

**BASIS OF BEARING**

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST G&SRM&M. SAID LINE BEARS NORTH 89 DEGREES 55 MINUTES 41 SECONDS EAST.

**LEGAL DESCRIPTION**

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA;

EXCEPT THE NORTH 65.00 FEET THEREOF.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ZONING**

EXISTING: RS-35  
PROPOSED: RS-35 PAD

**AREA**

GROSS AREA: 20.06± ACRES  
NET AREA: 19.08± ACRES

**LOT AND DENSITY STANDARDS**

LOT COUNT 23  
NET DENSITY (DU/AC) 1.2 DU/AC  
MINIMUM LOT AREA (SQ. FT.): 20,000 SQ. FT.  
MINIMUM LOT WIDTH - INT. LOT (FT.): 110'  
MINIMUM LOT DEPTH (FT.): 120'  
MINIMUM LOT DEPTH ABUTTING ARTERIAL ST. (FT.): 120'  
MAXIMUM LOT COVERAGE (% OF LOT): 50%  
**BUILDING FORM AND LOCATION**  
MAXIMUM HEIGHT (FT.): 30' (& SINGLE-STORY HOMES ON PERIMETER LOTS)  
MINIMUM YARDS (FT.):  
FRONT (ENCLOSED LIVABLE AREAS, PORCHES): 22'  
GARAGES AND CARPORTS - FRONT & SIDE YARDS: 30'  
INTERIOR SIDE: MINIMUM EITHER SIDE: 10'  
INTERIOR SIDE: MINIMUM AGGREGATE OF 2 SIDES: 20'  
STREET SIDE: 10'  
REAR: 30'  
REAR YARD ABUTTING ARTERIAL STREET: 30'  
MAXIMUM BUILDING COVERAGE (% OF LOT): 40%  
DETACHED ACCESSORY BUILDING LOCATION: DETACHED GARAGES MAY NOT BE LOCATED IN THE REQUIRED REAR YARDS

**UTILITIES**

WATER CITY OF MESA  
SEWER CITY OF MESA  
ELECTRIC SALT RIVER PROJECT  
COMM. CENTURYLINK  
GAS CITY OF MESA

**ABBREVIATIONS**

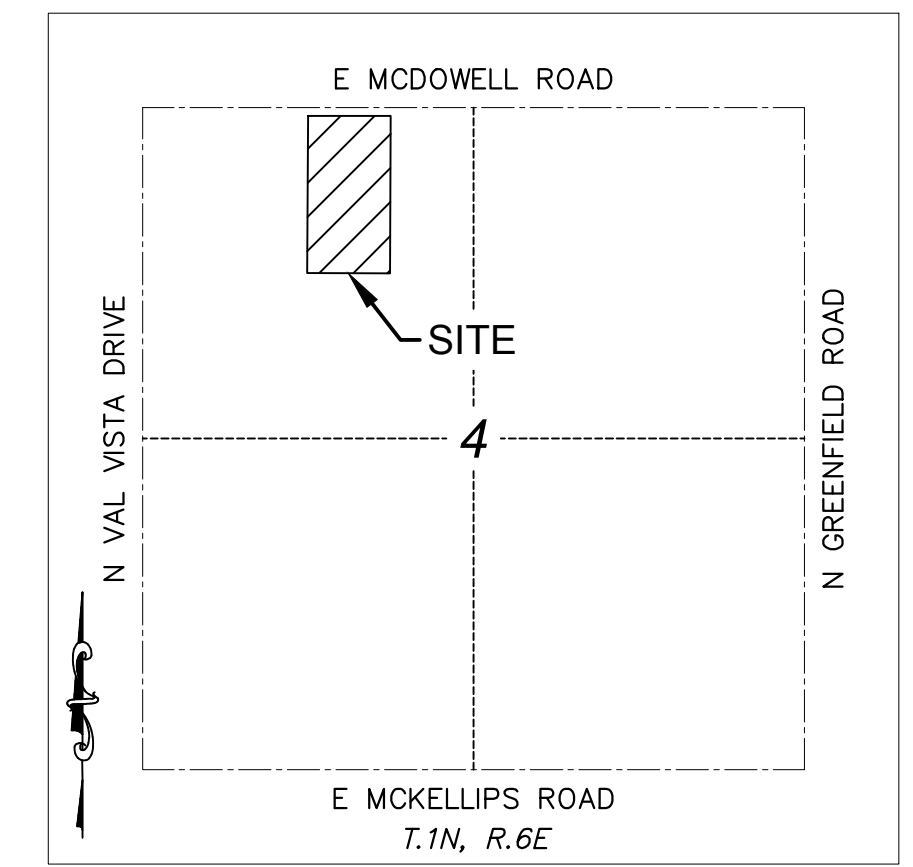
PNMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT  
ROW RIGHT-OF-WAY  
RWE ROADWAY EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
PUFE PUBLIC UTILITY AND FACILITY EASEMENT  
B/C BACK OF CURB  
TYP. TYPICAL  
HE HIGHWAY EASEMENT  
AE ACCESS EASEMENT  
DE DRAINAGE EASEMENT  
EX EXISTING  
CL CENTERLINE  
PL PROPERTY LINE  
HOA HOMEOWNERS ASSOCIATION  
WSFE WATER AND SEWER FACILITIES EASEMENT  
RSB REAR YARD SETBACK  
SSB SIDE YARD SETBACK  
FSB FRONT YARD SETBACK  
CFS CUBIC FEET PER SECOND  
TBA TO BE ABANDONED  
SVT SIGHT VISIBILITY TRIANGLE  
TBA TO BE ABANDONED  
VNAE VEHICULAR NON-ACCESS EASEMENT  
PVAE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT  
FL FLOW LINE  
EG EXISTING GRADE

**NOTES:**

- THE PROJECT IS REQUIRED TO PROVIDE A ROUTE TO MEET MINIMUM FIRE TURNING RADIUS OF 35'/55' AND 20 FEET OF UNOBSTRUCTED WIDTH AND A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET WITHIN THE COMMUNITY RIGHT-OF-WAY/TRACT.
- PRIVATE STREETS WITH CUL-DE-SACS MUST BE DESIGNED WITH AN IMPROVED TRAFFIC TURNING CIRCLE TO MEET CITY OF MESA STANDARDS FOR CUL-DE-SAC TURNING RADII (ORD.TITLE 9.CH.6.9-6-1) OR AS OTHERWISE APPROVED.
- PROJECT TO COMPLY WITH C.O.M. SOLID WASTE STANDARDS M-62.01 THRU 62.09 (REV. 03/04/21). TWO BARRELS TO BE PROVIDED PER HOME.
- THIS SITE WILL BE REQUIRED TO RETAIN THE 100-YEAR-2HOUR STORM CONSISTENT WITH THE GRADING AND DRAINAGE STANDARDS AS SET FORTH IN THE 2023 COM ENGINEERING AND DESIGN STANDARDS MANUAL.

**PRELIMINARY PLAT  
FOR  
JARDINERO**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

SOMERSET ESTATES MCR: 391-33 RS-35  
E MCDOWELL ROAD  
FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER OF SECTION 4, T1N, R6E. STA: 10+00  
FOUND BRASS CAP FLUSH NORTH 1/4 CORNER OF SECTION 4, T1N, R6E. STA: 36+44

**OWNER/DEVELOPER**

REEB CAPITAL, LLC  
2812 N. NORWALK STREET, SUITE 105  
MESA, ARIZONA 85215  
TELEPHONE: (480) 898-9090

**ENGINEER**

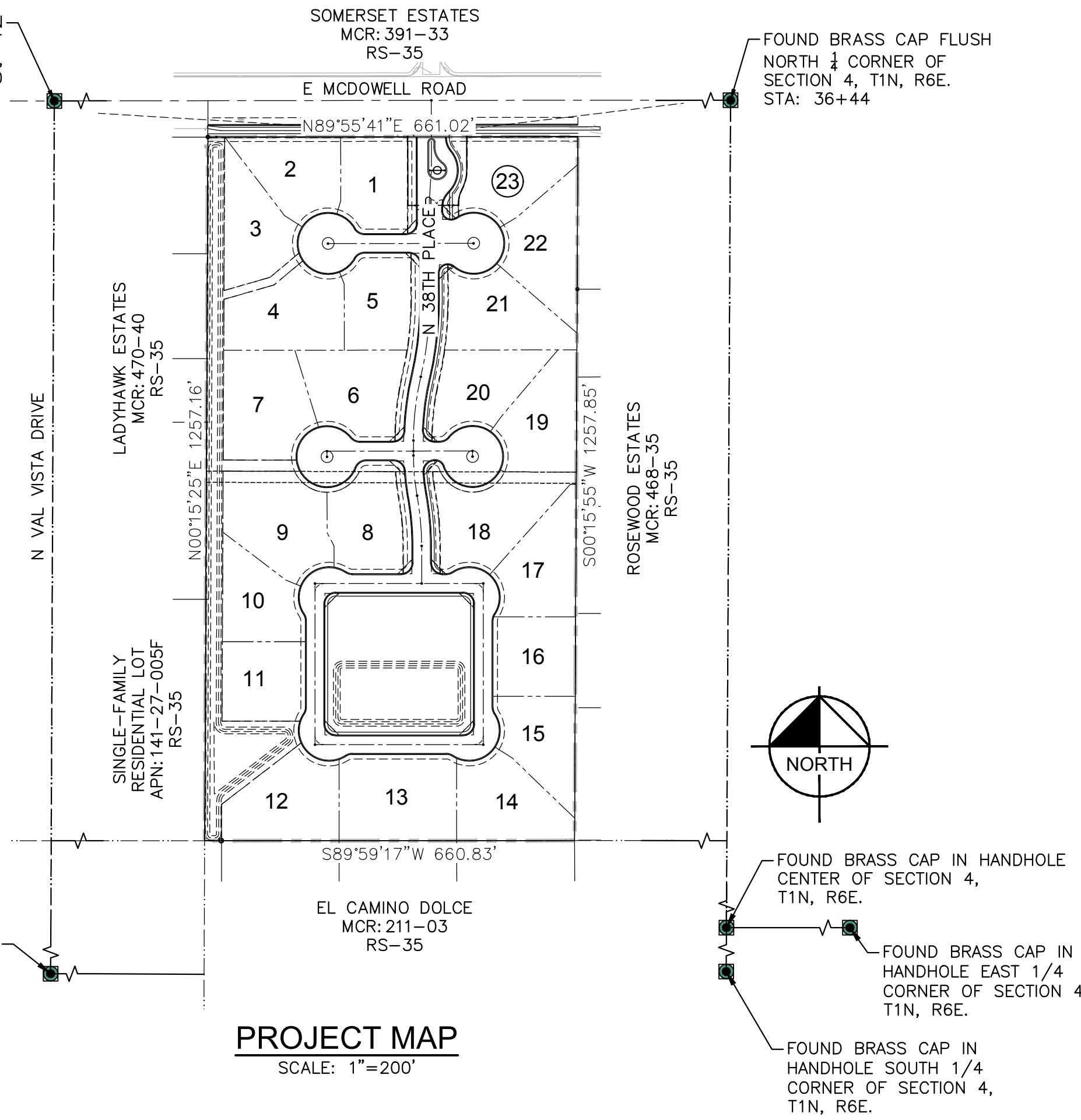
KIMLEY-HORN  
1661 E. CAMELBACK ROAD, SUITE 400  
PHOENIX, ARIZONA 85016  
TELEPHONE: (602) 944-5500  
CONTACT: CURTIS BROWN P.E.

**PLANNER**

KIMLEY-HORN  
1001 W. SOUTHERN AVENUE, SUITE 131  
MESA, ARIZONA 85210  
TELEPHONE: (602) 313-7206  
CONTACT: KEITH NICHTER

**SURVEYOR**

SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
TELEPHONE: (480) 922-0780  
CONTACT: ERIC SOSTROM

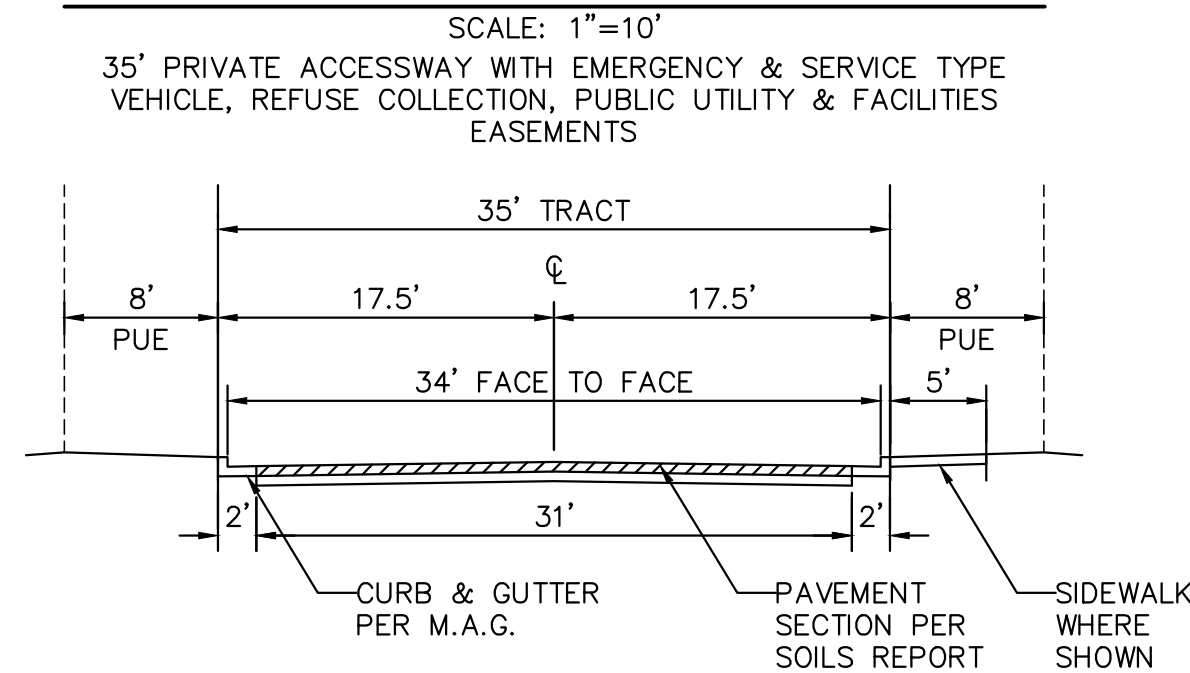


**PROJECT MAP**  
SCALE: 1"=200'

LOT TABLE			
LOT	AREA (S.F.)	AREA (ACRES)	
1	20,193	0.46	
2	21,821	0.50	
3	21,886	0.50	
4	26,702	0.61	
5	20,000	0.46	
6	25,137	0.58	
7	28,627	0.66	
8	21,646	0.50	
9	29,862	0.69	
10	20,357	0.47	
11	20,964	0.48	
12	27,050	0.62	
13	32,188	0.74	
14	25,401	0.58	
15	21,223	0.49	
16	20,901	0.48	
17	23,854	0.55	
18	28,328	0.65	
19	23,647	0.54	
20	22,513	0.52	
21	25,756	0.59	
22	24,876	0.57	
23	24,293	0.56	

TRACT TABLE			
TRACT	AREA (S.F.)	AREA (ACRES)	USE
A	126,119	2.90	PRIVATE STREET, EMERGENCY ACCESS, REFUSE COLLECTION, PUBLIC UTILITY
B	2,514	0.06	OPEN SPACE, PUBLIC UTILITY
C	4,908	0.11	OPEN SPACE, PUBLIC UTILITY
D	61,050	1.40	OPEN SPACE, DRAINAGE, PUBLIC UTILITY, RETENTION
E	3,348	0.08	OPEN SPACE, PUBLIC UTILITY
F	4,623	0.11	OPEN SPACE, PUBLIC UTILITY
G	4,285	0.10	OPEN SPACE, PUBLIC UTILITY
H	66,845	1.53	AMENITY, OPEN SPACE, DRAINAGE, RETENTION

**TYPICAL PRIVATE STREET SECTION**



**LEGEND**

- PROPERTY LINE
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - W PROPOSED WATER LINE
  - W EXISTING WATER LINE
  - S EXISTING SEWER LINE
  - G EXISTING GAS LINE
  - PROPOSED STORM DRAIN
  - PROPOSED LOT LINE
  - PROPOSED SIDEWALK
  - PROPOSED PAVEMENT
  - PROPOSED EDGE OF PAVEMENT
  - EXISTING EDGE OF PAVEMENT
  - PROPOSED CENTERLINE
  - BUILDING SETBACK
  - DRAINAGE SWALE
  - PROPOSED WALL/COLUMN
- SURVEY MONUMENT FOUND AS NOTED
  - PROPOSED FIRE HYDRANT
  - 10 PROPOSED LOT NUMBERS
  - (23) LAST LOT IDENTIFIER

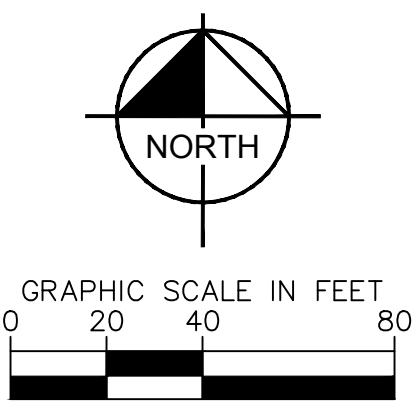
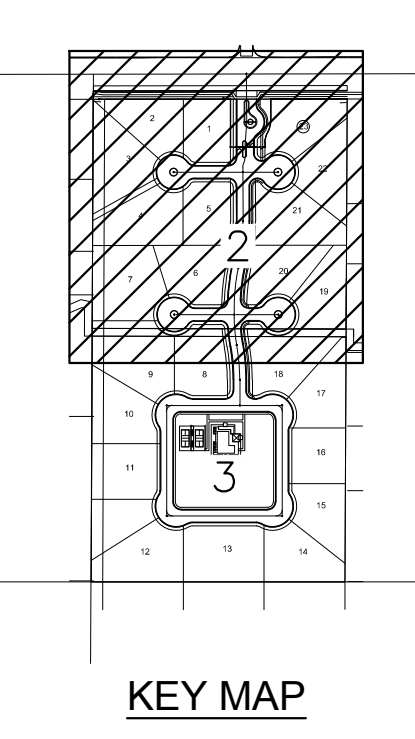
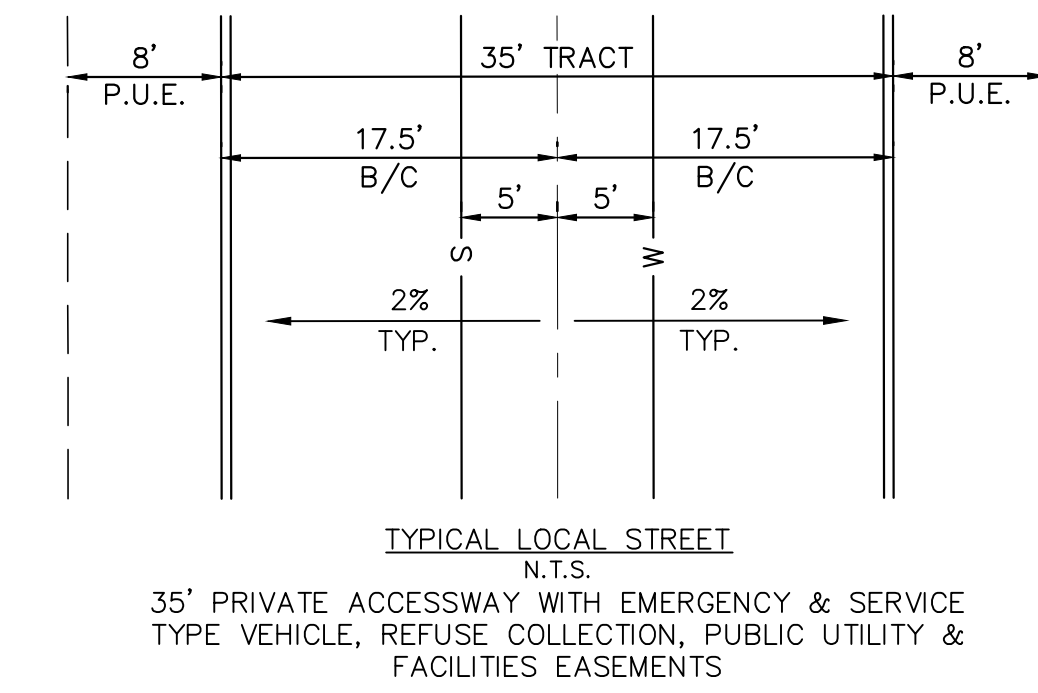
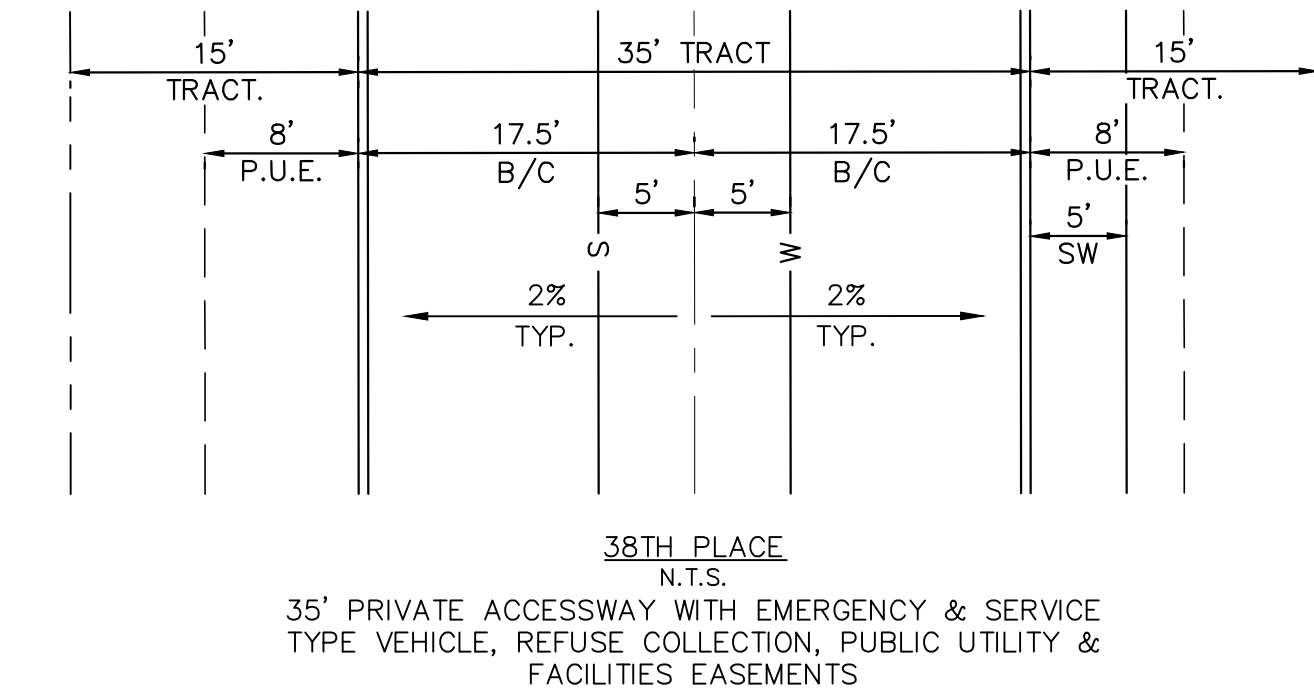
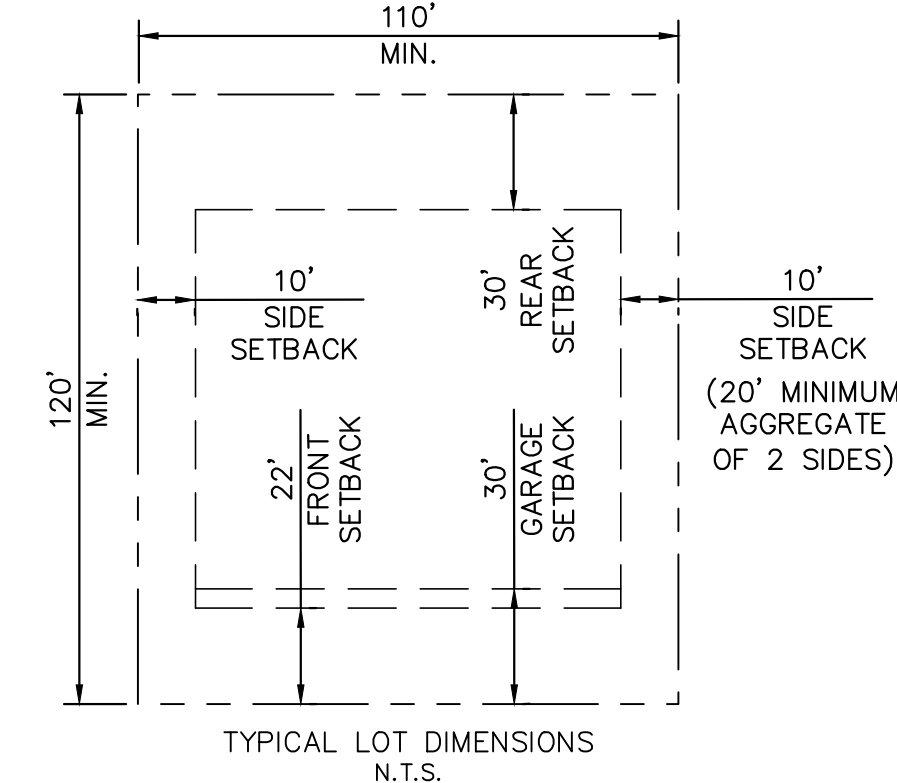
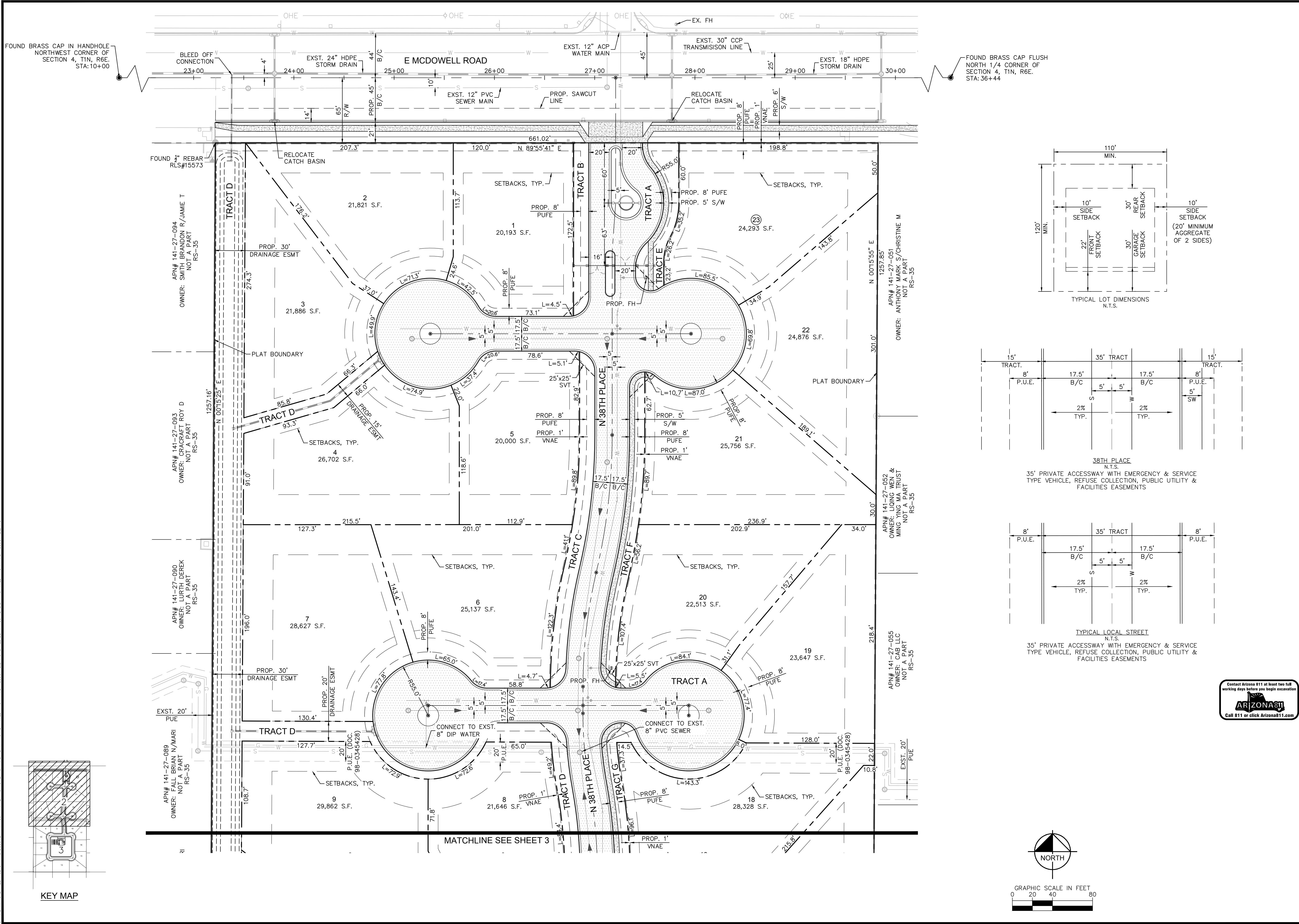
SHEET LIST TABLE	
SHEET #	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT

PRELIMINARY EARTHWORK  
RAW CUT: 13,980 CY  
RAW FILL: 16,562 CY  
NET FILL VOLUME: 2,483 CY



**Kimley»Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85020 (602) 944-5500  
 DATE: 07/2024  
 CHECKED BY: CLB  
 DRAWN BY: KER  
 DESIGNED BY: SLS  
 SCALE (V): NONE  
 SCALE (H): 1"=200'  
 PROJECT NO. 091331020  
 DRAWING NAME COVER SHEET  
 1 OF 3  
 EXP. DATE: 3/31/2027  
 EXPIRES: 3/31/2027  
 31101 CURTIS LELAND BROWN  
 REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 100000000  
 PAPP# KVA# SDEV# LSN# QS#

K:\VHK\_Civil\091331020 - 38TH & McDowell RD\CADD\Improvement Plans\Preliminary Plans\Fs.dwg  
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 Phoenix, Arizona 85020 (602) 944-5500

**JARDINERO**  
**PRELIMINARY PLAT**  
**38TH PL AND MCDOWELL RD**  
**MESA, AZ 85215**

SCALE (H): 1"=40'  
 SCALE (V): NONE  
 DESIGNED BY: SLS  
 DRAWN BY: KER  
 CHECKED BY: CLB  
 DATE: 07/2024

APN# 141-27-052  
 OWNER: LUNG WEN & MING YING MA TRUST  
 NOT A PART  
 RS-35

APN# 141-27-051  
 OWNER: ANTHONY MARK S/CHRISTINE M  
 NOT A PART  
 RS-35

APN# 141-27-052  
 OWNER: CAB LLC  
 NOT A PART  
 RS-35

APN# 141-27-055  
 OWNER: CAB LLC  
 NOT A PART  
 RS-35

APN# 141-27-089  
 OWNER: FALL BRIAN N/MARI  
 NOT A PART  
 RS-35

APN# 141-27-090  
 OWNER: LURTH DEREK  
 NOT A PART  
 RS-35

APN# 141-27-093  
 OWNER: CRACRAFT ROY D  
 NOT A PART  
 RS-35

APN# 141-27-094  
 OWNER: SMITH BRANDON R/JAMIE T  
 NOT A PART  
 RS-35

3 3RD REVIEW COMMENTS (MAY 29, 2024) 07/24  
 2 2ND REVIEW COMMENTS (FEB. 14, 2024) 03/24  
 1 1ST REVIEW COMMENTS (JUNE 13, 2023) 01/24

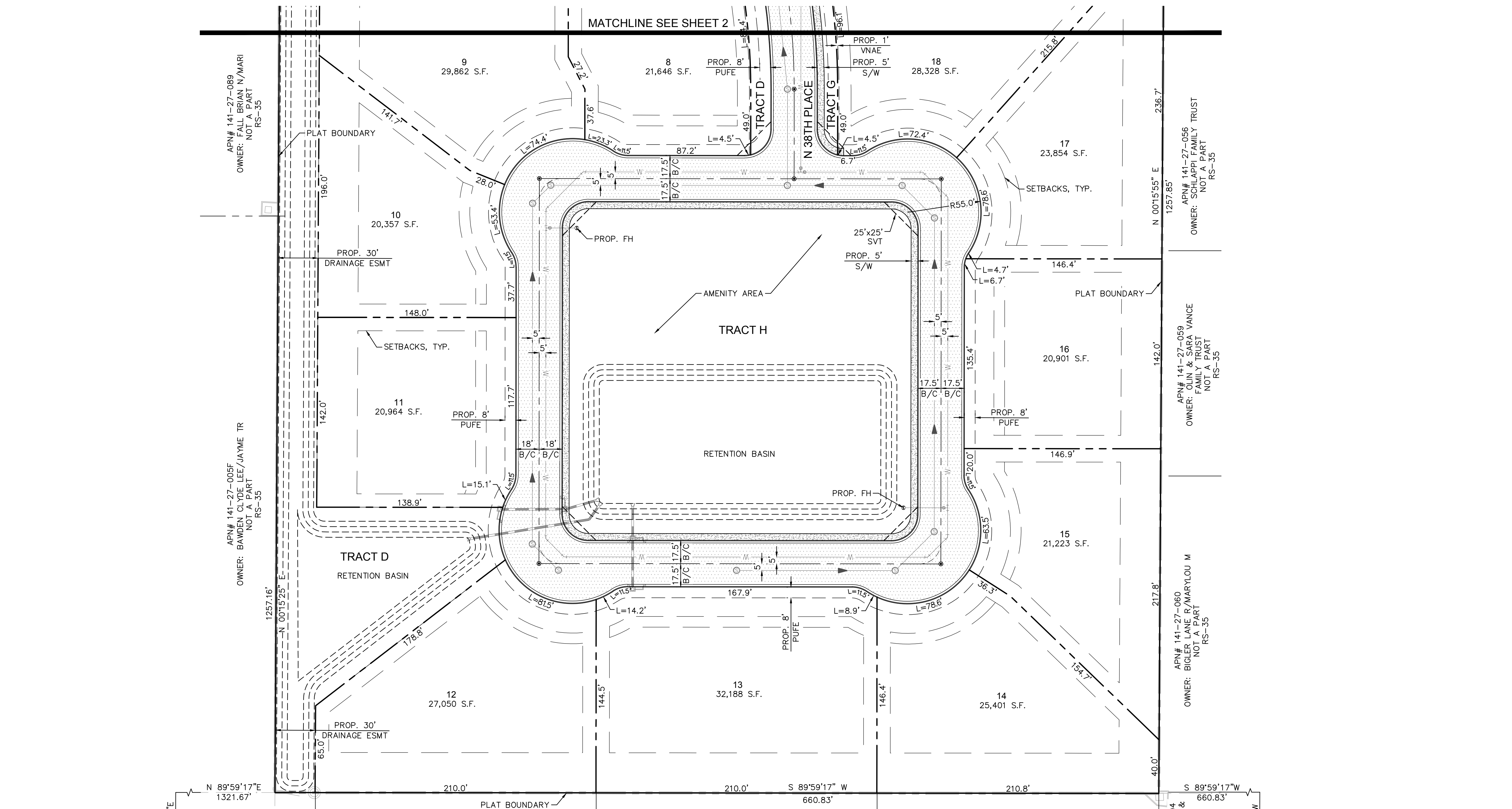
NO. REVISION BY DATE APPR.

REGISTERED PROFESSIONAL ENGINEER  
 31101  
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 EXPIRES 3/31/2027

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PROJECT NO. 091331020  
 DRAWING NAME: PRELIMINARY PLAT  
 2 OF 3

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 XREFS: XSM\_AUT\_XVF\_XTB\_XANNO\_XATCH\_XEM-4-10-2024  
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FOUND BRASS CAP IN HANDHOLE  
 WEST 1/4 CORNER OF SECTION 4,  
 T1N, R6E.

APN# 141-27-029  
 OWNER: JENKINS KOUN/YAZARA  
 NOT A PART  
 RS-35

APN# 141-27-028  
 OWNER: RYAN PATRICK L/JULIA E  
 NOT A PART  
 RS-35

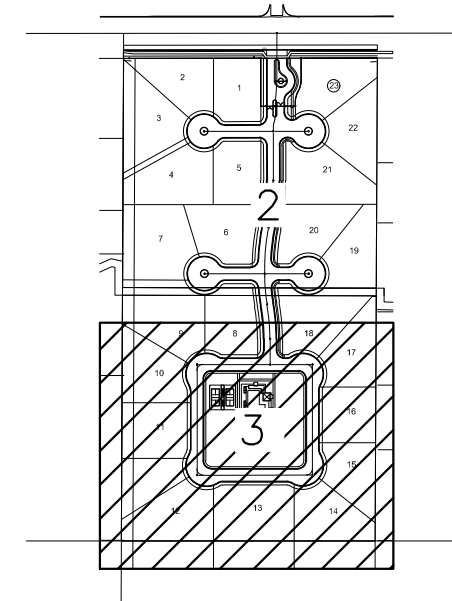
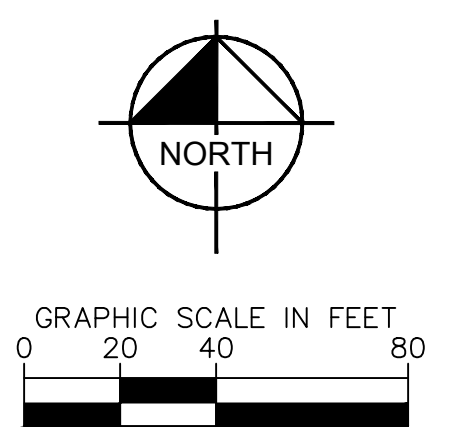
APN# 141-27-027  
 OWNER: 3854EMINTON LLC  
 NOT A PART  
 RS-35

APN# 141-27-104  
 OWNER: THOMAS &  
 MARIBEL OAKES  
 FAMILY TRUST  
 NOT A PART  
 RS-35

FOUND BRASS CAP IN HANDHOLE  
 CENTER OF SECTION 4,  
 T1N, R6E.

FOUND BRASS CAP IN HANDHOLE  
 EAST 1/4 CORNER OF SECTION 4,  
 T1N, R6E.

FOUND BRASS CAP IN HANDHOLE  
 SOUTH 1/4 CORNER OF SECTION 4,  
 T1N, R6E.



KEY MAP



**JARDINERO**  
**PRELIMINARY PLAT**  
**38TH PL AND MCDOWELL RD**  
**MESA, AZ 85215**

SCALE (H): 1"=40'  
 SCALE (V): NONE  
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PAPP# KIVA# SDEV# LSN# QS#

PROJECT NO.  
091331020

DRAWING NAME  
PRELIMINARY PLAT

**3 OF 3**

**Kimley»Horn**

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