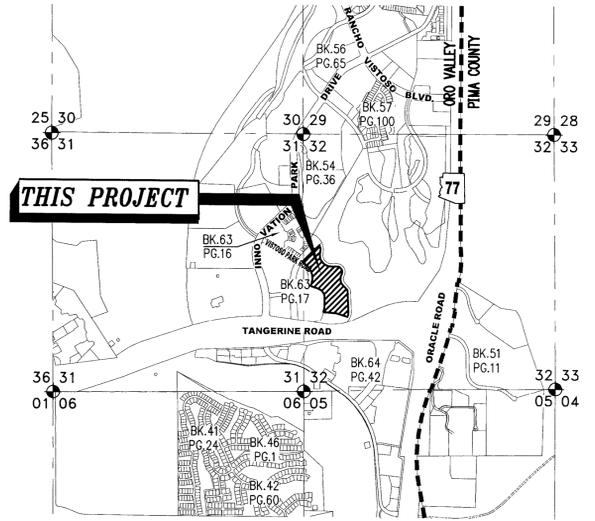


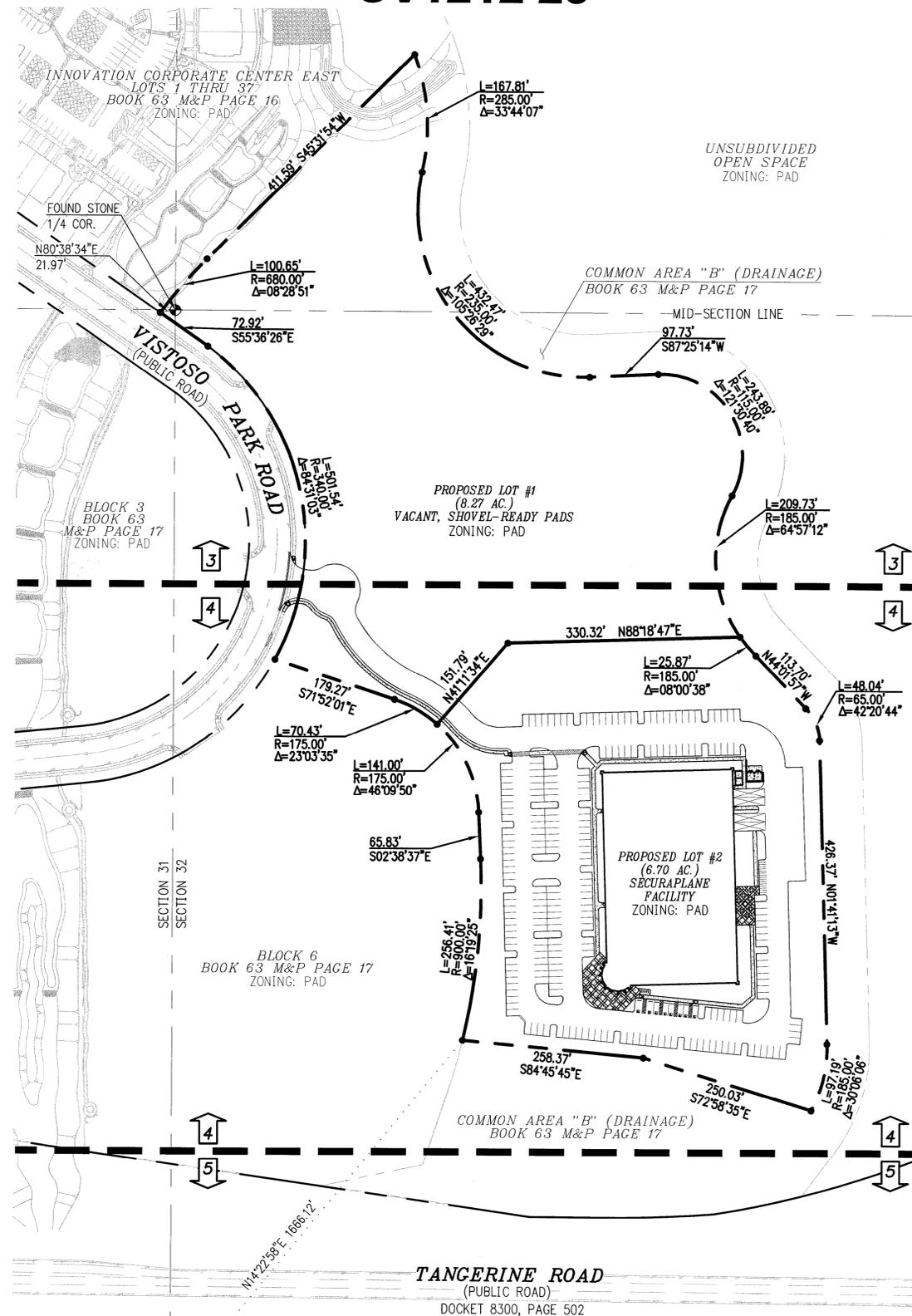
FINAL SITE PLAN SECURAPLANE & BLOCK 4 PADS (LOTS 1&2) at INNOVATION PARK OV1212-20



LOCATION MAP

A PORTION OF SECTIONS 31 & 32
TOWNSHIP 11 SOUTH, RANGE 14 EAST, G. & S.R.M.,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

3" = 1 MILE



LEGEND

	EXIST. MAJOR CONTOUR		EXISTING
	EXIST. MINOR CONTOUR		ASPHALT PAVEMENT
	PROPOSED MAJOR CONTOUR		TOP OF SLOPE (SLOPES ≤ 3:1 UNLESS NOTED)
	PROPOSED MINOR CONTOUR		BOTTOM OF SLOPE
	PROJECT BOUNDARY		PARKING COUNT
	PROPOSED LOT LINE		EX. STORM DRAIN SYSTEM
	EXIST. LOT LINE		EXIST. CULVERT
	EXIST. RIGHT-OF-WAY		PROPOSED CONCRETE SIDEWALK
	EXIST. PAVEMENT		PROPOSED CROSSWALK
	PROPOSED CURB		FINISHED FLOOR ELEVATION FINISHED PAD ELEVATION
	EXIST. PUBLIC SEWER LINE & MANHOLE		GRADE BREAK (GB/HP/LP)
	EXIST. WATERLINE & VALVE		SECTION OR 1/4 SECTION CORNER
	PROPOSED PUBLIC SEWER LINE & MANHOLE		DIRECTION OF FLOW
	PROPOSED PUBLIC WATERLINE & VALVE		SHEET INDICATOR
	EXISTING EASEMENT LINE		GRADING LIMITS
	SECTION LINE		
	PROPOSED SPOT ELEVATION		
	WATERSHED BOUNDARY		

ACCEPTANCE	
BY: _____	DATE _____
TOWN CLERK	
BY: _____	DATE _____
PLANNING DIVISION MANAGER	
BY: _____	DATE _____
TOWN ENGINEER	
BY: _____	DATE _____
ORO VALLEY WATER UTILITY DIRECTOR	
BY: _____	DATE _____
PC REGIONAL WASTEWATER RECLAMATION DEPARTMENT	

SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... GENERAL NOTES
SHEETS 3-5..... SITE PLAN SHEETS
SHEET 6..... DETAIL SHEET

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N:\185050\RV\3\BLOCK 4\GD03_Securaplana\FSP\SH1-01_COVER.dwg



FOUND ACP
AT SECTION CORNER
FOUND ACP LS 35980
N 2.07', W 0.23'



PROJECT OVERVIEW



OV1212-20 FINAL SITE PLAN FOR SECURAPLANE & BLOCK 4 PADS (LOTS 1&2) at INNOVATION PARK

BLOCK 4 AND COMMON AREA "B" OF RANCHO VISTOSO NEIGHBORHOOD 3
AS RECORDED IN BOOK 63 M&P, PAGE 17.
BEING A PORTION OF SECTIONS 31 & 32
TOWNSHIP 11 SOUTH, RANGE 14 EAST, G. & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



NOVEMBER 2012
WLB NO. 185050-GD03-0102
CONTOUR INTERVAL: 1' SCALE: AS SHOWN

REF. CASE #OV112-025
REF. CASE #OV09-07-07
REF. CASE #OV12-06-14B
SHEET 1 OF 6

GENERAL NOTES

- GROSS AREA OF THIS DEVELOPMENT = 14.97 ACRES. SECURAPLANE = 6.70 AC.; SHOVEL-READY PADS = 8.27 AC.
- GROSS FLOOR AREA = 55,265 SQ. FT.
- LOT COVERAGE = 57% (LOT 1), TO BE DETERMINED (LOT 2)
- GROSS AREA OF ALL PROPOSED IMPERVIOUS SURFACES IS 166,601 S.F. (3.82 AC).
- NO NEW STREETS ARE PROPOSED.
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

- MAXIMUM ALLOWED BUILDING HEIGHT = 36'.
- PROPOSED BUILDING HEIGHT FOR SECURAPLANE = 32'.
- THE PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF THE TANGERINE ROAD OVERLAY DISTRICT.
- TOTAL OPEN SPACE REQUIRED = 0%, TOTAL OPEN SPACE PROVIDED = 0%.
- TOTAL COURTYARD AREA PROVIDED = 5,800 S.F. (2.0%)
- REQUIRED BUILDING SETBACKS: FRONT = 25', SIDE = 0' OR 20', REAR = 30'.
- EXISTING ZONING IS RANCHO VISTOSO P.A.D., CAMPUS PARK INDUSTRIAL LAND USE.
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

ENGINEERING GENERAL NOTES

- THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 15 MPH.
- ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- BASIS OF ELEVATION: ELEVATIONS ARE BASED ON NGVD 1929 BEING THE TOP OF A BRASS DISK IN CONCRETE, HIGHWAY RIGHT-OF-WAY MARKER STATION 769+90.44, NORTH SIDE OF TANGERINE ROAD, 99 FEET NORTH OF PAVEMENT CENTERLINE, 430 FEET EAST OF BRIDGE OVER BIG WASH. ELEVATION = 2687.29 (NGVD 29)
- 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.
- FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
- ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.

DRAINAGE GENERAL NOTES

- DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
- DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A Q₁₀₀ FLOW.
- ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
- THE DEVELOPER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGE WAYS AND STRUCTURES, DRAINAGE EASEMENTS AND COMMON AREAS.
- ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FROM 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 OWNERS ASSOCIATION.
- DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
- PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
- THE FOLLOWING LOTS ARE AFFECTED BY THE TOWN OF ORO VALLEY FLOODPLAIN REGULATIONS: LOTS 1 AND 2.
- A FLOODPLAIN USE PERMIT AND/OR FINISHED FLOOR ELEVATION CERTIFICATES ARE REQUIRED FOR THE FOLLOWING LOT(S): 1 AND 2.

ORO VALLEY WATER GENERAL NOTES

- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
- 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. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
- A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
- ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
- ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
- 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.

WASTEWATER GENERAL NOTES

- PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS A REFERENCED IN 18.71.030.A.
- ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THIS PROJECT HAS 175 PROPOSED AND 0 EXISTING WASTEWATER FIXTURE UNIT EQUIVALENTS, PER TABLE 13.20.040(F)(1) IN PIMA COUNTY CODE 13.20.040(F).
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
- THE ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.

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

- FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 2,000 GPM FOR 2 HOURS 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.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
- 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.
- THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.

PERMITTING DIVISION - BUILDING CODES

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

- 2006 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2005 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2008 ORO VALLEY POOL CODE
- ORO VALLEY TOWN CODE, CURRENT REVISED.
- 2003 PC/COT STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED

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.	CLASS I	CLASS II		
					REQD.	PROV.	REQD.	PROV.		REQD.	PROV.	REQD.	PROV.		
1	VACANT PADS, SHOVEL-READY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	SECURAPLANE (OFFICES)	20,250 S.F.	225	1/250 S.F.	81	81	2	3	-	-	-	1	1	3	3
	SECURAPLANE (MANUFACTURING)	35,015 S.F.		0.75/EMPLOYEE	169	169	5	5	-	3	4	1	1	7	7
TOTALS FOR SECURAPLANE:		55,265 S.F.	225	-	250	250	7	8	-	3	4	2	2	10	10

N:\185050\RV3\BLOCK 4\GD03 Securaplane\FSP\SH1-C2 GENERAL NOTES.dwg

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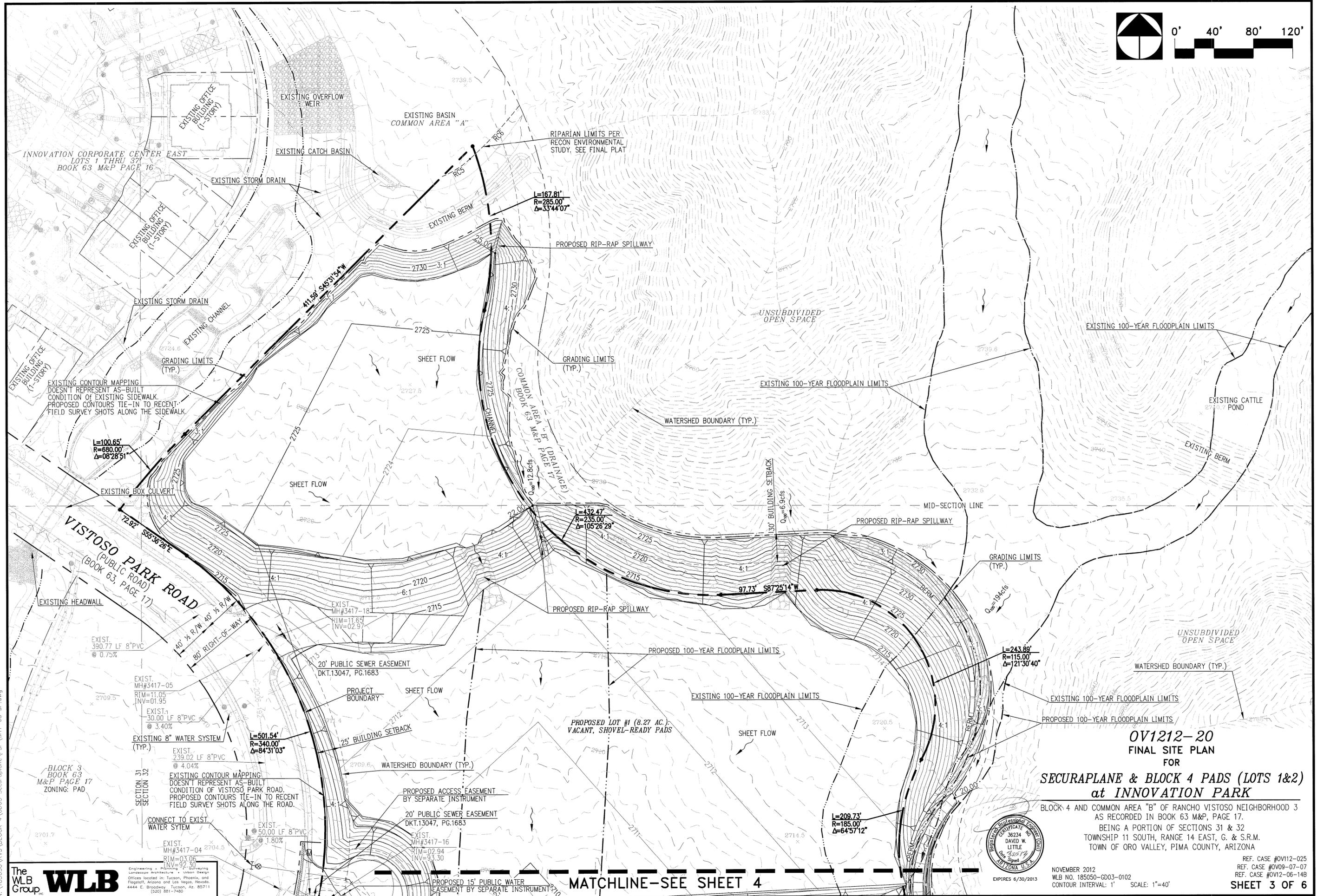
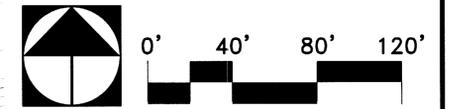


OV1212-20
FINAL SITE PLAN
 FOR
SECURAPLANE & BLOCK 4 PADS (LOTS 1&2)
at INNOVATION PARK

BLOCK 4 AND COMMON AREA "B" OF RANCHO VISTOSO NEIGHBORHOOD 3 AS RECORDED IN BOOK 63 M&P, PAGE 17.
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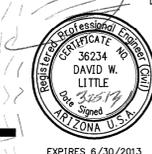
NOVEMBER 2012
 WLB NO. 185050-GD03-0102
 CONTOUR INTERVAL: 1' SCALE: N/A

REF. CASE #OV112-025
 REF. CASE #OV09-07-07
 REF. CASE #OV12-06-14B
SHEET 2 OF 6



OV1212-20
FINAL SITE PLAN
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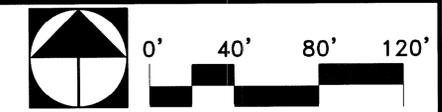


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 SHEET 3 OF 6

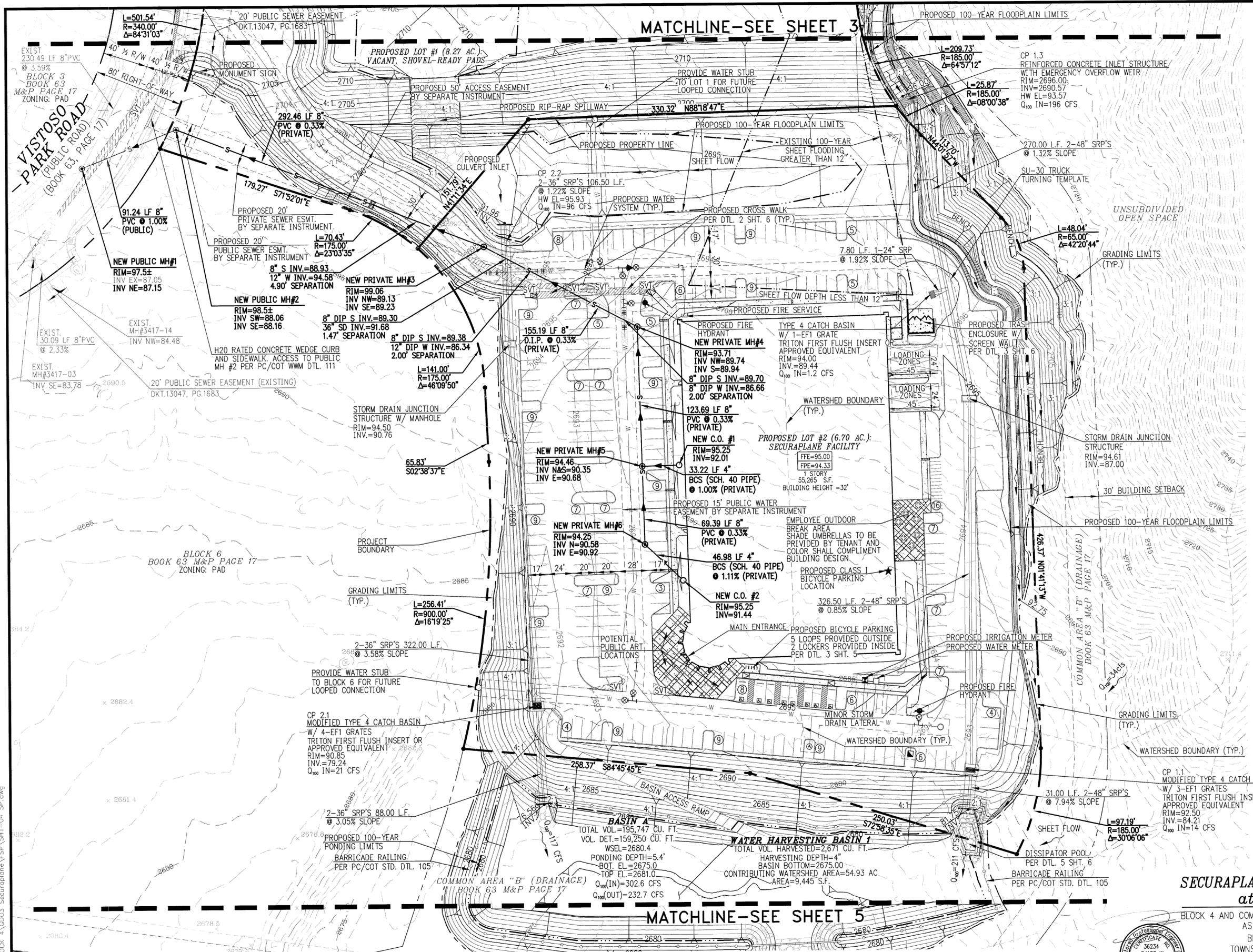
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MATCHLINE—SEE SHEET 4



MATCHLINE-SEE SHEET 3



MATCHLINE-SEE SHEET 5

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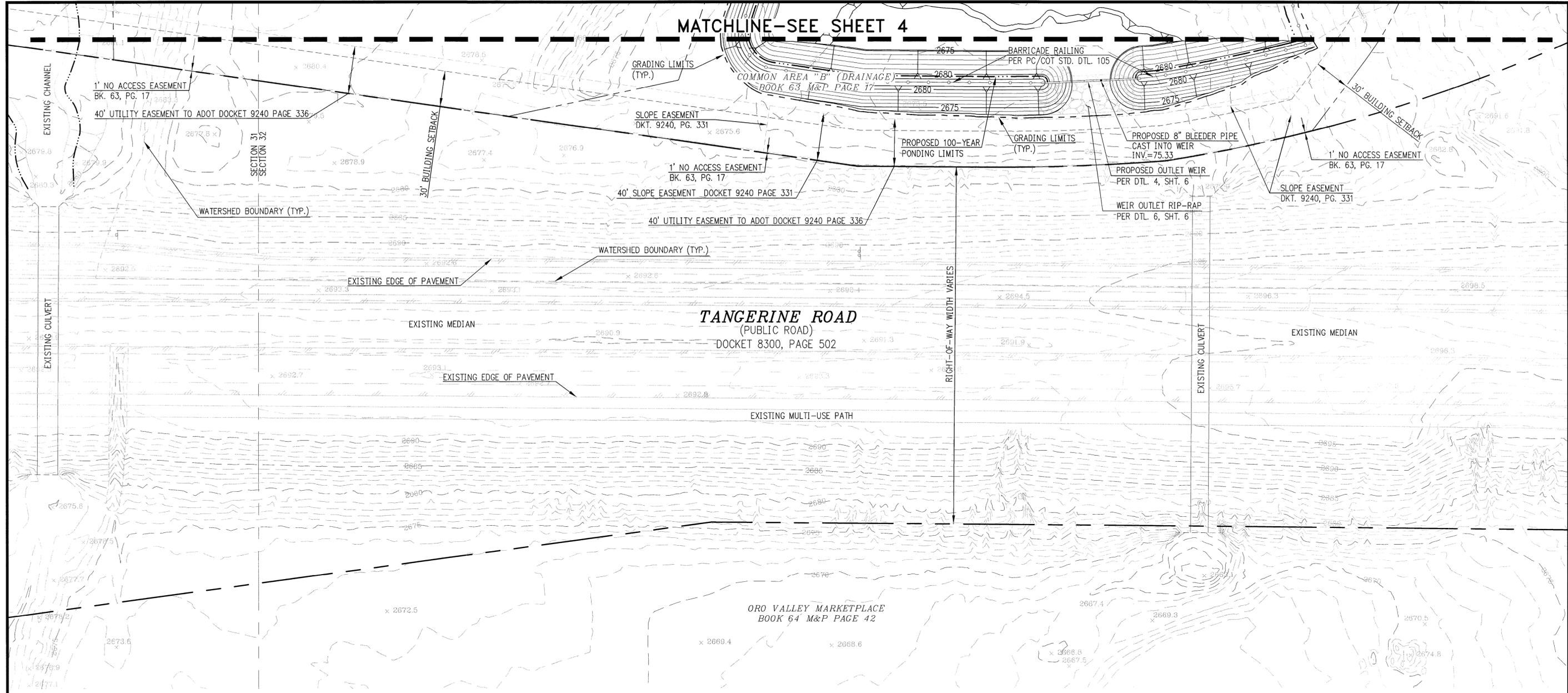
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NOVEMBER 2012
WLB NO. 185050-GD03-0102
CONTOUR INTERVAL: 1' SCALE: 1"=40'
REF. CASE #OV112-025
REF. CASE #OV09-07-07
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SHEET 4 OF 6

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MATCHLINE—SEE SHEET 4



TANGERINE ROAD
(PUBLIC ROAD)
DOCKET 8300, PAGE 502

ORO VALLEY MARKETPLACE
BOOK 64 M&P PAGE 42

OV1212-20
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SHEET 5 OF 6

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