



August 20, 2019

Jeffrey L. Uhrick, PE
B&R Engineering, Inc.
9666 East Riggs Road
Sun Lakes, Arizona 85248

RE: PebbleCreek Phase II Unit 45, 46, 47A, & 47B (Preliminary Plat)
City Council Approval
Case No. 18-500-00021
CAR #: 2019-6735

Dear Mr. Uhrick:

This is to inform you that at its regular meeting on August 19, 2019, the City Council approved the preliminary plat for PebbleCreek Phase II Units 45, 46, 47A, & 47B, subject to the following stipulations:

1. Prior to obtaining a Certificate of Occupancy for any lots within Unit 47B, all offsite, connecting roadways included in the PebbleCreek Phase II, Unit 47A and 46 final plats shall be constructed;
2. The Public Sales Report and final plat shall include a statement that PebbleCreek Phase II is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix Goodyear Airport;
3. The Public Sales Report and final plat shall include a statement that: PebbleCreek Phase II is in proximity to the I-10 and Loop 303 freeways and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be caused by said freeways;
4. A note shall be provided on the final plat and the public sales report acknowledging that the development is in close proximity to the Arizona Motorsports Park, generally located at Camelback Road and Reems Road, and may be subject to noise intrusion;
5. Streets within the subdivision shall be privately owned and maintained. The developer and/or HOA shall bring the streets to current city standards in the event that a request is made to dedicate the streets to the city of Goodyear;
6. The final plat for these units shall include the following in the notes: Corner lots are limited to one-story homes unless a minimum 10-foot wide landscape strip is provided, or the lot is at least 10 feet wider than the minimum lot width required.

The approval of the preliminary plat allows you to submit final plat and civil drawings. The final plat submittal checklist can be found here:

<http://www.goodyearaz.gov/home/showdocument?id=13758>

If you have any questions, please let me know.

Sincerely,

THE CITY OF GOODYEAR

A handwritten signature in cursive script that reads "Alex Lestinsky". The signature is written in dark ink and is positioned above the printed name and title.

Alex Lestinsky
Planner III

LOCATED IN PORTION OF SECTION 25, T2N, R2W GILA AND SALT RIVER
MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY ARIZONA

GRAPHIC SCALE

250 125 0 125 250

SCALE 1" = 250'

PEBBLECREEK
UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)

- EXISTING ZONING IS P.A.D.
2. PEBBLECREEK PHASE II IS SUBJECT TO THE 1998 DEVELOPMENT AGREEMENT AND THE 2005 DEVELOPMENT AGREEMENT FOR PEBBLECREEK RESORT COMMUNITY.
3. PEBBLECREEK PROPERTY LIMITED PARTNERSHIP WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF ALL COMMONLY-OWNED ELEMENTS, LANDSCAPING OF OPEN AREAS AND PRIVATE STREETS WITHIN TRACTS UNTIL SUCH TIME TRACTS ARE FORMALLY CONVEYED TO THE HOMEOWNERS ASSOCIATION(S).
4. ONCE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION(S) THE ASSOCIATION(S) WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THESE TRACTS.
5. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY.
6. PRIVATE STREETS WILL BE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND SUBSEQUENT PEBBLECREEK UNITS, THEIR GUESTS AND INVITEES, AND FOR THE OWNERS AND EGRESS OF FIRE, EMERGENCY, GOVERNMENTAL AND REFUSE COLLECTION VEHICLES.
7. NON-EXCLUSIVE EASEMENTS, FOR UTILITY PURPOSES, WILL BE GRANTED WITHIN THE ONSITE PRIVATE ROADWAYS, DENOTED AS COMMON AREA "A" ON THIS PLAT. DRAINAGE AND UNDERGROUND UTILITY EASEMENTS WILL ALSO BE GRANTED TO UTILITY COMPANIES CONSISTING OF FOUR (4) FEET ALONG ALL PRIVATE STREETS.
8. ALL STREETS SHOWN HEREIN ARE PRIVATE, AND ALL STREET SIGNS AND TRAFFIC LIGHTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
10. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
11. WHERE A CORNER LOT ABUTS A KEY LOT, THE HEIGHT AND LOCATION OF WALLS AND FENCES IN THE YARD FACING THE SIDE STREET MUST CONFORM TO THE FRONT YARD REQUIREMENTS FOR WALLS AND FENCES.
12. PEBBLECREEK GOLF RESORT PHASE II IS SUBJECT TO ATTENDANT NOISE, DUST AND VIBRATION AND OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM LUXE AIR FORCE BASE, AND THE OWNER DOES FURTHER RELEASE AND WAIVE ALL CLAIMS FOR ANY INJURY, DAMAGE, LOSS OF PARTNERSHIP AND ROBSON COMMUNITIES AND ITS AFFILIATES, FROM ANY LIABILITY FOR AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE.
13. THE DEVELOPER/BUILDER SHALL HAVE A DISCLOSURE NOTICE, WHICH SHALL INCLUDE A MAP CALLING OUT THE SOUND CONTOUR LINES IN A MANNER THAT IS NO LESS THAN SIZE "A" PLACED IN LARGE TYPE IN A PROMINENT LOCATION INFORMING POTENTIAL BUYERS OF THE DISTANCE TO ACCIDENT POTENTIAL ZONE II AND NOISE CONTOUR LINES FOR LUXE AIR FORCE BASE.
14. THIS DEVELOPMENT IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORT PARK (GENERALLY LOCATED AT CAMELBACK ROAD & REEMS ROAD) AND IS SUBJECT TO NOISE INTRUSION.
15. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE AND VISIBLE INTRUSION CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303 EXTENSION.
16. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST, AND ODOORS ASSOCIATED WITH SUCH A USE.
17. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS, EXCEPT UTILITIES, ASPHALT OR CONCRETE PAVING, GRASS, AND WOOD, WIRE OR REMOVED OR SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, BUILDINGS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
18. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
19. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRASS LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL BE PLACED AT LEAST 8 FEET APART.
20. ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL CONTROL COMMITTEE.
21. WHEELCHAIR RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
22. ALL NEW OR RELATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND, WITH THE EXCEPTION OF ANY 69KV ELECTRICAL LINES.
23. THE COMPLETION OF ROAD IMPROVEMENTS (PAVING, CURB, GUTTER, SIDEWALK, STREET LIGHTING, AND LANDSCAPING) WITHIN AND ABOUTING THE SUBDIVISION TO BE PER THE APPLICABLE ENGINEERING DESIGN STANDARDS OF ACCORDANCE WITH APPROVED EXCEPTIONS AS ESTABLISHED BY THE PEBBLE CREEK DEVELOPMENT AGREEMENT AND PLANNED AREA DEVELOPMENT.
24. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET, TRACT, AND/OR PUE.
25. CORNER LOTS ARE RESTRICTED TO ONE STORY.

WATER	LIBERTY UTILITIES
SEWER	LIBERTY UTILITIES
ELECTRIC	ARIZONA PUBLIC SERVICE
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURYLINK
SOLID WASTE DISPOSAL	CITY OF GOODYEAR
POLICE PROTECTION	CITY OF GOODYEAR (AND A PRIVATE PATROL)
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH	CITY OF GOODYEAR
CABLE TELEVISION	CX CABLE

I) ALL PUBLIC UTILITIES TO BE UNDERGROUND, WITH THE EXCEPTION OF EXISTING 69 KV POWER LINES. ALL STREETS TO BE IMPROVED WITH ASPHALT PAVEMENT AND CONCRETE CURB AND GUTTER. ALL IMPROVEMENTS TO COMPLY WITH M.A.G. STANDARDS AND SPECIFICATIONS AND/OR CITY OF GOODYEAR STANDARD MODIFICATIONS.

C.O.G. BENCHMARK G357 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF
THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29)
ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

BEARING OF N 89°40'22" W ALONG THE
LINE OF THE SOUTHWEST QUARTER
SECTION 36, T2N, R2W, G & S.R.M.

FIRST AMERICAN TITLE INSURANCE
UNDER TRUST #7854
4801 EAST WASHINGTON STREET

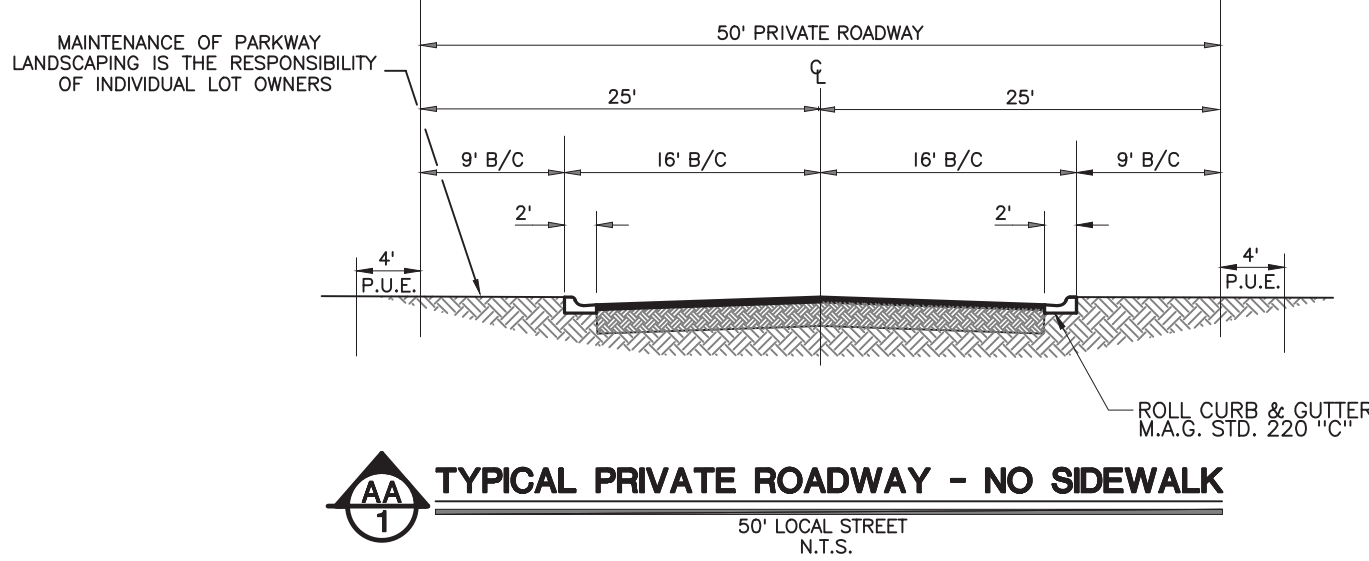
DEVELOPER
 CREEK PROP. LIMITED PARTNERSHIP
 E. RIGGS ROAD
 AKES, ARIZONA 85248
 (480) 895-9200

FIRST AMERICAN TITLE INSURANCE CO
UNDER TRUST #7854
4801 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034
PHONE (602) 252-5941
ENGINEER
B&R ENGINEERING, INC.
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799

UNIT 46 / TRACTS DATA TABLE			
DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	76	15.90
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		4.23
TRACT "B" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		1.88
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		0.71
TRACT "D" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		8.21
TOTAL			30.93

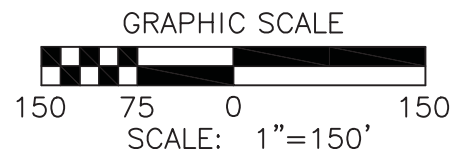
UNIT 47"B" / TRACTS DATA TABLE			
DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	88	19.53
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		5.18
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.08
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		0.92
TRACT "D" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.13
TRACT "E" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		3.16
TOTAL			29.00

UNIT 47"B" PRELIMINARY PLAT / LAND USE DATA TABLE									
SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-SEVEN"B"	88	29.00	5.18	4.29	19.53	3.03	6,600	21,358	9,475



Alex Lestingy
8/20/2019

**Approved by
Council: 8/19/19
CAR #: 2019-6735**

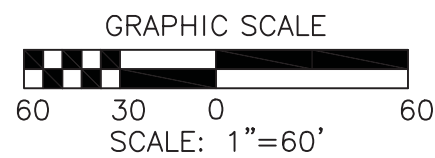


- LEGEND**
- SECTION LINE W/ SECTION MONUMENT
 - MID SECTION LINE W/ SECTION MONUMENT
 - DIRECTION OF PROPOSED SURFACE FLOW
 - DIRECTION OF EXISTING SURFACE FLOW
 - EXISTING CONTOUR
 - INDICATES 1' VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE
 - INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
 - INDICATES EXISTING WALL
 - UNIT BOUNDARY LINES

City of Goodyear
APPROVED
Planning & Zoning Dept.
Alex Sexton
8/20/2019
Approved by
Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II A PLANNED AREA DEVELOPMENT PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"	
DESIGN CG	CHECKED JLU
DRAWN CB	APPROVED JLU
CIVIL ENGINEERING © LAND DEVELOPMENT	
JOB NO. 970045	DATE MAY, 2019
SHEET 2 OF 7	

MATCHLINE SEE SHEET 4



LEGEND

- SECTION LINE W/ SECTION MONUMENT
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CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N10°17'14"E	120.65'
L2	S53°31'43"E	56.61'
L3	S79°42'46"E	222.22'
L4	S27°42'13"W	239.66'
L7	N36°52'50"W	49.09'
L8	S60°28'31"E	316.81'
L11	N79°13'36"W	27.00'
L12	S62°17'47"E	369.50'
L19	N20°04'50"E	97.83'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	3°50'25"	19.44'	290.00'
C2	26°11'04"	137.10'	300.00'
C3	71°12'40"	497.15'	400.00'
C8	23°35'41"	164.72'	400.00'
C12	40°13'06"	154.43'	220.00'
C13	57°08'56"	334.14'	335.00'
C32	1°22'20"	9.58'	400.00'

City of Goodyear
APPROVED
Planning & Zoning Dept.

Alex Sexton
8/20/2019

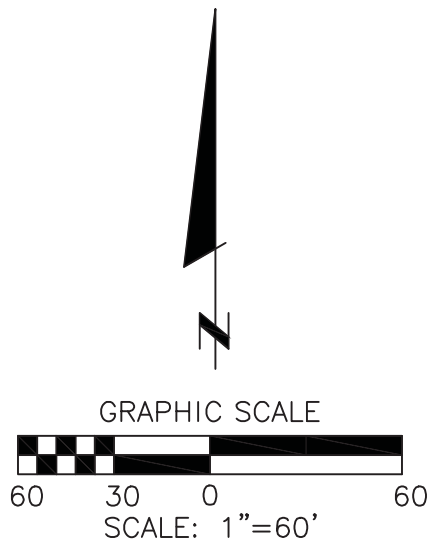
Approved by
Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING © LAND DEVELOPMENT
DESIGN: CG CHECKED: JUL
DRAWN: CB APPROVED: JUL
41220
JEFFREY LEE
UHRICK
ARIZONA, U.S.A.
Expires 09/30/2016
JOB NO.: 970045
DATE: MAY, 2019
SHEET: 3 OF 7



- LEGEND**
- SECTION LINE W/ SECTION MONUMENT
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CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N53°31'33"E	748.70'
L20	S60°59'22"W	409.03'
L21	S53°31'33"W	242.79'
L22	S21°08'13"E	85.02'
L23	S36°28'27"E	63.13'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C4	25°49'20"	180.27'	400.00'
C18	40°54'32"	171.36'	240.00'
C19	7°27'49"	104.21'	800.00'
C20	93°55'17"	59.01'	36.00'
C21	11°24'57"	47.82'	240.00'
C22	15°20'14"	80.31'	300.00'

City of Goodyear
APPROVED
Planning & Zoning Dept.

Alex Gentry
8/20/2019

Approved by
Council: 8/19/19
CAR #: 2019-6735

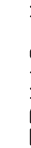
PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

DESIGN	CG	CHECKED	JUL
DRAWN	CB	APPROVED	JUL
JOB NO.	970045		
DATE	MAY, 2019		
SHEET	4 OF 7		



 BR ENGINEERING INC.	
9666 E. RIGGS RD. SUITE 118 SUN LAKES, ARIZONA 85248 PHONE: (480) 895-0799	
CIVIL ENGINEERING & LAND DEVELOPMENT	
5/14/2019 3:31 PM	
DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU
	
JOB NO. 970045	
DATE MAY, 2019	
SHEET 5 OF 7	

JOB NO.	970045
DATE	MAY, 2019
SHEET	5 OF 7

- LEGEND**
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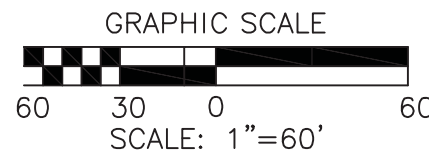
City of Goodyear
APPROVED
Planning & Zoning Dept.

Alex Leasing
8/20/2019

Approved by
Council: 8/19/19
CAR #: 2019-6735

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N41°31'27"E	690.13'
L15	S81°21'14"E	368.44'
L24	S47°29'19"E	126.92'
L25	S81°21'14"E	195.64'
L26	N89°16'07"E	41.40'
L28	N14°50'05"W	335.25'
L29	S8°38'46"W	71.74'
L30	S8°38'46"W	400.33'
L33	N48°28'33"W	36.17'
L34	S81°21'14"E	201.38'
L35	S88°20'27"E	66.08'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C5	14°20'40"	150.21'	600.00'
C6	19°57'57"	209.08'	600.00'
C15	57°07'19"	35.89'	36.00'
C23	33°51'55"	236.42'	400.00'
C24	9°22'39"	65.47'	400.00'
C26	11°19'25"	158.11'	800.00'
C27	12°09'26"	169.75'	800.00'
C28	55°39'27"	388.56'	400.00'
C29	32°52'41"	206.58'	360.00'
C30	6°59'13"	48.78'	400.00'



MATCHLINE SEE SHEET 5

REPLAT OF
PEBBLECREEK
UNIT 43"A"
BOOK 1146 PAGE 26
M.C.R.
(ZONING P.A.D.)

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

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DESIGN: CG
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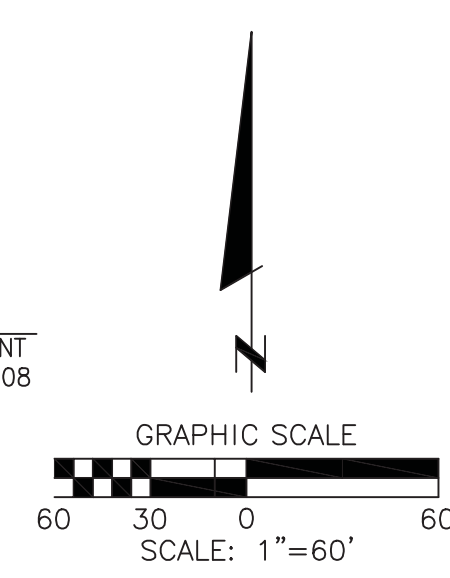
41220
JEFFREY LEE
UHRICK
5.14.19
ARIZONA, U.S.A.
Expires 09/30/2016

JOB NO. 970045
DATE MAY, 2019
SHEET 6 OF 7

CIVIL ENGINEERING © LAND DEVELOPMENT
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PEBBLECREEK
EXISTING UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)



City of Goodyear
APPROVED
Planning & Zoning Dept.

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Council: 8/19/19
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PEBBLECREEK
EXISTING UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N77°30'00"W	477.22'
L10	S89°14'43"E	361.48'
L13	N12°30'00"E	112.34'
L14	N41°31'27"E	690.13'
L16	N48°28'33"W	134.44'
L17	N81°21'14"W	42.92'
L18	N0°45'17"E	56.34'
L31	S47°00'40"E	237.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C9	17°01'29"	121.83'	410.00'
C10	11°44'43"	166.04'	810.00'
C11	2°11'07"	15.26'	400.00'
C14	29°01'27"	202.63'	400.00'
C16	32°52'41"	229.53'	400.00'
C17	82°06'31"	343.94'	240.00'
C28	55°39'27"	388.56'	400.00'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPOSED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
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- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
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A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

DESIGN: CG
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REGISTERED PROFESSIONAL ENGINEER
41220
JEFFREY LEE UHRICK
ARIZONA, U.S.A.
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SHEET: 7 OF 7

BR ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING © LAND DEVELOPMENT

DATE: _____
DESCRIPTION: _____
BY: _____
APPROVED: _____

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