

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 P IS A PRIVATE DRIVE. TRACT P 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. _____ 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 7, 8, 19-28, 31 AND 32 ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.

LEGAL DESCRIPTION

THAT PART OF LOTS 51 THROUGH 85, INCLUSIVE, LOTS 92 THROUGH 95, INCLUSIVE AND TRACTS "A", "B", "C" AND "F" OF 7000 EAST LINCOLN, AS RECORDED IN BOOK 1022 OF MAPS, PAGE 23, 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 MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF PARADISE VALLEY BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 88°25'57" EAST, A DISTANCE OF 2,648.63 FEET;

THENCE NORTH 88°25'57" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 615.52 FEET;

THENCE SOUTH 01°34'03" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°25'57" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 01°34'03" EAST, A DISTANCE OF 33.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 125.45 FEET;
 THENCE NORTH 01°34'03" WEST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 240.45 FEET;
 THENCE SOUTH 01°34'03" EAST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 102.03 FEET;
 THENCE NORTH 01°34'03" WEST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 310.16 FEET;
 THENCE SOUTH 01°34'08" EAST, A DISTANCE OF 168.91 FEET;
 THENCE SOUTH 88°25'52" WEST, A DISTANCE OF 3.00 FEET;
 THENCE SOUTH 01°34'08" EAST, A DISTANCE OF 322.43 FEET;
 THENCE NORTH 88°25'52" EAST, A DISTANCE OF 3.00 FEET;
 THENCE SOUTH 01°34'08" EAST, A DISTANCE OF 189.36 FEET;
 THENCE NORTH 88°25'52" EAST, A DISTANCE OF 94.55 FEET;
 THENCE SOUTH 01°34'08" EAST, A DISTANCE OF 155.16 FEET;
 THENCE SOUTH 88°25'52" WEST, A DISTANCE OF 94.55 FEET;
 THENCE SOUTH 01°34'08" EAST, A DISTANCE OF 55.04 FEET;
 THENCE SOUTH 43°26'57" WEST, A DISTANCE OF 21.21 FEET;
 THENCE SOUTH 88°28'01" WEST, A DISTANCE OF 760.67 FEET;
 THENCE NORTH 00°06'41" EAST, A DISTANCE OF 327.17 FEET;
 THENCE SOUTH 88°28'44" WEST, A DISTANCE OF 554.29 FEET;
 THENCE NORTH 45°36'27" WEST, A DISTANCE OF 41.77 FEET;
 THENCE NORTH 00°18'21" EAST, A DISTANCE OF 176.62 FEET;
 THENCE SOUTH 89°41'39" EAST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 00°18'21" EAST, A DISTANCE OF 126.54 FEET;
 THENCE NORTH 89°41'39" WEST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 00°18'21" EAST, A DISTANCE OF 195.04 FEET;
 THENCE NORTH 44°22'09" EAST, A DISTANCE OF 71.90 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 116.63 FEET;
 THENCE SOUTH 01°34'03" EAST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 124.91 FEET;
 THENCE NORTH 01°34'03" WEST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 88°25'57" EAST, A DISTANCE OF 236.21 FEET;

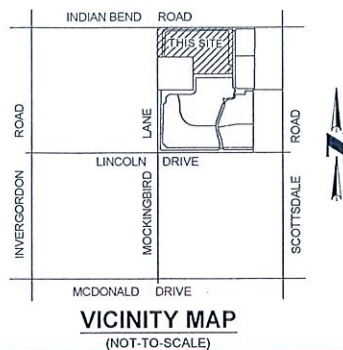
THENCE NORTH 01°34'03" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23.850 ACRES, MORE OR LESS.

SITE DATA

EXISTING ZONING SUP-RESORT
 GROSS AREA 23.83 AC
 TOTAL UNITS 66

SITE DATA		
GROSS AREA	23.83 AC	1,037,897 SQ FT
NET AREA	23.83 AC	1,037,897 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 P)	#REF!	AC



VICINITY MAP
(NOT-TO-SCALE)

CONCEPTUAL PRELIMINARY RE-PLAT FOR

RITZ-CARLTON RESORT - 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

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
IN WITNESS WHEREOF:

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY _____ ITS AUTHORIZED AGENT.

AUTHORIZED AGENT _____ DATE _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 20____, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ 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 PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____

SIGNATURE: _____
 NOTARY PUBLIC

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-163.01(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, IF THE TOWN DEEMED IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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.

NOTICE REGARDING WATER SERVICE

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 Z7-700892.0000 DATED OCTOBER 18, 2016.

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016.

BY: _____ MAYOR
 ATTEST: _____ TOWN CLERK
 _____ TOWN ENGINEER
 _____ PLANNING DIRECTOR

CERTIFICATION

TO FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; BANK OF THE OZARKS, AND ITS SUCCESSORS AND ASSIGNS; KENSINGTON VANGUARD NATIONAL LAND SERVICES; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CASM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/18/2015.

DATE OF PLAT OR MAP: 10/23/2016

LARRY E. SULLIVAN
 REGISTRATION NUMBER 22782
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 CVLSURVEY@CVLCCI.COM

DECLARATION

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 MASTER FINAL PLAT FOR "AMENDED 7000 EAST LINCOLN", A REPLAT OF 7000 EAST LINCOLN, AS RECORDED IN BOOK 1022 OF MAPS, PAGE 23, 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 "AMENDED 7000 EAST LINCOLN" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME 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").

TRACTS "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. GRANTEE 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. GRANTEE 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 GRANTEE 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, GRANTEE 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: _____ DATE: _____
 MANAGER
 ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____, WHO ACKNOWLEDGE (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 HERETO SET MY HAND AND OFFICIAL SEAL.

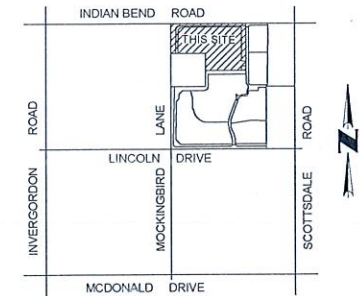
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL B

PARADISE VALLEY, ARIZONA
 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

OWNER / DEVELOPER
 FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
 6720 N. SCOTTSDALE ROAD SUITE 130
 SCOTTSDALE, AZ 85253
 PHONE: (480) 657-7827
 CONTACT: RICHARD FRAZEE

CVL DESIGN TEAM
 COE & VAN LOO CONSULTANTS, INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 264-6831
 CONTACT: RYAN WEED



VICINITY MAP
(NOT-TO-SCALE)

PROJECT NARRATIVE

THIS PROJECT IS PROPOSED AS A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WITH PRIVATE STREETS AND PUBLIC UTILITIES. THE PROJECT PROPOSES A TOTAL OF 66 LOTS AND A GROSS DENSITY OF 2.77. THE EXISTING ZONING IS SUP-RESORT.

UTILITIES

- TELEPHONE - COX COMMUNICATIONS/CENTURY LINK
- ELECTRIC - ARIZONA PUBLIC SERVICE COMPANY
- SEWER - TOWN OF PARADISE VALLEY
- WATER - EPCOR WATER
- FIRE - TOWN OF PARADISE VALLEY
- POLICE - TOWN OF PARADISE VALLEY
- GAS - SOUTHWEST GAS

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°35'58" 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.

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT AREA TABLE / BUILDING SETBACKS TABLE / CENTERLINE TABLES
- SHEET 02-05 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATED ENTRY DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS
- SHEET 06 - CONCEPTUAL PRELIMINARY RE-PLAT
- SHEET 07 - CONSTRAINTS MAP
- SHEET 08 - SIDEWALK MAP



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SHEET
 01 OF 08

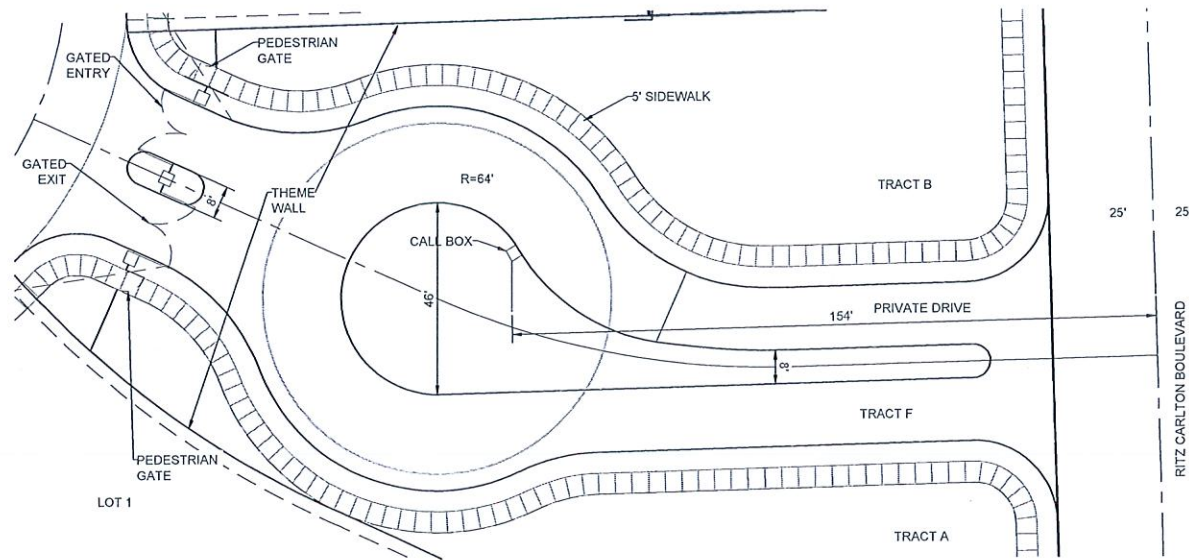
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL B

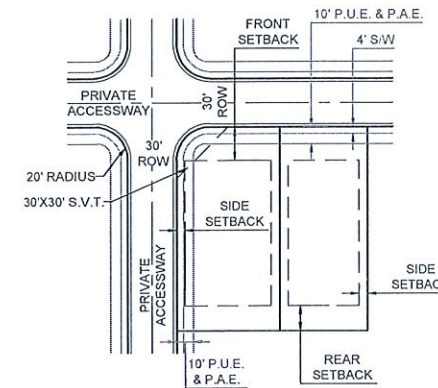
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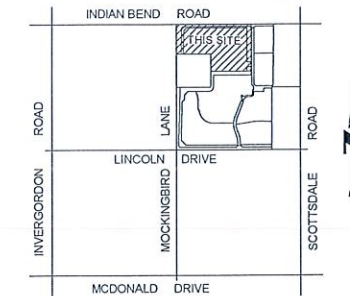


GATED ENTRY DETAIL
 SCALE: 1" = 20'

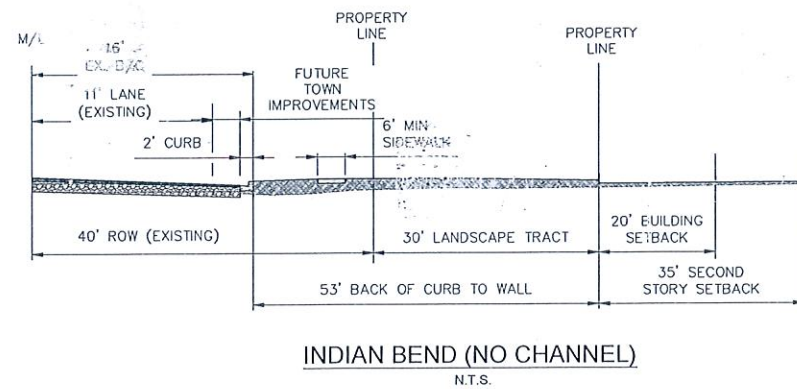


TYPICAL LOT LAYOUT
 N.T.S.

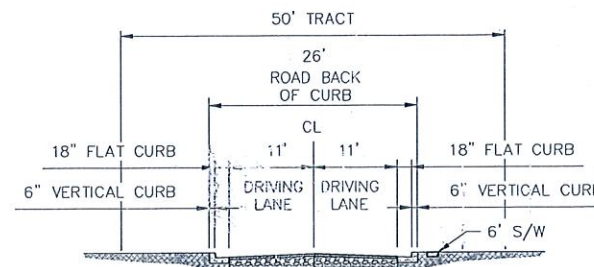
FRONT: 20' FIRST FLOOR, 25' SECOND FLOOR
SIDE: 15' EACH SIDE FOR LOTS > 15,000 S.F.
 20' TOTAL FOR LOTS 10,000-15,000 S.F.
 (NO LESS THAN 5' EACH SIDE)
REAR: 20' FIRST FLOOR, 35' SECOND FLOOR



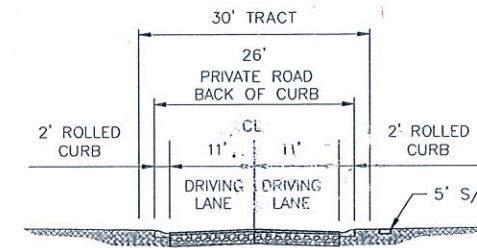
VICINITY MAP
 (NOT-TO-SCALE)



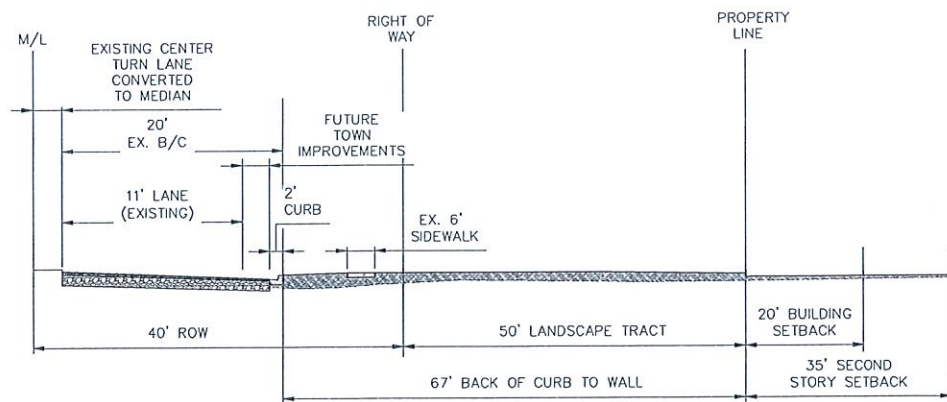
INDIAN BEND (NO CHANNEL)
 N.T.S.



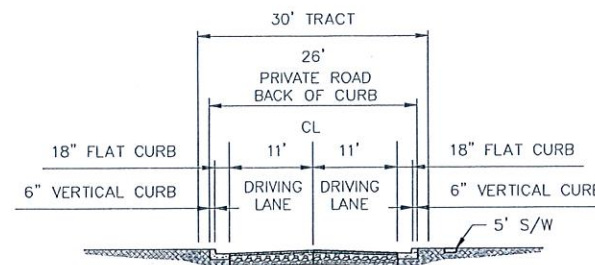
RESORT ENTRY DRIVE
 N.T.S.
 NO PARKING PERMITTED



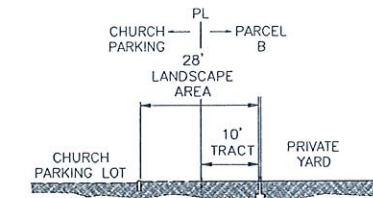
LOCAL PRIVATE ROAD (ROLLED CURB)
 N.T.S.
 PARKING RESTRICTED ON ONE SIDE OF THE STREET



MOCKINGBIRD
 N.T.S.



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



SECTION A-A
 N.T.S.

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- - - 30' X 30' S.V.T. (S.V.T.) SHORT VISIBILITY TRIANGLE
- - - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- - - 8' P.U.E. / P.A.E. (P.U.E. / P.A.E.) INDICATES PUBLIC UTILITY EASEMENT
- THEME WALL
- - - VIEW FENCE
- ⊙ PROPOSED FIRE HYDRANT

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SHEET
 02 OF 08

DATE: 10/23/16

B:\PS PRE-PLAT\B.D.100.dwg

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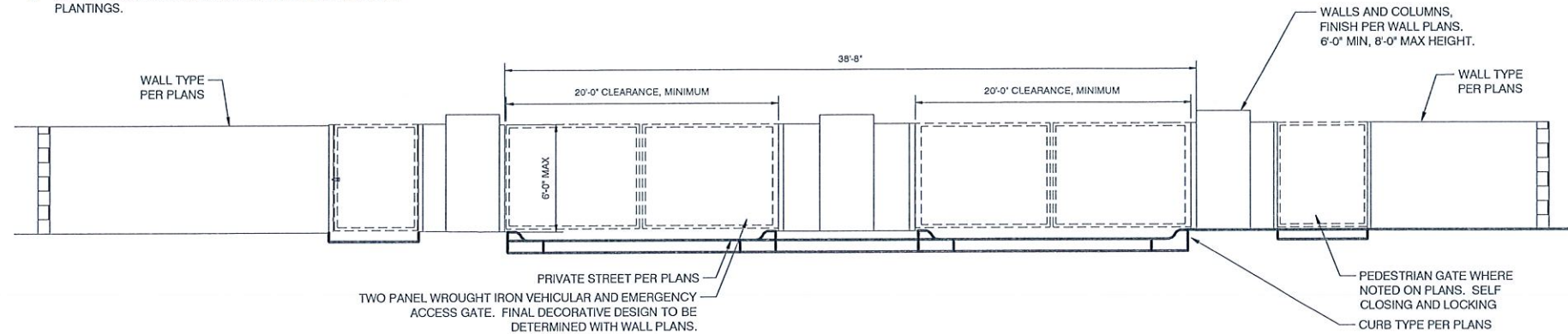
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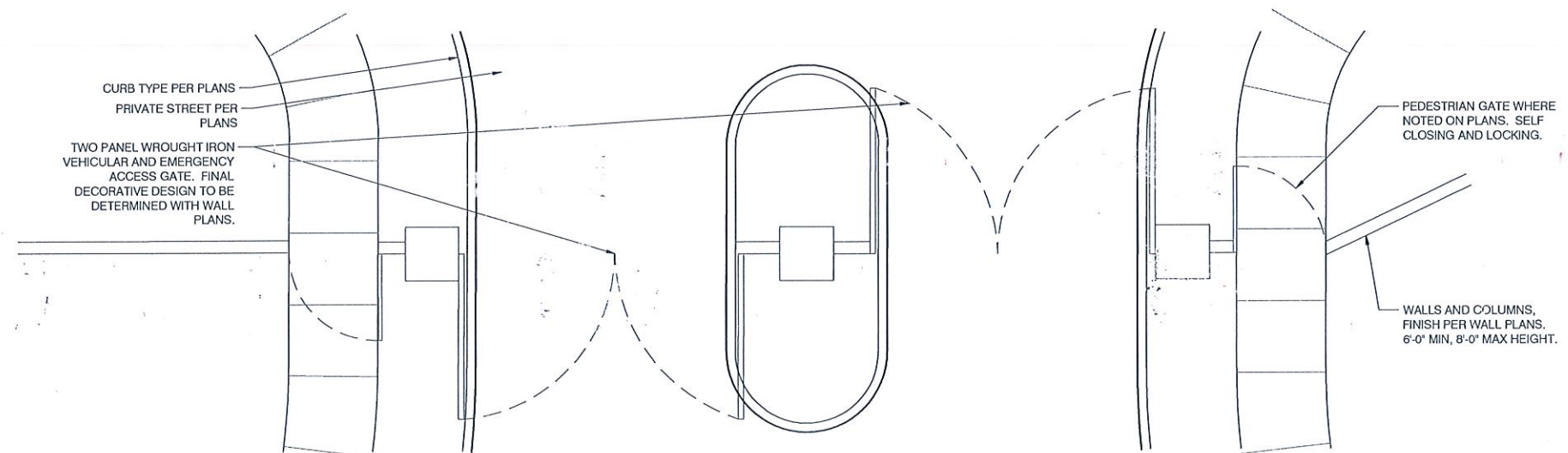
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 PHONE: (602) 264-6831
 CONTACT: RYAN WEED

- NOTES:
- GATE DETAIL IS PRELIMINARY AND FOR CODE CONFORMANCE ONLY. FINAL FINISHES AND DETAILS TO BE DETERMINED WITH WALL PLANS.
 - EMERGENCY ACCESS SHALL BE PROVIDED PER TOWN OF PARADISE VALLEY FIRE CODE.
 - GATE CONTROLLERS SHALL BE SCREENED FROM VIEW WITH PLANTINGS.



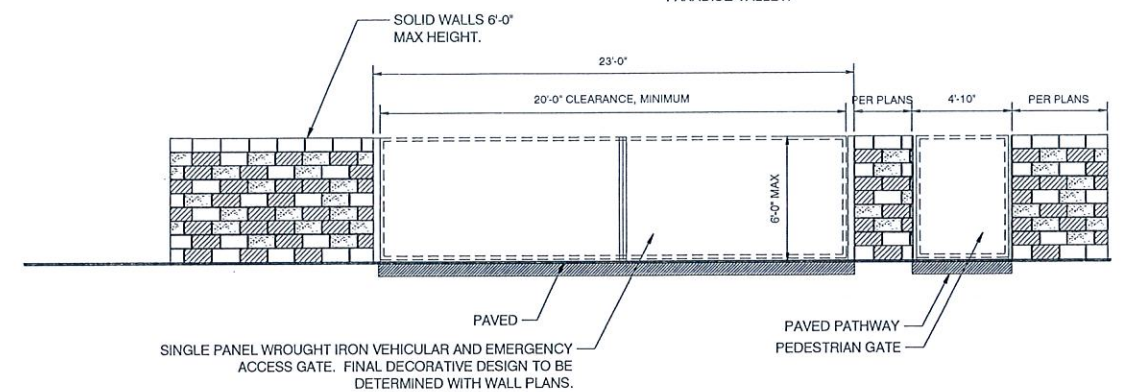
1 SCHEMATIC VEHICULAR ENTRY GATE ELEVATION
 1/4" = 1'-0"

2 DETAIL-FILE

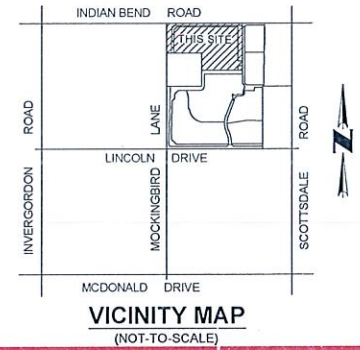


2 SCHEMATIC VEHICULAR ENTRY GATE PLAN
 1/4" = 1'-0"

- NOTES:
- GATE DETAIL IS PRELIMINARY AND FOR CODE CONFORMANCE ONLY. FINAL FINISHES AND DETAILS TO BE DETERMINED WITH WALL PLANS.
 - EMERGENCY ACCESS SHALL BE PROVIDED PER TOWN OF PARADISE VALLEY FIRE CODE.
 - GATE CONTROLLERS SHALL BE SCREEN FROM VIEW WITH PLANTINGS.
 - KNOX BOXES WILL BE PROVIDED OR APPROVED METHOD PER TOWN OF PARADISE VALLEY.



3 FIRE LANE GATE ELEVATION
 1/4" = 1'-0"



LEGEND

---	PROPOSED LOTS
---	PROPOSED ROW
---	PROPOSED CENTER LINE
---	30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
---	1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
---	8' P.U.E. / P.A.E. (P.U.E. / P.A.E.) INDICATES PUBLIC UTILITY EASEMENT
---	THEME WALL
---	VIEW FENCE
⊙	PROPOSED FIRE HYDRANT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT AREA TABLE / BUILDING SETBACKS TABLE / CENTERLINE TABLES
SHEET 02-05 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATED ENTRY DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS
SHEET 06 - CONCEPTUAL PRELIMINARY RE-PLAT
SHEET 07 - CONSTRAINTS MAP
SHEET 08 - SIDEWALK MAP

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SHEET 03 OF 08

DATE: 10/23/16

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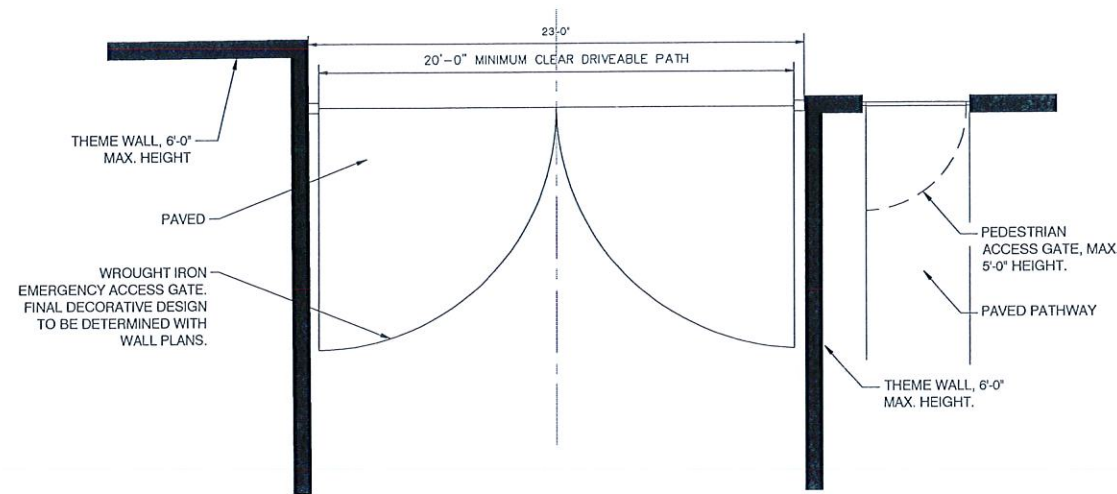
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL B

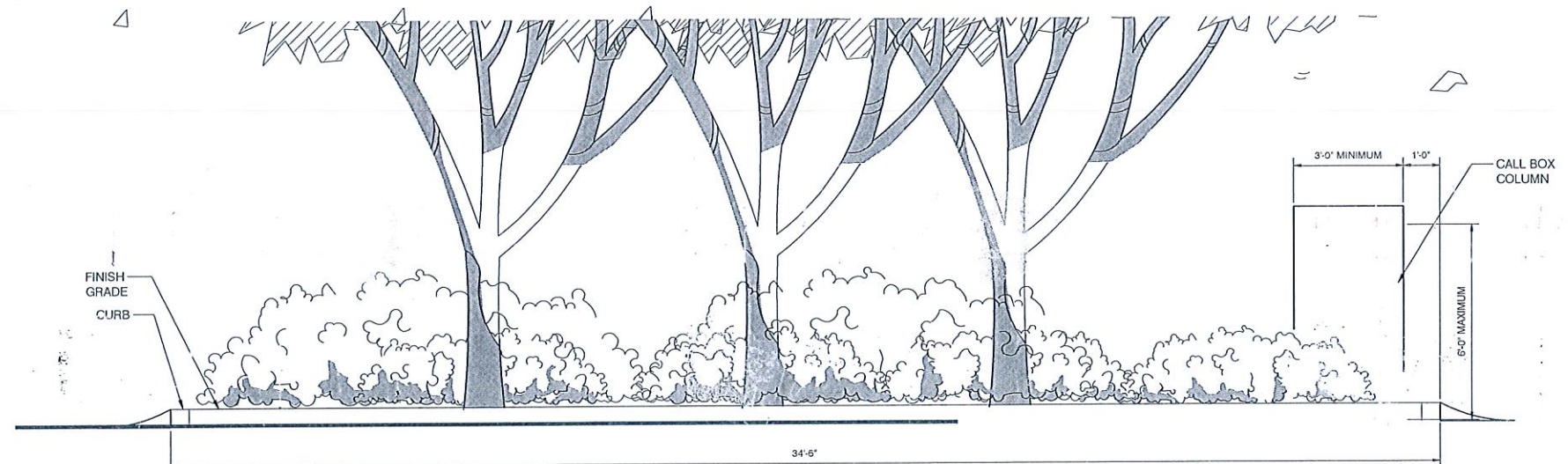
PARADISE VALLEY, ARIZONA
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD SUITE 130
SCOTTSDALE, AZ 85253
PHONE: (480) 657-7827
CONTACT: RICHARD FRAZEE

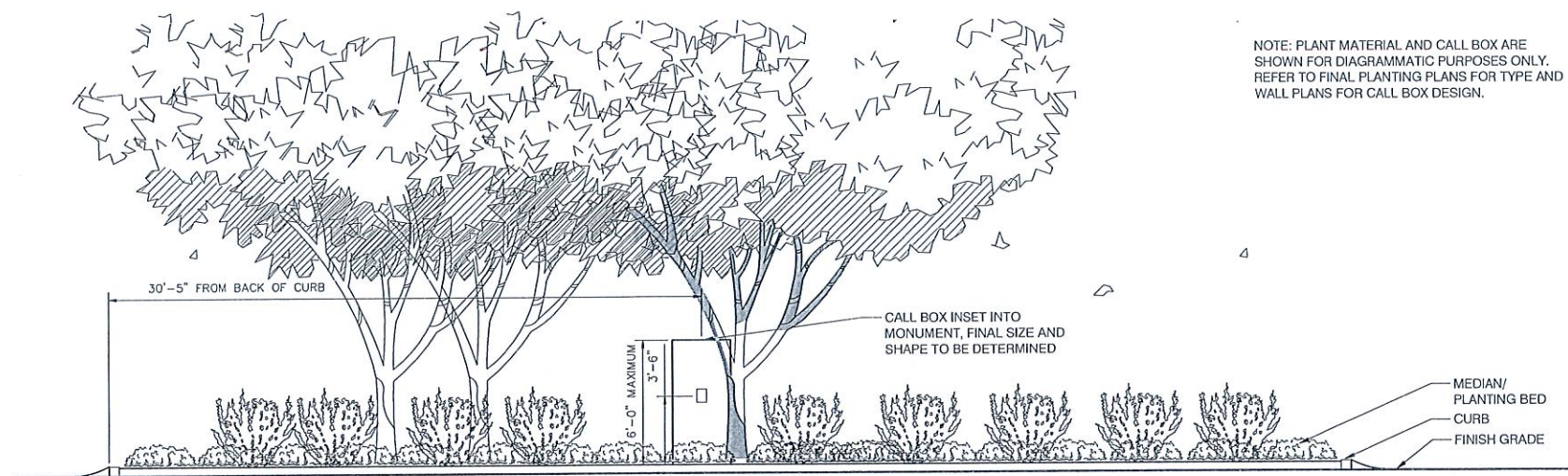
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4 FIRE LANE GATE PLAN - ACCESS FROM INDIAN BEND ROAD
1/4" = 1'-0"

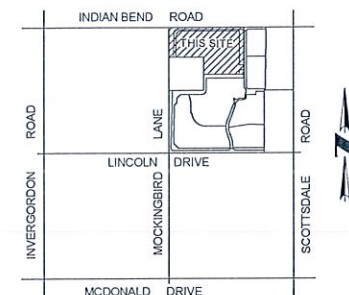


5 CALL BOX IN MEDIAN - SECTION A
1/2" = 1'-0"



NOTE: PLANT MATERIAL AND CALL BOX ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO FINAL PLANTING PLANS FOR TYPE AND WALL PLANS FOR CALL BOX DESIGN.

6 CALL BOX AT ENTRY MEDIAN - SECTION B
1/4" = 1'-0"



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
- V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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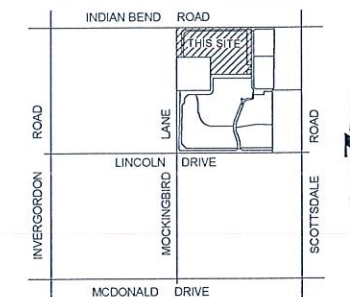
SHEET
04 OF 08

DATE: 10/23/16

**CONCEPTUAL
PRELIMINARY RE-PLAT
FOR
RITZ-CARLTON RESORT
PARCEL B**

PARADISE VALLEY, ARIZONA
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

OWNER / DEVELOPER FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC 6720 N. SCOTTSDALE ROAD SUITE 130 SCOTTSDALE, AZ 85253 PHONE: (480) 657-7827 CONTACT: RICHARD FRAZEE	CVL DESIGN TEAM COE & VAN LOO CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 264-6831 CONTACT: RYAN WEED
---	--



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

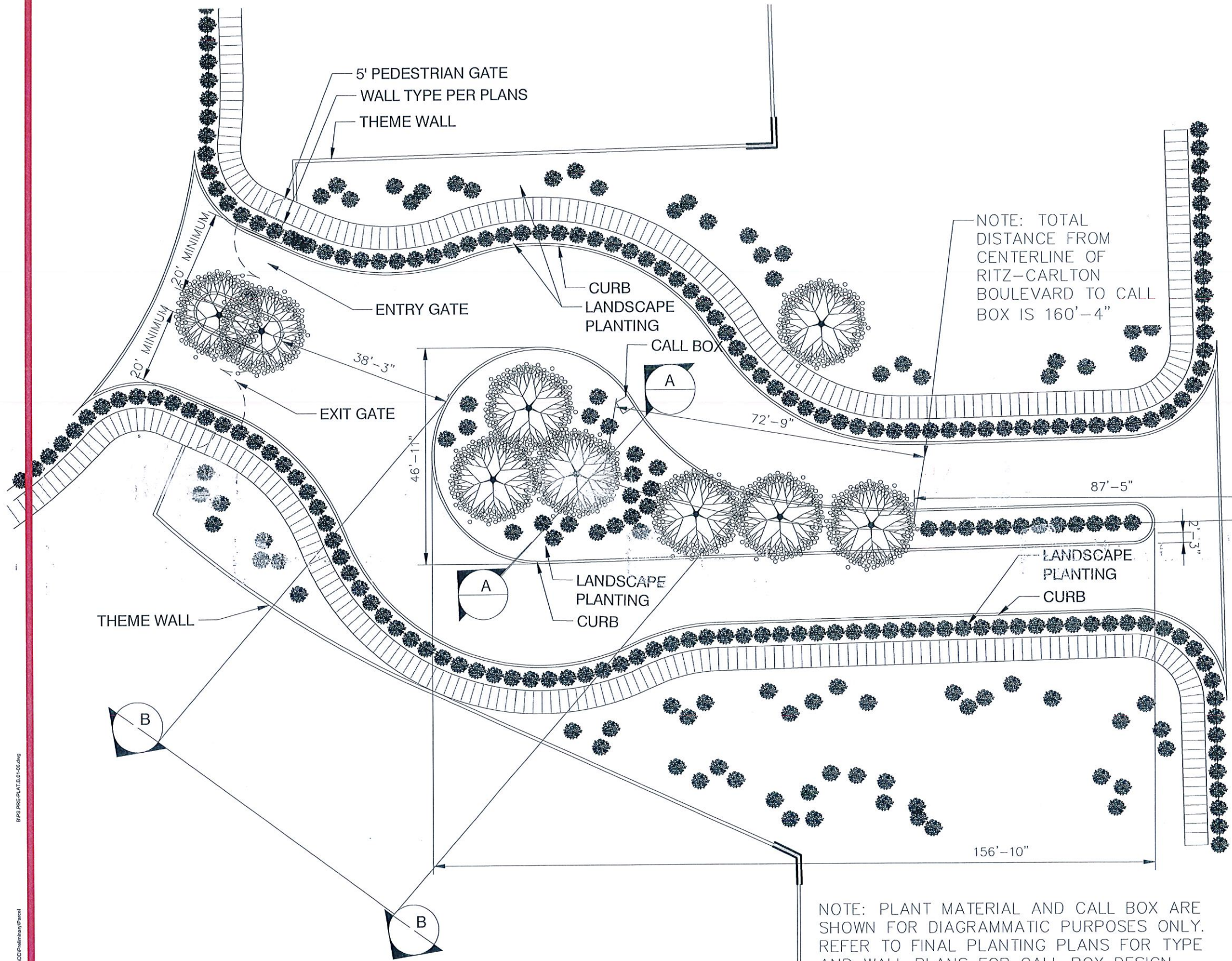
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T. = SIGHT VISIBILITY TRIANGLE)
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E. / P.A.E.) INDICATES PUBLIC UTILITY EASEMENT
	THEME WALL
	VIEW FENCE
	PROPOSED FIRE HYDRANT

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NOTE: TOTAL DISTANCE FROM CENTERLINE OF RITZ-CARLTON BOULEVARD TO CALL BOX IS 160'-4"

NOTE: PLANT MATERIAL AND CALL BOX ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO FINAL PLANTING PLANS FOR TYPE AND WALL PLANS FOR CALL BOX DESIGN.

7 ENTRY LAYOUT PLAN
1" = 20'

DET.



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05 OF 08**

DATE: 10/23/16

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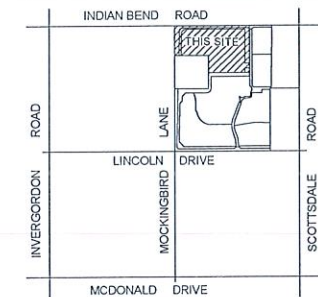
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL B

PARADISE VALLEY, ARIZONA
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VICINITY MAP (NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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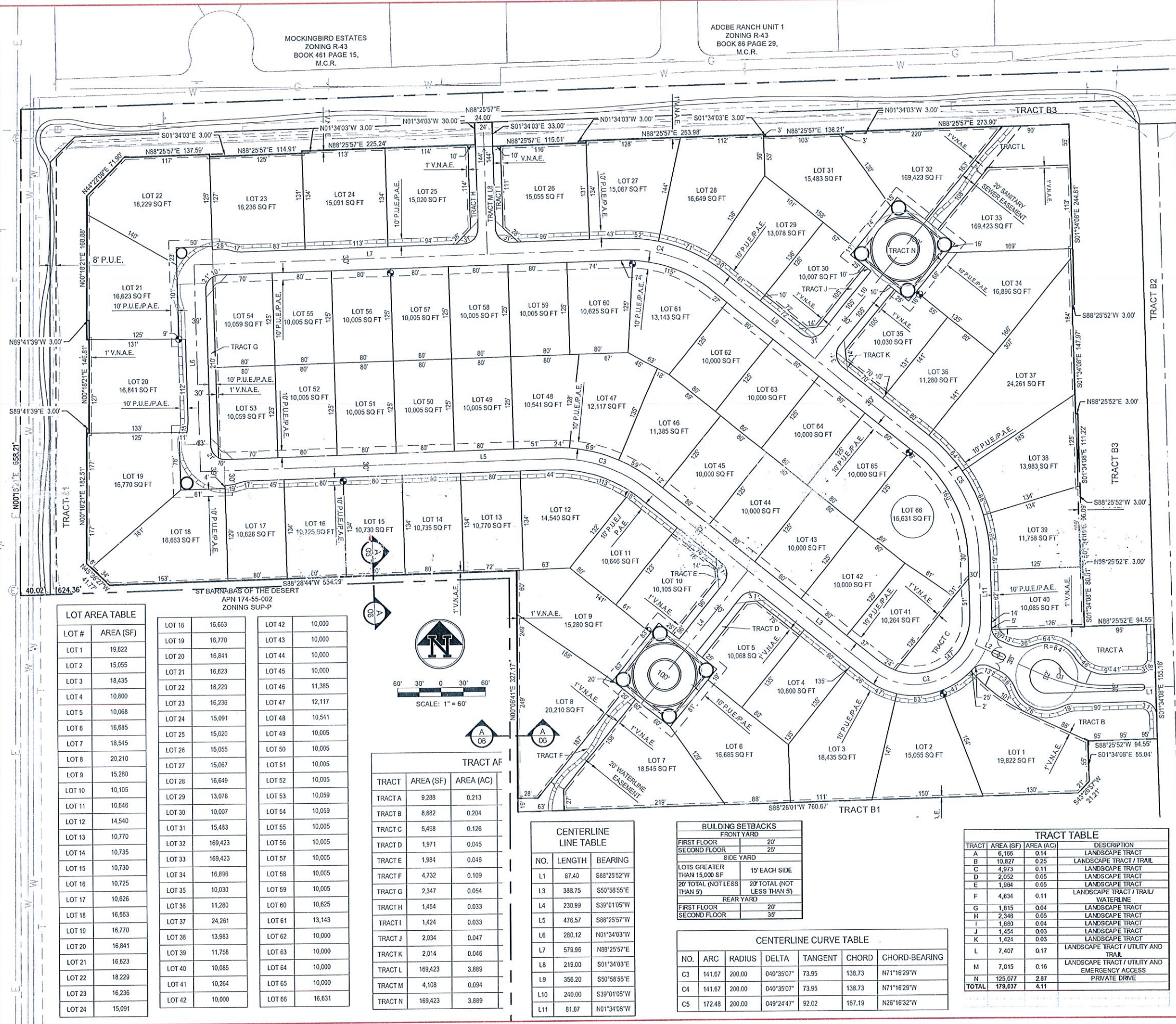


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SHEET 06 OF 08

DATE: 10/23/16



LOT AREA TABLE

LOT #	AREA (SF)
LOT 1	19,822
LOT 2	15,055
LOT 3	18,435
LOT 4	10,800
LOT 5	10,068
LOT 6	16,685
LOT 7	18,545
LOT 8	20,210
LOT 9	15,280
LOT 10	10,105
LOT 11	10,646
LOT 12	14,540
LOT 13	10,770
LOT 14	10,735
LOT 15	10,730
LOT 16	10,725
LOT 17	10,626
LOT 18	16,663
LOT 19	16,770
LOT 20	16,841
LOT 21	16,623
LOT 22	18,229
LOT 23	16,236
LOT 24	15,091

LOT 18	16,663
LOT 19	16,770
LOT 20	16,841
LOT 21	16,623
LOT 22	18,229
LOT 23	16,236
LOT 24	15,091
LOT 25	15,020
LOT 26	15,055
LOT 27	15,067
LOT 28	16,849
LOT 29	13,078
LOT 30	10,007
LOT 31	15,483
LOT 32	169,423
LOT 33	169,423
LOT 34	16,896
LOT 35	10,030
LOT 36	11,280
LOT 37	24,261
LOT 38	13,983
LOT 39	11,758
LOT 40	10,085
LOT 41	10,264
LOT 42	10,000

LOT 42	10,000
LOT 43	10,000
LOT 44	10,000
LOT 45	10,000
LOT 46	11,385
LOT 47	12,117
LOT 48	10,541
LOT 49	10,005
LOT 50	10,005
LOT 51	10,005
LOT 52	10,005
LOT 53	10,059
LOT 54	10,059
LOT 55	10,005
LOT 56	10,005
LOT 57	10,005
LOT 58	10,005
LOT 59	10,005
LOT 60	10,625
LOT 61	13,143
LOT 62	10,000
LOT 63	10,000
LOT 64	10,000
LOT 65	10,000
LOT 66	16,631

TRACT AF

TRACT	AREA (SF)	AREA (AC)
TRACT A	9,288	0.213
TRACT B	8,882	0.204
TRACT C	5,498	0.126
TRACT D	1,971	0.045
TRACT E	1,984	0.046
TRACT F	4,732	0.109
TRACT G	2,347	0.054
TRACT H	1,454	0.033
TRACT I	1,424	0.033
TRACT J	2,034	0.047
TRACT K	2,014	0.046
TRACT L	169,423	3.889
TRACT M	4,108	0.094
TRACT N	169,423	3.889

CENTERLINE LINE TABLE

NO.	LENGTH	BEARING
L1	87.40	S88°25'52"W
L3	388.75	S50°58'55"E
L4	230.99	S39°01'05"W
L5	476.57	S88°25'57"W
L6	280.12	N01°34'03"W
L7	578.96	N88°25'57"E
L8	219.00	S01°34'03"E
L9	356.20	S50°58'55"E
L10	240.00	S39°01'05"W
L11	81.07	N01°34'08"W

BUILDING SETBACKS

FLOOR	FRONT YARD	REAR YARD
FIRST FLOOR	20'	20'
SECOND FLOOR	25'	35'

LOTS GREATER THAN 15,000 SF: 15' EACH SIDE
20' TOTAL (NOT LESS THAN 5')

CENTERLINE CURVE TABLE

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C3	141.67	200.00	040°35'07"	73.95	138.73	N71°16'29"W
C4	141.67	200.00	040°35'07"	73.95	138.73	N71°16'29"W
C5	172.48	200.00	049°24'47"	92.02	167.19	N26°16'32"W

TRACT TABLE

TRACT	AREA (SF)	AREA (AC)	DESCRIPTION
A	6,165	0.14	LANDSCAPE TRACT
B	10,827	0.25	LANDSCAPE TRACT / TRAIL
C	4,973	0.11	LANDSCAPE TRACT
D	2,052	0.05	LANDSCAPE TRACT
E	1,994	0.05	LANDSCAPE TRACT
F	4,634	0.11	LANDSCAPE TRACT / TRAIL / WATERLINE
G	1,815	0.04	LANDSCAPE TRACT
H	2,348	0.05	LANDSCAPE TRACT
I	1,893	0.04	LANDSCAPE TRACT
J	1,454	0.03	LANDSCAPE TRACT
K	1,424	0.03	LANDSCAPE TRACT
L	7,407	0.17	LANDSCAPE TRACT / UTILITY AND TRAIL
M	7,015	0.16	LANDSCAPE TRACT / UTILITY AND EMERGENCY ACCESS
N	125,077	2.87	PRIVATE DRIVE
TOTAL	179,037	4.11	

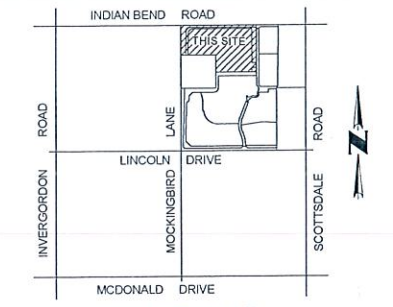
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VICINITY MAP
(NOT-TO-SCALE)

- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - 30' X 30' S.V.T. (S.V.T.): SIGHT VISIBILITY TRIANGLE
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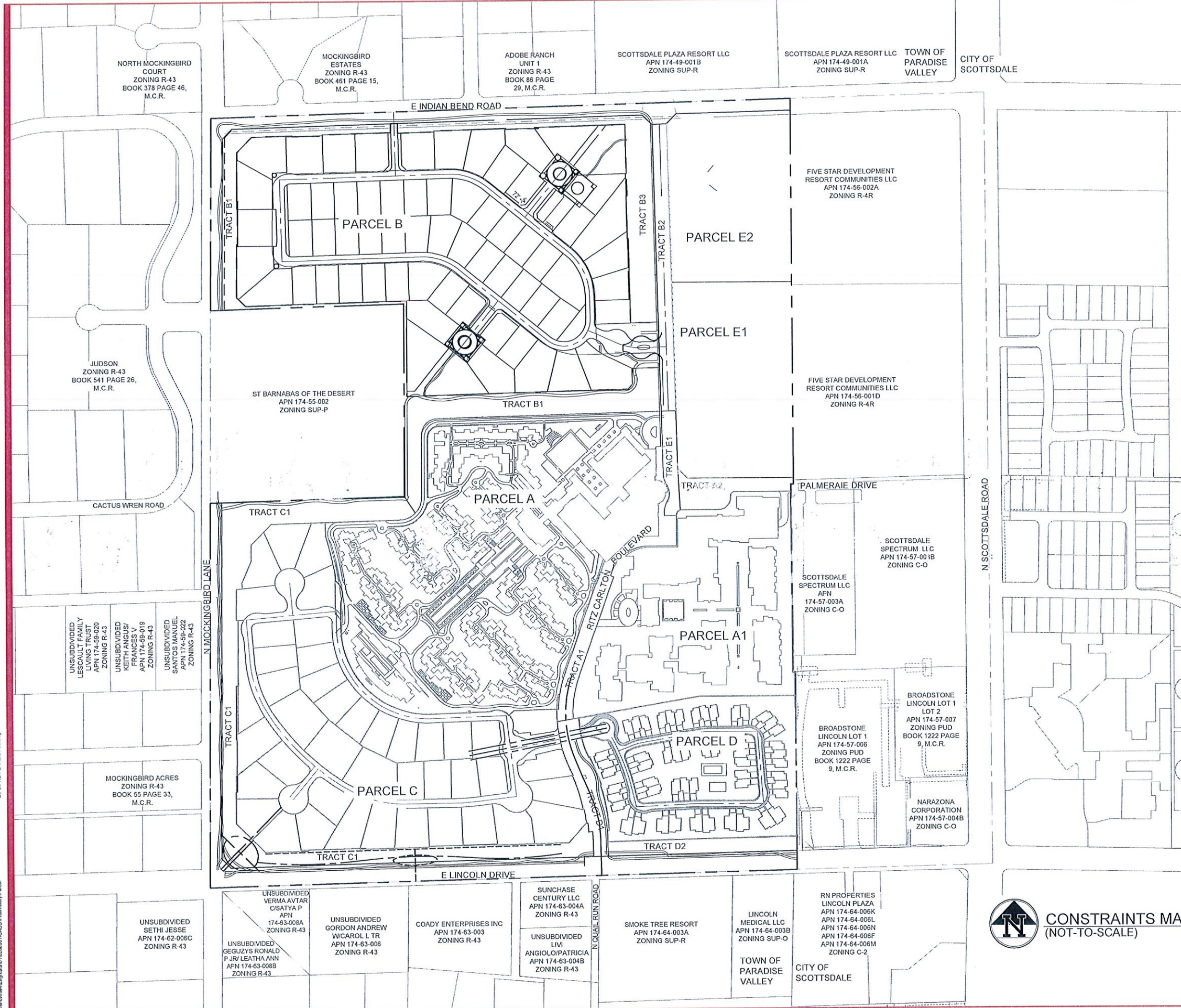
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CONSTRAINTS MAP
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07 OF 08

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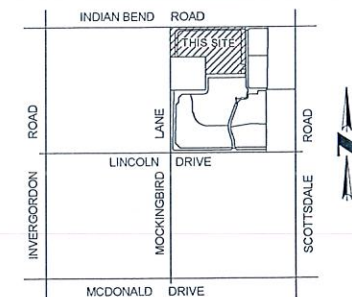
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LEGEND

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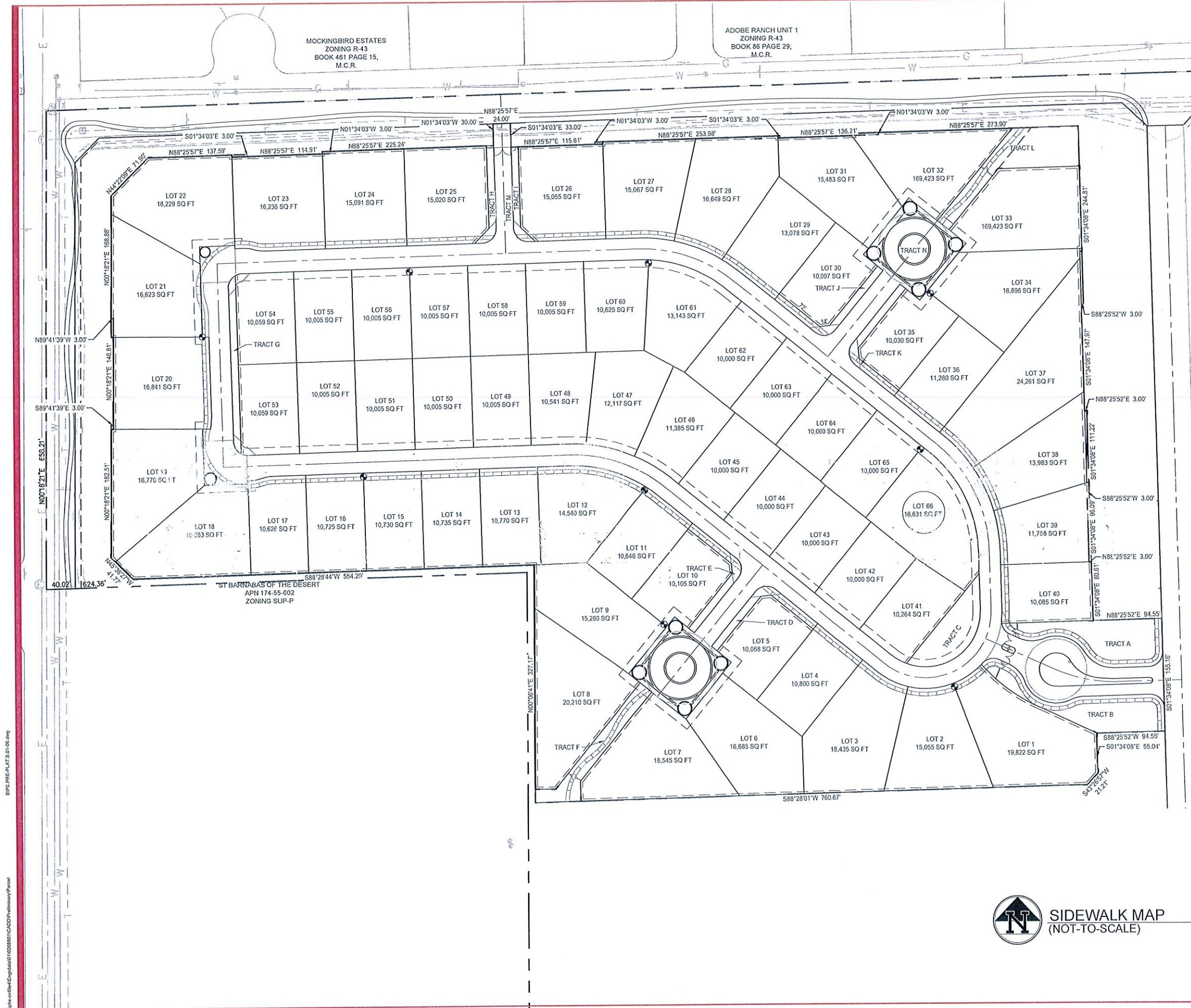


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 08 OF 08

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