Z96-19

CMX

IRONWOOD

PLANNED AREA DEVELOPMENT

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ARIZONA, U.S.A.

December 30, 1996
CMX Project No. 5485

FINAL
2 of 3

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Pocket #1 - Full Size Preliminary Development Plan

LEGAL DESCRIPTION

That portion of the North half of Section 17, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 17; thence South 00 degrees 33 minutes 11 seconds West along the North-South mid section line, a distance of 330.67 feet to THE POINT OF BEGINNING;

thence, continuing South 00 degrees 33 minutes 11 seconds West along said mid section line, a distance of 661.35 feet;

thence, South 89 degrees 13 minutes 15 seconds East, a distance of 649.96 feet;

thence, South 00 degrees 22 minutes 48 seconds West, a distance of 660.59 feet;

thence, North 89 degrees 17 minutes 20 seconds West, a distance of 651.96 feet to a point on said North-South mid section line;

thence, South 00 degrees 33 minutes 11 seconds West along said mid section line, a distance of 330.67 feet;

thence, South 89 degrees 19 minutes 22 seconds East, a distance of 795.91 feet to a point on the Westerly right-of-way line of Lake Pleasant Road;

thence, South 24 degrees 45 minutes 22 seconds West along a line parallel with and 55.00 feet measured at right angles to the center line of said Lake Pleasant Road, a distance of 169.58 feet to a point of tangency of a curve concave to the Southeast and having a radius of 4638.67 feet;

thence, Southwesterly along said curve and the Westerly right-of-way of said Lake Pleasant Road through a central angle of 06 degrees 41 minutes 19 seconds for an arc distance of 541.51 feet to a point on the East-West mid section line of said Section 17;

thence, North 89 degrees 23 minutes 23 seconds West, a distance of 532.98 feet to the center of said Section 17;

thence, continuing North 89 degrees 23 minutes 23 seconds West along said mid section, a distance of 1327.36 feet;

thence, North 00 degrees 31 minutes 02 seconds East, a distance of 1988.73 feet;

thence, South 89 degrees 11 minutes 17 seconds East, a distance of 664.31 feet;

thence, North 00 degrees 32 minutes 07 seconds East, a distance of 331.06 feet;

thence, South 89 degrees 09 minutes 16 seconds East, a distance of 664.41 feet to the POINT OF BEGINNING.

Containing 3,721,666.44 square feet or 85.4377 acres.

OWNERSHIP

The property is an assembly of 20 parcels, most of which are 5 acres in size. The original platting of same was by the Federal Government and dates back to approximately 1960. None of the parcels have ever been homesteaded or developed. Fidelity Properties, L.L.C. has assembled the acreage and currently owns approximately 66.6 acres (consisting of tax parcel numbers 200-10-8, 9, 15, 19, 20, 22A, 26, 27C, 28, 32, 41A, 41B, 44, 45, and 50). The balance of the property (tax parcel numbers 200-10-10, 14, 27A, 27B, and 35) is under contract/escrow by Fidelity Properties, L.L.C., with closings scheduled through February 1997. Owner Authorization Letters for this rezoning have been submitted for those parcels not owned by Fidelity Properties, L.L.C.

OVERVIEW

Purpose

The purpose of this document is to establish the uses and development standards for the approximate 85 acres to be known as Ironwood. The property is currently natural desert, having never been cultivated. It is one of the first developments in the northerly portion of the City of Peoria to take into consideration and plan around a natural desert feature, a wash which meanders southwesterly through the site. The native vegetation within the preserved wash will be a strong thematic component for Ironwood. Native plants will be reflected in the plant palette for the streetscapes and common areas throughout the project.

Project Location

The project is located west of Lake Pleasant Road and east of Alta Vista Estates. Alta Vista Estates is directly east of 107th Avenue. The project lies north of the Williams Road alignment and is just south of Pinnacle Peak Road. A vicinity map is attached as Exhibit 1. (See Vicinity Map Page 3.)

Zoning History

The existing zoning is AG. The proposed P.A.D. consists of single family residential and its' density is in conformance with the City of Peoria's Comprehensive Land Use Master Plan.

SITE CONDITIONS

Surrounding Land Uses

The approximate 85 acre Ironwood is within the northern Peoria planning area. One large master planned community, Alta Vista Estates, is adjacent to the property along the western boundary. Alta Vista Estates is at the northeast and southeast corner of Williams Road and 107th Avenue. The remaining north, south and east sides of the property are unsubdivided land zoned AG. Through many unsuccessful attempts, Fidelity Properties, L.L.C. was unable to acquire the 5 acre parcel along the site's eastern boundary. The 5 acre parcel shall remain an exception to the P.A.D. However, land planning has been designed so as to make the parcel developable in the future. Two points of access have been designated for the parcel and it has sufficient area for a street and lot layout. There are also streets stubbed out to, or parallel with, all adjacent parcels to assure adequate access at the time they are developed. See Exhibit 2 on page 4 for the location of surrounding developments.

Existing and Proposed Area Circulation

Primary transportation corridors in the area include 107th Avenue and Lake Pleasant Road running north-south, and Pinnacle Peak Road, Deer Valley Road and Williams Road running east-west. Regional transportation is provided by the Agua Fria Freeway (Loop 101) which runs north-south essentially on the 83rd Avenue alignment. A critical circulation element is the planned Lake Pleasant Parkway. Lake Pleasant Parkway will start at the intersection of

Beardsley Road and 83rd Avenue and will turn northerly and westerly until it joins the current alignment of Lake Pleasant Road, just south of the proposed project thus creating additional regional access. Lake Pleasant Road is the major access road to the Lake Pleasant recreational areas. The project will not have direct access to the new Lake Pleasant Parkway due to the parkway designation. However, the project has two points of access via a major collector, Williams Road. There is also a roadway stubbed out to the north for future connection to Pinnacle Peak Road.

Community Services

Fire and police protection will be provided by the City of Peoria.

Schools in the area are administered and operated by the Peoria Unified School District. An elementary school site is proposed west of 107th Avenue on Williams Road. The high school that will service the community is the new Sunrise Mountain High School, located on 83rd Avenue between Beardsley Road and Deer Valley Road, which opened in the Fall of 1996.

Drainage

The subject property is relatively flat, sloping southwesterly at approximately 1.0%. The subject property is categorized Zone X on the Flood Insurance Rate Maps. The majority of offsite water enters the site from the north in a large wash which flows southwesterly through the project. The wash has natural beauty with mature Saguaros and large native trees. Since the theme of the project will be a sensitivity to the natural environment of the Sonoran Desert, it is the intent to keep the wash in its' natural state and along its' current course.

EXHIBIT 1 - VICINITY MAP

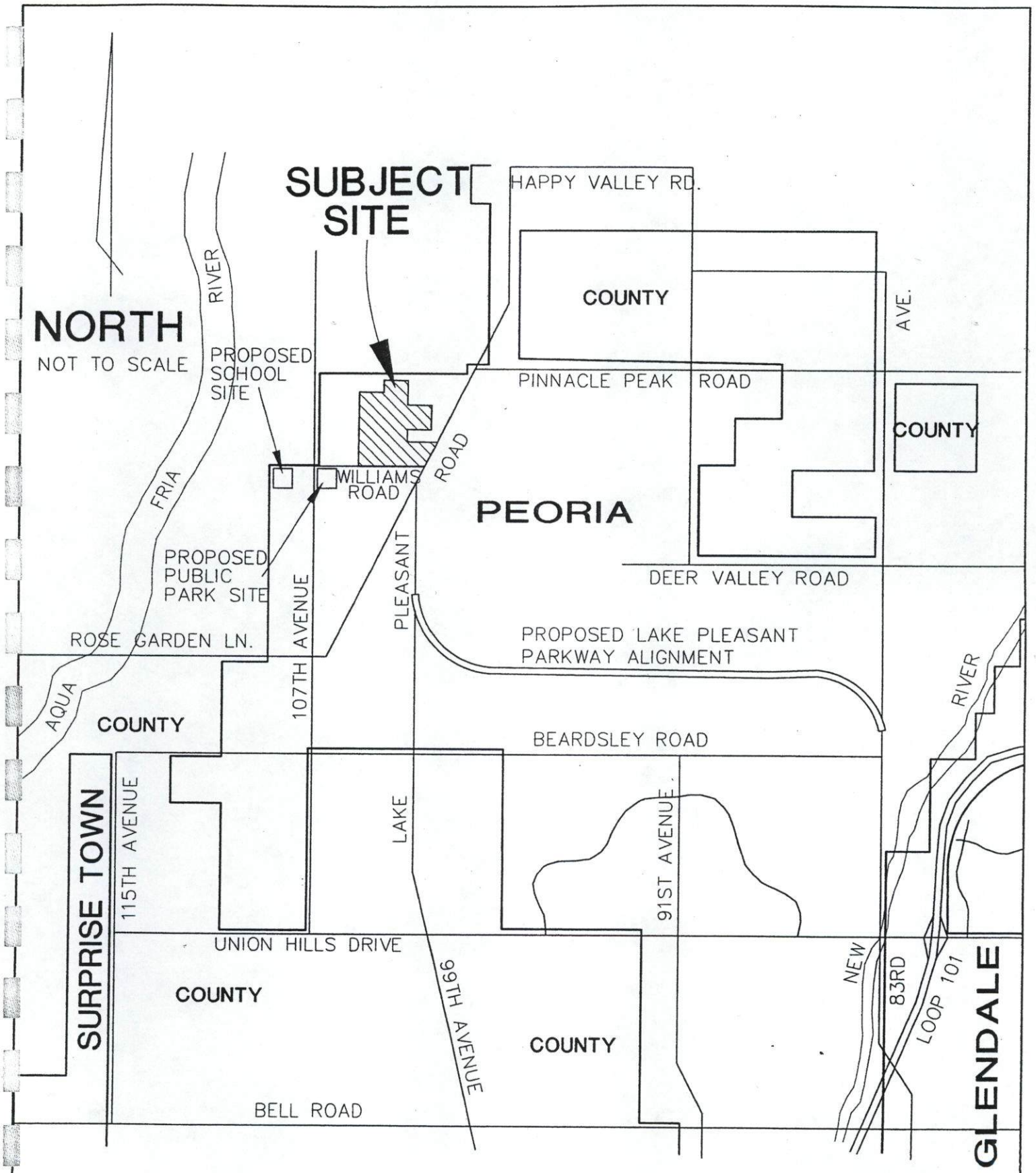
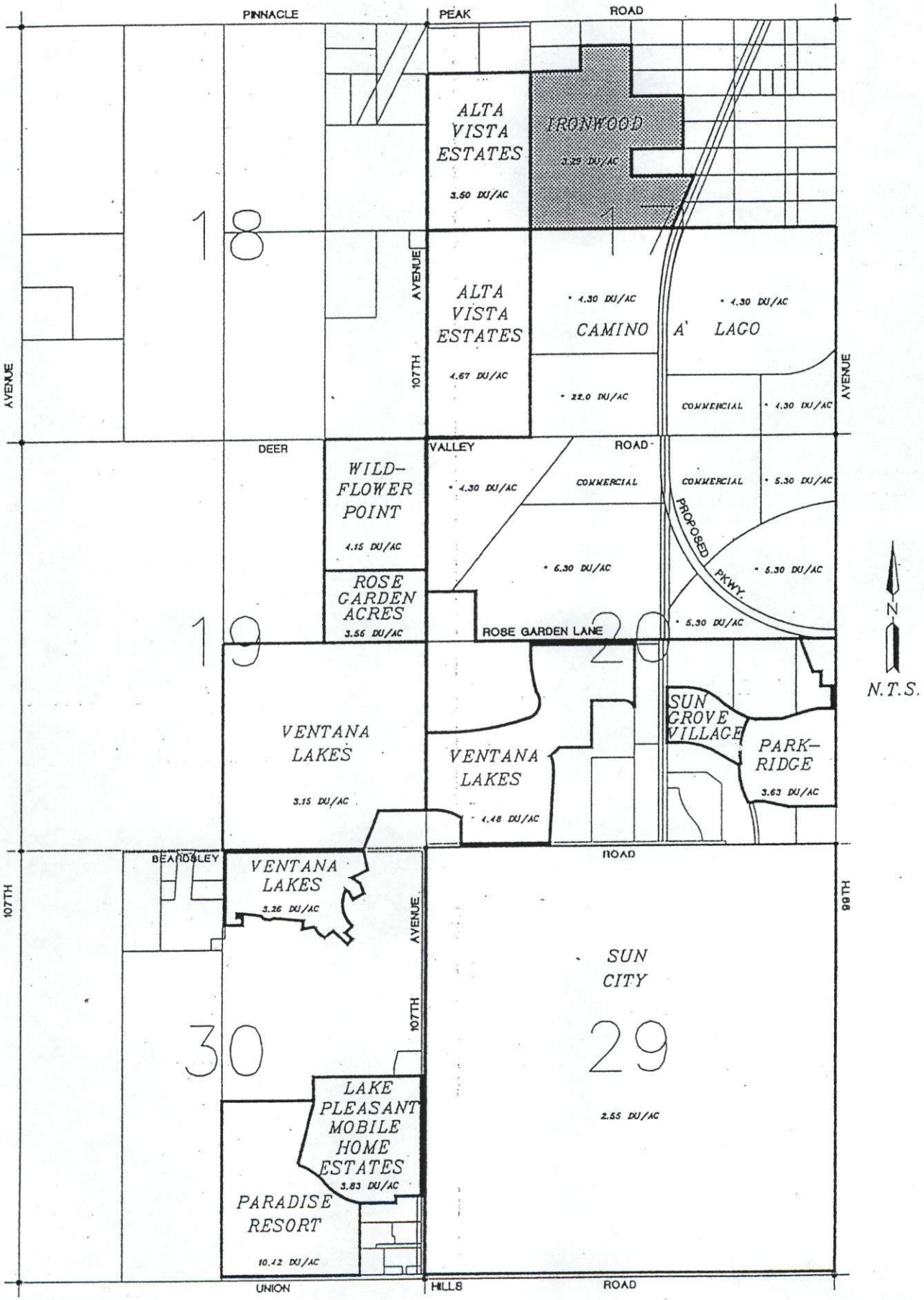


EXHIBIT 1 - VICINITY MAP

EXHIBIT 2 - ADJACENT LAND USE



* DENOTES PROPOSED DENSITY

EXHIBIT 2 - ADJACENT LAND USE

UTILITIES

Sewer

As part of the Beardsley Road Sanitary Sewer Improvement District, a 12" sewer line was built north to Deer Valley Road along 107th Avenue. In the spring of 1996, the sewer line was extended north to Williams Road, which included an 8" sewer stub to the east. The project will connect an 8" sewer line to this stub and extend same in Williams Road to service the site.

Natural Gas

Natural gas is available in Deer Valley Road from a Southwest Gas line. The line turns north and runs approximately one half mile along the 99th Avenue alignment.

Water

There is an existing 12" water stub in Williams Road at the site's western boundary. The 12" water line runs west until it tees with a 16" water line at the intersection of Williams Road and 107th Avenue. The 16" water line connects to an existing City of Peoria well and booster station at the southwest corner of 107th Avenue and Williams Road. The 12" water line will be extended east along Williams Road to Lake Pleasant Parkway. Also, a 16" water line within Lake Pleasant Parkway, adjacent to the site, will be constructed as part of the Ironwood project.

A 2.0 to 2.5 acre water production site within the P.A.D. area shall be acquired by the City of Peoria, if required by the Utilities Director during the platting process.

Telephone

U.S. West Communications will be supplying the telephone service to the area. Facilities exist in 107th Avenue from Deer Valley Road to Pinnacle Peak Road. The Sunrise central switching office is located on 83rd Avenue just north of Deer Valley Road.

Electric Power

Electric power will be supplied by Arizona Public Service. Their power lines run along 107th Avenue. All overhead lines less than 69kv shall be installed underground.

Exhibit 3, found on page 6, depicts the existing utilities adjacent to Ironwood and the proposed improvements needed to service the site.

EXHIBIT 3 - EXISTING UTILITIES & PROPOSED IMPROVEMENTS

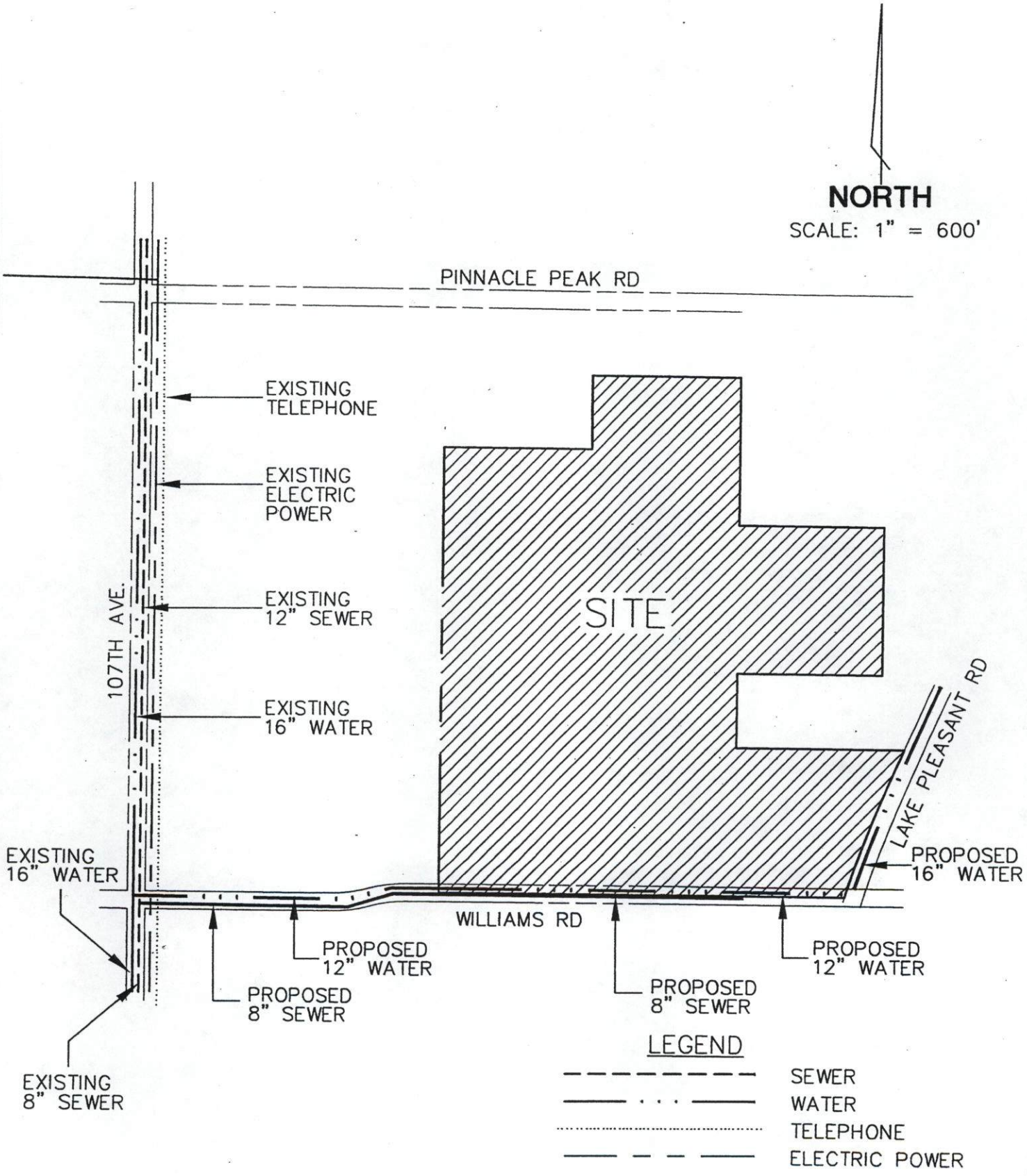
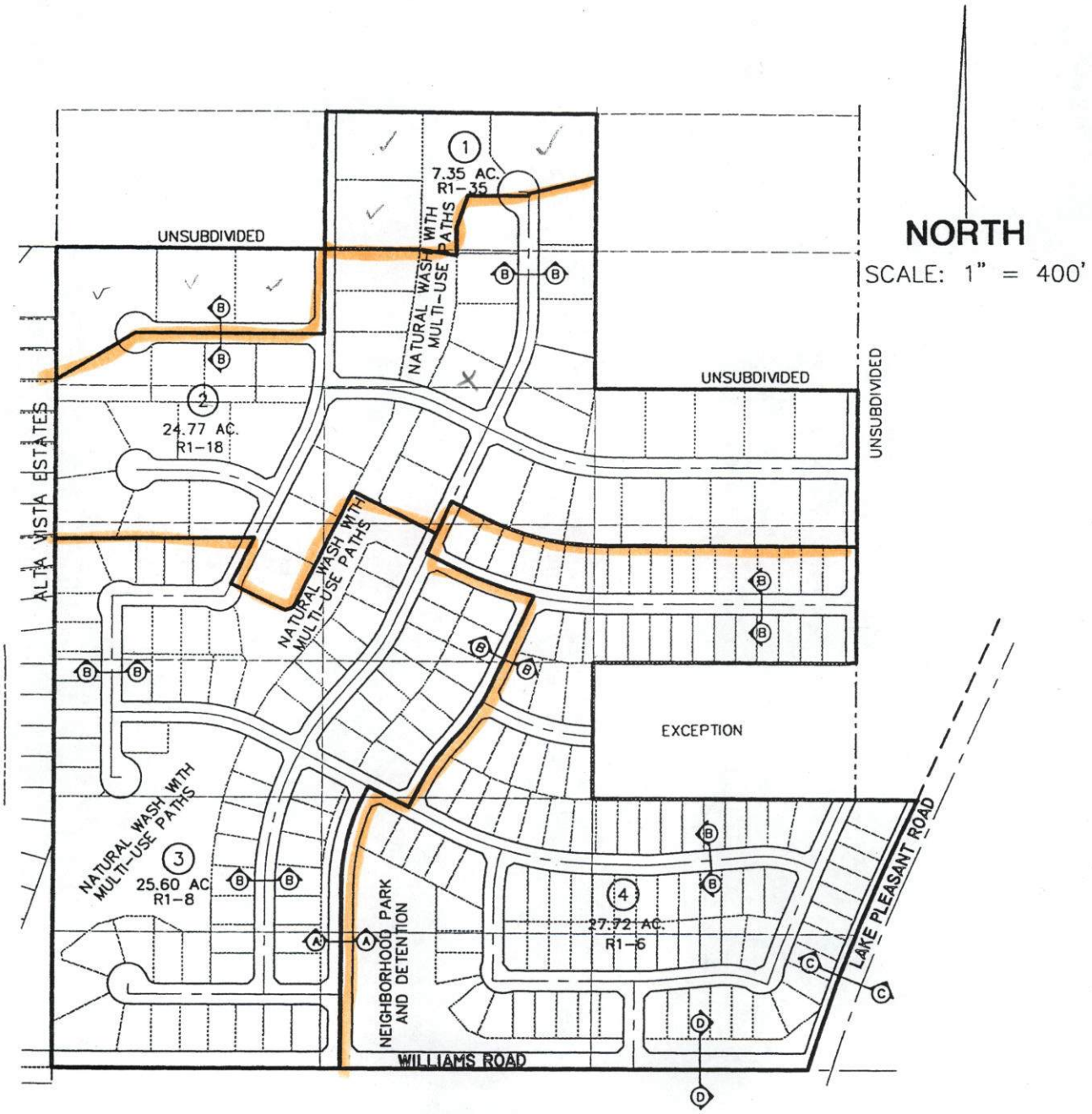


EXHIBIT 3 - EXISTING UTILITIES & PROPOSED IMPROVEMENTS



LAND USE SUMMARY

PARCEL	ZONING	AREA (AC)	UNITS	DU/ACRE	PERCENT
1	R1-35	7.35	6	0.81	8.7%
2	R1-18	24.77	42	1.70	28.9%
3	R1-8	25.60	69	2.70	30.0%
4	R1-6	27.72	113	4.08	32.4%
TOTAL PARCEL		85.44	230	2.69	100%

EXHIBIT 4 - PRELIMINARY DEVELOPMENT PLAN

LAND USE PLAN

The development plan for the Ironwood P.A.D. is intended to provide uses and residential densities that are compatible with the requirements and demands of today's market place, while complying with the long range goals of the City of Peoria's Comprehensive Master Plan.

Ironwood is a P.A.D. having a total gross area of 85.44 acres. The Preliminary Development Plan can be found as Exhibit 4 on page 10. A full size version of the Preliminary Development Plan is attached in Pocket #1 at the back of this report. The conceptual project is proposed as single-family residential development with a variety of open space amenities. Table 1, below, is a Land Use Summary by parcel. The table reflects the use, the acreage, and the total number of residential units for each parcel. The residential land use noted to describe each parcel is that use which most closely corresponds with a City of Peoria zoning designation. However, some standards within this P.A.D. may vary from the City of Peoria zoning designation as noted. In those instances, the standards within this P.A.D. shall govern. Additional development standards are discussed in later sections of this report.

TABLE 1
LAND USE SUMMARY

PARCEL	USE	ACRES	UNITS	DU/ACRE	PERCENT
1	R1-35	7.35	6	0.81	8.6
2	R1-18	24.77	42	1.70	29.0
3	R1-8	25.60	69	2.70	30.00
4	R1-6	27.72	113	4.08	32.4
TOTAL PROJECT		85.44	230	2.69	100.0%

The amenities of the project include a pristine wash with mature saguaros and large native trees which meanders southwesterly through the site and which will be left in its' natural state. A multi-use trail is proposed within the natural wash to create a direct link to the open space and the public park to be developed in Alta Vista Estates, southwest of the project. A pathway sketch is shown as Exhibit 5 on page 12. In addition to the natural trail within the wash, a multi-purpose field is proposed at the project's southern boundary. A meandering 8 foot pedestrian/bike path along the north side of Williams Road from Lake Pleasant Parkway to the entrance street to the subdivision will also be provided. Multi-use pathways will be provided within Ironwood to help connect the different segments of the community to each other as well as to the amenities proposed. The project amenity package is shown on the Conceptual Landscape Plan as Exhibit 7 on page 13.

Single family parcels of varying lot sizes are proposed throughout Ironwood, enabling this community to provide a large choice of homes, with varying price ranges for the homeowner.

N. CLOUD > 7164
W. SEC 33

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Development Standards

Unless otherwise specified herein, all properties within Ironwood shall conform with all City of Peoria codes, ordinances and regulations for single family residential districts. Table 2, below, represents the minimum development standards for single family residential lots.

TABLE 2
SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	R1-35	R1-18	R1-8	R1-6	TOTAL
Parcel No.	1	2	3	4	
Total Area (acres)	7.35	24.77	25.60	27.72	85.44
Percent of Total Site	8.6	29.0	30.0	32.4	100%
Min. Lot Size	35,000	18,000	8,000	6,000	
Min. Lot Width	165'	100'	70'	53'	
Min. Lot Depth (1)	140'	140'	115'	115'	
Front Setback	30'	20'	20'	20'	
Side Setback (Min.)	10'	5'	5'	5'	
Side Setback (Total)	20'	15'	15'	13'(*)	
Rear Setback	20'	15'	15'	15'	
From P.A.D. Boundary	20'	20'	20'	20'	
Max. Lot Coverage	35%	35%	40%	45%	
Max. Bldg. Height	25'	25'	25'	25'	
Number of Lots (2)	6	42	69	113	230
Du/Acre	0.81	1.70	2.70	4.08	2.69

(1) May be decreased by 10' at cul de sac and knuckle lots.
(2) The total number of lots within each subparcel may vary, provided the total number of units for the overall project does not vary more than one percent from the projected total.
(*) One side yard must be a minimum of 8'.

Architectural Character

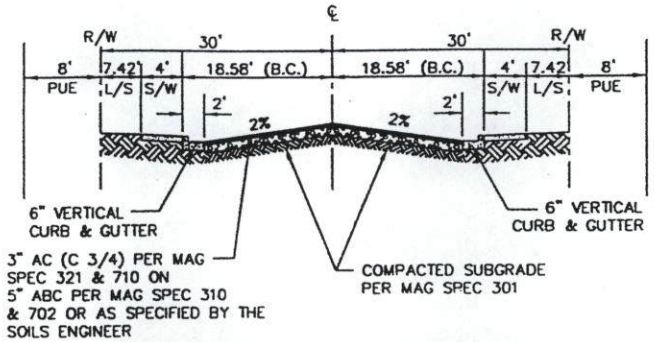
At this time, no home builders have been selected, so there are no floor plans and elevations included in this report. Ironwood is envisioned as a grouping of carefully designed homes which blend with the character of the Sonoran Desert. The product will be a mix of one and two story homes with tile roofs and stucco exteriors. Roof mounted equipment will be prohibited.

Phasing

The project is likely to be developed in phases based on market demand. Proposed phasing will be reflected on future preliminary plats.

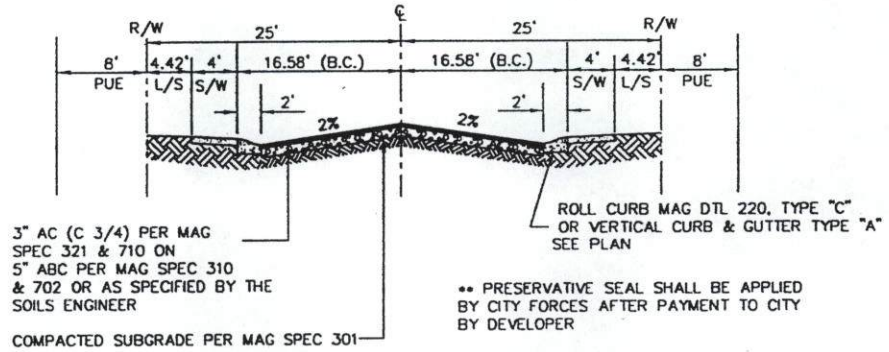
EXHIBIT 4 - PRELIMINARY DEVELOPMENT PLAN

EXHIBIT 5 - ROADWAY CROSS SECTIONS



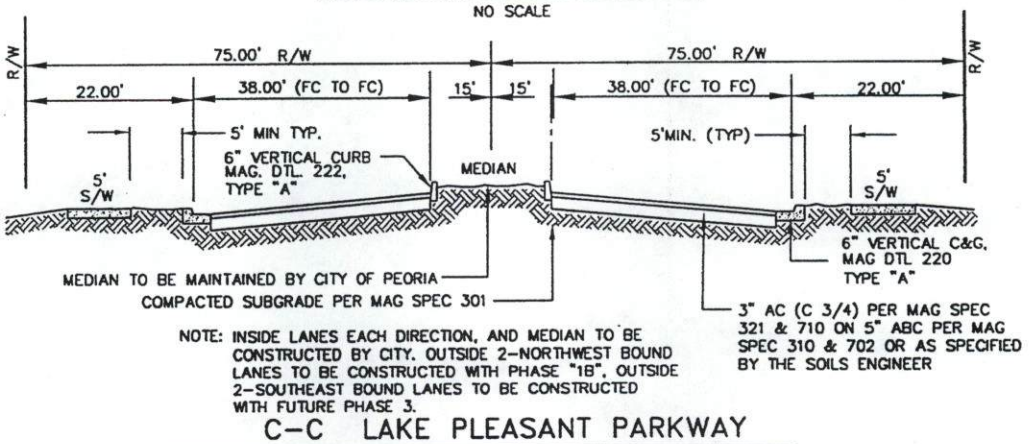
A–A MINOR COLLECTOR–SECTION

NO SCALE



B–B LOCAL–SECTION

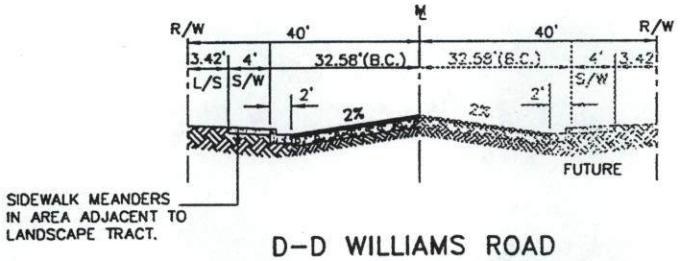
NO SCALE



NOTE: INSIDE LANES EACH DIRECTION, AND MEDIAN TO BE CONSTRUCTED BY CITY. OUTSIDE 2–NORTHWEST BOUND LANES TO BE CONSTRUCTED WITH PHASE "1B". OUTSIDE 2–SOUTHEAST BOUND LANES TO BE CONSTRUCTED WITH FUTURE PHASE 3.

C–C LAKE PLEASANT PARKWAY

N.T.S.



D–D WILLIAMS ROAD

NO SCALE

EXHIBIT 5 - ROADWAY CROSS SECTIONS

EXHIBIT 6 - PATHWAY SKETCH

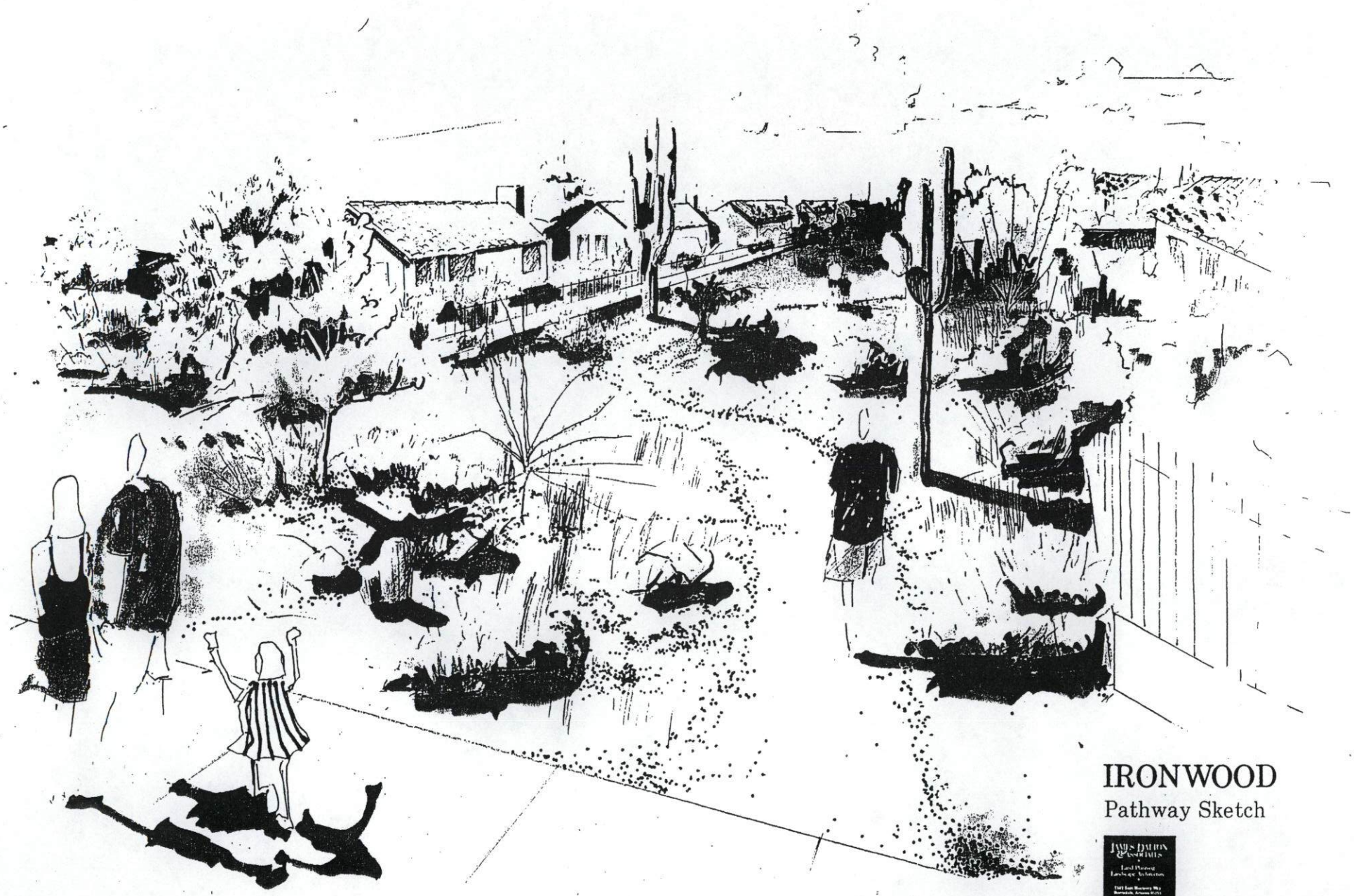

IRONWOOD
Pathway Sketch

EXHIBIT 7 - CONCEPTUAL LANDSCAPE PLAN

LANDSCAPING

Design Specifications

Ironwood will be developed under the design criteria contained in this document, and which will be included in Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be utilized to control the type and quality of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect values and enhance community appeal. One master homeowner's association (Ironwood Homeowner's Association) will be established to administer the CC & R's and provide further maintenance and quality control throughout the development. All landscaping shall conform with Article 14-35 (Landscaping Requirements) of the Peoria City Code. A Maintenance Improvement District (MID) will also be formed to maintain the project landscaping in the event that the homeowner's association fails.

General / Overall Character

The streetscape and landscape image for Ironwood will play a major role in the aesthetics of the community. As indicated by the name choice of Ironwood, the theme of the project will be a sensitivity to the natural environment of the Sonoran Desert. Landscape will be used to soften architectural elements, enhance open spaces, provide continuity and a distinct image for Ironwood, and to create interest and detail at a pedestrian scale as well as vehicular (see Exhibit 7 - Conceptual Landscape Plan on page 13). The flavor of the development characteristics of the streetscape and landscape translate into the following design criteria as key ingredients:

1. Location of Ironwood trees at major and secondary entrances, and at the open space areas.

2. Recognition of detail in entry and perimeter walls to tie to materials utilized in both major and secondary entry features. (See Exhibit 8 - Conceptual Wall Plan on page 17.) Continuity in use of materials throughout the project to reinforce a distinctive and unique image for Ironwood from the standpoint of walls, entry monumentation, signage and plant materials.

3. Use of canopy trees in multi-use turf areas, for shade and visual enhancement.

4. Pathway connections and access are provided to the natural wash and within some of the additional landscape tracts. The natural trail within the wash creates a link to the open space and the public park to be developed in Alta Vista Estates southwest of the project.

5. Use of seasonal planting color in the landscape to create pedestrian-scale visual interest.

Theme Elements

Theme elements, including Ironwood trees, project perimeter walls, rear yard walls facing collector and arterial streets, and entry monuments, will be developed with common materials and forms to reinforce them and project image. All developments within Ironwood P.A.D. shall conform with the provisions of the Peoria City Code concerning walls/fences and screening requirements.

Signage

Project signage will reflect the overall project theme and will occur as entry monuments and directional signage monuments. See Exhibit 7 for locations. All signage will include materials complimentary to the theme elements such as perimeter walls, and architecture and shall conform with the provisions of the Peoria City Code.

Fences and Walls

All walls and fences shall conform with City of Peoria codes and regulations. Fencing shall consist of Primary walls along Lake Pleasant Road, Williams Road and interior collector streets, and View walls along the natural wash corridor.

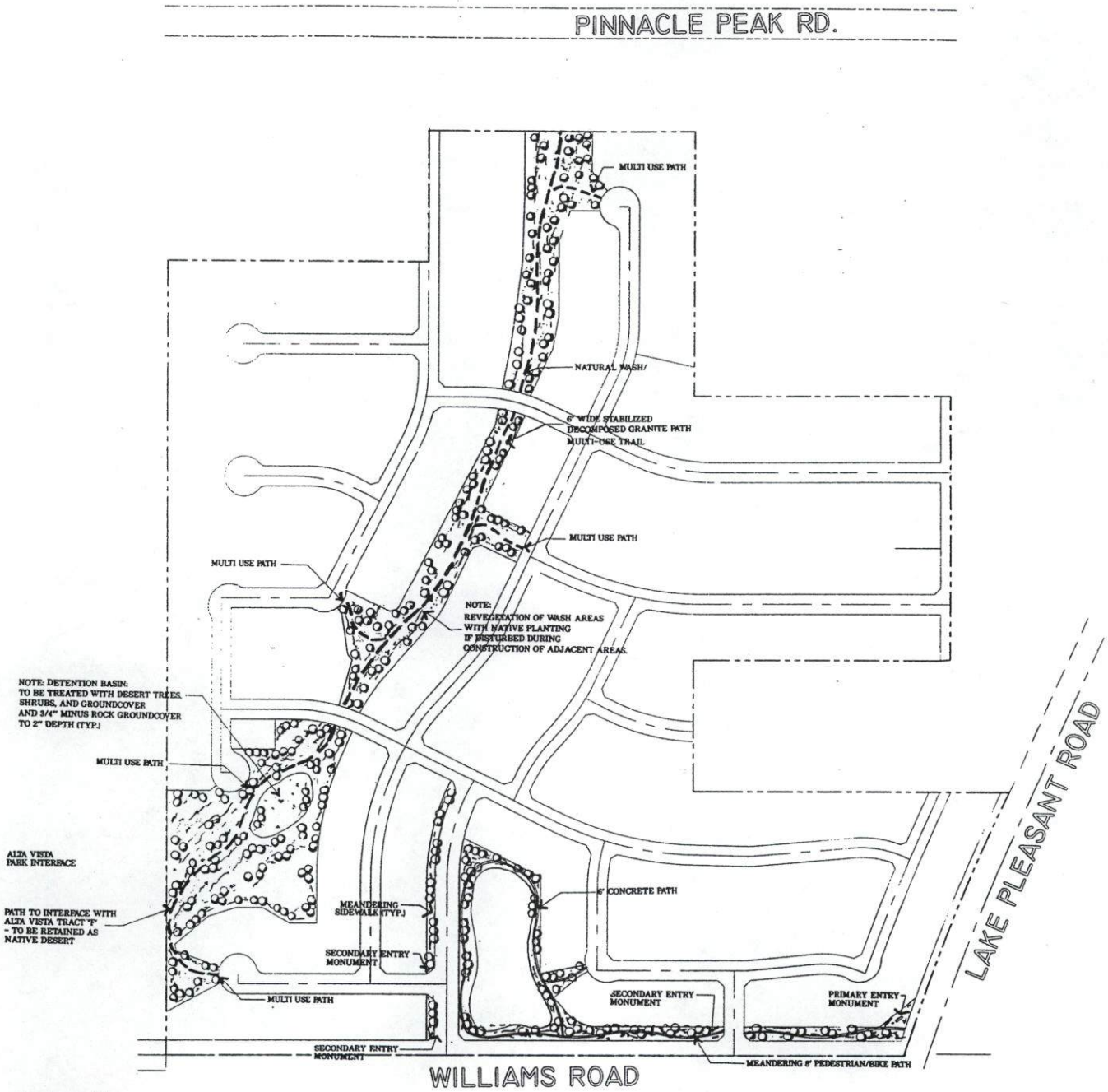
Primary wall shall consist of 6" thick cmu block. A 8'6" noise attenuation wall shall be designed along Lake Pleasant Road comprised of a 6' high cmu wall on a 2' earthen berm. Berm shall be designed with a 3:1 maximum slope. Wall materials shall consist of stained cmu block with split faced accent wall caps and columns. All primary walls along Lake Pleasant Road, Williams Road and collector roadways will undulate every 100' or every other lot line as shown in the Undulating Wall Detail on the Conceptual Wall Plan.

View walls will be located along the natural wash corridor where dwellings interface with the native desert. The view wall will be comprised of 14" of masonry, and 54" of wrought iron. View wall shall be designed in compliance with City of Peoria pool fence design regulations.

Landscape Philosophy

The overall landscape concept for Ironwood advocates the use of a native desert planting scheme carefully blended with the responsible use of turf. The natural wash which meanders through the site already consists of mature natural desert landscape. The washes native habitat is home to wildlife such as quail, jackrabbits, and numerous varieties of birds. It is the intent of the project to expand on the natural desert already present by augmenting common areas and streetscapes with similar desert plantings of native trees, shrubs and ground covers (See Table 3, on page 16).

All proposed plants, with the exception of turf, are taken from the Arizona Department of Water Resources approved plant list. This applies to all streetscape, paths, and entry treatments to Ironwood. For immediate visual impact, a minimum of fifty percent (50%) of all trees will be 24" box size or larger, and all shrubs will be minimum five (5) gallon size where adjacent to arterial and collector streets.



Landscape Plan

Natural Wash Section

Vertical Scale: 1/4"=1'-0"
Horizontal Scale: 1/8"=1'-0"

Conceptual Plant Schedule:

Symbol	Botanical Name	Common Name
	TREES:	
	Acacia smallii	Sweet Acacia
	Geijera parviflora	Australian willow
	Acacia salegna	Blue Leaf Wattle
	Cercidium microphyllum	Little Leaf Palo Verde
	Chilopsis linearis	Desert Willow
	Olneya tesota	Ironwood
	Prosopis velutina	Native Mesquite
	Sophora secundiflora	Mescal Bean
	SHRUBS:	
	Calliandra californica	Baja Fairy Duster
	Cassia artemisioides	Feather Cassia
	Convolvulus cassinum	Bush Morning Glory
	Dalea frutescens	Black Dalea
	Eucalyptus forestiana	Brookbush
	Larrea tridentata	Creosote
	Leucophyllum frutescens Green Cloud	Green Cloud Texas Sage
	Ruellia californica	Baja Ruellia
	Salvia gregii	Red Sage
	GROUND COVERS:	
	Baccharis hybrid 'immensus'	Baccharis Centennial
	Baileya multiradiata	Desert Marigold
	Melampodium leucanthum	Blackfoot Daisy
	Gaseolus lechlandieri	Mexican Evening Primrose
	Verbena rigida	Sand Verbena
	ACCENTS:	
	Carnegia gigantea	Saguaro
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Yucca faxonia	Banana Yucca

IRONWOOD

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR:
CMX GROUP

NORTH SCALE: 1"=100'

JAMES DALTON & ASSOCIATES
LAND PLANNING * LANDSCAPE ARCHITECTURE
7502 EAST MONTEREY WAY
SCOTTSDALE, ARIZONA 85251

01-08-97

TABLE 3
LANDSCAPE PALETTE

BOTANICAL NAME	COMMON NAME
TREES:	
Acacia smallii	Sweet Acacia
Acacia saligna	Blue Leaf Wattle
Cercidium microphyllum	Little Leaf Palo Verde
Chilopsis linearis	Desert Willow
Geijera parviflora	Australian Willow
Olneya tesota	Ironwood
Prosopis velutina	Native Mesquite
Sophora secundiflora	Mescal Bean
SHRUBS:	
Calliandra californica	Baja Fairy Duster
Cassia artemisioides	Feathery Cassia
Convolvulus eneorum	Bush Morning Glory
Dalea frutescens	Black Dalea
Encelia farinosa	Brittlebush
Larrea tridentata	Creosote
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage
Ruellia californica	Baja Ruellia
Salvia greggii	Autumn Sage
GROUNDCOVERS:	
Baccharis hybrid 'Centennial'	Baccharis Centennial
Baileya multiradiata	Desert Marigold
Melampodium leucanthum	Blackfoot Daisy
Oenothera berlandieri	Mexican Evening Primrose
Verbena rigida	Sand Verbena
ACCENTS:	
Carnegiea gigantea	Saguaro
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Yucca baccata	Banana Yucca

EXHIBIT 8 - CONCEPTUAL WALL PLAN

Maintenance

A Homeowner's Association will be formed within the P.A.D. when there are a sufficient number of residents. Prior to the formation of the association and the land being deeded to the association, the master developer will be responsible for the maintenance of the common areas. These maintenance areas include the greenbelts, drainage channels and landscaping adjacent to special entry features (i.e. signage and walls), and other common areas. Upon sufficient population, the master developer will deed the land and the maintenance responsibility to the Homeowner's Association.

OPEN SPACE

A significant amount of open space will be provided within Ironwood. Although sensitivity to the Sonoran Desert condition will be stressed, the community will also include a large open turf area which can be used for a variety of recreational activities. All open space described below will be maintained by the Homeowner's Association. The open space can best be placed into three separate categories, as follows:

- Natural Wash Open Space with Multi-Use Path
- Greenbelts and Pedestrian Ways
- Multi-purpose Field & Detention

The natural wash open space is the area within the wash which meanders southwesterly through the site, and serves as a natural linear corridor. With a multi-use path within the wash, this amenity offers residents a linear connection to additional open spaces and a direct access to the proposed large public park southwesterly in Alta Vista Estates. The area will be preserved in its' current condition to retain the habitats for wildlife within the area, including small mammals, reptiles and many species of birds. The area of the natural wash open space is 7.8 acres.

The greenbelts and pedestrian ways will serve as connections to the corridor within the natural wash open space from the interior of the project. Their placement maximizes the access of all residents to the open space amenities. The greenbelts will also serve as visual breaks in the street scene for the interior of the project. The greenbelts and pedestrian ways include a total of 0.6 acres.

A large multi-purpose field will serve as a gathering place for active play, and community recreational activities within Ironwood. The field is located to the east of the collector street at the main entrance of the community. This field will be landscaped, and will include walkways, security lighting, ramada, barbecue, tot lot and a junior soccer field with goal posts. The multi-purpose field will also be used for detention. The total area of this field is 2.6 acres.

A summary of the open space provided within Ironwood is as follows in Table 4 and is graphically shown as Exhibit 8 on page 19.

AMENITY SUMMARY		
PARCEL	DESCRIPTION	OPEN SPACE (AC)
A	NATURAL WASH WITH MULTI-USE PATHS	7.8
B	GREENBELTS AND PEDESTRIAN WAYS	0.6
C	NEIGHBORHOOD PARK & RETENTION	2.6
TOTAL		11.0

PERCENTAGE OF IRONWOOD AS OPEN SPACE =
11.00 ACRES ÷ 85.44 ACRES X 100% = 12.9%

NORTH
SCALE: 1" = 500'

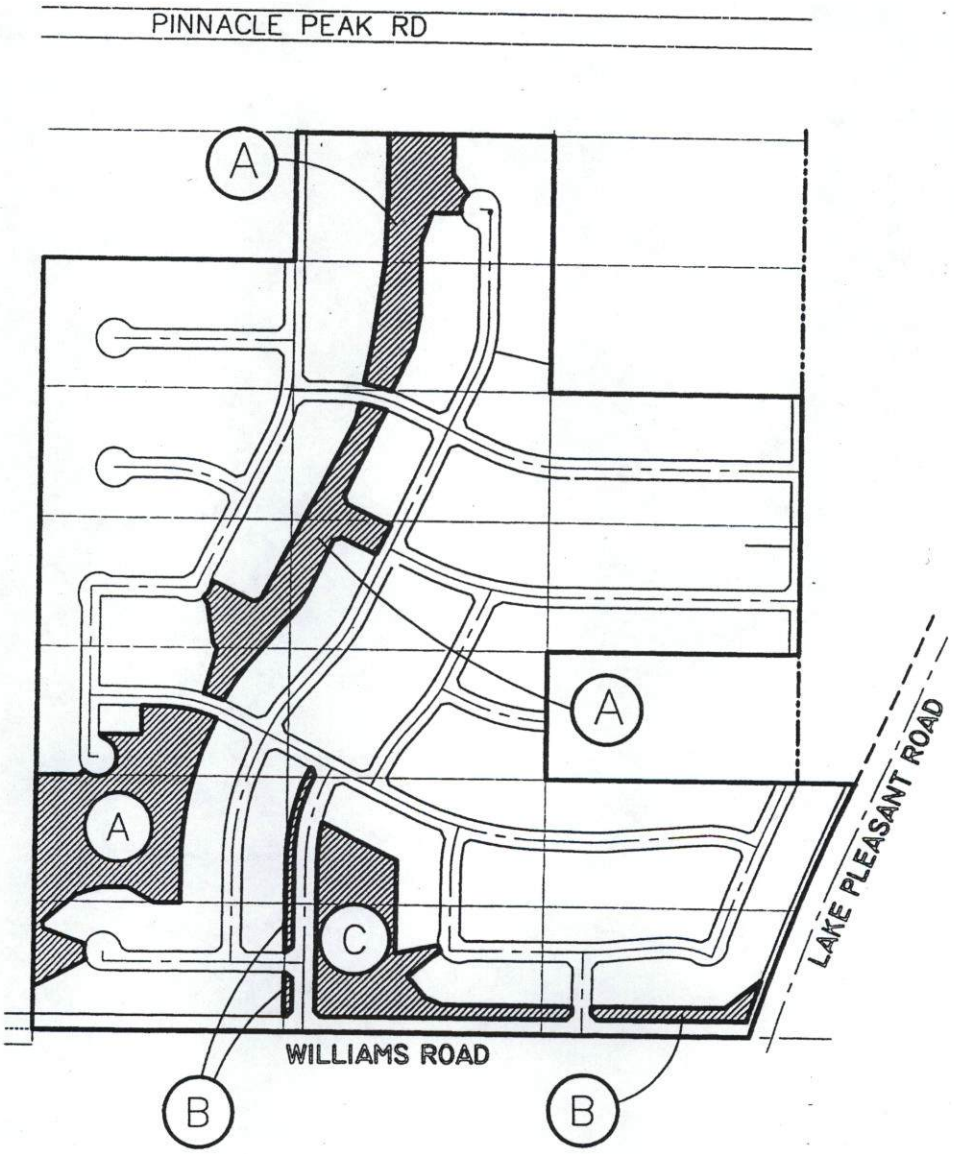
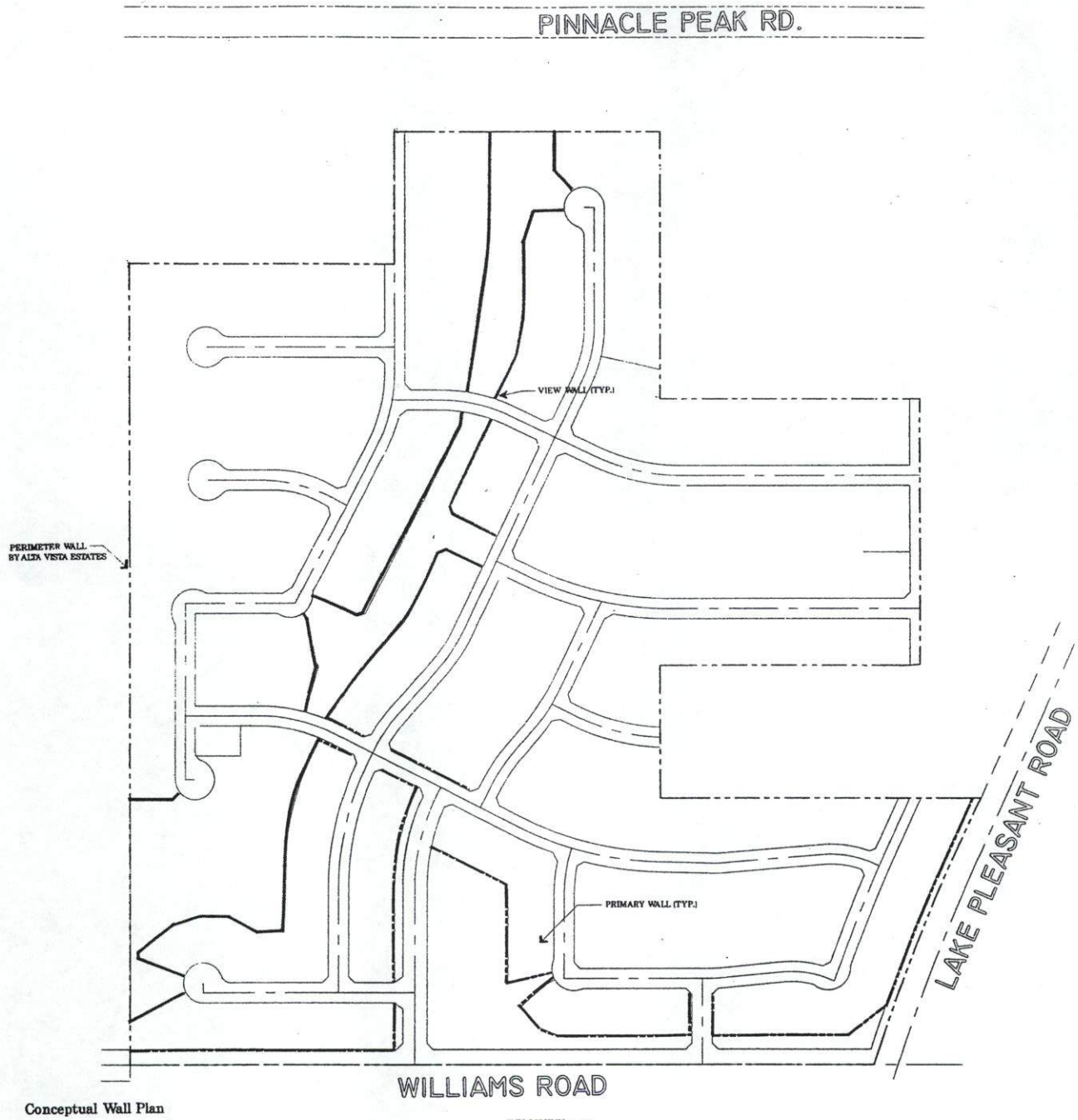
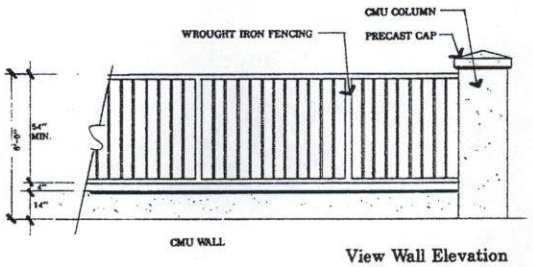


EXHIBIT 8 - OPEN SPACE SUMMARY

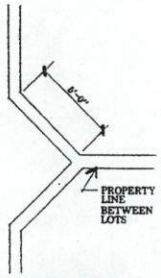


Conceptual Wall Plan



View Wall Elevation

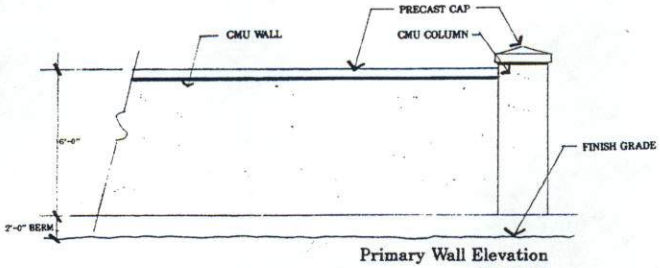
Scale: 1/2"= 1'-0"



NOTE: UNDULATION SHALL OCCUR APPROXIMATELY EVERY 100' OR EVERY OTHER LOT LINE

Undulating Wall Detail

Scale 3/8"=1'-0"



Primary Wall Elevation

Scale: 1/2"= 1'-0"

IRONWOOD

CONCEPTUAL
LANDSCAPE PLAN

PREPARED FOR:
CMX GROUP

NORTH SCALE: 1"=100'

JAMES DALTON & ASSOCIATES
LAND PLANNING * LANDSCAPE ARCHITECTURE
7502 EAST MONTEREY WAY
SCOTTSDALE, ARIZONA 85251

01-08-97

TABLE 4
OPEN SPACE SUMMARY

DESCRIPTION	OPEN SPACE (AC)
Natural Wash with Multi-Use Paths	7.8
Greenbelts and Pedestrian Ways	0.6
Multi-Purpose Field & Detention	2.6
Total Open Space Provided	11.0
Percentage of Ironwood as open space = 11.0acres ÷ 85.44 acres x 100% = 12.9%	

SUMMARY

The masterplanned community of Ironwood has been planned with a concerted effort to develop a community around the pristine wash which meanders through the site. The washes natural beauty, with mature, native plants, adds value to the community and continues the role as native habitat to various species. The washes direct link to the open space and public park to be developed in Alta Vista Estates benefits both communities plus visitors wishing to access the Alta Vista Estates park from north of Ironwood. The P.A.D. has incorporated open space, recreational amenities and a visual cohesiveness of landscaping. This combination of creativity, amenity and diversity will create an attractive and desirable community that will compliment and enhance the City of Peoria.