

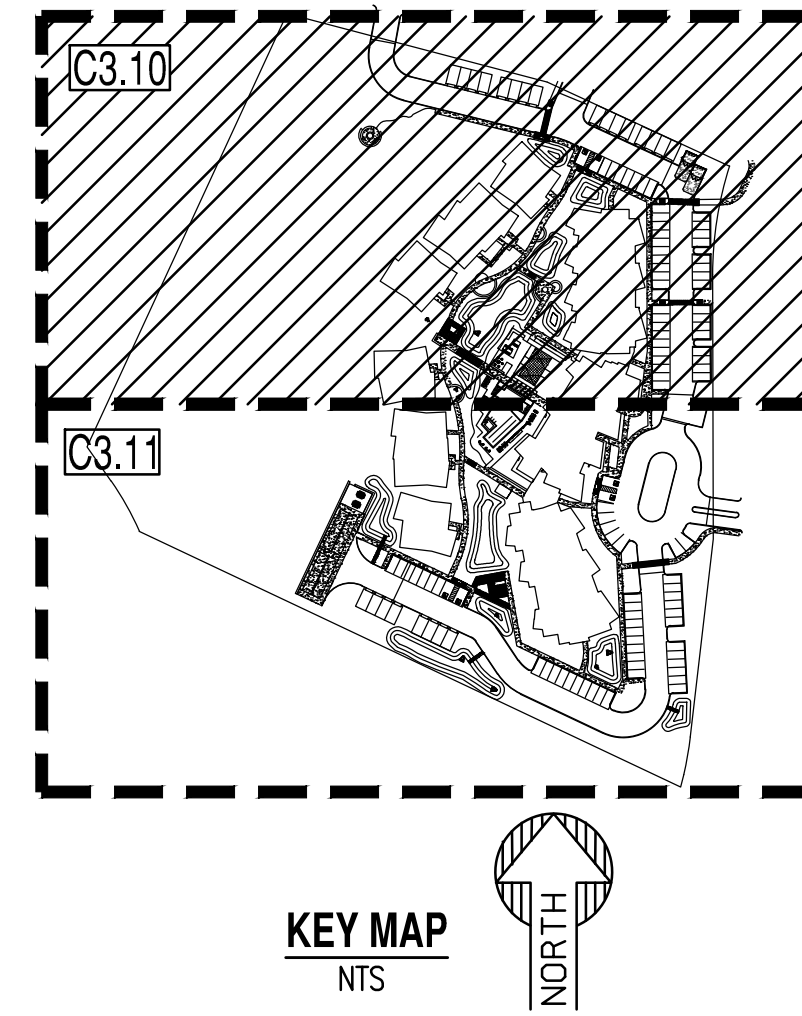
ARTESSA PINNACLE PEAK

GRADING AND DRAINAGE PLAN

SW CORNER OF DYNAMITE BOULEVARD AND ALMA SCHOOL ROAD, SCOTTSDALE, ARIZONA, 85296
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: HURD TROON
CENTER NO. 4 LLC
APN: 216-81-383

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CENTER NO. 4 LLC
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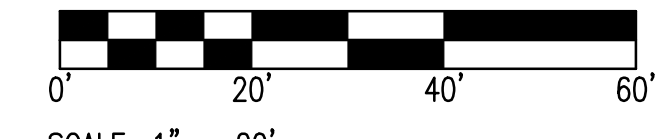
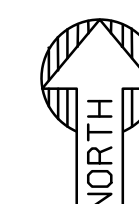


PRELIMINARY GRADING KEY NOTES

- 1 MATCH EXISTING GRADE.
- 2 6" SINGLE CURB.
- 2A 6" VERTICAL CURB AND GUTTER.
- 3 PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
- 4 HEAVY DUTY PAVEMENT.
- 4B PAVERS FOR TRAFFIC AREAS.
- 5 PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- 6 PROPOSED ACCESSIBLE RAMP.
- 8 PROPOSED NYLOPLAST DRAIN BASIN WITH 30" RISER AND 2'X3' STEEL GRATE.
- 9 PROPOSED HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH PER PLAN.
- 13 PROPOSED RIP-RAP; D50=6", 12" DEPTH. DIMENSIONS PER PLAN.
- 17 PROPOSED TRASH ENCLOSURE.
- 18 PROPOSED PATIO.
- 19 PROPOSED 30" CMP RISER WITH VENTED SOLID LID, INCLUDING CONCRETE COLLAR.
- 20 PROPOSED 30" RAISED RIM NYLOPLAST DRAIN BASIN WITH STANDARD H-20 GRATE, INCLUDING CONCRETE COLLAR.
- 21 PROPOSED DIAMOND PLATE SIDEWALK SCUPPER.
- 22 PROPOSED STRAIGHT TYPE HEADWALK PER M.A.G. STD. DET. 501.
- 24 PROPOSED RETAINING WALL.
- 27 PROPOSED DROP CURB INLET.
- 29 PROPOSED STRUCTURAL WALL ASSOCIATED WITH PROPOSED STRUCTURE.

NOTES:

1. FIRE LANE SURFACE SHALL SUPPORT 83,000 LBS. GW.



MATCHLINE - REFER TO SHEET C3.11

NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



lifestyle
communities



PROJECT
ARTESSA PINNACLE PEAK

DRAWN: BCUC
DESIGNED: BCUC
CHECKED: SC
FINAL QC: AK
PROJ. MGR: AK

DATE: 05/30/2025

ISSUED FOR: REZONING

REVISION NO.: DATE:

231106

SHEET TITLE:

PRELIMINARY
GRADING AND
DRAINAGE PLAN

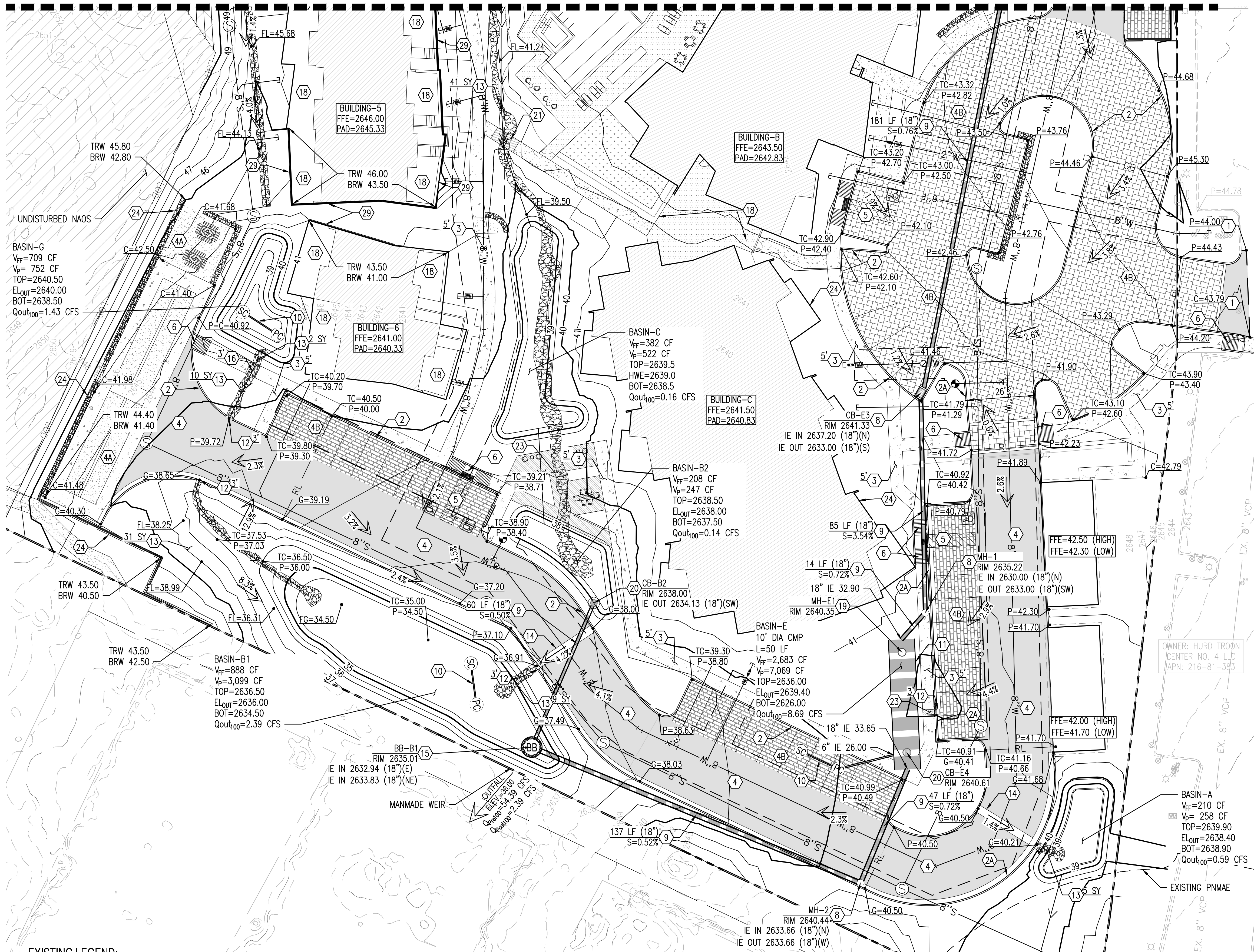
PAGE NO.: 1 OF 3

SHEET NO.: C3.10

LOCATION
SW DYNAMITE BOULEVARD
AND ALMA SCHOOL ROAD,
SCOTTSDALE, AZ

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MATCHLINE - REFER TO SHEET C3.10



EXISTING LEGEND:

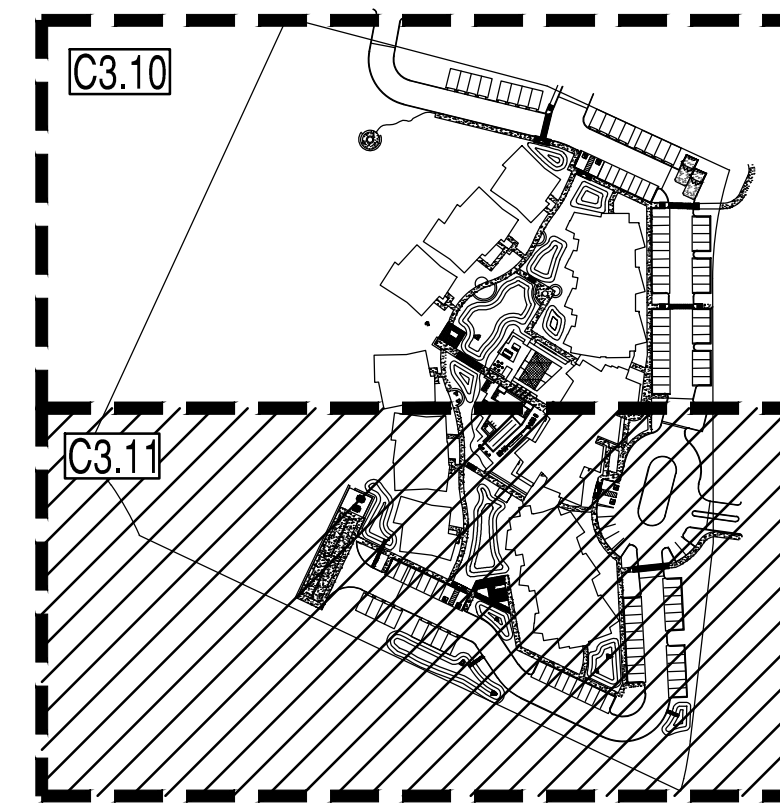
--- XXXX ---	EX. MAJOR CONTOURS	--- EX. S ---	SEWER LINE	--- STORM DRAIN LINE ---	--- SIGN ---
--- XXXX ---	EX. MINOR CONTOURS	--- EX. W ---	SEWER MANHOLE	--- CB ---	--- STREET LIGHT ---
--- TC:XX.XX GE:XX.XX ---	EX. SPOT ELEVATION	--- WV ---	WATER LINE	--- D ---	--- TREE ---
---	EASEMENT LINE AS NOTED	--- F ---	WATER VALVE	--- GAS ---	--- ROAD CENTERLINE ---
			FIRE HYDRANT	--- X ---	

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	--- PROPERTY LINE ---	--- SETBACK ---	--- END SECTION ---	--- WATER METER ---	--- RIP-RAP ---
P=XX.XX	PAVEMENT ELEVATION TC = P+0.5'	--- RIGHT OF WAY ---	--- FLOW ARROW ---	--- (SD) --- STORM MANHOLE	--- GATE VALVE ---	--- CONCRETE PAVEMENT ---
C=XX.XX	CONCRETE ELEVATION	--- CURB AND GUTTER ---	--- CATCH BASIN ---	--- (PC-SC) --- DRYWELL	--- FIRE HYDRANT ---	--- HEAVY DUTY PAVEMENT ---
		--- RL --- RIDGELINE	--- STORM PIPE ---	--- (NYLO) --- NYLOPLAST BASIN	--- SEWER MANHOLE ---	--- STABILIZED DECOMPOSED GRANITE ---

FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1330L	045012	1330 10/16/2013	L	08/02/2024	X-SHADED	N/A



KEY MAP

NTS

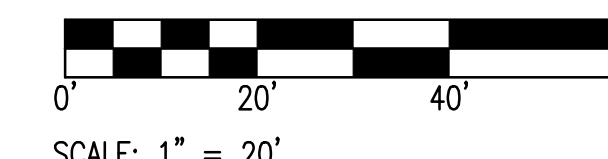


PRELIMINARY GRADING KEY NOTES

- MATCH EXISTING GRADE.
- 6" SINGLE CURB.
- 6" VERTICAL CURB AND GUTTER.
- PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
- HEAVY DUTY PAVEMENT.
- STABILIZED DECOMPOSED GRANITE.
- PAVERS FOR TRAFFIC AREAS.
- PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- PROPOSED ACCESSIBLE RAMP.
- PROPOSED 30" NYLOPLAST DRAIN BASIN WITH STANDARD SOLID LID, INCLUDING CONCRETE COLLAR.
- PROPOSED NYLOPLAST DRAIN BASIN WITH 30" RISER AND 2'X3' STEEL GRATE.
- PROPOSED HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH PER PLAN.
- PROPOSED MAXWELL PLUS DRYWELL.
NOTE: CONTRACTOR TO HAVE A PERCOLATION TEST DONE ON FIRST CONSTRUCTED DRYWELL AND PROVIDE RESULTS TO ENGINEER FOR DETERMINATION OF ULTIMATE NUMBER OF REQUIRED DRYWELLS.
- PROPOSED UNDERGROUND STORMWATER STORAGE SYSTEM.
- PROPOSED CURB OPENING WITH RIP-RAP. LENGTH PER PLAN.
- PROPOSED RIP-RAP; D50=6", 12" DEPTH. DIMENSIONS PER PLAN.
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED BUBBLER BOX. PROVIDE INLET PROTECTION.
- PROPOSED SIDEWALK SCUPPER. WIDTH PER PLAN.
- PROPOSED PATIO.
- PROPOSED 30" CMP RISER WITH VENTED SOLID LID, INCLUDING CONCRETE COLLAR.
- PROPOSED 30" RAISED RIM NYLOPLAST DRAIN BASIN WITH STANDARD H-20 GRATE, INCLUDING CONCRETE COLLAR.
- PROPOSED DIAMOND PLATE SIDEWALK SCUPPER.
- PROPOSED ELEVATED PLATFORM. REFER TO LANDSCAPE PLANS.
- PROPOSED RETAINING WALL.
- PROPOSED STRUCTURAL WALL ASSOCIATED WITH PROPOSED STRUCTURE.

NOTES:

- FIRE LANE SURFACE SHALL SUPPORT 83,000 LBS. G.W.



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SUSTAINABILITY
ENGINEERING
GROUP

SEG



lifestyle
communities



PROJECT
ARTESIA PINNALE PEAK

LOCATION
SVC DYNAMITE BOULEVARD
AND ALMA SCHOOL ROAD,
SCOTTSDALE, AZ

DRAWN	BCUC	05/30/2025
DESIGNED	BCUC	05/30/2025
CHECKED	SC	10/10/2024
FINAL QC	AK	10/11/2024
PROJ. MGR.	AK	05/30/2025

DATE: 05/30/2025

ISSUED FOR: REZONING

REVISION NO.	DATE
1	
2	
3	
4	

JOB NO.: 231106

SHEET TITLE:

PRELIMINARY
GRADING AND
DRAINAGE PLAN

PAGE NO.:

2 OF 3

SHEET NO.:

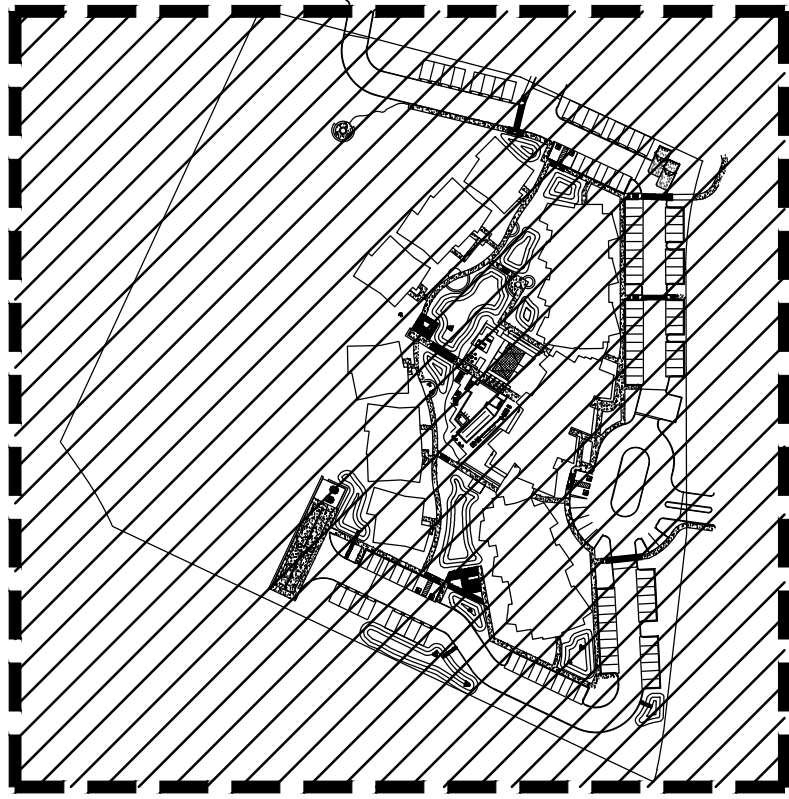
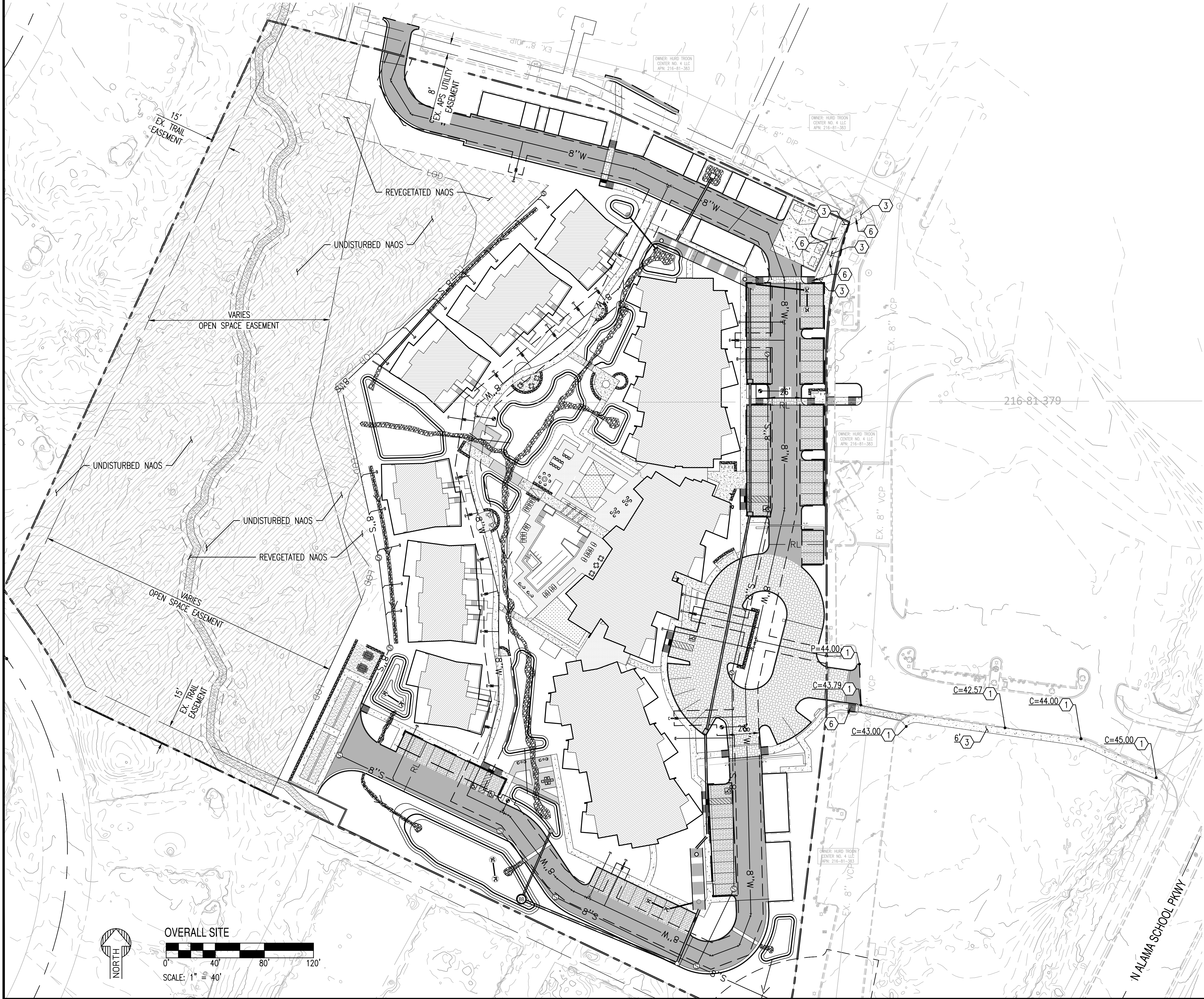
C3.11

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ARTESSA PINNACLE PEAK

GRADING AND DRAINAGE OVERALL SITE

SW CORNER OF DYNAMITE BOULEVARD AND ALMA SCHOOL ROAD, ARIZONA, 85296
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



KEY MAP
NTS

PRELIMINARY GRADING KEY NOTES

- 1 MATCH EXISTING GRADE.
- 3 PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
- 6 PROPOSED ACCESSIBLE RAMP.

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PROJECT
ARTESSA PINNACLE PEAK

LOCATION
SWC DYNAMITE BOULEVARD
AND ALMA SCHOOL ROAD,
SCOTTSDALE, AZ

DATE: 05/30/2025
ISSUED FOR: REZONING

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 231106

SHEET TITLE:

PRELIMINARY
GRADING AND DRAINAGE
OVERALL PLAN

PAGE NO.: 3 OF 3

SHEET NO.: C3.12

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