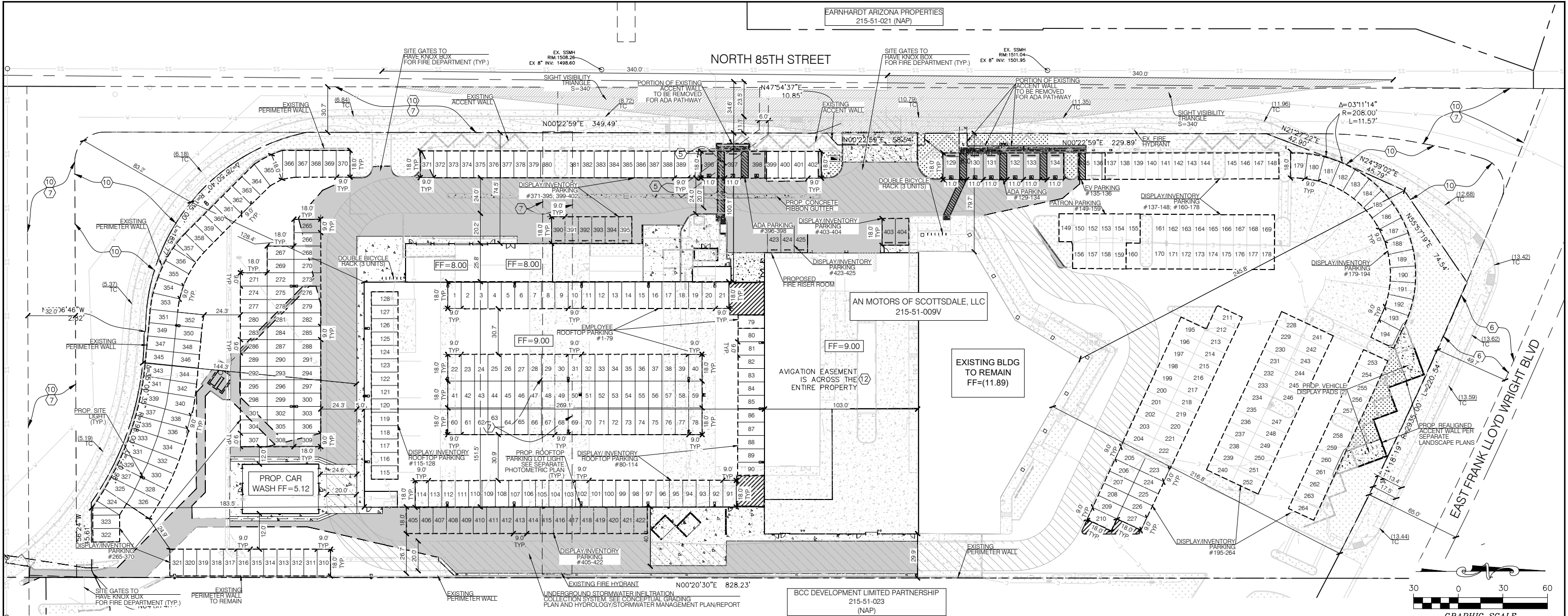




VEHICLE PARKING CALCULATIONS		
1 EMPLOYEE SPACE PER 200 SF OF GROSS FLOOR AREA		
13,730 SF / 200 =	69	69
1 EMPLOYEE SPACE PER 20 OUTDOOR VEHICULAR DISPLAY SPACES		
194 DISPLAY SPACES / 20 =	10	10
1 PATRON SPACE PER 20 OUTDOOR VEHICULAR DISPLAY SPACES		
194 DISPLAY SPACES / 20 =	10	10
3 SPACES PER SERVICE BAY (EACH BAY COUNTS AS ONE SPACE)		
(64 X 3) - 64 =	128	128
ADA PARKING MINIMUM 4% OF REQUIRED PARKING		
226 X .04 =	9	9
EV ACCESSIBLE PARKING	2	2
DISPLAY INVENTORY PARKING	0	197
TOTAL PARKING SPACES (EXCLUDING TANDEM STALLS = 48)	226	377
BIKE PARKING CALCULATIONS		
1 BIKE PER 10 REQUIRED PARKING SPACE		
226 / 10 =	23	24

FLOOR AREA RATIO (F.A.R.):

TOTAL LOT AREA: 250,388 S.F.
PROPOSED BUILDING AREA: 132,667 S.F.
EXISTING BUILDING AREA: 45,911 S.F.
MAXIMUM F.A.R. ALLOWED = 0.80
PROPOSED F.A.R. = PROP. BUILDING AREA PER TOTAL LOT AREA = $\frac{132,667}{250,388} = 0.53$
EXISTING F.A.R. = EX. BUILDING AREA PER TOTAL LOT AREA = $\frac{45,911}{250,388} = 0.18$

SEE SEPARATE LANDSCAPE PLANS FOR OPEN SPACE CALCULATIONS.

EASEMENTS:

- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-0083994 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)

GENERAL NOTES:

- BICYCLE PARKING SPACES AND RACK DESIGN SHALL BE IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARD DETAIL NO. 2285, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF SCOTTSDALE'S TRANSPORTATION DEPARTMENT
- KNOX BOX REQUIRED AT GATE ENTRANCES
- ALL EXTERIOR LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD.
- LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) REQUIREMENTS FOR FULL CUTOFF
- NO FIXTURE SHALL BE MOUNTED HIGHER THAN TWENTY (20) FEET
- THE TOTAL LUMEN PER LUMINAIRE SHALL NOT EXCEED 24,000 LUMENS
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS
- ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE

OWNER/APPLICANT

AN MOTORS OF SCOTTSDALE LLC
8555 E FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, AZ 85260
CONTACT: CLIFF POWELL
EMAIL: POWELLCL@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
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
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

ABBREVIATIONS:

(XX.XX) EXISTING
BOW OF 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

TOTAL DISTURBED AREA:

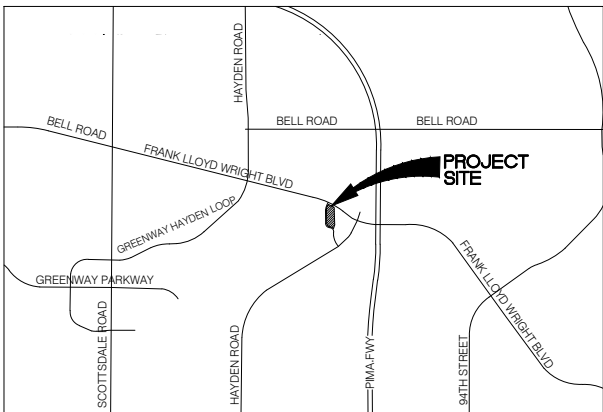
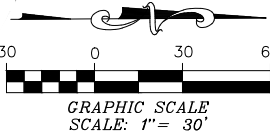
102,425 SF / 2.35 AC

EARTHWORK:

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

ZONING:

C-4 GENERAL COMMERCIAL



VICINITY MAP

N.T.S. AS NOTED
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

04/02/2024
DATE APPROVED BY

32-DR-2022
03/05/2024

REVISIONS		APPROVED	DATE
NUMBER	DATE		

PLANS PREPARED BY:

ROYCE A. EKLUND
R.C.E. 76742

DATE

EXP. 9/30/23



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.

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

SHEET
SH-01
1 OF 2
32-DR-2022