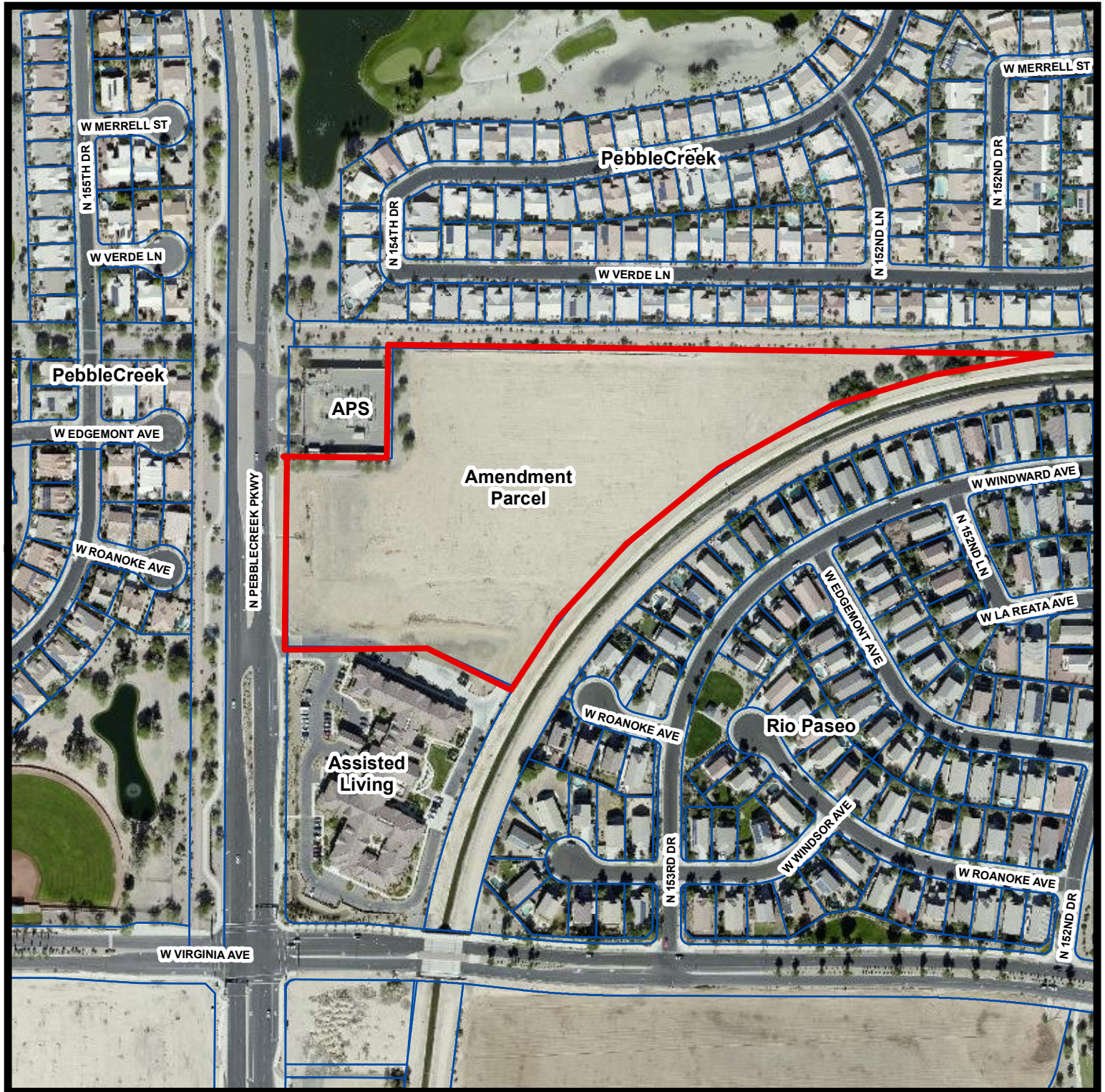
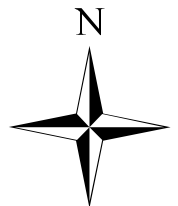
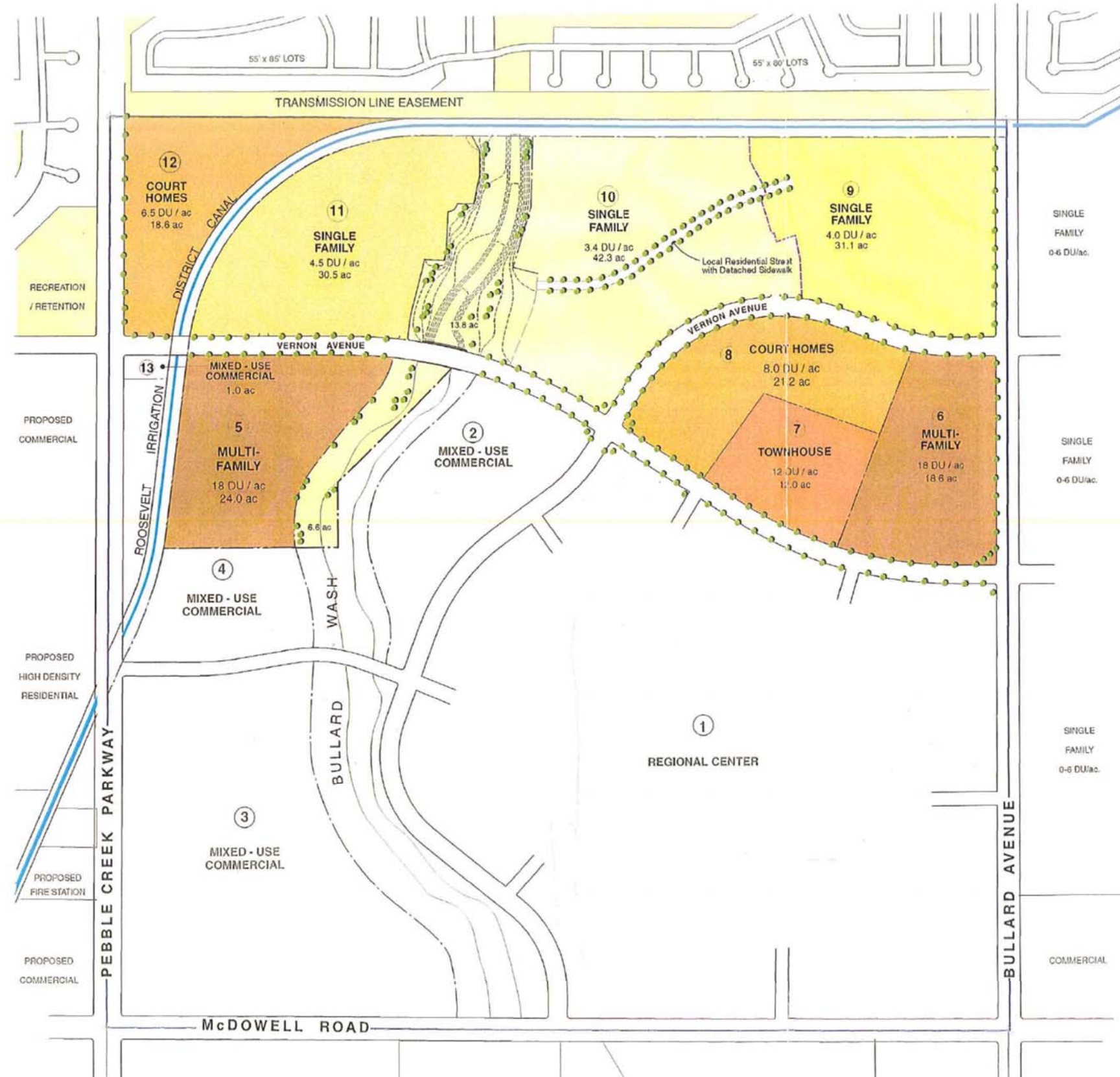


Aerial Photo
Goodyear PRC Parcel 12 PAD Amendment
Case No. 17-200-00005



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 10.17.17





FINAL P.A.D. GOODYEAR PRC

Prepared for: Goodyear Investors, L.L.C.

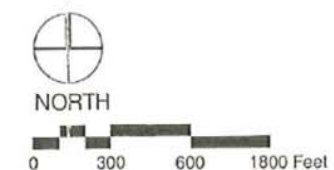
LAND USE ALLOCATION

Use	Area, ac
Single Family	103.9
Court Homes	39.8
Townhouse	12.0
Multi-Family	42.6
Wash	20.4
Streets	21.2
Total	239.9

RESIDENTIAL PARCELS

Parcel No.	Use	Area, ac	Density, DU/ac	Total No. of Units
5	Multi-Family	24.0	18.0	432
6	Multi-Family	18.6	18.0	334
7	Townhouse	12.0	12.0	144
8	Court Homes	21.2	8.0	169
9	Single Family	31.1	4.0	124
10	Single Family	42.3	3.4	144
11	Single Family	30.5	4.5	137
12	Court Homes	18.6	6.5	121
Subtotal		198.3		1605

Overall Density this plan: 7.34 DU/ac

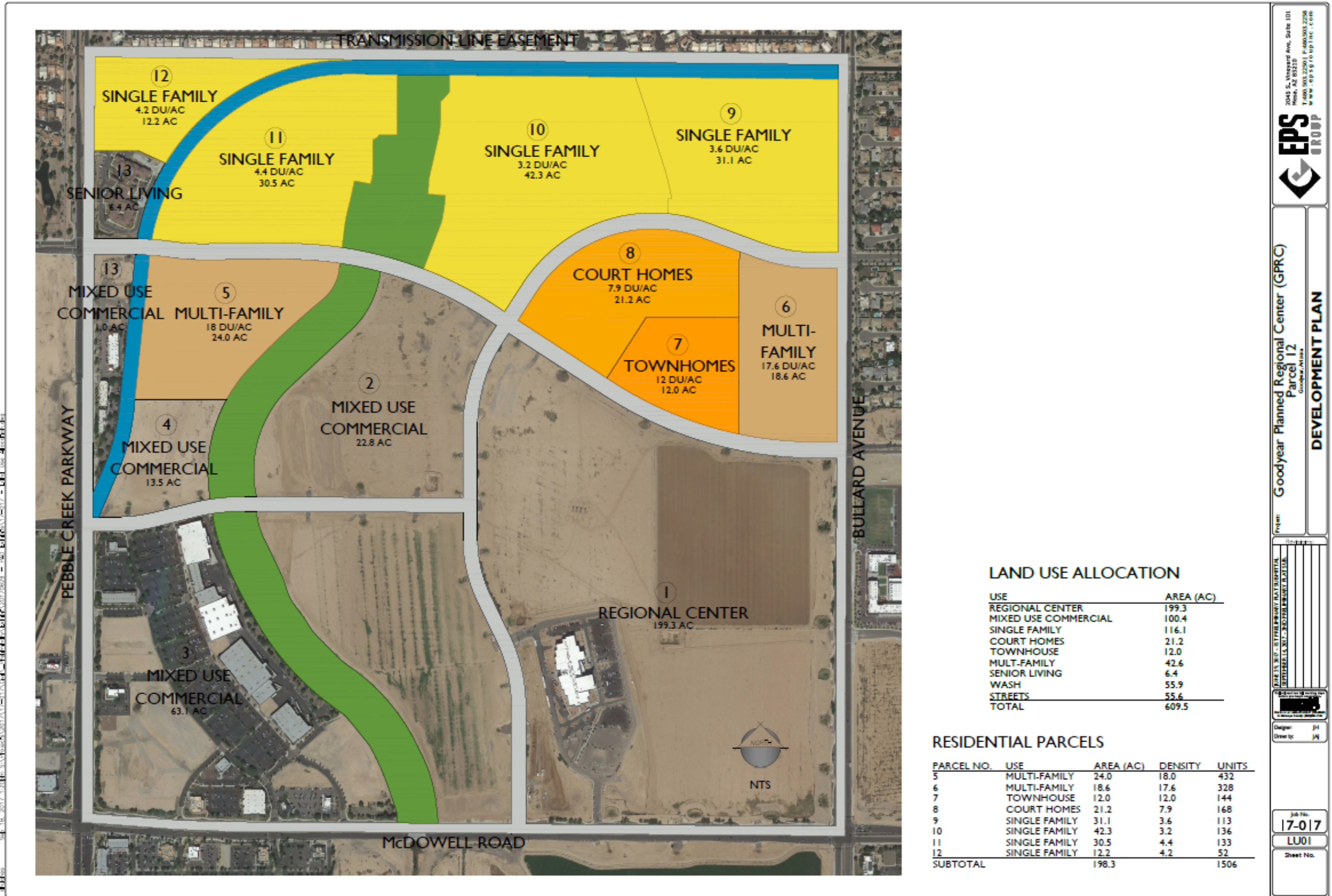


CornoyerHedrick

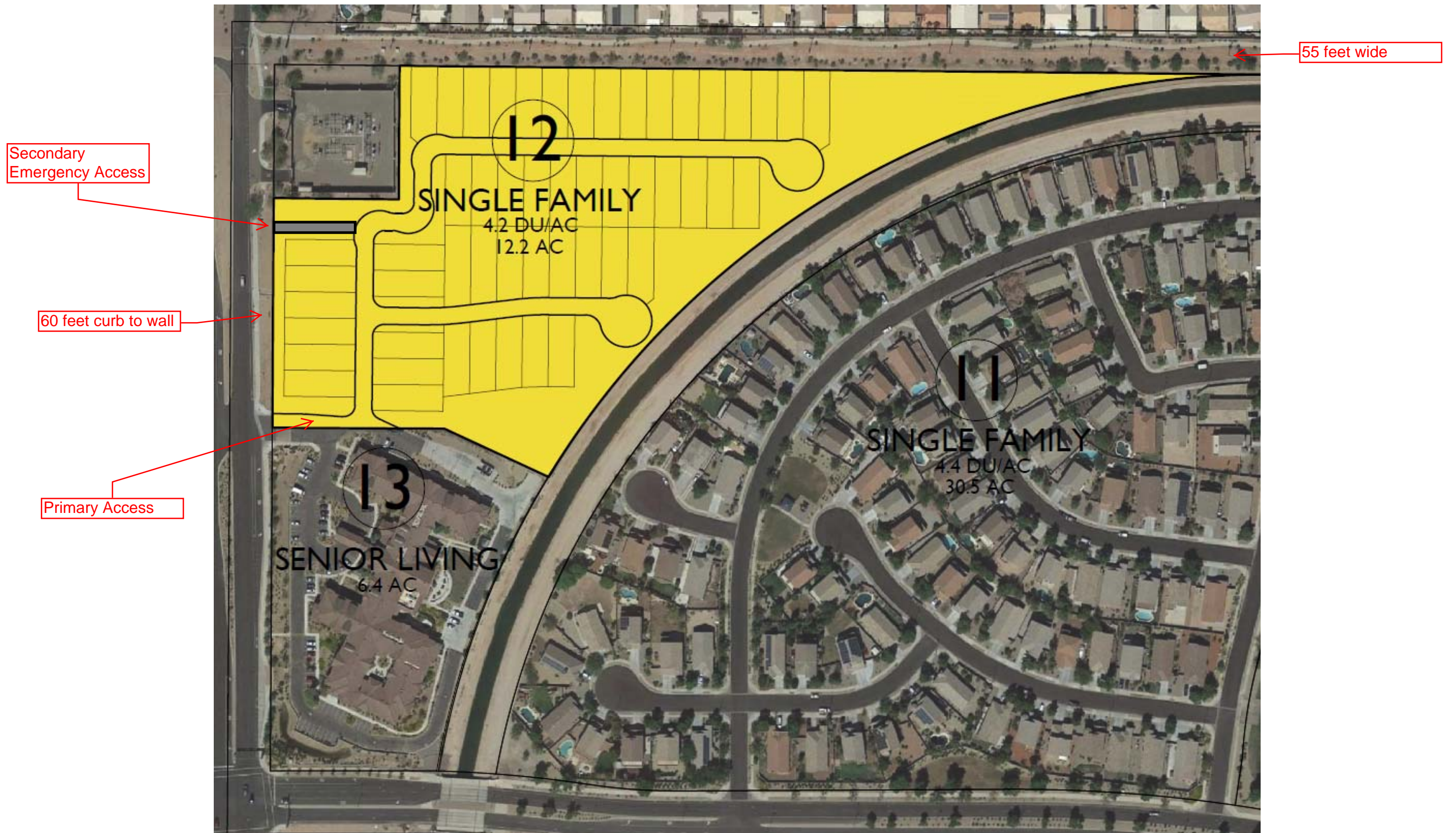
2425 East Camelback Road
Suite 400
Phoenix, AZ 85016
602.381.4945

98128L
12.05.00

TAB 4 - EXISTING FINAL P.A.D. - LAND USE ALLOCATION (Site Plan)(12.05.2000)

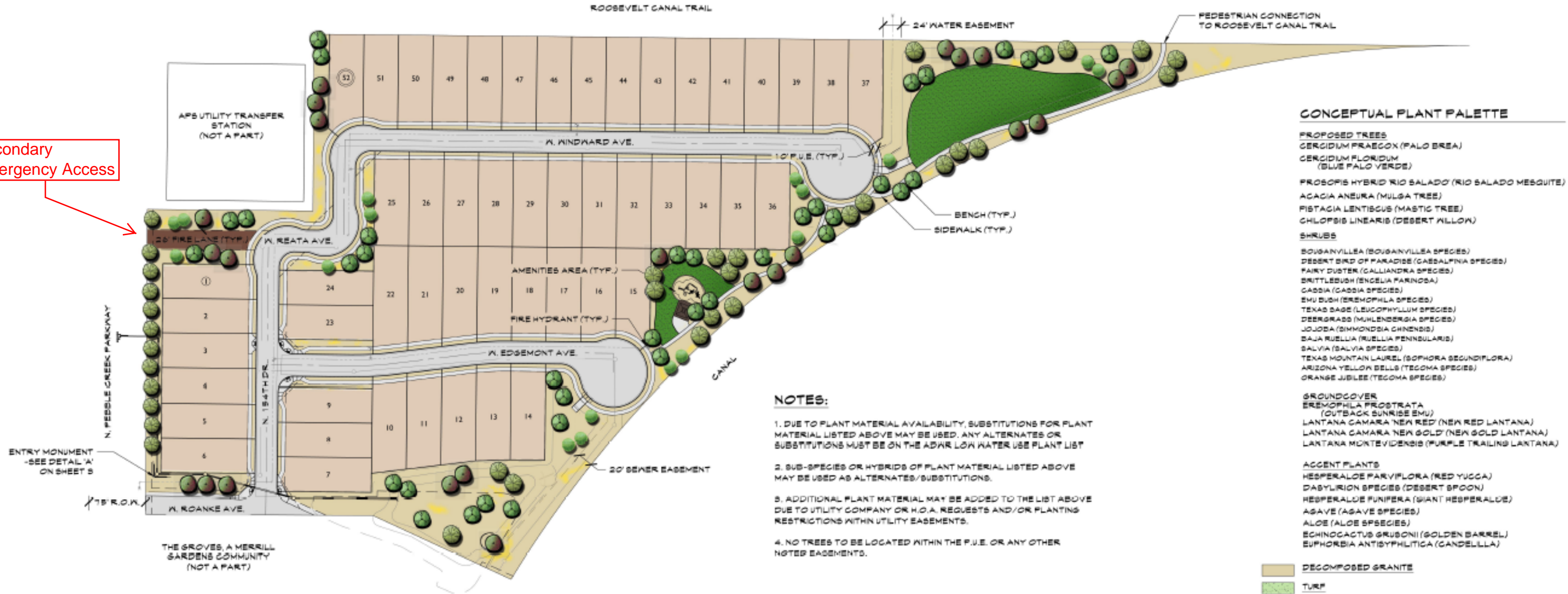


TAB 4 – PROPOSED FINAL P.A.D. - LAND USE ALLOCATION (Site Plan)(9.14.2017)



TAB 11 – PROPOSED CONCEPTUAL COURT HOME LAYOUT PLAN (9.14.2017)

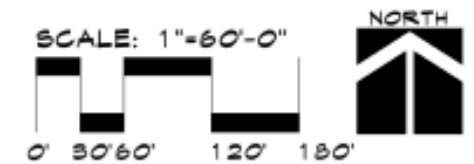
Secondary
Emergency Access



PEBBLE CREEK PRELIMINARY SITE PLAN

2655 N. PEBBLE CREEK PARKWAY
GOODYEAR, AZ
SEPTEMBER 13, 2017

SHEET 1 OF 2



CONCEPTUAL LANDSCAPE PLAN (9.13.2017)

Table 5
Single-Family Residential Development Standards

Use	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Bldg. Height	Minimum Yard Setbacks			Street Side	Max. Lot Coverage
					Front*	Rear	Sides		
Single-family 3.5 DU/ac	6,000	60'	100'	30'	20'	20'	5' & 10'	15'	40%
Single-family 4.0 DU/ac	5,000	55'	90'	30'	20'	20'	5' & 10'	10'	45%
Single-family 4.5 DU/ac	5,000	55'	90'	30'	20'	20'	5' & 10'	10'	45%
Single-family 4.7 DU/ac (Parcel 12B)	5,000	46'	110'	30'	20' **, 10' to living	20' (for 2-sty) 15' (for 1-sty)	5' & 5'	10', 5' if adjacent to tract	55%
Court Homes 6.5 – 8.0 DU/ac	3,200	40'	80'	30'	20'	20'	0'/10'	10'	60%

* A minimum of 10-foot front setback measured from the property line is permitted for side entry garages. Otherwise, front yard setback will be between 18' to 21', with an average of approximately 20'.

** A minimum of 20 foot front garage setback shall be required from the back of sidewalk. Otherwise, front yard setback shall be a minimum of 10-foot to living area.

PROPOSED DESIGN GUIDELINE ENHANCEMENTS

KB Home has incorporated upgraded design features into this proposed community. This includes detached sidewalks with trees and shrubs along the private streets, forward-living home design, patios, upgraded garage doors, upgraded driveways, and increased community open space. These features will help make this community a housing enclave with a true sense of place.

The proposed design enhancements are as follows:

- a. A landscape strip along all local private streets between the curb and the sidewalk which will be planted with a minimum average of one tree every 20', three shrubs per lot, and covered in groundcover;

This feature means the community will have tree-lined streets. Tree lined streets will greatly enhance the aesthetics of the community and create a safer and more enjoyable pedestrian experience for the residents.



Representative Example of House Product



Elevation "A"



Elevation "B"



Elevation "C"

Representative Example of House Product



Representative Example of House Product