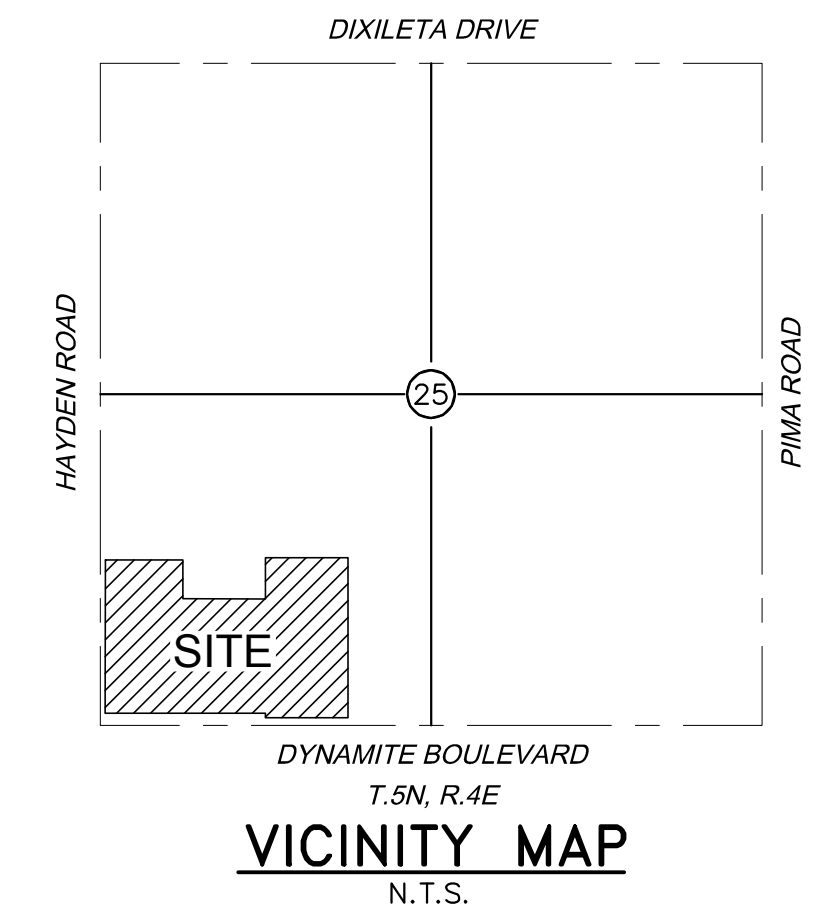
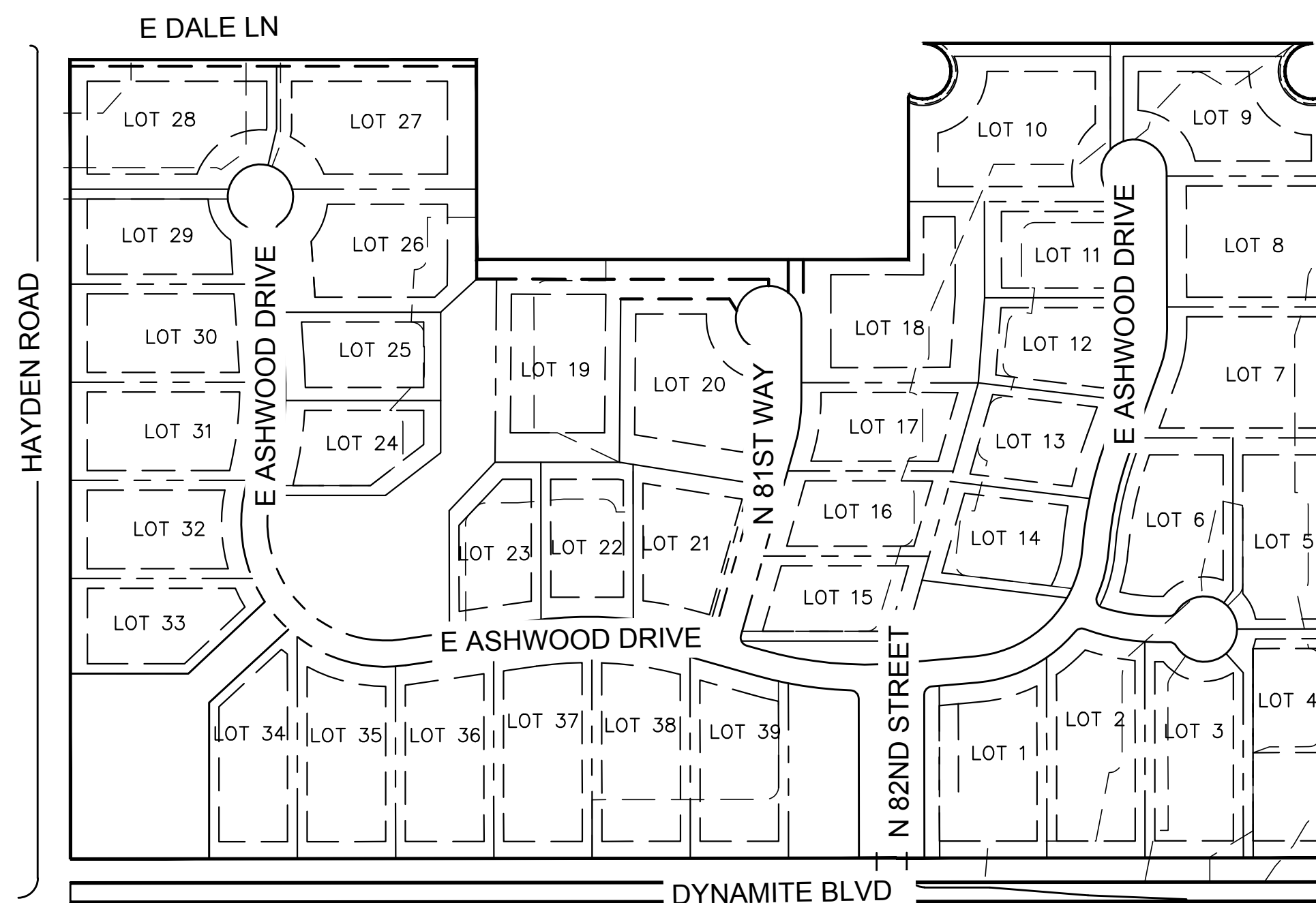


PRELIMINARY PLAT FOR 84TH AND DYNAMITE

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
	LOD		SLOPE AT FINISHED GRADE
	NAOS		PROPOSED LOT NUMBERS
	NAOS LIMITS		FRONT SETBACK
	NAOS REVEGETATED LIMITS		BACK SETBACK
	PROPOSED RETAINING WALL		SIDE SETBACK
	PROPOSED FENCE		NAOS REVEGETATED EXTENTS
	PROPOSED CUT-OFF WALL		NAOS UNDISTURBED EXTENTS
	EROSION HAZARD SETBACK		NON-NAOS LOT AREA
	100-YEAR INUNDATION LIMITS		
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		



ENGINEER

KIMLEY-HORN & ASSOCIATES
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

VICINITY MAP

T.5N. R.4E
N.T.S.

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

SETBACK TABLE: R1-43

FRONT	30 FT
REAR	26 FT
SIDE	15 FT

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

SETBACK TABLE: R1-70

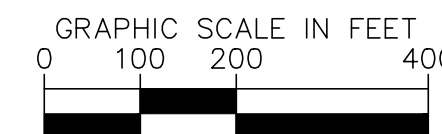
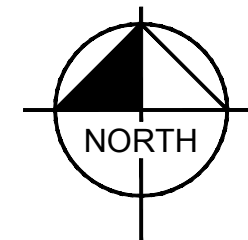
FRONT	45 FT
REAR	45 FT
SIDE	23 FT

BENCHMARK

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

MCDOT SURVEY ID: 42518-1M
AT THE INTERSECTION OF DYNAMITE &
76TH STREET
ELEVATION=2137.68

PROJECT MAP



SHEET INDEX

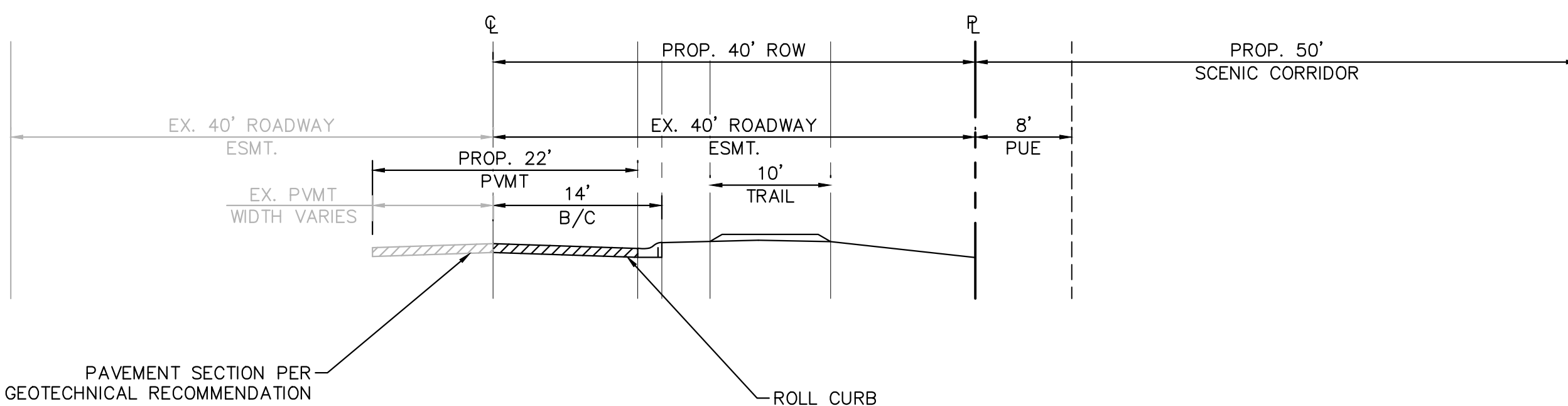
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	SUBDIVISION PLAN
03	UTILITY PLAN
04	OFFSITE UTILITY PLAN
05	NAOS PLAN
06	SLOPE ANALYSIS PLAN
07	PRELIMINARY GRADING AND DRAINAGE PLAN

FIRE DEPARTMENT NOTES

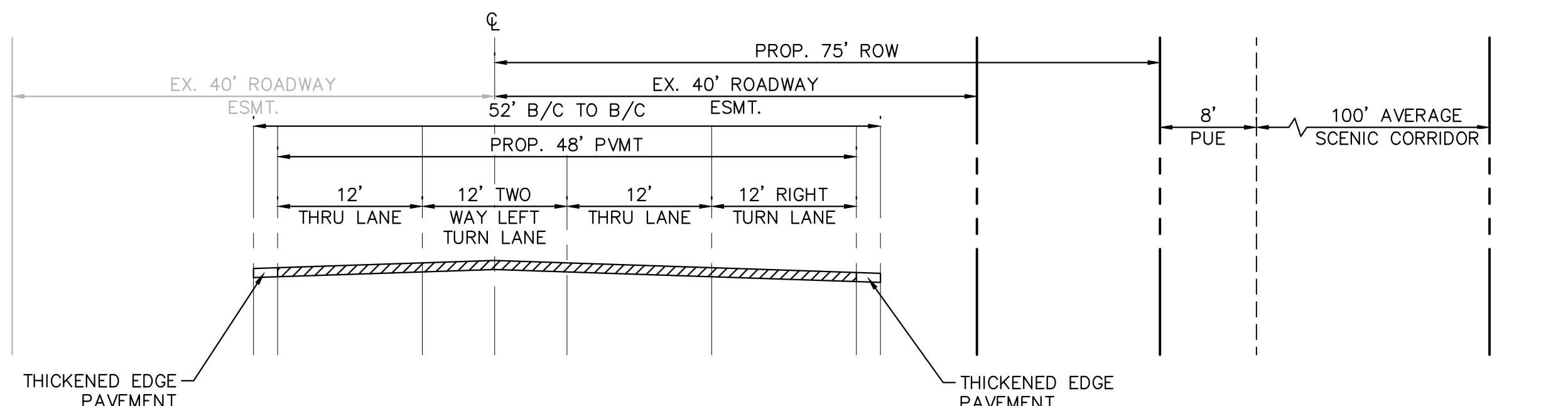
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

FLOOD INFORMATION

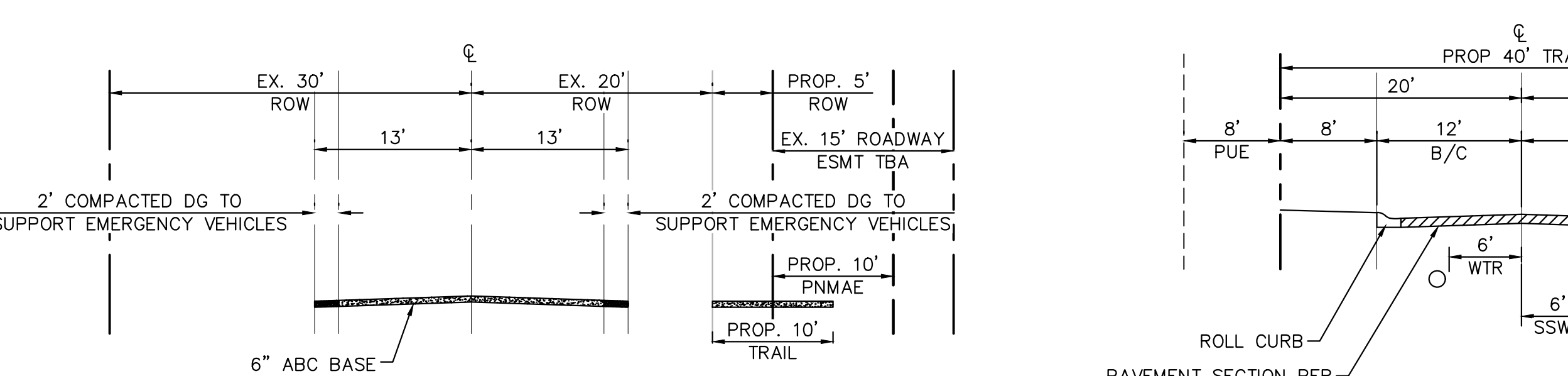
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 04013C	1306 & 1310	JULY 20, 2021	M	JULY 20, 2021	X	N/A



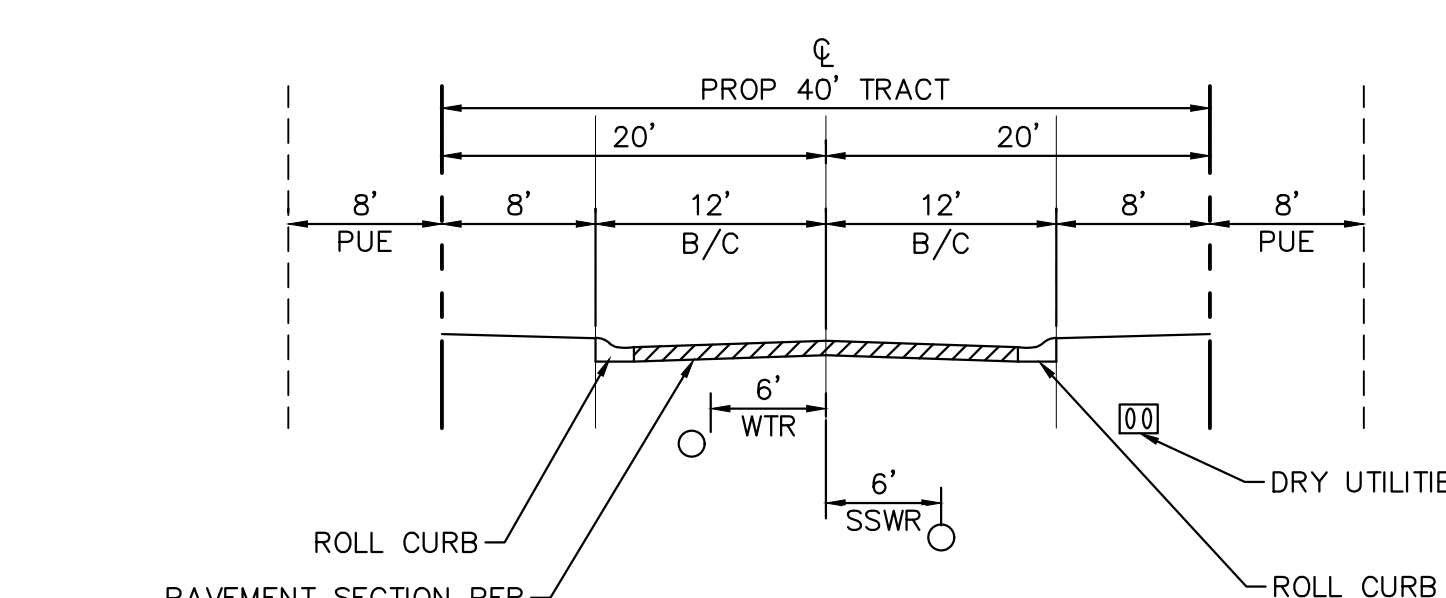
N. HAYDEN RD. IMPROVEMENTS
LOCAL COLLECTOR



E DYNAMITE BLVD. INTERIM IMPROVEMENTS
MINOR ARTERIAL



DALE LANE
LOW VOLUME UNPAVED



INTERNAL STREET SECTION
LOCAL RESIDENTIAL

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 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

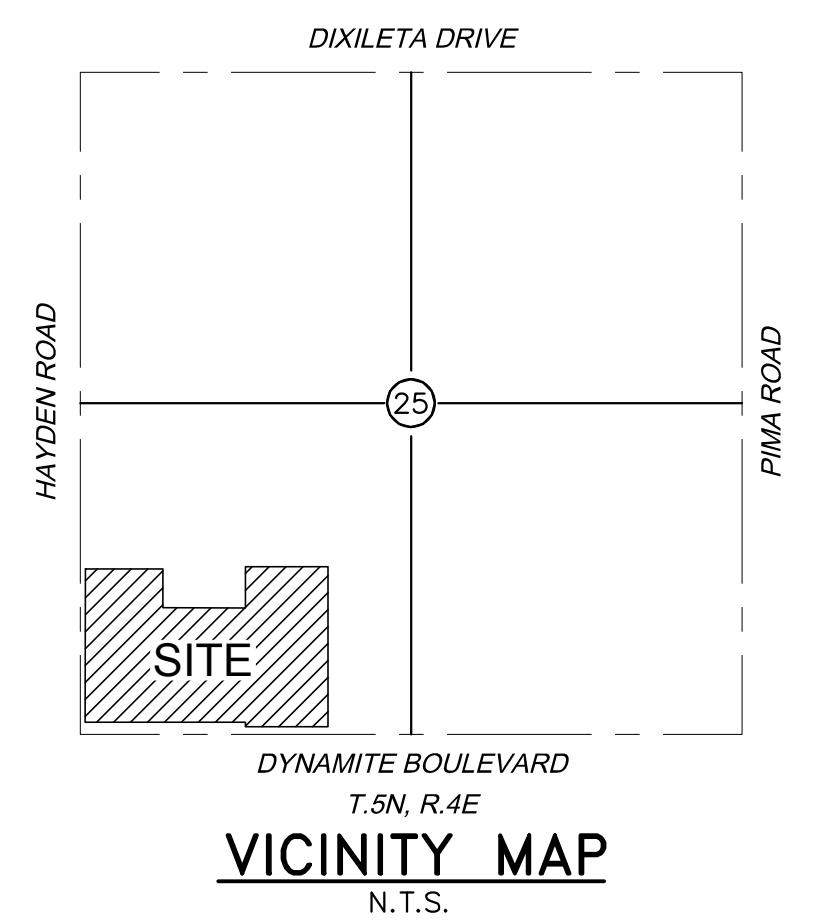
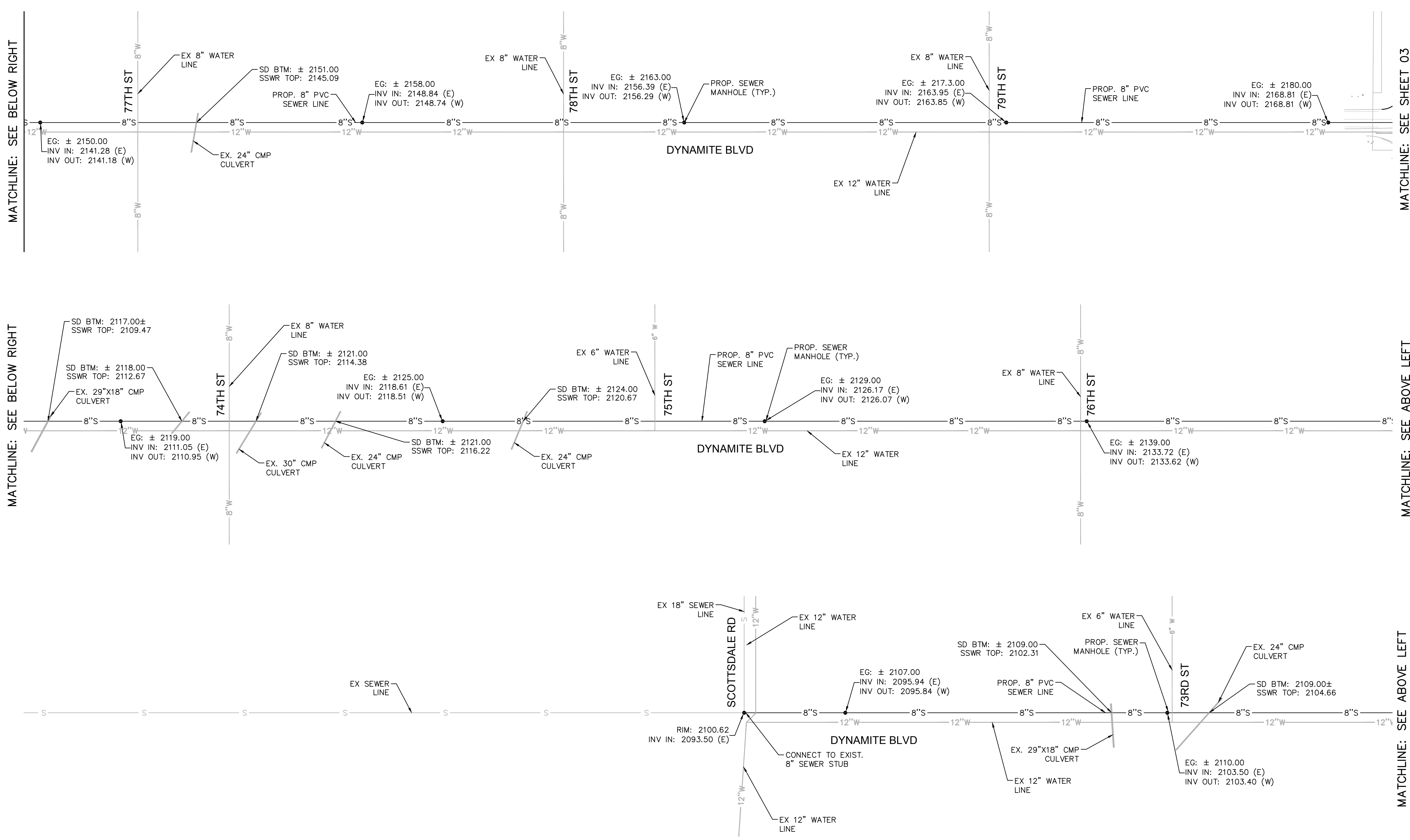
LOT NO.	AREA (SQ FT)	AREA (ACRES)	ZONING
21	34781	0.80	R1-43
22	33458	0.77	R1-43
23	32447	0.74	R1-43
24	32889	0.76	R1-43
25	32295	0.74	R1-43
26	54625	1.25	R1-70
27	57324	1.32	R1-70
28	56605	1.30	R1-70
29	38371	0.88	R1-43
30	42629	0.98	R1-43
31	42433	0.97	R1-43
32	39837	0.91	R1-43
33	36401	0.84	R1-43
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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<p style="font-size: 0.8em; margin: 0;">84TH AND DYNAMITE SCOTTSDALE, ARIZONA PRELIMINARY PLAT PRELIMINARY PLAT COVER SHEET</p>	<p style="font-size: 0.8em; margin: 0;">PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p style="font-size: 0.8em; margin: 0;">Kimley»Horn ENGINEER: ZACH HILL PE NO. 63454, DATE 03/26</p>								
<p style="font-size: 0.8em; margin: 0;">PROJECT NO. 291641000</p> <p style="font-size: 0.8em; margin: 0;">DRAWING NAME PRE PLAT CV</p>	<p style="font-size: 0.8em; margin: 0;">REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>APPR.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	APPR.				
NO.	BY	DATE	APPR.						
<p style="font-size: 0.8em; margin: 0;">01 OF 07</p>									

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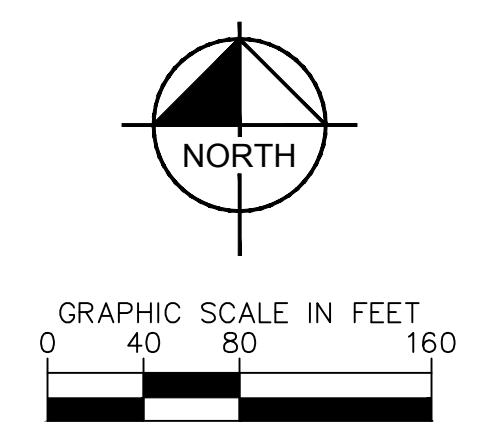


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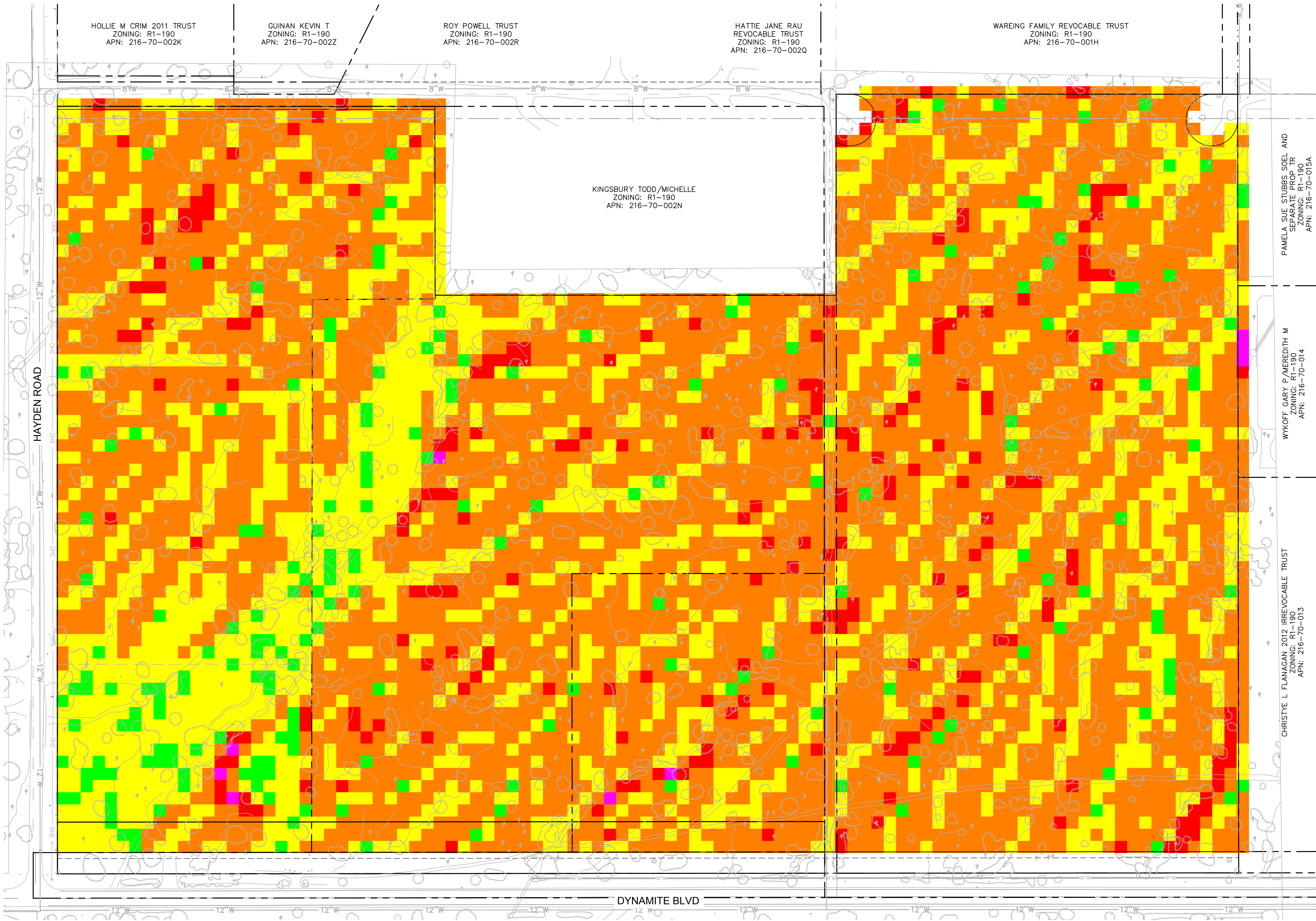
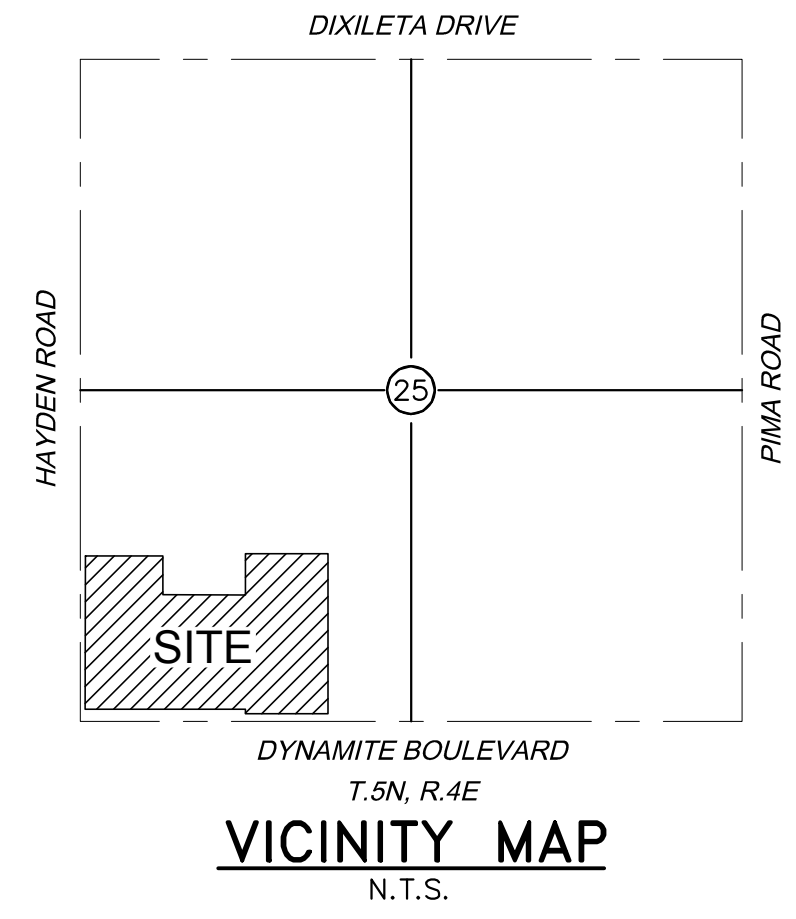
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 DRAWN BY: LMW
 CHECKED BY: SRJ
 DATE: 3/13/2026

**84TH AND DYNAMITE
 SCOTTSDALE, ARIZONA
 OFF-SITE UTILITY PLAN
 OFF-SITE UTILITY PLAN**

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Kimley»Horn
 ENGINEER: ZACH HILL
 PE NO. 63454, DATE 03/26
 PROJECT NO.
 291641000
 DRAWING NAME
 OFF-SITE UTILITY PLAN
 04 OF 07



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	2.00%	81945	Green
2	2.00%	5.00%	660883	Yellow
3	5.00%	10.00%	1335264	Orange
4	10.00%	15.00%	92714	Red
5	15.00%	25.00%	2491	Purple
6	25.00%+	N/A	0	Blue



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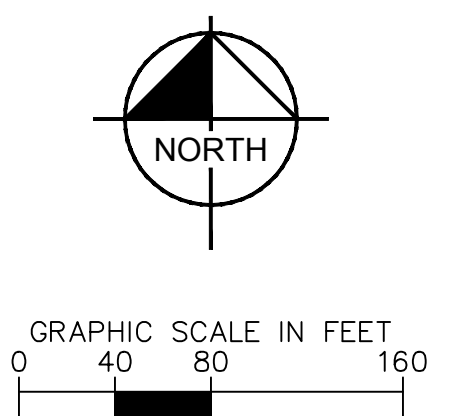
84TH AND DYNAMITE
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
SLOPE ANALYSIS PLAN

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Kimley»Horn
ENGINEER: ZACH HILL
PE NO. 63454 DATE: 03/26

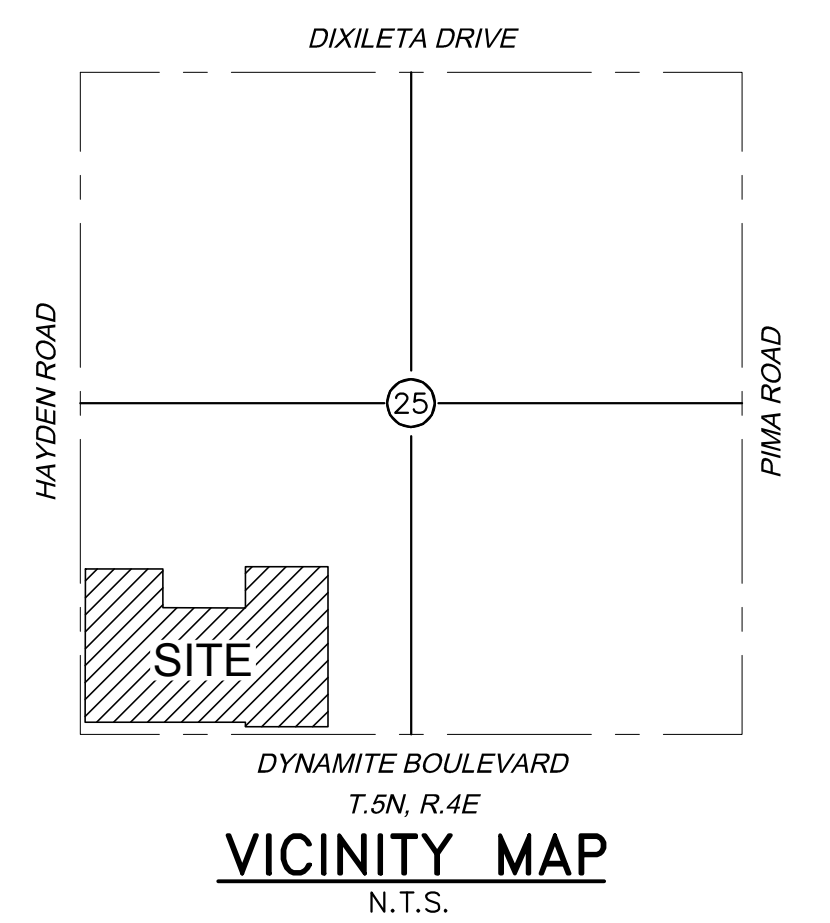
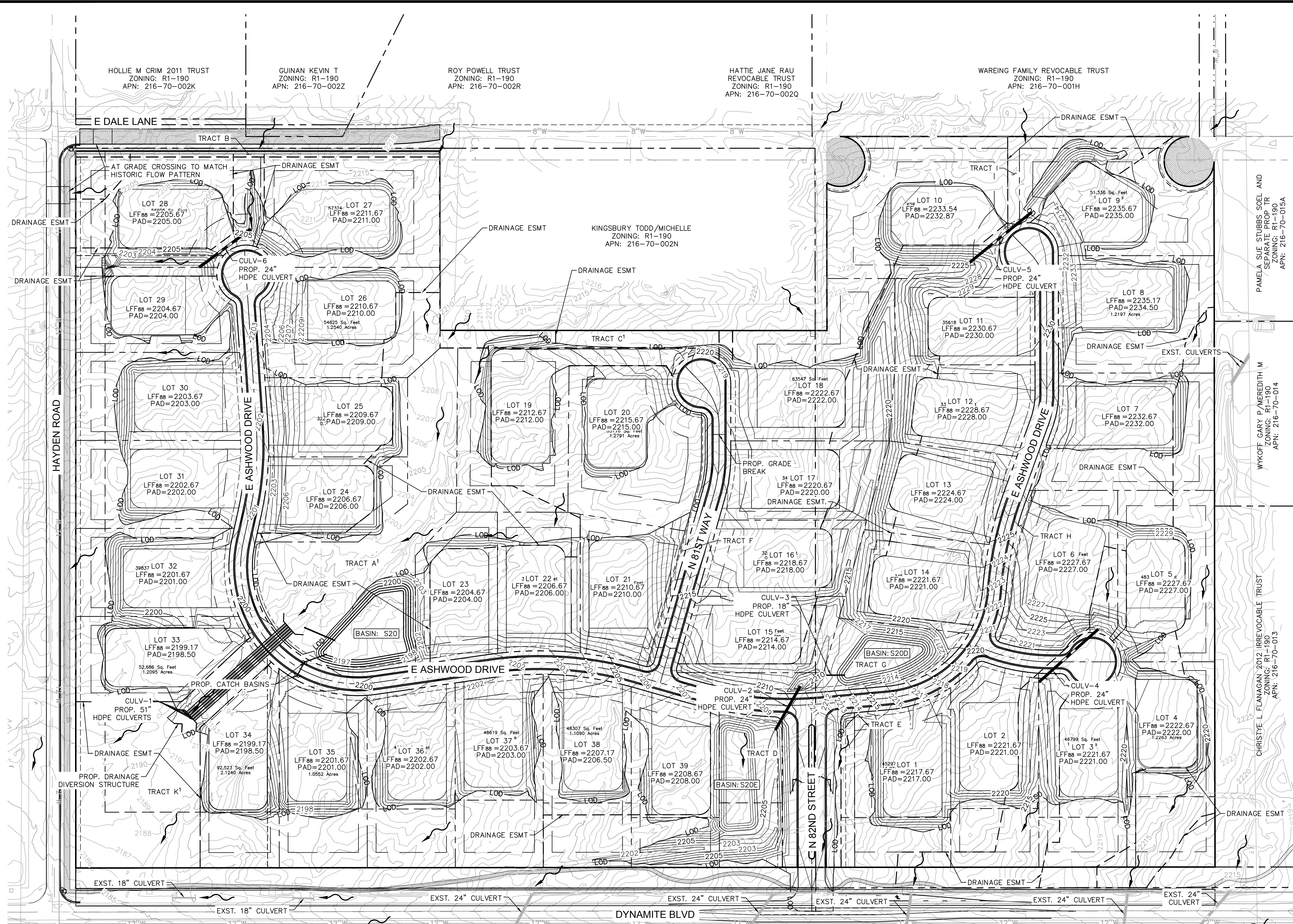
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84TH AND DYNAMITE
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 PRELIMINARY GRADING AND DRAINAGE PLAN

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