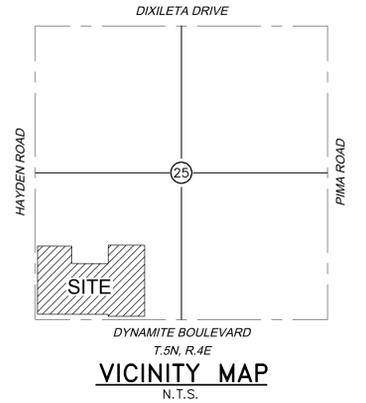
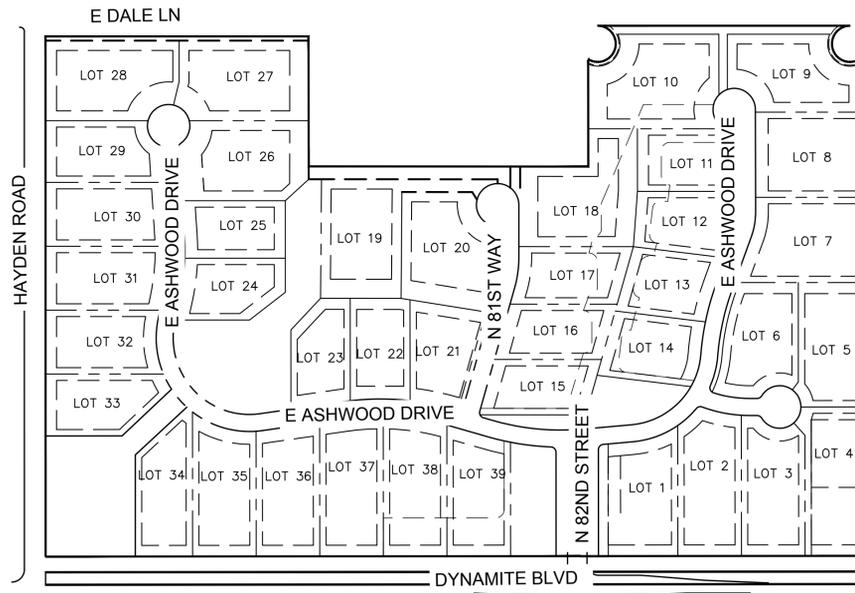


# PRELIMINARY PLAT FOR 84TH AND DYNAMITE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGEND

	PROPERTY		PROPOSED SURVEY MONUMENT
	PROPERTY/LOT LINE		PROPOSED FIRE HYDRANT
	PROPOSED EASEMENT		PUBLIC UTILITY EASEMENT
	EXISTING EASEMENT		RIGHT-OF-WAY
	PROPOSED WATER LINE		BACK OF CURB
	EXISTING WATER LINE		TYPICAL
	PROPOSED STORM DRAIN		EMERGENCY VEHICLE ACCESS EASEMENT
	PROPOSED SWALE		ACCESS EASEMENT
	PROPOSED RIGHT-OF-WAY		DRAINAGE EASEMENT
	PROPOSED TRACT		SEWER EASEMENT
	PROPOSED SEWER LINE		BUILDING SETBACK
	EXISTING SEWER LINE		CUBIC FEET PER SECOND
	PROPOSED CENTERLINE		PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	BUILDING SETBACK		FLOW LINE
	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)		EXISTING GRADE
	NAOS LIMITS		SLOPE AT FINISHED GRADE
	NAOS REVEGETATED LIMITS		PROPOSED LOT NUMBERS
	PROPOSED RETAINING WALL		FRONT SETBACK
	PROPOSED FENCE		BACK SETBACK
	PROPOSED CUT-OFF WALL		SIDE SETBACK
	EROSION HAZARD SETBACK		NAOS REVEGETATED EXTENTS
	100-YEAR INUNDATION LIMITS		NAOS UNDISTURBED EXTENTS
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		NON-NAOS LOT AREA
	LOD		
	NAOS		
	NAOS LIMITS		
	NAOS REVEGETATED LIMITS		
	PROPOSED RETAINING WALL		
	PROPOSED FENCE		
	PROPOSED CUT-OFF WALL		
	EROSION HAZARD SETBACK		
	100-YEAR INUNDATION LIMITS		
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		



## ENGINEER

KIMLEY-HORN & ASSOCIATES  
1001 WEST SOUTHERN AVENUE  
PHOENIX, ARIZONA 85020  
TELEPHONE: (480) 207-2666  
CONTACT: ZACH HILL, P.E.

## OWNER/DEVELOPER

FISHER PROPERTY  
3303 E. BASELINE RD. 7-118  
GILBERT, ARIZONA 85234  
PH: (480) 367-4300  
CHAD FISHER

## UTILITIES

WATER CITY OF SCOTTSDALE  
SEWER CITY OF SCOTTSDALE  
ELECTRIC ARIZONA PUBLIC SERVICE CO  
TELEPHONE CENTURY LINK  
CABLE T.V. COX COMMUNICATIONS  
GAS SOUTHWEST GAS

## SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD., SUITE #12000  
MESA, AZ 85210  
TELEPHONE: (480) 892-3313  
CONTACT: ADRIAN BURCHAM, PLS

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=S89°57'08"W

## BENCHMARK

DESIGN BASED ON  
CITY OF SCOTTSDALE BM #1351  
CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF DYNAMITE & 76TH STREET  
ELEVATION=2137.68  
DATUM=NAVD88/COS DATUM  
ELEVATION=2137.57

## ZONING

CURRENT: R1-190  
PROPOSED: R1-43 ESL & R1-70 ESL

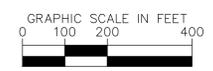
## SETBACK TABLE: R1-43

FRONT 30 FT  
REAR 26 FT  
SIDE 15 FT

## SETBACK TABLE: R1-70

FRONT 45 FT  
REAR 45 FT  
SIDE 23 FT

## PROJECT MAP



## SHEET INDEX

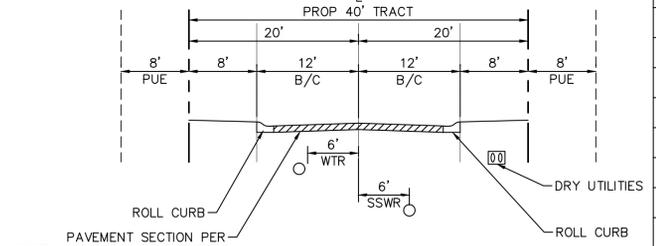
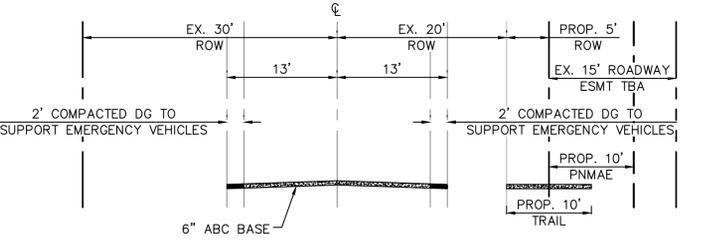
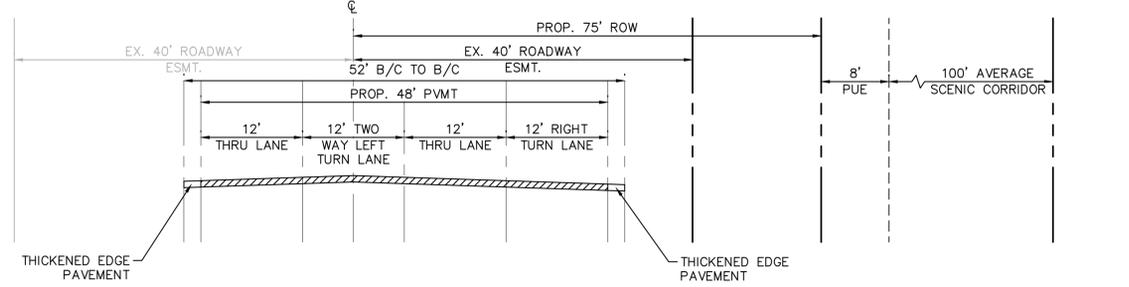
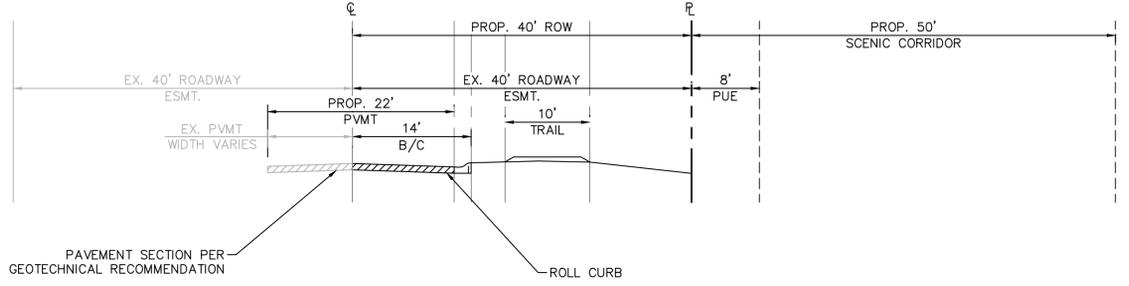
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	SUBDIVISION PLAN
03	UTILITY PLAN
04	OFFSITE UTILITY PLAN
05	NAOS PLAN
06	SLOPE ANALYSIS PLAN
07	PRELIMINARY GRADING AND DRAINAGE PLAN

## FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

## FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 04013C	1306 & 1310	JULY 20, 2021	M	JULY 20, 2021	X	N/A



TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	1.89
TRACT B	PRIVATE HOA	OPEN SPACE/NAOS/PNMAE	0.14
TRACT C	PRIVATE HOA	OPEN SPACE/NAOS	0.34
TRACT D	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	0.64
TRACT E	PRIVATE HOA	OPEN SPACE/NAOS	0.14
TRACT F	PRIVATE HOA	OPEN SPACE/NAOS	0.10
TRACT G	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	0.64
TRACT H	PRIVATE HOA	OPEN SPACE	0.06
TRACT I	PRIVATE HOA	OPEN SPACE/UTILITIES/NAOS	0.37
TRACT J	PRIVATE HOA	ROADWAY/UTILITIES	4.18
TRACT K	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	1.56

LOT AREA TABLE			
LOT NO.	AREA (SQ FT)	AREA (ACRES)	ZONING
1	45297	1.04	R1-43
2	50261	1.15	R1-43
3	46799	1.07	R1-43
4	53419	1.23	R1-43
5	48393	1.11	R1-43
6	44762	1.03	R1-43
7	56522	1.30	R1-43
8	53129	1.22	R1-43
9	51336	1.18	R1-70
10	62885	1.44	R1-70
11	34901	0.80	R1-43
12	33938	0.78	R1-43
13	33270	0.76	R1-43
14	34552	0.79	R1-43
15	32829	0.75	R1-43
16	32837	0.75	R1-43
17	34703	0.80	R1-43
18	63533	1.46	R1-70
19	59526	1.37	R1-70
20	55716	1.28	R1-70

LOT AREA TABLE			
LOT NO.	AREA (SQ FT)	AREA (ACRES)	ZONING
21	34781	0.80	R1-43
22	33458	0.77	R1-43
23	32447	0.74	R1-43
24	32889	0.76	R1-43
25	32295	0.74	R1-43
26	54625	1.25	R1-70
27	57324	1.32	R1-70
28	56605	1.30	R1-70
29	38371	0.88	R1-43
30	42629	0.98	R1-43
31	42433	0.97	R1-43
32	39837	0.91	R1-43
33	36401	0.84	R1-43
34	40369	0.93	R1-43
35	45963	1.06	R1-43
36	45599	1.05	R1-43
37	48619	1.12	R1-43
38	48307	1.11	R1-43
39	43037	0.99	R1-43

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DATE: 12/9/2025

\* IN-LIEU PAYMENT FOR FULL HALF STREET IMPROVEMENTS TO BE MADE BY DEVELOPER AT TIME OF FINAL PLAT RECORDATION.

**Kimley»Horn**  
 84TH AND DYNAMITE  
 SCOTTSDALE, ARIZONA  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT COVER SHEET  
 PROJECT NO. 291641000  
 DRAWING NAME PRE PLAT CV  
 01 OF 07  
 SCALE (H): NONE  
 SCALE (V): NONE  
 DESIGNED BY: BRJ  
 DRAWN BY: LMW  
 CHECKED BY: BRJ  
 DATE: 12/9/2025  
 REVISION NO. BY DATE APPR.

