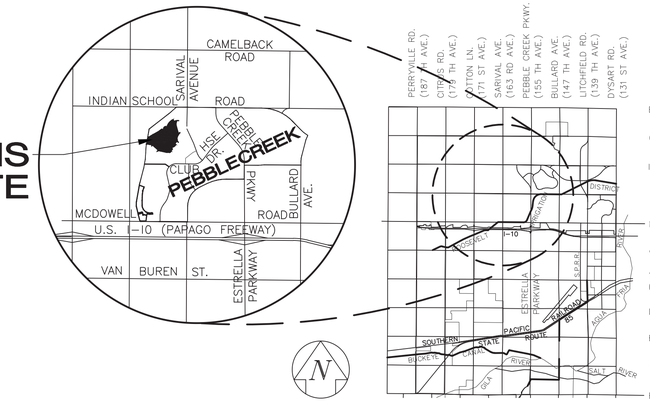
PRELIMINARY PLAT OF PEBBLECREEK PHASE II

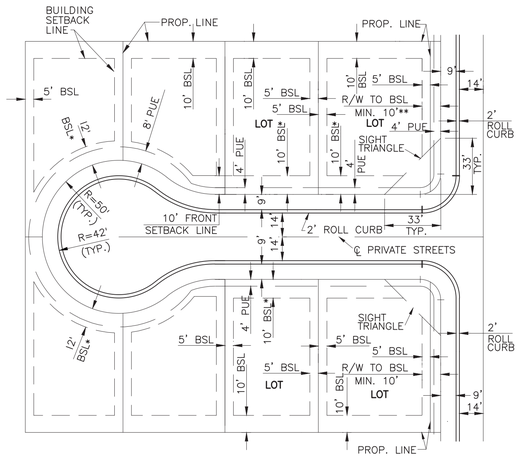
UNIT FORTY-FIVE, FORTY-SIX, FORTY-SEVEN "A", AND FORTY-SEVEN "B" CONSISTING OF SEVEN SHEETS

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



VICINITY MAP

N.T.S.

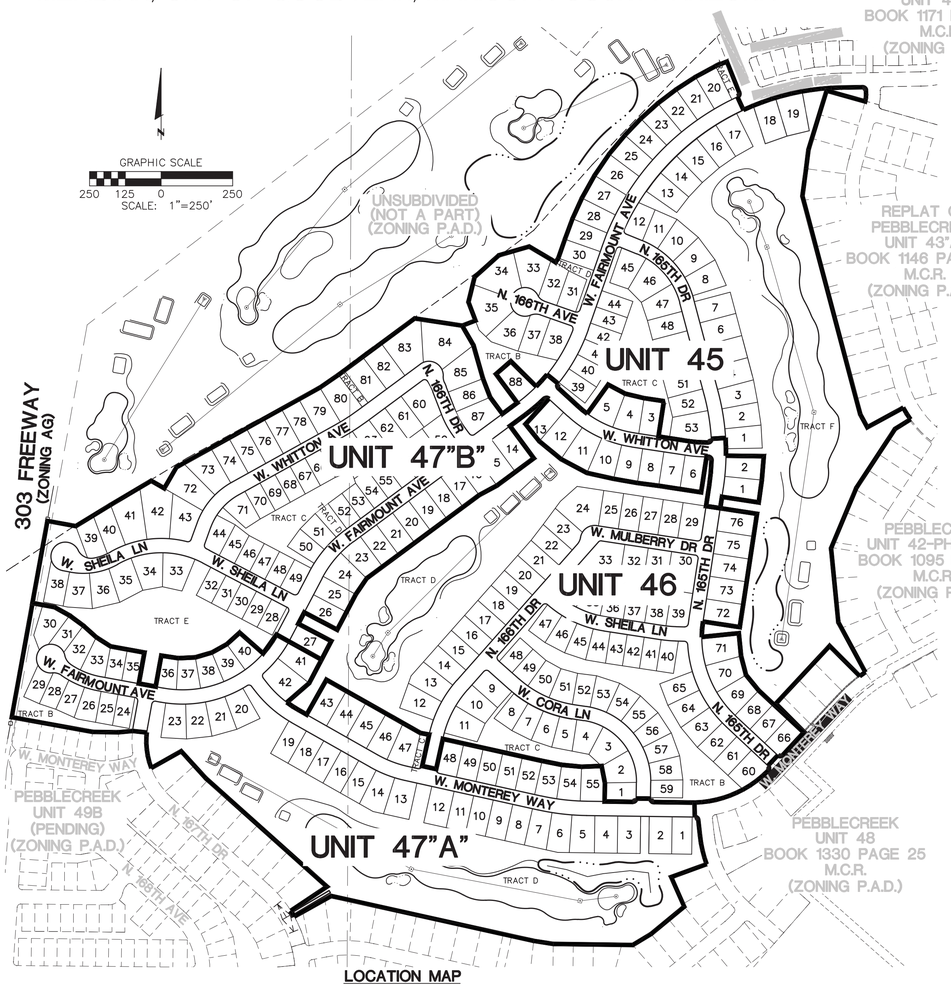


TYPICAL LOTS
LOTS 191-212

WITH PUBLIC UTILITY EASEMENTS AND MINIMUM BUILDING SETBACKS

P.U.E. – INDICATES PUBLIC UTILITY EASEMENT
B.S.L. – INDICATES BUILDING SETBACK LINE

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS OTHERWISE SHOWN)
SCALE: 1" = 40'
MIN. FRONT YARD SETBACK = 10 FT.
MIN. STREET SIDE SETBACK = 10 FT.**
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.
* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS
BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT DRIVEWAY
** STREET SIDE BUILDING SETBACKS ARE 10' FROM THE ADJACENT RIGHT-OF-WAY OR 5' FROM THE SIDE LOT LINE WHERE A TRACT IS PRESENT, WHICHEVER IS GREATER.



LOCATION MAP

UNIT 45 / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	53	12.23
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		2.68
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.79
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		1.38
TRACT "D" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.12
TRACT "E" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.11
TRACT "F" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		16.09
TOTAL			33.40

UNIT 46 / TRACTS DATA TABLE

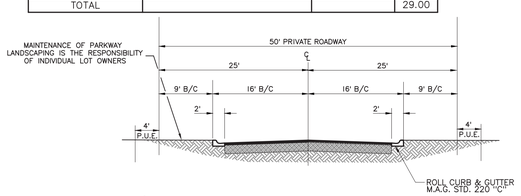
DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	76	15.90
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		4.23
TRACT "B" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		1.88
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		0.71
TRACT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

UNIT 47"A" / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	55	11.55
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		3.23
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.76
TRACT "C" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.09
TRACT "D" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		13.27
TOTAL			28.90

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



AA 1 **TYPICAL PRIVATE ROADWAY - NO SIDEWALK**

50' LOCAL STREET
N.T.S.

UNIT 45 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-FIVE	53	33.40	2.68	18.50	12.23	1.58	6,900	17,002	10,045

UNIT 46 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-SIX	76	30.93	4.23	10.80	15.90	2.45	6,599	17,268	8,727

UNIT 47"A" 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"A"	55	28.90	3.23	14.12	11.55	1.90	6,600	12,804	9,144

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

GENERAL NOTES

1. 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 INGRESS 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 STREET 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, VIBRATION, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM LUKE AIR FORCE BASE; AND THE OWNER DOES FURTHER RELEASE AND DISCHARGE THE CITY , PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP AND ROBSON COMMUNITIES AND ITS AFFILIATES, FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TOPERSONS 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 FONT THAT IS NOT LESS THAN SIZE 16, PLACED IN ANY SALES OFFICE IN A PROMINENT LOCATION INFORMING POTENTIAL BUYERS OF THE DISTANCE TO ACCIDENT POTENTIAL ZONE II AND NOISE CONTOUR LINES FOR LUKE 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 ODORS 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 REMOVABLE SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING 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 GRANITE 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 RELOCATED 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 ABUTTING THE SUBDIVISION TO BE PER THE APPLICABLE ENGINEERING DESIGN STANDARDS OR IN 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 RIGTH-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
25. CORNER LOTS ARE RESTRICTED TO ONE STORY.

PUBLIC UTILITIES

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
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH	CITY OF GOODYEAR (AND A PRIVATE PATROL)
CABLE TELEVISION	COX CABLE

NOTE: (IMPROVEMENTS)

1) 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.

2) DEVELOPER OR SUCCESSORS SHALL WARRANTY ALL PUBLIC IMPROVEMENTS CONSTRUCTED WITHIN CITY OF GOODYEAR RIGHTS-OF-WAY AND EASEMENTS FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY.

BENCHMARKS

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

C.O.G. BENCHMARK G371 – FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

BASIS OF BEARINGS

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

DEVELOPER

PEBBLECREEK PROP. LIMITED PARTNERSHIP
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE (480) 895-9200

OWNER/TRUSTEE

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

DATE	DESCRIPTION	BY	APPROVED

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

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

5/14/2019 3:28 PM

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil) 41220 JEFFREY LEE UHRICK ARIZONA, U.S.A. Date Signed 5-14-19 Expires 09/30/2019

JOB NO. 970045
DATE MAY, 2019
SHEET 1 OF 7

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GRAPHIC SCALE
150 75 0 150
SCALE: 1"=150'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

UNIT 45
UNIT 46
UNIT 47"B"
UNIT 47"A"

UNSUBDIVIDED (NOT A PART) (ZONING P.A.D.)
REPLAT OF PEBBLECREEK UNIT 43"A" BOOK 1146 PAGE 26 M.C.R. (ZONING P.A.D.)
PEBBLECREEK UNIT 43"B" BOOK 1171 PAGE 27 M.C.R. (ZONING P.A.D.)
PEBBLECREEK UNIT 42-PHASE 2 BOOK 1095 PAGE 7 M.C.R. (ZONING P.A.D.)
PEBBLECREEK UNIT 49B (PENDING) (ZONING P.A.D.)
PEBBLECREEK UNIT 48 BOOK 1330 PAGE 25 M.C.R. (ZONING P.A.D.)

PICCADILLY RD.
FAIRMONT AVE.
N. 164TH DR.
N. 163RD LN.
N. 165TH DRIVE
N. 166TH AVENUE
N. 166TH DRIVE
N. 167TH DR.
N. 168TH AVE.
N. 169TH LN.
W. FAIRMOUNT AVENUE
W. WHITTON AVENUE
W. MULBERRY DRIVE
W. SHEILA LANE
W. CORA LANE
W. MONTEREY WAY
W. PINCHOT AVE
W. AVALON DR
303 FREEWAY

TRACT B
TRACT C
TRACT D
TRACT E
TRACT F

SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

NOISE CONTOUR LINE
65 LDN LINE

P.O.B.

SW COR SEC. 25 T2N, R2W G&SRM FD. ADOT BRASS CAP IN HANDHOLE

SE COR SEC. 25 T2N, R2W G&SRM FD. 3" MCDOT BRASS CAP 1.5 BELOW NATURAL GROUND

N0°46'49"E 1887.97'

25 36

DATE	DESCRIPTION	BY	APPROVED

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

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PHONE: (480) 895-0799

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5/14/2019 3:29 PM

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil) 41220 JEFFREY LEE UHRICK date signed 5-14-19 ARIZONA, U.S.A. Expires 09/30/2019

JOB NO. 970045
DATE MAY, 2019
SHEET 2 OF 7

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MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

SHEET 4
SHEET 6

SHEET 6
SHEET 7

MATCHLINE SEE SHEET 7

303 FREEWAY

EXISTING SOUNDWALL

NOISE CONTOUR LINE
65 LDN LINE

15' LANDSCAPE EASEMENT

W. SHEILA LANE

W. WHITTON AVENUE

W. FAIRMONT AVENUE

W. MONTEREY WAY

TRACT A
(PRIVATE STREET)

TRACT B
(OPEN SPACE)

TRACT D
(GOLF COURSE/OPEN SPACE)

TRACT E
(OPEN SPACE)

PEBBLECREEK
UNIT 49B
(PENDING)
(ZONING P.A.D.)

N. 170TH AVENUE

N. 168TH AVENUE

N. 167TH DRIVE

P.O.B.

P.O.C.
S¼ COR SEC. 25 T2N,
R2W G&SRM FD. 3"
MCDOT ALUM CAP 1.5'
BELOW NATURAL GROUND

SW COR SEC. 25 T2N,
R2W G&SRM FD. ADOT
BRASS CAP IN HANDHOLE

SE COR SEC. 25 T2N,
R2W G&SRM FD. 3"
MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND

N0°46'49"E 1887.97'

1192.94'
N89°13'11"W

2642.50'
S89°12'47"E

25
36

1447.24'

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

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'

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

DESCRIPTION	DATE	BY	APPROVED

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SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING @ LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO. 970045
DATE MAY, 2019
SHEET 3 OF 7

G:\Design\PC\PC45\PC45 PRE PLAT\PC-U45- PRE PLAT.dwg 5/14/2019 3:42 PM



GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
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- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

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'

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

DATE	DESCRIPTION	BY	APPROVED

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CIVIL ENGINEERING @ LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2020

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

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LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- * INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

CENTERLINE TABLE

LINE #	DIRECTION	LENGTH
L6	N19°12'57"E	290.74'
L27	S67°55'15"E	97.69'
L28	N14°50'05"W	335.25'
L32	N70°47'03"W	215.34'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS
C7	45°59'23"	702.34'	875.00'
C25	53°05'11"	259.43'	280.00'

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

DATE	DESCRIPTION	BY	APPROVED

© 2019 B & R ENGINEERING

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil)
41220
JEFFREY LEE
UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

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

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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'

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

W. FAIRMONT AVENUE

W. WHITTON AVENUE

W. MULBERRY DRIVE

W. SHEILA LANE

N. 165TH DRIVE

TRACT A (PRIVATE STREET)

TRACT C (OPEN SPACE)

TRACT D (GOLF COURSE/OPEN SPACE)

TRACT F (GOLF COURSE/OPEN SPACE)

47"B"

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

PEBBLECREEK UNIT 42-PHASE 2 BOOK 1095 PAGE 7 M.C.R. (ZONING P.A.D.)

PEBBLECREEK PHASE II
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DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil) 41220 JEFFREY LEE UHRICK Date Signed 5-14-19 ARIZONA, U.S.A. Expires 09/30/2020

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6 OF 7

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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

TRACT D
(GOLF COURSE/OPEN SPACE)

N. 166TH DRIVE

TRACT A
(PRIVATE STREET)

W. CORA LANE

TRACT B
(OPEN SPACE)

TRACT C
(OPEN SPACE)

W. MONTEREY WAY

N. 165TH DRIVE

TRACT F
(GOLF COURSE/OPEN SPACE)

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

4' APS EASEMENT
2014-0603508

ADAMAN WATERLINE
EASEMENT 2008-0608494

36'x13'
APS EASEMENT
2014-0603508

N. 165TH LANE

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

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'

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JOB NO. 970045

DATE MAY, 2019

SHEET 7 OF 7

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