

1. THE GROSS AREA OF THIS DEVELOPMENT IS 5.61 ACRES (244,181 S.F.).
2. THE GROSS DISTURBANCE AREA IS 3.35 ACRES (145,830 S.F.) FOR PHASE 1 AND 6.23 ACRES (271,205 S.F.) INCLUDING FUTURE PHASE.
3. THE GROSS FLOOR AREA FOR COMMERCIAL DEVELOPMENT IS 2,400 S.F. (0.055 ACRES). (33,135 S.F. AND 0.76 ACRES WITH PROPOSED FUTURE USES)
4. THE FLOOR AREA RATIO (FAR) FOR COMMERCIAL DEVELOPMENTS IS 0.01 (0.14 WITH PROPOSED FUTURE USES) MAX. FLOOR AREA RATIO IS 0.3.
5. NO NEW STREETS ARE PROPOSED.
6. THERE ARE NO CONDITIONS, VARIANCES, OR OTHER MODIFICATIONS APPLICABLE TO THE PROJECT.
7. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
8. SEE SHEET 2 FOR PARKING CALCULATIONS.

1. EXISTING ZONING FOR THIS PROJECT IS RANCHO VISTOSO PLANNED AREA DEVELOPMENT (P.A.D.), COMMUNITY COMMERCIAL (C-1).
2. MAXIMUM ALLOWED BUILDING HEIGHT = 34'
3. PROPOSED BUILDING HEIGHT = 21'
4. A MINIMUM OF 10% OF THE TOTAL AREA SHALL BE RETAINED AS OPEN SPACE. TOTAL OPEN SPACE PROVIDED IS WITHIN THE LANDSCAPE BORDER SURROUNDING THE SITE = 49,615 S.F. (20%)
5. REQUIRED BUILDING SETBACKS: FRONT = 30', SIDE = 25', REAR = 25'.
6. THE LANDSCAPE BUFFERYARDS FOR THIS PROJECT ARE: NORTH = 30' (BUFFERYARD "B"), SOUTH = 30' (BUFFERYARD "B"), EAST = 15' (BUFFERYARD "B"), WEST = 40' (BUFFERYARD "B").
7. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
8. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
9. THIS PROJECT IS DESIGNED TO MEET THE TANGERINE ROAD CORRIDOR OVERLAY DISTRICT (TRCOD) AND THE ORACLE ROAD SCENIC CORRIDOR DISTRICT (ORSCOD).
10. THIS PROJECT WILL BE DEVELOPED IN PHASES. SEE DIAGRAM, SHEET 11.
11. THE REQUIRED COURTYARD AREA FOR THIS INITIAL PHASE IS 46,281 S.F. x 2.0% = 926 S.F.. PROVIDED COURTYARD AREA = 926 S.F.. SEE SHEET 3 FOR CALCULATION BOUNDARY. COURTYARD AREAS FOR FUTURE PHASES WILL BE IDENTIFIED ON FUTURE SITE PLANS.

1. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 15 MPH.
2. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE THE APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. BASIS OF ELEVATION: PIMA COUNTY OPUS CONTROL POINT 'X05' BEING A CHISELED 'X' IN THE BACK OF WHEEL CHAIR RAMP ON THE WEST SIDE OF INNOVATION PARK ROAD. SAID ELEVATION BEING 2706.66' (NAV088).
5. THE BASIS OF BEARING: THE BASIS OF BEARING FOR THIS PROJECT IS EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, AS SHOWN ON THE FINAL PLAT OF WHICH RECORDED IN BOOK 63, M & P, PAGE 17 IN THE PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA. SAID BEARING BEING N00°00'29"W
6. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
7. CIVIL IMPROVEMENT PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
8. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.

1. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED.
2. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT.
3. DRAINAGE WAYS MUST BE PROVIDED WHERE NECESSARY TO CARRY DRAINAGE FLOWS THROUGH OR FROM THE DEVELOPMENT AND SUCH DRAINAGE WAYS MUST BE DEDICATED AND MAINTAINED BY PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.
4. ALL DRAINAGE WAYS, DRAINAGE STRUCTURES AND DETENTION BASINS ARE PROVIDED WITH ADEQUATE MAINTENANCE ACCESS AND ARE INCLUDED AS PART OF ANY DRAINAGE EASEMENT.
5. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
6. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.

1. ORO VALLEY WATER UTILITY WILL BE THE WATER SERVICE PROVIDER.
2. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF THE CONSTRUCTION.
3. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
4. ALL WELLS WITHIN THE PROJECT BOUNDARIES MUST BE ABANDONED PER ADWR REGULATIONS.
5. A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY PUBLIC WATER INFRASTRUCTURE CONSTRUCTION WORK COMMENCING FOR THIS PROJECT.
6. WATER INFRASTRUCTURE AS REPRESENTED ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY (OVWU) FOR TECHNICAL REVIEW AND COMPLIANCE WITH APPLICABLE STATUTES, CODES AND SPECIFICATIONS. ADDITIONAL WATER INFRASTRUCTURE MAY BE DEEMED NECESSARY UPON REVIEW OF THE WATER IMPROVEMENT PLAN SUBMITTAL.

BY: _____ DATE _____
PLANNING AND ZONING ADMINISTRATOR

BY: _____ DATE _____
TOWN ENGINEER

BY: _____ DATE _____
ORO VALLEY WATER UTILITY DIRECTOR

BLOCK 2-LOT 2A
SEQ. NO. 20160770010
ZONING: PAD

VISTOSO PARK ROAD
BOOK 63, M&P, PAGE 17
(PUBLIC STREET)

INNOVATION CORPORATE CENTER
BLOCK 5
BK. 63, M&P, PG. 17
ZONING: PAD

MASS GRADED AREA PER
SEPARATE PLAN

INNOVATION PARK DRIVE
DKT. 1696, PG. 283
(PUBLIC STREET)

INNOVATION CORPORATE CENTER
C.A. "A"
BK. 63, M&P, PG. 17
ZONING: PAD

FORMER TANGERINE ROAD
R/W PER DKT. 8300, PG. 502

TANGERINE ROAD R/W PER
SEQ. NO. 20221150623

PROPOSED BLDG.

TANGERINE ROAD R/W PER
SEQ. NO. 20221150623

TANGERINE ROAD
DKT. 8300, PG. 502
(PUBLIC STREET)

S26°54'28"E
1546.08'

31
6

0' 60' 120' 180'

OWNER/DEVELOPER
VWI/VISTOSO DEVELOPMENT
6007 E. GRANITE ROAD
SALT LAKE CITY, UT 84121

CUT: 120 C.Y.
FILL: 21,980 C.Y.
NET: 21,860 C.Y. IMPORT

THIS IS AN ESTIMATE ONLY FOR PERMITTING.
CONTRACTOR IS TO CALCULATE HIS/HER OWN
QUANTITIES BASED ON THE SOILS REPORT PROVIDED,
INCLUSIVE OF ANY OVER-EXCAVATION THAT MAY BE
REQUIRED.

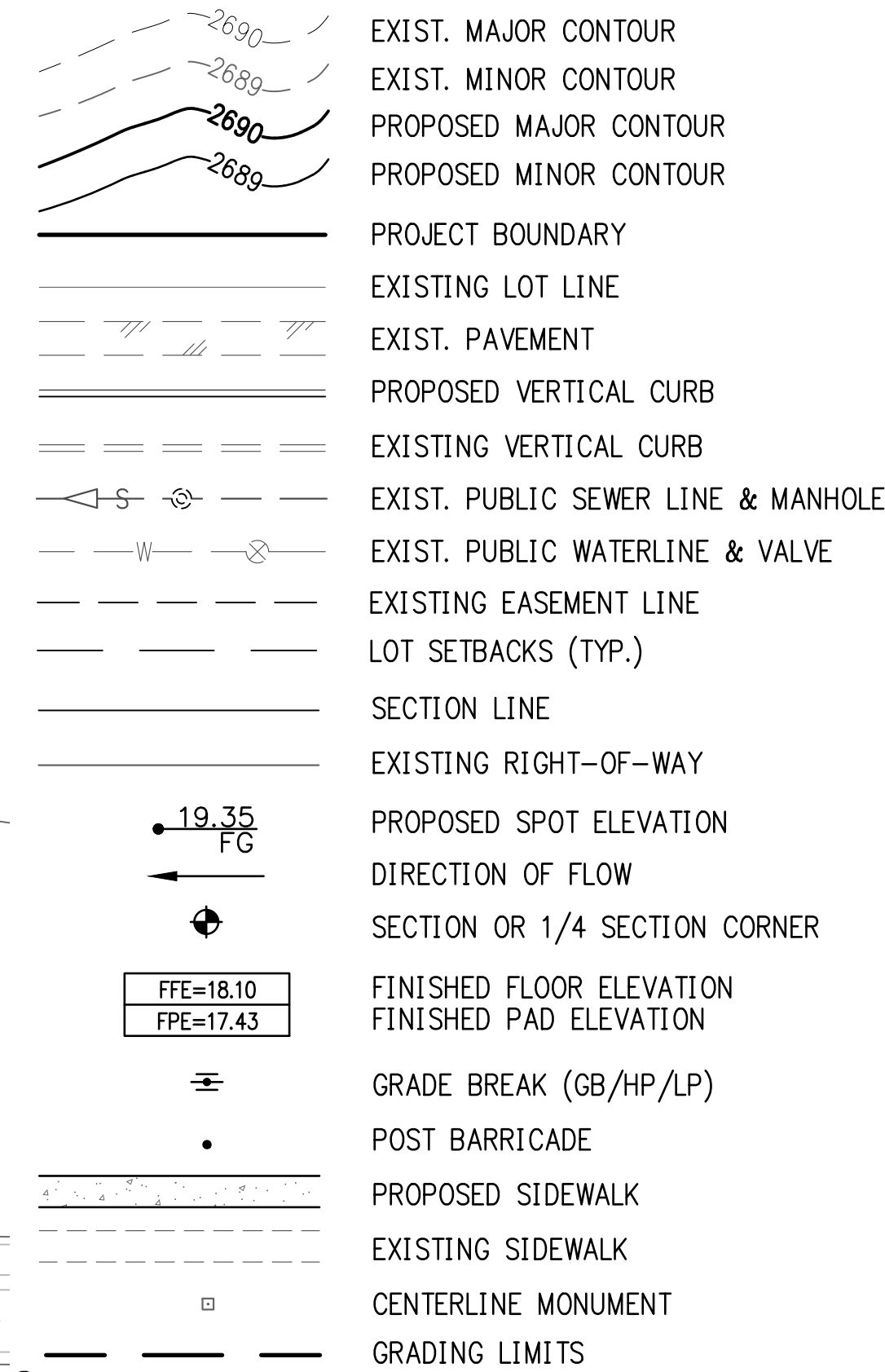
SHEET 1..... COVER SHEET
SHEET 2..... GENERAL NOTES SHEET
SHEET 3..... MASTER DEVELOPMENT PLAN SHEET
SHEETS 4-5... SITE PLAN SHEETS
SHEETS 6-7... GRADING PLAN SHEETS
SHEETS 8-9... UTILITY PLAN SHEET
SHEETS 10-11. DETAIL SHEETS

VMI/VISTOSO DEVELOPMENT, INC.
6007 E. GRANT ROAD
TUCSON, AZ 85712
PHONE: (520) 722-9292
ATTN: NEIL SIMON
NSIMON@VENTUREWEST.COM


THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTN: DAVID LITTLE
DLITTLE@WLBGROUP.COM

EGLIN + BRESLER, ARCHITECTS, INC.
7391 E. TANQUE VERDE RD
TUCSON, AZ. 85715
PHONE: (520) 419-0728
ATTN: EVAN S. EGLIN
EVANE@EGLINBRESLER.COM







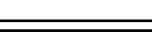



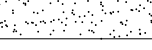
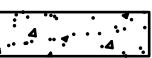

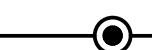

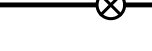

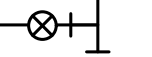
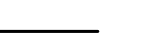
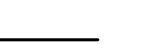


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ATTN: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM



A PORTION OF SECTION 31
T11S, R14E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA



3" = 1 M

	ASPHALT PAVEMENT
	PAVEMENT SAWCUT
	PARKING STALLS
	TOP OF SLOPE
	BOTTOM OF SLOPE
	SIGHT VISIBILITY TRIANGLE (SVT)
	100 YR FLOOD PLAIN
	EROSION HAZARD SETBACK
	PROPOSED WALL
	SHEET INDICATOR/ SHEET MATCHLINE
	PROPOSED RIPRAP
	PROPOSED DG PATH
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT
	PROPOSED PRIVATE SEWER LINE & MANHOLE
	PROPOSED PUBLIC WATERLINE & VALVE
	PROPOSED SIGN
	FIRE HYDRANT
	WATER METER
	IRRIGATION METER
	EX. STORM DRAIN SYSTEM
	PROPOSED CULVERT

INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT, BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

Sheet Title

No.	Date	Item
Revisions		

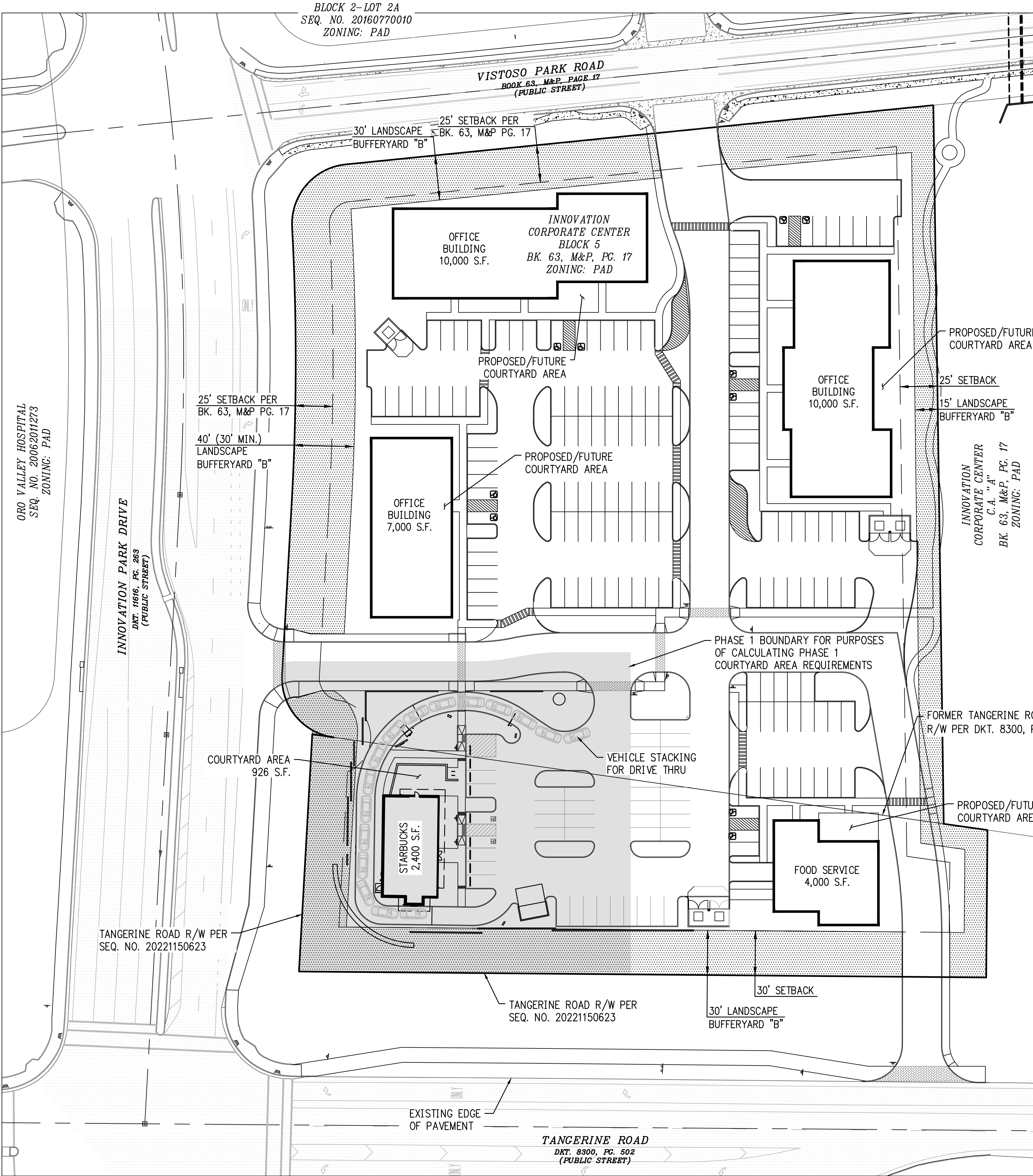
REF: 2300167
2201099

Scale AS SHOWN
Job No. 185050-VW-30/0105
Date AUGUST 2024
Designed By DWL/JAW
Checked By DWL

est **1**

11

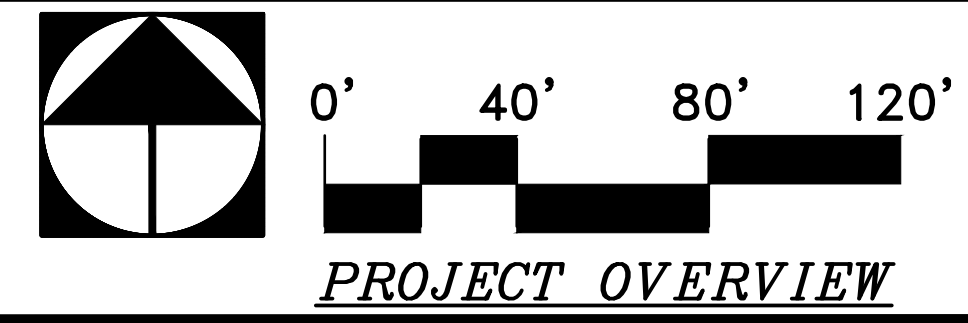




NOTE:
ALL COMMON AREAS SUCH AS LANDSCAPED AREAS, DRAINAGE AREAS, PARKING AREAS, AND ACCESS AREAS (INCLUDING THE CENTRAL SPINE ACCESS DRIVE) SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR ASSOCIATION OF FUTURE OWNERS WITHIN THIS DEVELOPMENT

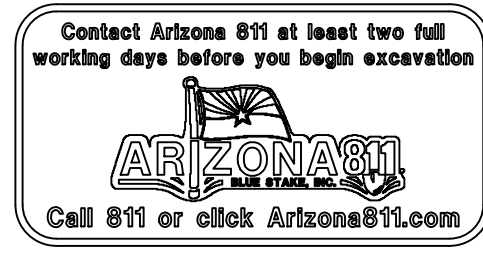
MASTER OVERALL DEVELOPMENT PARKING CALCULATIONS

PAD/LOT NUMBER	PROPOSED USE	SQUARE FOOTAGE	EMPLOYEES	PARKING RATIO	TOTAL PARKING		HANDICAP PARKING	
					REQD.	PROV.	REQD.	PROV.
N/A	DRIVE THRU-USE BEVERAGE	2,400 S.F.	N/A	9/1,000	22	--	1	2
N/A	RESTAURANT	4,000 S.F.	N/A	10/1,000	40	--	1	2
N/A	OFFICE/MEDICAL OFFICE	27,000 S.F.	N/A	3-5.75/1,000	81 MIN 156 MAX	--	6	8
TOTAL					143 MIN 218 MAX	185	8	12



PROJECT OVERVIEW

2300167
REF: 2201099



The WLB Group Inc.

WLB

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT. BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

MASTER DEVELOPMENT PLAN SHEET
DEVELOPMENT PLAN

Sheet Title _____

No. _____ Date _____ Item _____

Revisions _____

Scale AS SHOWN
Job No. 185050-VW-30/0105
Date AUGUST 2024
Designed By DWL/JAW
Checked By DWL



CONSTRUCTION KEY NOTES

(ALL NOTES MAY NOT APPLY TO THIS SHEET)

- 1) CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRY'S AND 2.5" A.C. PAVEMENT OVER 4" A.B.C. IN PARKING SPACES PER GEOTECHNICAL ENGINEERING REPORT
- 2) CONSTRUCT CONCRETE SIDEWALK PER PAG STD. DTL. NO. 200. (WIDTH PER PLAN)
- 3) CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD. DTL. NO. 203.

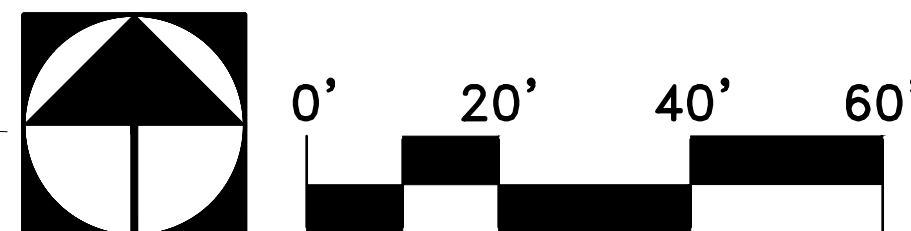
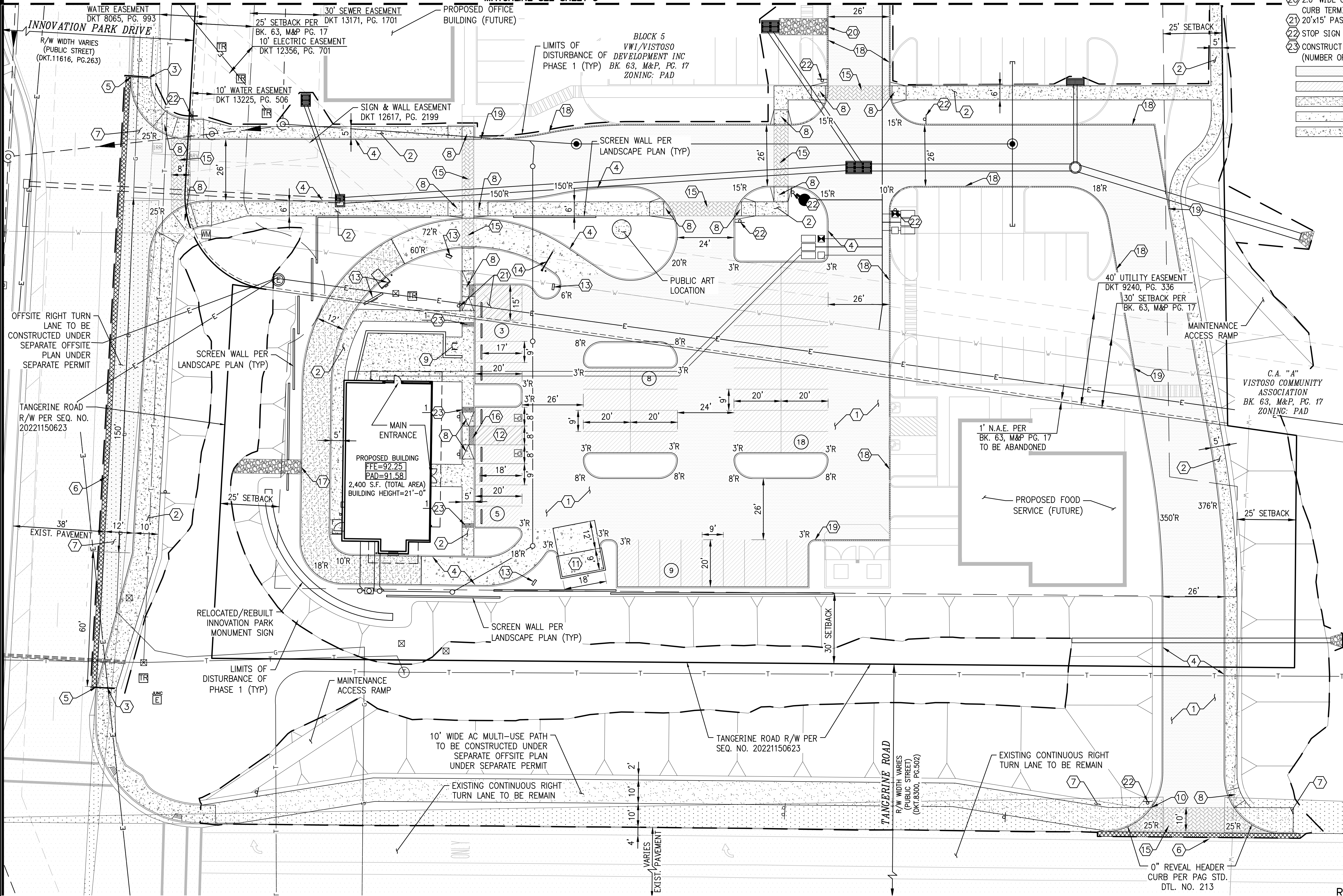
- 4) CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
- 5) CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211
- 6) 2' WIDE SAWCUT. TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
- 7) SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
- 8) CONSTRUCT CURB ACCESS RAMP PER PAG STD. DTL. 207.
- 9) CONSTRUCT BICYCLE PARKING PER DTL. 4, SHT. 10.

- 10) CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
- 11) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) CONSTRUCT ACCESSIBLE PARKING LAYOUT PER PER DTL. 1, SHT. 11.
- 13) MENU BOARD/SIGN PER ARCHITECTURAL PLANS
- 14) CLEARANCE BAR PER ARCHITECTURAL PLANS
- 15) PEDESTRIAN CROSS WALK PER DTL. 2, SHT. 10.

- 16) TRUNCATED DOMES
- 17) 1.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL. 4, SHT. 11.
- 18) CONSTRUCT 6" EXTRUDED CURB WITH 1' PAVEMENT OVERBUILD PER DTL. 5, SHT. 11.
- 19) TRANSITION FROM 6" VERTICAL CURB PER PAG STD. DTL. NO. 209 TO 6" EXTRUDED VERTICAL CURB.
- 20) 2.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL. 4, SHT. 11.
- 21) 20'x15' PASSENGER DROP-OFF
- 22) STOP SIGN PER DTL. 7, SHT. 11.
- 23) CONSTRUCT TYPE 1 SIDEWALK SCUPPER PER PAG STD. DTL. NO. 204. (NUMBER OF TUBES PER PLAN)

- HEAVY DUTY ASPHALT PAVEMENT (3"A.C./8"A.B.C.)
- LIGHT DUTY ASPHALT PAVEMENT (2.5"A.C./6"A.B.C.)
- INTEGRAL REINFORCED CONCRETE PAVEMENT (6")
- REINFORCED CONCRETE PAVEMENT (6")
- CONCRETE SIDEWALK (SEE KEYNOTE 2)

MATCHLINE SEE SHEET 5



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811

Call 811 or click Arizona811.com

2300167
REF: 2201099

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Landscape Architecture Urban Design
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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT. BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

SITE PLAN SHEET
DEVELOPMENT PLAN

No.	Date	Item

Scale 1"=20'

Job No. 185050-VW-30/0105

Date AUGUST 2024

Designed By DWL/JAW

Checked By DWL



Sheet 4
of 11

CONSTRUCTION KEY NOTES
(ALL NOTES MAY NOT APPLY TO THIS SHEET)

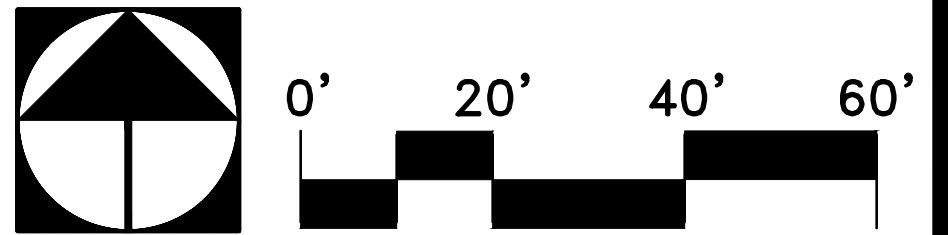
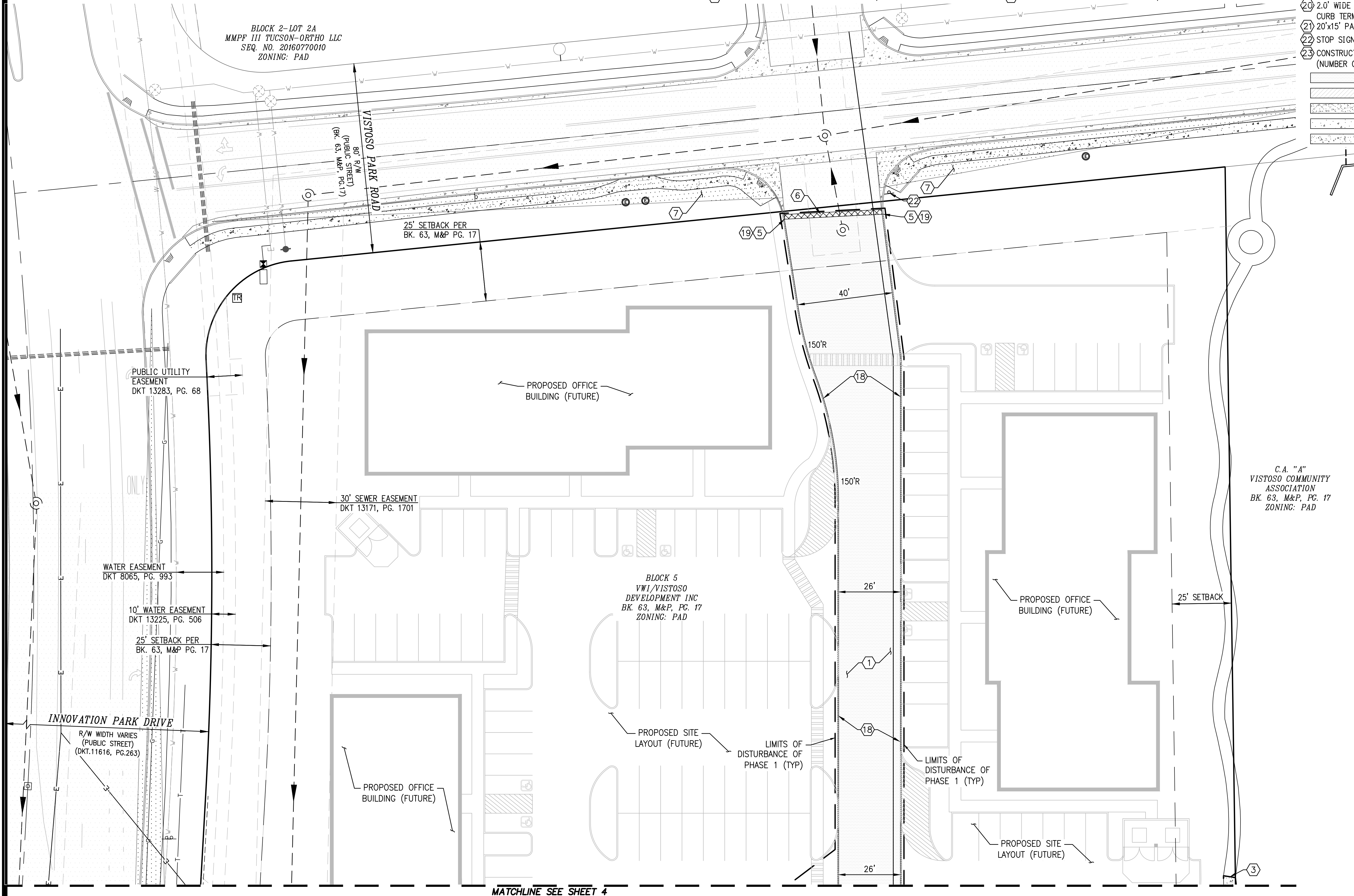
- 1) CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRY'S AND 2.5" A.C. PAVEMENT OVER 4" A.B.C. IN PARKING SPACES PER GEOTECHNICAL ENGINEERING REPORT
- 2) CONSTRUCT CONCRETE SIDEWALK PER PAG STD. DTL. NO. 200. (WIDTH PER PLAN)
- 3) CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD. DTL. NO. 203.

- 4) CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
- 5) CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211
- 6) 2' WIDE SAWCUT. TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
- 7) SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
- 8) CONSTRUCT CURB ACCESS RAMP PAG STD. DTL. 207.
- 9) CONSTRUCT BICYCLE PARKING PER DTL. 4, SHT. 10.

- 10) CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
- 11) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) CONSTRUCT ACCESSIBLE PARKING LAYOUT PER PER DTL. 1, SHT. 11.
- 13) MENU BOARD/SIGN PER ARCHITECTURAL PLANS
- 14) CLEARANCE BAR PER ARCHITECTURAL PLANS
- 15) PEDESTRIAN CROSS WALK PER DTL. 2, SHT. 10.

- 16) TRUNCATED DOMES
- 17) 1.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL 4, SHT. 11.
- 18) CONSTRUCT 6" EXTRUDED CURB WITH 1' PAVEMENT OVERBUILD PER DTL 5, SHT. 11.
- 19) TRANSITION FROM 6" VERTICAL CURB PER PAG STD. DTL. NO. 209 TO 6" EXTRUDED VERTICAL CURB.
- 20) 2.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL 4, SHT. 11.
- 21) 20'x15' PASSENGER DROP-OFF
- 22) STOP SIGN PER DTL. 7, SHT. 11.
- 23) CONSTRUCT TYPE 1 SIDEWALK SCUPPER PER PAG STD. DTL. NO. 204. (NUMBER OF TUBES PER PLAN)

- HEAVY DUTY ASPHALT PAVEMENT (3"A.C./8"A.B.C.)
- LIGHT DUTY ASPHALT PAVEMENT (2.5"A.C./6"A.B.C.)
- INTEGRAL REINFORCED CONCRETE PAVEMENT (6")
- REINFORCED CONCRETE PAVEMENT (6")
- CONCRETE SIDEWALK (SEE KEYNOTE 2)



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Landscape Architecture Urban Design
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(520) 881-7480

INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT. BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

SITE PLAN SHEET
DEVELOPMENT PLAN

Sheet Title

No.	Date	Item

Scale	1"=20'
Job No.	185050-VW-30/0105
Date	AUGUST 2024
Designed By	DWL/JAW
Checked By	DWL



Sheet **5**
of **11**

CONSTRUCTION KEY NOTES

(ALL NOTES MAY NOT APPLY TO THIS SHEET)

- 1) CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRY'S AND 2.5" A.C. PAVEMENT OVER 4" A.B.C. IN PARKING SPACES PER GEOTECHNICAL ENGINEERING REPORT
- 2) CONSTRUCT CONCRETE SIDEWALK PER PAG STD. DTL. NO. 200. (WIDTH PER PLAN)
- 3) CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD. DTL. NO. 203.

- 4) CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
- 5) CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211
- 6) 2' WIDE SAWCUT. TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
- 7) SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
- 8) CONSTRUCT CURB ACCESS RAMP PAG STD. DTL. 207.
- 9) CONSTRUCT BICYCLE PARKING PER DTL. 4, SHT. 10.

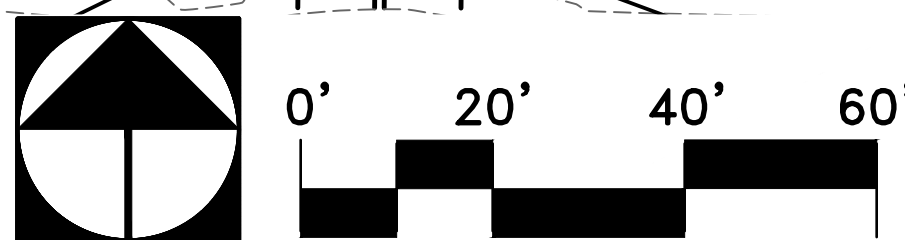
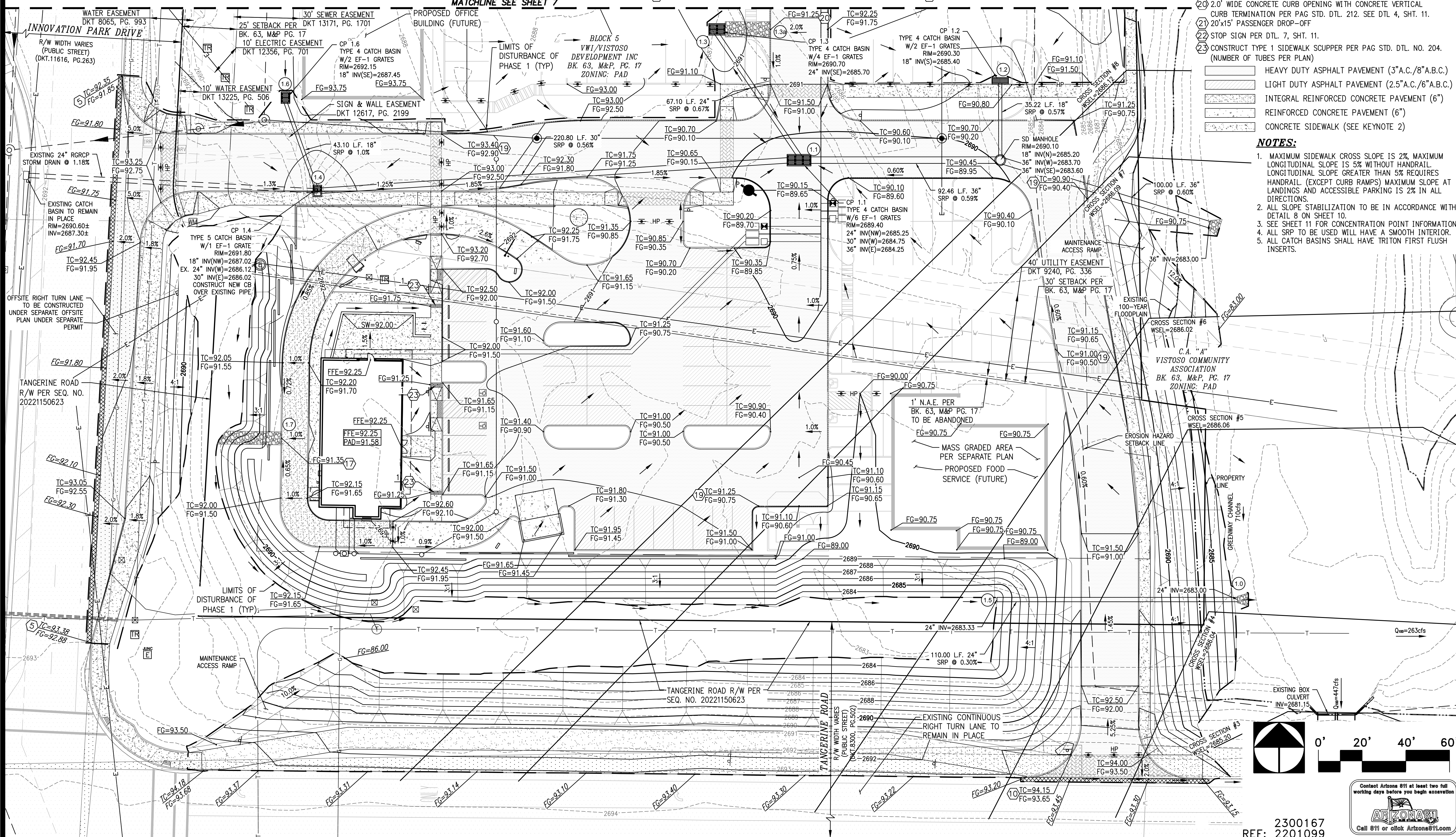
- 10) CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
- 11) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) CONSTRUCT ACCESSIBLE PARKING LAYOUT PER PER DTL. 1, SHT. 11.
- 13) MENU BOARD/SIGN PER ARCHITECTURAL PLANS
- 14) CLEARANCE BAR PER ARCHITECTURAL PLANS
- 15) PEDESTRIAN CROSS WALK PER DTL. 2, SHT. 10.

- 16) TRUNCATED DOMES
- 17) 1.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL. 4, SHT. 11.
- 18) CONSTRUCT 6" EXTRUDED CURB WITH 1' PAVEMENT OVERBUILD PER DTL. 5, SHT. 11.
- 19) TRANSITION FROM 6" VERTICAL CURB PER PAG STD. DTL. NO. 209 TO 6" EXTRUDED VERTICAL CURB.
- 20) 2.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL. 4, SHT. 11.
- 21) 20'x15' PASSENGER DROP-OFF
- 22) STOP SIGN PER DTL. 7, SHT. 11.
- 23) CONSTRUCT TYPE 1 SIDEWALK SCUPPER PER PAG STD. DTL. NO. 204. (NUMBER OF TUBES PER PLAN)

- HEAVY DUTY ASPHALT PAVEMENT (3"A.C./8"A.B.C.)
- LIGHT DUTY ASPHALT PAVEMENT (2.5"A.C./6"A.B.C.)
- INTEGRAL REINFORCED CONCRETE PAVEMENT (6")
- REINFORCED CONCRETE PAVEMENT (6")
- CONCRETE SIDEWALK (SEE KEYNOTE 2)

NOTES:

1. MAXIMUM SIDEWALK CROSS SLOPE IS 2%, MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAIL. LONGITUDINAL SLOPE GREATER THAN 5% REQUIRES HANDRAIL. (EXCEPT CURB RAMPS) MAXIMUM SLOPE AT LANDINGS AND ACCESSIBLE PARKING IS 2% IN ALL DIRECTIONS.
2. ALL SLOPE STABILIZATION TO BE IN ACCORDANCE WITH DETAIL 8 ON SHEET 10.
3. SEE SHEET 11 FOR CONCENTRATION POINT INFORMATION.
4. ALL SRP TO BE USED WILL HAVE A SMOOTH INTERIOR.
5. ALL CATCH BASINS SHALL HAVE TRITON FIRST FLUSH INSERTS.



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811

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2300167
REF: 2201099

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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT. BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

GRADING PLAN SHEET
DEVELOPMENT PLAN

Sheet Title

No.	Date	Item

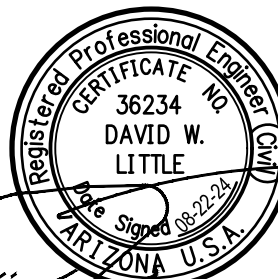
Scale 1"=20'

Job No. 185050-VW-30/0105

Date AUGUST 2024

Designed By DWL/JAW






Checked By DWL



Sheet 6
of 11

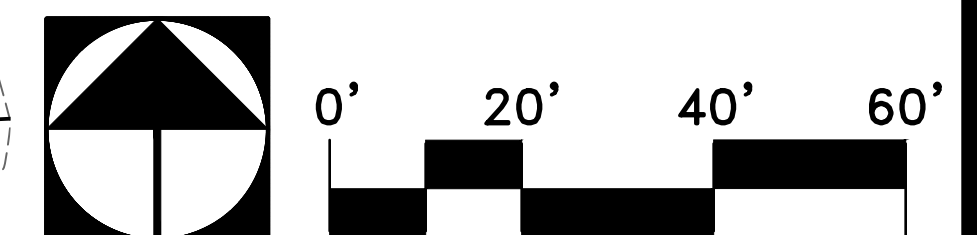
(ALL NOTES MAY NOT APPLY TO THIS SHEET)

- (16) TRUNCATED DOME
- (17) 1.0' WIDE CONCRETE CURB OPENING WITH CONCRETE VERTICAL CURB TERMINATION PER PAG STD. DTL. 212. SEE DTL 4, SHT. 11.
- (18) CONSTRUCT 6" EXTRUDED CURB WITH 1" PAVEMENT OVERBUILD PER DTL 5, SHT. 11.
- (19) TRANSITION FROM 6" VERTICAL CURB PER PAG STD. DTL. NO. 209 TO 6" EXTRUDED VERTICAL CURB.
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- | | |
|---|---|
|  | HEAVY DUTY ASPHALT PAVEMENT (3"A.C./8"A.B.C.) |
|  | LIGHT DUTY ASPHALT PAVEMENT (2.5"A.C./6"A.B.C.) |
|  | INTEGRAL REINFORCED CONCRETE PAVEMENT (6") |
|  | REINFORCED CONCRETE PAVEMENT (6") |
|  | CONCRETE SIDEWALK (SEE KEYNOTE 2) |

1. MAXIMUM

1. MAXIMUM SIDEWALK CROSS SLOPE IS 2%. MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAIL. LONGITUDINAL SLOPE GREATER THAN 5% REQUIRES HANDRAIL. (EXCEPT CURB RAMPS) MAXIMUM SLOPE AT LANDINGS AND ACCESSIBLE PARKING IS 2% IN ALL DIRECTIONS.
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REF: 2300167
2201099

Scale 1"=20'
Job No. 185050-VW-30/0105
Date AUGUST 2024
Designed By DWL/JAW
Checked By DWL

Sheet **7**

11

The WLB Group **WLB**

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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT. BOOK 63. M&P PAGE 17. ORO VALLEY, ARIZONA

GRADING PLAN SHEET DEVELOPMENT PLAN

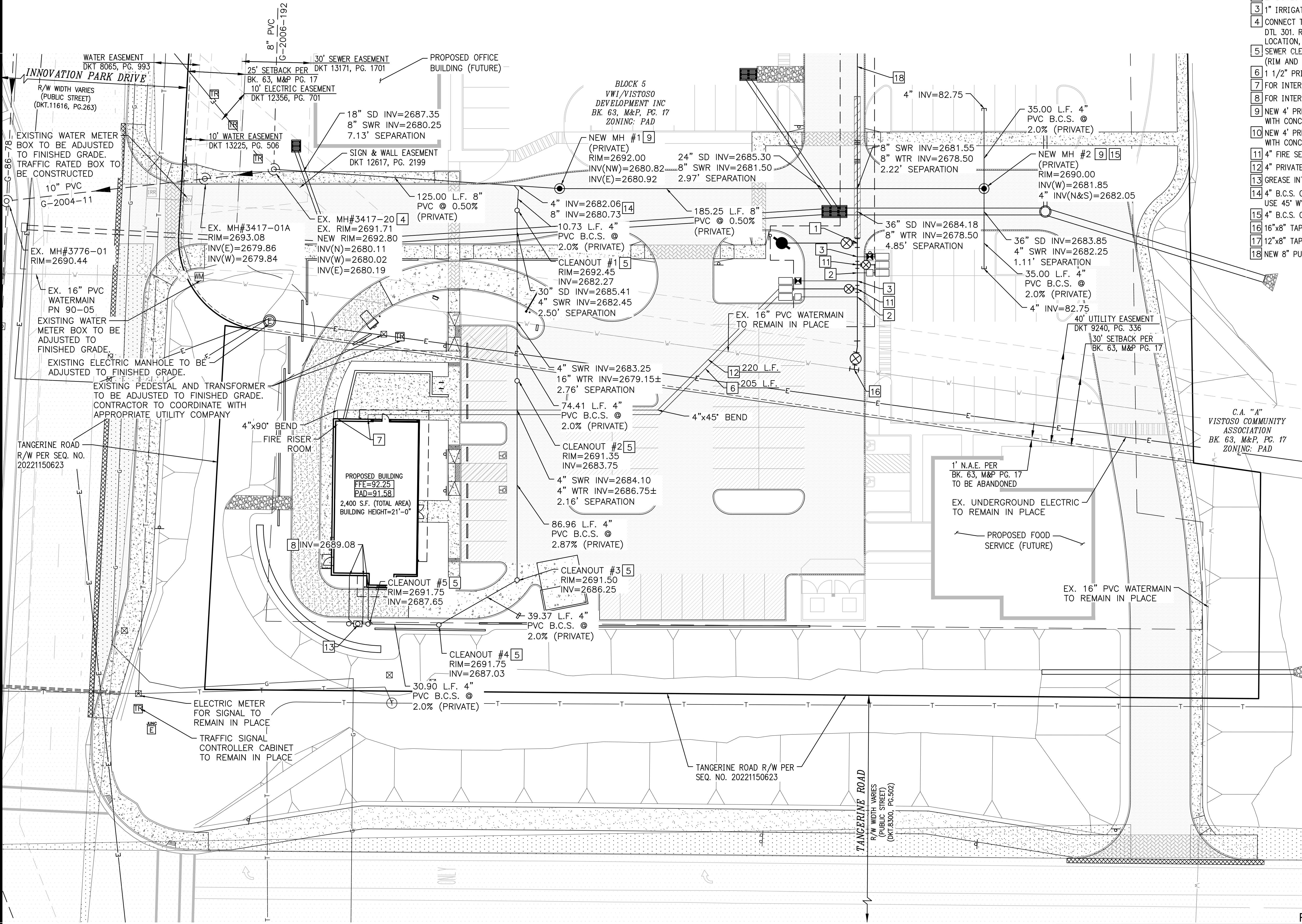
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CONSTRUCTION KEY NOTES

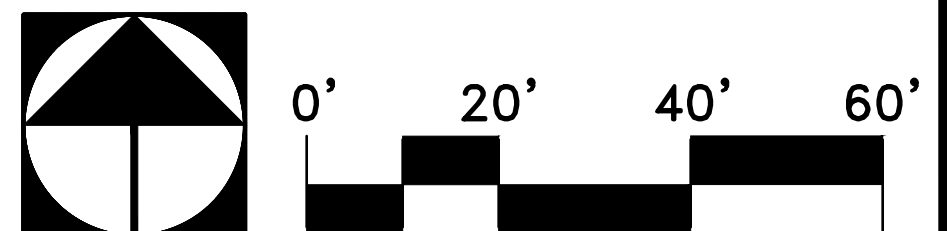
- 1 NEW FIRE HYDRANT LOCATION BY SEPARATE PLAN
- 2 2" DOMESTIC WATER SERVICE CONNECTION BY SEPARATE PLAN
- 3 1" IRRIGATION WATER SERVICE CONNECTION BY SEPARATE PLAN
- 4 CONNECT TO EXISTING PUBLIC SEWER MANHOLE BASE PER PCWRD STD DTL 301. REMOVE EXISTING 8" SEWER BLOCK-OUT. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH PRIOR TO CONSTRUCTION.
- 5 SEWER CLEANOUT PER DETAIL 2, SHEET 11.
(RIM AND INVERTS PER PLAN)
- 6 1 1/2" PRIVATE DOMESTIC WATER (LENGTH PER PLAN)
- 7 FOR INTERNAL CONTINUATION OF WATER LINE, SEE PLUMBING PLANS
- 8 FOR INTERNAL CONTINUATION OF SEWER LINE, SEE PLUMBING PLANS
- 9 NEW 4" PRIVATE MANHOLE PER PCWRD STD DTL RWRD 205 WITH CONCRETE COLLAR PER PCWRD STD DTL RWRD 211
- 10 NEW 4" PRIVATE MANHOLE PER PCWRD STD DTL RWRD 205 WITH CONCRETE COLLAR PER PCWRD STD DTL RWRD 212
- 11 4" FIRE SERVICE CONNECTION BY SEPARATE PLAN
- 12 4" PRIVATE FIRE LINE (LENGTH PER PLAN)
- 13 GREASE INTERCEPTOR PER PLUMBING PLANS
- 14 4" B.C.S. CONNECTION PER PCWRD STD DTL 401. USE 45° WYE FITTING
- 15 4" B.C.S. CONNECTION INTO MANHOLE PER PCWRD STD DTL 402.
- 16 16"x8" TAPPING SLEEVE BY SEPARATE PLAN
- 17 12"x8" TAPPING SLEEVE BY SEPARATE PLAN
- 18 NEW 8" PUBLIC WATER LINE BY SEPARATE PLAN

NOTE:
EXISTING WATER MAIN MUST BE POTHOLED
UNDER THE SUPERVISION OF THE OVWU
PRIOR TO ANY GRADING TAKING PLACE



- 1 NEW FIRE HYDRANT LOCATION BY SEPARATE PLAN
- 2 2" DOMESTIC WATER SERVICE CONNECTION BY SEPARATE PLAN
- 3 1" IRRIGATION WATER SERVICE CONNECTION BY SEPARATE PLAN
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- 17 12"x8" TAPPING SLEEVE BY SEPARATE PLAN
- 18 NEW 8" PUBLIC WATER LINE BY SEPARATE PLAN

C.A. "A"
VISTOSO COMMUNITY
ASSOCIATION
BK. 63, M&P, PG. 17
ZONING: PAD



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Scale	1"=20'
Job No.	185050-VW-30/0105
Date	AUGUST 2024
Designed By	DWL/JAW
Checked By	DWL

Sheet **9**

of **11**

MATCHLINE SEE SHEET 8

Sheet Title

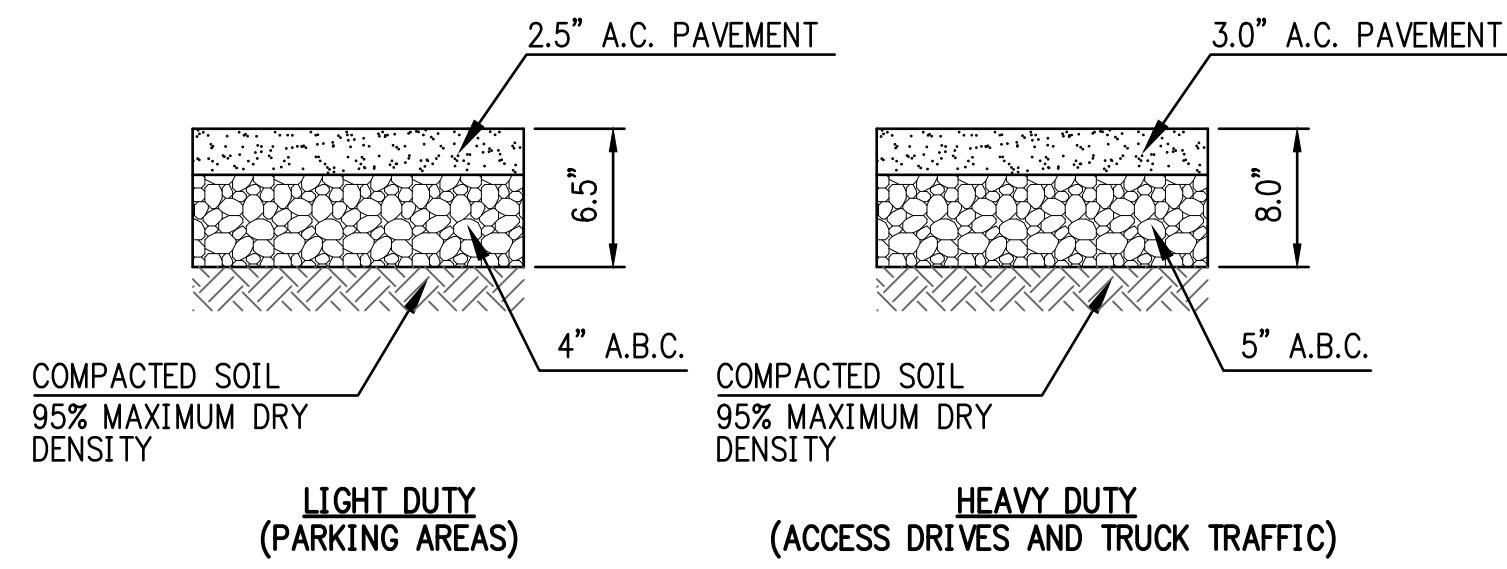
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The
WLB
Group
Inc. **WLB**
Q:\185050\WV-30 Inn Corp Ctr Block 5 Starbucks\04 Pl

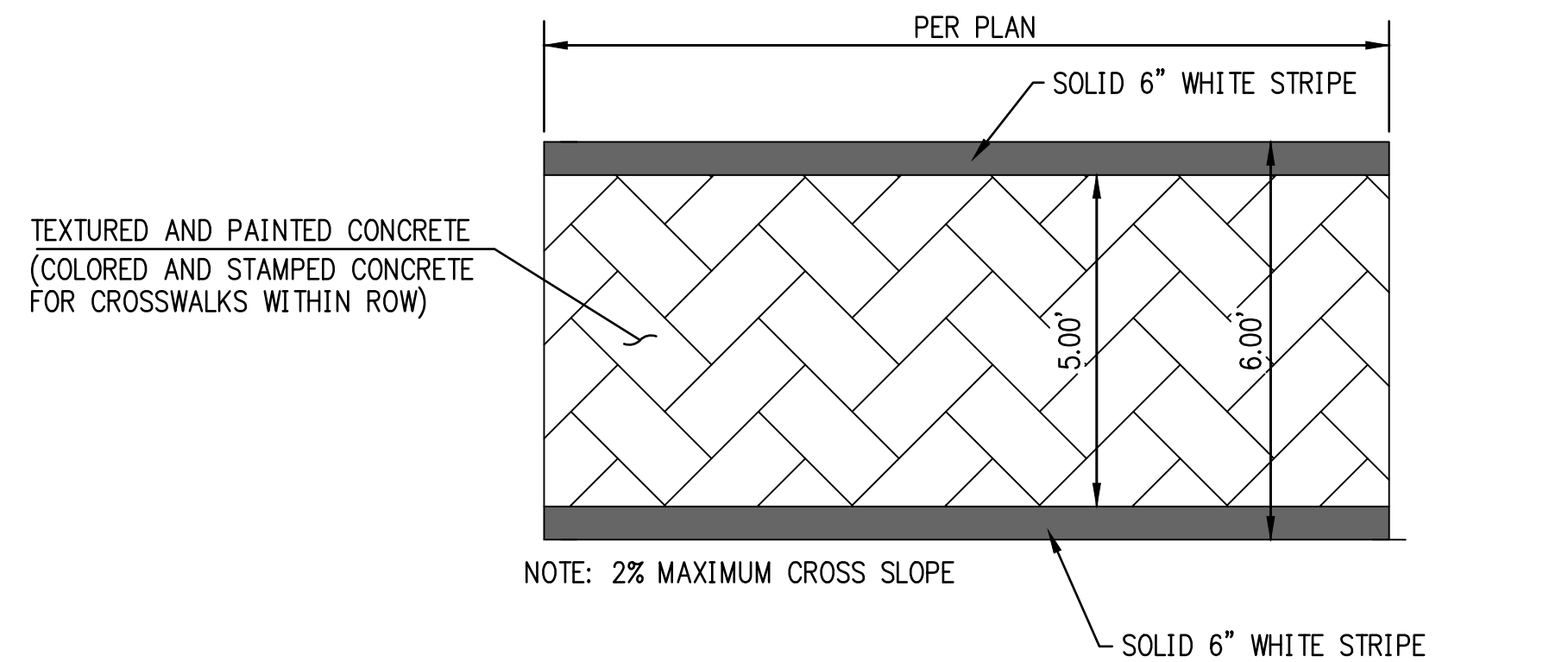
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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT, BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

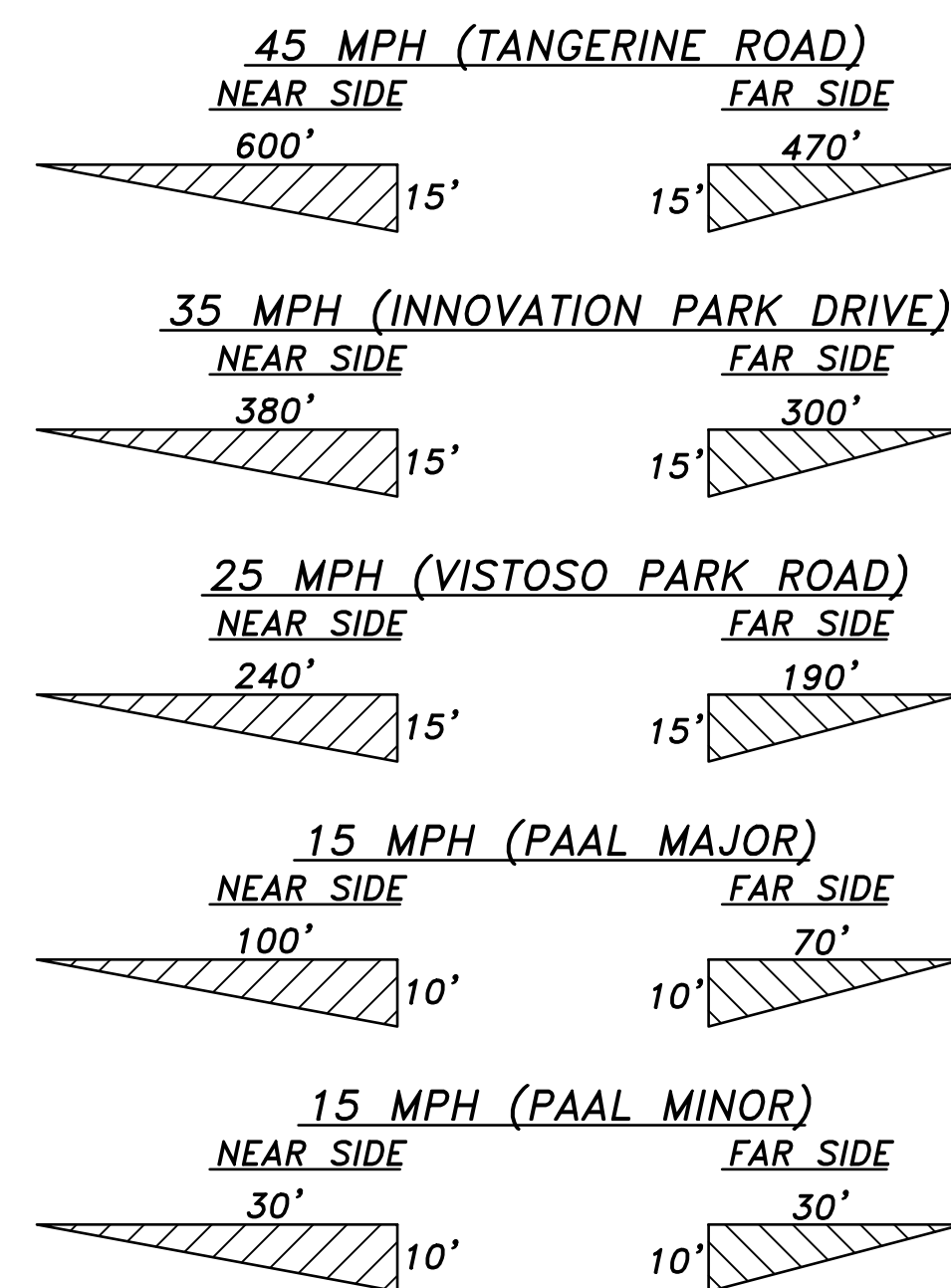
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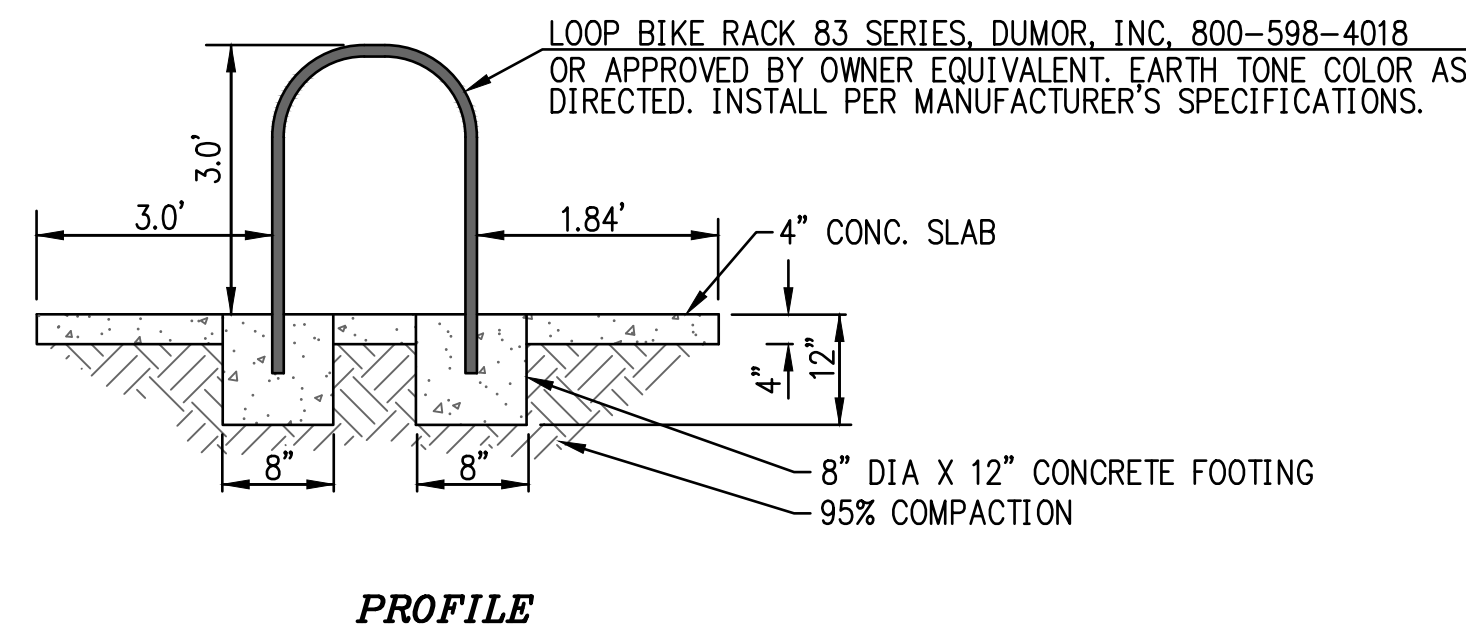
1 PAVEMENT STRUCTURE
COMPACTION PER STANDARD PROCTOR TEST (ASTM D698) NTS



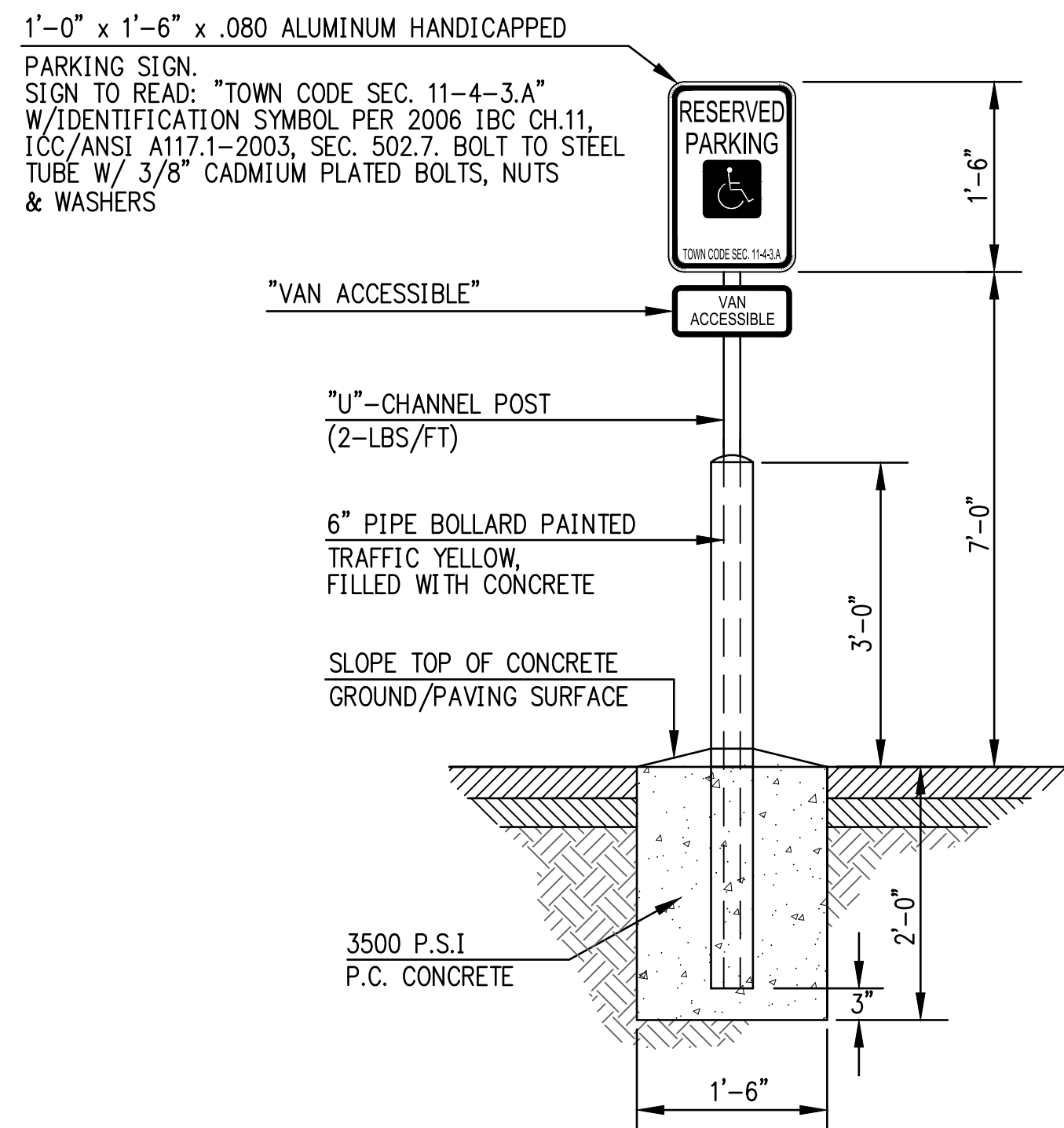
2 PEDESTRIAN CROSS WALK PAINT DETAIL
USE HIGH VISIBILITY WHITE PAINT NTS



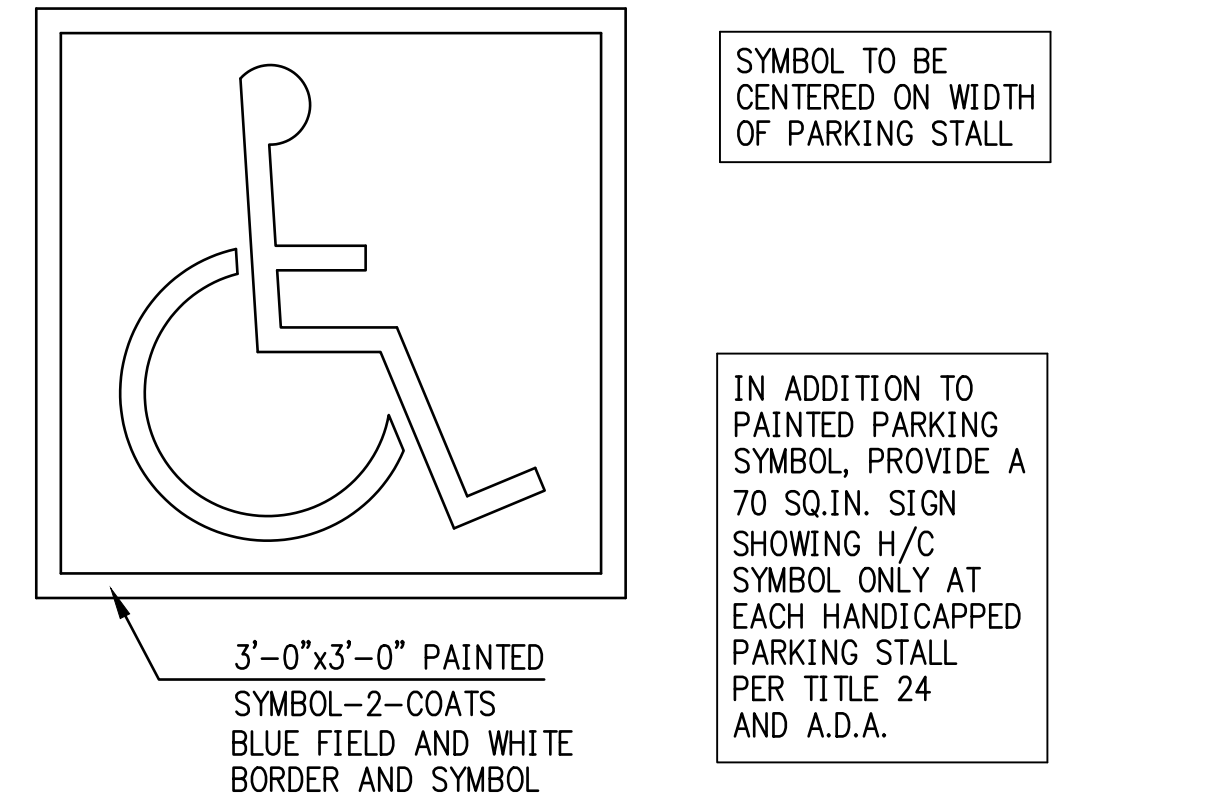
3 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL NTS



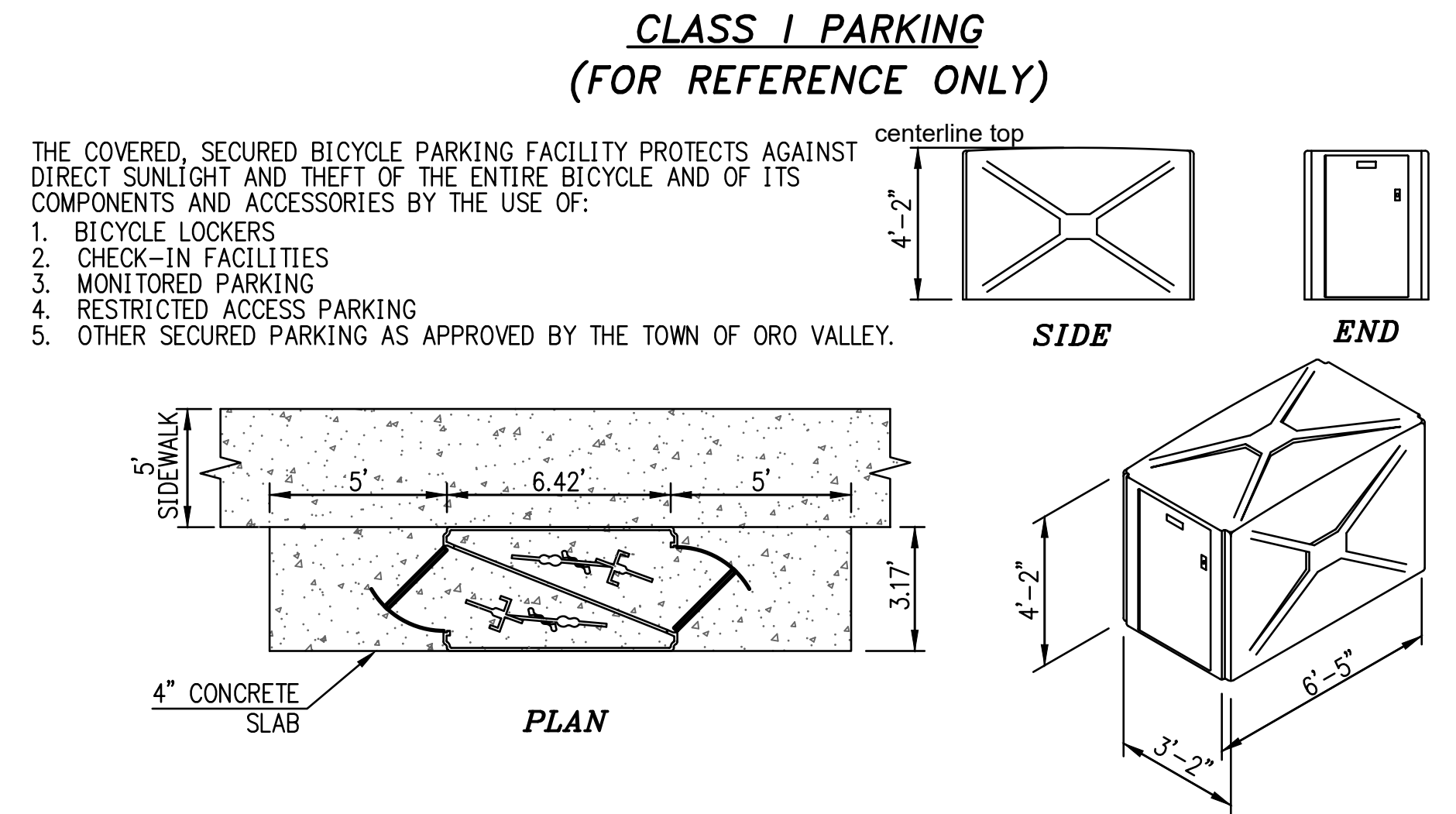
4 BICYCLE PARKING



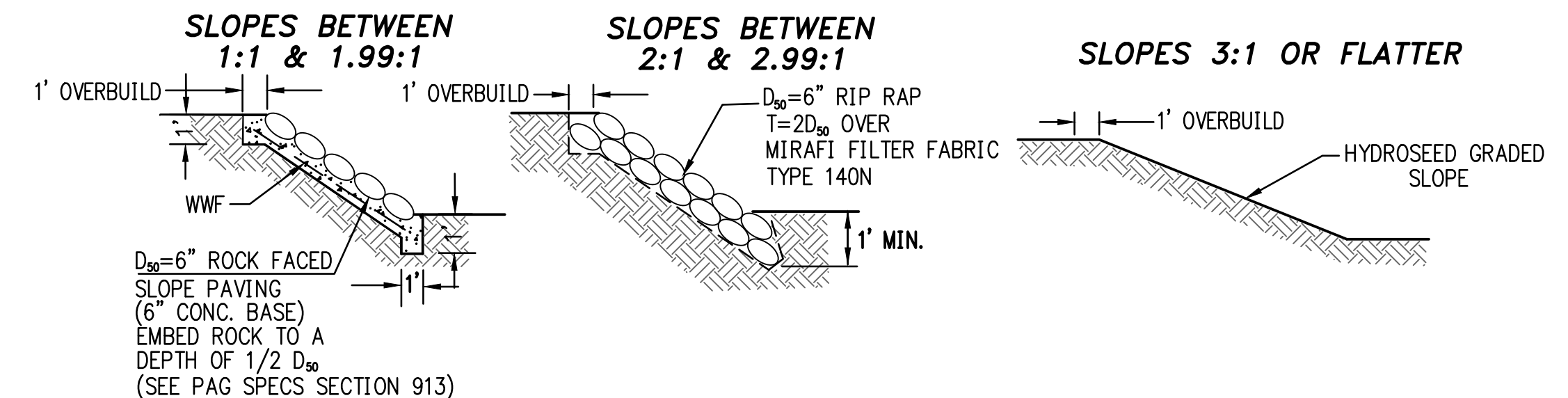
5 TYPICAL ACCESSIBLE PARKING SIGN NTS



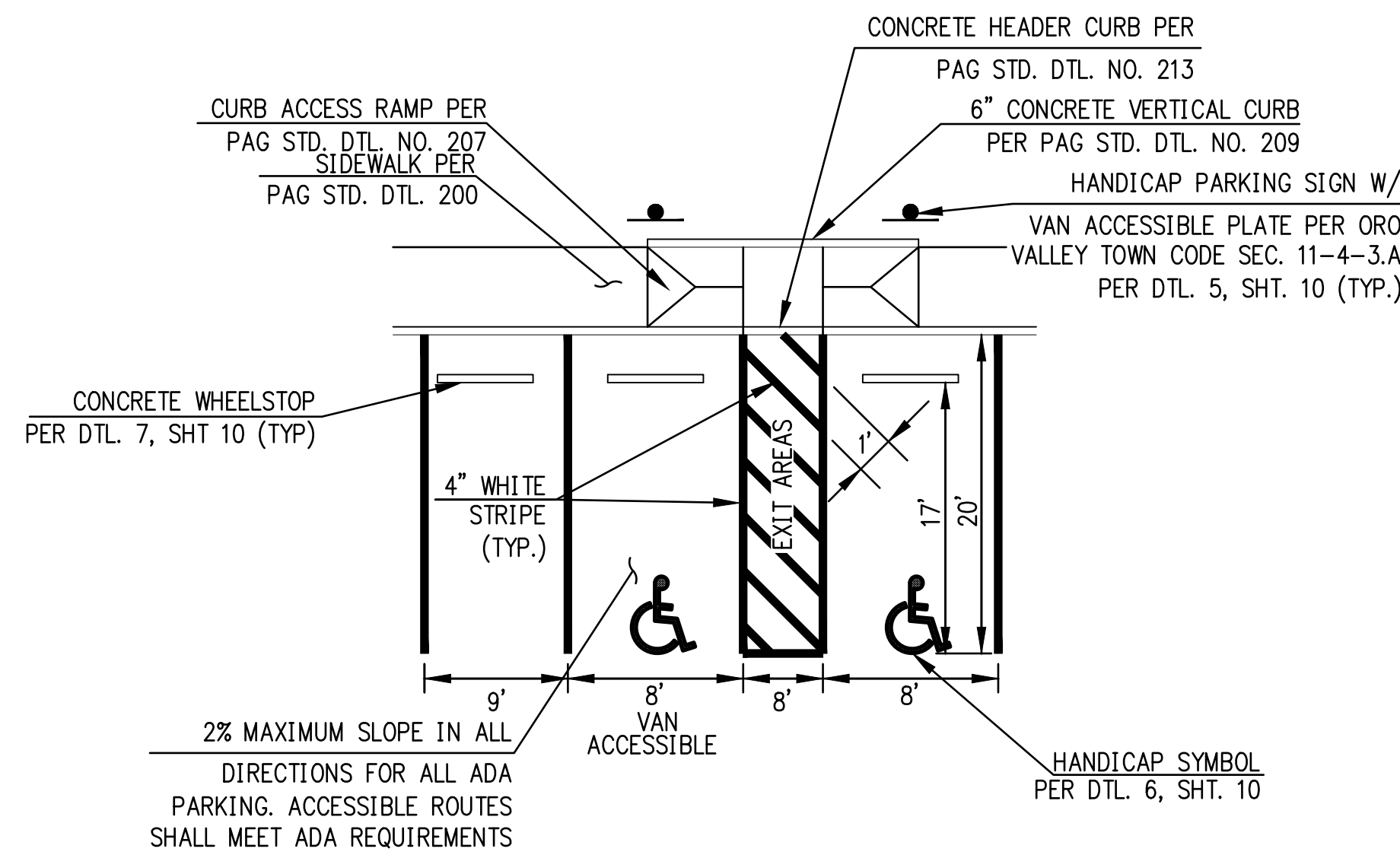
6 TYPICAL HANDICAP SYMBOL NTS



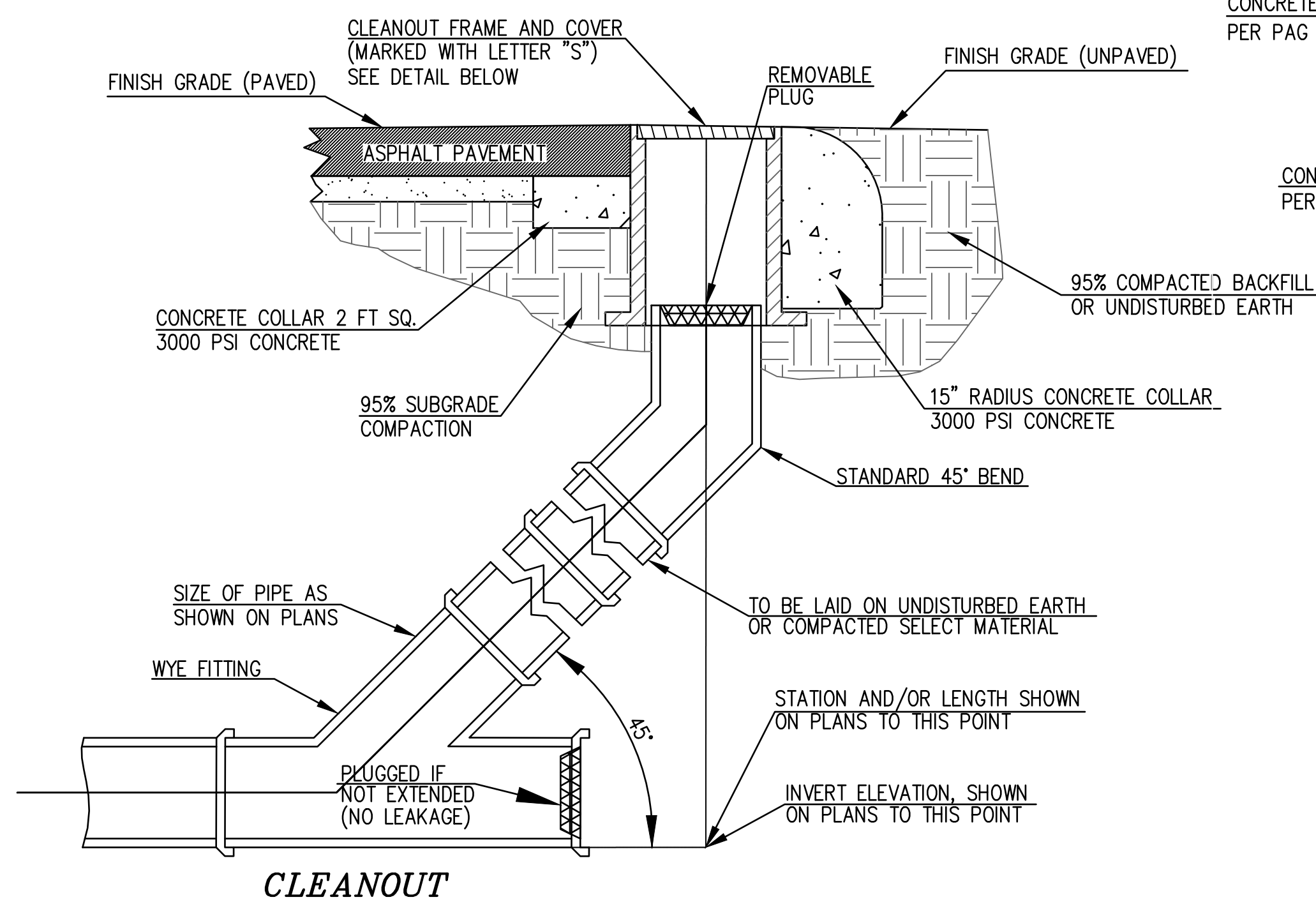
7 CONCRETE WHEEL STOP NTS



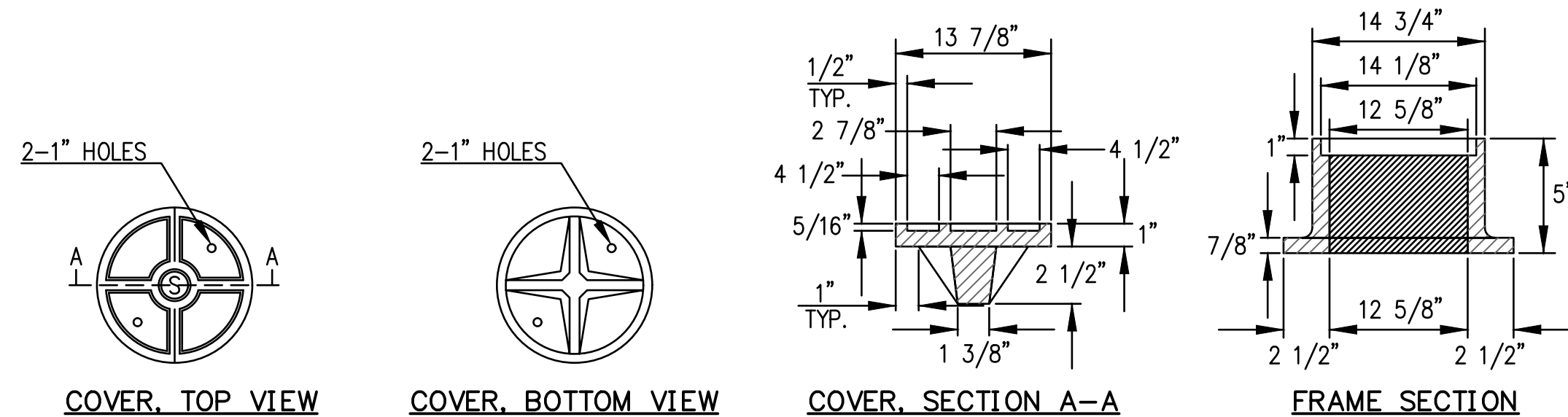
8 SLOPE STABILIZATION DETAILS
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) NTS



1 TYPICAL HANDICAP PARKING SPACE STRIPING NTS

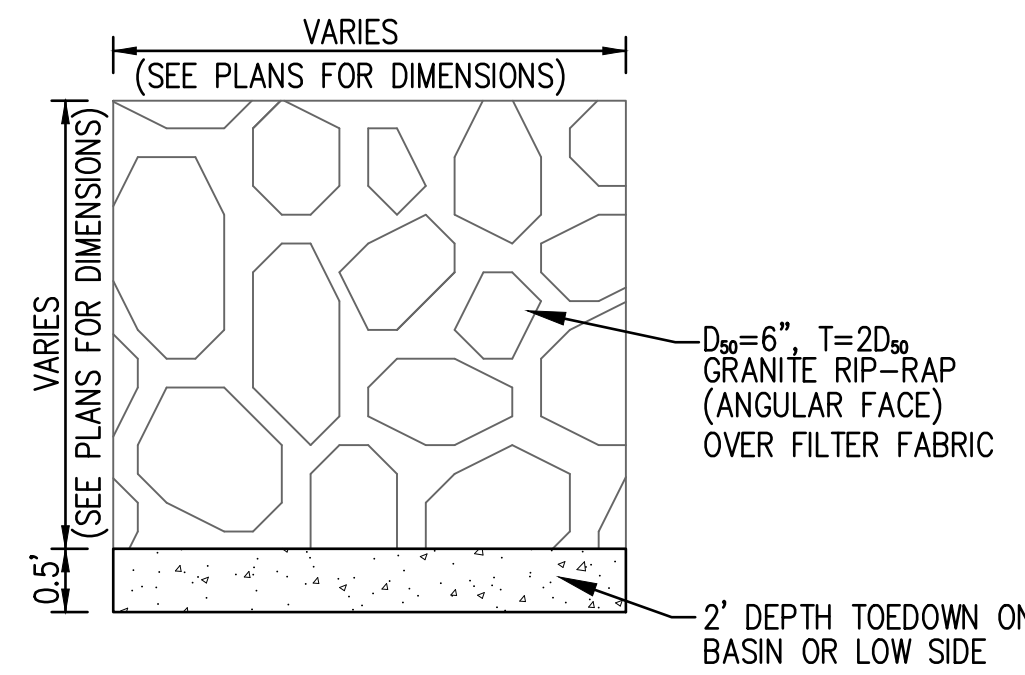


CLEANOUT

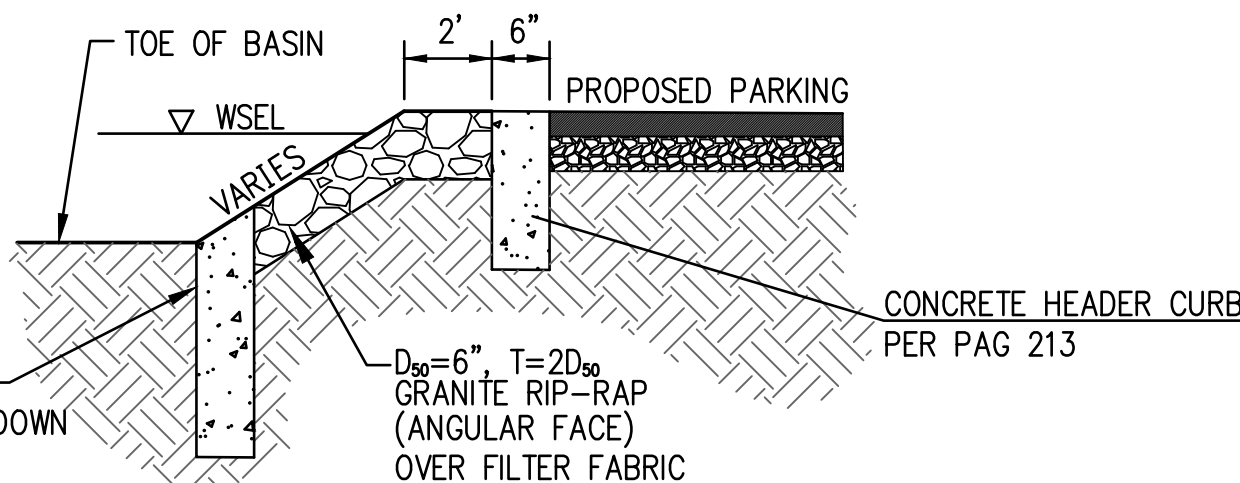


CLEANOUT FRAME AND COVER

2 SEWER CLEANOUT NTS



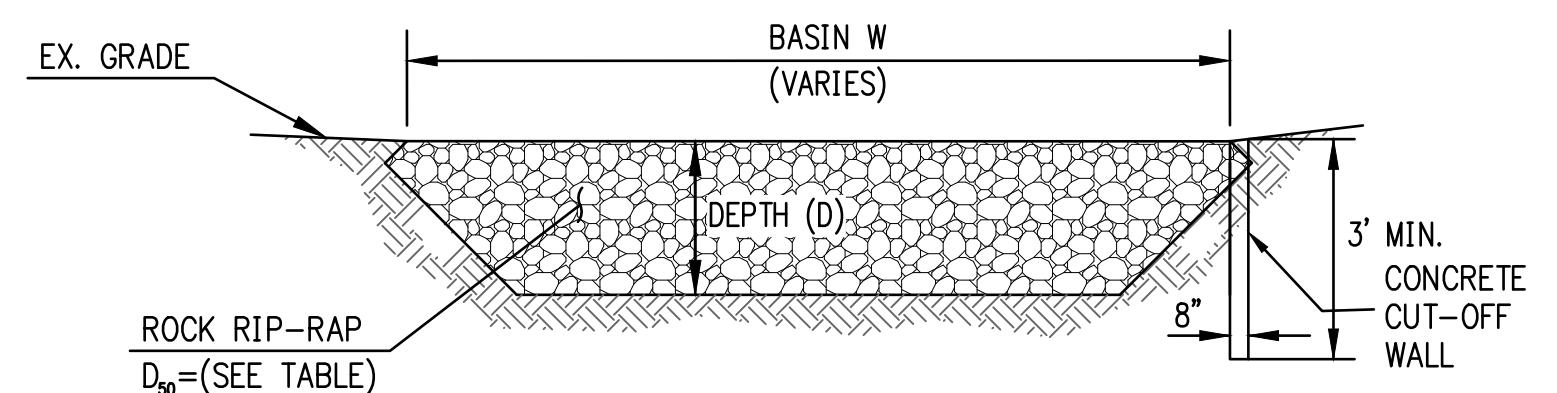
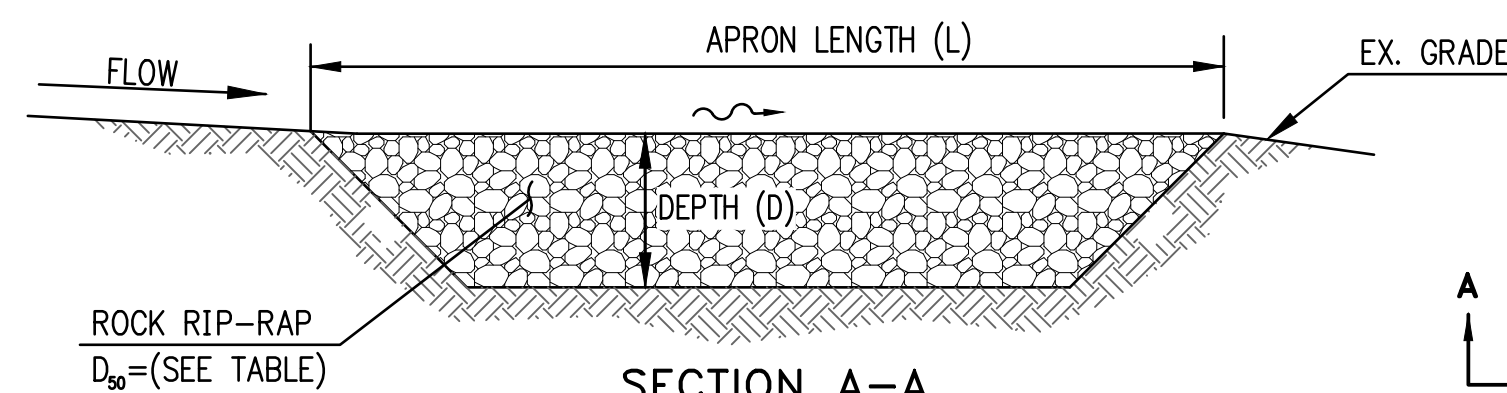
3 RIPRAP SPLASH PAD NTS



PROFILE

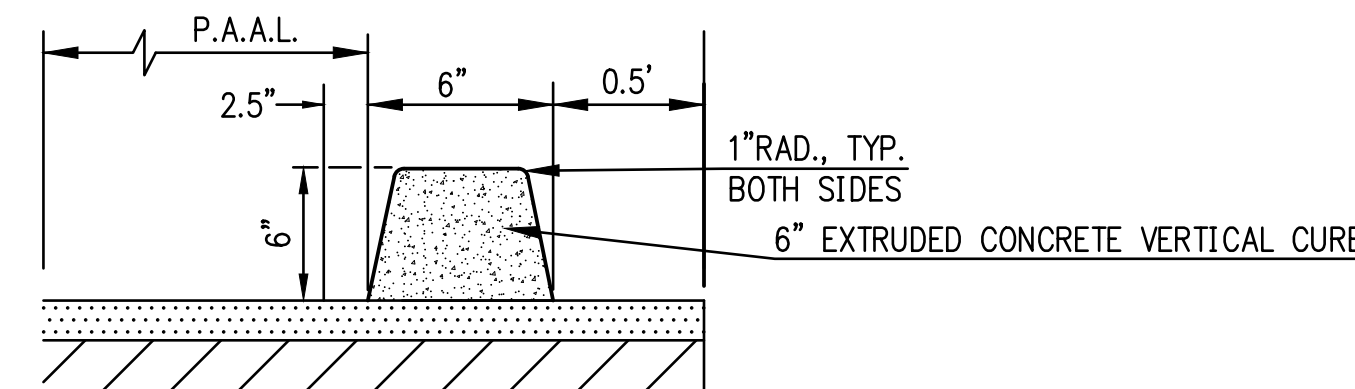
PLAN

4 CURB OPENING DETAIL NTS

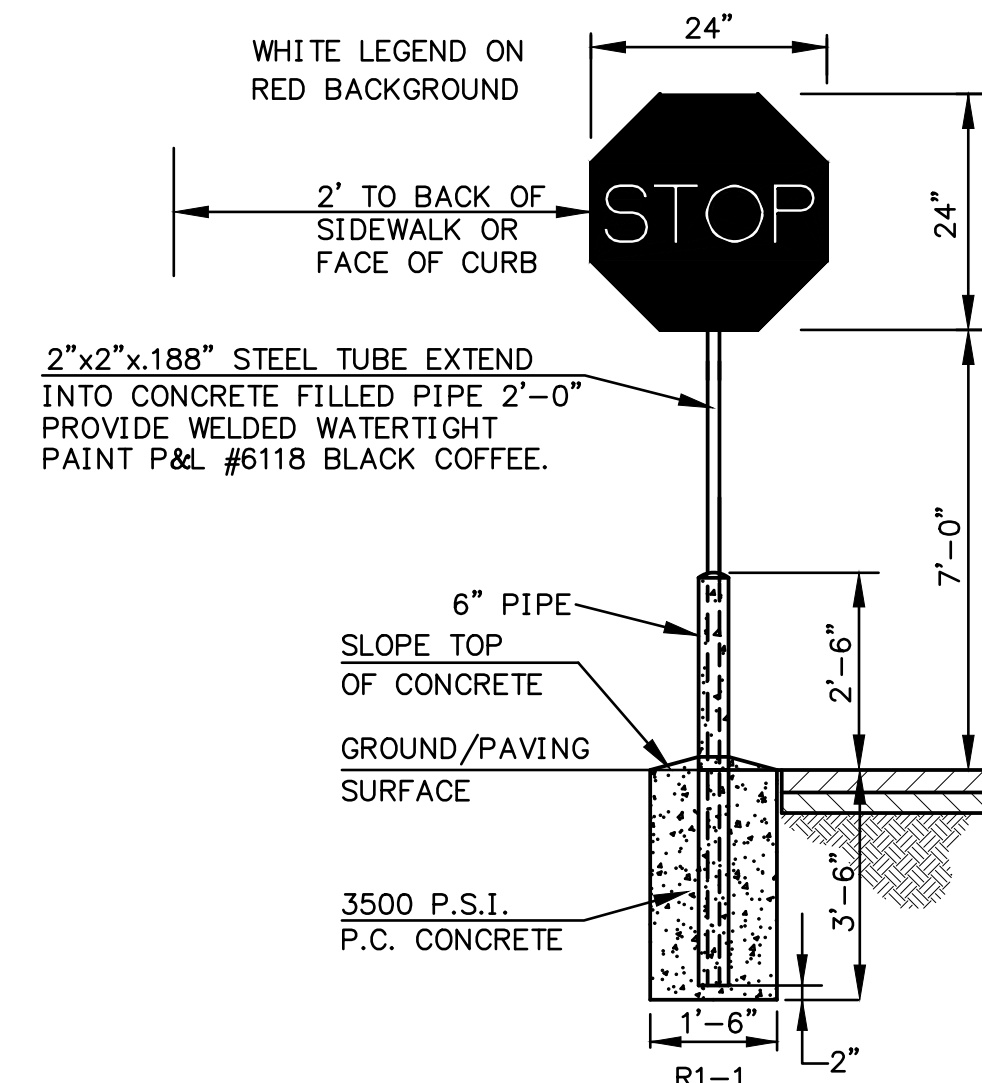


CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	RECOMMENDED D ₅₀ (in)
1.1	1-36" SRP	19.0	5.0	16.0	18	9.0
1.5	1-24" SRP	5.0	4.0	8.0	18	9.0

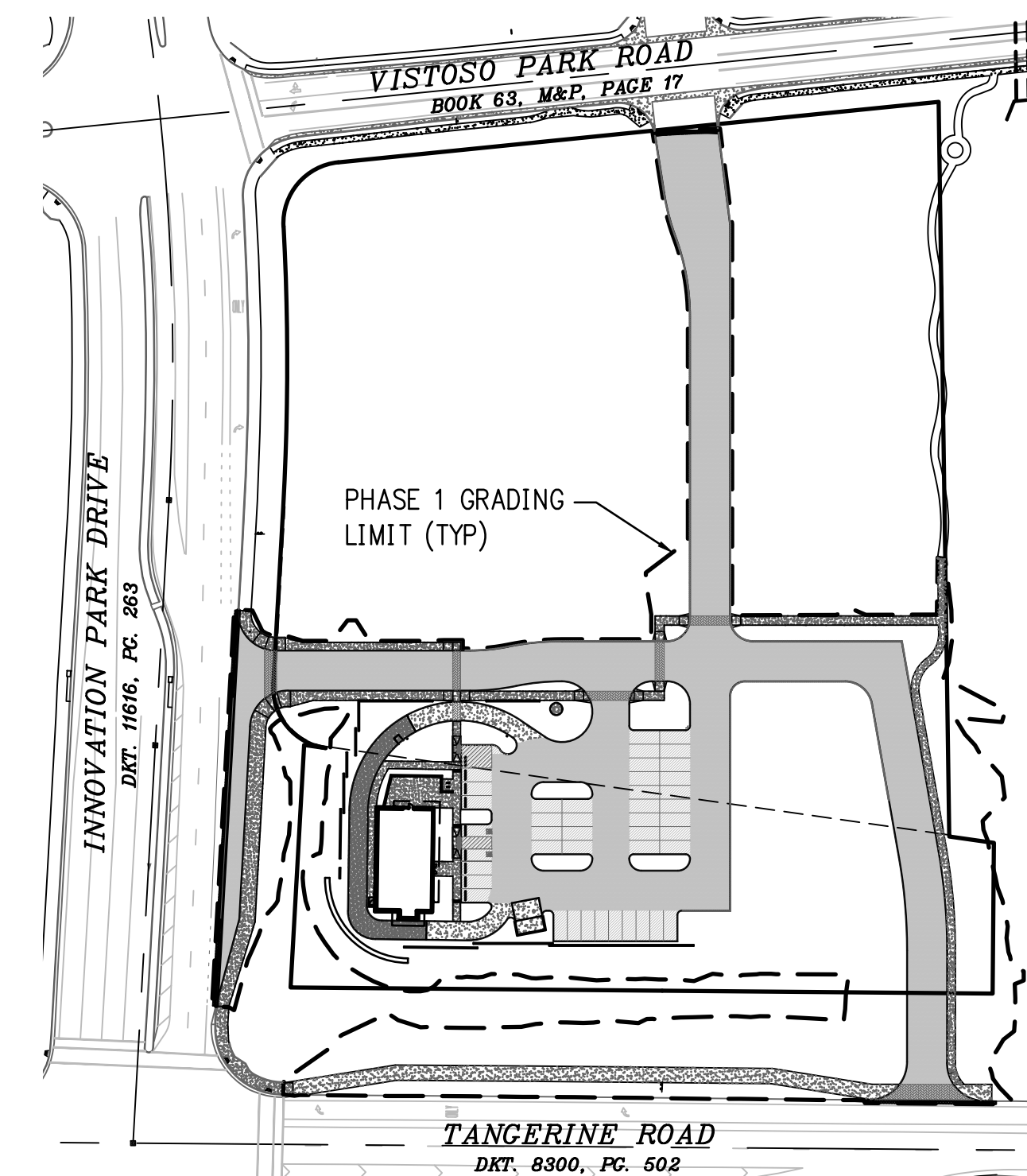
8 RIP-RAP APRON DETAIL NTS



5 TYPICAL EXTRUDED CURB OVERBUILD NTS



7 "STOP" SIGN NTS



6 PHASE 1 DIAGRAM

1"=100'

CONC. PT	DRAINAGE AREA (ac)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
1.0	7.3	21.8	36.8	52.3	59.2
1.1	1.47	5.6	8.5	11.6	13.0
1.2	0.2	0.8	1.2	1.7	1.8
1.3	1.30	5.0	7.6	10.3	11.5
1.3a	0.5	1.9	2.9	4.0	4.4
1.4	0.13	0.2	0.5	0.7	0.9
1.5	2.17	3.0	7.6	12.5	14.6
1.6	0.77	1.4	3.0	4.7	5.4
1.7	0.15	0.6	0.9	1.2	1.4
1.8	0.6	1.6	2.8	4.1	4.7
OS1	1.3	3.7	6.4	9.1	10.3