

GENERAL NOTES

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.

PLANNING GENERAL NOTES

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.

ENGINEERING GENERAL NOTES

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' (NAVD88).
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.

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.
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.

ORO VALLEY WATER GENERAL NOTES

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.

(SEE SHEET 2 FOR CONTINUATION OF NOTES)

APPROVAL

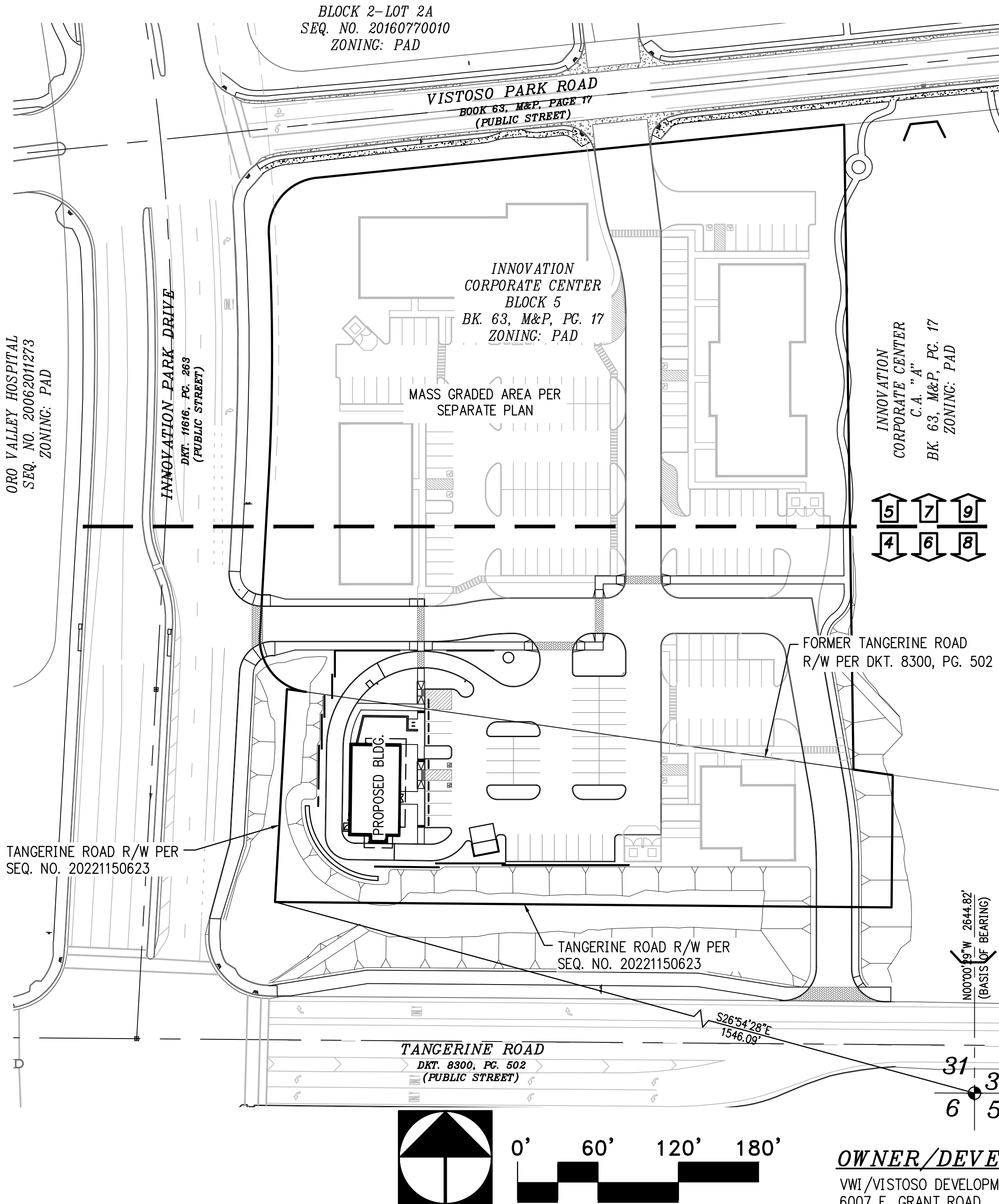
BY:	PLANNING AND ZONING ADMINISTRATOR	DATE
BY:	TOWN ENGINEER	DATE
BY:	ORO VALLEY WATER UTILITY DIRECTOR	DATE

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.

DEVELOPMENT PLAN FOR  
INNOVATION CORPORATE  
CENTER BLOCK 5 - PHASE 1  
2300342



PROJECT OVERVIEW

SHEET INDEX

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

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

ENGINEER

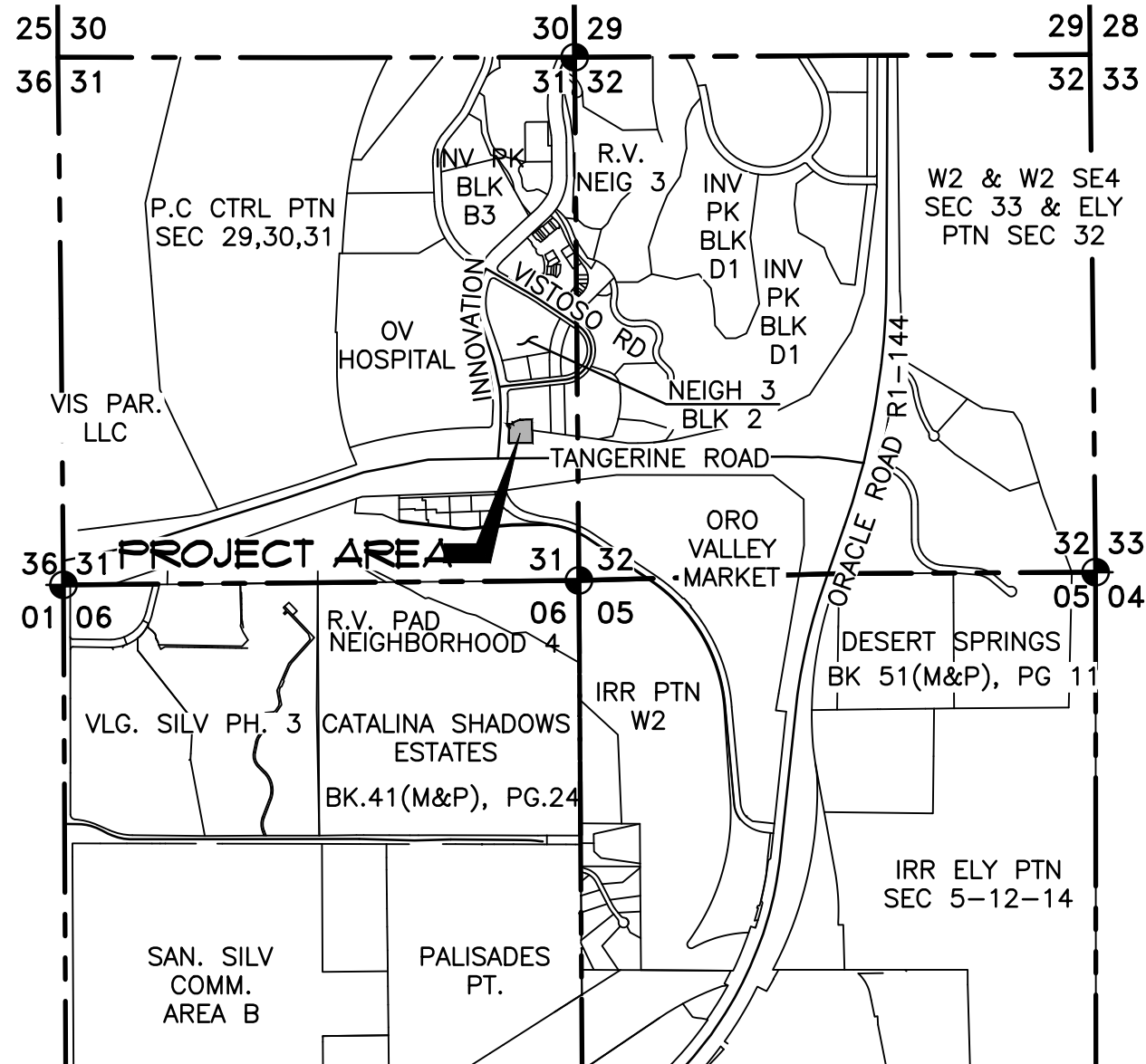
THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ 85711  
PHONE: (520) 881-7480  
ATTN: DAVID LITTLE  
DLITTLE@WLBGROUP.COM

ARCHITECT

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

LANDSCAPE ARCHITECT

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



LOCATION MAP

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

LEGEND

	EXIST. MAJOR CONTOUR		ASPHALT PAVEMENT
	EXIST. MINOR CONTOUR		PAVEMENT SAWCUT
	PROPOSED MAJOR CONTOUR		PARKING STALLS
	PROPOSED MINOR CONTOUR		TOP OF SLOPE
	PROJECT BOUNDARY		BOTTOM OF SLOPE
	EXISTING LOT LINE		SIGHT VISIBILITY TRIANGLE (SVT)
	EXIST. PAVEMENT		100 YR FLOOD PLAIN
	PROPOSED VERTICAL CURB		EROSION HAZARD SETBACK
	EXIST. VERTICAL CURB		PROPOSED WALL
	EXIST. PUBLIC SEWER LINE & MANHOLE		SHEET INDICATOR/ SHEET MATCHLINE
	EXIST. PUBLIC WATERLINE & VALVE		PROPOSED RIPRAP
	EXISTING EASEMENT LINE		PROPOSED DG PATH
	LOT SETBACKS (TYP.)		PROPOSED CONCRETE SIDEWALK
	SECTION LINE		PARKING COUNT
	EXISTING RIGHT-OF-WAY		PROPOSED PRIVATE SEWER LINE & MANHOLE
	PROPOSED SPOT ELEVATION		PROPOSED PUBLIC WATERLINE & VALVE
	DIRECTION OF FLOW		PROPOSED SIGN
	SECTION OR 1/4 SECTION CORNER		FIRE HYDRANT
	FINISHED FLOOR ELEVATION		WATER METER
	FINISHED PAD ELEVATION		IRRIGATION METER
	GRADE BREAK (GB/HP/LP)		EX. STORM DRAIN SYSTEM
	POST BARRICADE		PROPOSED CULVERT
	PROPOSED SIDEWALK		
	EXISTING SIDEWALK		
	CENTERLINE MONUMENT		
	GRADING LIMITS		

COVER SHEET  
DEVELOPMENT PLAN

Sheet Title

No.	Date	Item

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

Sheet 1

of 11

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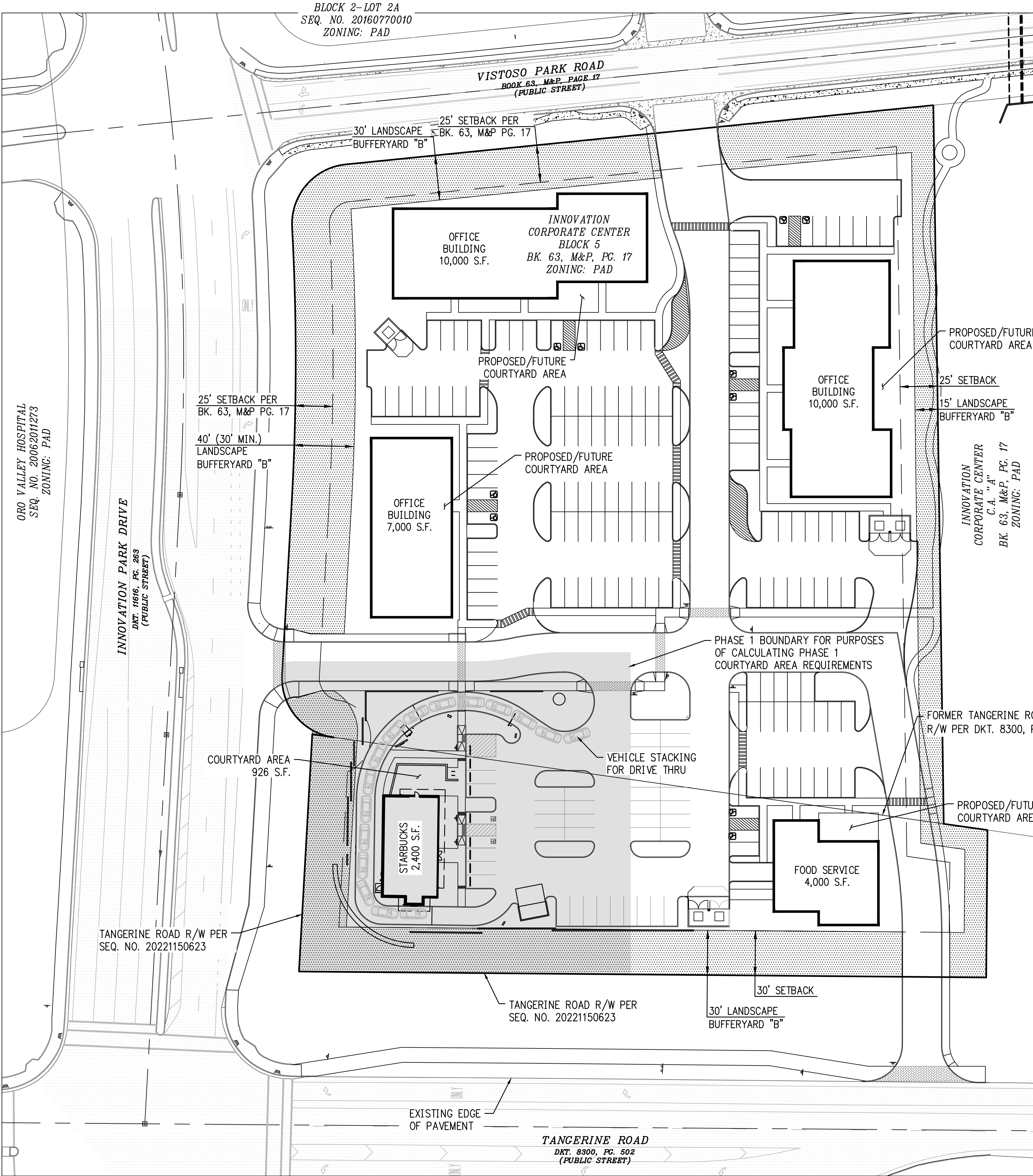
Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix,  
& Flagstaff, AZ, and Los Vegas, NV.  
4444 East Broadway Tucson, AZ 85711  
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INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1  
A PORTION OF BLOCK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

Q:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\04 Plotting\02 DP\FSP-01\_Cover.dwg Plotted: 8/22/2024



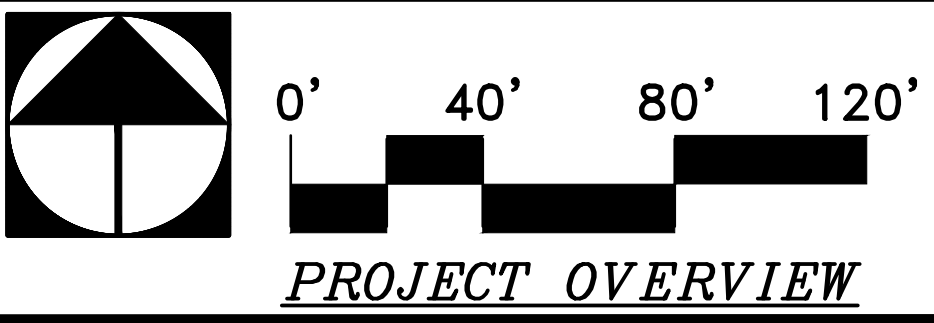




**NOTE:**  
ALL COMMON AREAS SUCH AS LANDSCAPED AREAS, DRAINAGE AREAS, PARKING AREAS, AND ACCESS AREAS (INCLUDING THE CENTRAL SPINE ACCESS DRIVE) SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR ASSOCIATION OF FUTURE OWNERS WITHIN THIS DEVELOPMENT

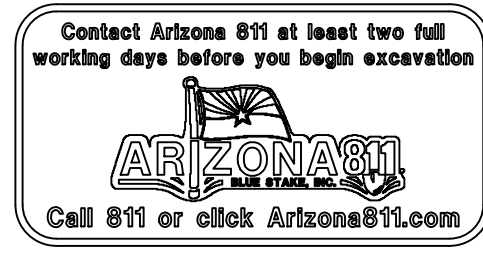
**MASTER OVERALL DEVELOPMENT PARKING CALCULATIONS**

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**

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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.

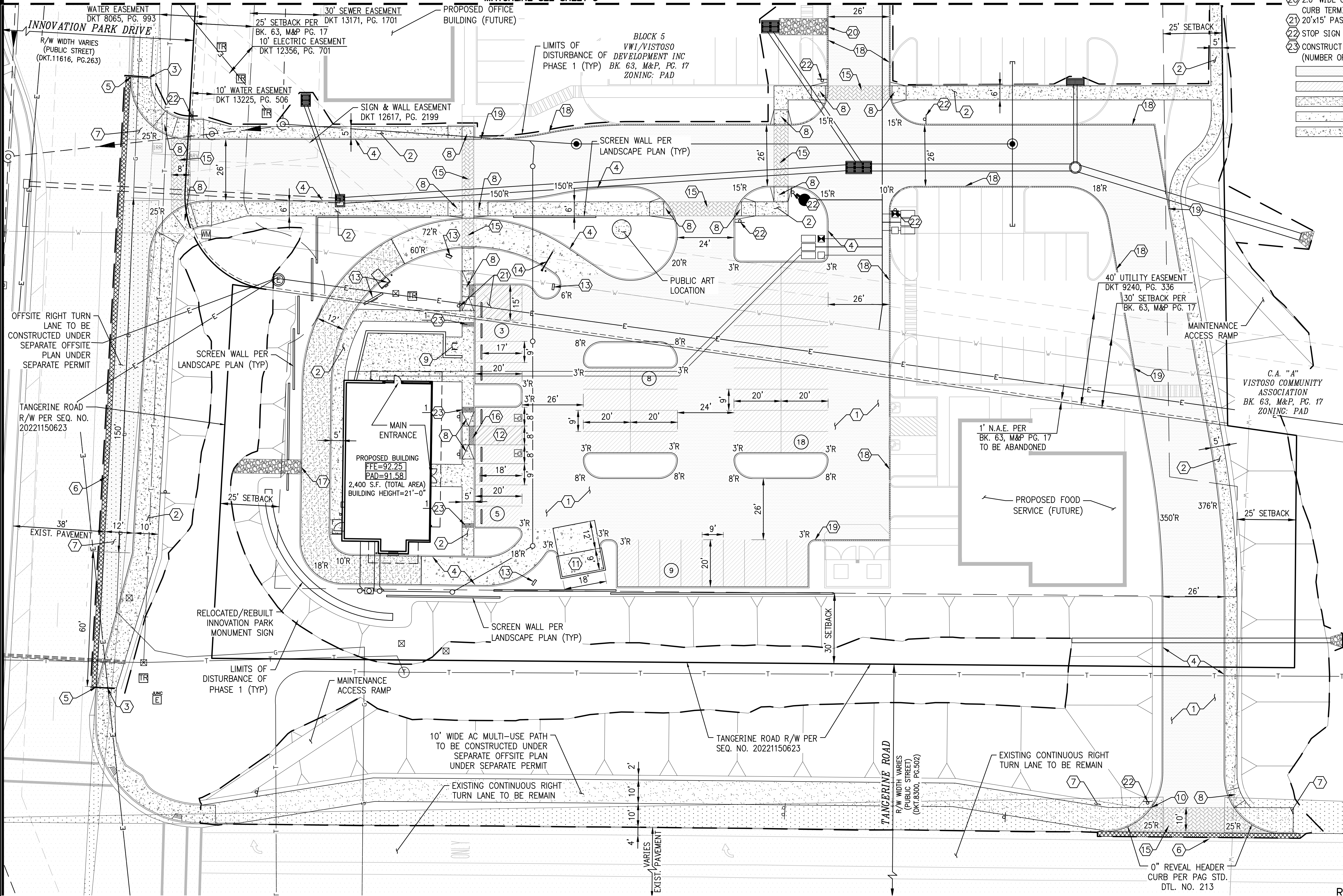
- 4) CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
- 5) CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211
- 6) 2' WIDE SAWCUT. TRIM, TACK AND JOIN TO EXISTING PAVEMENT.
- 7) SIGHT VISIBILITY TRIANGLE PER DTL. 3, SHT. 10.
- 8) CONSTRUCT CURB ACCESS RAMP PER PAG STD. DTL.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



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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

Sheet Title

No. Date Item  
Revisions

2300167  
REF: 2201099

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

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

Professional Engineer  
No. 36234  
DAVID W.  
LITTLE  
State of Arizona

Sheet 4  
of 11



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

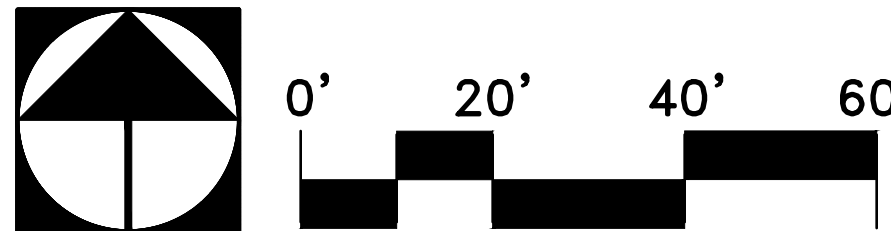
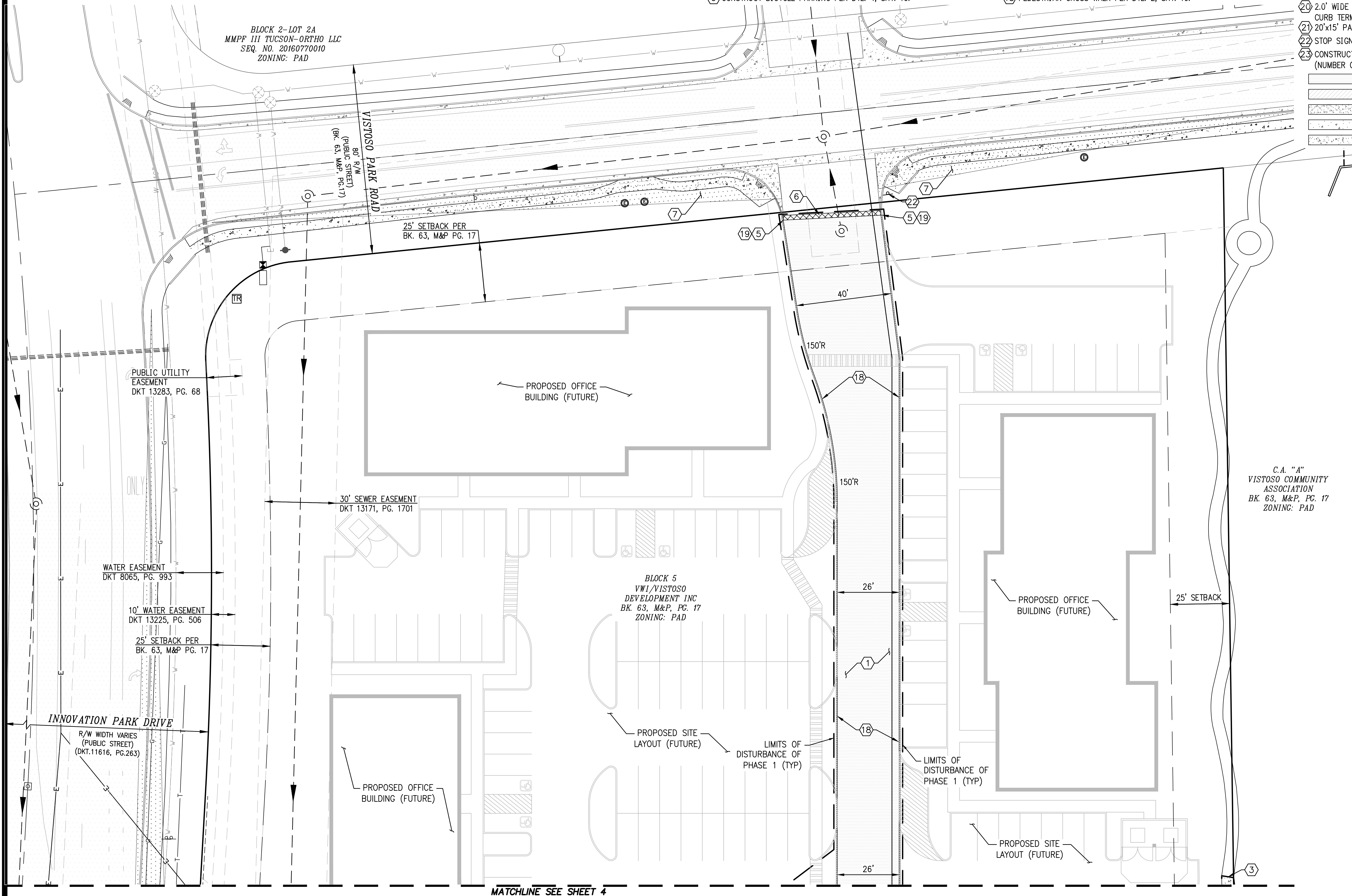
- 1) CONSTRUCT 3" A.C. PAVEMENT OVER 5" A.B.C. IN DRIVE AISLES AND ENTRY'S AND 2.5" A.C. PAVEMENT OVER 4" A.B.C. IN PARKING SPACES PER GEOTECHNICAL ENGINEERING REPORT
- 2) CONSTRUCT CONCRETE SIDEWALK PER PAG STD. DTL. NO. 200. (WIDTH PER PLAN)
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- 4) CONSTRUCT 6" CONCRETE VERTICAL CURB PER PAG STD. DTL. NO. 209.
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- 8) CONSTRUCT CURB ACCESS RAMP PAG STD. DTL. 207.
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- 10) CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
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Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811

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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 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
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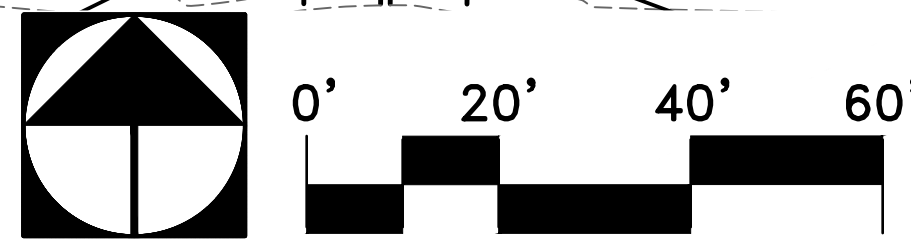
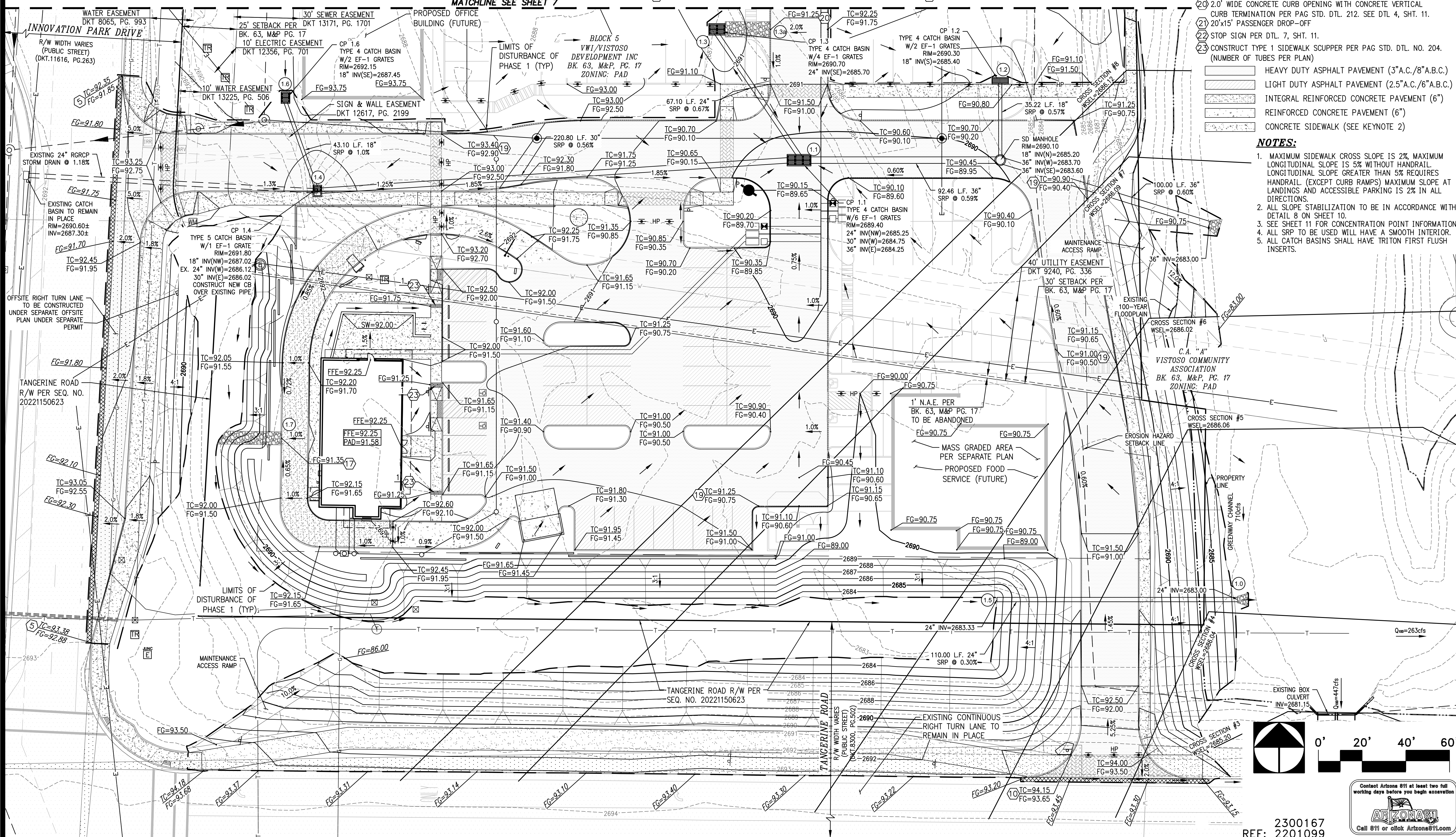
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- REINFORCED CONCRETE PAVEMENT (6")
- CONCRETE SIDEWALK (SEE KEYNOTE 2)

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

Call 811 or click Arizona811.com

2300167  
REF: 2201099

The WLB Group Inc.

Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix,  
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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

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



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.

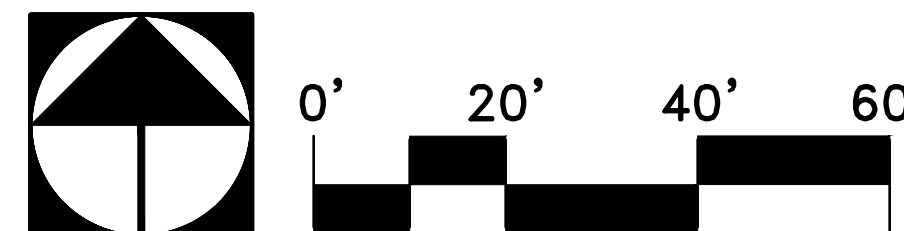
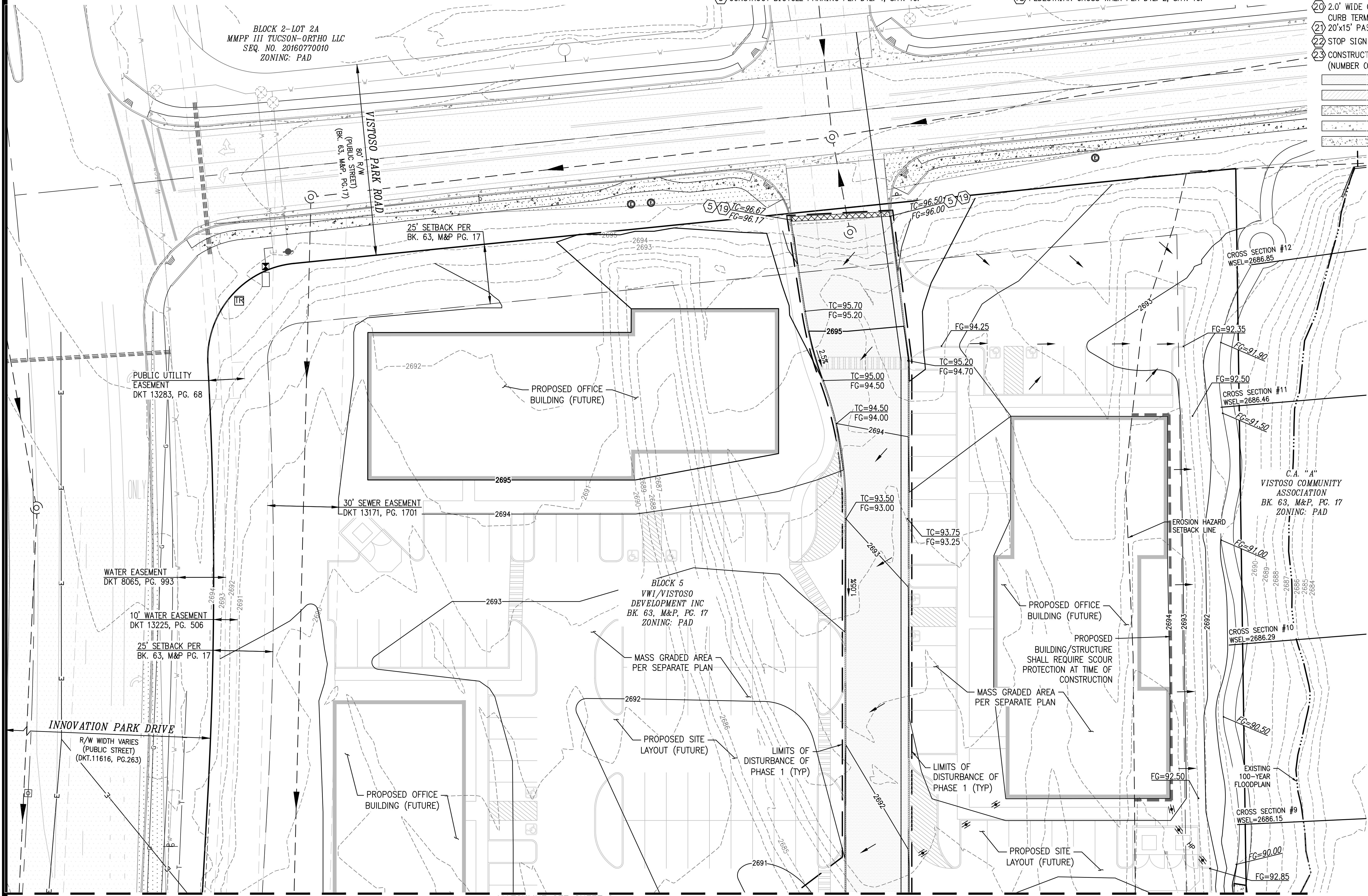
- 10) CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. NO. 212.
- 11) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) CONSTRUCT ACCESSIBLE PARKING LAYOUT PER PER DTL. 1, SHT. 11.
- 13) MENU BOARD/SIGN PER ARCHITECTURAL PLANS
- 14) CLEARANCE BAR PER ARCHITECTURAL PLANS
- 15) PEDESTRIAN CROSS WALK PER DTL.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

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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

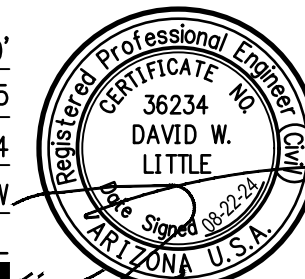
GRADING PLAN SHEET  
DEVELOPMENT PLAN

Sheet Title

No.	Date	Item

Revisions

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

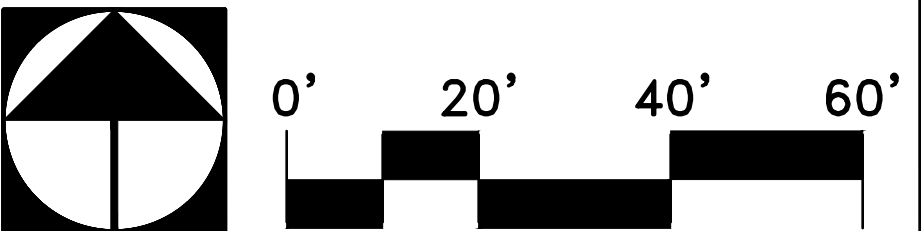


Sheet 7  
of 11




- 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 PCRWDR 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 PCRWDR STD DTL RWRD 205  
WITH CONCRETE COLLAR PER PCRWDR STD DTL RWRD 211
- 10 NEW 4" PRIVATE MANHOLE PER PCRWDR STD DTL RWRD 205  
WITH CONCRETE COLLAR PER PCRWDR 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 PCRWDR STD DTL 401.  
USE 45° WYE FITTING
- 15 4" B.C.S. CONNECTION INTO MANHOLE PER PCRWDR 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

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



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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 **8**

of **11**

**The WLB Group** **WLB** **INC.**

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**INNOVATIVE  
A PORTFOLIO  
FOR PUBLIC  
PROJECTS**

D:\185050\WV-30\_1\In Corp Ctr Block 5 Starbucks\04 Platting\02 DP\FSP-08 UTILITY.dwg Plotted: 12/22/2024

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

# UTILITY PLAN SHEET

## DEVELOPMENT PLAN

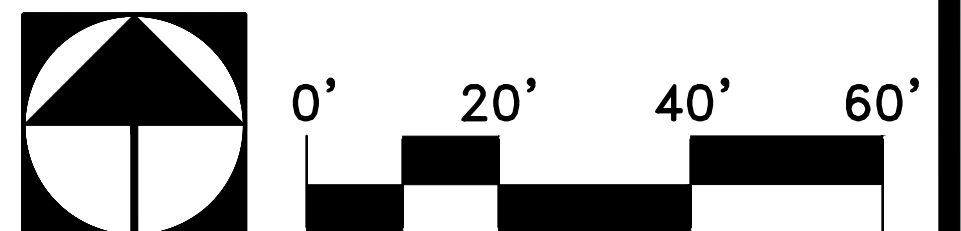
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Scale	1"=2'
Job No.	185050-VW-30/010
Date	AUGUST 2021
Designed By	DWL/JA
Checked By	DWL



- 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 PCRWDR STD DTL 301. REMOVE EXISTING 8" SEWER BLOCK-OUT. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH PRIOR TO CONSTRUCTION.
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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

9

11

**MATCHLINE SEE SHEET 8**

Sheet Title

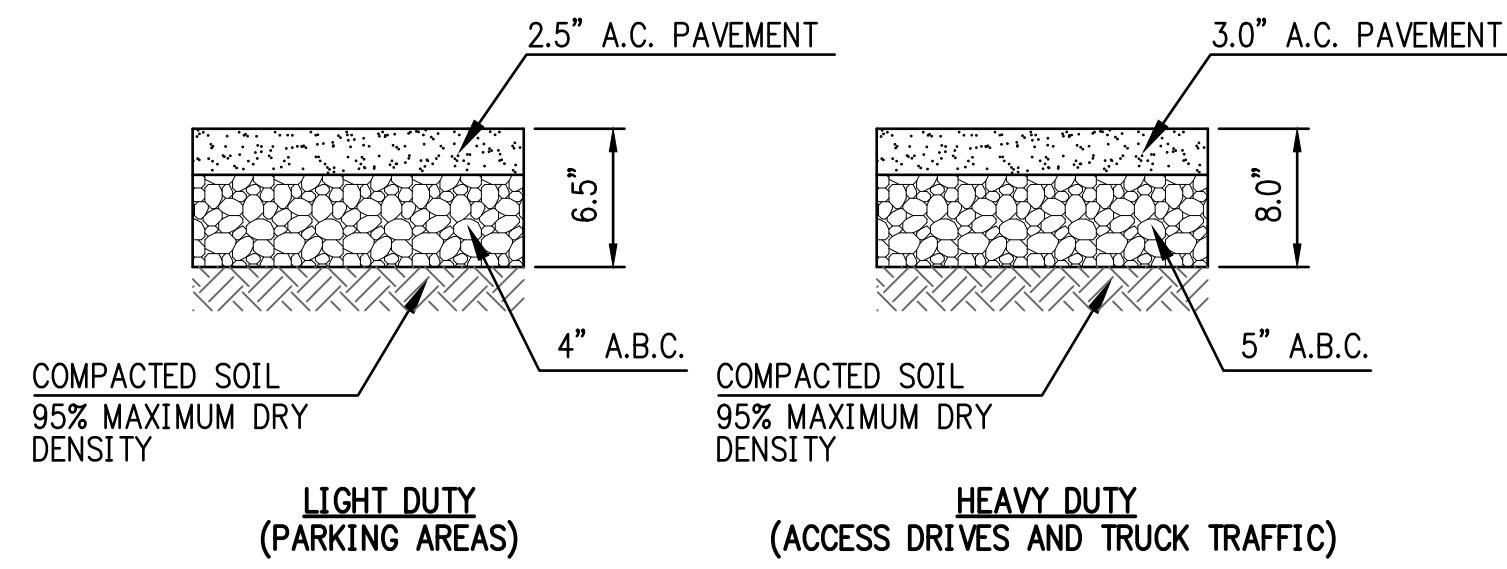
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The  
WLB  
Group  
Inc. **WLB**  
Q:\185050\WV-30 Inn Corp Ctr Block 5 Starbucks\04 Plc

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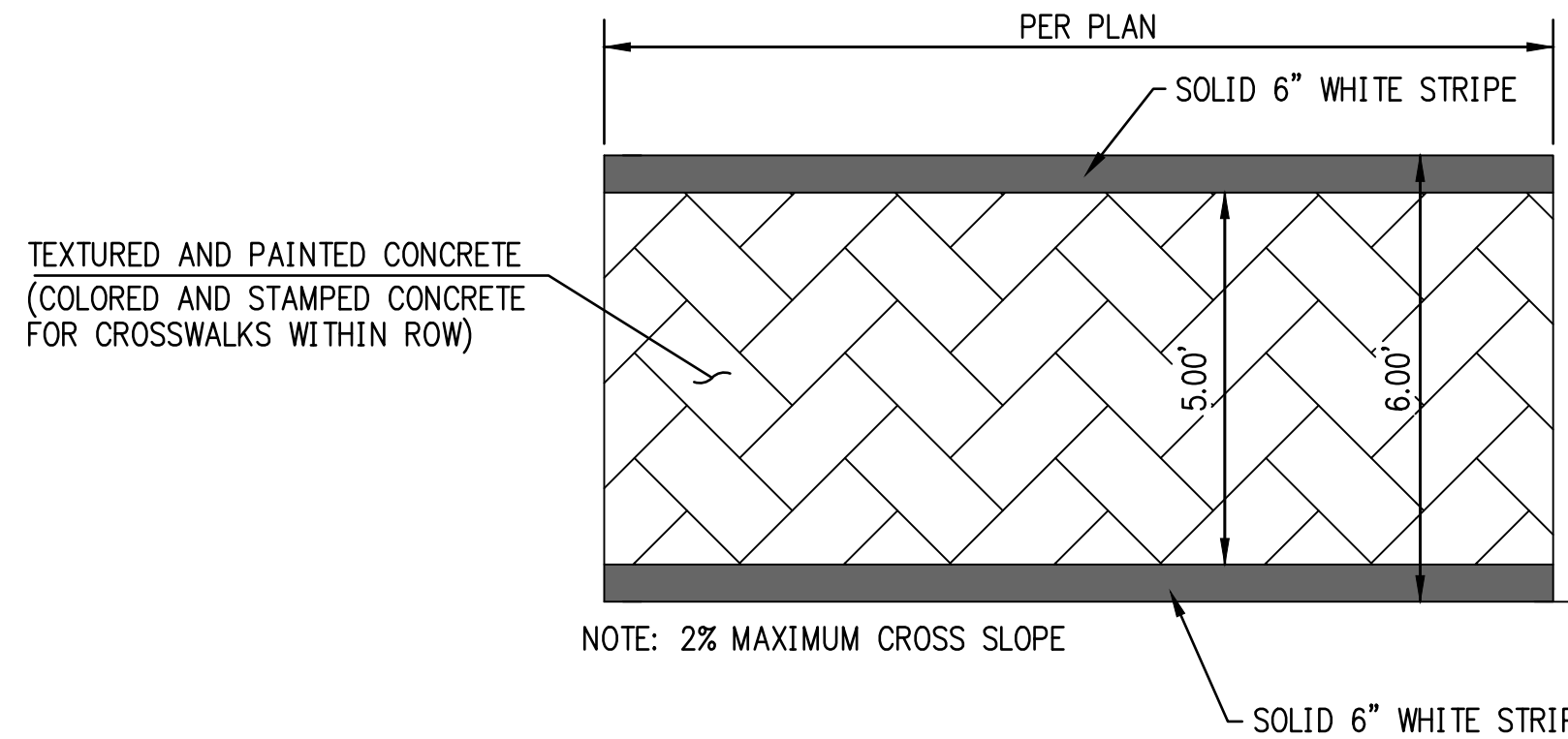
INNOVATION CORPORATE CENTER BLOCK 5 - PHASE 1  
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FINAL PLAT, BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

Q:\185050\WV-30 Inn Corp Ctr Block 5 Starbucks\04 Platting\02 DP\FSP-09\_UTILITY.dwg Plotted: Aug 22, 2024



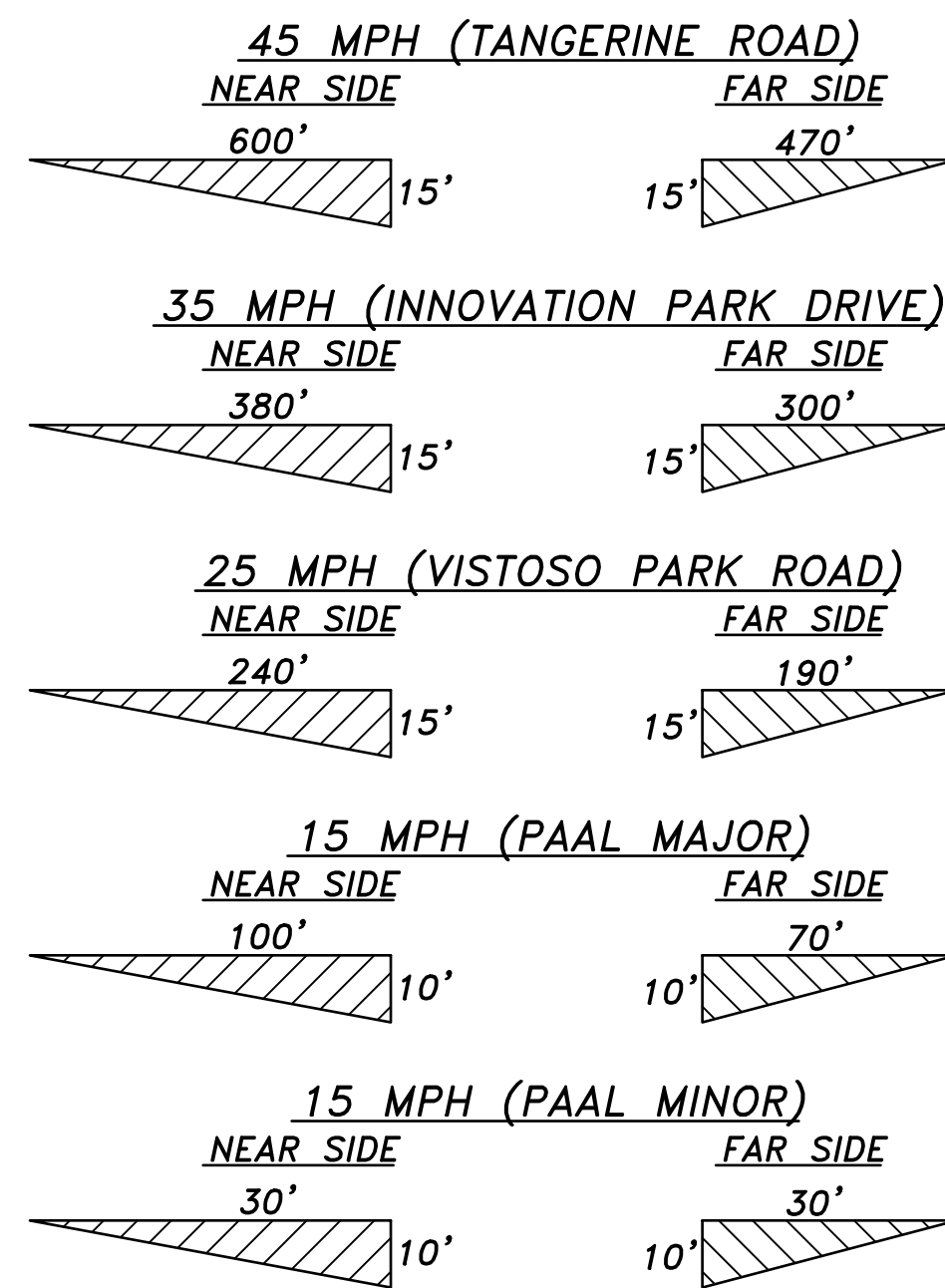
## 1 PAVEMENT STRUCTURE

COMPACTION PER STANDARD PROCTOR TEST (ASTM D698) NTS



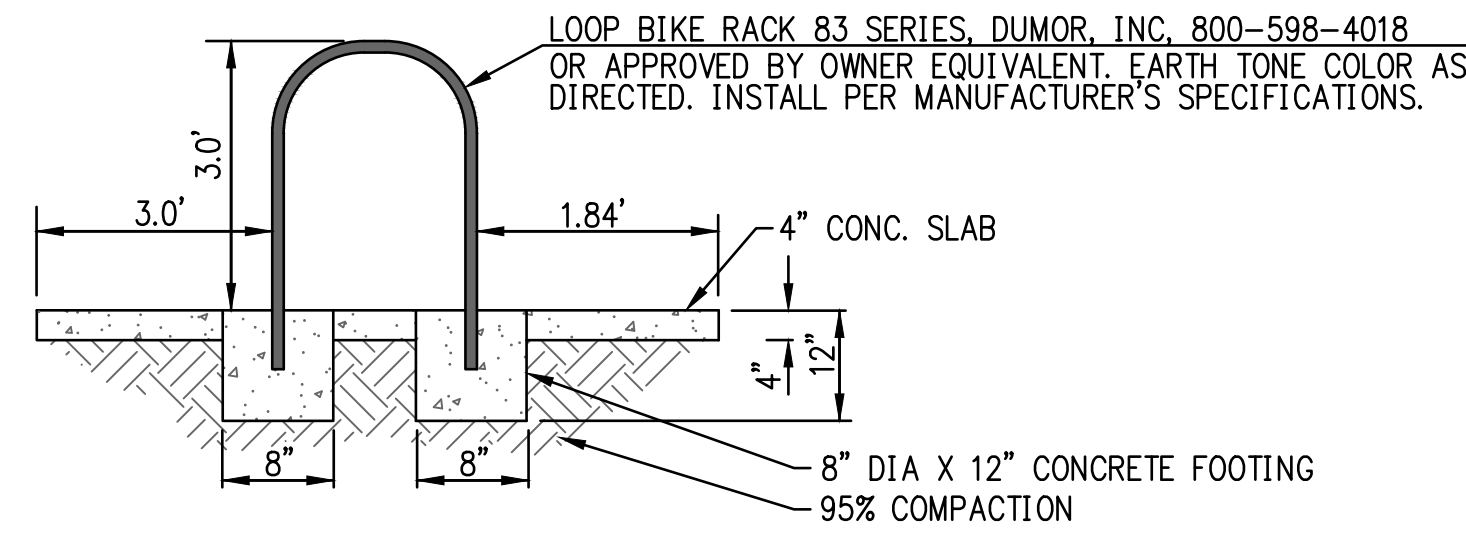
## 2 PEDESTRIAN CROSS WALK PAINT DETAIL

USE HIGH VISIBILITY WHITE PAINT NTS

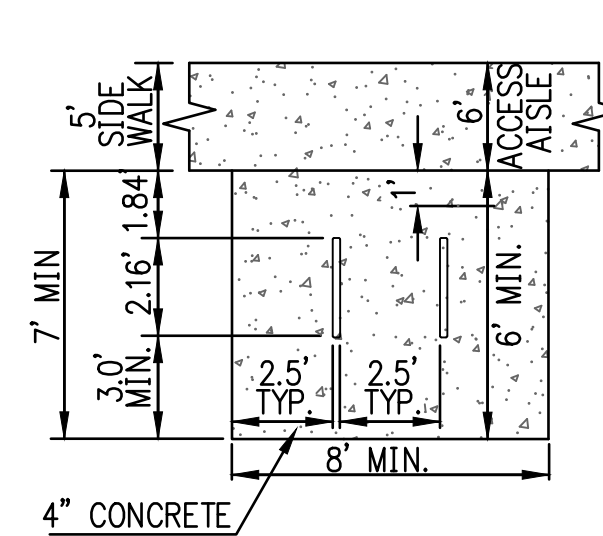


## 3 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL

NTS



PROFILE



PLAN VIEW

## 4 BICYCLE PARKING

1'-0" x 1'-6" x .080 ALUMINUM HANDICAPPED

PARKING SIGN.  
SIGN TO READ: "TOWN CODE SEC. 11-4-3.A"  
W/IDENTIFICATION SYMBOL PER 2006 IBC CH.11,  
ICC/ANSI A117.1-2003, SEC. 502.7. BOLT TO STEEL  
TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS  
& WASHERS

"VAN ACCESSIBLE"

"U"-CHANNEL POST  
(2-LBS/FT)

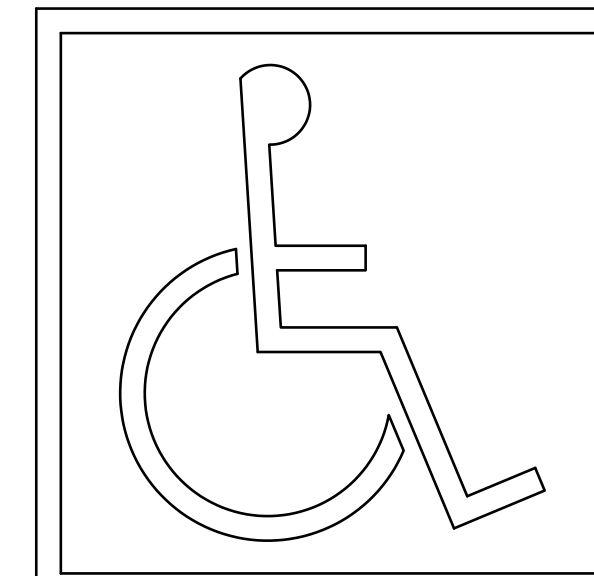
6" PIPE BOLLARD PAINTED  
TRAFFIC YELLOW,  
FILLED WITH CONCRETE

SLOPE TOP OF CONCRETE  
GROUND/PAVING SURFACE

3500 P.S.I  
P.C. CONCRETE

## 5 TYPICAL ACCESSIBLE PARKING SIGN

NTS



3'-0"x3'-0" PAINTED  
SYMBOL-2-COATS  
BLUE FIELD AND WHITE  
BORDER AND SYMBOL

SYMBOL TO BE  
CENTERED ON WIDTH  
OF PARKING STALL

IN ADDITION TO  
PAINTED PARKING  
SYMBOL, PROVIDE A  
70 SQ.IN. SIGN  
SHOWING H/C  
SYMBOL ONLY AT  
EACH HANDICAPPED  
PARKING STALL  
PER TITLE 24  
AND A.D.A.

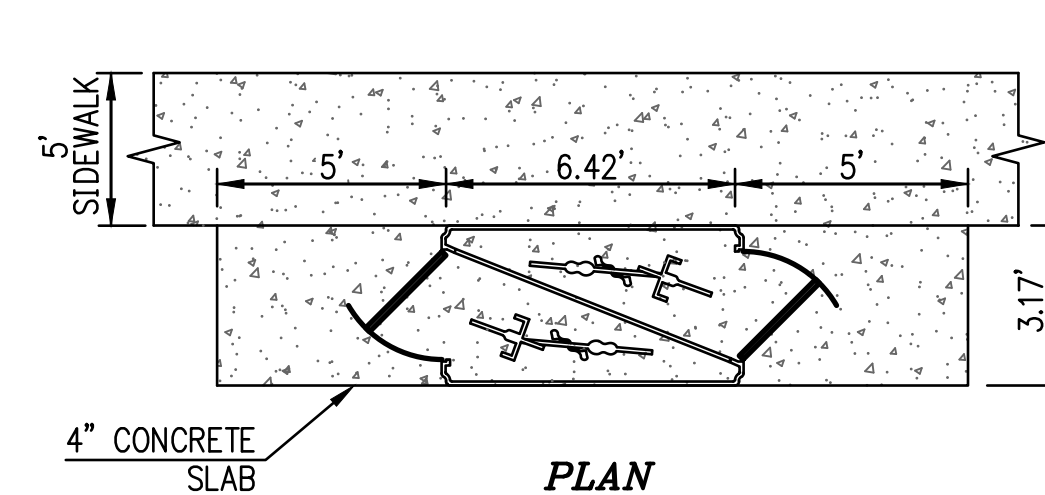
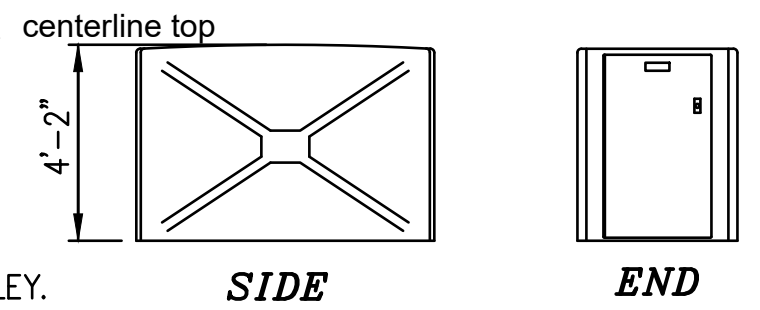
## 6 TYPICAL HANDICAP SYMBOL

NTS

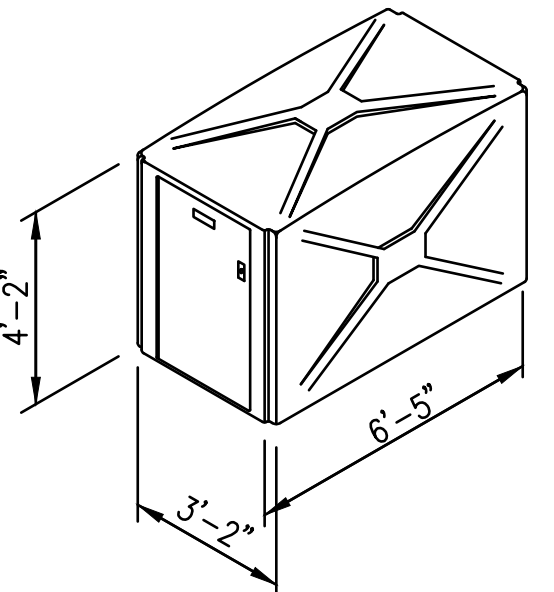
## CLASS I PARKING (FOR REFERENCE ONLY)

THE COVERED, SECURED BICYCLE PARKING FACILITY PROTECTS AGAINST  
DIRECT SUNLIGHT AND THEFT OF THE ENTIRE BICYCLE AND OF ITS  
COMPONENTS AND ACCESSORIES BY THE USE OF:

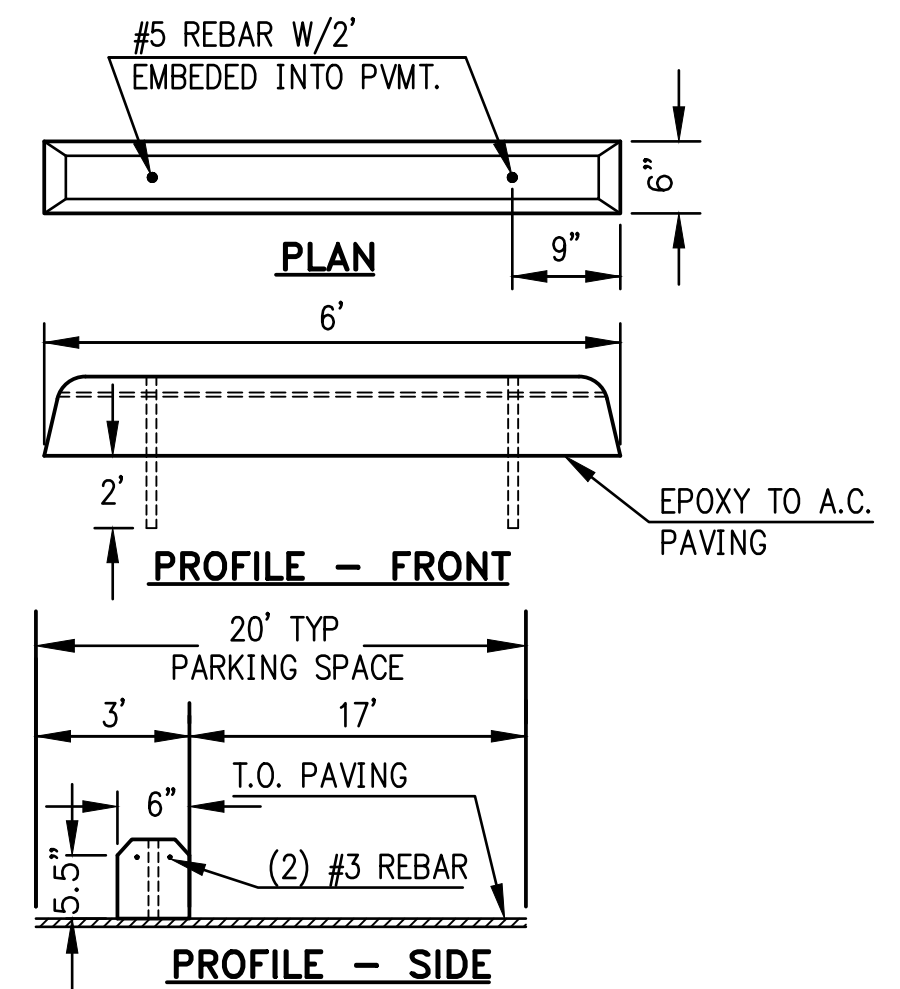
1. BICYCLE LOCKERS
2. CHECK-IN FACILITIES
3. MONITORED PARKING
4. RESTRICTED ACCESS PARKING
5. OTHER SECURED PARKING AS APPROVED BY THE TOWN OF ORO VALLEY.



PLAN



NTS

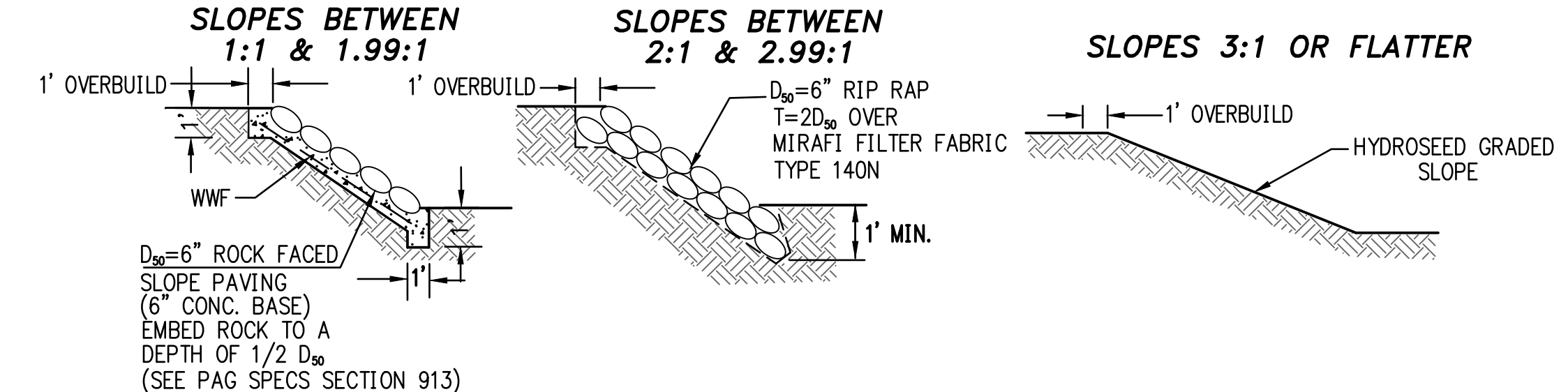


PROFILE - FRONT

PROFILE - SIDE

## 7 CONCRETE WHEEL STOP

NTS



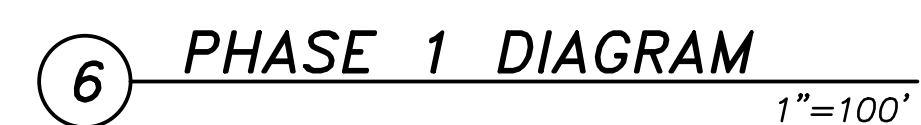
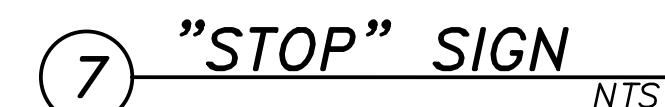
## 8 SLOPE STABILIZATION DETAILS

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





SEWER CLEANOUT



CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	RECOMMENDED D <sub>50</sub> (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

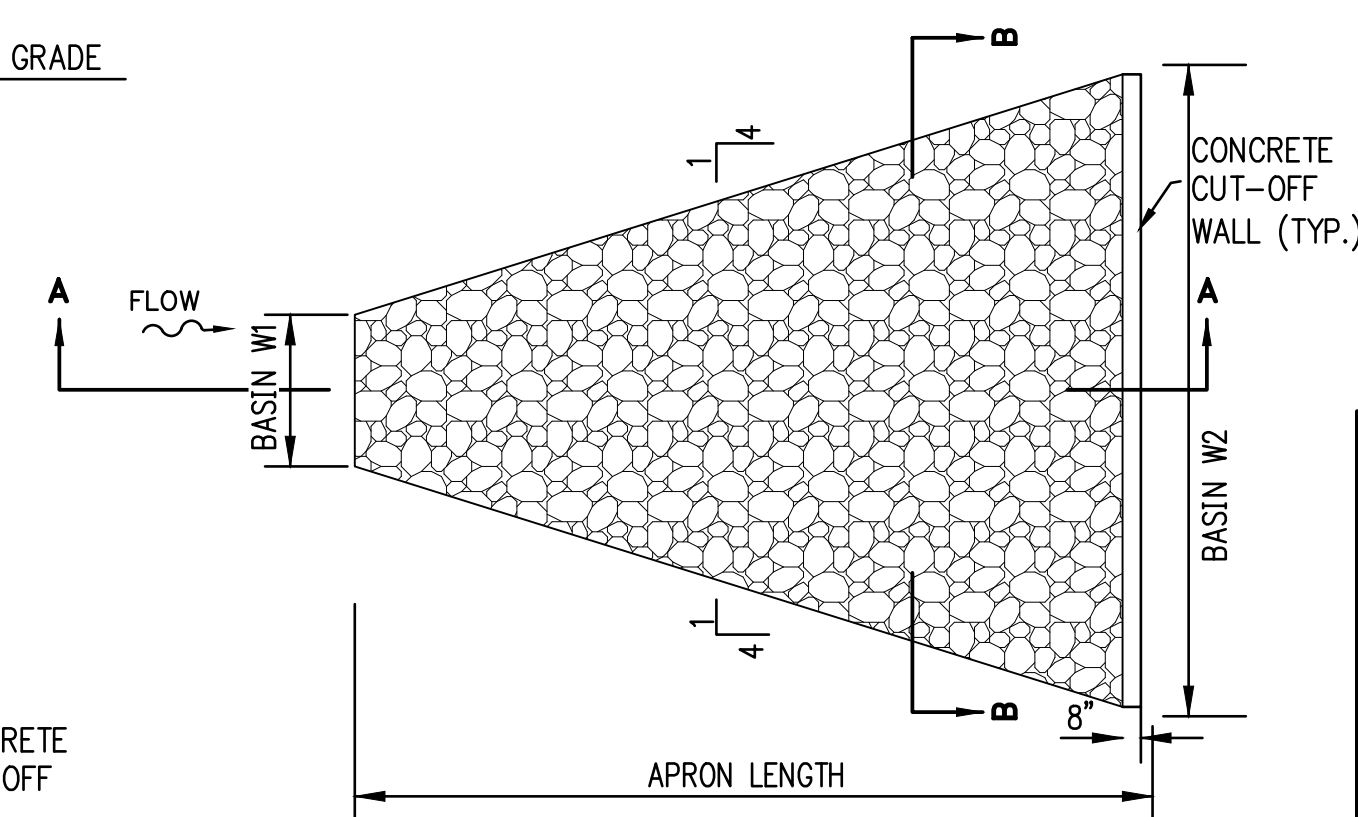


TABLE OF POST-DEVELOPED PEAK DISCHARGES					
CONC. PT	DRAINAGE AREA (ac)	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>50</sub> (cfs)	Q <sub>100</sub> (cfs)
1.0	7.3	21.8	36.8	52.3	59.2
1.1	1.47	5.6	8.5	11.6	13.0
1.2	0.2	0.8	1.2	1.7	1.8
1.3	1.30	5.0	7.6	10.3	11.5
1.3a	0.5	1.9	2.9	4.0	4.4
1.4	0.13	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