

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT**

**PARCEL NO.:** 174 - 58 - 162  
(County Tax Assessor Number)

**DATE:** 1/18/18

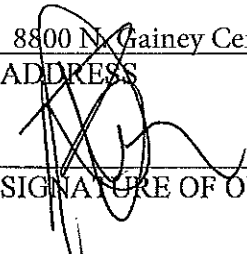
**NAME OF SUBDIVISION OR PARCEL:** Ritz-Carlton, Area B

**ADDRESS OR LOCATION OF PROPERTY:** \_\_\_\_\_

West of the NWC of Lincoln Drive and Scottsdale Road

**OWNER:** Shea Homes Limited Partnership \_\_\_\_\_  
NAME

8800 N. Gainey Center Drive, Suite 350 480 348 6158  
ADDRESS PHONE #

  
SIGNATURE OF OWNER

**AUTHORIZED AGENT:** Rose Law Group pc \_\_\_\_\_  
NAME

6613 N. Scottsdale Rd, Scottsdale, AZ 85250 480-505-3936  
ADDRESS PHONE #

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED AGENT

## APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): SEE ATTACHED

---

---

---

---

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: RitzCarlton, Paradise Valley

SPECIAL USE PERMIT DATED: 12/21/2015 AMENDED:

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING

REASONS: SEE ATTACHED

---

---

THE ABOVE SITE PLAN IS TO BE AMENDED AS FOLLOWS: SEE ATTACHED

---

---

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING

MANNER: SEE ATTACHED

---

---

**Azure at Ritz-Carlton, Paradise Valley**  
Request for Minor Amendment to the Special Use Permit

Applicant:	Shea Homes
Representative:	Rose Law Group
Submitted:	January 19, 2018
Resubmitted:	February 12, 2018

Azure, a Shea Signature Community, features 66 homes located within “Parcel B” of the 105-acre master-planned community known as The Ritz-Carlton, Paradise Valley that is currently under development. Priced from \$2 million and up, Azure offers homes ranging from approximately 3,800 square feet to 6,700 square feet using transformative architecture and traditional form in a contemporary way. Diverse exterior materials from wood and stone to metal and stucco create a unique exterior aesthetic, while each floorplan includes nods to elements of traditional Paradise Valley homes including ranch-style layouts and large entryways. Blurring the lines of indoor/outdoor living, each home will feature a Great Room with expansive outdoor living space.

On April 6, 2017, the Town of Paradise Valley approved the Parcel B Grading and Drainage plans prepared by CVL which allow for 3 foot retaining walls/structures in the backyards of 14 homes. On October 30, 2017 and November 17, 2017, the Town of Paradise Valley approved residential wall-Fence permits for lots 6 and 61, respectively, allowing for the 6-foot backyard privacy walls to be constructed atop the 3 foot retaining walls/structures (a “combo wall”). After building permits were issued, a question about the total height of the walls was raised by the Town, and it was decided that rather than building the permitted walls/structures, Shea would ask for Planning Commission review as a Minor Amendment to the existing Special Use Permit.

As permitted, and per the approved Parcel B Grading & Drainage Plans, the resident on the “high side” of the wall will see only a 6-foot backyard privacy wall. The “low side” resident will see up to a 3-foot retaining wall/structure topped by a 6-foot backyard privacy wall. Retaining walls/structures, used in combination with backyard privacy walls are very common in master planned communities and small subdivision, often becoming necessary to address existing site topography and drainage conditions. Typically, the total height of combo walls is measured from the “high side” of the wall. It is also a situation where only the adjacent homeowner on the “low side” of the combo wall will see the retaining wall/structure and will be aware of the combo wall height prior to any purchase.

It should be made very clear that in no instance shall the height of the combo walls ever exceed the elevation of the perimeter walls located along Invergordon or Indian Bend (which are 6 feet in height). Where a combo wall intersects with a perimeter wall, in no case shall the combo wall exceed the elevation of the perimeter wall.

Some pertinent information below:

- The Town reviewed and issued building permits for the construction of the retaining walls/structures (see attached Exhibit A);
- The Town reviewed and issued building permits for the construction of the backyard privacy walls that separate the interior lots (see attached Exhibit B);

- The Town and Shea agree that there are no structural or safety concerns with a combo wall ( 6-foot privacy wall built on top of a no more than 3-foot retaining wall/structure);
- The retaining walls/structures cannot be seen from the street and will only be seen from the backyards of those homes located adjacent and on the “low side” of the wall (see attached Exhibit C);
- The criteria necessary to issue a Managerial Amendment are all satisfied, but Stipulation 43(b) which reads, “Additional walls not shown on the Approved Plans may be constructed on the lot within enclosed private yards, provided they do not exceed six (6) feet in height” causes the Town to request that Shea submit to Planning Commission review;
- It was surprising to Shea to find that the Town might read Stipulation 43(b) to apply to this situation, specifically to retaining walls/structures. There do not appear to be any Municipalities in the Phoenix metro area or Pinal County submarket that include a retaining wall/structure in the total wall height calculation;
- The only “additional walls” are the 6-foot backyard privacy walls. The 3-foot retaining walls/structures are just that, walls/structures that help account for the site topography and allow for proper drainage. Most Municipalities (like PV), limit the wall height of a backyard wall to 6 feet. This is typically measured from grade on the high side of the wall. Once a developer achieves their zoning, they start the final design process and that is when their engineer determines where retaining walls/structures are needed. Municipalities anticipate that development will need some retaining walls/structures at lot lines and so they continue to measure wall height from grade on the high side lot. If, on the other hand, they added the retaining wall/structure height to the backyard privacy wall height, a developer would need to amend their zoning or get a Variance on nearly every case.

In order to avoid these scenarios, most municipalities do not include retaining walls/structures in the total wall height calculations. The only regulation we could find relating to wall height and retaining walls/structures in other Valley Cities is where a City limits the retaining wall/structure itself to no more than 3 feet. We are not in any way comparing the Town to other Municipalities but wanted to make sure to note that it appears that this is close to 100% practice in other places around the Phoenix Metro area. While we were not involved in the original SUP, we believe that because there do not appear to be any Municipalities in Arizona that count retaining walls/structures as a part of the total wall height, that Stipulation 43(b) did not mean 6 feet as measured from the low side lot or low side of the wall. If Stipulation 43(b) would have meant “add retaining walls/structures to backyard wall height and don’t exceed 6 feet” that would have been completely atypical and setting the Town/Developer up for continual SUP minor amendments on something that is not worthy of Staff resources as there is no safety or view concern.

- Prior to the sale of any homesite, Shea will have the buyer sign an individual plot plan showing the retaining structure on the lot. Further, construction would be completed on the retaining structure by April 2018 so the buyer could physically see it. In other words, the existence of this retaining wall/structure will not be a surprise to the only people who can even see the wall.
- The Combo Walls shall never be taller in elevation than the 6 foot high perimeter walls located adjacent to Invergordon and Indian Bend Roads.
- Please see Exhibit D showing other examples of retaining walls/structures with 6-foot privacy walls as to demonstrate it is in no way an obtrusive situation.

Finally, because of site topography, if Shea were required to separate the retaining wall/structure from the backyard privacy wall this would not serve any safety or aesthetic purpose. The only result of that sort of requirement will be that the homeowner will lose two or three usable feet of their backyard.

As this request is entirely in keeping with the SUP and overall character of the development, and simply allows for a typical grading and drainage solution to be implemented without any concern for outside visual impact or safety, we hope you will be supportive of this request. We look forward to your further input during this Minor SUP Amendment process.

# Exhibit A

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41048**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6890 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
49

**Parcel:** 17458225  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINEY CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$82.68
Plan Review	\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41051**

**Approved:** 01/04/2018

**Issued:**

JAN - 4 2018

**Address:** 6866 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
51

**Parcel:** 17458227  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$82.68
Plan Review	\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is **non-refundable**, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41050**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6965 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
3

**Parcel:** 17458179  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$82.68
Plan Review	\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41049**

**Approved:** 01/04/2018

**Issued:**

**Address:** 6878 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
50

**Parcel:** 17458226  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$82.68  
\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is **non-refundable**, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41047**

**Approved:** 01/04/2018 **Issued:** JAN - 4 2018  
**Address:** 6902 E CACTUS WREN RD **Parcel:** 17458224  
RITZ CARLTON PARCEL B SUP-R Special Use Permit - Resort  
48  
**Owner:** SHEA HOMES LTD PARTNERSHIP **Contractor:** ARIZONA STATE MASONRY LLC  
8800 N GAINES CENTER DR STE 835 W WARNER RD STE 101-451  
350 GILBERT, AZ 85233  
SCOTTSDALE, AZ 85258 480-753-7646  
480-348-6000  
**Valuation:** \$4,650.00  
**Description:** Site Fence  
**Remarks:** Height & Setbacks per S.U.P.  
**Fees:**  
Building Permit \$92.50  
Plan Review \$60.13

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41046**

**Approved:** 01/04/2018

**Issued:**

JAN - 4 2018

**Address:** 6908 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
47

**Parcel:** 17458223  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$6,100.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$112.14  
\$72.89

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41042**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6938 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
43

**Parcel:** 17458219  
R-43

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINEY CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$82.68  
\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41045**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6914 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
46

**Parcel:** 17458222  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,450.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$92.50  
\$60.13

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41044**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6922 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
45

**Parcel:** 17458221  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINEY CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$82.68
Plan Review	\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is **non-refundable**, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41043**

**Approved:** 01/04/2018

**Issued:** JAN - 4 2018

**Address:** 6930 E CACTUS WREN RD  
RITZ CARLTON PARCEL B  
44

**Parcel:** 17458220  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$4,000.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$82.68  
\$53.74

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is **non-refundable**, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41041**

**Approved:** 01/04/2018

**Issued:**

**JAN - 4 2018**

**Address:** 6913 N JOSHUA TREE CT  
RITZ CARLTON PARCEL B  
34

**Parcel:** 17458210  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$12,450.00

**Description:** Site Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$171.06
Plan Review	\$111.19

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-41040**

**Approved:** 01/04/2018

**Issued:**

JAN - 4 2018

**Address:** 6914 N JOSHUA TREE CT  
RITZ CARLTON PARCEL B  
31

**Parcel:** 17458207  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** ARIZONA STATE MASONRY LLC  
835 W WARNER RD STE 101-451  
GILBERT, AZ 85233  
480-753-7646

**Valuation:** \$7,550.00

**Description:** Site Wall

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$121.96  
\$79.27

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

## Exhibit B

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr.

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-40951**

**Approved:** 10/30/2017

**Issued:**

**Address:** 6939 N CACTUS WREN CT  
RITZ CARLTON PARCEL B  
6

**Parcel:** 17458182  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINES CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Valuation:** \$13,170.00

**Description:** CMU Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit  
Plan Review

\$180.88  
\$117.57

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

**Residential Wall-Fence**

**BD17-40956**

**Approved:** 11/17/2017

**Issued:**

**NOV 20 2017**

**Address:** 6883 E JOSHUA TREE LN  
RITZ CARLTON PARCEL B  
61

**Parcel:** 17458237  
SUP-R Special Use Permit - Resort

**Owner:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINEY CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Contractor:** SHEA HOMES LTD PARTNERSHIP  
8800 N GAINEY CENTER DR STE  
350  
SCOTTSDALE, AZ 85258  
480-348-6000

**Valuation:** \$9,690.00

**Description:** CMU Fence

**Remarks:** Height & Setbacks per S.U.P.

**Fees:**

Building Permit	\$141.60
Plan Review	\$92.04

The Town is released from all liability which may arise from the issuance of this permit. The owner and contractor are responsible for full compliance with the Town of Paradise Valley Town Code, Zoning Ordinance, the most recently-adopted applicable building code and related specialty codes, and any applicable Special Use Permits. Should the Town or authorized agent find work being done contrary to these codes, work shall be stopped immediately upon the issuance of a Stop Work Order.

If this Building Permit is issued to an owner/builder, it is done solely with the condition that construction is for the owner's personal use.

**Notices**

Pursuant to Town Code §5-1-2, construction for which this permit is issued must commence by scheduling and passing an inspection within one hundred eighty (180) days of the issuance date, and continue by scheduling and passing an inspection every 180 days thereafter. All new utilities shall be installed underground.

This Building Permit fee is *non-refundable*, and is issued with the following stipulations:

1. Builder must construct according to the approved plans for which this permit is issued.
2. Builder has verified lot size, and construction is within setbacks required.
3. Construction of fences may not begin until the fees for the permit for the main building are paid and the permit is active.

Owner Signature

Date

Contractor Signature

Date

Printed Name

Printed Name

## Exhibit C



Parcel B

3' Retaining  
Wall Structure  
and 6' Wall



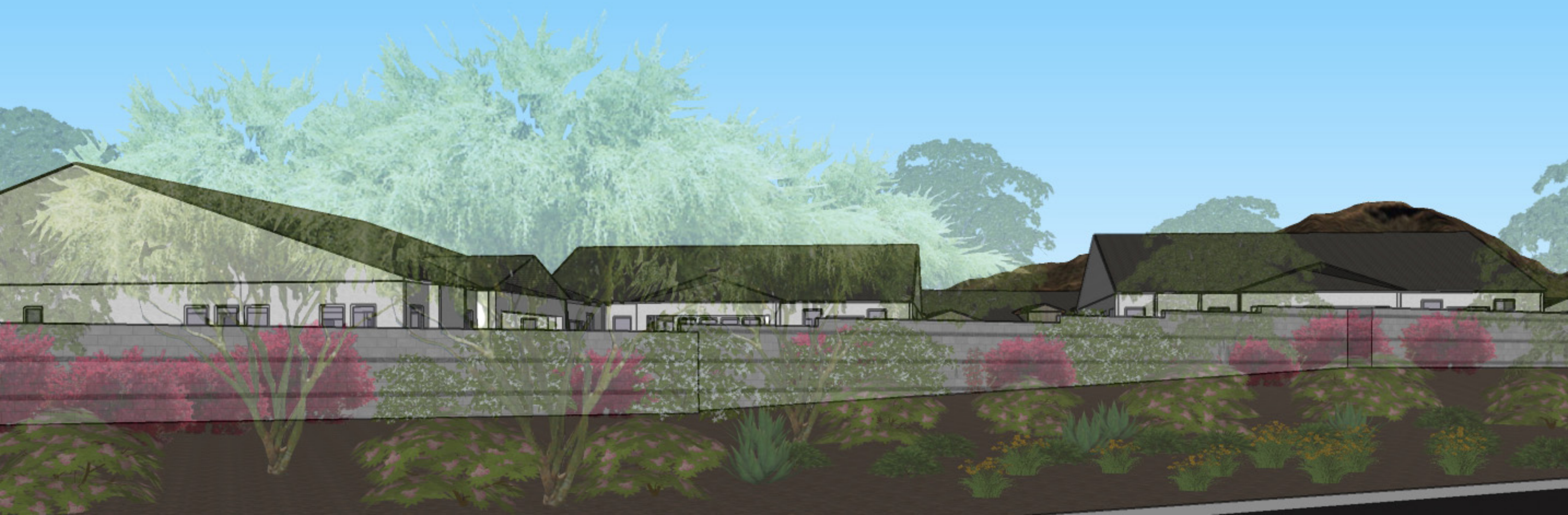


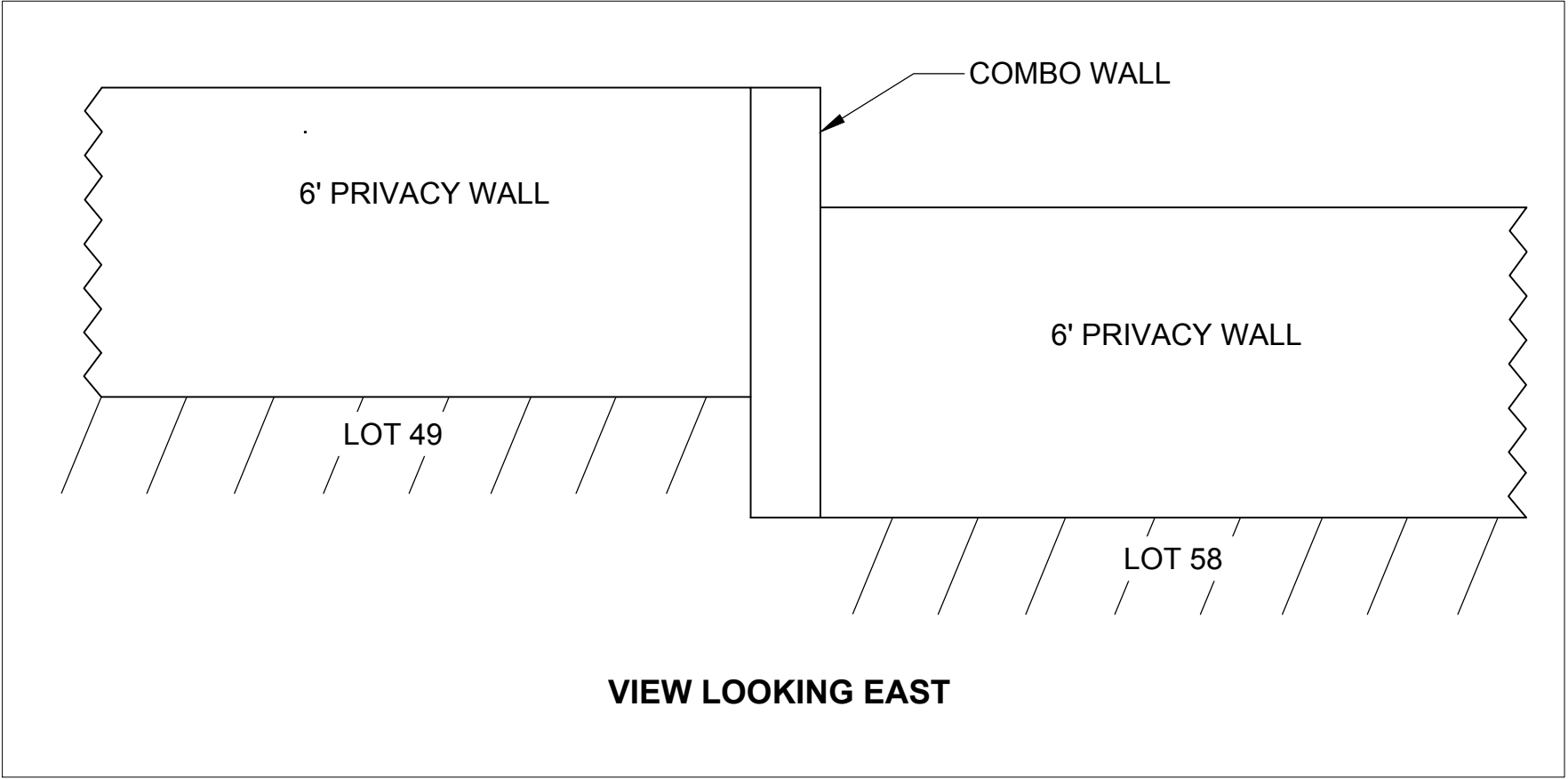
Lots with  
Retaining  
Structure



## Exhibit D

ARTISTIC DEPICTION. PLANTING MAY VARY.





SCALE 1" =NTS

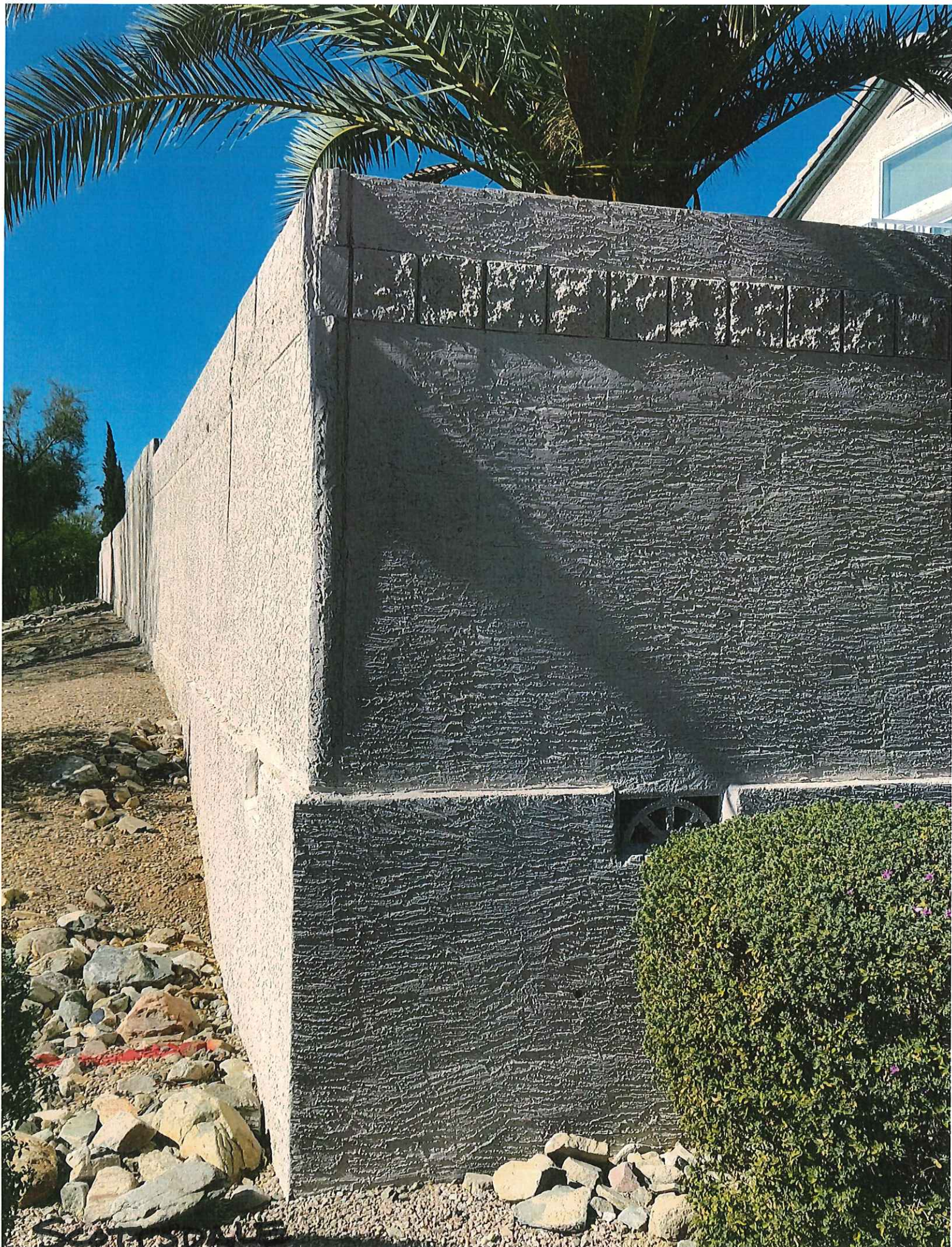
EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

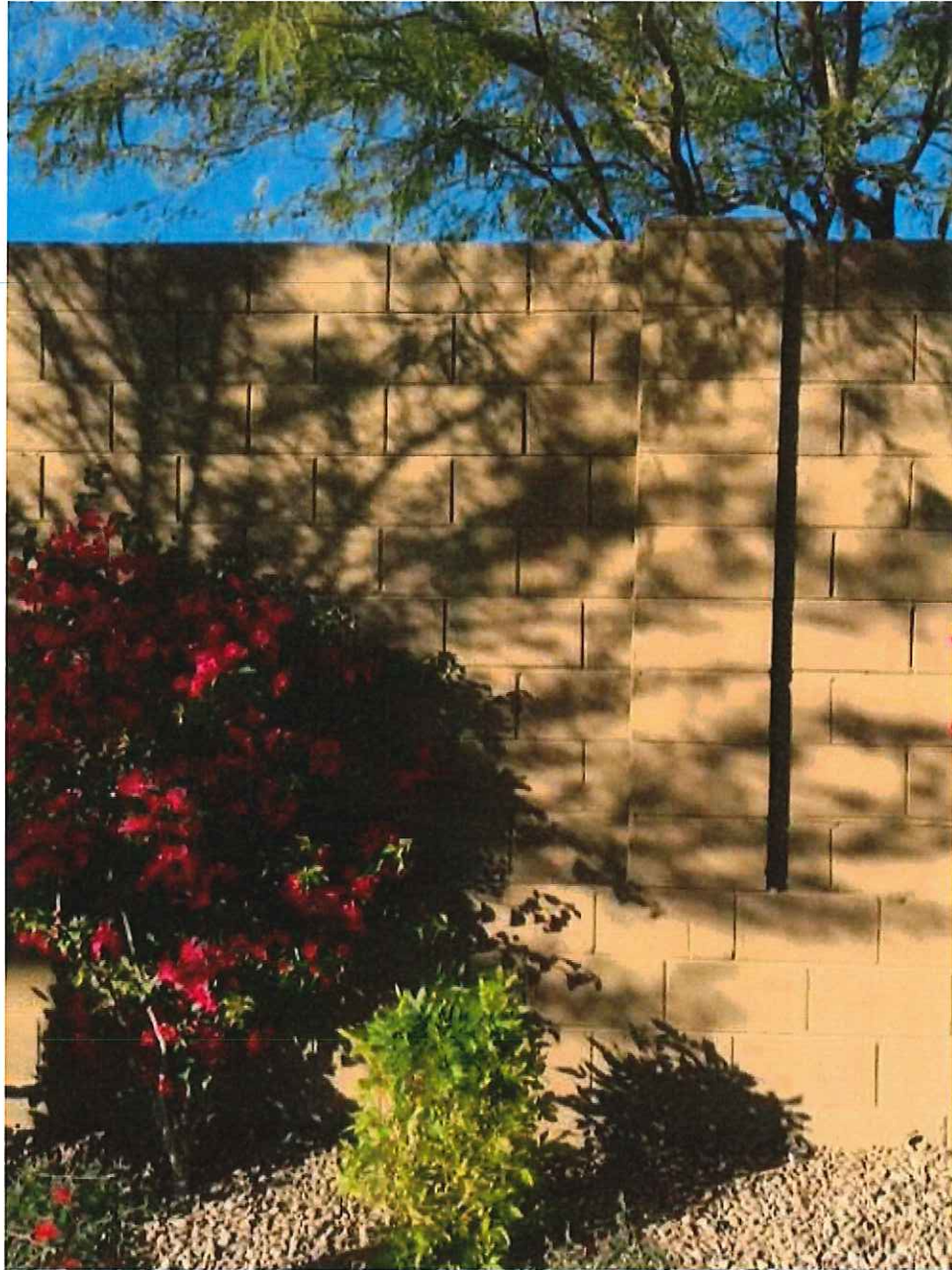
AZURE

WALL CONDITIONS



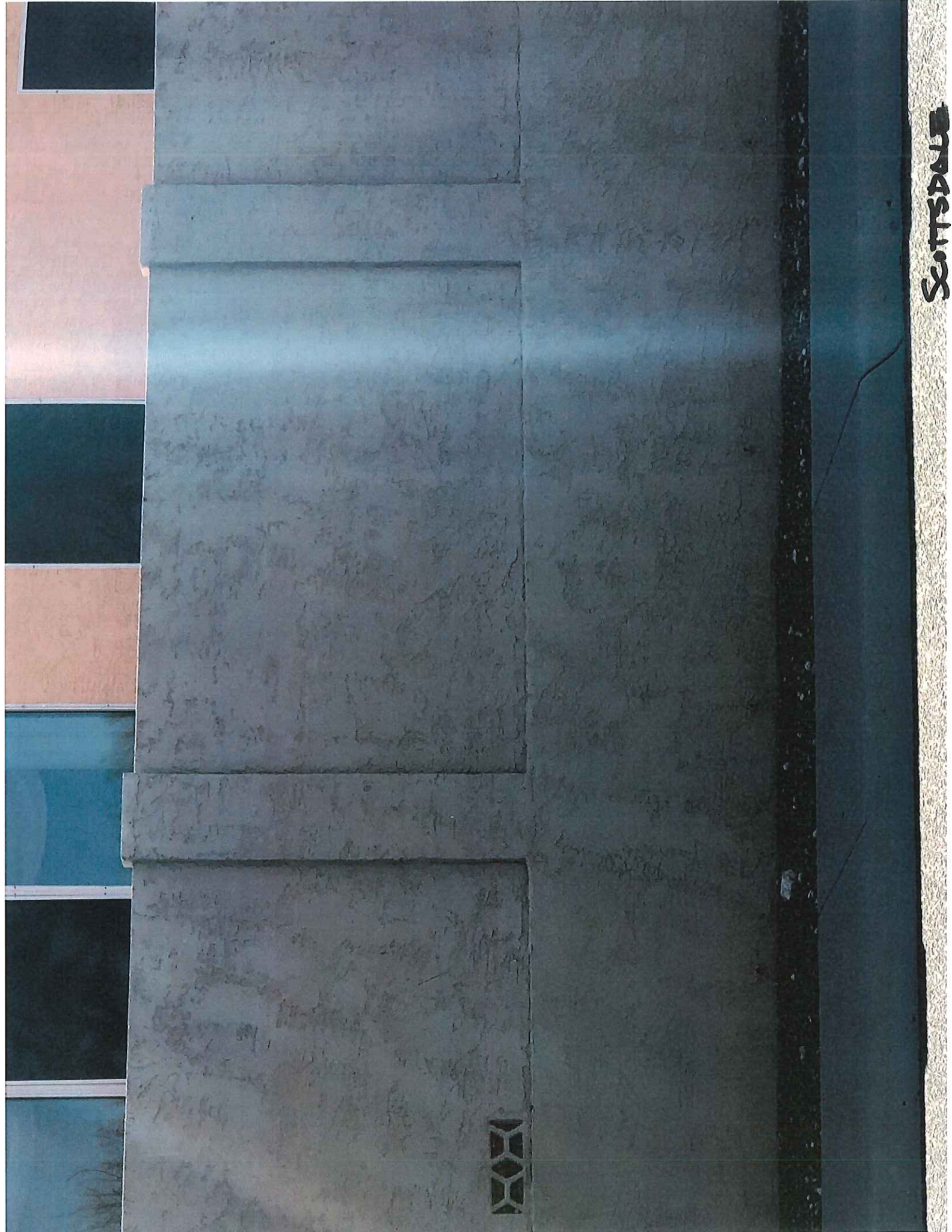


SCOTT SPALE



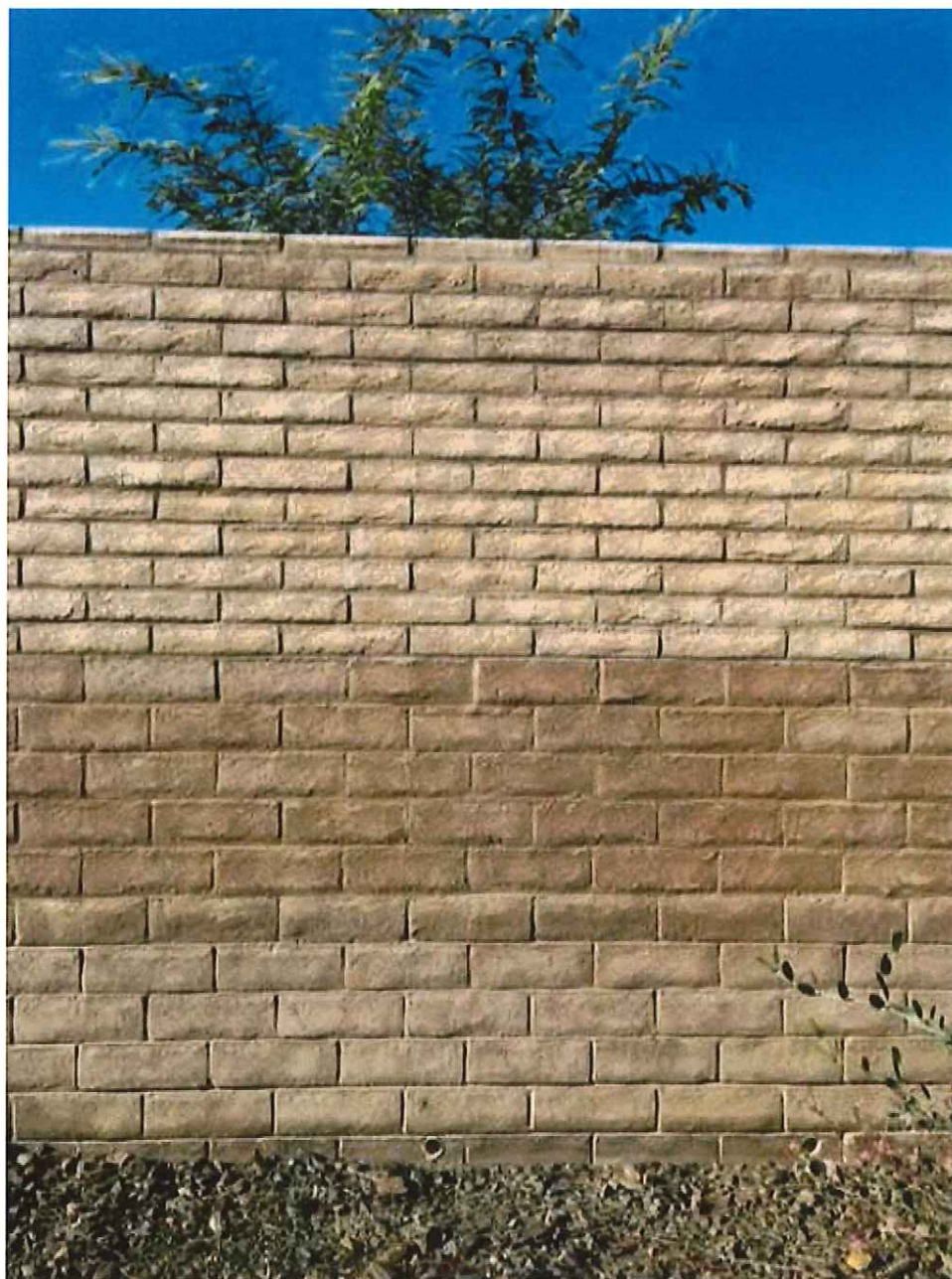
PEORIA

SCOTTSDALE





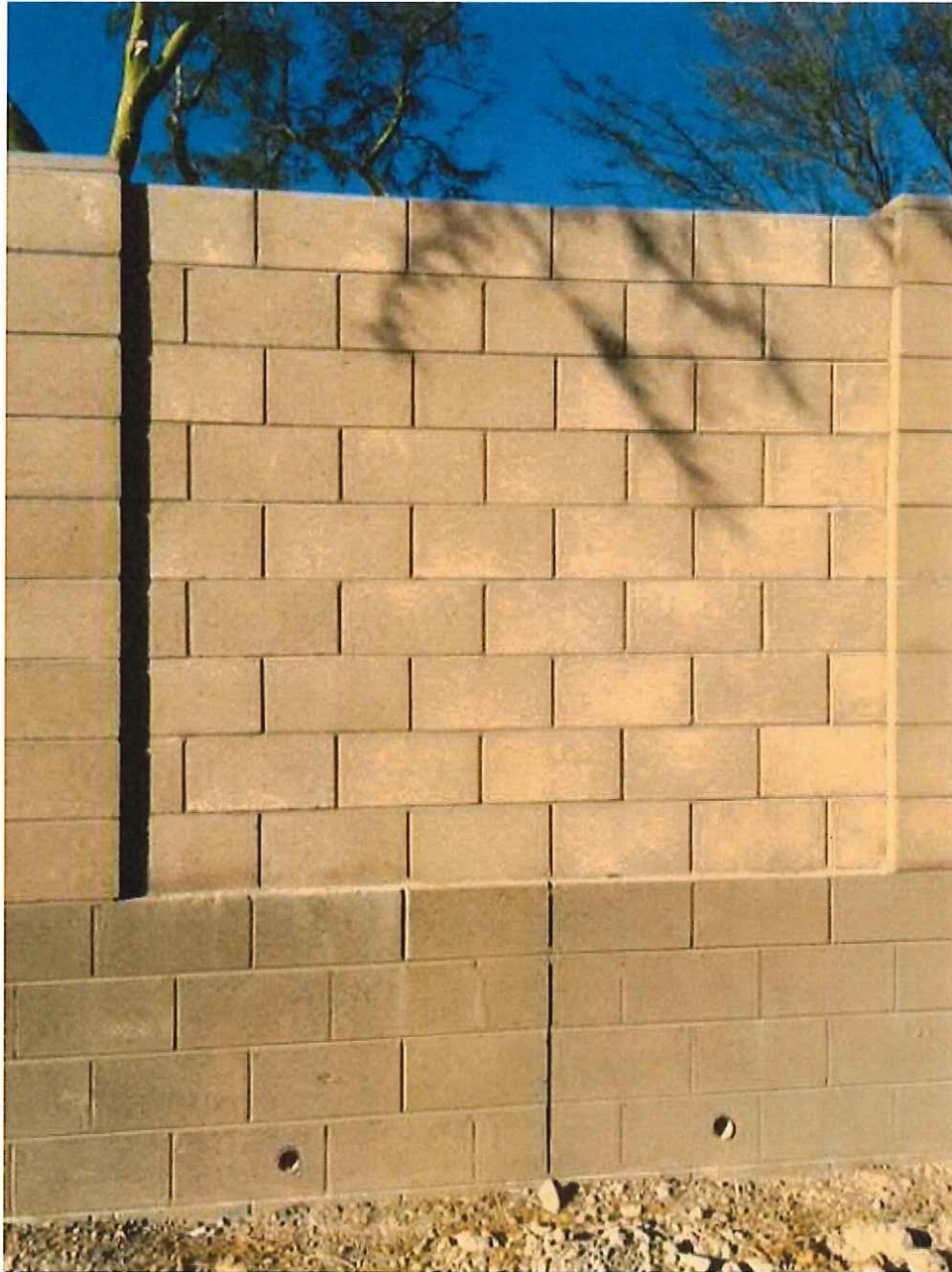
SCOTTSDALE



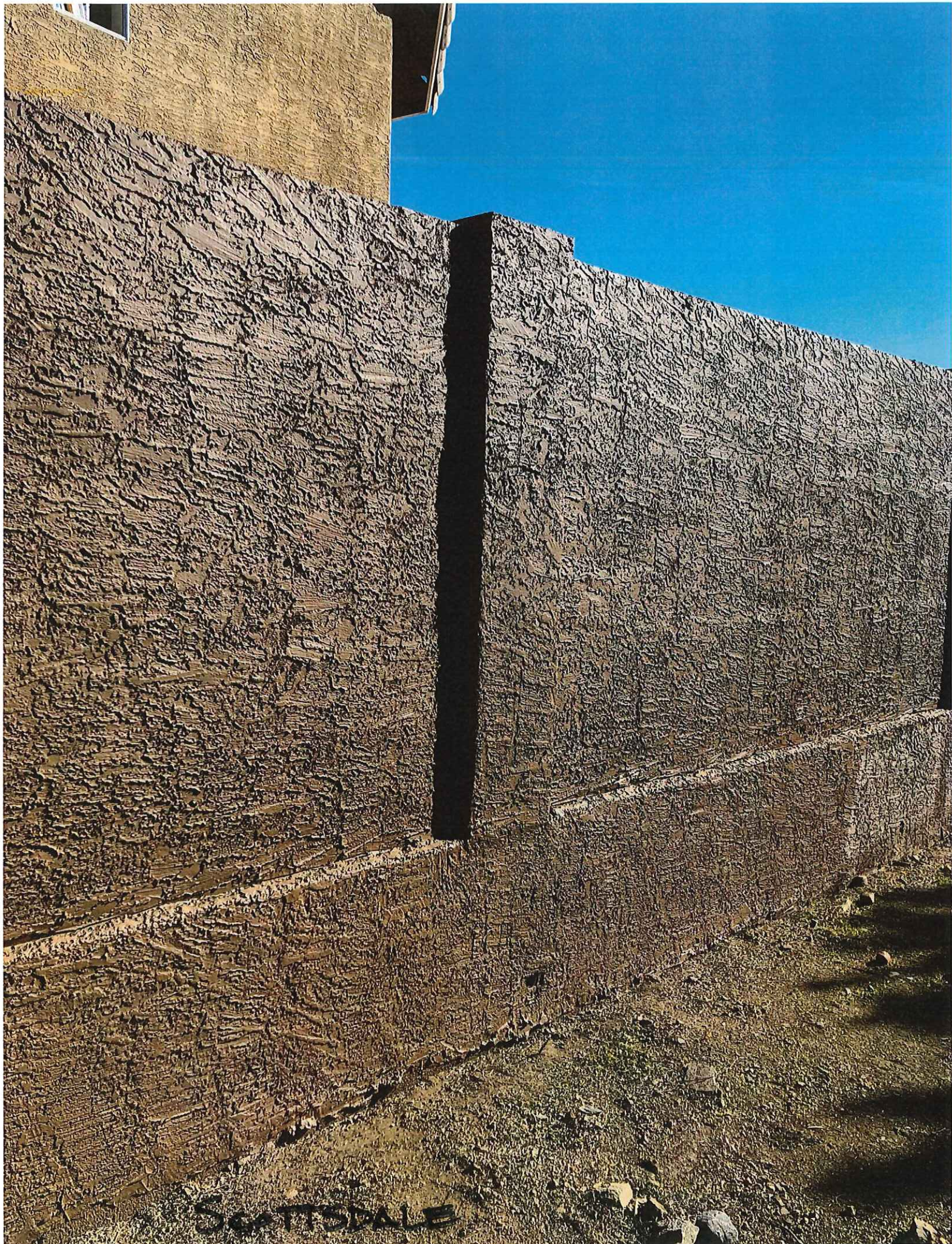
WALL- LOW SIDE  
PEORIA



WALL - HIGH SIDE  
PEORIA



PEORIA



SCOTTSDALE

LEGEND

TC	TOP OF CURB
G	GUTTER
P	PAVEMENT
EP	EDGE OF PAVEMENT
SW	SIDEWALK
C	CONCRETE
NG	NATURAL GROUND
B/C	BACK OF CURB
R/W	RIGHT OF WAY
S/W ESMT	SIDEWALK EASEMENT
ESMT	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.W.	RETAINING WALL
L.F.	LINEAL FEET
G.B.	GRADE BREAK
T.W.	TOP OF WALL
	EXISTING STREET LIGHT
	STREET LIGHT
	STREET SIGN
INV.	ELEVATION AT PIPE INVERT
M.H.	MANHOLE
	MONUMENT LINE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
	GRADE BREAK
	SURVEY MONUMENT
	PROP. FIRE HYDRANT
	PROP. WATERLINE AND VALVE
	EX. FIRE HYDRANT
	EX. WATERLINE AND VALVE
	PROP. SEWERLINE AND MANHOLE
	EX. SEWERLINE AND MANHOLE
	PROP. CATCH BASIN
	PROP. STORM DRAIN AND MANHOLE
	SHEET NUMBER
S	SEWER LINE
W	WATER LINE
U.E.	UTILITY EASEMENT

THE QUANTITIES SHOWN ARE AN ESTIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

ESTIMATED QUANTITIES - EARTHWORK		
DESCRIPTION	UNITS	QUANTITY
CUT (RAW)	CY	16,077
FILL (15% SHRINKAGE)	CY	26,485

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	ARIZONA PUBLIC SERVICE	YVETTE SANTISTEVAN	602-493-4442	11/04/2016
COAXIAL, FIBER	CENTRY LINK	JOHN NEVUS	480-768-4454	11/04/2016
CATV, FIBER	COX COMMUNICATIONS	TODD NIESEN	623-328-3554	11/04/2016
NATURAL GAS	SOUTHWEST GAS	NORMA JARDIN	480-730-3857	11/04/2016
WATER	CITY OF SCOTTSDALE	PLANNING & DEVELOPMENT	480-312-7000	11/04/2016
SANITARY SEWER	CITY OF SCOTTSDALE	PLANNING & DEVELOPMENT	480-312-7000	11/04/2016

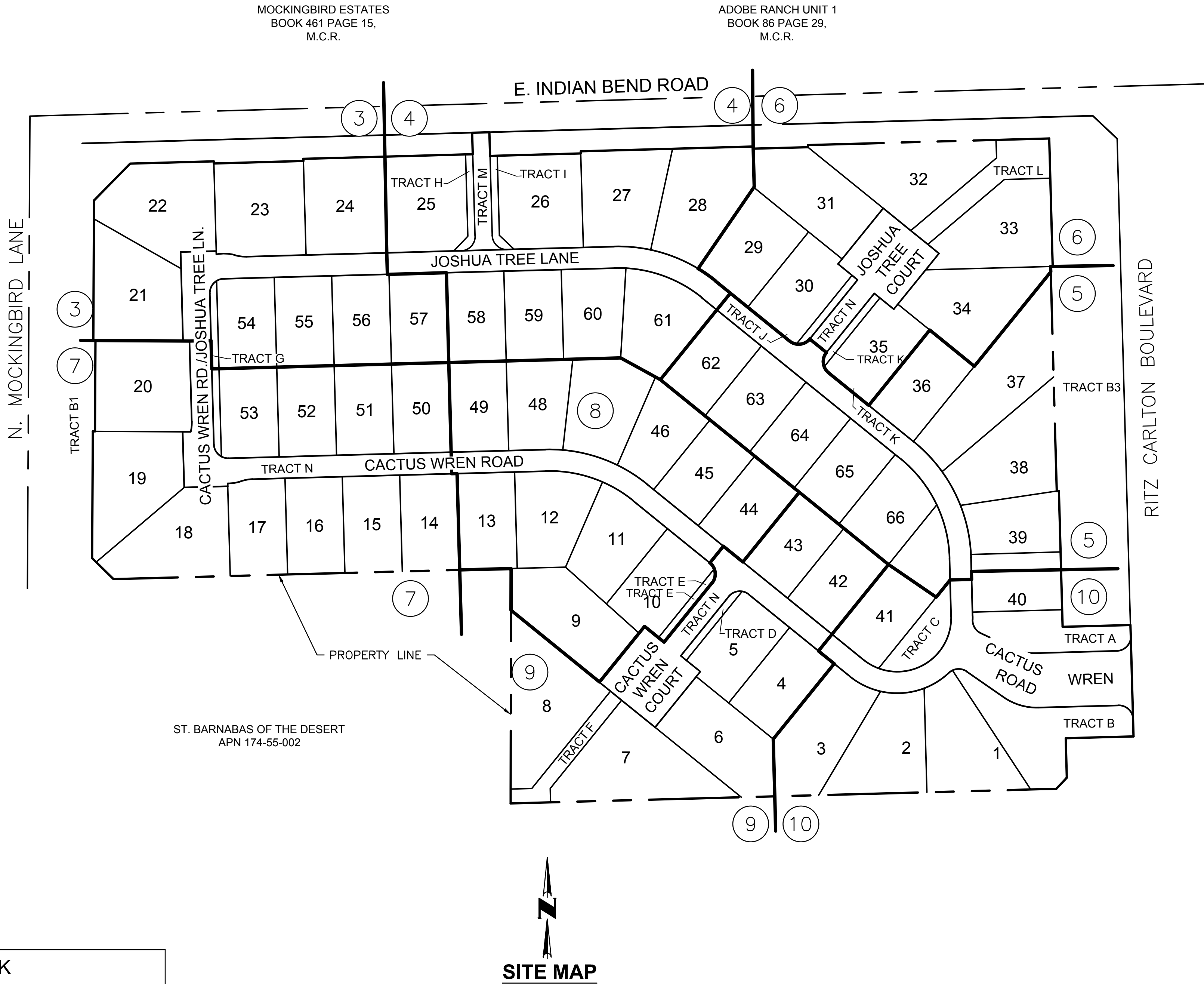
ENGINEER'S CERTIFICATION

I, RYAN WEED, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNED  DATE 11/14/16

GRADING & DRAINAGE PLANS FOR  
RITZ-CARLTON PARCEL B

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE MAP

FINISHED FLOOR ELEVATION CERTIFICATION

FINISHED FLOOR ELEVATIONS NOTED ON PLANS ARE A MINIMUM OF 1' ABOVE THE 100 YEAR, 2 HOUR STORM ELEVATION AND ARE FREE FROM INUNDATION OF A 100 YEAR, 2 HOUR STORM EVENT.

FLOOD ZONE CERTIFICATION

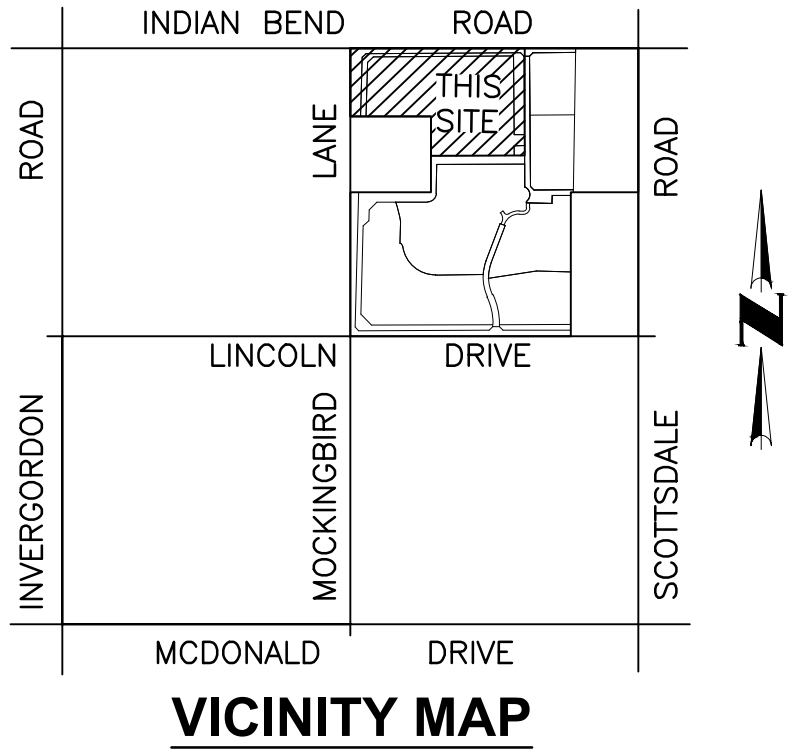
THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "D" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1770 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "D" AS DEFINED BY FEMA IS:  
AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
040049	1770L-10.16.13	10-16-13	D	04013C1770L

SHEET INDEX

1 COVER SHEET, SHEET INDEX  
2 NOTES AND DETAILS  
3-10 GRADING & DRAINAGE SHEETS  
11 SECTIONS AND STORM DRAIN PROFILES  
GENERAL STRUCTURAL NOTES & DETAILS  
(FOR REFERENCE ONLY)



DEVELOPER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES  
6720 N. SCOTTSDALE ROAD, SUITE 130  
SCOTTSDALE, AZ 85253  
PHONE: (480) 603-1378  
CONTACT: CHRIS KLECKA  
EMAIL: CHRISK@FIVESTARDEVELOPMENT.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: RYAN WEED  
EMAIL: RWEED@CVLCI.COM

ZONING

PARCEL NO. 1 IS ZONED PRC - PLANNED REGIONAL CENTER

PARCEL NOS. 2 AND 3 ARE ZONED SPECIAL USE PERMIT - RESORT

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°36'58" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND ROAD AND MOCKINGBIRD LANE (NORTH 1/4 CORNER, SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST).

ELEVATION = 1316.44 (NAVD 88 DATUM)  
MCDOT GDACS NO. 24526-1

N: 923463.85  
E: 694581.50

APPROVAL FOR TOWN OF PARADISE VALLEY

THE TOWN APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

TOWN ENGINEER  DATE 4-6-17

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REGISTERED NO. \_\_\_\_\_

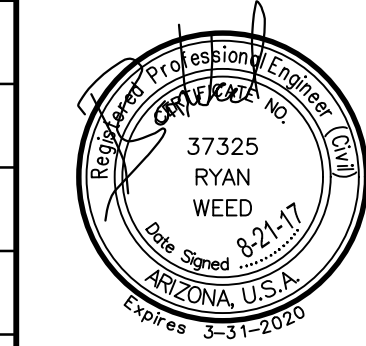
REVIEW AND RECOMMENDED APPROVAL BY:

PAVING		TRAFFIC	
G&D		PLANNING	
W&S		FIRE	
RET WALLS			

APPROVED BY:



1 SHEET OF 11  
CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:



CVL CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

DATE: 04/25/17  
REVISION: 05/10/17  
NO. 1  
REVISED INVERT FOR 24" STORM DRAIN PIPE ON SHEET 11  
REVISED RETAINING WALL ON SHEETS 3 & 7 AND SECTION F-F

PARCEL B  
GRADING & DRAINAGE PLANS  
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

Printed By: Juanl Print Date: August 29, 2017 Filename: N:\010268901\CADD\Parcel B\DS E GRAD.D 01.dwg

ENGINEER'S GENERAL NOTES

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS THE APPROVAL BLOCK HAS BEEN SIGNED BY THE APPROPRIATE AGENCIES. ALL WORK SHALL CONFORM TO THE CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS TOGETHER WITH THE SUPPLEMENT OF THE APPROPRIATE AGENCY AND APS STANDARD SPECS.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN THE AREA.

THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE ENGINEER, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

THE ENGINEER AND/OR OWNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE ENGINEER AND/OR THE OWNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS NOR ANY COSTS INCURRED WHETHER INITIAL OR ADDITIONAL, TO CORRECT, MODIFY, OR ALTER ANY CONSTRUCTION COMPLETED CONTRARY TO THE CONTRACT DOCUMENTS.

ALL CONDUITS (BOX CULVERT, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADINGS. THE STANDARD SATISFACTORY MINIMUM COVER REQUIREMENTS, AS ESTABLISHED BY THE CONDUIT MANUFACTURER, MAY NOT ALWAYS BE ADEQUATE DURING CONSTRUCTION. WHEN CONSTRUCTION EQUIPMENT, FREQUENTLY HEAVIER THAN TRAFFIC LOADS FOR WHICH THE CONDUIT HAS BEEN DESIGNED, IS TO BE DRIVEN OVER OR CLOSE TO THE BURIED CONDUIT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. THE ADEQUACY OF THE COVER REQUIREMENTS FOR CONDUITS SHALL BE ANALYZED AND CHECKED BY THE CONTRACTOR TO ADDRESS LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITY. ANY CONDUIT DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF COE & VAN LOO BEFORE CONSTRUCTION STARTS. COE & VAN LOO WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL & VERTICAL CONDITIONS, COE & VAN LOO WILL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS/MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY COE & VAN LOO.

APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERROR IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, OR OTHER HEALTH/SAFETY ISSUE.

ENGINEER'S GRADING NOTES

THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES, AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN ACTUAL OR RELATIVE.

APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERROR IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, OR OTHER HEALTH/SAFETY ISSUE.

INCLUDING ANY SUPPLEMENTS THERETO AND THE SOILS REPORT

PREPARED BY:

SPEEDIE AND ASSOCIATES  
PROJECT NO. 160564SA, DATED: 07/22/2016

DATA FOR EARTHWORK CALCULATIONS IS PROVIDED IN THE SOILS REPORT AND (IF APPLICABLE) ANY SUPPLEMENTS THERETO.

ENGINEER'S PAVING NOTES

THE ENGINEER WILL MAKE FIELD RECORD DRAWING MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE PAVING CONTRACTOR THAT THE WORK IS COMPLETE AND READY FOR RECORD DRAWING SURVEY.

ALL PARKWAY GRADING TO BE PER M.A.G. SPEC. 424 (4:1 MAX. SLOPE).

"THIS PLAN IS APPROVED SUBJECT TO COMPLETION OF THOSE LINES LABELED "EXISTING" WHICH HAVE BEEN PROPOSED AS A PART OF ANOTHER DEVELOPMENT. THE DEVELOPER OF THIS PROJECT MAY BE REQUIRED TO CONSTRUCT THOSE LINES PER CITY REQUIREMENTS PRIOR TO RECEIVING SERVICE FOR THIS PROJECT."

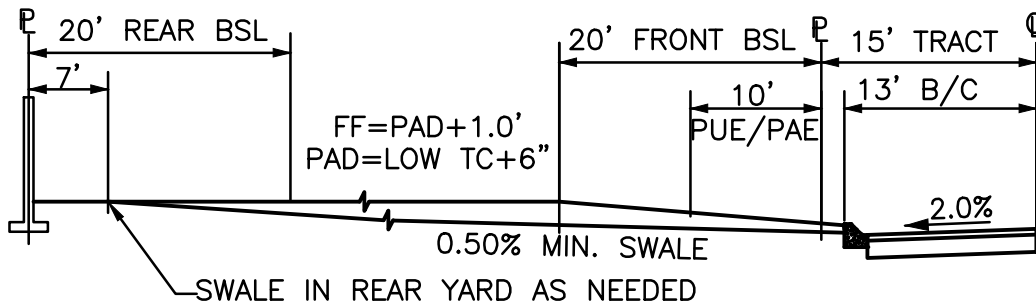
ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO AND THE SOILS REPORT PREPARED BY:

SPEEDIE AND ASSOCIATES  
PROJECT NO. 160564SA, DATED: 07/22/2016

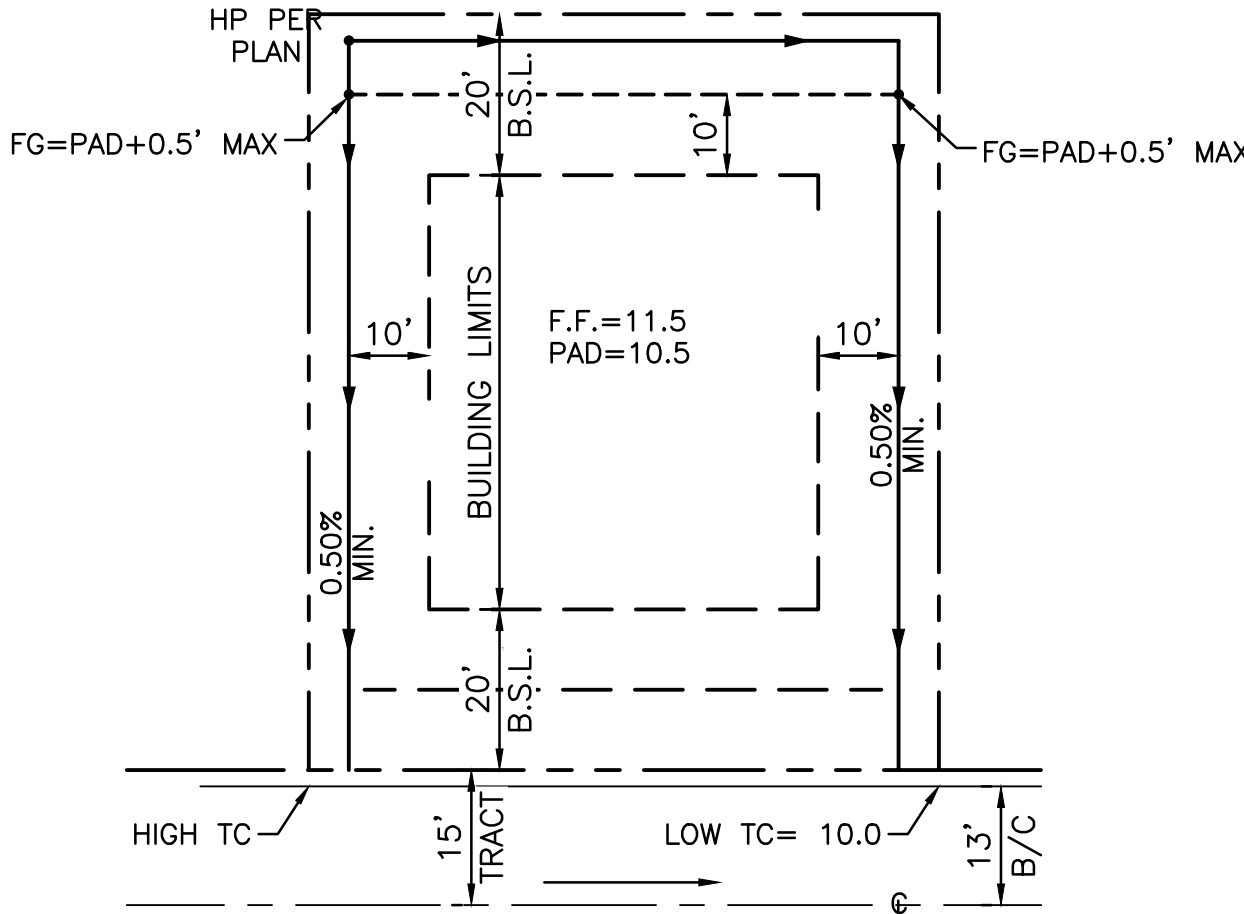
DATA FOR EARTHWORK CALCULATIONS IS PROVIDED IN THE SOILS REPORT AND (IF APPLICABLE) ANY SUPPLEMENTS THERETO.

GRADING NOTES FOR SUBDIVISION AND LOCAL IMPROVEMENT PLANS

- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENTALS WHERE SPECIFIED.
- APPROVAL BY THE TOWN OF PARADISE VALLEY IS FOR COMPLIANCE WITH PROJECT STIPULATIONS AND MINIMUM PARADISE VALLEY STANDARDS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY. IN ADDITION, THE PROPERTY OWNER MUST DEDICATE STREETS IN ACCORDANCE WITH THE APPROVED AND RECORDED PLAT MAP.
- PLAN APPROVAL IS VALID FOR SIX MONTHS. IF CONSTRUCTION APPROVAL EXPIRES, PLANS MUST BE RESUBMITTED FOR AN UPDATE REVIEW AND APPROVAL.
- THE TOWN OF PARADISE VALLEY ENGINEERING DEPT. (480-348-3528) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THE ACTUAL POINT OF PAVEMENT MATCHING, AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY THE TOWN OF PARADISE VALLEY ENGINEER.
- ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE BOXES IN CONCRETE, OR IN AREAS UNDER WHEEL LOADS, SHALL BE REPLACED WITH "TYPE A" BOXES PER STANDARD DETAIL 391.
- CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE ADEQUATELY EXTENDED PAST THE RIGHT-OF-WAY.
- THE PERMITTEE SHALL ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, INCLUDING ANY STREETS LIGHTS AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. RELOCATION OF CITY FIRE HYDRANTS, WATER METERS, ETC., SHALL BE DONE BY THE WATER SERVICES DEPARTMENT AFTER RECEIPT OF A PURCHASE ORDER OR DEPOSIT FROM THE PERMITTEE.
- TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN ENGINEER. THE PERMITTEE BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE TOWN OF PARADISE VALLEY AT 480-948-7411.
- DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED BEFORE FINAL ACCEPTANCE OF THE WORK.
- APPROVAL OF THESE PLANS SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 2:1 SLOPE. PROTECT SLOPES FROM EROSION AND/OR TRANSPORTING SILT ONTO PUBLIC STREETS OR ADJACENT PRIVATE PROPERTY.
- ALL RIGHT-OF-WAY LANDSCAPING SHALL BE PER THE TOWN OF PARADISE VALLEY'S LANDSCAPE GUIDELINES.



TYPICAL FINISHED PAD GRADING  
N.T.S.



TYPICAL LOT GRADING DETAIL  
N.T.S.

PAD (MIN) = LOW TC + 6"  
HP = PER PLAN  
FF = PAD + 1.00'  
ALL LOTS WILL BE FINISH GRADED TO PROVIDE  
0.50% MIN. SWALE TO ULTIMATE LOW OUTFALL.

4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

DATE

NO.

REVISION

PARCEL B

GRADING & DRAINAGE PLANS

RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

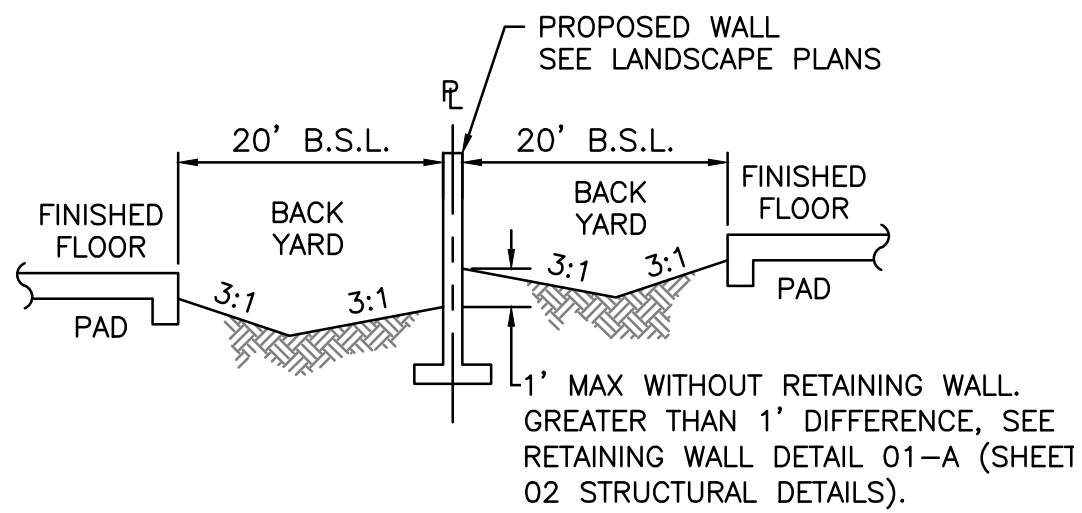
2 SHEET OF 11

CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

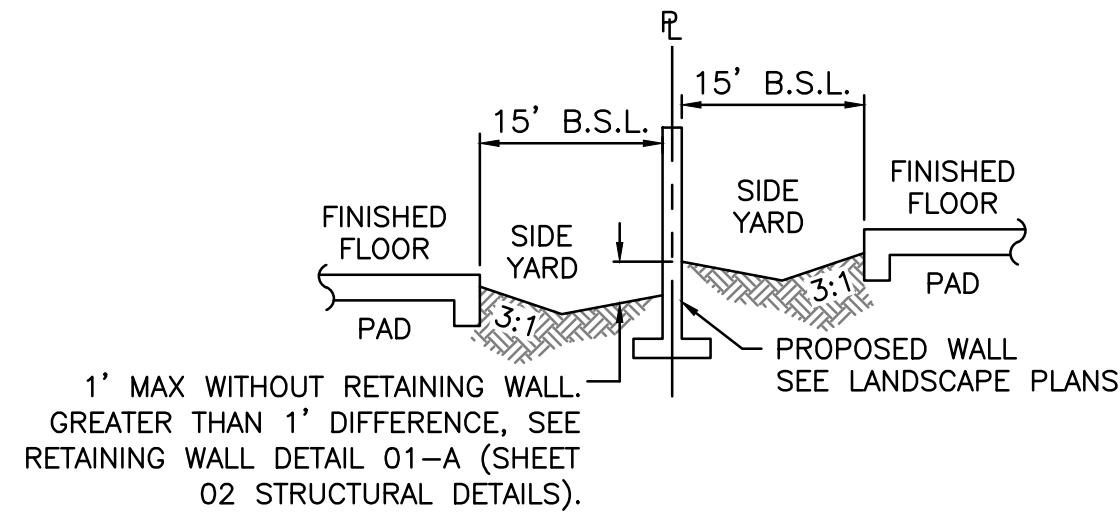
Call at least two full working days  
before you begin excavation

811 or 1-800-3-PAINT (1-800-3-PAINT)  
In Maricopa County: (602) 263-1100

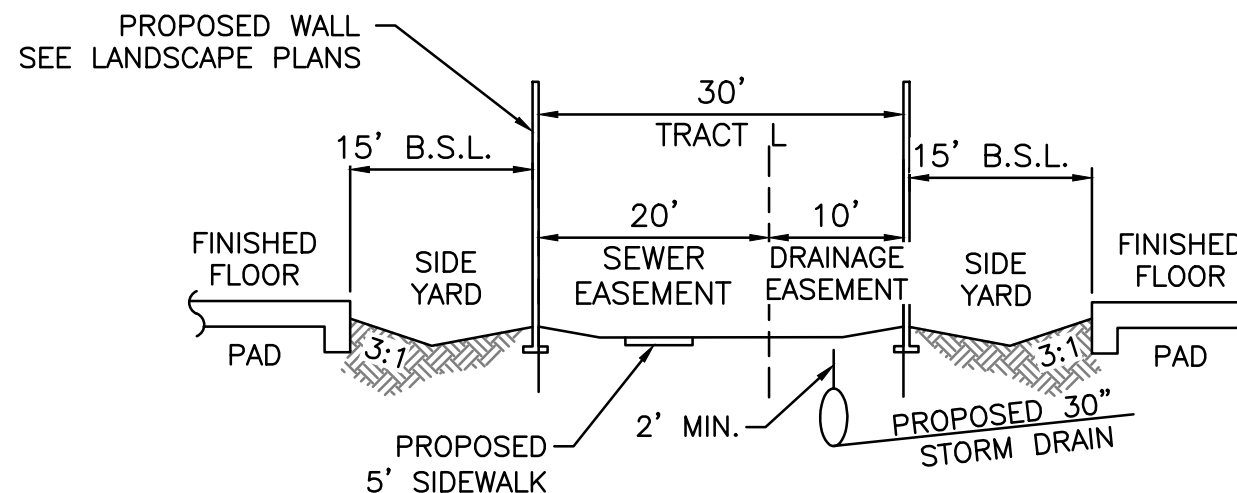
PROJECT NO. XXXXXXX



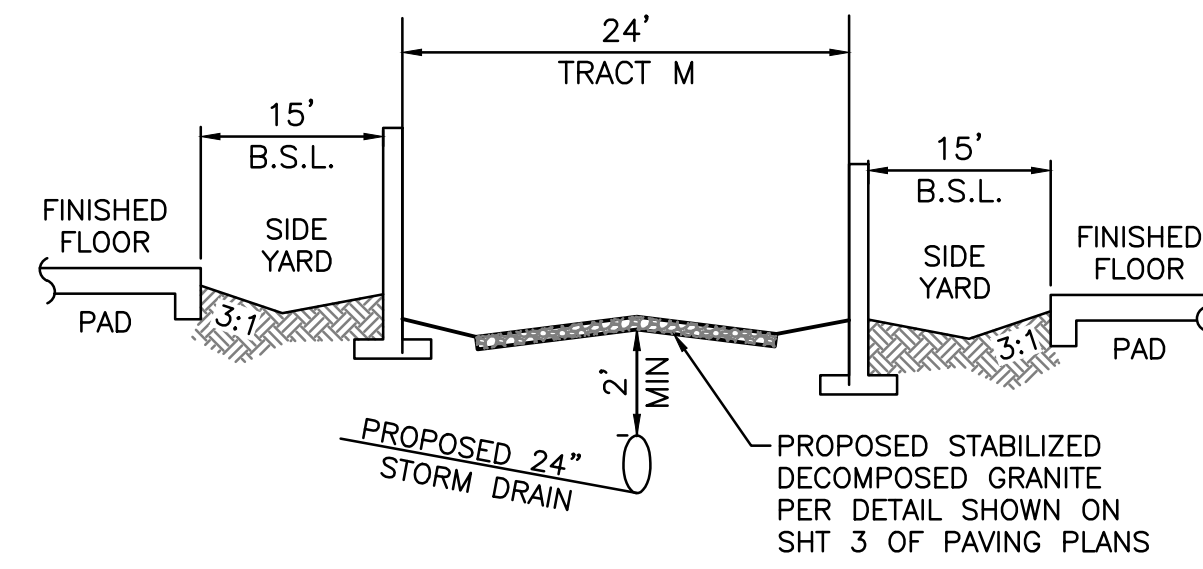
SECTION A-A  
N.T.S.



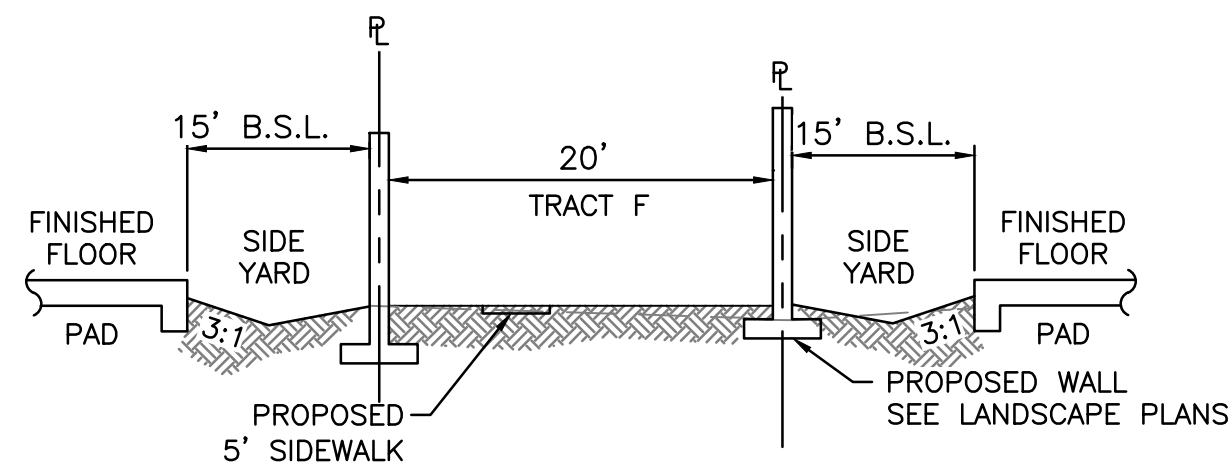
SECTION B-B  
N.T.S.



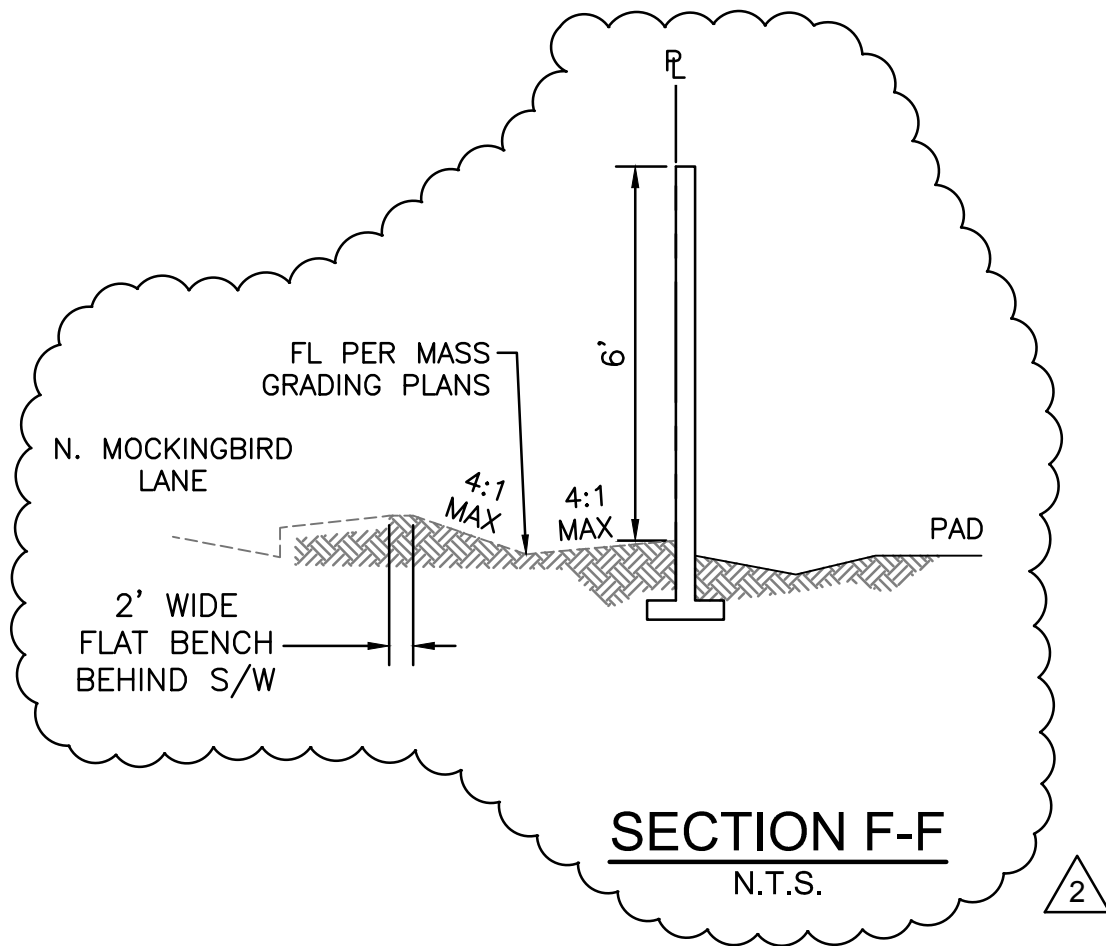
SECTION C-C  
N.T.S.



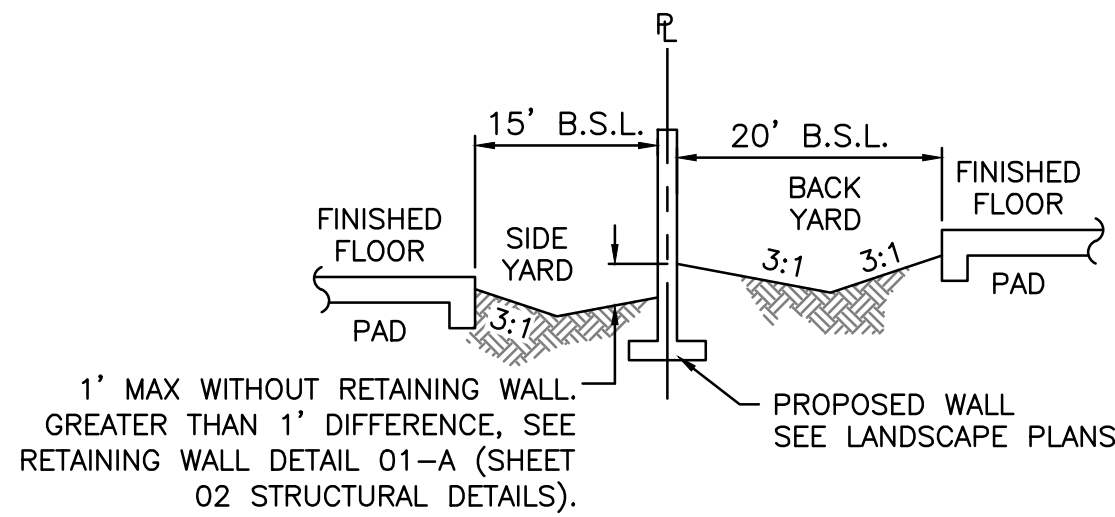
SECTION D-D  
N.T.S.



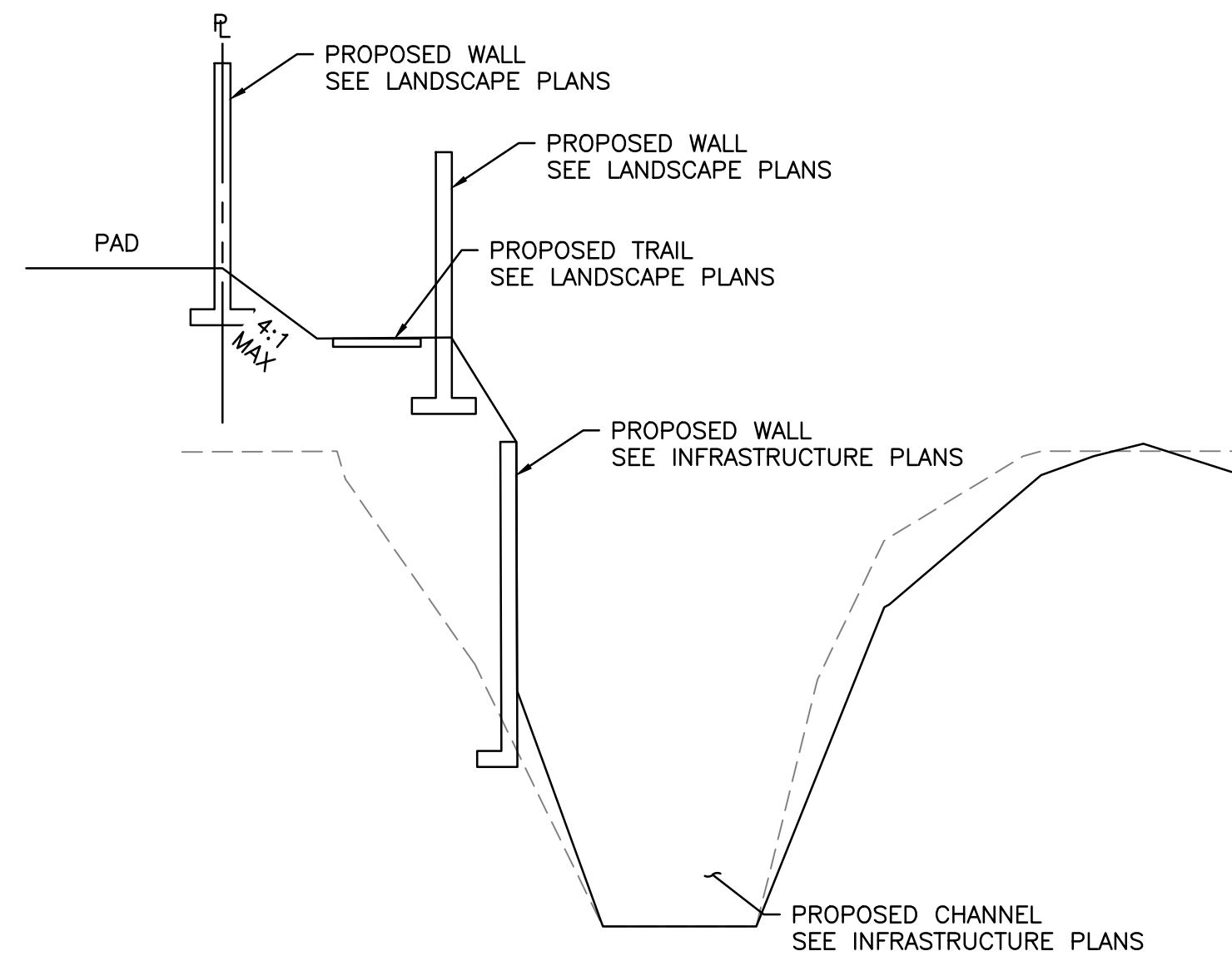
SECTION E-E  
N.T.S.



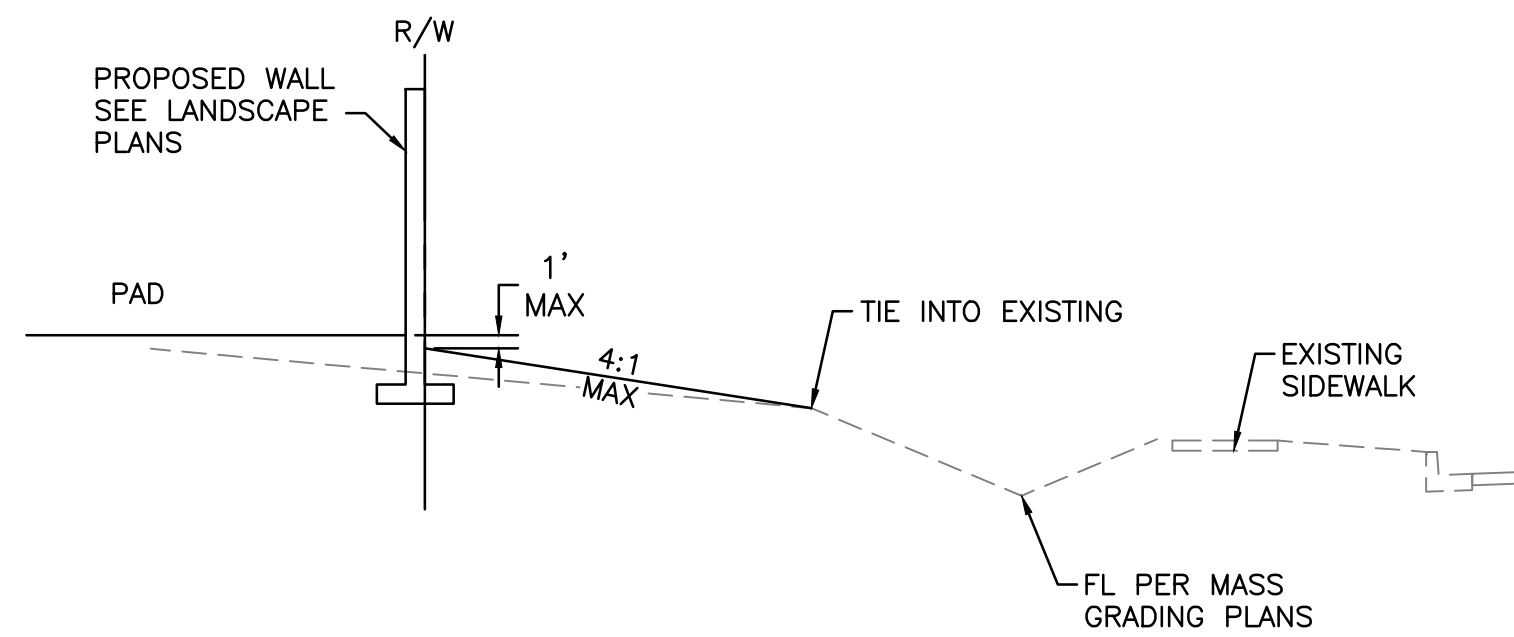
SECTION F-F  
N.T.S.



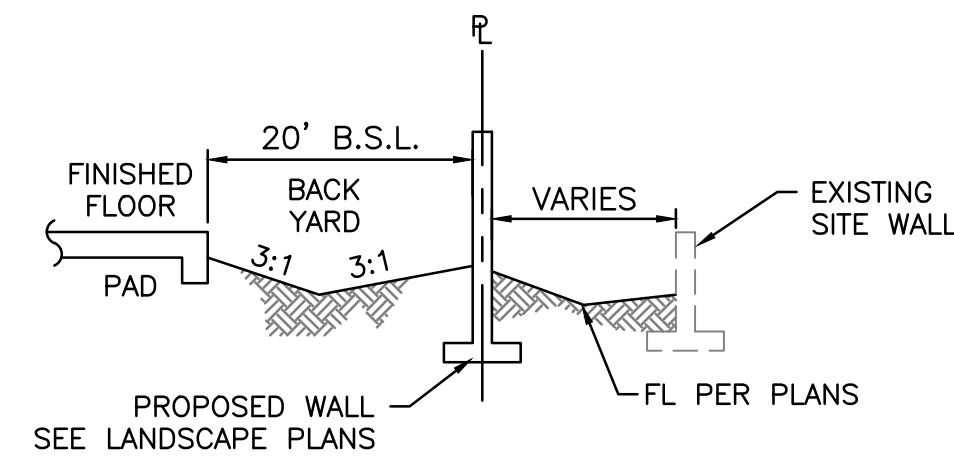
SECTION G-G  
N.T.S.



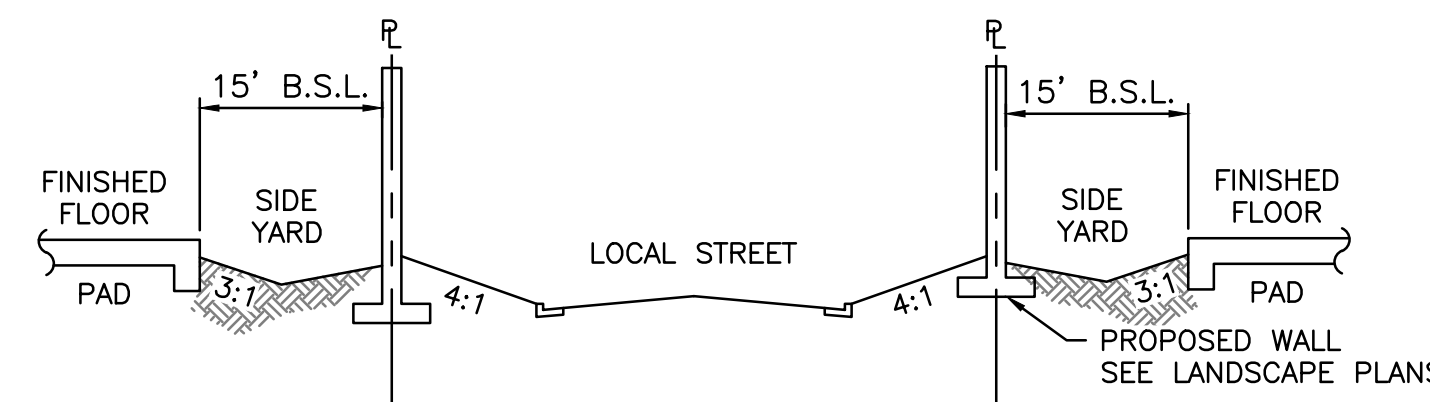
SECTION H-H  
N.T.S.



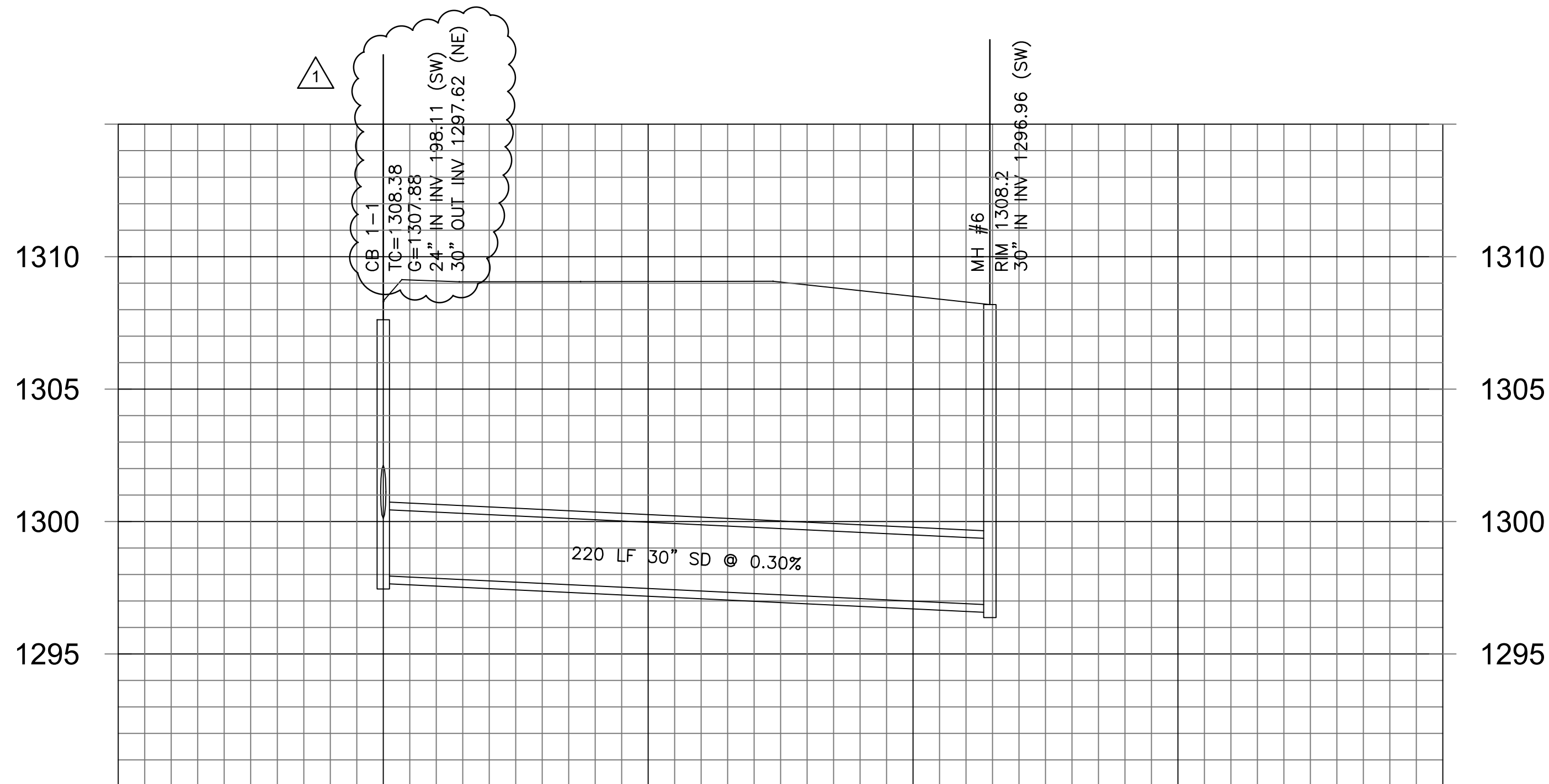
SECTION I-I  
N.T.S.



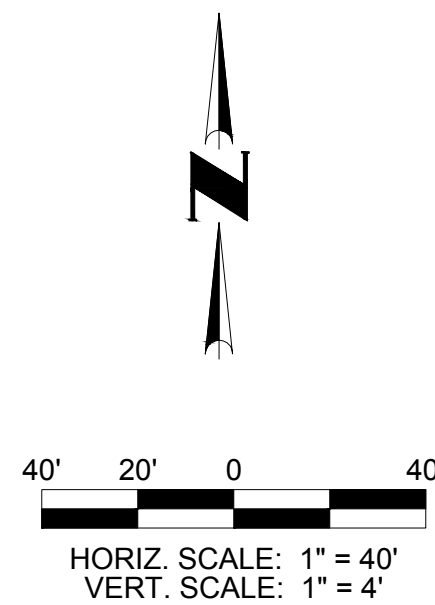
SECTION J-J  
N.T.S.



SECTION K-K  
N.T.S.



TRACT L



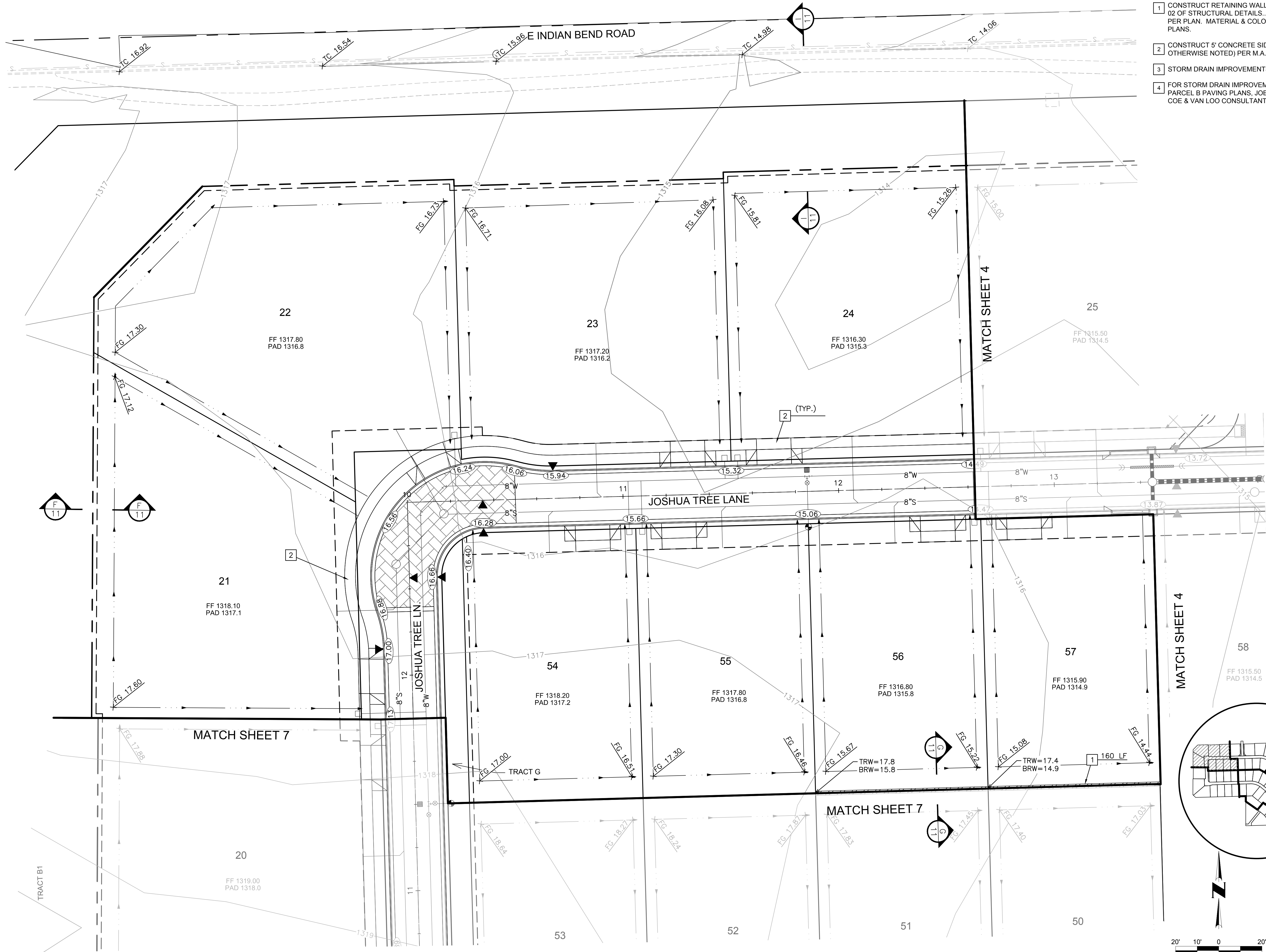
NO.	REVISION	DATE
1	REVISED INVERT FOR 24" STORM DRAIN PIPE ON SHEET 11	04/25/17
2	REVISED RETAINING WALL ON SHEETS 3 & 7 AND SECTION F-F	08/01/17

**Coe & Van Loo Consultants, Inc.**

**PARCEL B**  
**GRADING & DRAINAGE PLANS**  
**RITZ-CARLTON**  
PARADISE VALLEY, ARIZONA



Printed By: Jumi Print Date: August 29, 2017 Filename: N:\01\0268901\CADD\Parcel B\DS E GRAD.DWG



### GRADING CONSTRUCTION NOTES

1. CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
2. CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
3. STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
4. FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.

**CVL CONSULTANTS**  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

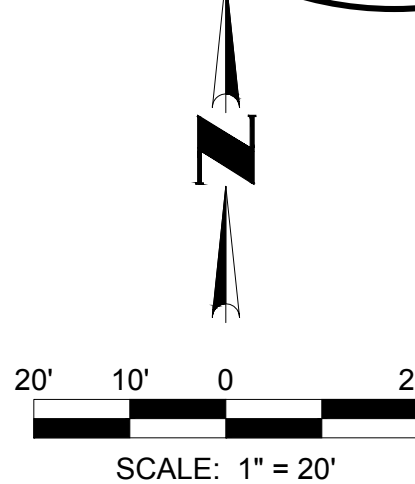
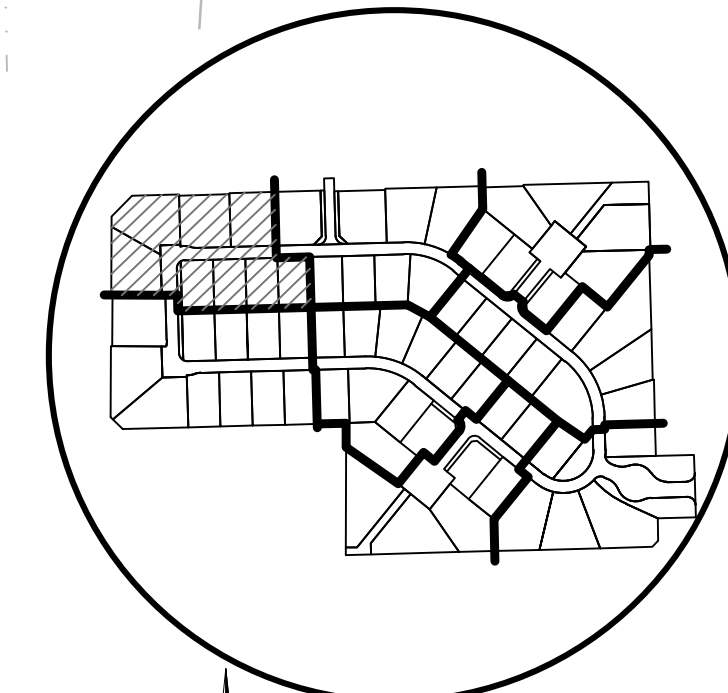
NO.	REVISION	DATE
2	REVISED RETAINING WALL ON SHEETS 3 & 7 AND SECTION F-F	08/01/17

**Coe & Van Loo Consultants, Inc.**

PARCEL B  
**GRADING & DRAINAGE PLANS**  
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

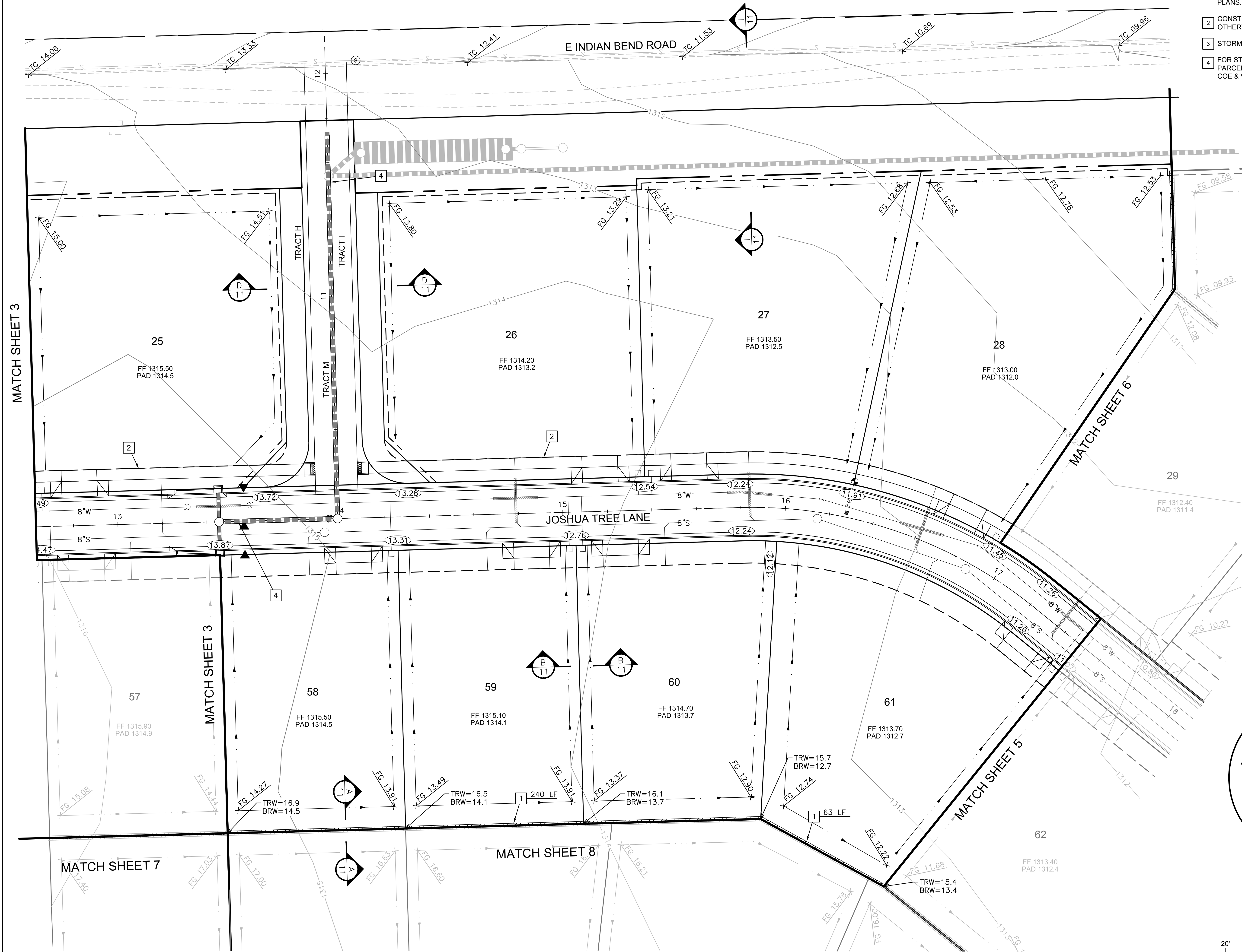
3 SHEET OF 11  
CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

Arizona State Seal  
Professional Engineer  
Ryan Weed  
No. 37325  
Exp. 8-21-17  
Arizona, U.S.A.  
Expires 3-31-2020



Call at least two full working days before you begin excavation.  
**ARIZONA**  
Arizona State Seal  
Professional Engineer  
Ryan Weed  
No. 37325  
Exp. 8-21-17  
Arizona, U.S.A.  
Expires 3-31-2020

PROJECT NO. XXXXXXX



GRADING CONSTRUCTION NOTES

1. CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
2. CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
3. STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
4. FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.

**CVL CONSULTANTS**  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

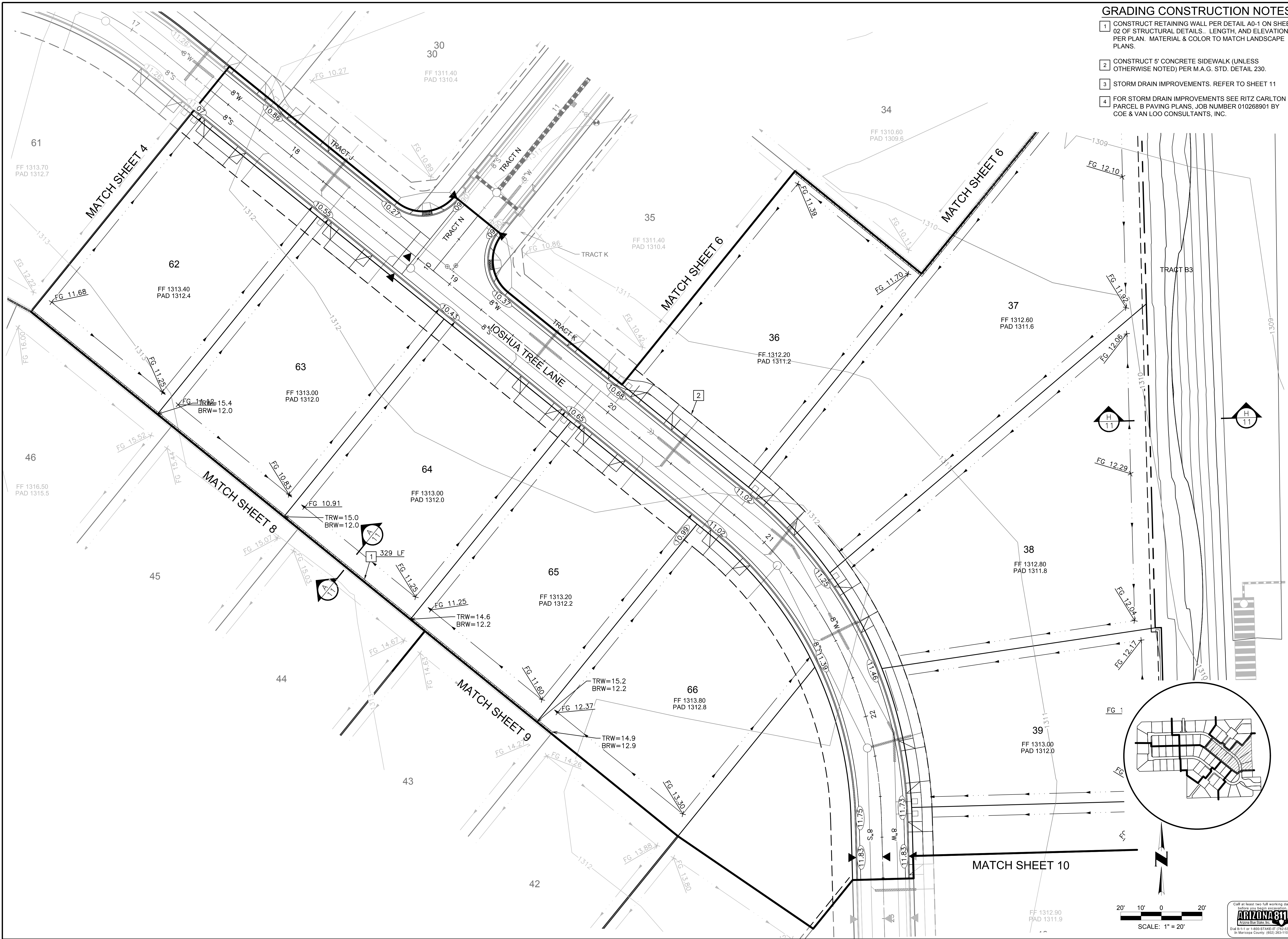
NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

PARCEL B  
**GRADING & DRAINAGE PLANS**  
**RITZ-CARLTON**  
PARADISE VALLEY, ARIZONA

4 SHEET OF 11  
CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

**ARIZONA**  
Professional Engineer  
37325  
RYAN WEED  
8-21-17  
Exp. 3-31-2020  
Seal No. 14800-03 (PAVE-T) (1102-0348)  
In Maricopa County (002) 263-1100



- 1 CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS.. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
- 2 CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
- 3 STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
- 4 FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.



NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

PARCEL B

**GRADING & DRAINAGE PLANS**

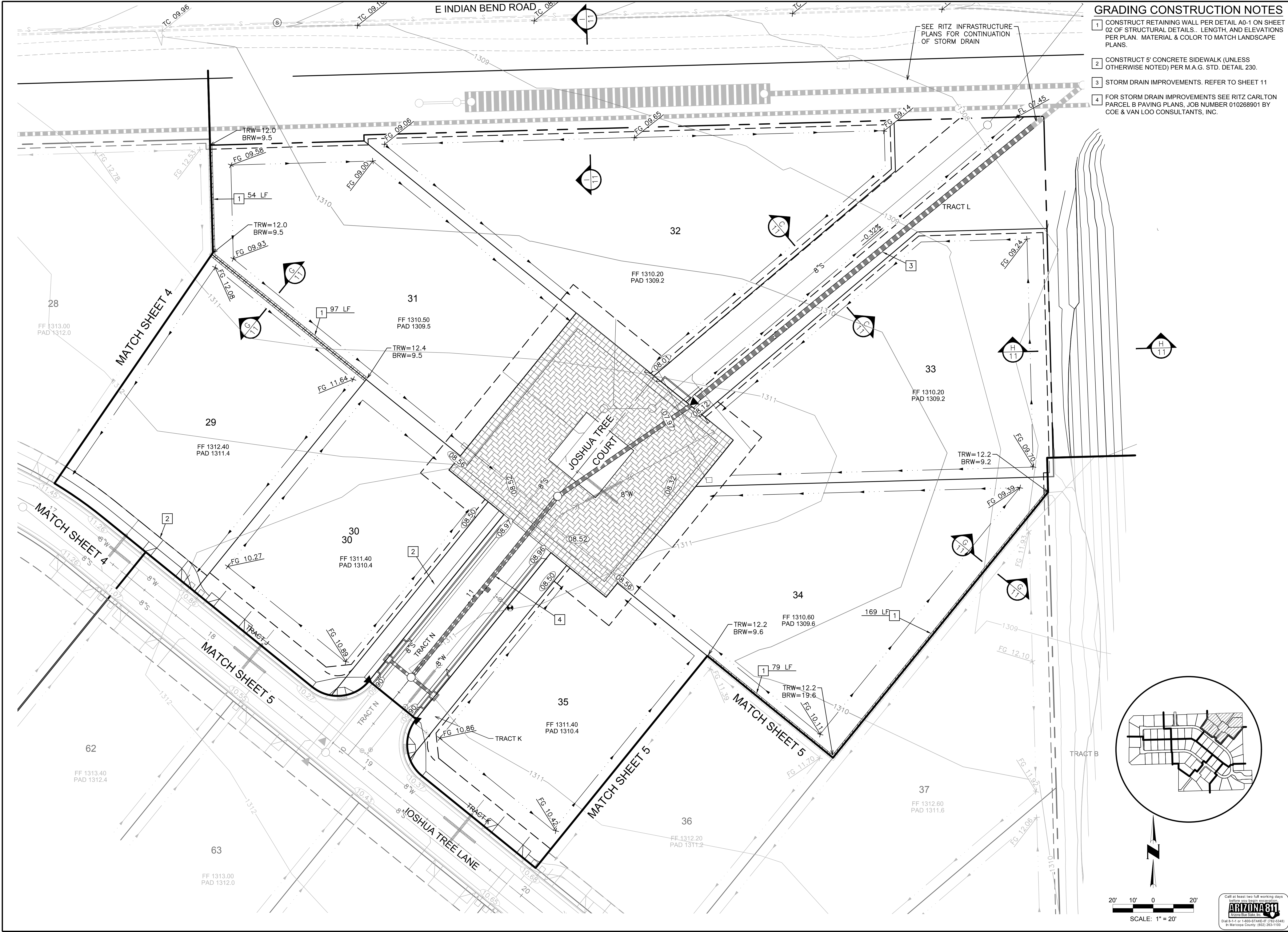
**RITZ-CARLTON**  
PARADISE VALLEY, ARIZONA



5	SHEET OF	11
CVL Contact: RYAN WEED		
CVL Project #: 010268901		

PROJECT NO. XXXXXXXX

Printed By: Jumi Print Date: August 29, 2017 Filename: N:\010268901\CADD\Parcel B\DS E GRAD.DWG



GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
- 2 CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
- 3 STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
- 4 FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.

4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

NO.	REVISION	DATE

PARCEL B

GRADING & DRAINAGE PLANS

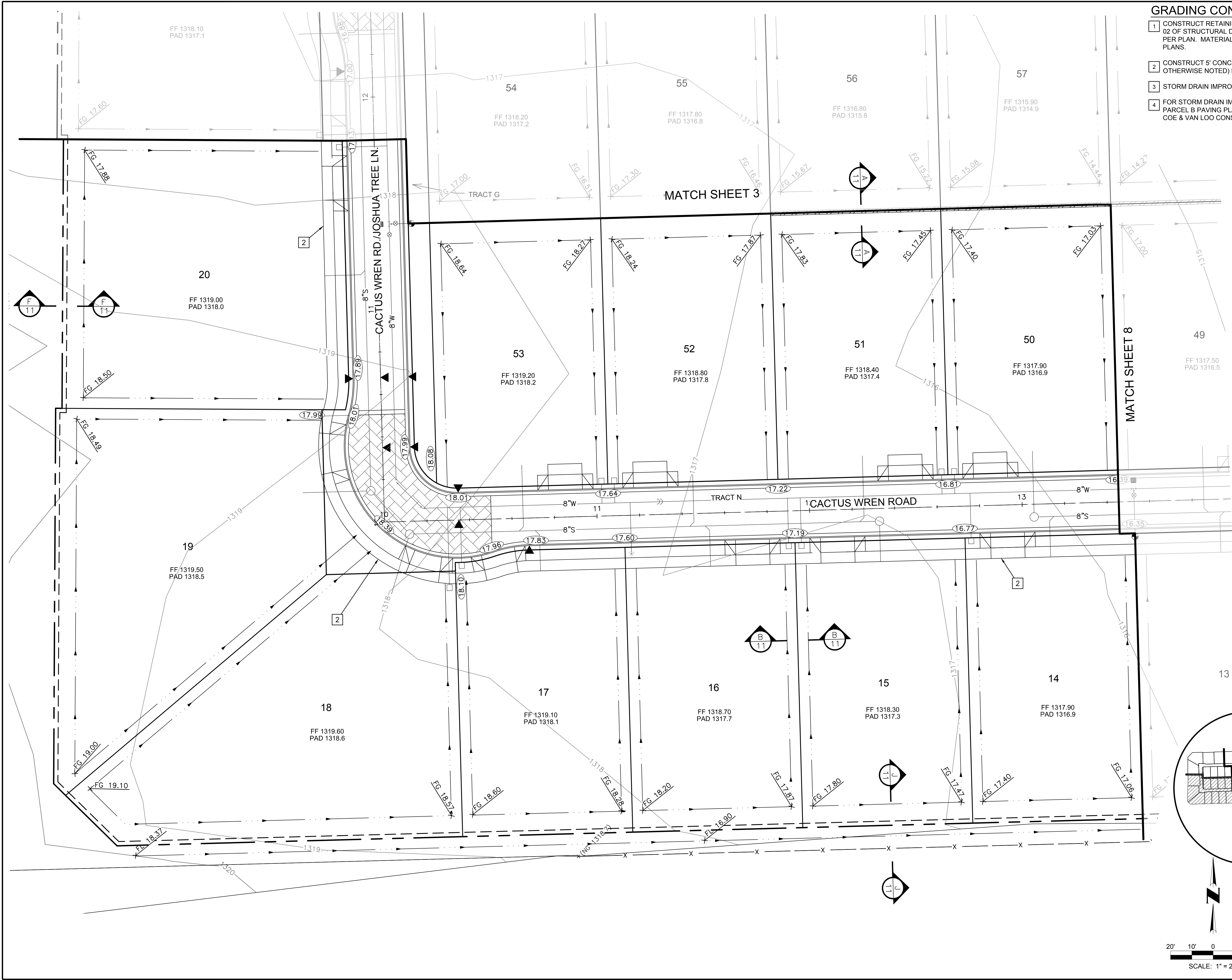
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

6 SHEET OF 11

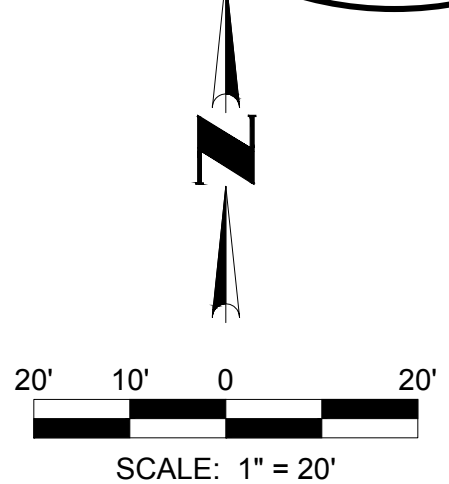
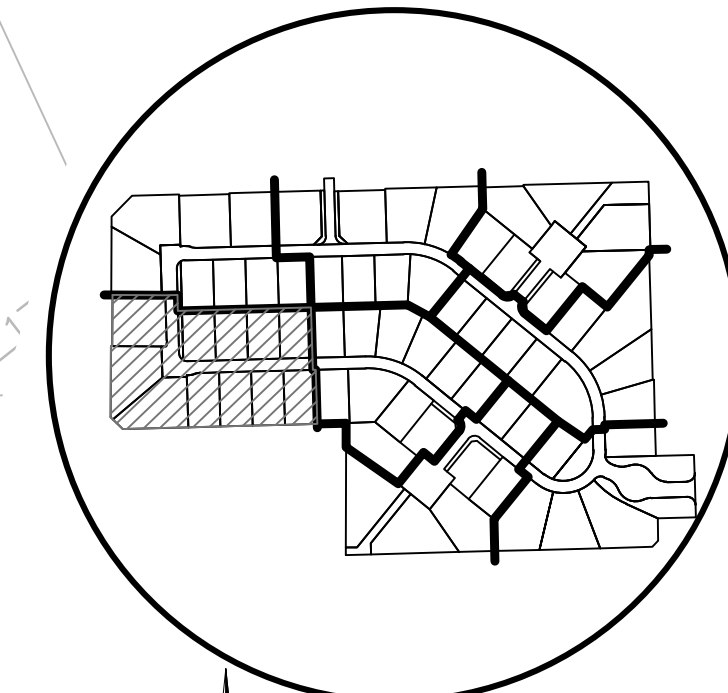
CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

Call at least two full working days before you begin excavation.  
**ARIZONA 311**  
Arizona Blue State, Inc.  
Dial 3-1-1 or 1-800-33-TALK-11 (1-800-33-8251)  
In Maricopa County: (602) 263-1100



PROJECT NO. XXXXXXX



- GRADING CONSTRUCTION NOTES**
1. CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
  2. CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
  3. STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
  4. FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.

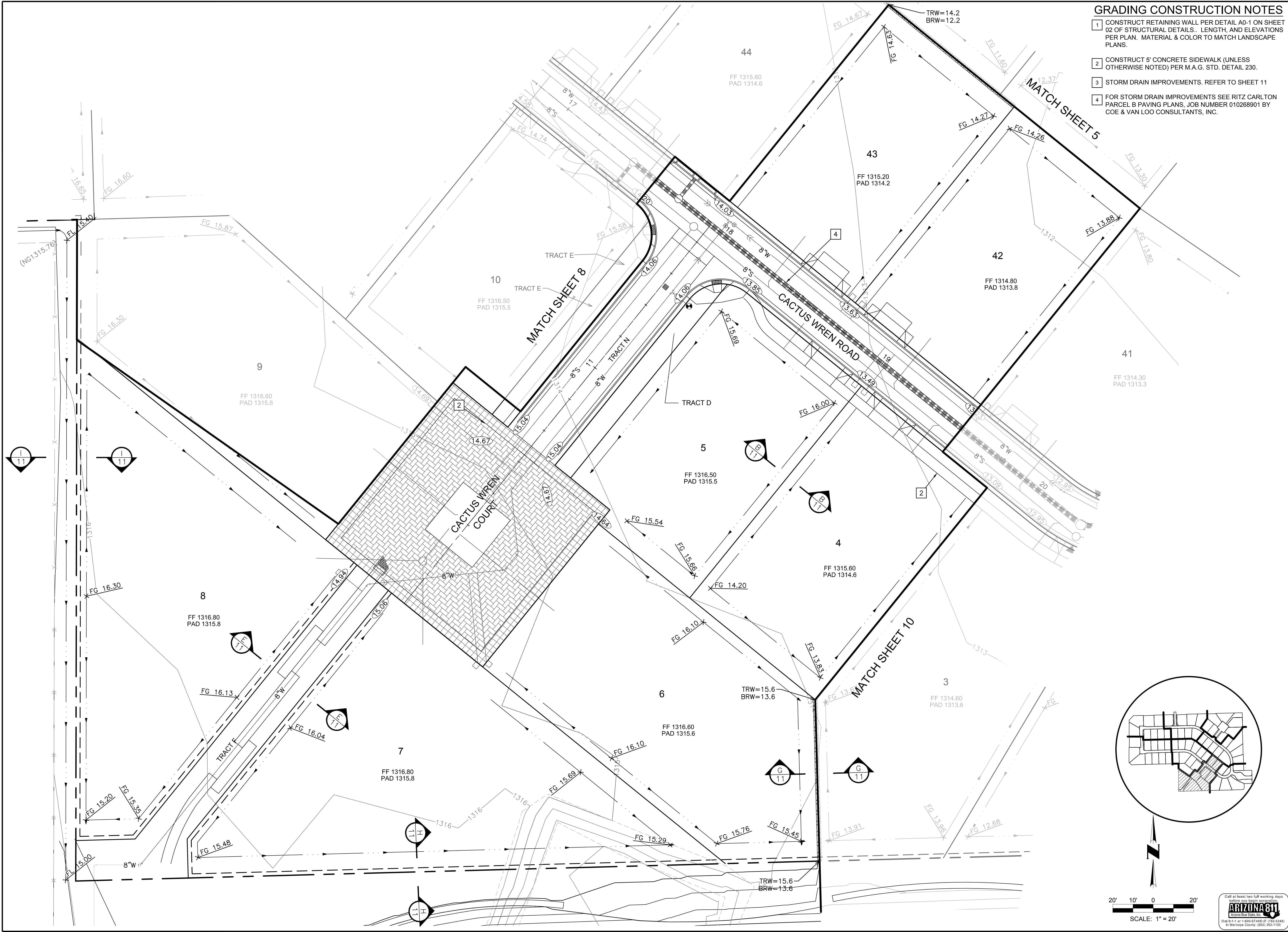


Call at least two full working days before you begin excavation.  
**ARIZONA**  
Arizona Blue State, Inc.  
Dist 5-11 or 1480-57 (TOLL-FREE) (1-800-534-8111)  
In Maricopa County: (602) 263-1100

 4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com	
DATE	08/01/17
REVISION	REVISED RETAINING WALL ON SHEETS 3 & 7 AND SECTION F-F
NO.	2
<b>GRADING &amp; DRAINAGE PLANS</b>	
PARCEL B <b>RITZ-CARLTON</b> PARADISE VALLEY, ARIZONA	
	
7 SHEET OF 11	
CVL Contact: RYAN WEED CVL Project #: 010268901 CVL File #:	

PROJECT NO. XXXXXXXX





GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
- 2 CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
- 3 STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
- 4 FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.

4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

NO.	REVISION	DATE

PARCEL B

**GRADING & DRAINAGE PLANS**

**RITZ-CARLTON**

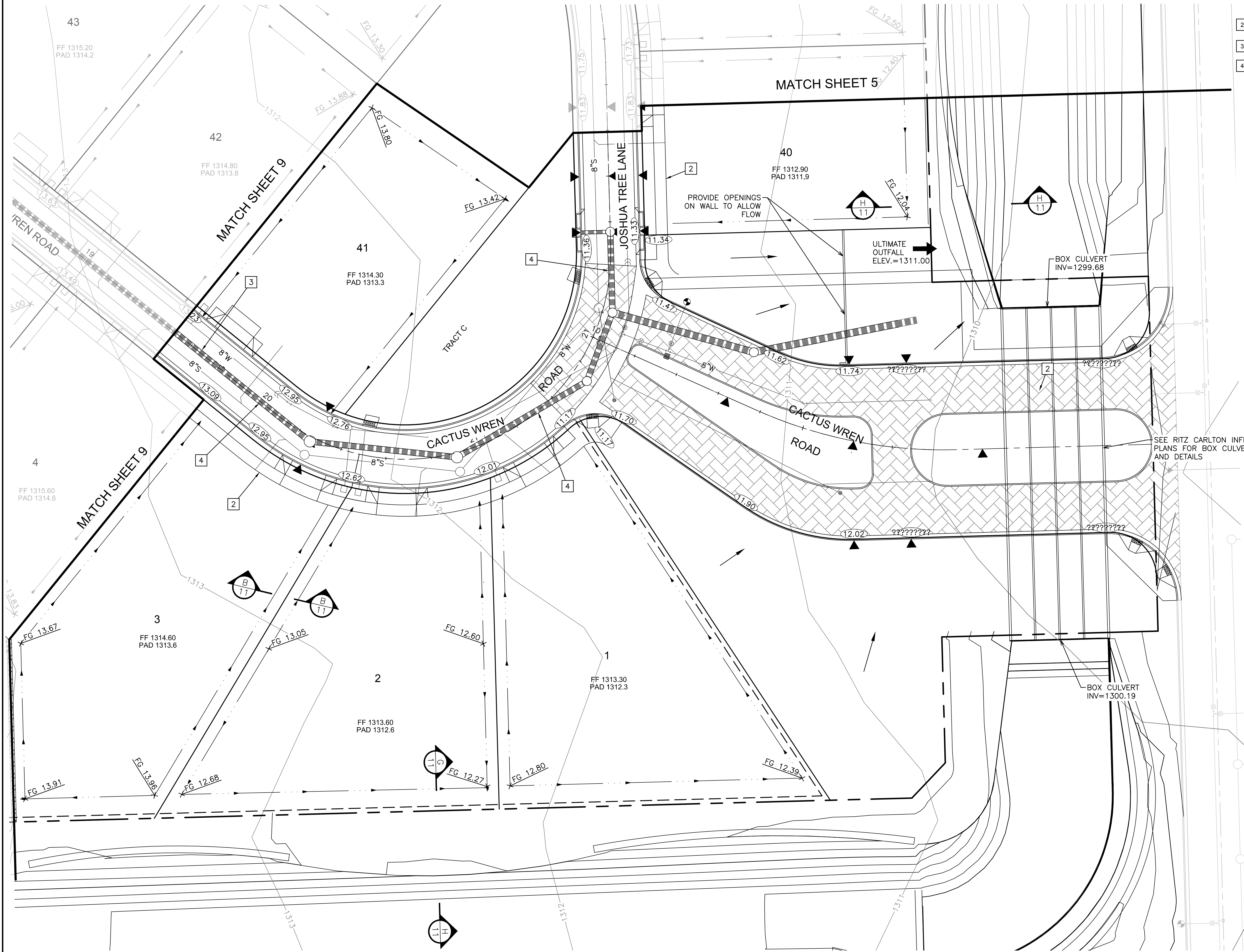
PARADISE VALLEY, ARIZONA

9 SHEET OF 11

CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

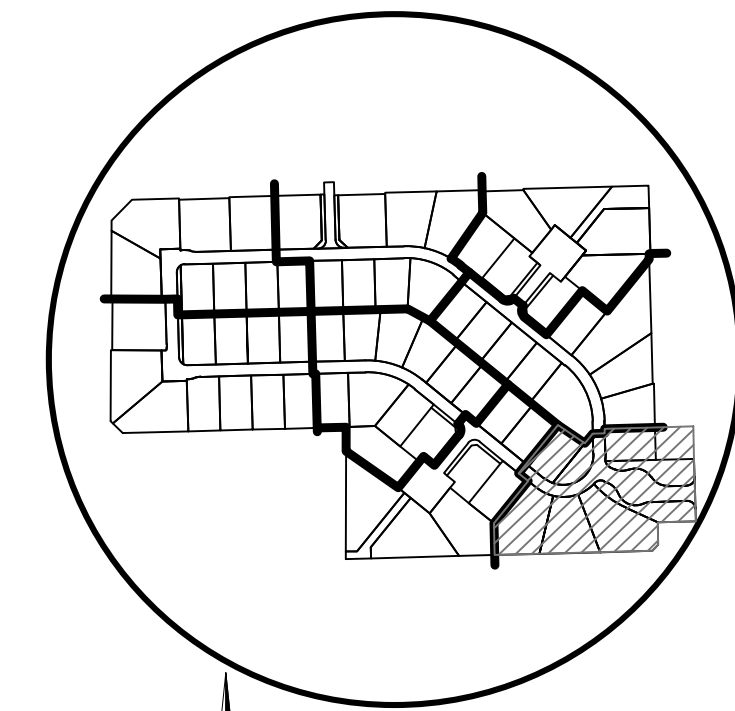
PROJECT NO. XXXXXX

Printed By: Juanl Print Date: August 29, 2017 File Name: N:\010268901\CADD\Parcel B\DS E GRAD.DWG



GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT RETAINING WALL PER DETAIL A0-1 ON SHEET 02 OF STRUCTURAL DETAILS. LENGTH, AND ELEVATIONS PER PLAN. MATERIAL & COLOR TO MATCH LANDSCAPE PLANS.
- 2 CONSTRUCT 5' CONCRETE SIDEWALK (UNLESS OTHERWISE NOTED) PER M.A.G. STD. DETAIL 230.
- 3 STORM DRAIN IMPROVEMENTS. REFER TO SHEET 11
- 4 FOR STORM DRAIN IMPROVEMENTS SEE RITZ CARLTON PARCEL B PAVING PLANS, JOB NUMBER 010268901 BY COE & VAN LOO CONSULTANTS, INC.



SCALE: 1" = 20'



10 SHEET OF 11  
CVL Contact: RYAN WEED  
CVL Project #: 010268901  
CVL File #:

NO.	REVISION	DATE

PARCEL B  
GRADING & DRAINAGE PLANS  
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

**CVL CONSULTANTS**  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

**Coe & Van Loo Consultants, Inc.**

PROJECT NO. XXXXXXX