

Hidden Waters Ranch

A Master Planned Community

Development Master Plan Major Amendment #2

Maricopa County, Arizona
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Prepared By:

RVi Planning +Landscape Architecture
c/o Kyle Barichello
120 S. Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Prepared for:

339th & 10, L.L.C.
c/o Chase Emmerson
7373 N. Scottsdale Road #B210
Scottsdale, AZ 85253
(480) 368-5205

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DEVELOPMENT MASTER PLAN and Protected Development Rights Plan

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Project Team

Owner/Developer: 339th & I-10, L.L.C.
Chase Emmerson
7373 N. Scottsdale Road #B210
Scottsdale, AZ 85253
Phone: 480-368-5205

Land Planner: Kyle Barichello
RVI Planning + Landscape Architecture.
120 S. Ash Avenue
Tempe, Arizona 85281
Phone: 480-994-0994

Civil Engineer Zach Hill, PE
Kimley Horn
1001 W Southern Ave. Suite 131
Mesa, AZ 85210
Phone: 480-207-2669

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INTRODUCTION AND EXECUTIVE SUMMARY

The Hidden Waters Ranch Development Master Plan (DMP) area is an existing 1,314 acre master planned community owned by 339th & I-10 LLC and the Arizona State Land Department. The proposed DMP 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*.

Per the most recent approved DMP Amendment in 2008, the Hidden Waters Ranch Development Master Plan was 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). However, since the DMP is within a dynamic growth area within the Tonopah/Arlington Area Plan built heavily around major employment and commercial users, this amendment is sought to change the privately owned land to industrial.

Recently, a record of decision was sent to the Federal Highway Administration (FHWA) by the Arizona Department of Transportation (ADOT) identifying the selected I-11 corridor alignment which has been studied for the past 5 years. This future corridor is envisioned as a multi-use corridor that would improve Arizona's access to regional and international markets and is located within 10 miles of the DMP area. This alignment will provide the framework for the DMP area to become a major employment hub for the west Phoenix Metro area given its location and access to major infrastructure systems. The current market in this part of Maricopa County is strong for large, industrial users as it is primely located in the Phoenix Metro with excellent roadway access. The proposed amendment is planned to allow for a variety of industrial and employment, general commercial services, and light industrial land use designation which captures the current market demand.

Over the past year the property owners hired a site selection company to evaluate the types of users that may be interested in the current industrial zoned land within the DMP Area. It was concluded that the current industrial acreage and layouts as part of the DMP were too small to attract the desired 1.2+ million sq. ft. user. However, the 200+/- acre existing residential acreage being amending would be highly desired as it provides a more buildable parcel shape without major natural constraints. This site selection study is yet another part of the justification for amending the residential zoning of the DMP.

There are limited sites throughout the Phoenix Metro that provide water and sewer solutions to capture this industrial demand sought in the Phoenix Metro area. The current site provides the capability to serve both water and sewer more favorably to industrial users versus residential development. Major infrastructure including water and sewer provided by Global Water is being installed along 339th Avenue through the DMP area with sewer following 12 months after. The project team has been in coordination with the utility provider and has obtained will serve letters for the proposed industrial development within the DMP area. These letters from Global Water Resources dated January 20, 2022 have been provided with this application.

Another change within this DMP amendment is to the existing elementary school site

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designation. Per discussions with the Hassayampa Utility Company, the Saddle Mountain Unified School District (SMUSD), this site will remain reserved as an elementary school but will be reduced to 14.3-acres. Saddle Mountain Unified School District has no objection to the rezoning of this section of the Hidden Waters Ranch development in Tonopah from residential to industrial designation per an associated application. If at a future date State Land areas within the DMP are also rezoned from residential to industrial use, SMUSD may not need the school site and would be open to such discussions at the time rezoning is proposed.

The owner of the private land within the DMP is seeking to modify the land uses and zoning to reflect the growing need for additional industrial and employment type uses in the geographic area. The associated DMP Major Amendment request seeks to amend the following items per the pending DMP and PAD Rezoning Amendment application requests to Maricopa County. A few of these amended items include:

- DMP Amendment application to amend approximately 200 acres of privately owned land to change parcels A7-A11 from Small Lot Residential (SLR) to Industrial/Employment Center (IEC).
- Revise the proposed park space, elementary school, and SLR on A14, A15, and A18 due to the removal of the privately owned residential parcels.
- Revise the DMP's parcel boundaries A14, A15, and A17 based on the current parcel ownership of the Hassayampa Utility Company.
- Remove the proposed spine N/S collector roadway between A7 and A8 and A9/A11 previously meant to serve residential development. This is subject to future evaluation per a Traffic Impact Analysis (TIA) as part of the site plan development process.
- Includes update to adjacent Hassayampa Utility owned properties seeking a rezoning and DMP amendment per a separate application.
- Associated PAD Rezoning Amendment application for parcels A7-A11 and A17/A18 from various residential zoning to IND-2 PAD to match the existing industrial zoning entitlements.
- Modify and remove stipulations as needed to reflect the proposed DMP changes.

This document is organized into four major sections which 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 DMP Major Amendment. This amendment does not include the 660 acres of State Land included in the Development Master Plan.

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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**, *Context Aerial and Vicinity Map*.

2. Property Legal Description

The property consists of portions of Sections 4, 5, 6, 7, and 8 of Township 1 North, Range 5 West, of the Gila and Salt River base and Meridian, Maricopa County, Arizona. The associated APN's as part of the request include the following:

- 504-12-008
- 504-12-007
- 504-12-006Z
- 504-12-006P
- 504-12-135
- 504-12-137
- 504-12-006S

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 Property Ownership Map*. 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

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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, Context Aerial and Vicinity Map**. 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 soon.

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 Vision 2030 Comprehensive Plan – Tonopah/Arlington Area Plan

The Hidden Waters Ranch property is located within the planning and development jurisdictional area of Maricopa County. Vision 2030 explains Maricopa County's policies and expectations for the development of unincorporated areas, but given how much area this includes it is neither possible nor practical for this plan to consider local and site-specific issues. To address this problem Maricopa County uses its Area Plan program to support local needs. 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 these 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:

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- 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, Context Aerial and Vicinity Map**.

c. Regional Parks

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 2040 Regional Transportation Plan Update dated February 26, 2020 and within the MAG Hassayampa Valley Framework Study -Wickenburg Area (November 2010) The I-10/Hassayampa study area covers approximately 1,400 square miles bounded by State Route (SR) 303L on the east, the 459th Avenue section line on the west, the approximate SR-74 alignment on the north, and the Gila River on the south. 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.

In regards to significant existing and future roadways within immediate proximity of the site and as it relates to these studies, 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. All of these roadways have been classified by the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas* (Adopted April 18, 2001, updated in June 2011) and MAG Hassayampa Valley Framework Study. Per the updated plans, 339th Avenue is proposed as a Parkway, 347th Avenue as a Major Arterial, Van Buren Street as a Principal Arterial, and Buckeye Road as a Minor Arterial

For details on existing connections, intersection, and rights-of-way 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

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the Buckeye Municipal Airport located approximately 5.5 miles to the east. The disclosure boundary is approximately $\frac{3}{4}$ 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.

Included with this application is additional details relating to the “Will-Serve” letters provided by Global Water Resources (GWR) dated January 20, 2022.

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

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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.

B. SITE ANALYSIS

1. Existing Land Uses

Existing Land Use on the property largely consists of vacant desert land. 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

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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.

2. Existing Zoning

The Hidden Waters Ranch property is currently zoned a combination of Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, IND-2 PAD and R-2 RUPD PAD. 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 6, 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

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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 existing box culverts. The wash is a mapped FEMA flood zone classified as Zone AE with a delineated Floodway and Floodplain. Dickey Wash was designated by the Army Corp of Engineers as a Section 404 jurisdictional wash, this determination has expired. A new preliminary jurisdictional delineation would be required to confirm extents of the delineation. Additionally, a separate 404 impact permit will be obtained with the Army Corp of Engineers prior to development of the affected development parcels.

There is a smaller wash, identified as Luke 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. Flows are generally shallow sheet flow in the northern portion of the site, becoming more concentrated and channelized in a natural wash as they flow south through the property. Near Van Buren and continuing south, the wash has been delineated as a FEMA Flood Zone AE.

See **Figure 14** for the existing FEMA Flood Maps.

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).

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.

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Local animal populations are composed of typical Sonoran Desert species, though native species populations have been reducing 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, 347th 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.

The Hidden Waters Ranch project site is currently undeveloped desert land and there are no existing utilities on the properties itself. However, water and sewer solutions are currently being constructed near the subject site. The nearby parcels not a part of the DMP are powered by overhead electrical power lines supplied by Arizona Public Service (APS). The residential overhead electrical lines 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 by Water Utilities of Greater Tonopah, Inc. Propane services are provided by

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AmeriGas Corporation and Ferrell Gas.

The existing roads, rights-of way, and utilities can be seen in **Figure 7, 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 August 16, 2004. 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.

C. MASTER PLANS / PLAN DESCRIPTION

1. DMP Amendment Overview

The DMP Area 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 proposed amendment reflects the changes to the southern portion of the DMP area, south of Van Buren, of approximately 200 acres which includes the removal of approximately 701 single family units. This area was previously designated primarily for residential and commercial uses, with some additional industrial uses along the fringe areas to the east. Due to current market demand for industrial uses, the availability of water and sewer for industrial users, and the lack of demand for single-family residential uses in this DMP, the proposed DMP amendment seeks to update the land south of Van Buren Street to match the existing Industrial and Employment Center (IEC) land use designation to the north. The amendment will contribute to the growing need for employment and industrial users seeking for available land in this geographic area of Maricopa County with great access to the I-10.

The school designation will remain reserved for a school site should the state land owned parcels ever develop as residential. However, this site has been reduced by

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approximately 2.3 acres due to an agreement between the Hassayampa Utility Company, the SMUSD, and private landowners. Any change in land use of the state land parcels from residential to industrial will trigger a revaluation of the need for the existing school site within the DMP. All land use and zoning characteristics of the existing IEC land use will be consistent with the amended DMP area.

Additionally, the proposed DMP amendment also seeks to remove the 19-acre Neighborhood Park previously planned near the SWC of Harrison Street and 343rd Avenue. This land use designation was meant to serve the abundance of single-family residential acreage for both the private and state land owned residential parcels upon full build out. However, with the removal of the approximately 701 single family units, there is no longer a need for a neighborhood park of this size. However, a collection of open space and mini parks will be preserved throughout the state land parcels as previously planned in accordance with the Maricopa County Zoning Ordinance requirements. See **Figure 8, Existing approved DMP**.

The Dickey Wash along the western portion of the property will be preserved as 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 will be preserved for the remaining residential development previously proposed within the State Land owned parcels through a 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 remaining various residential subdivisions.

2. Proposed Amended DMP 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 the Tonopah/Arlington Area Plan:

- Provide an appropriate mix of industrial and employment uses in a harmonious way.
- Provides a substantial employment base in a targeted core area within the Tonopah/Arlington Area Plan area.
- Promote the DMP as a major destination for future industrial and employment center uses.
- Preserve critical access to the I-10 Interstate off 339th Avenue.
- Provides a balanced distribution of 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.

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- 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 accessed 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, *Proposed DMP 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 preserved within Area B, the State Land owned parcels as part of the Hidden Waters Ranch Master Planned Community. However, these parcels are zoned RU-43 which are not in accordance with the SLR land use designation found within this DMP. The State Land owned parcels will require a rezoning application to accurately reflect the DMP designation. There is no timetable for residential development if any at all in the future. The DMP amendment preserves all the existing provisions relating to Area B.

With the removal of the privately owned residential designations, approximately 175.3 acres or 13% of the site remains 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 823 units remains planned on the ASD parcels, for an overall project density of .62 dwelling units per acre (2.8 dwelling units per acre when commercial and employment uses are excluded from the gross acreage).

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. All residential development is proposed to occur exclusively within Area B.

As indicated in **Table 1**, the total number of residential units within the Hidden Waters Ranch DMP will not exceed 823 units as defined by the State Land

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owned parcels within Area B. As shown by Area B within Table 1, the total number of units will not exceed the subtotal identified within.

In order to provide some level of flexibility for the developer and/or homebuilders through the duration of this project, within 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.

It should be noted that **Table 1** reflects the most up to date acreages based solely on the privately owned parcels. As a result, an exception development unit has been included which reflects the remaining acreage of the prior development unit owned by the Hassayampa Utility Company. No changes to parcel boundaries as defined by the Maricopa County Assessors are proposed and are not reflective of the recalculation of the development unit acreages.

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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	IEC	Industrial	39.5	36		
A8	IEC	Industrial	40.3	38		
A9	IEC	Industrial	25.5	23		
A10	IEC	Industrial	19.9	19		
A11	IEC	Industrial	34.6	33		
A12	IEC	Industrial	80.3	72	~	~
A13	IEC	Industrial	9.2	9		
A14	EDU	Educational	14.3	14		
A15	IEC	Industrial	16.8	14.8	~	~
A16	UT	Utilities (Exception)	28.7	28.7	~	~
A19	IEC	Industrial	24.1	24	~	~
AREA A TOTALS	~	~	653.5		~	

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	-	823
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Table 1, Density/Intensity Table (Site Data Summary)

Project Summary	
Gross Land Area (ac)	1,314
Gross Project Density	0.62
Density minus Comm/Emp.	2.8
Comm/Emp. Acreage	1,044.6
Total Unit Count	823
Projected Population (2.67 multiplier)	2,197

Legend	Land Use Designation	Total AC.	% total
SLR	Small Lot Residential (2-5 du/ac)	147.6	11%
MDR	Medium Density Residential (5-15 du/ac)	29.6	2%
UT	Public Facilities (WWRF, Fire Dept.)	28.7	2%
EDU	Elementary School	14.3	1%
MUEC	Mixed-Use Employment Center	194.7	15%
IEC	Industrial Employment Center	822.6	63%
CRC	Community Retail Center	13.0	1%
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 1044.6 acres, or 79% 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 regarding employment activity.

The industrial and employment development parcels are located north and south of Van Buren Street with high visibility and access to the Interstate 10 freeway corridor. 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 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 836.9 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 1044.5 acres. This translates to approximately 475 acres per 1,000 project 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. Schools

The DMP previously planned a 16.6-acre elementary school facility at the SWC of Harrison Street and 339th Avenue on the privately owned land. The site will remain designated as a future school site but is being reduced by 2.3 acres in size to 14.3 acres due to negotiations of all interested parties including the Hassayampa Utility Company, SMUSD, and private property owner. The prior school site dedication will remain to account for the existing residential land preserved within the DMP. However, this school

designation will be reevaluated later should the land use designation of the State Land parcels change from residential. An associated rezoning application will change the school sites underlying zoning to IND-2 to match the intent of the surrounding land uses. Schools are permitted in I-2 zoning and the school district has agreed to these terms.

d. 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 mini-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.

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 residential development parcel. 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. 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, 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: Proposed DMP 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 developed open space, trails and dedicated non-developable open spaces is estimated to include approximately 64.6 acres of open space.

Subdivision Design Techniques to Enhance Open Space Features

Design techniques will be incorporated into the subdivision and site planning process at the time of platting or site development for the project to ensure that residents within the community achieve the maximum benefit of the open space features. Table 2 provides the breakdown of the open space throughout the project.

Table 2: Open Space Summary Table

Type	Acres
Developed. O.S.	5
Dedicated Non-Dev. O.S.	59.6
Total	64.6

(1) Developed Open Space is estimated and will be determined at the time of preliminary plat in compliance with the Maricopa County Zoning Ordinance.

e. Fire / Emergency Response

The project area is located within the Tonopah Valley Fire District, which covers approximately 330 square miles. 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.

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.

f. 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.

g. 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 June 2011*. 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.

Per the last DMP amendment approved in 2008, a revised Traffic Impact Study for the project was prepared. No TIA is proposed to be included within this DMP amendment in accordance with Maricopa County Engineering and Planning staff. Future development will drive the need for TIA as part of the development process.

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: 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. A list of all full street sections are provided below consistent with the 2011 Major Streets and Routes Plan. (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 Principal Arterial Section
- 347th Avenue: 130 foot Principal 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 Major Collector Section
- 335th Avenue: 80 foot Major Collector Section
- 351st Avenue: 80 foot Major 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 Principal Arterial roadway and will include a freeway interchange with I-10, providing convenient access to the Belmont Development Master Plan and all 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 that 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 between Buckeye Road and Harrison Street and a Major Collector from Van Buren Street to Roosevelt Street. 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

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 as required by MCDOT.

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.

4. Drainage

All of the project area is undeveloped desert crossed by a few dirt trails, the Dickey Wash and Luke Wash, and a number of other unnamed dry washes. Dickey and Luke washes are identified with FEMA 100-year flood hazard designation of Zone AE, see Figure 14 for FEMA Firm Maps. The Dickey Wash was previously designated as an Army Corps of Engineers Jurisdictional Section 404 wash. This determination has since expired; new delineations would be needed for the project.

Flood Hazard Zones areas may be developed by implementing a combination of runoff controls, channelization, 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 Ae 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) with new Flood Hazard Zone Mapping.

Dickey Wash Street Crossings

The Dickey Wash drainage corridor runs along the western extent of the project, with areas of FEMA Flood Zone AE encumbering large portions of the project. The proposed development plan generally avoids the mapped Flood Zones of Dickey Wash.

In the existing condition Van Buren Street crosses the Dickey Wash with a two-bay 8x4 box culvert. This culvert carries approximately ¼ of the projected 2,180 cubic feet per second (cfs) 100-year peak flow rate. Improvements to Van Buren Street will likely include upsizing of 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. Development along the Dickey Wash that impacts Section 404 delineated areas will require permitting with the Army Corps of Engineers.

Luke Wash Development

The Luke Wash drainage corridor bisects the central and eastern portions of the project and is a mapped FEMA Flood Zone AE. Development along the Luke Wash is anticipated in two general forms. The first being a channelization of the

wash into an engineered channel, routed along the exterior of the project. While the second option would be to maintain the wash in the existing corridor, with encroachment and development occurring in the shallow floodplain. Both options would require approval with Maricopa County Flood Control and FEMA, as well as a CLOMR/LOMR process for remapping of the Flood Zones.

Timing and development of along the Luke Wash would be dependent on the needs and direction from individual parcel developers. A master developer may take on the construction of all or portions of the channelization. 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 $\frac{1}{4}$ of the anticipated 100-year peak flow of 410-cfs. Improvements to Van Buren Street will include improvements to the existing culverts. If the wash is maintained in the existing corridor, box culvert improvement are still required at the major street crossings.

Between Van Buren Street and Roosevelt Street the Luke 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 effect on reducing peak flows be considered in the design of downstream improvements.

Other Minor Washes

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 channelization of the unnamed washed are the responsibility of the individual parcel developer.

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 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. Any water storage facility will be designed to meet the standards established by Global Water Resources.

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, *Proposed DMP 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.

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.

c. 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

The recent revised DMP amendment proposed the DMP to be developed in six development phases 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. It should be noted that although the current proposed phasing plan identifies multiple phases, it may be that some phases are developed concurrently. The phasing plan may be updated periodically, which will be handled as a minor administrative amendment to the plan.

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 any other government jurisdiction. Guiding principles and objectives for the development of the guidelines may include:

1. Recognition of the Sonoran Desert context using 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 homeowner's association.