

**BASIS OF BEARINGS**

THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST AS SHOWN IN BOOK 58 OF MAPS AND PLATS AT PAGE 70. SAID BEARING BEING NOO°17'57" W

**BASIS OF ELEVATION**

1/2" REBAR SW OF THE CENTER OF INTERSECTION OF SHORE CLIFF DR. & CHAPIN CT. OPUS CONTROL POINT 12513E\_023. ELEV. = 2596.58 (NAVD88)

**GENERAL NOTES**

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS 6.46 ACRES (281,398 SF)
2. ZONING: MELCOR/RIVERS EDGE PAD PROPOSED DEVELOPMENT UTILIZES CR-5 STANDARDS
3. RESIDENTIAL UNITS PER ACRE = 3.25 DU/AC
4. TOTAL RESIDENTIAL LOTS: 21  
MINIMUM LOT SIZE ALLOWED: 6,000 SF OR 2,000 SF WITH TOWN COUNCIL APPROVAL  
MINIMUM LOT SIZE PROVIDED: 6,533 SF  
LARGEST LOT SIZE PROVIDED: 10,300 SF  
AVERAGE LOT SIZE PROVIDED: 7,277 SF
5. BUILDING HEIGHT: 24' MAX ALLOWED AND NOT TO EXCEED 2 STORIES.
6. TOTAL AMOUNT OF UNDISTURBED NATURAL OPEN SPACE: 0.23 ACRES.
7. TOTAL AMOUNT OF OPEN SPACES: REQUIRED: 0 SF PROVIDED: 87,064 SF
8. NO KNOWN ZONING VARIANCES OR MODIFICATIONS APPLY TO THE SUBJECT PROPERTY.
9. THE TOTAL AMOUNT OF LANDSCAPED COMMON AREAS IS 1.7 ACRES.
10. ORO VALLEY WATER UTILITY SHALL BE THE WATER PROVIDER.
11. TOTAL MILES OF NEW PUBLIC STREETS IS 0.2 MILES.
12. TOTAL MILES OF NEW PRIVATE STREETS IS 0.0 MILES.
13. RECREATION AREA REQUIREMENTS: SATISFIED BY PROXIMITY OF LOCAL PARKS. AN IN-LIEU FEE MUST BE PROVIDED PER SECTION 26.5.F.
14. ASSURANCES FOR WATER SERVICE, SITE STABILIZATION, AND LANDSCAPING MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
15. LANDSCAPE BUFFER YARDS PROVIDED (PER PIMA COUNTY STANDARDS AS DICTATED BY THE MELCOR/RIVERS EDGE PAD):

REQUIRED	PROVIDED
NORTH (CR-2)	0'
EAST (CR-5)	0'
SOUTH (LAMBERT LANE)	BUFFER TYPE C-12.5'
WEST (SHORE CLIFF DRIVE)	BUFFER TYPE C-12.5'

## 16. REQUIRED PERIMETER/SITE SETBACKS PER CR-5:

FRONT YARD - 20 FEET  
SIDE YARD - 10 FEET  
REAR YARD - 10 FEET

## PROVIDED PERIMETER/SITE SETBACKS:

FRONT YARD - 20 FEET  
SIDE YARD - 10 FEET  
REAR YARD - 10 FEET

## REQUIRED INTERNAL BUILDING SETBACKS PER CR-5:

0 FEET OR AS REQUIRED BY BUILDING CODES

## PROVIDED INTERNAL BUILDING SETBACKS:

FRONT YARD - 20 FEET TO GARAGE W/20' ONSITE DRIVEWAY  
SIDE YARD - AS REQUIRED BY PAD STANDARDS  
REAR YARD - AS REQUIRED BY PAD STANDARDS

## 17. ALL COMMON AREAS AND EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOA.

## 18. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

## 19. LOTS 123-125 MUST HAVE VIEW-FENCING TO COMPLY WITH CRIME PREVENTION ENVIRONMENTAL DESIGN (CPED). ADDENDUM A, SECTION 3.2.1.1.

## 20. 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.

## 21. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

## 22. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS SU-30.

## 23. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.

## 24. 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.

## 25. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE BEFORE THIS PROJECT BEGINS.

## 26. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

## 27. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1,000 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.

## 28. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.

**FOR CONTINUATION OF GENERAL NOTES****- SEE SHEET 2**

**RICK**  
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**FINAL SITE PLAN AND GRADING PLAN FOR****RIVERS EDGE**

LOTS 121-141 AND COMMON AREAS "A" & "B-1" - "B-3"

**1901060**

**PERMIT #2402455 REV #1**



SCALE: 1" = 80'

0' 40' 80' 160'

RIVERS EDGE  
(1-102)

BOOK 47, PAGE 58  
CR-2

**LIST OF COMMON AREAS**

COMMON AREA "A": LANDSCAPE BUFFERYARD, GRADING & DRAINAGE  
COMMON AREAS "B-1" - "B-3": UNDISTURBED NATURAL OPEN SPACE

**APPROVALS**

*Reh*  
TOWN ENGINEER

*1-17-2020*  
DATE

*Bruce Paton*  
PLANNING AND ZONING ADMINISTRATOR

*1-21-2020*  
DATE

*John Ahern*  
WATER UTILITY DIRECTOR

*1-16-20*  
DATE

**REV #1 APPROVALS**

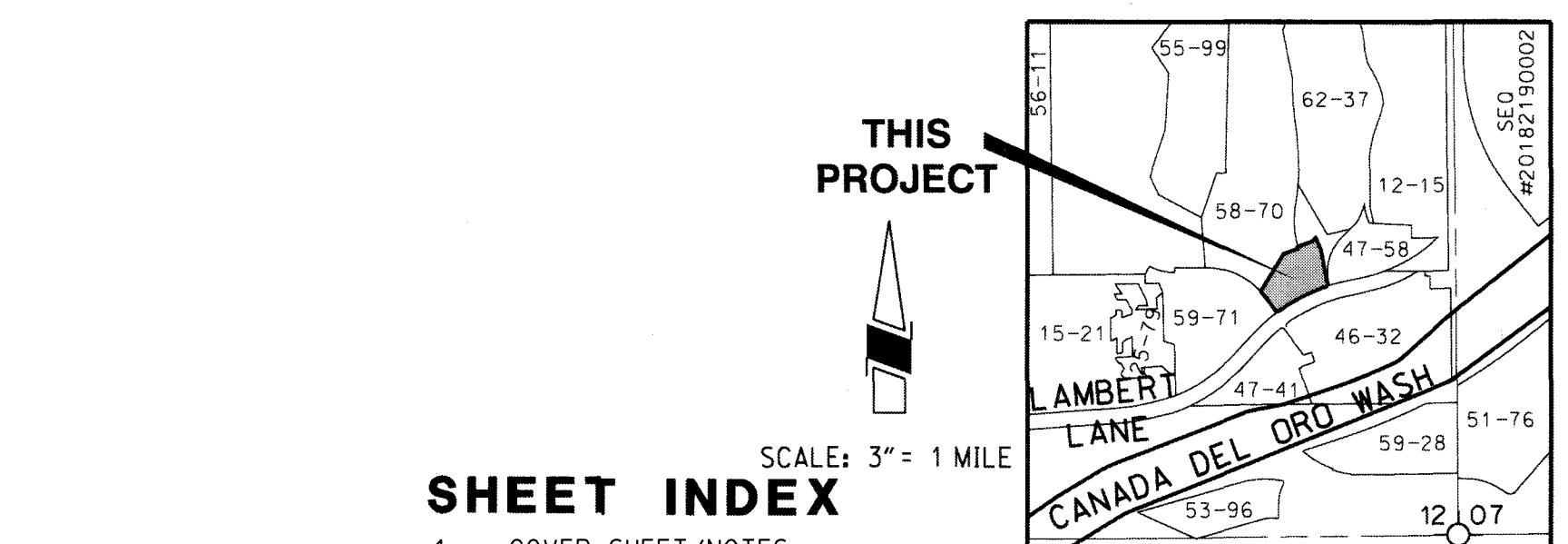
TOWN ENGINEER

N/A

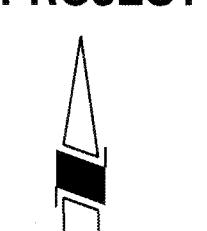
PLANNING AND ZONING ADMINISTRATOR

N/A

WATER UTILITY DIRECTOR



THIS PROJECT



SCALE: 3" = 1 MILE

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- 8 GRADING PLAN - DETAILS
- 9 GRADING PLAN - DETAILS
- 10 GRADING PLAN - DETAILS
- 11 GRADING PLAN - DETAILS
- 12 GRADING PLAN - DETAILS

**OWNER/DEVELOPER**

RICHMOND AMERICAN HOMES  
3091 WEST INA ROAD  
TUCSON, AZ 85741  
ATTN: JEFF TARBOX  
MAIL: JEFFREY.TARBOX@MDCH.COM  
PHONE: (520) 229-5415

**CIVIL ENGINEER**

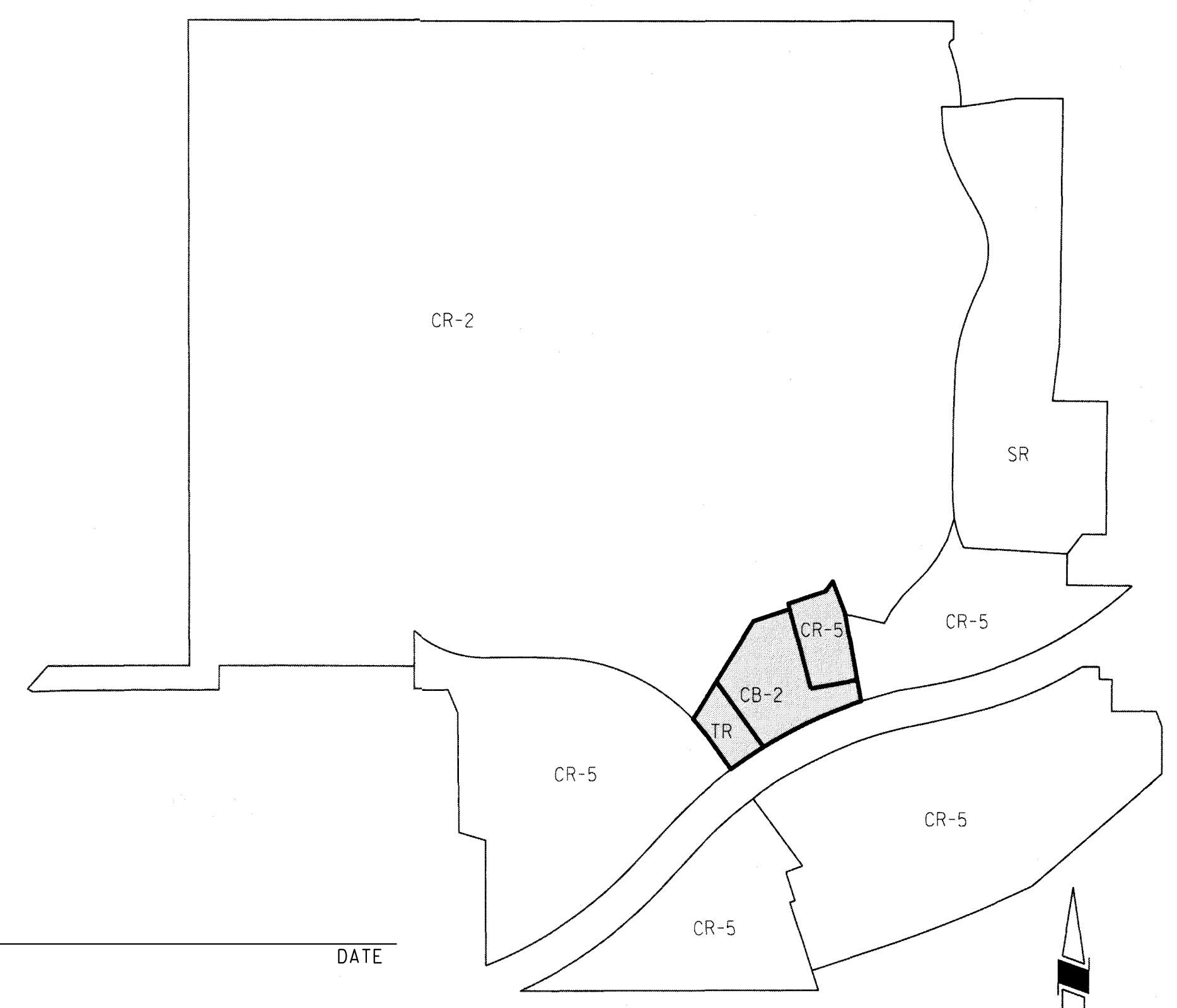
RICK ENGINEERING COMPANY, INC.  
3945 EAST FORT LOWELL ROAD, SUITE 111  
TUCSON, AZ 85712  
PHONE: (520) 795-1000  
ATTN: BRUCE PATON  
EMAIL: BPATON@RICKENGINEERING.COM

**ASSESSOR'S PARCEL NO.**

224-28-157D & 224-29-042C

**ADMINISTRATIVE ADDRESS**

10750 NORTH SHORE CLIFF DRIVE



**1901060**  
**FINAL SITE PLAN**  
**FOR**

**RIVERS EDGE**

REF: 0V1600944, 0V12-03-20  
28674  
2019-12-19  
RICK ENGINEERING COMPANY  
28674  
BRUCE  
PATON  
12-19-19  
ARIZONA U.S.A.  
2019-12-19  
RICK ENGINEERING COMPANY

DATE: OCTOBER 16, 2019

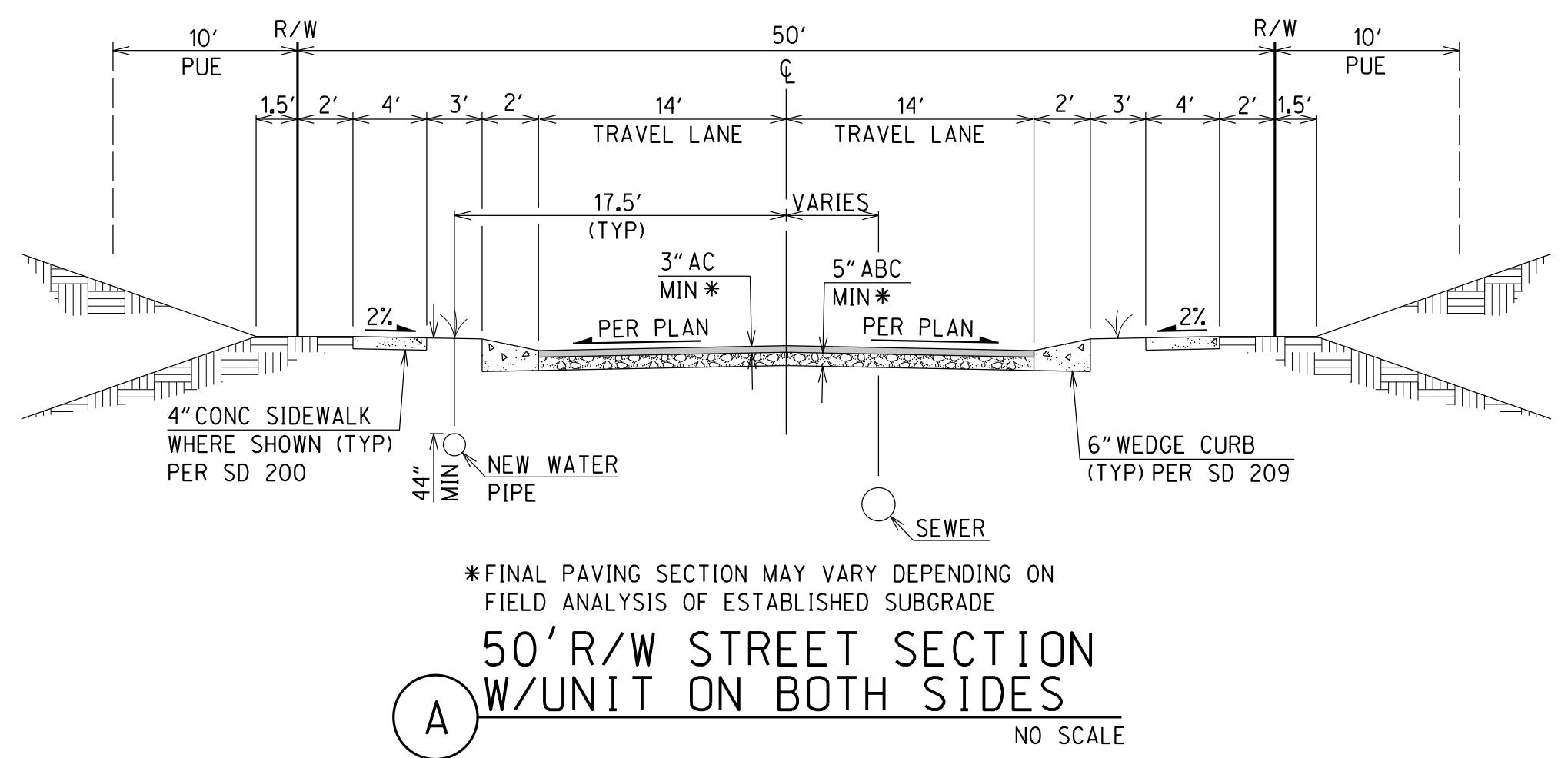
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LOTS 121-141 AND COMMON AREAS "A" & "B-1" - "B-3"  
BEING A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA &  
SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

SCALE: 1" = 80' CONTOUR INTERVAL = N/A SHEET 1 OF 12







1901060  
FINAL SITE PLAN  
FOR  
RIVERS EDGE



REF: OV1600944, OV12-03-20  
OV1801921, OV1901060  
RIVERS EDGE PLANNED  
AREA DEVELOPMENT #7

DATE: MAY 2, 2025

LOTS 121-141 AND COMMON AREAS "A" & "B-1"- "B-3"  
BEING A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA &  
SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

SCALE: N/A CONTOUR INTERVAL: N/A SHEET 4 OF 12

NO.	BY	DATE	REVISION

**GRADING NOTES**

- ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, EXCEPT AS MODIFIED AND ACCEPTED WITHIN THESE PLANS.
- ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PAG STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, EXCEPT AS MODIFIED, DETAILED, AND ACCEPTED WITHIN THESE PLANS.
- ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27.9 OF THE ORO VALLEY ZONING CODE REVISED.
- EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 203-5.
- ALL CONCRETE SHALL CONFORM WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811 TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- 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 OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. § 28-650.
- 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.
- ALL STATIONING IS MEASURED ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, CURB PATHS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND 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.
- ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
  - WALL(S), RETAINING OR OTHER TYPE(S).
  - ANY REINFORCED CONCRETE STRUCTURE(S).
  - 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.
- 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.
- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH A.D.E.O. STORMWATER DISCHARGE PERMIT IN ACCORDANCE WITH THE REPORT AND POLLUTION PLANS PREPARED BY THE ENGINEER. THE COST THEREOF IS INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- 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.
- A REPORT OF SOILS INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY SPEEDIE & ASSOCIATES DATED MARCH 29, 2019 & ADDENDUMS #1 & #2 APRIL 1, 2019 & APRIL 18, 2019 JOB NO. 190611ST FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
- 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, ARE TO BE RECEIVED BY THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.

**GRADING NOTES - CONTINUED**

- GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
- 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 HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- 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 (OR) ON THIS PLAT.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL SUBMIT AS-BUILT RECORD DRAWINGS AND CERTIFY IN WRITING THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMITY WITH THE ACCEPTED PLANS FOR THE 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 DEPARTMENT OF PUBLIC WORKS AND THE RELEASE OF ASSURANCES, EXCEPT FOR MODEL HOMES INTENDED TO BE USED FOR SALES PURPOSES. IF THE PROJECT IS PHASED, THE ABOVE PERTAINS TO EACH PHASE.
- THE TOWN 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.
- ALL EASEMENTS MUST BE ACQUIRED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.

**RICK ENGINEERING GENERAL NOTES**

- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING ARIZONA 811 AT 811 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.
- THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS, INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE, CONSTRUCTION WATER, AND RUNOFF WATERS.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (520) 795-1000.
- RETAINING WALLS AND/OR SCREEN WALLS REFERENCED ON THIS PLAN ARE TO BE DESIGNED BY OTHERS. ELEVATIONS SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONFIRM EXACT ELEVATIONS. ALL RETAINING WALLS AND/OR SCREEN WALLS REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT COVERED UNDER THE GRADING PERMIT FOR THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
- ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.
- FACE OF CURB REVEAL IS 6 INCHES UNLESS OTHERWISE SHOWN.
- SOME ELEVATIONS ARE SHORTENED FOR CLARITY, REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE NATIVE VEGETATION WITHIN ALL OPEN SPACE AREAS AND CONFINE HIS OPERATIONS TO THE GRADING LIMITS SHOWN.
- WRITTEN PERMISSION SHALL BE OBTAINED IN ADVANCE FOR ANY OFF-SITE GRADING.
- THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTION OPERATIONS.

**RICK ENGINEERING GENERAL NOTES - CONTINUED**

- ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT. THE SOILS ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- THE CONTRACTOR 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 ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE, SHALL BE CHARGED TO THE CONTRACTOR.
- PRIOR TO THE START OF GRADING, ALL VEGETATION AND OBSTRUCTIONS, AS WELL AS TRASH, SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ANY EXISTING IRRIGATION, DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED, DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS OF THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.
- THE FINAL TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, DRIVE RING, OR NUCLEAR DENSITY GAUGE.
- EXISTING MANHOLE RIMS, VALVE COVERS, ETC., TO REMAIN IN PLACE, SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL RIP RAP SLOPE TREATMENT REQUIREMENTS WITH THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED SHALL BE COORDINATED TO FACILITATE THE WORK OF THE LANDSCAPE CONTRACTOR BEFORE THE RIP RAP IS PLACED. SEE LANDSCAPE PLANS FOR PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED.
- THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL PROPOSED RIP RAP AREAS SUCH THAT THE FINISHED SURFACE OF THE RIP RAP WILL MATCH THE FINISHED SURFACE ELEVATION AND SLOPE AS CALLED OUT ON THESE PLANS.
- ALL RIP RAP IS NOT SHOWN FOR CLARITY. REFER TO THE TYPICAL SLOPE TREATMENT BOX FOR SURFACE TREATMENT OF FINISHED SLOPE FACES.
- THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE THE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.
- THE BOTTOMS OF ALL WATER HARVESTING AREAS SHALL BE COMPACTION IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION. DECOMPOSED GRANITE USED IN WATER HARVESTING AREAS SHALL BE SCREENED PRIOR TO PLACEMENT TO REMOVE ALL FINE MATERIAL. WATER HARVESTING AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION.
- THE BOTTOMS OF ALL RETENTION AND/OR DETENTION BASINS SHALL BE COMPACTION IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION AND SHALL REMAIN NATURAL, IE, DECOMPOSED GRANITE, RIP RAP, HYDROSEED OR OTHER GROUND COVER SHALL NOT BE PLACED IN THE BASIN BOTTOMS. WHENEVER POSSIBLE IRRIGATION LINES AND EQUIPMENT SHALL ALSO NOT BE PLACED WITHIN THE BASIN BOTTOMS. RETENTION AND/OR DETENTION BASINS/AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION. THE CONTRACTOR SHALL SCARIFY ALL RETENTION AND/OR DETENTION BASIN BOTTOMS IMMEDIATELY PRIOR TO REMOVING EARTHWORK EQUIPMENT FROM PROJECT SITE AND/OR BEGINNING LANDSCAPING ACTIVITIES. CONTRACTOR SHALL COORDINATE AND CONFIRM WITH THE SOILS ENGINEER THE SPECIFIC COMPACTION/TREATMENT SPECIFICATION REQUIREMENTS FOR THE BASIN BOTTOMS.
- THE CONTRACTOR SHALL CONFIRM THAT ALL RETENTION AND/OR DETENTION BASINS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SHALL CONFIRM THE REQUIRED STORAGE VOLUMES PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS. IT IS STRONGLY RECOMMENDED THAT ALL RETENTION AND/OR DETENTION BASINS BE BLUE TOPPED FOR FINAL GRADE CONTROL. ALL BASINS SHALL BE AS-BUILT IN THEIR ENTIRETY BY A REGISTERED LAND SURVEYOR. SEALED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR VOLUME CONFIRMATION PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS.
- REFER TO THE FINAL PLAT FOR THIS PROJECT FOR ADDITIONAL HORIZONTAL CONTROL AND RECORDING INFORMATION.
- ALL REMAINING DISTURBED AREAS, EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS, NOT OTHERWISE ALREADY TREATED, SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADEO UNTIL THESE FINAL STABILIZATION MEASURES ARE IN PLACE.
- ALL ROCK RIP RAP EROSION PROTECTION SHALL BE CORONADO BROWN COLOR.

**STORM DRAIN NOTES**

- SUBSTITUTION OF ANY MATERIALS FOR CONSTRUCTION OF STORM DRAIN WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE ENGINEER OF WORK.
- STORM DRAINS ARE TO BE CONSTRUCTED IN COMPLIANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.
- SRP STORM DRAIN SHALL BE CONTECH ULTRA-FLO ALUMINIZED STEEL PIPE 3/4" X 3/4" X 7-1/2" CORRUGATIONS OR EQUIVALENT. 18-INCH TO 48-INCH PIPE SHALL BE 14 GAGE THICKNESS. PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.
- RCP CIRCULAR STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE, CLASS V OR EQUIVALENT WITH TYPE 1 BEDDING PER AMERICAN CONCRETE PIPE ASSOCIATION STANDARDS. PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.
- TRENCH DRAIN SHALL BE NEENAH FOUNDRY R-4999 (BOLTED) VANE TYPE L SERIES OR EQUIVALENT. USE L6 FRAMES AND GRATES, TOTAL NUMBER AND/OR LENGTH PER PLAN. TRENCH DRAIN AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.
- HDPE STORM DRAIN SHALL BE ADS N-12 OR EQUIVALENT HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (HDPE). PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.

ADVANCED DRAINAGE SYSTEMS, INC.  
ATTN: PHILLIP McDONELL  
PHONE: (480) 263-3470

**EARTHWORK QUANTITIES:**

CUT: 9,350 CY  
FILL: 17,950 CY  
IMPORT: 8,600 CY

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT USED FOR PAYMENT QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES.

GRADING PLANS PREPARED FOR:		RICK	
LOTS 12-141 & COMMON AREAS "A" & "B-1" - "B-3" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12, SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.		RICK ENGINEERING COMPANY Tucson	
DESIGNED BY: BRM	DATE: 04/19	CHECKED BY: BNP	DATE: 04/19
DRAINED BY: BRM	DATE: 04/19	APPROVED BY: BNP	DATE: 04/19
3945 EAST FORTLOW ROAD - SUITE 111 TUCSON, AZ 85712 520-795-1000			
rickengineering.com			
Contact Arizona 811 at least two full working days before you begin excavation			
ARIZONA 811			
Call 811 or click Arizona811.com			
LOT 12-141 & COMMON AREAS "A" & "B-1" - "B-3" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12, SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.			
1901060 OV1801921 S A E VERT : N/A S A HORIZ : N/A E VERT : N/A			
SHEET 5 OF 12			



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CONTRACTOR TO USE EXTREME CAUTION WHEN  
WORKING IN THE VICINITY OF GAS LINE.  
CONTRACTOR TO VERIFY DEPTH AND LOCATION  
OF GAS LINES BY CONTACTING SOUTHWEST GAS  
AT 794-6021 48 HOURS PRIOR TO CONSTRUCTION.  
CONTRACTOR TO RELOCATE THOSE PORTIONS  
OF EXISTING UTILITIES AS NECESSARY TO  
ACCOMMODATE PROPOSED IMPROVEMENTS.

**CAUTION !!!**  
CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING  
IN THE VICINITY OF EXISTING UNDERGROUND ELECTRIC  
AND TELEPHONE LINES. FIELD VERIFY AND CONTACT  
UTILITY OWNER PRIOR TO BEGINNING CONSTRUCTION

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING  
IN THE VICINITY OF EXISTING FIBER OPTIC LINES.  
FIELD VERIFY AND CONTACT UTILITY OWNER PRIOR  
TO BEGINNING CONSTRUCTION.

NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY.  
SEE ENGINEER'S NOTE 23, SHEET 5.

## KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO ALL PUBLIC UTILITY COMPANIES BY FINAL PLAT
- ② 5'x10' RIP RAP APRON WITH 2 LAYERS DUMPED ANGULAR ROCK, D50=8", T=16" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
- ③ 5' x 5' RIP RAP BAND WITH 1 LAYER DUMPED ANGULAR ROCK RIP RAP PROTECTION, D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
- ④ 8' WIDE MAINTENANCE ACCESS RAMP
- ⑤ 4" WATER HARVESTING AREA
- ⑥ SEDIMENT MARKER PER  Z/11
- ⑦ 10'x10' RIP RAP APRON WITH 2 LAYERS DUMPED ANGULAR ROCK, D50=12", T=24" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
- ⑧ LIMITS OF EXIST WATERMAIN WITHIN PROJECT TO BE LOCATED, CUT PLUGGED AND REMOVED

CONTRACTOR TO PREPARE TEP EQUIPMENT PAD AREAS PER TEP SD SR-208. WHERE GRADING DIFFERENTIAL IS SUCH THAT RETAINING WALLS OR RIP RAP SLOPE IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH OWNER AND TEP TO DETERMINE THE DESIRED TREATMENT ON A CASE BY CASE BASIS.

## **TYPICAL SLOPE TREATMENT**

FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

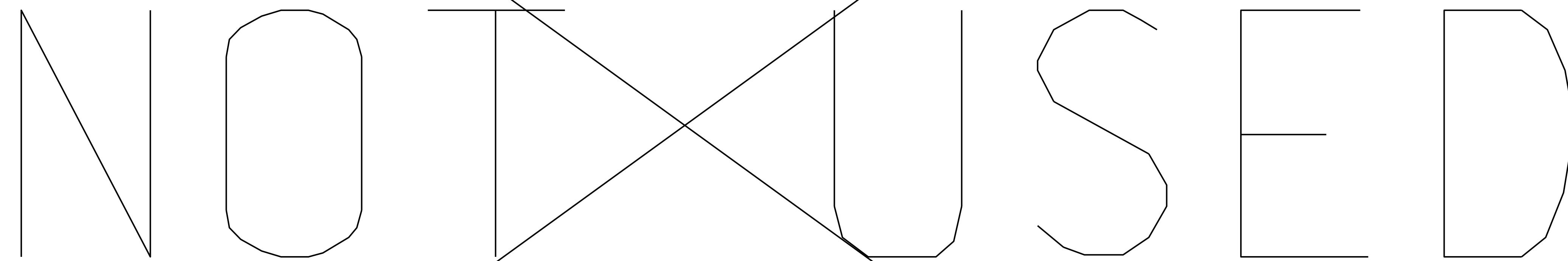
STEEPER THAN 1:1	- RETAINING WALL
1:1 TO 1.99:1 OVER 2' IN HEIGHT	- GROUTED ROCK RIP RAP PER DETAIL
2:1 TO 2.99:1 OVER 2' IN HEIGHT	- DUMPED ANGULAR ROCK RIP RAP D50=8" MIN, T=16" MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
3:1 OR FLATTER	- REVEGETATED PER LANDSCAPE PLAN

DATE: MAY 2, 2025

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0V1801921  
S C A L E      HORIZ : 1" = 40'  
                  VERT : N/A

OV #1901060 PERMIT #2402455 REV #1

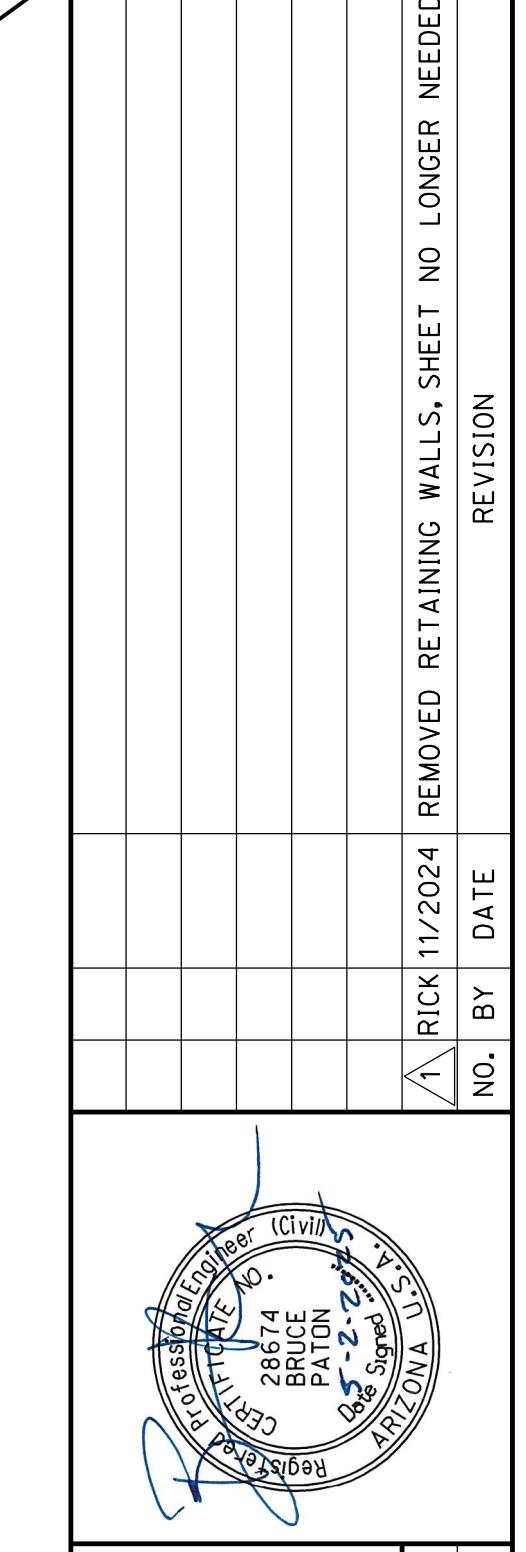


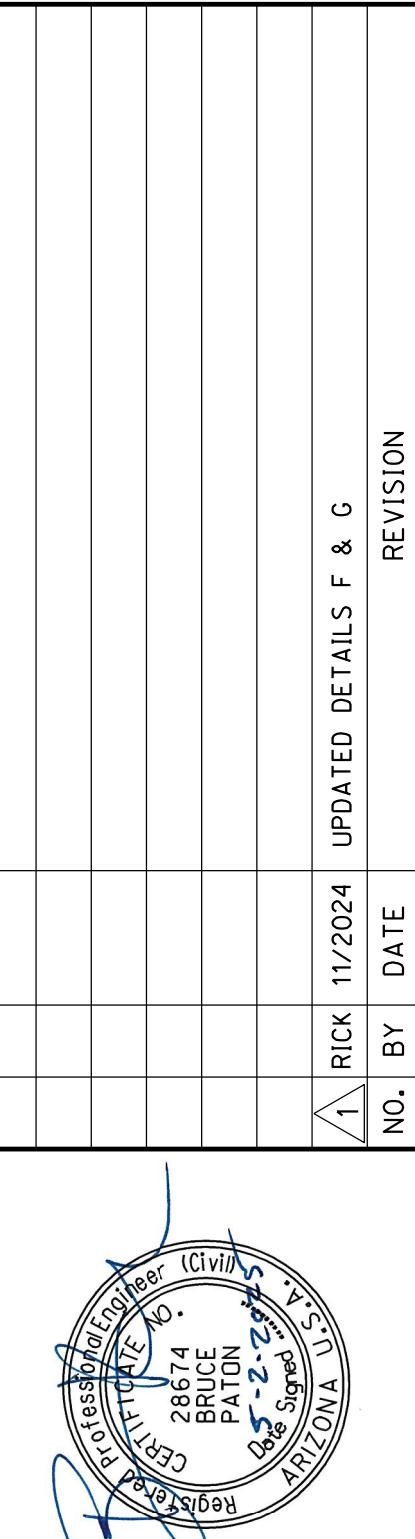
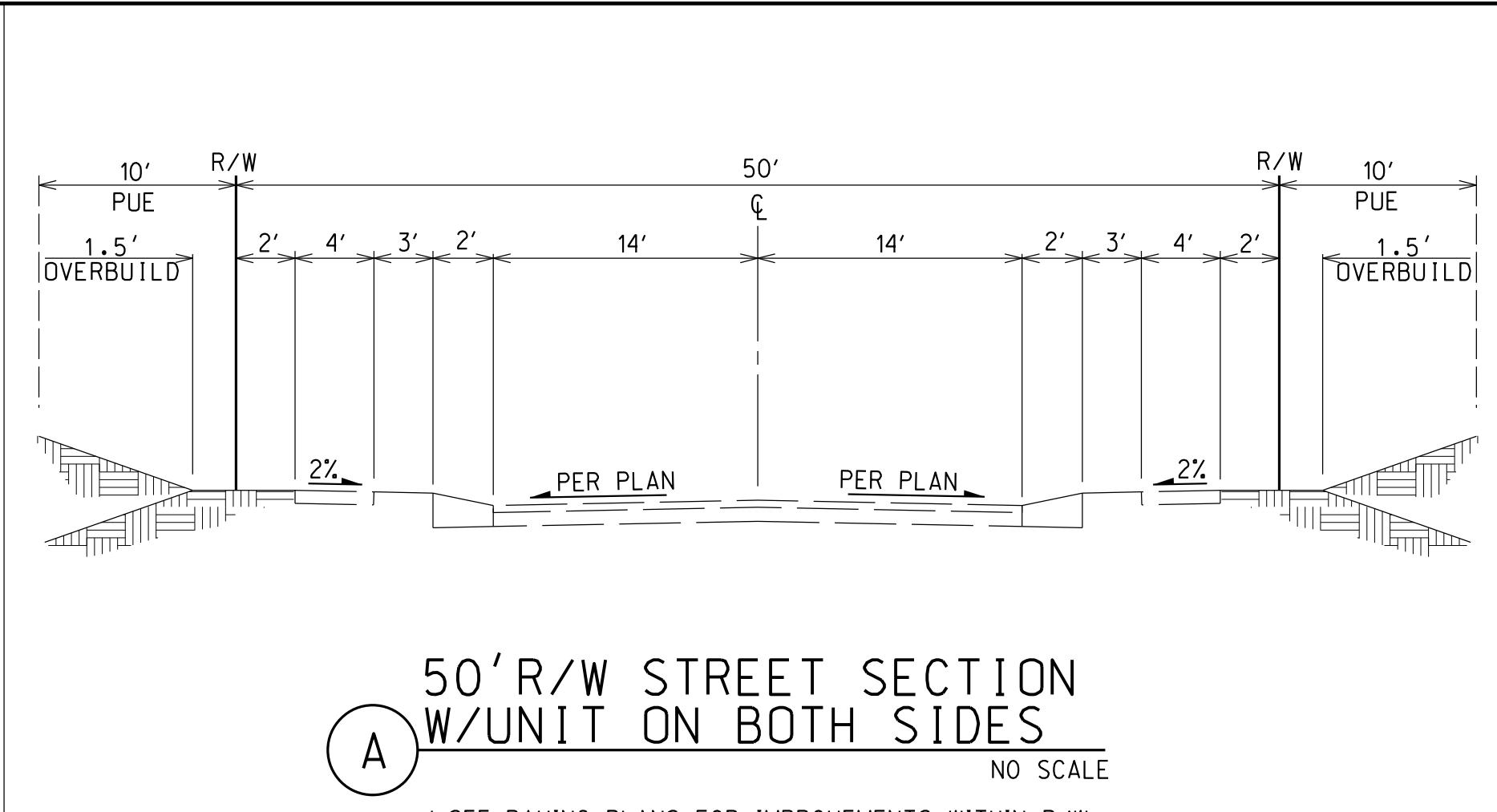
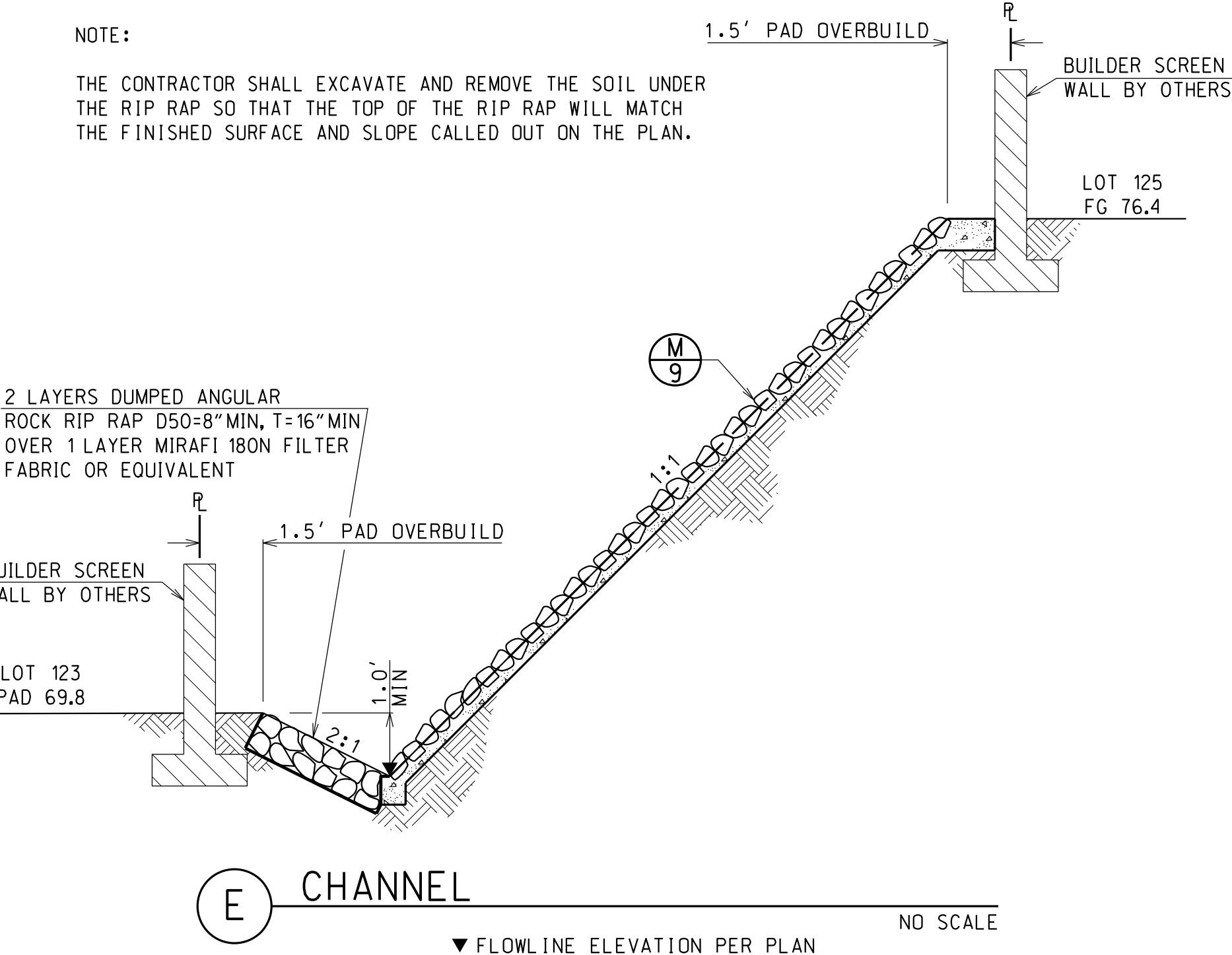
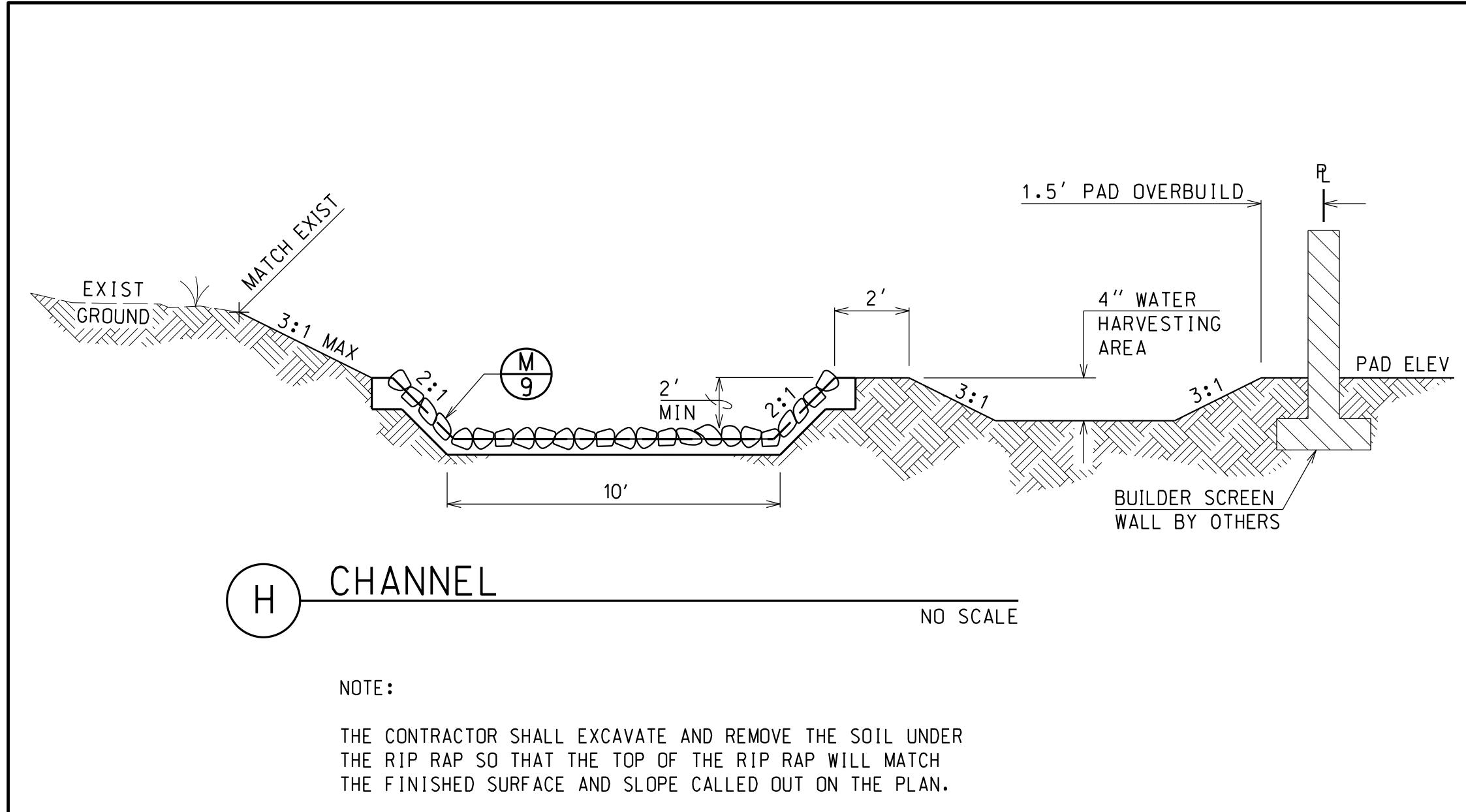
DATE: MAY 2, 2025

1901060	
OV 180 1921	
S	HORIZ : 1" = 30'
A	VERT : N/A
SHEET 7 OF 12	
02-MAY-2025 08:41	

GRADING PLANS PREPARED FOR:	
<b>RIVERS EDGE</b>	
RICK ENGINEERING COMPANY	
3945 EAST FORT LOWELL ROAD - SUITE 111	
TUCSON, AZ 85712	
520-795-1000	
J-4824-A	
rickengineering.com	
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver	
Tucson	
Contact Arizona 811 at least two full working days before you begin excavation	
<b>ARIZONA 811</b>	
Call 811 or click Arizona811.com	

GRADING PLANS PREPARED FOR:	
<b>RIVERS EDGE</b>	
RICK ENGINEERING COMPANY	
3945 EAST FORT LOWELL ROAD - SUITE 111	
TUCSON, AZ 85712	
520-795-1000	
J-4824-A	
rickengineering.com	
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver	
Tucson	
DESIGNED BY: BRM	DATE: 04/19
DRAWN BY: BRM	DATE: 04/19
APPROVED BY: BMP	DATE: 04/19
NO. BY	DATE
1	11/20/24
REMOVED RETAINING WALLS, SHEET NO LONGER NEEDED	
REVISION	





3945 EAST FORT Lowell ROAD - SUITE 111  
TUCSON, AZ 85712  
520-795-1000  
rickenengineering.com  
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

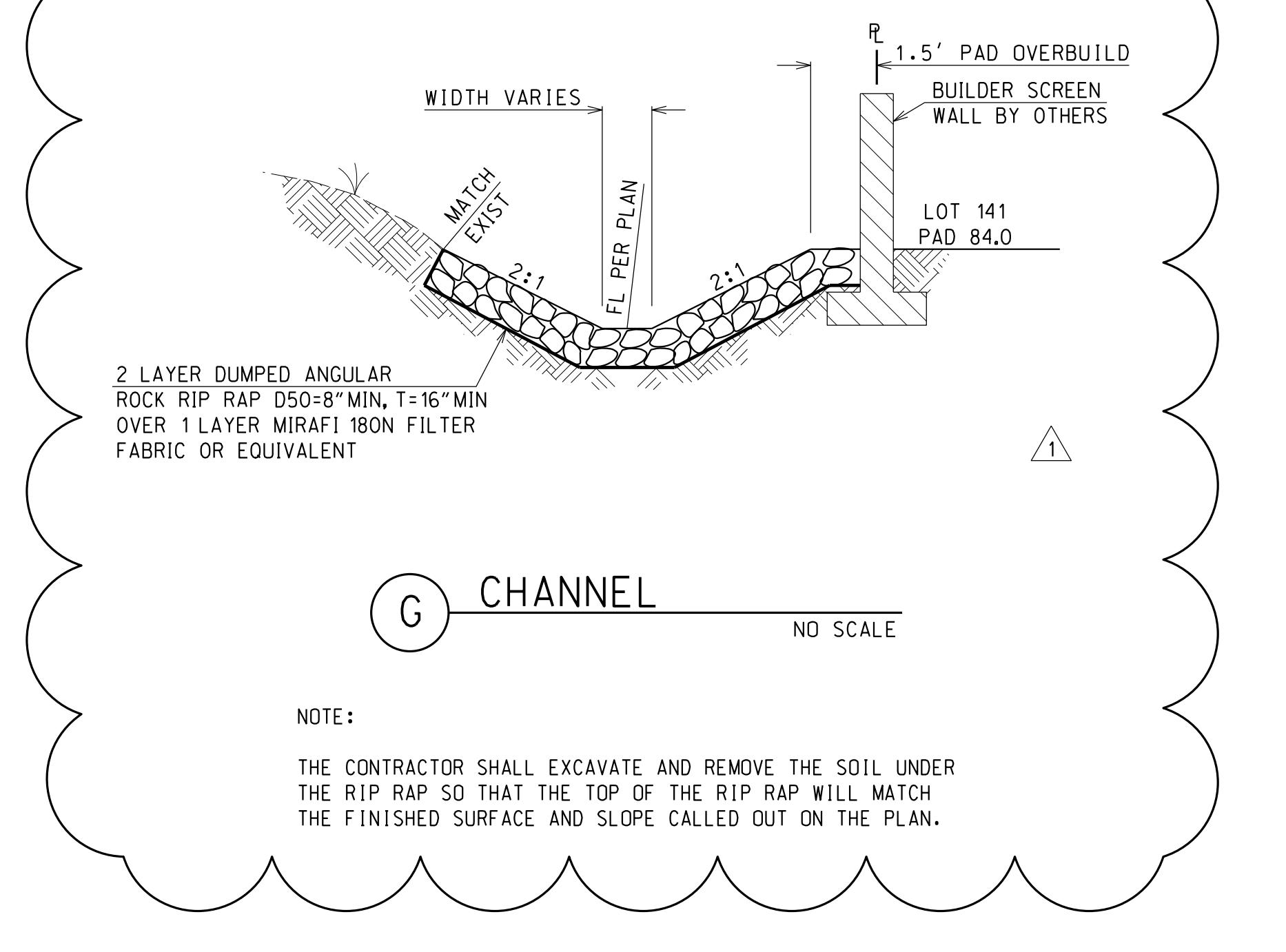
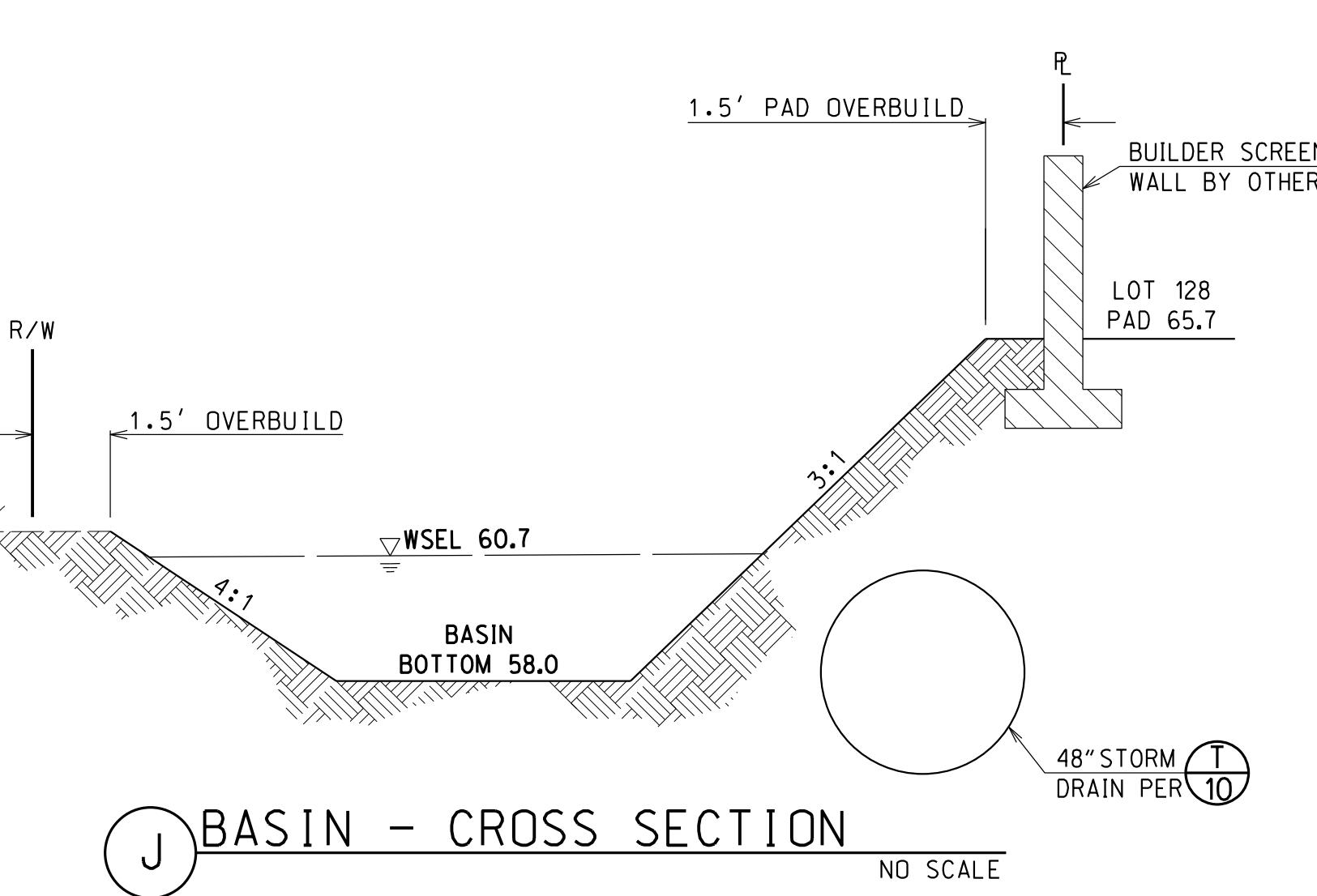
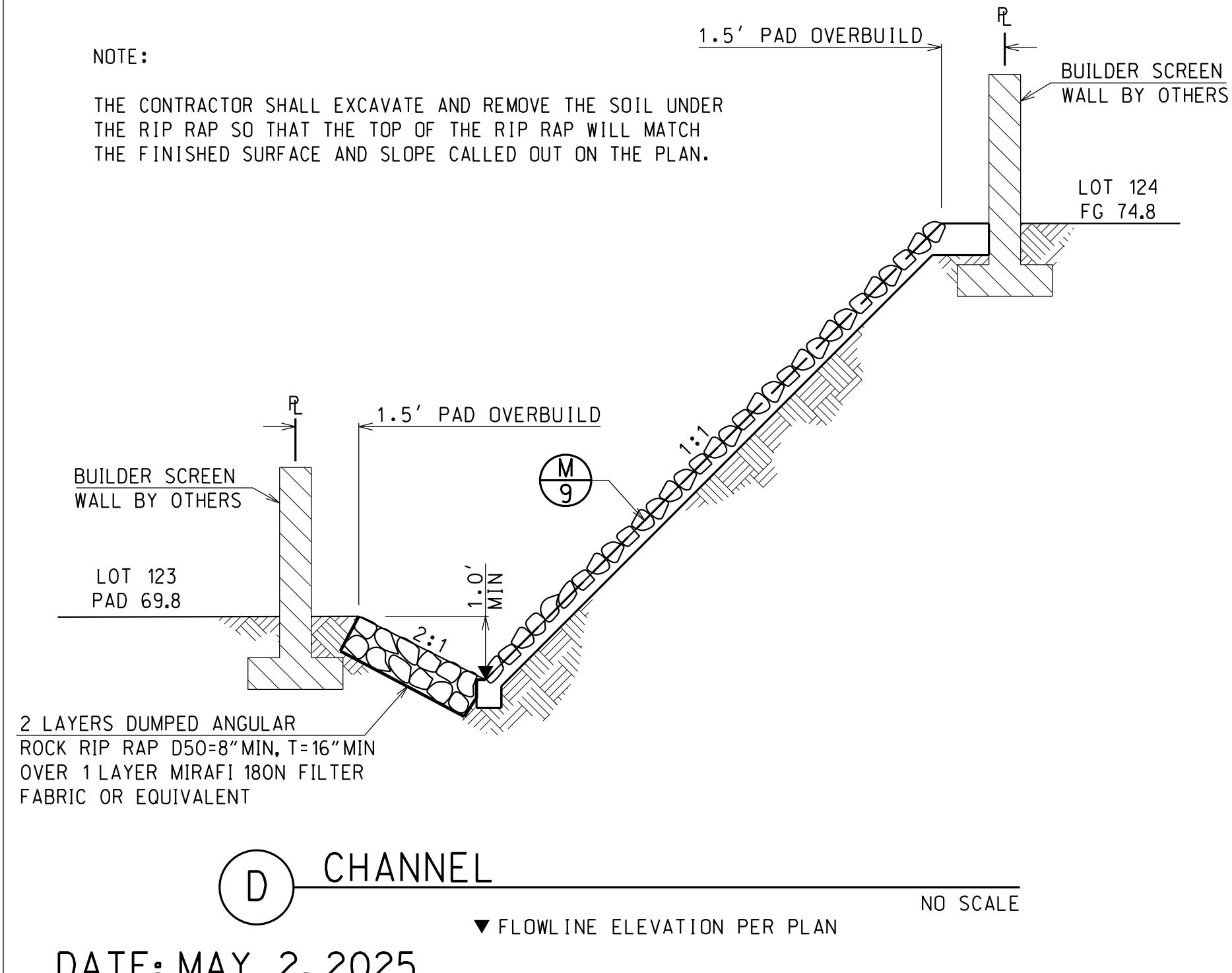
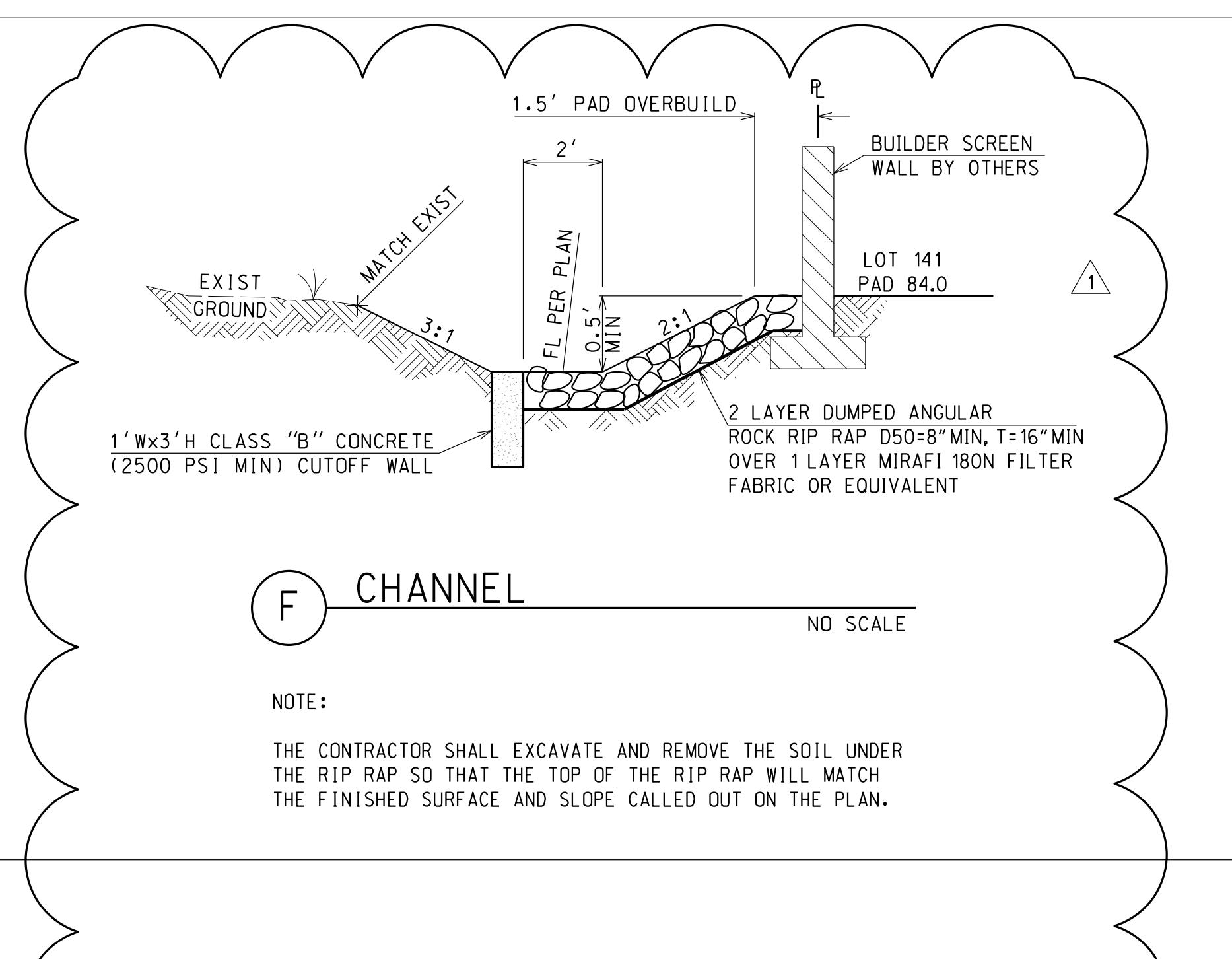
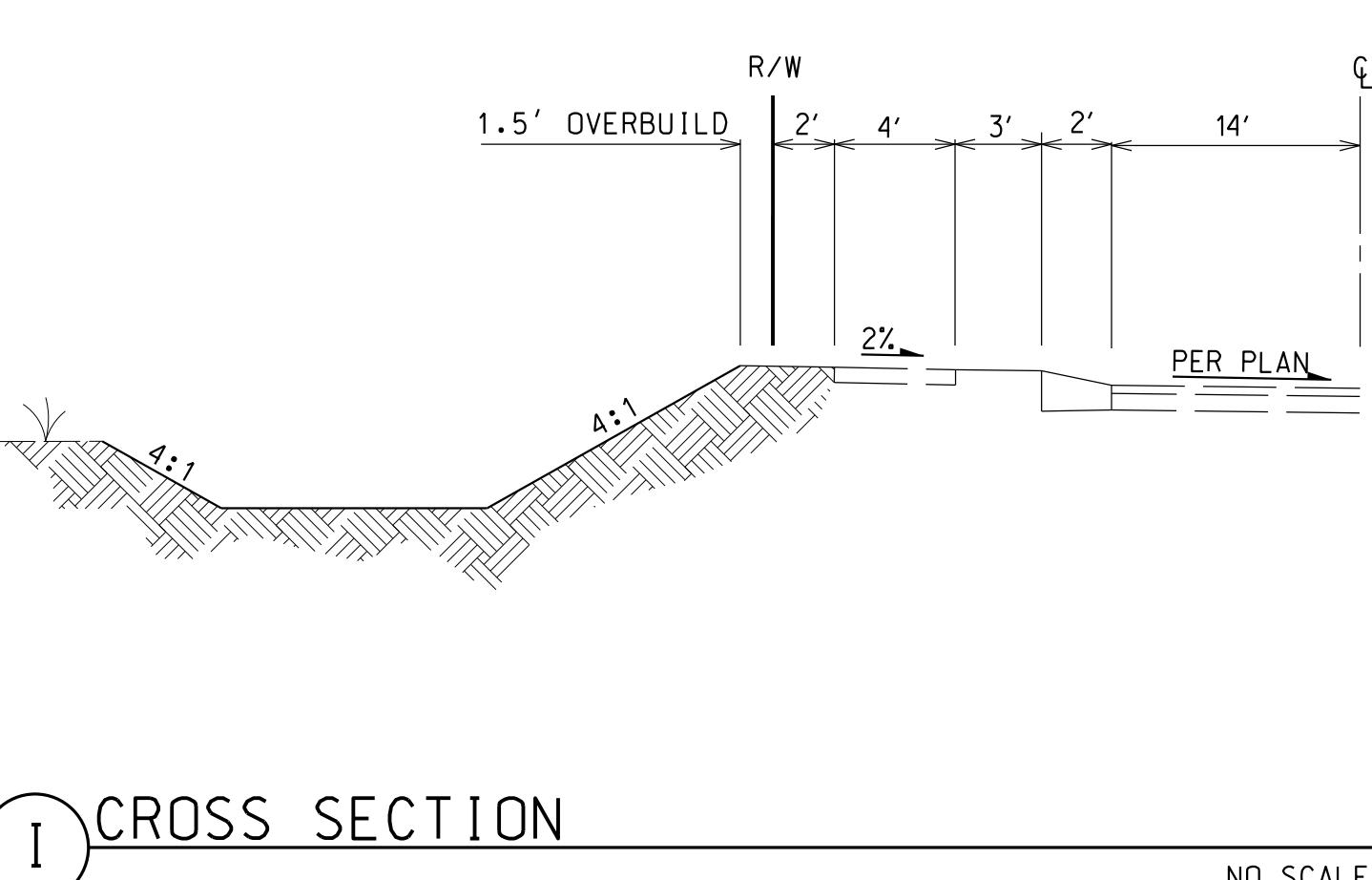
**RICK**  
ENGINEERING COMPANY  
Tucson

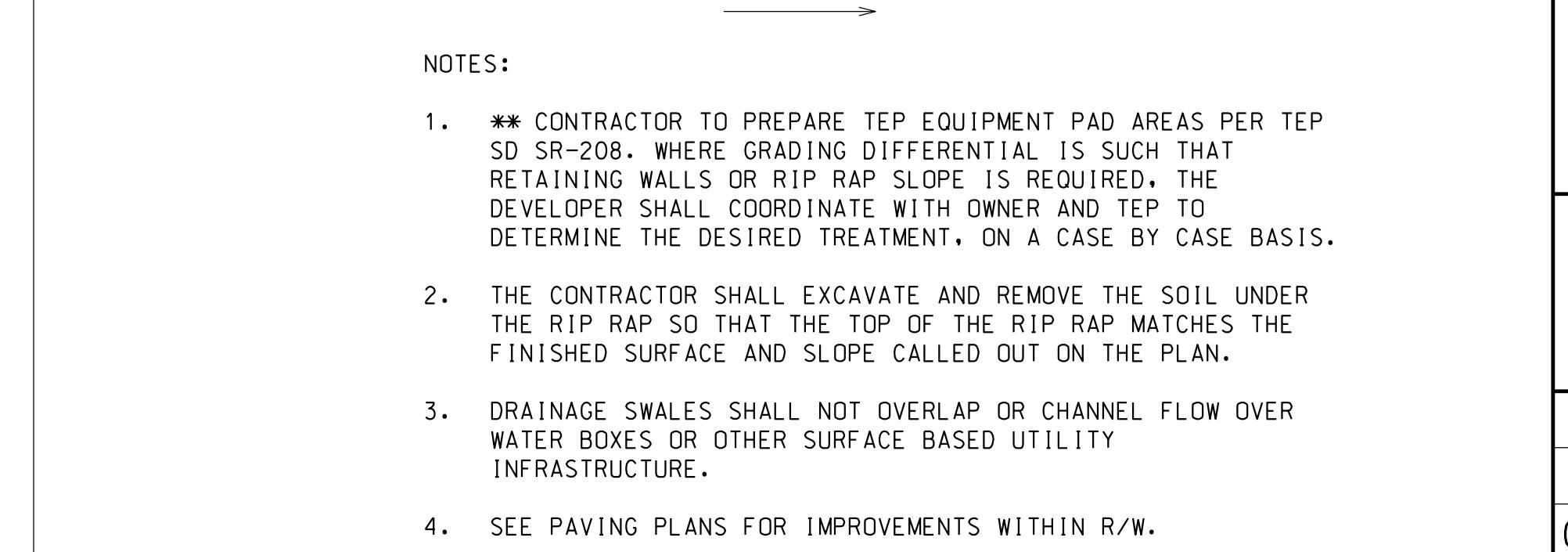
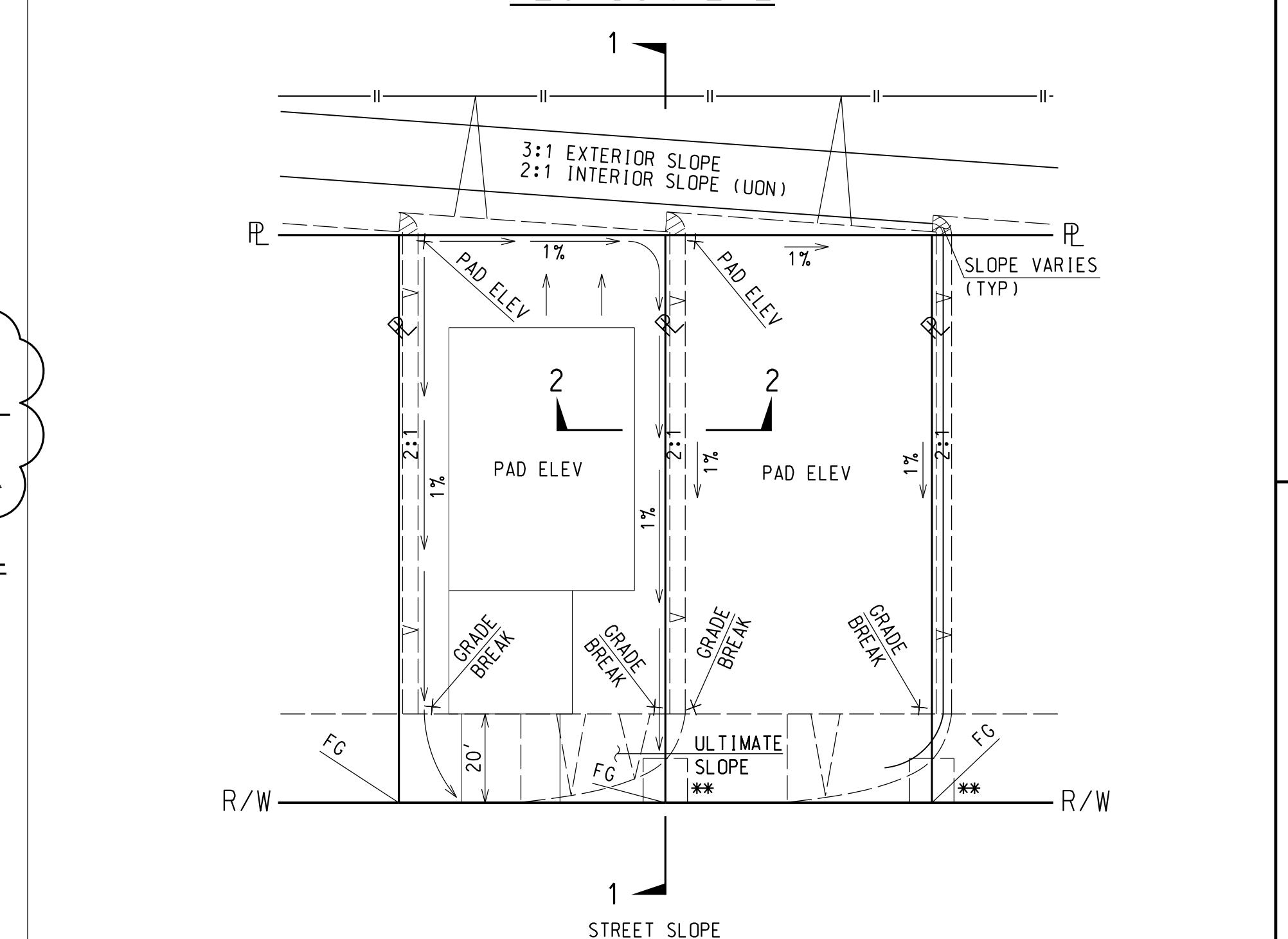
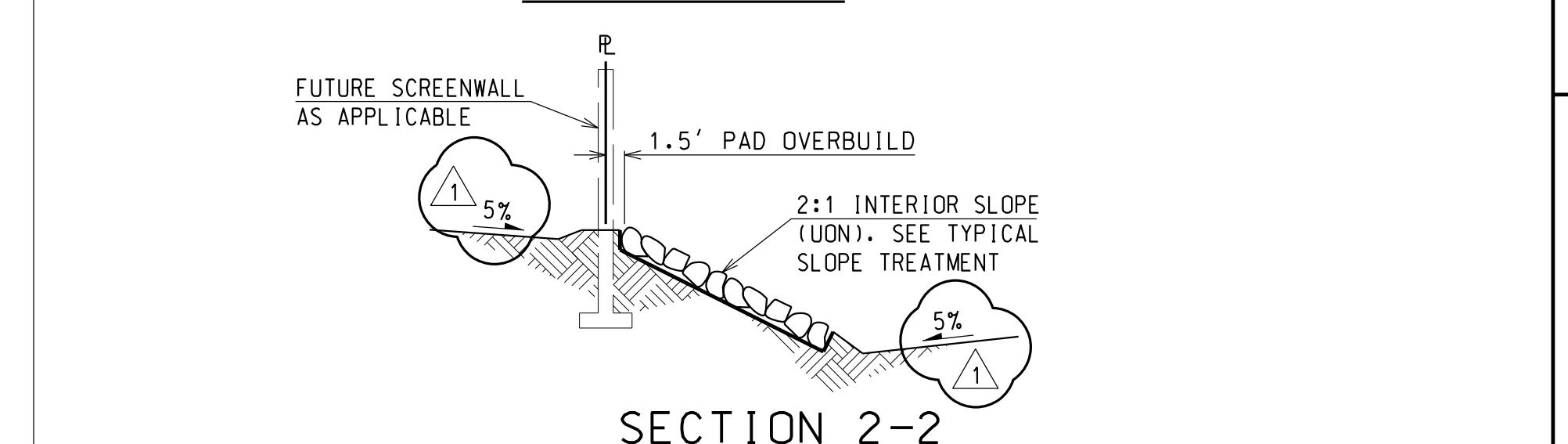
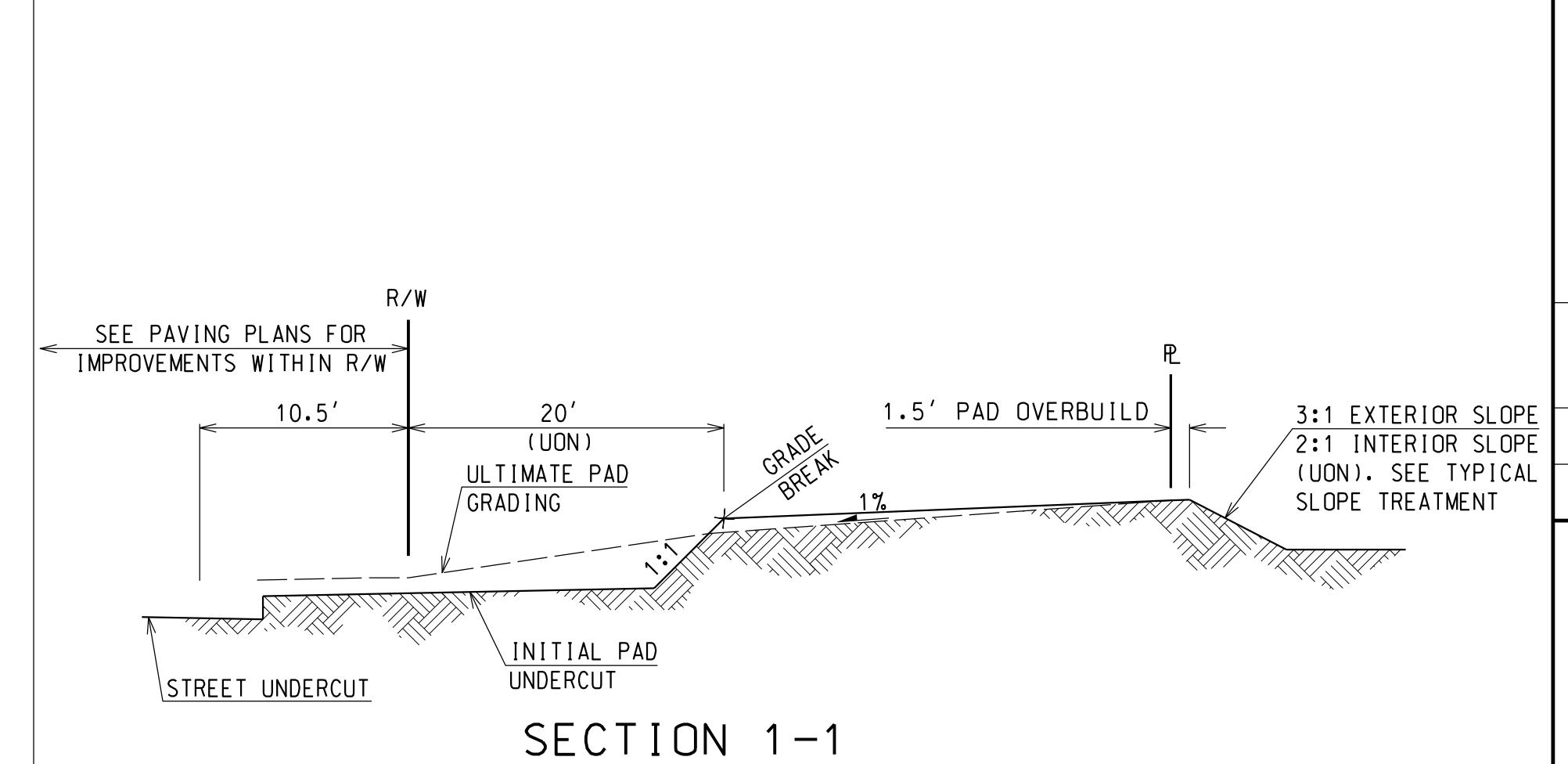
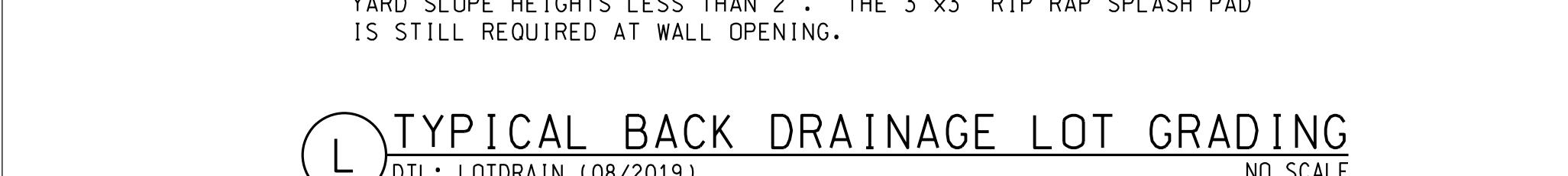
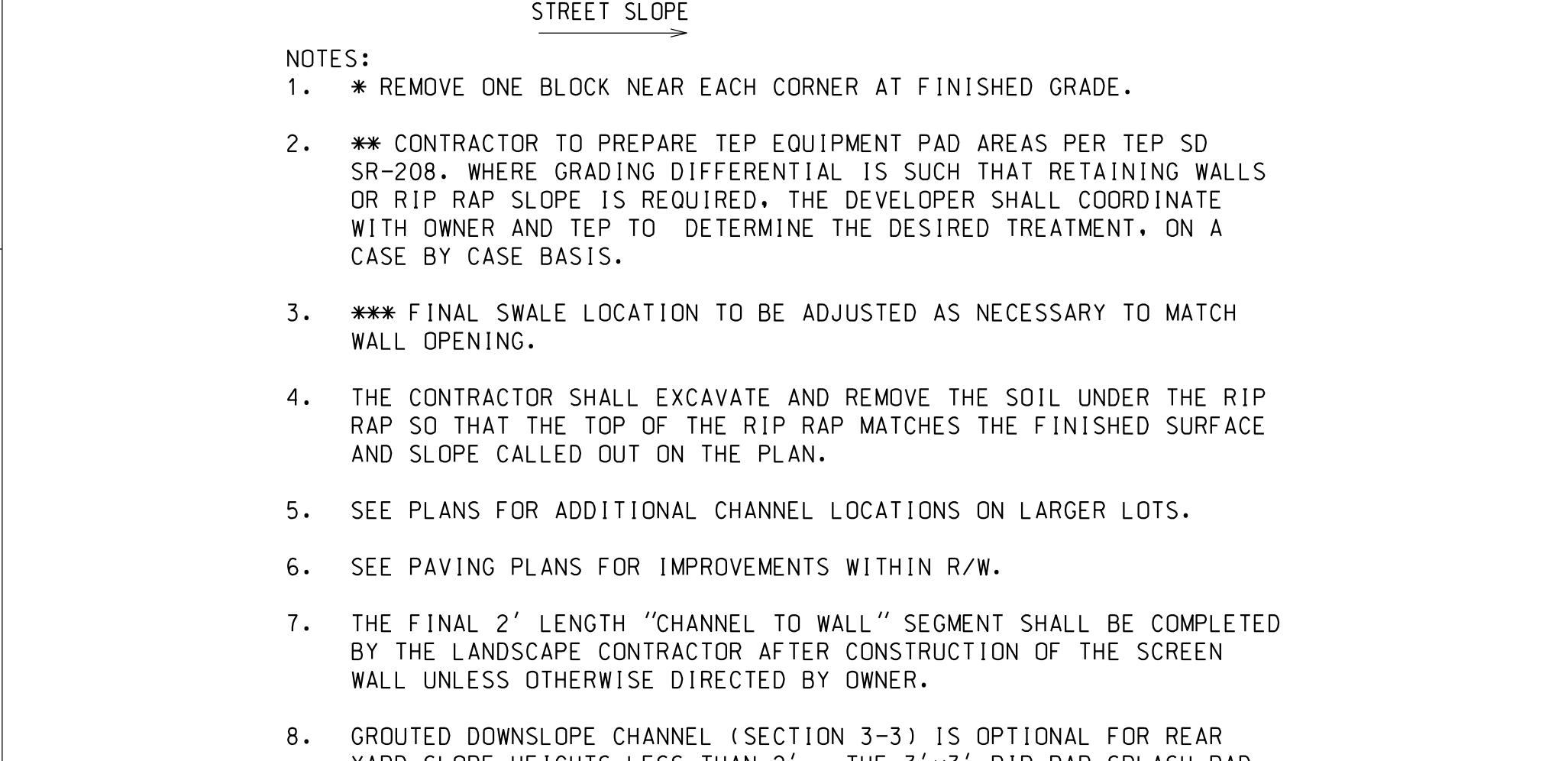
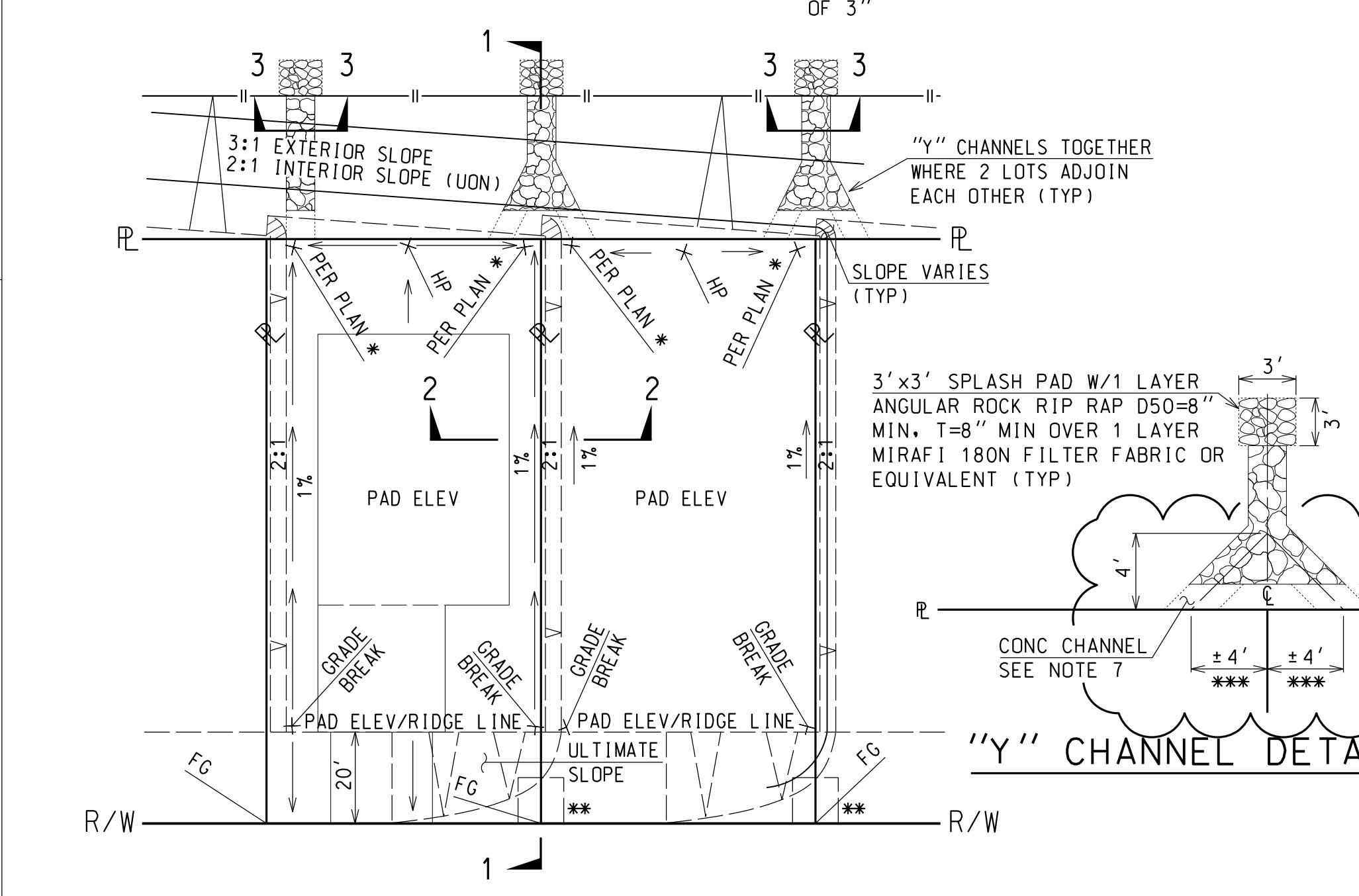
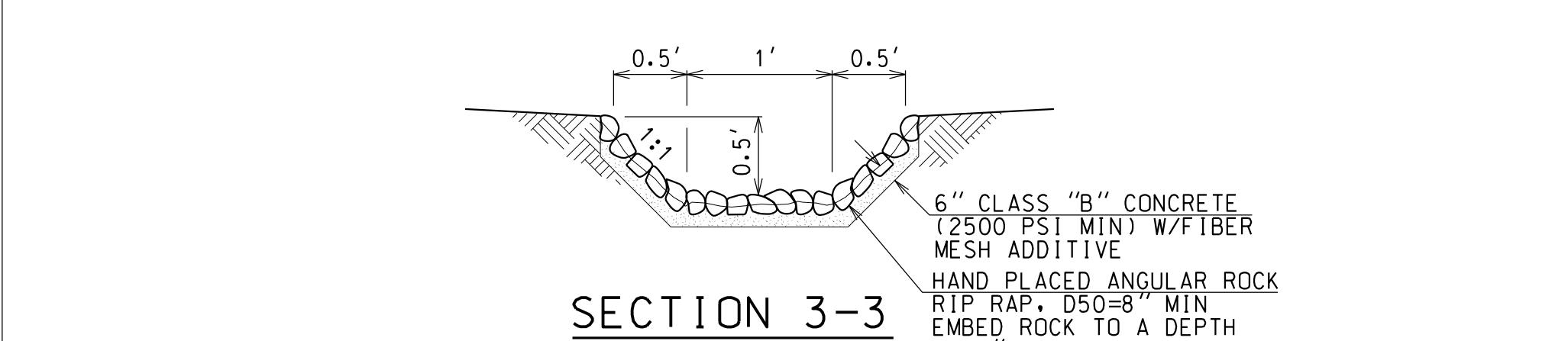
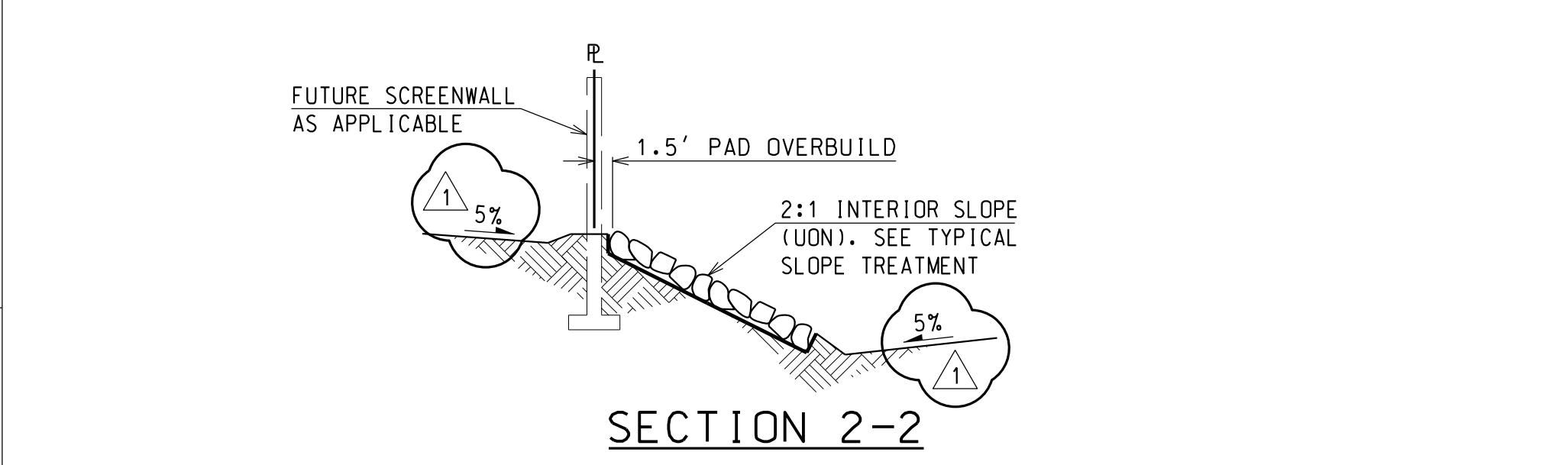
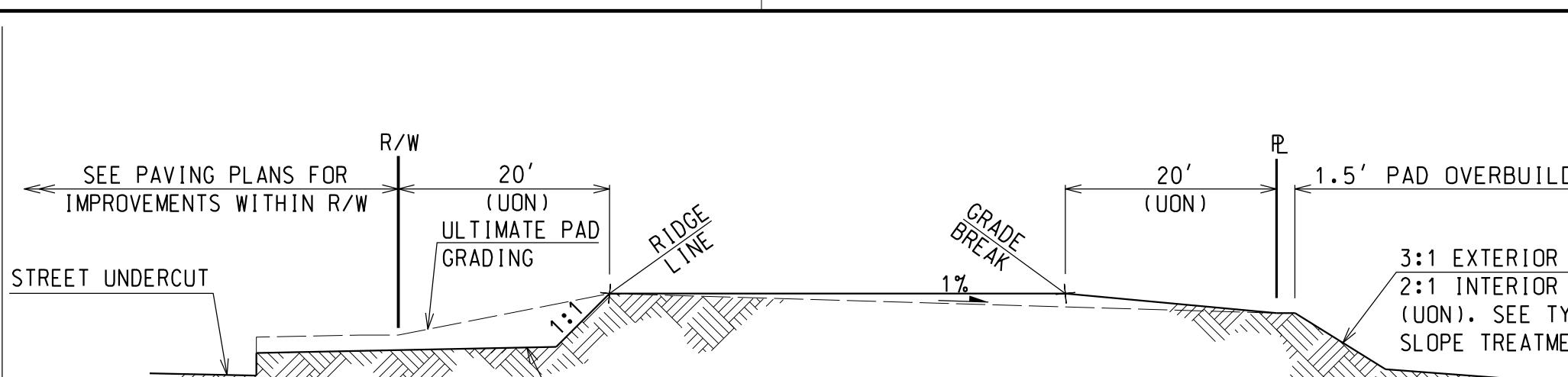
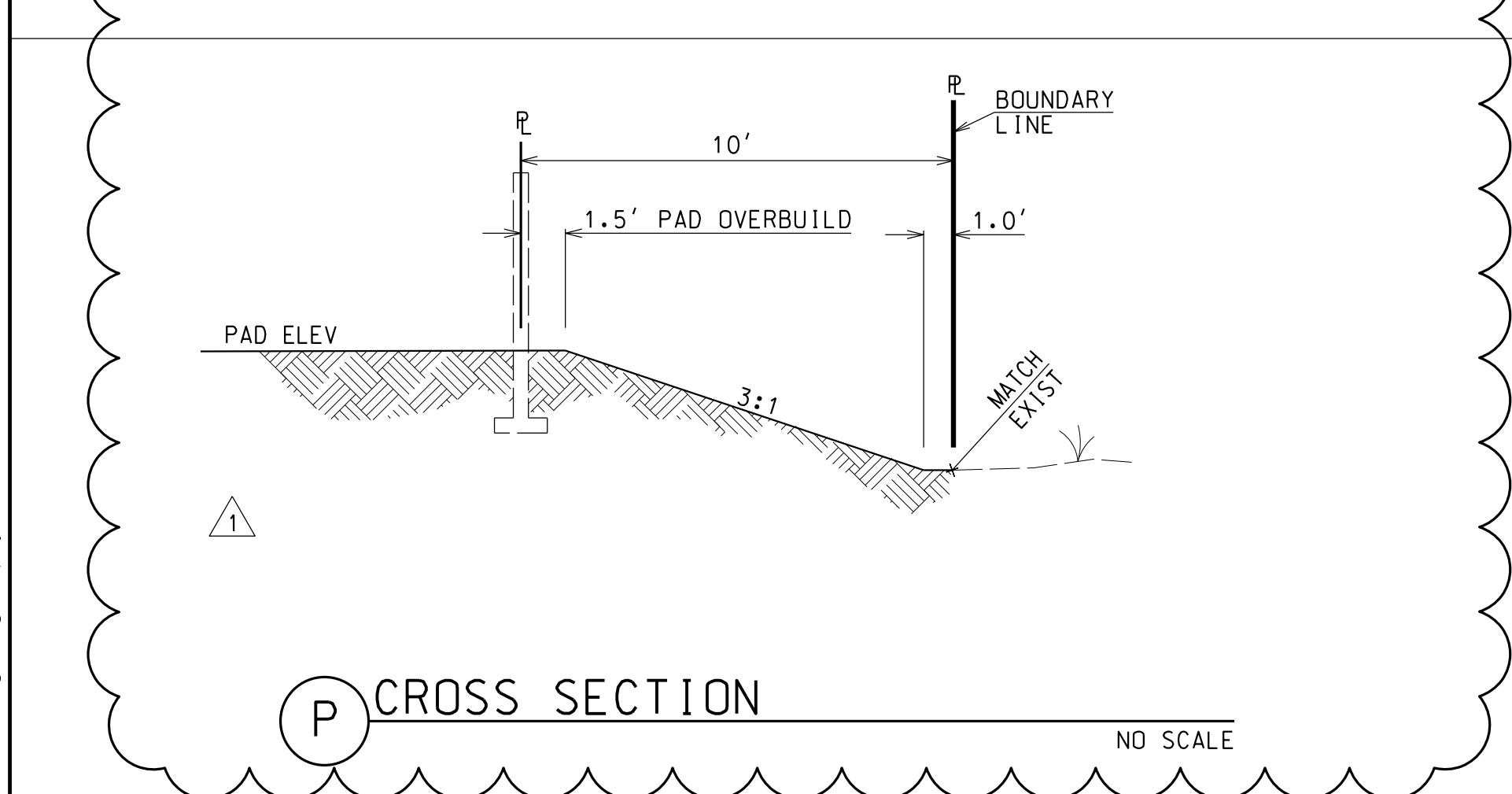
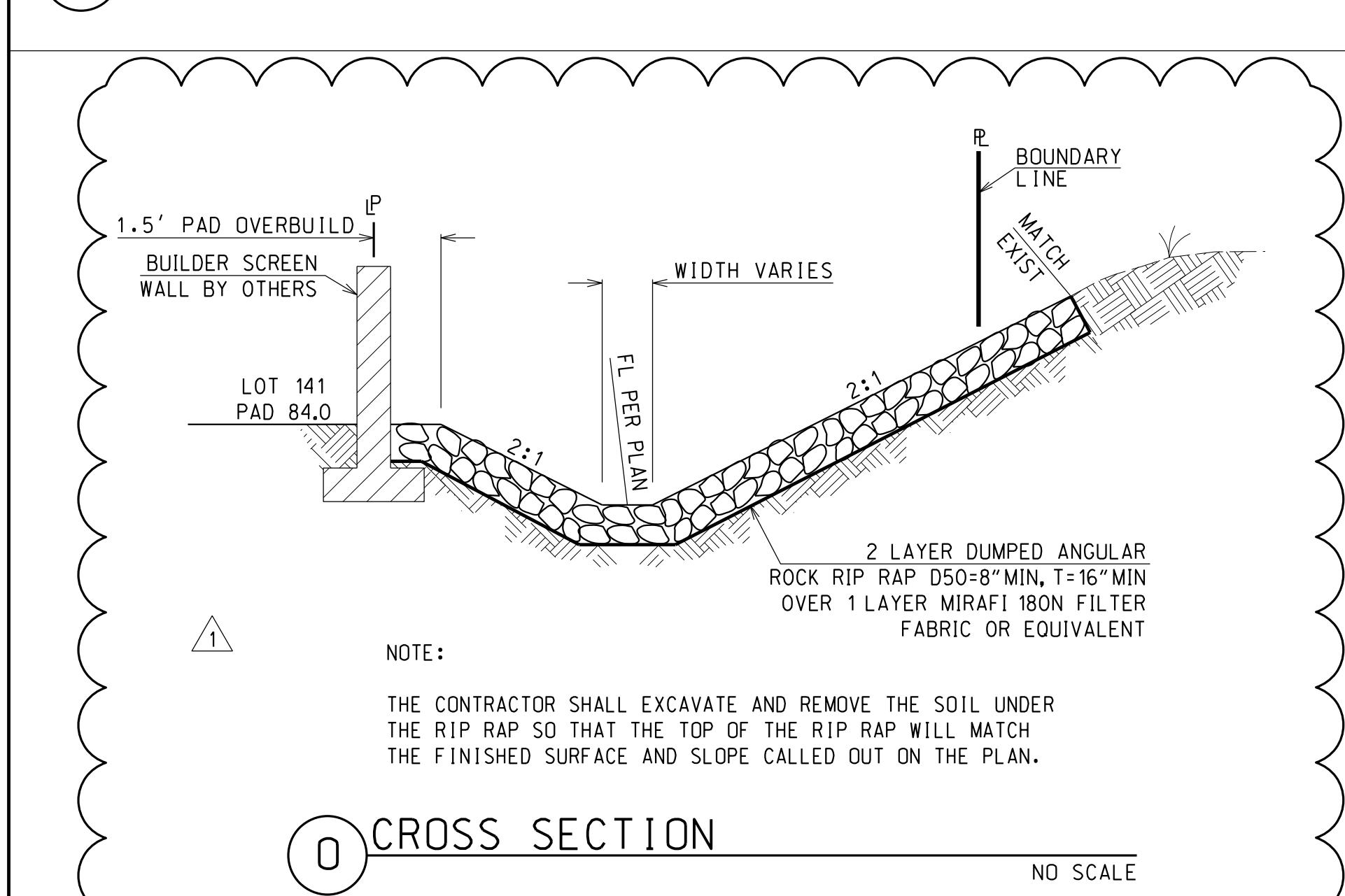
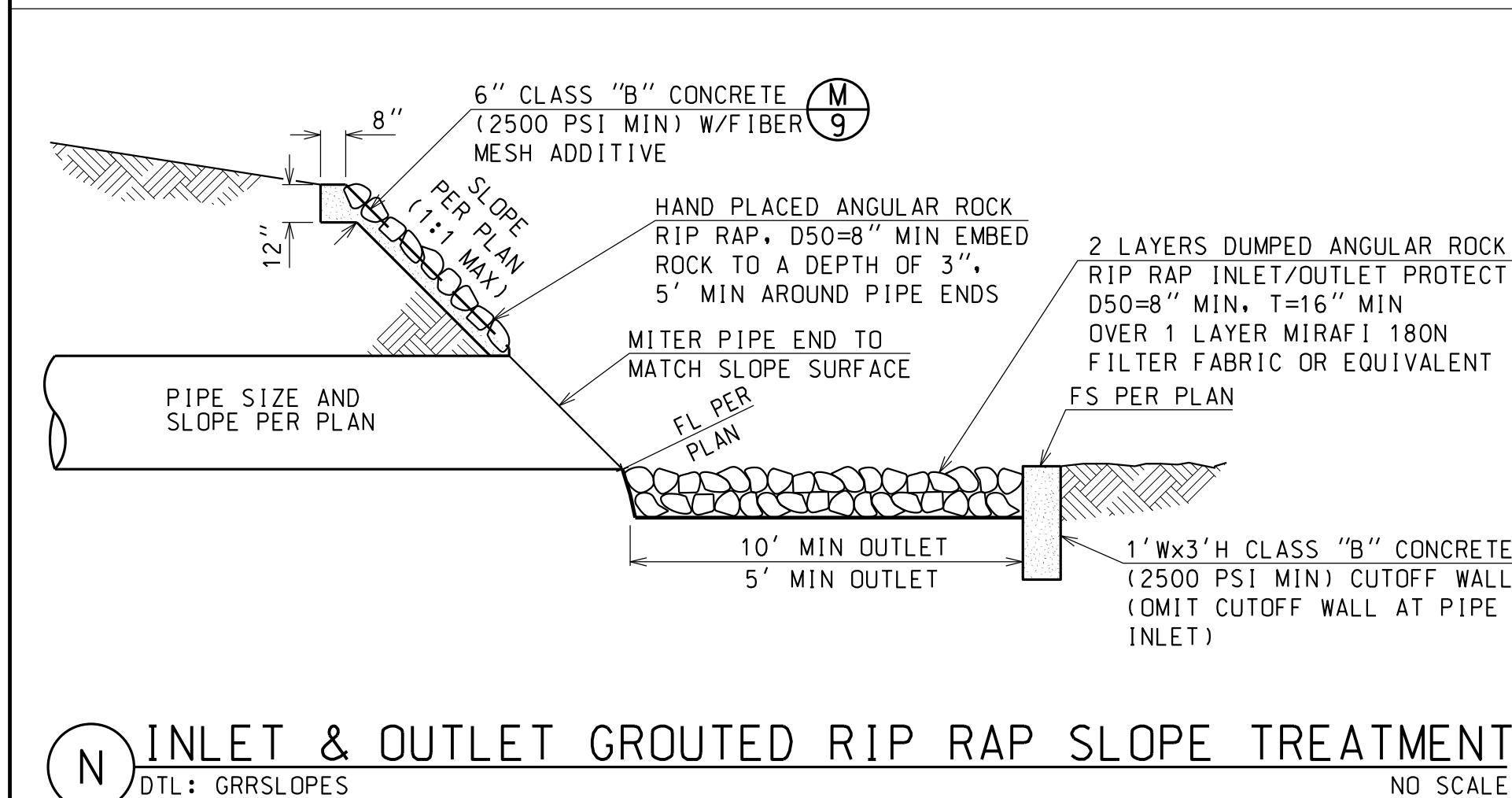
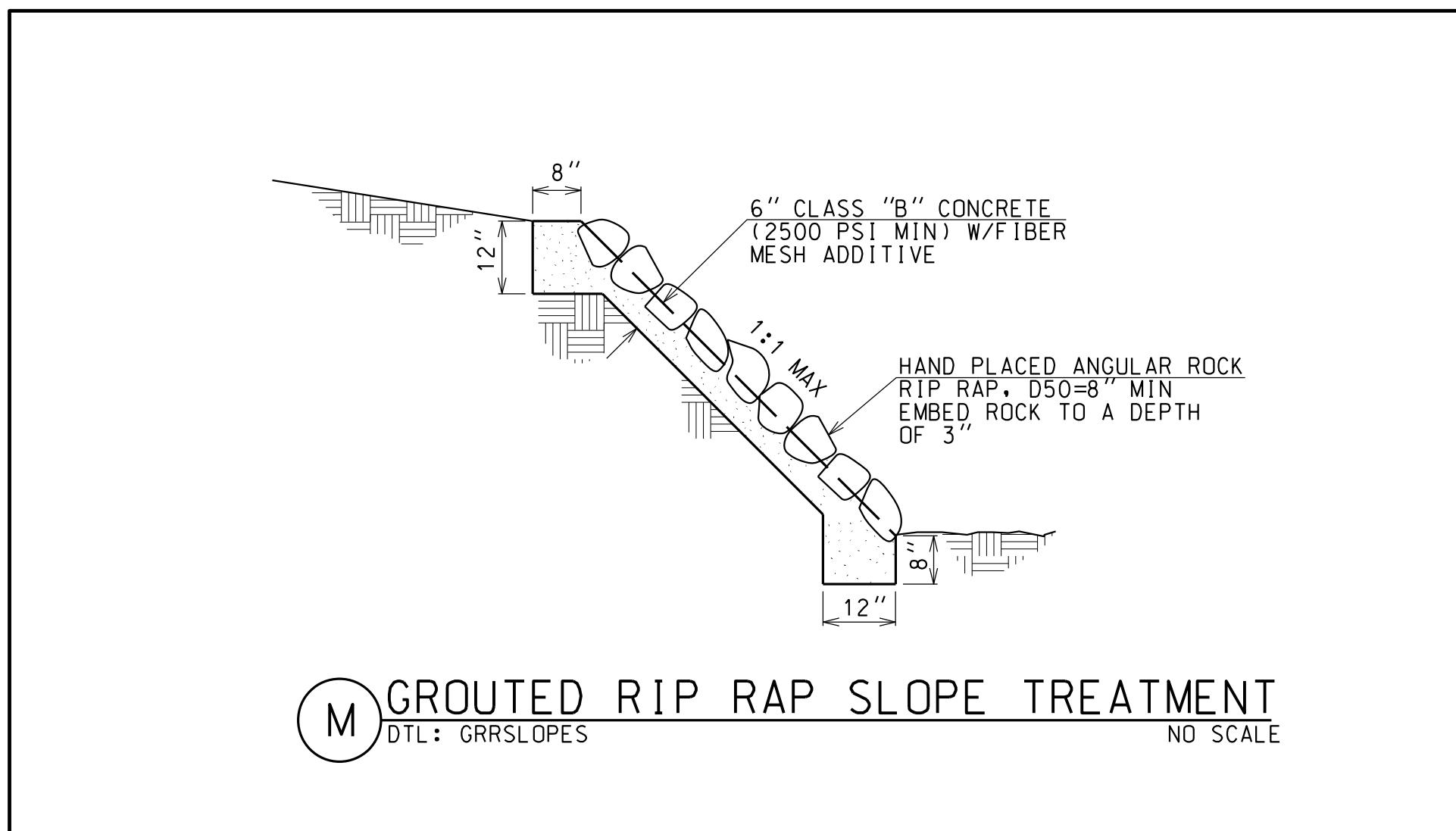
GRADING PLANS PREPARED FOR:  
**RIVER'S EDGE**  
LOTS 121-141 & COMMON AREAS "A" & "B-1" - "B-3"  
BEING A PORTION OF THE SOUTHEAST 1/2, TOWNSHIP 12, SOUTH, RANGE 13  
OF SECTION 12, GILA & SALT RIVER MERIDIAN, TOWN OF  
ORO VALLEY, PIMA COUNTY, ARIZONA.

Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA 811**  
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1901060  
OV1801921  
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HORIZ : N/A  
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VERT : N/A  
SHEET 8 OF 12  
DATE: MAY 2, 2025  
▼ FLOWLINE ELEVATION PER PLAN  
NO SCALE

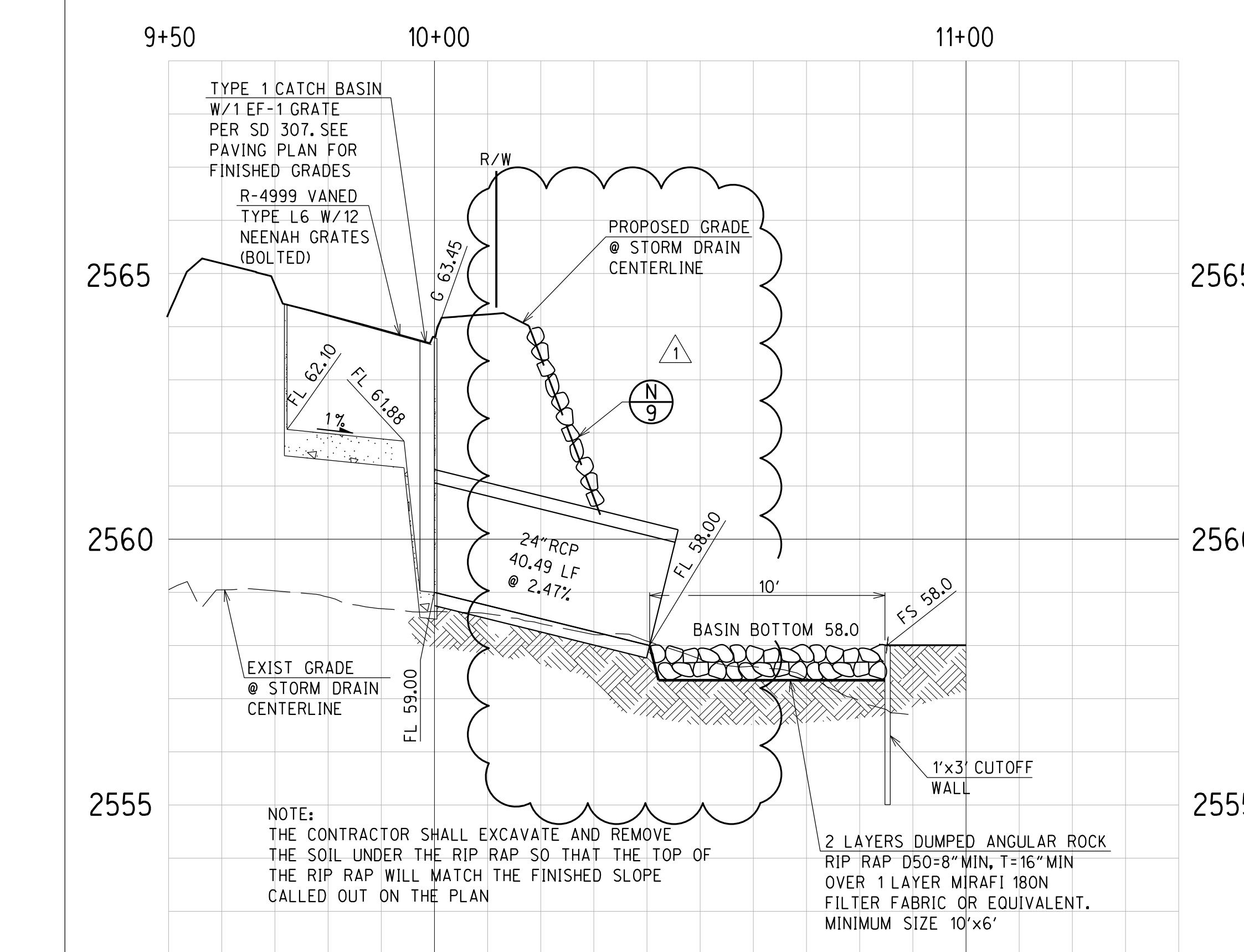
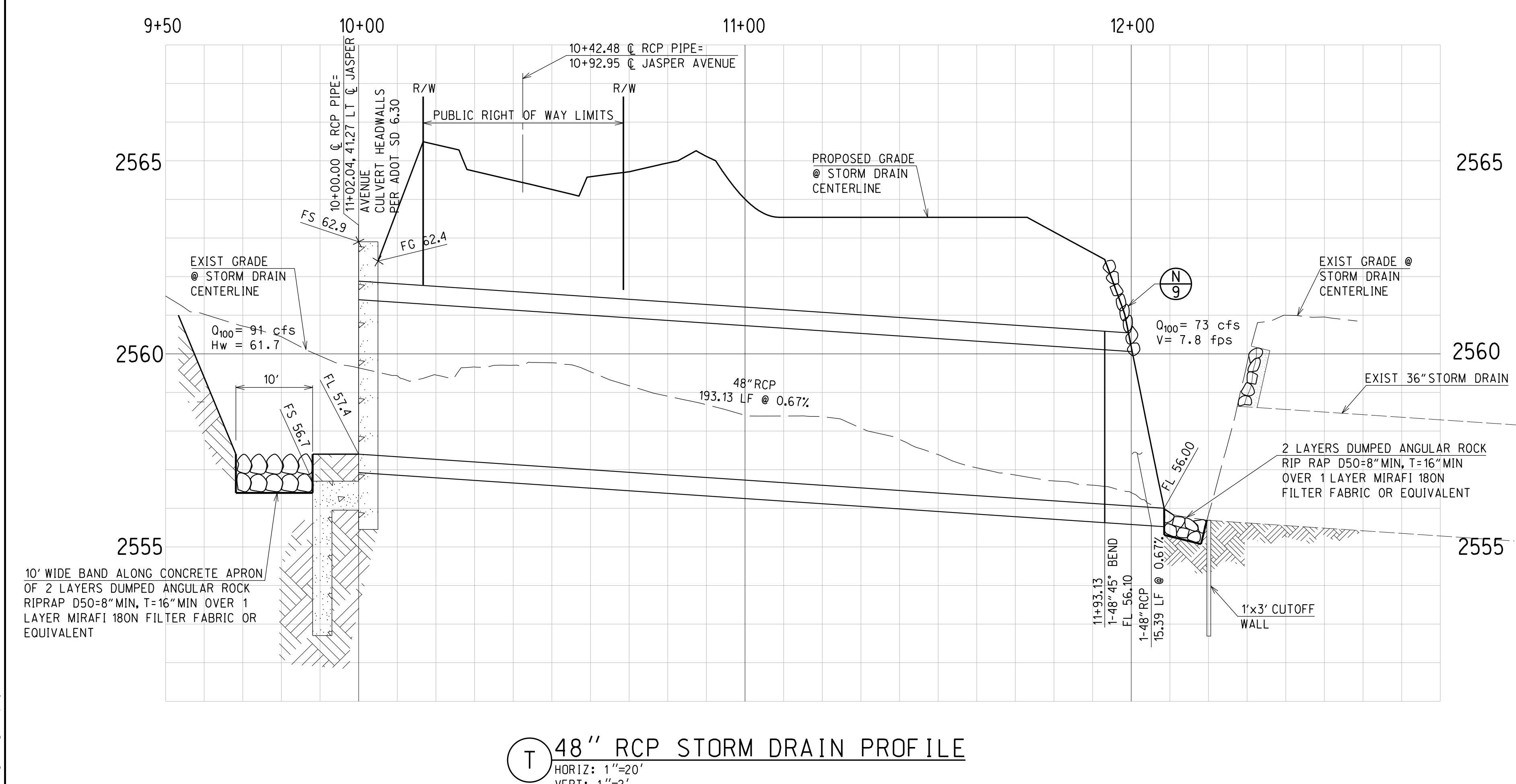
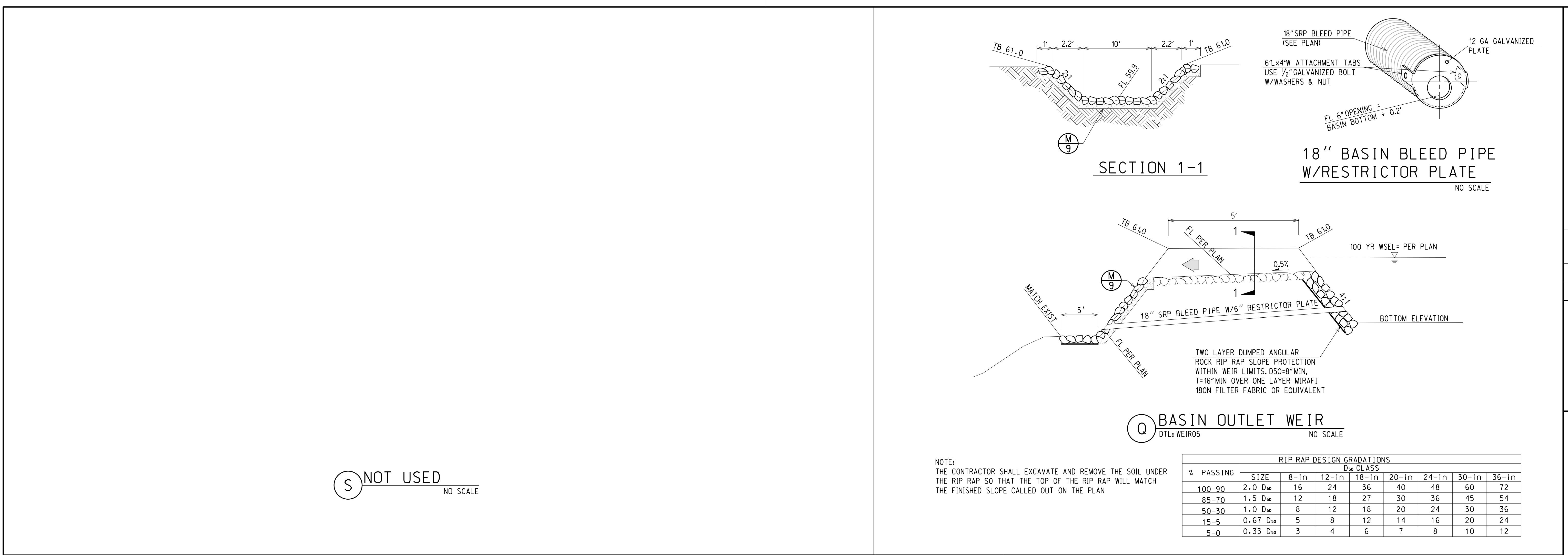
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DATE: MAY 2, 2025

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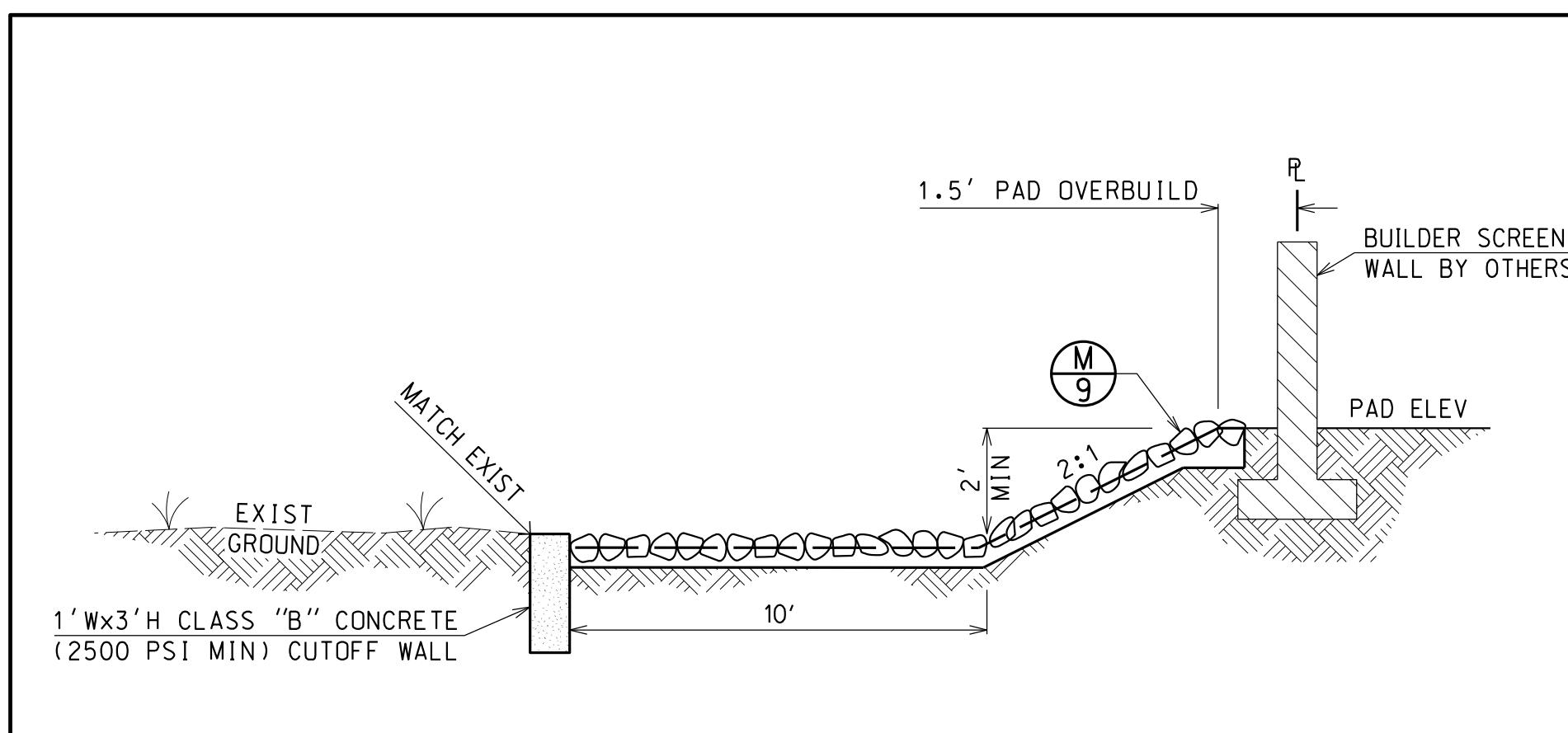


GRADING PLANS PREPARED FOR:		RICK	
LOTS 12-141 & COMMON AREAS "A" & "B" - "B-3"		ENGINEERING COMPANY	
BEING A PORTION OF THE SOUTHEAST QUARTER		Tucson, AZ 85712	
OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13		3945 EAST FORT Lowell ROAD - SUITE 111	
EAST, GILA & SALT RIVER MERIDIAN, TOWN OF		rickenengineering.com	
ORO VALLEY, PIMA COUNTY, ARIZONA.		520-795-1000	
DESIGNED BY: BRM	DATE: 04/19	CHECKED BY: BMF	DATE: 04/19
DRAWN BY: BRM	DATE: 04/19	APPROVED BY: BMF	DATE: 04/19
Contact Arizona 811 at least two full working days before you begin excavation			
ARIZONA 811			
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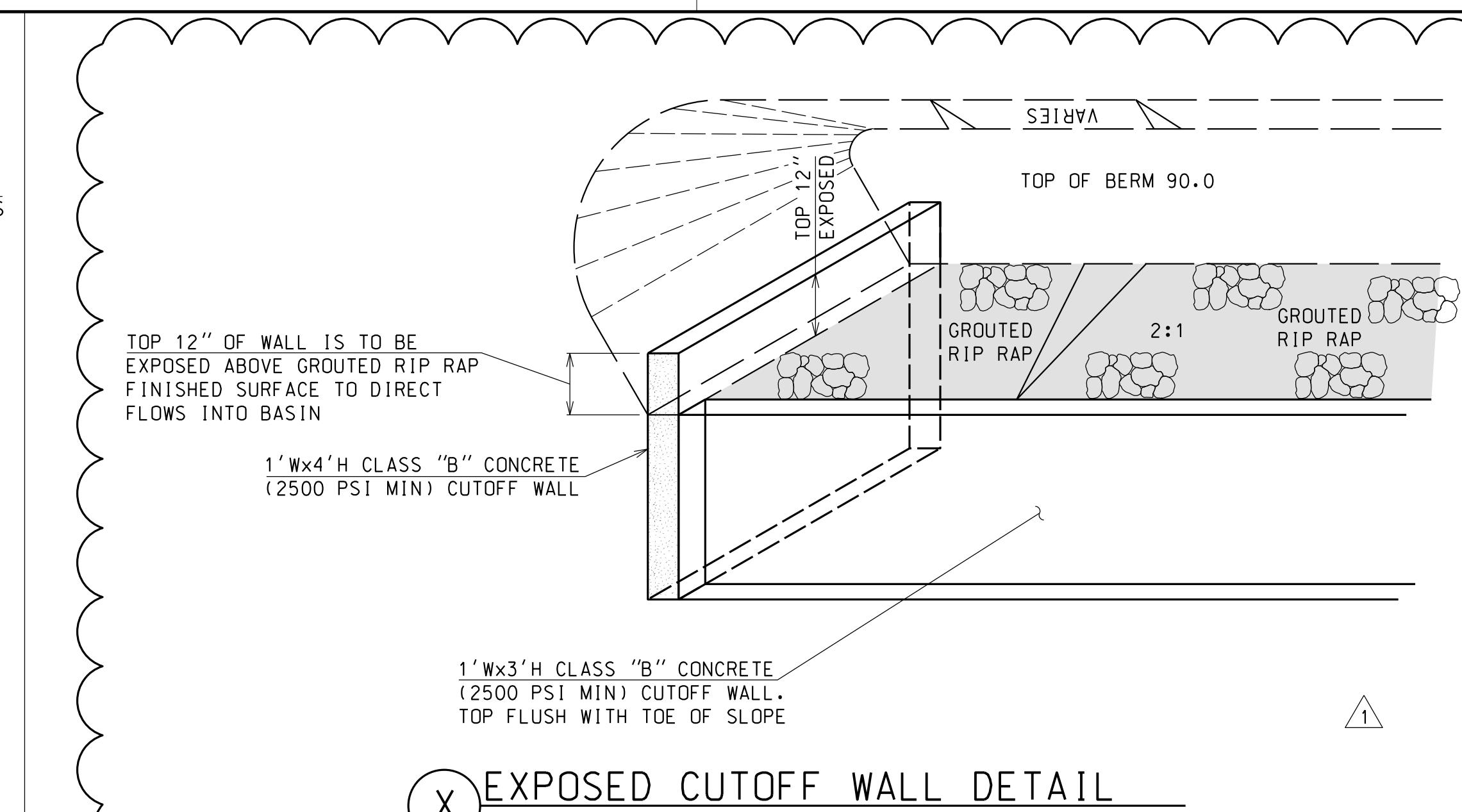
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VERT : N/A  
HORIZ : N/A  
SHEET 10 OF 12  
DATE: MAY 2, 2025

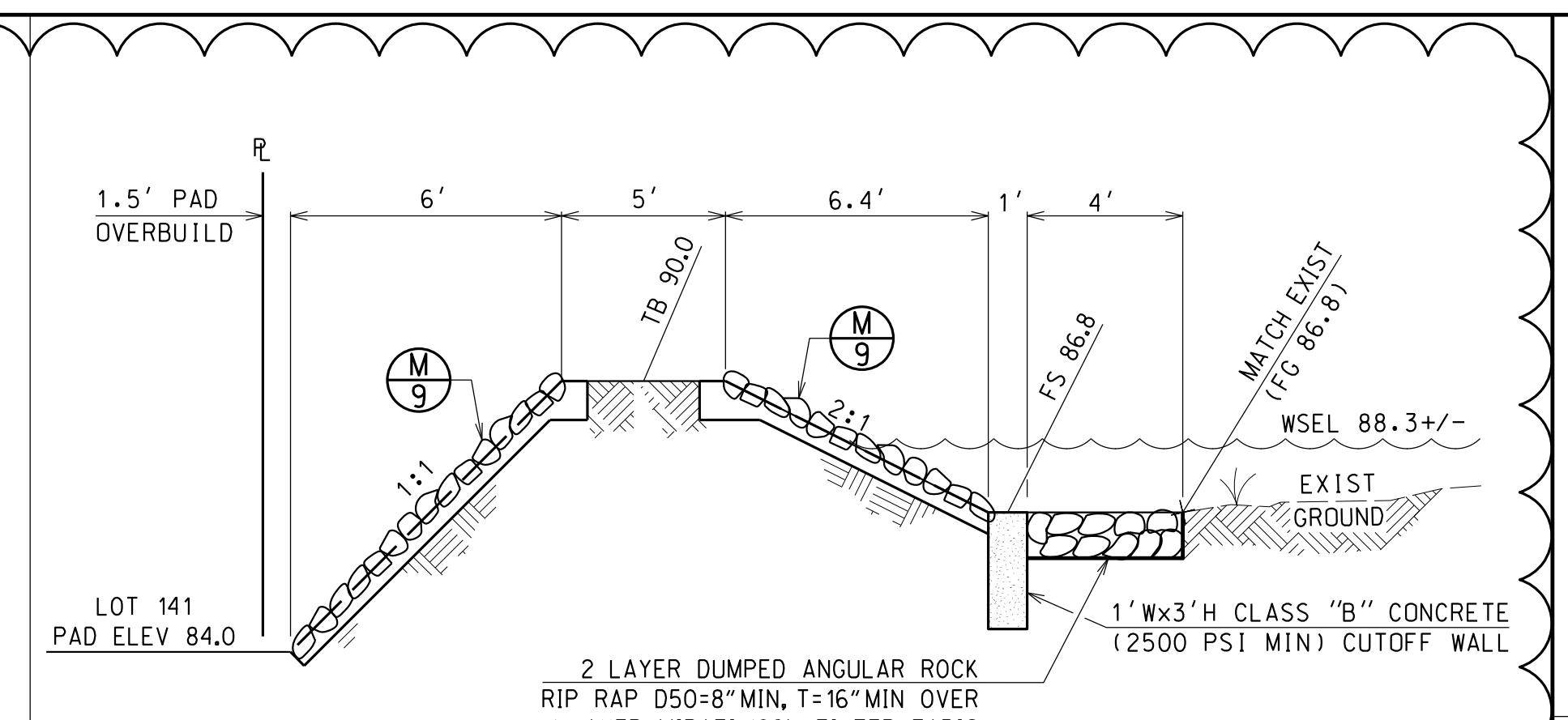
02-MAY-2025 08:42



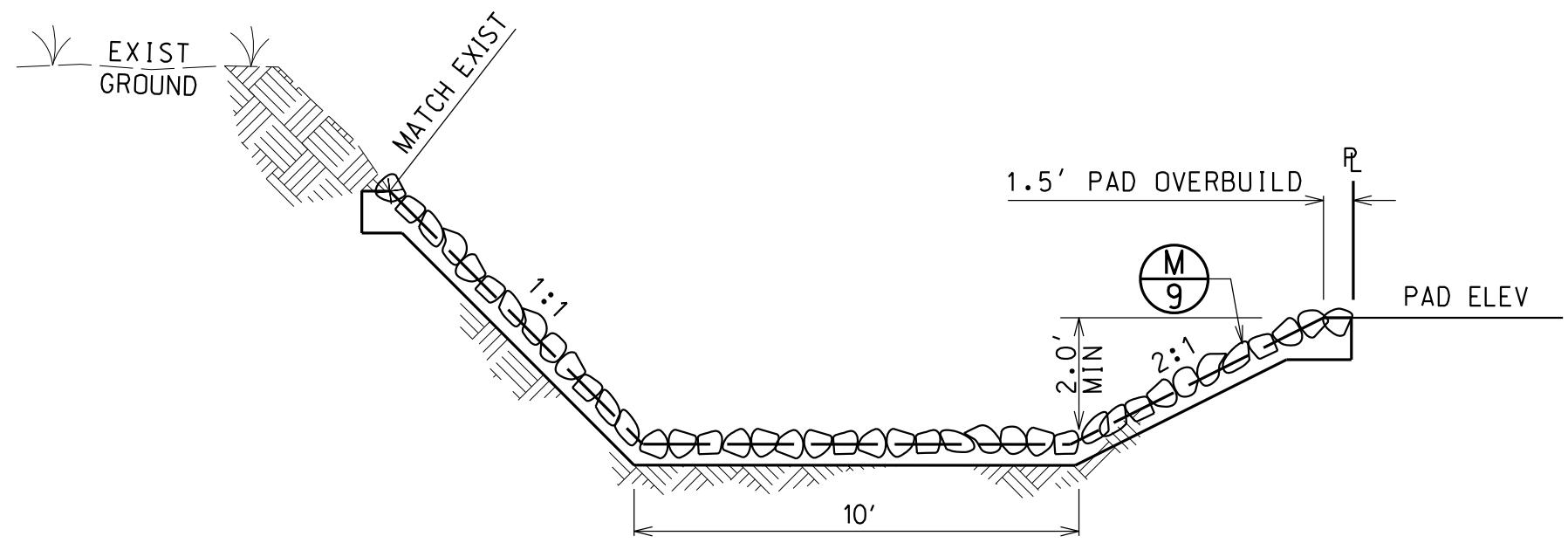
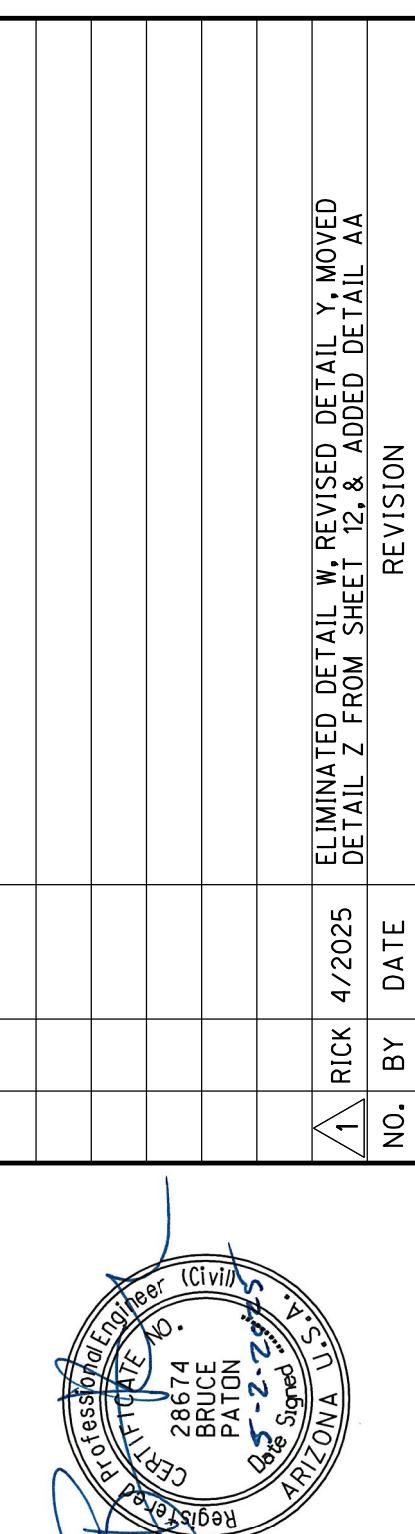
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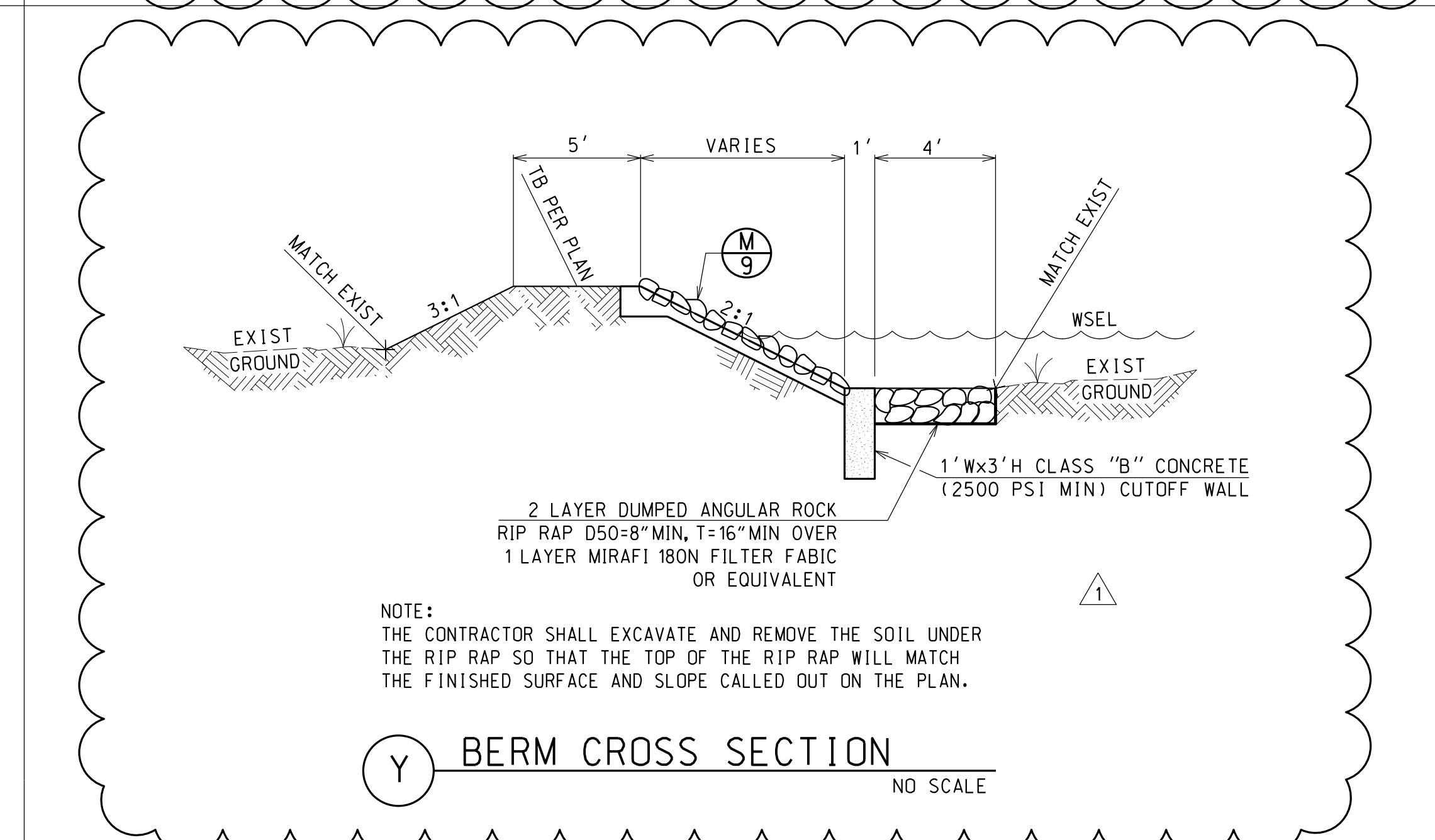
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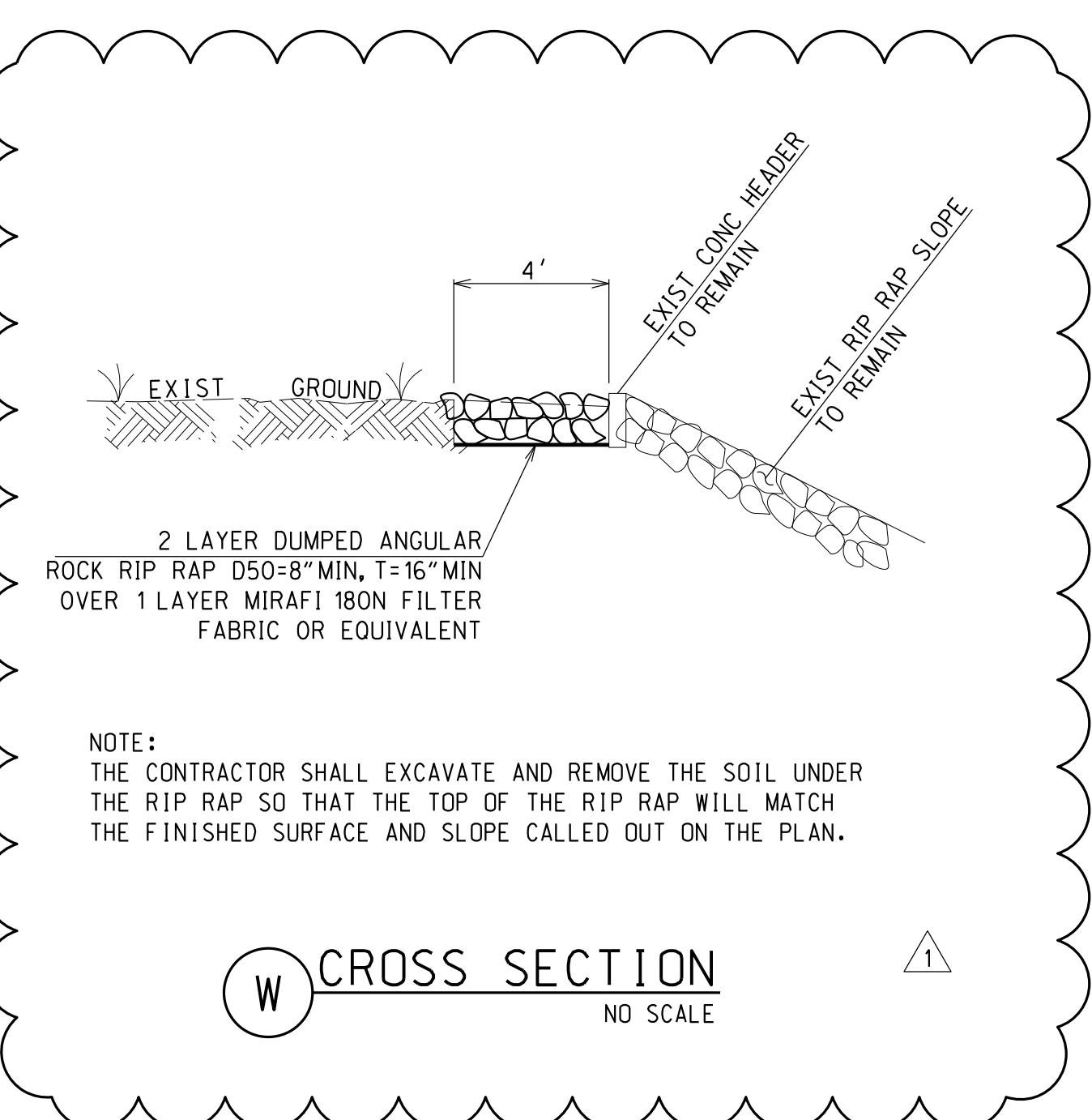
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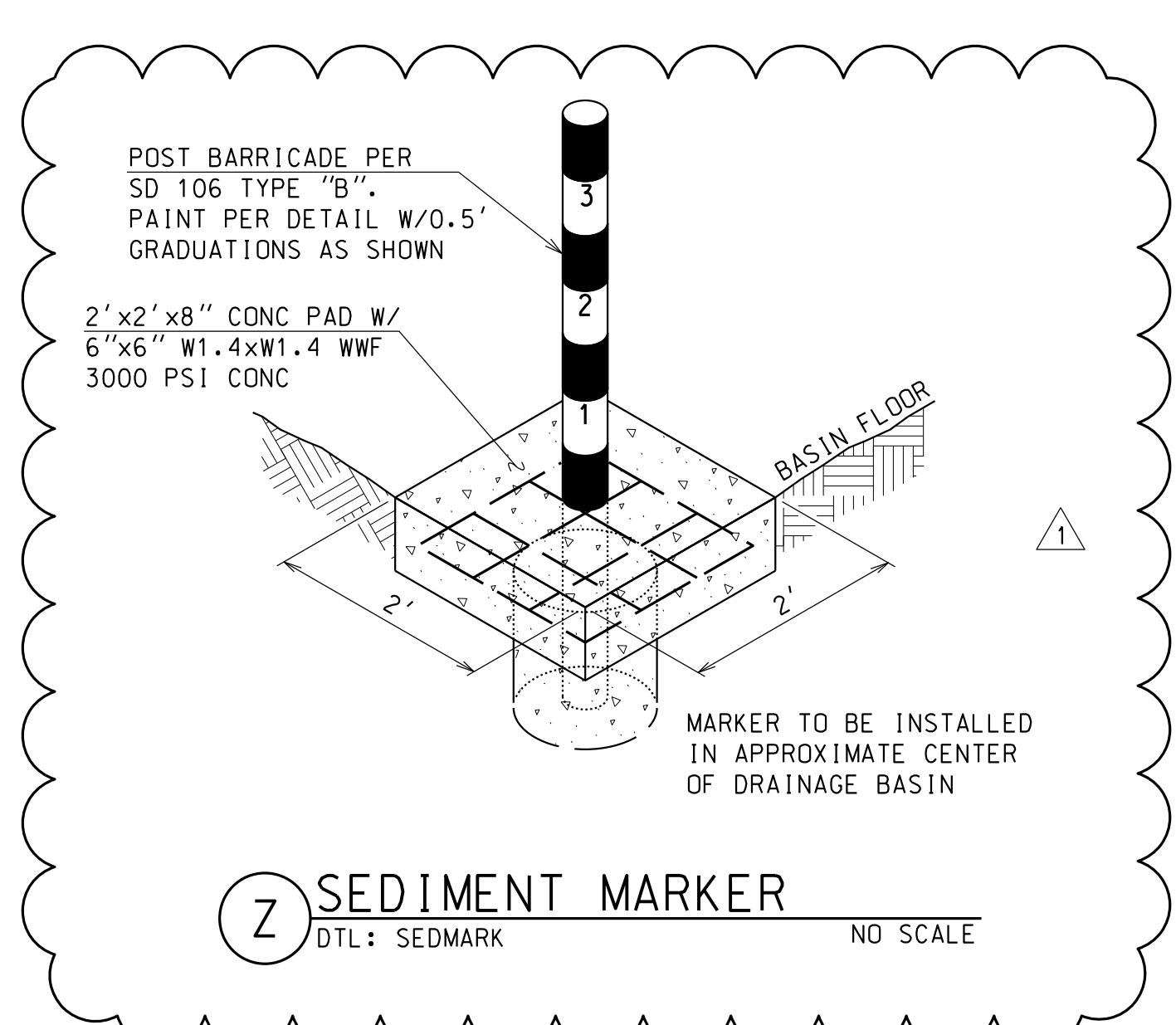
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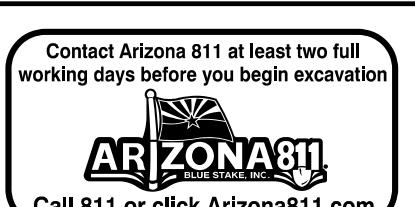
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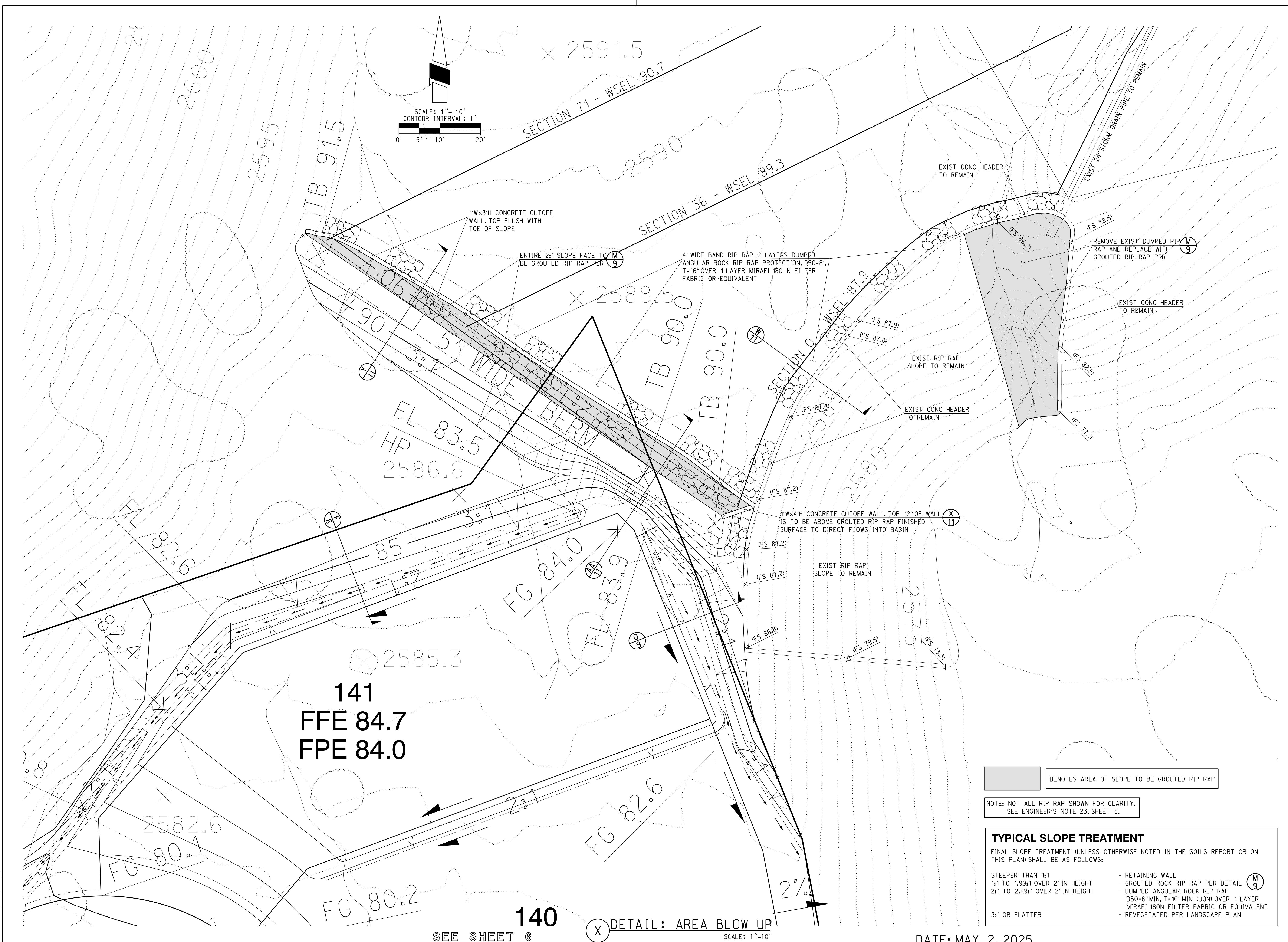
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DTL: SEDMARK NO SCALE



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OV 180 1921	OV 180 1921
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11 OF 12	



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SEE SHEET 6

**DETAIL: AREA BLOW UP**

SCALE:

DATE: MAY 2, 2025

GRADING PLANS PREPARED FOR:  
**RIVERS EDGE**  
**LOTS 121-141 & COMMON AREAS "A" & "B-  
BEING A PORTION OF THE SOUTHEAST Q-  
OF SECTION 12, TOWNSHIP 12 SOUTH, R-  
EAST, GILA & SALT RIVER MERIDIAN, TO**

1901060  
0V1801921  
S C A L E      HORIZ : N/A  
                  VERT : N/A  
SHEET 12 OF 12

8:42 OV #1901060 PERMIT #2402455 REV #1