines.

Onsite Storm Water Storage

The 100± acre development site will provide retention for the 100-year, 2-hour storm event in compliance with Maricopa County Drainage Regulation and the approved DMP stipulations. Retention will be provided in the form of surface basins or underground tanks and dispose of the storm water via drywells within the 36-hour requirement.

Flood Zone

The development site is included on Flood Insurance Rate Map Number 04013C2060M, revised November 4, 2015. One area of the development site has a FEMA designated special flood hazard Zone AE and the rest of the site is in Zone X. Zone AE is defined as a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined. Zone X is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Refer to Appendix D for the FIRMette.

Roadway Infrastructure

The only existing paved roadway adjacent to the 100± acre parcel is Van Buren Street, along the southern boundary. Roosevelt Street is paved along the neighboring truck stop property frontage and becomes a dirt for approximately ½ mile, terminating at the northeast corner of the parcel.

Based on the parcel location, as shown on the Site Constraint Exhibit, half-street improvements will be required for site development. The roadway infrastructure improvements in accordance with the Hidden Waters Ranch DMP Major Amendment #1 and the approved stipulations are likely as follows:

- Van Buren Street (West of 343rd Avenue to property limits): Rural principal arterial half-street improvements, approximately ½ mile.
- 343rd Avenue (North of Van Buren Street to property limits): Rural major collector half-street improvements, approximately ¼ mile.
- Roosevelt Street (West of 339th Avenue to property limits): Rural major collector half-street improvements, approximately 1 mile.

The above proposed roadway improvements assume that MCDOT will allow access to the subject parcel via 339th Avenue and Van Buren Street given their existing condition. An updated TIS will likely need to be provided to show that the existing roads have adequate capacity to serve the proposed development. The estimated costs for the roadway improvements outlined above are included in the Conceptual OPC for the 100± acre development. Refer to Appendix E for the Conceptual OPC.

Utility Infrastructure

Existing Utilities

Currently, there are no existing facilities on the 100± acre site. The neighboring truck stop at the southwest corner of Interstate 10 and 339th Avenue as well as the adjacent residential properties are powered by Arizona Public Service (APS) overhead electrical power lines. These properties also have telephone service provided by CenturyLink. Sewage is disposed of via septic tank systems and potable water is provided by private wells and by Water Utilities of Greater Tonopah, Inc. Amerigas Corporation and Ferrell Gas provide individual propane service.

Water

Upon coordination with Global Water Resources, the following information was gathered for the 10 West Logistics Hub. There is an Infrastructure Coordination, Finance and Option Agreement (ICFA), singed May 20, 2008 in place for water service to be provided WUGT. The property was included on the Certificate of Convenience and Necessity (CC&N) for WUGT in Docket No. 06-0626. On November 13, 2014, the Arizona Corporation Commission (ACC) granted an extension of time on the docket until December 31, 2016. The utilities will have to request another extension of time with ACC 90 days prior to the expiration of the previous extension. A Designation of Assured Water Supply (DAWS) has not yet been finalized, however, the proposed order with ADWR is being held until development begins. Global Water Resources also holds a pending application with Central Arizona Groundwater Replenishment District, which will also be finalized when development begins.

Per correspondence with Jason Thuneman at Global Water Resources, there is potential for an alternative solution to provide water service to the 100± acre development. The alternative solution would aim to minimize the infrastructure required for the initial development and mitigate the cost of build out for the 10 West Logistics Hub. The best approach would be to provide a water campus with a storage facility and booster station adequate to serve the majority of the industrial portion of the Hidden Waters Ranch DMP site. Ultimately, this would divide the 600± acre property into two service areas and phases, Phase 1 and Phase 2 as shown on the Master Plan Mark-up. The 100± acre development is indicated as Phase 1A. Refer to Appendix F for the Master Plan Mark-up. This approach would require an amendment to the DMP and County review/approval, however, it would significantly reduce the cost of the initial development while also providing infrastructure necessary for future industrial and commercial development. Jason Thuneman indicated that Global Water Resources can provide further assistance as the project comes to fruition. Projected costs for the water infrastructure required to develop the 100± acre site is outlined in the Conceptual OPC. Refer to Appendix E for the Conceptual OPC.

Sanitary Sewer

The 100± acre parcel is included in the HUC Northeast Service Area MAG 208 Amendment. According to coordination with Global Water Resources, the ICFA described above also pertains to wastewater services, which are to be provided by HUC. The property was included on the CC&N for HUC in Docket No. 06-0566, which was also granted a time extension on November 13, 2014 by the ACC. The utility will also have to request a time extension on the docket 90 days prior to its expiration on December 31, 2016.

Per the same correspondence with Jason Thuneman at Global Water Resources, an alternative wastewater solution can be considered to minimize infrastructure required to service the 100± acre parcel. The proposed solution would be to provide a smaller scale Water Reclamation Facility (WRF) at the southwest corner of the 100± acre parcel. The WRF would have the capacity to serve the area indicated as Phase 1 on the Master Plan Mark-up. As mentioned prior, this would also require an amendment to the DMP. The project costs for the wastewater infrastructure are outlined in the Conceptual OPC. Refer to Appendix E for the Conceptual OPC.

Dry Utilities

Dry utility infrastructure, including electrical and natural gas, will also be required for site development. These utilities consist of Arizona Public Service (electrical), Southwest Gas (natural gas), CenturyLink and/or Cox (telecommunications). Upon coordination with Southwest Gas, Cox and CenturyLink, there are no facilities in close proximity to the subject site. Further coordination with dry utility providers will be required to determine cost and feasibility of utility services. It is beyond the scope of this memorandum to detail the specific capacities associated with dry utilities.

CLOSURE

We appreciate the opportunity to provide these services to you. Please contact Jason Burm (480) 207-2667 with any further questions you may have regarding the site.

Very truly yours,

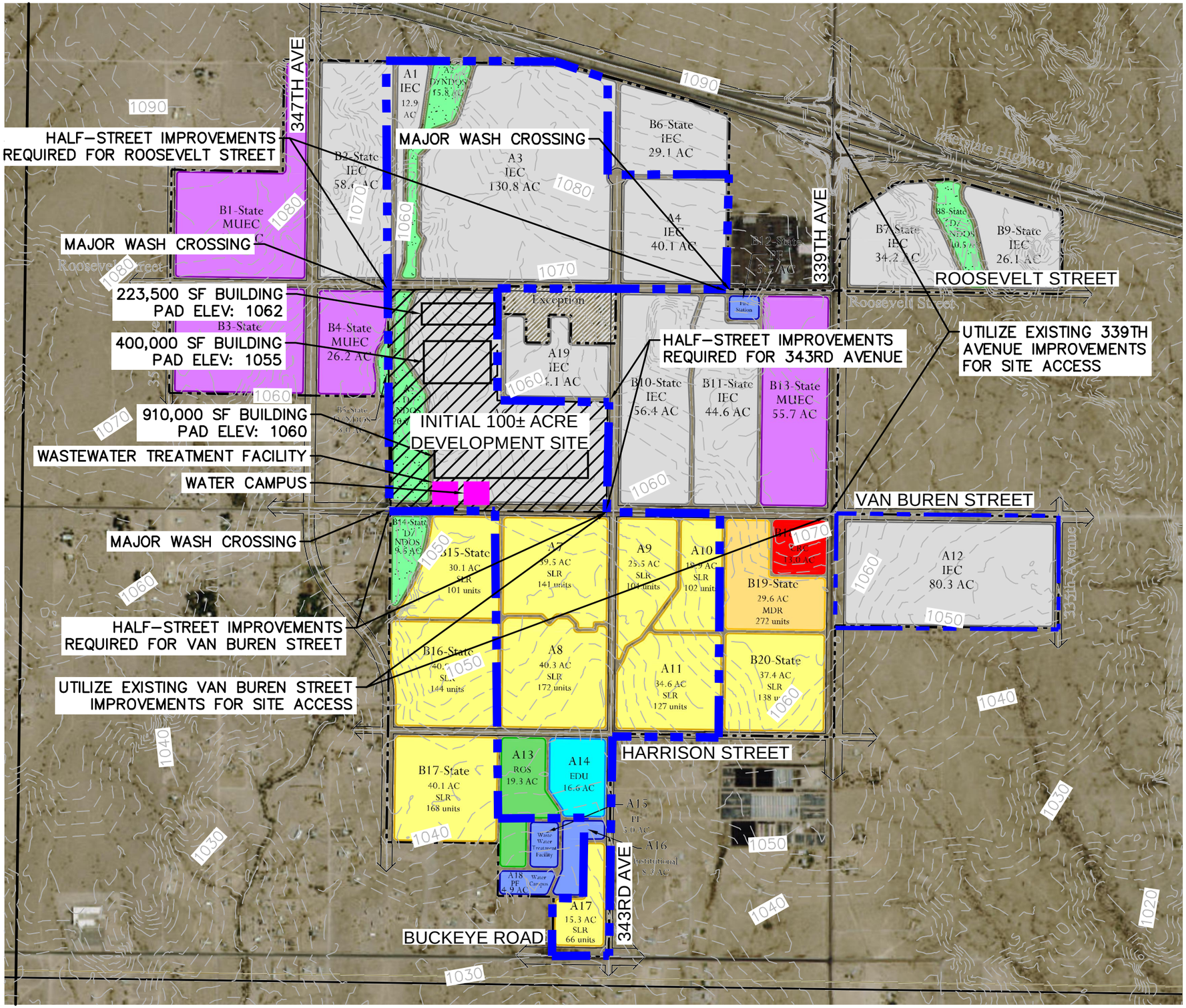
KIMLEY-HORN AND ASSOCIATES, INC.



Jason Burm, P.E.

Kimley»Horn

APPENDIX A: Site Constraints Exhibit



LEGEND

- PROPERTY BOUNDARY
- BUILDING PAD
- WATER CAMPUS/ WASTEWATER TREATMENT FACILITY

NO.	REVISION	DATE

Kimley»Horn

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1825 WEST BASELINE ROAD, SUITE 200
MESA, ARIZONA 85202 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

10 WEST LOGISTICS
100± ACRE SITE
CONSTRAINTS EXHIBIT
MARICOPA COUNTY, ARIZONA

PROJECT NO.

DRAWING NAME

1 OF 1

K:\EAV_Civil\291008000 - 10 West Logistics\CADD\Exhibits\Site Constraints Exhibit.dwg Apr 18, 2016 eric.hopkins
XREFS: xAerial
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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APPENDIX B: Hidden Waters Ranch Development Master Plan – Major Amendment #1

Hidden Waters Ranch

Development Master Plan
Major Amendment #1



August 2008
Revised October 2008

LVA JMA CivTech

Hidden Waters Ranch

A Master Planned Community

Development Master Plan
Major Amendment #1

Maricopa County, Arizona

Case #: DMP 2008-006
Reference Case: DMP2006-007

TAC Submittal: August 2008
Revised: October 2008

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Hidden Waters Ranch
Master Planned Community

DEVELOPMENT MASTER PLAN
and Protected Development Rights Plan

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Hidden Waters Ranch
Master Planned Community

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INTRODUCTION AND EXECUTIVE SUMMARY

The Hidden Waters Ranch Development Master Plan (DMP) area is a 1,314 acre master planned community proposed by 339th & I-10 LLC and the Arizona State Land Department. The proposed Planned Community is located in the western Phoenix metropolitan area, south of Interstate 10, North of Buckeye Road, generally between 339th Avenue on the east and 351st Avenue on the west. The property is currently located in unincorporated Maricopa County. Maricopa County has included this area within the planning region of the *Tonopah/Arlington Area Plan*.

The Hidden Waters Ranch Development Master Plan has been planned with an overall gross project density of approximately 1.2 dwelling units per acre (3.3 dwelling units per acre when subtracting commercial and employment uses out of the gross acreage). The DMP has been planned with the intent of incorporating many of the goals, objectives, and policies of the Tonopah/Arlington Area Plan. This includes the proposal of providing a mixture of land uses that consist of:

- Industrial uses that will build upon the property's location and regional transportation corridors to provide major warehouse and distribution facilities adjacent to the Interstate 10 freeway, bringing needed employment services and opportunities to the region;
- Residential uses that are of varying densities and ranges of product types, consisting of efficient and functional development patterns that are compatible with adjacent land uses.
- Commercial and mixed-use employment uses that provide quality employment opportunities and are focused on further establishing a balanced commercial and employment node located at the I-10 interchanges.
- School, parks, and public facilities that focus on providing for the recreational, educational and social needs of the residents.
- Recreational and natural open spaces that provide quality recreational opportunities and are sensitive to the existing natural conditions (i.e. floodplains, vegetation, wildlife, etc.) of the area.

Proposed amenities include an elementary school and fire station that will serve the residents of the community. There is a proposed neighborhood park that has been strategically located in the community to provide a recreational and community focal point for the residents. There are also several mini parks that have been evenly distributed throughout the residential development parcels to provide further recreational opportunities and provide neighborhood open spaces. These parks will be provided throughout the development within the individual residential subdivisions as they are platted, and will be available to every resident with an approximate walking distance of 5 minutes (1/4 mile). A multi-use trail system is also proposed to provide additional recreational and mobility opportunities within the development. The trail system will connect with the sidewalks throughout the roadway network, providing a pedestrian and non-vehicular network which may encourage alternative modes of transportation throughout the community.

The Hidden Waters Ranch DMP also provides an efficient and integrated circulation system that focuses on enhancing the local and regional access to the existing transportation

network. Generally, access to the Hidden Waters Ranch community will be from the existing Interstate 10 freeway interchange at 339th Avenue and the future freeway interchange at 347th Avenue. Access to the property will be provided from various locations as the roadway network utilized the arterial and collector grid system to maximize access throughout the community. The DMP anticipates the regional design and construction of these roadways as necessary to support projected community traffic demands for transportation service.

The circulation network will further enhance the mobility of the residents in the area, creating well connected neighborhoods that have access to local and regional employment opportunities, goods, and services. This network and the proposed 844.5 acres of commercial/industrial/employment center land use areas will promote the growth of the commercial node at 339th Avenue and I-10, as proposed by the *Tonopah Arlington Area Plan*, which will increase the economic viability of this area. The circulation network will be aesthetically enriched by the inclusion of bike trails along all roadways in the community, architecturally enticing entry monuments and design features, and quality landscaped theming throughout the neighborhoods, thus creating a heightened sense of place, character, and destination within the community.

The combination of the proposed amenities and efficient land use strategies will provide an appealing and balanced master planned community that collectively provides a location that attracts a diversity of residents that share various lifestyles and interests. It is anticipated that approximately 1,535 dwelling units will be provided within the development creating a projected population of approximately 4,099 residents.

This document is organized into four major sections with supporting appendices. These sections include a review of the site's location and regional context, the physical characteristics of the site (site analysis), the proposed master plan elements and development suitability report. This document has been prepared to satisfy Maricopa County's project narrative requirements for a Development Master Plan (DMP).

A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

The Hidden Waters Ranch Development Master Plan area is an approximately 1,314 Acre master planned community located in the western Phoenix metropolitan area. The property falls within the jurisdiction of an unincorporated area of Maricopa County. The bulk of the property is generally bounded by Interstate 10 to the north, 339th Avenue to the east, a portion of Buckeye Road to the south, and 347th Avenue to the west. Additional property is located at the southeast corner of 339th Avenue and Van Buren and south of I-10 west of the 347th Avenue alignment. In the central portion of the DMP area there is an exception parcel that is not a part of this proposed DMP. A graphic representation of the property area boundaries is provided in **Figure 1**, *Regional Vicinity Map and Surrounding Developments*.

2. Property Legal Description

The property consists of portions of Sections 4, 5, 6, 7, and 8 of Township1 North, Range 5 West, of the Gila and Salt River base and Meridian, Maricopa County, Arizona. For a more specific legal description, please refer to **Appendix A.**

3. Property Ownership – On-Site and Surrounding Property

The property ownership pattern that is found on-site and surrounding the project area is provided in **Figure 2**, *On Site & Surrounding Property Ownership*. Property on-site is owned by both private owners and the State of Arizona (managed by the Arizona State Land Department (ASLD)). In general, the properties in the eastern and western portions of the area are state owned land. The only exception to this is a small parcel of land that is located east of 339th Avenue. The other properties in the central portion of the area are privately owned.

Surrounding property ownership consists of primarily state land dominating to the north and east of the property with some small privately owned parcels. To the south and west of the proposed DMP site are primarily privately owned parcels, with a larger parcel to the west owned by the United States of America.

4. Regional Facilities

Figure 3, *Regional Facilities Map*, depicts the relationship of the project area to existing fire stations, libraries, educational facilities, and other public facilities in the area. Although currently there are not many regional facilities within close proximity of the site, this area includes various new development projects that are currently under construction or have been approved for development. The proximity of these projects to the Hidden Waters Ranch project area can be seen in **Figure 1**, *Regional Vicinity Map and Surrounding Development*. With these surrounding developments occurring, it is expected that the regional area will be able to provide substantial urban structure, thus rapidly increasing the inventory of the regional facilities in the near future.

a. Municipal Boundaries

The Hidden Waters Ranch area falls within the planning jurisdiction of Maricopa County and is not located within any incorporated city boundaries. It is anticipated that this property will continue to be a part of Maricopa County when it is completed. The City of Buckeye jurisdictional limits are approximately 2-3 miles to the east of the project site. **Figure 4**, *Municipal Boundaries*, shows the relationship between the existing municipal boundaries and the Hidden Waters Ranch Development Master Plan.

b. Existing Land Use Plans

Maricopa County 2020 Plan – Tonopah/Arlington Area Plan
The Hidden Waters Ranch property is located within the planning and development jurisdictional area of Maricopa County. In order to provide assistance and direction in the planning and development of this area, Maricopa County has prepared the *Tonopah/Arlington Area Plan* (TAAP). This plan consists of 346 square miles and includes the unincorporated communities of Tonopah, Arlington, Hassayampa, and Wintersburg. The purpose of the TAAP is to recognize the issues that face the future development of this area and to also set goals, objectives and policies that can serve as guidelines for the Planning and Zoning Commission and the Board of Supervisors.

A portion of the project site is located in the intersection of a major Community Retail Center node as defined within the TAAP. The plan envisions this area providing retail and employment services to serve the future residential population in the area. The predominant resident land use designation is rural residential, however the plan also encourages the master planning of large tracts of land in order to provide an opportunity to logically and systematically install infrastructure to support a more efficient cluster development pattern. The master planning will also assist in the growth and development of the commercial node, provide demand for retail and employment opportunities within this designated areas.

Existing & Proposed Developments in the Area
There are a number of existing and planned residential developments within the immediate vicinity of the property. Some of the developments include:

- Belmont Development Master Plan, a large master planned development that has been approved by Maricopa County and is currently under review for a Major Amendment to the approved plan. It is located to the north of the property;
- Hassayampa Ranch, a residential development located to the northeast of the property and bordered to the east by the Hassayampa River;
- Scattered residential properties located south and west of the site.

These and other existing and planned developments in the area are shown on **Figure 1**, *Regional Vicinity Map and Surrounding Developments*.

c. Regional Parks

Maricopa County currently has nearby regional parks that will be able to provide outdoor recreational and educational opportunities to the residents of the Hidden Waters Ranch Community. The two county parks that are within close proximity to the project area are: (1) The White Tanks Mountain Regional Park, which is located approximately twelve (12) miles to the northeast at 13025 N. White Tank Mountain Road, Wadell, AZ 85340 and (2) the Buckeye Hills Regional Park, which is located approximately fourteen (14) miles to the southeast at 26700 West Buckeye Hills Drive, Gila Bend, AZ 85337.

d. Regional Transportation Planning

The Hidden Waters Ranch property is currently located in an area that is covered in the Maricopa County Regional Transportation Plan dated November 23, 2005. The project area is also included in I-10/Hassayampa Valley Transportation Framework Study, a major regional transportation plan that has been accepted by the Maricopa Association of Government (MAG). The plan addresses regional transportation needs for the area, and includes recommendations for the CANAMEX Corridor, a north/south corridor that is proposed near the property.

The CANAMEX Corridor is one of 43 national "high priority" corridors identified in the Intermodal Surface Transportation Efficiency Act (ISTEA), the 1995 National Highway System (NHS) Designation Act, and the Transportation Efficiency Act for the 21st Century (TEA-21). Section 1105 of the NHS Designation Act specifies that the alignment of the CANAMEX Corridor alignment will travel from:

> "…Nogales, Arizona, through Las Vegas, Nevada, to Salt Lake City, Utah, to Idaho Falls, Idaho, to Montana, to the Canadian Border."

The I-10/Hassayampa Valley Transportation Framework Study suggests that the Hassayampa Freeway will serve as the CAMAMEX Corridor through this area, which is proposed approximately 1-mile west of the property. The study also identifies 339th Avenue as a Parkway section, providing a high capacity north/south corridor through the property.

In regards to significant existing roadways within immediate proximity of the site, Interstate 10, which runs along the north border of the site, provides interstate and major metropolitan access to the site. Other existing roadway improvements are 339th Avenue, Van Buren Street, and Buckeye Road. Not withstanding the recommendations from the I-10/Hassayampa study, all of these roadways have been classified by the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas* (Adopted April 18, 2001) as Minor Arterials with a full street right-of-way of 130 feet.

For details on existing connections, intersection, and right-of-ways of these roadways see **Figure 8**, *Existing Roads, Rights-of-Way and Utilities.*

e. Airports and other Land Use Impacts

The Hidden Waters Ranch property is not located within a zone of influence of

any of the significant Phoenix metropolitan area airports. The closest airport is the Buckeye Municipal Airport located approximately 5.5 miles to the east. The disclosure boundary is approximately ¾ miles from the Hidden Waters Ranch project boundary, putting it outside of the notification requirements that are required to be a part of local Conditions, Covenants, & Restrictions (CC&R's). Furthermore, Buckeye Municipal Airport has a north-south flight path for aircraft takeoffs and landings. The orientation of these landings makes it more likely that the flight patterns will not affect the DMP site.

Luke AFB Auxiliary Airfield is located approximately 16 miles to the northeast with the disclosure boundary being approximately 10 miles from the Hidden Waters Ranch project boundary. This airfield has been decommissioned and will not have any effects on the property.

Other notable land use impacts also include the Palo Verde Nuclear Generating Station (PVNGS) located approximately 4.5 miles from the Hidden Waters Ranch project area. The Hidden Waters Ranch Community is located within the 10-mile Plume Exposure Pathway Emergency Planning Zone (EPZ) for PVNGS. Predetermined protective action plans have been put in place by the State of Arizona for this EPZ and are designed to avoid or reduce dose from potential exposure of radioactive materials. These actions include sheltering, notification, evacuation, and the use of potassium iodide where appropriate.

f. School Districts

The Hidden Waters Ranch property is located in the Saddle Mountain Unified School District #90. There are four schools in the Saddle Mountain USD. The elementary schools include Ruth Fisher Elementary School, located at 38201 W. Indian School Rd. (Wintersburg Rd. & Indian School Rd.), Tonopah, AZ 85354, Winters Well Elementary School, located at 35220 W. Buckeye Rd. Tonopah, AZ 85354, and Tartesso Elementary School (opening August 2008) located at 29677 W. Indianola Rd. Buckeye, AZ 85326 The high school for the area is Tonopah Valley High School, located at 38201 W. Indian School Rd. The location of these facilities can be seen in **Figure 3**, *Regional Facilities Map*.

g. Water and Wastewater Service Districts

The Hidden Waters Ranch project is located within the water district of the Water Utility of Greater Tonopah, Inc. Residents of this area primarily receive their water from either the Water Utility of Greater Tonopah, Inc. or from private wells. Existing sewage disposal is primarily by septic tank systems.

Global Water Resources (GWR) prepared and submitted a conceptual water, wastewater and reclaimed water master plan to Maricopa County Environmental Services Department (MCESD) in February 2006. GWR has since obtained approval of a MAG 208 Amendment to provide water service for the property. A new wastewater utility, Hassayampa Utility Company, Inc., (HUC) a wholly-owned subsidiary of GWR, was also formed in 2005. GWR also received a Certificate of Convenience and Necessity (CC&N) from the Arizona Corporation Commission to serve the property.

In order to provide wastewater treatment and reclaimed water production to

serve the project, HUC anticipates the construction of a new water reclamation facility. The Water Utility of Greater Tonopah intends to supply water services to the project first through the development of groundwater resources, but has the plan to build several water mixing plants where CAP water will be blended with groundwater to greatly reduce the need to draw groundwater for domestic needs. Through the blending of CAP water and the mandated use of reclaimed water for landscaping, the use of pumped groundwater will be greatly reduced.

h. Refuse Collection Districts

A refuse collection district does not currently serve the Hidden Waters Ranch property. A contract with a private collection service will be executed for refuse collection services.

i. Fire Service

The Hidden Waters Ranch property is located within the Tonopah Valley Fire District, which covers approximately 330 square miles. The following information was provided by Ron Sattelmaier, Tonopah Valley Fire District Fire Chief. The current operating station is located at 36511 West Salome Highway, Tonopah, AZ 85354. It is approximately 8 miles from the 339th Avenue and I-10 Interchange and is manned 7 days a week, 24 hours a day with 2 firefighters/EMT's. There are also 15 volunteer firefighters.

The Tonopah Valley Fire District has development stipulations that include placing a fire station in, or in the vicinity of, this proposed development in order to ensure adequate response times for the property. The fire district has similar plans for additional stations to be provided by other developers, which include a future station at 339th Avenue and Camelback for the Hassayampa Ranch proposed development and another located near Tonopah Valley High School at 387th Avenue and Indian School Road. It is anticipated that there will be 4 additional fire stations within the general area to serve the community over the next few years.

j. Law Enforcement Services District

Law enforcement in the property area is currently provided by Maricopa County Sheriff's Office. The property is in District 2, which provides services to the rural areas of Buckeye, Laveen, Mobile, Rainbow Valley, Tonopah, and the town of Gila Bend, all communities within the southwest quadrant of Maricopa County. The southwest quadrant encompasses an area totaling 5,200 square miles.

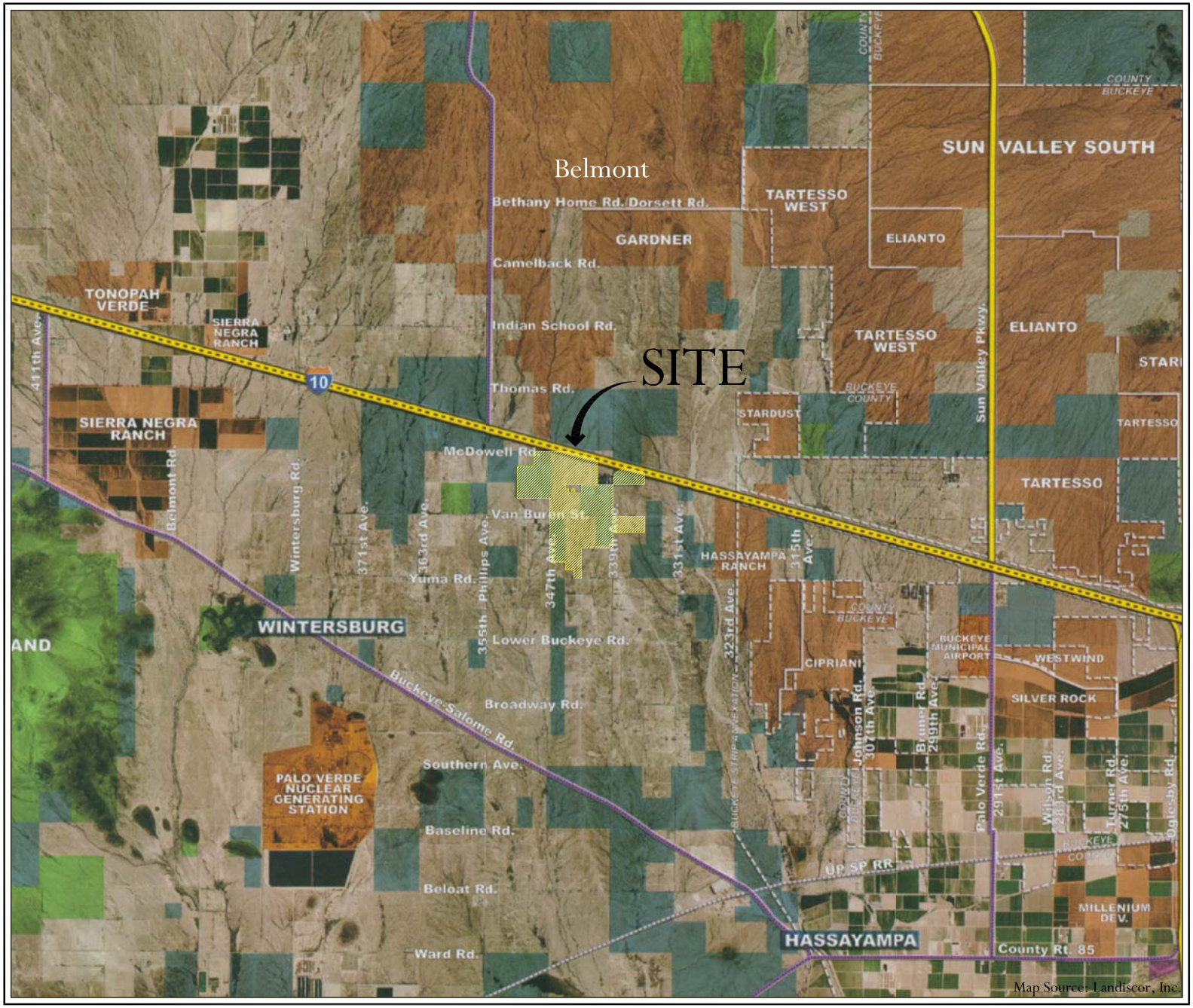
The main station for District 2 is located at 920 E. Van Buren Avenue, Avondale, AZ 85323, with two substations located at 100 N. Apache Boulevard, Buckeye, AZ 85326 and 303 W. Pima Street, Gila Bend, AZ 85337. The Avondale facility also houses the Southwest Regional Jail. The jail is capable of holding 52 inmates. Primarily it is used as a booking center by deputies and other local law enforcement agencies. The Gila Bend facility also contains a jail. When staffed, this jail can house 14 inmates. The town of Gila Bend is the only Contract City serviced by District II.

The proximity of the Sheriff's offices is shown on **Figure 3**: *Regional Facilities*.

k. Library Services

The nearest regional library services to the property is provided by the Maricopa County Library Services District. The closest county library is located in Litchfield Park at 101 W. Wigwam Blvd. The Litchfield Park Branch Library serves the west valley Tri-City area of Litchfield Park, Avondale and Goodyear.

There is also a public city library located at 310 N. 6th Street in Buckeye, AZ. These library services are provided by the City of Buckeye.



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 1
Regional Vicinity Map & Surrounding Developments

Approximately Eight (8) mile radius

LEGEND

- State Land
- Existing/Proposed Developments
- Bureau of Land Management
- Proposed DMP Site

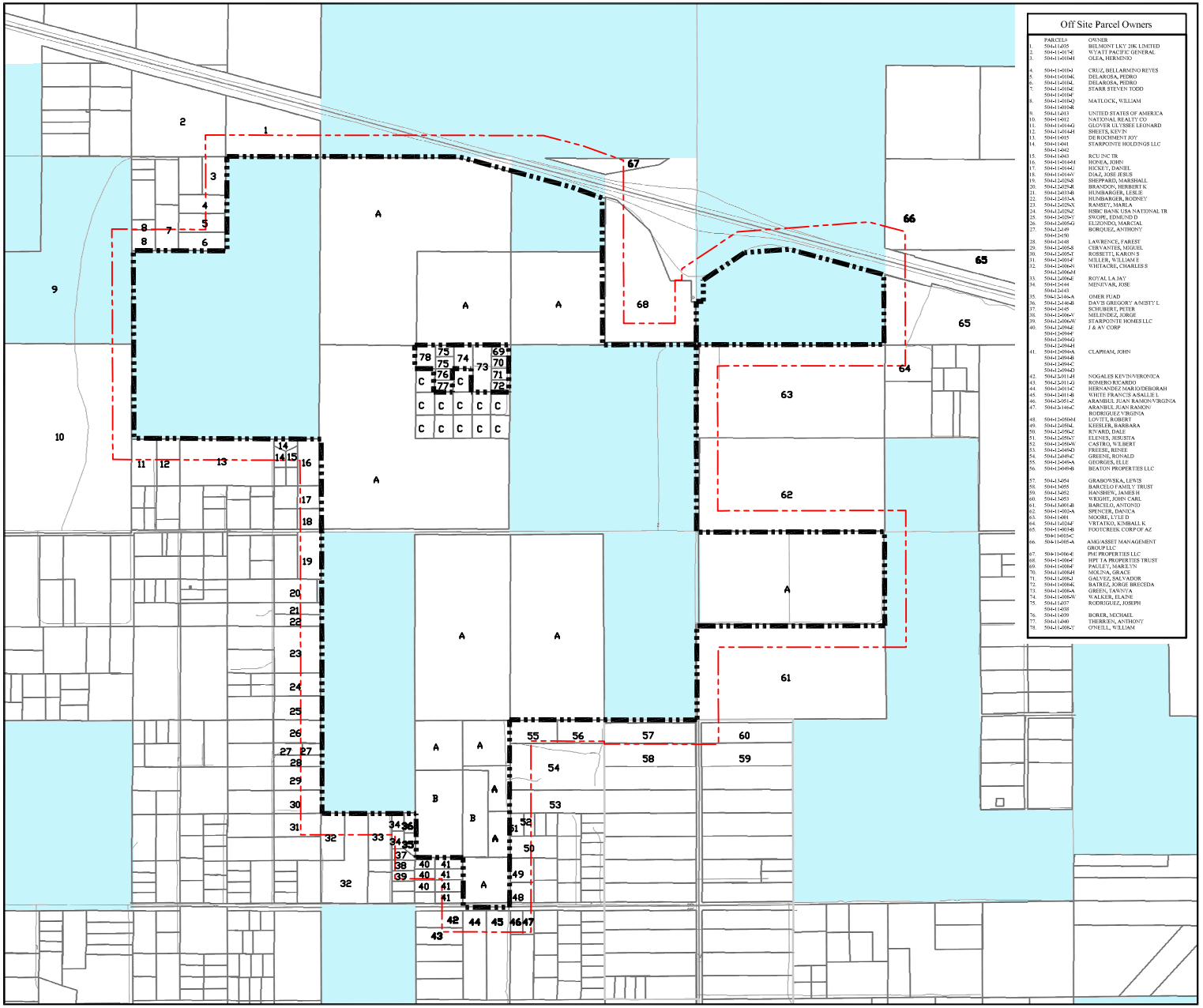
SCALE: (+/-) 0 2000' 4000' 8000'

NORTH

Date: 12.01.05
Job No.: 0559
Drawn by: PR
Revised: 6.16.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 1 - Regional Vicinity Map



Off Site Parcel Owners

	PARCEL#	OWNER
1.	504-11-035	BELMONT LKY 20K LIMITED
2.	504-11-017E	WYATT PACIFIC GENERAL
3.	504-11-018H	OLEA, HERMINIO
4.	504-11-016J	CRUZ, BELLARMINO REYES
5.	504-11-016K	DELAROSA, PEDRO
6.	504-11-016L	DELAROSA, PEDRO
7.	504-11-018E	STARR STEVEN TODD
	504-11-018F	
8.	504-11-018Q	MATLOCK, WILLIAM
	504-11-018R	
9.	504-11-013	UNITED STATES OF AMERICA
10.	504-11-012	NATIONAL REALTY CO
11.	504-11-014G	GLOVER ULYSSEE LEONARD
12.	504-11-014H	SHEETS, KEVIN
13.	504-11-015	DE RICHMENT JOY
14.	504-11-001	STARPOINTE HOLDINGS LLC
	504-11-002	
15.	504-11-043	RCU INC TR
16.	504-11-014M	HONEA, JOHN
17.	504-11-014J	HICKEY, DANIEL
18.	504-11-014V	DIAZ, JOSE JESUS
19.	504-12-029D	SHEPPARD, MARSHALL
20.	504-12-029R	BRANDON, HERBERT K
21.	504-12-031B	HUMBARGER, LESLIE
22.	504-12-033A	HUMBARGER, RODNEY
23.	504-12-029X	RAMSEY, MARLA
24.	504-12-028Z	HSBC BANK USA NATIONAL TR
25.	504-12-029V	SWOPE, EDMUND D
26.	504-12-045J	ELIZONDO, MARCAL
27.	504-12-049	BORQUEZ, ANTHONY
	504-12-050	
28.	504-12-048	LAWRENCE, FAREST
29.	504-12-045R	CERVANTES, MIGUEL
30.	504-12-005T	ROSSETTI, KARON S
31.	504-12-003F	MILLER, WILLIAM E
32.	504-12-006N	WHITACRE, CHARLES S
	504-12-006M	
33.	504-12-006H	ROYAL LA JAY
34.	504-12-004E	MENJIVAR, JOSE
	504-12-044	
	504-12-043	
35.	504-13-146-A	OMER FUAD
36.	504-13-146-B	DAVIS GREGORY A/MISTY L
37.	504-12-045	SCHUBERT, PETER
38.	504-12-046Y	MELENDEZ, JORGE
39.	504-12-006W	STARPOINTE HOMES LLC
40.	504-12-006Z	J & AV CORP
	504-12-006F	
	504-12-004D	
	504-12-004H	
41.	504-12-004A	CLAPHAM, JOHN
	504-12-004B	
	504-12-004C	
	504-12-004D	
42.	504-13-011H	NOGALES KEVIN/VERONICA
43.	504-13-011J	ROMERO RICARDO
44.	504-13-012	HERNANDEZ MARIO/DEBORAH
45.	504-13-011B	WHITE FRANCIS A/SALLIE L
46.	504-13-051Z	ARAMBUL JUAN RAMON/VIRGINA
47.	504-13-146-C	ARANBUL JUAN RAMON/ RODRIGUEZ VIRGINA
48.	504-12-050M	LOVITT, ROBERT
49.	504-12-050L	KEESLER, BARBARA
50.	504-12-050Z	RIVARD, DALE
51.	504-12-050Y	ELENES, JESUSTA
52.	504-12-050W	CASTRO, WILBERT
53.	504-12-049D	FREESE, RENEE
54.	504-12-049Z	GREENE, RONALD
55.	504-12-049A	GEORGES, ELLE
56.	504-12-049B	BEATON PROPERTIES LLC
57.	504-12-054	GRABOWSKA, LEWIS
58.	504-12-055	BARCELO FAMILY TRUST
59.	504-12-052	HANSHEW, JASHUA H
60.	504-12-053	WRIGHT, JOHN CARL
61.	504-12-001-B	BARCELO, ANTONIO
62.	504-12-003-A	SPENCER, DANICA
63.	504-12-001	MOORE, LYLE D
64.	504-12-034Z	VRTATKO, KIMBALL K
65.	504-11-003-B	FOOTCREEK CORP OF AZ
	504-11-003-C	
66.	504-11-005-A	AMG/ASSET MANAGEMENT GROUP LLC
67.	504-11-006-E	PMI PROPERTIES LLC
68.	504-11-006-F	HPT TA PROPERTIES TRUST
69.	504-11-006-G	PAULEY, MARILYN
70.	504-11-006-H	MOLINA, GRACE
71.	504-11-006-J	GALVEZ, SALVADOR
72.	504-11-006-K	BATREZ, JORGE BRECEDA
73.	504-11-006-A	GREEN, TAWNYA
74.	504-11-006-W	WALKER, ELAINE
75.	504-11-007	RODRIGUEZ, JOSEPH
	504-11-008	
76.	504-11-009	BORER, MICHAEL
77.	504-11-040	THERRIEN, ANTHONY
78.	504-11-006-Y	O'NEILL, WILLIAM

Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 2
On-Site and Surrounding Property Ownership

LEGEND

- State Land
- Proposed DMP Site
- 300' Public Notification Boundary

On Site Parcel Owners

	PARCEL#	OWNER
A.	504-11-025	339TH AND I-10 LLC
	504-11-009	
	504-11-006-A	
	504-11-007	
	504-12-007	
	504-12-008	
	504-12-006-Z	
	504-12-006-P	
	504-12-135	
	504-12-137	
	504-12-006-S	
B.	504-12-134	HASSAYAMPA UTILITY COMPANY INC
	504-12-136	
C.	504-11-008-L	R.A.M. ARIZONA HOMES WEST
	504-11-008-M	
	504-11-008-N	
	504-11-008-P	
	504-11-008-Q	
	504-11-008-R	
	504-11-008-S	
	504-11-008-T	
	504-11-008-U	
	504-11-008-V	
	504-11-008-X	
	504-11-008-Z	

Note: Property ownership information was obtained from the County of Maricopa Assessor Office. Information is current as of June 2008.

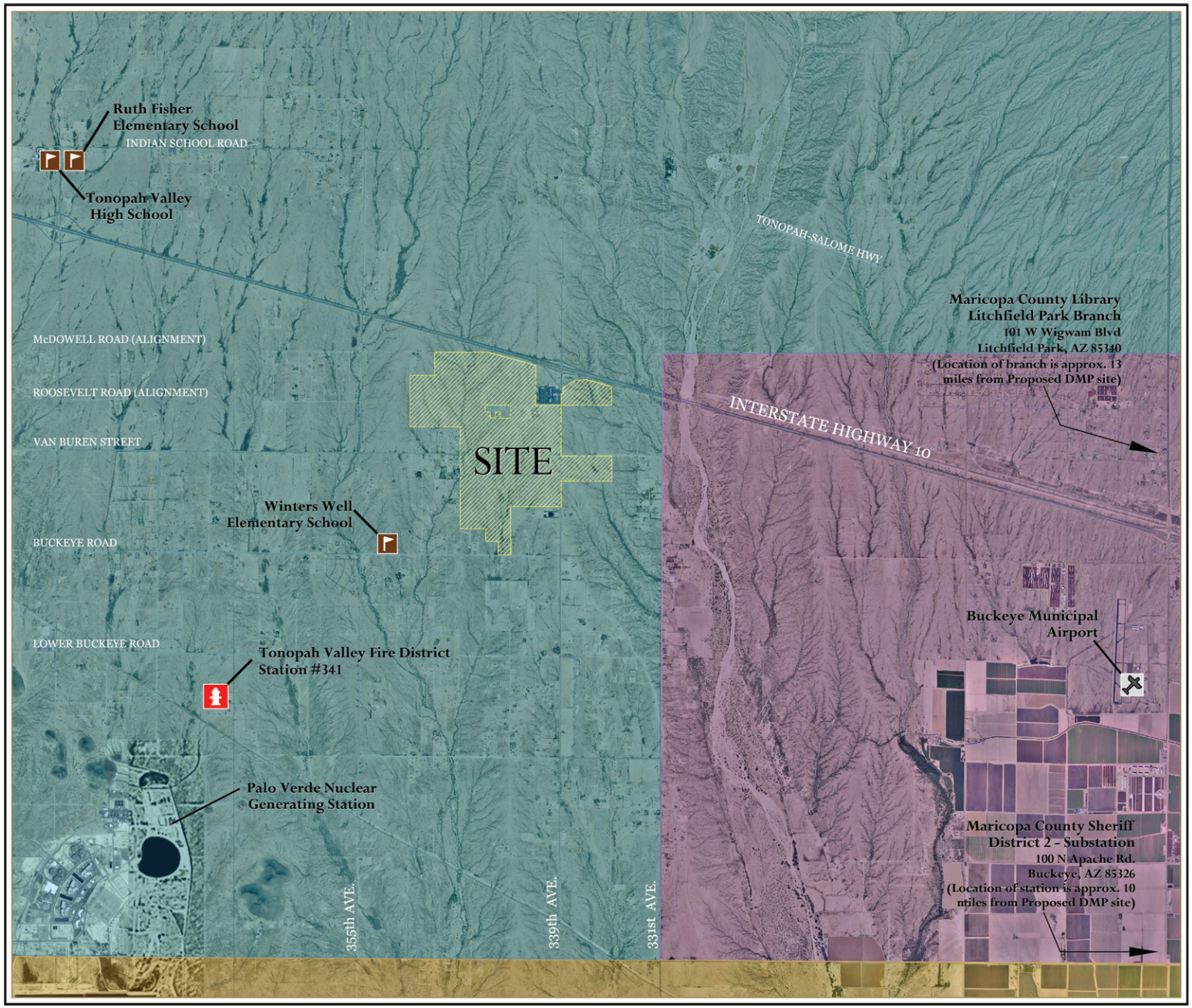
NORTH

NOT TO SCALE

Date: 11.30.05
Job No.: 0559
Drawn by: STA
Revised: 6.18.08

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0559\New Planning Industrial \CAD\Revised DMP Exhibits \Fig 2 - Property Ownership



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 3
Regional Facilities

Approximately Five (5) mile radius

LEGEND

- Proposed DMP Site
- Saddle Mountain Unified School District
- Palo Verde School District
- Arlington Elementary School District
- Public Airport
- Fire Station
- Public School

SCALE: (+/-) 0 2500' 5000'

NORTH

Date: 12.21.05
Job No.: 0559
Drawn by: STA
Revised: 7.14.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 3 - Regional Facilities

B. SITE ANALYSIS

1. Existing Land Uses

Existing Land Use on the property largely consists of vacant desert land. There has been some man made scarring consistent with off road use that traverses the site in various locations.

In the center of the site there is an approximately 16 acre parcel that will not be a part of the Development Master Plan, which consists of seven privately owned homes and two additional vacant lots. These properties are accessed by a dirt road that starts on 339th Avenue approximately one-quarter mile south of Interstate 10 and runs east along the Roosevelt Road alignment approximately one-quarter mile to the properties. To the south of this dirt road, and just east of the described properties there is also a "borrow pit" that consists of an approximately 20 acre site that is approximately 8 feet deep. The "borrow pit" was created by Arizona Department of Transportation as they transported dirt from this area to be used for building up Interstate freeway on-ramps and off-ramps in the area. The pit is currently filled with vegetation and poses no environmental hazard to the area.

Surrounding land uses consist of the Rip Griffin Truck Stop that exists to the northeast of the property on the southwest corner of 339th Avenue and Interstate 10. Existing residential development consists of one subdivision, zoned Rural 190, straddling 339th Avenue beginning one-half mile south of Van Buren Road, and two additional groupings of residential homes on rural ranchettes of 2.5 acres to 10 acres. One grouping is located on both sides of Van Buren beginning one mile west of 339th Avenue and the other is remotely located on parcels one-half mile north of Van Buren and one-half mile west of 339th Avenue.

These existing land uses are shown in **Figure 6**, *Existing Land Uses*.

2. Existing Zoning

The Hidden Waters Ranch property is currently zoned Rural-43. Rural-43 permits an overall project density of approximately one (1) dwelling unit per acre. Generally, the adjacent properties to the north, east, south and west of the property are also zoned Rural-43. The exception to this is the truck stop that is located at the northeast corner of the property. The truck stop area and the truck wash are zoned IND-2 Light Industrial District (IND-2). The convenience store and restaurant that is associated with the truck stop is located in an area that is zoned as C-2 Intermediate Commercial District (C-2). This C-2 zoning extends north to the I-10 freeway. There is also a subdivision that is located the southeast of the project. This subdivision is zoned Rural-190 Rural Zoning District (R-190). Rural-190 permits an overall project density of one unit on a lot that is a minimum of 190,000 square feet. **Figure 5**, *Existing Zoning*, shows the current zoning on the property and the surrounding areas.

3. Existing Predevelopment Conditions

a. Topography and Physical Features

The natural ground of the property generally slopes from the north to the south with an approximately 1-2% grade throughout the site. The only exceptions to this include the topography along the Dickey Wash, the area around the "borrow pit" and the parcel east of 339th Avenue where various washes pass under the I-10 freeway and through the property.

The topography and physical features are shown in **Figure 7**, *Topography and Physical Features*.

b. Drainage

In the western portion of the property, the Dickey Wash runs from north to south along the entire property. This is an ephemeral wash that is generally active only when substantial rainfalls occur. When water flows are present, the water runs in a north to south direction and is channelized under Van Buren Street via box culverts. This wash has been designated by the Army Corp of Engineers as a Section 404 jurisdictional wash. A separate 404 permit will be obtained by the Army Corp of Engineers prior to development of the affected development parcels.

There is a smaller wash that runs across the eastern parcels of the property. This is a minor ephemeral wash that has been channelized under the Interstate 10 and continues southward across the parcels.

In the southern half of the site a 100-year flood plain boundary has also been delineated on the property. The boundary starts approximately in the southern half of the property and continues southward off the property. The boundary and topography of this area is consistent with sheet flow activity that occurs with substantial rain activity.

c. Soils and Geology

The property is located in the Hassayampa sub-basin of the Phoenix Active Management Area. The Hassayampa sub-basin is situated in the Basin and Range Physiographic Province of central Arizona. This province is characterized generally by northwest-trending fault bounded mountain ranges separated by alluvium-filled intervening basins. The Hassayampa sub-basin is further divided into two distinct hydrologic sub-basins separated by the Belmont Mountains, the Hassayampa Plain and the Tonopah Desert, where the property is located. The thickness of alluvial sediment within the vicinity of the property ranges in thickness from 0 feet at the mountain fronts to over 3,200 feet below land surface to the southwest and south (ADWR, 2001, 2002).

The subsurface conditions were evaluated trough test borings at various locations throughout the property. In general, the near surface soils encountered at the test boring locations, and extending to the full depth of the exploration (8-15 feet) consisted of clayey to silty sand containing varying amounts of gravel. These soils are generally medium dense, had

slightly plastic to medium plasticity fines, and were variably lightly to moderately cemented with a degree of cementation generally increasing with depth. Soil moisture contents are described as slightly damp throughout the depths explored. No groundwater was encountered in the test borings during field exploration.

d. Groundwater

Most of the groundwater in the Hassayampa sub-basin is derived from the deep alluvial soils between the mountain blocks. Based on regional groundwater data (ADWR), the depth to groundwater in the property vicinity ranges from 93 feet below the surface in the southern portion of the property to 138 feet below the surface north of the property. The direction of ground-water flow beneath the property appears to be to the southwest (ADWR, 2001, 2002).

e. Vegetation and Wildlife

The property has a range of vegetation densities. The heaviest concentration of vegetation is found along the banks of the north/south wash corridor along the western portion of the property, and include species such as Palo Verde, Creosote, Saguaro, Barrel and Cholla Cactus, as well as other typical desert shrubs. The most abundant vegetation found on the site is Creosote Bush.

Local animal populations are composed of typical Sonoran desert species, though native species populations have been reduces as a result of cattle grazing in the area. These species may consist of desert tortoise, mule deer, javelina, quail and dove. Higher densities of plants and animals are found in proximity to the wash corridor, which typically facilitate higher concentrations of surface water.

f. View sheds

The scenic views of the surrounding Flatiron Mountain, Saddle Mountain, Buckeye Hills, and Palo Verde Hills are limited. All of these views are more than 10 miles from the development area and are located low on the horizon. While these views are limited, the Hidden Waters Ranch Development Master Plan will focus on preserving the views that are present.

Additionally, the scenic quality of the area is also centered on the existing Dickey Wash and natural desert open spaces. These areas will also be incorporated into the preservation of existing view sheds.

g. Roads, Rights-of-Way and Utilities

The existing roadways adjacent to Hidden Waters Ranch are Interstate Highway 10, 339th Avenue, Van Buren Avenue and Buckeye Road. Interstate 10 runs along the northern border of the project and is a 4-lane highway that runs east-west. This highway provides regional and interstate access to the site.

339th Avenue is a two-lane roadway that runs north-south starting

approximately 2 miles to the north of the property at the Tonopah-Salome Highway, running south through the project area, and terminating approximately 4.5 miles to the south of the project area at Salome Highway. Van Buren Avenue is also a two-lane roadway with an east-west alignment starting at 339th Avenue, running west through the project area, and terminating approximately 4 miles to the west of the project area at Wintersburg Road. Buckeye Road is a two-lane road located along the southern boundary of the property that is paved from 339th Avenue to Wintersburg Road. According to the *Maricopa County Major Streets and Street Classification Atlas* (Revised November 2004) these three roadways have been classified as Rural Minor Arterials with a total right-of-way of 130 feet. It should be noted that the recently accepted and County-supported I-10/Hassayampa Valley Transportation Framework Study indicates 339th Avenue as a Parkway with 200 feet of right-of-way.

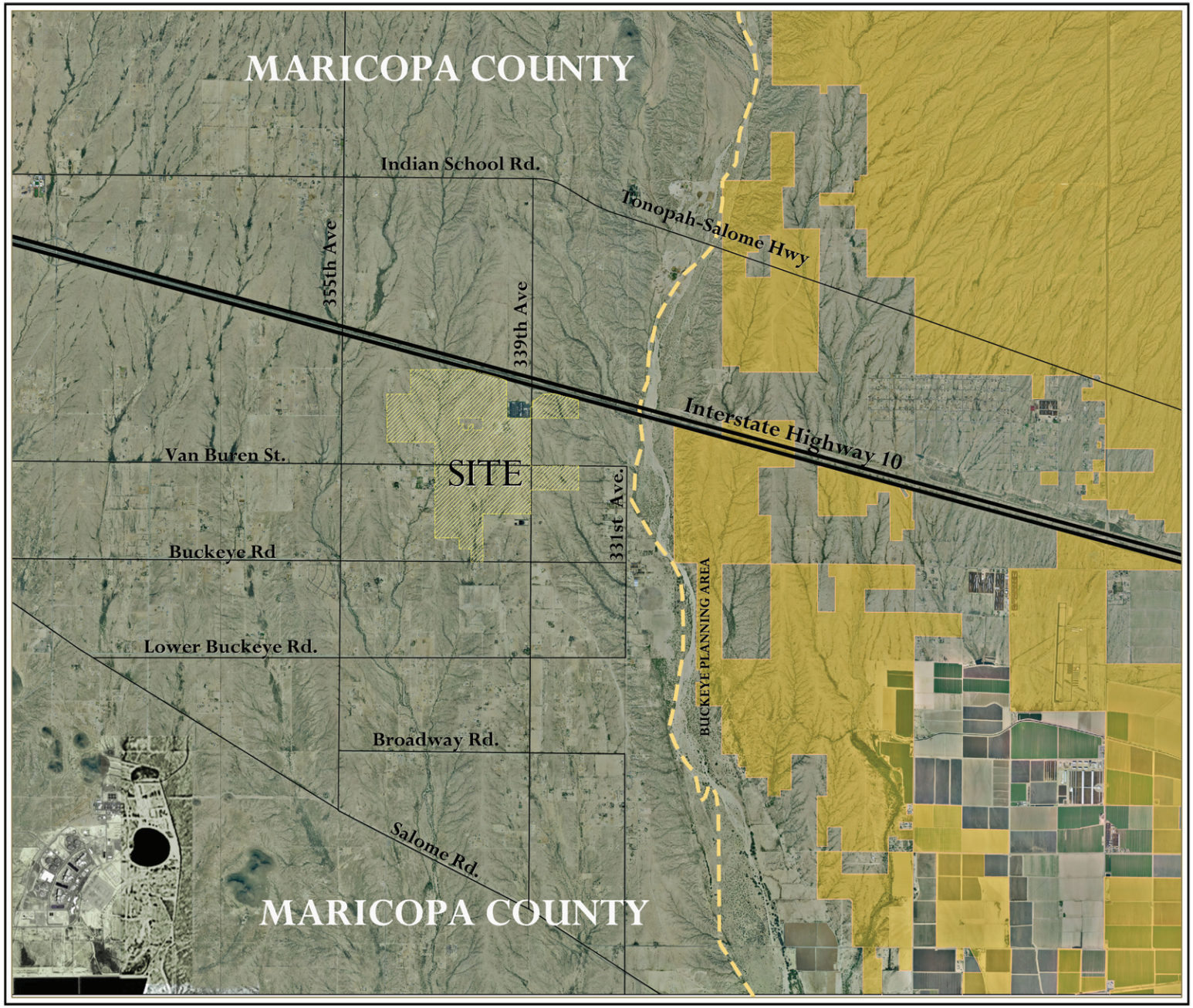
The Hidden Waters Ranch project site is currently undeveloped desert land and there are no existing utilities on the properties itself. However, the nearest utility services can be found on the exception parcel that exists in the center of the property and also at the Truck Stop that is located at the northeast area of the project site. The exception parcel and the truck stop are powered by overhead electrical power lines supplied by Arizona Public Service (APS). The residential overhead electrical line are located along the property boundary on the Roosevelt alignment starting in the east at the Truck Stop and terminate at each of the northern individual privately owned parcels in the exception parcel area. These areas also have telephone services that are provided by Qwest. Existing residential sewage disposal is done by septic tank systems with potable water provided by private wells and also by Water Utilities of Greater Tonopah, Inc. Propane services are provided by Amerigas Corporation and Ferrell Gas.

The existing roads, rights-of way, and utilities can be seen in **Figure 8**, *Existing Roads, Rights-of-Way, and Utilities.*

h. Regional Trails

The nearest regional trail to the site is located along the Hassayampa River approximately one mile to the east. This trail is known as the Sun Circle Trail, which was designated as such by the Maricopa County on February 9, 1976. It encompasses approximately 140 miles of hiking and riding trails that follow, for the most part, the canal banks that were built by the Hohokam Indians around 500 A.D. to irrigate their crops. It provides regional access by encircle the greater Phoenix metropolitan valley.

Another future proposed trail has been recognized by the *Maricopa County Regional Trail System Plan* adopted September 4, 2002. This trail is known as the Maricopa trail and when complete will be a 242 mile trail that connects the regional parks in the Maricopa County Park System. Segments fifty-nine and seventy-one of this proposed trail will connect to and align with the Hassayampa River, utilizing the established trail of the Sun Circle Trail.



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 4
Municipal Boundaries

LEGEND

- Town of Buckeye
- Proposed DMP Site
- Buckeye Planning Area Boundary

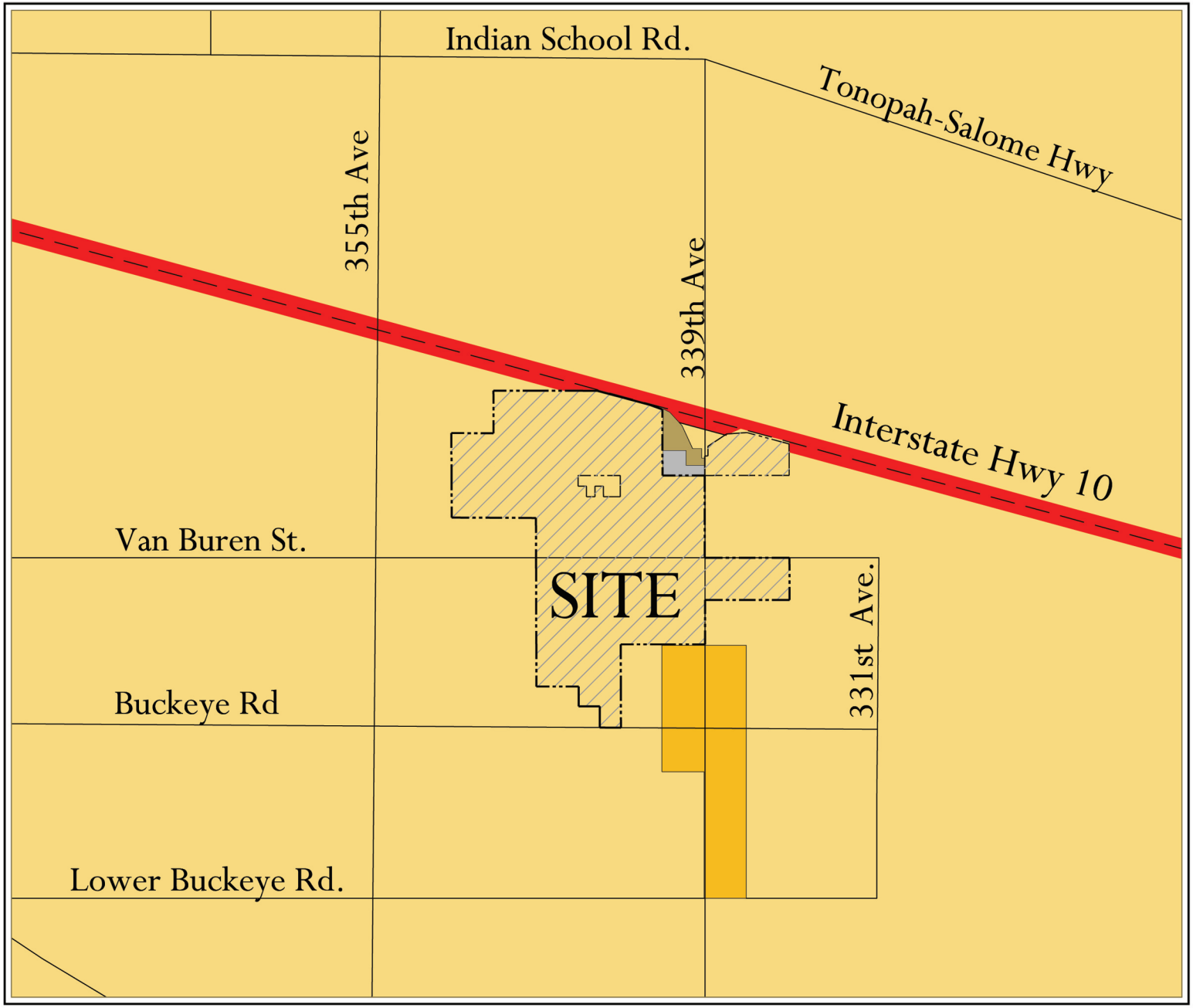
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NORTH

Date: 12.15.05
Job No.: 0559
Drawn by: STA
Revised: 7.28.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 4 - Municipal Boundaries



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 5
Existing Zoning

Approximately (3) mile radius

LEGEND

- C-2
- IND-2
- Rural 43
- Rural 190
- Proposed DMP Site

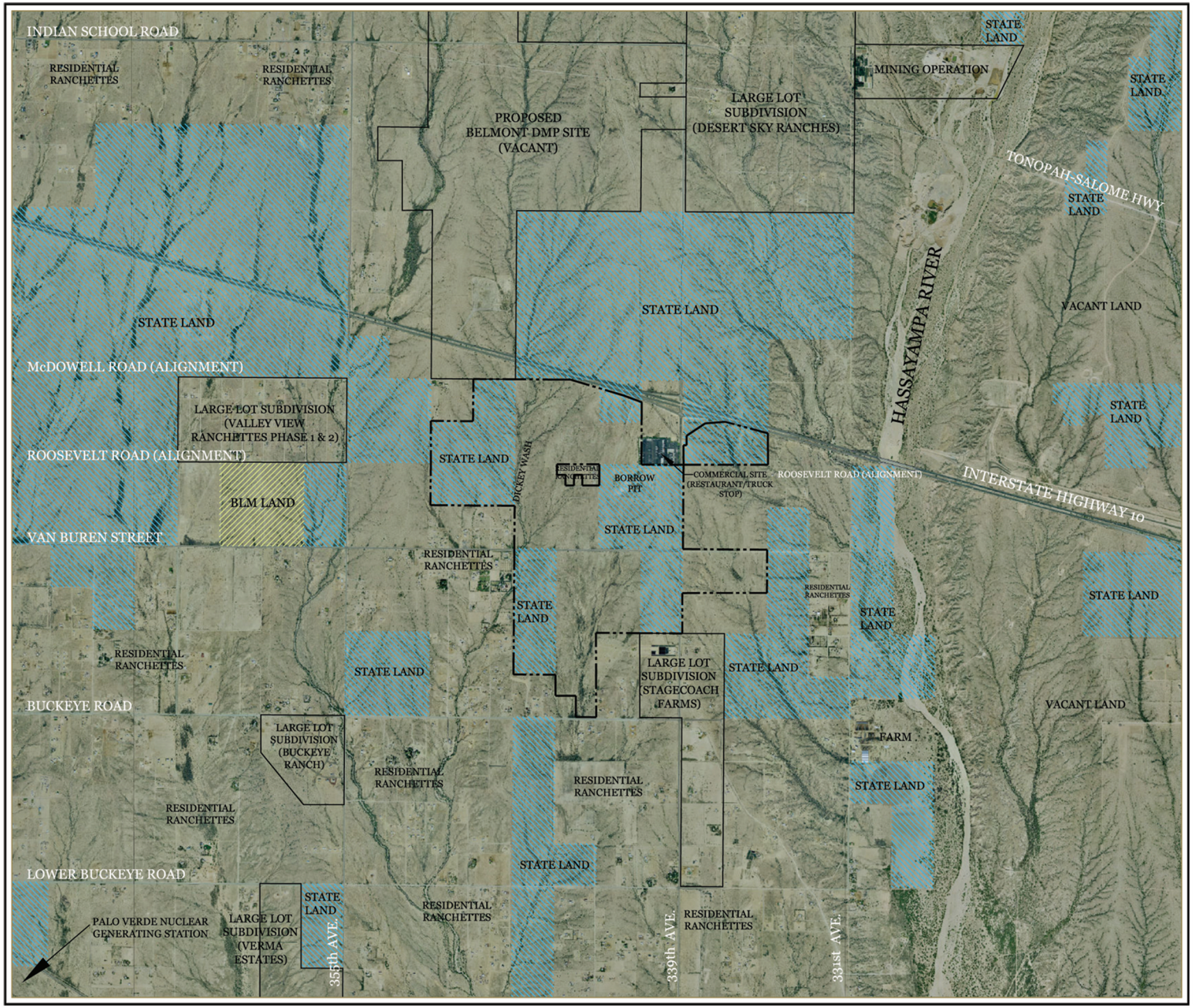
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NORTH

Date: 12.08.05
Job No.: 0559
Drawn by: STA
Revised: 7.14.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 5 - Existing Zoning



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 6
Existing Land Use

LEGEND

- Proposed DMP Site
- State Land Areas
- BLM Areas

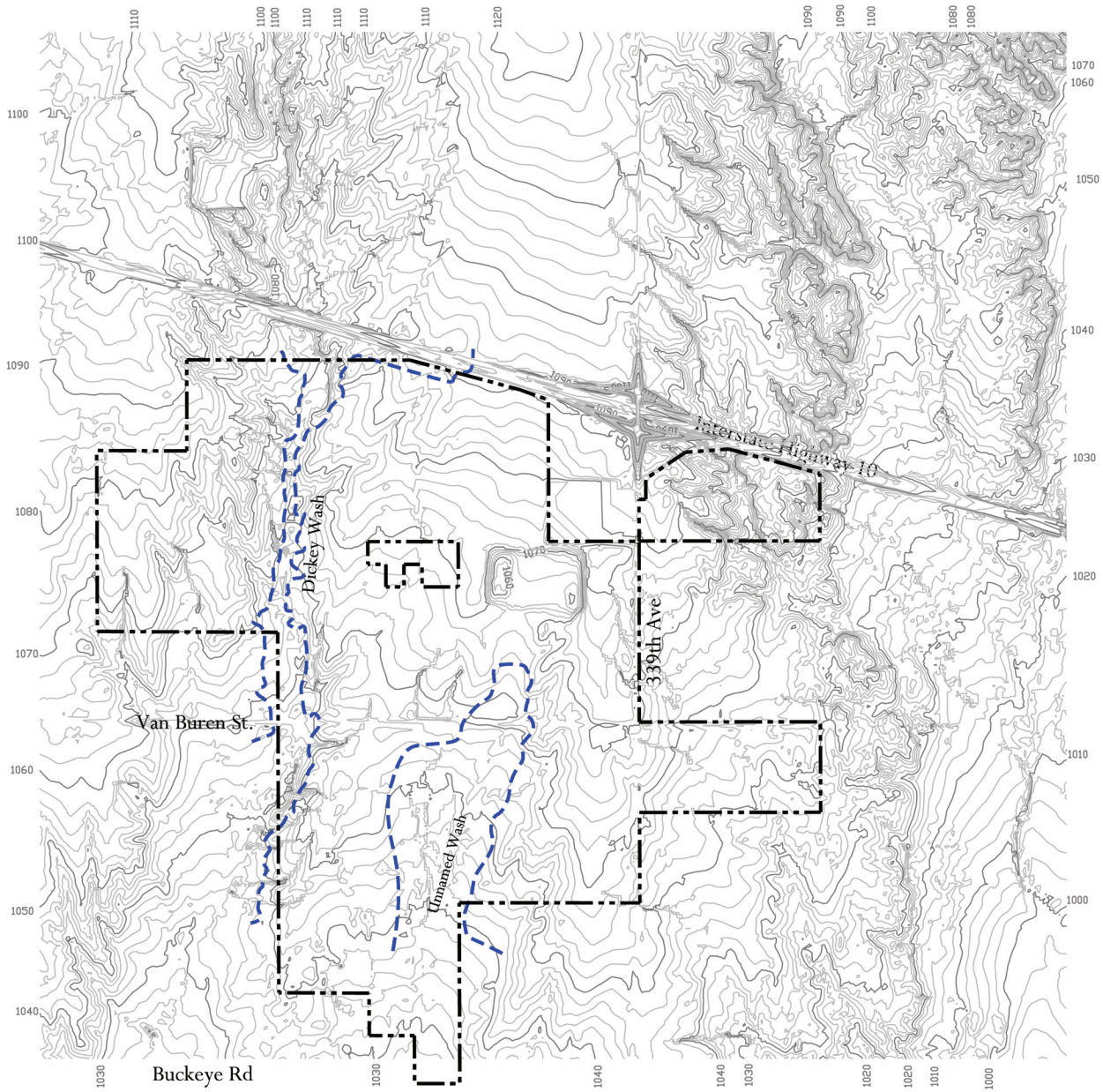
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NORTH

Date: 12.20.05
Job No.: 0559
Drawn by: STA
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Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 7
Topography and Physical Features

LEGEND

- 100-Year Floodplain Boundary
- Proposed DMP Site
- Topography 2' Contours

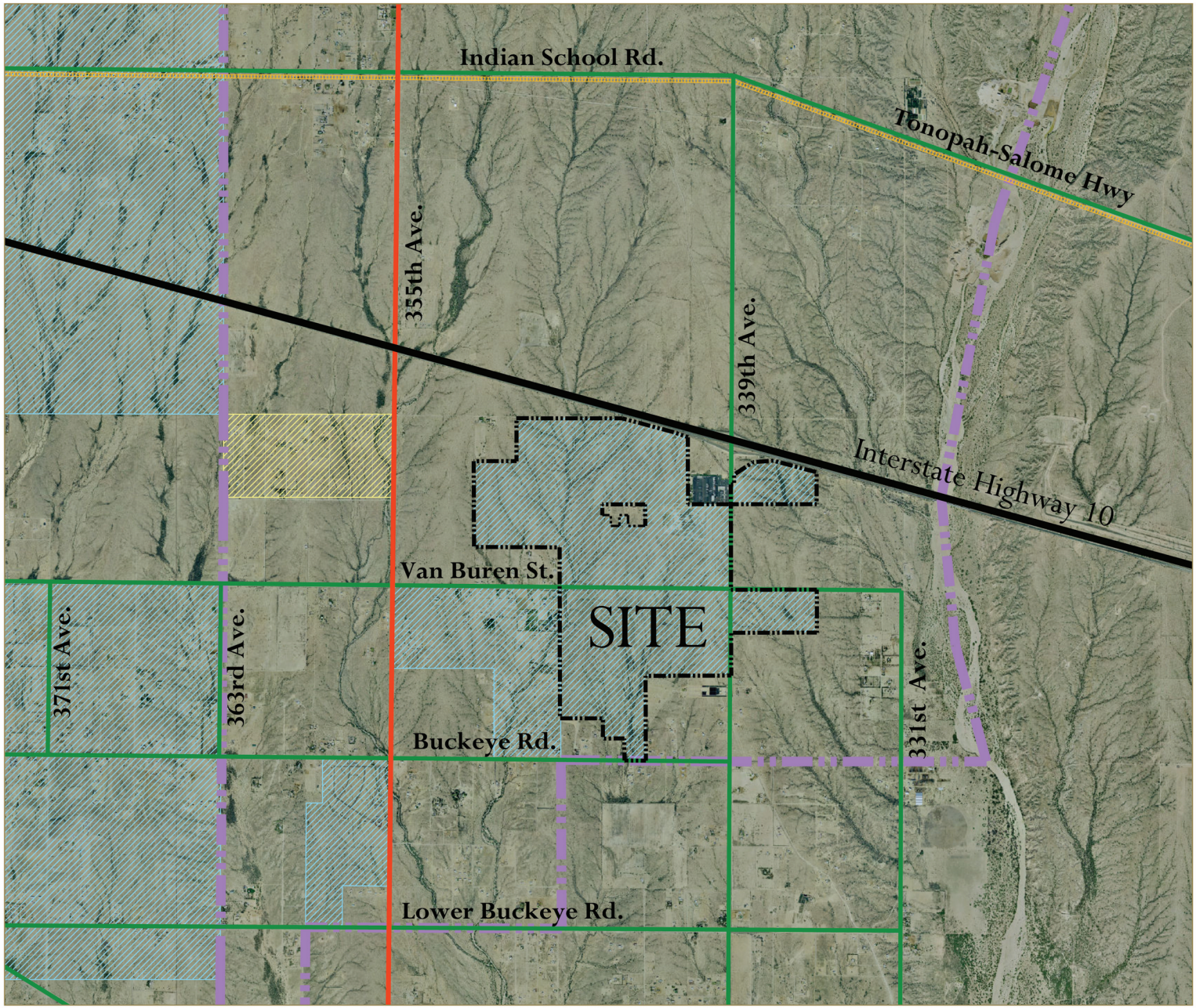
SCALE: (+/-) 0 800' 1600'

NORTH

Date: 12.15.05
Job No.: 0559
Drawn by: STA
Revised: 7.14.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 7 - Topography and Physical Features



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 8
Existing Roads, Right-of Way and Utilities

LEGEND

- Proposed DMP Site
- Principal Arterial (150' Right-of-Way)
- Minor Arterial (130' Right-of-Way)
- Existing Power Line
- Valley View Water Company, Inc.
- Water Utility of Greater Tonopah,Inc.
- Hassayampa Utility Company (HUC)

SCALE: (+/-) 0 1500' 3000'

NORTH

Date: 12.15.05
Job No.: 0559
Drawn by: STA
Revised: 7.07.08

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0559\New Planning Industrial\CAD\Revised DMP Exhibits\Fig 8 - Existing Roads, Rights of Ways, and Utilities

C. MASTER PLANS / PLAN DESCRIPTION

1. Project Overview

The Hidden Waters Ranch DMP is an approximately 1,314-acre master planned community located to the West of the Phoenix metropolitan area. The project is generally divided into two character areas separated by Van Buren Street. To the north of Van Buren, the land uses proposed are primarily light industrial and mixed use employment uses to take advantage of the access and visibility from the Interstate 10 freeway corridor. This area has been defined as a commercial/employment activity node by Maricopa County as defined within the Tonopah/Arlington Area Plan. Substantial employment and industrial land uses will be provided in this area and will offer major regional warehousing and distribution facilities, offices, and other employment opportunities close to where residents will live.

The southern portion of the community, south of Van Buren, has been designated primarily for residential and commercial uses, with some additional industrial uses along the fringe areas to the east. This area will offer various residential subdivisions and product types that will provide housing opportunities within close proximity to the light industrial and employment services, providing for an appropriate balance of live and work opportunities while reducing dependence on the automobile. The plan also includes commercial and retail services, a K-8 school site, an institution site for uses such as a religious facility, and recreational opportunities through natural open space, developed neighborhood parks and mini-parks, and interconnected trails to not only provide for the recreational needs of the residents, but to also provide opportunities for alternate modes of transportation throughout the community. The property will also include a water reclamation facility that will serve the entire project as well as future surrounding developments.

As mentioned above, Hidden Waters Ranch will provide various amenities and services to support the future population, including an elementary school, a fire station, a neighborhood park, various mini parks and dedicated, non-developable open space. The Dickey Wash along the western portion of the property provides a large, linear open space corridor that will serve as dedicated, non-developable open space and will be utilized in the multi-use trail system within the community. The trail system will connect with the pedestrian sidewalks throughout the development to provide comprehensive non-vehicular access throughout the community.

Additionally, more intimate passive and active recreational opportunities for the residents will be provided within the individual subdivisions throughout the community by the series of smaller developed open space areas. The land use plan will also maintain the spacious feel of the area by promoting physical and visual accessibility to open spaces through the creative design of the various residential subdivisions.

2. Land Use Plan

The Hidden Waters Ranch Land Use Plan achieves the following planning

objectives, many of which have been derived from the list of desirable features for Development Master Plans and also the Tonopah/Arlington Area Plan:

- Provides a mix of land uses and a diversity of housing types;
- Provides a substantial employment base in a targeted core area within the Tonopah/Arlington Area Plan area;
- Promotes an appropriate distribution of residential units to assure project diversity;
- Provides a balanced distribution of school and park facilities that focus on providing for the recreational and social needs of the residents;
- Provides interconnectivity and linkages to neighborhoods and open spaces;
- Locates higher density residential parcels adjacent to major arterial streets and/or close to the employment and commercial/retail center core area. This will minimize walking distances to future multi-modal transportation and employment opportunities, while also providing a balanced transition of residential densities to the surrounding area;
- Preserves existing natural open space for its visual, hydrological, ecological and quality of life benefits;
- Creates a node of commercial and industrial employment activities to provide opportunities for commercial and employment land uses within and adjacent to the community that can be accesses by various types of transportation (pedestrian, non-motorized, and motorized).

By utilizing these objectives, the Development Master Plan will provide a well-balanced community that will be able to provide a mix of land uses, including residential uses of varying densities, community commercial uses, light industrial uses, office and employment uses, active and passive open spaces, an educational facility, fire station and other public facilities. Furthermore, these land uses are strategically located within the development to create a community where future residents can live, work, recreate, and experience a high quality of life.

Figure 9, *Land Use Master Plan*, provides a graphical depiction of the proposed land uses, which are further described within **Table 1**, *Land Use Density/Intensity Table*.

a. Residential

A variety of housing types and densities are proposed for the Hidden Waters Ranch Master Planned Community. Homes will vary in character and size to meet the diverse needs of the projected community population. Higher residential densities are proposed near major arterial streets, as well as adjacent to commercial, mixed-use, and industrial/employment parcels. With these residential densities near these land uses, pedestrian access will be improved to these areas, creating greater opportunities for connections to community amenities and also providing future multi-modal transportation opportunities.

Approximately 352.3 acres or 27% of the site is planned for residential use. The land use categories utilized for the residential uses are Small Lot Residential (SLR) (2-5 dwelling units per acre) and Medium Density Residential (MDR) (5-

15 dwelling units per acre). Overall, a target unit count of 1,535 units is planned, for an overall project density of 1.2 dwelling units per acre (3.3 dwelling units per acre when commercial and employment uses are excluded from the gross acreage).

For the residential development parcels near the natural open space, appropriate buffers are provided from the wash corridors to provide access and usable area for trails and recreational amenities, as well as preservation of important riparian areas and wash flows. Additionally, the subdivisions will be designed with various access points to the open space areas as well as the use of view fencing at appropriate locations to provide visibility and openness into the wash corridors. The design of the subdivisions, including access points and locations for view fencing will be determined at the time of plat for each phase of the project.

Residential land use densities for individual parcels of the master plan will range from approximately 3.0 dwelling unit per gross acre for small lot single-family residential parcels to as high as 15 dwelling units per gross acre for medium density residential parcels. These densities are accommodated by the proposed land use designation discussed above. **Table 1**, *Land Use Density / Intensity Table*, lists the number of residential units by parcel within the Hidden Waters Ranch Master Planned Community.

As indicated in **Table 1**, the total number of residential units within the Hidden Waters Ranch DMP will not exceed 1,535 units. Additionally, within Area's A and B as defined within Table 1, the total number of units will not exceed the subtotal identified within each of those Areas.

In order to provide some level of flexibility for the developer and/or homebuilders through the duration of this project, within Area A and Area B, as defined within **Table 1**, any development parcel can exceed the total number of units by up to 5% without amending the plan so long as the subtotal within that Area is not exceeded. In addition, changes between 5%-10% may be allowed at the discretion of the Planning and Development Department without an amendment subject to the same conditions. In other words, if one parcel exceeds the unit count by 10 units, another development parcel within that Area must reduce the total unit count by 10 units. This will ensure that the total number of units as a whole and within each Area is not exceeded, but provides the developer and/or homebuilders with some flexibility within each area to respond to market conditions, lot size variation and subdivision engineering and design criteria.

Table 1, *Density/Intensity Table (Area A)*

Development Unit	Land Use Category	Land Use Type	Approx. Gross Acres (1)	Approx. Net Acres (1)	Maximum Density	Total Units
AREA A: Private Land						
A1	IEC	Industrial	12.9	12	-	-
A2	D/NDOS	Open Space	15.8	14	-	-
A3	IEC	Industrial	130.8	128	-	-
A4	IEC	Industrial	40.1	37	-	-
A5	D/NDOS	Open Space	20.7	18	-	-
A6	IEC	Industrial	99.6	95	-	-
A7	SLR	Residential	39.5	36	5.0	141
A8	SLR	Residential	40.3	38	5.0	172
A9	SLR	Residential	25.5	23	5.0	104
A10	SLR	Residential	19.9	19	5.0	102
A11	SLR	Residential	34.6	33	5.0	127
A12	IEC	Industrial	80.3	72	-	-
A13	ROS	Park	19.3	19	-	-
A14	EDU	School	16.6	15	-	-
A15	PF	WWRF	5.0	5	-	-
A16	INST	Institutional	8.3	8		
A17	SLR	Residential	15.3	13	5.0	66
A18	PF	Water Cam.	4.9	5	-	-
A19	IEC	Industrial	24.1	23	-	-
AREA A TOTALS			**653.5**	**613**		**712**

Table 1, *Density/Intensity Table (Area B)*

Development Unit	Land Use Category	Land Use Type	Approx. Gross Acres (1)	Approx. Net Acres (1)	Maximum Density	Total Units
AREA B: State Land						
B1	MUEC	Emp/Comm	62.3	56	-	-
B2	IEC	Industrial	58.6	53	-	-
B3	MUEC	Emp/Comm	50.5	46	-	-
B4	MUEC	Emp/Comm	26.2	23	-	-
B5	D/NDOS	Open Space	3.0	3	-	-
B6	IEC	Industrial	29.1	29	-	-
B7	IEC	Industrial	34.2	31	-	-
B8	D/NDOS	Open Space	10.5	10	-	-
B9	IEC	Industrial	26.1	25	-	-
B10	IEC	Industrial	56.4	51	-	-
B11	IEC	Industrial	44.6	43	-	-
B12	PF	Fire Station	3.5	3	-	-
B13	MUEC	Emp/Comm	55.7	47	-	-
B14	D/NDOS	Open Space	9.6	9	-	-
B15	SLR	Residential	30.1	29	5.0	101
B16	SLR	Residential	40.0	38	5.0	144
B17	SLR	Residential	40.1	37	5.0	168
B18	CRC	Commercial	13.0	10	-	-
B19	MDR	Residential	29.6	27	15.0	272
B20	SLR	Residential	37.4	33	5.0	138
AREA B TOTALS			**660.5**	**605**		**823**

PROJECT TOTAL			**1,314**	**1,218**	**-**	**1,535**

Table 1, *Density/Intensity Table (Site Data Summary)*

Project Summary	
Gross Land Area (ac)	1,314
Gross Project Density	1.2
Density minus Comm/Emp.	3.3
Comm/Emp. Acreage	844.5
Total Unit Count	1,535
Projected Population	4,099

Legend	Land Use Designation	Total AC.	% total
SLR	Small Lot Residential (2-5 du/ac)	322.7	25%
MDR	Medium Density Residential (5-15 du/ac)	29.6	2%
PF	Public Facilities (WWRF, Fire Dept.)	13.4	1%
INST	Institutional	8.3	1%
EDU	Elementary School	16.6	1%
MUEC	Mixed-Use Employment Center	194.7	15%
IEC	Industrial Employment Center	636.8	48%
CRC	Community Retail Center	13.0	1%
ROS	Recreational Open Space (Parks)	19.3	2%
D/NDOS	Dedicated Non-Developable Open Space	59.6	5%
Total		**1,314**	**100%**

Notes:
(1): All Gross and Net acres are rounded to the nearest acre. For purposes of this table, any acreage less than .49 is rounded down and any acreage equal to or greater than .50 is rounded up. This same assumption applies to all references to acreage throughout the document, and should be the basis of any stipulations related to gross or net acres.

b. Industrial, Employment, and Commercial

The Hidden Waters Ranch DMP proposes approximately 844.5 acres, or 64% of the site, to serve as commercial, industrial and employment land use. This development master plan anticipates significant demand for industrial and employment services within the area due to the future projected growth within the region, its location on the western fringe of the phoenix metropolitan area, providing an ideal location for warehouse and distribution shipments from the California coast without entering the congestion of the metropolitan area, and the lack of existing services in the vicinity of the property. This is also consistent with what the TAAP anticipates for this area in regards to employment activity.

The industrial and employment development parcels have primarily been located north of Van Buren Street with high visibility and access to the Interstate 10 freeway corridor. This location also provides a buffer and transition between the residential development and the I-10 freeway. The plan provides for a major industrial node that will provide a significant amount of employment opportunities for the area. The commercial development parcels are located along the major arterial roads in order to maximize retail exposure to the public and provide appropriate access while minimizing traffic impacts within the neighborhoods.

There are three land use categories that comprise the industrial, employment and commercial development parcels within the development master plan as discussed below.

The Industrial Employment Center land use category is the largest of the three employment uses and comprises approximately 636.8 acres, or 48% of the total project area. These land use parcels are intended to provide for large-scale manufacturing, warehousing, distribution, and other light industrial uses that will provide significant employment opportunities to the area.

The second employment land use category is the Mixed-Use Employment Center (MUE), which will include approximately 194.7 acres, or 15% of the site. These parcels will focus on providing cohesive employment centers that may include uses such as offices, light industrial parks, business parks, research parks, and medical/health-related facilities. It is also anticipated that commercial services may be proposed on this property. The Mixed Use Employment parcels may generate over 2,500,000 square feet of commercial and employment uses. These development parcels have been planned along the arterial roads close to the freeway interchanges to provide excellent visibility and access to the properties. It is anticipated that these areas will provide local access for the community residents and encourage alternative modes of transportation to these areas in the future. This will be facilitated with trail and/or sidewalk connections that will be provided to the mixed-use employment centers within the community as the property develops.

The third land use within this category is Community Retail Center (CRC), which will include approximately 13 acres, or 1% of the site area. The CRC land use parcel is located along 339th Avenue and Van Buren intersection. This parcel

is intended to provide community-based retail, commercial and employment services, serving both residents of the Hidden Waters Ranch community as well as immediate surrounding developments. Various types of commercial and retail services may occur on this property. It should be noted that additional commercial and retail services may also occur within the MUEC parcels.

The total industrial, employment and commercial land use parcels represent approximately 844.5 acres. This translates to approximately 206 acres per 1,000 project residents. When subtracting out commercial uses, the MUEC and IEC land uses represent 831.5 acres, or 202.9 acres per 1,000 residents. This far exceeds the County's employment land use ratios but is appropriate based on the location of the property within the employment activity node as defined within the TAAP.

c. Special Use Permit (Wastewater Reclamation Facility)

A Special Use Permit will be necessary for the development of the proposed wastewater reclamation facility (WRF) to serve the project and surrounding future developments in the vicinity. The Special Use Permit will be requested at the time of zoning for the property.

The WRF is located at the southern end of the property at the low point of the property in order to allow general gravity flow to the facility. A buffer of 350 feet on all sides of the WRF will be provided such that no residential development will be allowed within the buffer area. The land use plan proposes a park, a water campus, and drainage channel encompassing most of the buffer area, with a proposed institutional use and school site within a portion of the buffer on the east side.

Additional details related to the WRF are provided in the Wastewater Master Plan submitted with this DMP under separate cover.

d. Schools

The Hidden Waters Ranch Development Master Plan has planned an elementary school facility on site to respond to student population projections. The school facility planning (including student projections) has been reviewed and discussed with the Saddle Mountain Unified School District. The applicant met with Ms. Roxanne Morris, Superintendent for the Saddle Mountain Unified School District to discuss the plan, and more specifically, the size, location, and student projections for the school within the Hidden Waters Ranch community.

Based on meetings with the school district, student projection formulas have been used to determine the appropriate number of schools based on approximately 800 students per school for K-8 and 1,200 students for High School. Below is the formulas used to determine student projections:

- Residential student projection is .32 students per unit for K-8 and .10 students per unit for High School students.

Based on the projection formulas defined above, the projected number of students and school facilities within the Hidden Waters Ranch Community is as follows:

- K-8 Projected Students: 491
- K-8 Schools Needed: 0.6 (based on 800 students per school)
- High School Projected Students: 154
- High Schools Needed: 0.1 (based on 1,200 students per school)

Based on these formulas, slightly more than half the demand for a K-8 is warranted and a high school is clearly not warranted on site. The master plan includes one K-8 school that can accommodate all of the students generated on the property as well as additional students from adjacent developments. The school site is proposed on 16.6 acres, plus there is a 19.3 acre park immediately adjacent which may allow for some joint use recreational amenities between the school and the park. The proposed school site is larger than the typical 15 acres school site required by the Saddle Mountain Unified School District, and this will allow for up to 1,000 students based on the increased size, providing additional capacity for the district.

Prior to the development of the school, students generated during the early phases of the project will attend Winters Well Elementary school located approximately 1-mile west at 355th Avenue and Buckeye Road. High school students will most likely attend the Tonopah Valley High School northwest of the property. The applicant will continue to work with the School District to confirm the requirements for school facilities and obtain a letter of support prior to the final zoning approval. The developer has also agreed to enter into a developer assistance agreement with the school district to provide a land donation and/or per-rooftop contribution for schools to serve the projected population.

e. Parks and Open Space & Trails

The Hidden Waters Ranch Planned Community will provide numerous opportunities for active and passive recreation through the non-developable open space/wash corridor areas, developed parks and trails proposed throughout the community. The combination of the natural wash corridors and the proposed trail system throughout this community is one of the design features that will make this community attractive to many different lifestyle choices. With immediate access to the Hassayampa River area, opportunities for many types of recreation will be abundant in this area. **Figure 10:** *Open Space Master Plan* shows the overall open space plan proposed for the Hidden Waters Ranch community. Figure 10 also identifies the ½ mile walking distance from neighborhood parks and the ¼ mile walking distance from mini-parks for all residential development parcels. You will notice from this exhibit that virtually every single residential development is within ¼ mile of a mini-park and almost all are within ½ mile of a neighborhood park.

Neighborhood Parks

A neighborhood park totaling approximately 19.3 acres will be provided for the community. The location of this park has been strategically placed in the development to be immediately adjacent to the elementary school site as well as to provide an appropriate buffer from the wastewater reclamation facility. The neighborhood park will be connected to the community trail system proposed throughout the project as shown graphically on **Figure 10:** *Open Space Master Plan*, and through sidewalks along all public streets. The park will include amenities such as playgrounds, tot lots, sport courts, picnic tables, seating areas, turf areas, ball field and landscaped open space.

School

A school site has been proposed within the Hidden Waters Ranch community. The school site has been strategically located within the development to provide close proximity to the surrounding residential subdivisions. A Neighborhood park has been placed adjacent to the school site to provide additional open space and recreational benefit to the students and residents of the community. The school site will provide various recreational amenities and there will be opportunities available within the school property for residents to use and enjoy during non-school hours, including ball fields, playgrounds, turf areas and meeting facilities. Coupled with the proximity of the neighborhood park, the school facility will create a neighborhood activity center and focal point for residents within the development. For purposes of open space calculations, it is assumed that 30% of the school site will include recreational and community amenities for the neighborhoods in which they are location. As such, 30% of the acreage (approximately 5 acres) for school sites is included in the recreational open space calculations for the project.

Mini Parks

In addition to the neighborhood parks, a series of smaller mini parks will be provided throughout the development within and/or adjacent to the residential development parcels. The location of these parks have been defined within **Figure 10,** *Open Space Master Plan*, and have been located to provide access within a comfortable 5-minute walking distance (¼ mile radius) to all of the various surrounding residential development parcels. The mini parks will be designed to provide amenities such as tot lots, picnic areas, shade ramadas and turf areas. Approximately 6 acres of mini parks are proposed as part of the plan.

Additional Developed Open Space

Additional developed open spaces will be provided within the individual subdivisions as the plats are developed. Each development parcel will include small areas of additional active and/or passive developed open space to be determined at the time of plat for each development parcel. Approximately 5 acres of additional developed open space will be provided throughout the community. These open spaces may also serve as retention basins.

Multi-Use Trails

The Hidden Waters Ranch DMP proposes a community multi-use trail system to enhance recreational opportunities, connect various recreational and community amenities, and promotes alternative means of mobility throughout

the community. The existing Dickey Wash will be utilized in the multi-use trail network with the allocation of trails along the entire length of the wash corridor, providing a north-south alignment that provides community access to the amenity of the wash. There are also several other proposed local trails and/or sidewalk connections within the community that will be designed to connect the school, neighborhood park, mini parks and various residential, commercial and employment development parcels throughout the community. These trails will include a combination of natural compacted material and paved trails to be determined at the time of plat for each trail segment. Sidewalks will be concrete and will be provided on all public streets throughout the development. Grade separated crossings will not be provided, however, trails will be connected to sidewalks with links to signalized intersections with cross walks for safe pedestrian crossing. See **Figure 10:** *Open Space Master Plan* for location of proposed trails.

The phasing of the trails will follow the general phasing of the project as a whole, with trails being built in conjunction with each adjacent development parcel. Additionally, the sidewalks for all local streets will be determined at the time of plat and will be built as the individual subdivisions are constructed for each development parcel.

Dedicated/Non-Developable Open Space

The project proposes to preserve the significant wash corridor that exists on the western portion of the property as dedicated non-developable open space that may be used as passive recreation opportunities and/or trail connections throughout the development. The only improvements to these areas are road and/or utility crossings and the trail system along the fringe of the corridor. The implementation of wash corridor preservation will be based on detailed hydrologic analysis during the subdivision plat process. In general, these corridors will conform to the configuration identified on **Figure 9**: *Land Use Plan* and **Figure 10**: *Open Space Master Plan*. However, some refinement may occur during the platting process based on the characteristics of the wash within the immediate vicinity of the proposed plat. Approximately 59.6 acres of the wash corridor will be preserved within the community.

The combination of all open space areas, including the neighborhood park, 30% of the school site, mini parks, developed open space, trails and dedicated non-developable open spaces is estimated to include approximately 94.9 acres of open space. This translates to approximately 7% of the total gross area of the project, and 29% on the net residential area.

Subdivision Design Techniques to Enhance Open Space Features

Since active and passive recreation and open space will be a critical marketing feature for this community, it is important that the extensive open space network is clearly visible and accessible to the entire community. As such, design techniques will be incorporated into the subdivision and site planning process at the time of platting for the project to ensure that residents within the community achieve the maximum benefit of the open space features. Residential subdivisions will be design to open up to the natural and improved open space features through design techniques such as street frontage along improved

parks, cul-de-sacs that terminate at open spaces, trail connections into the subdivisions, and wide non-motorized access points between the residential subdivisions and open space features. Non-residential site plans will also be designed to provide safe and attractive non-motorized trail connections to encourage alternative forms of transportation other than the private automobile. A walkable community is a critical design amenity that will be strived for as the community develops over time.

Table 2: Open Space Summary Table

Type	Acres
Neighborhood Park	19.3
School	5.0
Mini Parks	6.0
Developed. O.S.	5.0
Dedicated Non-Dev. O.S.	59.6
Total	94.9

f. Fire / Emergency Response

The project area is located within the Tonopah Valley Fire District, which covers approximately 330 square miles. According to Ron Sattelmaier, Tonopah Valley Fire District Fire Chief the current operating station is located at 36511 West Salome Highway, Tonopah, AZ 85354, approximately 8 miles from the 339th Avenue and I-10 Interchange. The station is manned 7 days a week, 24 hours a day with 2 firefighters/EMT's. There are also 15 volunteer firefighters.

In order to provide appropriate response times for this development, a new fire station is proposed within the site. The proposed fire station is located on Roosevelt Street between 339th Avenue and 343rd Avenue. This station has been located to provide acceptable response time for the entire development as well as various surrounding properties.

g. Law Enforcement Services

The Hidden Waters Ranch property is currently within the jurisdiction of the Maricopa County Sheriff's Department. As such, the Maricopa County Sheriff's Department will continue to provide law enforcement services to the property. Specifically, the property is located in District 2, which provides services to the rural areas of Buckeye, Laveen, Mobile, Rainbow Valley, Tonopah, and the town of Gila Bend, all communities within the southwest quadrant of Maricopa County. The southwest quadrant encompasses an area totaling 5,200 square miles.

The main station for District 2 is located at 920 E. Van Buren Avenue, Avondale, AZ 85323, with two substations located at 100 N. Apache Boulevard, Buckeye, AZ 85326 and 303 W. Pima Street, Gila Bend, AZ 85337. The approximate location of the nearest substation is identified in **Figure 3,** *Regional Facilities Map*. A development agreement between the property owner and the Maricopa

County Sheriff's Department will be executed prior to Final Plat approval to ensure adequate resources are available to provide an appropriate level of service to the project.

h. Palo Verde Nuclear Generation Facility

The property is located approximately 7 miles from the Palo Verde Nuclear Generating Station. As such, it falls within the 10-mile radius Emergency Planning Zone required by the Nuclear Regulatory Commission for the generation station. The planning zone has special evacuation procedures should an emergency arise. The special information will be disclosed in the Real Estate Report prepared for future developments. Besides evacuation directions, the additional requirement is that the site should be within sound coverage of warning sirens. The entire site is within the siren coverage as demonstrated on the Siren Audible Coverage Map prepared by Maricopa County Emergency Management as submitted as Appendix.

In addition to the information provided above and within the Appendix, the Traffic Analysis prepared and submitted with this DMP includes a special section regarding the emergency evacuation routes should an emergency arise. Please see the Traffic Analysis as a separate attachment to this DMP for this additional information.

3. Circulation

The implementation of an efficient circulation system within the Hidden Waters Ranch project is imperative to the overall quality of life for future residents. The efficient and safe movement of vehicular and non-vehicular traffic within and throughout the project and adjacent to the project will further enhance the overall value of the community, promote mobility and reduce the potential for traffic conflicts. Balancing the project's land use plan with the transportation plan has been a key component in the planning of the Hidden Waters Ranch project design. The intent of the proposed circulation system is to create safe and efficient transportation opportunities for vehicular, bicycle and pedestrian user groups.

a. Vehicular

The Hidden Waters Ranch project proposes the use of a public street system with standard street cross sections that are in support of the parkway, arterial, collector and local street classification categories that have been standardized in the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas, Revised September 2004*. Private and/or gated streets are not anticipated at this time, but the developer reserves the right to provide private and/or gates streets as the property develops so long as the project meets all County requirements related to private and/or gates streets.

A revised Traffic Impact Study for the project has been prepared by CivTech. The revised TIS and has been included in a separate submittal. The report analyzes the impacts of the proposed land use plan and provides a detailed

analysis of trip generation rates, traffic flow modeling results and a discussion of the relationship between on-site and off-site traffic. The traffic report also provides a emergency evacuation plan based on the property's proximity to the Palo Verde Nuclear Generating Station.

Individual development unit and subdivision access will be accommodated via a network of parkway, arterial, collector and local streets. 339th Avenue is proposed as a Parkway section; however additional access points will be necessary between the I-10 freeway and Van Buren Street to serve the mixed use employment and commercial activity center in this area.

In accordance with County street cross sections, proposed parkways will include a two-hundred foot (200') total right-of-way section, arterial streets will provide a one-hundred thirty foot (130') total right-of-way section, major collector streets will provide a one-hundred ten foot (110') right-of-way section and minor collectors will provide an eighty foot (80') Internal local streets will provide a fifty-foot (50) right-of-way. See **Figure 11**: *Vehicle and Bicycle Circulation Plan* for the location of all parkways, arterials, major collectors and collector streets within the development.

There are four planned or existing roadways within the vicinity of the Hidden Waters Ranch project that have been classified by the County of Maricopa in the Streets Classification Atlas. These major transportation routes are 339th Avenue, 347th Avenue, Van Buren Street, and Buckeye Road. All of these roads have been classified as arterials; however; a recent MAG study has identified 339th Avenue and Buckeye Road as future Parkway sections. As such, the Circulation Plan identifies these two roadways as Parkway sections with a 200' full street right-of-way. A list of all full street sections are provided below (note that where the project perimeter is adjacent to the roadway alignments, only half street dedications will be provided).

- 339th Avenue: 200 foot Parkway Section
- Buckeye Road: 200 foot Parkway Section
- Van Buren Street: 130 foot Arterial Section
- 347th Avenue: 130 foot Arterial Section
- Roosevelt Street: 110 foot Major Collector between 339th Avenue and 347th Avenue and 80 foot Collector for all other areas.
- 343rd Avenue: 110 foot Major Collector from Van Buren to north of Roosevelt and 80 foot Collector for all other areas.
- Harrison Street: 80 foot Collector Section
- 335th Avenue: 80 foot Collector Section
- 351st Avenue: 80 foot Collector Section

339th Avenue will serve as the major north-south regional transportation corridor for the area and will provide a connection to the areas that are south of the project to Interstate 10. Van Buren Street will serve as the major east-west regional access for the project area, providing a connection from 339th Avenue, through the major principal arterial of Wickenburg Road, and ending at

the principal arterial of Salome Highway. The 347th Avenue alignment has been identified as a future arterial road and will include a freeway interchange with I-10, providing convenient access to the Belmont Development Master Plan and all of its commercial and employment uses as well as various other amenities and services proposed within that project. The 347th Avenue alignment has been shifted slightly off alignment to accommodate the needs of the Belmont Master Plan immediately north of the freeway. The road shifts back to alignment immediately south of Van Buren as it crosses over the Dickey Wash. Buckeye Road is planned as a parkway section providing a major east/west transportation corridor through the area.

In addition to the arterial and parkway sections, there will also be other defined roadways the will increase local access to the Hidden Waters Ranch project area. These roadways include Roosevelt Street and West Harrison Street, providing east/west collector street access at the half-mile points between Buckeye Road and I-10, and 343rd Avenue providing north/south collector street access at the half-mile point between 339th Avenue and the 347th Avenue alignment. Perimeter minor collector ½ streets have also been reserved for future right-of-way along the 335th Avenue alignment and the 351st Avenue alignment where adjacent to the development.

Finally, it should be noted that although the 339th Avenue alignment is proposed as a Parkway section, the County's Tonopah/Arlington Area Plan (TAAP) has identified the area around the I-10 and 339th Avenue interchange as a major activity center, encouraging commercial and employment land uses to support future growth in the area. The proposed DMP recognizes the Comprehensive Plan by providing an abundance of much needed employment land use in the area. In order for this development to be successful, additional access points must be provided to allow vehicular access to the property. As such, the DMP and associated Traffic Study recommends providing full signalized turn movements at Roosevelt Street and Van Buren, a median break with left turn movements at the ¼ mile point between Roosevelt and Van Buren, and right-in right-out turn movements at the 1/8 mile points along 339th Avenue. These access points are critical to the success of this development, and are further discussed in the associated Traffic Study.

b. Bicycle and Pedestrian

Figure 11, *Vehicle and Bicycle Circulation Plan*, identifies the planned bicycle and pedestrian circulation within the Hidden Waters Ranch community. All roadways will be designed to accommodate bicycle and pedestrian circulation movements in addition to vehicular traffic movements. The Hidden Waters Ranch community will incorporate detached sidewalks on all arterial and collector streets to promote pedestrian safety and comfort. Arterial and collector roadways will also be designed to incorporate on-street bicycle lanes to promote the use of bicycles as a viable means of mobility throughout the Planned Community and to comply with the Maricopa County Bicycle System Plan. The on-street bicycle lanes will be designed to connect with the various multi-use trail corridors at appropriate locations to provide convenient access between the on-street bicycle lanes and the multi-use trails throughout the development.

Maricopa County developed a regional bicycle plan in 1991 which was incorporated into the MAG Long Range Transportation Plan in July, 1992. Major policies of the plan are, among others:

- Provide for bicyclists in transportation programs and projects;
- Promote bicycling as a viable means of transportation and as a healthful form of recreation.

This project complies with these aspects of the Regional Bicycle Plan by providing generous bicycle circulation elements on arterial and collector streets. In addition, this plan will provide bicycle connection opportunities to the major regional bicycle route identified near 355th Avenue from as far north as Wickenburg south to Baseline Road. Non-vehicular transportation was a major design consideration throughout the planning process, which, as depicted in **Figure 11**, accommodates and promotes bicycling as a feasible method of transportation throughout the entire property and according to Maricopa County standards.

In addition to bicycle and pedestrian routes affiliated with planned roadways, the Hidden Waters Ranch Development Master Plan also recommends several off-street paths and natural surface trails as discussed in the previous section. These routes are planned in support of the Maricopa County Trails Plan to meet and address regional trail goals. The Hassayampa Wash Corridors, which is approximately ½ mile to the east of the project, is identified within the Maricopa County Trails Plan as a significant trail corridor. Even though this regional trail is not located within the project, it is recognized that the proposed trials within the project be consistent with the regional trails that exist in close proximity of the project area. The Hidden Waters Ranch Development Master Plan provides standards to promote the development of eight (8) foot wide natural surface trails as shown on the *Open Space Master Plan*. These trails will provide future connections to off-site points north and east of the Hidden Waters Ranch community. The *Open Space Master Plan* also identifies numerous local trails that connect various recreational and community amenities throughout the community.

c. Transit Opportunities

Although there are currently no public transit services available in this area, there may be opportunities for transit to serve this area in the future. On-street bus stops can be provided at appropriate intersections at such time when transit service is warranted in the area. Additionally, Valley Metro, the regional transit agency in the Phoenix area, encourages joint use park-and-ride facilities at major commercial centers and or regional park facilities to provide safe and convenient parking for regional commuters using express buses. The major commercial parcels at the intersection of 339th Avenue & Van Buren Street and may be ideal candidates for future joint-use park-and-ride facilities at such time as express transit service becomes available.



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 9
Land Use Master Plan

LEGEND

- Proposed DMP Site
- SLR - Small Lot Residential (2-5 du/ac)
- MDR - Medium Densiy Residential (5-15 du/ac)
- MUEC - Mixed-Use Employment Center
- CRC - Community Retail Center
- ROS - Recreational Open Space
- D/NDOS - Dedicated Non-Developable OS
- EDU - Educational (Elementary School)
- IEC - Industrial/Employment Center
- PF - Public Facilities/Institutional

Legend	Land Use Designation	Total AC.	% total
SLR	Small Lot Residential (2-5 du/ac)	322.7	25%
MDR	Medium Density Residential (5-15 du/ac)	29.6	2%
PF	Public Facilities (WWRF, Fire Dept.)	13.4	1%
INST	Institutional	8.3	1%
EDU	Elementary School	16.6	1%
MUEC	Mixed-Use Employment Center	194.7	15%
IEC	Industrial Employment Center	636.8	48%
CRC	Community Retail Center	13.0	1%
ROS	Recreational Open Space (Parks)	19.3	2%
D/NDOS	Dedicated Non-Developable Open Space	59.6	5%
Total		**1,314**	**100%**

SCALE: (+/-)

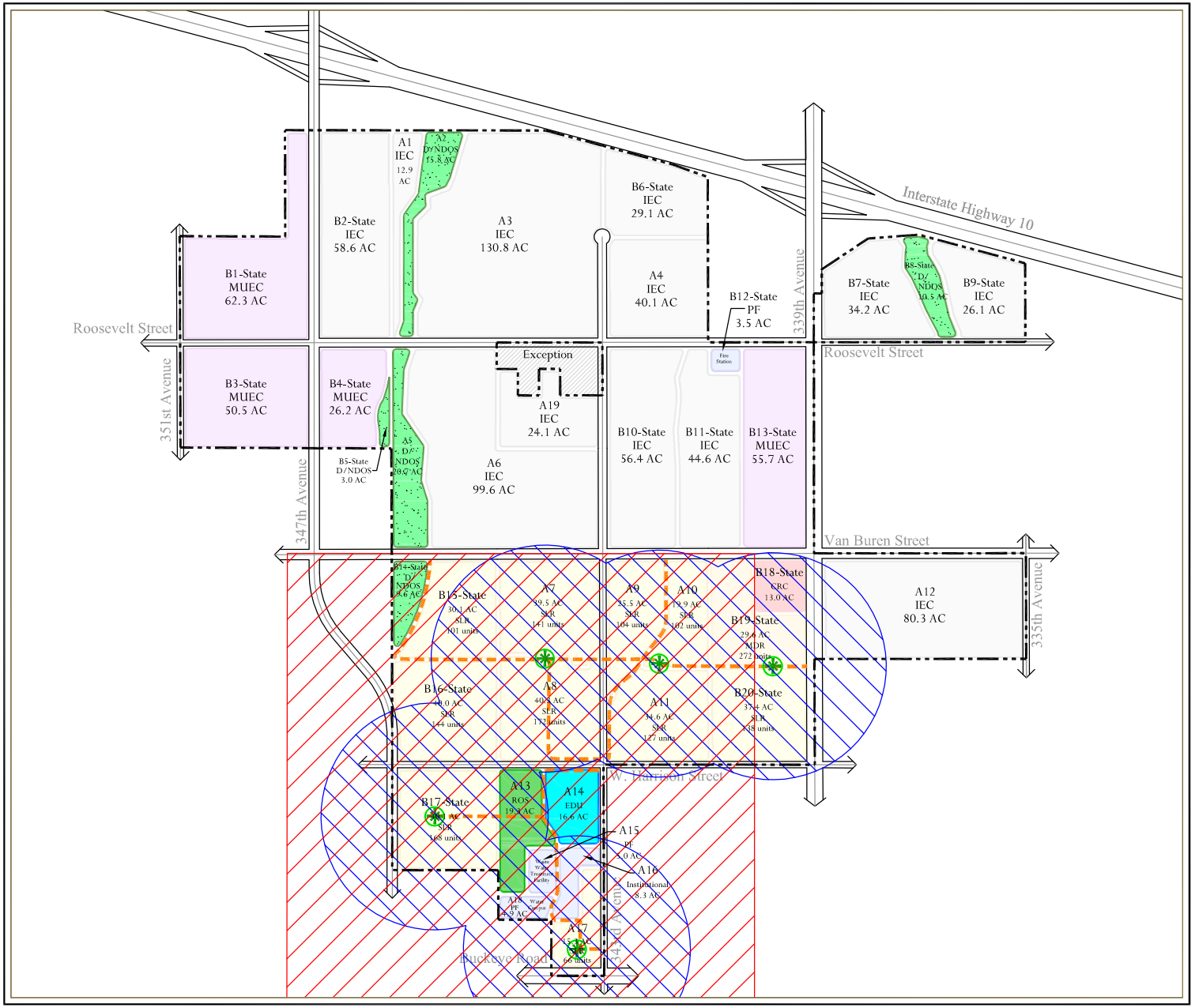
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Date: 02.13.06
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Revised: 10-16-08

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Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 10
Open Space Master Plan

LEGEND

- Proposed DMP Site
- (D/NDOS) Dedicated/Non-Developable Open Space
- (ROS) Neighborhood Park
- Mini Park
- K-8 School
- Loop Trail System
- 1/2 Mile Walking Distance From Neighborhood Park
- 1/4 Mile Walking Distance From Mini Park

OPEN SPACE SUMMARY

Type	Acres
Neighborhood Parks	19.3
School	5.0
Mini Parks	6.0
Developed O.S.	5.0
Dedicated Non-Dev. O.S.	59.6
Total	94.9

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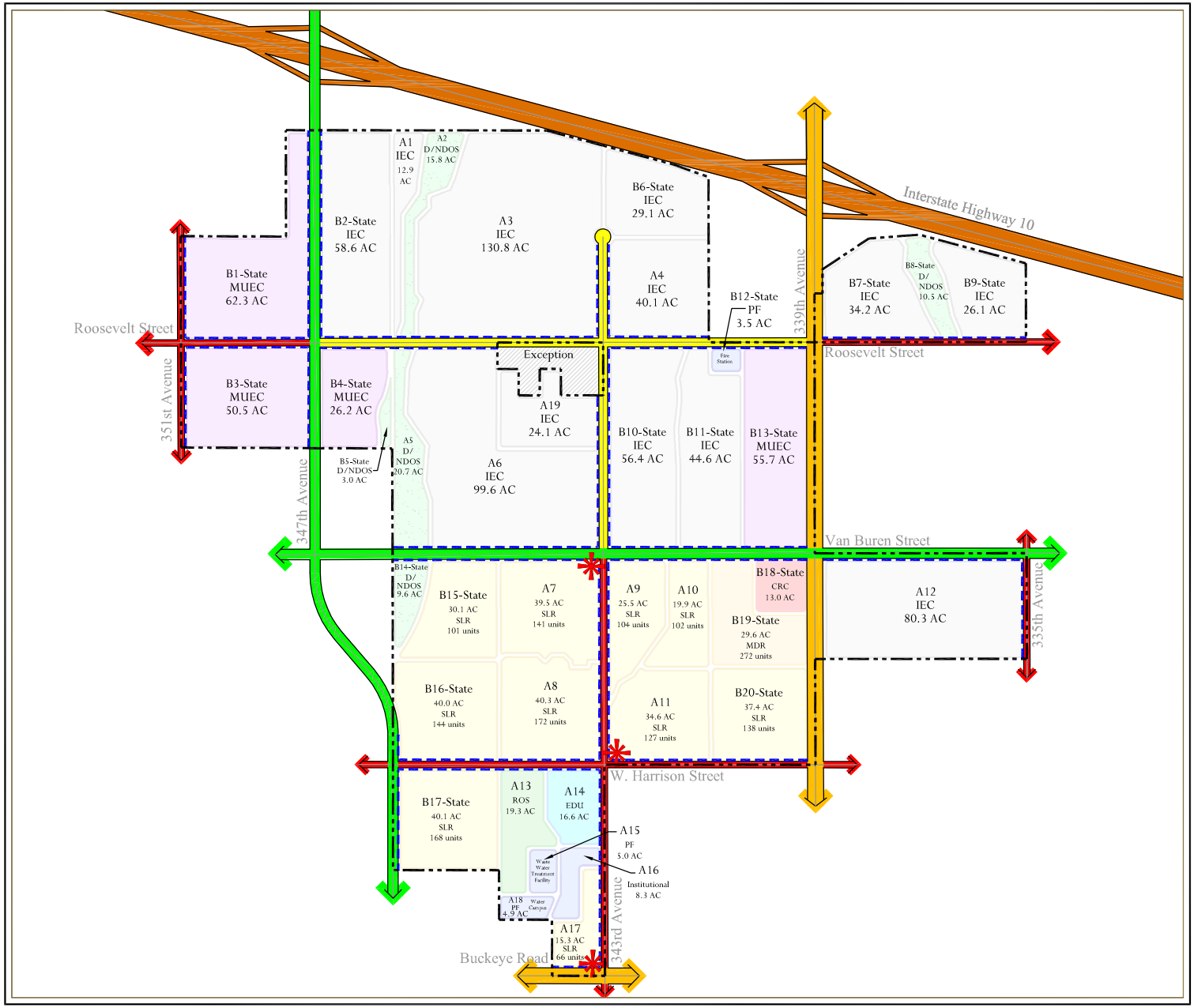
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Development Master Plan

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MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 11
Vehicular and Bicycle Circulation Master Plan

LEGEND

- Existing I-10 Freeway
- Parkway (200' ROW)
- Principal Arterial (130' ROW)
- Major Collector (110' ROW)
- Collector (80' ROW)
- Proposed DMP Site
- Bicycle Lane
- Community Entry Monuments

SCALE: (+/-)

0 300' 600' 1200'

NORTH

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4. Drainage

All of the project area is undeveloped desert crossed by a few dirt trails, the Dickey Wash and a number of other unnamed dry washes. Three of the washes are identified with FEMA 100-year flood hazard designation of Zone A. Additionally, the channel of the Dickey Wash is a designated 404 wash. Washes east of 339th Avenue have not been reviewed by the Corps of Engineers and their designation is undetermined.

Except in 404 designated areas, flood hazard Zone A areas may be partially developed by implementing a combination of runoff controls, grading, filling, and channel stabilization measures. When undertaken, this work will follow the development regulations of Maricopa County for specific development infringing on a Zone A area. A new drainage study and for the proposed improvements will be submitted to FEMA for the issuance of the Conditional Letter of Map Revision (CLOMR). When all improvements are completed, as-built plans will be submitted to FEMA to receive a Letter of Map Revision (LOMR) removing the Zone A designation from the development area.

The interception of storm water runoff from proposed developed areas can significantly reduce the size of channel improvements. Storm water detention of the 100-year, 2-hour runoff volume with a supporting drainage study is recommended as a means reducing the size of culvert crossings and the size of stabilized channels. This reasoning may not apply in the Dickey Wash drainage area because of the large upstream flows entering the development area. Onsite storm water detention may not significantly reduce the flow rate to allow a significant reduction in the size of bridged or box culvert street crossings on the Dickey Wash. However, onsite storm water retention is needed to meet anti-pollution standards and to assure that post development runoff does not exceed the pre development peak value.

Dickey Wash Street Crossings

Van Buren Street crosses the Dickey Wash with a two-bay 8x4 box culvert. This culvert caries approximately ¼ of the projected 2,180 cubic feet per second (cfs) 100-year peak flow rate. Improvements to Van Buren Street will include improvements to the existing culvert.

A second Dickey Wash crossing is planned on the Roosevelt Street alignment. This crossing is one half mile north of the existing Van Buren Street and may be accomplished with either a bridge or large box culvert. Disturbance of the channel may meet the criterion for the national 404 general permit, but a precise investigation of the permit requirements is needed during the design of the crossing to determine if a special permit is required.

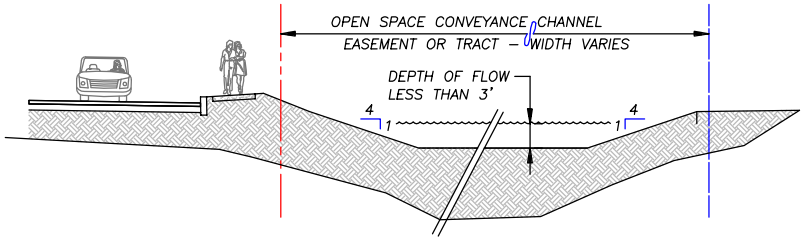
Unnamed Wash Street Crossings

Unnamed washes pass through the central and eastern portions of the project. The wash in the central portion has four major street crossings planned. From north to south they are at Roosevelt Street, Van Buren Street, 343rd Avenue and Harrison

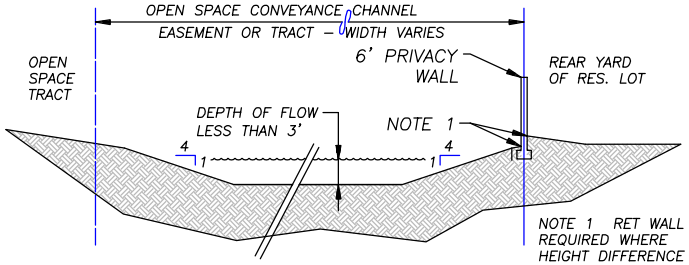
Street. The wash will be channelized to control the flow and to remove fringe area from floodplain Zone A. As shown on the accompanying **Figure 12,** *Drainage Conveyance Channel Sections*, the channeled wash is anticipated from Interstate 10 to Buckeye Road. The future street crossings are anticipated as box culverts. The existing street crossing at Van Buren Street is in three culverts (24" to 36" diameter). These culverts carry less than ¼ of the anticipated 100-year peak flow of 410-cfs. Improvements to Van Buren Street will include improvements to the existing culverts.

Between Van Buren Street and Roosevelt Street the unnamed wash is intercepted by a large 28-acre excavated sump area varying 6-feet to 12-feet in depth. This 250 acre-foot retention basin is normally dry, though it intercepts all flows north of the Roosevelt Street alignment. Because the excavation is a man-made landform, it is ignored for the purposes of sizing downstream drainage features. However, because of its large size it seems likely to remain a significant sump area in the future development of its surrounding parcel. Therefore, only after the surrounding parcel is developed may its affect on reducing peak flows be considered in the design of downstream improvements.

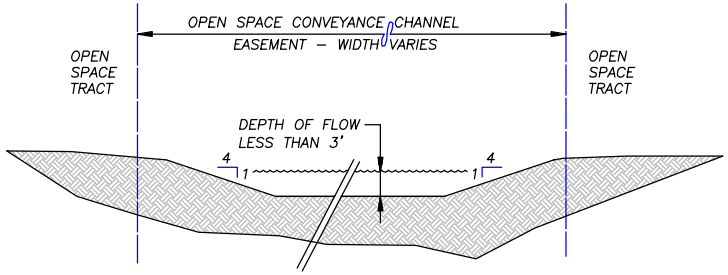
No master planned improvements are anticipated along the unnamed washes that cross the eastern portions of the project (parcels east of 339th Avenue). These areas have a land use designation of "Industrial/Employment Center" with a small portion as "Community Retail Center". Each of the parcels abuts existing 339th Avenue and has another side aligned on a future mile or half mile road alignment. When developed all, or portions, of these alignments may become arterial or collector street extensions requiring crossing of the unnamed washes. These crossing, and the preservation or chanalization of the unnamed washed are the responsibility of the individual parcel developer.



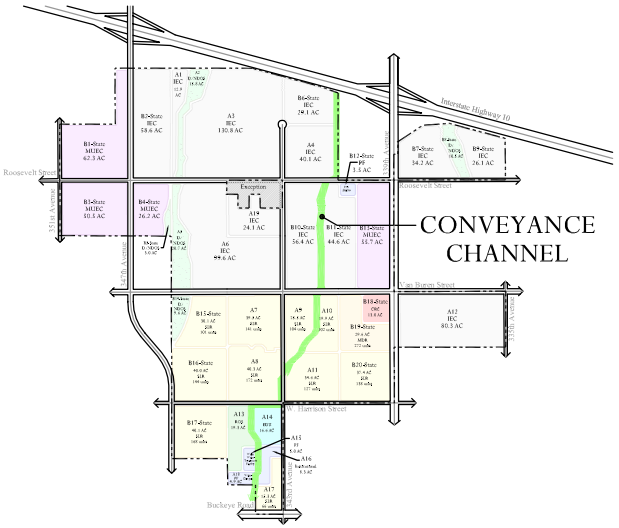
SECTION NEXT TO STREET



SECTION NEXT TO RES. LOT



SECTION IN OPEN SPACE TRACT



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 12
Typical Conveyance Channel Sections

SCALE: (+/-)

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Revised: 10-20-08

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5. Utilities and Services

a. Water

Water will be provided by the Water Utility of Greater Tonopah (WUGT) and will be supplied through groundwater wells. ADWR database search indicates that there are several high production wells available that may be suitable for rehabilitation and outfitting as potable production supply wells. The groundwater wells will be designed to provide for the development's maximum day demand of 3,669 gallons per minute (gpm) with one well out of service.

WUGT has a master plan for its entire service area whereby water-blending facilities are currently under construction to provide potable water that is a blend between groundwater and CAP water. When blended water is available to the site, this project will then be using that water instead of relying solely on the use of groundwater.

The development's topography is relatively flat. The maximum difference in elevation across the property is approximately 65 feet. Therefore, a single pressure zone will be sufficient to serve the entire project.

The quality of the water provided to the development will meet all standards for treatment. A water treatment facility would be provided if needed, and would be located in the southern end of the development.

Water storage facilities will be designed to meet the standards established by Global Water Resources. The facilities will be sized to hold a minimum of 2.1 million gallons of water, which is equivalent to 30% of the maximum day demand plus a fire flow reserve of 2,500 gpm for three hours.

For additional details related to water availability and service, refer to the Water Master Plan submitted with this DMP under separate cover.

b. Wastewater

Hassayampa Utilities Company (HUC), a wholly-owned subsidiary of Global Water Resources (GWR), will provide wastewater service for the property. HUC will design and construct a new wastewater reclamation facility (WRF) to serve the property and surrounding developments. The proposed location of the WRF is identified in **Figure 9**, *Land Use Plan*. The WRF will be phased to meet construction of the development. Upon full build out of the Hidden Waters Ranch development, the WRF will have a capacity of 2.4 MGD, based on a flow of 320 gallons per dwelling unit for residential areas, 1,500 gallons per acre for commercial areas, and a peaking factor of 20%, as required by Maricopa County. The MAG 208 indicates that the maximum capacity for the WRF is expected to be approximately 10 MGD once the surrounding developments are built out.

For details related to the wastewater service for the project, refer to the Wastewater Master Plan submitted with this DMP under separate cover.

c. Electric

The Hidden Waters Ranch project is within the Arizona Public Service (APS) electrical service area.

d. Telephone

Telephone service to the Hidden Waters Ranch project may be provided by Qwest Communications and/or Cox Cable digital phone service.

d. Cable Television

Cable television service to the Hidden Waters Ranch project can be provided by Cox Communications Company. Various satellite television companies can also serve the property.

f. Natural Gas

Southwest Gas will provide natural gas service to the project.

6. Development Schedule

Six development phases are anticipated for the proposed build-out of the project. **Figure 13**, *Development and Infrastructure Phasing Plan*, shows the location of the proposed project phasing. The extension of project infrastructure to each of the development phases will be accomplished in a manner consistent with the need for such infrastructure within each phase. The development phasing plan anticipate staging the project in six phases with each phase anticipated to occur at approximately 2-4 year intervals, depending on market conditions. It should be noted that although the current proposed phasing plan identifies 5 phases within consecutive year intervals, it may be that some phases are developed concurrently. For example, some of the industrial parcels may be developed at the same time as some of the earlier residential phases depending on market conditions. If this happens, the infrastructure requirements within those areas will be developed concurrent with the development of the individual development parcels. The phasing plan may be updated periodically, which will be handled as a minor administrative amendment to the plan. The current development schedule is projected as follows:

- Phase 1A: 2009 – 2012
- Phase 1B: 2010 – 2014
- Phase 2: 2013– 2016
- Phase 3: 2017– 2019
- Phase 4: 2020– 2022
- Phase 5: 2023– 2025

It is estimated that total project build-out will take approximately 16 years. This

estimate may vary depending upon the influence of various external factors such as overall market conditions and housing demand.

7. Management and Maintenance

a. Community Association

One or more Community Association may be created to manage all common open space facilities, entry monuments and/or other common amenities and facilities that are privately owned within the development. The Community Association(s) will be developed to govern the affairs of the Association through a formal governance structure to be established in the Associations bylaws. The purchasers of property within the Association area will automatically become a member of the Association and will be required to pay annual dues for the operation and maintenance of community facilities owned by the Association. The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the Association Board's responsibility to manage and maintain the facilities under the purview of the bylaws and project design review requirements.

b. Design Guidelines and Architectural Review Board

Design Guidelines will be created to provide an overall framework and comprehensive set of standards and procedures that will guide the development of the Planned Community in an orderly and comprehensive manner. Development and enforcement of the Design Guidelines will be the responsibility of the Master Association and not Maricopa County or ay other government jurisdiction. Guiding principles and objectives for the development of the guidelines may include:

1. Recognition of the Sonoran Desert context through the use of contextual plant and building materials.
   - Maintain a consistent plant palette throughout the multiple phases of development.
   - Place appropriate limits on the use of turf in public areas and along roadway easements. Turf will be used for emphasis at entry points, accent locations and other areas to present the desert oasis.
   - Encourage the use of local (Southwest) building materials and desert hues.

2. Strive for a distinctive sense of place for the Planned Community, while promoting diversity in design and development.
   - Create a community identity through the use of consistent materials, a community logo, custom design of informational signs and for way finding along streets and sidewalks.
   - Create development standards for the site planning of the residential and commercial parcels.
   - Encourage form, material and color diversity in building design.

3. Recognition of climatic conditions in the southwest through attention to solar orientation and other appropriate climatic responses within the built and planted environment.
   - Promote the consideration of solar angles with the placement of structures and plant materials to lessen the impacts of summer solar heat gain.
   - Encourage the use of energy efficient design and building materials.

4. Maximize opportunities for public exposure to common community spaces and visual access to view corridors and physical features.
   - Promote subdivision design that maximizes public exposure to open space.
   - Encourage subdivision design that provides view corridors, which terminate on open space features.

5. Promote opportunities for community and neighbor social interaction.
   - Provide community programming which emphasizes resident interface within community facilities.
   - Promote the use of open fencing along open spaces and community facilities.

To achieve the design principles stated above, a design review committee (DRC) may be created to privately review, implement and enforce the design guidelines for all or part of the property. The guidelines will not be imposed, administered or enforced by any public agencies. The Community Conditions, Covenants and Restrictions (CC&R's) will establish the review authority of the DRC. Preferably, DRC approval of each development proposal will occur prior to review and issuance of development approval by Maricopa County. Because the DRC process is entirely independent of the Maricopa County development review process, the County may accept plans for processing and may authorize development approval related to plans that have not been previously approved by the DRC. Membership on the DRC shall be established by the CCR's and may include representatives from the Master Developer, design consultants and/or community residents. It is anticipated participation on the DRC will evolve over time as property ownership transitions from the Master Developer to the community homeowners association.



Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 13
Development and Infrastructure Phasing Plan

LEGEND

- Proposed DMP Site
- Phase 1A - 2009-2012
- Phase 1B - 2010-2014
- Phase 2 - 2013-2016
- Phase 3 - 2017-2019
- Phase 4 - 2020-2022
- Phase 5 - 2023-2025
- D/NDOS

Note: Phasing is approximate and subject to change without requiring an amendment to the DMP.

SCALE: (+/-)

0' 600' 1200'

NORTH

Date: 01.24.06
Job No.: 0559
Drawn/Checked: PR/MR
Revised: 10.10.08

CVA urban design studio
land planning landscape architecture
120 south ash avenue - tempe, arizona 85281 phone: 480.994.0994

0559\New Planning Industrial\CAD\Revised DMP Exhibits\TAC Comments Revised 10-7-08\Fig 13 - Development Phasing Plan Revised 10-7-08

D. Development Suitability Report

This section provides an overview of topics related to the development suitability of the Hidden Waters Ranch community. The development suitability topics are intended to assist Maricopa County staff with their evaluation of the Development Master Plan. The overview of development suitability consists of topics related to: 1) opportunities and constraints related to the development site; 2) relationship of the project with adopted County plans; 3) a review of environmental, socio-economic and regional impacts; 4) a review of regional growth and housing market trends; 5) and the relationship of the proposed plan to County land use ratio standards.

1. Opportunities and Constraints Related to the Development Site

The Hidden Waters Ranch Master Planned Community will encompass a 1,314 acre site, generally located between 339th Avenue and 351st Avenue, south of I-10 and north of Buckeye Road. Contextually, the Hidden Waters Ranch site offers an opportunity to begin the planned development pattern in response to continued strong housing and employment demand within the western Phoenix metropolitan area. The proximity of the site to surrounding planned communities such as Belmont, Douglas Ranch, Hassayampa Ranch, Stagecoach Farms, and Buckeye Ranch and accompanying services that such communities require provide tremendous opportunities to integrate the Hidden Waters Ranch project into the surrounding development context.

Utilization of the Development Master Plan (DMP) process on large tracts of land, such as the 1,314 acre property, offers opportunities to create a project that is compatible with the surrounding development and which provides a level of service and amenities appropriate for the expected population. The Hidden Waters Ranch project will be a positive addition to the region by expanding the housing, employment, shopping and recreational options available to both existing and new residents, assisting in the logical and incremental expansion of area infrastructure, include water systems, sewer systems, paved roadways, regional transportation funds through required impact fees, fire protection and emergency response services, and by proposing a development plan which is in compliance with existing County land use plans.

The Hidden Waters Ranch site is currently zoned Rural-43, however there is also some Industrial-2 (IND-2) and Commercial-2 (C-2) immediately north of the property near the intersection of 339th Avenue and I-10. The Tonopah/Arlington Area Plan identifies this area as Community Retail Center and Rural Residential. However, the plan also encourages master planning of large tracts of land in order to offer an opportunity to logically and systematically install infrastructure to support a more efficient cluster development pattern. The infrastructure can be extended and phased in a manner that recognizes economy of scale for the initial installation and ongoing maintenance. The system designer can take advantage of design opportunities to minimize the length of subterranean systems, therefore lessening the burden of long-term maintenance. At the surface, the extension of the street system can occur in a planned and logical manner, thus avoiding development around a system of unpaved streets, which contribute to air quality problems. In this manner, master planning supports State and Federal Air Quality

goals.

Shopping and substantial employment opportunities for residents of the development will be offered within the community as well as within the surrounding area. Major facilities and services will be constructed within the community as it develops and the demand for the service is increased. Recreational amenities will be located both within the development and within surrounding areas. Additional opportunities provided by this development and discussed in the Section below.

2. Relationship with Adopted County Plans

   a. Comprehensive Plan for Maricopa County – 2020 – Eye to the Future

      The Maricopa Board of Supervisors adopted the Eye on the Future Comprehensive Plan on October 20, 1997. This Plan documents past development trends and provides principles, goals and objectives related to four planning elements. These elements include land use, transportation, environment and economic development. Of the many principles, goals and objectives contained within the Plan, the following statements below have been identified as being most relevant to the Hidden Waters Ranch land use and development master plan.

   b. Tonopah / Arlington Area Plan

      The Hidden Waters Ranch property is located within the planning and development jurisdictional area of Maricopa County. In order to provide assistance and direction in the planning and development of this area, Maricopa County has prepared the *Tonopah/Arlington Area Plan* (TAAP). This plan consists of 346 square miles and includes the unincorporated communities of Tonopah, Arlington, Hassayampa, and Wintersburg. The purpose of the TAAP is to recognize the issues that face the future development of this area and to also set goals, objectives and policies that can serve as guidelines for the Planning and Zoning Commission and the Board of Supervisors.

      The project site is located in the intersection of a major Community Retail/Employment Center node as defined within the TAAP. The plan envisions this area providing retail and employment services to serve the future residential population in the area. The predominant resident land use designation is rural residential, however the plan also encourages the master planning of large tracts of land in order to provide an opportunity to logically and systematically install infrastructure to support a more efficient cluster development pattern. The master planning will also assist in the growth and development of the commercial node, provide demand for retail and employment opportunities within this designated areas.

      General:

      This DMP is consistent with the overall intent of the Comprehensive Plan in four major respects. One, it encourages the Area Plan's Community Retail Center

development by creating a residential customer base to support the employment and retail use, not only by the residential proposed within this project but also the various large residential-based master planned communities within the vicinity of the project. Two, the proposed DMP appropriately implements the Area Plan's Small Lot Residential land use by locating it between employment and commercial uses and existing rural uses. Three, the proposed DMP includes a substantial amount of light industrial, employment and commercial land uses consistent with the Area Plan to support the activity node defined within the TAAP. Four, the proposed residential development will establish paved street along with other needed urban infrastructure for the area.

This DMP does not adversely impact the planning area by altering acceptable land use patterns to the detriment of the Area Plan. The TAAP identifies Hidden Waters Ranch as a Commercial Retail Center. Although the Small Lot Residential land use category exists only in the legend on the Area Plan's Land Use Map, the Area Plan contains an extensive description for this use. The Area Plan anticipates the addition of this category, and includes on Page 1 of the Plan, a section titled "Update Process" whereby the Plan may be updated as conditions change. Conditions have changed as evidenced by this proposed DMP on the part of residential developers, and the willingness of utility providers to provide letters offering to serve this area with potable water and sewer service where none currently exists. This DMP proposes to create a variety of residential land use that surrounds a portion of the Hidden Waters Ranch Community Retail Center node, thus providing a residential base attractive to the retail and employment development. Only with sufficient residential development will the Community Retail Center be created. Small Lot Residential is both supportive of the Area Plan's retail center and provides a residential land use buffer between the retail center and the surrounding rural land uses.

This DMP does not adversely impact the planning area by requiring public expenditures for larger and more expensive infrastructure. Quite to the contrary, the proposed DMP will allow for the creation of planned residential developments that will provide an array of community benefits and improvements including the management of storm water flows using regional storm water retention basins that intercept runoff thereby significantly reducing floodwaters and related hazards. Additionally, it will pave dirt roads, widen arterial roads, and implement its portion of Traffic Impact Study recommendations. This plan will provide substantial development fee dollars for offsite roadway improvements per the Department of Transportation's recommended development program. In addition, it will provide land and/or voluntary per rooftop contributions to the Saddle Mountain Unified School District #90, allowing for school sites and/or facilities for the projected student population generated by the development. Additionally, the project will provide funds to support and improvement County libraries, County Parks in the area, and the project will provide a gravity sewer collection system and water distribution system expandable to areas adjacent to the proposed development. Additionally, a fire station site is proposed within the development to provide fire and emergency response services for the project and surrounding area. Without the implementation of this DMP, Rural land use will continue by simple land division, often without the benefit of the subdivision process and the

associated fee structure.

This DMP does not adversely impact the planning area, but instead positively impacts the area by providing improvements to roads, sewer, and water systems that are needed to support the planned land use. The TAAP requires urban type services for the implementation of Small Lot Residential land use. As such, all roads within and adjacent to the development will be paved and additional offsite street improvements will be provided in accordance with the Traffic Impact Study and the associated requirements of the Maricopa County Department of Transportation and its Traffic Department. Regional public water and sewer systems will be created as more clearly defined within the Water and Sewer Master Plan submitted with this DMP.

This DMP does not adversely impact all or a portion of the planning area by adversely impacting planned land uses because of increased traffic. The increased traffic created by the future development resulting from this DMP will be mitigated by implementing the recommendations of the Traffic Impact Study. The study addresses increased traffic on Van Buren Street and 339th Avenue and their associated intersections and interchange with I-10. The recommendation will be implemented in accordance with the regulations of the County Department of Transportation. An additional future Traffic Impact Study will be created in conjunction with a future rezoning site plan and preliminary platting process addressing subdivision entrances to Van Buren Street, the existing arterial street. The recommendations of the expanded study will be implemented in accordance with the regulations of the County Department of Transportation.

This DMP does not adversely impact all or a portion of the planning area by negatively affecting the livability of the area or the health or safety of present and future residents. On the contrary, this DMP provides improved livability and potential health and safety benefits to present and future residents by providing a public water system in lieu of individual wells, a sewer collection and treatment system in lieu of individual septic systems, paved roads in lieu of dirt, school funding in lieu of no school funding, expansion of the Tonopah Valley Fire District facilities, and providing substantial funds for regional transportation improvements for use by the County Department of Transportation.

This DMP does not adversely impact all or a portion of the planning area by adversely impacting the natural environment or scenic quality of the area in contradiction to the plan. In accordance with Environment Objective 1 of the Area Plan, Policy E1.1, no development is proposed in areas with slopes of 15-percent or greater as there are no slopes within the DMP area except for portions of the bank in the Dickey Wash and that wash is protected by the federal Clean Water Act Section 404 and will be maintained in accordance with those regulations. The future development, allowed by this proposed DMP, maintains the wash in its natural condition.

The scenic views of the surrounding Flatiron Mountain, Saddle Mountain, Buckeye Hills, and Palo Verde Hills are limited. All are more than 10 miles from

the development area and sit very low on the horizon. Therefore, preservation of the scenic quality of the area will concentrate on preserving Dickey Wash and other natural and desert landscaped open spaces that may be used to buffer existing rural land uses and the future Community Retail Center area.

Land Use:

The Hidden Waters Ranch DMP proposes to increase residential density from the existing rural land use and current Rural-43 zoning to a mix of appropriate residential densities that respond to the adjacent land uses around the property. This will create an orderly, efficient, and functional development pattern by providing a residential density transition between the proposed community retail center planned at the interchange and the surrounding rural areas.

To support this change, an efficient and cost effective system of utilities, facilities, and services are planned to serve both the residential development and the existing and future employment center of the commercial node at the interchange. In 2007, the property was included within the Water Utility of Greater Tonopah, Inc. water service area and the Hassayampa Utility Company, Inc. for wastewater service through the MAG 208 amendment process. The needed public improvements are assured for the development area with Global committed to be the water and sewer service provided for the property. Additionally, the Area Plan's development area has 0.5 miles of arterial street frontage on both the north and south sides of Van Buren Street allowing multiple access points to the development area.

The Hidden Waters Ranch DMP area proposes sufficient public services for intensity of land use with plans to minimize conflicts between urban and rural land uses by implementing natural open space buffers, landscaped tracts screen walls, and varying the density of residential development. Additionally, the arterial streets will be widened, a fire station added, and an elementary school is proposed. A high school is not anticipated on site.

Law enforcement services are provided by Maricopa County. The development area would include all paved street with direct access to the county's arterial street system and nearby access to the interstate system. The future Community Retail Center development may attract a future sheriff station.

Fire department services are provided by Tonopah Valley Fire District. The district has a mutual aid assistance agreement with Buckeye Valley Fire Department. A fire department site is proposed within the development to provide fire protection and emergency response services to the project and surrounding area.

The proposed development area is located near the highway interchange and provides appropriate transitions between the future Community Retail Center land use planned at the interchange and the surrounding undeveloped and low density rural areas. The proposed residential development provides supporting population for the future community retail center. Convenient interstate highway access supports employment opportunities along the I-10 corridor.

The proposed development area is located between seven and eight miles from the Palo Verde Nuclear Generating Station. As such, it falls within the 10-mile radius Emergency Planning Zone required by the Nuclear Regulatory Commission for the generation station. The planning zone has special evacuation procedures should an emergency arise. This special information will be disclosed in the Real Estate Report prepared for future developments. Besides evacuation directions, an additional requirement is that the site should be within the sound coverage of warning sirens. The property is entirely within the existing siren coverage area.

The DMP complies with all applicable policies of the first Objective of the Land Use subject area, which states to "create orderly, efficient, and functional development patterns" and to "create high quality residential, commercial, and industrial land developments that are compatible with adjacent land uses," as noted in the following Policy items.

Policy L1.1 Residential development at one (1) unit per acre or greater intensities are to be directed toward urbanizing portions of the County.

The DMP complies with this policy by creating residential land uses of varying densities with appropriate density transitions adjacent to the Area Plan's Community Retail Center. The DMP provides a residential element to the Area Plan's retail center, thus following the plan explicitly. Additionally, the Area Plan identifies Community Retail Center land uses and Mixed Use Employment land uses. This location at 339th Avenue and I-10 interchange is the location closest to the rapidly developing western edge of the Town of Buckeye and therefore the logical first choice for urban development within the Area Plan.

Policy L1.2 Residential development exceeding one dwelling unit per acre shall be permitted only in areas designated as mixed use or in approved development master plans.

The project does provide residential development exceeding one dwelling unit per acre as part of a development master plan, and as part of a mixed use development, as the policy suggests.

Policy L1.3 Encourage land developers to cooperate with residents, and homeowner's associations during any development review process for construction near the property holdings of those residents and homeowner's associations.

The DMP complies with this policy by creating and implementing a Citizens Participation Plan and meeting with multiple citizens organizations in the area. A copy of this plan is included with the DMP submittal. The results of the citizen participation will be filed separately with the County Planning Department.

Policy L1.4 Encourage the location of rural density residential development (less than one dwelling unity per acre) where natural

environmental conditions suggest low intensity development.

Site visits, aerial photography and topography, a preliminary geotechnical investigation, a preliminary environmental investigation, and the Phase I Environmental Site Assessment have indicated no sensitive areas that would limit residential development to less than one dwelling unity per acre. An archeological investigation is pending.

Policy L1.5 Review development proposals along major streets and adjacent to existing and approved land uses to determine compatibility with those uses.

There are no known additional development proposals along major streets or lands immediately adjacent to the DMP area. The proposed land uses are designed for a compatible transition from the small acreage ranchettes located along Van Buren Street west of the DMP area to future Community Retail Center area planned at the freeway interchange.

Policy L1.6 Discourage the location of commercial or industrial developments in locations specified for development with rural density land uses.

This DMP does not propose new commercial or industrial land uses in areas where it would be non-compatible with existing rural land uses. All commercial and employment land uses are either adjacent to vacant land, adjacent to major arterials roads or the I-10 freeway corridor, or adjacent to a natural wash corridor with open space buffers between existing rural residential developments.

Policy L1.7 Encourage light industrial development in the vicinity of the Palo Verde Nuclear Generating Station.

The DMP area is approximately 8 miles distant from the Palo Verde Nuclear Generating *Station.* This policy is not applicable to the DMP area, although the DMP is providing substantial light industrial within the development.

Policy Ll.8 Encourage preservation of existing agricultural land.

There is no existing agriculture land in the DMP area.

Policy Ll.9 Consider the impacts of development applications that have an effect on population, housing and land use projections, and document these effects in the approved plan.

Development within the DMP area will significantly increase the population of the Tonopah area. The 1999 population estimate estimated the area's population at 1,809 residents. This number is likely well under today's figure as the school district just completed a new high school and is creating plans for a new elementary school. The school district indicated that this years' enrollment is 30-percent greater than last years. Presuming just a 10-percent increase per

year in population since 1999 produced a current population of approximately 3,000 people. Future residential development within the DMP area will create approximately 1,535 new dwelling units and approximately 4,099 new residents to the area.

Additionally, it would represent the only current residential development that is required to provide paved street, water and sewer systems, and pay development fees for schools, traffic, parks, and libraries. It would be the only residential development filing a disclosure statement regarding the Palo Verde Nuclear Generating Station evacuation procedures. Future development within the DMP area provides the only development providing mitigation for its impact.

Additionally, the proposed development is supported by two regional shopping malls that are finalizing their plans and beginning construction, one 17 miles east on Interstate 10 at Jackrabbit Trail and one 14 miles east on Interstate 10 at Varado Way, and a new 20-acre grocery store anchored shopping plaza under construction at Yuma Road and Watson, a mile south of Interstate 10.

The nearest hospital is West Valley Emergency Center at Litchfield Road and Van Buren Street and the nearest doctor office complexes are located 17 miles east at Miller Road in Buckeye and 26 miles east at 135th Avenue and McDowell Road.

Existing employment centers include the Palo Verde Nuclear Generation Station with 4,000 employees (number provided by plants public information office). The development of the DMP area will provide the closest urban residential development to this major employer. The DMP also will provide substantial commercial and employment land uses to provide employment opportunities for the residents of the development and surrounding residents.

Policy L1.10 Discourage the construction of dirt roads caused by unplanned lot splitting.

The DMP will provide all paved roads within and adjacent to the development. No dirt roads will be provided as part of this development.

The second objective in the Land Use subject area is to "provide for a functional, efficient and cost effective system of utilities, facilities and services to serve county population and employment centers." The DMP complies with this objective in accordance with the following policies.

Policy L2.1 Permit residential developments that exceed one dwelling unity per acre only if they have community water and sanitary sewer systems provided.

The DMP will provide community water and sewer service through the Water Utility of Greater Tonopah, Inc. and the Hassayampa Utility Company, Inc. A wastewater treatment facility will be constructed on-site to treat wastewater.

Policy L2.2 Where possible and appropriate, in the design and construction of new development, preserve natural drainage ways, including

the Hassayampa River, major washes, and open space corridors.

The proposed DMP area includes the Dickey Wash, a protected wash by the federal Clean Water Act Section 404. This wash will be protected in accordance with the requirements of Section 404. The DMP identifies this wash as maintained in its natural conditions with impacts occurring only by required road crossings and utility crossings. The development will preserve the wash as a natural open space and a buffer to the rural areas west of the DMP area.

Policy L2.3 Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in subdivisions and development master plans.

The proposed DMP includes substantial open space amenities, including natural open space, linear recreation corridors that connect various subdivisions and provide active and passive recreational opportunities (including trails), neighborhood parks, subdivision mini parks, retention basins, and trails. Approximately 94.9 acres of open space will be provided within the DMP.

Policy L2.4 Support public agency coordination to provide a balanced system of recreational opportunities in the County.

The DMP meets all County DMP guidelines for open spaces. Additionally, a neighborhood park is proposed immediately adjacent to the proposed elementary school, a major goal for the Saddle Mountain Unified School District.

Policy L2.5 Continue to establish and maintain a system of regional parks and recreational facilities to serve the residents of the County.

The developer will agree to provide a voluntary per rooftop contribution to the Maricopa County Parks Department for the continued improvement and development of regional park facilities.

The third and last objective in the Land Use subject area is to "provide sufficient public services for intensity of land use" and to "minimize conflicts between urban and rural land uses". The Comprehensive Plan Amendment complies with this objective in accordance with the following policies.

Policy L3.1 New urban land use development shall be in accordance with the Tonopah/Arlington Area Plan and respective land use categories.

The DMP is consistent with the goals of the Tonopah/Arlington Area Plan and respective land use categories.

Policy L3.2 New urban development shall 1) supply evidence of adequate supply of potable water, and 2) provide for public wastewater treatment.

The DMP will provide an assured 100-year water supply and will provide a wastewater reclamation facility through the Hassayampa Utility Company. The

Water and Wastewater master plans are included with the DMP.

Policy L3.3 New urban zoning shall be within one mile of existing urban development.

The DMP area lies adjacent to the existing truck stop, being the only notable urbanized influence in the area. However, it is also the impetus for the Area Plan designating the 339th Avenue and I-10 interchange area as a Community Retail Center. The Area Plan clearly identifies this as a focal point for urbanized development, thus meeting the policy statement.

Policy L3.4 New urban development shall identify sites for parks and schools. Developments outside the General Plan Development Area may be required to provide additional urban services that include police, fire, schools, parks and libraries as necessary.

The DMP includes various park sites, a school site, and a fire station site (that may also include a police sub-station, if desired).

Policy L3.5 New urban development (residential and commercial) shall provide evidence of adequate fire protection prior to rezoning. The following standards apply:
a) Four (4) minute response time
b) 500 gallons per minute pressure rating
c) Minimum two (2) engines able to respond

The Tonopah Valley Fire District has jurisdiction of the DMP area. The applicant has coordinated, and will continue to coordinate with the Fire District to ensure the standards and requirements of the Fire District are met with this project. A proposed fire stations is identified on site to ensure adequate fire protection services to the property.

Policy L3.6 New urban development shall have access to a four (4) lane improved arterial road (110-foot right-of way).

In accordance with Maricopa County Department of Transportation regulations, the DMP area will develop 339th Avenue, 347th Avenue, Van Buren Street and Buckeye Road to arterial street standards at a minimum where the frontage exists on both sides of the street and to half-width standards where there is single frontage. Additionally, the DMP area will provide additional arterial street improvements in accordance with the Traffic Impact Study prepare for this project and submitted with the DMP.

Transportation:

The Hidden Waters Ranch development provides connecting paved roads that provide for the safe, convenient, and efficient movement of goods and people in the county. The development area has frontage on 339th Avenue, 347th Avenue, Van Buren Street, and Buckeye Road. 374th Avenue and Van Buren Street are designated as arterial roads, while 339th Avenue and Buckeye Road are

designated as Parkway corridors.

The DMP has been prepared in accordance with the Area Plan's Transportation Policies as described below.

Policy T1.1 Maintain Level of Service C or better on all County-owned roadways and intersections.

A Traffic Impact Study has been prepared for and was submitted with this DMP. The study addresses mitigation needed to maintain various levels of service on adjacent arterial streets and at intersections. The recommendation of the Traffic Impact Study will be implemented in accordance with Maricopa County Department of Transportation regulations.

Policy T1.2 Encourage and support the development of safe efficient alternate mode facilities and service in the Tonopah area including bicycles, pedestrians and transit as appropriate.

Development within the DMP area will provide an urban sidewalk system connected to a trail system through both the natural Dickey Wash channel and through other improved and channelized washes crossing the development as demonstrated on the Circulation Plan and Open Space Plan of the DMP. Additionally, provisions for transit bus stops and/or bus bays may be included with the arterial street improvements as appropriate to be determined at the time of plat.

Policy T1.3 Support the continued maintenance of existing roadways to provide safe and long lasting travel ways in the Tonopah area.

In accordance with the Traffic Impact Study and the regulations of Maricopa County Department of Transportation, the development of the DMP area will widen the designated arterial streets and parkway corridors for 339th Avenue, Van Buren Street and Buckeye Road. Additionally, the development area is expected to pay substantial transportation development fees for the improvement and maintenance of regional transportation facilities.

Policy T1.4 Support efforts to provide all-weather travel over washes where justified.

All roads developed within the DMP area and crossing washes will include all-weather crossings.

Policy T1.5 Encourage the Arizona Department of Transportation to improve interstate access at the appropriate time.

ADOT only considers requests by the County Department of Transportation, but does accept planning documents relevant to its operation from all parties. Therefore, the developers will coordinate planning information with ADOT, providing that agency with a copy of the Traffic Impact Study after it is reviewed by Maricopa County Department of Transportation. The Traffic

Impact Study prepared for this DMP will be sent to ADOT for their courtesy review.

Policy T1.6 Where appropriate, support efforts to obtain land dedication for roadways during rezoning and subdivision processes.

The future development of the DMP area will provide land dedications for arterial roadways as part of the subdivision platting process. When needed for development, additional offsite rights-of-way may be required to implement recommendations of the Traffic Impact Study.

Policy T1.7 Development applications should require the continuation of the arterial street system based upon the existing grid based system. Deviation can be made, but must be accompanied by documentation that the proposed alternative is superior.

The DMP proposed to continue the existing grid-based arterial street system for all arterial streets within and adjacent to the development.

Policy T1.8 Encourage landowners to form improvement districts as a mechanism to pave dirt roads.

The DMP area will pave all the roads within its boundaries, as well as all required regional roadway improvements required for the development.

Environment:

The DMP complies with the Area Plan's Environmental Policies as described below.

The first objective for the Area Plan's Environmental subject area is to "encourage developments that are compatible with natural environmental features and which do not lead to their destruction." This Comprehensive Plan Amendment is consistent with all the policies of this objective as noted in the following Policy items.

Policy El.1 In order to minimize adverse impacts of hillside development, the submittal of land development applications on lands with slopes of 15 percent or greater should be discouraged.

The proposed DMP area does not include "Hillside" development areas or areas with slopes of 15-percent or greater except along the main channel of the Dickey Wash. The channel banks are protected from development, or disturbance, in accordance with the regulations of federal Clean Water Act Section 404 and the channel banks will be maintained in accordance with those regulations.

Policy E1.2 Encourage land uses and development designs that are compatible with environmentally sensitive areas such as parks, open space, floodplains, hillsides, wildlife habitat, scenic areas, and unstable geologic and

soil conditions.

The DMP area has no rock outcroppings or steep slopes except for portions of the bank in the Dickey Wash. This wash is protected by the federal Clean Water Act Section 404 and will be maintained in accordance with those regulations. The future development, allowed by this DMP, maintains the wash in its natural condition. The surrounding Flatiron Mountain, Saddle Mountain, Buckeye Hills, and Palo Verde Hills are all more than 10 miles distant from the development area and sit very low on the horizon. Therefore, preservation of the scenic quality of the area will concentrate on preserving Dickey Wash and other natural and desert landscaped open spaces that may buffer existing rural land use and the future Community Retail Center area.

Policy E1.3 Encourage compatible land use relationships with sources of excessive noise.

There are two known sources of noise, neither of which is known sources of excessive noise. Highway noise is non-excessive being mitigated by the 90 feet of open space buffer distance between the edge of freeway pavement and its right-of-way line. The truck stop produces noise and it is non-excessive being mitigated by the existing building located between the future development area and the more heavily used parking area of the truck stop.

Policy E1.4 Encourage the preservation of the scenic quality of the Tonopah Mountains, Saddle Mountain, Flatiron Mountain, and Palo Verde Hills.

The surrounding Flatiron Mountain, Saddle Mountain, Buckeye Hills, and Palo Verde Hills are all more than 10 miles distant from the development area and sit very low on the horizon. Therefore, preservation of the scenic quality of the area will concentrate on preserving Dickey Wash and other natural and desert landscaped open spaces that may be used to buffer existing rural land use and the future Community Retail areas.

Policy E1.5 Encourage land uses and development designs that are compatible with soil conditions which have severe development constraints such as with the Cherioni Rock outcrop area located in the southwestern portion of the planning area, the Casa Grande Harqua located in the southeast portion of the planning area, and the Carrizo-Brios and Carrizo associates which are located along the eastern edge of the planning area.

The Carrizo-Brios and Carrizo areas which are located along the eastern edge of the planning area are generally confined to the major river channels like the Hassayampa River and perhaps portions of the Dickey Wash. The Hassayampa River is not within the DMP area and the Dickey Wash channel is being preserved in its natural state such that new development is omitted from this area with the exception of road and utility crossings. Additionally, a geotechnical report has been prepared and indicates that soil conditions in the proposed area are adequate for development.

Policy E1.6 Support the Bureau of Land Management in their efforts to

designate Saddle Mountain as a special management area.

If and when asked, the developer of the DMP area will be supportive of the Bureau of Land Management in their efforts to designate Saddle Mountain as a special management area.

The second objective for the Environmental subject area is to "protect and preserve existing water resources and minimize flood hazards." This DMP is consistent with all the policies of this objective as noted in the following Policy items.

Policy E2.1 Support Flood Control District policies, drainage regulations, and floodplain regulations for all development within the County.

The future development within the DMP area will implement Flood Control District of Maricopa County policies and regulations relating to culvert sizing, storm water retention basin sizing and design, setting the elevation of finished floor of homes, implementation of FEMA Conditional Letter of Map Revision, and final Letter of Map Revision. The future development will comply with these and all other Flood Control District of Maricopa County regulations.

Policy E2.2 Encourage cooperation with the Flood Control District to minimize land development conflicts and achieve compatibility with the development and implementation of Area Drainage Master Plan Studies and other relevant investigations.

A drainage master plan has been prepared and was submitted with the DMP. This master plan will be reviewed by Flood Control District of Maricopa County and the plan revised as necessary to comply with County regulations.

Policy E2.3 Discourage the location of structures that would alter current storm water drainage patterns and which would increase water ponding and sheet flow in areas of extremely flat land and areas currently susceptible to sheet flow.

Flood Control District of Maricopa County regulations do not allow structures to be located such that they would significantly alter current storm water drainage patterns and which would increase water ponding and sheet flow. Instead, the future development within the DMP area will implement regional storm water retention that will significantly reduce peak storm water flows in the immediate area downstream from the development.

Policy E2.4 Limit the location of land uses, which rely on direct extraction of groundwater to where subsidence is neither an existing condition nor is projected to occur in the future.

The future residential development in the DMP area does not rely on direct extraction of groundwater as would an irrigated agricultural field or as is sometimes commonly found on individual ranchettes in the area. The future residential subdivision will have a municipal type, public water system and

desert landscaping proposed in common areas of the development.

Policy E2.5 Encourage developments that maximize recharge of groundwater supplies and utilize treated wastewater for water amenities and irrigation.

Water and wastewater will be managed by Water Utility of Greater Tonopah, Inc. and Hassayampa Utility Company, Inc. respectively. The water and wastewater master plans have been submitted with the DMP. The wastewater master plan discusses the strategies for treated effluent.

Policy E2.6 Encourage the use of drought tolerant and low water consumptive landscape materials.

The development does propose to use drought tolerant and low water consumptive landscape materials in the landscaping of common areas within the development.

The third objective for the Environmental subject area is to "preserve existing habitat areas of wildlife and/or desert plant species." The DMP is consistent with all the policies of this objective as noted in the following Policy items.

Policy E3.1 Encourage the protection of threatened and endangered species.

A walk-through of the area has not identified the presence of threatened and endangered species. Although not directly addressing threatened and endangered species, a Phase I Environmental Site Assessment concludes that it found "no evidence of recognized environmental conditions on connection with the site."

Policy E3.2 Support preservation practices in the Palo Verde-Saguaro Community.

Preservation of native plants is anticipated along the Dickey Wash. Re-vegetation is anticipated along channelized portions of other washes and in open space buffer areas anticipated in the development.

Policy E3.3 Encourage the use of replacement vegetation that is primarily indigenous to the Palo Verde-Saguaro Community for land developments which disturb that community.

The future development will use native plant material in common areas where re-vegetation is implemented and will endeavor to use native plant material in other landscaped common area of the development.

Policy E3.4 Recognize the unique character of the Palo Verde Hills and encourage desert preservation practices when reviewing proposed land use changes that may affect them.

The Palo Verde Hills are located approximately 10 miles west of the property. Therefore, the urbanization of the development area will not significantly impact the unique character of the Hills.

Policy E3.5 Encourage the preservation and/or restoration of riparian habitats.

The only significant riparian habitat is in Dickey Wash and it will be preserved as natural open space.

The forth objective for the Environmental subject area is to "protect historical and archaeological resources." This DMP is consistent with the policy of this objective as noted in the following Policy items.

Policy E4.1 Prior to development, excavation or grading, require that an applicant submit a letter from the Arizona State Historical Preservation Office stating that the proposed land development will have no effect on historical and cultural resources.

An archaeological investigation has been initiated and the results will be reviewed by the Arizona State Historical Preservation Office. The future development will comply with all applicable recommendations of the approved study.

The fifth objective for the Environmental subject area is to "support Maricopa County efforts to reduce PM-10." This Comprehensive Plan Amendment is consistent with the policy of this objective as noted in the following Policy items.

Policy E5.1 Encourage the reduction of unpaved roads

The development of the DMP will pave all of the roads within its boundaries. Adjacent landowners may, by proximity to the improvements, be encouraged to rezone, subdivide, and as a result, change their dirt roads into paved roads.

Economic Development

Development of the DMP facilitates the Area Plan's Community Retail Center/job employment center by creating a labor force and infrastructure supportive of a planned center. The future development establishes the sewer and water utilities and provides direct access to the County arterial road system providing efficient access to neighboring town of Buckeye and convenient access to the interstate highway system.

Multiple residential lot sizes and home styles are anticipated with homes catering to both young first-time homebuyers and move-up buyers. The Dickey Wash along the west edge of the development area and an unnamed wash through the middle of the site, south of Van Buren Street, provides development opportunities for natural open space, trails, or park areas appealing to the diverse interests of a community.

The DMP is in accordance with the Area Plan's Economic Development Policies as described below.

The Area Plan's first objective for the Economic Development subject area is to "permit major commercial and job employment centers where the labor force and infrastructure exist or are planned." This DMP is consistent with all the policies of this objective as noted in the following Policy items.

Policy ED1.1 Encourage commercial development only when its demand can be justified and with the provision that construction will be completed on the proposed facilities within a specified time period.

The Area Plan designated the 339th Avenue and I-10 interchange as the location of a Community Retail Center. This commercial improvement will not be realized until sufficient residential and employment development occurs in the area to create the demand needed in this policy statement. This DMP will create residential, employment and commercial development incrementally as demand is generated. It is anticipated that a large portion of the industrial/employment land uses will be developed immediately, which will generate demand for residential development which in turn will generate demand for commercial and retail services. This development cycle will ultimately support the Area Plan's objective of creating a Community Retail Center at the interchange.

Commercial and employment activity cannot be mandated; it must be lured to a specific location. Areas of the County where the Comprehensive Plan states that there will be a commercial site must be made attractive to bring commercial interest to that location. Commercial interests look at many different factors when considering new expansion such as demand, transportation routes, possible conflicts with surrounding property uses, availability of water and sewer facilities, etc. The proposed DMP addresses those factors in making the area more appealing to commercial interests. The DMP provides the groundwork for the expansion of the current public water system, wastewater treatment plant, and funding through development impact fees for new and improved roads in the area. See previous comments for Policy T1.3.

Policy ED1.2 Encourage commercial development in areas currently zoned for such activity and in areas that are a portion of a large scale or planned development.

This DMP proposed commercial and employment development in the area designated for such activity within the area plan.

Policy ED1.3 Discourage strip commercial development

Strip commercial is not proposed in this DMP.

Policy ED1.4 Encourage commercial development adjacent to designated I-10 interchanges.

The DMP proposes industrial/employment immediately adjacent to the I-10 corridor, with commercial land uses just south of I-10 adjacent to the primarily arterial roadway intersections where necessary visibility and access can be provided.

Policy ED1.5 Encourage mixed use development at the I-10 Interchange at Tonopah Road (411th Avenue).

This DMP is not near the 411th Avenue interchange.

Policy ED1.6 Require that existing recreational vehicle/mobile home parks be fully constructed prior to the approval of new ones. Require a market study that clearly demonstrates the need and market for additional recreational vehicle/mobile home parks prior to approval of new parks.

No recreational vehicles/mobile home parks are proposed with this development.

Policy ED1.7 Require that future industrial and commercial development be adequately screened from public view.

All industrial and commercial development will be adequately screened as appropriate from public view, detailed to be determined at the time of site plan approval.

Policy ED1.8 Encourage industrial development on property zoned industrial prior to rezoning of additional property for industrial use.

The DMP is in a Commercial Activity Center per the Tonopah/Arlington area Plan, and as such, additional industrial/employment land use is appropriate and necessary in this location as part of the overall DMP.

Policy ED1.9 Encourage low intensity industrial development in the area designated industrial north of the Palo Verde Nuclear Generation Station.

This DMP is approximately 8 miles from the generation station and does not apply to this policy.

Policy ED1.10 Encourage energy production industrial contributions to occur within their surrounding community.

This policy does not apply to this proposed development.

Policy ED1.11 Encourage the construction of a high school in the Tonopah/Arlington planning area at such time that student population will support its existence.

A high school has been constructed on Indian School Road just west of Wintersburg Road to support the existing and future high school students in the area. An additional high school is planned further to the east to serve the area as

well. The applicant has met with the Superintendent to discuss school needs in the area. The Superintendent indicated that a high school site is not needed within this development, and that the high school students within the development will attend one of two high schools existing and/or planned in the area.

The second objective for the Economic Development subject area is that "in developments with densities greater than one dwelling unit per acre, create a land use environment that generates a diversified economic base which fosters varied employment opportunities, and encourages business formation and expansion." This DMP is consistent with the policy of this objective as noted in the following Policy items.

Policy ED2.1 In the review of development master plan applications where the application will greatly effect current population, housing, and land use projections and distribution, the impacts of the application must be thoroughly considered and the effects on the current plan noted.

The plan will significantly increase residential population as well as industrial, employment and commercial opportunities in the area. The DMP is designed to provide all the services and amenities necessary for a major master planned community, including residential development of varying densities and product types, commercial services, industrial and employment opportunities, parks and recreational amenities, natural open space, a school, fire station, public facilities, water and wastewater service, improved roads, and easy access to regional transportation corridors, particularly Interstate 10.

c. Maricopa County Bicycle Transportation System Plan

The Maricopa County Bicycle Transportation Plan was prepared by the Maricopa County Department of Transportation to assist in the successful implementation of a County-wide bicycle transportation system and to raise the awareness of alternative transportation issues, such as the use of bicycles, during the planning and development process. The Hidden Waters Ranch project team reviewed the Bicycle Transportation Plan during the development of the project in an attempt to incorporate concepts and strategies outlines within the Bicycle Transportation Plan into the Development Master Plan process. The plan proposes to include bicycle lanes on all arterial and collector streets within the development. This will include connections opportunities to the major bicycle route along the 355th Avenue alignment from the river to Wickenburg. Additionally, various multi-use trails will be provided throughout the development that may be used by bicyclist. The plan will also encourage commercial and employment development parcels to provide bicycle facilities such as bicycle racks and/or bicycle lockers for use by bicyclist commuting or using their bicycle as their mode of access to shopping, dining and entertainment activities.

3. Environmental, Socio-Economic and Regional Impacts

The Hidden Waters Ranch DMP provides a responsible development plan designed

to respond to the anticipated resident profile of the growing community. The DMP provides a contextually appropriate land use development approach consistent with the Area Plan. This master plan approach to development will have a positive impact on the surrounding area by establishing a responsible level of development related to land use density and intensity. Additionally, the infrastructure which will be constructed by the developer will minimize the burden on County tax base for the construction of these facilities. The development will be a positive addition to this area within the County.

Environmental Impacts

A summary of the environmental impacts are provided in Section 2 above related to the environmental policies of the Tonopah/Arlington Area Plan.

Positive Regional Impacts

As discussed above, the Hidden Waters Ranch DMP will assist in the extension of regional infrastructure in a logical and progressive manner. The proposed DMP represents a socially and fiscally responsible project that provides a spectrum of industrial, employment, shopping and living opportunities through the provision for a range of land uses and household types and lifestyles. The proposed land use plan provides for a range of housing densities affording opportunities for residents to reside within single family lots to medium density residential properties. This range of housing types will support various lifestyles and income levels for the target community population. The extensive amount of industrial, employment, and commercial land uses will designate this area as a major activity center for jobs and shopping as is identified in the Tonopah/Arlington Area Plan. This development will help bring a balanced, healthy mix of residential, employment, shopping, recreation and public services to the area.

4. Regional Growth and Housing Market Trends

   a. Market Trends

      The Phoenix Metropolitan Housing Market is divided into three real estate analysis regions: the Southeast Valley, the Northeast Valley and the West Valley. It is anticipated that the Hidden Waters Ranch master planned community will draw buyers from the housing demand in submarkets in the West Valley Region. Based upon recent market conditions, it is anticipated that the industrial land uses will be absorbed first, with residential and commercial uses following behind. The residential housing market is currently volatile and it is difficult to predict absorption rates at this time. However, it is anticipated that the project may be built out in approximately 12 + years.

   b. Target Market

      The Hidden Waters Ranch Planned Community will offer a range of housing products to prospective home buyers. A variety of lot sizes and housing product type will be provided to offer homes to various income groups and lifestyle options.

Land Sales Absorption Rate:

Once zoned, it is anticipated that active steps will be taken to begin the development approval process on the site. Assuming the continued rate of unit absorption within the greater region, the Hidden Waters Ranch project will be expected to come on-line during a period where only a small handful of other developments will be in the start-up development phase also.

Community Amenities and Market Share

Based on the anticipated level of project amenities, the Hidden Waters Ranch Master Planned Community should be able to capture and absorb a unit consumption rate of approximately 200 residential units per year.

Conclusions:

The greater Phoenix Metropolitan Area has been growing at a phenomenal rate, although that growth has slowed in recent months. In 2005, it was the fastest growing County in the nation, growing by approximately 60,000 people per year. This translates to over 150 people per day. Within the growth continuing, albeit slower that in the past few years, and with the West Valley being one of the dominate growth areas in Maricopa County, the Hidden Waters Ranch DMP should be a tremendously successful project over the life-span of the development.

Residential Open Space:

The proposed land use plan for the Hidden Waters Ranch DMP includes approximately 94.9 acres of open space, including a neighborhood park, school recreation areas, mini parks, developed open space, trails, and dedicated/non-developable open space. The location of the parks meets the County's DMP Guidelines of parks within approximately ¼ to ½ mile of residential property. The neighborhood park and mini parks will assist in achieving this goal. The community trail system will provide pedestrian and non-vehicle access to the various park facilities, as well as other services and amenities proposed within the development. Dedicated non-developable open space within the major wash corridor will also provide opportunities for active and passive recreation throughout the community.

Commercial & Employment Uses:

The Hidden Waters Ranch DMP proposes approximately 844.5 acres, or 64% of the site, to serve as industrial/commercial/employment land use for the projected population as well as the surrounding area residents. This development master plan anticipates significant demand for these uses within the area due to the high growth within the region and lack of existing employment and commercial services in the area. This is also consistent with what the Tonopah/Arlington Area Plan anticipates for this area in regards to retail/commercial activity, as well as exceeds the County DMP Guidelines.

The various commercial/employment land uses consist of Community Retail Centers, Mixed Use Employment Center, and Industrial Employment Center. These land uses are proposed in locations consistent with the Tonopah/Arlington Area Plan, and consistent with sound planning principles related to access, visibility, and relationship to adjacent land uses in order to minimize impacts.

The Community Retail Center (CRC) consists of approximately 13 acres, or 1% of the site area. The Mixed-Use Employment Center (MUE) consists of approximately 194.7 acres, or 15% of the site. The Industrial Employment Center (IEC) land use consists of approximately 636.8 acres, or 48% of the total site. Collectively, the total commercial/employment land use parcels represent approximately 844.5 acres. This translates to approximately 206 acres per 1,000 project residents. When subtracting out commercial uses, the MUEC and IEC land uses represent 831.5 acres, or 202.9 acres per 1,000 residents. This far exceeds the County's employment land use ratios but is appropriate based on the location of the property within the commercial/employment activity node as defined within the TAAP.

Table 3: Land Use Ratios per County DMP Guidelines

County DMP Land Use Guidelines Table			
Land Use	Average Service Area (per County Guidelines)	Acres (per 1,000 population)	Meets Guidelines (Yes or No)
Parks/Open Space		23.2	Yes
Mini Park	1/4 mile radius	1.5	Yes
Neighborhood Park	1/4 to 1/2 mile radius	4.7	Yes
Community Park	1-2 mile radius	0.0	N/A
Non-Dev. O.S.		14.5	Yes
Total Commercial		3.2	Yes
Neighborhood Comm	Market area: 1.5 mi, 5-10 acres	0.0*	Yes*
Community Comm	Market area: 3-5 mi, 10-30 acres	3.2	Yes
Regional Comm	Market area: 8+ mi, 50+ acres	0.0*	Yes
Employment		202.9	Yes
Industrial Park	Job/population ratio:1/2	155.4	Yes
Mixed-Use Employment Center	Job/population ratio: 1/2	47.5	Yes
Combine-Comm/Emp	10 acres/1,000 population	206.0	Yes
Libraries	variable	0.0	-
Schools	variable	4.0	Yes
Fire	4 minute response	4 min. response	Yes

* it should be noted that some of the commercial land uses designated as community commercial may also satisfy the criteria for neighborhood commercial to be determined at the time of actual development. Additionally, some of the Mixed Use Employment Center parcels will also include commercial uses.

E. Appendices

A. Proof of Ownership/Authorization letters (separate attachment)

B. Traffic Impact Study (separate attachment)

C. Master Drainage Report (separate attachment)

D. Conceptual Water Master Plan (separate attachment)

E. Conceptual Wastewater Master Plan (separate attachment)

F. Public Participation Plan (separate attachment)

APPENDIX C: Approved DMP Stipulations

Planning & Development
Department

ONE STOP SHOP

January 16, 2009

Mark Reddie
LVA Urban Design Studio
120 S. Ash Avenue
Tempe, AZ 85281

SUBJ: Maricopa County Development Master Plan Amendment Case DMP2008006

On January 14, 2009, the Maricopa County Board of Supervisors (BOS) approved your request for a Development Master Plan Amendment for Hidden Waters Ranch. This site involves approx. 1,314 acres located on the south side of I-10, between 335th Ave. and 351st Ave. alignments (in the Tonopah area) as shown on the attached case map.

Approval is subject to the following stipulations:

a. Development shall comply with the Development Master Plan document entitled "Hidden Waters Ranch Development Master Plan Major Amendment #1", a bound document, dated revised October 2008 and stamped received October 30, 2008, including the exhibits, maps, and appendices, except as modified by the following stipulations.

b. Changes to the Hidden Waters Ranch Development Master Plan with regard to use and intensity, or changes to any of the stipulations approved by the Maricopa County Board of Supervisors, shall be processed as a revised application with approval by the Board of Supervisors upon recommendation by the Maricopa County Planning and Zoning Commission. Revised applications shall be in accordance with the applicable Development Master Plan Guidelines, subdivision regulations, and zoning ordinance in effect at the time of application(s) submission. The Maricopa County Planning and Development Department may approve minor changes administratively as outlined in the Maricopa County Development Master Plan Guidelines in effect at the time of amendment. Non-compliance with the approved Hidden Waters Ranch Development Master Plan narrative report, maps, and exhibits, or the stipulations of approval will be treated as a violation in accordance with the provisions of the Maricopa County Zoning Ordinance.

c. All stipulations of approval shall remain in effect in the event of a change in name of the Hidden Waters Ranch Development Master Plan.

d. The initial final plat or precise plan for Hidden Waters Ranch Development Master Plan shall be approved by the Board of Supervisors within five (5) years of approval of this development master plan. If the initial final plat has not been approved within this timeframe, this development master plan will be scheduled for public hearing by the Maricopa County Board of Supervisors, upon recommendation by the Maricopa County

Planning and Zoning Commission, to consider revocation of the adopted development master plan. If revoked, all zoning and other entitlement changes approved that are associated with Hidden Waters Ranch Development Master Plan shall also be considered for revocation by the Board of Supervisors, upon recommendation of the Commission, to the previous entitlements.

e. The property owner and their successors waive claim for diminution in value if the County takes action to rescind approval of this Development Master Plan due to noncompliance with any of the approved stipulations.

f. Prior to approval of any zone change, the master developer shall enter into a development agreement with Maricopa County. Further, prior to approval of any zone change this development agreement shall be signed by both the master developer and the designated Maricopa County representative(s) and provided to the Maricopa County Planning and Development Department for public record. Public lands included in this DMP that are administered by the Arizona State Land Department (ASLD) are not subject to this requirement. However, no zone change or other entitlement shall occur on public lands included in this DMP that are administered by the ASLD unless a separate development agreement between Maricopa County and the ASLD has been signed and approved by both parties. Should public lands in this DMP that are administered by the ASLD be transferred to a private party(ies), no zone change or other entitlement on such lands will be allowed until a separate development agreement between Maricopa County and the private party(ies) is signed by both the master developer and the designated Maricopa County representative(s) and provided to the Maricopa County Planning and Development Department for public record.

g. The master developer shall be responsible for the construction of all public and private on-site roads within the Hidden Waters Ranch Development Master Plan. Further, the Hidden Waters Ranch homeowners association shall be responsible for the maintenance and upkeep of all private roads, public open spaces and public facilities, washes, parks, roadway median landscaping, landscaping within public rights-of-way, and all pedestrian, bicycle, and multi-use paths.

h. Prior to approval of each final plat, the master developer shall submit to the Maricopa County Planning and Development Department a landscape inventory and salvage plan which identifies and assesses the native vegetation within the development parcels, and which determines the preservation/disposition for each of the selected native vegetation.

i. Landscaping of all common areas and open spaces, except for identified recreational areas, within Hidden Waters Ranch shall consist of indigenous and near-native plant species of a xeriphytic nature.

j. Unless waived by the Board of Supervisors at the time of final plat approval, all irrigation water supplied for common/open space areas and lakes over one (1) acre in size shall be provided entirely by a renewable supply of water, such as treated effluent, surface water, or Central Arizona Project (CAP) water, within five (5) years after issuance of the first building permit. Interim water for the purposes noted may be supplied by groundwater and shall comply with all Arizona Department of Water Resources regulations. Proof of conversion from groundwater to a renewable water supply shall be provided to the

Maricopa County Planning and Development Department within the three year requirement.

k. The Hidden Waters Ranch Development Master Plan shall be developed sequentially as depicted on the phasing diagram contained in the Hidden Waters Ranch Development Master Plan narrative report. At its' discretion, the Maricopa County Planning and Development Department may administratively approve changes to the phasing plan.

l. The total number of residential dwelling units for the Hidden Waters Ranch Development Master Plan shall not exceed 1,535. To help ensure compliance, the cumulative number of dwelling units platted to date, in relation to the identified limit, shall be identified on all plats.

m. Any development parcel may exceed the total number of dwelling units by up to 5% as long as the subtotal within that area (Area A & Area B) is not exceeded. Changes between 5% and 10% may be processed as an administrative amendment.

n. The master developer shall submit a written report to the Maricopa County Planning and Zoning Commission outlining the status of the Hidden Waters Ranch Development Master Plan every five years following Board of Supervisors approval. The status report shall discuss development progress, including the total number of units built and platted, locations of areas/parcels under construction, status of infrastructure development, status of non-residential property, progress on how the stipulations of approval are being implemented, and any other information as requested by the Maricopa County Planning and Development Department.

o. Until annexation of the entire development master plan takes place, the master developer shall notify all future Hidden Waters Ranch Development Master Plan residents that they are not located within an incorporated city or town, and therefore will not be represented by, or be able to petition a citizen-elected municipal government. Notification shall also state that residents will not have access to municipally-managed services such as police, fire, parks, water, wastewater, libraries, and refuse collection. Such notice shall be included on all final plats, be permanently posted on the front door of all home sales offices on not less than an 8 ½ inch by 11 inch sign, and be included in all homeowner association covenants, conditions, and restrictions (CC & Rs).

p. All park facilities shall be completed concurrently with residential development of the respective plat on which the park is shown.

q. The project shall have one (1) neighborhood park site and not less than five (5) mini-parks a minimum of one-half acre each provided in the general locations identified in Figure 10 - Open Space Master Plan. All parks shall include recreational amenities. In addition, Dedicated Non-Developable Open Space shall be provided in the general locations shown on Figure 10 – Open Space Master Plan for preservation of wash corridors in their natural state. At the time of each preliminary plat submission, the master developer shall include a description of the status of the cumulative open space acreage and park numbers with respect to the requirements of this stipulation. A description of the types of recreational amenities that will be included in the Recreational Open Space and mini-parks shall also be

submitted with all preliminary plats to the Maricopa County Planning and Development Department.

r. Unless otherwise agreed to in writing by the by the Saddle Mountain Unified School District, one (1) school site at a minimum of 16.6 acres shall be reserved for a school at the location identified on the Hidden Waters Ranch land use plan.

s. The following Maricopa County Library District stipulation shall apply:

- $596.00 per residential unit shall be paid to the Maricopa County Library District by the master developer as each residential building permit is issued for the purposes of future library service and infrastructure needs.

t. The following Maricopa County Parks and Recreation Department stipulations shall apply:

- At the time each residential building permit is issued, two-hundred fifty dollars ($250) per residential unit will be paid by the developer to a park enhancement fund for trails and facilities enhancement and maintenance. The county shall deposit and hold all receipts in the parks special revenue fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing county appropriations for similar purposes, but rather are intended as supplemental resources resulting from additional park usage by Hidden Waters Ranch residents. Details regarding this assessment are to be addressed in the development agreement.

u. The following Maricopa County Department of Emergency Management stipulations shall apply:

1. Any areas not covered by the existing Outdoor Warning Siren System used to alert residents within the 10-mile Emergency Planning Zone of the Palo Verde Nuclear Generating Station in time of emergency shall be required to include additional sirens, at the developer's cost, in order to provide adequate warning for the residents of that development, using technical information concerning the siren system obtained from the Emergency Planning Department at the Palo Verde Nuclear Generating Station. In addition, adequate signage available from the Palo Verde Nuclear Generating Station Emergency Planning Department shall be required to be posted on the site to inform the public of the presence of a nuclear generating station in the vicinity and outlining actions to take upon receiving warning notification.

2. The developer shall ensure that public safety information regarding nuclear emergencies is initially provided to any new residents or building occupants. The applicant shall obtain this information from the Palo Verde Nuclear Generating Station – Emergency Planning Department. All costs associated with the duplication and dissemination of the initial distribution shall be assumed by the applicant. Thereafter, the Palo Verde Nuclear Generating Station will provide this public safety information annually.

v. The following Flood Control District of Maricopa County stipulations shall apply:

- The owner or his representative shall submit a Conditional Letter of Map Revision prior to any preliminary plat approvals.

w. The following Drainage Review stipulations shall apply:

1. All development and engineering design shall be in conformance with the Drainage Regulation and current policies, standards and best practices at the time of application for construction. No variance from Drainage Regulations or drainage engineering design standards is granted or entitled under this DMP.

2. Drainage review of planning, zoning and/or Development Master Plans cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Drainage Regulation and design policies and standards. Modeling submitted with this DMP is for conceptual level analysis only. All plats shall be submitted with appropriate and detailed model to reflect existing and proposed development conditions.

x. The following Maricopa County Department of Transportation stipulations shall apply:

1. The Developer has provided a Traffic Impact Study (TIS). The TIS has not yet been approved. The Developer must address all comments and resubmit the TIS until approved. The TIS shall comply with MCDOT requirements and shall address development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall address the timing, including "trigger" points for when design should begin, and "thresholds" by which time construction should be complete. The TIS must be approved before subsequent approval of any roadway improvement plans. The TIS shall be updated and approved prior to any zoning and/or preliminary plat approvals and with each development phase to reflect current conditions and any changes to the development plan. The need for additional lane capacity on offsite alignments will be reviewed with each re-submittal of the TIS. The project must comply with all recommendations in the MCDOT-approved TIS.

2. The Developer shall make a contribution to regional transportation infrastructure. The contribution shall be $3,281.00 per residential dwelling unit and shall be paid to MCDOT at the time individual building permits are issued, or per an alternate agreement, as approved by MCDOT.

3. The Developer shall provide the ultimate full or half-width of right-of way for all public roadways. Right-of-way shall be provided as follows:

a.	Buckeye Road:	100 feet (half-width)
b.	Harrison Street:	40 feet (half-width); 80 feet (full-width)
c.	Van Buren Street:	65 feet (half-width); 130 feet (full-width)

d.	Roosevelt Street:	347th Avenue to 339th Avenue: 55 feet (half-width); 110 Feet (full-width)
	Roosevelt Street:	EXCLUDING 347th Avenue to 339th Avenue: 40 Feet (half-width); 80 Feet (full-width.)

The TIS needs to document non-standard R/W.

e.	351st Avenue:	southern project boundary to northern project boundary: 40 feet (half-width)
f.	347th Avenue:	65 feet (half-width); 130 feet (full-width)
g.	343rd Avenue:	Buckeye Road to Van Buren Street: 40 feet (half-width); 80 feet (full-width)
	343rd Avenue:	Van Buren Street to northern project boundary: 55 feet (half-width); 110 feet (full-width.)

The TIS needs to document non-standard R/W.

h.	339th Avenue:	100 feet (half-width); 200 feet (full-width)
i.	335th Avenue:	40 Feet (half-width)

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways). Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

The Maricopa Association of Governments (MAG) in conjunction with the Arizona Department of Transportation (ADOT) has completed the "Hassayampa Valley Regional Transportation Network Study." The Developer shall reserve sufficient right-of-way for transportation facilities in compliance with the MAG Hassayampa Study, including sufficient right-of-way for widening of I-10. A portion or right-of-way and/or construction may or may not be creditable to the Developer's contribution referred to in item #2.

4. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. A portion of these improvements may be creditable to the Developer's contribution referred to in item #2. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design

Manual," including ITS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.

5. The Developer is responsible for assuring paved access to their site at the time of the first final plat. Improvements necessary to provide paved access may or may not be creditable to the Developer's contribution referred to in item #2.

6. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.

7. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.

8. The Developer shall not locate elementary or middle schools on arterial roads. (The schools may not "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, the route to school shall only cross arterials at signalized intersections.

9. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Developer shall prepare a comprehensive multimodal transportation and circulation plan (the "Multimodal Plan") which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before the subsequent approval of any roadway improvement plans.

10. If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of the Superintendent of Streets (602-506-8797) to initiate the SLID process.

11. The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.

12. The Developer shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.

13. The Developer shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)

14. The Developer shall provide written documentation of ADOT's review and response. ADOT documentation shall be received before any zoning (rezoning) or preliminary plat approval, or at the discretion of MCDOT.

y. The following Luke Air Force Base stipulation shall apply:

- The master developer shall notify future residents that they are located within the vicinity of a military training route with the following notification:

  You are buying a home or property within the vicinity of a military training route, and may be subject to direct overflights and noise by Luke Air Force Base and other military jet aircraft in the vicinity.

  Luke Air Force Base executes over 200,000 flights per year, at an average of approximately 170 over flights per day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range, and other flight training areas.

  Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.

  Luke Air Force Base's normal flying hours extend from 7:00 A.M. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends."

  Such notification shall be permanently posted in front of all home sales offices on not less than a 3 foot by 5 foot sign, be permanently posted on the front door of all home sales offices on not less that an 8½ inch by 11 inch sign, be included in all covenants, conditions, and restrictions (CC & R's) and be included in the public report.

z. At its discretion, the Maricopa County Planning and Development Department may administratively approve up to a 5% change in the gross area of any parcel that is subject to a planned area development zoning overlay. Such change, either individually or cumulatively, shall not result in a change of any land use category by 5% or greater. Changes greater than 5% either individually or cumulatively shall be processed as a revised application with approval by the Maricopa County Board of Supervisors upon recommendation by the Maricopa County Planning and Zoning Commission.

Please feel free to call me if you have any questions at 602-506-8520.

Sincerely,

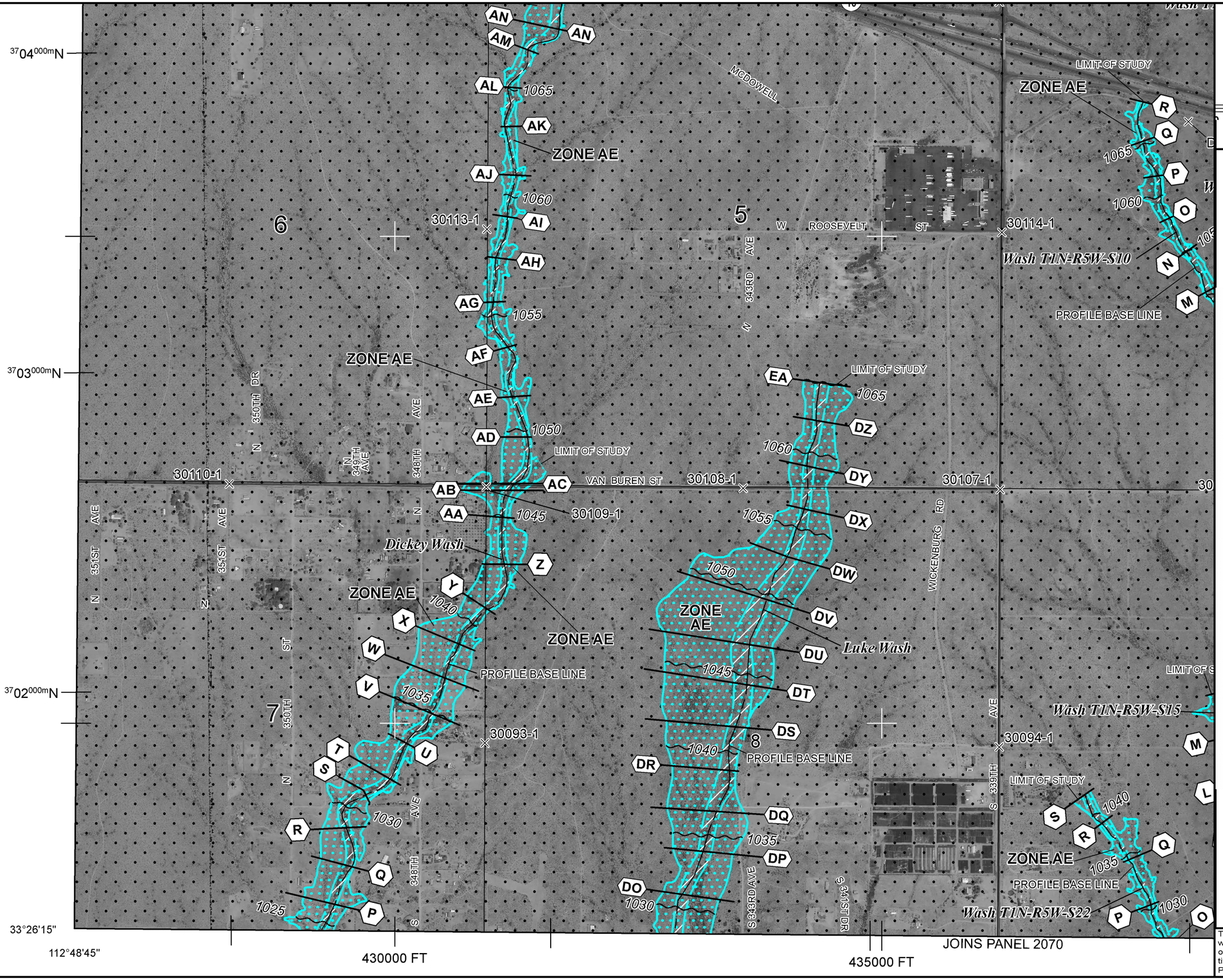
John R. Verdugo, AICP, Senior Planner
Maricopa County Planning and Development

Matt Holm, AICP, Principal Planner
Maricopa County Planning and Development

501 North 44th Street, Suite 100
Phoenix, AZ 85008
FAX: 602-506-8369

Kimley»Horn

APPENDIX D: FIRMette



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2060M

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 2060 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUCKEYE, CITY OF	040039	2060	M
MARICOPA COUNTY	040037	2060	M

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C2060M

MAP REVISED
NOVEMBER 4, 2015

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX E: Conceptual Opinion of Probable Cost

10 West Logistics Hub - 600± Acre Development

5/3/2015

Conceptual Opinion of Probable Cost
SWC Interstate 10 & 339th Avenue
Emmerson Enterprises
Prepared By: Kimley Horn and Associates, Inc.

Kimley»Horn

	Quantity	Unit	Price	Total	Assumptions
Offsite Grading/Paving					
Site Prep Clearing and Grubbing	600	AC	$ 2,000.00	$ 1,200,000	Assumes clearing and grubbing for pavement section, inlcuding right-of-way.
Subgrade Prep	40	AC	$ 10,000.00	$ 400,000	Subgrade preparation for proposed pavement and shoulder section.
Half-Street Rural Parkway[1]	7,900	LF	$ 150.00	$ 1,185,000	339th Ave: 1.5± miles from I-10 to Harrison St. Buckey Rd: 0.25± mile west of 343rd Ave. 34-ft pavement section (Half Street Improvements, no curb)
Half-Street Rural Principal Arterial[1]	5,300	LF	$ 130.00	$ 689,000	Van Buren St: approximately 1.0 miles from 335th Ave to 343rd Ave. 31.5-ft pavement section (Half Street Improvements, no curb)
Full-Street Rural Principal Arterial[1]	2,600	LF	$ 230.00	$ 598,000	Van Buren St: 0.5± miles from 343rd Ave to west property limits. 63-ft pavement section (Full Street Improvements, no curb)
Half-Street Rural Major Collector[1]	5,300	LF	$ 100.00	$ 530,000	Roosevelt St: 0.5± miles from 339th Ave to 343rd Ave. 343rd St: 0.5± mile from Van Buren St to Roosevelt St. 24-ft pavement section (Half Street Improvements, no curb)
Full-Street Rural Major Collector[1]	4,000	LF	$ 180.00	$ 720,000	Roosevelt St: 0.5± mile west of 343rd Ave. 343rd Ave: 0.25± mile north of Roosevelt St. 48-ft pavement section (Full Street Improvements, no curb)
Half-Street Rural Collector[1]	6,600	LF	$ 70.00	$ 462,000	343rd Ave: 0.5± mile from Buckeye Rd to Harrison St. Harrison St: 0.5± mile from 343rd Ave to 339th Ave. 335th Ave: 0.25± mile south of Van Buren St. 17-ft pavment section (Half Street Improvements, no curb)
Full-Street Rural Collector[1]	4,000	LF	$ 130.00	$ 520,000	Harrison Street: 0.25± mile west of 343rd Avenue. 343rd Avenue: 0.5± mile from Van Buren Street to Harrison Street. 34-ft pavement section (Full Street Improvements, no curb)
Major Culvert Crossing	6	EA	$ 200,000.00	$ 1,200,000	Large Box Culvert Crossings
Subtotal				$ 7,504,000	
Earthwork					
Cut Raw[2]	750,000	CY	$ 9.00	$ 6,750,000	
Fill Raw[2]	750,000	CY	$ 14.00	$ 10,500,000	
Subtotal				$ 17,250,000	

10 West Logistics Hub - 600± Acre Development

5/3/2015

Conceptual Opinion of Probable Cost

SWC Interstate 10 & 339th Avenue

Emmerson Enterprises

Prepared By: Kimley Horn and Associates, Inc.

Kimley»Horn

	Quantity	Unit	Price	Total	Assumptions
Offsite Water[3]					
24" DIP Waterline	2,600	LF	$ 80.00	$ 208,000	
16" DIP Waterline	17,000	LF	$ 65.00	$ 1,105,000	
12" DIP Waterline	10,500	LF	$ 55.00	$ 577,500	
8" DIP Waterline	6,600	LF	$ 45.00	$ 297,000	
24" Water Valve (1500' Spacing)	2	EA	$ 8,000.00	$ 16,000	
16" Water Valve (1500' Spacing)	12	EA	$ 5,000.00	$ 60,000	
12" Water Valve (1500' Spacing)	7	EA	$ 2,000.00	$ 14,000	
8" Water Valve (1500' Spacing)	5	EA	$ 1,000.00	$ 5,000	
7,000 GPM Booster Station	1	LS	$ 500,000.00	$ 500,000	
2.1 MG Reservoir	1	LS	$ 2,000,000.00	$ 2,000,000	
Groundwater Well	3	EA	$ 300,000.00	$ 900,000	
Water Treatment Facility (sodium hypochlorite disinfection)	1	LS	$ 200,000.00	$ 200,000	
Subtotal				$ 5,882,500	
Offsite Sanitary Sewer[3]					
27" PVC Sewer	700	LF	$ 110.00	$ 77,000	
21" PVC Sewer	5,300	LF	$ 90.00	$ 477,000	
18" PVC Sewer	5,300	LF	$ 80.00	$ 424,000	
15" PVC Sewer	3,300	LF	$ 70.00	$ 231,000	
10" PVC Sewer	1,000	LF	$ 55.00	$ 55,000	
8" PVC Sewer	14,500	LF	$ 50.00	$ 725,000	
60" Sewer Manhole (500' Spacing)	23	EA	$ 7,000.00	$ 161,000	
48" Sewer Manhole (500' Spacing)	38	EA	$ 5,000.00	$ 190,000	
1.0 MGD Wastewater Treatment Facility	1	LS	$ 2,500,000.00	$ 2,500,000	
Subtotal				$ 4,840,000	

10 West Logistics Hub - 600± Acre Development

5/3/2015

Conceptual Opinion of Probable Cost
SWC Interstate 10 & 339th Avenue
Emmerson Enterprises
Prepared By: Kimley Horn and Associates, Inc.

Kimley»Horn

	Quantity	Unit	Price	Total	Assumptions
SUMMARY OF TOTALS					
Offsite Grading/Paving				$ 7,504,000	
Earthwork				$ 17,250,000	
Offsite Water3				$ 5,882,500	
Offsite Sanitary Sewer3				$ 4,840,000	
Construction Total				$ 35,476,500	
Contigency			20%	$ 7,095,300	
Total				$ 42,571,800	

The Conceptual Opinion of Probable Cost above was prepared based on the ENGINEER's understanding of the project. Since the ENGINEER has no control over labor, materials, equipment or services furnished by others or over the Contractor(s)' method of determining prices, or over the competitive bidding or market conditions; the opinions of probable costs provided herein are made on the basis of experience and qualifications. The opinions of probable costs represents the best judgment as an engineer, familiar with the construction industry; but the ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from the opinion of probable cost.

1. Offsite roadway improvements based on the stipulations for the approved Hidden Waters Ranch DMP Major Amendment #1.
2. Earthwork quantities based on a mass-graded "super pad" for the Hidden Waters Ranch DMP site, matching existing grade at the project limits. Existing grade based on 10-foot contours obtained from Flood Control District of Maricopa County.
3. All offsite water and sanitary sewer quantities based on the Water Master Plan and Sewer Master Plan for Hidden Waters Ranch DMP Major Amendment #1.

10 West Logistics Hub - 100± Acre Industrial Site

5/3/2015

Conceptual Opinion of Probable Cost
NWC Van Buren Street & 343rd Avenue

Emmerson Enterprises
Prepared By: Kimley Horn and Associates, Inc.

	Quantity	Unit	Price	Total	Assumptions
Onsite Grading/Paving					
Site Prep Clearing and Grubbing	100	AC	$ 2,000.00	$ 200,000	Assumes clearing and grubbing for entire site.
Subgrade Prep	40	AC	$ 10,000.00	$ 400,000	Subgrade prepartion for parking lot and access roads.
Parking Lot Paving	190,000	SY	$ 18.00	$ 3,420,000	Based on parking lot layout provided on conceptual site plan.
Storm Water Facilities	1	LS	$ 250,000.00	$ 250,000	Inlets, storm drain, drywells, etc.
Subtotal				$ 4,270,000	
Offsite Grading/Paving					
Site Prep Clearing and Grubbing	27	AC	$ 2,000.00	$ 54,000	Assumes clearing and grubbing for pavement section, inlcuding right-of-way.
Subgrade Prep	15	AC	$ 10,000.00	$ 150,000	Subgrade preparation for proposed pavement and shoulder section.
Half-Street Rural Principal Arterial[1]	2,600	LF	$ 130.00	$ 338,000	Van Buren St: 0.5± mile west of 343rd Ave. 31.5-ft pavement section (Half Street Improvements, no curb)
Half-Street Rural Major Collector[1]	6,600	LF	$ 90.00	$ 594,000	343rd Ave: 0.25± mile north of Van Buren, Roosevelt: 1± mile west of 339th. 17-ft pavement section (Half Street Improvements, no curb)
Significant Major Culvert Crossings	3	EA	$ 200,000.00	$ 600,000	Large Box Culvert Crossings
Subtotal				$ 1,736,000	
Earthwork					
Cut Raw[2]	200,000	CY	$ 9.00	$ 1,800,000	
Fill Raw[2]	200,000	CY	$ 11.00	$ 2,200,000	
Subtotal				$ 4,000,000	
Onsite Utilities[3]					
8" DIP Waterline	7,500	LF	$ 45.00	$ 337,500	
8" Water Valve	7	EA	$ 1,000.00	$ 7,000	
6" Fire Hydrant Assembly Complete	5	EA	$ 4,000.00	$ 20,000	
2" Water Meter and Box	3	EA	$ 30,000.00	$ 90,000	
8" PVC Sewer	5,000	LF	$ 50.00	$ 250,000	
48" Manhole	8	EA	$ 5,000.00	$ 40,000	
6" Sewer Service	3	EA	$ 650.00	$ 1,950	
Subtotal				$ 746,450	

10 West Logistics Hub - 100± Acre Industrial Site

5/3/2015

Conceptual Opinion of Probable Cost
NWC Van Buren Street & 343rd Avenue

Emmerson Enterprises
Prepared By: Kimley Horn and Associates, Inc.

Offsite W/WW Infrastructure

3,500 GPM Booster Pump Station[4]	1	LS	$ 250,000.00	$ 250,000
1.0 MG Reservoir[5]	1	LS	$ 1,000,000.00	$ 1,000,000
Groundwater Well	1	EA	$ 300,000.00	$ 300,000
Water Treatment Facility (sodium hypochlorite disinfection)	1	LS	$ 100,000.00	$ 100,000
Wastewater Treatment Facility	1	LS	$ 1,200,000.00	$ 1,200,000
Subtotal				$ 2,850,000

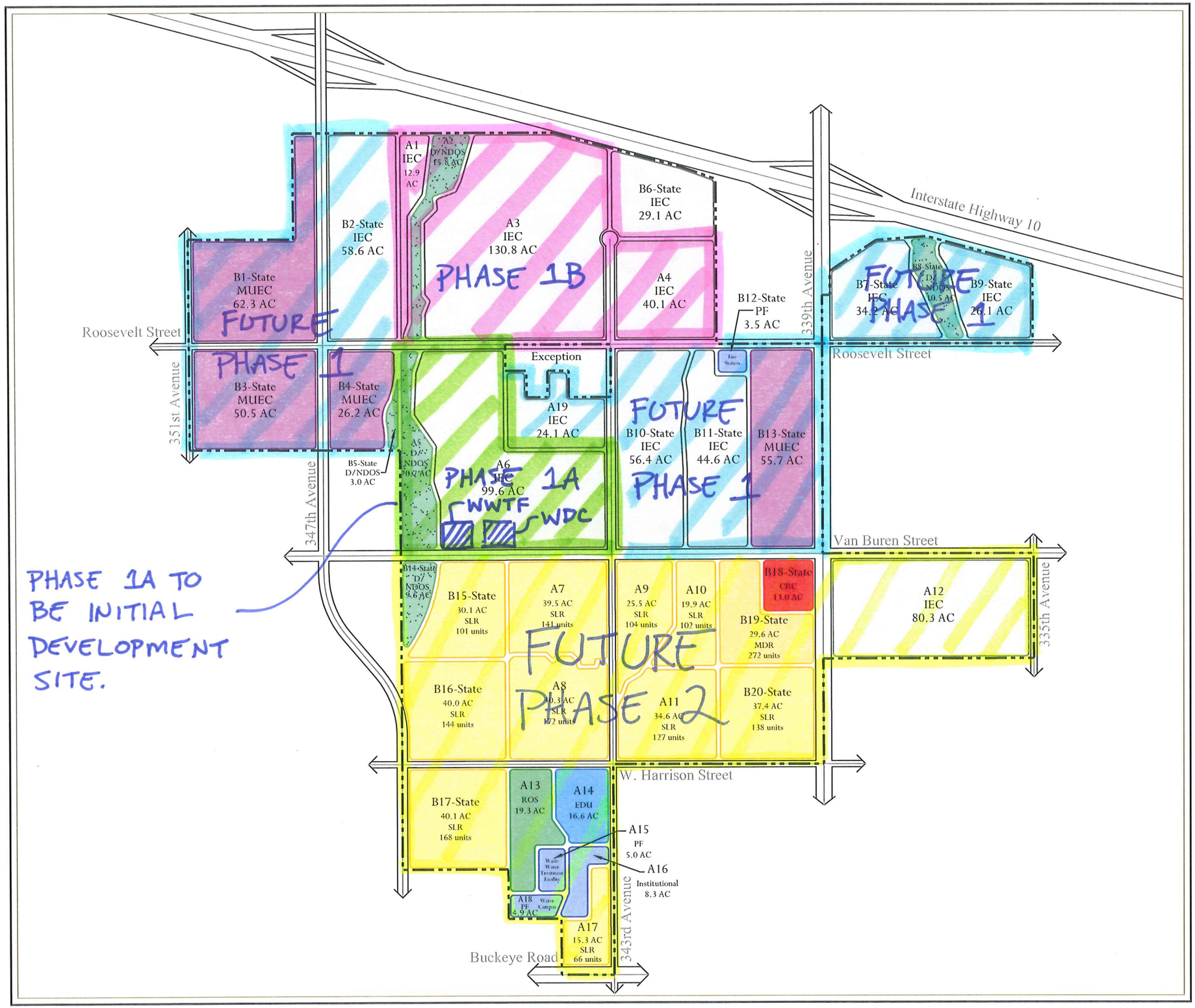
SUMMARY OF TOTALS

Onsite Grading/Paving		$ 4,270,000
Offsite Grading/Paving		$ 1,736,000
Earthwork		$ 4,000,000
Onsite Utilities3		$ 746,450
Offsite W/WW Infrastructure		$ 2,850,000
Construction Total		$ 13,602,450
Contigency	20%	$ 2,720,490
Total		$ 16,322,940

The Conceptual Opinion of Probable Cost above was prepared based on the ENGINEER's understanding of the project. Since the ENGINEER has no control over labor, materials, equipment or services furnished by others or over the Contractor(s)' method of determining prices, or over the competitive bidding or market conditions; the opinions of probable costs provided herein are made on the basis of experience and qualifications. The opinions of probable costs represents the best judgment as an engineer, familiar with the construction industry; but the ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from the opinion of probable cost.

1. Offsite roadway improvements based on the stipulations for the approved Hidden Waters Ranch DMP Major Amendment #1.
2. Earthwork quantities based on preliminary pad elevations for the building layout provided on the conceptual site plan and 10-foot contours obtained from Flood Control District of Maricopa County.
3. Onsite utility quantities are based on a conceptual utility layout corresponding to the Overall Site Plan for the 10 West Logistics Hub.
4. Booster pump station capacity assumed to be half of the 7,000 GPM booster pump station indicated in the Water Master Plan for Hidden Waters Ranch since it will serve approximately half the serive area for the Hidden Waters Ranch DMP site.
5. Reservoir size is assumed to be half of the 2.1 MG reservoir indicated in the Water Master Plan for Hidden Waters Ranch since it will serve approximately half the service area for the Hidden Waters Ranch DMP site.

APPENDIX F: Master Plan Mark-up



PHASE 1A TO BE INITIAL DEVELOPMENT SITE.

Development Master Plan

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

Amendment #1

FIGURE 9
Land Use Master Plan

LEGEND

- Proposed DMP Site
- SLR - Small Lot Residential (2-5 du/ac)
- MDR - Medium Densiy Residential (5-15 du/ac)
- MUEC - Mixed-Use Employment Center
- CRC - Community Retail Center
- ROS - Recreational Open Space
- D/NDOS - Dedicated Non-Developable OS
- EDU - Educational (Elementary School)
- IEC - Industrial/Employment Center
- PF - Public Facilities/Institutional

Legend	Land Use Designation	Total AC.	% total
SLR	Small Lot Residential (2-5 du/ac)	322.7	25%
MDR	Medium Density Residential (5-15 du/ac)	29.6	2%
PF	Public Facilities (WWRF, Fire Dept.)	13.4	1%
INST	Institutional	8.3	1%
EDU	Elementary School	16.6	1%
MUEC	Mixed-Use Employment Center	194.7	15%
IEC	Industrial Employment Center	636.8	48%
CRC	Community Retail Center	13.0	1%
ROS	Recreational Open Space (Parks)	19.3	2%
D/NDOS	Dedicated Non-Developable Open Space	59.6	5%
Total		**1,314**	**100%**

SCALE: (+/-) 0' 600' 1200'

NORTH

Date: 02.13.06
Job No.: 0559
Drawn/Checked: PR/MR
Revised: 10-16-08

LVA urban design studio
land planning landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

0559\New Planning Industrial\CAD\Revised DMP Exhibits\TAC Comments Revised 10-7-08\Fig 09- Land Use Plan 10-7-08.dwg