SITE PLAN
FOR
IRONWOOD AT BLUE HORIZONS

SOUTHWEST CORNER OF JACKRABBIT TRAIL & VAN BUREN STREET

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

4R PLZSP-21-00049
RECEIVED JUN 29 2022
CITY OF BUCKEYE ~ WD

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, MONUMENTED BY AN ALUMINUM CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8, MONUMENTED BY A STONE IN A POTHOLE BEARS NORTH 89°37'56"W, A DISTANCE OF 2642.75 FEET;

THENCE SOUTH 00°20'27"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 44.97 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°39'33"W, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00°20'27"W, ALONG THE WEST LINE OF THE EAST 65.00 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°20'27"W, ALONG SAID WEST LINE A DISTANCE OF 523.69 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°39'33"W, A DISTANCE OF 700.82 FEET;

THENCE NORTH 48°14'10"W, A DISTANCE OF 681.91 FEET;

THENCE NORTH 15°33'18"W, A DISTANCE OF 761.26 FEET;

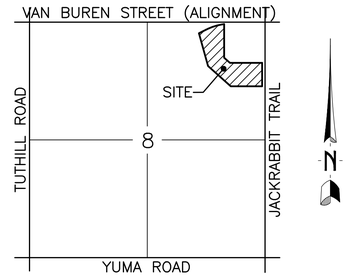
THENCE NORTH 64°00'05"E, A DISTANCE OF 176.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 25°59'55"E, A DISTANCE OF 1370.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°07'41", AN ARC LENGTH OF 433.46 FEET;

THENCE SOUTH 00°20'27"W, PARALLEL WITH AND 915.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 751.56 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 48°14'03"E, A DISTANCE OF 172.85 FEET;

THENCE SOUTH 89°37'56"E, PARALLEL WITH AND 925.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 720.39 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

NE 1/4 SECTION 8, T1N., R.2W.

SHEET INDEX

SHEET	1	COVER SHEET
SHEET	2	KEY MAP
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SHEET	19–26	UTILITY PLAN
SHEET	27–28	ARCHITECTURAL DETAILS
SHEET	29	LANDSCAPE PLAN

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 395-9300
CONTACT: JEFF GILES

DEVELOPER

BLUE HORIZON OWNER LLC
3953 MAPLE AVENUE
SUITE 300
DALLAS, TX 75219
PHONE: (323)309-2832
CONTACT: TANNER MADDUX

LEGEND

	INDICATES SUBDIVISION CORNER
	INDICATES FIRE HYDRANT
V.N.A.E.	INDICATES VEHICULAR NON-ACCESS EASEMENT
B.S.L.	INDICATES BUILDING SETBACK LINES
8' P.U.E.	INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.
10' P.U.E./ P.A.E.	INDICATES PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.

SITE DATA

GROSS ACRES: (SEE CHART BELOW)
NET ACRES: (SEE CHART BELOW)
TOTAL NUMBER OF UNITS: 238
PROPOSED VILLA DENSITY: 3.96 D.U./GROSS ACRE (88 UNITS)
PROPOSED APARTMENT DENSITY: 6.76 D.U./GROSS ACRE (150 UNITS)
EXISTING ZONING: PC
APN: 502-35-009J
NUMBER OF FAMILIES: 238
OPEN SPACE: (SEE CHART BELOW)

PROJECT DESCRIPTION

A 238 UNIT MULTIFAMILY RESIDENTIAL SITE PLAN WITHIN THE BLUE HORIZONS VILLAGES MASTER PLAN

SCHOOL DISTRICT

LIBERTY ELEMENTARY SCHOOL DISTRICT
BUCKEYE UNION HIGH SCHOOL DISTRICT

UTILITIES

WATER SERVICE BY ARIZONA WATER COMPANY
SEWER AND SANITATION SERVICES BY CITY OF BUCKEYE
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
TELEPHONE SERVICE BY CENTURYLINK

PARKING DATA

PARKING REQUIRED:	
VILLAS	
88 UNITS @ 2 SPACES PER UNIT =	176 SPACES
MULTI-FAMILY	
2 BEDROOM @ 1.5 SPACES PER UNIT 60 UNITS PROVIDED =	90 SPACES
3 BEDROOM @ 2 SPACES PER UNIT 90 UNITS PROVIDED =	180 SPACES
GUEST SPACE @ 1 SPACE PER 5 UNITS	30 SPACES
CLUBHOUSE @ 1 SPACE PER 3 PERSONS	5 SPACES
TOTAL REQUIRED:	481 SPACES
PARKING PROVIDED:	
VILLAS	
GARAGE (50% CREDIT) =	44 SPACES
20'x20' DRIVEWAY =	176 SPACES
MULTI-FAMILY	
GARAGE (50% CREDIT) =	164 SPACES
20'x20' DRIVEWAY =	140 SPACES
SURFACE PARKING = (INCLUDED 15 ADA SPACES)	83 SPACES
ON-STREET PARKING =	86 SPACES
TOTAL PROVIDED:	693 SPACES

SITE ACREAGE

GROSS ACREAGE (VILLAS)	11.186
GROSS ACREAGE (MULTI-FAMILY)	11.009
TOTAL (GROSS) ACREAGE	22.1953 (966,829.08 S.F.)
TOTAL (NET) ACREAGE	20.7496 (903,851.13 S.F.)

GROSS SITE AREA BREAKDOWN

VILLA COMMON	25,478.19 S.F.	2.64%
COMMON	112,509.03 S.F.	11.64%
AMENITY	47,086.16 S.F.	4.87%
DRAINAGE	142,249.37 S.F.	14.71%
YARDS	85,620.65 S.F.	8.86%
CITY RIGHT-OF-WAY	62,985.28 S.F.	6.51%
PRIVATE ROADWAYS	198,252.48 S.F.	20.51%
SUB-TOTAL	674,181.16 S.F.	69.73%
BUILDING & DRIVEWAYS	292,647.92 S.F.	30.27%
TOTAL	966,829.08 S.F.	100%

OPEN AREA BREAKDOWN

(BASED ON GROSS AREA)

ACTIVE OPEN AREA =	185,073.38 S.F.	19.14%
PASSIVE OPEN AREAS:		
DRAINAGE CHANNEL =	142,249.37 S.F.	14.71%
PRIVATE YARDS =	85,620.65 S.F.	8.86%
TOTAL OPEN AREA	412,943.40 S.F.	42.71%

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SITE PLAN
IRONWOOD AT BLUE HORIZONS
BUCKEYE ARIZONA

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 35934
THOMAS A. WEBER
ARIZONA U.S.A.
Expires 3-31-2025

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6-28-22

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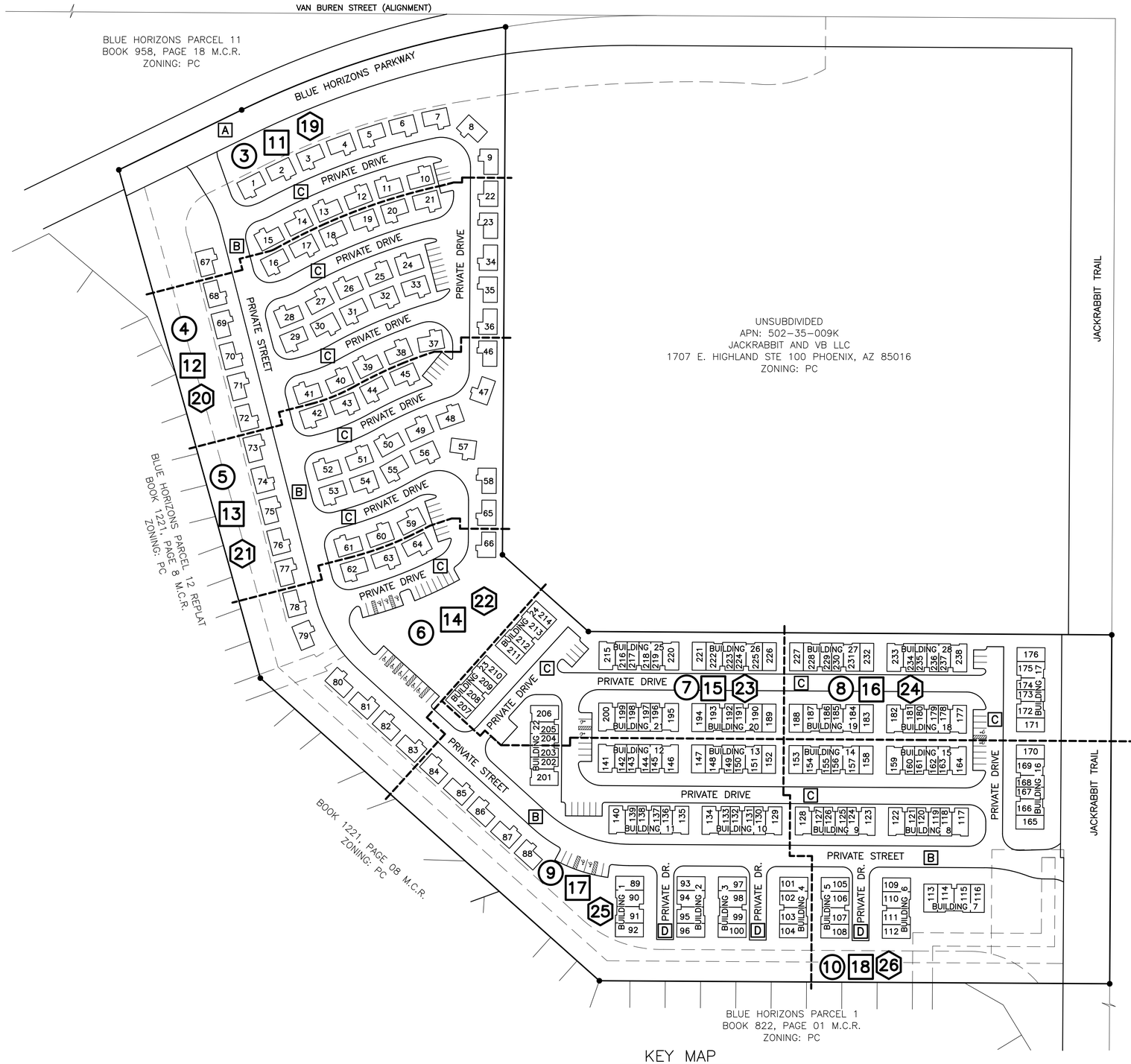

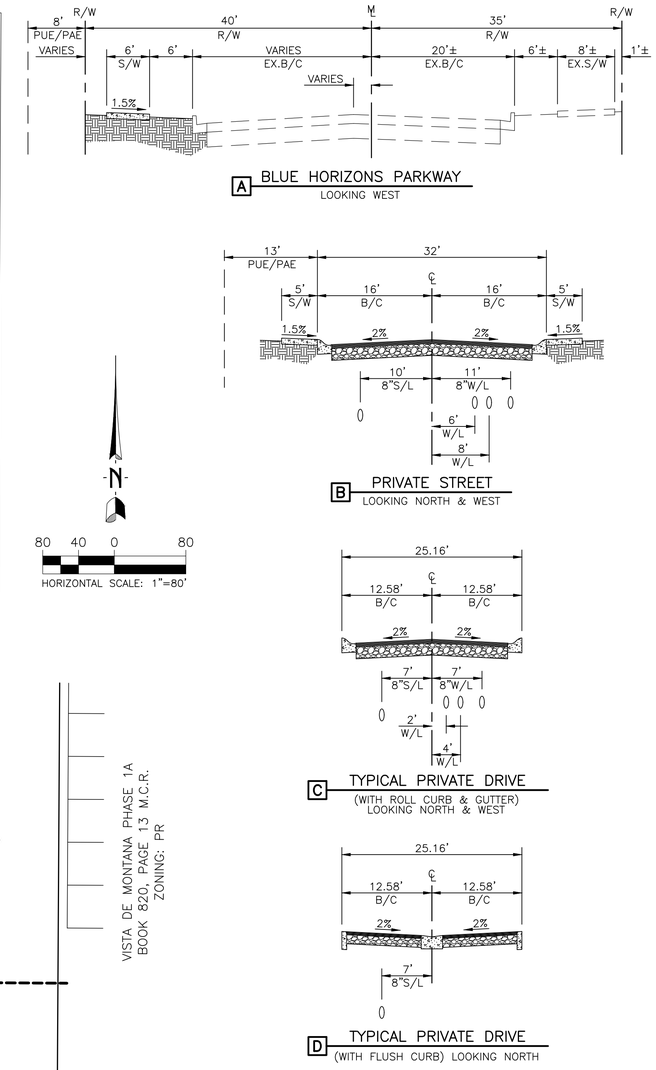

KEY MAP

- (X) INDICATES SITE PLAN SHEET NUMBER
- [X] INDICATES CONCEPTUAL GRADING SHEET NUMBER
- ⟨X⟩ INDICATES UTILITY PLAN SHEET NUMBER
- ---- INDICATES PLAN MATCH LINE

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VAN BUREN STREET (ALIGNMENT)

N89°37'56"W 2642.78'

BLUE HORIZONS PARCEL 11
BOOK 958, PAGE 18 M.C.R.
ZONING: PC

BLUE HORIZONS PARKWAY

Δ=26°21'59"(M&R)
R=1400.00'(M&R)
L=644.25'(M&R)

EXISTING 6" VERTICAL CURB

NEW 8' WIDE CONCRETE SIDEWALK

DRAINAGE EASEMENT 54.9'±

NEW RIP-RAP

NEW HEADWALL

EX. CHANNEL FLOW LINE

EX. CHANNEL TOP OF BANK

RETAINING WALL

YARD FENCE TYP.

NEW 6' MIN. BLOCK THEME WALL W/RETAINING WALL (SEE PRELIMINARY LANDSCAPE PLAN FOR THEME WALL DESIGN)

N00°20'27"E 751.56'(M&R)

UNSUBDIVIDED
APN: 502-35-009K
JACKRABBIT AND VB LLC
1707 E. HIGHLAND STE 100 PHOENIX, AZ 85016
ZONING: PC

R=44'

R=35'

R=2'

20.98'

10' BLDG SETBACK

NEW 6' MIN. PERIMETER BLOCK WALL

N64°00'05"E 523.39'

35' R/W

40' R/W

8' PUE/PAE

NEW HEADWALL

NEW 12' WIDE RIGHT TURN LANE

NEW 8' WIDE CONC. SIDEWALK

PRIVATE STREET

NEW 5' WIDE CONC. SIDEWALK

FIRE HYDRANT

R=25'

20' (TYP.) CONC. D/W

10.5'

PRIVATE DRIVE

25.16'(TYP.) SECTION "C" (SEE SH.2)

20' TYP.

19' TYP.

5.2'

10.2'

30' TYP.

38' TYP.

10.3'

YARD FENCE TYP.

NEW 5' WIDE CONC. SIDEWALK

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 4

BLUE HORIZONS PARCEL 12 REPLAT
BOOK 1221, PAGE 8 M.C.R.
ZONING: PC

N15°33'18"W 761.27'(M&R)

NEW RIP-RAP

YARD FENCE TYP.

13' PUE/PAE

32' SECTION "B" (SEE SH.2)

71.8'± DRAINAGE EASEMENT

30' WATER EASEMENT

EXISTING RIP-RAP

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 67

N

20 10 0 20

SCALE 1" = 20'

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SITE PLAN
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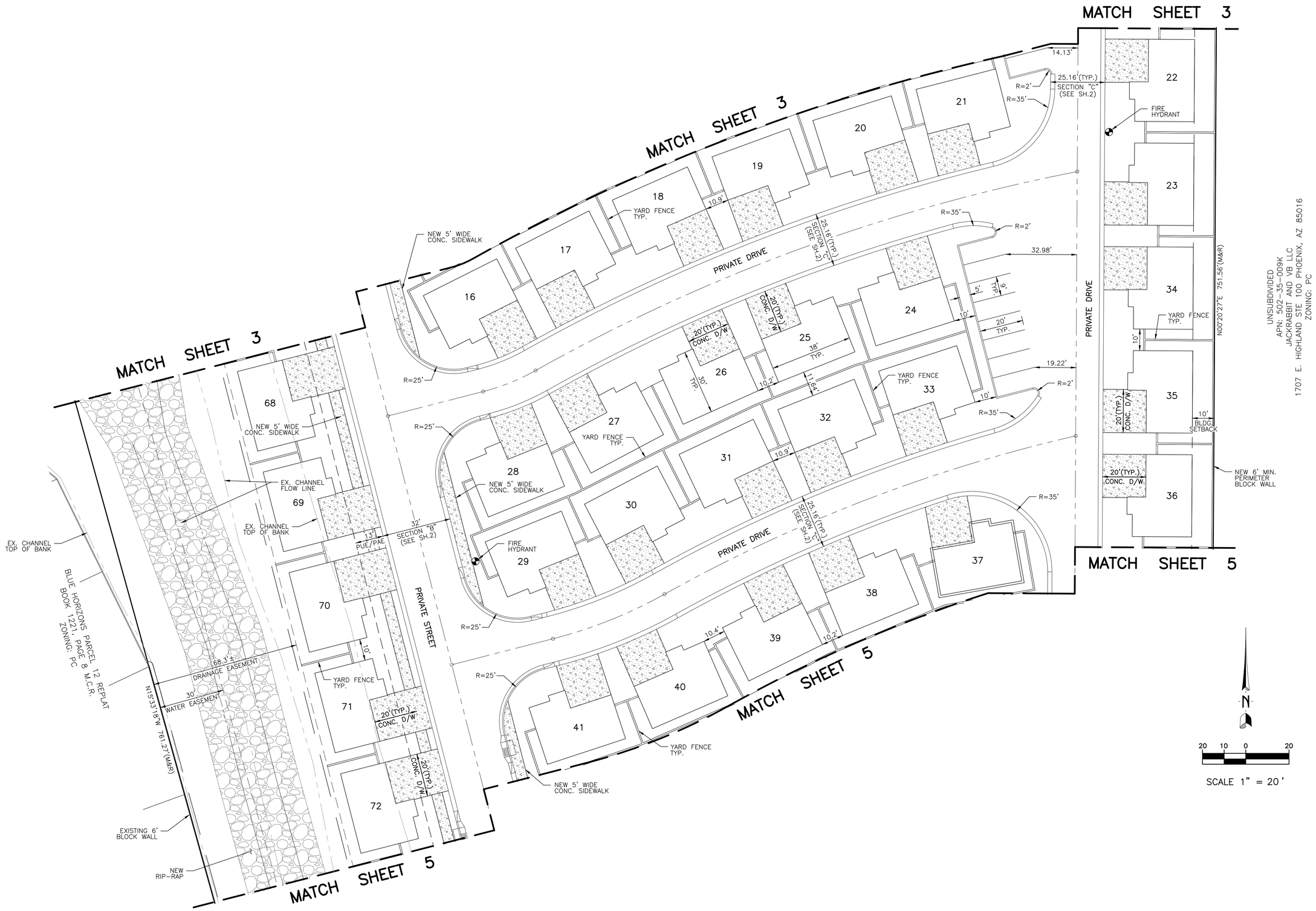

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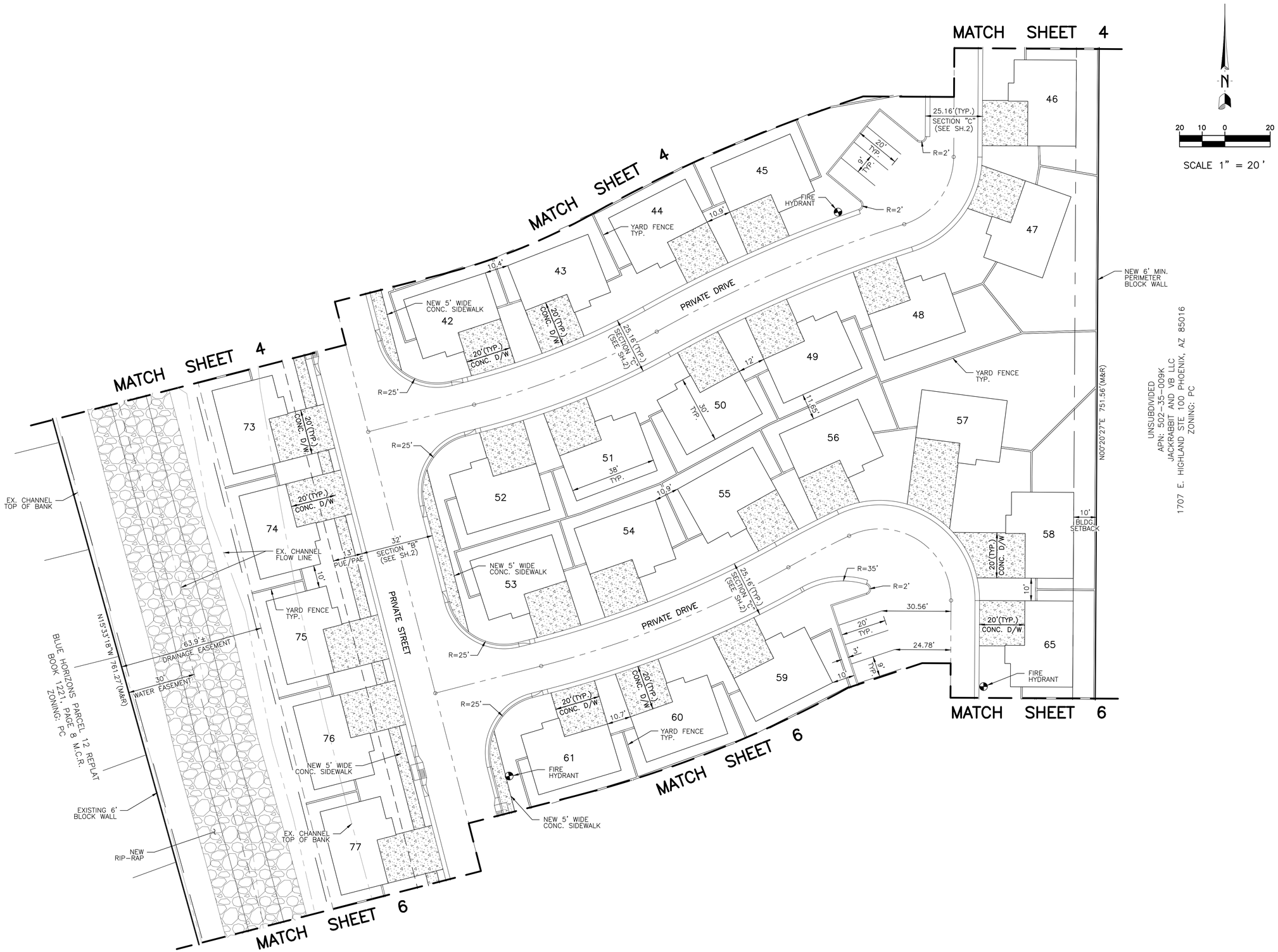

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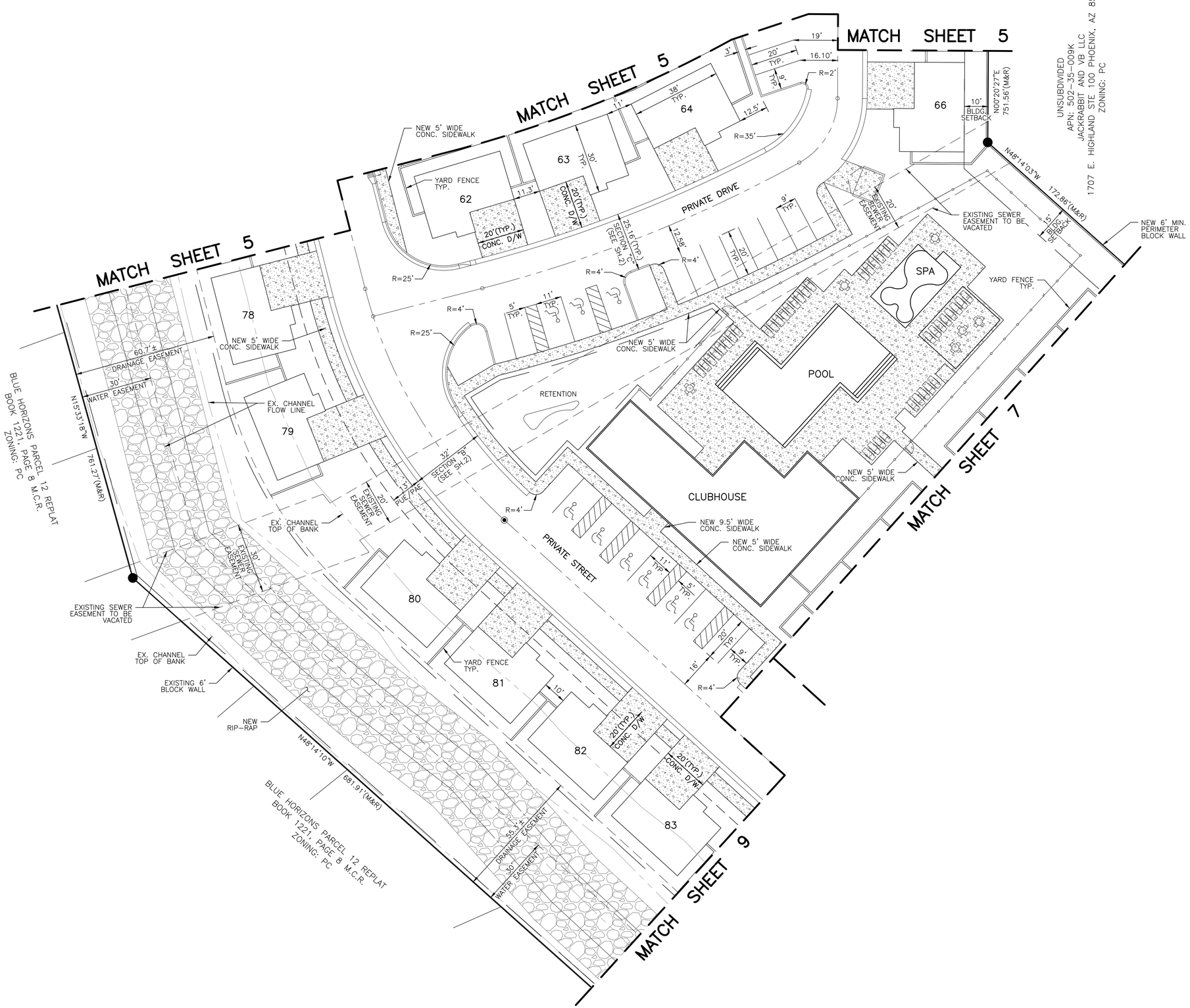

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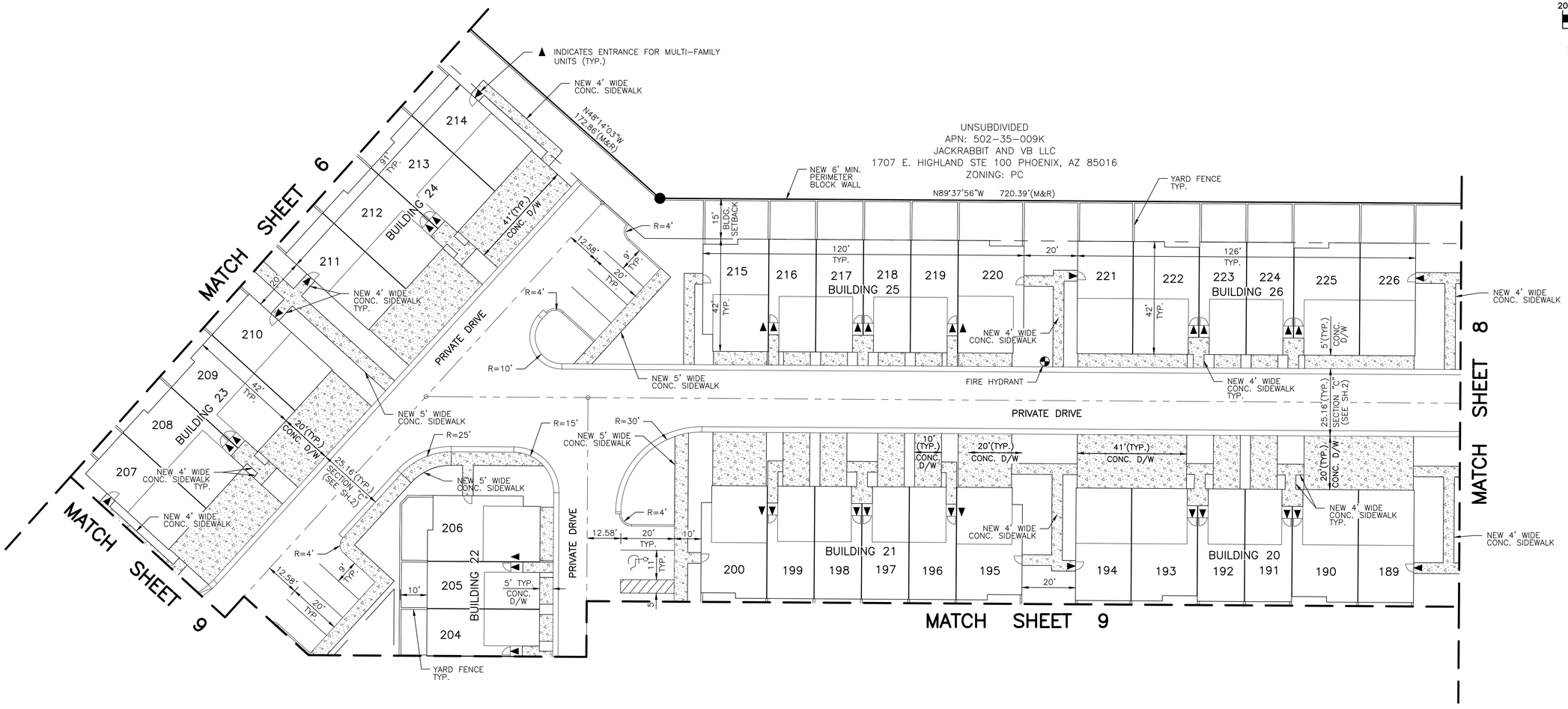

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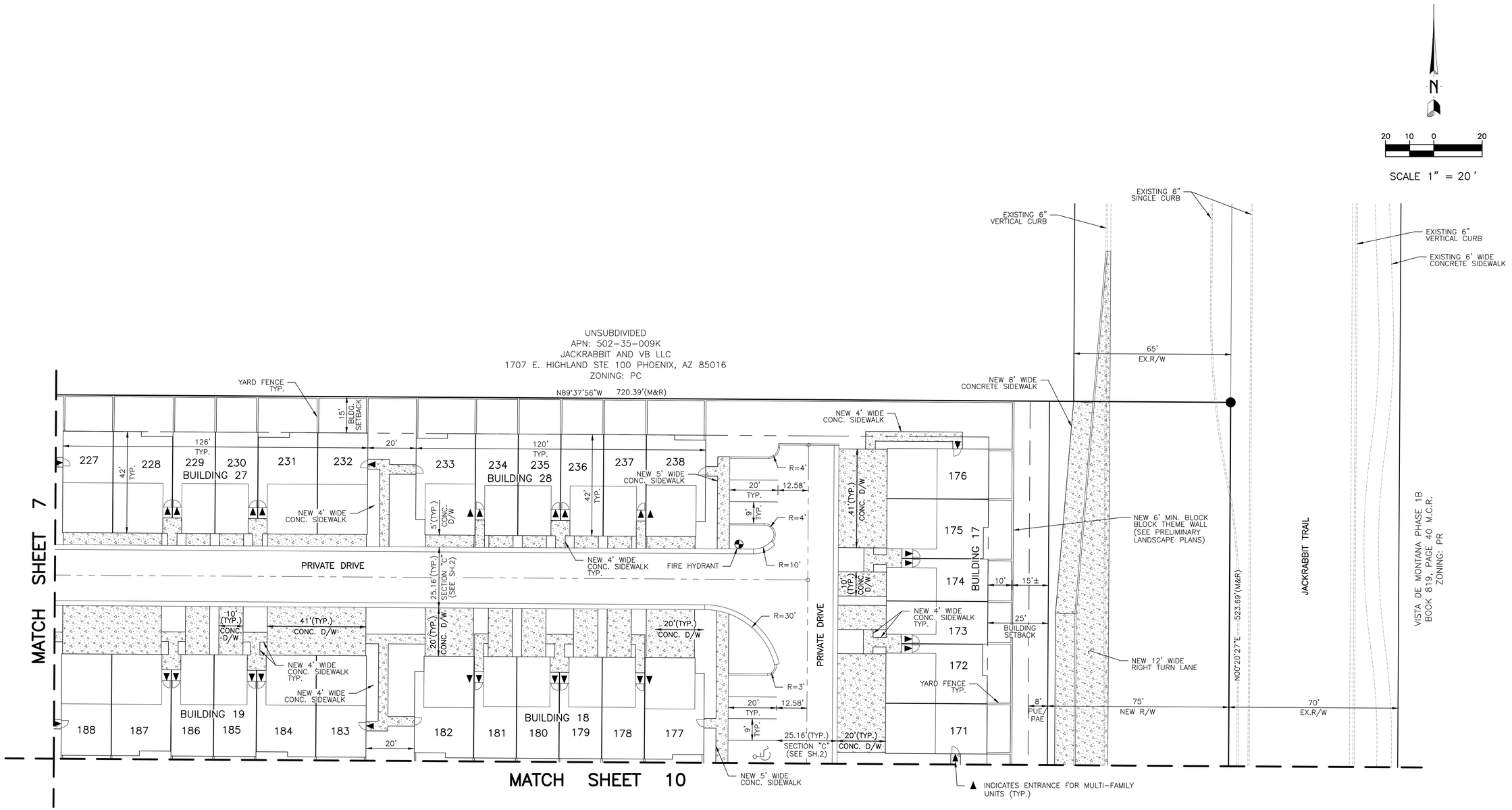

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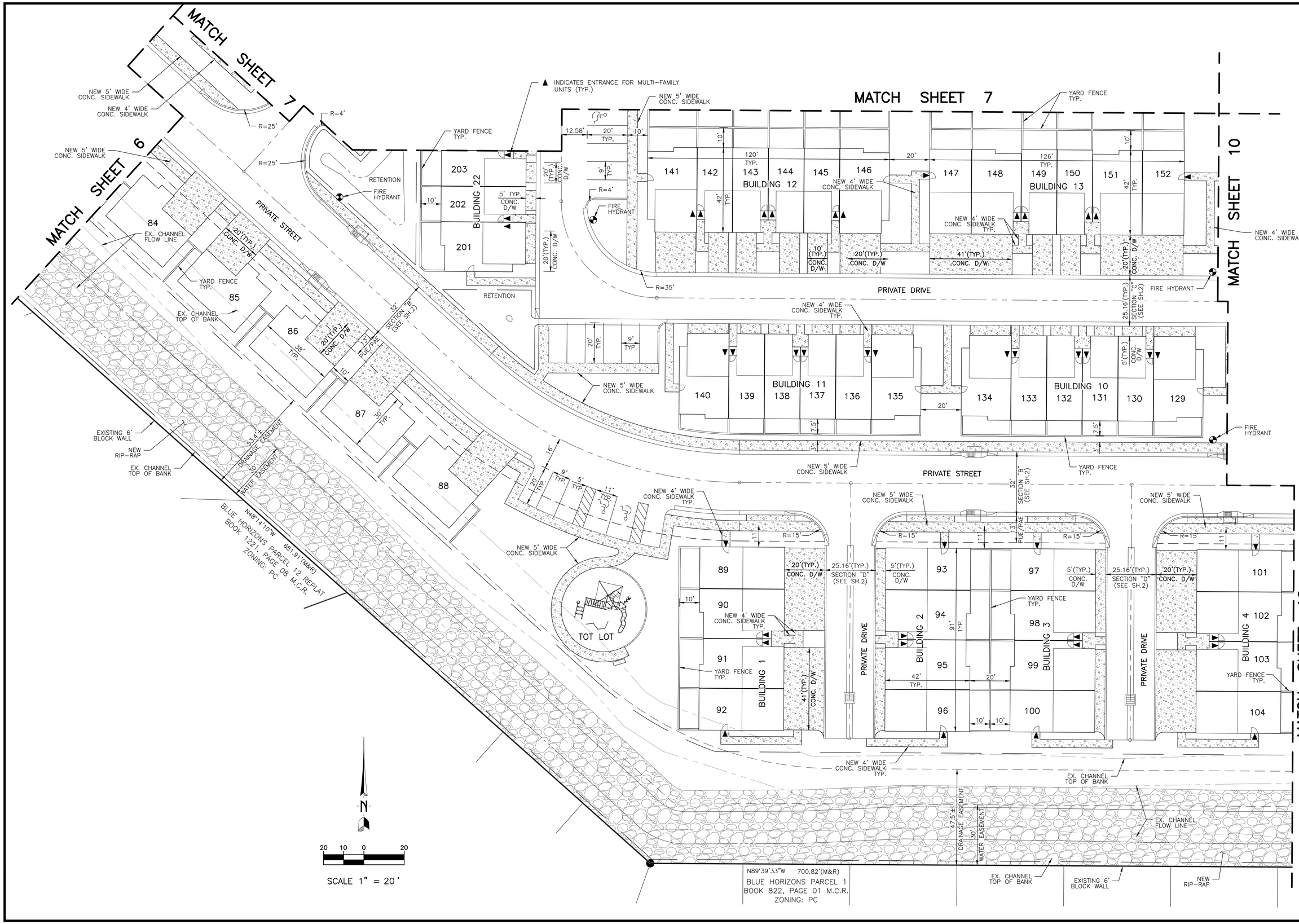

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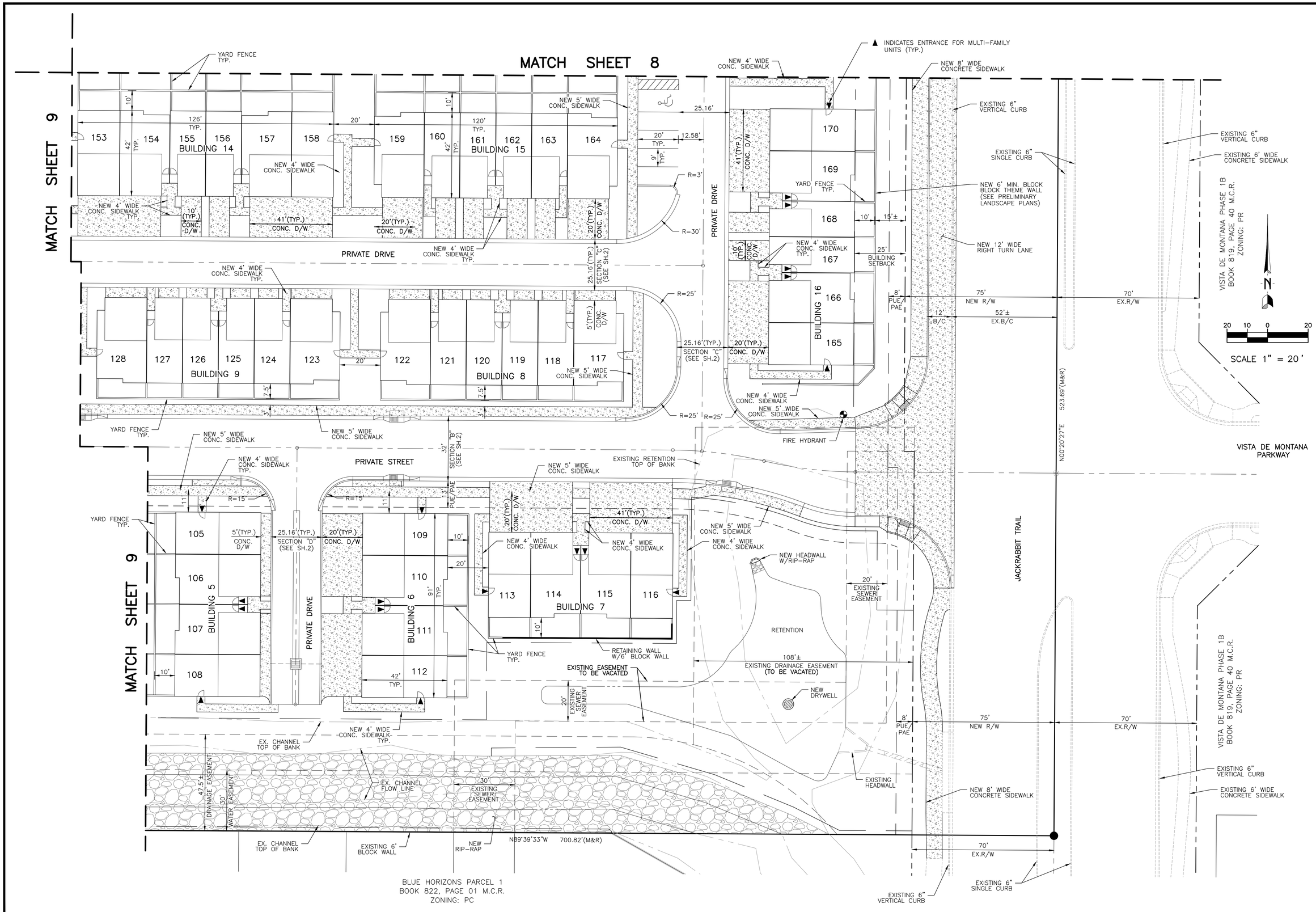

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VAN BUREN STREET (ALIGNMENT)
N89°37'56"W 2642.78'

BLUE HORIZONS PARCEL 11
BOOK 958, PAGE 18 M.C.R.
ZONING: PC

BLUE HORIZONS PARKWAY

NEW HEADWALL

RETAINING WALLS

DRAINAGE EASEMENT

PRIVATE DRIVE

PRIVATE STREET

NEW 10' DIAMETER UNDERGROUND STORMWATER STORAGE TANK

BLUE HORIZONS PARCEL 12 REPLAT
BOOK 1221, PAGE 8 M.C.R.
ZONING: PC

UNSUBDIVIDED
APN: 502-35-009K
JACKRABBIT AND VB LLC
1707 E. HIGHLAND STE 100 PHOENIX, AZ 85016
ZONING: PC

1 FF1034.73 PAD1034.06
2 FF1034.89 PAD1034.22
3 FF1034.64 PAD1033.97
4 FF1034.37 PAD1033.70
5 FF1034.10 PAD1033.43
6 FF1033.83 PAD1033.16
7 FF1033.55 PAD1032.88
8 FF1033.28 PAD1032.61
9 FF1033.10 PAD1032.43
10 FF1033.83 PAD1033.16
11 FF1034.10 PAD1033.43
12 FF1034.37 PAD1033.70
13 FF1034.64 PAD1033.97
14 FF1034.40 PAD1033.73
15 FF1033.73 PAD1033.06
67 FF1032.47 PAD1031.80

MATCH SHEET 12

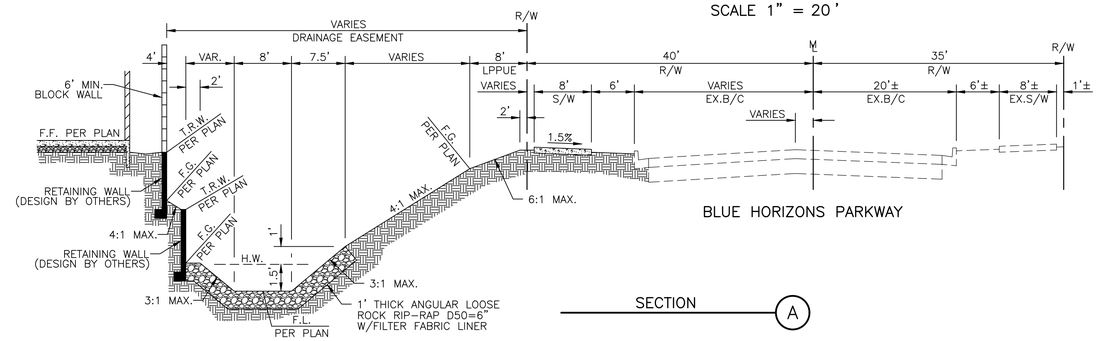
MATCH SHEET 12

SCALE 1" = 20'

LEGEND

→ INDICATES DIRECTION OF FLOW

NOTE:
ALL FINISH FLOOR ELEVATIONS ARE A MINIMUM OF (1) FOOT ABOVE THE 100-YEAR STORM WATER ELEVATION



SECTION (A)

Clouse Engineering, Inc.
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CONCEPTUAL GRADING AND DRAINAGE
IRONWOOD AT BLUE HORIZONS

BUCKEYE ARIZONA

NOT FOR CONSTRUCTION

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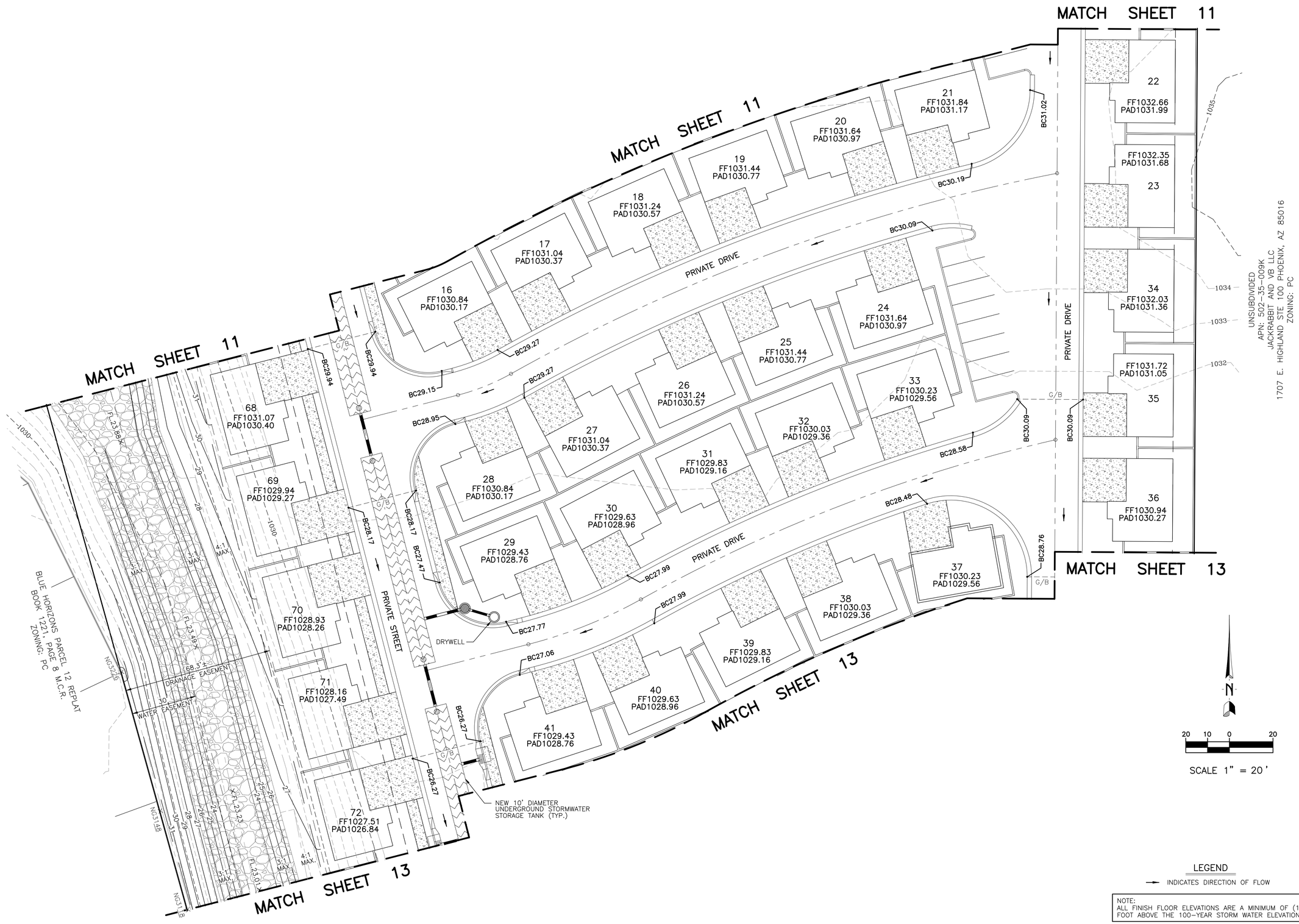

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→ INDICATES DIRECTION OF FLOW

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CONCEPTUAL GRADING AND DRAINAGE
IRONWOOD AT BLUE HORIZONS

BUCKEYE ARIZONA

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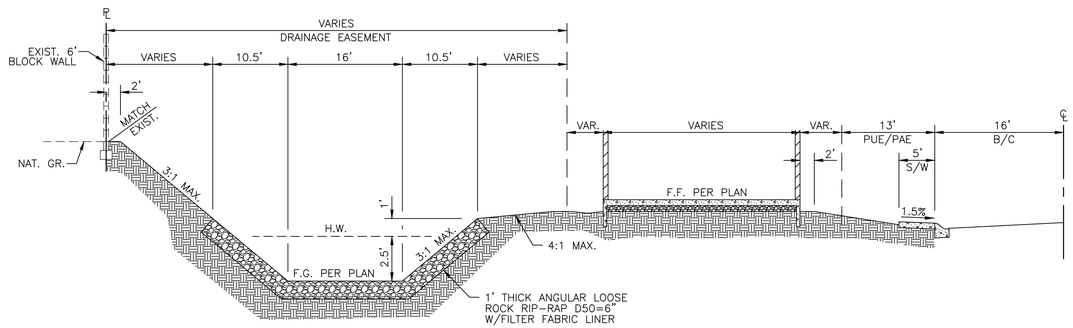
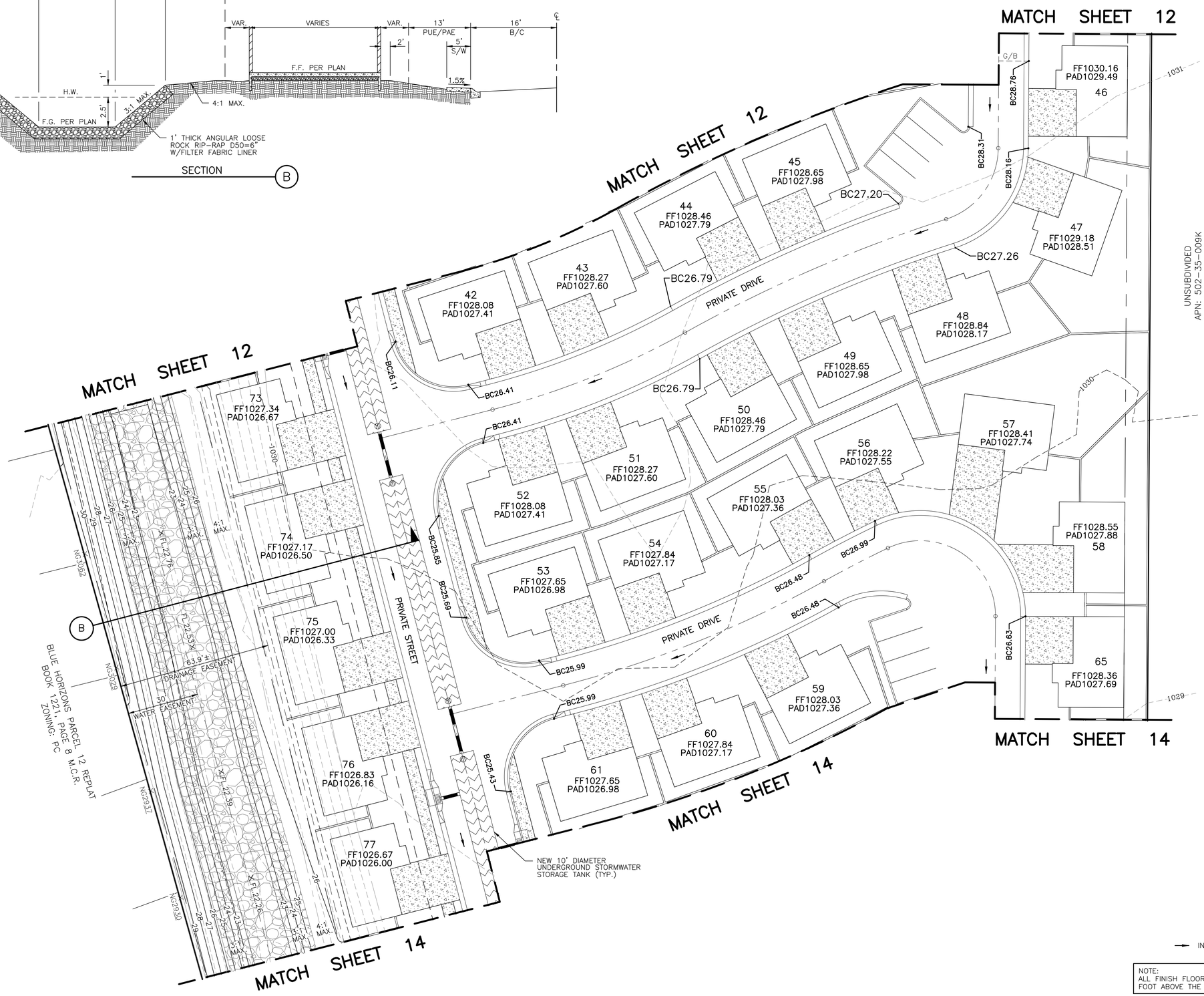


SECTION B



N

20 10 0 20

SCALE 1" = 20'

LEGEND

→ INDICATES DIRECTION OF FLOW

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CONCEPTUAL GRADING AND DRAINAGE
IRONWOOD AT BLUE HORIZONS

BUCKEYE ARIZONA

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 35934 THOMAS A. WEBER ARIZONA U.S.A.

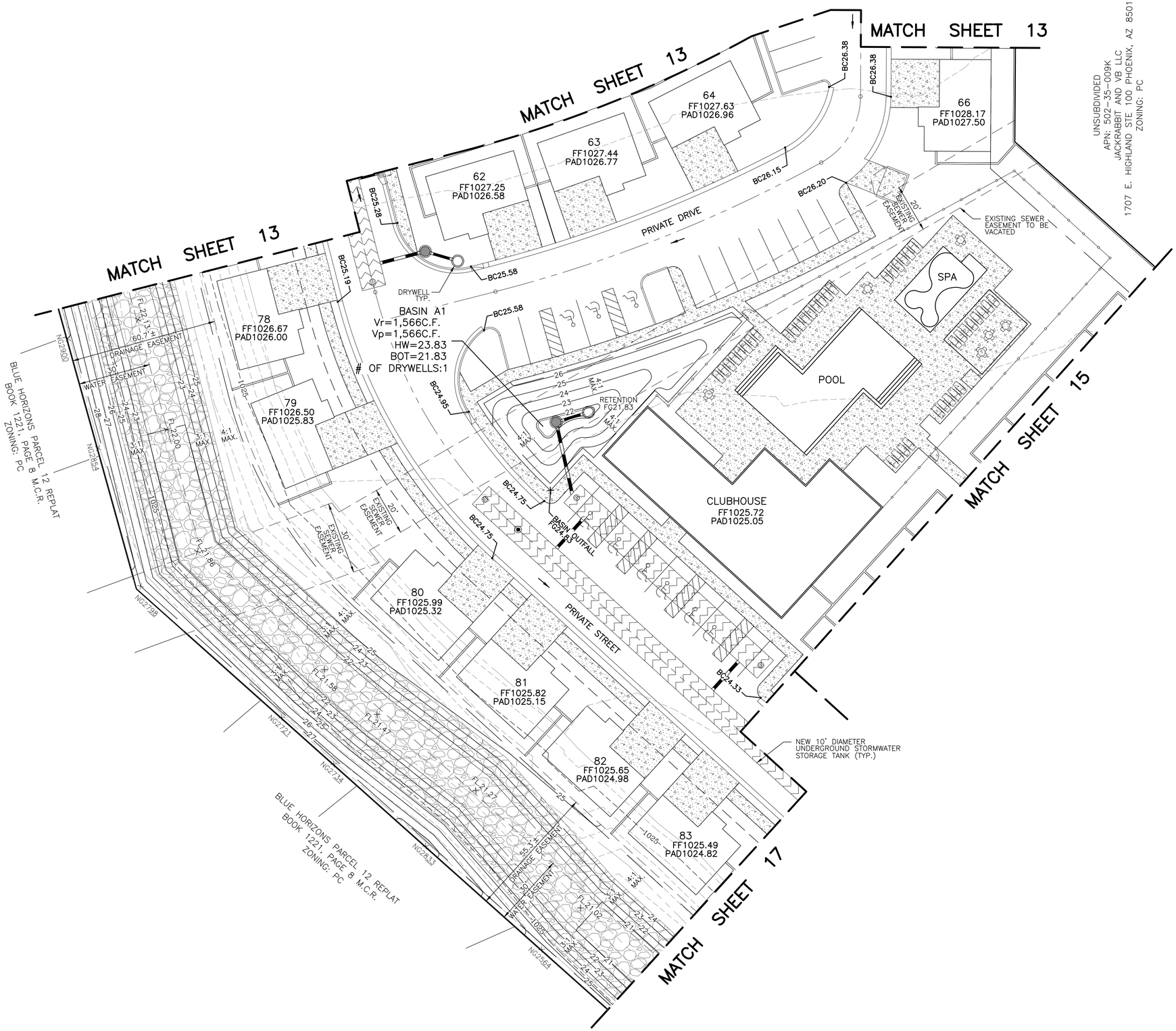
Expires 3-31-2025

Revised
11-01-21
3-23-22
6-28-22

Date
05-11-21

As-Built
.

Job No.
191201



LEGEND

→ INDICATES DIRECTION OF FLOW

NOTE:
ALL FINISH FLOOR ELEVATIONS ARE A MINIMUM OF (1) FOOT ABOVE THE 100-YEAR STORM WATER ELEVATION

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

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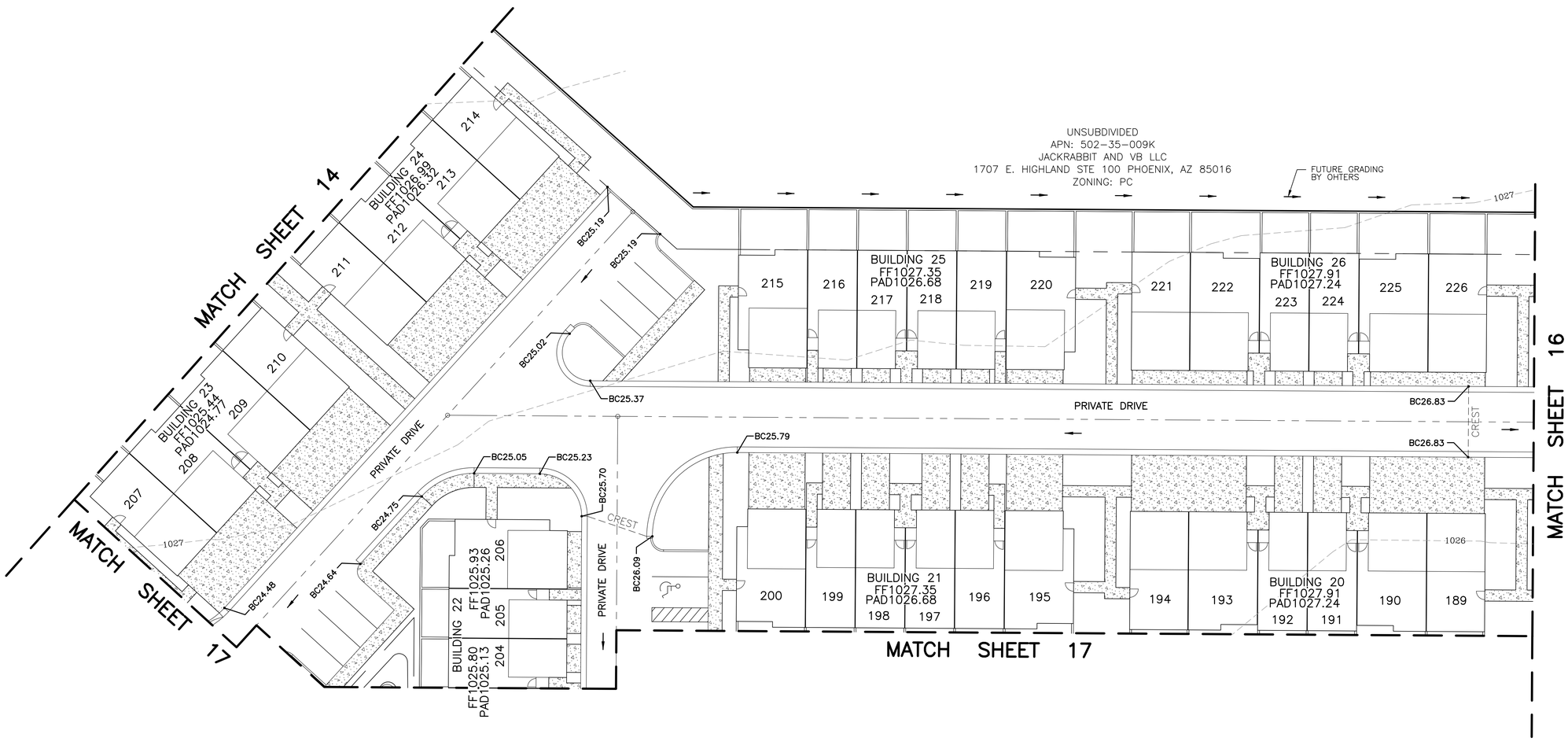

SCALE 1" = 20'

LEGEND

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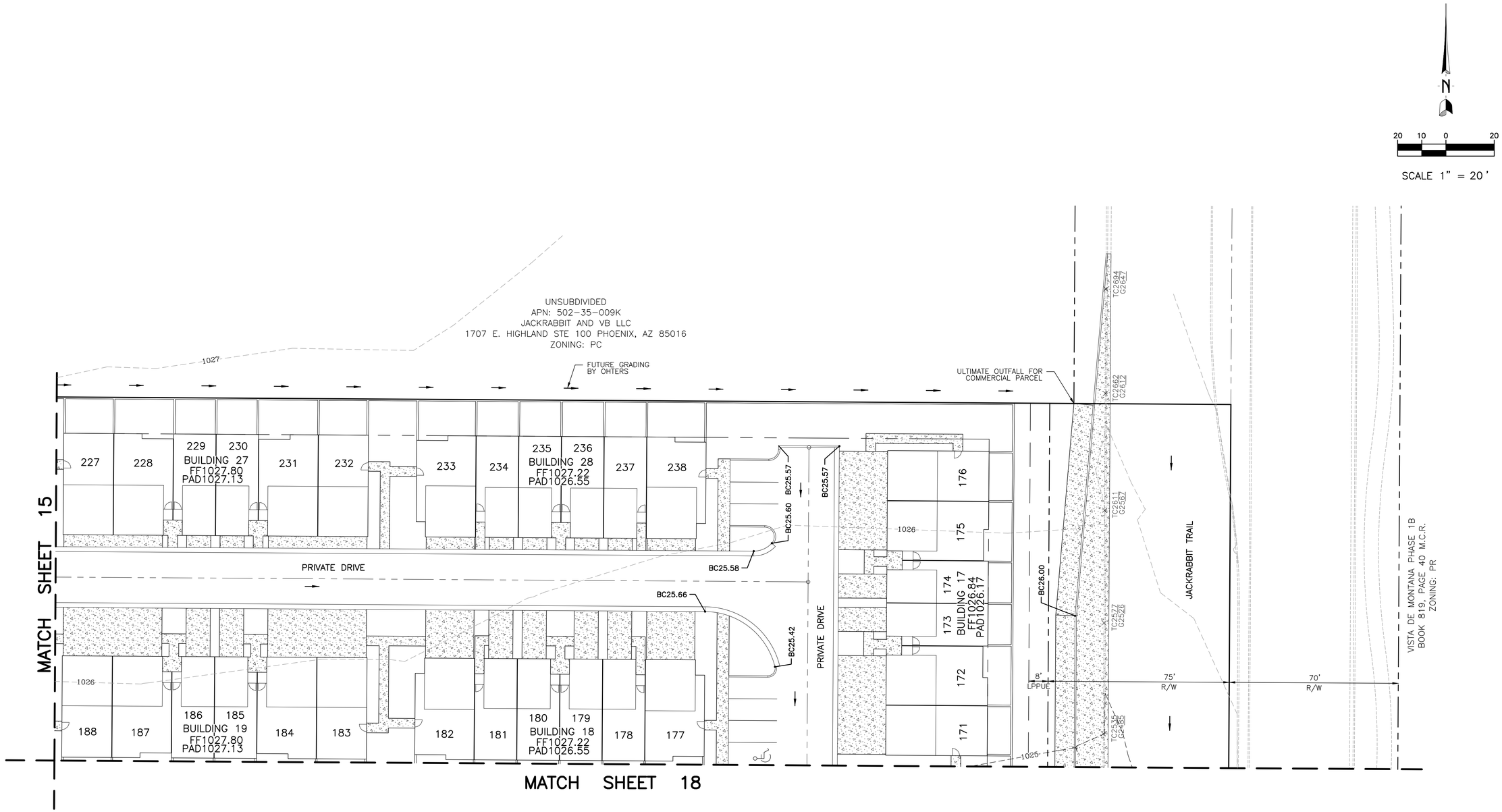

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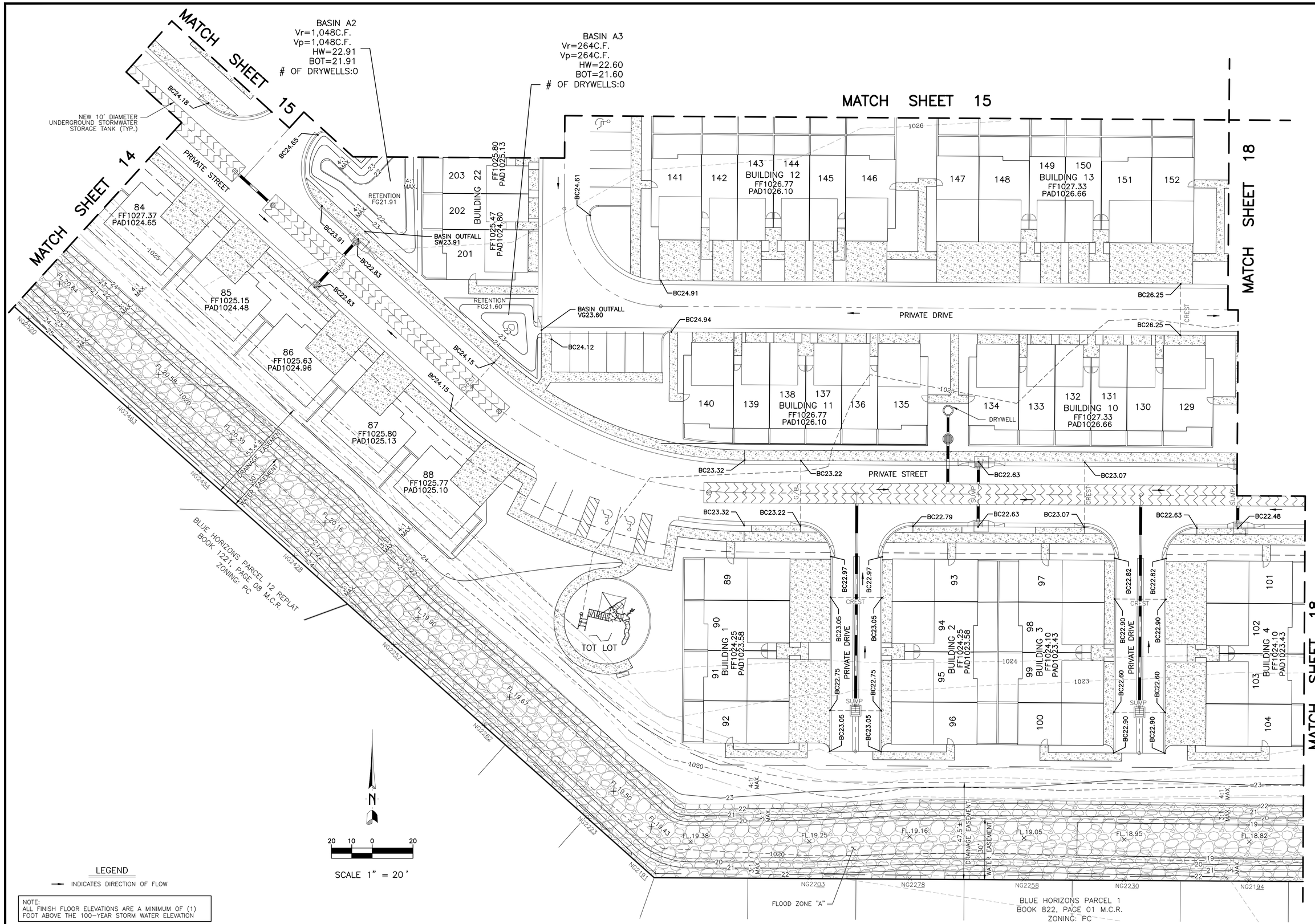

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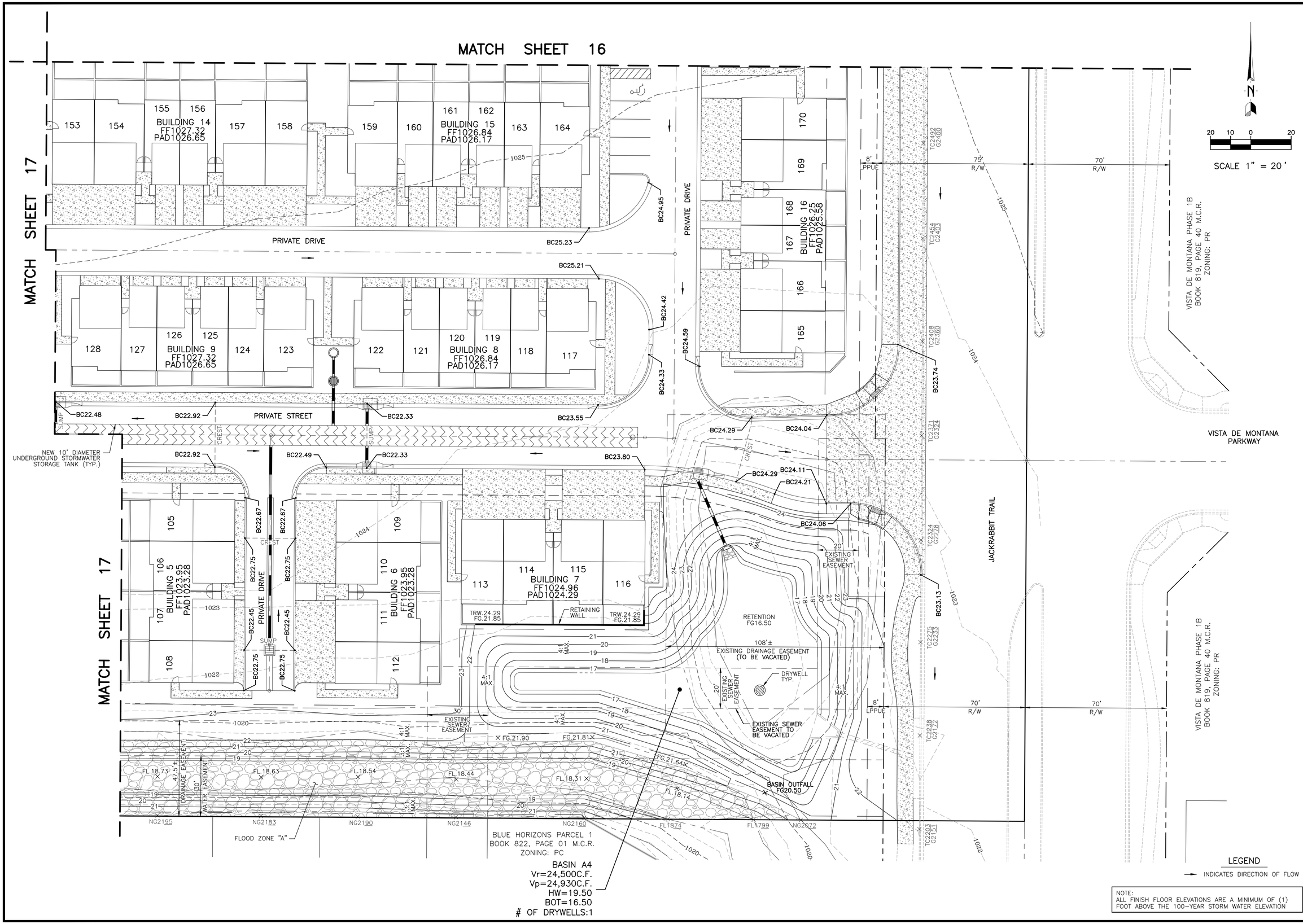

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VAN BUREN STREET (ALIGNMENT)
N89°37'56"W 2642.78'

BLUE HORIZONS PARCEL 11
BOOK 958, PAGE 18 M.C.R.
ZONING: PC

BLUE HORIZONS PARKWAY

EX.12"W.
EX.12"WELL SUPPLY
EX.F.H.
EX.W.V.
54.9'± EXISTING DRAINAGE EASEMENT

NEW WATER METER VAULT FOR DOMESTIC WATER LINE

8'± EX.W.L.
12'± EX.W.L.
3' SPRINKLER W.L.
39' DOMESTIC W.L.
50' FIRE LINE
8"W
8"S
4' M.H.
PRIVATE DRIVE
22' SPRINKLER W.L.
4' DOMESTIC W.L.
7' FIRE LINE
STORMDRAIN PIPE
8' DOMESTIC W.L.
6' SPRINKLER W.L.
PRIVATE STREET
10' S/L
11' FIRE LINE
NEW 10' DIAMETER UNDERGROUND STORMWATER STORAGE TANK
71.8'± EXISTING DRAINAGE EASEMENT
30' EXISTING WATER EASEMENT

BLUE HORIZONS PARCEL 12 REPLAT
BOOK 1221, PAGE 8 M.C.R.
ZONING: PC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 67

UNSUBDIVIDED
APN: 502-35-009K
JACKRABBIT AND VB LLC
1707 E. HIGHLAND STE 100 PHOENIX, AZ 85016
ZONING: PC

MATCH SHEET 20

MATCH SHEET 20

N

20 10 0 20
SCALE 1" = 20'

LEGEND
→ INDICATES DIRECTION OF FLOW

NOTE:
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UTILITY PLAN
IRONWOOD AT BLUE HORIZONS

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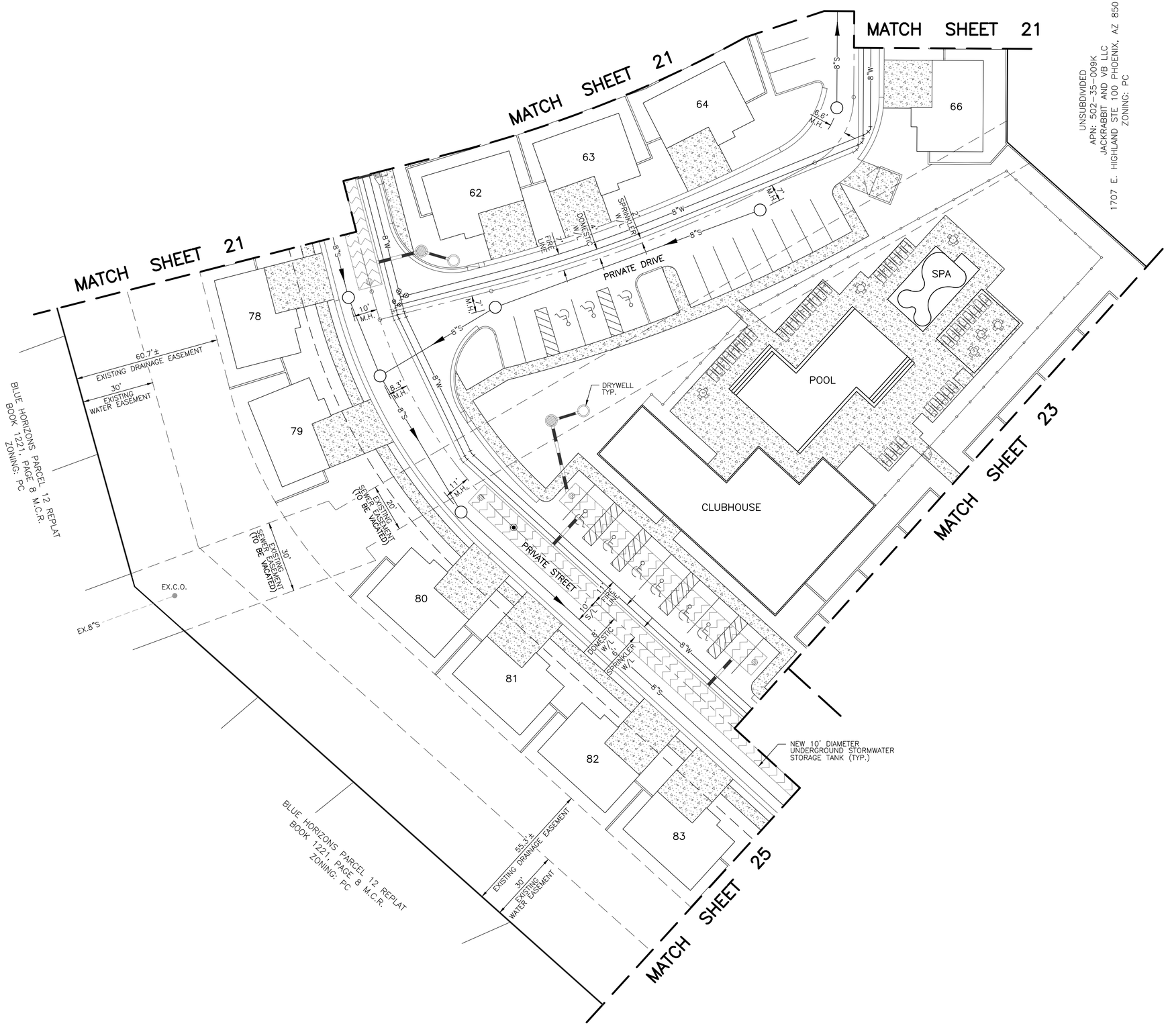

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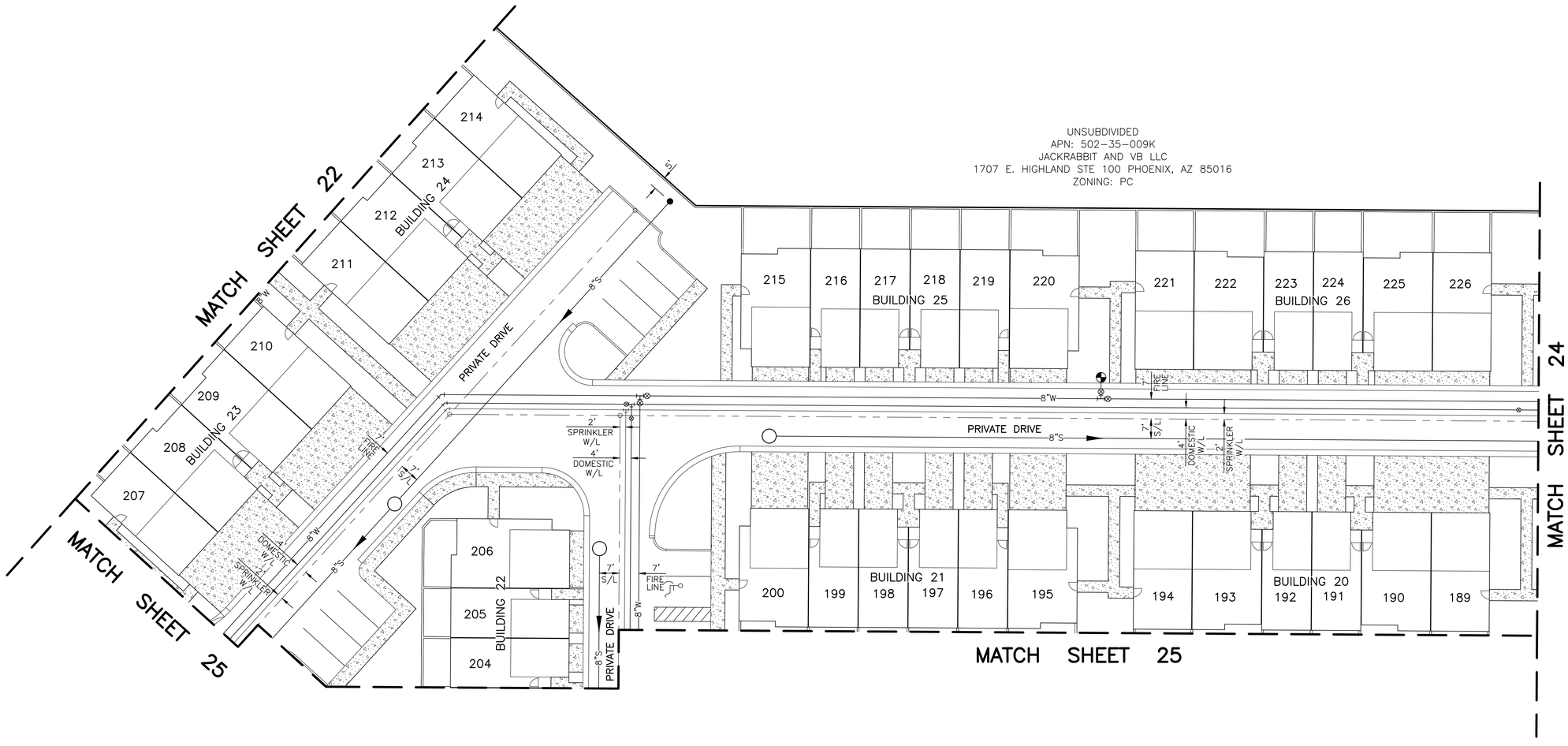

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20 10 0 20

SCALE 1" = 20'

LEGEND

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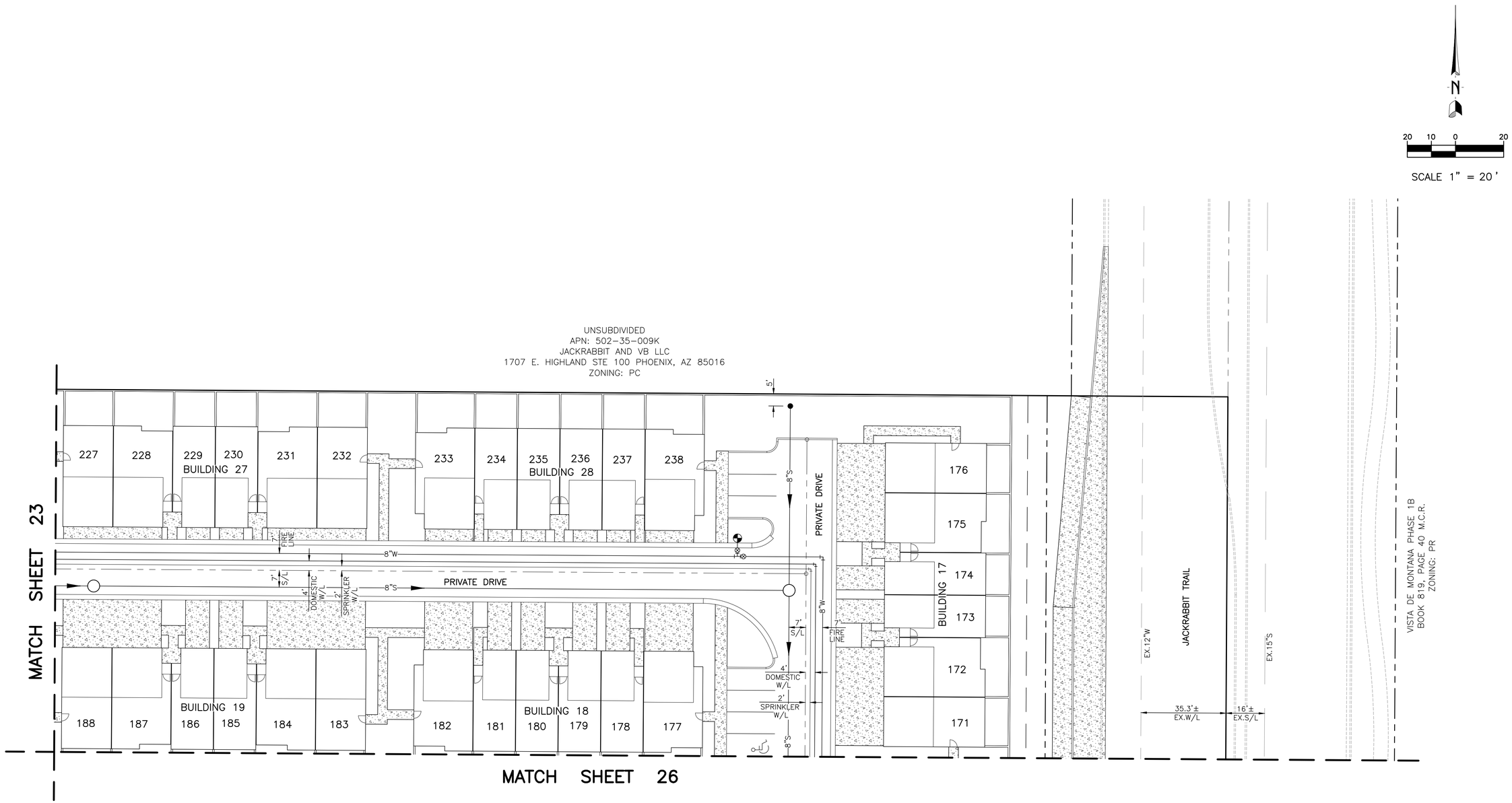

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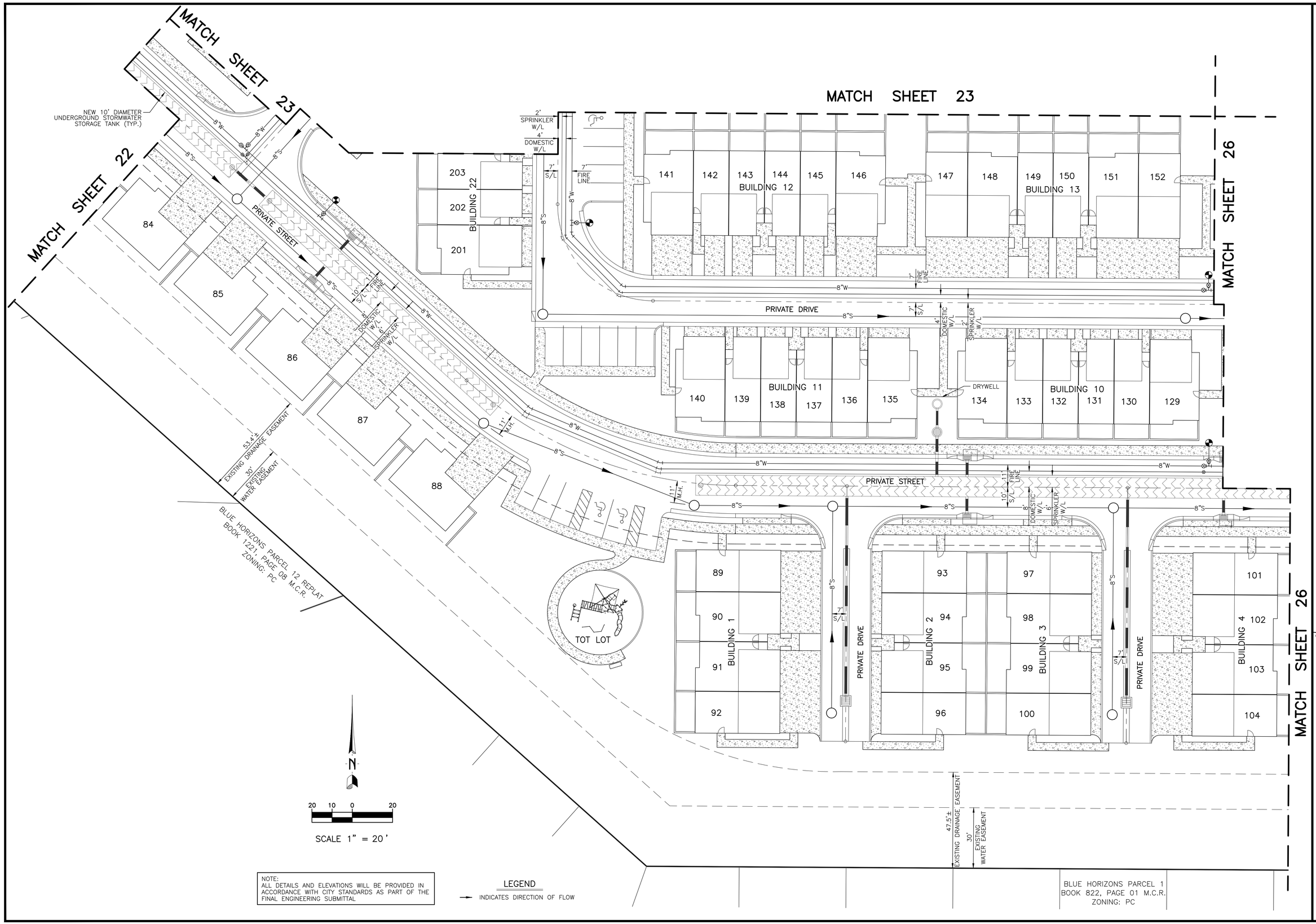

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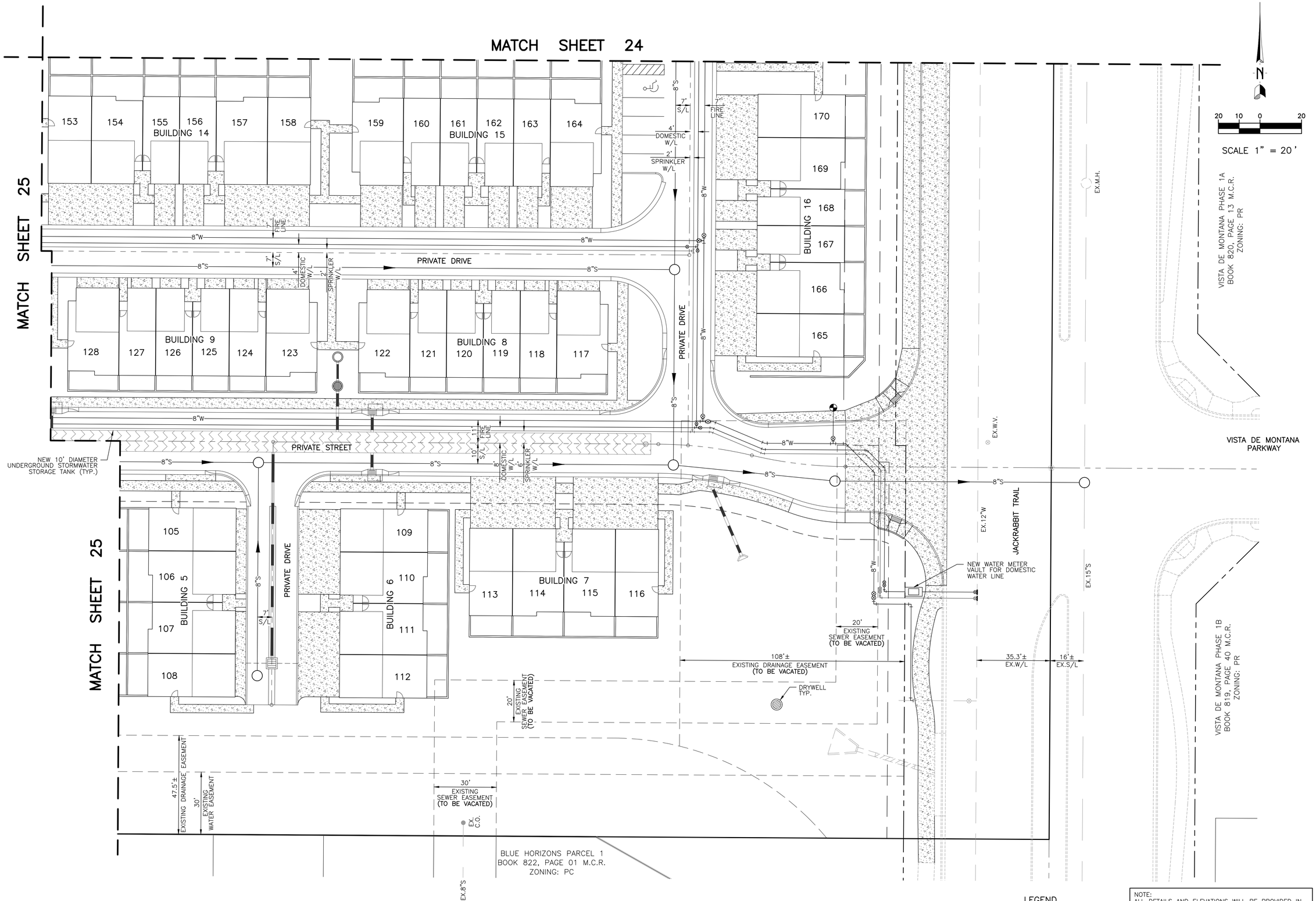

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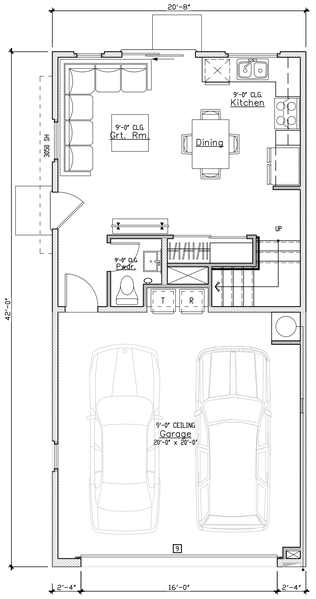
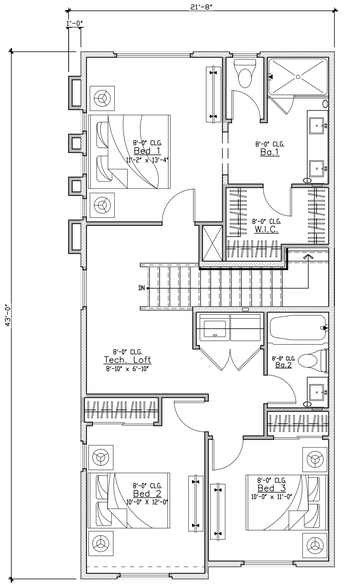


FIRST FLOOR

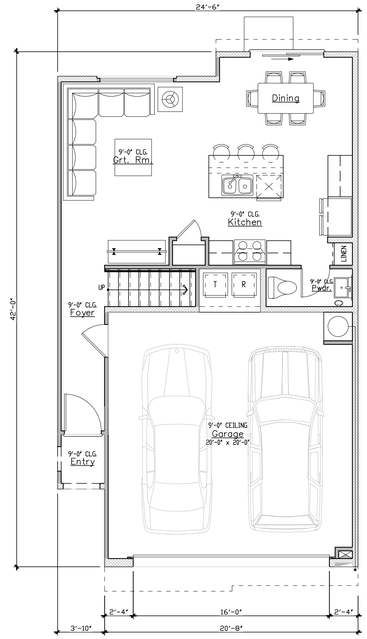


SECOND FLOOR

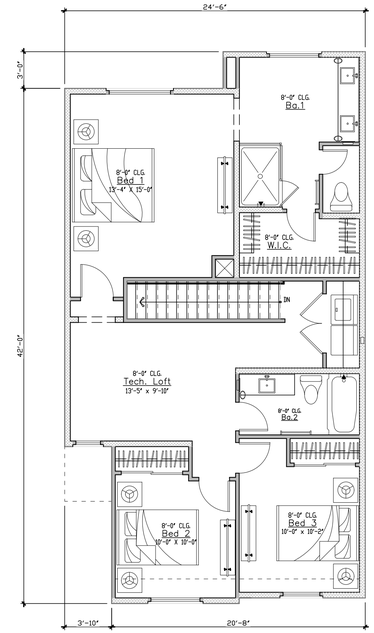
PLAN 1

N.T.S.

SQUARE FOOTAGES PLAN 1	
STANDARD AREA:	
LIVABLE AREA:	
FIRST FLOOR	430#
SECOND FLOOR	835#
SUB-TOTAL	1,265#
NON-LIVABLE AREA:	
GARAGE	439#
TOTAL BLDG. FTPRINT. - STD.	868#
MAXIMUM TOTAL LIVABLE	1,265#



FIRST FLOOR

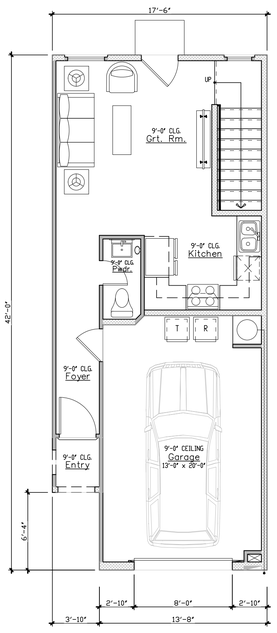


SECOND FLOOR

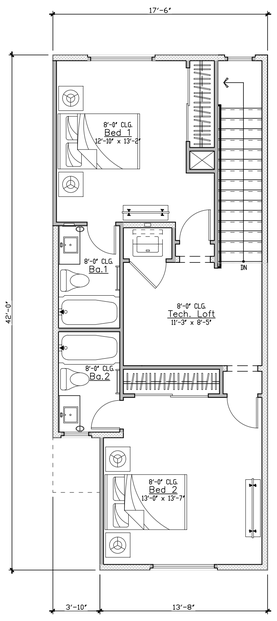
SQUARE FOOTAGES PLAN 2A	
STANDARD AREA:	
LIVABLE AREA:	
FIRST FLOOR	519#
SECOND FLOOR	972#
SUB-TOTAL	1,491#
NON-LIVABLE AREA:	
GARAGE	444#
ENTRY	17#
SUB-TOTAL	461#
TOTAL BLDG. FTPRINT. - STD.	980#
MAXIMUM TOTAL LIVABLE	1,491#

PLAN 2A

N.T.S.



FIRST FLOOR

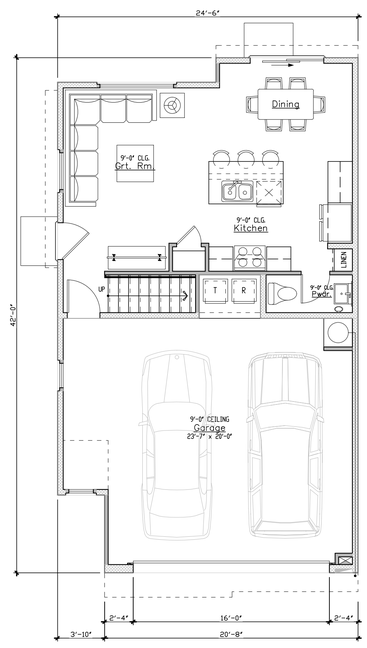


SECOND FLOOR

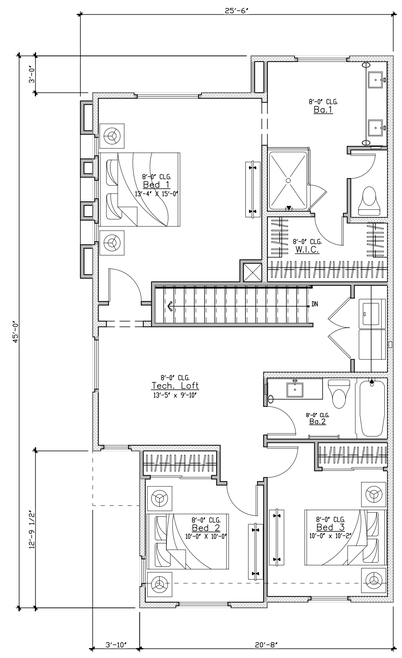
PLAN 3

N.T.S.

SQUARE FOOTAGES PLAN 3	
STANDARD AREA:	
LIVABLE AREA:	
FIRST FLOOR	415#
SECOND FLOOR	639#
SUB-TOTAL	1,054#
NON-LIVABLE AREA:	
GARAGE	278#
ENTRY	17#
SUB-TOTAL	295#
TOTAL BLDG. FTPRINT. - STD.	710#
MAXIMUM TOTAL LIVABLE	1,054#



FIRST FLOOR



SECOND FLOOR

SQUARE FOOTAGES PLAN 2B	
STANDARD AREA:	
LIVABLE AREA:	
FIRST FLOOR	519#
SECOND FLOOR	972#
SUB-TOTAL	1,491#
NON-LIVABLE AREA:	
GARAGE	444#
ENTRY	17#
SUB-TOTAL	461#
TOTAL BLDG. FTPRINT. - STD.	980#
MAXIMUM TOTAL LIVABLE	1,491#

PLAN 2B

N.T.S.

T R = WASTE AND RECYCLING CARTS. ALL LOCATED WITHIN GARAGES

NOTE:

ARCHITECTURAL FLOOR PLANS ARE CONCEPTUAL AND PROVIDED AS PART OF THE DEVELOPMENT SERVICES REVIEW AND APPROVAL. FINAL CONSTRUCTION DOCUMENTS WILL BE PREPARED AND SUBMITTED TO THE BUILDING DEPARTMENT IN ACCORDANCE WITH CITY OF BUCKEYE REQUIREMENTS AND IN GENERAL CONFORMANCE WITH THESE CONCEPTS, SUBJECT TO MINOR VARIATIONS AS PART OF FINAL ENGINEERING.

ADDITIONAL OPTIONS AND INTERNAL CONFIGURATIONS MAY BE AVAILABLE. OWNER WILL PROVIDE A VARIETY OF ELEVATIONS IN ACCORDANCE WITH THE CITY OF BUCKEYE RESIDENTIAL DESIGN GUIDELINES.

REFERENCE SUPPLEMENTAL ELEVATION PACKAGE SUBMITTED AS A PART OF THIS APPLICATION.

Two Tree Capital

Two Tree Capital, LLC
2820 Townsgate Rd, Suite 207
Westlake Village, CA 91361
(818) 699-6234 - Phone

CERTAIN ELEMENTS ON THIS PLAN MAY BE INDICATED AS "FUTURE OR PROPOSED". TWO TREE CAPITAL, LLC. MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

IRONWOOD AT BLUE HORIZONS

SWC OF S. JACKRABBIT TRAIL & BLUE HORIZONS PARKWAY
CITY OF BUCKEYE, AZ

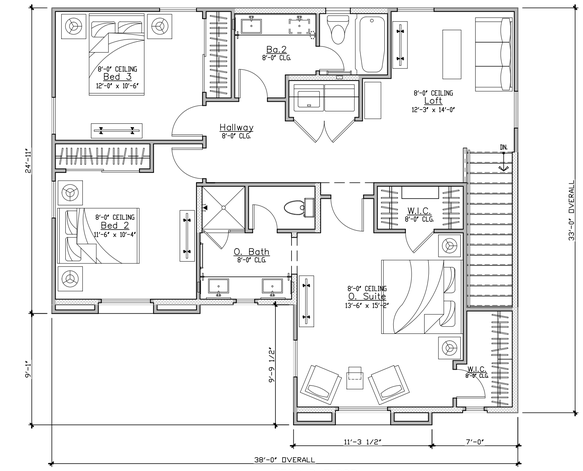
COPYRIGHT:
TWO TREE CAPITAL, LLC

DATE: JUNE 24, 2022

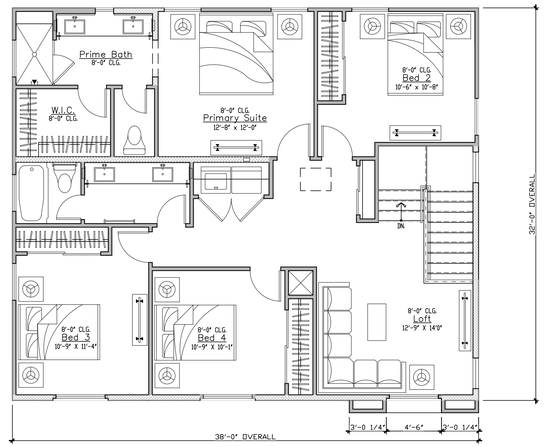
DRAWN BY: J. BINKLEY

TITLE:

PRELIMINARY FLOOR PLANS



SECOND FLOOR



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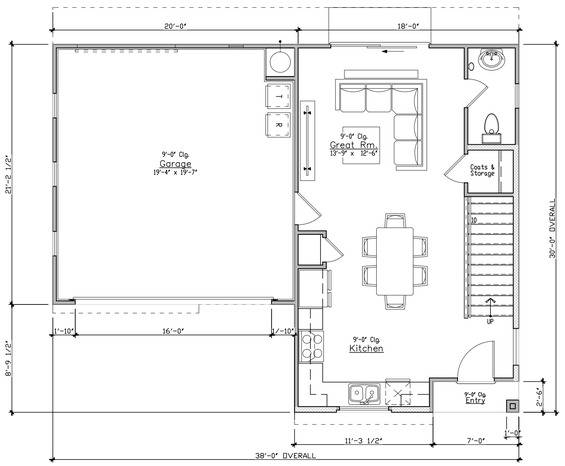
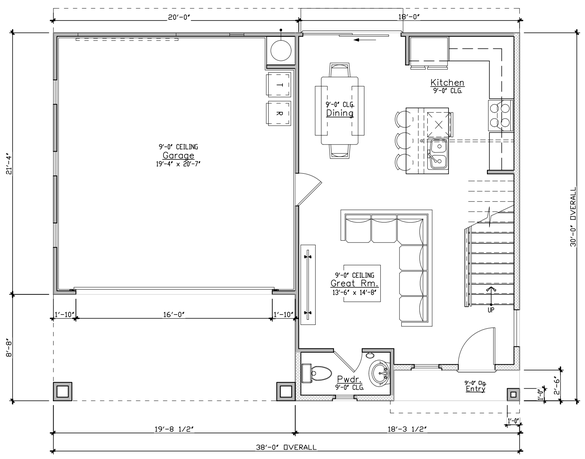


FIRST FLOOR

PLAN 1,559

N.T.S.

SQUARE FOOTAGES			
STANDARD AREA:	ELEV - A	ELEV - B	ELEV - C
LIVABLE AREA:			
FIRST FLOOR	531#	531#	531#
SECOND FLOOR	1,028#	1,028#	1,028#
SUB-TOTAL	1,559#	1,559#	1,559#
NON-LIVABLE AREA:			
GARAGE	416#	416#	416#
ENTRY	18#	18#	18#
2ND FLOOR ARCH. PROJECTION	14#	14#	14#
SUB-TOTAL	448#	448#	448#
OPTIONAL NON-LIVABLE AREA			
OPT. 2ND FLOOR BALCONY			69#
TOTAL BLDG. FTPRINT. - STD.	96.7#	96.7#	96.7#
MAXIMUM TOTAL LIVABLE	1,559#	1,559#	1,559#



FIRST FLOOR

PLAN 1,668

N.T.S.

SQUARE FOOTAGES			
STANDARD AREA:	ELEV - A	ELEV - B	ELEV - C
LIVABLE AREA:			
FIRST FLOOR	523#	523#	523#
SECOND FLOOR	1,145#	1,145#	1,145#
SUB-TOTAL	1,668#	1,668#	1,668#
NON-LIVABLE AREA:			
GARAGE	420#	420#	420#
ENTRY	26#	26#	26#
SUB-TOTAL	426#	426#	426#
TOTAL BLDG. FTPRINT. - STD.	949#	949#	975#
MAXIMUM TOTAL LIVABLE	1,668#	1,668#	1,668#

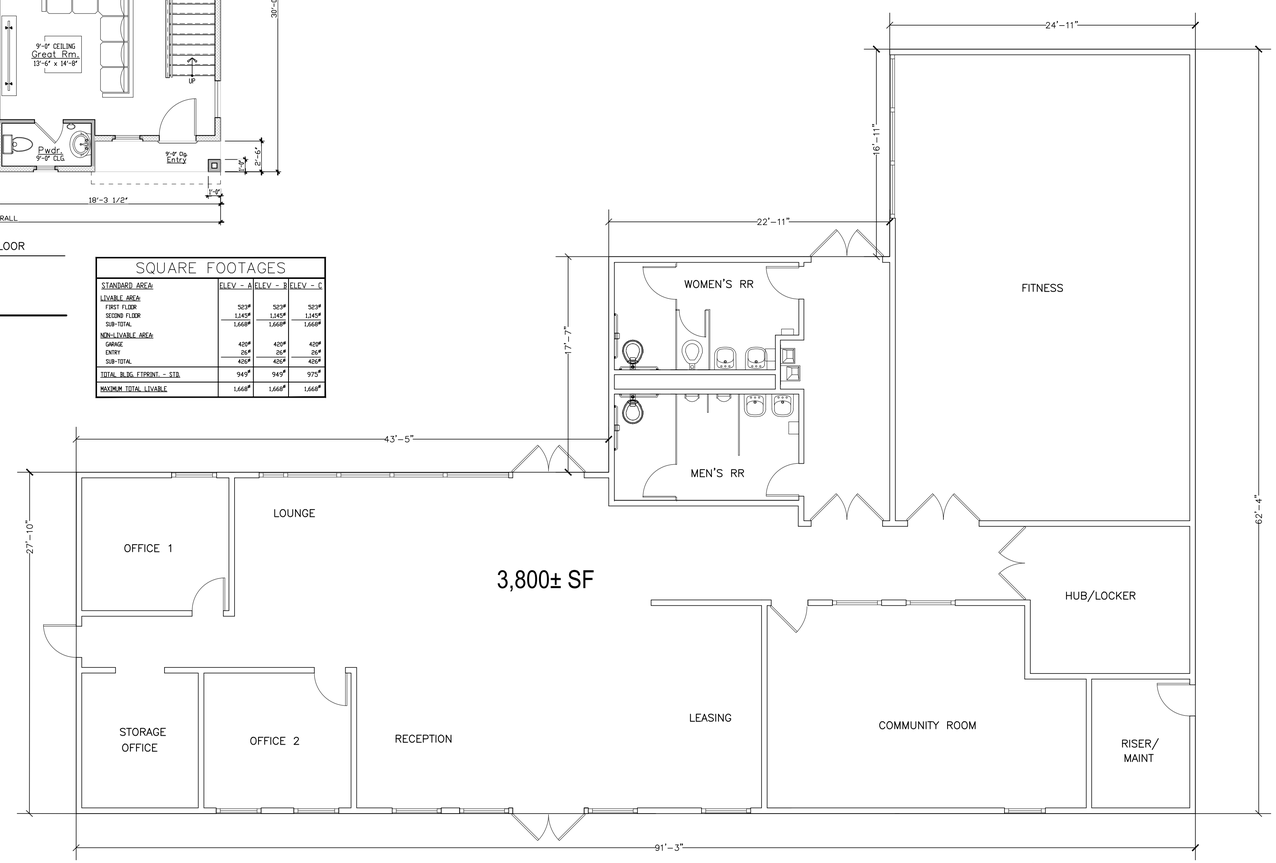
T R = WASTE AND RECYCLING CARTS. ALL LOCATED WITHIN GARAGES

NOTE:

ARCHITECTURAL FLOOR PLANS ARE CONCEPTUAL AND PROVIDED AS PART OF THE DEVELOPMENT SERVICES REVIEW AND APPROVAL. FINAL CONSTRUCTION DOCUMENTS WILL BE PREPARED AND SUBMITTED TO THE BUILDING DEPARTMENT IN ACCORDANCE WITH CITY OF BUCKEYE REQUIREMENTS AND IN GENERAL CONFORMANCE WITH THESE CONCEPTS, SUBJECT TO MINOR VARIATIONS AS PART OF FINAL ENGINEERING.

ADDITIONAL OPTIONS AND INTERNAL CONFIGURATIONS MAY BE AVAILABLE. OWNER WILL PROVIDE A VARIETY OF ELEVATIONS IN ACCORDANCE WITH THE CITY OF BUCKEYE RESIDENTIAL DESIGN GUIDELINES.

REFERENCE SUPPLEMENTAL ELEVATION PACKAGE SUBMITTED AS A PART OF THIS APPLICATION.



CLUBHOUSE / LEASING

N.T.S.

REFLECTS GENERAL PROGRAMMING OF LEASING/CLUBHOUSE. FINAL FLOORPLAN AND DIMENSIONS TO BE VERIFIED AND FINALIZED AS PART OF FINAL ENGINEERING AND BUILDING/PERMIT APPROVALS.

Two Tree Capital

Two Tree Capital, LLC
2820 Townsgate Rd, Suite 207
Westlake Village, CA 91361
(818) 699-6234 - Phone

CERTAIN ELEMENTS ON THIS PLAN MAY BE INDICATED AS "FUTURE OR PROPOSED". TWO TREE CAPITAL, LLC. MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

IRONWOOD AT BLUE HORIZONS

SWC OF S. JACKRABBIT TRAIL & BLUE HORIZONS PARKWAY
CITY OF BUCKEYE, AZ

COPYRIGHT:
TWO TREE CAPITAL, LLC

DATE: JUNE 24, 2022

DRAWN BY: J. BINKLEY

TITLE:
PRELIMINARY FLOOR PLANS

SHEET NUMBER:
28 of 29

PER THE BLUE HORIZONS CMP - THE MINIMUM ALLOWABLE PLANT SIZES AT THE TIME OF INSTALLATION WILL BE:
TREES (15 GALLON MIN.) SHRUBS (5 GALLON MIN.)
ACCENT PLANTS (1 GALLON MIN.) GROUNDCOVERS (1 GALLON MIN.)

NOTES

- AREAS WITHIN THE SAFETY TRIANGLE ARE TO BE CLEAR OF LANDSCAPE OBSTRUCTIONS WITH A HEIGHT GREATER THAN TWO FEET. TREES THAT OVERHANG THE SAFETY TRIANGLE SHALL HAVE A CLEAR CANOPY THAT BEGINS @ SEVEN FEET IN HEIGHT.
- ALL LANDSCAPE AND SITE FEATURES TO BE MAINTAINED BY THE PRIVATE PROPERTY OWNER
- PLANTING AREAS TO RECEIVE 2" TOPDRESSING OF DECOMPOSED GRANITE (ROCK MULCH).
- SCHEMATIC LAYOUT OF WALLS AND COMMUNITY FACILITIES BASED UPON CONCEPTUAL LOT LAYOUT AND DESIGN. ACTUAL WALL DESIGN WITH COLUMNS, MAILBOX, & PARKS TO BE SUBMITTED W/ LANDSCAPE CONSTRUCTION DOCUMENTS
- TREES WILL NOT BE ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT AND WILL NOT CONFLICT WITH DRAINAGE ISSUES.
- SIGHT DISTANCE LINE AND SIGHT VISIBILITY TRIANGLES EASEMENTS WILL BE REQUIRED AND SHOWN ON FINAL LANDSCAPE PLANS PER 6-3.306 & 307 BUCKEYE CODES.
- LANDSCAPING WILL CONFORM TO THE MOST CURRENT LOW WATER USE APPROVED PLANT LIST FOR THE PHOENIX ACTIVE MANAGMENT AREA. (ADWR)
- THE MIN. WIDTH OF SIDEWALKS (WHEN SHOWN) SHALL BE 5' WIDE

Pool Fence

BUILDING PERIMETER (SIDE YARD BETWEEN HOMES)

SCALE: $\frac{3}{8}$" = 1'-0"

THEMEWALL CHARACTER

SCALE: $\frac{3}{8}$" = 1'-0"

PLANT LEGEND

common name	botanical name
trees	
MULGA	ACACIA ANEURA
WILLOW LEAF ACACIA	ACACIA SALICINA
SWEET ACACIA	ACACIA SMALLII
CASCALOTE	CAESALPINIA CACALACO
CHITALPA	CATALPAX x TASHKENTENSIS HYBRID
HYBRID PALO VERDE	CERCIDIUM 'DESERT MUSEUM'
PALO BREA	CERCIDIUM PRAECOX
ARIZONA ASH	FRAXINUS VELUTINA
IRONWOOD	OLNEYA TESOTA
CHILEAN MESQUITE	PROSOPIS CHILENSIS
SOUTHERN LIVE OAK	QUERCUS VIRGINIANA 'HERITAGE OAK'
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDIFLORA
EVERGREEN ELM	ELMUS PARVIFLORA V. 'SEMPERVIRENS'
accents	
PARRY'S AGAVE	AGAVE PARRYI
OCTOPUS-AGAVE	AGAVE VILMORIANIANA
DESERT SPOON	DASYLIRION LONGISSIMUM
DESERT SPOON	DASYLIRION WHEELERI
OCOTILLO	FOUQUIERIA SPLENDENS
RED HESPERALOE	HESPERALOE PARVIFLORA
BEAVERTAIL PRICKLY PEAR	OPUNTIA BASILARIS
PURPLE PRICKLY PEAR	OPUNTIA SANTA-RITA
shrubs	
BOUGAINVILLEA	BOUGAINVILLEA SPP.
MEXICAN BIRD OF PARADISE	CAESALPINIA MEXICANA
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA
BAJA FAIRY DUSTER	CALLIANDRA CALIFORNICA
BUSH MORNING GLORY	CONVOLVULUS CNEORUM
SIERRA NEGRA DALEA	DALEA FRUTESCENS 'SIERRA NEGRA'
DWARF JOJOBA	SIMMONDSIA CHINENSIS 'VISTA'
HOPBUSH	DODONAEA VISCOSA
EMU BUSH	EREMOPHILA SPP.
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA
CHUPAROSA	JUSTICIA CALIFORNICA
MEXICAN HONEYSUCKLE	JUSTICIA SPICIGERA
TEXAS SAGE 'THUNDER CLOUD' TM.	LEUCOPHYLLUM CANDIDUM
PENSTEMON	PENSTEMON SP.
CAPE PLUMBAGO	PLUMBAGO AURICULATA
DESERT RUELLIA	RUELLIA PENINSULARIS
DESERT GLOBE MALLOW	SPHAERALCEA AMBIGUA
YELLOW BELLS	TECOMA STANS
groundcovers	
PROSTRATE ACACIA	ACACIA REDOLENS
CENTENNIAL BACCHARIS	BACCARIS 'CENTENNIAL'
SIERRA GOLD DALEA	DALEA CAPITATA 'SIERRA GOLD'
TRAILING DALEA	DALEA GREGGII
TRAILING PURPLE LANTANA	LANTANA MONTEVIDENSIS
SALTILLO PRIMROSE	OENOTHERA STUBBEI
LADY BANK'S ROSE	ROSA BANKSIAE
DWARF PRIMROSE	ROSEMARINUS OFFICINALIS 'PROSTRATUS'
PERUVIAN VERBENA	VERBENA PERUVIANA
DWARF RUELLIA	RUELLIA BRITONIANA
MYOPORUM	MYOPORUM PARVIFOLIUM
WEDELIA	WEDELIA TRILOBATA
TURF	HYBRID BERMUDA

WALL/SYMBOL LEGEND

symbol	description
	PERIMETER THEMEWALL
	FENCE BLOCK PERIMETER WALL
	16" x 16" ENDWALL COLUMN
	ACCENT COLUMNS (BLUE HORIZON TYPICAL)
	MAILBOX KIOSK

VICINITY MAP

238 VILLAS AND APARTMENTS
CONCEPTUAL LANDSCAPE & WALL PLAN
IRONWOOD AT BLUE HORIZONS

PROJECT INFORMATION

OWNER / DEVELOPER

BLUE HORIZON OWNER LLC
2820 TOWNSGATE ROAD
SUITE 207
WESTLAKE VILLAGE, CALIFORNIA 91361
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CONTACT: JOSH BINKLEY, P.E. LEED AP
EMAIL: josh@twotreecapital.com

CIVIL ENGINEER

CLOUSE ENGINEERING, INC.
5010 EAST SHEA BLVD.
SUITE 110
SCOTTSDALE, ARIZONA 85254
CONTACT: JEFF GILES
TEL: 602.395.9300
jgiles@clouseaz.com

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
1426 NORTH 2nd STREET
SUITE 200
PHOENIX, ARIZONA 85004
CONTACT: RYAN WILT
TEL: 602.358.7711
FAX: 602.358.7712
ryanw@collectivla.com

JUNE, 2022
- NOT FOR CONSTRUCTION -

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 44357
RYAN WILT
06/20/22
EXPIRES 06.30.24

NORTH 0 60 120 180 feet
SCALE: 1" = 60'

collectiV landscape architects
1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
OFFICE: 602.358.7711

PLZSP - 21-00049