

RESOLUTION 13-2015

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, APPROVING THE PRELIMINARY COMMUNITY MASTER PLAN ENTITLED “THE VILLAGES AT VIGNETO”, DATED MARCH 2015

WHEREAS, El Dorado Benson LLC, acting in its capacity as the applicant and owner, has submitted to the City of Benson, Arizona a Preliminary Community Master Plan entitled “The Villages at Vigneto” dated March 2015, and the City and applicant have completed all steps necessary for the City’s formal consideration of this preliminary plan; and,

WHEREAS, on April 7, 2015, the Benson Planning and Zoning Commission considered the merits of the Villages at Vigneto Preliminary Community Master Plan, including comments provided during a public hearing held on the same date, and the Commission recommended approval of the plan; and,

WHEREAS, on the 13th of April, 2015, the Benson City Council held a public hearing to receive comments from the Public on the submitted Preliminary Community Master Plan; and,

WHEREAS, the submitted Preliminary Community Master Plan is intended to establish the basic framework of the proposed development to insure that the development will meet or exceed the goals of the City’s General Development Plan; and,

WHEREAS, approval of the Preliminary Community Master Plan will control the basic land uses, maximum lot counts and overall density for the community and the overall circulation system of “The Villages at Vigneto”; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Benson, Arizona, as follows:

1. The Mayor and Council find that the proposed Villages at Vigneto Preliminary Community Master Plan is in general conformance with the adopted goals of the City of Benson General Development Plan; and
2. The Mayor and Council hereby approve the Preliminary Community Master Plan entitled “The Villages at Vigneto” dated March 2015.

Adoption of this Resolution shall in no way effectuate or guarantee Council approval of the Final Community Master Plan which will provide for the engineering and infrastructure details for the development, and the Mayor and Council’s approval of the Preliminary Community Master Plan shall not be construed as amending the property’s underlying zoning.

PASSED AND ADOPTED by the Mayor and Council of the City of Benson, Arizona, this 13th day of April, 2015.



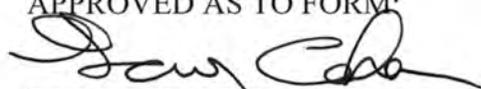
TONEY D. KING, SR., Mayor

ATTEST:



VICKI L. VIVIAN, CMC, City Clerk

APPROVED AS TO FORM:



GARY J. COHEN
MESCH, CLARK & ROTHSCHILD, P.C.
City Attorney



El Dorado
Benson LLC



The Villages at *Vigneto* Preliminary Community Master Plan



March, 2015

City of Benson Zoning Regulations "Section Three A" Revised 8/28/06 - Community Master Plans (CMP) are intended to accommodate, encourage and promote large developments with innovative mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. The planned development, if so specified at the time of CMP approval, may include standards, regulations, or criteria that differ from those regulations pertaining to other districts in the City's Zoning Ordinance. The CMP is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are not inconsistent with the adopted General Development Plan. A CMP approval shall be submitted to the Zoning Administrator in the form of a preliminary CMP application consisting of a graphic layout with accompanying narrative and sufficient description and documentation to identify the nature, mix and general arrangement, density, open space, and quality of the project, which may be approved upon review by the Planning and Zoning Commission and City Council.



The Villages at Vigneto

Preliminary Community Master Plan

City of Benson
March 2015

Applicant
El Dorado Benson LLC

Property Owner
El Dorado Benson LLC

Development Team
Collaborative V Design Studio
WestLand Resources, Inc.
HilgartWilson, LLC
United Civil Group



TABLE OF CONTENTS

Chapter	Title	Page
1	Introduction	3
2	Goals and Objectives	5
	The CMP Process	5
	Community Goals and Objectives	6
3	Regional Settings	7
4	Physical Settings	10
5	Conformance with the Benson General Plan	12
	Land Use	12
	Housing	12
	Growth Areas	12
	Open Space	13
	Environmental Planning	13
6	Overall Concept	15
7	Land Use Plan	16
	Residential	17
	Commercial/Mixed Use	18
	Recreation/Open Spaces	19
	Schools	19
8	Recreation / Open Space	20
	Trail System	20
	Community Parks	21
	Neighborhood Parks	21
	Pocket Parks	23
	Golf Course	23
9	Access/Circulation	24
	Existing Infrastructure	24
	Proposed Access	24
	Proposed On-Site Circulation	24
10	Proposed Public Facilities	28
	Schools	28
	Drainage Plan	29
	Potable Water Plan	31
	Wastewater Plan	33
	Reclaimed Water Plan	35
11	Summary	37



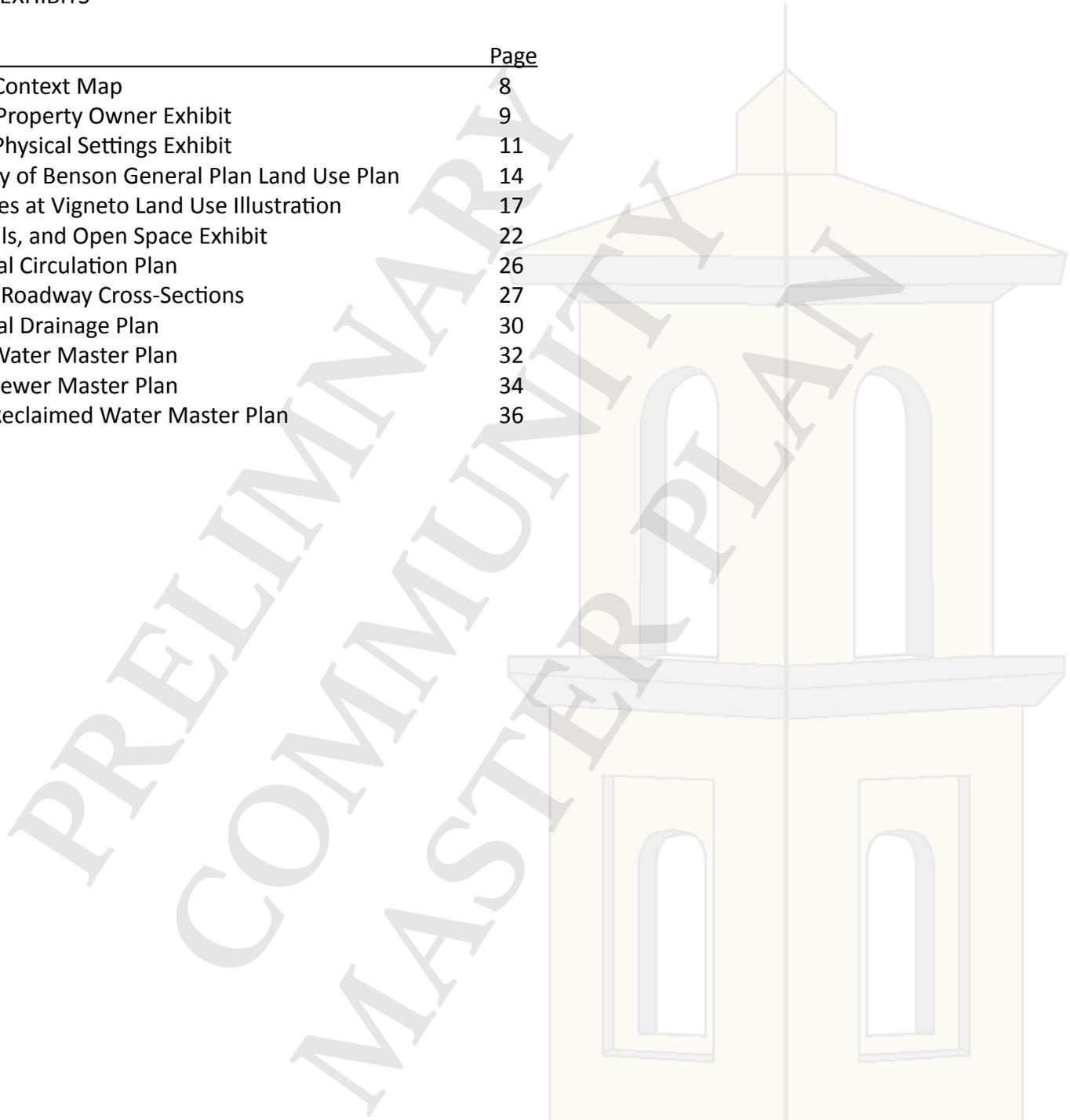
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TABLE OF EXHIBITS

Title	Page
Regional Context Map	8
Adjacent Property Owner Exhibit	9
Regional Physical Settings Exhibit	11
Future City of Benson General Plan Land Use Plan	14
The Villages at Vigneto Land Use Illustration	17
Parks, Trails, and Open Space Exhibit	22
Conceptual Circulation Plan	26
Proposed Roadway Cross-Sections	27
Conceptual Drainage Plan	30
Concept Water Master Plan	32
Concept Sewer Master Plan	34
Concept Reclaimed Water Master Plan	36



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The Villages at Vigneto

1 - INTRODUCTION

El Dorado is proud to introduce its newest community, inspired by the hill country of Northern Italy, “The Villages at Vigneto.” Residents of The Villages at Vigneto will delight in living in a quality master planned community that is inspired by its unique location, impressive array of cultural, social and recreational amenities, and natural landscape. The Villages at Vigneto will offer an environmentally sensitive community designed around this unique location.

The Villages at Vigneto will facilitate a lifestyle that promotes human interaction as its objective. The community will establish a heartbeat and pulse by creating a sense of daily activity and lifestyle that stimulates a desire for participation. Without this energy, the best developments in the world are disconnected and lifeless. Our goal is to design and build The Villages at Vigneto in such a manner that everyone feels they are an integral component of the community,

The Villages at Vigneto developmental direction places equal emphasis on lifestyle activities, , and community participation goals as it does on the physical characteristics of the land and the development itself. The objective is to establish a sense of place, purpose and the engagement for all residents.

The City of Benson serves as the gateway and central hub to the high desert country of southeastern Arizona. This region of Arizona offers a landscape, climate, and life-style distinctly different from the rest of Arizona. Braided washes, high forested mountains and open grasslands offer the ability to live, work and enjoy an environment that recalls memories of home town living, with an active and social lifestyle. At approximately 4,500 feet in elevation, the climate offers moderation from the summer heat with 4 distinct seasons..

Nestled between the Whetstone Mountains and the San Pedro River Valley, The Villages at Vigneto development is situated on a gentle slope descending eastward from the Whetstone Mountains, with views of the San Pedro River Valley and the Dragoon Mountains. The Villages at Vigneto offers a generous amount of natural open space through the community boundaries, including native corridors that encourage habitats for indigenous vegetation and wildlife.



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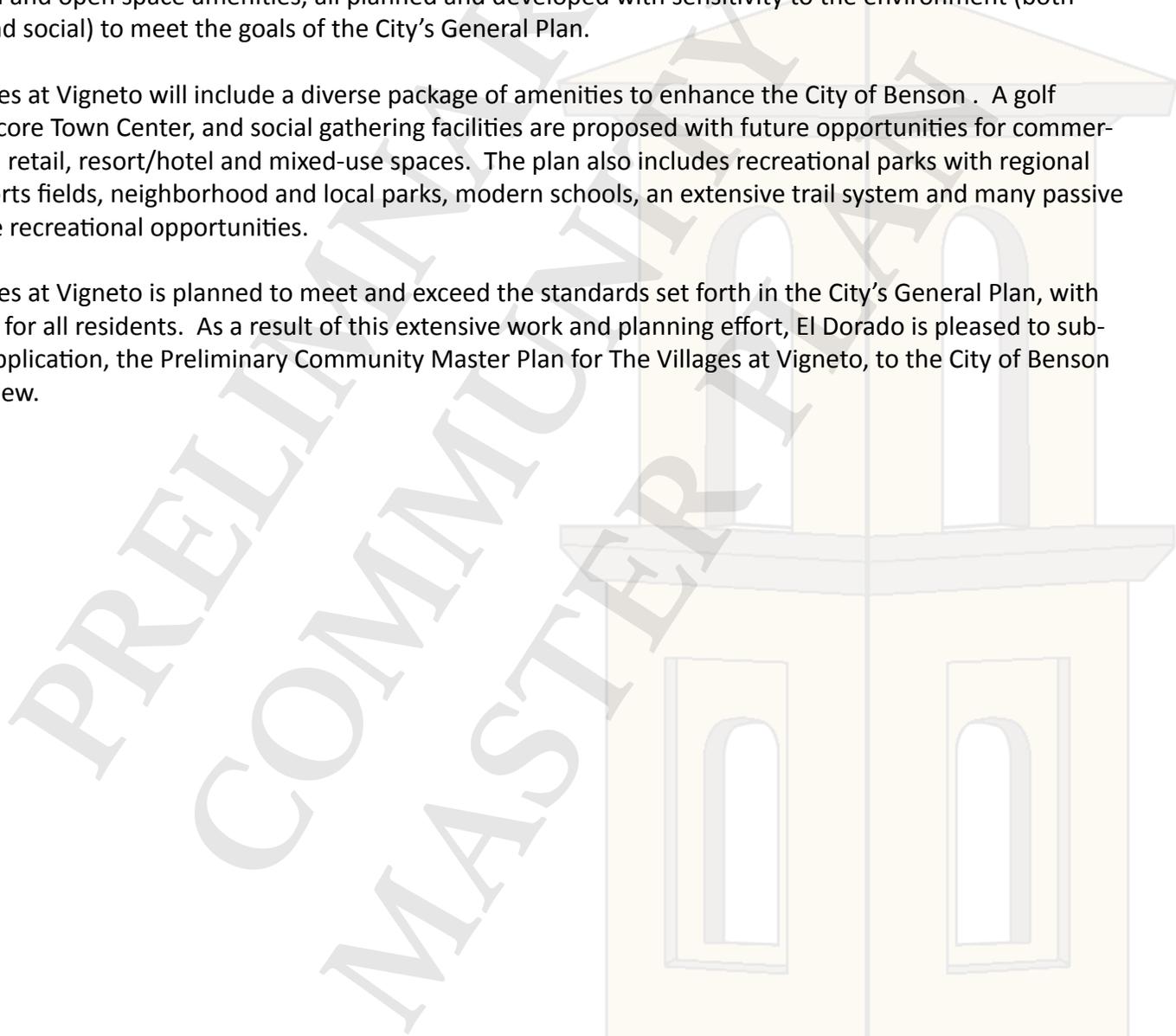




The Villages at Vigneto will include a mix of 28,000 age-targeted-lifestyle and traditional family dwelling units on approximately 12,324 acres. The project will develop over a nearly twenty-year time frame that will likely include several economic cycles. The heart of The Villages at Vigneto will include a range of homebuyer demographics; a range of amenities including: golf courses, parks, small community lakes and streams (intended to manage the effluent generated from the project), open space, entertainment (gathering places for the public); and business activities including small neighborhood commercial enterprises, agribusiness and mixed use development. The Villages at Vigneto will provide a variety of housing opportunities, abundant parks, multiple recreation and open space amenities, all planned and developed with sensitivity to the environment (both natural and social) to meet the goals of the City's General Plan.

The Villages at Vigneto will include a diverse package of amenities to enhance the City of Benson . A golf course, a core Town Center, and social gathering facilities are proposed with future opportunities for commercial office, retail, resort/hotel and mixed-use spaces. The plan also includes recreational parks with regional based sports fields, neighborhood and local parks, modern schools, an extensive trail system and many passive and active recreational opportunities.

The Villages at Vigneto is planned to meet and exceed the standards set forth in the City's General Plan, with amenities for all residents. As a result of this extensive work and planning effort, El Dorado is pleased to submit this application, the Preliminary Community Master Plan for The Villages at Vigneto, to the City of Benson for its review.



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2 - GOALS AND OBJECTIVES

THE CMP PROCESS

Per Section 3A of the City of Benson's Zoning Ordinance, a Community Master Plan (CMP) is intended to accommodate, encourage, and promote large developments with innovative, mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit within the community. Approval of CMPs is divided into two distinct phases (Preliminary and Final) in order to allow the City to accurately review a large, detailed and complex proposal in a logical manner.

The intent of this Preliminary CMP is to establish and receive approval of the basic framework (land uses, overall community goals, circulation system, and basic infrastructure) of the proposed development and provide assurance that the proposed development will meet or exceed the goals of the City's General Plan. Approval of this Preliminary CMP will grant approval of basic land uses, while creating flexibility to dynamically modify the details over time as circumstances warrant. Master Planning The Villages at Vigneto will not only allow El Dorado to maintain consistency of various elements of the project over the expected 20 year duration of the project (including but not limited to: Water, Sewer, Drainage, Traffic Circulation, Open Space Planning, Land preservation) but also preserves the ability to realistically plan how the project will create a lifestyle that encourages community integration and resident participation. The long-term guidance provided by the Master Planning process and the Final Master Plan document ensures consistency from start up to complete build-out of the project.

Upon approval of the Preliminary CMP, El Dorado will begin the preparation of a Final CMP document that builds upon the approvals granted in this document, provides detailed engineering studies outlining necessary infrastructure improvements, and delivers specific details on the development of the overall project that will be used to guide the development from start to finish.

The combination of the Preliminary CMP (which approves the overall concept, and land uses) and the Final CMP (which provides the engineering and infrastructure details of the development) allow the City to review and approve a development of this size and complexity in a logical manner, while making sure the overall goals of the City's General Plan (and other development codes) are met or exceeded.



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COMMUNITY GOALS AND OBJECTIVES

To create a quality community and meet the goals of the City's General Plan, careful consideration must be given to the overall goals of the development. The goals, under which The Villages at Vigneto has been planned and designed, are as follows:

- Provide housing opportunities in the City of Benson and Southern Arizona through a carefully designed master planned community that will serve the needs of those who currently live in the area and those wishing to relocate to a regional hub destination.
- Provide housing and business opportunities to the City of Benson and Southern Arizona where such opportunities are currently under-supplied.
- Create a locational destination in the Southwestern United States that is unparalleled to any other major master plan of this size in the Western United States.
- Create a distinctive, lifestyle community that enhances and defines the character of the region.
- Design features which reflect the unique geography and recreational opportunities of its location.
- Plant vegetation that will be consistent with the natural environment, utilizing a broad palette of materials compatible with the intention of the City General Plan.
- Preserve mountain and valley views, and existing natural desert corridors.
- Maintain sensitivity to water usage within the design emphasizing:
 - The ability to utilize reuse water and irrigation holding ponds within the entry design and other landscape design elements to serve infrastructure needs with aesthetic appeal;
 - Using non-potable (quality treated effluent) water for landscaping and water features;
 - Designing water features to appear as natural washes and springs; and
 - Focusing on water efficient hardware in homes and commercial structures.
- Design lighting to preserve dark skies at night and buffer recreational lighting.
- Work with local organizations to integrate natural elements of the high desert and wash corridors to support local and regional natural wildlife.



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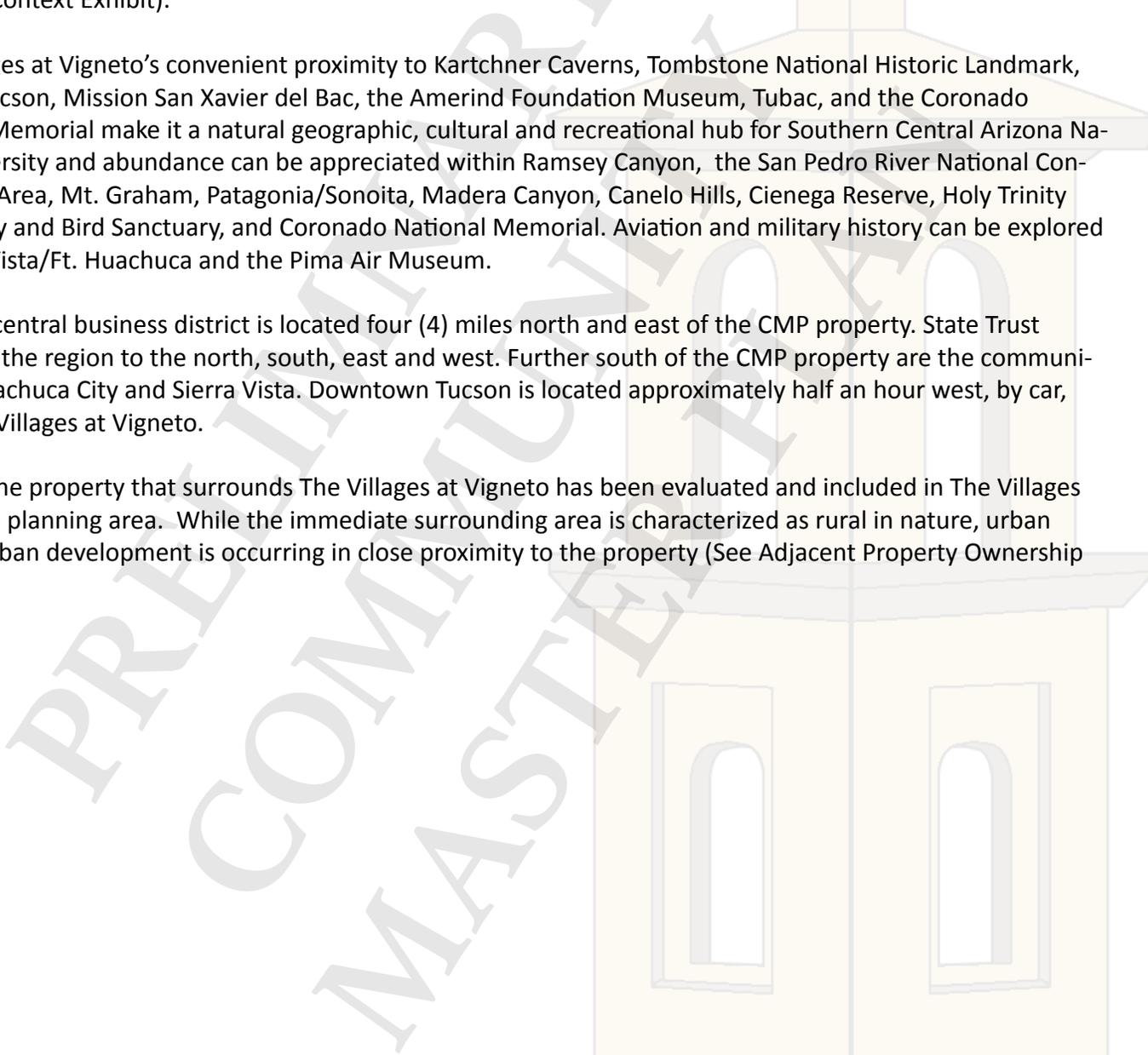
3 - REGIONAL SETTINGS

The Villages at Vigneto encompasses approximately 12,324 acres and is located three (3) miles south of Interstate-10, on both sides of State Route 90. The Coronado National Forest, Kartchner Caverns and the Whetstone Mountains are located just west and south of the proposed development. The San Pedro River is approximately four (4) miles east of the property with the Dragoon Mountain Range, further east, acting as a backdrop (See Regional Context Exhibit).

The Villages at Vigneto's convenient proximity to Kartchner Caverns, Tombstone National Historic Landmark, Bisbee, Tucson, Mission San Xavier del Bac, the Amerind Foundation Museum, Tubac, and the Coronado National Memorial make it a natural geographic, cultural and recreational hub for Southern Central Arizona. Nature's diversity and abundance can be appreciated within Ramsey Canyon, the San Pedro River National Conservation Area, Mt. Graham, Patagonia/Sonoita, Madera Canyon, Canelo Hills, Cienega Reserve, Holy Trinity Monastery and Bird Sanctuary, and Coronado National Memorial. Aviation and military history can be explored at Sierra Vista/Ft. Huachuca and the Pima Air Museum.

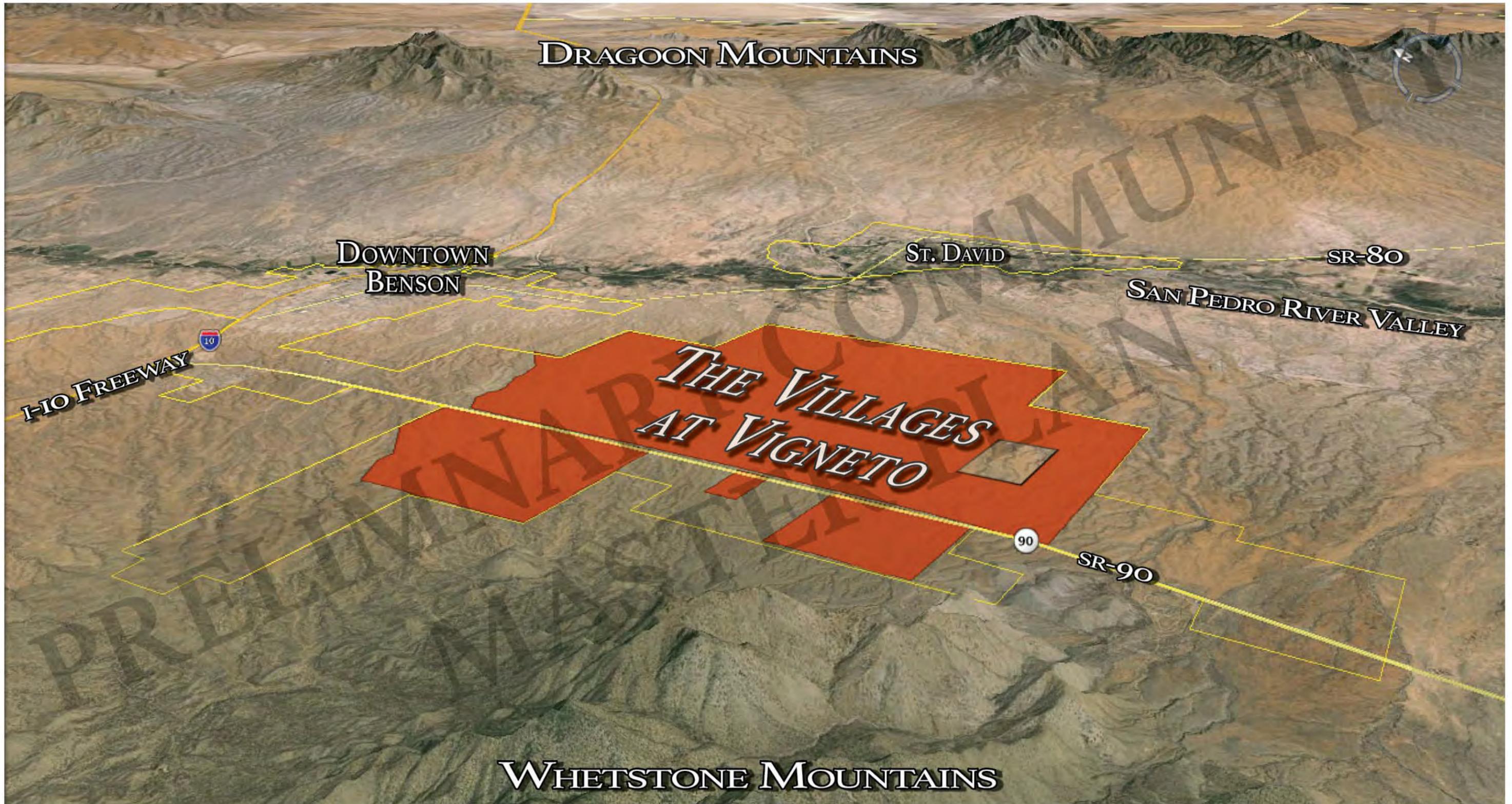
Benson's central business district is located four (4) miles north and east of the CMP property. State Trust Lands dot the region to the north, south, east and west. Further south of the CMP property are the communities of Huachuca City and Sierra Vista. Downtown Tucson is located approximately half an hour west, by car, from The Villages at Vigneto.

Much of the property that surrounds The Villages at Vigneto has been evaluated and included in The Villages at Vigneto planning area. While the immediate surrounding area is characterized as rural in nature, urban and suburban development is occurring in close proximity to the property (See Adjacent Property Ownership Exhibit).



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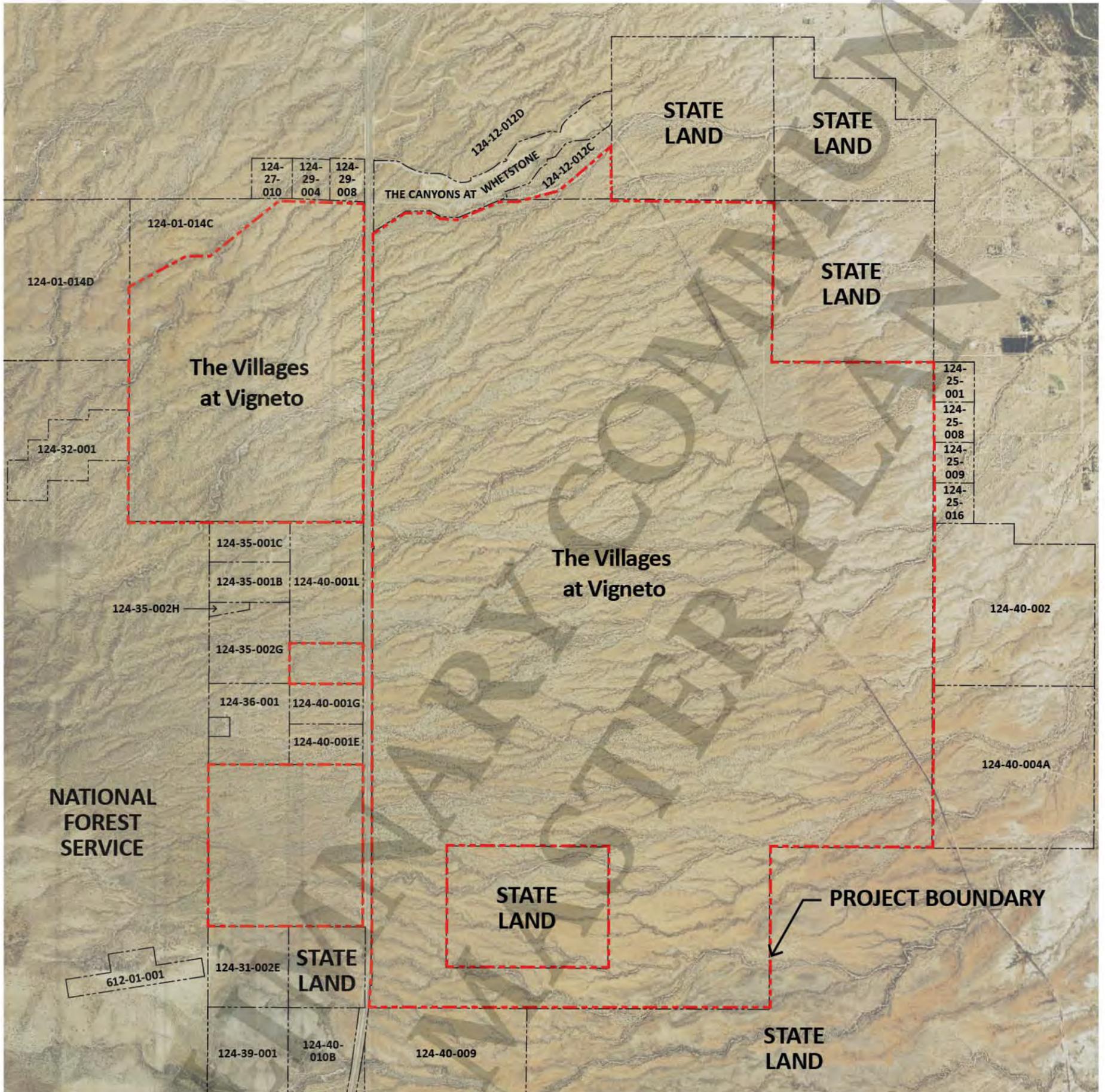


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The Villages at Vigneto
REGIONAL CONTEXT MAP



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NOT TO SCALE



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The Villages at Vigneto ADJACENT PROPERTY OWNER EXHIBIT



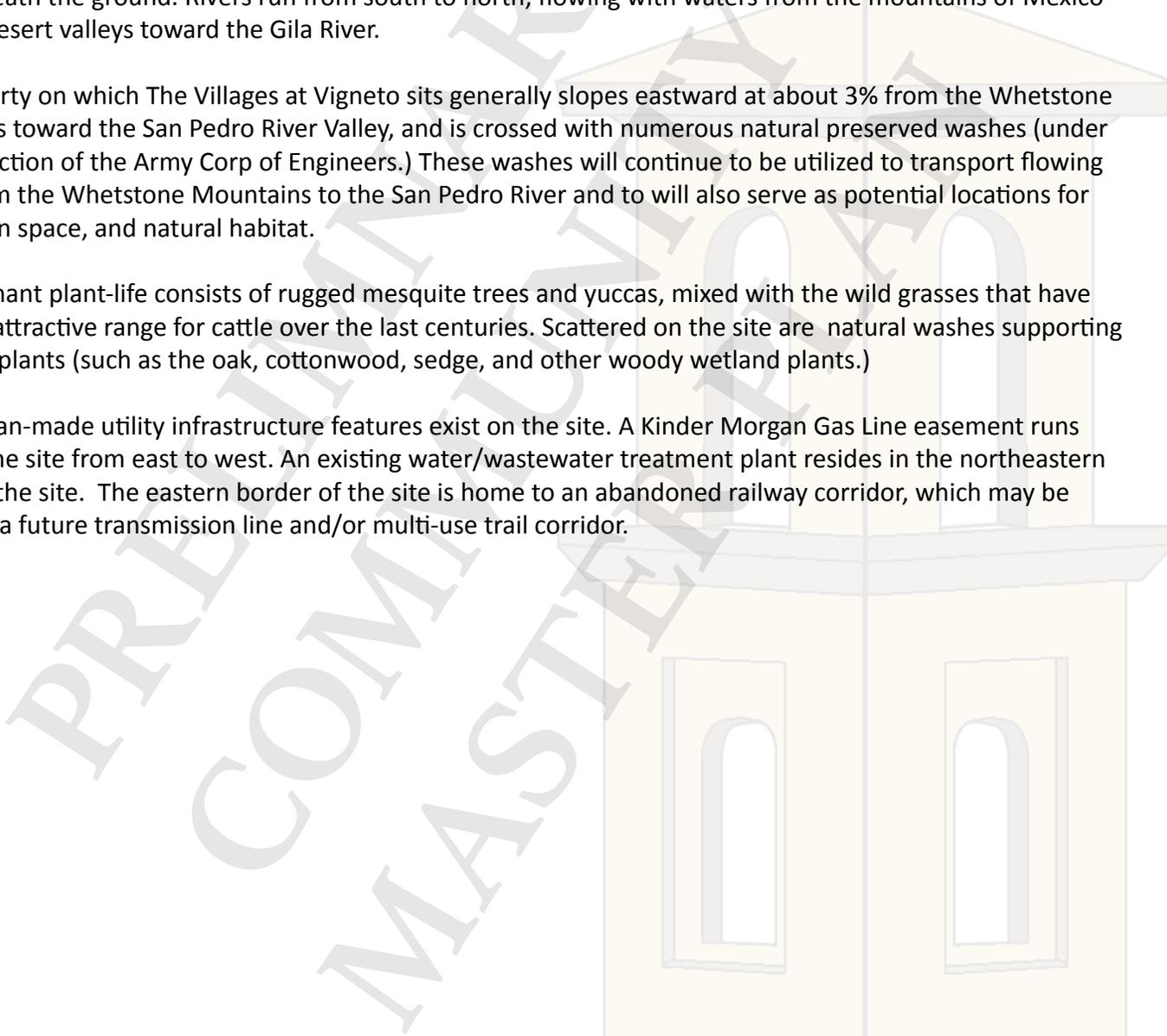
4 - PHYSICAL SETTINGS

In the shadow the Whetstone Mountains, with views across the San Pedro River Valley toward the Dragoon Mountains, The Villages at Vigneto lies in the heart of southeastern Arizona. A geographical region defined by multiple landforms including mountains rising up to the sky from the desert floor, Southeastern Arizona offers a diverse treasure of scenery, wildlife and history. Here, mountain ranges meet river valleys, grasslands, riparian areas, and desert. A geologic phenomenon, Kartchner Caverns, reveals the majestic forces of nature at work beneath the ground. Rivers run from south to north, flowing with waters from the mountains of Mexico through desert valleys toward the Gila River.

The property on which The Villages at Vigneto sits generally slopes eastward at about 3% from the Whetstone Mountains toward the San Pedro River Valley, and is crossed with numerous natural preserved washes (under the jurisdiction of the Army Corp of Engineers.) These washes will continue to be utilized to transport flowing water from the Whetstone Mountains to the San Pedro River and to will also serve as potential locations for trails, open space, and natural habitat.

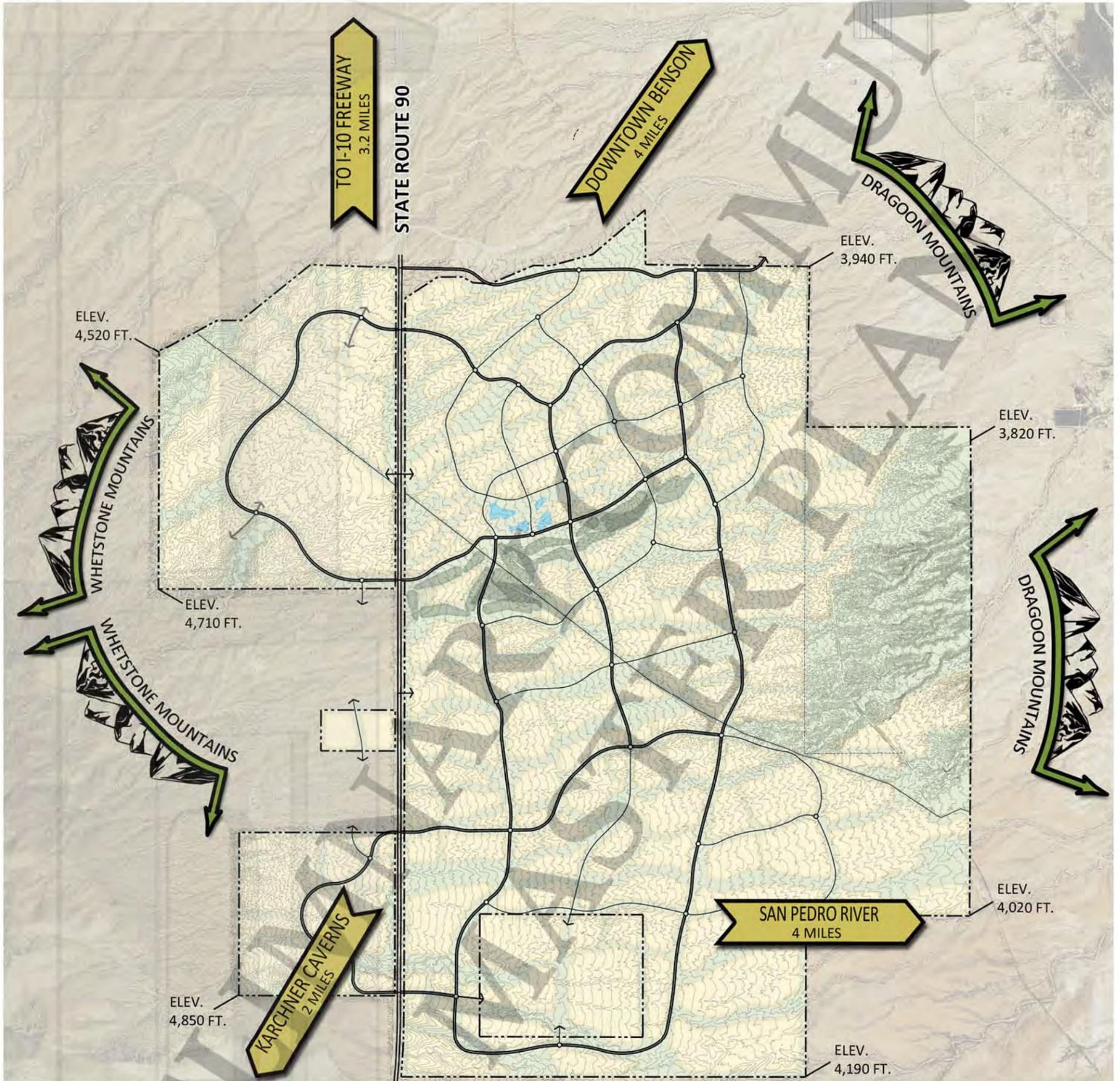
The dominant plant-life consists of rugged mesquite trees and yuccas, mixed with the wild grasses that have provided attractive range for cattle over the last centuries. Scattered on the site are natural washes supporting trees and plants (such as the oak, cottonwood, sedge, and other woody wetland plants.)

Several man-made utility infrastructure features exist on the site. A Kinder Morgan Gas Line easement runs through the site from east to west. An existing water/wastewater treatment plant resides in the northeastern corner of the site. The eastern border of the site is home to an abandoned railway corridor, which may be reused as a future transmission line and/or multi-use trail corridor.



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The Villages at Vigneto

REGIONAL PHYSICAL SETTINGS EXHIBIT



5 - CONFORMANCE WITH THE BENSON GENERAL PLAN

The City of Benson’s General Plan represents the goals, objectives, and aspirations of the community. It is, therefore, inherently the responsibility of any developer to carefully consider the General Plan and the desires of the community, in order to help ensure the compatibility of their proposed development with the community’s interests. The development of this area, as a high-quality master planned community, is a key component of the City’s General Plan.

El Dorado has considered the City of Benson’s General Plan in developing the overall concept for The Villages at Vigneto. As such, the proposed development is in agreement with the City’s Future Land Use Maps and the City’s General Plan, Goals, and Objectives.

LAND USE

The City of Benson General Plan Land Use Plan designates the vast majority of this site as MXU, (Mixed Use). A portion of the mid-section on the eastern boundary is designated as OS (Open Space). This CMP shall meet all applicable City of Benson General Plan land uses. If any City standards and policies are modified as part of the submitted CMP, no separate variances to City Zoning standards or policies will be necessary for those changes requested and approved as part of this CMP process.

HOUSING

Section III, Housing Goals and Objectives, Goal 1, Objective 1.1 of the City of Benson General Development Plan states **“Ensure that new housing development provide additional residential quality features including open space, recreational amenities, and attractive landscaping.”** This objective forms the backbone for The Villages at Vigneto, which includes golf, natural wash preservation, trails, numerous parks, and a blend of recreational, and nature opportunities. This mix will result in a community with generous open space, recreational amenities, and both man-made and natural landscaping.

The Villages at Vigneto intends to blend development with existing natural features and landscaping and thereby meets Goal 1, Objective 1.4, **“Promote site-sensitive designs for new residential developments that work with the existing features of the landscape.”**



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GROWTH AREAS

The Villages at Vigneto is a major part of the City's General Plan. In Section I under "Growth Areas", the Plan states, **"Vision for growth is in place. Master Planning is well underway at The Villages at Vigneto. Suitability for development has been demonstrated."**

The Village at Vigneto's adjacency to State Route 90 meets Objective 3.2 of "Growth Areas" which states, **"Encourage and promote the development of Master Planned areas along the State Route 90 corridor."**

Furthermore, the area encompassing the proposed Villages at Vigneto development is specifically identified within the General Development Plan, "Growth Areas", Section III, as a location to accommodate a substantial portion of City's expected development.

OPEN SPACE

The Villages at Vigneto will incorporate community parks, neighborhood parks, numerous trails and golf. These amenities meet Goal 1, Objective 1.1, **"Identify sites suitable for new open-space, park, and recreational development,"** as well as Goal 2, Objective 2.2, **"Develop multi-use, pedestrian, cycling and equestrian trail networks that effectively links parks, recreation areas and open spaces."**

The design of The Villages at Vigneto will promote wildlife migration and preservation of natural corridors. This design will allow users to enjoy hiking, bird watching, and other outdoor activities while meeting Objective 3.2, **"Plan and promote appropriate outdoor recreations activities, such as hiking, bird watching, with sensitivity to the environment."**

Along with meeting the open space goals and objectives of the Benson General Plan, The Villages at Vigneto will also exceed the 15% open space CMP requirement. At full build-out, the Villages at Vigneto will have approximately 2500 acres of natural and manicured open space exceeding the required 1,849 acres.

ENVIRONMENTAL PLANNING

The Villages at Vigneto provides more than a dozen opportunities for natural migration of wildlife and preservation of natural corridors that cross the project from its east boundary to the west boundary. State Route 90 was designed and built to accommodate wildlife crossings at specific locations, and these crossing points will be preserved. Thus meeting Goal 2, Objective 2.1 of the General Development Plan, which states, **"Encourage the creation of open-space areas that emphasize the natural amenities of the San Pedro riparian corridor and protect its wildlife."**



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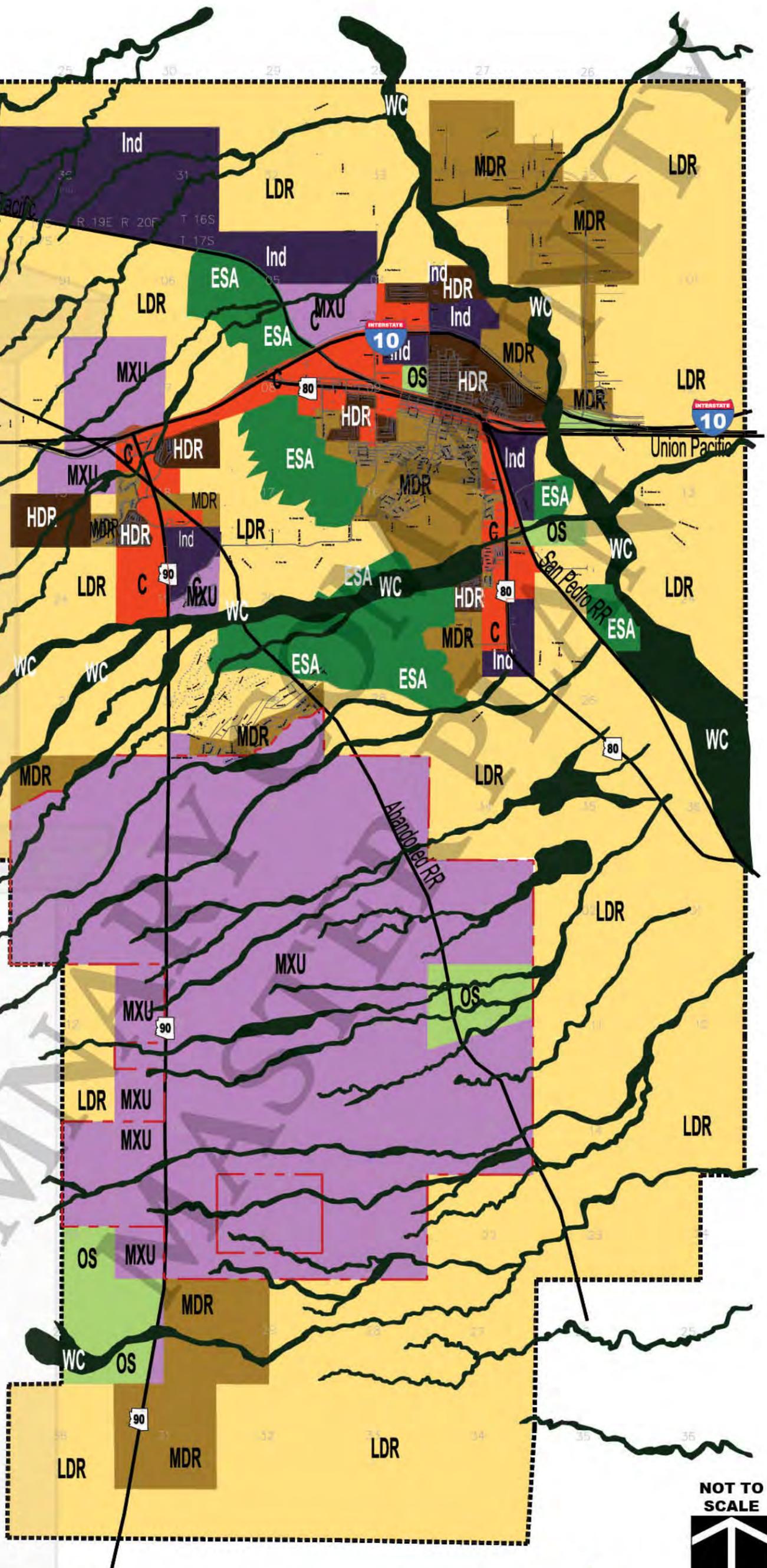


CITY OF BENSON
GENERAL DEVELOPMENT PLAN
FUTURE LAND USE PLAN
2015

LEGEND

- LOW DENSITY RESIDENTIAL (0-3 RAC)
- MEDIUM DENSITY RESIDENTIAL (3-7 RAC)
- HIGH DENSITY RESIDENTIAL (>8 RAC)
- MIXED USE
- COMMERCIAL
- INDUSTRIAL PARK
- ENVIRONMENTALLY SENSITIVE AREA
- WILDLIFE CORRIDOR
- OPEN SPACE
- PLANNING AREA BOUNDARY
- CITY LIMITS
- PROJECT BOUNDARY

Disclaimer: The designated land uses are per the Proposed General Plan Amendment to be considered for approval in the Spring of 2015.



NOT TO SCALE



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The Villages at Vigneto
FUTURE CITY OF BENSON GENERAL PLAN LAND USE PLAN



6 - OVERALL CONCEPT

Designed around the natural environment and incorporating classical design elements of Central Italy's Tuscany Region, including vineyards and orchards, The Villages at Vigneto will provide a mix of residential, commercial, office, hospitality, medical care, mixed-use, agribusiness, recreation, and educational opportunities for residents. With a maximum of 28,000 residential units spread out over 12,324 acres (approximately 2.3 dwelling units/acre), The Villages at Vigneto will blend into the environment with densities well below those traditionally found in master planned communities.

The project will include an age targeted lifestyle community with at least one golf course, multiple recreation centers, and commercial development. The remaining portion of the site will include traditional housing, a recreation center, commercial office development, and numerous neighborhood parks.

The community will be developed around a "Town Center" which will be located on a series of community lakes and contain a mix of commercial and office uses. A community park will be located adjacent to the Town Center. Additional commercial/office opportunities will exist within the master plan along State Route 90.

The main entry to the community is located and crafted to take advantage of all the natural attributes of the surrounding San Pedro River Valley including the rolling hillsides and the panoramic vistas of the Dragoon Mountains. Residents and visitors will be greeted with a grandiose Tuscan style architectural vernacular complete with iconic towers that will act as beacons throughout the valley and will signal the decompression from the busy highway. The entry driving experience will continue with a classic bridge arched over calming waters. The main entry route will then meander its way down the hillside through adjacent orchards and vineyards, escorting community members and visitors to the town center and community lakes.

In keeping with the goal of maintaining natural watercourses, most washes that cross the property will be maintained in their natural condition, further adding to the careful blending of natural and built environments.



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7 - LAND USE PLAN

RESIDENTIAL

A diverse choice of residential housing opportunities will be provided within The Villages at Vigneto. As shown on the Land Use Plan, an approximate 20 year build-out is projected due to the uncertainty of the final economics of a large project such as this. Therefore, the final configuration and mix of age targeted residents versus traditional buyers will be determined by market conditions as the project moves toward build-out.

While the CMP permits the developer to construct age targeted and traditional communities, either scattered or consolidated throughout the community, without amending the CMP, in no case will the total number of 28,000 units or the overall gross density of the project 2.3 du/ac be exceeded.

In order to achieve a diversity of housing opportunities, as well as provide the necessary amenities and social opportunities required to develop a truly sustainable community, the permitted uses will be in conformance with the City of Benson General Plan as follows.

Allowable (permitted) uses within all residential areas will include:

- single-family residential units
- public/private schools
- public/private day care/preschool
- public/private golf courses and related facilities:
 - Clubhouses/restaurants
 - locker rooms
 - pro shops
 - cart storage facilities
 - driving ranges
 - tennis courts
 - health clubs/spas
- recreational complexes/community centers, not associated with a golf course
- churches and other houses of worship
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

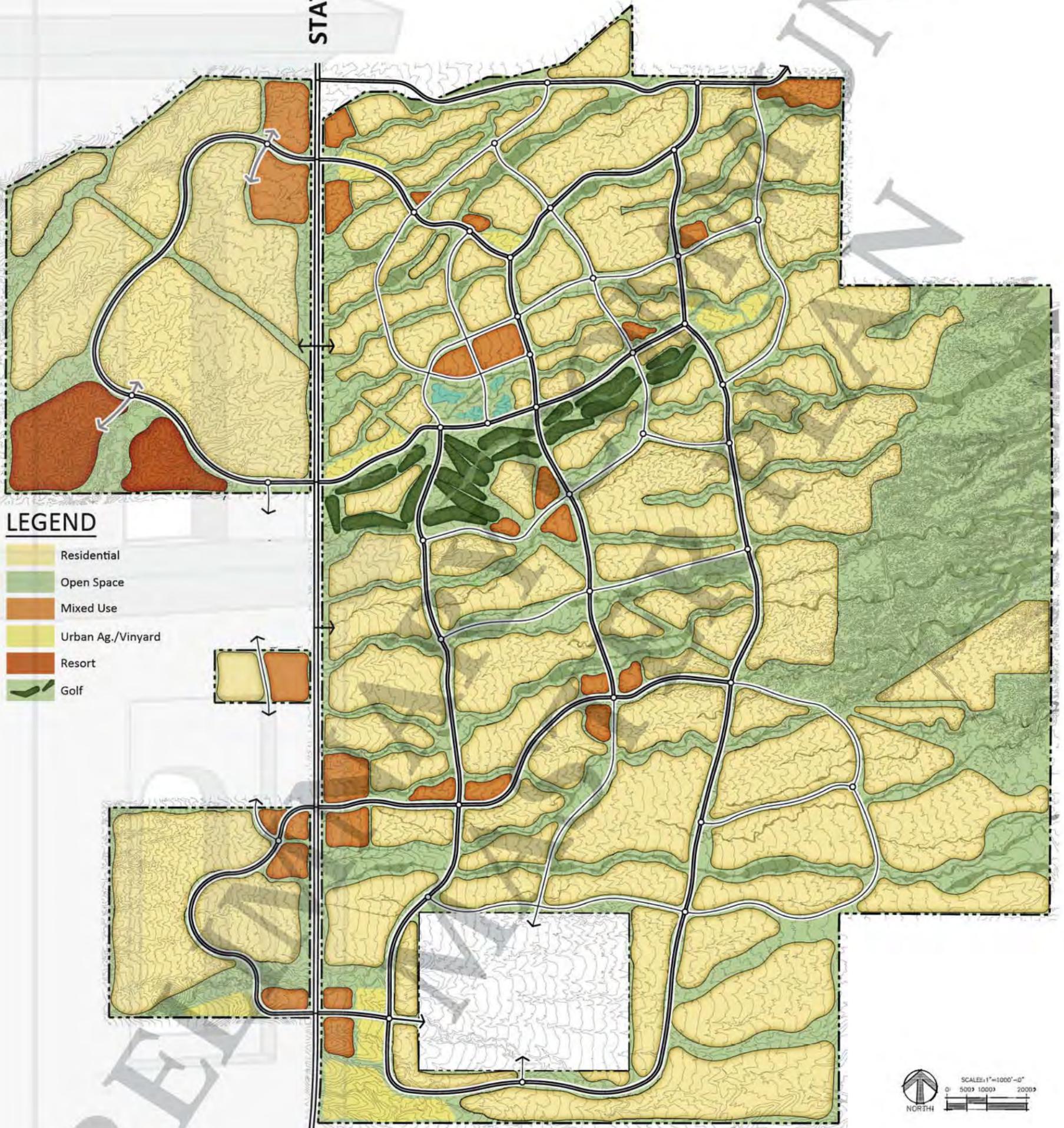
Additionally, in order to provide a variety of housing options for residents, on a limited number of lots, the minimum lot size may be reduced to 2,240 sf as long as the total number of lots in the development does not exceed 28,000 du, the gross density does not exceed 2.3 du/ac, and the acreage saved by reducing the minimum lot size is incorporated into larger recreational areas/open space.



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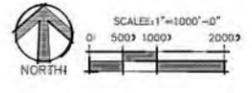
STATE ROUTE 90



LEGEND

- Residential
- Open Space
- Mixed Use
- Urban Ag./Vinyard
- Resort
- Golf

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The Villages at Vigneto

LAND USE ILLUSTRATION



COMMERCIAL/MIXED USE

The Villages at Vigneto proposes both commercial and mixed-use land uses internal to the project. This layout creates a more complete, sustainable community by providing opportunities for residents to live/work/play/shop within their neighborhood, and keeps a majority of the traffic generated by the development internal to the project, thereby minimizing the development's impact on the surrounding region. The following are possible uses within The Villages at Vigneto Master Plan.

Allowed (permitted) uses in The Villages at Vigneto commercial areas include:

- retail sales
- bars and restaurants
- resort/hotel
- banks and financial institutions
- day care facilities
- business or professional office
- pharmacy with drive-through
- grocery stores
- barber or beauty salon
- dry cleaner
- furniture and appliance repair
- health club
- entertainment establishments including electronic game centers, arcades, ice rink, pool halls, performing art centers and theaters
- automobile service stations
- convenience stores
- car wash (hand or automatic)
- mini-storage facilities
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

Maximum building height in the commercial areas shall not exceed 80 feet without City approval. This maximum height parameter would not apply to feature architectural elements and community icons that are intended to stand much taller.

Allowed (permitted) uses in The Villages at Vigneto mixed-use areas include:

- retail sales
- bars and restaurants
- resort/hotel
- banks and financial institutions
- day care facilities
- business or professional office



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- medical centers/hospitals
- residential when on the second floor or higher
- pharmacy with drive-through
- grocery stores
- barber or beauty salon
- dry cleaner
- furniture and appliance repair
- health club
- entertainment establishments including electronic game centers, arcades, ice rink, pool halls, performing art centers, and theaters
- automobile service stations
- convenience stores
- car wash (hand or automatic)
- mini-storage facilities
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

Maximum building height in the mixed-use areas shall not exceed 80 feet without City approval. This maximum height parameter would not apply to feature architectural elements and community icons that are intended to stand much taller.

RECREATION/OPEN SPACES

The Villages at Vigneto is designed around numerous parks, golf course(s), trails, recreation centers, vineyards, orchards and open spaces. These community areas are situated to provide easy access for its residents. Due to the important nature of these land use elements, they are described in detail in Section 8 RECREATION/OPEN SPACE.

SCHOOLS

Schools form an important part of any community. El Dorado is working with the St. David School District and the Benson School District on future planning. Any elementary school site constructed on the property will be between 10 to 17 acres and if needed, middle school sites will be constructed between 25 to 30 acres. Additional information on schools is included in the Section 10 PROPOSED PUBLIC FACILITIES.





8 - RECREATION/ OPEN SPACE

Recreation and open space form a key element in the overall amenity package of The Villages at Vigneto. Approximately 20% of the total project site will be dedicated to parks, trails, open space, orchards, vineyards, and the golf course. See the exhibit in this section, Parks, Trails and Open Space.

TRAIL SYSTEM

The Villages at Vigneto is a lifestyle community, offering a myriad of recreational opportunities. The community-wide trail system is the “recreational spine.” Multi-purpose trails as wide as 14 to 18 feet are being proposed along portions of the Kinder Morgan Gas Line and adjacent to many arterial roadways. These wide multipurpose trails create ease of access for modes of transportation other than traditional automobiles. This multi-purpose trail system will encourage residents to get out of their cars as they travel from their homes to the various recreational destinations within the property.

The multi-purpose trail system will encourage allow for multiple “traveling” recreational activities . For example, the multi-purpose trail system along the Kinder Morgan Gas Line includes a minimum 14 foot wide hard surface area plus adjacent soft trails for activities such as equestrian, mountain biking and jogging.

The trail system will connect all areas of The Villages at Vigneto. Pedestrian trails in neighborhoods are connected to the community system through natural wash corridors. Residents will enjoy trail connections to parks, ramadas, picnic areas, overlooks, as well as all retail and residential areas. Trails will be designed for use by: golf carts, walkers, hikers, cyclists, and equestrians.

The community trail system and parks will also serve the engineering function of regulating surface drainage water flow within and through the subject property. The hard surface trails with engineered culverts will divert flows to retention basins designed in the parks and golf courses. Engineers will strive to minimize flows and quickly disperse the water from the trail system into the basins.



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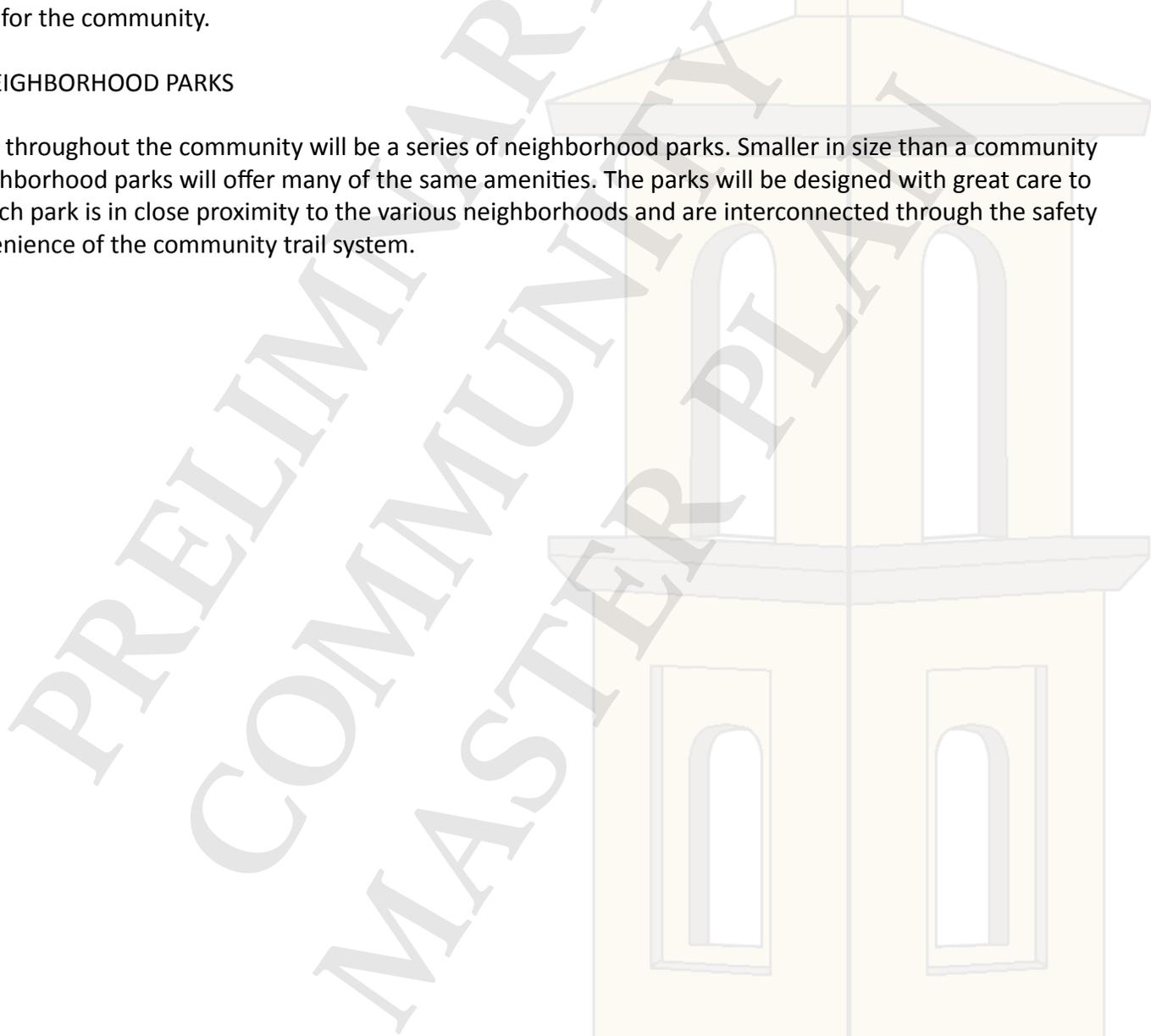


COMMUNITY PARKS

At least one central community park will be located within The Villages at Vigneto development. Serving the entire community, this park will feature active recreational spaces for people of all ages. Some of the proposed active recreation components include a splash pad, multi-use fields, basketball and tennis courts, softball fields, tot lots, ramadas, pickle ball, lawn bowling and many other court games, and picnic areas along with passive recreational activities. The community park(s) will be readily accessible via the extensive trail system proposed for the community.

NEIGHBORHOOD PARKS

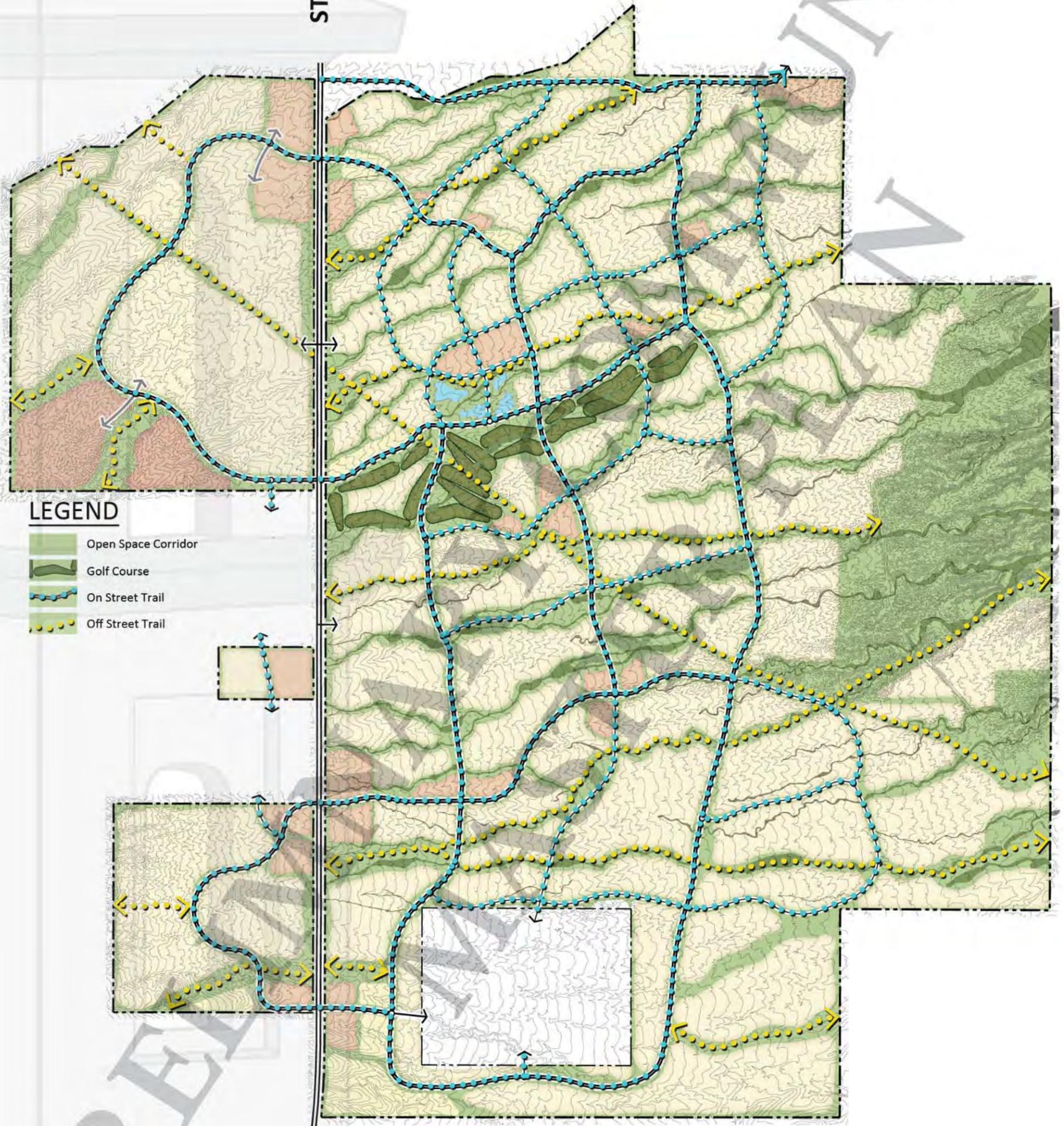
Dispersed throughout the community will be a series of neighborhood parks. Smaller in size than a community park, neighborhood parks will offer many of the same amenities. The parks will be designed with great care to ensure each park is in close proximity to the various neighborhoods and are interconnected through the safety and convenience of the community trail system.



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STATE ROUTE 90



LEGEND

-  Open Space Corridor
-  Golf Course
-  On Street Trail
-  Off Street Trail

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NOT TO SCALE



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The Villages at Vigneto

PARKS, TRAILS, AND OPEN SPACE EXHIBIT



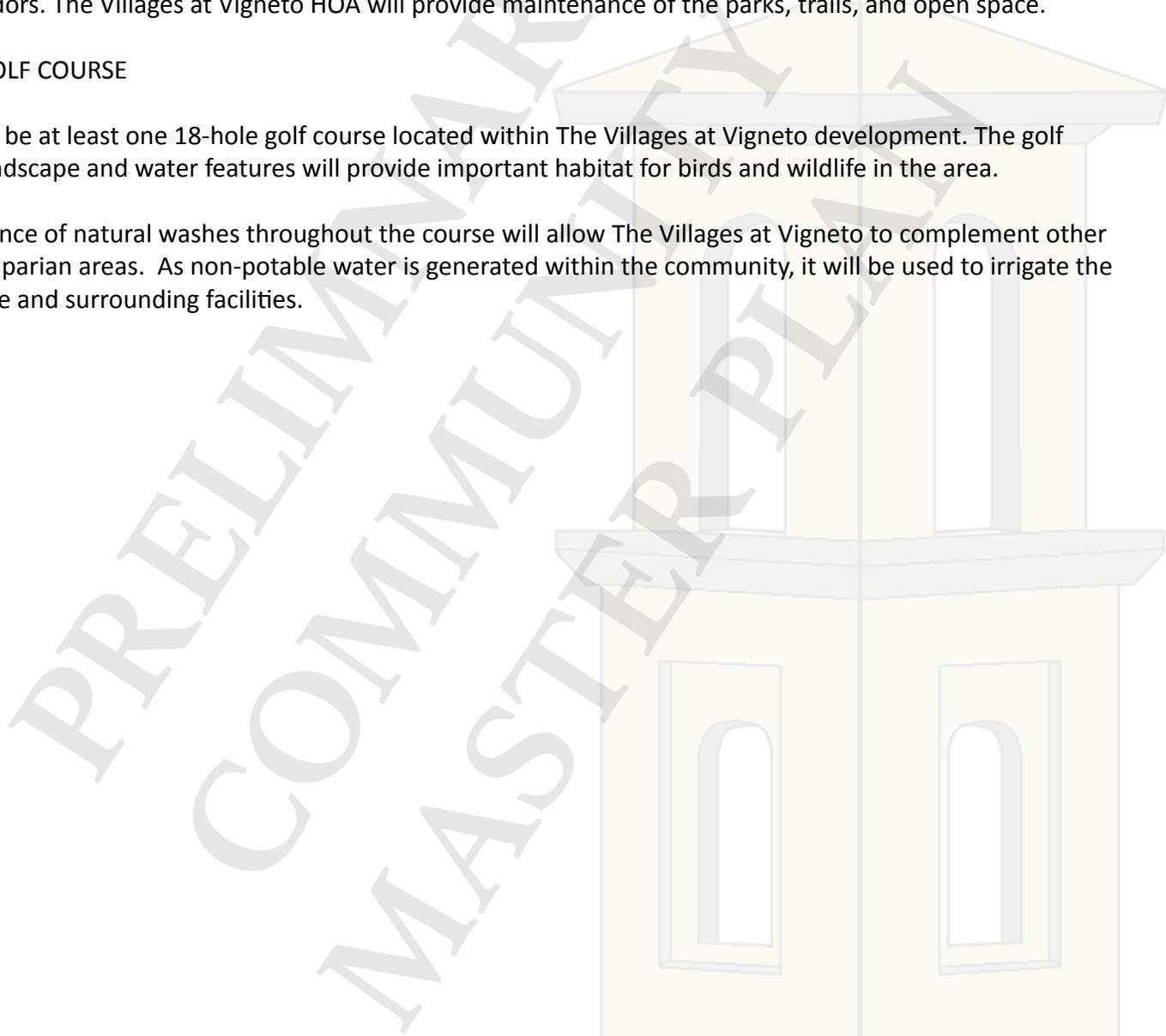
POCKET PARKS

Within each neighborhood, there will also be open space that will lend itself to small, intimate pocket park opportunities. These recreational spaces will be comprised primarily of small turf pockets and trees to provide shade and scenic beauty. The neighborhood pocket parks will be places “just down-the-street” for residents to bring their families and socialize with their neighbors. There will be small shade structures with BBQ amenities and picnic tables along with open play areas. In certain locations, pocket parks may be combined with adjacent trail corridors. The Villages at Vigneto HOA will provide maintenance of the parks, trails, and open space.

GOLF COURSE

There will be at least one 18-hole golf course located within The Villages at Vigneto development. The golf course landscape and water features will provide important habitat for birds and wildlife in the area.

The presence of natural washes throughout the course will allow The Villages at Vigneto to complement other regional riparian areas. As non-potable water is generated within the community, it will be used to irrigate the golf course and surrounding facilities.



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9 - ACCESS/CIRCULATION

The lifestyle of the residents within The Villages at Vigneto development depends largely on the degree of mobility and access that the roadways, multi-purpose trails, and sidewalks provide. Transportation infrastructure within this master-planned community will provide connectivity to regional roadways, address traffic control needs, and create well-coordinated circulation throughout the development. This section outlines the proposed transportation network and illustrates the backbone circulation and connectivity within the community.

EXISTING INFRASTRUCTURE

Existing roadway features within the development are limited. State Route 90 (SR-90), which is adjacent to the project, is the only paved roadway in the vicinity of the development. SR-90 is currently a four-lane divided roadway with a wide landscaped median and provides north-south access between Interstate-10, Fort Huachuca and the City of Sierra Vista.

PROPOSED ACCESS

Access to and from The Villages at Vigneto will be provided by seven full access intersections along SR-90. These access points are located at or near the existing median breaks and are anticipated to be controlled by roundabouts, traffic signals or a combination of both. The idea of using roundabouts from SR-90 to access the Vigneto development will be explored in great detail in the Traffic Circulation Element which will be submitted with the Final CMP.

El Dorado proposes to realign Post Road from its current location to the northern boundary of the property. Post Road will be improved to a 4 lane arterial from SR-90 to the eastern boundary of the development. The proposed relocation will allow a viable tie into the existing Post Road location at the eastern property boundary. These proposed improvements to Post Road allow for future connectivity to SR-80 and downtown Benson, promote integration between the downtown area along SR-80 and new developments on SR-90, and reduce local trip traffic on Interstate 10.

PROPOSED ON-SITE CIRCULATION

A traditional network of project arterial, collector, and local roadways will provide internal circulation within the development. The arterial roadways will facilitate the major movement of vehicles within the community, leaving collector roadways to provide direct access to parcel specific developments and move traffic from arterial roadways to local streets. The local streets within the development will provide access to residences within the community. For planning purposes, a macroscopic transportation model will be developed for Vigneto, incorporating proposed land uses, to generate and forecast traffic volumes on the arterial and collector roadways which will assist in developing roadway cross-sections that adequately address the expected needs within the community.



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This development embraces a unique vision and concept in terms of traffic and mobility. A network of multi-use paths will be developed from the onset and incorporated into the traditional network. These multi-use paths will be constructed to link residences to trip generators such as the parks, golf course, the Town Center and recreation areas. The multi-use paths will support short duration trips through the use of golf carts, electric auxiliary vehicles, cyclists and pedestrians. By its design and nature, the proposed multi-use path is expected reduce automobile trips within the community.

Similar to traditional automobile transportation networks, the multi-use paths within the community will be designed and grouped into classes according to the character of mobility that they are intended to provide. Along the arterial roadways, the multi-use paths would be separated by a landscape buffer and designed at a minimum 8 foot width. For collector roadways, the multi-use path would be adjacent to the roadway yet separated with a roadway white stripe similar to a bike lane.

The concept is that most arterial/arterial and arterial/collector intersections internal to the Vigneto development will be designed as roundabouts. The roundabouts will be designed to accommodate the multi-use path network and the individual multi-use paths will cross arterial roadways prior to roundabout entry points. The Traffic Circulation Element will include concise exhibits on the integration of the multi-use paths with the traditional roadway network.

The conceptual circulation exhibit illustrates the proposed roadway network within the Vigneto development coupled with the relationship to SR-90. The system design is balanced and organized to accommodate the proposed land uses, giving residents and visitors the ability to move freely around the community without delay. By placing emphasis on the multi-use path rather than the automobile, the community will encourage greater neighborhood interaction and a more attractive environment.

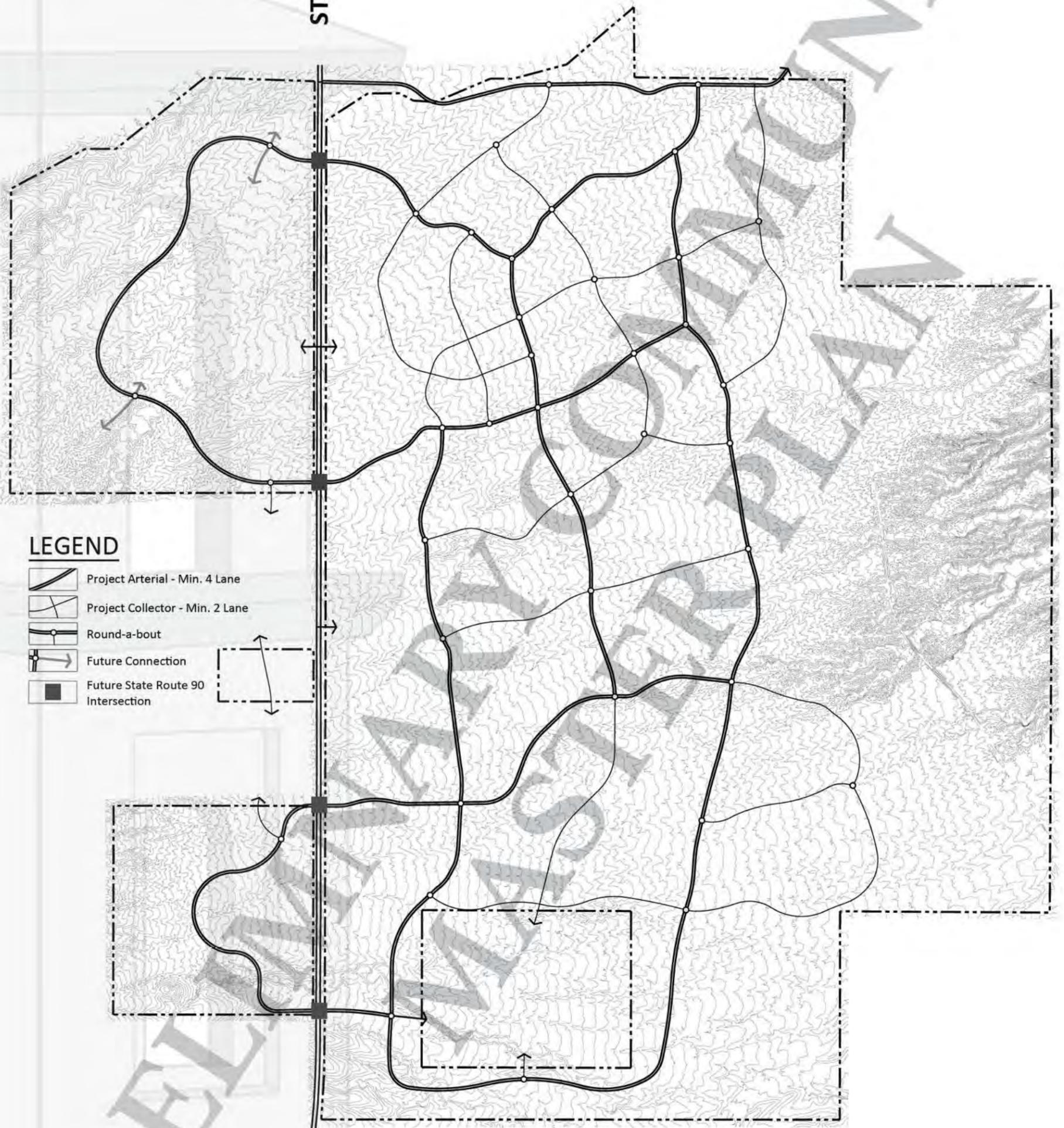
The proposed roadway cross sections are shown as an exhibit in this section. Arterial roadways within the development are shown as divided two lane arterials with limited full access points and predetermined, calculated locations. When necessary, multi-use paths along arterial corridors will be separated by a 25 foot landscaped buffer. Collector roadways within the development will consist of two 16 foot travel lanes and a 7 foot multi-use path adjacent to the roadway. Local roadways will be designed as 22 foot sections with landscaping and a sidewalk.



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STATE ROUTE 90



LEGEND

-  Project Arterial - Min. 4 Lane
-  Project Collector - Min. 2 Lane
-  Round-a-bout
-  Future Connection
-  Future State Route 90 Intersection

Disclaimer: Roadway placements are for illustration purposes only. Final configuration and dimensions to be determined at time of final development plans.

NOT TO SCALE



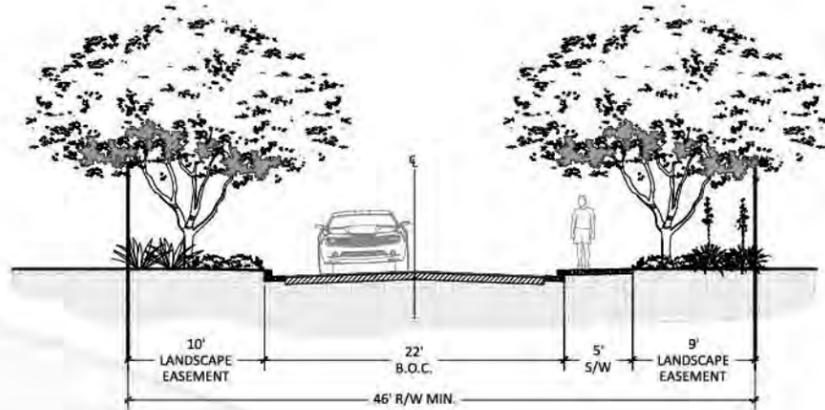
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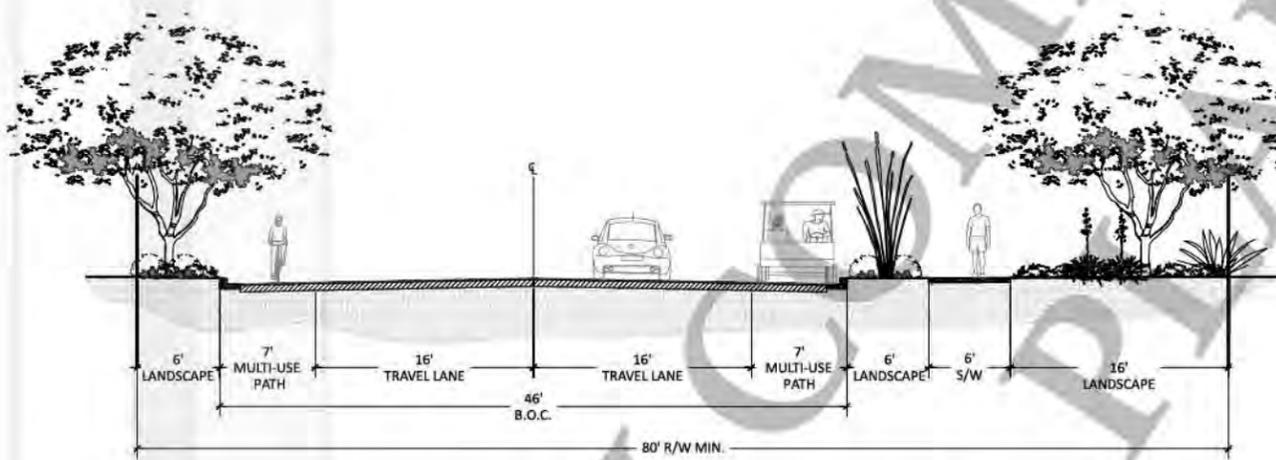
The Villages at Vigneto

CONCEPTUAL CIRCULATION PLAN



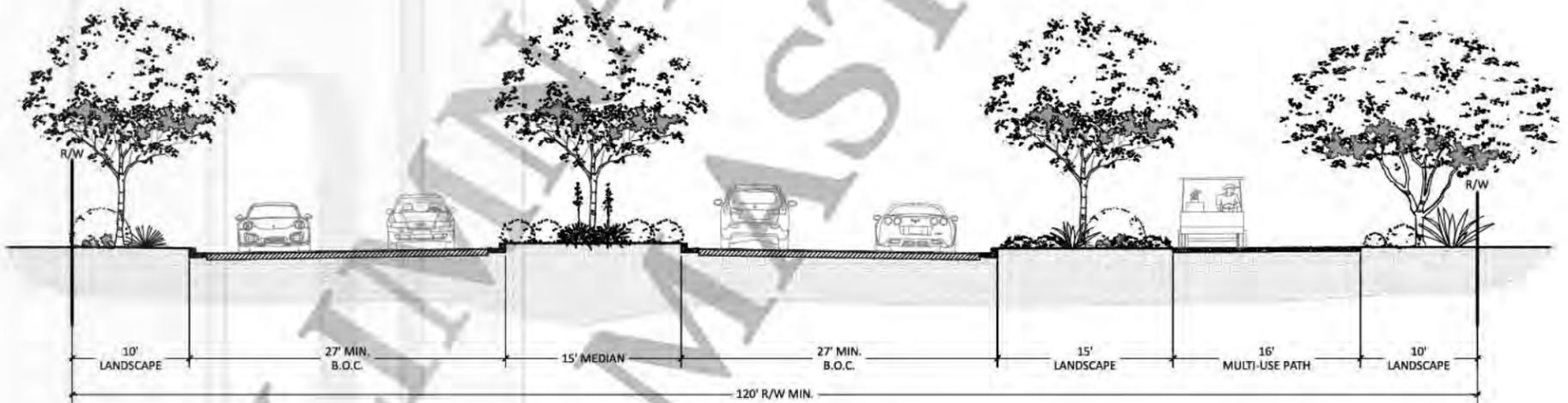
DETAIL 1
LOCAL STREET (TWO-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.



DETAIL 2
COLLECTOR STREET (TWO-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.



DETAIL 3
ARTERIAL STREET (FOUR-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.

Disclaimer: Roadway sections are for illustration purposes only. Final configuration and dimensions to be determined at time of final development plans.



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NOT TO SCALE

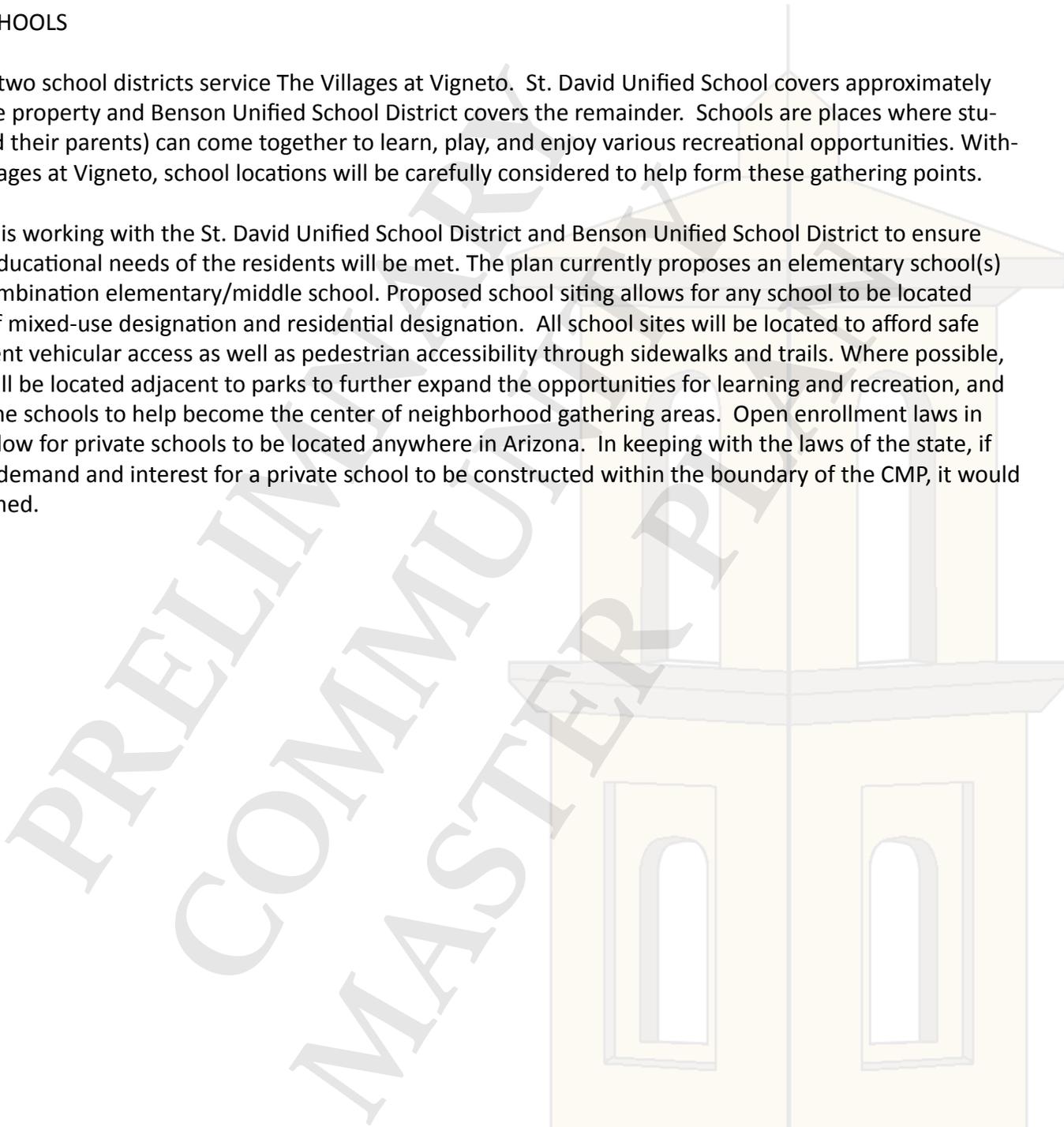


10 - PROPOSED PUBLIC FACILITIES

SCHOOLS

Currently two school districts service The Villages at Vigneto. St. David Unified School covers approximately 95% of the property and Benson Unified School District covers the remainder. Schools are places where students (and their parents) can come together to learn, play, and enjoy various recreational opportunities. Within The Villages at Vigneto, school locations will be carefully considered to help form these gathering points.

El Dorado is working with the St. David Unified School District and Benson Unified School District to ensure that the educational needs of the residents will be met. The plan currently proposes an elementary school(s) and/or combination elementary/middle school. Proposed school siting allows for any school to be located in areas of mixed-use designation and residential designation. All school sites will be located to afford safe and efficient vehicular access as well as pedestrian accessibility through sidewalks and trails. Where possible, schools will be located adjacent to parks to further expand the opportunities for learning and recreation, and to allow the schools to help become the center of neighborhood gathering areas. Open enrollment laws in Arizona allow for private schools to be located anywhere in Arizona. In keeping with the laws of the state, if there is a demand and interest for a private school to be constructed within the boundary of the CMP, it would be welcomed.



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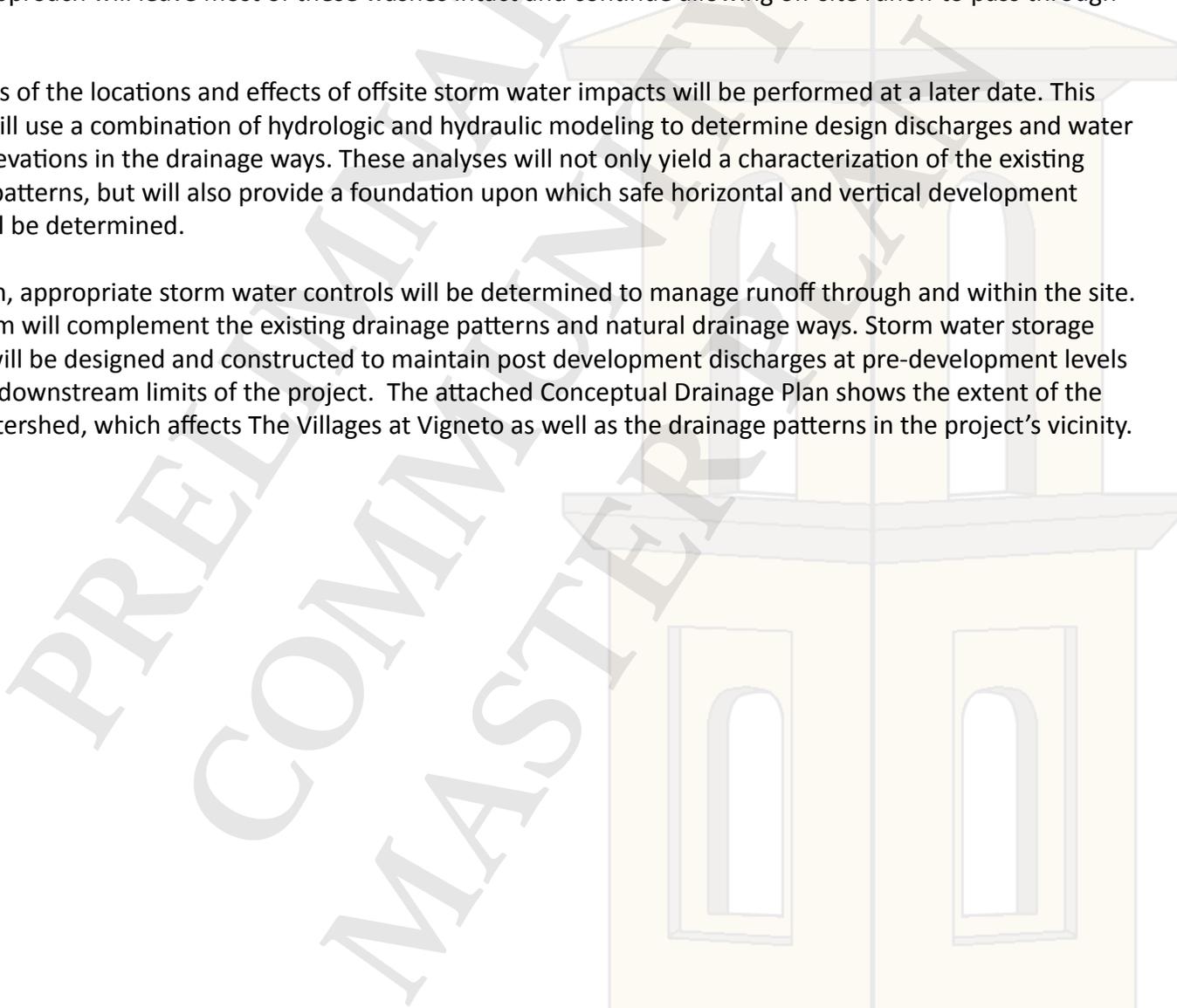


DRAINAGE PLAN

The offsite watershed for The Villages at Vigneto originates in the Whetstone Mountains, which rise above the western boundary of the project. Runoff from this offsite watershed is concentrated into a series of natural washes or drainage ways that move easterly. This runoff is conveyed beneath SR-90 through a system of culvert crossings. East of SR-90, these drainage ways pass through The Villages at Vigneto toward the regional out-fall of the San Pedro River. Most of these washes are considered jurisdictional Waters of the United States by the Corps of Engineers and are thus protected under Section 404 of the Clean Water Act. The intended development approach will leave most of these washes intact and continue allowing off-site runoff to pass through the site.

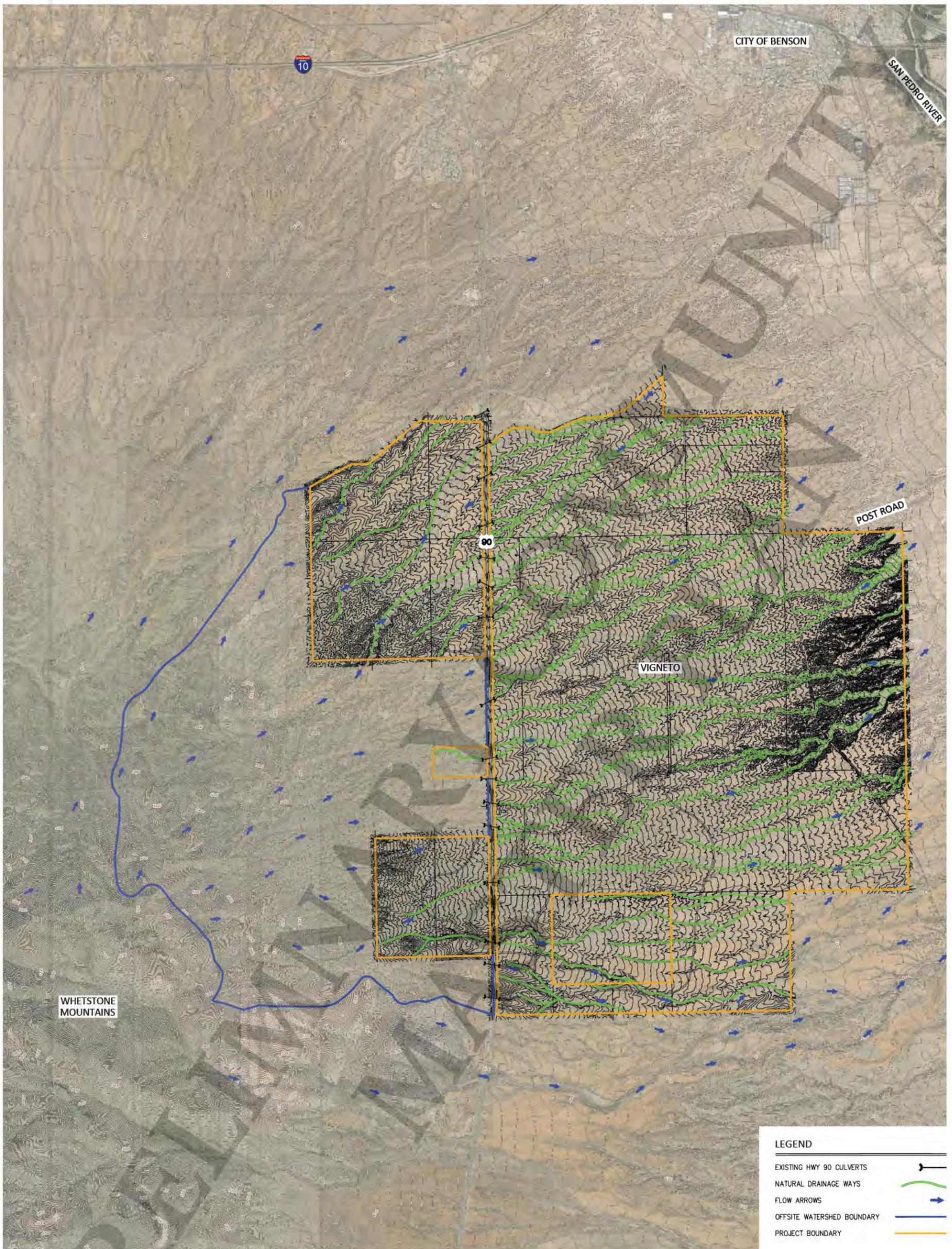
An analysis of the locations and effects of offsite storm water impacts will be performed at a later date. This analysis will use a combination of hydrologic and hydraulic modeling to determine design discharges and water surface elevations in the drainage ways. These analyses will not only yield a characterization of the existing drainage patterns, but will also provide a foundation upon which safe horizontal and vertical development limits shall be determined.

In addition, appropriate storm water controls will be determined to manage runoff through and within the site. This system will complement the existing drainage patterns and natural drainage ways. Storm water storage facilities will be designed and constructed to maintain post development discharges at pre-development levels along the downstream limits of the project. The attached Conceptual Drainage Plan shows the extent of the offsite watershed, which affects The Villages at Vigneto as well as the drainage patterns in the project's vicinity.



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LEGEND

EXISTING HWY 90 CULVERTS	
NATURAL DRAINAGE WAYS	
FLOW ARROWS	
OFFSITE WATERSHED BOUNDARY	
PROJECT BOUNDARY	

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The Villages at Vigneto CONCEPTUAL DRAINAGE PLAN

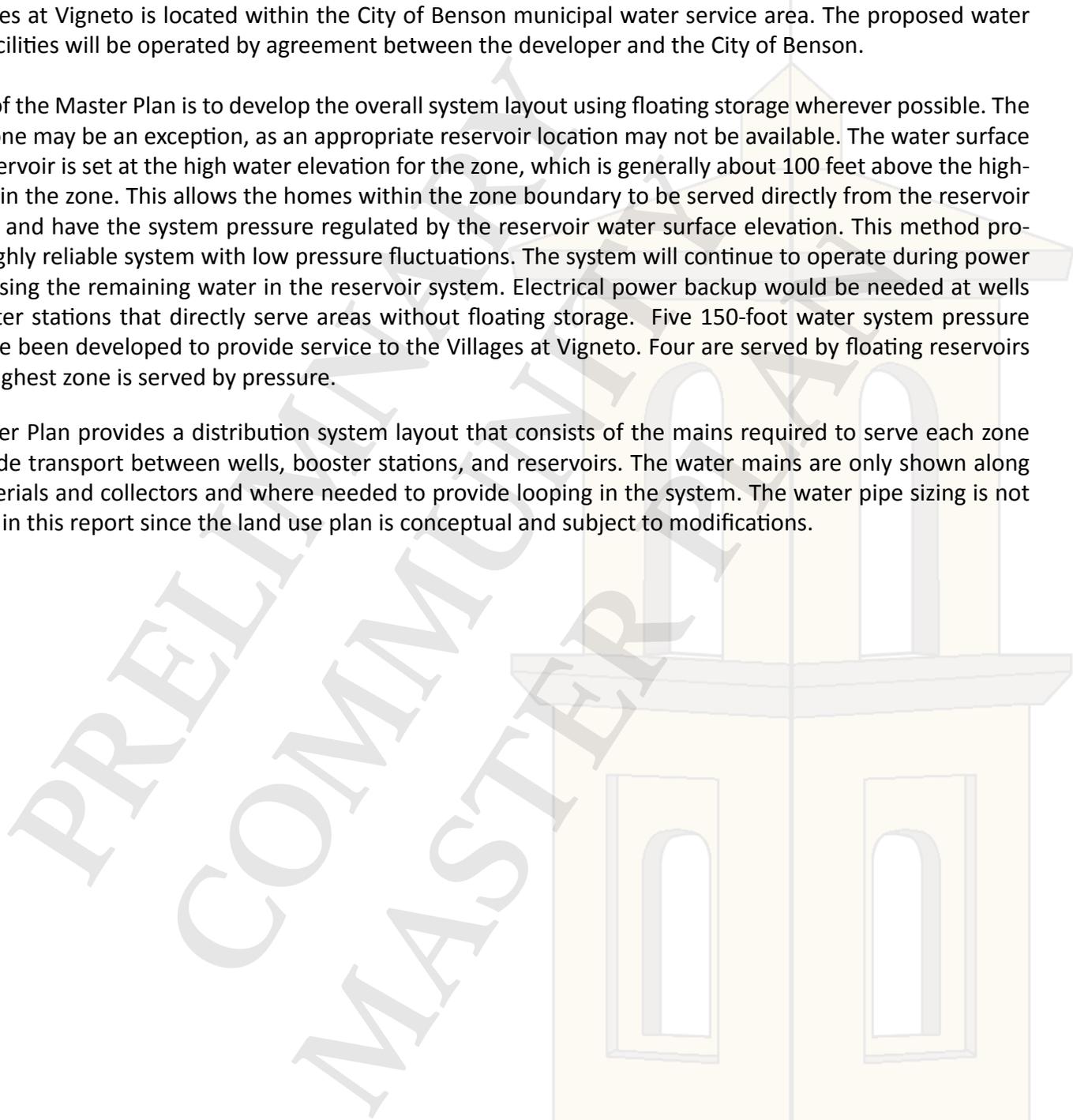


POTABLE WATER PLAN

The Villages at Vigneto is located within the City of Benson municipal water service area. The proposed water service facilities will be operated by agreement between the developer and the City of Benson.

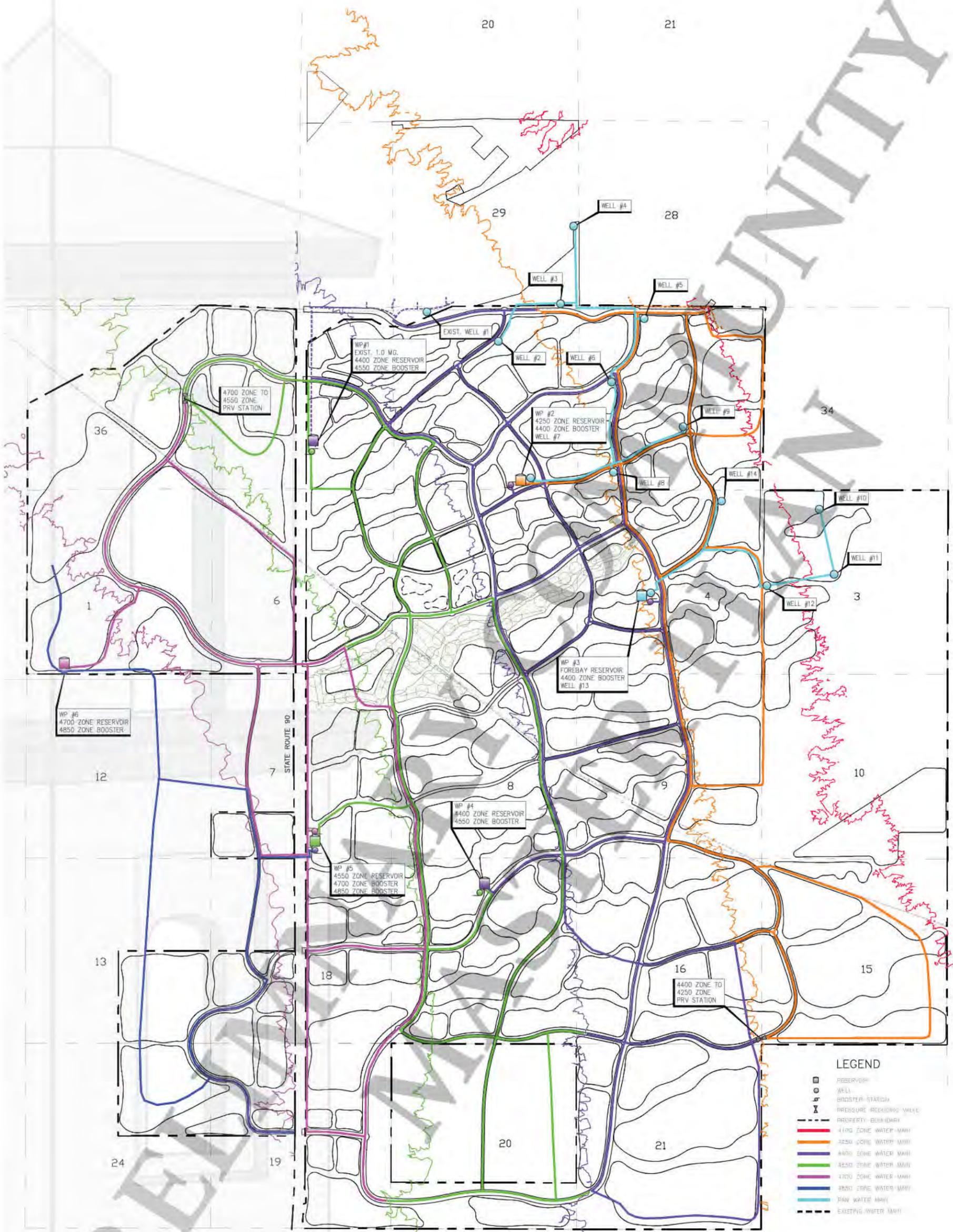
The goal of the Master Plan is to develop the overall system layout using floating storage wherever possible. The highest zone may be an exception, as an appropriate reservoir location may not be available. The water surface of the reservoir is set at the high water elevation for the zone, which is generally about 100 feet above the highest home in the zone. This allows the homes within the zone boundary to be served directly from the reservoir by gravity and have the system pressure regulated by the reservoir water surface elevation. This method provides a highly reliable system with low pressure fluctuations. The system will continue to operate during power outages using the remaining water in the reservoir system. Electrical power backup would be needed at wells and booster stations that directly serve areas without floating storage. Five 150-foot water system pressure zones have been developed to provide service to the Villages at Vigneto. Four are served by floating reservoirs and the highest zone is served by pressure.

This Master Plan provides a distribution system layout that consists of the mains required to serve each zone and provide transport between wells, booster stations, and reservoirs. The water mains are only shown along major arterials and collectors and where needed to provide looping in the system. The water pipe sizing is not discussed in this report since the land use plan is conceptual and subject to modifications.



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The Villages at Vigneto

CONCEPT WATER MASTER PLAN



WASTEWATER PLAN

The Villages at Vigneto will be served by an existing wastewater treatment plant located northeast of the overall project. The overall site area topography allows for gravity flow in a northeasterly direction. The master plan call for gravity sewer for a large portion of the project, with wastewater going directly to the wastewater treatment plant. Due to topography in the eastern portion of the Villages at Vigneto development, lift stations may be required, to pump wastewater flows uphill to a proposed gravity sewer spine main. (See Concept Sewer Master Plan Exhibit)

The existing wastewater treatment plant is currently capable of treating 250,000 gallons per day. The treatment plant capacity will be expanded in phases as The Villages at Vigneto is built-out. Wastewater treatment facilities are required to be designed to treat the Average Dry Weather Flow (ADWF). At build-out, the estimated ADWF is approximately 5.0 million gallons per day (MGD).

The treatment facility is a modern enclosed Sequencing Batch Reactor (SBR) system with a compact footprint. The wastewater treatment plant will treat to A+ effluent quality, allowing the effluent to be used for reclaimed water purposes. Both the wastewater treatment plant and lift station facilities will be equipped with odor and noise controls.

Preliminary sewer mains have been located based on the general slope of the existing topography. A preliminary profile of the north-south sewer line located on the east end of the property was evaluated to verify gravity flow and an acceptable depth of the sewer line. The desired maximum depth of the sewer line is 25-30 feet. The profile showed that the general location of the sewer will work for gravity service at an acceptable depth. The remaining sewer profiles will need to be evaluated as planning progresses to verify acceptable slopes and depths for gravity sewer service.



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The Villages at Vigneto

CONCEPT SEWER MASTER PLAN



RECLAIMED WATER PLAN

The Villages at Vigneto plans to use the effluent generated by the wastewater treatment plant for on-site irrigation needs. The Villages at Vigneto has planned at least one golf course and various turf facilities such as parks and schools. Reclaimed water is contemplated for use on the vineyards within the development.

Reclaimed water infrastructure will consist of pipelines, storage facilities, booster stations, and recharge facilities. The preliminary reclaimed water system consists of two water pressure zones. Fewer zones are required for the reclaimed system than the potable system because reclaimed systems can operate at much higher pressures than potable systems.

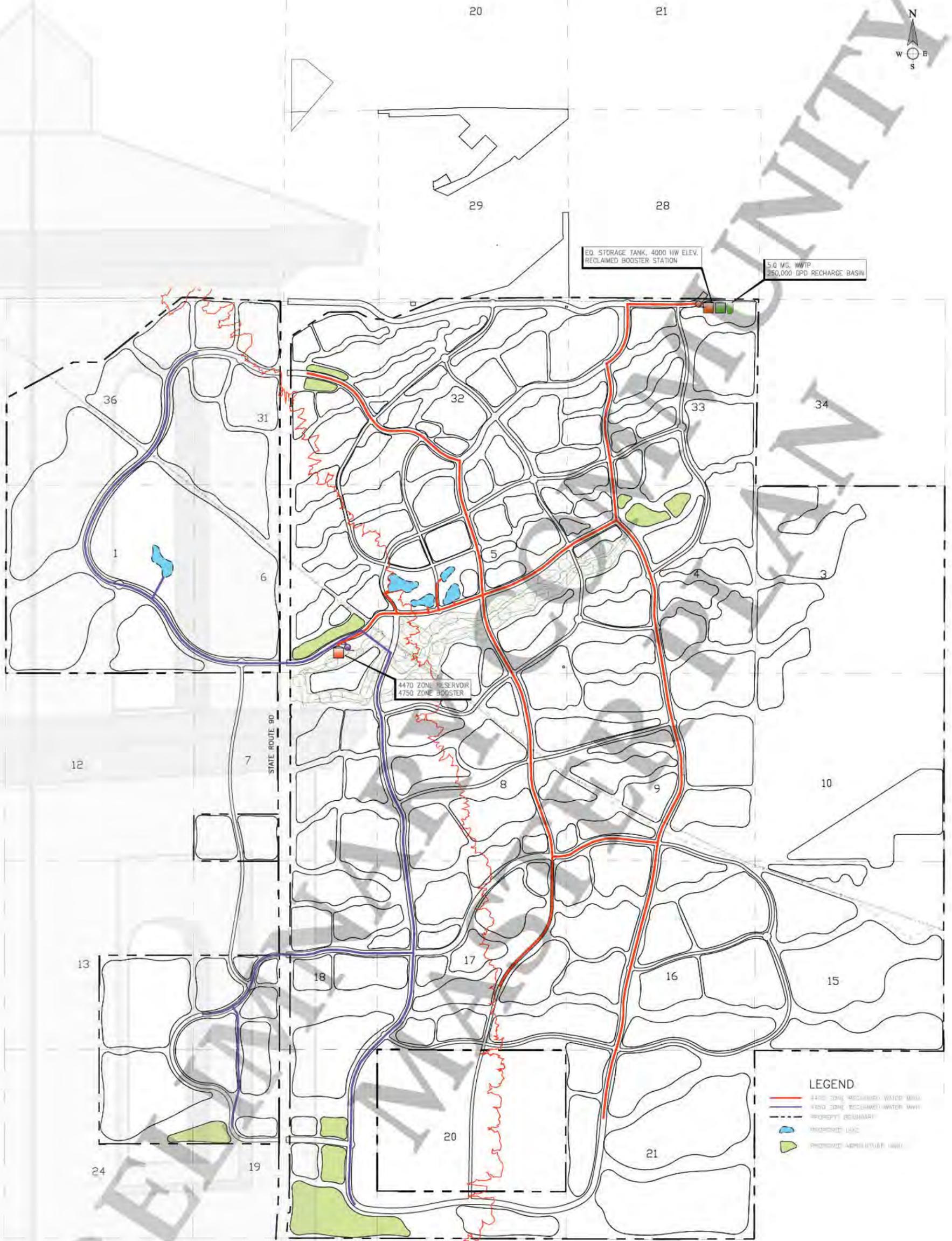
A storage reservoir and booster station will be located at the wastewater treatment plant as the source of reclaimed water to the system. The storage reservoir will provide a consistent supply to the booster station by balancing out the daily fluctuations of effluent generation. The total daily estimated effluent generation from the plant is 90% of the treated Average Dry Weather Flow.

Reclaimed water will be pumped from the wastewater treatment plant to reclaimed water storage facilities including golf course lakes and a reclaimed reservoir site. Reclaimed water storage facilities will fill during the day when wastewater generation and treatment occur and drain at night when irrigation cycles take place. The lakes will be used to irrigate the golf courses.

During the winter months when reclaimed water usage is low, excess reclaimed water will need to be disposed of through recharge basins. The general location of the recharge basins will be in the lower/lowest zone(s) and geographic center of the project. The specific location, size, and number of recharge basins will be determined in a later study.

Reclaimed water transmission mains will be sized to transport reclaimed water from the treatment plant to the storage facilities and to supply reclaimed water to the various turf facilities and/or recharge basins.





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The Villages at Vigneto

CONCEPT RECLAIMED WATER MASTER PLAN



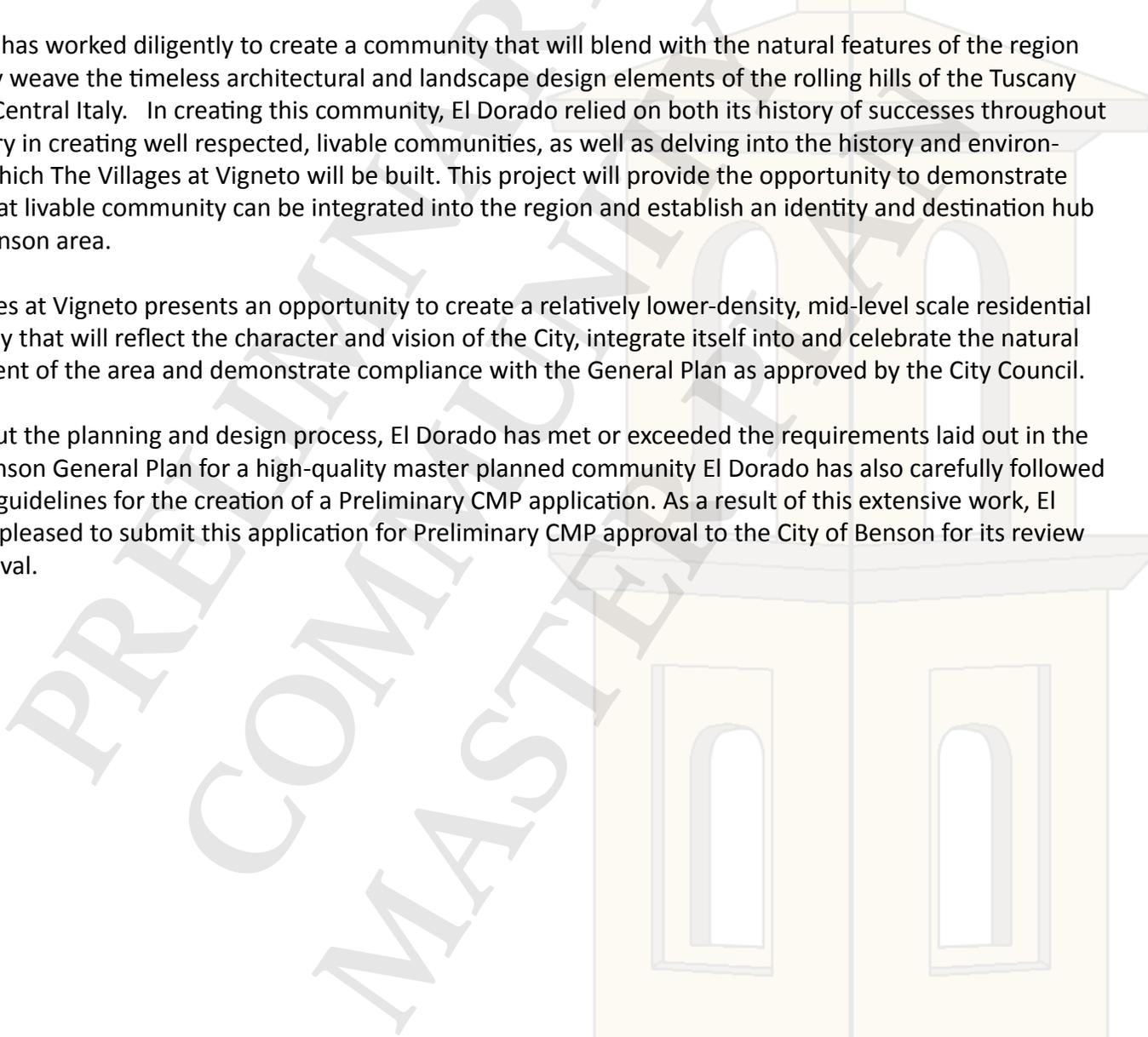
11 SUMMARY

The Villages at Vigneto is a Community Master Plan that targets active lifestyle buyers from all segments of the population. All demographics will enjoy a lifestyle that establishes a strong sense of place, purpose, and identity while delivering connectivity with a heavy emphasis on reducing both automobile reliance and electronic communications. The Villages at Vigneto encourages its residents to get out, interact, participate, be entertained, , and enjoy the year round climate and culture of the City of Benson.

El Dorado has worked diligently to create a community that will blend with the natural features of the region and gently weave the timeless architectural and landscape design elements of the rolling hills of the Tuscany region in Central Italy. In creating this community, El Dorado relied on both its history of successes throughout the country in creating well respected, livable communities, as well as delving into the history and environment in which The Villages at Vigneto will be built. This project will provide the opportunity to demonstrate how a great livable community can be integrated into the region and establish an identity and destination hub for the Benson area.

The Villages at Vigneto presents an opportunity to create a relatively lower-density, mid-level scale residential community that will reflect the character and vision of the City, integrate itself into and celebrate the natural environment of the area and demonstrate compliance with the General Plan as approved by the City Council.

Throughout the planning and design process, El Dorado has met or exceeded the requirements laid out in the City of Benson General Plan for a high-quality master planned community El Dorado has also carefully followed the City's guidelines for the creation of a Preliminary CMP application. As a result of this extensive work, El Dorado is pleased to submit this application for Preliminary CMP approval to the City of Benson for its review and approval.



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