

LEGEND:

	SUBDIVISION PROPERTY CORNER, TYPE AS NOTED		RIGHT OF WAY
	TO BE SET OR FOUND BRASS CAP FLUSH		EASEMENT LINE
	TO BE SET OR FOUND 1/2" REBAR, U.N.O.		CENTERLINE
	FOUND BRASS CAP IN HANDHOLE		NEW CONTOUR ELEVATION
	CALCULATED POINT TO BE CHISELED OR TAGGED		EX. CONTOUR ELEVATION
AC	ALUMINUM CAP		SUBDIVISION BOUNDARY LINE
BC	BRASS CAP		PROPERTY LINE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION		GAS LINE
EX.	EXISTING		SEWER LINE
B.S.B.	BUILDING SETBACK LINE		WATER LINE
P.U.F.E.	PUBLIC UTILITIES & FACILITIES EASEMENT		ELECTRIC LINE
D.E.	DRAINAGE EASEMENT		OVERHEAD ELECTRIC LINE
V.E.	VISIBILITY EASEMENT		FLOW ARROW
	PROPOSED GRADE BREAK		CONCRETE
	PROPOSED FLOWLINE		PROPOSED STORMDRAIN PIPE
TC	TOP OF CURB		WATERPROOFING LIMITS
G	GUTTER		FLOW LINE LOCATION
10+00	STREET C/ STATION		EX. PALM TREE
T.E.	TRAIL EASEMENT		EX. TREE
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT		PROPOSED FINISHED GRADE ELEV.
A.E.	VEHICULAR ACCESS EASEMENT		PROPOSED CONCRETE SURFACE ELEV.
P.A.E.	PEDESTRIAN ACCESS EASEMENT		EX. FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY		EX. WATER VALVE
(M)	MEASURED		EX. STORMDRAIN MANHOLE
(R)	RECORDED		EX. SEWER MANHOLE
(C)	CALCULATED		EX. TELEPHONE JUNCTION BOX
M.C.R.	MARICOPA COUNTY RECORDER		EX. CABLE JUNCTION BOX
MCDOT	MARICOPA COUNTY DEPT. OF TRANSPORTATION		EX. IRRIGATION SYSTEM BOX
T.O.G.	TOWN OF GILBERT		EX. SIGN
C.O.C.	CITY OF CHANDLER		EX. ELECTRIC JUNCTION BOX
P	PAVEMENT		EX. LIGHT
C	CONCRETE		FINISHED FLOOR
N.T.S.	NOT TO SCALE		NEW SEWER MANHOLE
P.L.	PROPERTY LINE		NEW FIRE HYDRANT
			NEW WATER METER

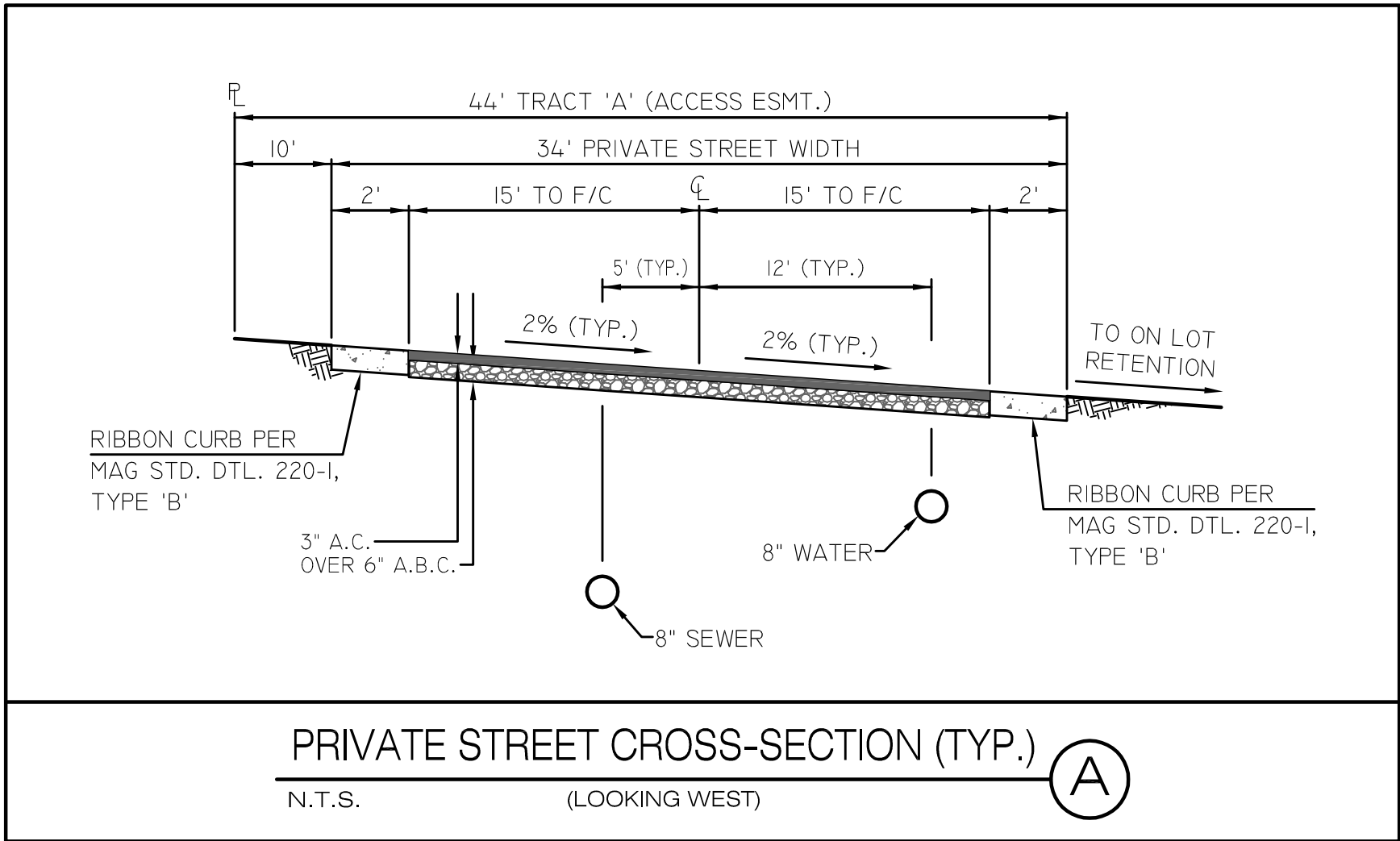
	AREA TABLE	
LOT, TRACT OR R.O.W.	TOTAL AREA	
	(S.F.)	(AC.)
LOT 1	60,625.79	1.39
LOT 2	59,482.35	1.37
TRACT 'A'	27,761.83	0.64
VAL VISTA R.O.W.	3,180.21	0.07
FOR THE LOTS, TRACTS AND R.O.W. SHOWN UPON THIS PLAT THE TOTAL SUBDIVISION AREA IS: 151,050.18 SQ. FT. OR 3.47 ACRES, MORE OR LESS. THIS SUBDIVISION HAS A TOTAL OF 2 RESIDENTIAL LOTS. 100% OF THE ACREAGE OF THIS SUBDIVISION WILL BE ZONED AS RS-35 (BIZ).		

	TRACT USAGE	
TRACT(S)	USAGE	
TRACT 'A'	A.E, P.U.F.E., COMMON AREA, LANDSCAPING AND D.E.	
NOTE: ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.		

MINIMUM SETBACKS PER (BIZ) ZONING	
FRONT YARD	30'
REAR YARD	10'/30'
SIDE YARD	20'/30'

KV ESTATES
PRELIMINARY PLAT
CONSISTING OF 2 SHEETS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, T1N, R6E,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF MESA, MARICOPA COUNTY, ARIZONA.

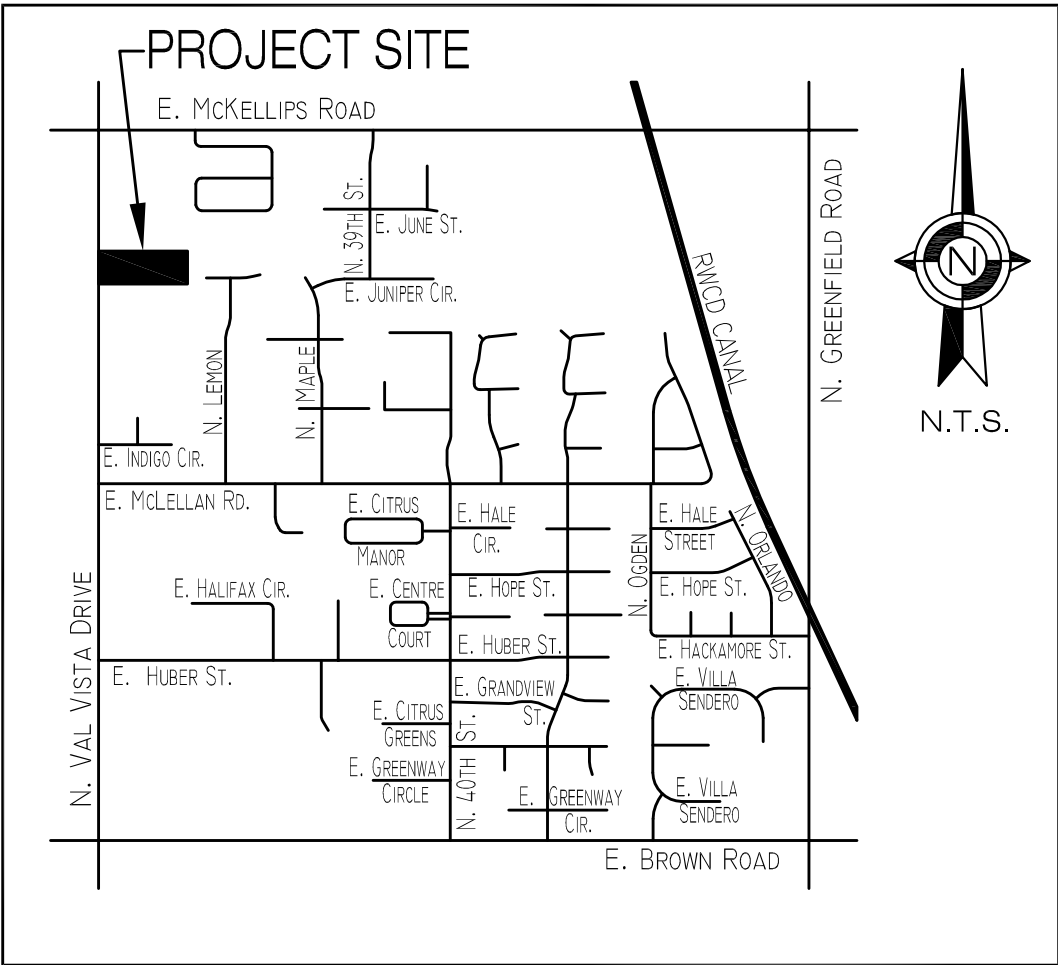


SHEET

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- COVER SHEET
- PRELIMINARY PLAT
- PRELIMINARY IMPROVEMENTS



VICINITY MAP
NOT TO SCALE

PROJECT DATA:

DEVELOPER:	K AND V DEVELOPMENT 146 W. 7TH PLACE MESA, AZ 85201 PHONE: (602) 326-8868 E-MAIL: patk100@cox.net CONTACT: MR. PATRICK KEARNEY	ENGINEER:	PALATINE ENGINEERING CONSULTANTS 9254 E. GREENWAY STREET MESA, AZ 85207 PHONE: (480) 654-5213 E-MAIL: palatine@southerncoast.com CONTACT: ROGER FOLLEY
ARCHITECT:	WOODS ASSOCIATES ARCHITECTS, L.L.C. 1550 E. UNIVERSITY DR. #L-3 MESA, AZ 85203 PHONE: (480) 962-7672 E-MAIL: fredwoods@msn.com CONTACT: FRED WOODS	SURVEYOR:	A-TEAM P.A., INC. 2432 WEST PEORIA AVENUE, SUITE 1323 PHOENIX, AZ 85029 PHONE: (602) 906-0020 E-MAIL: hal.epperson@ateam.net CONTACT: HAL EPPERSON
SITE ADDRESS:	1827 N. VAL VISTA DRIVE MESA, AZ 85205	SITE GROSS AREA:	151,050.18 s.f. (3.47 AC.)
M.C. PARCEL #:	141-30-014M	NET AREA:	147,869.97 s.f. (3.39 AC.)
CURRENT ZONING:	RS-35	PROPOSED ZONING:	RS-35 (BIZ)
CITY OF MESA BENCHMARK:	ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF MESA BENCHMARK, WHICH IS AS FOLLOWS: BRASS TAG IN HEADWALL AT THE SOUTHWEST CORNER OF VAL VISTA DRIVE AND BROWN ROAD. NAVD88 ELEVATION: 1309.71'		
LEGAL DESCRIPTION	THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AZ		
#2010-0734478:	EXCEPT THE NORTH 244.64 FEET THEREOF; AND EXCEPT THE SOUTH 172 FEET THEREOF; AND EXCEPT THE WEST 42 FEET.		

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN HAVING A BEARING OF NORTH 00°39'56" EAST (MEASURED IN THE AFOREMENTIONED BASIS OF BEARING BEING SHOWN AS NORTH 00°39'50" EAST (RECORD) ON TOPOGRAPHIC SURVEY RECORDED AS BOOK 32, RECORDS OF MARICOPA COUNTY, ARIZONA. A BEARING EQUATION OF 00°00'06" MAY BE USED TO CONFORM WITH SAID RECORD OF SURVEY.

FEMA FLOOD INSURANCE RATE MAP (FIRM) INFO:

THIS LOT LIES WITHIN ZONE "X" OF THE OTHER FLOOD AREAS CATEGORY AS DEPICTED UPON FEMA FIRM PANEL 2260 OF 4425 FOR MARICOPA COUNTY, AZ. THE MAP NUMBER IS 04013C2260L AND WAS REVISED ON OCTOBER 16, 2013.

ZONE "X" IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

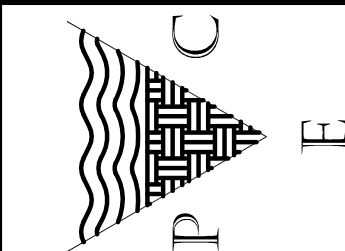
GENERAL NOTES:

- 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.
- ALL EXISTING FEATURES, SUCH AS GRADE ELEVATIONS, CURB, GUTTER, STREET CENTERLINES, PROPERTY LINES AND UTILITIES SHOWN UPON THIS PLAT WERE OBTAINED FROM THE FIELD SURVEY OR FROM THE CITY OF MESA QUARTER-SECTION 67A UTILITY MAPS OBTAINED FROM THE CITY OF MESA RECORDS AND REPRESENT THE APPROXIMATE LOCATION OF SAID EXISTING FEATURES. AS THE UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND THE CITY OF MESA UTILITY MAPS, THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THIS DRAWING, AND THE ACTUAL LOCATIONS OF THE FEATURES MAY DIFFER FROM WHAT IS SHOWN HEREON.
- THIS IS A PRELIMINARY PLAT AND SHALL NOT BE USED FOR CONSTRUCTION.
- 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.

UTILITY COMPANIES:

WATER:	CITY OF MESA
SEWER:	CITY OF MESA
GAS:	CITY OF MESA
ELECTRIC:	SRP
TELEPHONE:	CENTURYLINK
FIRE DEPT.:	CITY OF MESA
CABLE TV:	COX COMMUNICATIONS

RECORD ID: ZON19-00687



PALATINE
ENGINEERING CONSULTANTS

9254 E. GREENWAY STREET
MESA, AZ 85207
(480) 654-5213

KV ESTATES
PRELIMINARY PLAT
MESA, ARIZONA



SCALE: N/A
DESIGNED: RAF
DRAFT: RAF
CHECKED: RAF

SHEET 1 OF 3

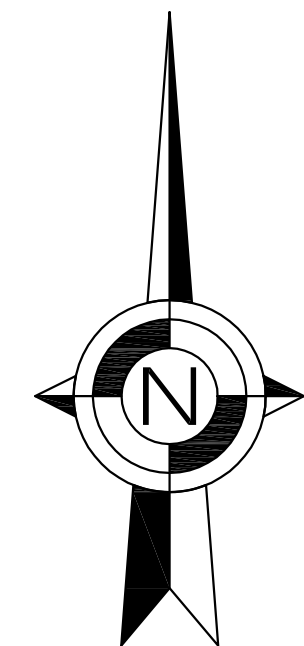
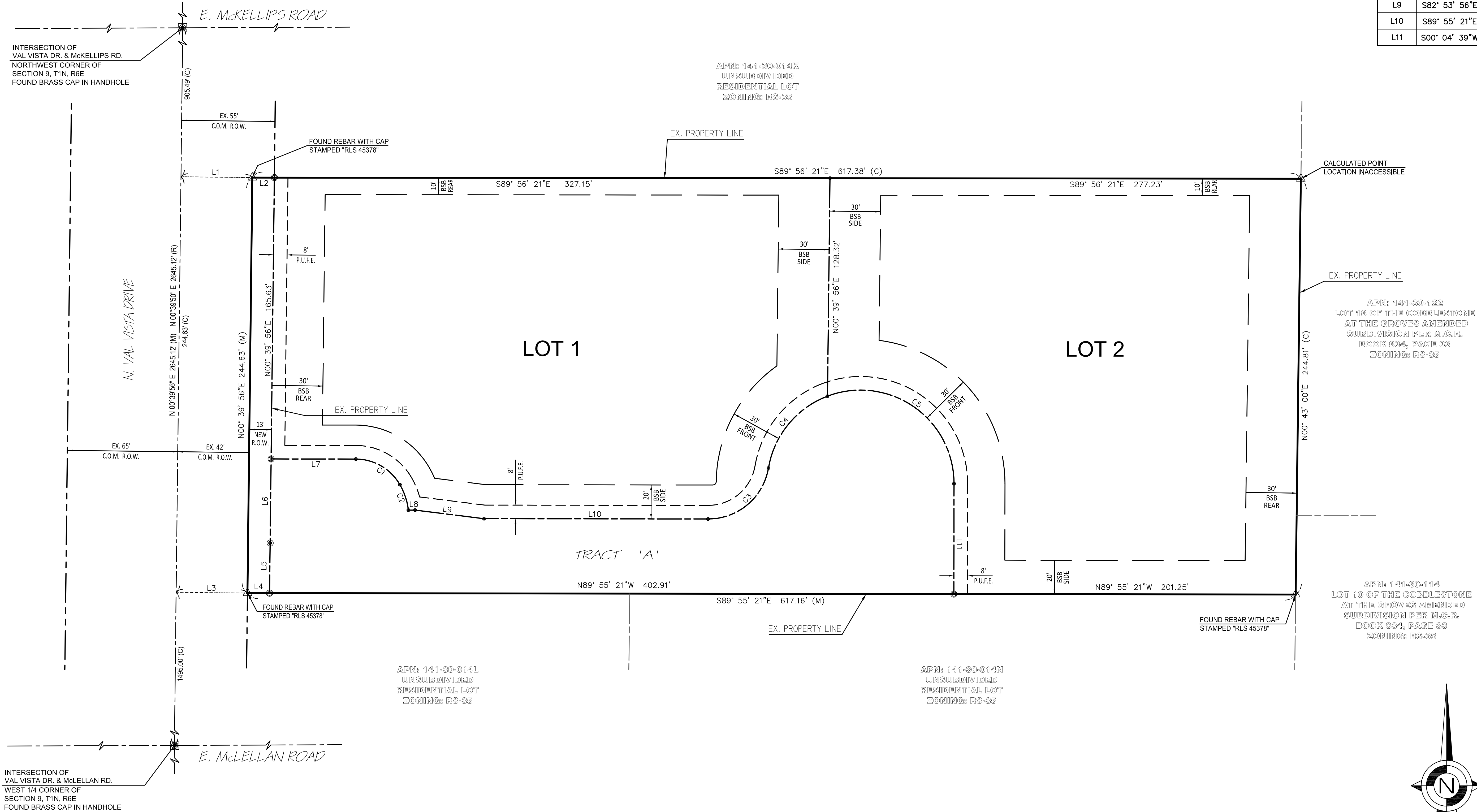
PEC JN 19-004

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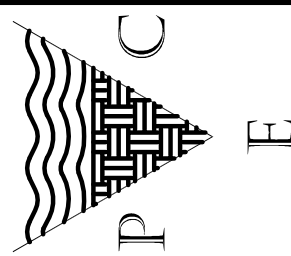
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2. ALL WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED THROUGH WATER SERVICE CONNECTIONS TO A NEW CITY OF MESA 8" WATER MAIN THAT WILL CONNECT TO THE EXISTING CITY OF MESA 8" WATER MAIN IN VAL VISTA DRIVE.
3. STORMWATER RETENTION WILL BE PROVIDED WITHIN ON-LOT RETENTION BASINS. EACH LOT WILL RETAIN ITS OWN STORMWATER RUNOFF AND THE STORMWATER RUNOFF FROM THE PRIVATE STREET WITHIN TRACT "A" DIRECTLY ADJACENT TO THE LOT.
4. GATES THE DEVELOPER INSTALLS MUST COMPLY WITH THE CITY'S SOLID WASTE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, EXIT ONLY GATES AND ROUTE TO ON-LOT SERVICE AND SUCH GATES MUST BE OPERATIONAL PRIOR TO THE COMMENCEMENT 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.

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"

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'



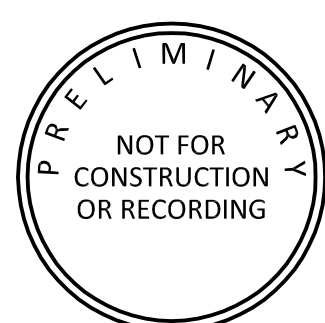
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SCALE: 1" = 30'

DESIGNED: RAF

DRAFT: RAF

CHECKED: RAF

SHEET 2 OF 3

PEC JN 19-004