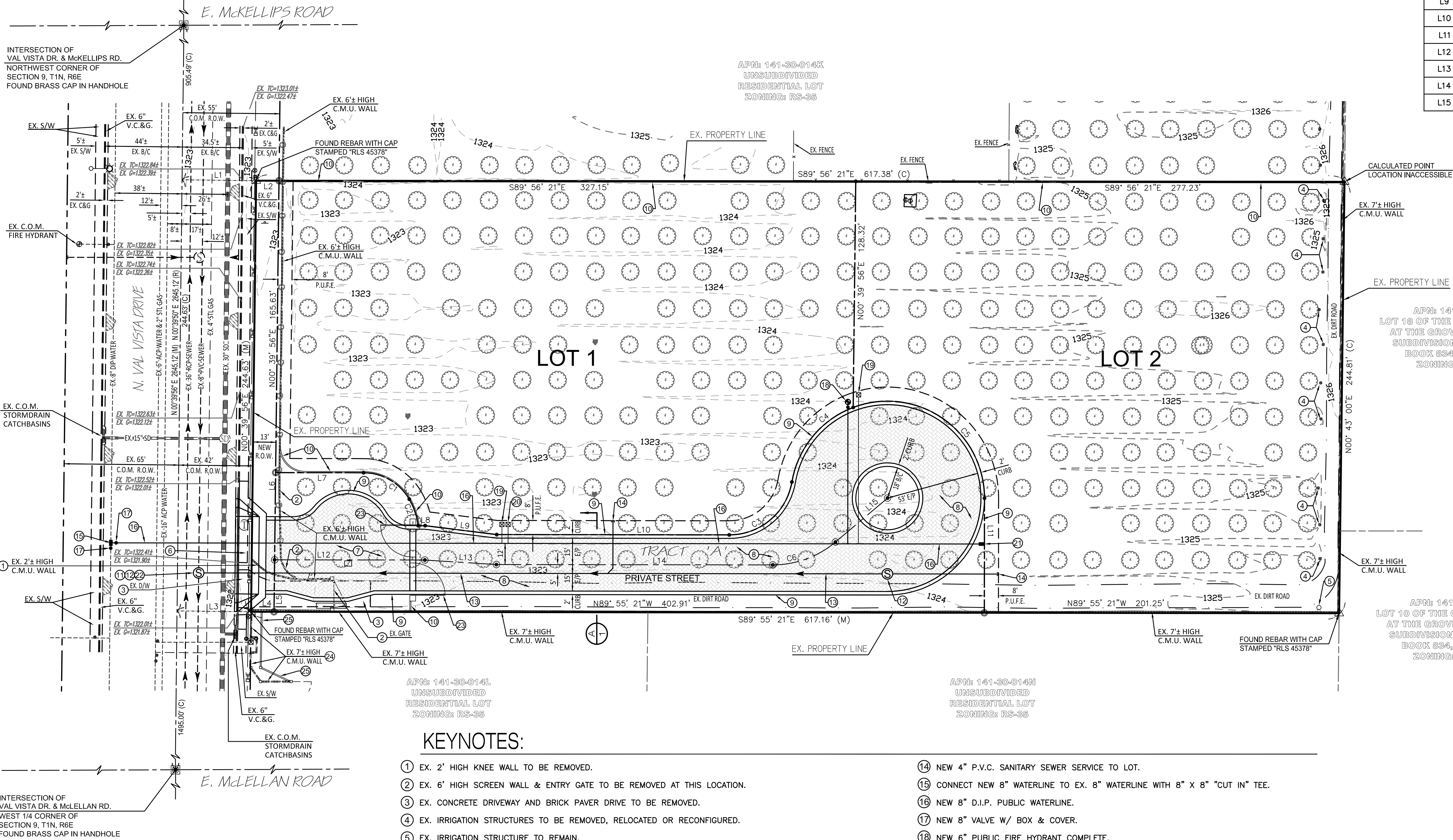


NOTES:

- ALL SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED THROUGH SEWER SERVICE CONNECTIONS TO A NEW CITY OF MESA 8" SEWER MAIN THAT WILL CONNECT TO THE EXISTING CITY OF MESA 8" SEWER MAIN IN VAL VISTA DRIVE. THE NEW 8" SEWER MAIN WILL HAVE A MINIMUM COVER OF AT LEAST SIX FEET (6') OVER THE CROWN OF THE PUBLIC SANITARY SEWER MAIN AS MEASURED FROM SURFACE COURSE OR FINISHED GRADE, EXCEPT AT THE UPSTREAM MANHOLE WHERE A COVER OF FOUR AND A HALF FEET (4.5') HAS BEEN APPROVED BY COM WATER RESOURCES DEPARTMENT PROJECT MANAGER WILLIAM FICK. THE 8" SEWER MAIN WILL ALSO HAVE A MINIMUM SLOPE OF 0.0033 FT./FT. OR GREATER.
- ALL WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED THROUGH WATER SERVICE CONNECTIONS TO A NEW CITY OF MESA 8" WATER MAIN THAT WILL CONNECT TO THE EXISTING CITY OF MESA 8" WATER MAIN IN VAL VISTA DRIVE.
- STORMWATER RETENTION WILL BE PROVIDED WITHIN ON-LOT RETENTION BASINS. EACH LOT WILL RETAIN IT'S OWN STORMWATER RUNOFF AND THE STORMWATER RUNOFF FROM THE PRIVATE STREET WITHIN TRACT 'A' DIRECTLY ADJACENT TO THE LOT.
- GATES THE DEVELOPER INSTALLS MUST COMPLY WITH THE CITY'S SOLID WASTE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, EXIT ONLY GATES AND REMOTE CONTROL SERVICE, AND SUCH GATES MUST BE OPERATIONAL PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THAT PARTICULAR COMMUNITY. THE CITY MAY DELAY OR DENY ANY CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE DEVELOPER WILL CONSTRUCT ON THE PROPERTY IF THE DEVELOPER FAILS TO COMPLY WITH THE CITY'S SOLID WASTE REQUIREMENTS AND ALL OTHER APPLICABLE LAWS.



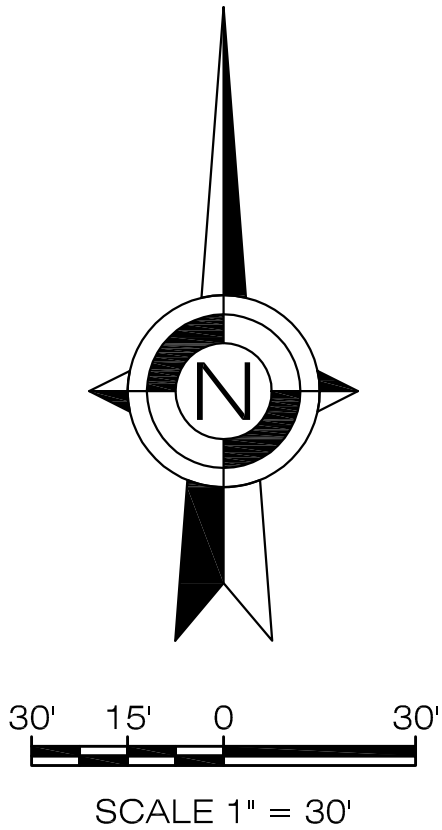
KEYNOTES:

- EX. 2' HIGH KNEE WALL TO BE REMOVED.
- EX. 6' HIGH SCREEN WALL & ENTRY GATE TO BE REMOVED AT THIS LOCATION.
- EX. CONCRETE DRIVEWAY AND BRICK PAVER DRIVE TO BE REMOVED.
- EX. IRRIGATION STRUCTURES TO BE REMOVED, RELOCATED OR RECONFIGURED.
- EX. IRRIGATION STRUCTURE TO REMAIN.
- NEW 44-FOOT-WIDE SINGLE CONCRETE COMMERCIAL DRIVEWAY PER C.O.M. STD. DTL. M-42 (MODIFIED WIDTH).
- NEW DRIVEWAY ACCESS TO PRIVATE GATED COMMUNITY WITH MAILBOX AREA PER C.O.M. STD. DTL. M-42.02 (MODIFIED TO MATCH 44 FOOT DRIVEWAY WIDTH AT ENTRANCE).
- NEW PAVED PRIVATE STREET.
- NEW RIBBON CURB, TYPE "B", PER MAG STD. DTL. 220-1.
- NEW 6' HIGH PERIMETER SCREEN WALL TO MATCH EXISTING WALLS.
- CONNECT NEW SEWER TO EX. 8" SEWERLINE AT THIS LOCATION.
- NEW SEWER MANHOLE.
- NEW 8" P.V.C. PUBLIC SEWERLINE.
- NEW 4" P.V.C. SANITARY SEWER SERVICE TO LOT.
- CONNECT NEW 8" WATERLINE TO EX. 8" WATERLINE WITH 8" X 8" "CUT IN" TEE.
- NEW 8" D.I.P. PUBLIC WATERLINE.
- NEW 8" VALVE W/ BOX & COVER.
- NEW 6" PUBLIC FIRE HYDRANT COMPLETE.
- NEW 1" DOMESTIC WATER SERVICE TAP, LINE, METER, AND METER BOX.
- NEW 3/4" LANDSCAPE WATER SERVICE TAP, LINE, METER, AND METER BOX.
- CURBSTOP WITH FLUSHING PIPE PER MAG. STD. DTL. 390, TYPE 'b'.
- CONNECTION TO NEW SEWER MANHOLE AT THIS LOCATION WILL BE A DROP INLET PER MAG STD. DTL. 426.
- ENTRY GATES MUST COMPLY WITH SOLID WASTE REQUIREMENTS, SEE NOTE 4 LISTED ABOVE. ★
- EX. 7' HIGH C.M.U. WALL AT THIS LOCATION TO BE REMOVED TO ACCOMMODATE SIGHT VISIBILITY OF NEW SUBDIVISION DRIVEWAY. SEE LANDSCAPE ARCHITECT'S PLAN FOR S.V.T. LAYOUT.
- NEW C.M.U. WALL (TO MATCH & REPLACE EX.) TO BE INSTALLED AT THIS LOCATION OUTSIDE OF NEW SUBDIVISION DRIVEWAY SIGHT VISIBILITY TRIANGLE (S.V.T.).

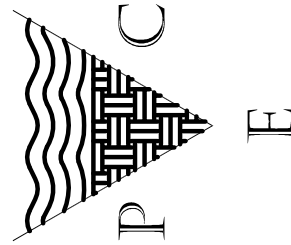
KV ESTATES
PRELIMINARY IMPROVEMENTS

Curve Table			
Curve #	Length	Radius	Delta
C1	31.42'	30.00'	60° 00' 00"
C2	15.93'	40.00'	22° 49' 09"
C3	50.59'	36.00'	80° 30' 44"
C4	57.28'	55.00'	59° 40' 20"
C5	106.40'	55.00'	110° 50' 24"
C6	38.64'	55.00'	40° 15' 22"

Line Table		
Line #	Direction	Length
L1	S89° 20' 04"E	42.00'
L2	S89° 56' 21"E	13.00'
L3	S89° 20' 04"E	42.00'
L4	S89° 55' 21"E	13.00'
L5	N00° 39' 56"E	29.50'
L6	N00° 39' 56"E	49.50'
L7	S89° 55' 21"E	49.87'
L8	S89° 55' 21"E	3.94'
L9	S82° 53' 56"E	40.89'
L10	S89° 55' 21"E	131.92'
L11	S00° 04' 39"W	65.00'
L12	S89° 55' 21"E	85.22'
L13	S86° 23' 50"E	40.66'
L14	S89° 55' 21"E	156.77'
L15	N49° 49' 17"E	38.65'



RECORD ID: ZON19-00687



PALATINE
ENGINEERING CONSULTANTS

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MESA, AZ 85207
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KV ESTATES
PRELIMINARY PLAT
MESA, ARIZONA



SCALE: 1" = 30'

DESIGNED: RAF

DRAFT: RAF

CHECKED: RAF

SHEET 3 OF 3

PEC JN 19-004