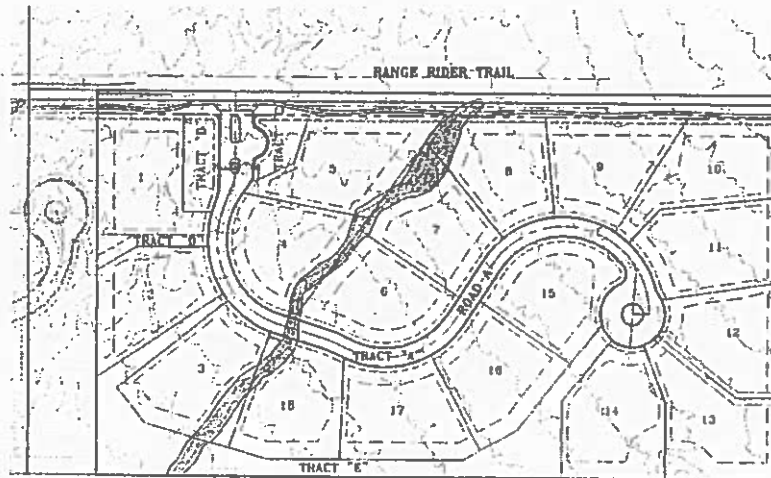


NOTES

1. ROADWAYS EXCEPT RANGE RIDER TRAIL, TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
4. THIS SUBDIVISION IS WITHIN 5 MILES TO FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
5. HOMES TO BE A MINIMUM OF 20,000 SQUARE FEET.
6. ALL THE HOMES IN THIS SUB-DIVISION SHALL HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM DUE TO THE INCREASED FIRE HYDRANT SYSTEMS CREDIT.
7. A PRIVATE BOOSTER PUMP FOR DOMESTIC WATER MAY BE REQUIRED ON SOME LOTS.
8. FIRE LANS AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
9. PROPOSED STREET LIGHT STANDING ALONG RANGE RIDER TRAIL, WILL BE NOT.
10. PROPOSED WATER OF HIGHLAND PRESSURE ZONE.
11. DRAINAGE/SEWERAGE WILL BE PROVIDED BY CONTRIBUTION OF ON-LOT AND OFF-LOT DRAINAGE.
12. ALL DRIVEWAY ENTRANCES ON RANGE RIDER TRAIL SHALL BE PER CITY OF MESA STD. DET. #12.3. UP TO 12.3.
13. NO WALLS SHALL BE CONSTRUCTED ALONG THE SOUTHERN AND EASTERN BOUNDARIES. SHALL BE PERMITTED ALONG RANGE RIDER TRAIL AND PRIVATE LANE AREAS.
14. UTILITY EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR ALL LOT BORDERS.
15. ALL DISTURBED AREAS IN THE TRACTS AND RIGHTS IN BE REVEGETATED.

RANGE RIDER PRELIMINARY PLAT

A PROPOSED SUBDIVISION OF A PORTION
OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER / DEVELOPER

SOMERBY DESERT HOLDINGS L.L.C.
C/O PEARL DUGAN
2321 EAST BASELINE ROAD
CUMMINS, ARIZONA 85324
PHONE: (480) 882-1432
FAX: (480) 882-5406

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2551 W. WILLOW AVE.
PHOENIX, ARIZONA 85017
PHONE: (602) 335-8500
FAX: (602) 335-7751
CONTACT: DANIELA C. DUBA, P.E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE CENTERLINE
INTERSECTION OF WOODWELL & POND ROAD
C.S.M. ELEVATION: 1553.81
WOOD/PATEL ELEVATION: 1554.00

BENCHMARK ELEVATION

TO OBTAIN CITY OF MESA BARRA, AND
1527 FEET TO THE PLAT ELEVATION.

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	US WEST COMMUNICATIONS
CABLE	CITY OF MESA
CABLE TV	ONE COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- PUBLIC UTILITY AND FACILITY (EASEMENT)
- PROPOSED SEWER LANE / MANHOLE
- PROPOSED WATER LANE
- △ PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- NATURAL, EXISTING CHANNEL
- NEW DITCH
- PROPOSED EASEMENT
- PAV. PAVED UTILITY AND FACILITY EASEMENT
- CONV. CONCRETE
- D. DRAINAGE
- P. PROPERTY LINE
- S. DESIGN FIRE HYDRANT
- RA.P.Z. RANGE RIDER PRESSURE ZONE
- H.P.Z. HIGH PRESSURE ZONE
- N.A.B.S. NATURAL AREA OPEN SPACE
- OTHER NOTES TO BE PROVIDED

RANGE RIDER
PRELIMINARY PLAT
COVER SHEET

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



EXPIRES 09-30-11

WOOD/PATEL

1700 N. WILLOW AVE.

PHOENIX, AZ 85017

PHONE: (602) 335-8500

FAX: (602) 335-7751

WOOD/PATEL & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR

NO. 10000

DESIGNED BY: D.C.

DRAWN BY: M.C.

CHECKED BY: J.C.

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

DATE: 7/1/13

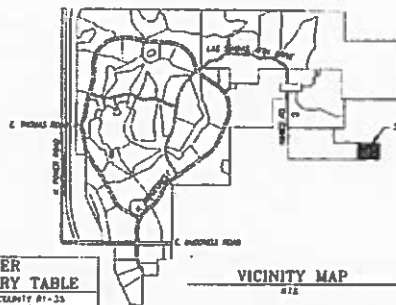
LOT TABLE

LOT	LOT SIZE (SQ FT)	BLDG. AREA (SQ FT)	LOT COVERAGE (%)
1	33,133	17,704	21.340
2	32,199	17,093	18.883
3	32,721	18,634	22.677
4	32,415	18,047	21.736
5	29,322	16,343	22.565
6	32,445	18,776	21.683
7	27,892	15,471	21.250
8	31,581	16,148	20.379
9	32,747	18,189	21.786
10	34,182	18,283	22.717
11	34,548	21,146	22.729
12	32,842	20,251	21.425
13	37,133	20,482	21.136
14	35,375	21,270	22.534
15	33,015	17,890	21.110
16	32,791	18,445	21.251
17	33,872	18,074	21.254
18	21,558	11,471	21.763

RANGE RIDER LAND USE SUMMARY TABLE

EXISTING ZONING	COUNTY RT-35
PROPOSED ZONING	RE-35 PAD
ZONING CODE	P212-36
TOTAL NUMBER OF LOTS	18
TOTAL NET AREA	744,360 S.F. (17.08 AC)
DENSITY	1.83 DU/NET ACRES
OPEN SPACE	38,945 S.F. (0.88 AC)
AVERAGE LOT SIZE	32,842 S.F. (0.77 AC)
MINIMUM LOT SIZE	20,558 S.F. (0.46 AC)

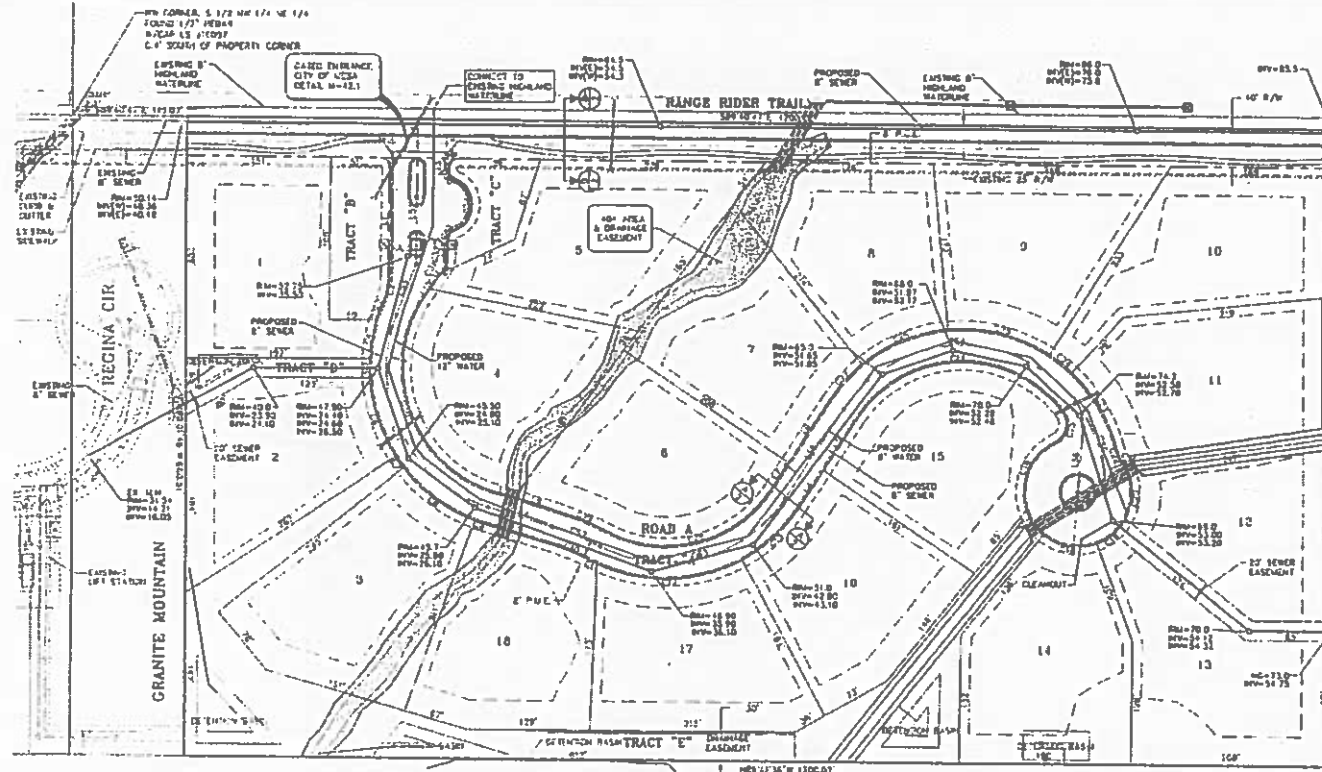
VICINITY MAP



TRACT TABLE

TRACT NO.	SQ. FT.	ACRES	USE
A	36,844	1.30	PRIVATE STREET
B	10,090	0.23	OPEN SPACE
C	8,907	0.10	OPEN SPACE
D	5,228	0.12	OPEN SPACE, L.S.L. D.E.
E	35,722	1.37	OPEN SPACE, BENCHMARK, L.S.L. D.E.

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 3.20.13
WITH STIPS: YES ☒ NO ☐



STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
1	N 11° 16' 00" E	10.00	10.00
2	N 11° 16' 00" E	10.00	20.00
3	N 11° 16' 00" E	10.00	30.00
4	N 11° 16' 00" E	10.00	40.00
5	N 11° 16' 00" E	10.00	50.00
6	N 11° 16' 00" E	10.00	60.00
7	N 11° 16' 00" E	10.00	70.00
8	N 11° 16' 00" E	10.00	80.00
9	N 11° 16' 00" E	10.00	90.00
10	N 11° 16' 00" E	10.00	100.00
11	N 11° 16' 00" E	10.00	110.00
12	N 11° 16' 00" E	10.00	120.00
13	N 11° 16' 00" E	10.00	130.00
14	N 11° 16' 00" E	10.00	140.00
15	N 11° 16' 00" E	10.00	150.00
16	N 11° 16' 00" E	10.00	160.00
17	N 11° 16' 00" E	10.00	170.00
18	N 11° 16' 00" E	10.00	180.00
19	N 11° 16' 00" E	10.00	190.00
20	N 11° 16' 00" E	10.00	200.00

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
21	N 11° 16' 00" E	10.00	210.00
22	N 11° 16' 00" E	10.00	220.00
23	N 11° 16' 00" E	10.00	230.00
24	N 11° 16' 00" E	10.00	240.00
25	N 11° 16' 00" E	10.00	250.00
26	N 11° 16' 00" E	10.00	260.00
27	N 11° 16' 00" E	10.00	270.00
28	N 11° 16' 00" E	10.00	280.00
29	N 11° 16' 00" E	10.00	290.00
30	N 11° 16' 00" E	10.00	300.00
31	N 11° 16' 00" E	10.00	310.00
32	N 11° 16' 00" E	10.00	320.00
33	N 11° 16' 00" E	10.00	330.00
34	N 11° 16' 00" E	10.00	340.00
35	N 11° 16' 00" E	10.00	350.00
36	N 11° 16' 00" E	10.00	360.00
37	N 11° 16' 00" E	10.00	370.00
38	N 11° 16' 00" E	10.00	380.00
39	N 11° 16' 00" E	10.00	390.00
40	N 11° 16' 00" E	10.00	400.00

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
41	N 11° 16' 00" E	10.00	410.00
42	N 11° 16' 00" E	10.00	420.00
43	N 11° 16' 00" E	10.00	430.00
44	N 11° 16' 00" E	10.00	440.00
45	N 11° 16' 00" E	10.00	450.00
46	N 11° 16' 00" E	10.00	460.00
47	N 11° 16' 00" E	10.00	470.00
48	N 11° 16' 00" E	10.00	480.00
49	N 11° 16' 00" E	10.00	490.00
50	N 11° 16' 00" E	10.00	500.00
51	N 11° 16' 00" E	10.00	510.00
52	N 11° 16' 00" E	10.00	520.00
53	N 11° 16' 00" E	10.00	530.00
54	N 11° 16' 00" E	10.00	540.00
55	N 11° 16' 00" E	10.00	550.00
56	N 11° 16' 00" E	10.00	560.00
57	N 11° 16' 00" E	10.00	570.00
58	N 11° 16' 00" E	10.00	580.00
59	N 11° 16' 00" E	10.00	590.00
60	N 11° 16' 00" E	10.00	600.00

RANGE RIDER PRELIMINARY PLAT SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL

12345 E. MAIN ST.
SUITE 100
PHOENIX, AZ 85001

DATE: 12/15/2023
BY: JWP

PROJECT: RANGE RIDER TRAIL
SHEET: 3 OF 4

SCALE: 1" = 60'

DATE: 12/15/2023

BY: JWP

PROJECT: RANGE RIDER TRAIL
SHEET: 3 OF 4