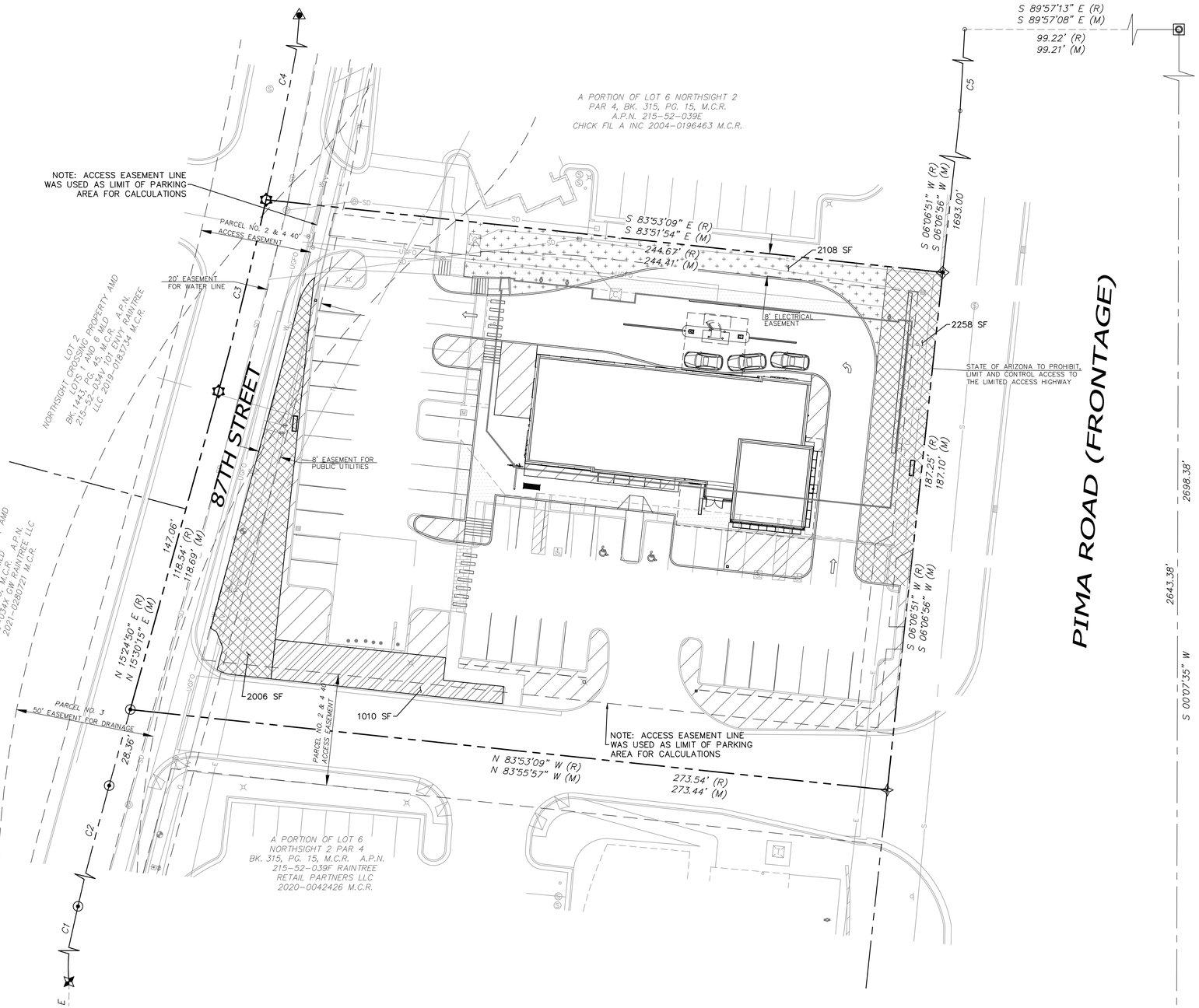


## OPEN SPACE CALCULATIONS

| | |
|---|---|
| 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 4265 SF
- OPEN SPACE, NON-FRONTAGE 2108 SF
- LANDSCAPE AREA, PARKING LOT 4118 SF
- OPEN SPACE, COMMON AREA 1010 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
8300 N. Hayden Rd. Suite 210
Tempe, Arizona 85258
Phone: (480) 629-8830
www.bowman.com
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OPEN SAPCE PLAN
US BANK
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

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PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 28117 JEFFREY SCOTT RYBARCZYK ARIZONA U.S.A.

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|

| JSR | JMB | JSR |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=20' V:

JOB No. 051355-01-001

DATE : 03/27/2023

SHEET 1 OF C1.1

CAD FILE NAME: P:\051355 - Northsight II Lot 6\051355-01-001 (ENG)\Engineering\Engineering Plans\Open Space Plan\051355-CP OSP 001.dwg 03/27/2023