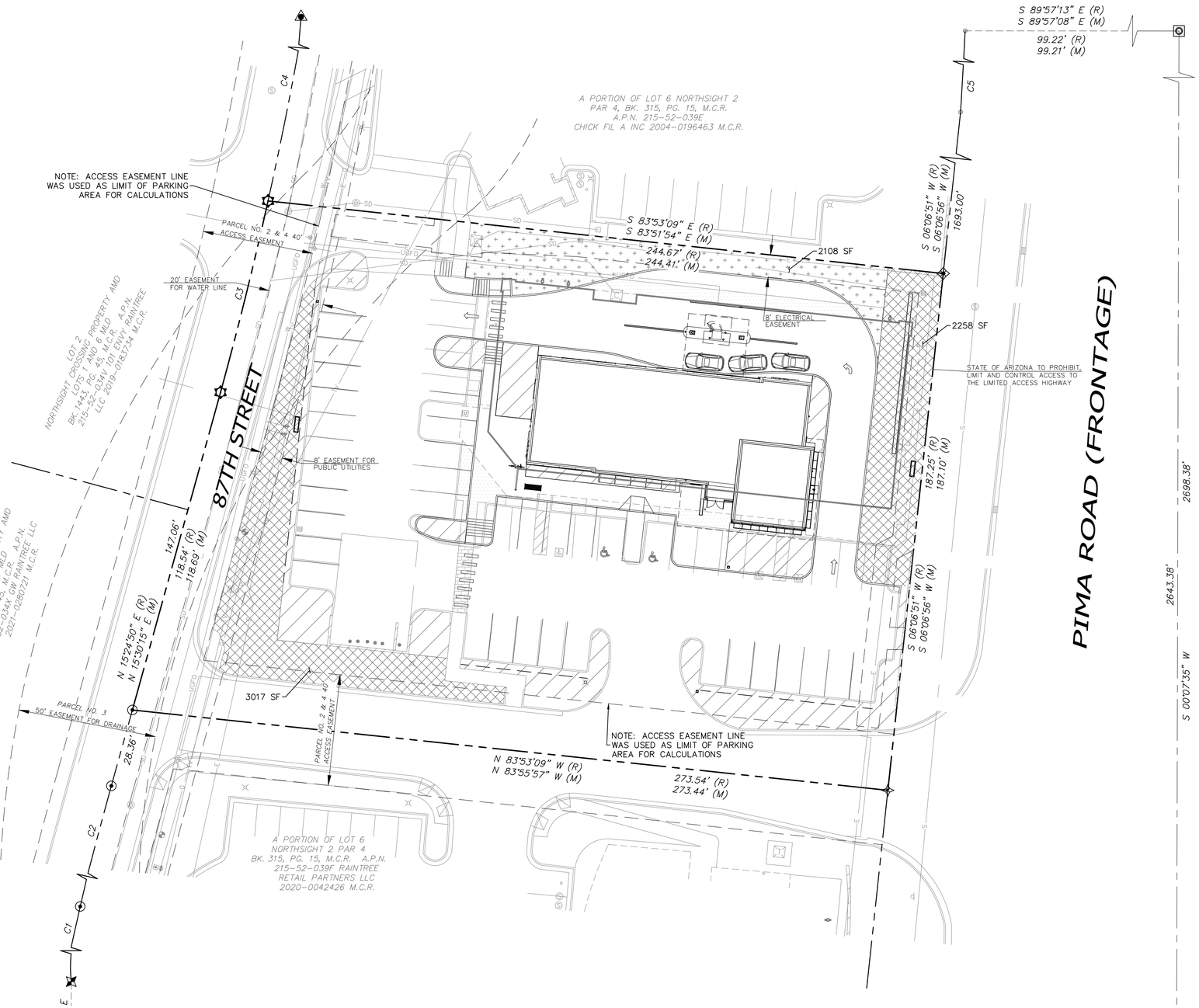

OPEN SPACE CALCULATIONS

PROJECT DATA ZONING:	C-2
NET LOT AREA:	48,349 SF
BUILDING HEIGHT:	24'-4"
MINIMUM OPEN SPACE AREA REQUIRED:	
TOTAL LOT AREA:	48,349 (.10)=4835 SF
FROM BUILDING HEIGHT:	48,349 x 0.004 x 12.33 = 2385 SF
TOTAL OPEN SPACE REQUIRED:	4835 + 2385 = 7220 SF
NET OPEN SPACE PROVIDED:	7382 SF
FRONTAGE OPEN SPACE REQUIRED:	7382 X .5 = 3691 SF
FRONTAGE OPEN SPACE PROVIDED:	5275 SF
PARKING LOT AREA:	20,530 SF
LANDSCAPE REQUIRED:	20,530 x .15 = 3080 SF
LANDSCAPE PROVIDED:	4118 SF

OPEN SPACE LEGEND

OPEN SPACE, FRONTAGE
5275 SF

OPEN SPACE, NON-FRONTAGE
2108 SF

LANDSCAPE AREA, PARKING LOT
4118 SF

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
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Tempe, Arizona 85288

Phone: (480) 629-8830

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OPEN SAPCE PLAN
US BANK

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
28117
JEFFREY SCOTT RYBARCZYK
Date Signed 11/15/22
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 : 11/15/2022		

C1.1

SHEET 1 OF

CAD FILE NAME: P:\051355 - Northsight II Lot 6\051355-01-001 (ENG)\Engineering\Engineering Plans\Open Space Plan\051355-CP OSP 001.dwg 11/16/2022