GENERAL NOTES

- THE GROSS AREA OF THIS DEVELOPMENT IS 5.61 ACRES (244,181 S.F.)
- 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.
- 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
- NO NEW STREETS ARE PROPOSED.
- THERE ARE NO CONDITIONS, VARIANCES, OR OTHER MODIFICATIONS APPLICABLE TO THE PROJECT
- 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.

PLANNING GENERAL NOTES

- EXISTING ZONING FOR THIS PROJECT IS RANCHO VISTOSO PLANNED AREA DEVELOPMENT (P.A.D), COMMUNITY COMMERCIAL (C-1) 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%)
- REQUIRED BUILDING SETBACKS: FRONT = 30', SIDE = 25', REAR = 25'.
- THE LANDSCAPE BUFFERYARDS FOR THIS PROJECT ARE: NORTH = 30' (BUFFERYARD "B"), SOUTH = 30' (BUFFERYARD "B"). EAST = 15' (BUFFERYARD "B"), WEST = 40' (BUFFERYARD "B").
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
- 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.

ENGINEERING GENERAL NOTES

- 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
- 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' (NAVD88)
- 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 NO0°00'29"W
- 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
- 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.

DRAINAGE GENERAL NOTES

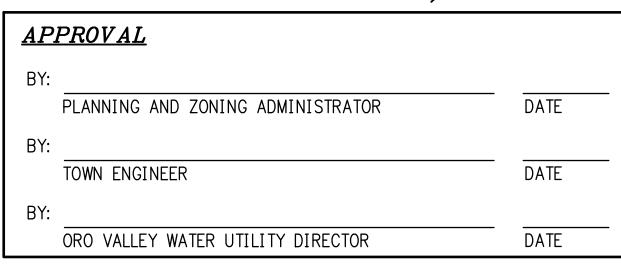
- 1. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FORM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED.
- DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT
- 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.
- DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
- PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.

ORO VALLEY WATER GENERAL NOTES

ORO VALLEY WATER UTILITY WILL BE THE WATER SERVICE PROVIDER.

- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF THE
- 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
- 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
- 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

(SEE SHEET 2 FOR CONTINUATION OF NOTES)

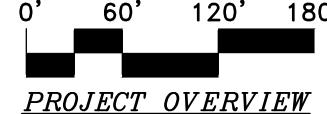


ENGINEER'S EARTHWORK ESTIMATE

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 INDEX

TANGERINE ROAD

DKT. 8300, PG. 502

(PUBLIC STREET)

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

OWNER/DEVELOPER

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

ENGINEER

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

ARCHITECT

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

CENTERLINE MONUMENT

GRADING LIMITS

LANDSCAPE ARCHITECT

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

2300167 REF: 2201099



29 28

32 33

W2 & W2 SE4 SEC 33 & ELY

PTN SEC 32

DESERT SPRINGS

IRR ELY PTN SEC 5-12-14

BK 51(M&P), PG

TANGERINE ROAD

VALLEY

LOCATION MAP

A PORTION OF SECTION 31

PIMA COUNTY, ARIZONA

ASPHALT PAVEMENT

PAVEMENT SAWCUT

PARKING STALLS

BOTTOM OF SLOPE

100 YR FLOOD PLAIN

PROPOSED WALL

SHEET INDICATOR/

SHEET MATCHLINE

PROPOSED RIPRAP

PROPOSED DG PATH

PARKING COUNT

PROPOSED SIGN

FIRE HYDRANT

WATER METER

IRRIGATION METER

PROPOSED CULVERT

EX. STORM DRAIN SYSTEM

& VALVE

PROPOSED CONCRETE SIDEWALK

PROPOSED PRIVATE SEWER LINE & MANHOLE

PROPOSED PUBLIC WATERLINE

SIGHT VISIBILITY TRIANGLE

EROSION HAZARD SETBACK

TOP OF SLOPE

T11S, R14E, G & S.R.M., TOWN OF ORO VALLEY,

SEC 29,30,31

36-31 PROJECT AREA

SAN. SILV

AREA B

R.V. PAD 06 NEIGHBORHOOD 4

3 CATALINA SHADOWS

BK.41(M&P), PG.

ESTATES

PALISADES

VIS PAR.

INNOVATION CORPORATE CENTER BLOCK 5 — PHASE 1
A PORTION OF BLOCK 5 OF THE INNOVATION CORPORATE CENTER Engineering Planning Surveying Landscape Architecture Urban Design Offices located in Tucson, Phoenix, & Flagstaff, AZ, and Las Vegas, NV. 4444 East Broadway Tucson, AZ 85711 FINAL PLAT. BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

COVER SHEET DEVELOPMENT PLAN Revisions

Job No. 185050-VW-30/0105 AUGUST 2024

Call 811 or click Arizona811.com AS SHOWN DAVID W. DWL/JAW.

INNOVATION CORPORATE CENTER BLOCK 5 BK. 63, M&P, PG. 17 ZONING: PAD **LEGEND** EXIST. MAJOR CONTOUR MASS GRADED AREA PER EXIST. MINOR CONTOUR SEPARATE PLAN PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR PROJECT BOUNDARY <u>छि गि शि</u> EXISTING LOT LINE EXIST. PAVEMENT PROPOSED VERTICAL CURB EXISTING VERTICAL CURB EXIST. PUBLIC SEWER LINE & MANHOLE FORMER TANGERINE ROAD EXIST. PUBLIC WATERLINE & VALVE R/W PER DKT. 8300, PG. 502 EXISTING EASEMENT LINE SECTION LINE EXISTING RIGHT-OF-WAY PROPOSED SPOT ELEVATION DIRECTION OF FLOW SECTION OR 1/4 SECTION CORNER TANGERINE ROAD R/W PER SEQ. NO. 20221150623 FINISHED FLOOR ELEVATION FFE=18.10 FINISHED PAD ELEVATION FPE=17.43 <u>=</u> GRADE BREAK (GB/HP/LP) - TANGERINE ROAD R/W PER POST BARRICADE SEQ. NO. 20221150623 PROPOSED SIDEWALK EXISTING SIDEWALK

DEVELOPMENT PLAN FOR

INNOVATION CORPORATE

CENTER BLOCK 5 - PHASE 1

2300342

VISTOSO PARK ROAD

BOOK 63, M&P, PAGE 17

(PUBLIC STREET)

BLOCK 2-LOT 2A

SEQ. NO. 20160770010 ZONING: PAD

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.
- 2. 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.

 4. ROADWAYS SHALL BE SURFACED WITH AN ALL-WEATHER MATERIAL CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 82,000

- GENERAL PAVING AND GRADING NOTES
 1. 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.
- 2. ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PAG SSPI, EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
- 3. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PAG SSPI, SECTION 203-5.
- 4. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT ON RECORD, SHALL CONFORM TO PAG SSPI, SECTION 203. 5. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSPI, SECTION 303.
- 6. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSPI, SECTION 303.
- SPECIFICATIONS.

 7. ALL CONCRETE SHALL CONFORM TO PAG SSPI, SECTION 400, ASPHALITE CONCRETE MIXTORE NO. 2

 SPECIFICATIONS.

 7. ALL CONCRETE SHALL CONFORM TO PAG SSPI, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28
- DAYS, UNLESS OTHERWISE SPECIFIED.

 8. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT
- ALL TIMES OR DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS OF CONSTRUCTION.
- 10. 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.

 11. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- 12. CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS—SIGNAGE POLICY.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION/ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- 17. 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.
- 18. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
 - A. WALL(S), RETAINING OR OTHER TYPE(S).
 - B. ANY REINFORCED CONCRETE STRUCTURE(S).
 - C. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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 THERETD.
- 24. 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.
- 25. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
- 26. 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)

- 27. 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.) ENCROACHING 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.
- 28. 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.
- 29. 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
- 30. ALL EASEMENTS MUST BE ACQUIRED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
- 31. THE CONTRACTOR SHALL COORDINATE WITH GOLDER RANCH FIRE DEPT. TO ENSURE THAT INTERIM ACCESS IS MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- 32. 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 BENEATH 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.
- 33. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT PAAL/ROADWAY 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.
- 34. 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.
- 35. 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.
- 36. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27, SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, JULY 2007.
- 37. DEVELOPMENT & IMPROVEMENT PLANS MUST BE APPROVED PRIOR TO THE SUBMITTAL OF ANY PERMIT APPLICATIONS TO THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
- 38. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS
- NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

 39. SHOULD EXISTING EASEMENTS BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF
- 39. SHOULD EXISTING EASEMENTS BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION C THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF PERMITS.
- 40. 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 CODEPAG STANDARD SPECIFICATIONS AND DETAILS
- PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
 TOWN OF ORO VALLEY SUPPLYISION STREET STANDA
- TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
 OPO VALLEY TOWN CODE CURRENT REVISED.
- ORO VALLEY TOWN CODE, CURRENT REVISEDADA ACCESSIBILITY GUIDELINES

PARKING, LOADING & BICYCLE STORAGE CALCULATIONS

PAD/LOT	PROPOSED	SQUARE	EMPLOYEES	PARKING	TO.	TAL	HAND	OICAP	LOADING	LOAI	DING	B:	CYCLE	PARKIN	NG	
NUMBER	USE	FOOTAGE		RATIO	RATIO PARKING		PARKING ZONE RATIO		ZONES		CLASS I		CLASS II			
					REQD.	PROV.	REQD.	PROV.		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	0	2	2	

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

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

2300167 REF: 2201099



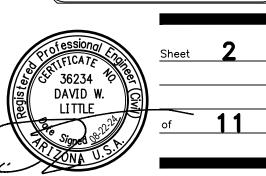


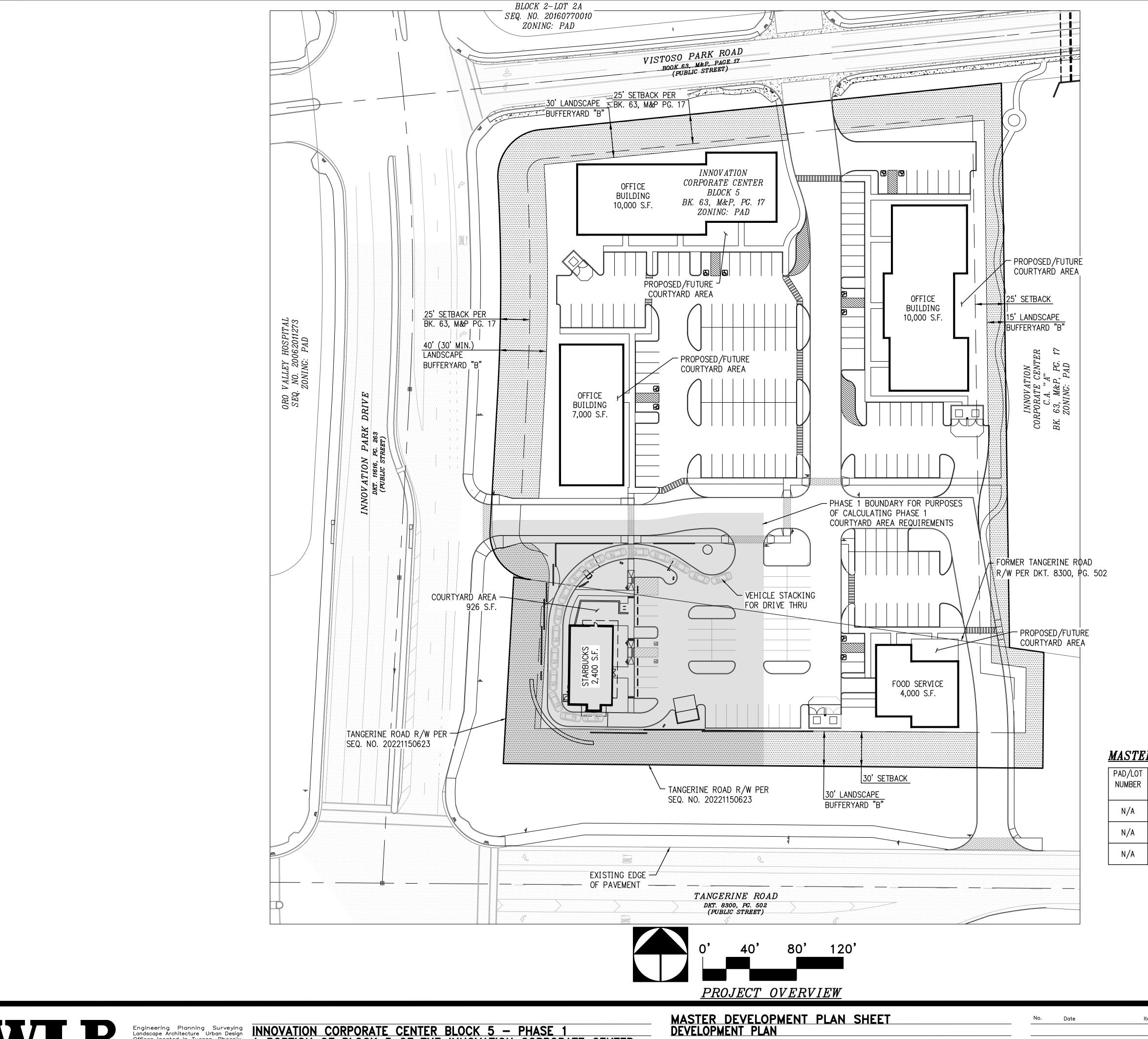
Engineering Planning Surveying Landscape Architecture Urban Design Offices located in Tucson, Phoenix, & Flagstaff, AZ, and Las Vegas, NV. 4444 East Broadway Tucson, AZ 85711 (520) 881-7480

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	No.
DEVELOPMENT PLAN	
Sheet Title	 Revisions

Item	Scale	N/A
	Job No. 1850 5	50-VW-30/010
	Date	AUGUST 2024
	Designed By	DWL/JAV
	Checked By	DWI





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

MADIE	IV OVEIVALL	<u>DUTTUU</u>		AIMIIIO	DALLOUI	UAII	<u> </u>	
PAD/LOT NUMBER	PROPOSED USE	SQUARE FOOTAGE	EMPLOYEES	PARKING RATIO	TOTAL PARKING		HANDICAP PARKING	
					REQD.	PROV.	REQD.	PROV.
N/A	DRI VE 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	ו ואי	8	12

2300167 REF: 2201099

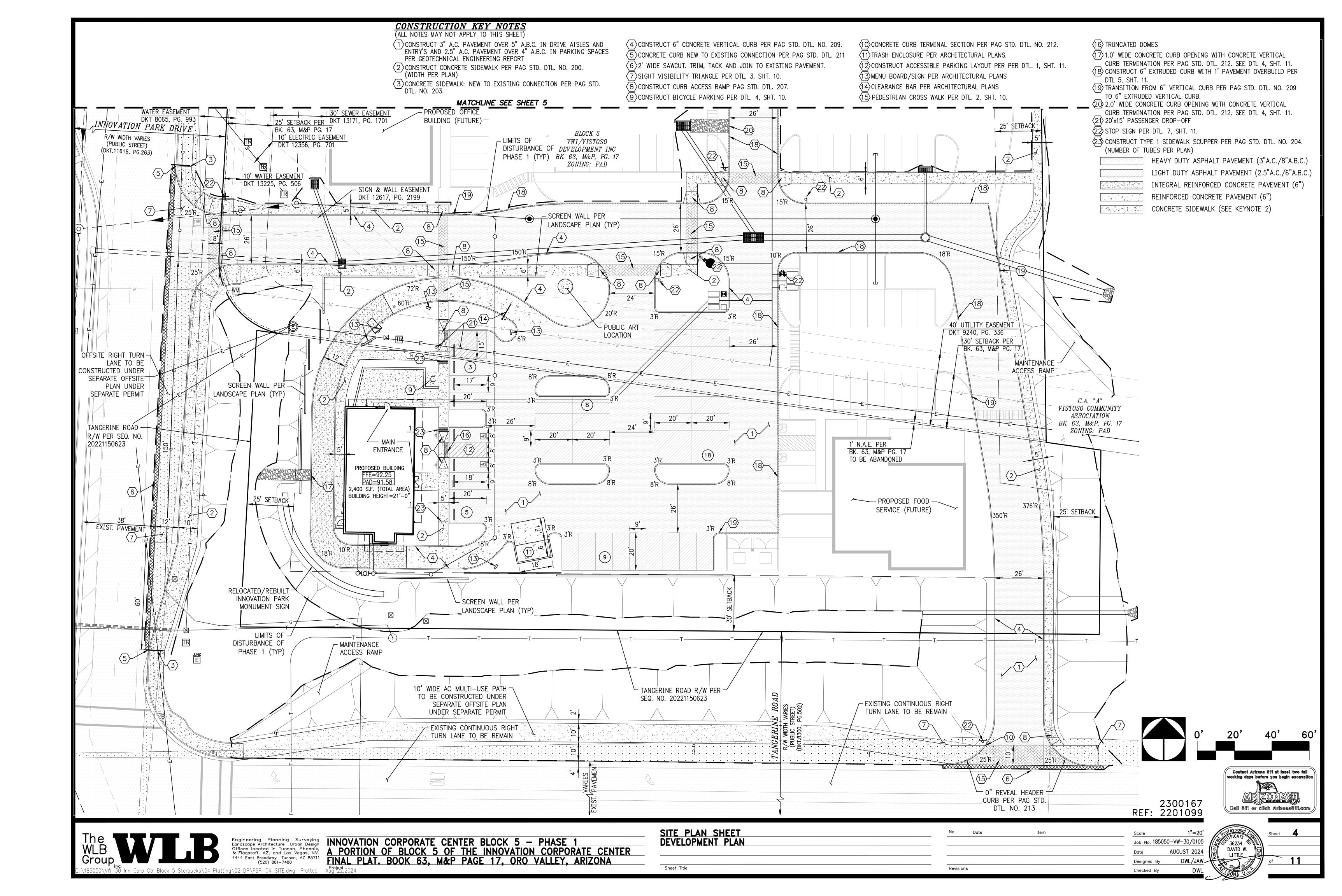
Contact Arizona 811 at least two full working days before you begin excavation ARIZONASII.

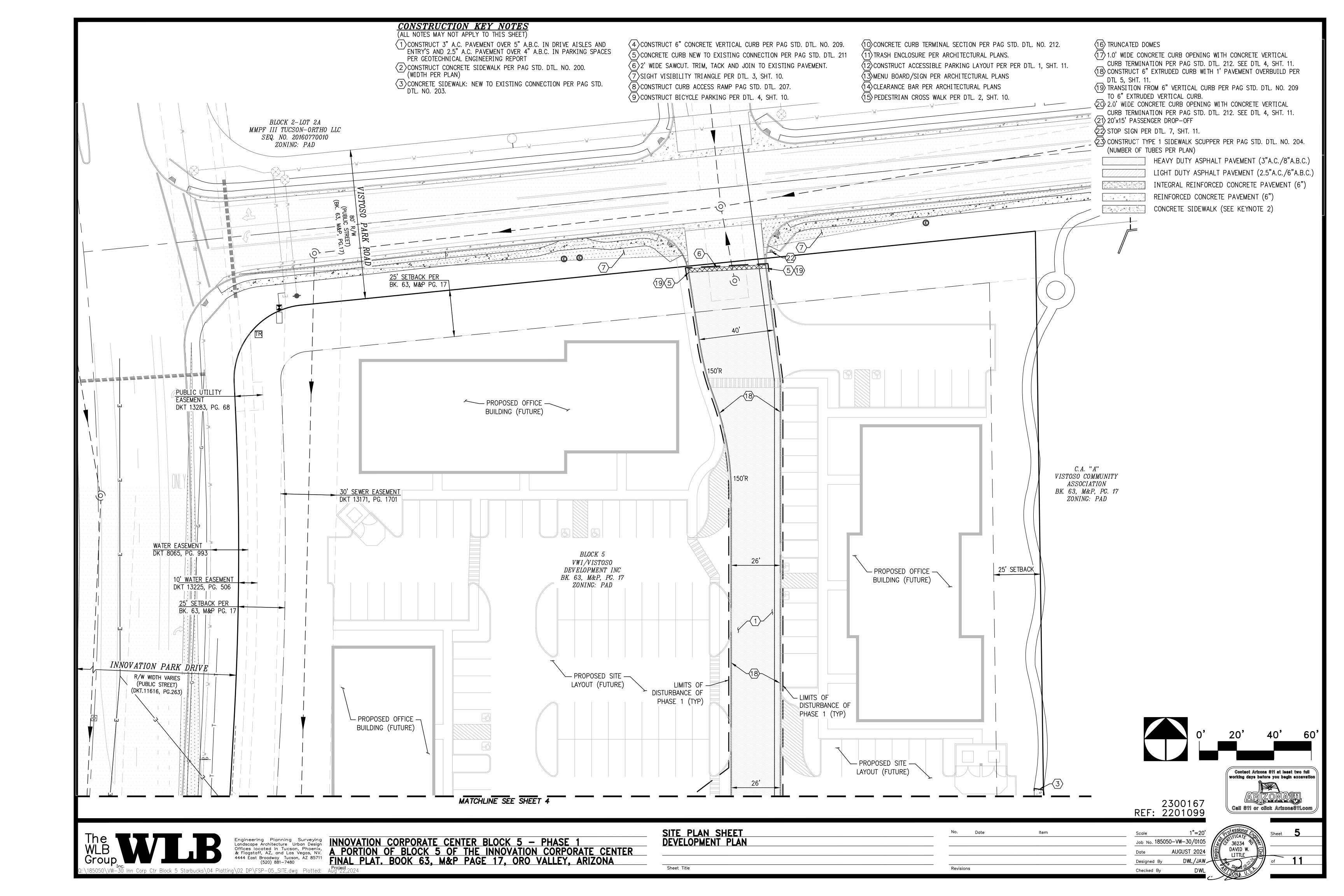
Call 811 or click Arizona811.com

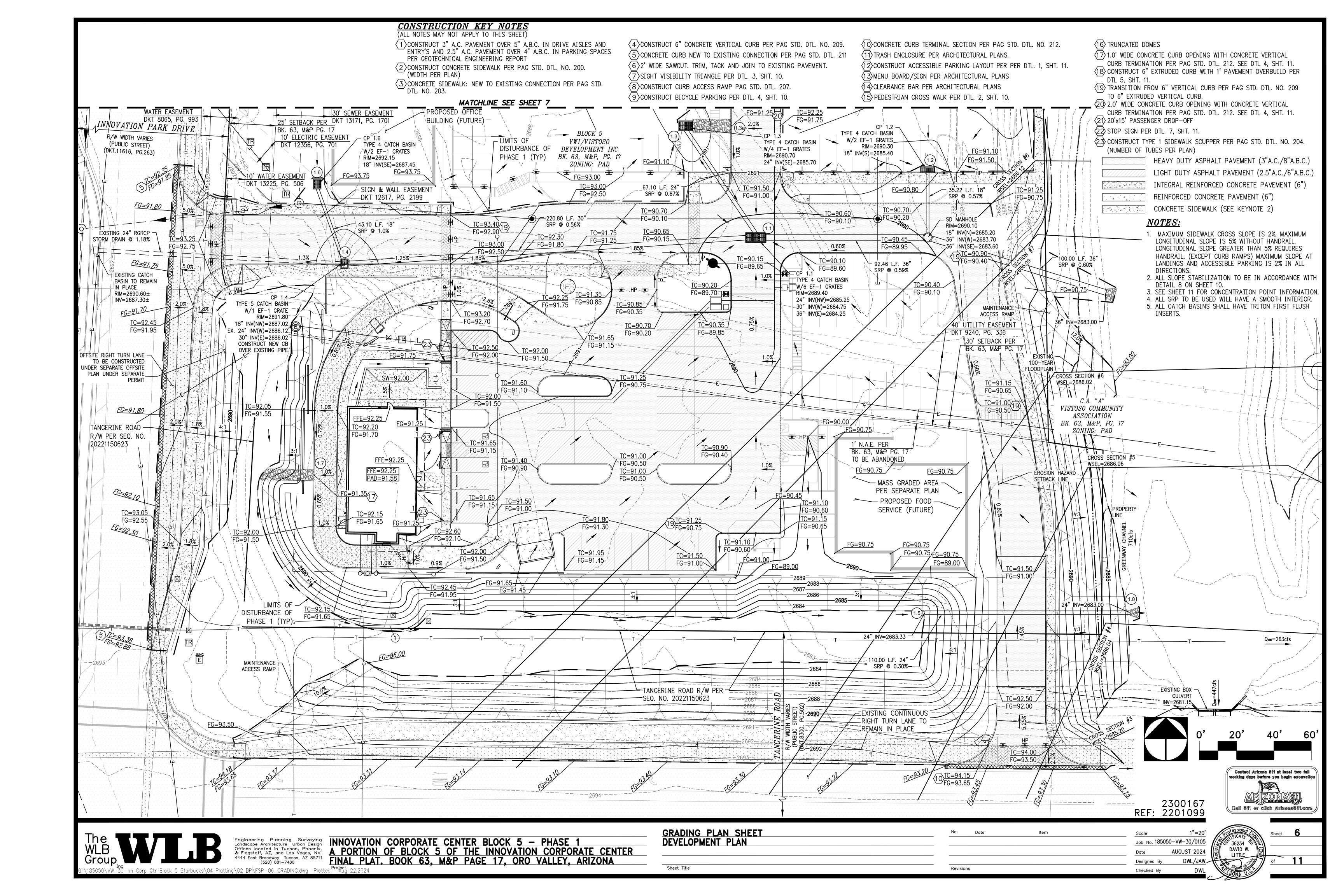
MASTER DEVELOPMENT PLAN SHEET
DEVELOPMENT PLAN

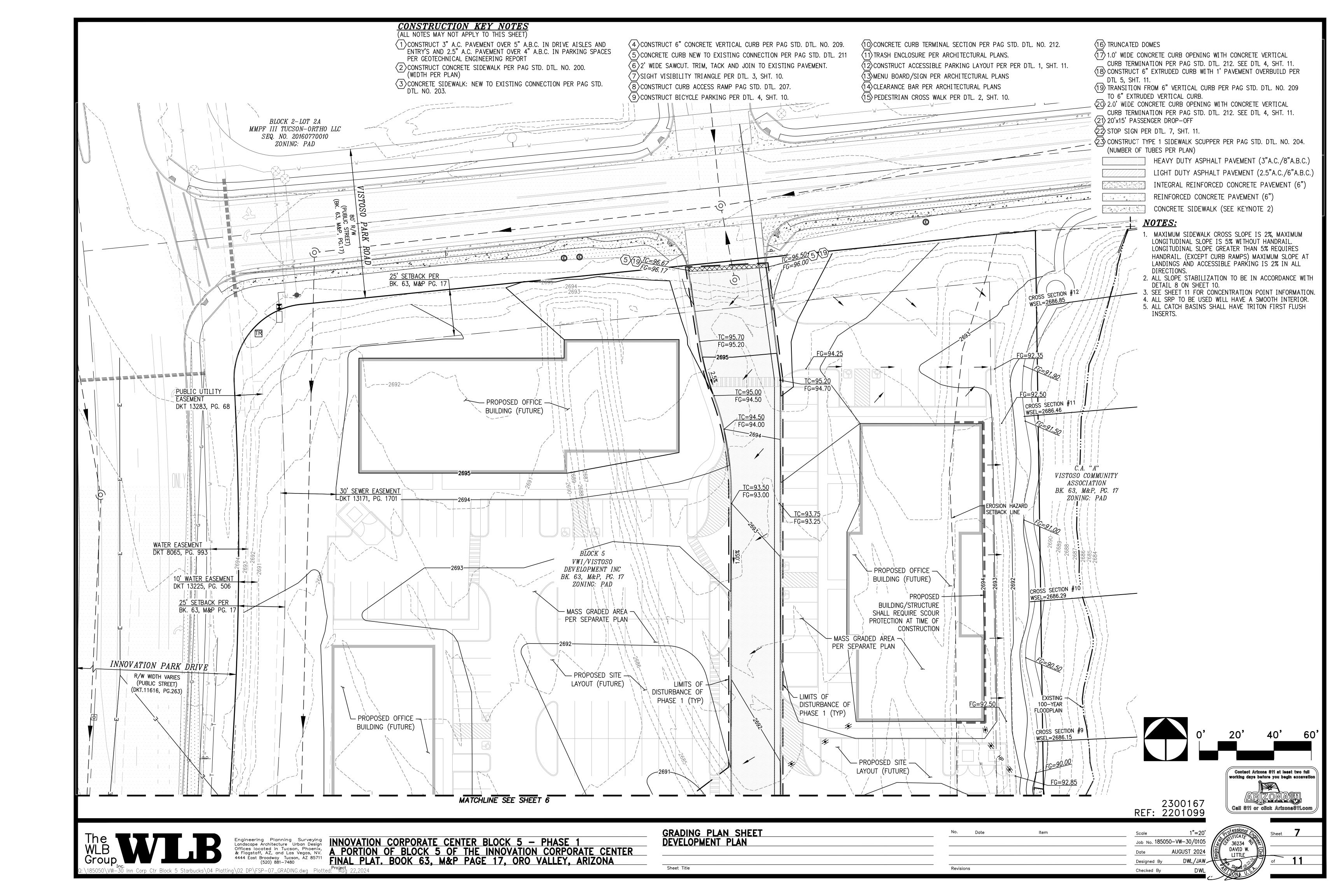
AS SHOWN Job No. 185050-VW-30/0105 AUGUST 2024 Revisions

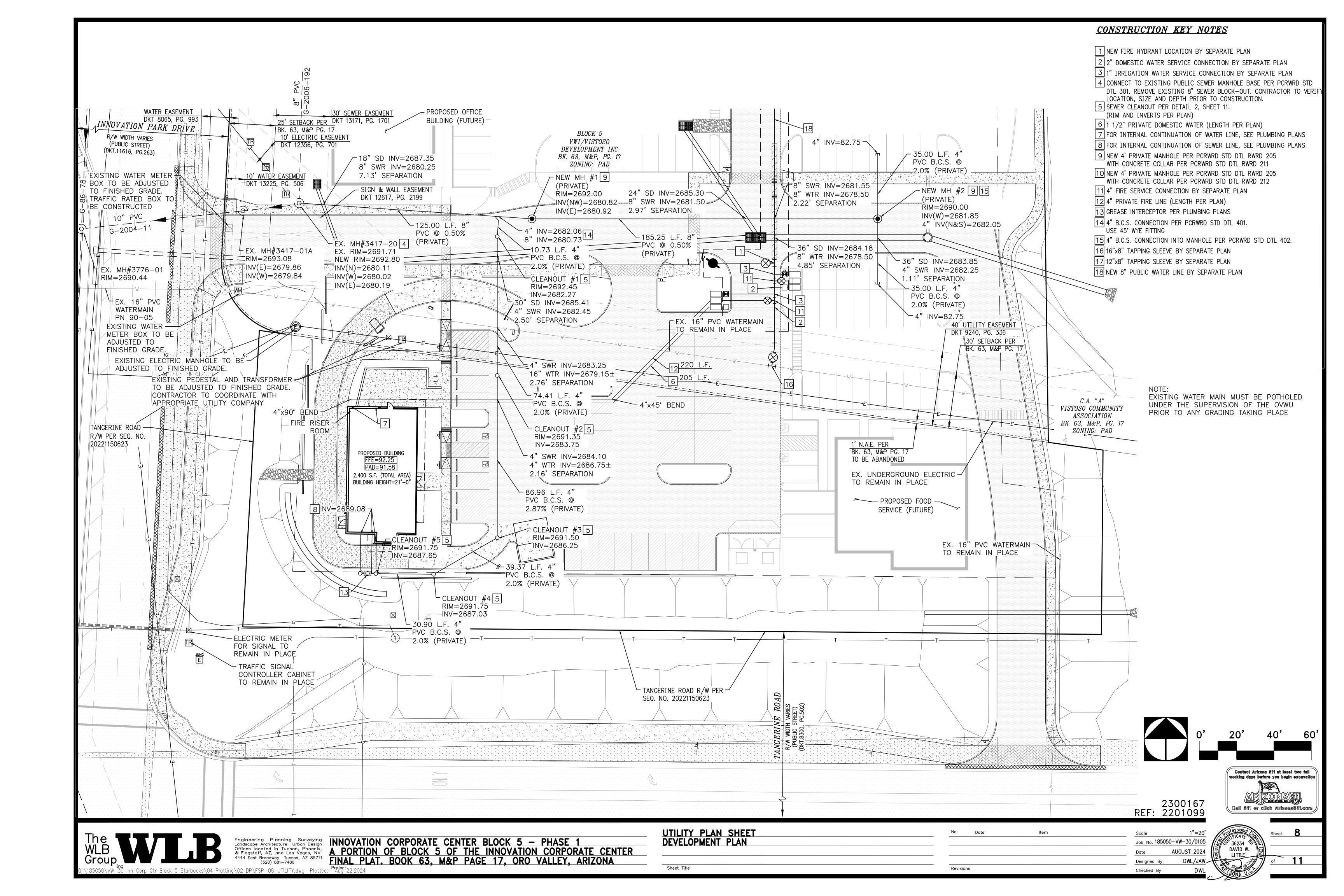


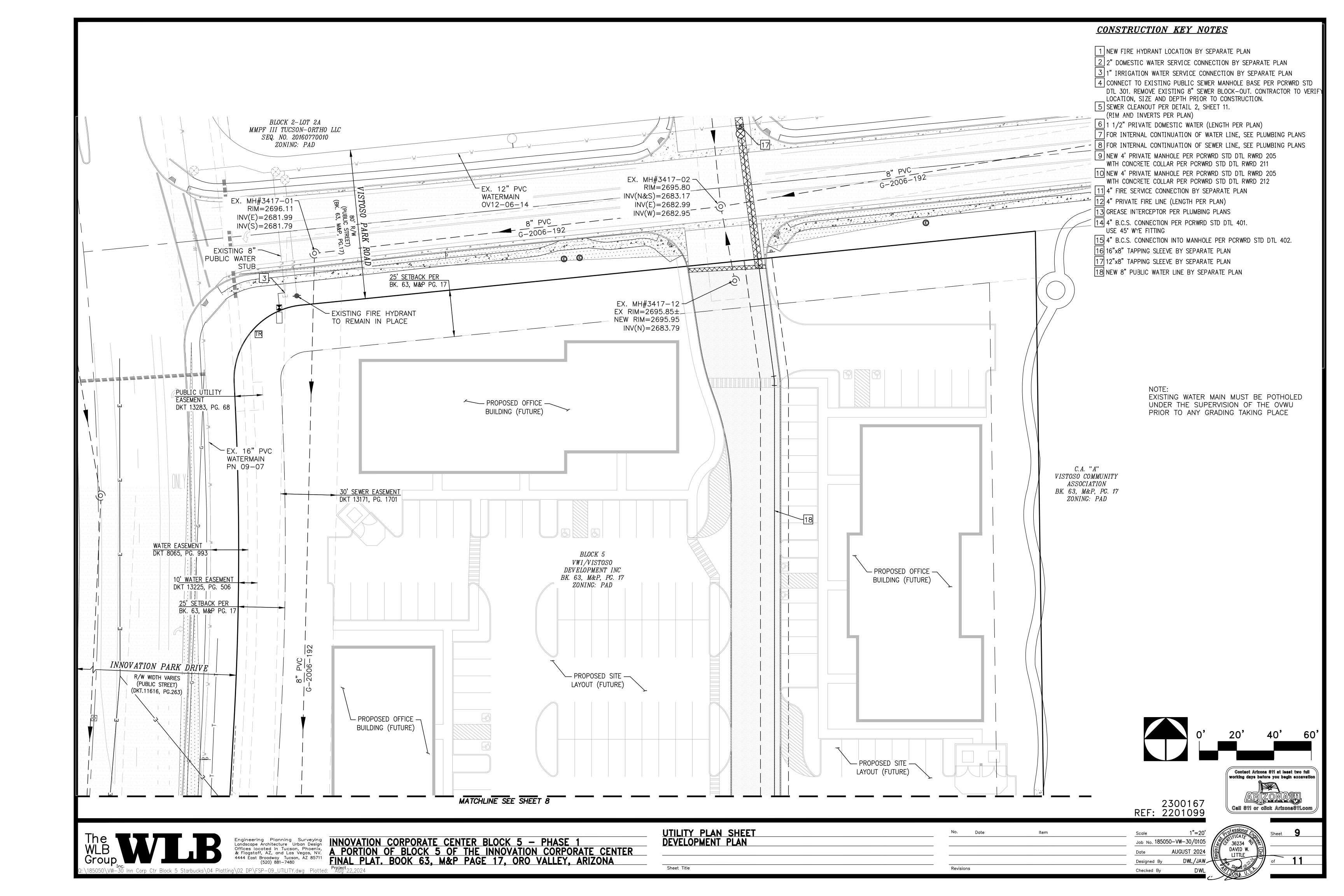


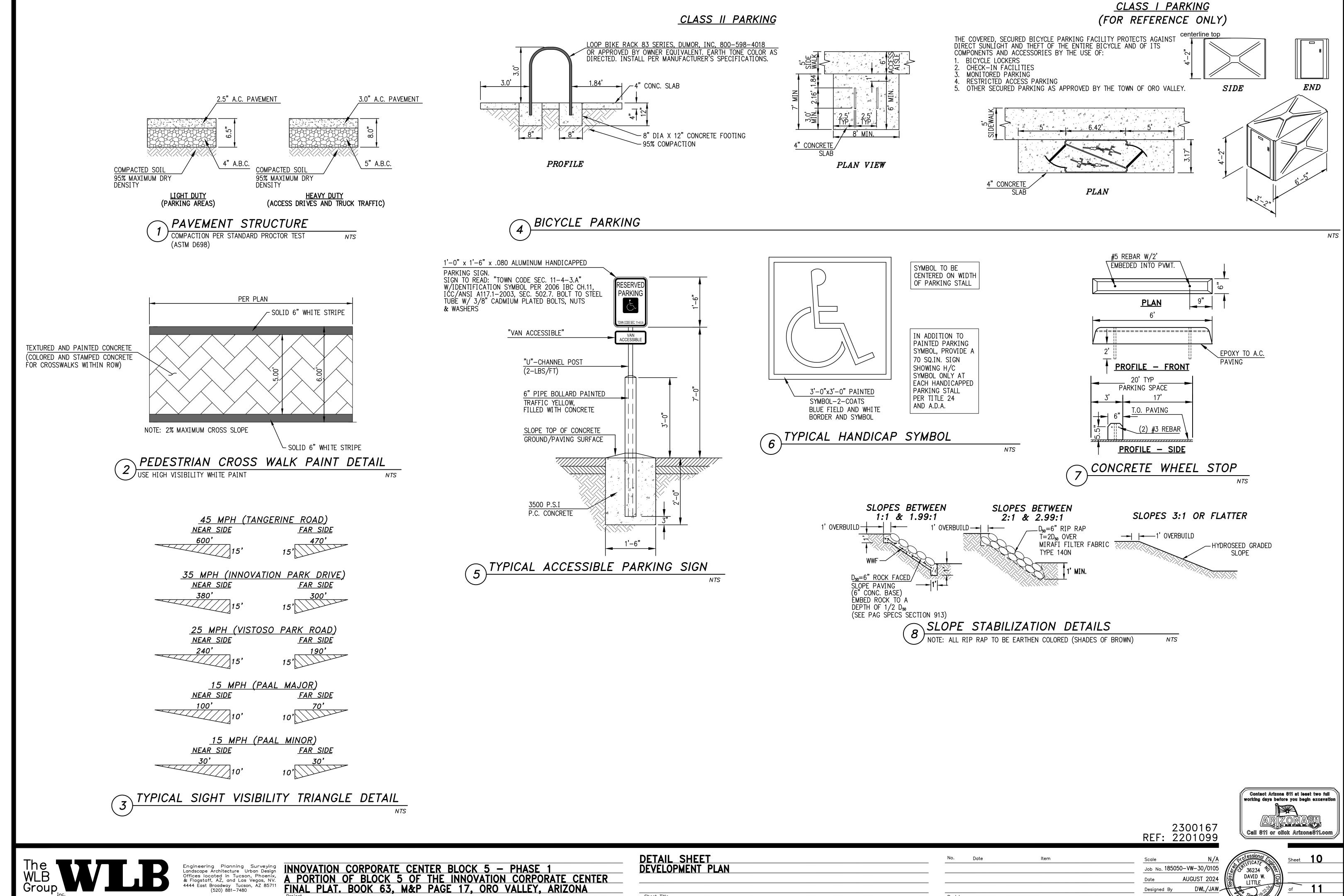












Sheet Title

Revisions

Checked By

