

June 1, 2017

**Parcel B, Azure Luxury Homes at the Ritz Carlton Resort
SEC of Indian Bend Road and Mockingbird Lane, Paradise Valley, AZ**

Minor Amendment to SUP 01-15 (Ordinance No. 694)

Application Narrative

I. Introduction

On April 10, 2008, the Paradise Valley Town Council approved a Special Use Permit (“SUP”) to allow the development of a new Ritz-Carlton resort and associated residential properties on the approximate 105 acres generally located at the southwest corner of Indian Bend and Scottsdale Roads (Ordinance No. 603). On December 21, 2015, the Paradise Valley Town Council approved an amendment to the SUP which provided for substantial revisions to the development plan in light of significant shifts in the market and demand for certain product types, while still adhering to the same principles and sensitivity to surrounding uses as the 2008 plan (SUP 01-15 - Ordinance No. 694) (the “2015 SUP”).

The 2015 SUP provides for a Ritz Carlton Resort Hotel (Parcel A), Resort Villas (Parcel A1), Resort Related Luxury Homes (Parcel B), Resort Branded Homes (Parcel C), Resort Related Attached Residences (Parcel D), and Resort Related Retail (Parcels E1 and E2) (collectively, the “Resort”), as generally shown on the approved Land Use Plan attached at **Tab 1**. Parcel B is generally located at the southeast corner of Indian Bend Road and Mockingbird Lane in the Town of Paradise Valley, Arizona. See Aerial Map attached at **Tab 2**. A final plat for Parcel B was recorded with the Office of the Maricopa County Recorder on March 17, 2017 for a subdivision of 66 single-family lots with an average size of 13,546 square feet. See Parcel B Final Plat attached at **Tab 3**.

Shea Homes Limited Partnership (“Shea”) recently purchased Parcel B in order to develop Azure, a single-family subdivision of 66 resort-related luxury homes. Azure will offer unique luxury single-family residential homes through the use of quality materials and skillful design both on a macro and micro level. Careful attention has been made to the architectural detailing, ample open space, sensitivity to streetscape, and adherence to the overall design guidelines.

In an ongoing effort to provide a superior luxury home product both for the Resort and the Town of Paradise Valley, Shea is now seeking a minor amendment to the 2015 SUP to achieve its vision. Through this application, Shea is seeking approval from the Town for the following changes to the 2015 SUP:

- 1) Modifications to the existing 5' x 10' standard-size basement-level light wells more fully described below; and
- 2) Removal of the requirement of a "5-foot Neighborhood Walk" referenced in Exhibit G-4 of the Approved Plans.

These two amendments will help enhance the value and unique design of this luxury development, while still providing a product consistent with previous approvals and expectations.

II. Expanded Light Wells

Current Light Well Design

The 2015 International Building Code, as adopted by the Town of Paradise Valley requires that every story, basement, or portion thereof must have at least two exits (Section 427.4.2.1 - *Number of Exits*). Each of the five floorplans offered by Shea for Azure includes a basement level with multiple light wells to provide this secondary exits. See Standard Light Well Diagram attached at **Tab 4**. In the current design, the light wells are 5-foot by 10-foot in size, as permitted by Zoning Ordinance Article X. This design satisfies the Building Code while introducing an insignificant amount of light into the basement levels. It is safe to say that, at its best, this design is purely utilitarian and lacking in unique of features or qualities the remainder of this project provides and which the Town sought.

Expanded Light Well Design

After considerable discussion with its architects and additional design effort, Shea concluded that by widening, elongating and/or connecting the existing light wells, it could enhance the perceived size and value of the homes to such an extent that it could justify building an entire subdivision of 1-story homes with basements rather than introducing the additional height of full 2-story homes in a portion of Azure. The result is a Building Code requirement that now enhances the design and value of the home and, perhaps most importantly, creates a much better life safety feature (i.e. ingress / egress from the expanded light wells is far greater and easier than provided by a standard light well design).

The expanded light well design takes two forms. See Light Well Options plan and cross section exhibits at **Tab 5**.

Design 1: As seen in the exhibit, the home on the left has one contiguous light well that extends 5 feet from the house. In lieu of multiple 5' x 10' light wells along this elevation (which is permitted by the Building Code), a single, elongated light well takes its place. In this Option, the light well extends into the required 15-foot side yard setback, which is permitted by code for standard 5' x 10' light wells.

Design 2: As seen in the exhibit, the home on the right has single, contiguous light well similar to Design 1. In Design 2, however, the light well is widened, extending farther than 5 feet from the exterior wall. Design 2 will applied only to lots in which the building envelope permits a widened light well that does not encroach into the building setback.

By transforming the individual light wells into one contiguous space and positioning the light well wall farther away from the exterior wall of the basement, Shea will be able to create a unique outdoor space on the basement level that opens up the interior basement level, provides significantly more natural light for the indoor basement space, and allows for convenient ingress and egress (including life safety) from the basement level to the exterior ground level via a large sliding glass door.

Compliance with Zoning Ordinance and SUP

It should be noted, the Zoning Ordinance does not place a limitation on the depth of a light well. It only requires that any light well with a depth greater than 44-inches provide a ladder or steps. A ladder will be incorporated in the development of Design 1 and an exterior staircase will be included in Design 2.

Furthermore, Section 1001 of the Town Zoning Ordinance dictates that basement exits including window wells, stairways, and patio areas shall not be included in the height measurement if the earth has been restored so as to fully screen the portion of the basement from view at natural grade level. As illustrated in the Expanded Light Well Diagrams, Shea's proposed design complies with this requirement and, as a result, adds no additional height to the current home designs.

Lastly, should the Town choose to include the new light well exterior area in the homes square footage totals, Shea is committed to keeping the full project within the Floor Area Ratios approved in the 2015 SUP.

The Basement Level Remains Subterranean

The basement level, whether exposed by standard light wells or by the proposed expanded light wells, remains subterranean and, per Ordinance Section 1001 shall remain excluded from Floor Area Ratio calculations. A standard light well does not negate a basement's subterranean status. The inclusion of an expanded light well, even with its myriad of benefits, does not change this condition. The term "subterranean" is not defined in Article II of the Town Zoning Ordinance nor in the 2015 SUP. In fact, the only article of the Town Zoning Ordinance that defines subterranean is Article XXIII - Hillside Development Regulations:

"That space which lies totally underground, and which cannot be seen from outside the exterior perimeter of the

structure on the same horizontal plane which originates at that point where the building intersects the ground.”

This definition appears to require that, in order for a basement floor of a structure to be considered subterranean, all four walls of the floor must be fully below natural grade and in full contact with the surrounding earth. This may make sense in a Hillside context, however for several reasons, this definition does not apply to any structure outside of the Hillside Development Area. First, Section 2202 explicitly states:

“...the provisions of the Article shall apply to all land within a Hillside Development Area as denoted on FIGURE 2 – HILLSIDE DEVELOPMENT AREA and to all lands where the natural terrain under the building pad has a slope of ten percent (10%) or greater whether shown in Figure 2 or not.”

By the plain language of this section, the provisions of Article XXIII apply only to lands in the Town that fall within these requirements, and Parcel B is both on level ground and outside of the Hillside Development Area. See Hillside Development Area Map, attached at **Tab 6**.

Next, the last sentence of Section 1001 states that “[h]eight measurement as defined herein shall not be applicable in Hillside Development Areas.” This sentence confirms that the methods for measuring height and defining floors in Article XXIII are unique to Hillside Development Areas, to the exclusion of all other areas in the Town of Paradise Valley.

Finally, it is logical to interpret this definition of “subterranean” as applicable only to Hillside Development Area lands because of the unique characteristics of residential development on steep terrain. Because of the slope, floors may be partially exposed and partially in the earth. As a result, having a definition that requires a “subterranean” floor to be fully covered by dirt on all four walls would absolutely be necessary for the purposes of maximum building height, among other things. Otherwise, a property owner could theoretically build a 10-story house with 9 “subterranean” stories that are only partially inset into the hillside and call it a one-story house.

Because the definition of “subterranean” found in Article XXIII does not apply to any other article of the Zoning Ordinance, where it is found elsewhere in the code the word should be given its plain-language meaning: below the surface of the earth. A basement can be fully subterranean (completely below natural grade) without all four exterior walls of the structure completely covered by earth, as is the case here. A level that is fully below natural grade does not suddenly cease to be subterranean merely by virtue of door and staircase being installed in the exterior wall. The basement level of Shea’s home offerings in Azure, therefore, should not be counted included the FAR of the development merely because of the expanded light wells.

III. Removal of 5-foot Neighborhood Walk

Exhibit G-4 of the Approved Plans calls for a “5’ Neighborhood Walk” in Parcel B which circumnavigates the interior private drive of the subdivision. See Pedestrian Pathway System attached at **Tab 7**. It should be noted, the term “neighborhood walk” was never defined in the ordinance nor in the approved SUP. Likewise, an exhibit or section-cut detailing what a “neighborhood walk” would look like was never included in the SUP. In the pre-application meeting with Shea, Town Staff rightly pointed out that the inclusion of a 5-foot Neighborhood Walk in Parcel B was only a requirement because it was included among the Approved Plans in the 2015 SUP. The Town Ordinance does not otherwise require that residential developments in the Town include a sidewalk or walking path through the neighborhood.

In an effort to create a neighborhood environment more in line with an exclusive, luxury development, this application requests the deletion of this 5-foot neighborhood walk requirement in Parcel B of the Approved Plans. Not only will the removal of the Neighborhood Walk contribute to the charm and exclusivity of Azure, it will provide a degree of consistency with the surrounding neighborhoods of the same character. Notably, the surrounding neighborhoods of Finisterre, Cheney Estates, and the immediately adjacent Judson Estates are all devoid of sidewalks and walking paths.

IV. Conclusion

As noted above, the proposed Minor Amendment will provides an opportunity to enhance and improve upon and already remarkable development plan. The expanded light wells not only enhance the enjoyment of the basement levels with increased natural light and atmosphere, they also provide a functional, unique expansion of subterranean space that provides simpler egress/ingress from the backyard. All of these value enhancements are provided without creating additional height or altering the appearance from the outside. Additionally, the removal of the neighborhood walk will help enhance the sense of exclusivity of the Azure development by providing an experience more in line with a luxury residential neighborhood.

Approval of the requested modifications will allow Shea to offer a luxury home product in Azure that is unsurpassed in quality and unique in design, and will have no negative impact on the 2015 SUP as a whole. Rather, the implementation of the expanded light wells and removal of the Neighborhood Walk will improve the allure and exclusivity not just of the individual homes in Azure, but of the Resort as a whole. All of these elements will tie together to provide a thoughtfully designed and defined identity for the neighborhood that complements the area and creates a distinctive environment for both residents and guests.

TAB 1

MASTER PLAN

Area	Description
A	Ritz-Carlton Resort Hotel
A1	Ritz-Carlton Resort Villas
B	Resort Related Luxury Homes
C	Ritz-Carlton Resort Branded Homes
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Final Site Plan Deferred)



CIVTECH, INC
Traffic Engineering

10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey

4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning

957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015 - Ordinance 694 - Final Edition

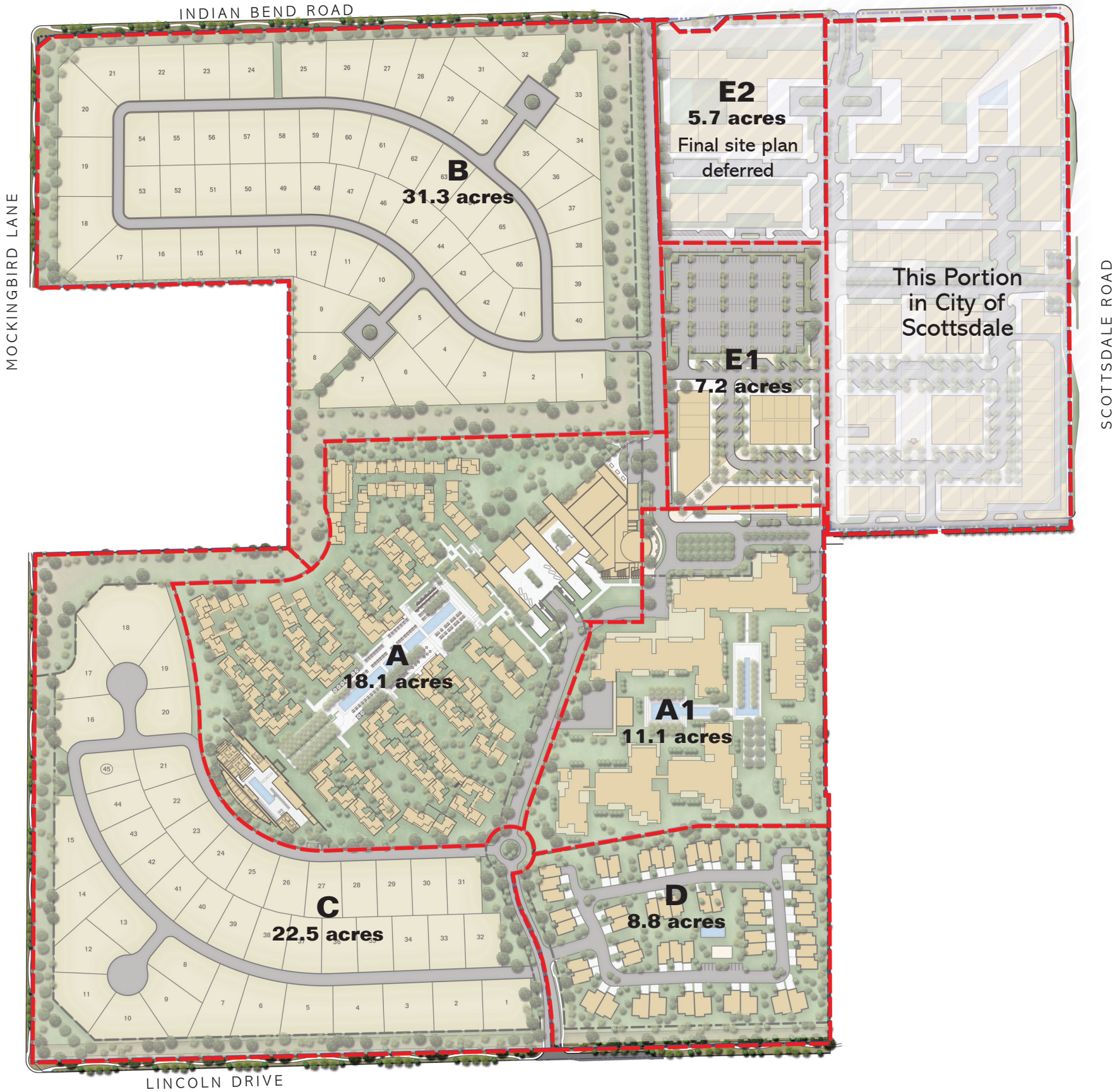


MASTER PLAN

Land Use Plan
D-1

MASTER PLAN

Area	Description	Acreage
A	Ritz-Carlton Resort Hotel	18.1
A1	Ritz-Carlton Resort Villas	11.1
B	Resort Related Luxury Homes	31.3
C	Ritz-Carlton Resort Branded Homes	22.5
D	Resort Related Attached Residences	8.8
E1	Resort Related Retail	7.2
E2	Resort Related Mixed Use (Final Site Plan Deferred)	5.7
TOTAL		104.7 Acres- Post Dedication



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contact: Peter Mason

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AREA PLAN

Land Use Plan
D-2

2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf ⁽⁹⁾	Maximum Total Residential Floor Area, sf ⁽⁴⁾	Maximum Total Resort Related Floor Area, sf ⁽⁴⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽¹⁾	Maximum Height, ft ⁽²⁾
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'
			200 Hotel Rooms							24'
	Accessory & Service Structures						15,000			16'
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage						32,000			24'
	Subtotals - A & A1	29.2					727,000	383,000	30.1%	

B	Resort Related Luxury Homes	31.3	66	10,000 sf min	4,000	453,750		336,600	24.7%	20' /24' ⁽³⁾
				13,540 sf avg ⁽⁹⁾						
				20,320 sf max ⁽⁹⁾						
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' ⁽³⁾
				14,191 sf avg ⁽⁹⁾						
				37,605 sf max ⁽⁹⁾						
D	Resort Related Attached Residences	8.8	53		2,800	197,175		94,918	24.6%	20'/24'/36' ⁽⁵⁾
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'
	Accessory & Service Structures						3,000			16'
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾								
	Subtotals B,C,D & E1	69.8				972,825	81,400	748,200	24.6%	

	Total All Parcels (excluding E2)	99.0	Post Dedication			972,825	808,400	1,131,200	26.2%	
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Notes:

- ⁽¹⁾ Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current area coverage values are an approximation. Area Coverage in Area B and Area C will be permitted up to the limits established by the maximum Floor Area for each area.
- ⁽²⁾ The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-6 and/or H Page H-6.
- ⁽³⁾ Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.
- ⁽⁴⁾ Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements

- ⁽⁵⁾ 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.
- ⁽⁶⁾ Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁷⁾ Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁸⁾ Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- ⁽⁹⁾ Illustrative values only
- ⁽¹⁰⁾ The acreage for Area E2 is excluded from the overall Area Coverage calculation

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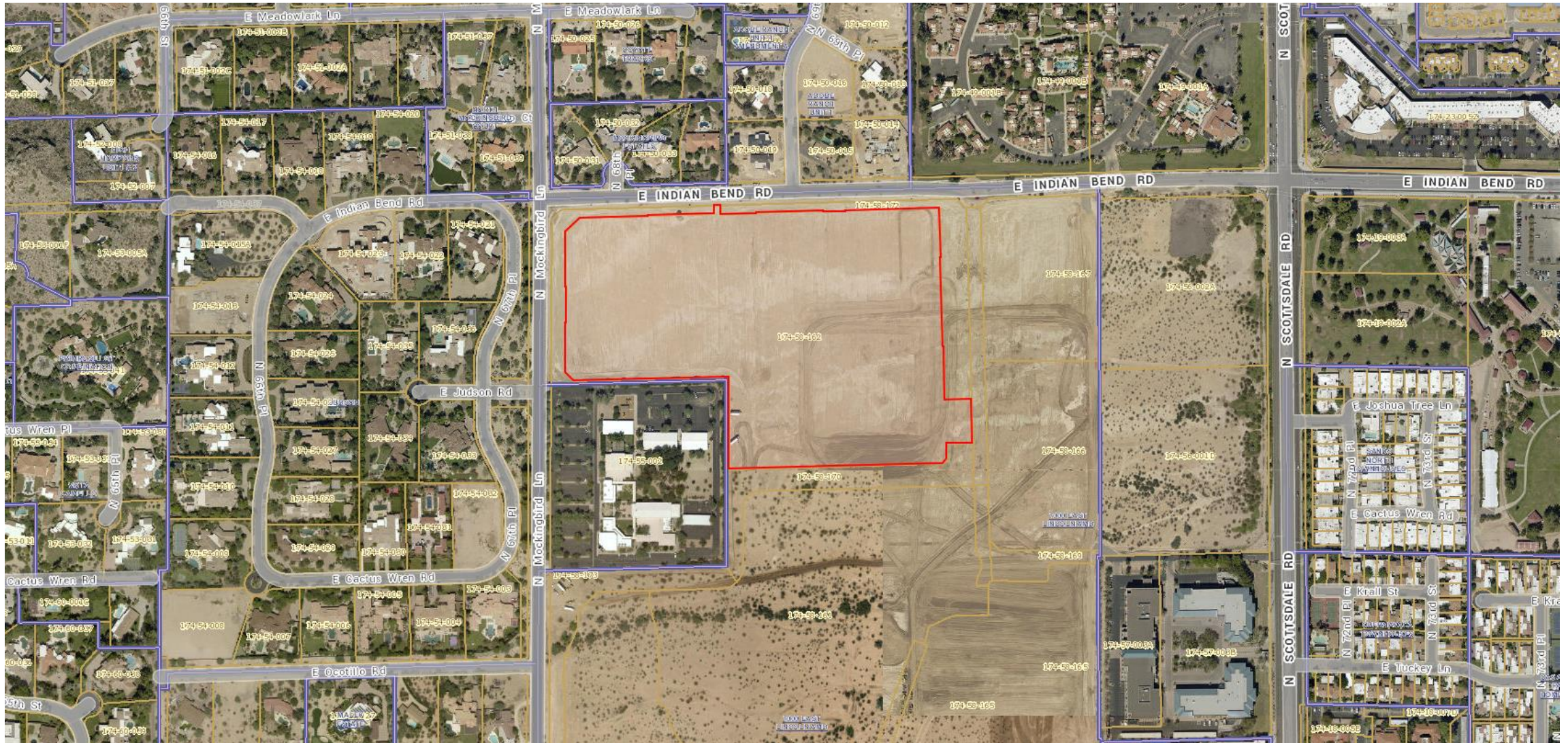
THE RITZ-CARLTON®

MASTER PLAN

Land Density Table
D-3

TAB 2

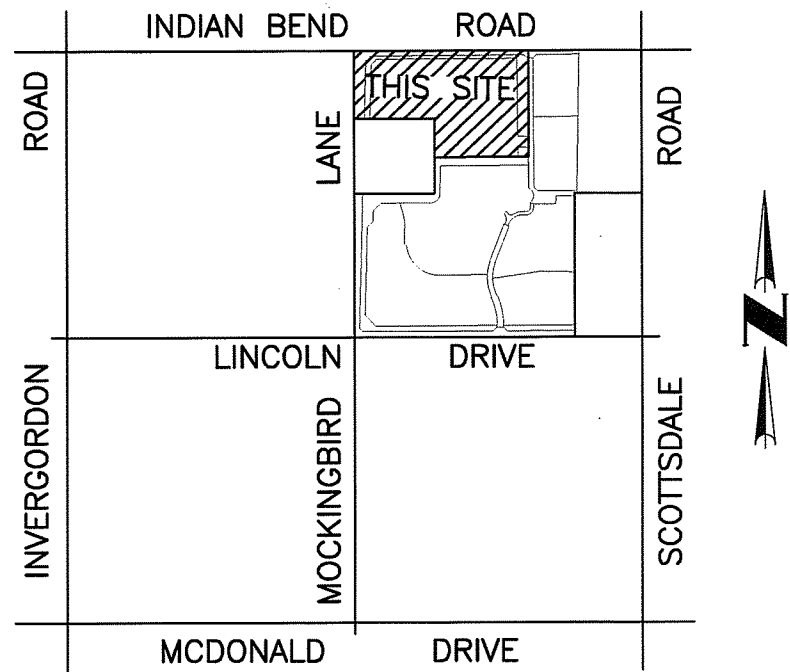
Aerial Map



SEC Indian Bend Road & Mockingbird Lane



TAB 3



VICINITY MAP
(NOT-TO-SCALE)

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES, AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT N IS A PRIVATE DRIVE. TRACT N CONTAINS EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN "RITZ-CARLTON RESORT - PARCEL B" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT NO. 15-01 FOR RITZ-CARLTON RESORT.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE RITZ-CARLTON MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2017-0713183 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).
- THOSE PORTIONS OF TRACT M WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- LOTS 19-28,31-34 ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°25'57" EAST ALONG THE NORTH LINE OF THE NORTHEAST 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.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

UTILITY PROVIDERS

SEWER	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER
TELEPHONE	COX COMMUNICATIONS/CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700892.0000 DATED OCTOBER 18, 2016.

FINAL PLAT

RITZ-CARLTON - PARCEL B

A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN AS RECORDED IN BOOK 1315 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS, BEING SITUATED 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

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED).
- INDICATES CENTERLINE MONUMENT
- AC INDICATES ACRES
- C1 INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT
- V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- S.W.L.E. INDICATES SIDEWALK, WALL AND LANDSCAPE EASEMENT
- BSL INDICATES BUILDING SETBACK LINE
- HOA INDICATES HOME OWNER ASSOCIATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- EX. INDICATES EXISTING
- R/W INDICATES RIGHT OF WAY
- INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- INDICATES SHEET NUMBER

SITE TABLE		
GROSS AREA	23.853	1,039,017 SQ FT
NET AREA	23.853	1,039,017 SQ FT
ZONING	SUP-RESORT	
YIELD	66	100%
LOTS 10,000 - 15,000 SF	41	62%
LOTS GREATER THAN 15,000 SF	25	38%
GROSS DENSITY	2.77	DU/AC
NET DENSITY	2.77	DU/AC
PRIVATE DRIVE (TRACT N)	2.998	AC

BUILDING SETBACKS		
FRONT YARD	FIRST FLOOR	20'
	SECOND FLOOR	25'
SIDE YARD	LOTS GREATER THAN 15,000 SF	15' EACH SIDE
	LOTS 10,000 - 15,000 SF	20' TOTAL (NOT LESS THAN 5')
REAR YARD	FIRST FLOOR	20'
	SECOND FLOOR	35'

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	11,574	0.266	LANDSCAPE, DRAINAGE & P.U.E.
TRACT B	16,453	0.378	LANDSCAPE & P.U.E.
TRACT C	11,458	0.263	LANDSCAPE & P.U.E.
TRACT D	2,055	0.047	LANDSCAPE & P.U.E.
TRACT E	2,084	0.048	LANDSCAPE & P.U.E.
TRACT F	4,424	0.102	20' WATER LINE EASEMENT
TRACT G	2,347	0.054	LANDSCAPE & P.U.E.
TRACT H	1,454	0.033	LANDSCAPE
TRACT I	1,424	0.033	LANDSCAPE
TRACT J	2,074	0.048	LANDSCAPE & P.U.E.
TRACT K	2,047	0.047	LANDSCAPE & P.U.E.
TRACT L	8,407	0.193	20' SEWER EASEMENT, DRAINAGE
TRACT M	4,108	0.094	LANDSCAPE, UTILITY, DRAINAGE & EMERGENCY ACCESS
TRACT N	130,614	2.998	PRIVATE DRIVE

OWNER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD, SUITE 130
SCOTTSDALE, AZ 85253
PHONE: (480) 603-1384
CONTACT: CHRIS KLECKA
EMAIL: CHRISK@FIVESTARDEVELOPMENT.COM

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0938
CONTACT: HEIDI TILSON

RATIFICATION

(NAMES OF ANY AND ALL MORTGAGES OF ALL OR ANY PART OF THE SUBDIVISION)

MORTGAGEE(S) OF _____, HEREBY RATIFIES, APPROVES, AND ACQUIESCES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY _____
(NAME AND TITLE OF RESPONSIBLE OFFICIAL EMPOWERED TO SO REPRESENT THE MORTGAGEE)

CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: Eric G. Coffey
ERIC G. COFFEY
REGISTRATION NUMBER 42186
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

1ST DAY OF DECEMBER, 2016

BY: Will
MAYOR

ATTEST: Duncan Feltz
TOWN CLERK
Wendy
TOWN ENGINEER
David Citron
PLANNING DIRECTOR

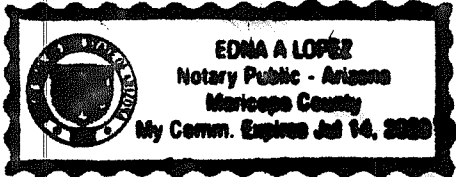
ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

BEFORE ME THIS _____ DAY OF _____, 2017, THE FOLLOWING PERSONS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF _____ WHO ACKNOWLEDGED (A) HIMSELF TO BE _____ OF _____ BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____, BY HIMSELF AS _____.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL MEN BY THESE PRESENTS:

THAT FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("FIVE STAR"), AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR "RITZ-CARLTON - PARCEL B", A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN, AS RECORDED IN BOOK 1315 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED 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, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RITZ-CARLTON - PARCEL B" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" ARE DESIGNATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS (DEFINED BELOW), AND MAINTAINED PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "CC&RS").

TRACT "N", SHALL BE USED AS PRIVATE ACCESS WAYS TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS, AND MAINTAINED PURSUANT TO THE CC&RS.

AN EASEMENT FOR PRIVATE SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC, SOLELY FOR THE FOREGOING PURPOSES, OVER TRACT "M".

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AN ARIZONA CORPORATION AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER, AND UNDER THE SURFACE OF THE UTILITY EASEMENTS CREATED BY THIS PLAT (THE "EASEMENT AREA"), TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES; TO ADD OR TO ALTER THE FACILITIES WITHIN THE EASEMENT AREA, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES AS NECESSARY. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF:

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Eric G. Coffey
MANAGER

DATE: 3-9-2017

ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

BEFORE ME THIS 9th DAY OF March, 2017, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Terry C. Ayoub AND _____ WHO ACKNOWLEDGED (A) THEMSELVES TO BE _____ AND _____; AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7-14-2020

Heidi Tilson
NOTARY PUBLIC

GROSS AREA = 23.853 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE
SEE SHEET 3 FOR LOT AREA TABLE



DATE _____
REVISION _____
NO. _____

FINAL PLAT

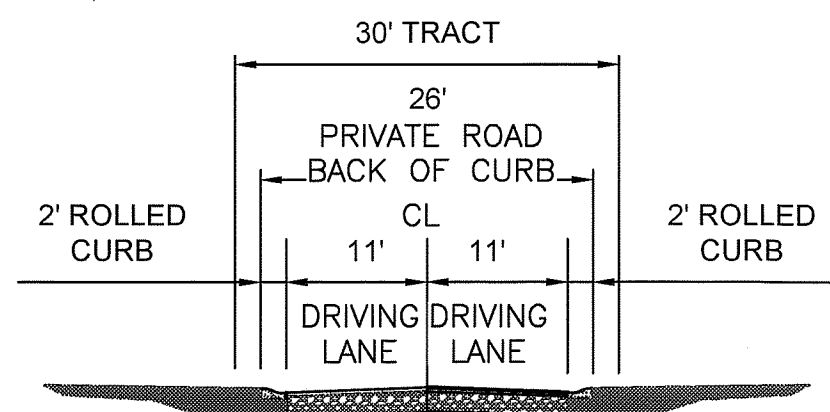
Coe & Van Loo Consultants, Inc.

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA

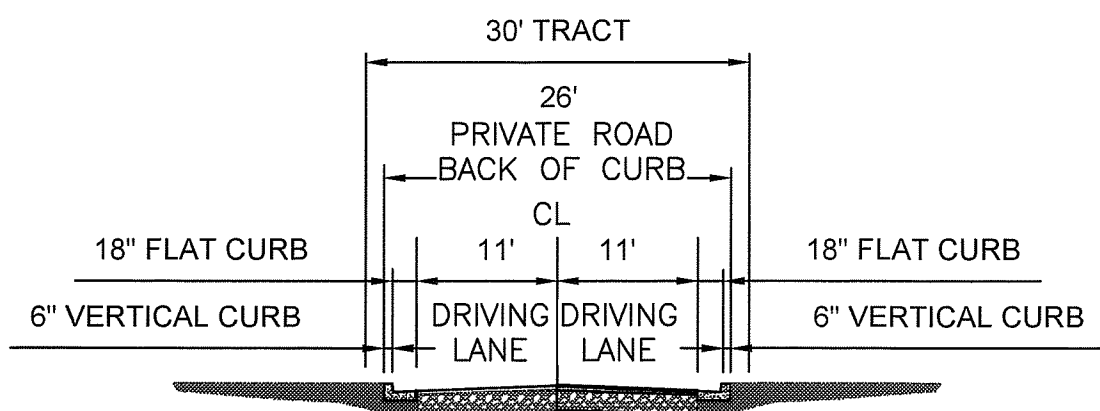


1 SHEET OF 4

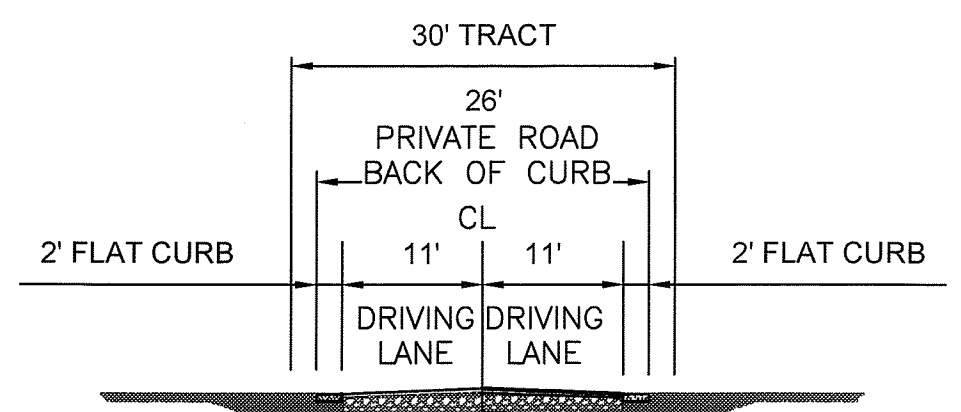
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CVL Project #: 01-0268901
CVL File #:



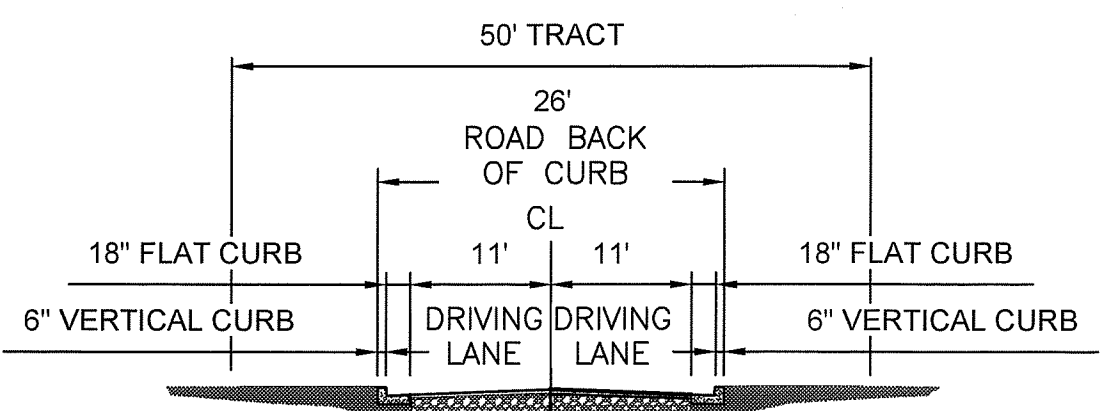
LOCAL PRIVATE ROAD
(ROLLED CURB)
N.T.S.



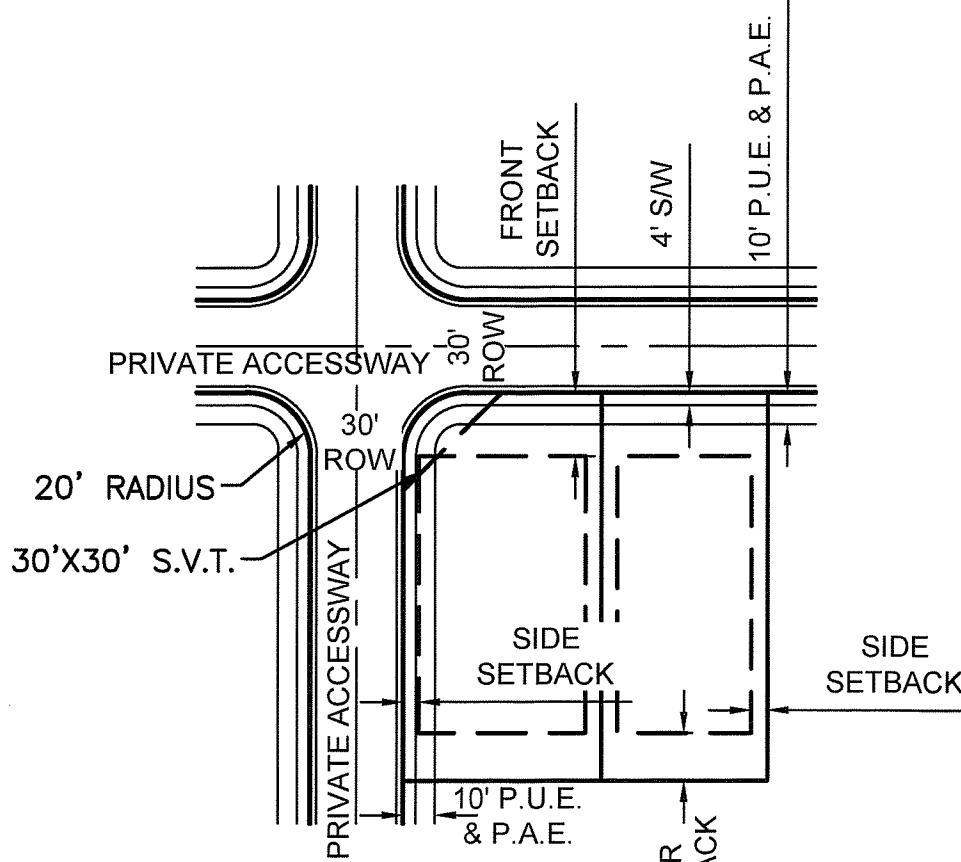
LOCAL PRIVATE ROAD
(VERTICAL CURB)
N.T.S.



LOCAL PRIVATE ROAD
(FLAT CURB)
N.T.S.



RESORT ENTRY DRIVE
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

FRONT: 20' FIRST FLOOR, 25' SECOND FLOOR
SIDE: 15' EACH SIDE FOR LOTS > 15,000 S.F.
20' TOTAL FOR LOTS 10,000-15,000 S.F.
(NO LESS THAN 5' EACH SIDE)
REAR: 20' FIRST FLOOR, 35' SECOND FLOOR

NORTH 1/4 CORNER SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND TOWN OF PARADISE VALLEY
BRASS CAP IN HANDHOLE

N00°18'21"E 658.21'
TRACT B1

1974.63'

CENTER, SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

TRACT B1
"RITZ-CARLTON RESORT
AMENDED 7000 EAST LINCOLN"
BOOK ___ OF MAPS, PAGE ___, M.C.R.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S84°01'05"W	14.14'
L2	N05°58'55"W	14.14'
L3	N50°58'55"W	35.00'
L4	N50°58'55"W	35.00'
L5	N50°58'55"W	20.00'
L6	S01°34'03"E	4.04'
L7	S89°41'39"E	11.06'
L8	N89°41'39"W	9.00'
L9	S01°34'03"E	4.80'
L10	N43°25'57"E	28.28'
L11	S46°34'03"E	28.28'
L12	S84°01'05"W	14.14'
L13	S05°58'55"E	14.14'
L14	N50°58'55"W	35.00'
L15	S50°58'55"E	35.00'
L16	S65°57'40"E	19.73'
L17	S65°57'40"E	19.73'

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
CL1	89.39	200.00	025°36'28"	45.45	88.65	N78°45'54"W
CL2	164.90	90.00	104°58'45"	117.25	142.78	S76°31'42"W
CL3	141.67	200.00	040°35'07"	73.95	138.73	N71°16'29"W
CL4	141.67	200.00	040°35'07"	73.95	138.73	S71°16'29"E
CL5	172.48	200.00	049°24'47"	92.02	167.19	S26°16'32"E
CL6	40.22	90.00	025°36'28"	20.45	39.89	S11°14'06"W
CL7	205.13	90.00	130°35'13"	195.62	163.52	S63°43'28"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C8	31.39'	20.00'	089°55'58"	19.98'	28.27'	N46°32'02"W
C9	11.85'	46.00'	014°45'52"	5.96'	11.82'	S81°02'55"W
C10	64.90'	46.00'	080°49'53"	39.17'	59.65'	S65°55'04"E
C11	32.48'	46.00'	040°27'33"	16.95'	31.81'	N45°43'54"W
C12	24.22'	20.00'	069°23'25"	13.85'	22.77'	S79°20'37"W
C13	22.03'	20.00'	063°07'03"	12.28'	20.93'	S82°28'48"W
C14	2.19'	20.00'	006°16'22"	1.10'	2.19'	S47°47'06"W
C15	154.61'	105.00'	084°22'10"	95.16'	141.02'	N86°50'00"E
C16	44.88'	105.00'	024°29'32"	22.79'	44.54'	N56°53'41"E
C17	61.65'	105.00'	033°38'17"	31.74'	60.76'	N85°57'35"E
C18	48.09'	105.00'	026°14'21"	24.47'	47.67'	S64°06'06"E
C19	170.94'	75.00'	130°35'13"	163.01'	136.27'	N63°43'28"E
C20	146.53'	75.00'	111°56'38"	111.07'	124.31'	N54°24'10"E
C21	24.40'	75.00'	018°38'35"	12.31'	24.30'	S60°18'13"E
C22	31.42'	20.00'	090°00'00"	20.00'	28.28'	S84°01'05"W
C23	31.42'	20.00'	090°00'00"	20.00'	28.28'	N05°58'55"W
C24	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C25	50.12'	185.00'	015°31'25"	25.22'	49.97'	N58°44'38"W
C26	80.92'	185.00'	025°03'42"	41.12'	80.28'	N79°02'12"W
C27	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C28	48.59'	215.00'	012°56'56"	24.40'	48.49'	N57°27'24"W
C29	79.32'	215.00'	021°08'16"	40.12'	78.87'	N74°30'00"W
C30	24.39'	215.00'	006°29'55"	12.21'	24.37'	N88°19'05"W
C31	16.67'	55.00'	017°21'41"	8.40'	16.60'	S79°45'07"W
C32	18.94'	55.00'	019°43'34"	9.56'	18.84'	N80°56'03"E

NORTHEAST CORNER SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

N88°25'57"E 2648.63'

2021.11'

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2017-0197006 03/21/17 08:49
BOOK 1316 PAGE 6
PAPER RECORDING

0235407-4-1-1
Palumbo

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C33	31.42'	20.00'	090°00'00"	20.00'	28.28'	S46°34'03"E
C34	10.47'	20.00'	030°00'00"	5.36'	10.35'	S76°34'03"E
C35	20.94'	20.00'	060°00'00"	11.55'	20.00'	S31°34'03"E
C36	14.69'	55.00'	015°18'13"	7.39'	14.65'	N06°05'04"E
C37	31.42'	20.00'	090°00'00"	20.00'	28.28'	S43°25'57"W
C38	20.94'	20.00'	060°00'00"	11.55'	20.00'	S28°25'57"W
C39	10.47'	20.00'	030°00'00"	5.36'	10.35'	S73°25'57"W
C40	26.05'	55.00'	027°08'09"	13.27'	25.81'	N87°47'38"W
C41	16.65'	55.00'	017°20'29"	8.39'	16.58'	S82°53'48"E
C42	31.42'	20.00'	090°00'00"	20.00'	28.28'	N43°25'57"E
C43	31.42'	20.00'	090°00'00"	20.00'	28.28'	S46°34'03"E
C44	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C45	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C46	115.27'	185.00'	035°41'54"	59.57'	113.41'	N68°49'53"W
C47	15.78'	185.00'	004°53'13"	7.89'	15.77'	N89°07'26"W
C48	51.50'	215.00'	013°43'30"	25.88'	51.38'	N84°42'17"W
C49	71.26'	215.00'	018°59'26"	35.96'	70.94'	N68°20'50"W
C50	29.53'	215.00'	007°52'11"	14.79'	29.51'	N54°55'01"W
C51	31.42'	20.00'	090°00'00"	20.00'	28.28'	N84°01'05"E
C52	31.42'	20.00'	090°00'00"	20.00'	28.28'	S05°58'55"E
C53	185.42'	215.00'	049°24'47"	98.92'	179.73'	N26°16'32"W
C54	57.26'	215.00'	015°15'29"	28.80'	57.09'	N43°21'11"W
C55	53.61'	215.00'	014°17'09"	26.94'	53.47'	N28°34'52"W
C56	70.10'	215.00'	018°40'49"	35.36'	69.79'	N12°05'53"W
C57	82.73'	185.00'	025°37'19"	42.07'	82.04'	N38°10'16"W
C58	82.73'	185.00'	025°37'19"	42.07'	82.04'	N38°10'16"W
C59	76.82'	185.00'	023°47'28"	38.97'	76.27'	N13°27'52"W
C60	4.46'	215.00'	001°11'20"	2.23'	4.46'	N02°09'48"W
C61	24.22'	20.00'	069°23'25"	13.85'	22.77'	S31°15'57"E
C62	9.16'	105.00'	004°59'54"	4.58'	9.16'	N00°55'48"E
C63	32.48'	46.00'	040°27'17"	16.95'	31.81'	S86°11'18"E
C64	56.96'	46.00'	070°56'41"	32.78'	53.39'	N70°57'08"W
C65	41.96'	46.00'	052°16'03"	22.57'	40.52'	S61°36'48"E
C66	11.74'	236.27'	002°50'48"	5.87'	11.74'	S89°39'29"E
C67	31.39'	20.00'	089°56'09"	19.98'	28.27'	N43°24'01"E

SEE SHEET 3 FOR LOT AREA
TABLE

DATE

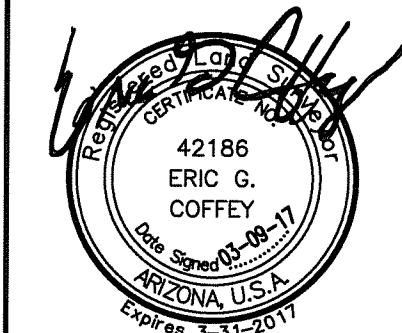
REVISION

NO.

FINAL PLAT

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.



2 SHEET OF 4

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268901
CVL File #:

0235407-4-1-1
Palumboa



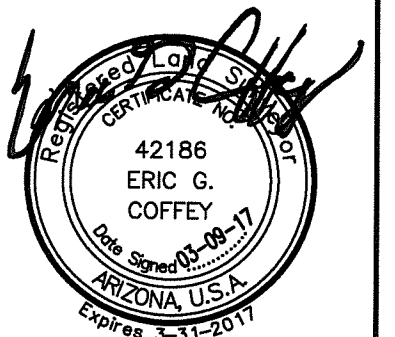
Coe & Van Loo Consultants, Inc.

REVISION

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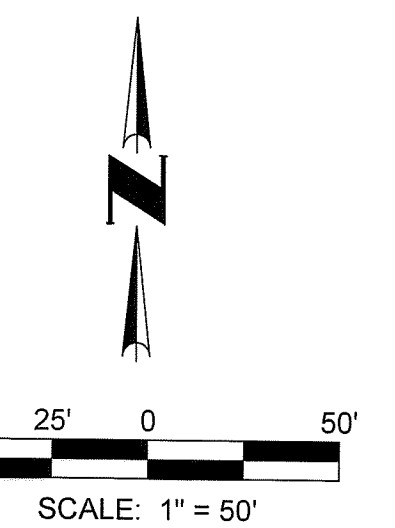
FINAL PLAT

INIZ-CARLTON RESORT - PARCELO B
PARADISE VALLEY, ARIZONA



3 SHEET
OF 4

L Contact:	HEIDI TILSON
L Project #:	01-0268901
L File #:	

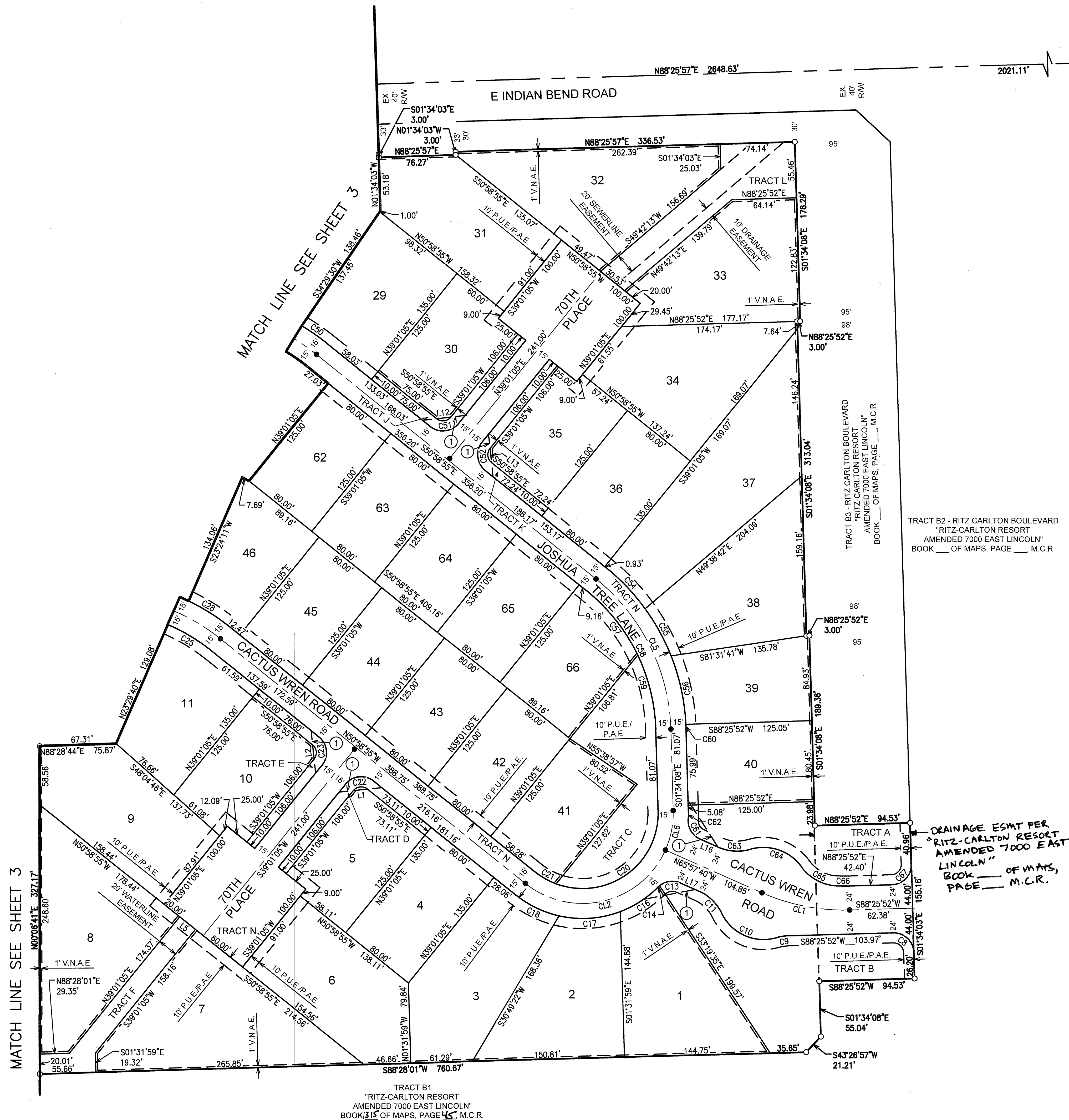


SEE SHEET 2 FOR CURVE
TABLE AND LINE TABLE

PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
1	15,068	0.346
2	14,938	0.343
3	15,191	0.349
4	10,800	0.248
5	10,113	0.232
6	15,179	0.348
7	19,535	0.448
8	19,204	0.441
9	15,783	0.362
10	10,569	0.243
11	12,457	0.286
12	12,743	0.293
13	10,771	0.247
14	10,735	0.246
15	10,730	0.246
16	10,725	0.246
17	10,626	0.244
18	16,663	0.383
19	16,770	0.385
20	16,841	0.387
21	16,623	0.382
22	18,229	0.418
23	16,236	0.373
24	15,091	0.346
25	15,020	0.345
26	15,055	0.346
27	15,067	0.346
28	16,649	0.382
29	12,572	0.289
30	10,350	0.238
31	15,393	0.353
32	17,885	0.411
33	16,281	0.374
34	16,490	0.379
35	10,004	0.230
36	10,800	0.248
37	20,300	0.466
38	16,009	0.368
39	10,033	0.230
40	10,057	0.231
41	10,264	0.236
42	10,000	0.230

PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
43	10,000	0.230
44	10,000	0.230
45	10,000	0.230
46	10,042	0.231
47	13,471	0.309
48	10,541	0.242
49	10,005	0.230
50	10,005	0.230
51	10,005	0.230
52	10,005	0.230
53	10,059	0.231
54	10,059	0.231
55	10,005	0.230
56	10,005	0.230
57	10,005	0.230
58	10,005	0.230
59	10,005	0.230
60	10,618	0.244
61	13,139	0.302
62	10,000	0.230
63	10,000	0.230
64	10,000	0.230
65	10,000	0.230
66	10,670	0.245

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NORTHEAST CORNER SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2017-0197006 03/21/17 08:49
BOOK 1316 PAGE 6
PAPER RECORDING

0235407-4-1-1
Palumbo

DATE	REVISION	NO.

FINAL PLAT

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA

42186
ERIC G.
COFFEY
ARIZONA U.S.A.
Expires 3-31-2017

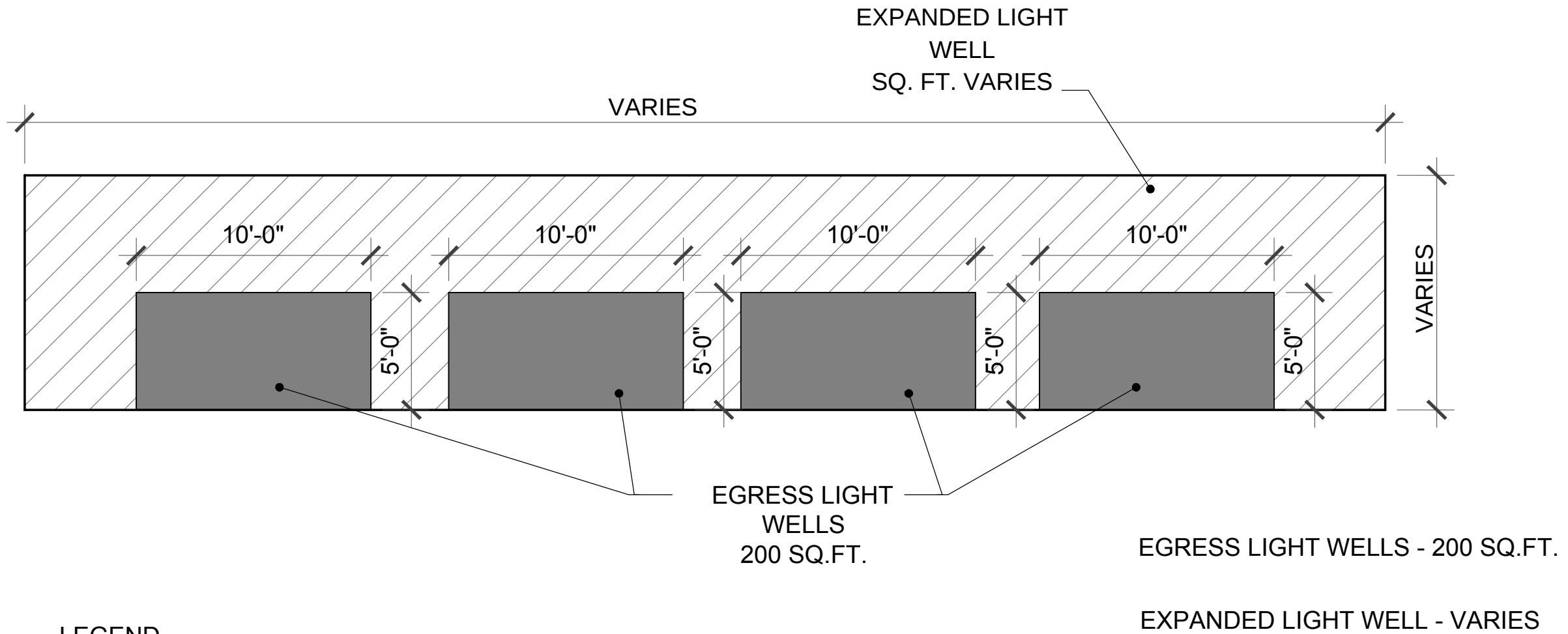
4 SHEET
OF 4

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268901
CVL File #:

Coe & Van Loo Consultants, Inc.

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

TAB 4



TAB 5

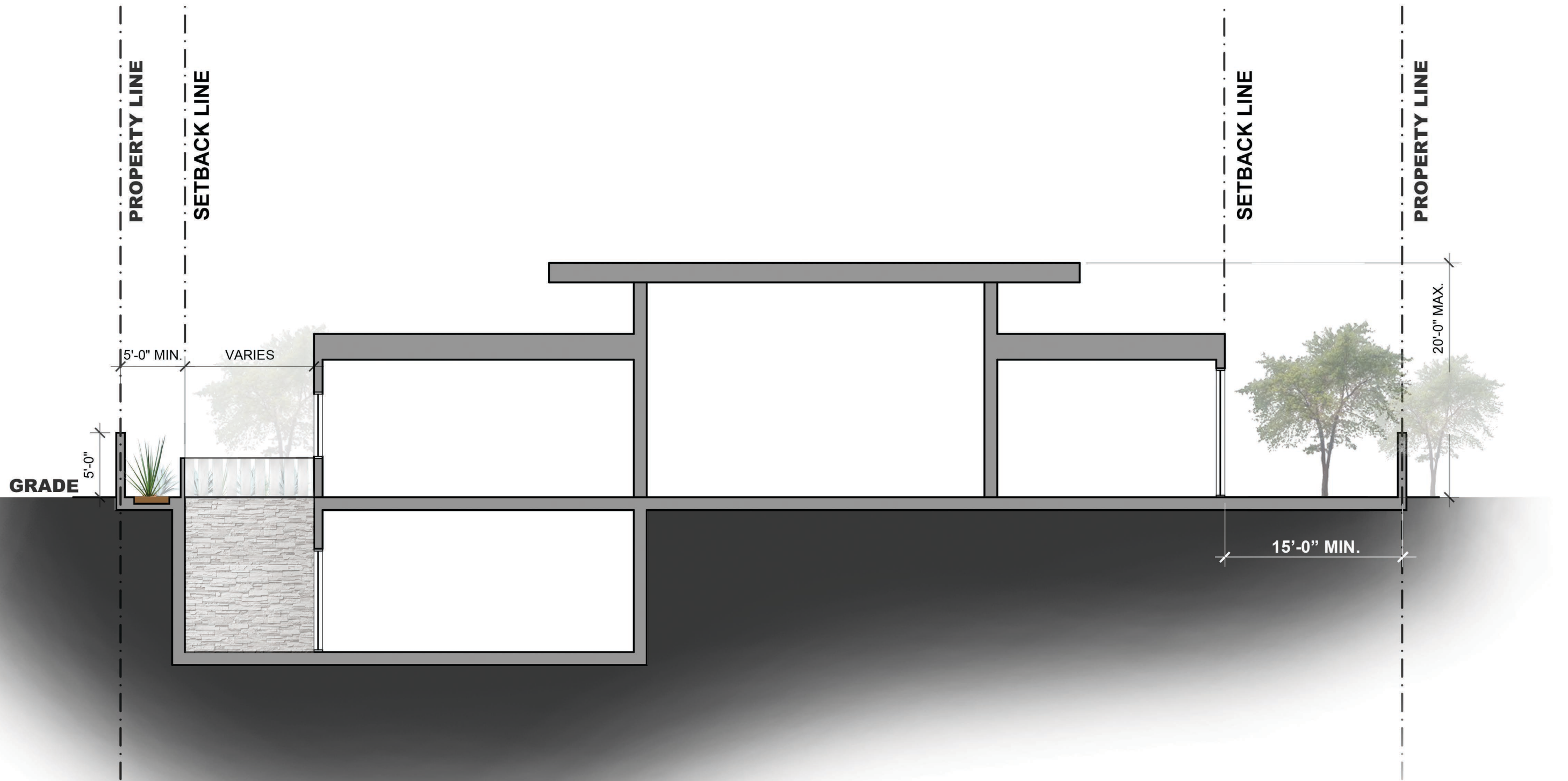


LIGHT WELL OPTIONS SITE PLAN DIAGRAM

SHEA SIGNATURE™

PHX
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NOTE: THE INFORMATION ON THIS SHEET
IS CONCEPTUAL, AND IS INTENDED FOR
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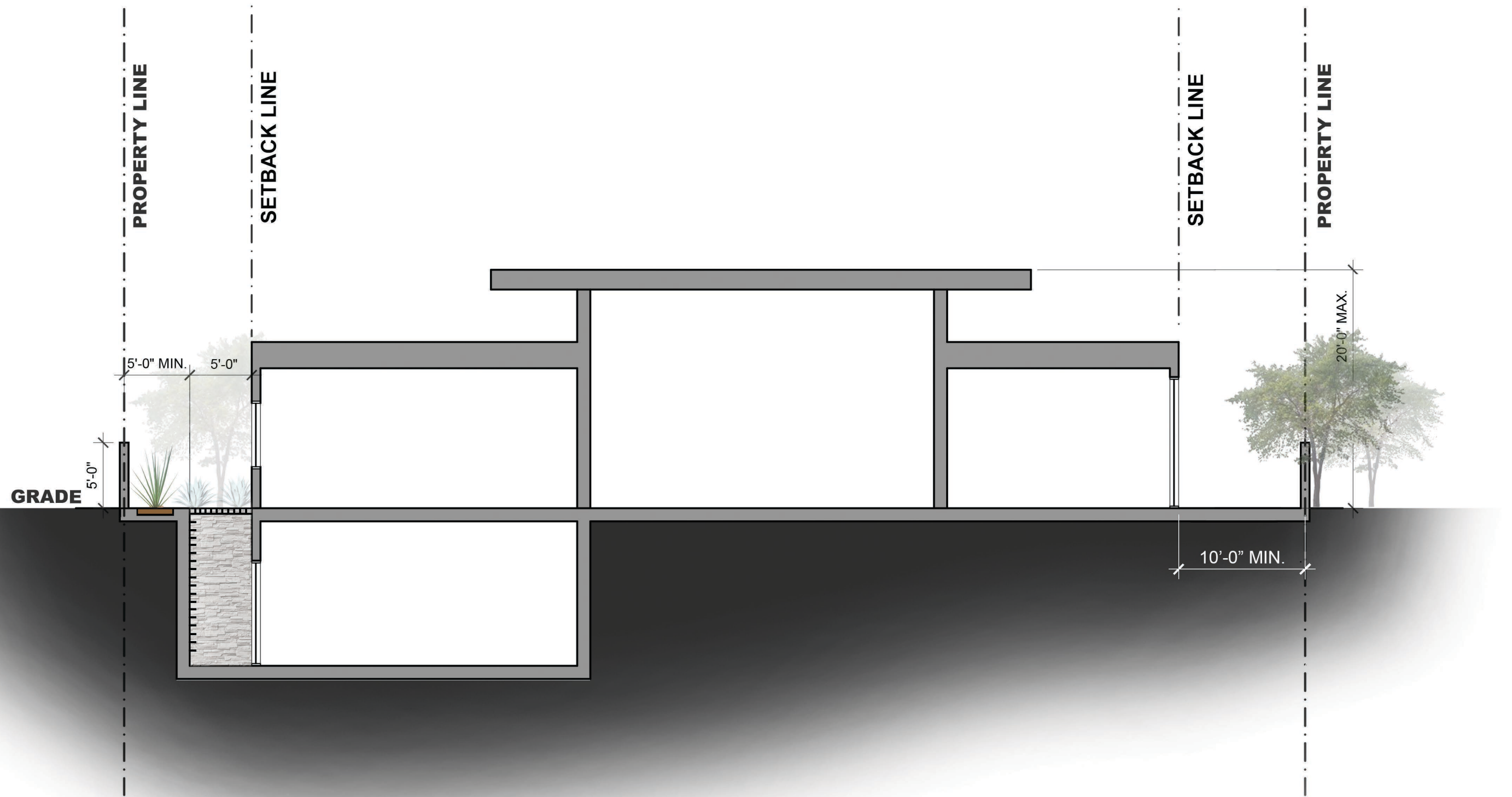
ENLARGED LIGHT WELL
SECTION CUT DIAGRAM



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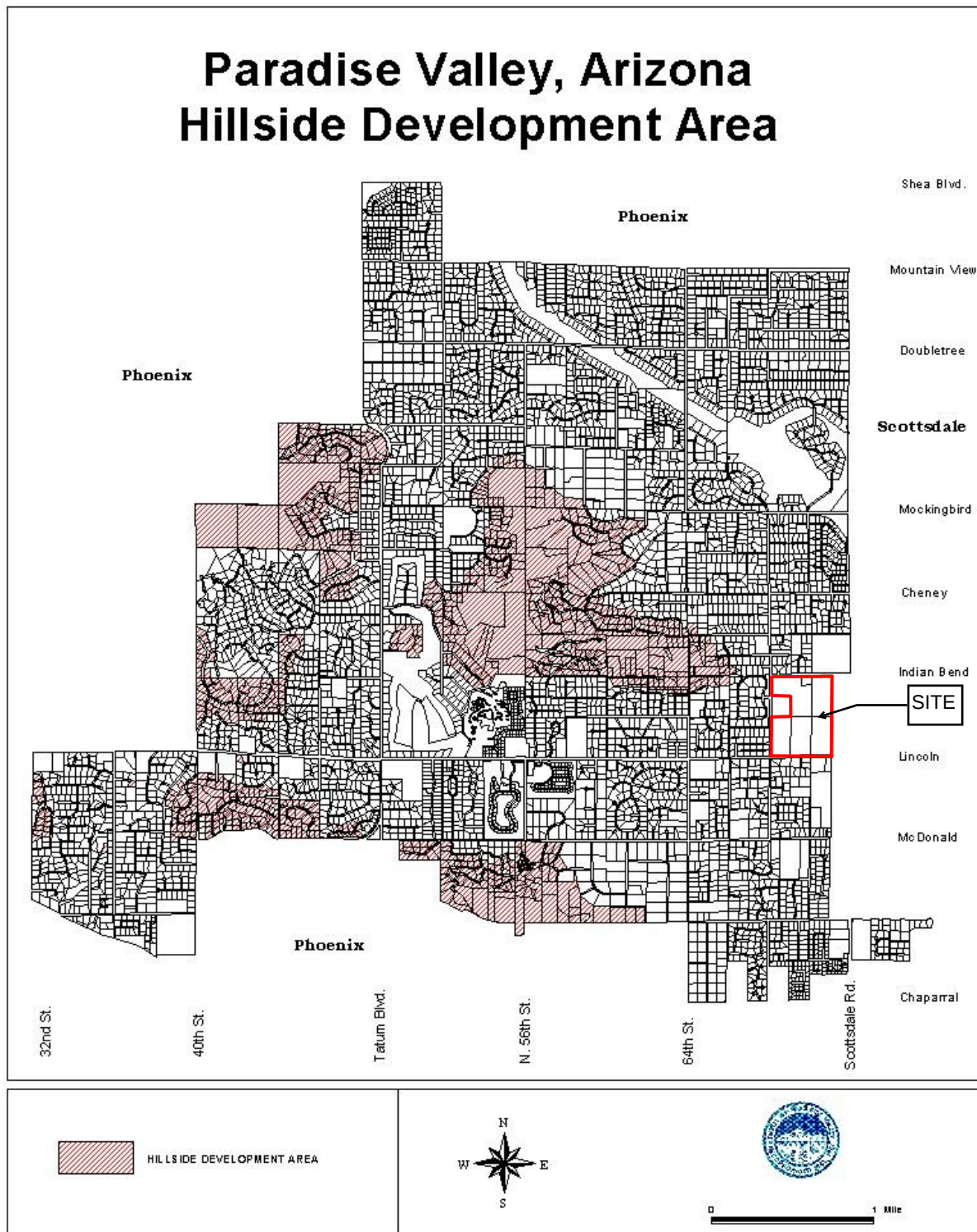
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STANDARD LIGHT WELL
SECTION CUT DIAGRAM

TAB 6

FIGURE 2 – HILLSIDE DEVELOPMENT AREA



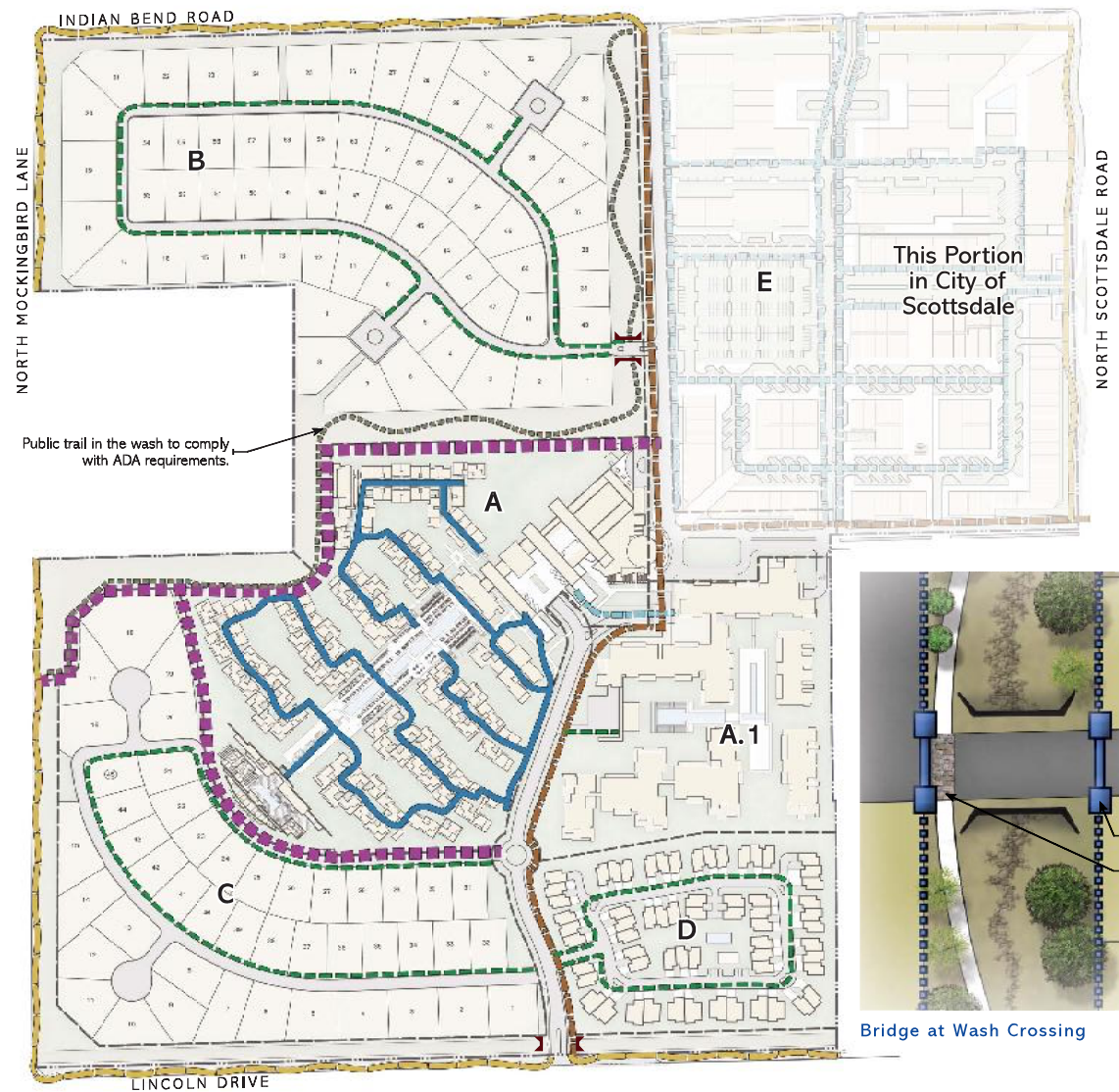
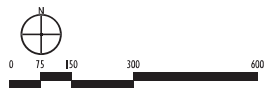
TAB 7

LEGEND

-  6' Major Concrete Pathway (Public)
-  6' Minor Concrete Pathway (Public)
-  Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
-  6' New Perimeter Sidewalk (Public)
-  5' Neighborhood Walk (Private)
-  8' Stabilized Compacted DG Trail (Public)
-  20' Emergency Access Lane/Pedestrian Pathway
-  Bridge at Wash / Swale Crossing



Example of Box Culvert Bridge.
Wash Crossing In Parcel B to be Similar In Design.



CIVTECH, INC
Traffic Engineering

10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey

4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning

957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015



THE RITZ-CARLTON®

RESORT LANDSCAPE
Pedestrian Pathway System

G-4