

LEGEND

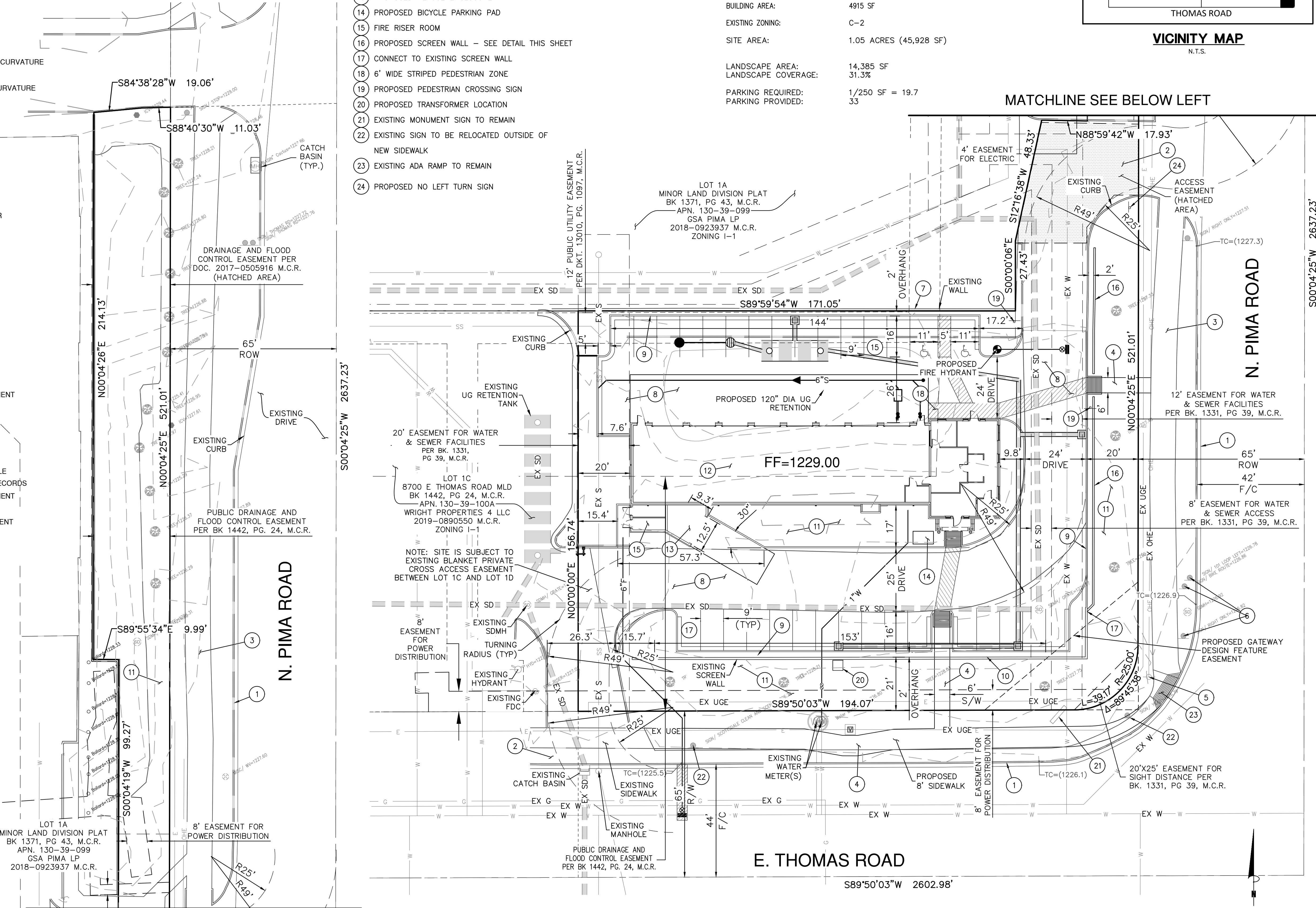
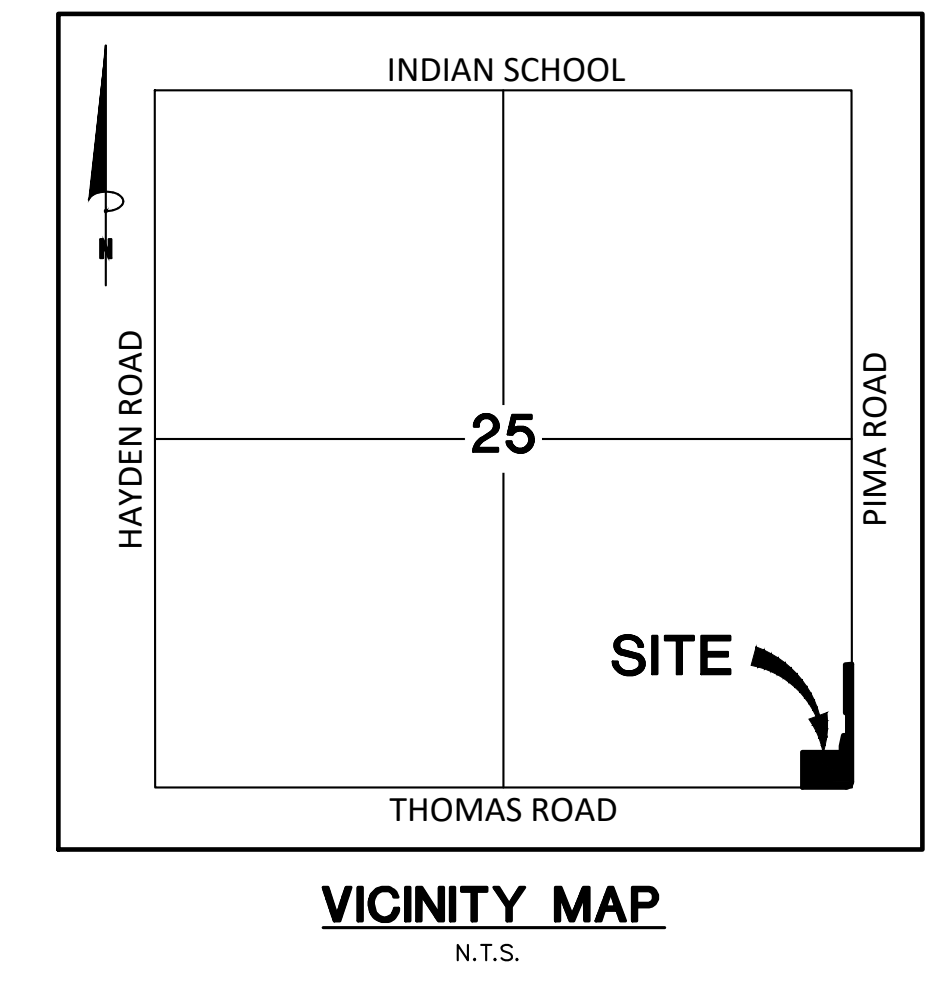
—	BUILDING LINE	R	RIGHT
—	BOUNDARY LINE	L	LEFT
—	LOT LINE	PC	POINT OF CURVATURE
●	SURVEY MARKER	PCC	POINT OF COMPOUND CURVATURE
—	CENTER LINE	PL	PROPERTY LINE
- - -	EASEMENT	PRC	POINT OF REVERSE CURVATURE
- - -	RIGHT-OF-WAY	PT	POINT OF TANGENCY
- - -	EXISTING CONTOUR	GB	GRADE BREAK
- - -	SECTION LINE	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	R/W	RIGHT-OF-WAY
□	EXISTING BOLLARD	CL	CENTER LINE
□	RETAINING WALL	B/C	BACK OF CURB
□	WATER LINE	S/W	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		
EX W	EXISTING WATER		
EX S	EXISTING SEWER		
EX G	EXISTING GAS		
OHU	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
- 16 PROPOSED SCREEN WALL - SEE DETAIL THIS SHEET
- 17 CONNECT TO EXISTING SCREEN WALL
- 18 6' WIDE STRIPED PEDESTRIAN ZONE
- 19 PROPOSED PEDESTRIAN CROSSING SIGN
- 20 PROPOSED TRANSFORMER LOCATION
- 21 EXISTING MONUMENT SIGN TO REMAIN
- 22 EXISTING SIGN TO BE RELOCATED OUTSIDE OF NEW SIDEWALK
- 23 EXISTING ADA RAMP TO REMAIN
- 24 PROPOSED NO LEFT TURN SIGN

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 ID 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



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SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
SCOTTSDALE
MARICOPA COUNTY
SCOTTSDALE, AZ.

PROJECT NUMBER
28117
JEFFREY SCOTT
RYBARCZYK
Professional Engineer
PLAN STATUS

DATE	DESCRIPTION
JMB	JMB
DESIGN	CHKD
SCALE	H: 1"=20'
	V: NONE
JOB No.	050840-01-001
DATE :	1/19/2022

SP01
SHEET 1 OF 1



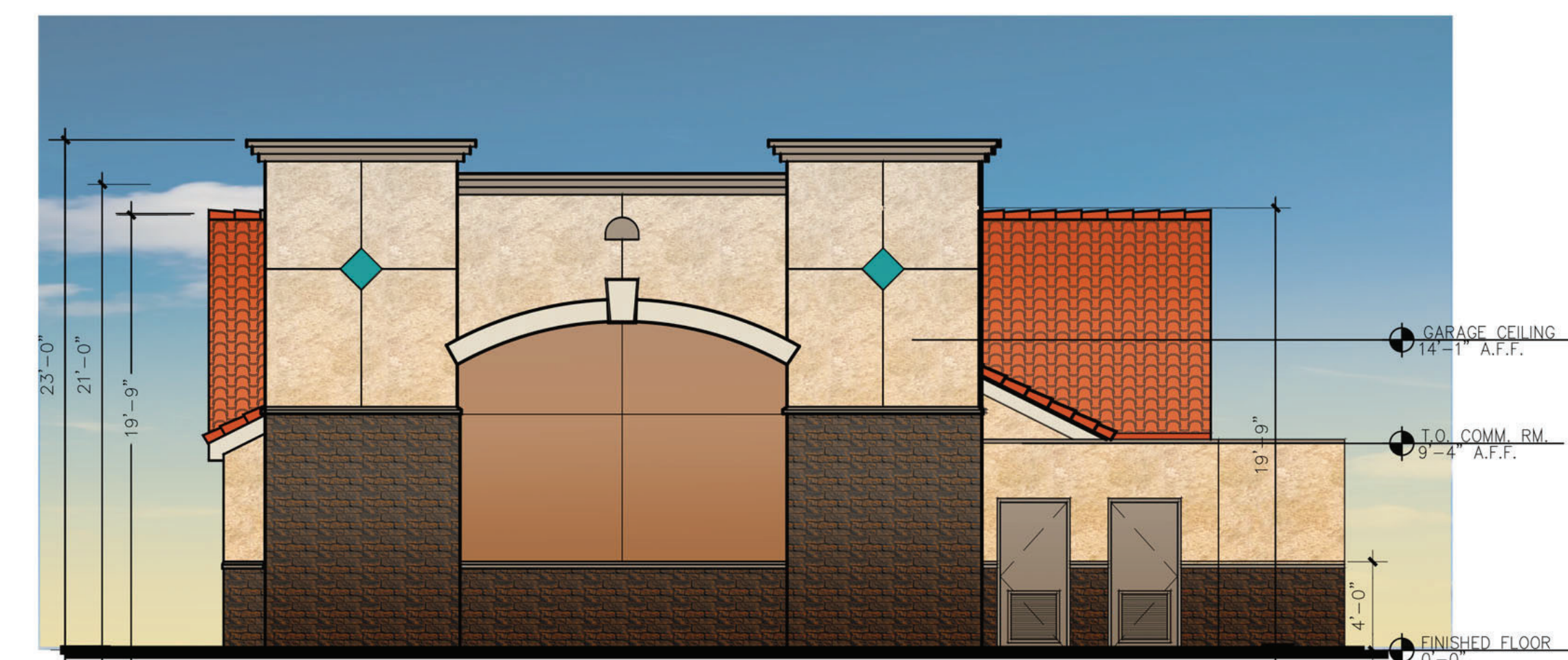
5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"

Building height measurement from average curb height calculation:

- 1- Average TC at street = 1226.5
- 2- Building F. F. 1229.0
- 3- FF. - AVG TC + 1 = 1.5
- 4- Bldg. highest parapet point from FF = 25'-0"
- 5- Total Highest from AVG TC + 1= 26.5'
- 6- Max. Allowed 36'-0"



3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

- ROOF TILE:
STRAIGHT BARREL MISSION STYLE
COLOR: #129-01
HISTORIC RED
- WALL FIELD FINISH
STUCCO SYSTEM
COLOR: #SW6113
INTERACTIVE CREAM
- ACCENT SQUARES:
STUCCO SYSTEM
COLOR: SW #6739 "ECO GREEN"
- WALL BASE:
CORONADO STONE
SERIES: BARN WOOD STONE
COLOR: OLD FRONTIER
- WALL ACCENT COLOR
STUCCO SYSTEM
COLOR: #SW6116
TATAMI
- WALL ARCHES
STUCCO SYSTEM
COLOR: #SW7558
MEDICI IVORY



Christian Brother's Automotive
Scottsdale, Arizona

