

NOTES

1.

ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
2.

LIMITED 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.
3.

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.
4.

THE DEVELOPMENT OF THE LOTS IN "RITZ-CARLTON RESORT - PARCEL A-1" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT NO. 15-01 FOR RITZ-CARLTON RESORT.
5.

BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.
6.

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.
7.

THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS PER THE CONVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S):

A.

THE VERTICAL BOUNDARIES ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS OF THE UNIT;

B.

THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB BENEATH THE UNIT; AND

C.

THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF EACH UNIT SHALL BE FROM THE UNFINISHED FLOOR OR EACH UNIT TO THE UNFINISHED CEILING OF EACH UNIT.

D.

COLUMNS AND SHAFTS ARE EXEMPT FROM BUILDING, UNITS, STORAGE AND PARKING DIMENSIONS.
8.

COMMON ELEMENTS (C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE MORE FULLY DESCRIBED IN THE DECLARATION OF A FINAL RE-PLAT FOR "RITZ-CARLTON RESORT", A FINAL RE-PLAT TO BE RECORDED FOLLOWING THIS PLAT.
9.

THE BOUNDARIES OF EACH PARKING SPACE SHALL BE AS FOLLOWS:

A.

THE LOWER BOUNDARY SHALL BE THE UNFINISHED FLOOR OF THE PARKING SPACE;

B.

THE UPPER BOUNDARY SHALL BE A HORIZONTAL PLANE 7 FEET ABOVE THE LOWER BOUNDARY; AND

C.

THE VERTICAL BOUNDARY SHALL BE A VERTICAL PLANE CORRESPONDING TO THE VERTICAL BOUNDARIES OF THE PARKING SPACES ON THIS PLAT, EXTENDED TO THE UPPER AND LOWER BOUNDARIES.
10.

TIES SHOWN ARE TO OUTSIDE FACE OF BUILDINGS (GROUND LEVEL) AND PERPENDICULAR TO THE BOUNDARY.

LEGAL DESCRIPTION

THAT PART OF LOTS 7 THROUGH 10, INCLUSIVE, LOTS 114 THROUGH 128, INCLUSIVE, LOTS 141 THROUGH 149, INCLUSIVE, AND TRACTS "A", "B", "C", "D", "E" AND "H" 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 CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE CENTER OF SAID SECTION 10 BEARS SOUTH 88°36'58" WEST, A DISTANCE OF 2,684.17 FEET;

THENCE SOUTH 88°36'58" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 670.27 FEET TO THE SOUTHEAST CORNER OF SAID 7000 EAST LINCOLN;

THENCE NORTH 01°23'02" WEST, ALONG THE EAST LINE OF SAID 7000 EAST LINCOLN, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°16'37" WEST, ALONG SAID EAST LINE, A DISTANCE OF 555.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 324.10 FEET;

THENCE SOUTH 80°14'35" WEST, A DISTANCE OF 445.67 FEET TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 87°16'59" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°19'59", A DISTANCE OF 146.17 FEET;

THENCE NORTH 19°36'58" EAST, A DISTANCE OF 361.92 FEET;
THENCE NORTH 70°23'02" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 19°36'58" EAST, A DISTANCE OF 8.90 FEET TO THE BEGINNING OF A TANGENT CURVE OF 140.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°23'02", A DISTANCE OF 171.98 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 94.26 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.53 FEET TO THE BEGINNING OF A TANGENT CURVE OF 19.50 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 30.63 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.78 FEET TO THE BEGINNING OF A TANGENT CURVE OF 40.50 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 63.62 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.19 FEET TO THE BEGINNING OF A TANGENT CURVE OF 14.50 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 22.78 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 190.18 FEET TO A POINT ON THE EAST LINE OF SAID 7000 EAST LINCOLN;

THENCE ALONG THE EAST LINE OF SAID 7000 EAST LINCOLN THE FOLLOWING COURSES:

THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 619.00 FEET;
THENCE NORTH 88°20'34" EAST, A DISTANCE OF 7.73 FEET;

THENCE SOUTH 00°16'37" EAST, A DISTANCE OF 79.93 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.629 ACRES, MORE OR LESS.

REVISION	DATE

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

SITE DATA

EXISTING ZONING	SUP-RESORT
GROSS AREA	9.63 AC
UNITS	94

SITE DATA				
GROSS AREA	9.63	AC	419.437	SQ FT
NET AREA	9.63	AC	419.437	SQ FT
CURRENT ZONING	SUP-RESORT			
TOTAL UNITS	94	UNITS		
PARCEL A-1 PARKING	417	PARKING SPACES		
GROSS DENSITY	9.76	DUI/AC		
NET DENSITY	9.76	DUI/AC		
RETAIL, FOOD, & DRINK (BUILDING B, LEVEL 1)	32,000	SQ FT		
LOT COVERAGE: DRIP LINE AREA	149,000	SQ FT	36%	
TOTAL RESORT RELATED FLOOR AREA	328,000	SQ FT		

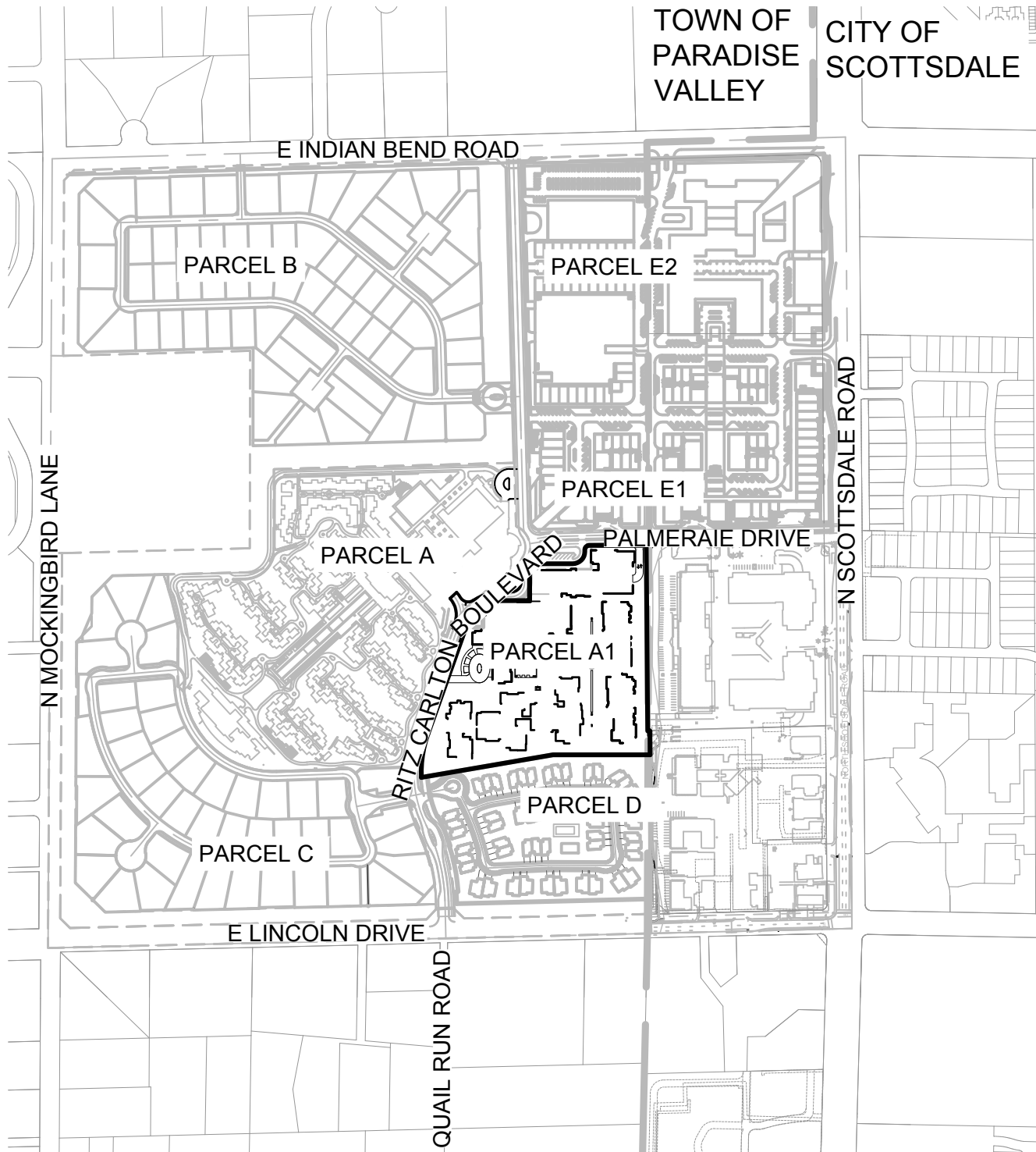
PARKING TABLE									
	PARCEL A*					PARCEL A1			
	SINGLE	TANDEM**	VALET	ADA		SINGLE	TANDEM**	VALET	ADA
UNDERGROUND PARKING	173	83	0	4	UNDERGROUND PARKING	180	126	30	11
GROUND (1ST) LEVEL	10	0	34	0	GROUND (1ST) LEVEL	20	14	0	1
SECOND (2ND) LEVEL	10	0	34	0	SECOND (2ND) LEVEL	21	12	0	2
THIRD (3RD) LEVEL	8	0	0	1	THIRD (3RD) LEVEL	0	0	0	0
PARCEL A TOTAL	357				PARCEL A1 TOTAL	417			
TOTAL PARKING PROVIDED IN PARCEL A AND PARCEL A1						774 PARKING SPACES			
						* PARCEL A PARKING IS NOT SHOWN			
** STALLS IN TANDEM (FRONT AND BACK STALLS) TO BE USED FOR VALET AND UNIT ALLOCATION									

UNIT TYPE TABLE					
TYPE	BUILDING				TOTAL
	B	C	D	E	
1A	7	0	0	8	15
2A	11	0	0	2	13
2B	3	0	0	6	9
2BA	3	0	0	4	7
2C	3	0	0	0	3
2D	2	0	0	0	2
3A	0	9	6	0	15
3B	1	0	0	0	1
3C	1	0	0	0	1
3D	0	3	0	0	3
3E	0	0	3	0	3
3F	7	0	0	4	11
3G	0	0	0	1	1
3H	1	0	0	0	1
P1	0	0	3	0	3
P2	0	0	0	4	4
P3	0	0	0	2	2
TOTAL	39	12	12	31	94

CONCEPTUAL PRELIMINARY RE-PLAT FOR

RITZ-CARLTON RESORT - PARCEL A-1

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



KEY MAP
(NOT-TO-SCALE)

UNIT AREA TABLE			
BUILDING B			
UNIT	TYPE	AREA (SQ FT)	
B 101	2A	1,953	
B 102	1A	1,646	
B 104	2A	1,953	
B 106	2BA	2,320	
B 107	2B	2,322	
B 108	3F	3,021	
B 202	3F	3,021	
B 204	3F	3,021	
B 206	2BA	2,320	
B 207	2B	2,322	
B 208	3F	3,021	
B 210	1A	1,646	
B 211	1A	1,646	
B 212	2A	1,953	
B 213	2A	1,953	
B 214	2A	1,953	
B 215	2A	1,953	
B 216	3B	3,059	
B 217	1A	1,646	
B 218	2C	2,599	
B 300	3C	2,939	
B 301	2A	1,953	
B 302	3F	3,021	
B 303	2D	2,277	
B 304	3F	3,021	
B 306	2D	2,277	
B 308	2BA	2,320	
B 307	2B	2,322	
B 308	3F	3,021	
B 309	2C	2,599	
B 310	1A	1,646	
B 311	1A	1,646	
B 312	2A	1,953	
B 313	2A	1,953	
B 314	2A	1,953	
B 315	2A	1,953	
B 316	3H	3,538	
B 317	1A	1,646	
B 318	2C	2,599	
39 UNITS		89,965 SQ FT	

UNIT AREA TABLE			
BUILDING C			
UNIT	TYPE	AREA (SQ FT)	
C 101	3A	3,063	
C 102	3A	3,063	
C 103	3A	3,063	
C 104	3D	3,561	
C 201	3A	3,063	
C 202	3A	3,063	
C 203	3A	3,063	
C 204	3D	3,561	
C 301	3A	3,063	
C 302	3A	3,063	
C 303	3A	3,063	
C 304	3D	3,561	
12 UNITS		38,250 SQ FT	

UNIT AREA TABLE			
BUILDING D			
UNIT	TYPE	AREA (SQ FT)	
D 101	3E	3,419	
D 102	3A	3,063	
D 103	3A	3,063	
D 104	P1	3,907	
D 201	3E	3,419	
D 202	3A	3,063	
D 203	3A	3,063	
D 204	P1	3,907	
D 301	3E	3,419	
D 302	3A	3,063	
D 303	3A	3,063	
D 304	P1	3,907	
12 UNITS		40,056 SQ FT	

UNIT AREA TABLE			
BUILDING E			
UNIT	TYPE	AREA (SQ FT)	
E 101	P3	4,616	
E 102	2B	2,322	
E 103	1A	1,646	
E 104	3F	3,021	
E 105	1A	1,646	
E 106	P2	3,761	
E 107	2BA	2,320	
E 108	2B	2,322	
E 109	1A	1,646	
E 110	3F	3,021	
E 111	1A	1,646	
E 112	P2	3,761	
E 113	2A	1,953	
E 114	2BA	2,320	
E 115	2B	2,322	
E 200	3G	3,249	
E 201	P3	4,616	
E 202	2B	2,322	
E 203	1A	1,646	
E 204	3F	3,021	
E 205	1A	1,646	
E 206	P2	3,761	
E 207	2BA	2,320	
E 208	2B	2,322	
E 209	1A	1,646	
E 210	3F	3,021	
E 211	1A	1,646	
E 212	P2	3,761	
E 213	2A	1,953	
E 214	2BA	2,320	
E 215	2B	2,322	
31 UNITS		79,895 SQ FT	

FIVE STAR DEVELOPMENT
RESORT COMMUNITIES, LLC
IN WITNESS WHEREOF:

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY _____ IT'S 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

SIGNATURE: _____
NOTARY PUBLIC

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, IF THE TOWN DEEMS 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 27-700472.0000 DATED DECEMBER 23, 2008.

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/ACSM 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: 05/06/2016

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REGISTRATION NUMBER 22782
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PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

CONCEPTUAL
PRELIMINARY RE-PLAT
FOR
RITZ-CARLTON RESORT
PARCEL A-1

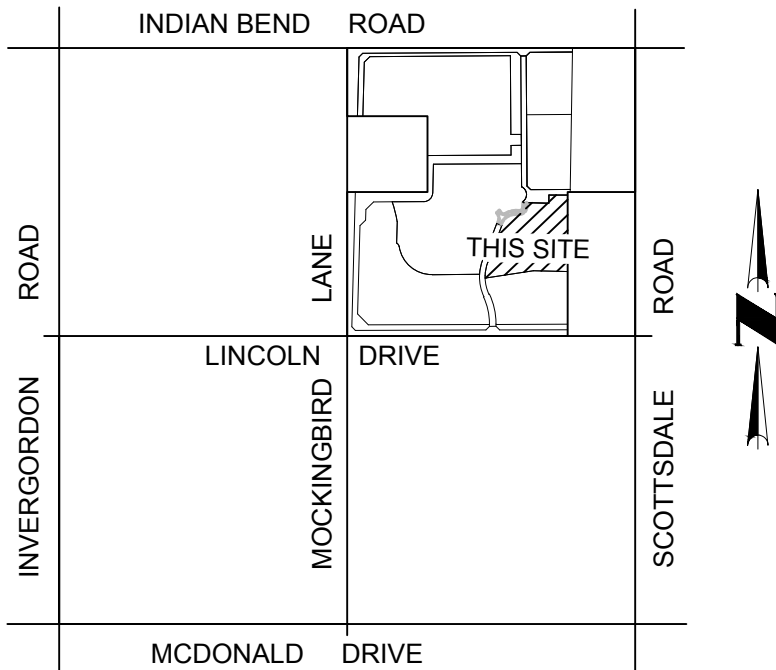
PARADISE VALLEY, ARIZONA
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,

CONCEPTUAL
PRELIMINARY RE-PLAT
FOR
RITZ-CARLTON RESORT
PARCEL A-1

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
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CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
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CONTACT: RYAN WEED



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED UNITS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
- BUILDING B: UNITS B101-B318
- BUILDING C: UNITS C101-C304
- BUILDING D: UNITS D101-D304
- BUILDING E: UNITS E101-E215

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- SHEET 04 - SECOND (2ND) LEVEL PLAN
- SHEET 05 - THIRD (3RD) LEVEL PLAN
- SHEET 06 - UNDERGROUND PARKING PLAN
- SHEET 07 - VERTICAL SCHEMATICS
- SHEET 08 - CONSTRAINTS MAP



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SHEET
02 OF 08

DATE: 5/06/16



BOUNDARY MAP



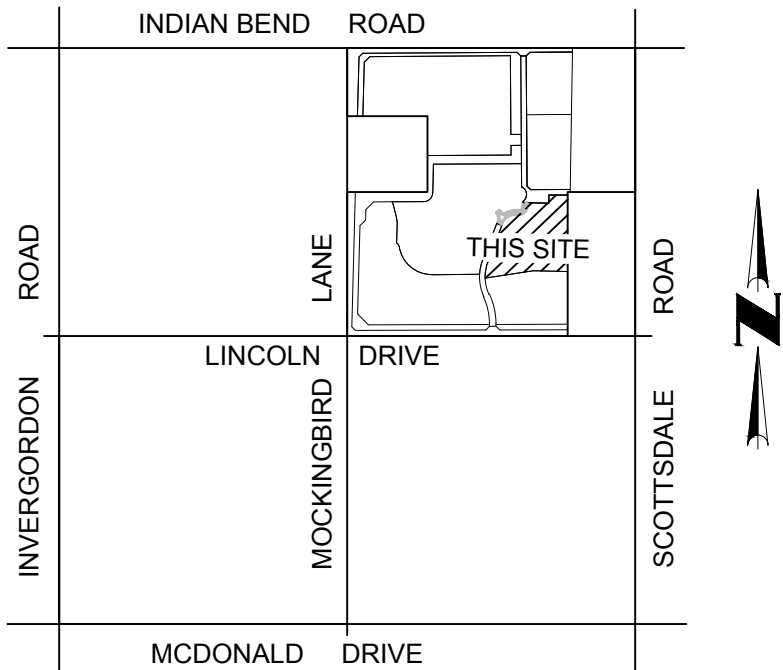
60' 30' 0 30' 60'
SCALE: 1" = 60'

CONCEPTUAL
PRELIMINARY RE-PLAT
FOR
RITZ-CARLTON RESORT
PARCEL A-1
PARADISE VALLEY, ARIZONA

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VICINITY MAP
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LEGEND

- PROPOSED UNITS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE

BUILDING B: UNITS B101-B318

BUILDING C: UNITS C101-C304

BUILDING D: UNITS D101-D304

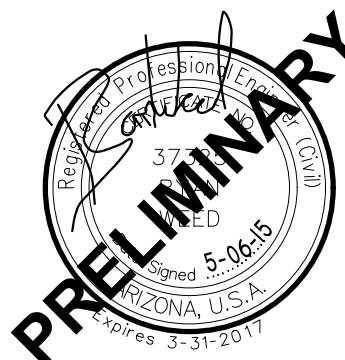
BUILDING E: UNITS E101-E215

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SHEET
03 OF 08

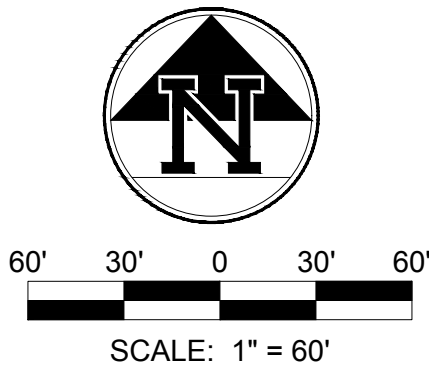
DATE: 5/06/16



GROUND (1ST) LEVEL PLAN

NOTES

- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.

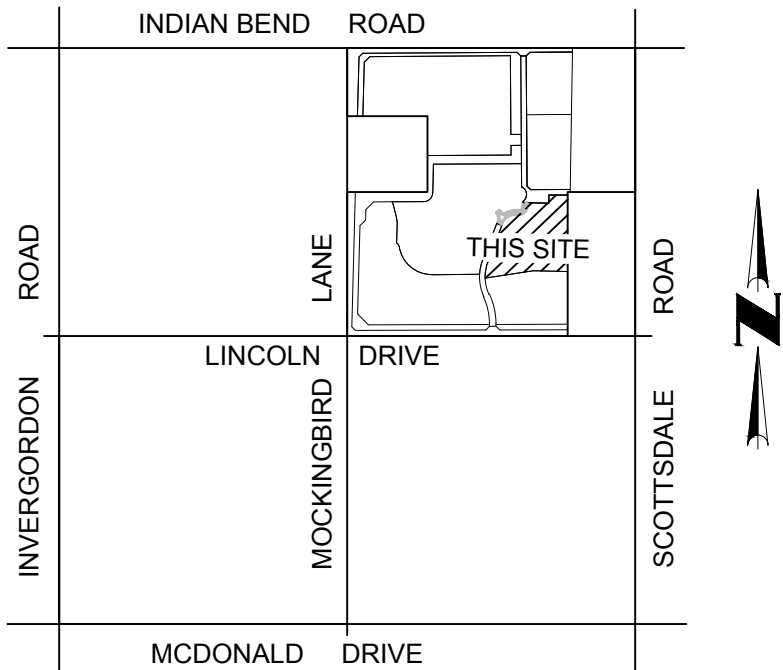


CONCEPTUAL
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PARCEL A-1

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(NOT-TO-SCALE)

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BUILDING C: UNITS C101-C304

BUILDING D: UNITS D101-D304

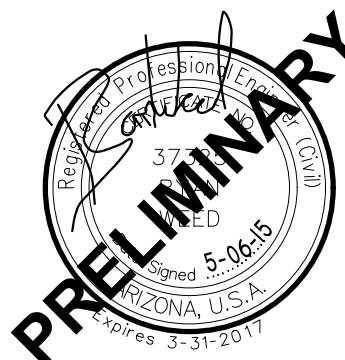
BUILDING E: UNITS E101-E215

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- SHEET 08 - CONSTRAINTS MAP

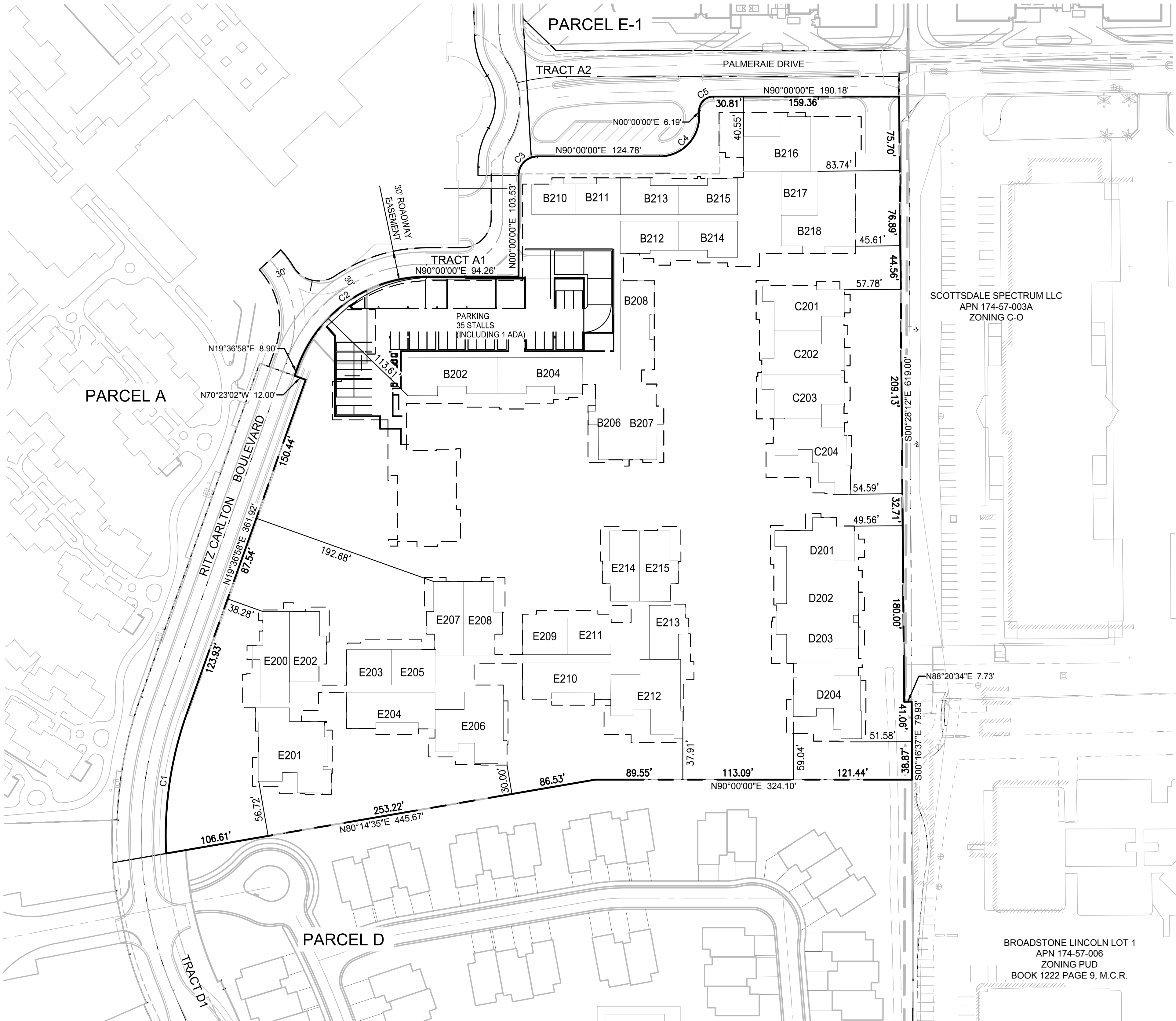


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SECOND (2ND) LEVEL PLAN

NOTES

- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.

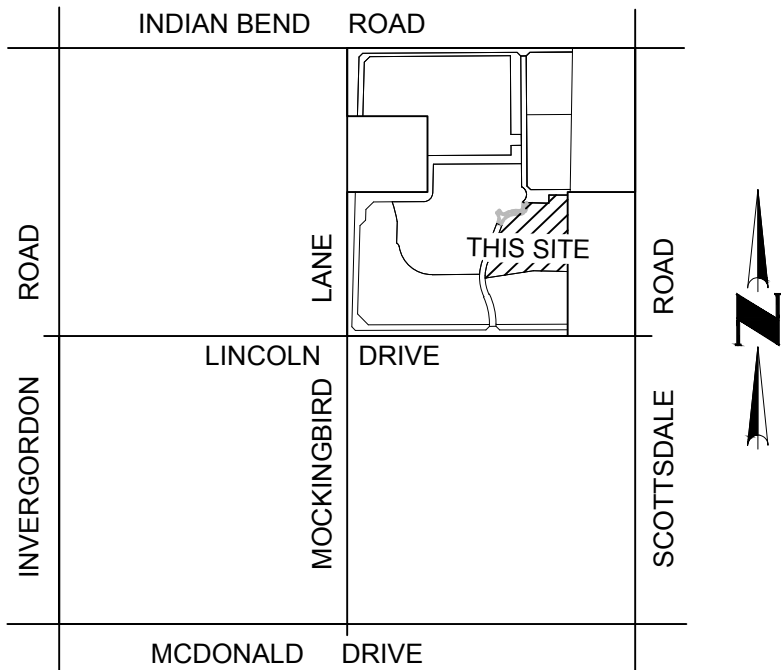


60' 30' 0 30' 60'
SCALE: 1" = 60'

CONCEPTUAL
PRELIMINARY RE-PLAT
FOR
RITZ-CARLTON RESORT
PARCEL A-1
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
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- | | |
|--|------------------------------------|
| | PROPOSED UNITS |
| | PROPOSED BUILDING FOOTPRINT |
| | PROPOSED ROW |
| | PROPOSED CENTER LINE |
| | (S.V.T.) SIGHT VISIBILITY TRIANGLE |

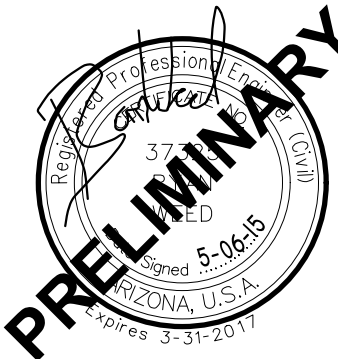
BUILDING B: UNITS B101-B318
BUILDING C: UNITS C101-C304
BUILDING D: UNITS D101-D304
BUILDING E: UNITS E101-E215

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SHEET 05 - THIRD (3RD) LEVEL PLAN
SHEET 06 - UNDERGROUND PARKING PLAN
SHEET 07 - VERTICAL SCHEMATICS
SHEET 08 - CONSTRAINTS MAP

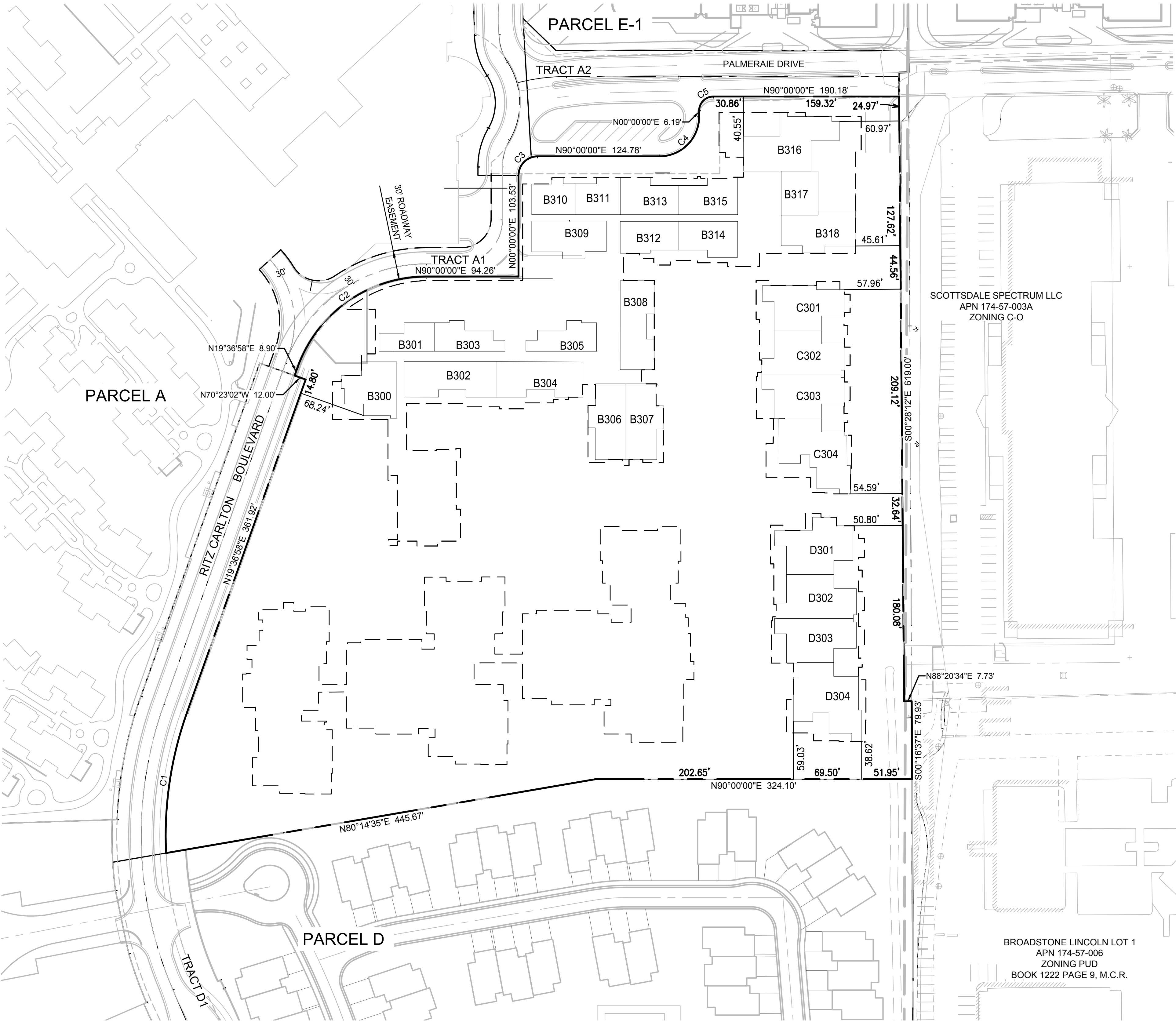


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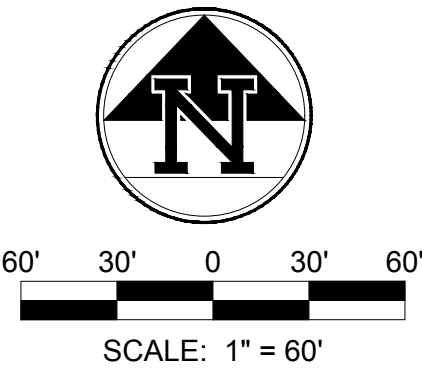
DATE: 5/06/16



THIRD (3RD) LEVEL PLAN

NOTES

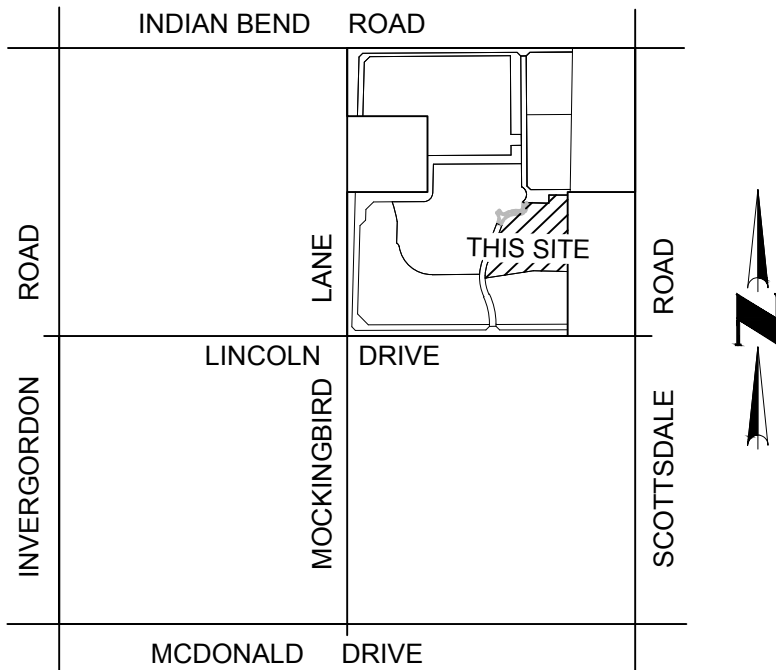
1. BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE
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CONCEPTUAL
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RITZ-CARLTON RESORT
PARCEL A-1
PARADISE VALLEY, ARIZONA

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- | | |
|-----------------------------|------------------------------------|
| — | PROPOSED UNITS |
| - - - | PROPOSED BUILDING FOOTPRINT |
| — | PROPOSED ROW |
| — | PROPOSED CENTER LINE |
| — 30' X 30' S.V.T. — | (S.V.T.) SIGHT VISIBILITY TRIANGLE |
| BUILDING B: UNITS B101-B318 | |
| BUILDING C: UNITS C101-C304 | |
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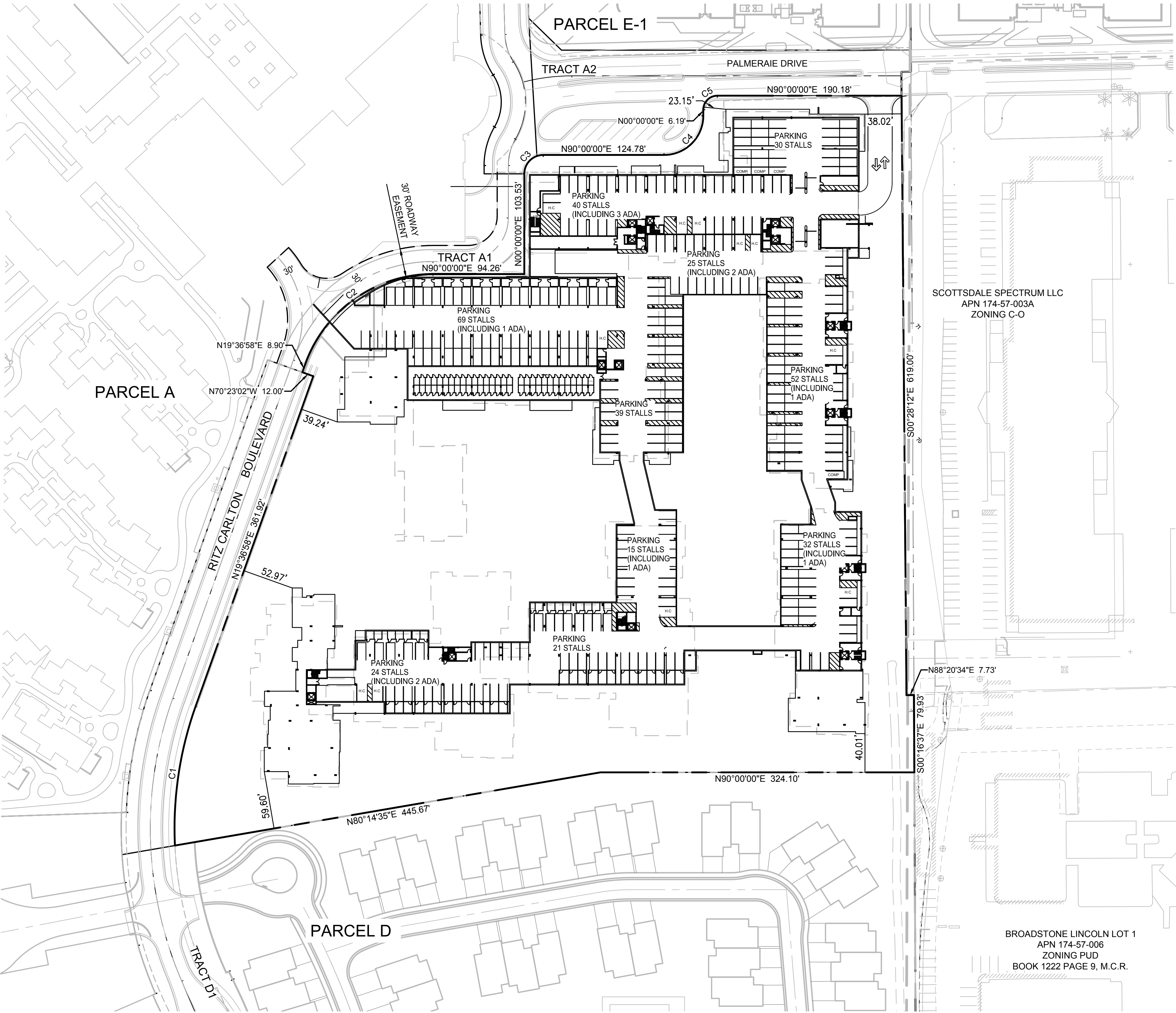


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DATE: 5/06/16



UNDERGROUND PARKING PLAN



60' 30' 0 30' 60'
SCALE: 1" = 60'

NOTES

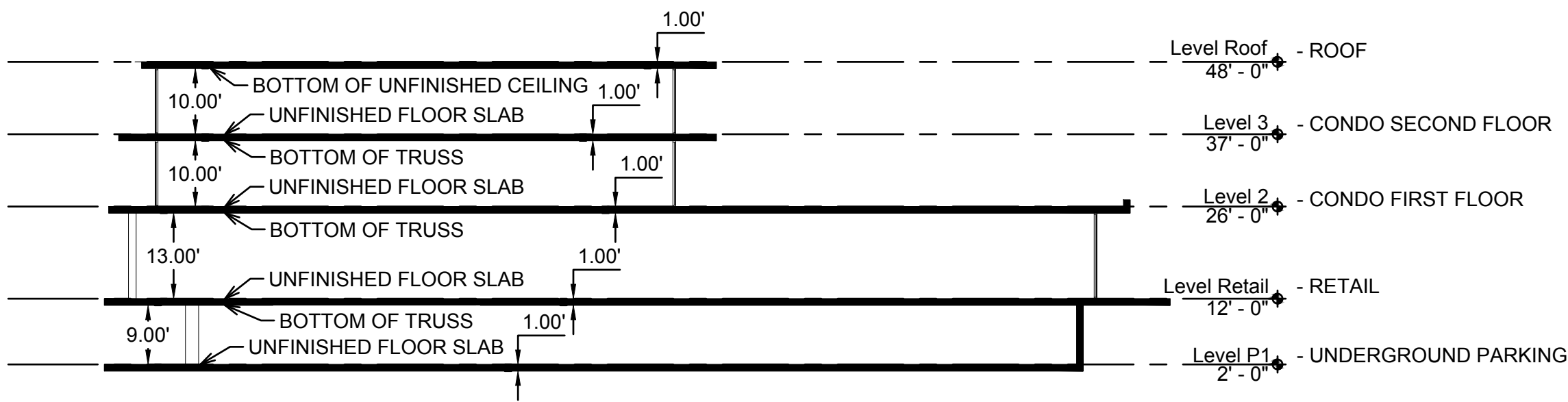
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PARCEL A-1
PARADISE VALLEY, ARIZONA

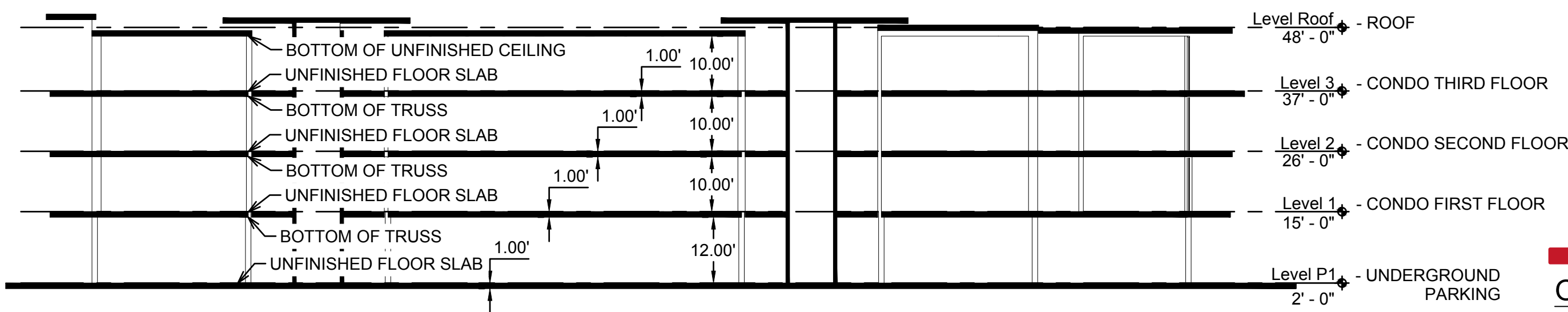
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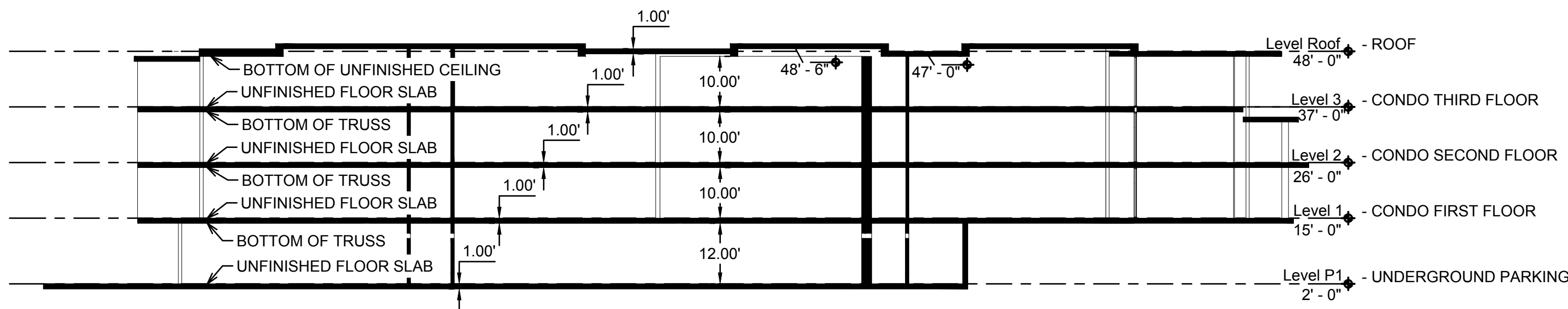
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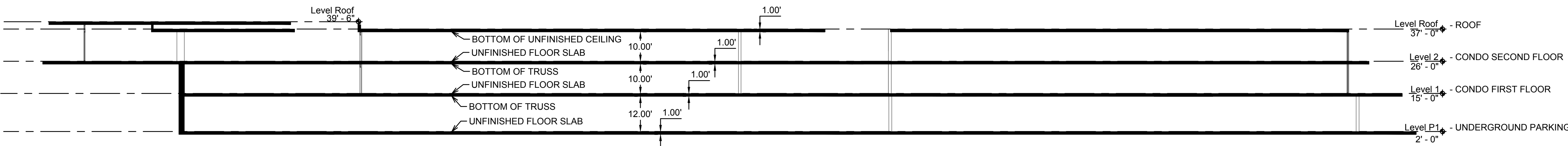
VERTICAL SCHEMATIC - BUILDING B



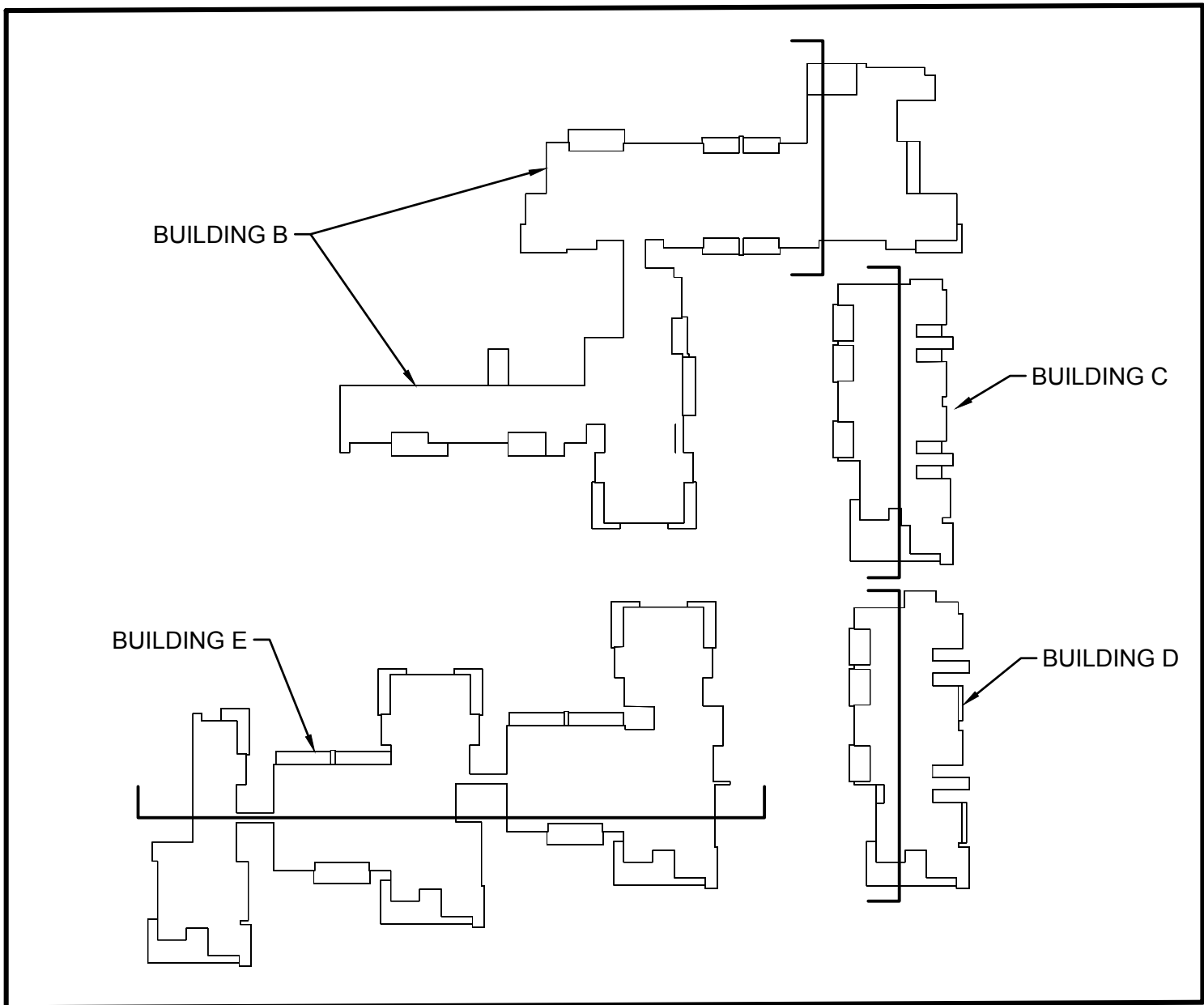
VERTICAL SCHEMATIC - BUILDING C



VERTICAL SCHEMATIC - BUILDING D



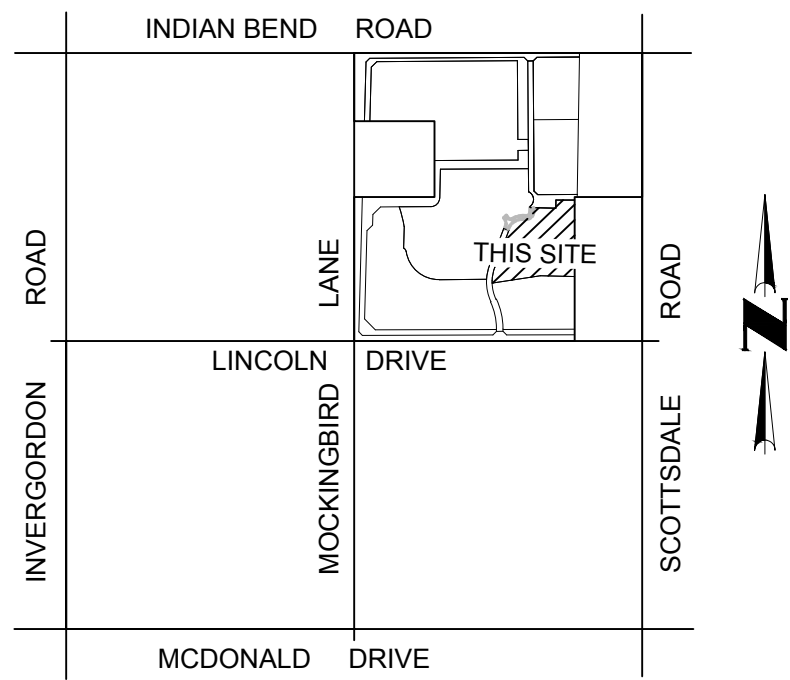
VERTICAL SCHEMATIC - BUILDING E



KEY MAP

NOTES

- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED UNITS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE

BUILDING B: UNITS B101-B318

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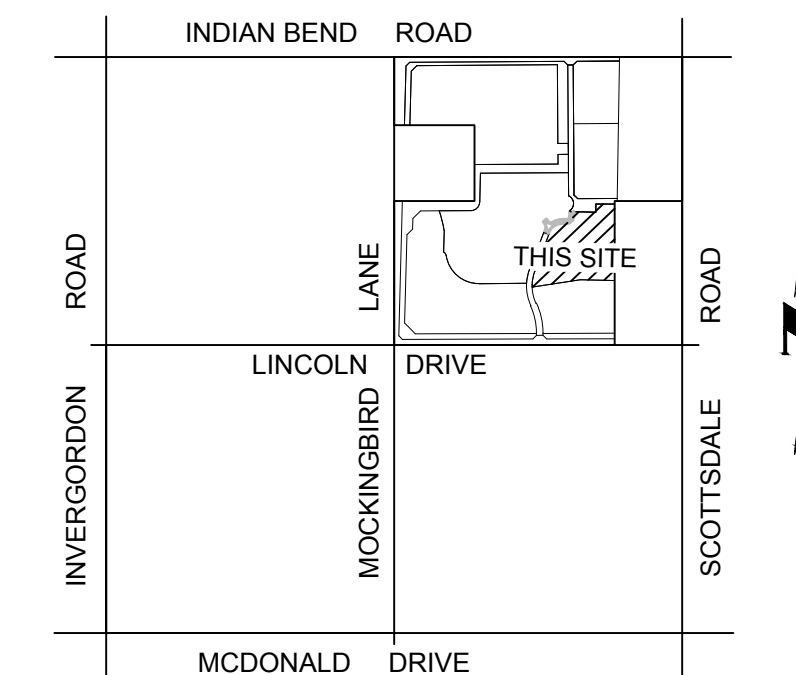
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07 OF 08

DATE: 5/06/16

CONCEPTUAL
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VICINITY MAP
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LEGEND

- | | |
|--|------------------------------------|
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CONSTRAINTS MAP
(NOT-TO-SCALE)



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