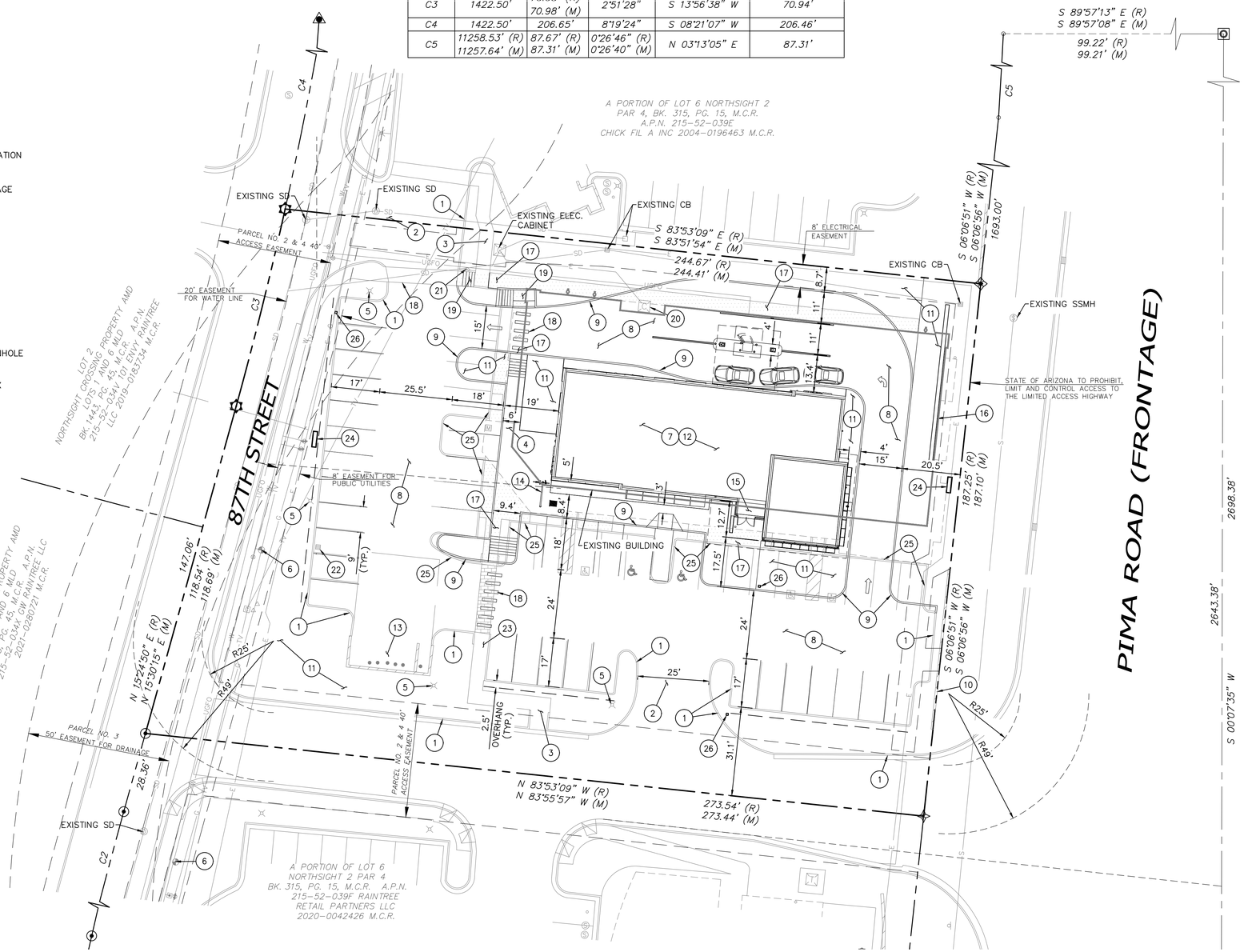
LEGEND

- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTOR
- AIR RELEASE VALVE
- REDUCER
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER FLOW DIRECTION
- (1210) EXISTING CONTOUR
- P=(1210.92) EXISTING PAVEMENT ELEVATION
- P=*(1210.56) EXISTING AND PROPOSED ELEVATION
- 1210 CONTOUR ELEVATION
- 2.0% DIRECTION & SLOPE OF DRAINAGE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY LINE
- GB
- W WATER
- S SEWER
- F FIRE LINE
- G GAS
- FO FIBER OPTIC
- LIGHT POLE
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE PEDISTAL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- W EXISTING WATER
- S EXISTING SEWER
- G EXISTING GAS
- UGFO EXISTING UG FIBER OPTIC LINE
- STREET SIGN POST
- ELECTRIC CABINET

R/W	RIGHT-OF-WAY
CL	CENTERLINE
P	PAVEMENT ELEVATION
B/C	BACK OF CURB
F/C	FACE OF CURB
TC	TOP OF CURB ELEVATION
S/W	SIDEWALK
MH	MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
VG	VALLEY GUTTER
FL	FLOW LINE
EOP	EDGE OF PAVEMENT
HWE	HIGH WATER ELEVATION
BOT	BOTTOM ELEVATION
TOP	TOP ELEVATION
STA	STATION
INV	INVERT
LF	LINEAR FEET
SF	SQUARE FEET
SY	SQUARE YARDS
CY	CUBIC YARDS
EA	EACH
RT	RIGHT
LT	LEFT
EX	EXISTING
GB	GRADE BREAK
FG	FINISH GRADE
G	GUTTER ELEVATION
FP	FINISHED PAD ELEVATION
FF	FINISHED FLOOR ELEVATION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
UGE	UNDERGROUND ELECTRIC
OHE	OVER HEAD ELECTRIC
TW	TOP OF WALL
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
VTE	VISIBILITY TRIANGLE EASEMENT
CJ	CONSTRUCTION/CONTROL JOINT
EJ	EXPANSION JOINT
CONT	CONTINUOUS
MWD	MARICOPA WATER DISTRICT

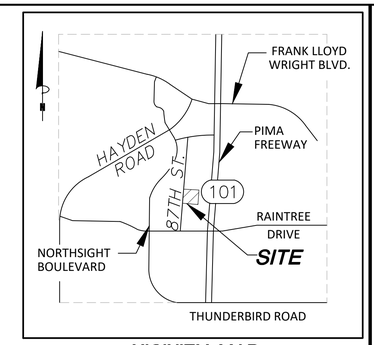
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2277.51'	534.19'	13°26'19"	S 06°05'12" W	532.96'
C2	2277.50'	103.28'	2°35'54"	S 14°06'18" W	103.27'
C3	1422.50'	70.95' (R) 70.98' (M)	2°51'28"	S 13°56'38" W	70.94'
C4	1422.50'	206.65'	8°19'24"	S 08°21'07" W	206.46'
C5	11258.53' (R) 11257.64' (M)	87.67' (R) 87.31' (M)	0°26'46" (R) 0°26'40" (M)	N 03°13'05" E	87.31'



KEY NOTES

1. EXISTING CUBR AND GUTTER TO REMAIN
2. EXISTING DRIVEWAY TO REMAIN
3. EXISTING SIDEWALK TO REMAIN
4. PROPOSED CONCRETE SIDEWALK
5. EXISTING LIGHT POLE TO REMAIN
6. EXISTING FH TO REMAIN
7. EXISTING BUILDING TO BE DEMOLISHED
8. PROPOSED ASPHALT PAVEMENT
9. PROPOSED CURB
10. EXISTING SCREEN WALL TO REMAIN
11. LANDSCAPE AREA
12. PROPOSED BUILDING
13. EXISTING REFUSE ENCLOSURE TO REMAIN
14. PROPOSED BICYCLE PARKING PAD
15. FIRE RISER ROOM
16. PROPOSED SCREEN WALL
17. EXISTING SIDEWALK TO BE REMOVED
18. 5' WIDE STRIPED PEDESTRIAN ZONE
19. EXISTING ADA RAMP REMOVED AND REPLACED
20. EXISTING ELECTRIC CABINET TO BE RELOCATED
21. EXISTING FDC
22. EXISTING CATCH BASIN TO REMAIN
23. EXISTING ADA RAMP TO REMAIN
24. PROPOSED MONUMENT SIGN
25. EXISTING CURB TO BE REMOVED
26. PROPOSED DIRECTIONAL SIGN



VICINITY MAP
N.T.S.

OWNER/DEVELOPER
AVALON MAMMOUTH LLC
7333 EAST DOUBLETREE RANCH RD
SUITE 140
SCOTTSDALE, AZ 85258

ENGINEER
BOWMAN CONSULTING
1600 N. DESERT DRIVE
SUITE 210
TEMPE, AZ 85281
PH: 480.629.8830
CONTACT: JEFFREY S. RYBARCZYK
EMAIL: JRYBARCZYK@BOWMAN.COM

ARCHITECT
RSP ARCHITECTS, LTD
1220 MARSHALL STREET NE
MINNEAPOLIS, MN 88413-1036
PHONE: 612-677-7202CONTACT:
MICHAEL BRANDT, PM
EMAIL:
MICHAEL.BRANDT@RSPARCH.COM

SITE DATA TABLE

PROJECT:	US bank
ADDRESS:	14900 NORTH PIMA ROAD SCOTTSDALE, AZ 85260
DEVELOPER:	AVALON MAMMOTH LLC
SCOPE:	CONSTRUCTION OF A NEW 4,410 SF US BANK FACILITY
LEGAL DESCRIPTION:	A PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR NORTHSIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15
ASSESSOR PARCEL NUMBER:	215-52-039D
MAXIMUM, BUILDING HEIGHT:	24' - 4"
OCCUPANCY:	B-BUSINESS
CONSTRUCTION:	VB
REQUIRED F.A.R.	MAX ALLOWED 1X48,349 SF = 48,349 SF
PROVIDED F.A.R	4,445 SF / 48,349 SF = 0.092
BUILDING AREA:	4,445 SF
EXISTING ZONING:	C-2
SITE AREA:	1.109 AC / 48,349 SF
LANDSCAPE AREA:	11,102 SF
LANDSCAPE COVERAGE:	11,102 / 48,439=23.0%
PARKING REQUIRED:	4,445 SF / 250 SF = 18 SPACES
PARKING PROVIDED:	36 SPACES

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Bowman

Bowman Consulting Group Ltd
1600 N. Desert Drive, Suite 210
Tempe, Arizona 85288
Phone: (480) 629-8830
www.bowman.com

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SITE PLAN
US BANK
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
28117
JEFFREY SCOTT RYBARCZYK
DATE SIGNED 11/09/22
ARIZONA U.S.A.

PLAN STATUS

DATE	DESCRIPTION	
JSR DESIGN	JMB DRAWN	JSR CHKD
SCALE	H: 1"=20' V:	
JOB No. 051355-01-001		
DATE : 11/09/2022		

C1.1
SHEET 1 OF 1

CAD FILE NAME: P:\051355 - Northsight II Lot 6\051355-01-001 (ENG)\Engineering\Engineering Plans\Site Plan\051355-CP SIT 001.dwg 11/23/2022