



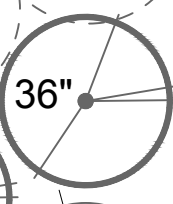



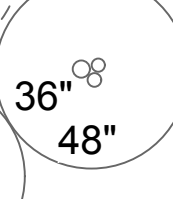

































1. TOTAL AREA OF ALL NEW IMPERVIOUS SURFACES INCLUDING PAVEMENTS, SIDEWALKS, HARDSCAPE AND BUILDINGS IS 1.32 AC (57,285 S.F.)
2. TOTAL VOLUME OF RAINWATER HARVESTING PROVIDED IS 729 CUBIC FEET.
3. RAINWATER HARVESTING MEASURES EMPLOYED FOR THIS DEVELOPMENT CONSISTS OF THE FOLLOWING:
 - WATER HARVESTING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

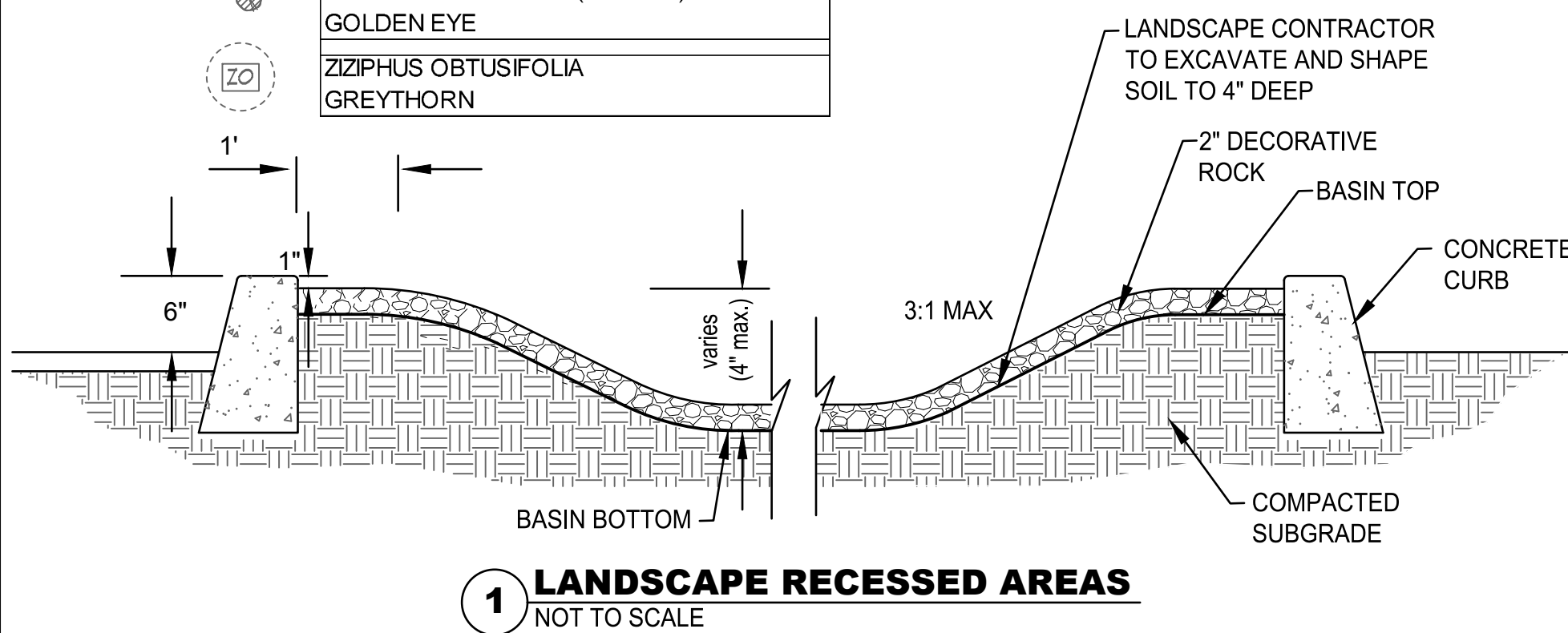
$$1.32 \text{ AC} \times 3,000 \text{ GAL/AC} = 3,960 \text{ GALLONS} = 530 \text{ CUBIC FEET}$$

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.

PLANT LEGEND

TREES		ACCENTS	
	CERCIDIUM FLORIDUM BLUE PALO VERDE (TRANSPLANT)		AGAVE MURPHEYI 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		DASYLIRON WHEELERI DESERT SPOON
	PROSOPIS VELUTINA VELVET MESQUITE		ECHINOCACTUS GRUSONNII GOLDEN BARREL
			EUPHORBIA ANTISYPHILITICA CANDELLILA
	SHRUBS		FEROCACTUS WISLIZENII FISH-HOOK BARREL
	ACACIA CONSTRICTA WHITE THORN ACACIA		FOUQUIERIA SPLENDENS OCOTILLO
	ACACIA CONSTRICTA WHITE THORN ACACIA		HESPERALOE PARVIFLORA 'BRAKE LIGHTS' BRAKE LIGHTS RED YUCCA
	ACACIA GREGGII CATCLAW ACACIA		LANTANA HYBRID 'GOLD' GOLD LANTANA
	CALLANDRA ERIOPHYLLA PINK FAIRY DUSTER		NOLINA MICROCARPA BEAR GRASS
	CELTIS PALLIDA DESERT HACKBERRY		OPUNTIA ENGELMANNII ENGELMANN PRICKLY PEAR
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA		OPUNTIA (CYLINDROPUNTIA) VERSICOLOR STAGHORN CHOLLA
	DODONEA VISCOSA HOPSEED BUSH		PEDILANTHUS MACROCARPUS LADY'S SLIPPER
	ENCELIA FARINOSA BRITTLEBUSH		YUCCA RIGIDA BLUE YUCCA
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH		
	JUSTICIA CALIFORNICA CHUPAROSA		
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER		
	SIMMONDSIA CHINENSIS JOJOBA		
	VIGUIERA DELTOIDEA (PARISHII) GOLDEN EYE		
	ZIZIPHUS OBTUSIFOLIA GREYTHORN		

LANDSCAPE CONTRACTOR
TO EXCAVATE AND SHAPE
SOIL TO 4" DEEP



ORO VALLEY HOSPITAL
SREQ. NO. 20062011273
ZONING: PAD

INNOVATION PARK DRIVE
DKT. 11616, PG. 263

VISTOSO PARK ROAD
BOOK 63, M&P, PAGE 17

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

MASS GRADED AREA PER
SEPARATE PLAN

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

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

TANGERINE ROAD R/W PER
SEQ. NO. 20221150623

PROPOSED BLDG.

TANGERINE ROAD R/W PER
SEQ. NO. 20221150623

TANGERINE ROAD
DKT. 8300, PG. 502

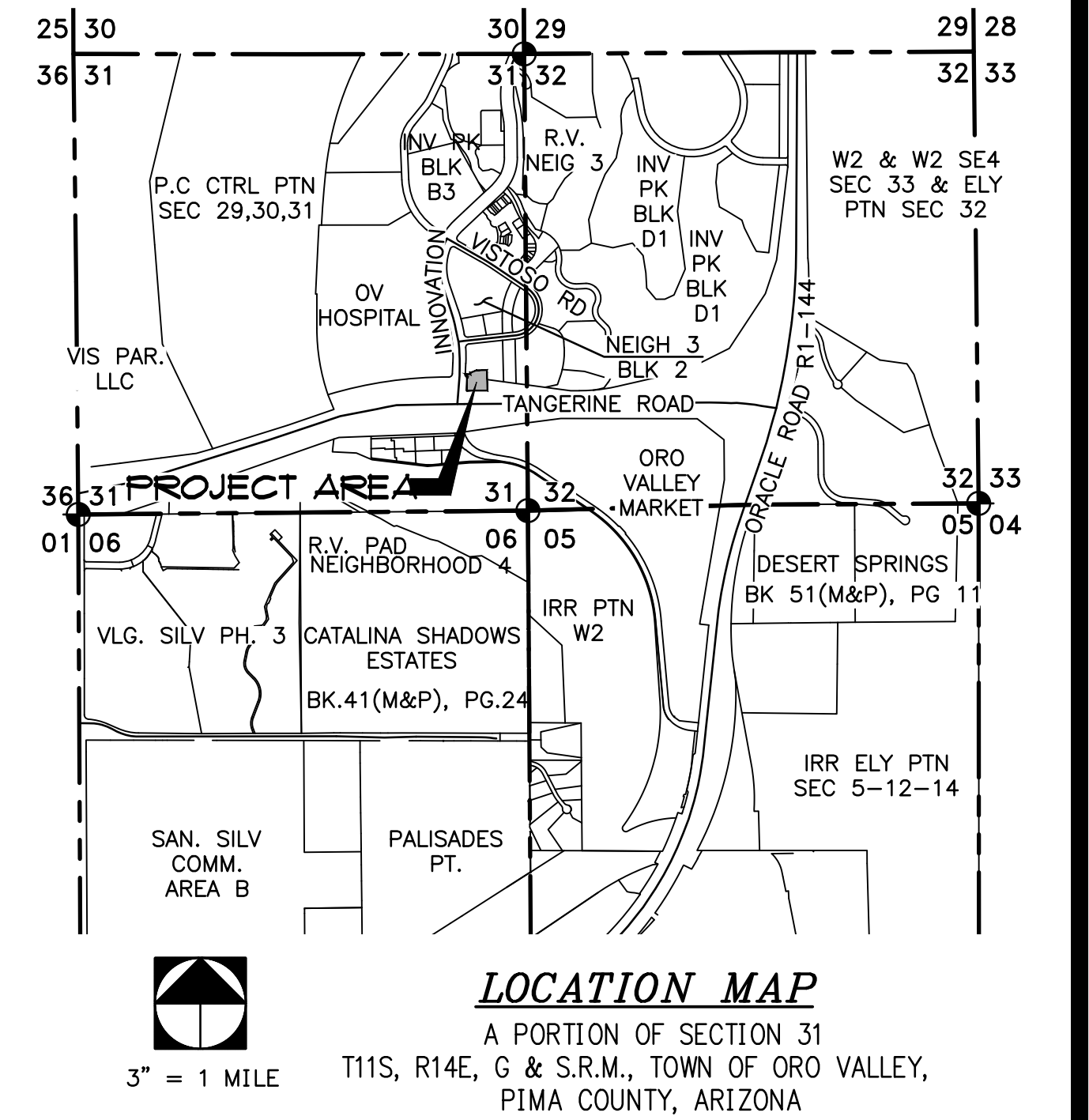
S26°54'28"E
1546.09'

31
6

0' 60' 120' 180'

OWNER/DEVELOPER
VMI VISTOSO DEVELOPMENT

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



VWI/VISTOSO DEVELOPMENT, INC.
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NSIMON@VENTUREWEST.COM

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DLITTLE@WLBGROUP.COM

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

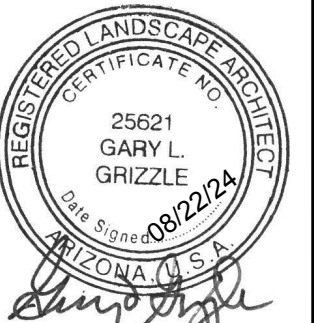
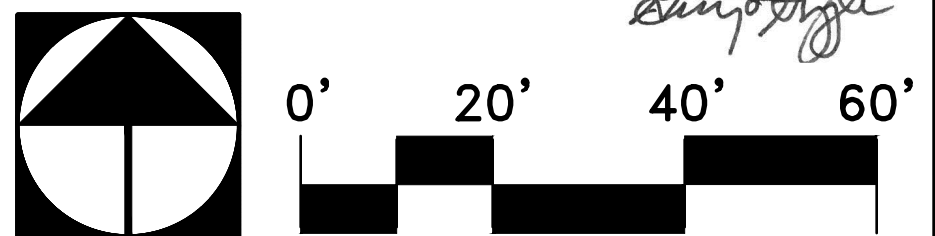
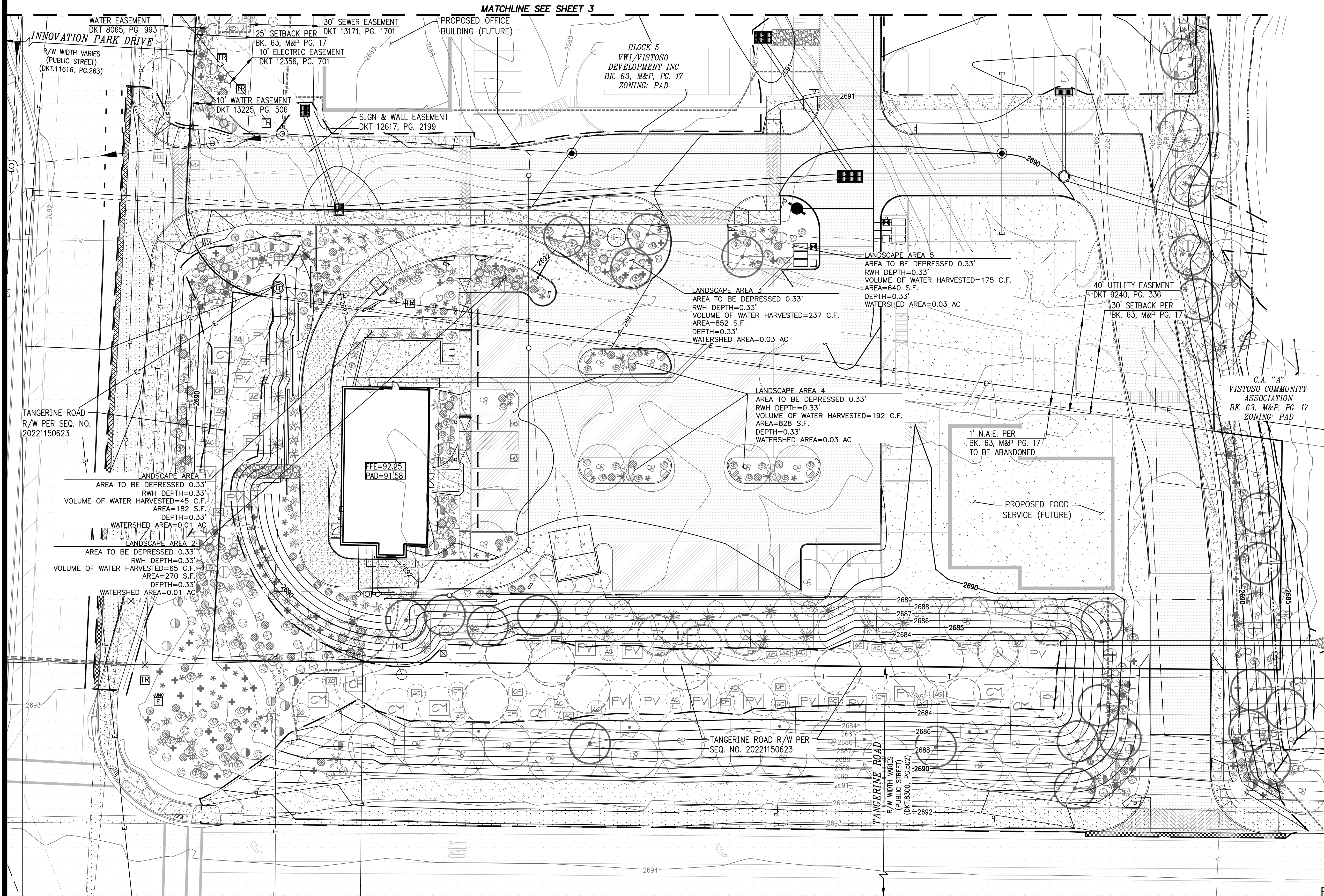
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TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTN: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM

REF: 2300342

**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**

Sheet Title

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



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

ARIZONA 811

Call 811 or click Arizona811.com

REF: 2300342

The WLB Group Inc.

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Landscape Architecture Urban Design
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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

No.	Date	Item

Revisions

Scale 1"=20'

Job No. 185050-VW-30/0600

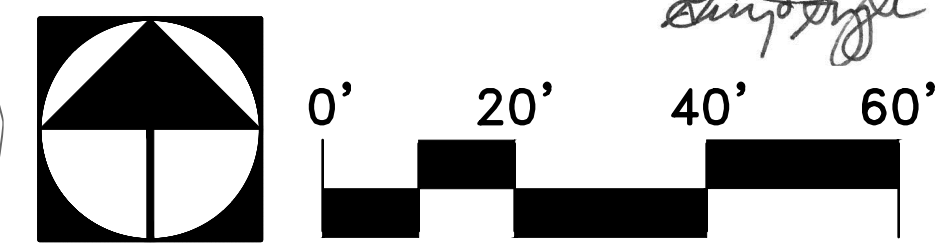
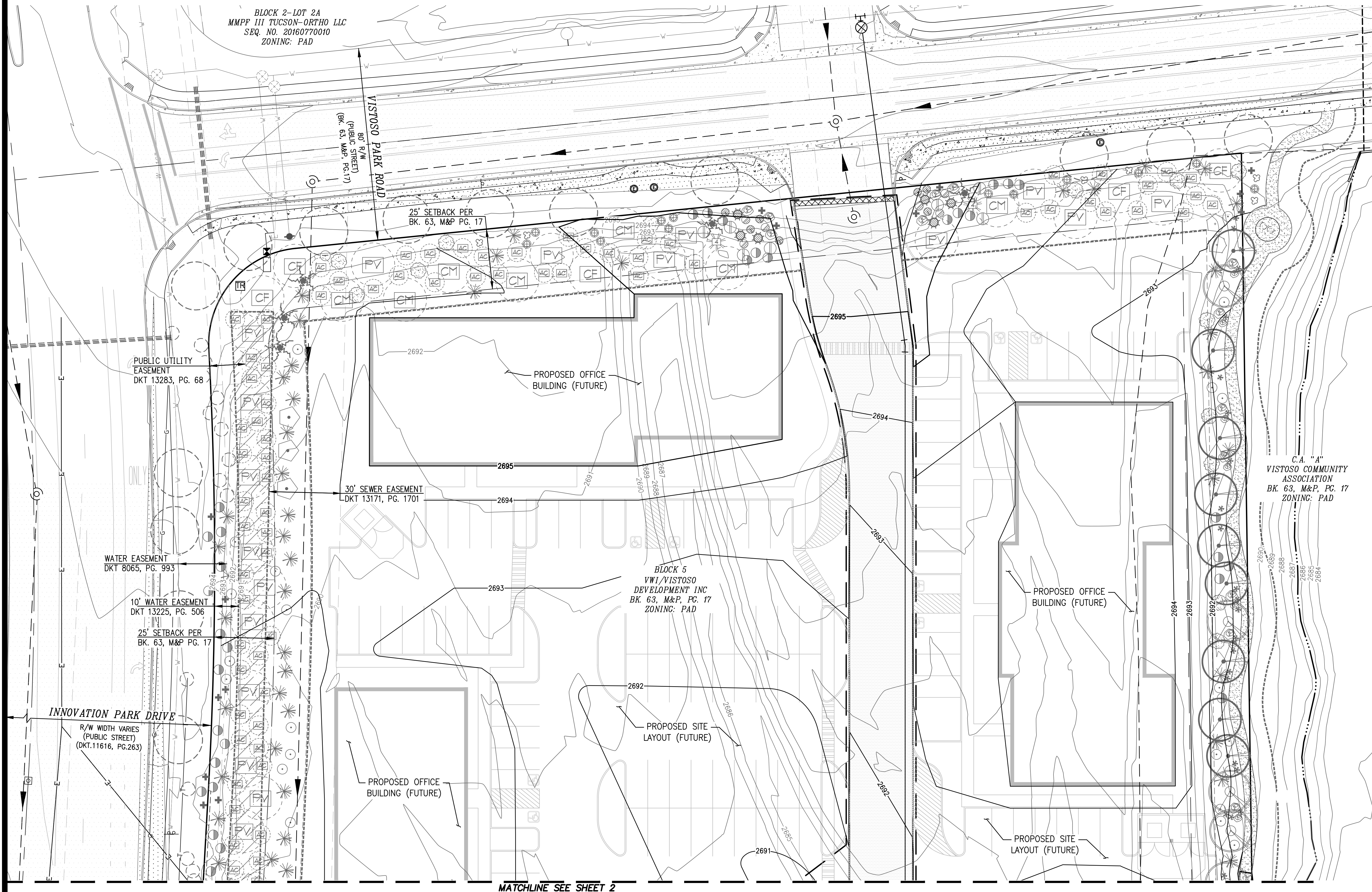
Date AUGUST 2024

Designed By DWL/JAW

Checked By DWL



Sheet 2 of 3



REF: 2300342

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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

No.	Date	Item

Scale 1"=20'
Job No. 185050-VW-30/0600
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Sheet 3 of 3