

	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
	EXISTING CONTOUR
	EXISTING PAVEMENT ELEVATION
	EXISTING AND PROPOSED ELEVATION
	CONTOUR ELEVATION
	DIRECTION & SLOPE OF DRAINAGE

A PORTION OF LOT 6 NORTHSIGHT 2
PAR 4, BK. 315, PG. 15, M.C.R.
A.P.N. 215-52-039E
CHICK FIL A INC 2004-0196463 M.C.R.



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

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

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

PROJECT: US bank
ADDRESS: 14900 NORTH PIMA ROAD
SCOTTSDALE, AZ 85260

AVALON MAMMOTH LLC

AVALON MAMMOTH LLC

CONSTRUCTION OF A NEW 4,410 SF
US BANK FACILITY

A PORTION OF PARCEL 6, ACCORDING
TO THE MAP OF DEDICATION FOR
NORTHSIGHT II, RECORDED IN BOOK 31
OF MAPS, PAGE 15

ASSESSOR PARCEL NUMBER:
MAXIMUM, BUILDING HEIGHT:
OCCUPANCY:
CONSTRUCTION:
REQUIRED F.A.R.
PROVIDED F.A.R

215-52-039D
24' - 4"
B-BUSINESS
VB
MAX ALLOWED 0.8X48,349 SF = 38,679 S
4,445 SF / 48,349 SF = 0.092

4,445 SF

C-2

1.109 AC / 48,349 SF

11,102 SF

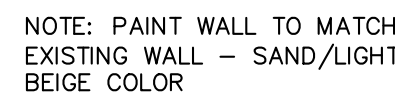
[illegible]

4,445 SF / 2

36 SPACES

2 SPACES

TOP OF BUILDING	= 1472.5 + 24.33 = 1496.83
HEIGHT EAST SIDE	= 1496.83 - 1471.80 = 25.03'
HEIGHT SOUTH SIDE	= 1496.83 - 1471.00 = 25.83'
HEIGHT WEST SIDE	= 1496.83 - 1471.80 = 25.03'



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 (782-5341)
In Maricopa County: (602) 263-1100

Bowman Consulting Group Ltd
1600 N. Desert Drive, Ste 210
Tempe, Arizona 85288

Phone: (480) 629-8830

www.bowman.com

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MARICOPA COUNTY

SITE PLAN

US BANK

SCOTTSDALE, ARIZONA

PROJECT NUMBER



PLAN STATUS

[illegible]

DATE	DESCRIPTION	
JSR DESIGN	JMB DRAWN	C
SCALE	H: 1"=20' V:	
JOB No. 051355-01-001		

DATE : 03/24/2023

C1.1

SHEET 1 OF 1