

DETAIL A - STORM DRAIN POC
SCALE: 1"=10'

EASEMENTS:

- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-0063994 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
- AN EASEMENT FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 89-161760 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 89-161761 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
- AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 96-558914 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2)
- AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2013-0456872 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2)
- AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2015-0045132 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2)

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (FT) (BASE FLOOD DEPTH IN ZONE AO)
045012	1320	OCTOBER 16, 2013	L	JULY 20, 2021	X	N/A

OWNER/APPLICANT

LOU GRUBB FORD, INC.
8555 E FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, AZ 85260
CONTACT: CLIFF POWELL
EMAIL: POWELL.C1@AUTONATION.COM

ARCHITECT

YSM DESIGN
1320 ELLSWORTH INDUSTRIAL BLVD,
STE. A-100
ATLANTA, GA 30318
CONTACT: JON GIBBS
TEL: 404.996.6013

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT
RESOURCES
4121 WESTERLY PLACE #112
NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E.
TEL: 949.610.8997

SURVEY

COMMERCIAL DEVELOPMENT
RESOURCES
4121 WESTERLY PLACE #112
NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E.
TEL: 949.610.8997

SITE ADDRESS:

8555 E FRANK LLOYD WRIGHT
SCOTTSDALE, AZ 85260

APN:

215-51-009V
250,388 SF / 5.75 AC

TOTAL DISTURBED AREA:

102,425 SF / 2.35 AC

EARTHWORK:

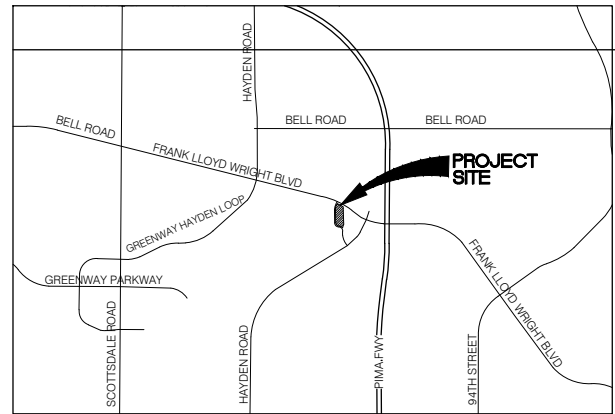
CUT: 1330 CY
FILL: 964 CY
NET: 366 CY

ABBREVIATIONS:

(XXX) EXISTING ELEVATION
BOW BACK OF WALK
CF CURB FACE
ELEV ELEVATION
ELEC ELECTRICAL
EX EXISTING
FF FINISH FLOOR
FL FLOW LINE
FG FINISH GRADE
FS FINISH SURFACE
GB GRADE BREAK
INV INVERT
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
MWD MUNICIPAL WATER
DISTRICT
OC ON CENTER
TC TOP OF CURB
TG TOP OF GRATE
TYP TYPICAL
W WIDTH
WM WATER METER

LEGEND:

EXISTING CONCRETE
PROPOSED CONCRETE
PROPOSED LANDSCAPE
PROPOSED ASPHALT
PROPOSED FIRE LANE
PROPERTY LINE
EASEMENT
PROPOSED SAWCUT LINE
EXISTING WALL
PROPOSED NON-RETAINING WALL
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
ROOF DRAINAGE DIRECTION



VICINITY MAP

N.T.S.

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

04/02/2024
DATE APPROVED BY

32-DR-2022

03/05/2024

REVISIONS

NUMBER	DATE	DESCRIPTION

DRAWN BY: AH

CHECKED BY: RE

DATE: 09/01/2023

APPROVED BY: BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS POINT 26006-1, AN ARIZONA MONUMENT, BEING A 3" ADOT AL CAP STAMPED "VOID" ON CAP PER REQUEST BY JIM SPRINGS, MOR BOOK 763, MOR PAGE 38, N 95° 77' 32.1", E 707.863.709 ELEVATION: 1523.707 (NAVD 88)
I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BNM) CRITERIA

PLANS PREPARED BY:

[Signature]
ROYCE A. EKLUND
R.C.E. 76742

DATE

EXP. 9/30/23



Exp: 9-30-25



BASIS OF BEARINGS:

FOR THIS MAP IS THE WESTERLY LINE OF PARCEL MAP (MINOR LAND DIVISION PLAT) RECORDED IN BOOK 1202, PAGE 15, I.E. N 00° 20' 20" E.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, OF MARICOPA COUNTY, STATE OF ARIZONA.

**CONCEPTUAL GRADING AND
DRAINAGE PLAN**

AUTONATION FORD SCOTTSDALE
8555 E. FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
APN: 215-51-009-V

SHEET

CG-01

1 OF 2

32-DR-2022