

GENERAL UTILITY NOTES

- SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

GOLDER RANCH FIRE GENERAL NOTES

- APPROVED FIRE APPARATUS ACCESS ROADWAYS AND FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
- NEW COMMERCIAL BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
- ROADWAYS SHALL BE SURFACED WITH AN ALL-WEATHER MATERIAL CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 82,000 POUNDS.

GENERAL PAVING AND GRADING NOTES

- ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSPI), LATEST EDITION, EXCEPT AS MODIFIED HEREBY.
- ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PAG SSPI, EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
- EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PAG SSPI, SECTION 203-5.
- EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT ON RECORD, SHALL CONFORM TO PAG SSPI, SECTION 203.
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSPI, SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSPI, SECTION 406, ASPHALTIC CONCRETE MIXTURE NO. 2 SPECIFICATIONS.
- ALL CONCRETE SHALL CONFORM TO PAG SSPI, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS OF CONSTRUCTION.
- CONTRACTOR SHALL CALL "BLUE STAKE" (811 OR 1-800-782-5348) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION A MINIMUM OF TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS-SIGNAGE POLICY.
- PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEANOUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN OF ORO VALLEY PRIOR TO SUCH REVISIONS/CHANGES BEING MADE IN THE FIELD.
- ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION/ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, CART PATHS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER AND IS A DEFINITE PART OF THIS PROJECT.
- ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
 - WALL(S), RETAINING OR OTHER TYPE(S).
 - ANY REINFORCED CONCRETE STRUCTURE(S).
 - ANY EMBANKMENT(S) WHOSE PRIMARY PURPOSE IS TO FUNCTION AS A RETENTION/DETENTION STRUCTURE.
 THE ITEMS LISTED ABOVE ARE APPROVED FOR LOCATION ONLY. SEPARATE PLAN CHECKS AND PERMITS ARE REQUIRED, ALL IN ACCORDANCE WITH THE APPLICABLE CODES OF THE TOWN OF ORO VALLEY.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH A.D.E.Q. STORM WATER DISCHARGE PERMIT IN ACCORDANCE WITH THE REPORT AND POLLUTION PLANS PREPARED BY THE ENGINEER. THE COST THEREOF TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN +0.10 FEET OF FINISH SUBGRADE AS STAKED BY THE ENGINEER.
- A REPORT OF SOILS INVESTIGATIONS, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY TERRACON, DATED MARCH 23, 2023, PROJECT NO. 63235007. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
- THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL. SAID ENGINEER SHALL CERTIFY IN WRITING, THAT ALL SOILS OPERATIONS AND MATERIALS USED FOR THIS DEVELOPMENT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL INVESTIGATION OF RECORD AND ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS. CERTIFICATION, IN WRITING, IS TO BE RECEIVED BY THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.
- GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.

GENERAL PAVING AND GRADING NOTES (CONTINUED)

- IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE, STRUCTURES, ROADS, ETC.) ENCRICOACHING OR AFFECTING, DIRECTLY OR INDIRECTLY, ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL SUBMIT AS-BUILT RECORD DRAWINGS AND CERTIFY IN WRITING THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS IN WRITING AND THE AS-BUILT RECORD DRAWINGS ARE TO BE RECEIVED BY THE TOWN OF ORO VALLEY A MINIMUM OF TWO (2) WEEKS PRIOR TO THE REQUEST FOR CERTIFICATES OF OCCUPANCY AND/OR FINAL INSPECTION BY THE INSPECTION AND CODE COMPLIANCE DIVISION AND THE RELEASE OF ASSURANCES EXCEPT MODEL HOMES INTENDED TO BE USED FOR SALES PURPOSES. IF THE PROJECT IS PHASED, THE ABOVE PERTAINS TO EACH PHASE.
- THE TOWN OF ORO VALLEY WILL, UPON RECEIPT OF ALL NECESSARY CERTIFICATIONS AS OUTLINED ON THE IMPROVEMENT PLANS AND FINAL PLAT, PERFORM A FIELD REVIEW OF THE DEVELOPMENT. FIELD CONDITIONS, DESIGN OVERSIGHTS, ETC., MAY REQUIRE ADDITIONAL WORK AND/OR IMPROVEMENTS AS A RESULT OF SAID REVIEW.
- ALL EASEMENTS MUST BE ACQUIRED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH GOLDER RANCH FIRE DEPT. TO ENSURE THAT INTERIM ACCESS IS MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- CUT OR FILL SLOPES 3:1 (HORIZONTAL:VERTICAL) OR LESS STEEP SHALL BE REVEGETATED. CUT OR FILL SLOPES 2:1 OR LESS STEEP (BUT STEEPER THAN 3:1) SHALL BE ROCK RIP-RAPPED WITH FILTER FABRIC INSTALLED BEHIND THE ROCK. CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL HAVE ROCK-FACE CONCRETE SLOPE PAVING OR RETAINING WALLS AS APPROPRIATE. NO SLOPE SHALL EXCEED 1:1. SEE DETAIL 8 ON SHEET 10.
- NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT PAAL/RROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF THE SIGHT DISTANCE TRIANGLE SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN 15 (FIFTEEN) FEET OF A PAAL-TO-PAAL INTERSECTION.
- EXISTING IRRIGATION LINES THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED WITHIN 3 CALENDAR DAYS. IRRIGATION LINES SHALL BE RECONNECTED SO THAT THE EXISTING PLANT MATERIAL RECEIVES IRRIGATION WATER. CONTRACTOR SHALL REMOVE AND REPLACE IN KIND, ANY PLANT MATERIAL THAT DIES AS A RESULT OF DAMAGED IRRIGATION OR CONSTRUCTION ACTIVITY.
- CONTRACTOR TO PROVIDE TO THE ENGINEER OF RECORD ONE MYLAR PLAN SET OF AS-BUILT DRAWINGS. THE DRAWINGS PROVIDED SHALL BE SEALED BY A P.E. OR R.L.S. IN STATE OF AZ CERTIFYING THAT THE PROJECT HAS BEEN CONSTRUCTED PER "LINE AND GRADE" AS INDICATED ON THE APPROVED PLAN.
- ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27, SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, JULY 2007.
- DEVELOPMENT & IMPROVEMENT PLANS MUST BE APPROVED PRIOR TO THE SUBMITTAL OF ANY PERMIT APPLICATIONS TO THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- SHOULD EXISTING EASEMENTS BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF PERMITS.
- THE 2018 INTERNATIONAL CODES ARE APPLICABLE TO THIS PROJECT.

PERMITTING DIVISION - BUILDING CODES

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

- INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- NATIONAL ELECTRIC CODE
- ADA STANDARDS FOR ACCESSIBLE DESIGN
- GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- TOWN OF ORO VALLEY POOL CODE
- PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
- ORO VALLEY TOWN CODE, CURRENT REVISED
- ADA ACCESSIBILITY GUIDELINES

PARKING, LOADING & BICYCLE STORAGE CALCULATIONS

PAD/LOT NUMBER	PROPOSED USE	SQUARE FOOTAGE	EMPLOYEES	PARKING RATIO	TOTAL PARKING		HANDICAP PARKING	LOADING ZONE RATIO	LOADING ZONES		BICYCLE PARKING	
					REQD.	PROV.			REQD.	PROV.	REQD.	PROV.
N/A	DRIVE THRU-USE BEVERAGE	2,400 S.F.	N/A	9/1,000	22	43	1	2	N/A	0	0	0

NOTE: 1. PARKING PROVIDED IN PHASE 1 WILL ALSO SERVE FUTURE PHASE(S).

2. SEE SHEET 3 FOR OVERALL MASTER DEVELOPMENT PARKING CALCULATIONS.

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



Call 811 or click Arizona811.com

2300167
REF: 2201099

Sheet 2

of 11



Engineering Planning Surveying
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& Flagstaff, Arizona, Las Vegas,
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(520) 881-7480

0:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\04 Platting\02 DP\ESP-02_GENERAL NOTES.dwg

Plotted: Aug 22, 2024

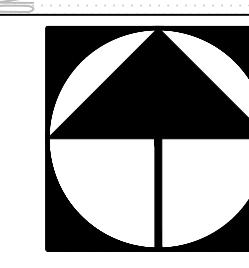
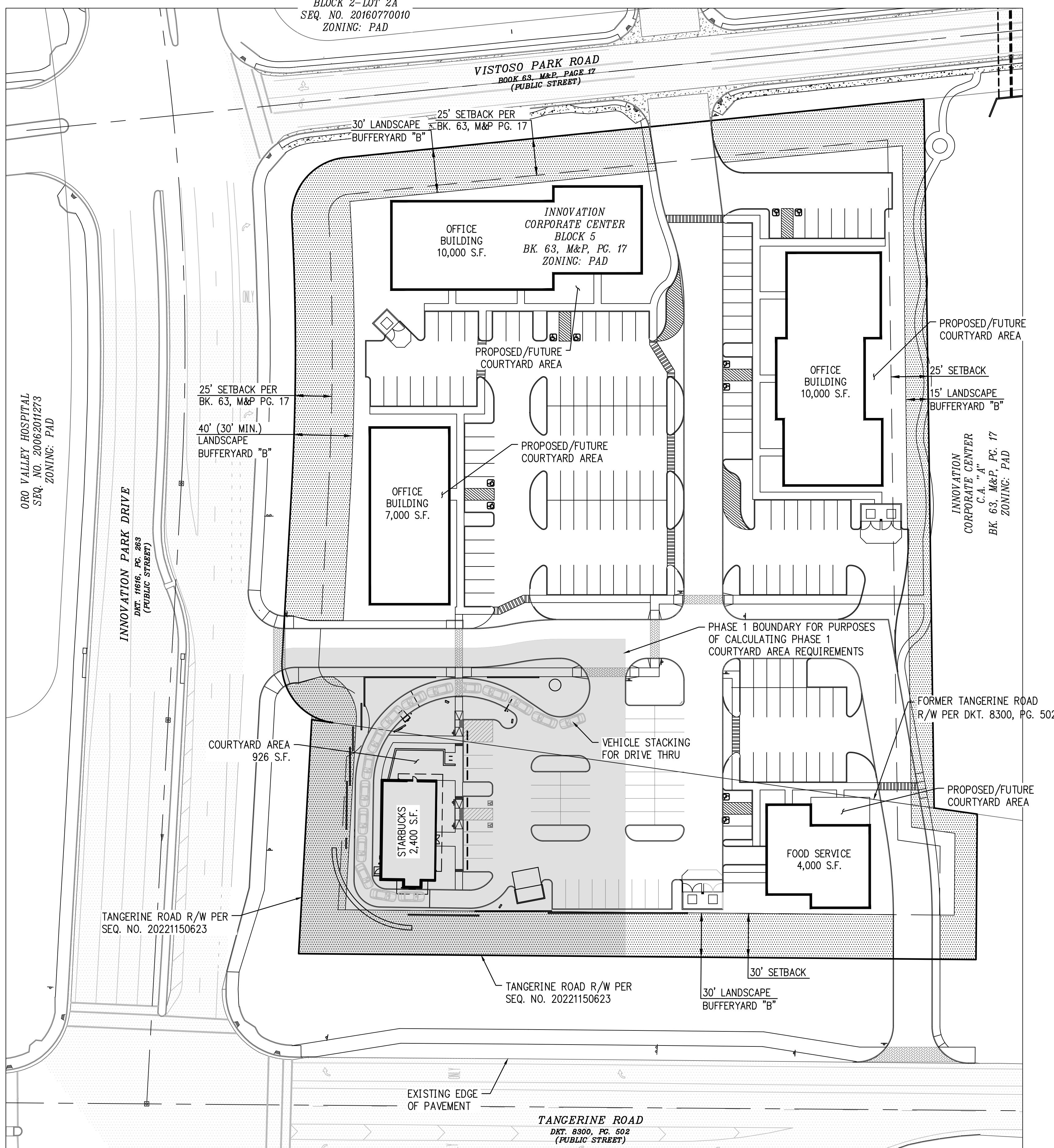
INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT, BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

GENERAL NOTES DEVELOPMENT PLAN

Sheet Title

No.	Date	Item	Scale	N/A
Job No.	185050-VW-30/105		Job No.	36234
Date	AUGUST 2024		Date	DAVID W. LITTLE
Designed By	DWL/JAW		Checked By	DWL
Revisions			Sheet	2





0' 40' 80' 120'

PROJECT OVERVIEW

MASTER OVERALL DEVELOPMENT PARKING CALCULATIONS

PAD/LOT NUMBER	PROPOSED USE	SQUARE FOOTAGE	EMPLOYEES	PARKING RATIO	TOTAL PARKING		HANDICAP PARKING
					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

2300167
REF: 2201099



MASTER DEVELOPMENT PLAN SHEET
DEVELOPMENT PLAN

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



CONSTRUCTION KEY NOTE:

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

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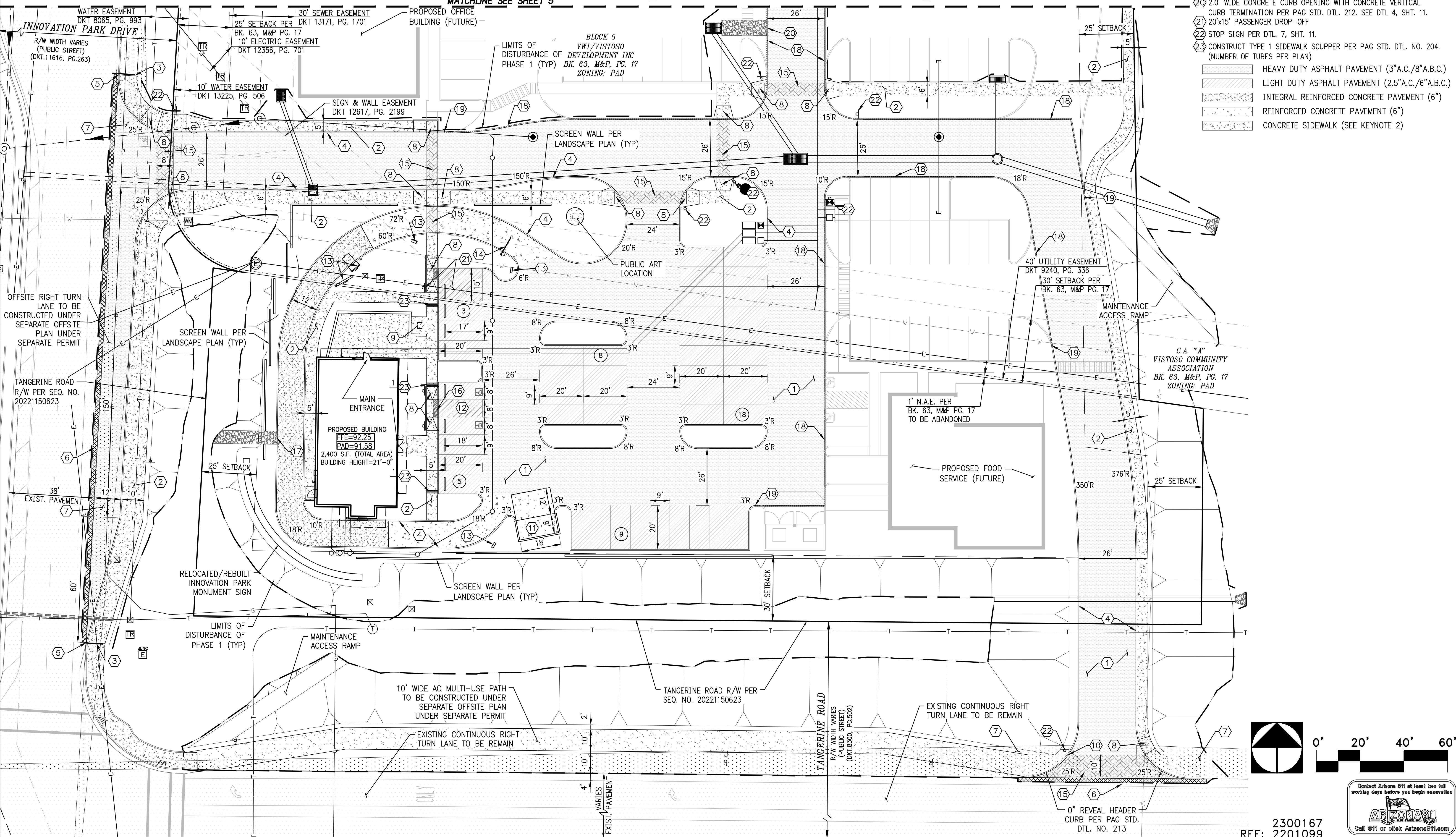
- ① CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRY'S AND 2.5" A.C. PAVEMENT OVER 4" A.B.C. IN PARKING SPACES PER GEOTECHNICAL ENGINEERING REPORT
- ② CONSTRUCT CONCRETE SIDEWALK PER PAG STD. DTL. NO. 200.
(WIDTH PER PLAN)
- ③ CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD.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

MATCHLINE SEE SHEET 5



2300167
REF: 2201099

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

The WLB Group

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Q:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\04 Platting\02 DP\FSP-04_SITE.dwg Plotted:

**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'	Sheet	4
			Job No.	185050-VW-30/0105		
			Date	AUGUST 2024		
			Designed By	DWL/JAW		
			Checked By	DWL		
Revisions			 Date: 08-22-24 Signed: 08-22-24 ARIZONA U.S.A.			

A circular professional engineer seal. The outer ring contains the text "Registered Professional Engineer" at the top and "ARIZONA U.S.A." at the bottom. The center of the seal contains "CERTIFICATE NO." above the name "DAVID W. LITTLE". Below the name is the date "8/22/24". The word "CIVIL" is printed vertically along the right side of the center text.

CONSTRUCTION KEY NOTES

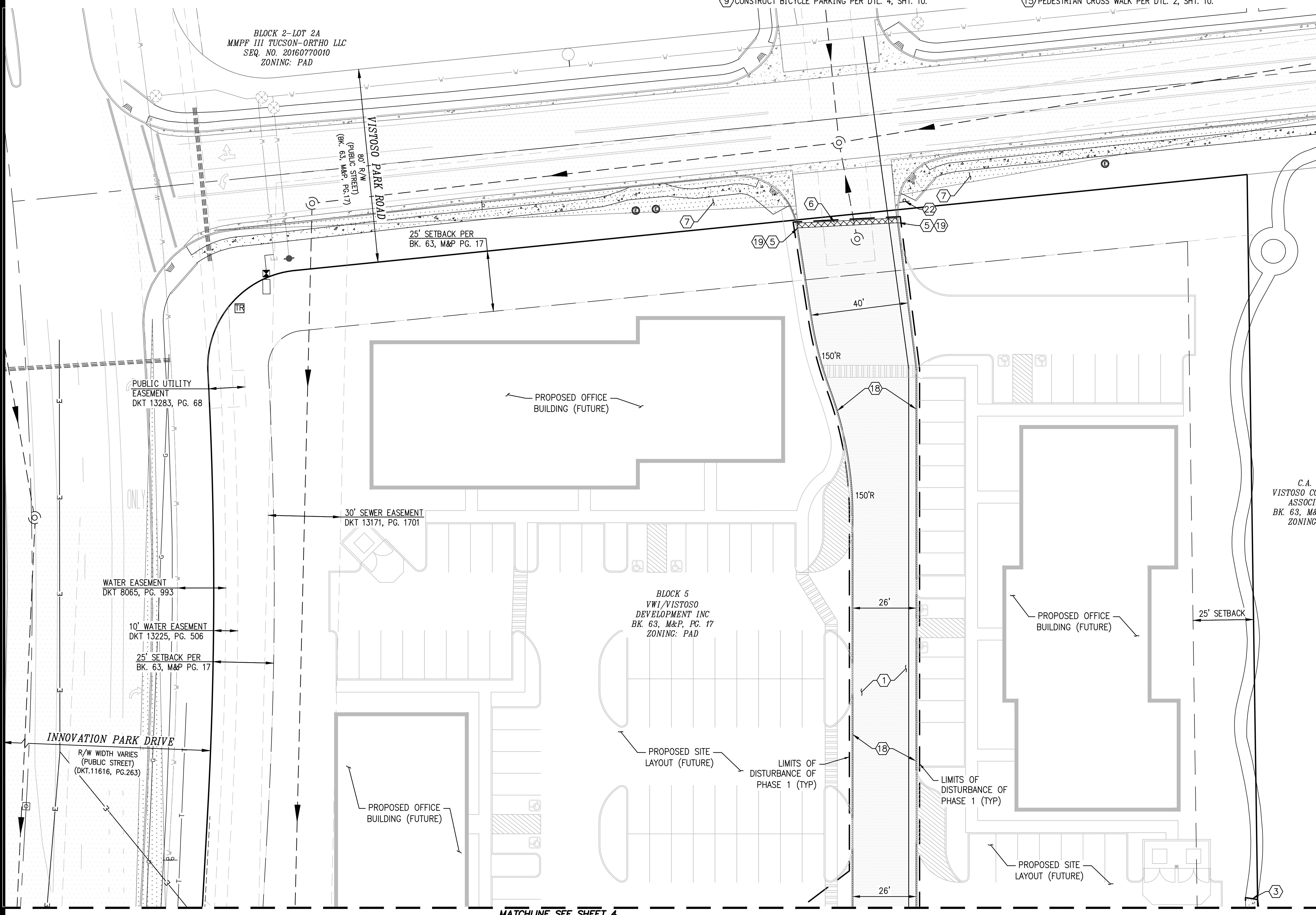
(ALL NOTES MAY NOT APPLY TO THIS SHEET)

- ① CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRYS 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.
- ③ CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD. DTL. NO. 203.

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- 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 PAG STD. 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.
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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)



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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

Project
Aug 22, 2024

**SITE PLAN SHEET
DEVELOPMENT PLAN**

Sheet Title

No.	Date	Item	Scale
1	1"=20'	1"=20'	Job No. 185050-VW-30/0105
2	AUGUST 2024	2024	Date
3	DAVID W.	LITTLE	Designed By
4	DWL/JAW	DWL	Checked By

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 ENTRYS 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.

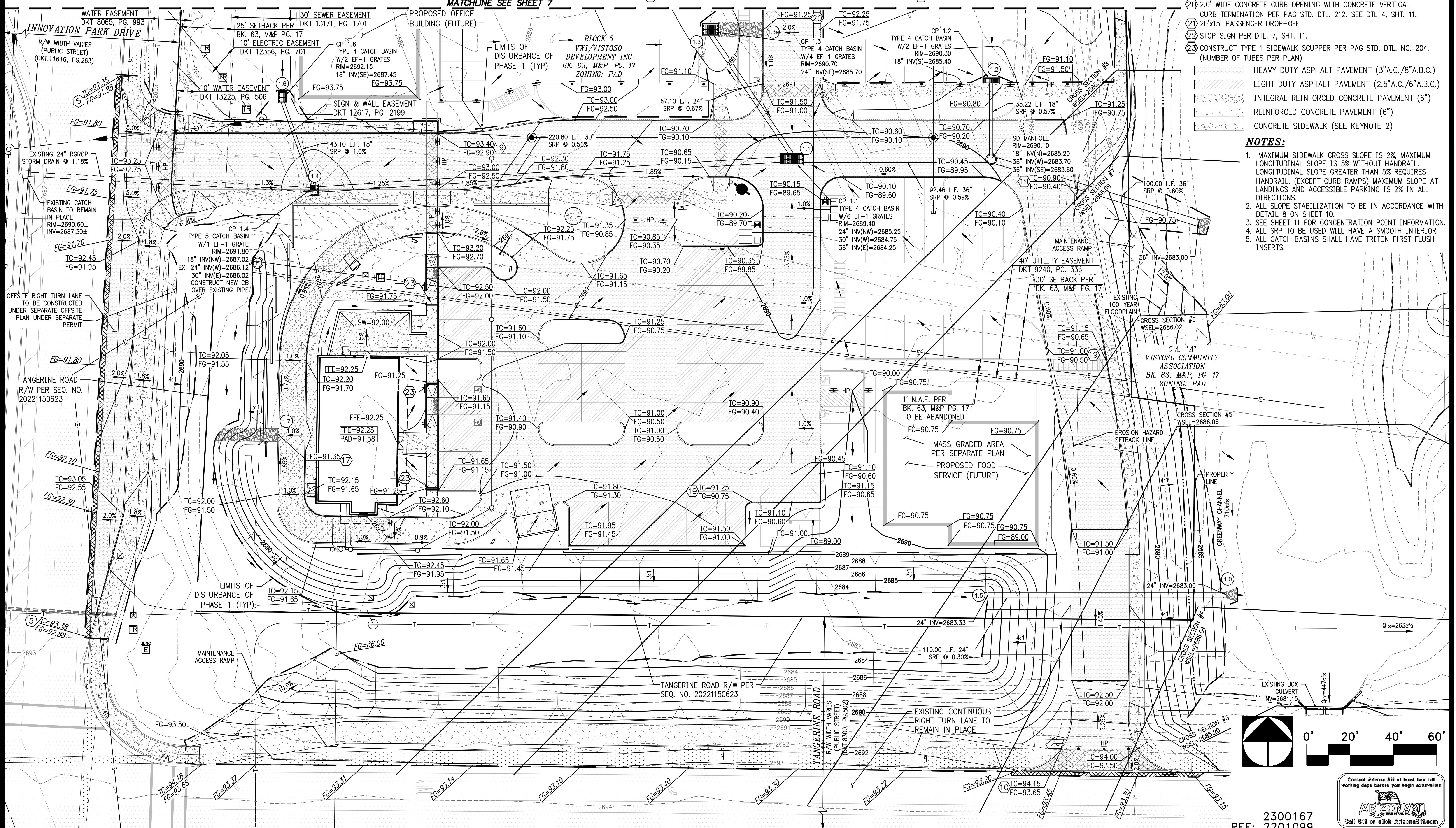
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6. 2' WIDE SAWCUT, TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
7. SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
8. CONSTRUCT CURB ACCESS RAMP PAG STD. DTL. 207.
9. CONSTRUCT BICYCLE PARKING PER DTL. 4, SHT. 10.
10. CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. CONSTRUCT ACCESSIBLE PARKING LAYOUT PER PAG STD. 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' 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' 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.



CONSTRUCTION KEY NOTE

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

(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

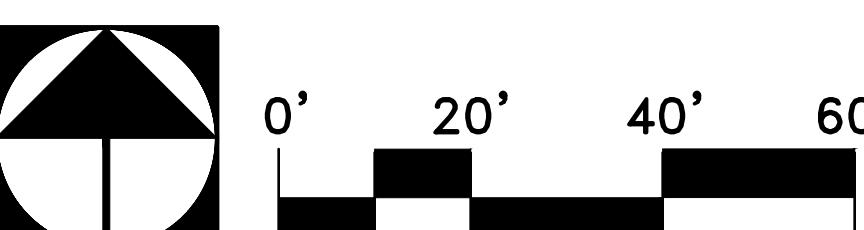
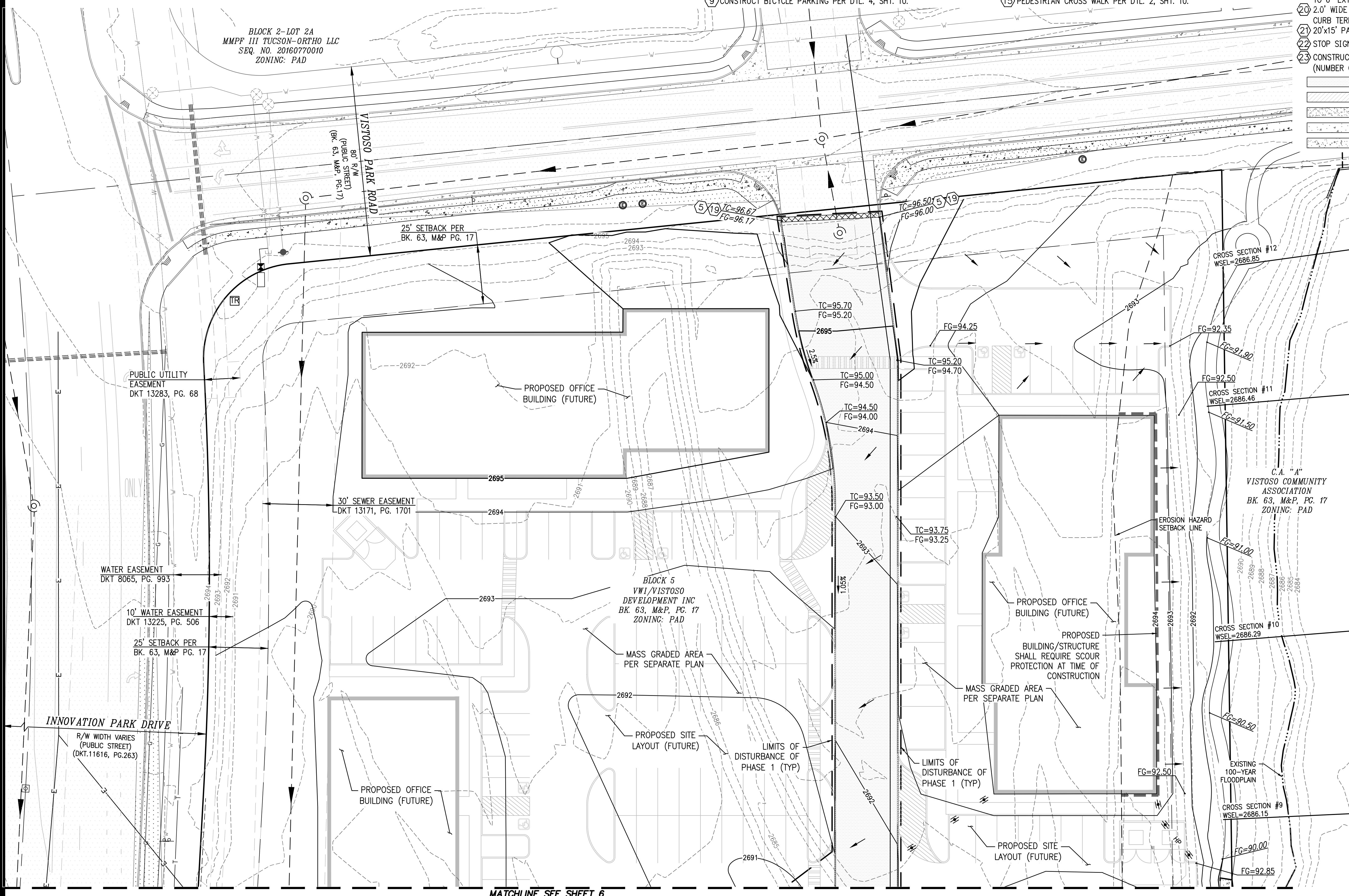
- ④ CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
- ⑤ CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211
- ⑥ 2' WIDE SAWCUT. TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
- ⑦ SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
- ⑧ CONSTRUCT CURB ACCESS RAMP PAG STD. DTL. 207.
- ⑨ 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.
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2300167
REF: 2201099

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

The WLB Group

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
& Flagstaff, AZ, and Las Vegas, NV.
4444 East Broadway Tucson, AZ 85711
(520) 881-7480

Q:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\04 Platting\02 DP\FSP-07_GRADING.dwg Plotted: Project Aug 22, 2023

Surveying
Plan Design
Phoenix,
Las Vegas, NV.
AZ 85711

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'	Sheet	7
			Job No.	185050-VW-30/0105		
			Date	AUGUST 2024		
			Designed By	DWL/JAW		
			Checked By	DWL		
Revisions			 Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Date Signed 08-22-24 ARIZONA U.S.A.			

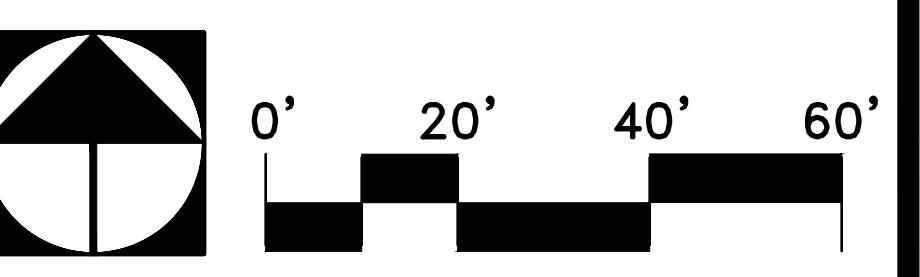
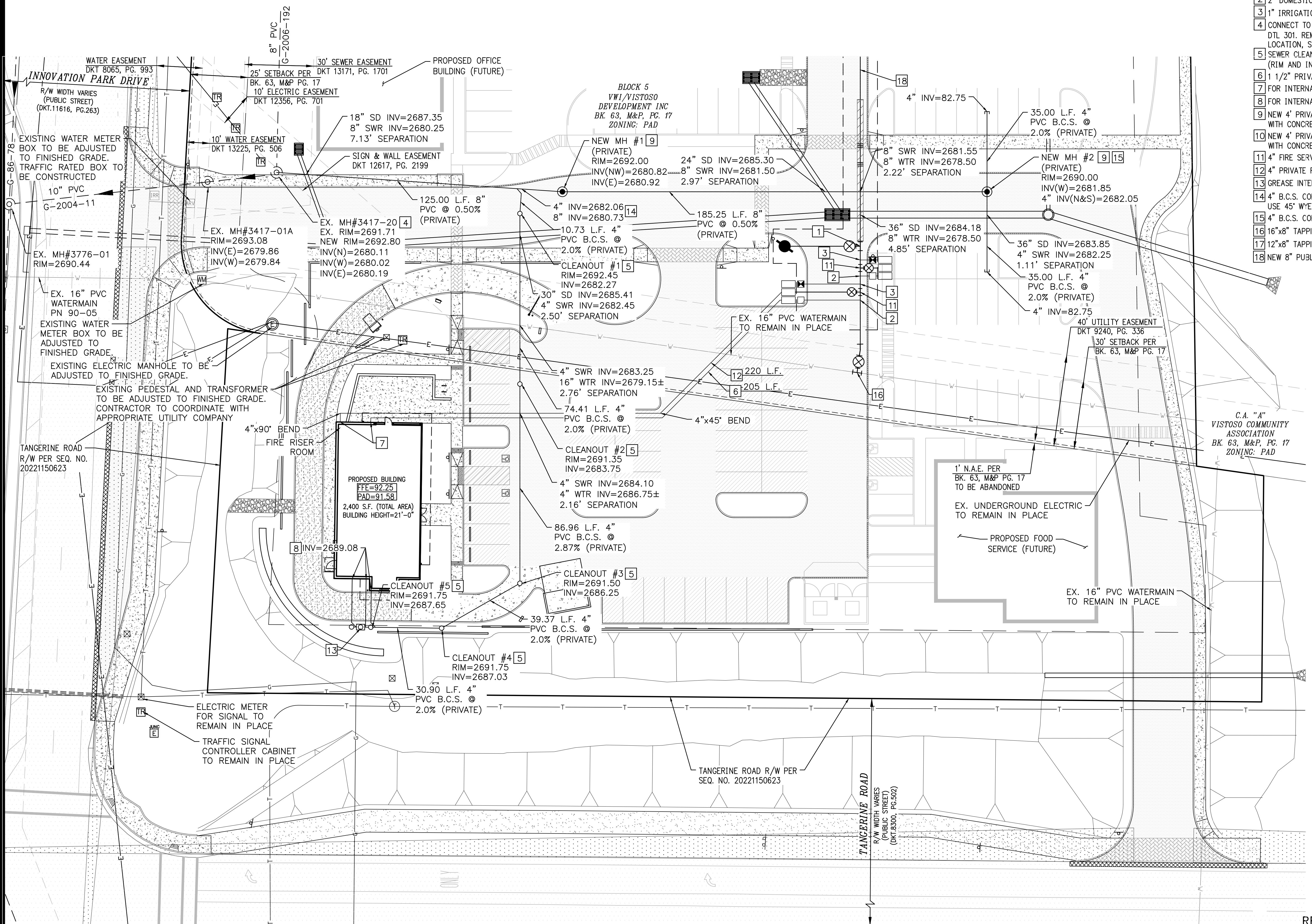
A circular seal for a Professional Engineer. The outer ring contains the text "Professional Engineer" at the top and "CIVIL" at the bottom. The center of the seal contains "CERTIFICATE NO." above the name "DAVID W. LITTLE". Below the name is the date "38-2224". At the bottom of the seal, the text "ARIZONA U.S.A." is visible. The entire seal is enclosed in a black border.

11

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 PCRWRD 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 PCRWRD STD DTL RWRD 205 WITH CONCRETE COLLAR PER PCRWRD STD DTL RWRD 211
- 10 NEW 4' PRIVATE MANHOLE PER PCRWRD STD DTL RWRD 205 WITH CONCRETE COLLAR PER PCRWRD 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 PCRWRD STD DTL 401. USE 45° WYE FITTING
- 15 4" B.C.S. CONNECTION INTO MANHOLE PER PCRWRD 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 OWU
PRIOR TO ANY GRADING TAKING PLACE



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

2300167
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The
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Group, Inc.

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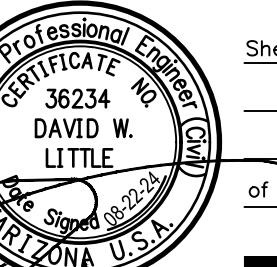
INNOVATION CORPORATE CENTER BLOCK 5 – PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER
FINAL PLAT, BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

Project #22,2024

**UTILITY PLAN SHEET
DEVELOPMENT PLAN**

Sheet Title

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



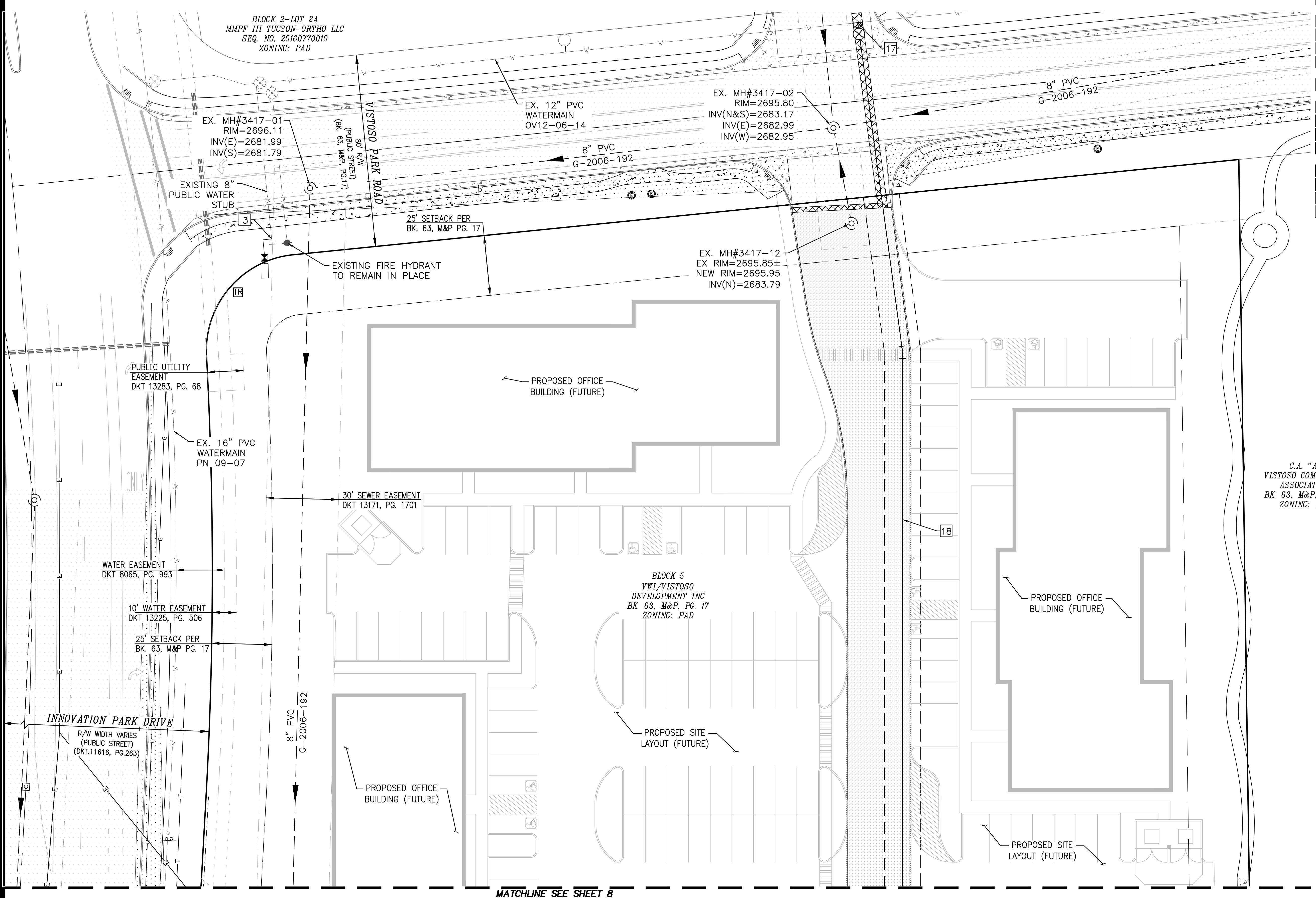
8

11

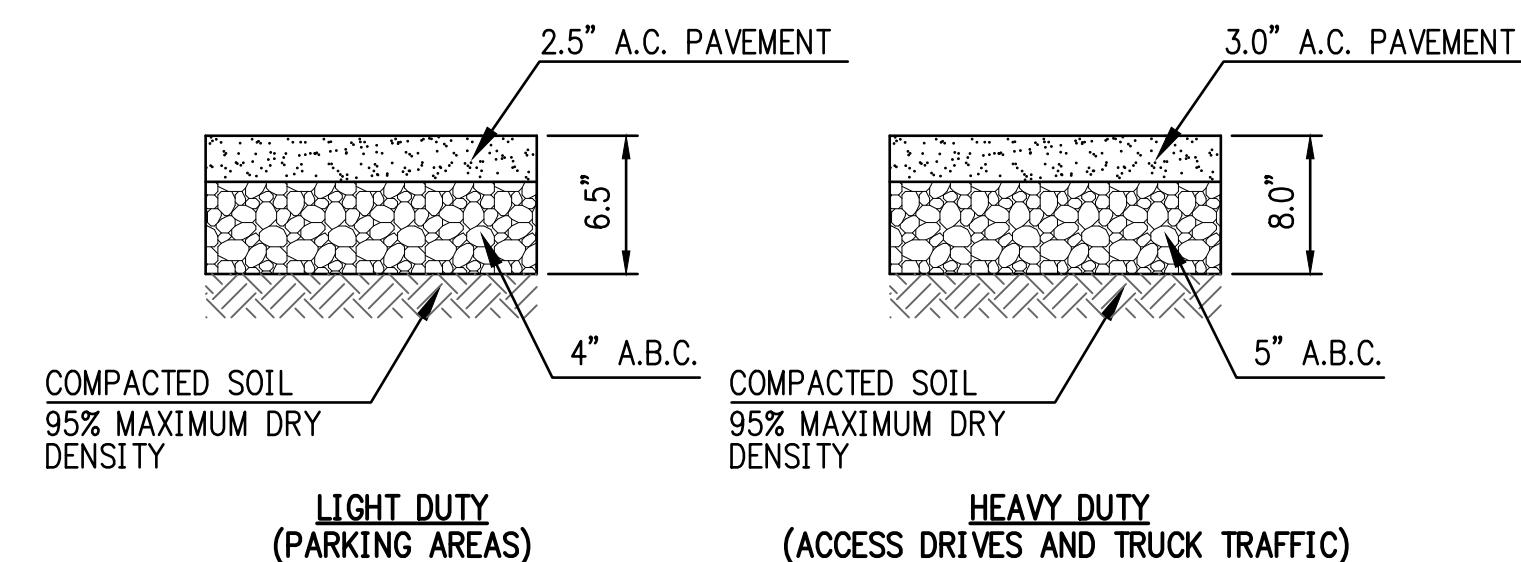
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- 1 NEW FIRE HYDRANT LOCATION BY SEPARATE PLAN
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NOTE:
EXISTING WATER MAIN MUST BE POTHOLED
UNDER THE SUPERVISION OF THE OWU
PRIOR TO ANY GRADING TAKING PLACE

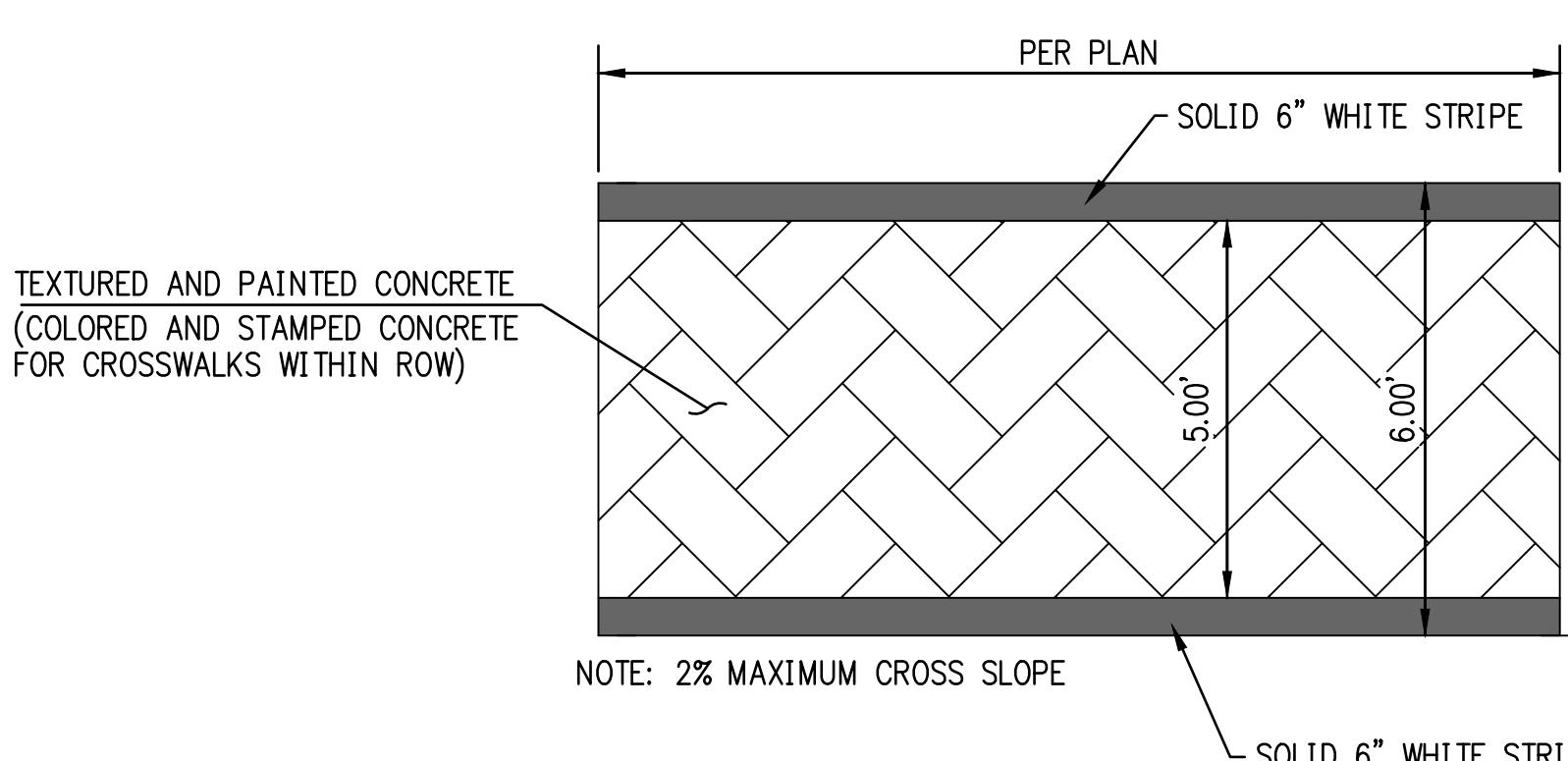


CLASS II PARKING



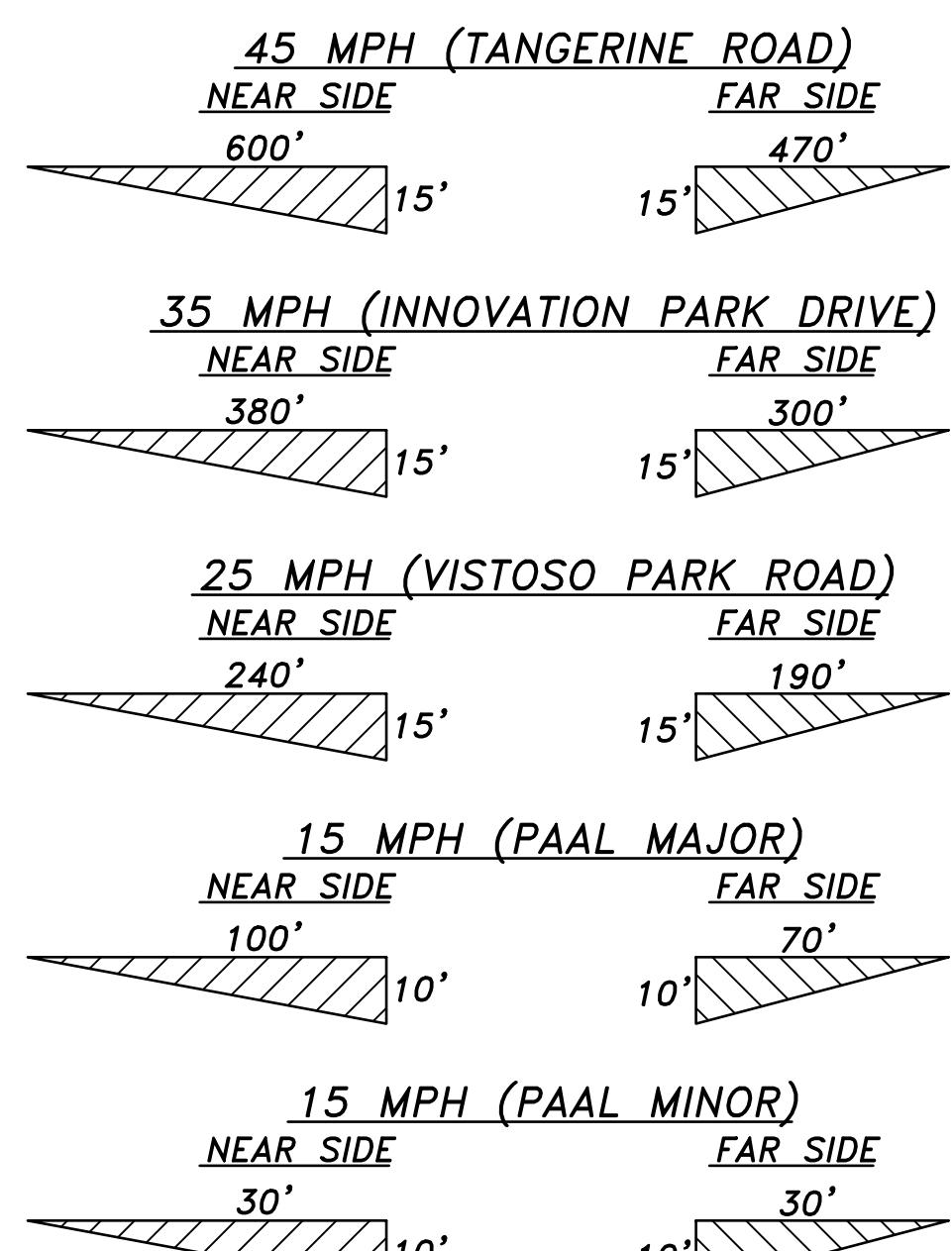
1 PAVEMENT STRUCTURE

COMPACTION PER STANDARD PROCTOR TEST (ASTM D698) NTS



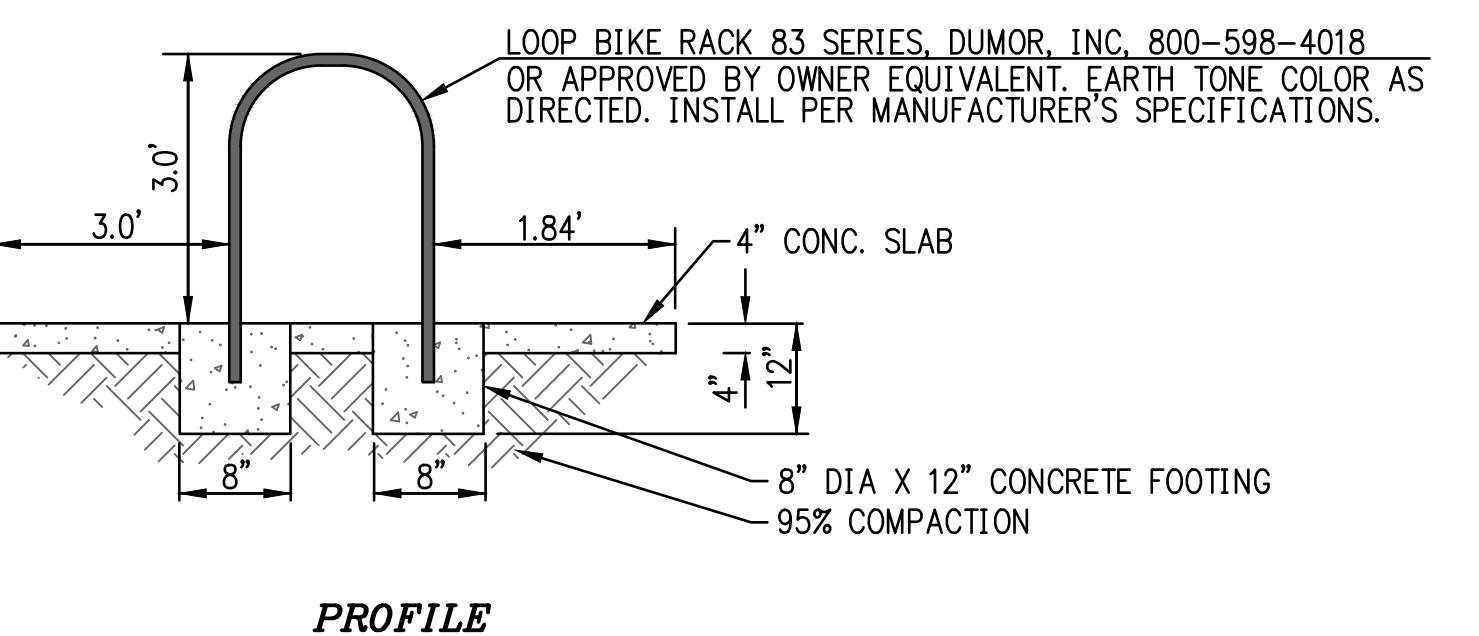
2 PEDESTRIAN CROSS WALK PAINT DETAIL

USE HIGH VISIBILITY WHITE PAINT NTS

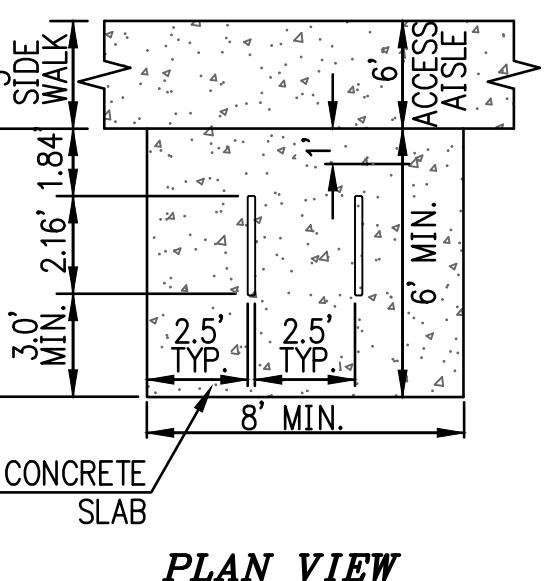


3 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL

NTS

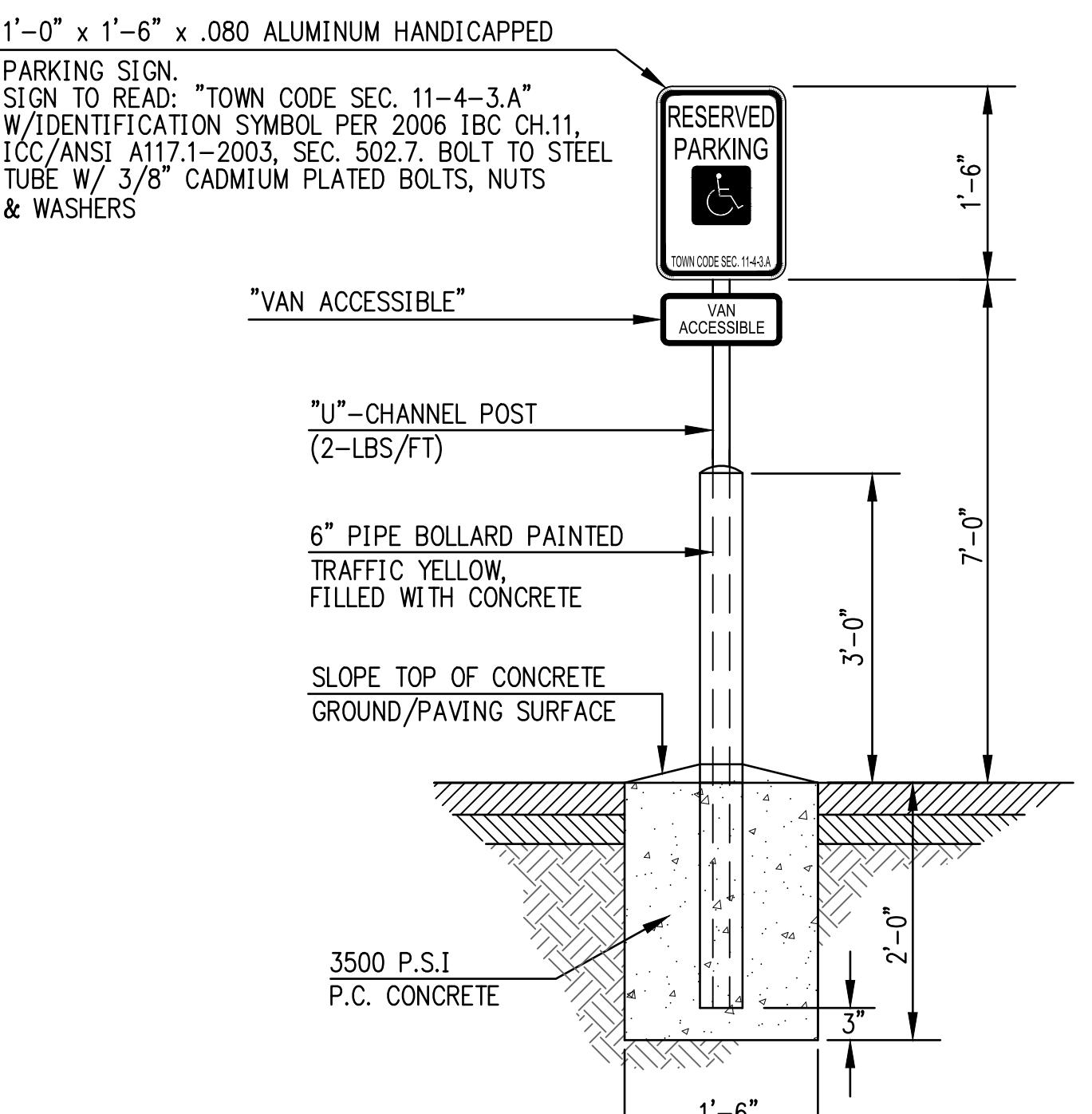


PROFILE

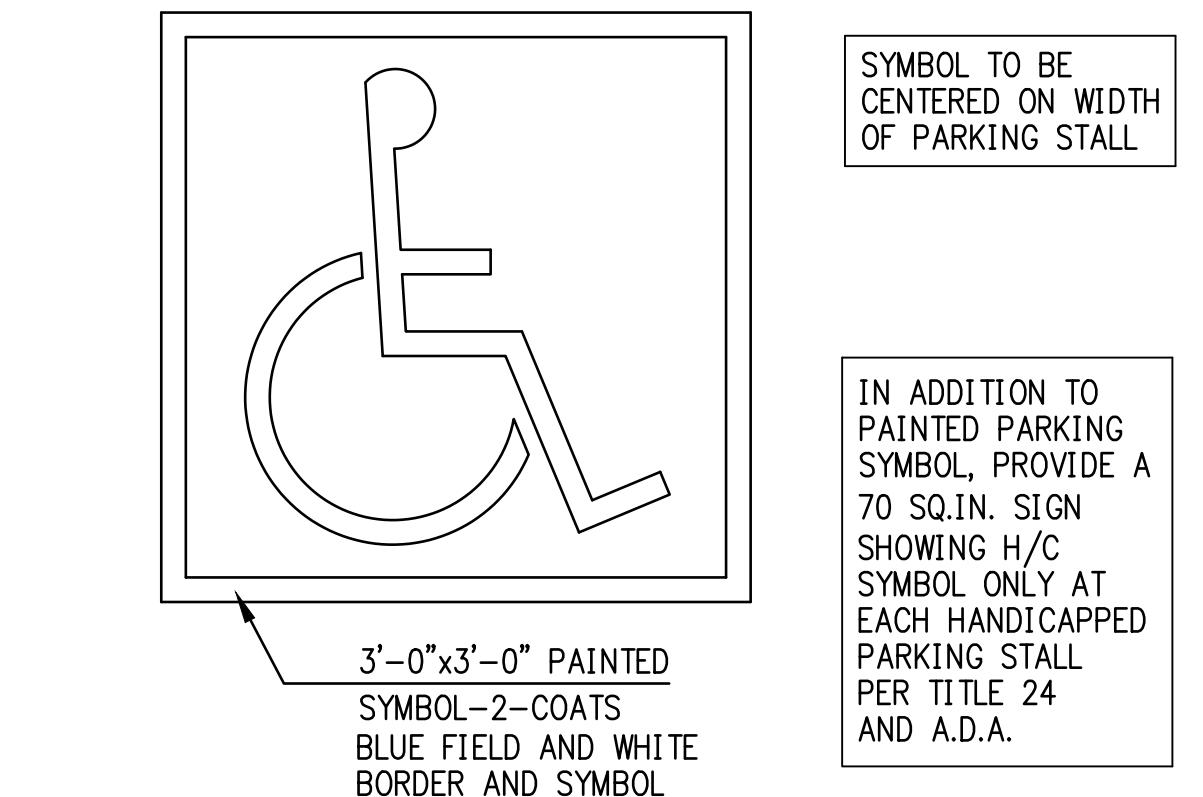


PLAN VIEW

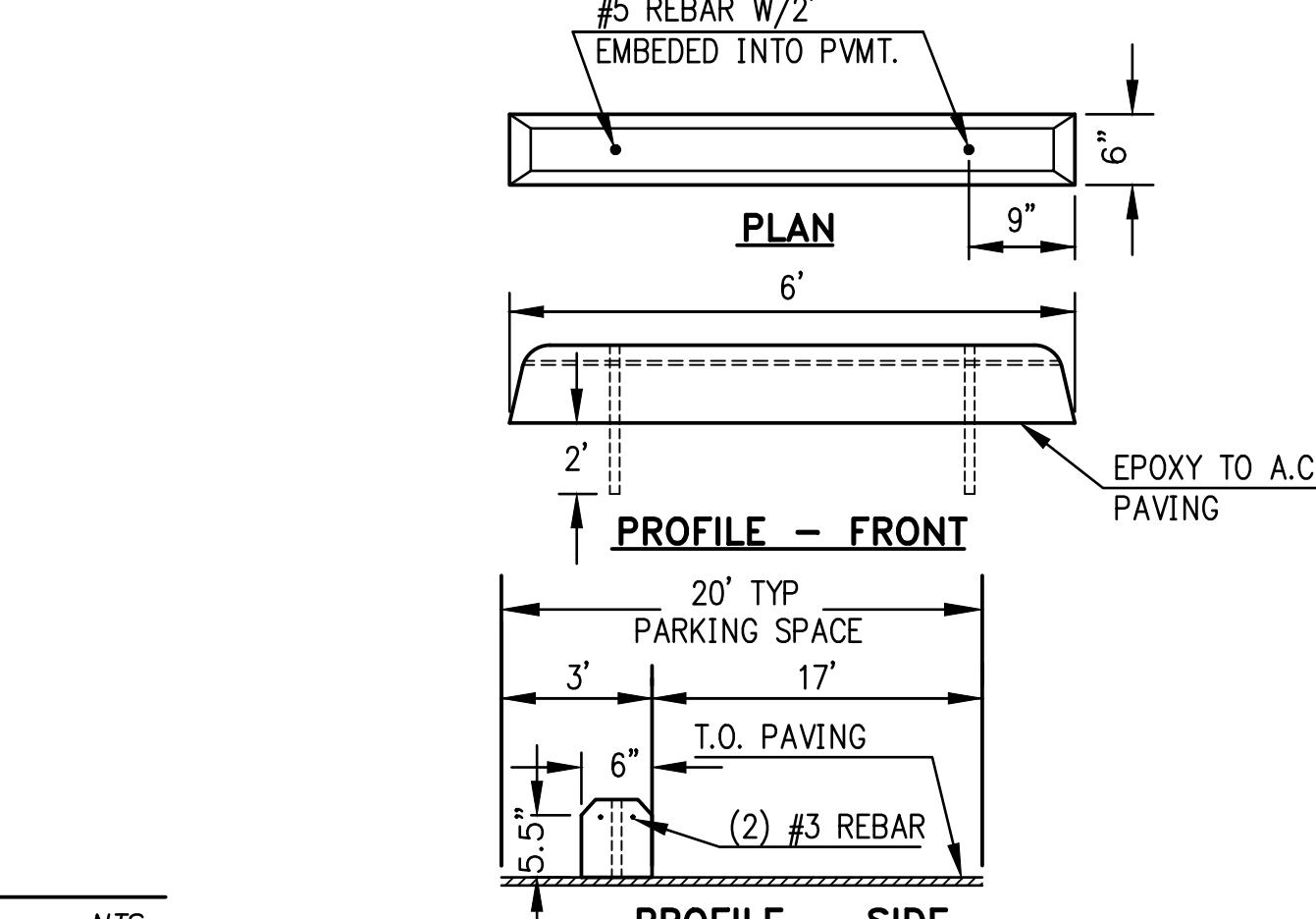
4 BICYCLE PARKING



5 TYPICAL ACCESSIBLE PARKING SIGN

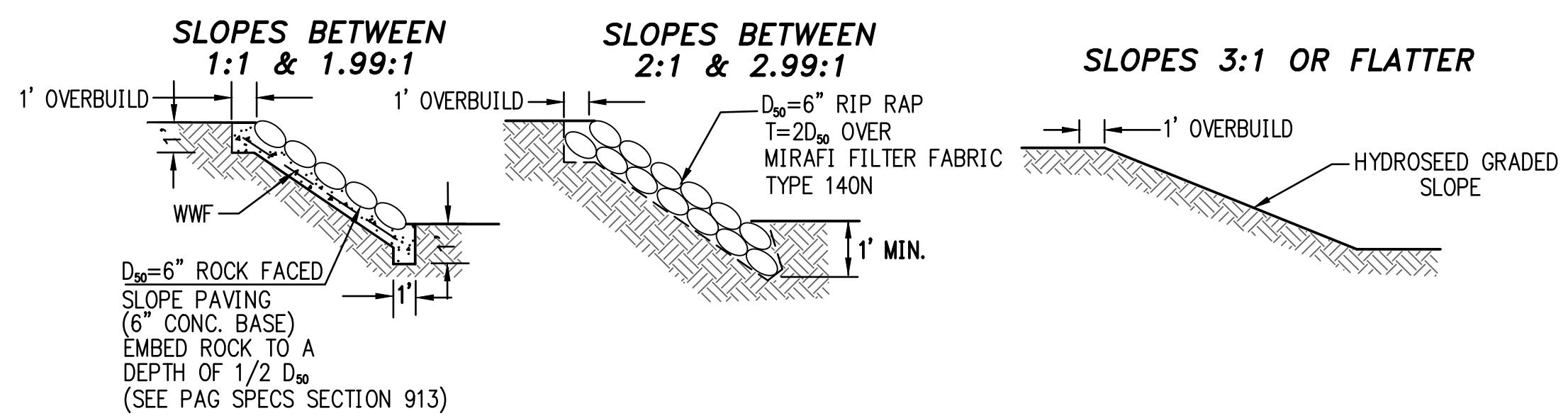


6 TYPICAL HANDICAP SYMBOL



7 CONCRETE WHEEL STOP

NTS

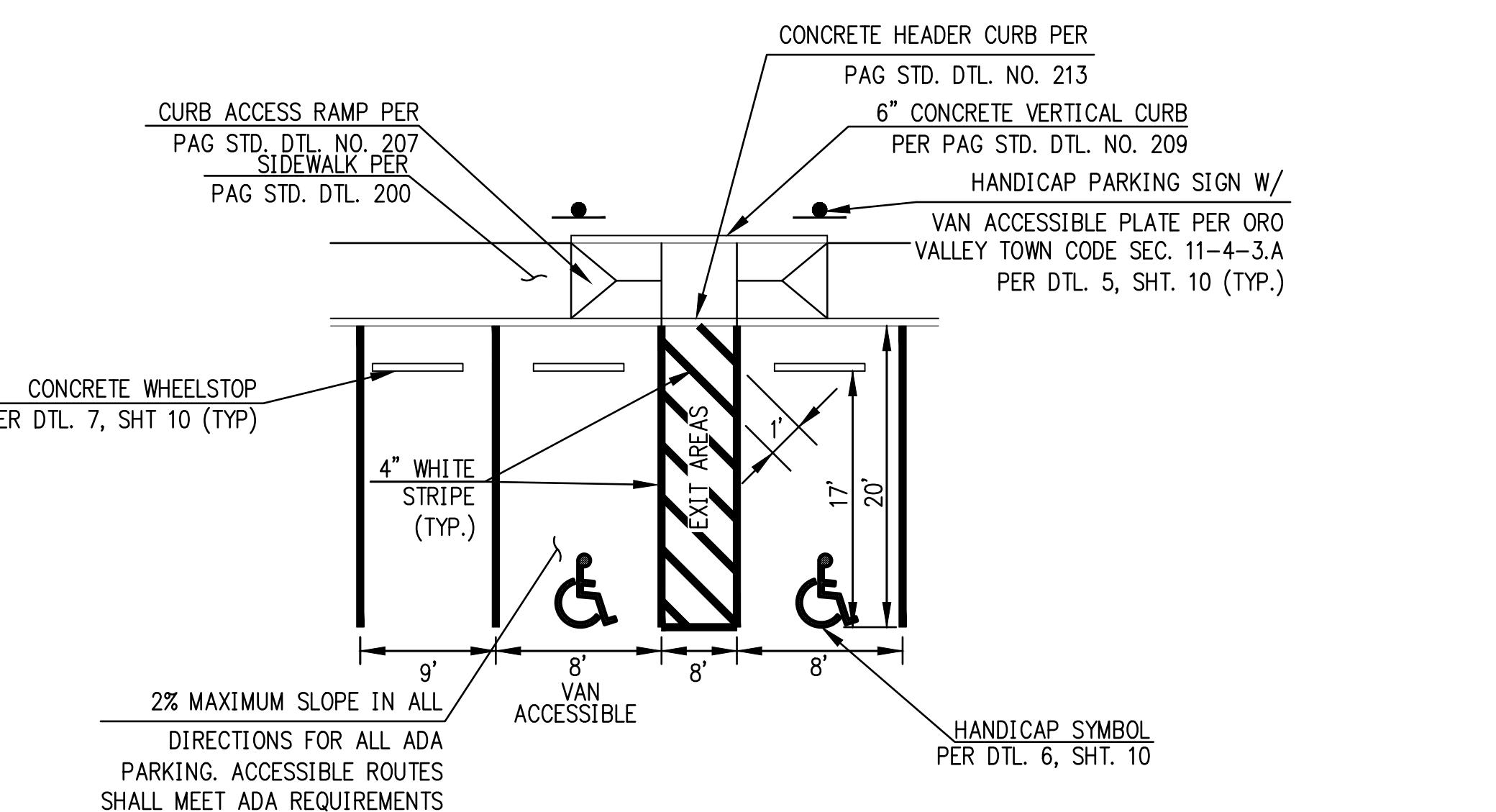


8 SLOPE STABILIZATION DETAILS

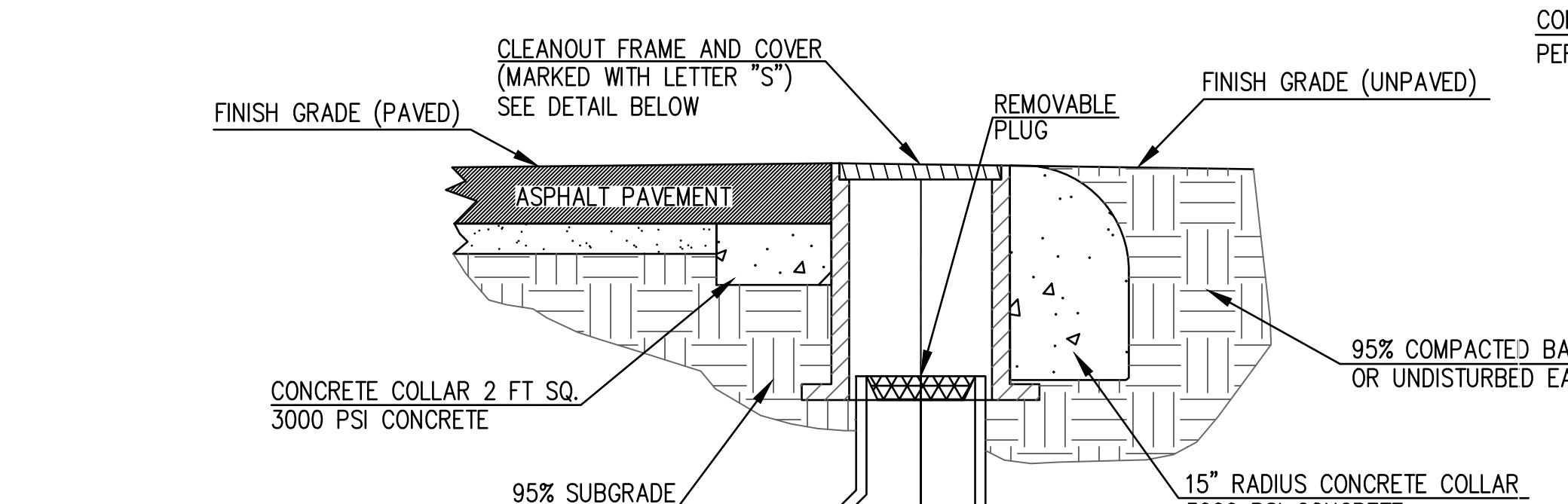
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) NTS

2300167
REF: 2201099





1 TYPICAL HANDICAP PARKING SPACE STRIPING



SIZE OF PIPE AS SHOWN ON PLANS

WYE FITTING

PLUGGED IF NOT EXTENDED (NO LEAKAGE)

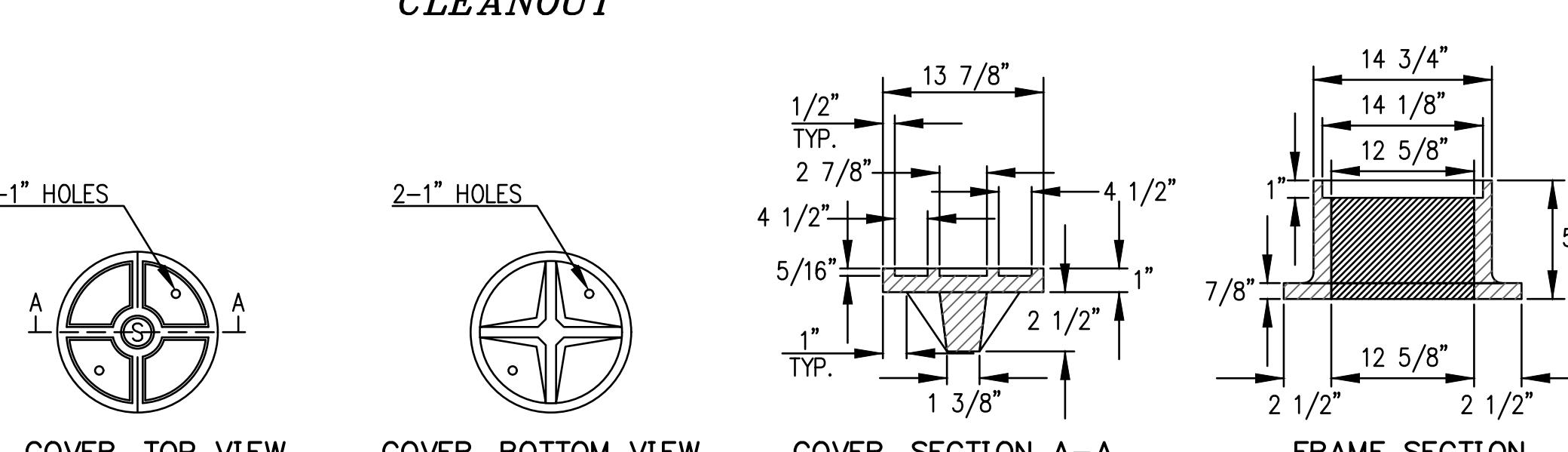
45°

TO BE LAID ON UNDISTURBED EARTH OR COMPAKTED SELECT MATERIAL

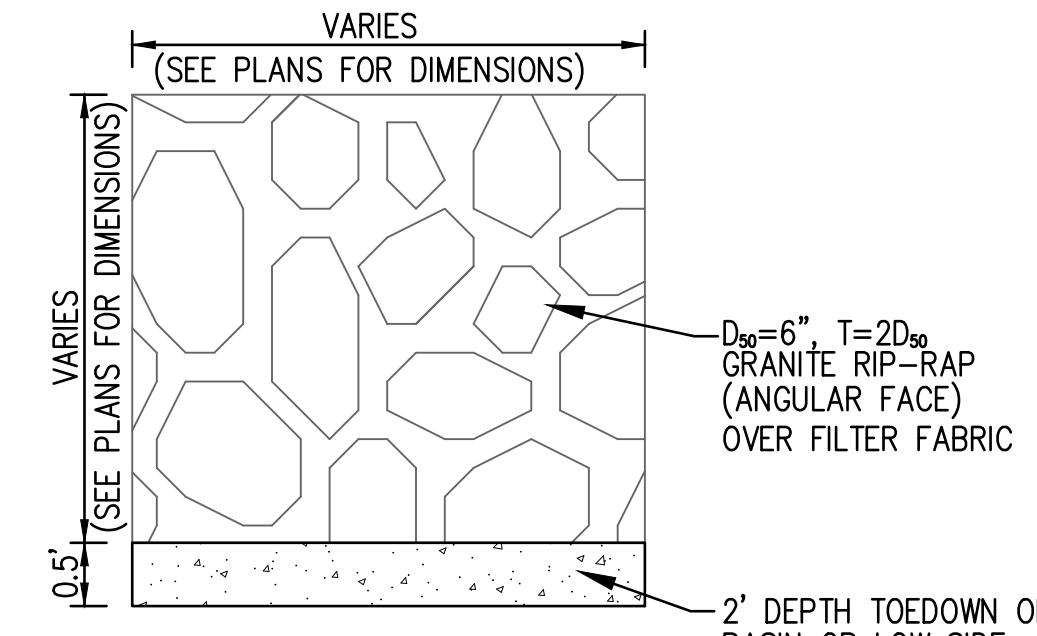
STATION AND/OR LENGTH SHOWN ON PLANS TO THIS POINT

INVERT ELEVATION, SHOWN ON PLANS TO THIS POINT

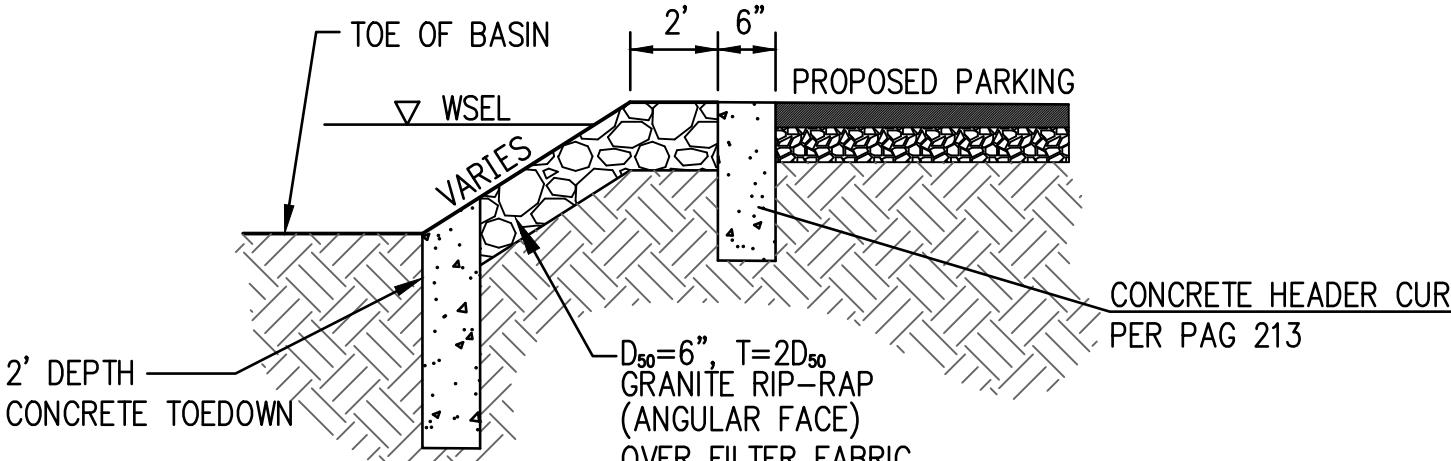
CLEANOUT



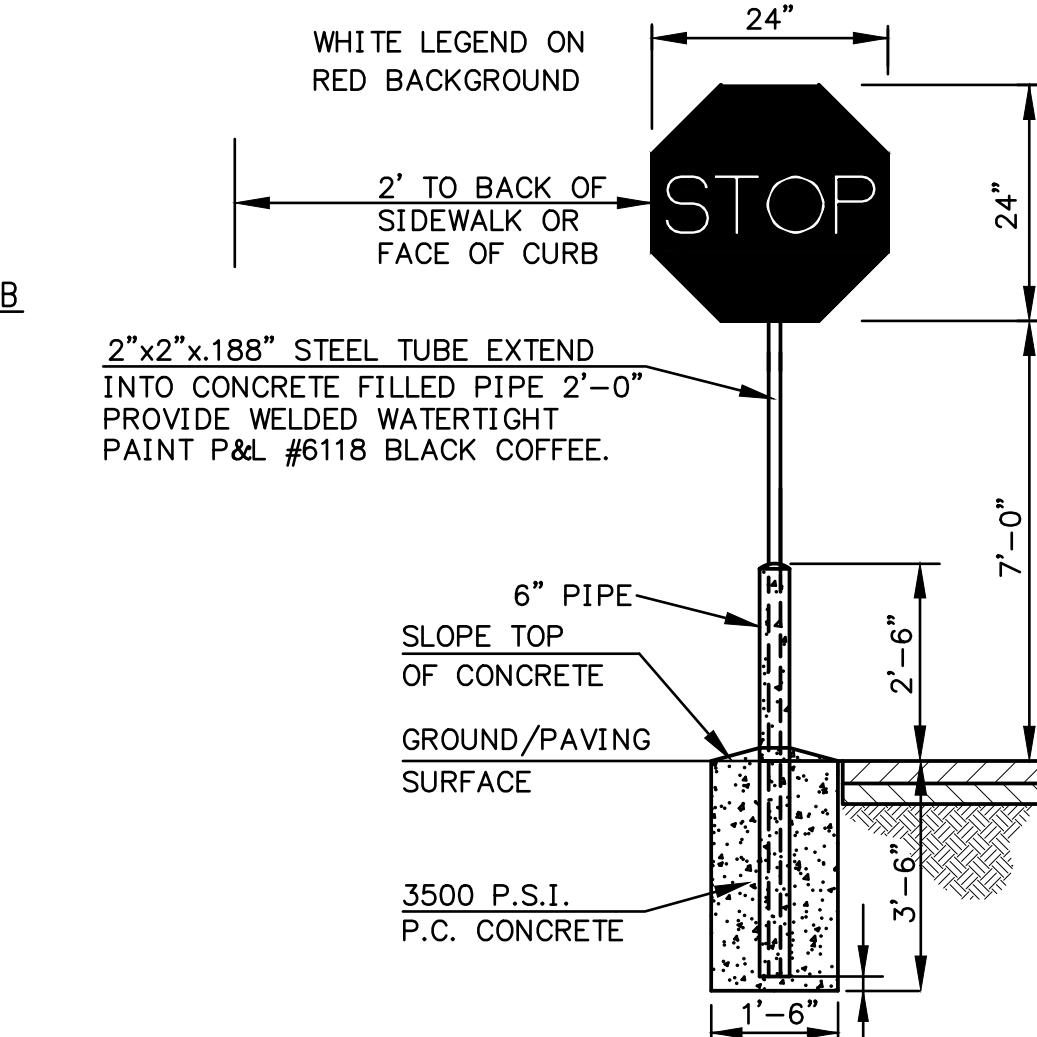
SEWER CLEANOUT



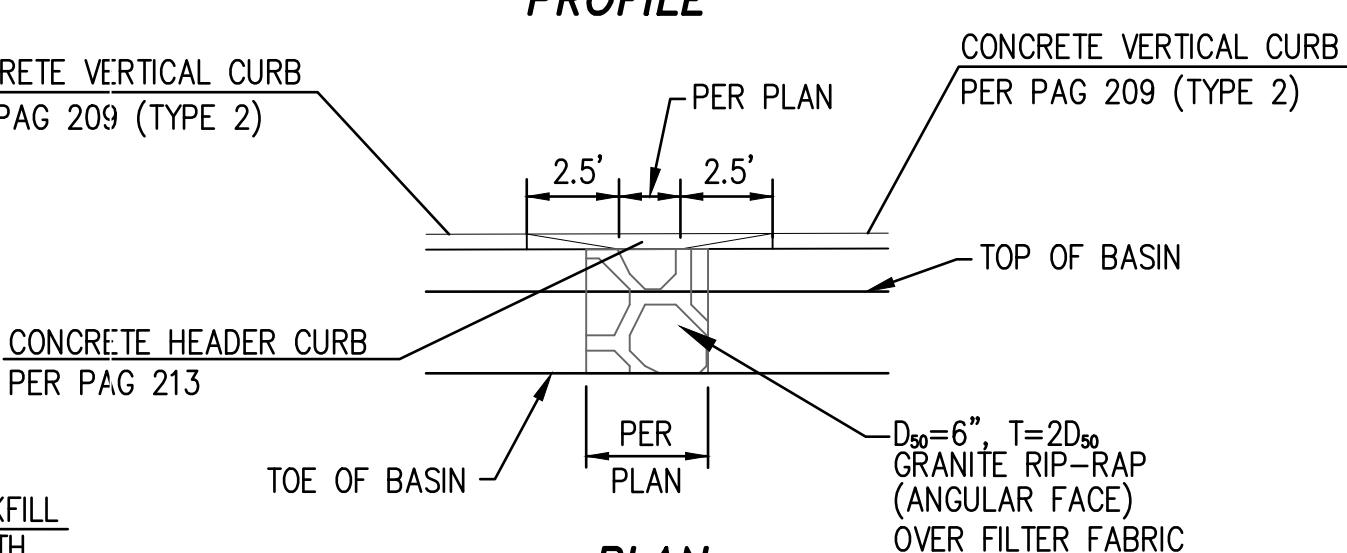
3 RIPRAP SPLASH PAD
FILTER FABRIC SPECS PER PAG STD. NTS
SPECIFICATION 1014



5 TYPICAL EXTRUDED CURB OVERBUILD



4 CURB OPENING DETAIL



7 "STOP" SIGN

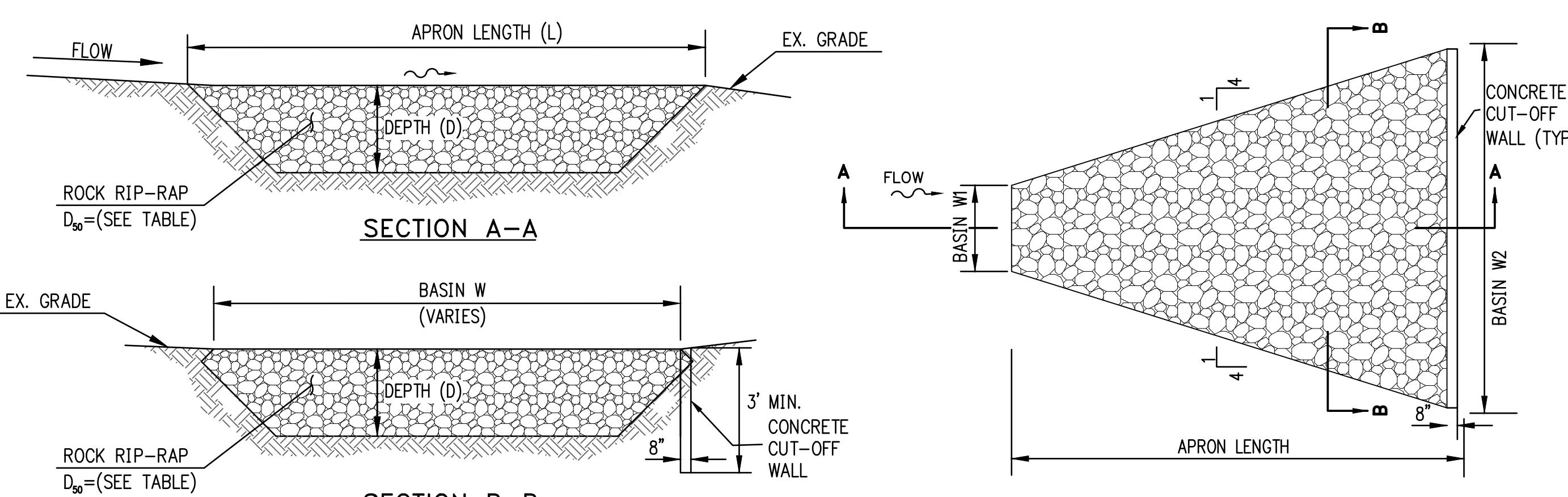


TABLE OF RIP-RAP APRON DIMENSIONS						
CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	RECOMMENDED D_{50} (in)
1.1	1-36" SRP	19.0	5.0	16.0	18	9.0
1.5	1-24" SRP	5.0	4.0	8.0	18	9.0

TABLE OF POST-DEVELOPED PEAK DISCHARGES					
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
QS1	1.3	3.7	6.4	9.1	10.3



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Engineering Planning Surveying
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Offices located in Tucson, Phoenix,
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4444 East Broadway Tucson, AZ 85711

Group Inc. (520) 881-7480 FINAL Project Q:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\04 Platting\02 DP\FSP-11_DETAILS.dwg Plotted: Aug 22, 2018

**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**

DETAIL SHEET DEVELOPMENT PLAN

Sheet Title

ale	N/A
No. 185050-VW-30/0105	
te	AUGUST 2024
signed By	DWL/JAW
	DWL