

Planned Area Development

19.76 Acre Parcel

Stonebridge Ranch

West of the Southwest Corner of Jomax Road and Lake Pleasant Parkway



Prepared by:
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August 18, 2005
Revised October 19, 2005
Revised November 21, 2005
Revised September 25, 2013

PLANNED AREA DEVELOPMENT
APPROVAL
P/Z Commission Date 9/17/13
City Council Approval Date 11/5/13
R. M. Miller
Planner

Development Team

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Stonebridge Ranch PAD Narrative

1. Introduction.

Stonebridge Ranch Planned Area Development (“PAD”) is a 19.76-acre private gated, single-family residential development. (See Exhibit A, *Vicinity Map*) The development proposal seeks to amend the current Planned Area Development (PAD) zoning designation which allows for (19) custom home lots (0.96 du/ac density) in order to accommodate the proposed project for Courtland Communities. This request seeks approval of a proposed (53) lot plan (2.7 du/ac) which is consistent with the General Plan land use designation of Residential Low (2-5, target 3 dwelling units per acre).

The proposed land use is commensurate with the approved development patterns in the general vicinity, including the Tierra Del Rio master plan community which extends from Dynamite Road to south of Happy Valley Road and to the east, 99th Avenue. The conceptual zoning plan establishes the general residential framework that supports the evolving needs of the community as well as the existing and future employment/commercial uses within the immediate area and Happy Valley Road. Due to the size and shape of the parcel, topography and special geography (including an existing wash that borders the site), the project’s lot configuration and connectivity to generous open space and landscaping areas will yield a more creative approach to providing an analogous residential community suitable for this area. Lastly, the project upon final design will incorporate distinctive building elements, a comprehensive wall and gate theme, and private streets in order to create a unique identity for Stonebridge Ranch.

2. Legal Description and Parcel Numbers.

The Legal Description of Stonebridge Ranch is attached and referenced as Exhibit B. The Parcel Numbers for the Property are: 201-08-141A and 201-30-126.

3. Consistency with General Plan.

The General Plan designates the subject site as Residential Low (2-5 dwelling units per acre with a target density of 3 dwelling units per acre). As way of background, the initial request for Stonebridge Ranch included PAD zoning for a much larger area of 55 acres which included this proposed single-family residential development. On August 8, 2003, the Planning Commission recommended approval of the Rezoning Application with (171) lots and a minimum lot area of 6,000 square feet subject to stipulations which conformed to the Peoria General Plan land use designation. Ownership decided to scale down the overall site area and proposed density of the PAD. Subsequently in 2006, City Council approved Zoning Case Z02-28 which sought to reduce the site area from approximately 55 acres to 20 acres. Correspondingly, the number of single-family homes reduced to (19) units. Significant development and changes in the area have occurred since that time and we believe that the subject proposal better relates to these changed circumstances.

Due to the unique character and regional significance of the area, this site is also within the *Lake Pleasant Parkway* Corridor which originated with the *Specific Area Plan* ("LPPCSAP") the City initially adopted in 2000, but was then later folded into the current General Plan. The LPPCSAP designated a one forth-mile (1/4) wide strip of land on either side of the centerline of the Lake Pleasant Parkway between Deer Valley Road and State Route 74 and classified this immediate area for "*Suburban*" Residential development which corresponds to the project's proposed density range of 2-5 dwelling units/acre. The subject proposal adheres to the previous Area Plan's goals and current General Plan policies by incorporating development standards that protect scenic views, preserving native vegetation and physical features present on-site as well buffering the nodal residential neighborhood from commercial traffic.

The subject request seeks to provide a single-family community which adheres to the above-referenced General Plan land use designation and corresponds to the residential uses with similar development standards that have been approved in the immediate area.

4. General Site Information and Existing Site Conditions.

Stonebridge Ranch is undeveloped, non-vegetated desert property which has relatively flat land contours but for a slight change of grade which slopes from northwest to southeast.

(See Exhibit C, *Aerial Map* and Exhibit D, *Existing Conditions Map*)

5. Surrounding Land Uses and Conditions.

The area immediately north of Stonebridge Ranch is a 531-unit development known as Pleasant Valley Estates which was completed in approximately 2004. Northwest of Stonebridge Ranch are various residential parcels of the Tierra Del Rio subdivision totaling approximately (700) lots. The existing residential parcels which are situated along the site's western boundary are zoned SR-43. Further, directly south of the subject site lies the Peoria Regional Medical Center, which commenced construction in April 2012. East of Stonebridge Ranch is a 3.27 acre parcel currently zoned SR-43. This PAD proposal is similar to both the planned and existing properties in the general area.

6. Preliminary Development Plan.

The preliminary development plan for Stonebridge Ranch proposes (53) single-family homes on 19.76 acres (2.7 dwelling units per acre) and responds to the existing residential homes west of the property by utilizing a "less traditional" lot configuration in order to reduce the number of lots that would otherwise interface with these properties. (See Exhibit E, *Conceptual Zoning Plan*) Although the site is significantly smaller in size and lacks unique topography and environmentally sensitive features as compared with other planned communities in the general area, the plan provides for approximately (16%) of dedicated, useable open space and preserves the existing wash in harmony with the City's Design Review Guidelines and the Desert Lands Conservation Overlay Master Plan. Residential amenities such as a private park and/or recreation areas which may include a shaded ramada, picnic tables, barbeque grill, contemporary playground facilities and turf area for passive recreation activities will be incorporated in the open space. (See Exhibit F, *Amenities and Materials*) Further, the landscape tracts and open space areas have been strategically placed throughout the site so as to activate the existing natural desert features of the land and maximize the community benefit. These areas will be owned and maintained by a homeowners' association.

7. Permitted, Conditional and Accessory Uses.

The PAD allows the permitted uses defined under Section 14-5-2 with the addition of private recreation facilities associated with common open spaces constructed for the use and enjoyment of residents within the PAD, permitted conditional uses under Section 14-5-3, and permitted accessory uses under Section 14-5-4 of the Zoning Ordinance.

8. Project Phasing and Development Schedule.

The PAD's necessary roads, water, sewer, on-site and off-site storm water retention will be constructed as needed for the development and will be developed in one phase as determined by market demand.

9. Development Standards.

Stonebridge Ranch development standards are as following:

<u>Development Standard</u>	<u>Stonebridge Ranch PAD</u>
a. Lot Coverage	55% (Maximum)
b. Front Setback	20-feet
c. Side Setback	1-story: 5-feet with total 10-feet 2-story: 5-feet with total 15-feet
d. Rear Setback	15-feet
e. Distance between houses	10-feet
f. Minimum Lot Area	8,400 square-feet
g. Minimum Lot Depth	120-feet
h. Minimum Lot Width	70-feet
i. Maximum Building Height	30-feet
j. Accessory Use Standards	Section 14-5-4
k. Open Space Requirements	16%

9.(a.) Lighting

Subject to the City's approval, no street lights will be required for the internal roadways of the project. However, if provided, all street light standards shall be approved by the City of Peoria and will be installed along private streets by the developer. Subdivision identification signs may be externally illuminated in accordance with Section 14-34-8 of the Zoning Ordinance. All lighting shall meet the Dark Sky Ordinance.

9.(b.) Screening, Fencing and Walls

The walls of Stonebridge Ranch will be solid decorative type, constructed of 8" x 6" x 16" smooth finish concrete masonry units (CMU's) accented with split-faced CMU banding and columns. Walls adjacent to arterial streets will be 8-feet high and will undulate in accordance with City of Peoria Zoning Ordinance and Design Review Manual. All of the walls will be painted or integral color with a two-toned desert palette consistent with the surrounding development and proposed single family homes. Subject to the City's approval including the height, placement, and area requirements as prescribed in Article 14-34 of the Zoning Ordinance, development of the walls will be consistent with the attached **Exhibit G, Conceptual Wall Elevations**).

9.(c.) Roadway Standards

Access to the single-family subdivision will be provided via Jomax Road. The internal circulation for this project is provided via 5 cul-de-sac roadways extending off of the main north south access road through the Stonebridge Ranch. All onsite street sections shall be within a 50-foot tract or right-of-way and 5-foot minimum sidewalks will be built along both sides of the street within the internal roadways.

9.(d.) Parking

There will be a minimum of a 2 car garage for each house built.

9.(e.) Enhanced Design Review Standards

Stonebridge Ranch is a planned, 1 and 2-story residential community that will incorporate unique building design, high-quality materials and distinctive architectural features. The proposed building design, landscaping palette, entry wall monumentation, complementary wall/gate them and amenity space areas will provide a distinct living environment that creates a sense of place. Both the interior and exterior of the homes will incorporate a variety of up-scale finishes such as: (1) high ceilings, (2) dual-pane windows, (3) separate interior laundry rooms, (4) gourmet-style kitchens with large islands with premium countertops (i.e. granite, concrete, etc.), (5) stainless steel appliances, (6) modern wood cabinetry, (7) latest tile/wood plank flooring styles, (8) decorative entry and interior trim accents, (9) unique carriage-style garage doors, (10) large walk-in closets and (11) lavish bathrooms with walk-in decorative showers. These comprehensive elements will provide a comfortable lifestyle and create a strong identity for the project which compliments the surrounding properties. Stonebridge Ranch will also comply with the City of Peoria Design Review Manual. (See **Exhibit H, Illustrative Character Photos of Homes as Examples for Quality Finishes**)

9.(f.) Driveway Design

The project will incorporate a diverse driveway design in front of the homes by providing either a combination of concrete/decorative paver patterns or, total paver driveways so as to meet the intent of the Peoria Design Review Standards. Due to the irregular shaped lots which result from the proposed curvilinear street pattern of the development and unique design characteristics of the homes, the off-street parking area will not exceed 50% of the front yard, only if the driveways are improved as shown by Exhibit I, Conceptual Driveway Plans. Otherwise, the driveway design will comply with the requirements as prescribed in Article 13-23 of the Zoning Ordinance.

9.(g.) Open Space Tract Design

Given the unique reverse "L-shape" layout and location of the site, the proposed subdivision provides for two (2) tracts. The applicant agrees to provide elements to eliminate an "alley feel" with one or more of the following elements: (1) additional lighting, (2) view fencing, (3) atypical geometry or design, and/or (4) hostile vegetation. Based upon the final layout of the subdivision, the specific techniques to be used in these areas will be determined during the preliminary plat review and approval process.

10. Project Signage Standards.

Subject to the City's approval including the height, placement, and area requirements as prescribed in Article 14-34 of the Zoning Ordinance, the project signage and gate design at the Jomax Road entrance will be in conformance with the Exhibit J, Project Gated Entry.

11. Landscaping Standards and Screening Techniques.

Plant materials shall be selected from a final plant palette approved by the City. Accent materials shall be low-water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The landscape plan will be designed in conjunction with the Master Drainage Plan for the Stonebridge Ranch in conformance with the Exhibit K, Preliminary Landscape Plan.

12. Slope Analysis.

Topographical maps have been completed. While the site is relatively flat, a slope analysis for Stonebridge Ranch shall be completed during the final plat process.

13. Infrastructure / Utilities.

a. Grading / Drainage / Retention.

Stonebridge Ranch slopes from northwest to southeast. The plan includes a wash that will carry offsite storm water runoff on a portion of the east boundary line. When the Master Planned Community to the north was built it stopped the offsite water coming onto the north side of Stonebridge Ranch. The City of Peoria recently constructed a major drainage channel to the east of Stonebridge at the intersection of Jomax and Lake Pleasant

Road. The historical flow along the east side of the site has been along the lower portion of the east side. The off-site water from the intersection impacts a very small portion of the southeast corner of the site. All street drainage and lots will retain water by separate retention basins with passive and/or active recreation improvements owned and maintained by the Home Owners Association. All Drainage will be designed to accommodate a 100-year, two hours storm event and comply with landscape requirements of Article 14-35.

b. Water and Wastewater.

Sewer to the site will be provided by the City of Peoria. Stonebridge Ranch will connect to existing tie-in points for water and sewer previously installed as part of the Peoria Regional Medical Center to the south of Stonebridge Ranch.

Water Service to the site will be provided by the City of Peoria. The site lies within the City of Peoria's Pressure zone 4 for water distribution. Stonebridge Ranch will install a new 8" waterline on the south side of Jomax from an existing stub at Jomax and Lake Pleasant to the main entrance of Stonebridge Ranch. No dead end water lines will be greater than 400-feet and the water system will be looped. The actual facilities and locations will need to be determined during the final plat process.

c. Service Providers

The following providers will support the needs of the Stonebridge Ranch community:

Electricity	Arizona Public Service
Natural gas	Southwest Gas
Telephone	Century Link
Cable	Cox Communications
Refuse	City of Peoria
Law Enforcement, Emergency, and Fire Protection	City of Peoria
Educational Facilities	District No. 11 of the Peoria Unified School District

O:\INDEX\Courtland\Jomax & Lake Pleasant\Docs\PAD Amendment\3rd Submittal (City Council)\Stonebridge Ranch PAD Narrative 9.25.13.doc

14. Appendix.

a. Traffic Study.

A traffic study will not be required for this PAD.

b. Water and Wastewater Analysis.

A water and wastewater analysis will be completed during the final plat process.

c. ALTA / Plat.

Under a separate cover, a copy of the ALTA survey of Stonebridge Ranch has been provided. Additionally, a Zoning Conceptual Plan is attached as **Exhibit E**.

d. Miscellaneous Exhibits

Exhibit

Vicinity Map.....	A
Legal Description	B
Aerial Map.....	C
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Exhibit A

Vicinity Map



West of the Southwest Corner of Jomax Road and Lake Pleasant Parkway

Exhibit B
Legal Description

Parcel No. 1 –

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

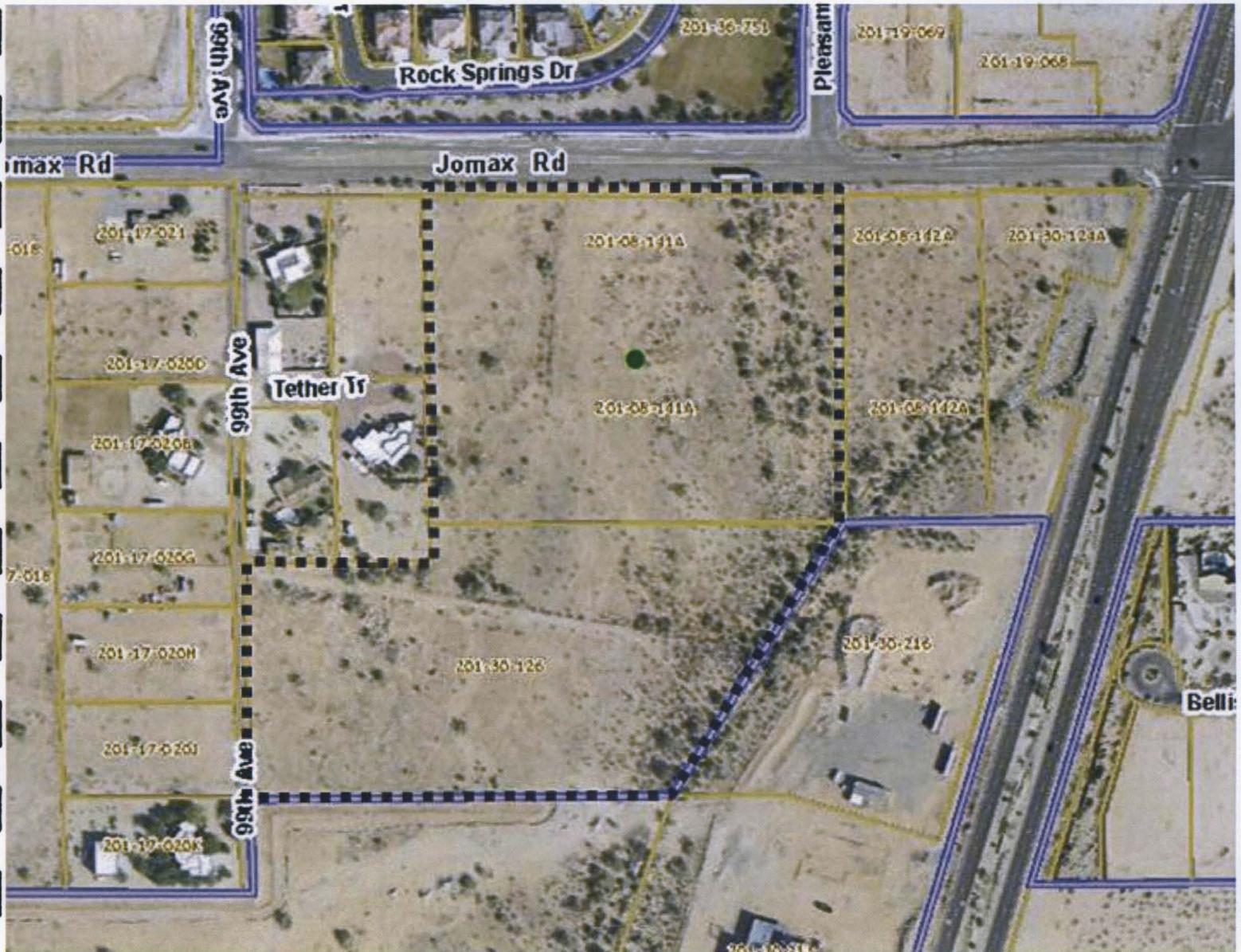
Commencing at the Northwest Corner of said Section 4; Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described; Thence 89° 12' 15" E, a distance of 330.00 feet; Thence N 00° 29' 04" W, a distance of 59.00 feet; Thence S 89° 35' 08" E, a distance of 746.84 feet; Thence S 33° 42' 29" W, a distance of 576.21 feet; Thence N 89° 30' 17" W, a distance of 752.96 feet to a point on the West Line of the Northwest Quarter of said Section 4; Thence N 00° 29' 04" W coincident with the West Line of said Northwest Quarter, a distance of 423.83 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2 –

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

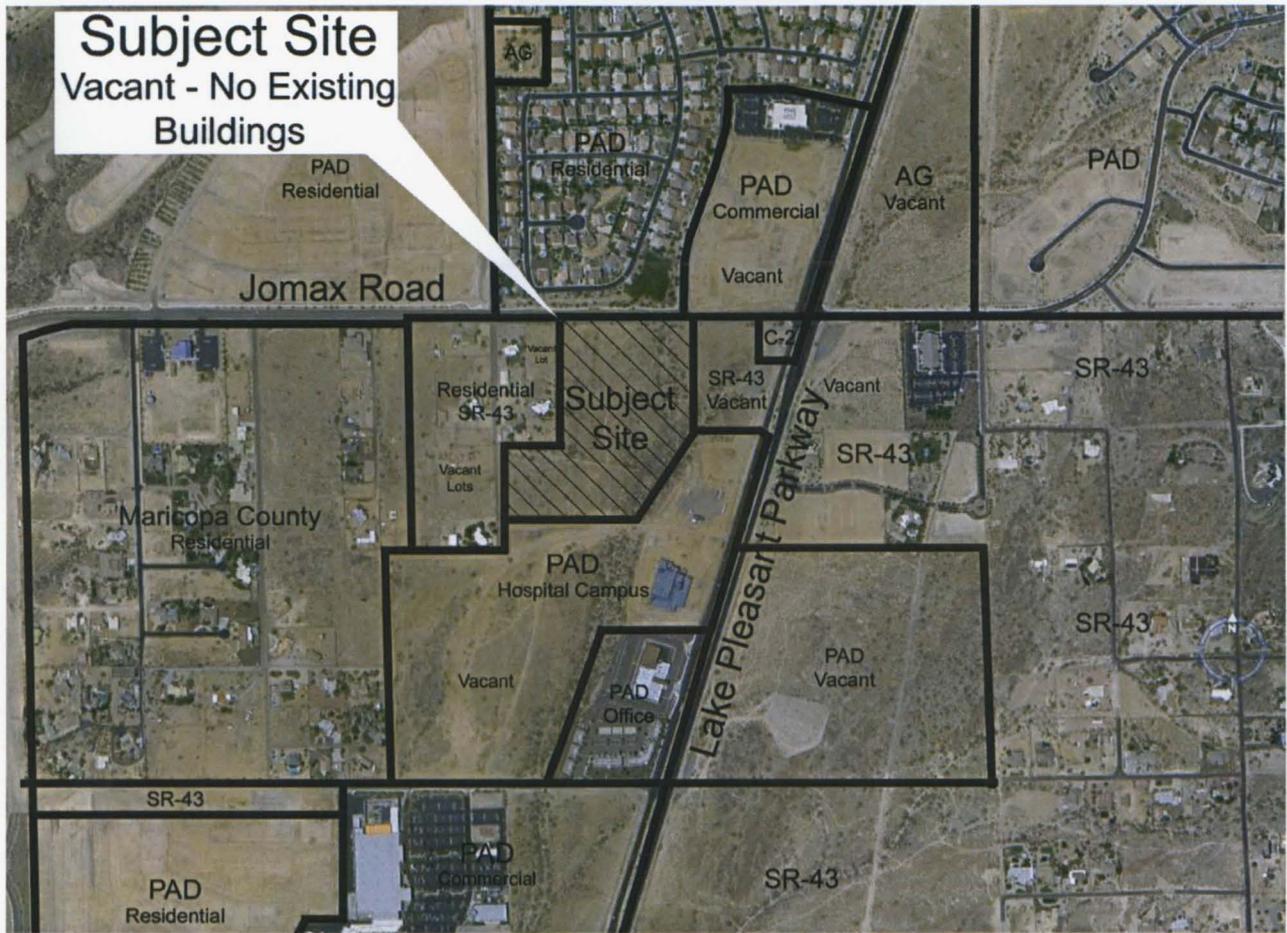
Commencing at the Northwest Corner of said Section 4; Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet; Thence S 89° 12' 15" E, a distance of 330.00 feet; Thence N 00° 29' 04" W, a distance of 59.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described; Thence continuing N 00° 29' 04" W, a distance of 586.00 feet; Thence S 89° 12' 15" E, along a line parallel to and 55.00 feet southerly of the North Line of the Northwest Quarter of said Section 4, a distance of 759.92 feet; Thence S 00° 47' 45" W, a distance of 580.88 feet; Thence N 89° 35' 08" W, a distance of 746.84 feet to the TRUE POINT OF BEGINNING.

Exhibit C Aerial Map



Maricopa County Assessor Parcels:
201-08-141A
201-30-126

West of the Southwest Corner of Jomax
Road and Lake Pleasant Parkway



Subject Site
 Vacant - No Existing
 Buildings

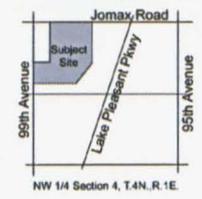
Existing Conditions:

- On-Site Conditions:
- Vacant - No Existing Buildings
 - Site Disturbance - Existing Scars
 - Existing Native Desert Vegetation
 - 2% or Less Slope
 - Site Drainage Generally from North to South
- Adjacent Conditions:
- North of Site: Existing PAD - Developed
 - East of Site: SR-43 & PAD - Vacant
 - South of Site: PAD - Future Hospital Campus
 - West of Site: SR-43 - Existing Homes & Vacant Lots

Owner: KAX, LLC
 Kent Xander, Manager
 8530 E. Via Del Sol Drive
 Scottsdale, AZ 85255
 480-488-9305

Applicant: Michael Curley
 Company: Earl, Curley & Lagarde, P.C.
 3101 N. Central Avenue, Suite 1000
 Phoenix, AZ 85012
 602-265-0094

Vicinity Map:



Existing Conditions Map for:

Stonebridge Ranch

Peoria, Arizona

Date: 1/18/2013





Legend

--- Project Boundary

Site Data

Project Area (Ac) - 19.76
 Project Open Space Area (Ac) - 3.25
 Project Open Space - 16.4%

Notes

- This site plan is conceptual and subject to change through the design and development process.

Stonebridge Ranch
 Conceptual Site Plan - 07-ALT-E



16' X 16' RAMADA



PLAYGROUND STRUCTURE



BIKE LOOP



6' BENCH



BBQ GRILL



PICNIC TABLE

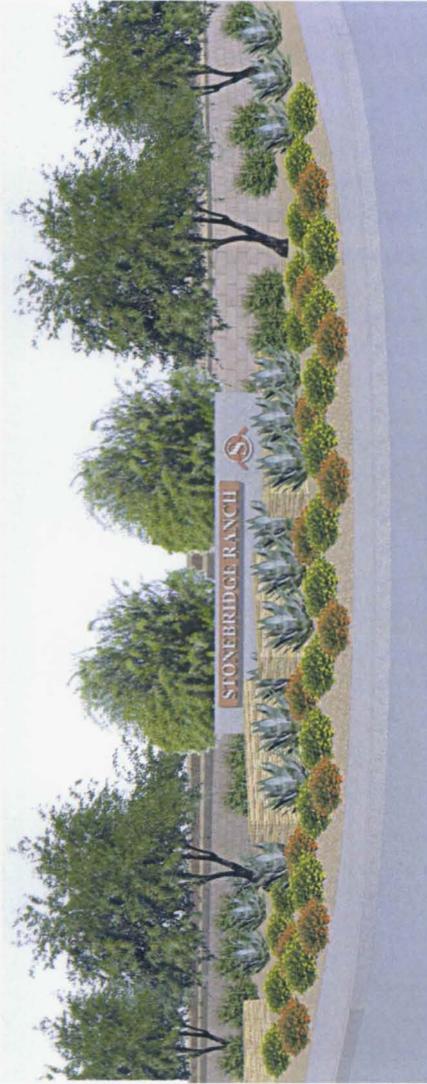


TRASH CAN

STONEBRIDGE RANCH

AMENITIES AND MATERIALS

SW OF JOMAX RD & LAKE PLEASANT PKWY - PEORIA, AZ
MAY 28, 2015



ENTRANCE MONUMENT

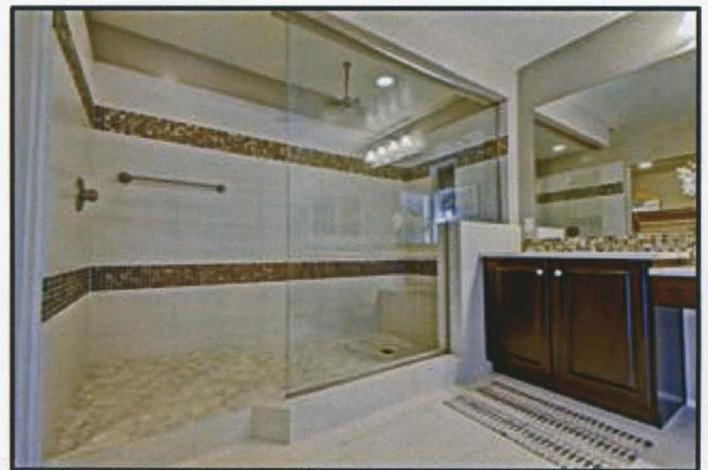


ENTRANCE GATES



THEME WALL ELEVATION

Stonebridge Ranch
Jomax Road & Lake Pleasant Parkway



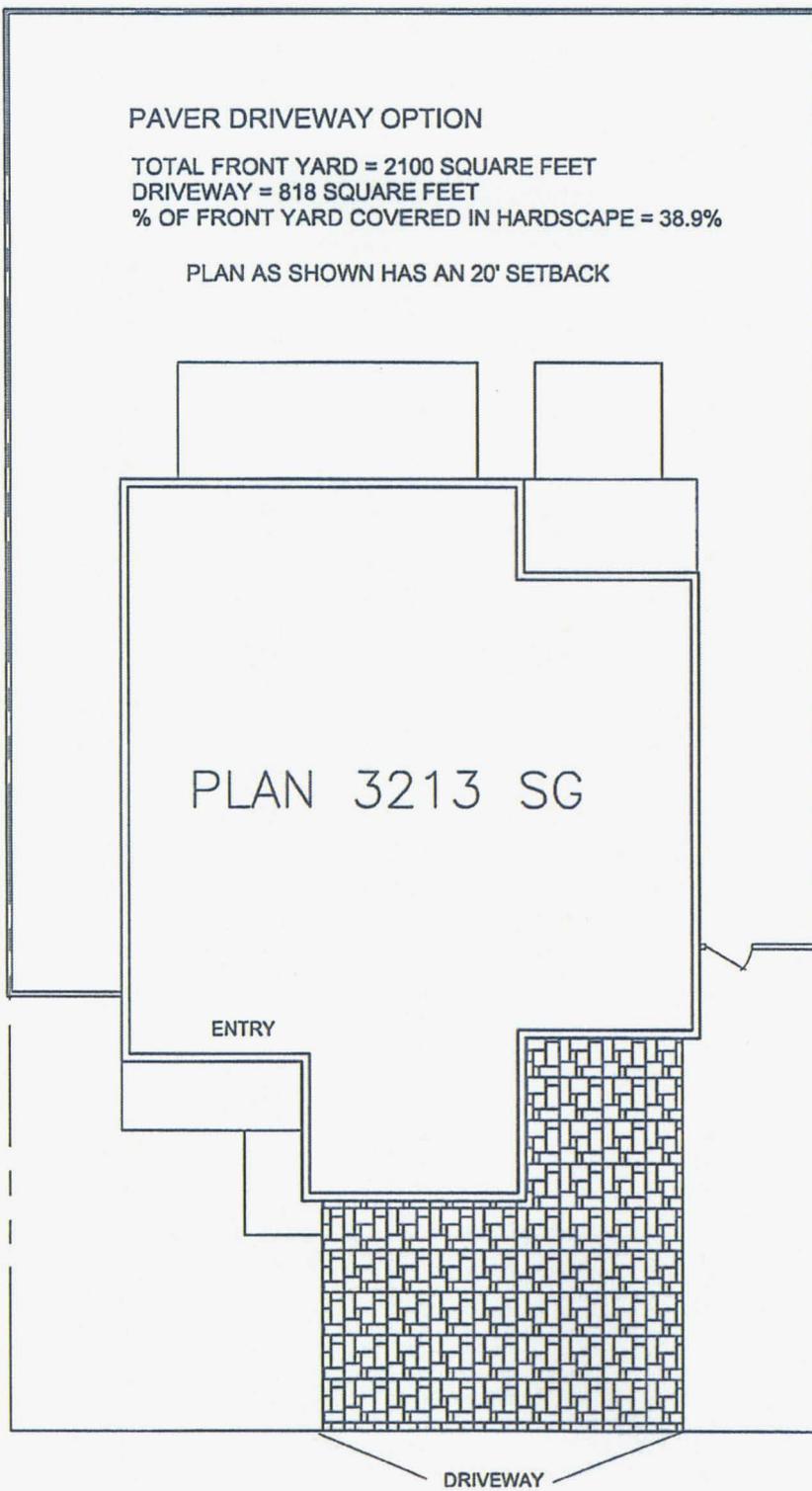


McKEOWN
LANDSCAPE

PAVER DRIVEWAY OPTION

TOTAL FRONT YARD = 2100 SQUARE FEET
DRIVEWAY = 818 SQUARE FEET
% OF FRONT YARD COVERED IN HARDSCAPE = 38.9%

PLAN AS SHOWN HAS AN 20' SETBACK



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PROJECT	PLAN 3213 SG		JOB NUMBER	5563213SR	DATE DRAWN	
SUB DIVISION	STONEBRIDGE RANCH		LOT NUMBER	3213	REVISED	
ADDRESS						
CITY		STATE	AZ	ZIP CODE	85379	
BUILDER	COURTLAND	PAGE NUMBER	1	TOTAL PAGES	1	SCALE 1/16"=1'-0"

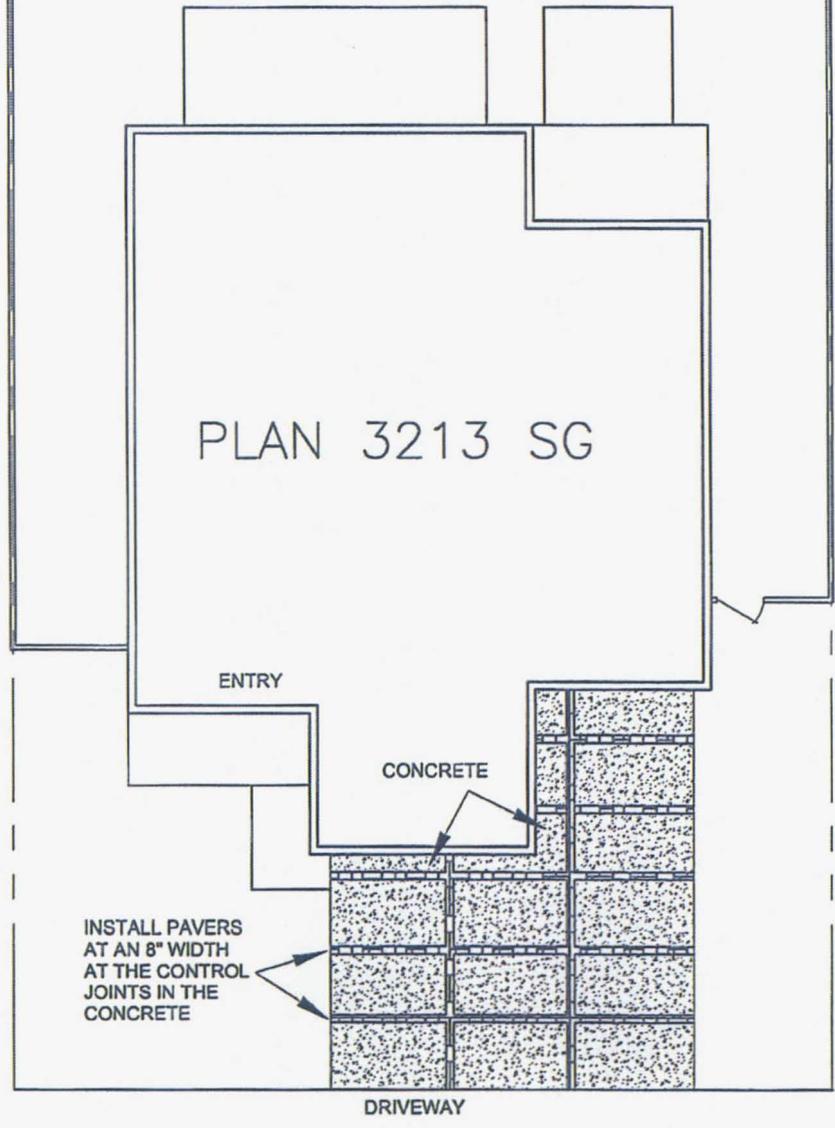


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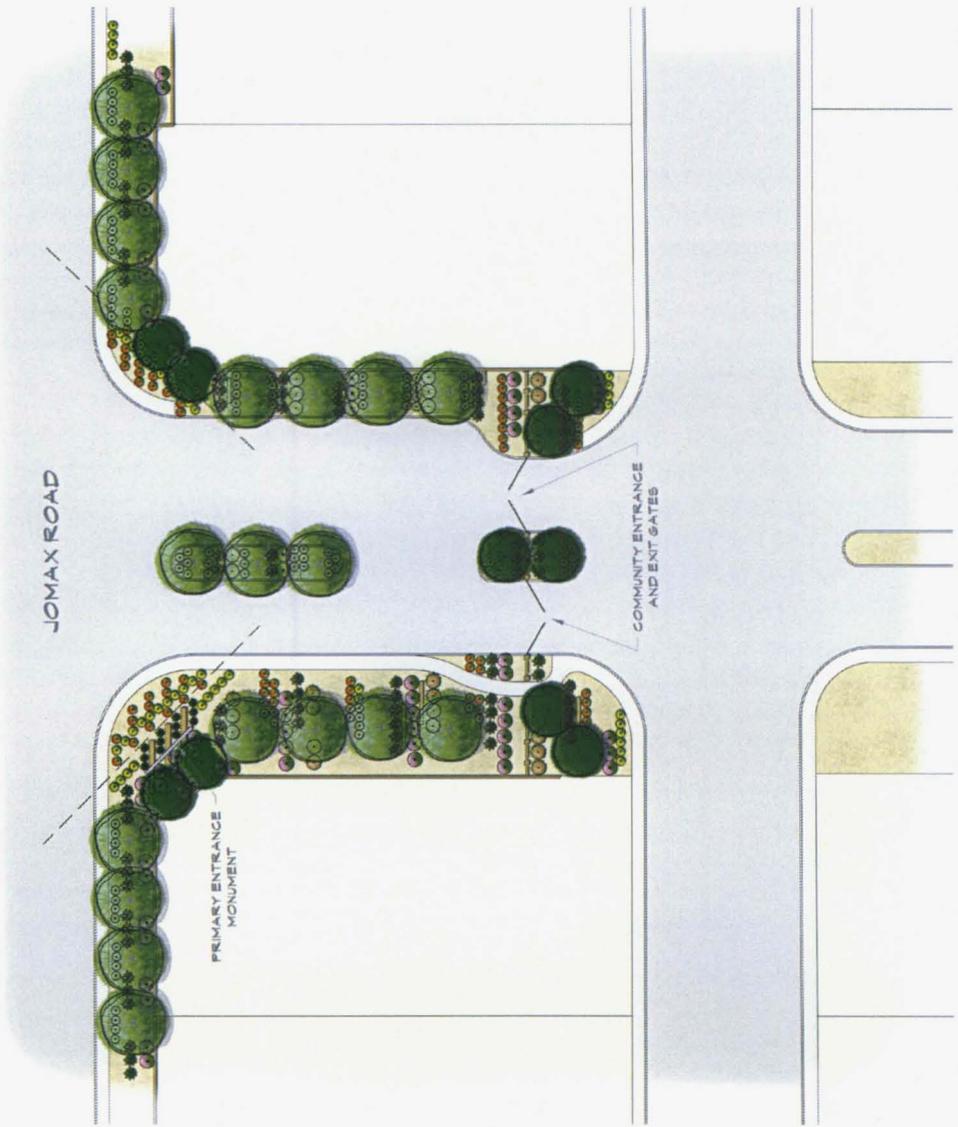
McKEOWN
LANDSCAPE

DRIVEWAY OPTION W/ CONCRETE & PAVERS
TOTAL FRONT YARD = 2100 SQUARE FEET
DRIVEWAY = 818 SQUARE FEET
% OF FRONT YARD COVERED IN HARDSCAPE = 38.9%
PLAN AS SHOWN HAS AN 20 FOOT SETBACK



PROJECT	PLAN 3213SG		JOB NUMBER	5563213BSR		DATE DRAWN	
SUB DIVISION	STONEBRIDGE RANCH		LOT NUMBER	3213		REVISED	
ADDRESS							
CITY			STATE	AZ	ZIP CODE	85379	
BUILDER	COURTLAND	PAGE NUMBER	1	TOTAL PAGES	1	SCALE	1/16"=1'-0"





ENTRANCE THEME OPTION - PLAN VIEW

SCALE: 1" = 20'



STONEBRIDGE RANCH
ENTRANCE THEME

SW OF JOMAX RD & LAKE PLEASANT PKWY - PEORIA, AZ
MAY 28, 2013



PLANT LEGEND

- LARGE - MEDIUM CANOPY TREES (24" BOX)**
 - DALBERGIA 88800
 - PARKINSONIA HYBRID
 - FRAXINUS VELUTINA
 - NO BRANCH
 - PARKINSONIA MICROPHYLLUM
 - PARKINSONIA FRASCO
 - PROPIUS SP. NO SALADO
 - PARKINSONIA FLORIDUM
 - LIQUIZITA PARVIFOLIA
- MEDIUM - SMALL CANOPY TREES (24" BOX)**
 - ACACIA ANERA
 - PTEROCARPUS FLENGAULE
 - QUERCUS VIRENS
 - VELUTANA
 - PISTACIA LENTISCU
 - PISTACIA SPECIES
 - CASALPINA CAGALAGO
 - SMOOTHIE
- SHRUBS (8 GAL.)**
 - AMERISIA DELTOIDA
 - BOUQUANVILLE SPECIES
 - BOUQUANVILLE FLAME
 - CASSIA PUYLODENA
 - CASSIA BICHOPIA
 - TECMA SPECIES
 - ENCLEIA PARODIA
 - EREMOPHILA SPECIES
 - LARREA TRIDENTATA
 - LEUCOPHYLLUM GARDNUM
 - THUNDER CLOUD
 - LEUCOPHYLLUM PUFFPENS
 - GREEN CLOUD
 - LEUCOPHYLLUM LANGMANAE
 - MULLENBERGIA RUBENS
 - BOPHORA BEGONIFLORA
 - SINONDIUS CHINENSIS
 - CASALPINA SPECIES
 - RUELLIA TENNILLARIS
- ACCENTS (8 GAL.)**
 - ABOVE SPECIES
 - DARYLSON RUBELERI
 - FOUSSIERIA SP. INDENS
 - HEPHERALDES PARVIFLORA
- GROUNDCOVER (8 GAL.)**
 - ACACIA REDDOLENS
 - CARBEA MACROCARPA
 - SREBS GARFET
 - CALLISTEMON SPECIES
 - LANTANA CAMARA
 - LANTANA CAMARA
 - ROSMARINUS VIRE
- DECOMPOSED GRANITE - 8" X 8" SCREENED**
- TURP** - MIDRION HYBRID BERMUDA 809 (OR HYDROSEED VAR. BLAKLACK) APPROX. 1.059 SQ. FT.
- CONCRETE MON STRIP, APPROX. 8" X 12" LINEAL FT.**

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 Landscape Architecture
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 602-997-9031 Fax
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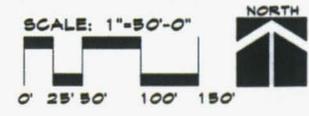
Prepared for: COURTLAND COMMUNITIES LLC

PRELIMINARY LANDSCAPE PLAN
STONEBRIDGE RANCH
 SW CORNER OF JOMAX RD. AND LAKE PLEASANT PKAY.
 PEORIA, ARIZONA

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
 These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. XX-XX
 DATE: 09-24-19
 DRAWN BY: NA
 CHECKED BY: TM

REVISIONS:



SHEET NO. L2
 2 OF 2