

GENERAL NOTES

- TOTAL AREA OF ALL NEW IMPERVIOUS SURFACES INCLUDING PAVEMENTS, SIDEWALKS, HARDSCAPE AND BUILDINGS IS 1.32 AC (57,285 S.F.)
- TOTAL VOLUME OF RAINWATER HARVESTING PROVIDED IS 729 CUBIC FEET.
- RAINWATER HARVESTING MEASURES EMPLOYED FOR THIS DEVELOPMENT CONSISTS OF THE FOLLOWING:
 - WATER HARVESTING BASINS
 - DEPRESSED LANDSCAPE ISLANDS 4" MAX.
- ALL RAINWATER HARVESTING MEASURES SHOWN ON THIS PLAN SHALL BE INTEGRATED INTO THE LANDSCAPE INSTALLATION AS WELL AS THE SITE GRADING CONSTRUCTION.
- THE PROPOSED RAINWATER HARVESTING SYSTEM IS A PASSIVE SYSTEM.
- STANDING WATER MUST INFILTRATE OR DISSIPATE WITHIN TWELVE (12) HOURS OF RAINFALL CESSATION.

RAINWATER HARVESTING REQUIRED

AREA IMPERVIOUS COVER (AC) X 3,000 GAL/AC = VOLUME REQUIRED (GAL)
1.32 AC X 3,000 GAL/AC = 3,960 GALLONS = 530 CUBIC FEET

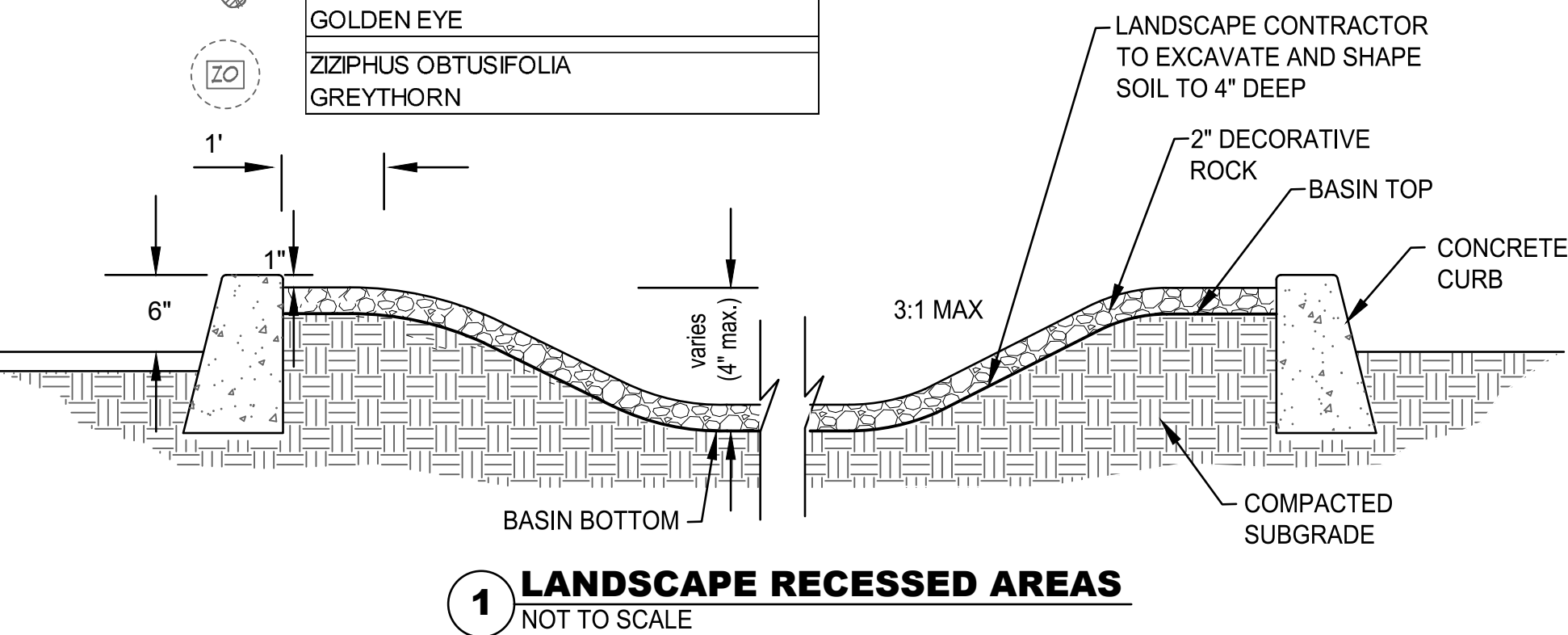
RAINWATER HARVESTING PROVIDED

LANDSCAPE AREA 1: 337 GALLONS = 45 C.F.
LANDSCAPE AREA 2: 486 GALLONS = 65 C.F.
LANDSCAPE AREA 3: 1,773 GALLONS = 237 C.F.
LANDSCAPE AREA 4: 1,436 GALLONS = 192 C.F.
LANDSCAPE AREA 5: 1,309 GALLONS = 175 C.F.
TOTAL: 5,341 GALLONS = 714 C.F.

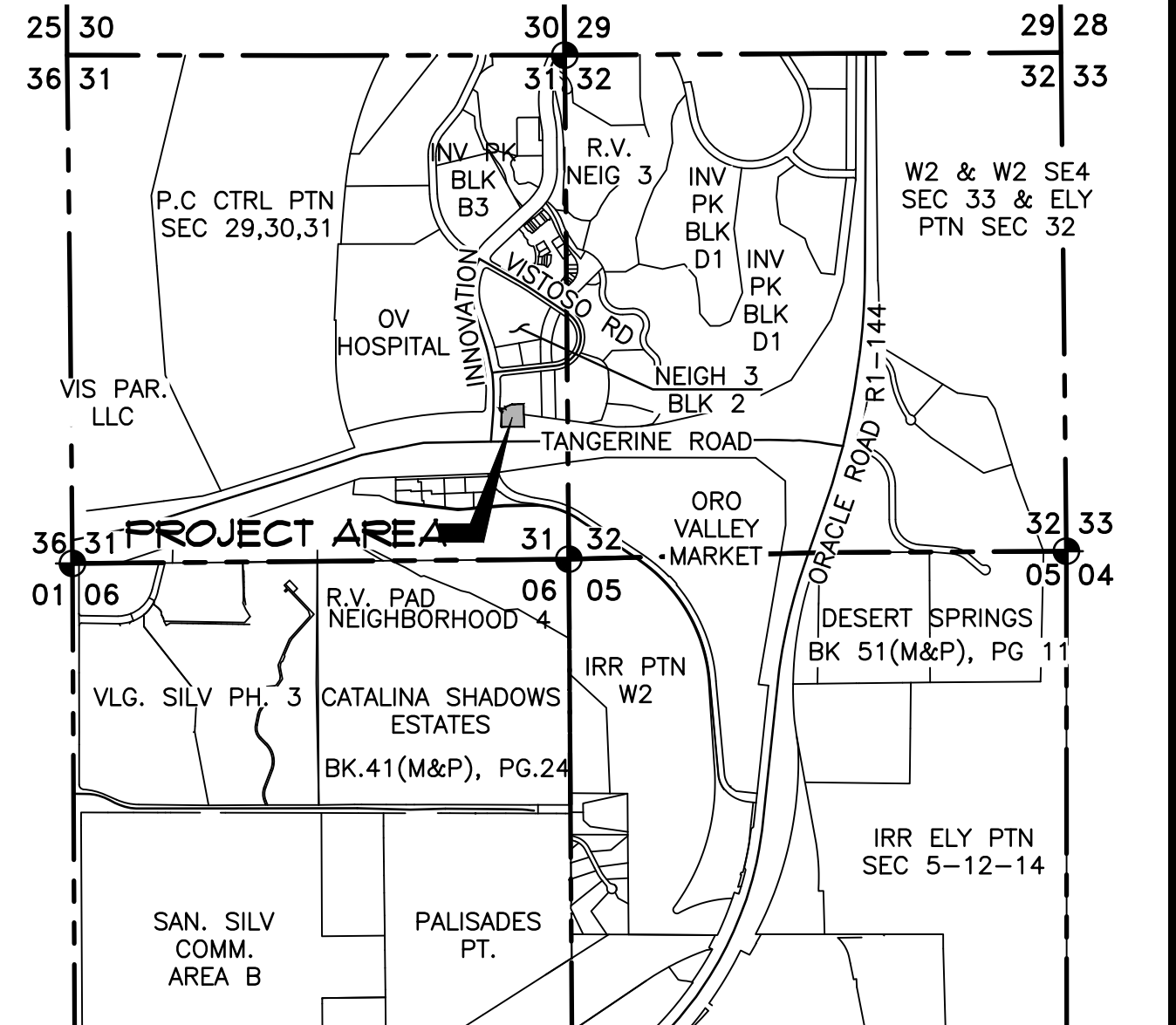
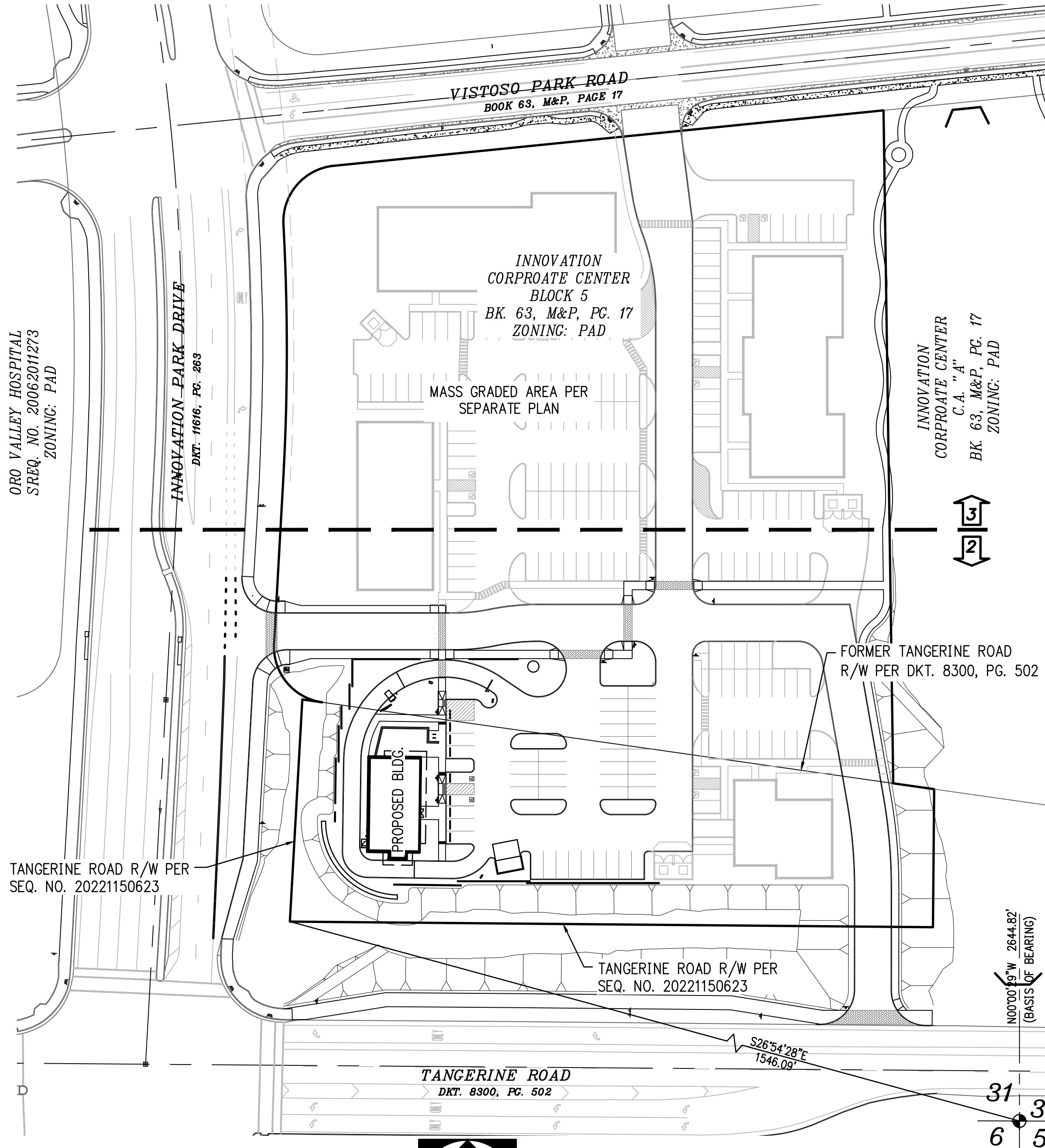
NOTE: LANDSCAPE ISLANDS SHALL BE DEPRESSED 4" MAX. FOR WATER HARVESTING

PLANT LEGEND

TREES	ACCENTS
CERCIDIUM FLORIDUM BLUE PALO VERDE (TRANSPLANT)	AGAVE MURPHEY MURPHEY'S AGAVE
CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE (TRANSPLANT)	AGAVE PARRYI TURNICATA ARTICHOKE AGAVE
CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE
CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	ALOE HYBRID 'BLUE ELF' BLUE ELF ALOE
CHILOPSIS LINEARIS BUBBA JONES BUBBA JONES DESERT WILLOW	ASCLEPIAS SUBULATA DESERT MILKWEED
PROSOPIS VELUTINA VELVET MESQUITE (TRANSPLANT)	CARNEGIEA GIGANTEA SAGUARO
PROSOPIS VELUTINA VELVET MESQUITE	DASYLIRION WHEELERI DESERT SPOON
PROSOPIS VELUTINA VELVET MESQUITE	ECHINOCACTUS GRUSONNII GOLDEN BARREL
SHRUBS	EUPHORBIA ANTISYPHILITICA CANDELLILLA
ACACIA CONSTRICTA WHITE THORN ACACIA	FEROCACTUS WISLIZENII FISH-HOOK BARREL
ACACIA CONSTRICTA WHITE THORN ACACIA	FOUQUIERIA SPLENDENS OCOTILLO
ACACIA GREGGII CATCLAW ACACIA	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' BRAKE LIGHTS RED YUCCA
CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	LANTANA HYBRID 'GOLD' GOLD LANTANA
CELTIS PALLIDA DESERT HACKBERRY	NOLINA MICROCARPA BEAR GRASS
CORDIA PARVIFOLIA LITTLE LEAF CORDIA	OPUNTIA ENGELMANNII ENGELMANN PRICKLY PEAR
DODONEA VISCOSA HOPSEED BUSH	OPUNTIA (CYLINDROPUNTIA) VERSICOLOR STAGHORN CHOLLA
ENCELIA FARINOSA BRITTLEBUSH	PEDILANTHUS MACROCARPUS LADY'S SLIPPER
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	YUCCA RIGIDA BLUE YUCCA
JUSTICIA CALIFORNICA CHUPAROSA	
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	
SIMMONDSIA CHINENSIS JOJOBA	
VIGUIERA DELTOIDEA (PARISHII) GOLDEN EYE	
ZIZIPHUS OBUSIFOLIA GREYTHORN	



RAINWATER HARVESTING PLAN FOR
INNOVATION CORPORATE
CENTER BLOCK 5 - PHASE 1
2300342



LEGEND

EXIST. MAJOR CONTOUR	EXIST. MINOR CONTOUR	PROJECT BOUNDARY	EXISTING LOT LINE	EXIST. PAVEMENT	PROPOSED VERTICAL CURB	EXISTING VERTICAL CURB	EXIST. PUBLIC SEWER LINE & MANHOLE	EXIST. PUBLIC WATERLINE & VALVE	EXISTING EASEMENT LINE	LOT SETBACKS (TYP.)	SECTION LINE	EXISTING RIGHT-OF-WAY	PROPOSED SPOT ELEVATION	DIRECTION OF FLOW	SECTION OR 1/4 SECTION CORNER	FINISHED FLOOR ELEVATION	FINISHED PAD ELEVATION	GRADE BREAK (GB/HP/LP)	POST BARRICADE	PROPOSED SIDEWALK	EXISTING SIDEWALK	CENTERLINE MONUMENT	GRADING LIMITS	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	DEVELOPED AREA BOUNDARY	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
----------------------	----------------------	------------------	-------------------	-----------------	------------------------	------------------------	------------------------------------	---------------------------------	------------------------	---------------------	--------------	-----------------------	-------------------------	-------------------	-------------------------------	--------------------------	------------------------	------------------------	----------------	-------------------	-------------------	---------------------	----------------	------------------	-----------------	----------------	--------------	-----------------	---------------------------------	--------------------	------------------------	---------------	-------------------------	-----------------	------------------	----------------------------	---------------	---------------------------------------	-----------------------------------	---------------	--------------	-------------	------------------	------------------------	------------------

PROJECT OVERVIEW

SHEET INDEX

SHEET 1..... COVER SHEET
SHEETS 2-3..... LAYOUT

APPROVAL

(FOR F.S.P. ELEMENTS)

BY:	PLANNING AND ZONING ADMINISTRATOR	DATE
BY:	TOWN ENGINEER	DATE

OWNER/DEVELOPER

VW/ISTOSO 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

REF: 2300342

The WLB Group Inc.

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

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

COVER SHEET
RAINWATER HARVESTING PLAN

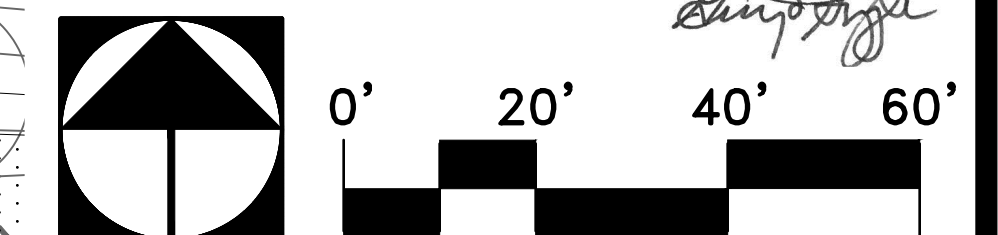
Sheet Title

No.	Date	Item

Scale	AS SHOWN
Job No.	185050-VW-30/0600
Date	AUGUST 2024
Designed By	DWL/JAW
Checked By	DWL

Professional Engineer
No. 36234
DAVID W. LITTLE
August 22, 2024
ARIZONA U.S.

Sheet 1
of 3



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

 Call 811 or click Arizona811.com

Scale	1"=20'
Job No.	185050-VW-30/0600
Date	AUGUST 2024
Designed By	DWL/JAW
Checked By	DWL

Sheet **2**
of **3**

The WLB Group, Inc. **WLB**
Q:\185050\WV-30 Inn Corp Ctr Block 5 Starbucks\02 LO

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

RAINWATER HARVESTING PLAN

Sheet Title

[illegible]

Q:\185050\VW-30 Inn Corp Ctr Block 5 Starbucks\02 Landscape\10 RWHP\RWHP-02_Layout.dwg Plotted: Aug 22, 2024

