

SITE DATA TABLE

PROJECT: CHRISTIAN BROTHERS AUTOMOTIVE
 ADDRESS: 8700 EAST THOMAS ROAD
 DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TX 77094
 CONTACT - JONATHAN WAKEFIELD
 PHONE 281-675-6120

SCOPE: CONSTRUCTION OF A NEW 4915 SF LIGHT AUTOMOTIVE REPAIR FACILITY

LEGAL DESCRIPTION: LOT 1D OF MINOR LAND DIVISION PLAT 8700 EAST THOMAS ROAD AS RECORDED IN BOOK 1442 PAGE 24 MCR

ASSESSOR PARCEL NO. 130-39-100B

MAXIMUM BUILDING HEIGHT: 24'-10"
 OCCUPANCY: 23
 CONSTRUCTION: TYPE V-B
 REQUIRED F.A.R. MAX ALLOWED 0.8x45,928 SF = 36,742 SF
 PROVIDED F.A.R. 4915 SF / 45,928 SF = 0.11

BUILDING AREA: 4915 SF

EXISTING ZONING: C-2

SITE AREA: 1.05 ACRES (45,928 SF)

LANDSCAPE AREA: 14,385 SF
 LANDSCAPE COVERAGE: 31.3%

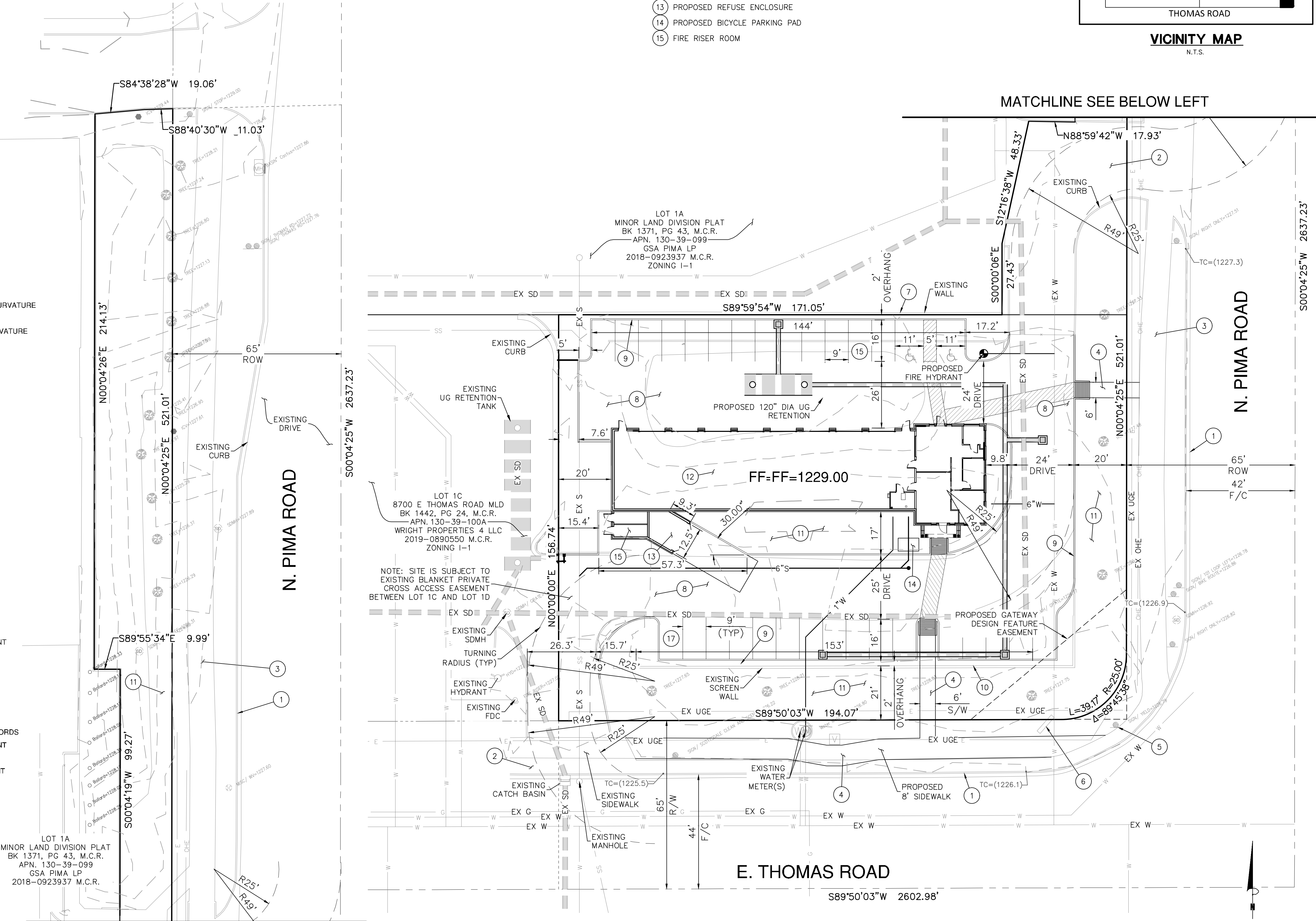
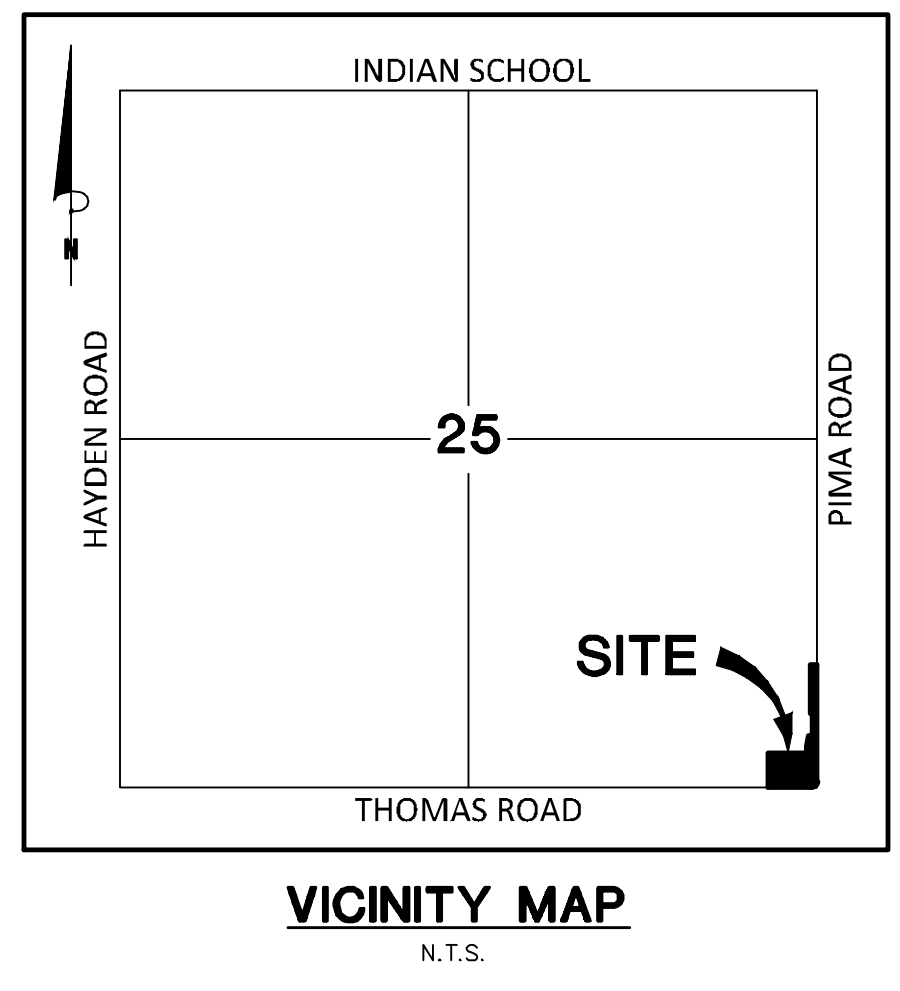
PARKING REQUIRED: 1/250 SF = 19.7
 PARKING PROVIDED: 33

LEGEND

- | | | | |
|--|---------------------------------|--------|-----------------------------|
| | BUILDING LINE | R | RIGHT |
| | BOUNDARY LINE | L | LEFT |
| | LOT LINE | PC | POINT OF CURVATURE |
| | SURVEY MARKER | PCC | POINT OF COMPOUND CURVATURE |
| | CENTER LINE | PL | PROPERTY LINE |
| | EASEMENT | PRC | POINT OF REVERSE CURVATURE |
| | RIGHT-OF-WAY | PT | POINT OF TANGENCY |
| | EXISTING CONTOUR | GB | GRADE BREAK |
| | SECTION LINE | STA | STATION |
| | PROPOSED CONTOUR | INV | INVERT ELEVATION |
| | FOUND MONUMENT AS NOTED | VG | VALLEY GUTTER |
| | FOUND BRASS CAP IN HANDHOLE | FL | FLOW LINE |
| | ELECTRIC CABINET | TC | TOP OF CURB |
| | ELECTRIC VAULT | TL | TRUE LENGTH |
| | EXISTING LIGHT POLE | P | PAVEMENT |
| | EXISTING TELCO RISER | C1 | CURVE TABLE NUMBER |
| | EXISTING WATER VALVE | L1 | LINE TABLE NUMBER |
| | EXISTING BACKFLOW PREVENTER | LF | LINEAR FEET |
| | EXISTING WATER METER | SF | SQUARE FEET |
| | EXISTING FIRE HYDRANT | SY | SQUARE YARDS |
| | EXISTING SANITARY SEWER MANHOLE | CY | CUBIC YARDS |
| | EXISTING CATCH BASIN | EA | EACH |
| | EXISTING DRYWELL/INTERCEPTOR | EX | EXISTING |
| | EXISTING SIGN | RW | RIGHT-OF-WAY |
| | EXISTING BOLLARD | CL | CENTER LINE |
| | RETAINING WALL | B/C | BACK OF CURB |
| | WATER LINE | SW | SIDEWALK |
| | FIRE HYDRANT | C&G | CURB & GUTTER |
| | WATER VALVE | EOP | EDGE OF PAVEMENT |
| | AIR RELEASE VALVE | PUE | PUBLIC UTILITY EASEMENT |
| | WATER METER BOX | SC | SCUPPER |
| | REDUCER | CB | CATCH BASIN |
| | SEWER LINE | W | WIDTH |
| | SEWER MANHOLE | MH# | SEWER MANHOLE |
| | FLOW DIRECTION | SD | STORM DRAIN |
| | GRADE BREAK | SD MH | STORM DRAIN MANHOLE |
| | STREET SIGN POST | M.C.R. | MARICOPA COUNTY RECORDS |
| | DRYWELL | PUE | PUBLIC UTILITY EASEMENT |
| | STORM DRAIN | R/W | RIGHT-OF-WAY |
| | EXISTING GAS MANHOLE | WME | WATER METER EASEMENT |
| | EXISTING SANITARY SEWER MANHOLE | | |
| | EXISTING ELECTRICAL PULL BOX | | |
| | EXISTING TELEPHONE PEDESTAL | | |
| | EXISTING GUY WIRE | | |
| | EXISTING POWER POLE | | |
| | EXISTING WATER | | |
| | EXISTING SEWER | | |
| | EXISTING GAS | | |
| | EXISTING OVERHEAD UTILITY LINES | | |

KEY NOTES

- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 EXISTING DRIVEWAY TO REMAIN
- 3 EXISTING SIDEWALK TO REMAIN
- 4 PROPOSED CONCRETE SIDEWALK
- 5 EXISTING ELECTRIC POLE TO REMAIN
- 6 EXISTING SIGN TO REMAIN
- 7 EXISTING WALL TO REMAIN
- 8 PROPOSED ASPHALT PAVEMENT
- 9 PROPOSED CURB
- 10 EXISTING SCREEN WALL TO REMAIN
- 11 LANDSCAPE AREA
- 12 PROPOSED BUILDING
- 13 PROPOSED REFUSE ENCLOSURE
- 14 PROPOSED BICYCLE PARKING PAD
- 15 FIRE RISER ROOM



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1285 West Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
 SCOTTSDALE
 MARICOPA COUNTY
 SCOTTSDALE, AZ.

PROJECT NUMBER

28117
 JEFFREY SCOTT
 RYBARCZYK
 PROFESSIONAL ENGINEER
 LICENSE NO. 12153
 PLAN STATUS

DATE	DESCRIPTION
JMB	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1"=20' V: NONE
JOB No.	050840-01-001
DATE	3/31/2021

SP01
SHEET 1 OF 1