

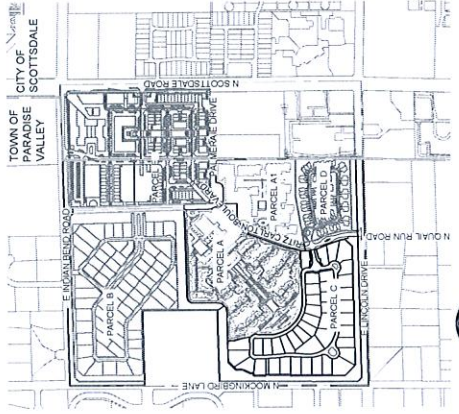
CONCEPTUAL PRELIMINARY RE-PLAT

RITZ-CARLTON RESORT - PARCEL C
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

- NOTES
1. ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO REPAIRS AND MAINTENANCE OF EXISTING UTILITIES.
3. THE LOCATION 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.

LEGAL DESCRIPTION

THAT PART OF LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ACKNOWLEDGMENTS

STATE OF ARIZONA } \$5
COUNTY OF MARICOPA }
BEFORE ME THIS PERSONS APPEAR AND BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DURING THE PERIOD OF THIS INSTRUMENT RECORDING, AND I HAVE EXAMINED THE INSTRUMENT, AND I AM SATISFIED THAT THE SIGNATURES OF THE PARTIES TO THIS INSTRUMENT ARE THEIR OWN AND THAT THEY, AS LEGAL OWNERS, HAVE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 46-301(C), AND SECTION 6.4 (E)(1), (E)(7), (E)(8), AND (E)(9) OF PARADISE VALLEY TOWN CODE, THE DRAINAGE EASEMENT IS GRANTED TO THE UNDERSIGNED FOR THE PURPOSES OF ALLOWING STORM FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH PURPOSES. THE EASEMENT SHALL BE CONSTRUCTED PLACED, PLANTED OR ALLOWED TO GROW ON IN SUCH EASEMENT; THE MAINTENANCE AND CLEARING OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLACED. HOWEVER, IF THE TOWN OF PARADISE VALLEY, OR ANY OF ITS SUCCESSORS OR AGENTS, HAS OR OBTAINS AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS, AGENTS AND PERSONS EMPLOYED BY SUCH EASEMENTS AT ALL TIMES.

NOTICE REGARDING WATER SERVICE

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPICOR WATER ARIZONA, INC., PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN UNDEVELOPED INTERESTED PARTY STATUS AS PER THE DESIGNATED STATUS USES AS PER THE DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER _____ DATED _____.

APPROVAL

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

BY MAYOR _____ DAY OF _____, 2016.
TOWNSHIP CLERK _____
TOWN ENGINEER _____
PLANNING DIRECTOR _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY A LICENSED PROFESSIONAL SURVEYOR, LARRY E. SULLIVAN, A MEMBER OF THE ARIZONA SURVEYORS ASSOCIATION, AND THAT THE SURVEY MEETS ALL THE REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), (6), 9, 11(A), 11(B), 12, 13, 14, 15 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/18/2015.

DATE OF PLAT OR MAP: 06/26/2016
LARRY E. SULLIVAN, SURVEYOR
4550 N. 17TH STREET
PHOENIX, ARIZONA 85014
CALSURVEY@CALCI.COM

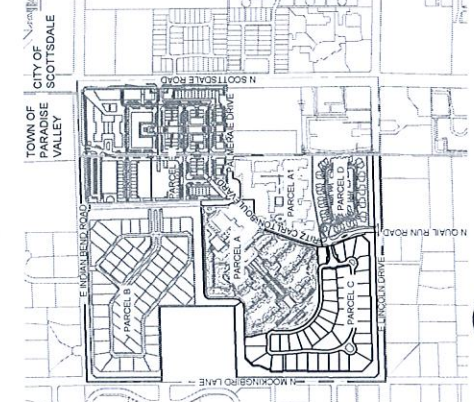
FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS AUTHORIZED LARRY E. SULLIVAN TO BE AFFRAX HEREON AND TO BE ATTESTED BY _____ ITS AUTHORIZED AGENT.

Table with columns: DATE, REVISION. Includes 'DATE' and 'REVISION' headers.

CONCEPTUAL PRELIMINARY RE-PLAT FOR

RITZ-CARLTON RESORT - PARCEL C
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



PROJECT NARRATIVE

THIS PROJECT IS A RE-PLAT OF THE PARCEL C EASEMENTS, RESTRICTIONS, DEVELOPMENT WITH PRIVATE STREETS AND PUBLIC UTILITIES. THE PROJECT PROPOSES A TOTAL OF 47 LOTS AND A GROSS DENSITY OF 2.42. THE EXISTING ZONING IS SUP-RS-20.

UTILITIES

- COX COMMUNICATIONS CENTURY LINK
- EPICOR WATER
- EPICOR WATER
- TOWN OF PARADISE VALLEY
- TOWN OF PARADISE VALLEY
- TOWN OF PARADISE VALLEY
- SOUTHWEST GAS

SITE DATA

EXISTING ZONING: SUP-RS-20 AC
TOTAL UNITS: 47

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT AREA TABLE / BUILDING SETBACKS TABLE
SHEET 02-06 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATED ENTRY DETAIL / TRACT TABLE / BOUNDARY CURVE TABLE / CENTERLINE TABLE / PRELIMINARY RE-PLAT
SHEET 07 - CONCEPTUAL PRELIMINARY RE-PLAT
SHEET 08 - 22 PRIVATE DRIVE DETAIL

TRACT TABLE

Table with columns: TRACT (A, B, C, D), AREA (AC), DESCRIPTION. Includes areas like 2.40 AC and 2.47 AC.

Table with columns: FRONT YARD, SECOND FLOOR, LOT AREA TABLE. Includes area measurements like 27' and 10'.

Table with columns: SIDE YARD, REAR YARD, LOT AREA TABLE. Includes area measurements like 10' and 15'.

Table with columns: LOT AREA TABLE. Includes area measurements like 10' and 15'.

Table with columns: TRACT TABLE. Includes area measurements like 2.40 and 2.47.

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

PARADISE VALLEY, ARIZONA
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T12N, R10E, S12E, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER CVL DESIGN TEAM
FIVE STAR DEVELOPMENT RESORT
5700 S. SAGE ROAD SUITE 130
PHOENIX, AZ 85014
PHONE: (480) 657-7827
CONTACT: RICHARD FRAZEE

COMMUNITIES, LLC
4550 N. 17TH STREET
PHOENIX, AZ 85014
PHONE: (480) 657-7827
CONTACT: RICHARD FRAZEE

CVL DESIGN TEAM
5700 S. SAGE ROAD SUITE 130
PHOENIX, AZ 85014
PHONE: (480) 657-7827
CONTACT: RICHARD FRAZEE

VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T.
- 1" N/A/E
- R.P.U.E./P.A.E.
- THESE WALL
- VIEW FENCE TO BE CONSTRUCTED WITH PARCEL A
- PROPOSED FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT
- SHEET 02 - CENTERLINE TABLES / BOUNDARY CURVE TABLE
- SHEET 03 - CONSTRAINTS MAP
- SHEET 04 - CENTERLINE TABLES / BOUNDARY CURVE TABLE
- SHEET 05 - CONSTRAINTS MAP
- SHEET 06 - CENTERLINE TABLES / BOUNDARY CURVE TABLE
- SHEET 07 - CENTERLINE TABLES / BOUNDARY CURVE TABLE
- SHEET 08 - CONSTRAINTS MAP
- SHEET 09 - 25' PRIVATE DRIVE DETAIL

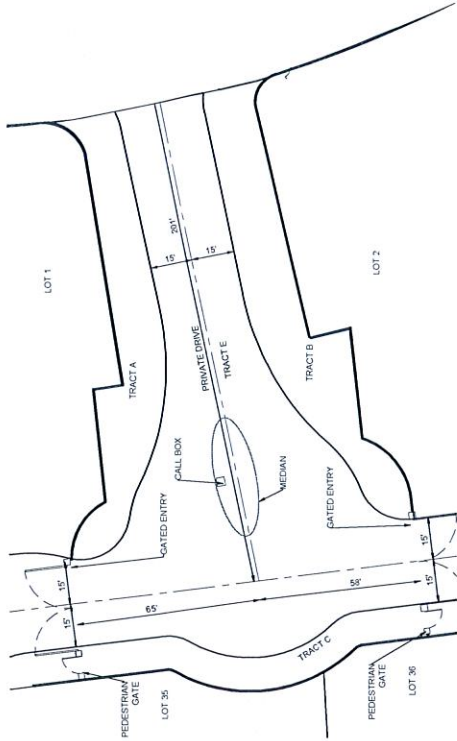


4550 N. 17th Street, Phoenix, AZ 85014 phone: 480-294-8831 fax: 480-294-8828 www.cvl.com



SHEET 02 OF 09

DATE: 08/10/10



TYPICAL LOT LAYOUT



BOUNDARY CURVE TABLE

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	75.29	430.00	01001.57°	37.74	75.20	S212°20'03"E
C2	22.22	570.00	002°14'02"	11.11	22.22	S25°16'01"E
C3	122.24	567.00	0122°1'08"	61.36	122.00	S17°59'26"E
C4	47.61	570.00	004°47'10"	23.82	47.60	S09°24'18"E
C5	136.38	1008.45	007°09'48"	68.28	136.29	S14°02'28"E
C6	71.90	55.00	074°54'11"	42.13	66.89	S19°27'14"E
C7	72.64	430.00	009°40'44"	36.41	72.55	S02°40'09"E
C8	16.65	55.00	017°20'29"	8.39	16.58	S09°19'37"W
C9	16.65	55.00	009°33'56"	31.65	43.60	S45°37'06"E
C10	16.65	55.00	017°20'29"	8.39	16.58	N19°25'10"E
C11	64.30	55.00	066°59'58"	36.39	60.70	S75°44'36"E

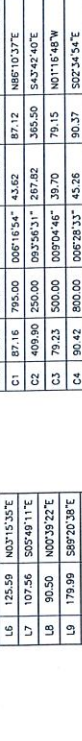
CURVE TABLE

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	87.16	795.00	008°16'54"	43.62	87.12	N86°10'37"E
C2	409.80	250.00	093°56'31"	207.82	385.50	S43°42'40"E
C3	79.23	500.00	009°04'48"	39.70	79.15	N01°16'48"W
C4	90.42	800.00	006°28'33"	45.26	90.37	S02°45'44"E
C5	508.82	315.00	092°32'58"	329.34	455.28	S45°37'08"E

LINE TABLE

NO.	LENGTH	BEARING
L1	172.12	S78°21'59"W
L2	278.35	S06°57'50"E
L3	127.58	S80°02'10"W
L4	317.61	N89°19'08"E
L5	58.49	S46°36'13"W
L6	125.59	N03°15'35"E
L7	107.56	S05°49'11"E
L8	90.50	N00°39'22"E
L9	178.99	S89°20'38"E
L10	144.14	S00°39'22"W
L11	254.95	S89°02'25"W

LOCAL PRIVATE ROAD (ROLLED CURB)



LOCAL PRIVATE ROAD (FLAT CURB)



RESORT ENTRY DRIVE



MOCKINGBIRD

LINCOLN DRIVE TYPICAL

CONCEPTUAL PRELIMINARY RE-PLAT FOR

RITZ-CARLTON RESORT PARCEL C

PARADISE VALLEY, ARIZONA
 A PORTION OF PARADISE VALLEY EAST 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
 4550 N. 17TH STREET
 SCOTTSDALE, AZ 85253
 PHONE: (480) 657-7827
 CONTACT: RICHARD FRAZEE

CVL DESIGN TEAM

COE & VAN LOO CONSULTANTS, INC.
 4550 N. 17TH STREET
 SCOTTSDALE, AZ 85253
 PHONE: (480) 244-8801
 CONTACT: RYAN WEED



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 (TO BE CONSTRUCTED WITH PARCEL A)
---	PROPOSED FIRE HYDRANT

SHEET INDEX

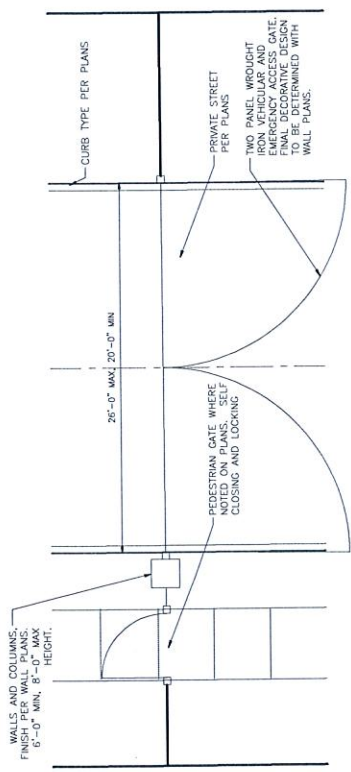
- SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT TABLE
- SHEET 02-06 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATED ENTRY DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS / CONSTRUCTION DETAILS / CURVE TABLE
- SHEET 07 - CONCEPTUAL PRELIMINARY RE-PLAT
- SHEET 08 - CONSTRAINTS MAP
- SHEET 09 - 25' PRIVATE DRIVE DETAIL



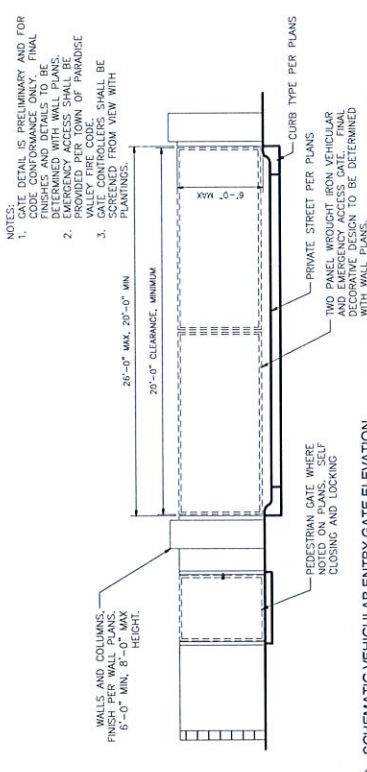
4550 N. 17th Street Phoenix, AZ 85014 phone: 602-244-8801 fax: 602-244-8828 www.cvl.com

PROFESSIONAL SEAL
 RICHARD FRAZEE
 LICENSE NO. 12345
 STATE OF ARIZONA
 CIVIL ENGINEER

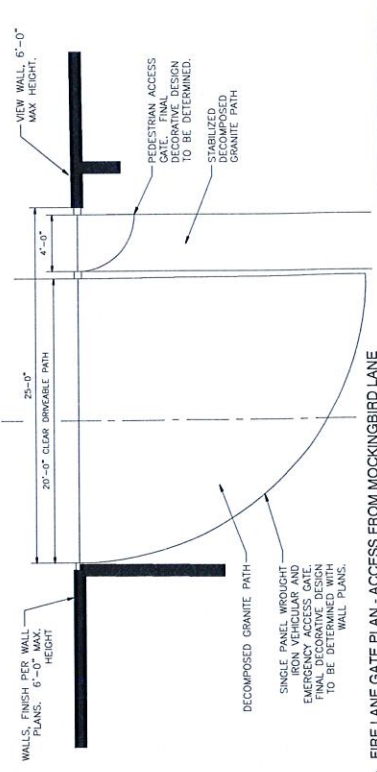
SHEET 03 OF 09
 DATE: 02/01/2018



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



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



3 FIRE LANE GATE PLAN - ACCESS FROM MOCKINGBIRD LANE
 1/4" = 1'-0"

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

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17N, RANGE 10E, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER CIVL DESIGN TEAM
 FIVE STAR DEVELOPMENT RESORT
 ONE AVALON CONSULTANTS, INC.
 4550 N. 17TH STREET
 PHOENIX, AZ 85014
 PHONE: (480) 957-7877
 CONTACT: RYAN WEED



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.V.A.E) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E./P.A.E.) INDICATES PUBLIC UTILITY EASEMENT
 - THEME WALL
 - VIEW FENCE (TO BE CONSTRUCTED WITH PARCEL A)
 - PROPOSED FIRE HYDRANT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT TABLE / PROPOSED FIRE HYDRANT

SHEET 02-06 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATED ENTRY DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS / CENTERLINE TABLES / BOUNDARY CURVE TABLE

SHEET 07 - CO-EXISTENCE DETAIL / PRIVATE DRIVE

SHEET 08 - CONSTRAINTS MAP

SHEET 09 - 25' PRIVATE DRIVE DETAIL



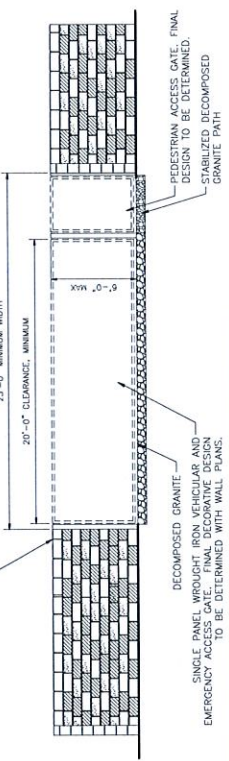
4500 N. 17th Street Phoenix, AZ 85014 phone 602-264-8931 fax 602-264-8929 www.civil.com

PRELIMINARY

SHEET 04 OF 09

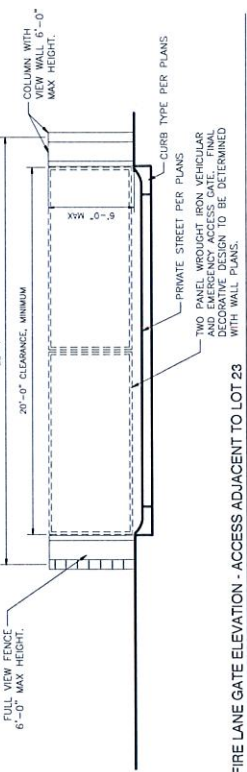
DATE: 08/20/10

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

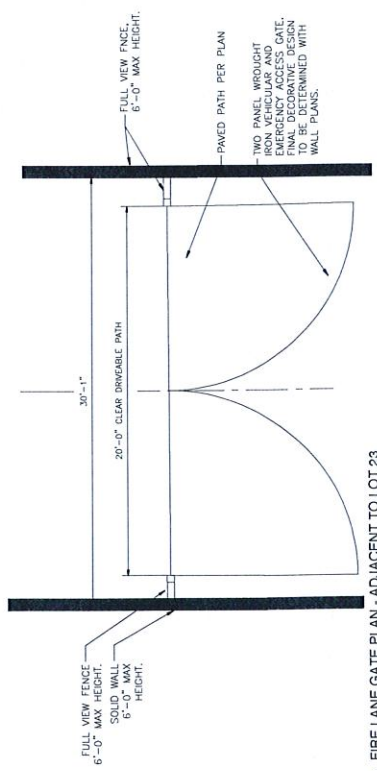


4 FIRE LANE GATE ELEVATION - ACCESS FROM MOCKINGBIRD LANE
 1/4" = 1'-0"

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



5 FIRE LANE GATE ELEVATION - ACCESS ADJACENT TO LOT 23
 1/4" = 1'-0"



6 FIRE LANE GATE PLAN - ADJACENT TO LOT 23
 1/4" = 1'-0"

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

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 MENDOTA, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

THE RITZ-CARLTON
PHOENIX RESORT
COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD SUITE 130
SCOTTSDALE, AZ 85263
PHONE: (602) 264-6881
CONTACT: RYAN REED

CVL DESIGN TEAM

CIVIL ENGINEERING CONSULTANTS, INC.
4855 N. 17TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6881
CONTACT: RICHARD FRAZEE



LEGEND

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

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / SITE DATA TABLE / TRACT TABLE / LOT AREA TABLE / BUILDING SETBACKS TABLE
SHEET 02-06 - PROPOSED LOTS / PROPOSED ROWS / PROPOSED CENTER LINE / DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS / CENTERLINE TABLES / BOUNDARY CURVE TABLE
SHEET 07 - CONCEPTUAL PRELIMINARY RE-PLAT
SHEET 08 - 25' PRIVATE DRIVE DETAIL

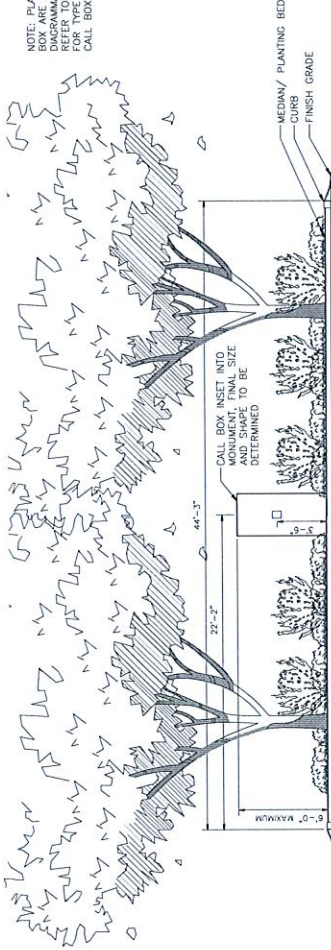


6520 N. 12TH STREET, PHOENIX, ARIZONA 85014 (PH) 602-264-6881 FAX 602-264-6878 WWW.CVL.COM
CIVIL ENGINEERING CONSULTANTS, INC. LICENSE NO. 21201 (P.E.) CIVIL ENGINEER

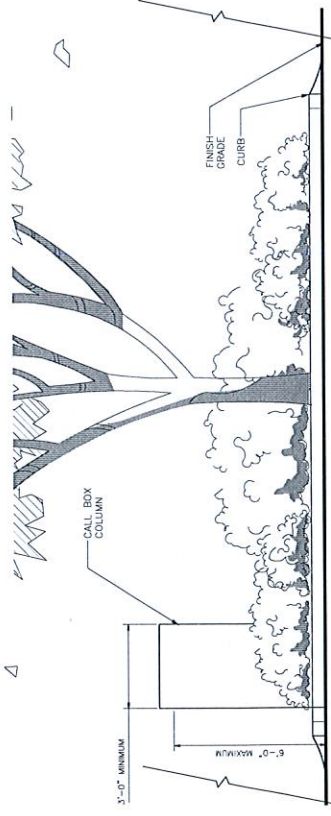


SHEET
05 OF 09
DATE: 05/09

NOTE: PLANT MATERIAL AND CALL BOX ARE SHOWN FOR DIAGRAMATIC PURPOSES ONLY. CALL FOR TYPE AND WALL PLANS FOR CALL BOX DESIGN.



7 CALL BOX AT ENTRY MEDIAN - SIDE ELEVATION
1/4" = 1'-0"



8 CALL BOX IN MEDIAN - FRONT ELEVATION
1/4" = 1'-0"

**CONCEPTUAL PRELIMINARY
RE-PLAT**

**FOR
RITZ-CARLTON RESORT**

PARCEL C

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 CVL DESIGN TEAM
 CODE & VAN LOO CONSULTANTS, INC.
 4550 N. 12TH STREET
 COMMERCIAL CENTER, SUITE 100
 SCOTTSDALE, AZ 85253
 PHONE: (480) 857-7827
 CONTACT: RICHARD FRAZEE



LEGEND

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

SHEET INDEX

- SHEET 01 - GATE / NOTES / GATE CALL TABLE / TRACT TABLE / LOT AREA TABLE / BUILDING SETBACKS TABLE
- SHEET 02-06 - FIRE LANE DETAILS / TYPICAL LOT DETAIL / GATE ENTRY DETAIL / CROSS SECTION DETAILS / CALL BOX DETAILS / PEDESTRIAN ACCESS GATE DETAILS / DRIVEWAY CURVE TABLE
- SHEET 07 - CONCEPTUAL PRELIMINARY RE-PLAT
- SHEET 08 - CONSTRAINTS MAP
- SHEET 09 - 25' PRIVATE DRIVE DETAIL

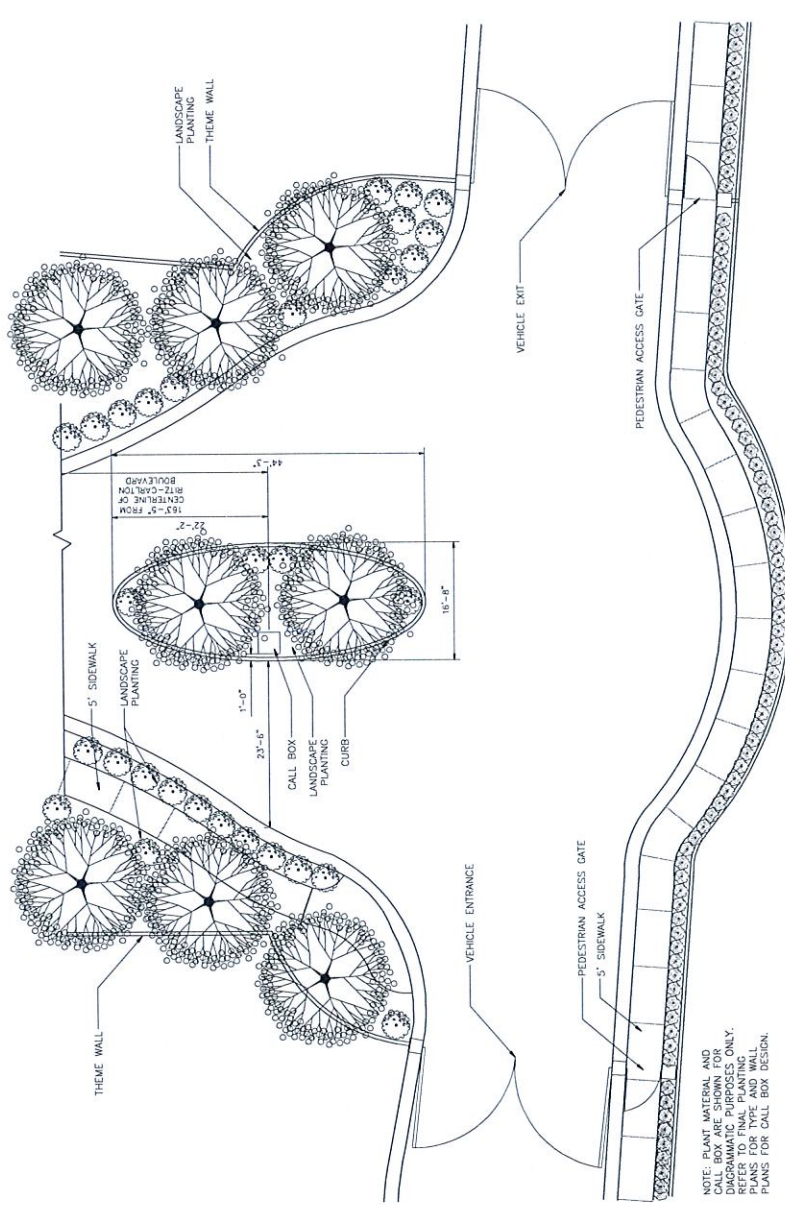


4550 N. 12th Street, Phoenix, AZ 85014 phone: 602-246-6831 fax: 602-244-0628 www.cvl.com



SHEET
06 OF 09

DATE: 02/09/15



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

9 ENTRY AREA
1/8" = 1'-0"

CONCEPTUAL PRELIMINARY RE-PLAT FOR

RITZ-CARLTON RESORT PARCEL C

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
SAL TRVERSE RANGES AND MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER
SUNSHINE CENTURY LLC
COMMUNITIES, LLC
8750 N. SCOTTSDALE ROAD SUITE 130
PHOENIX, AZ 85014
PHONE: (602) 264-6881
FAX: (602) 264-6881
CONTACT: RICHARD FRAZEE

CVL DESIGN TEAM
COMMUNITY CONSULTANTS, INC.
1575 N. CENTURY BLVD.
SUITE 100
PHOENIX, AZ 85016
PHONE: (602) 264-6881
FAX: (602) 264-6881
CONTACT: RICHARD FRAZEE



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.A.E.) INDICATES PUBLIC UTILITY EASEMENT
- THEME WALL
- VIEW FENCE TO BE CONSTRUCTED WITH PARCEL A)
- PROPOSED FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET/NOTES/SITE DATA TABLE/LOT AREA TABLE/BUILDING SETBACKS TABLE/LOT CENTERLINE TABLE/BOUNDARY CURVE TABLE
- SHEET 02-09 - CENTERLINE TABLE/BOUNDARY CURVE TABLE
- SHEET 04 - CONSTRAINTS MAP
- SHEET 08 - 25' PRIVATE DRIVE DETAIL

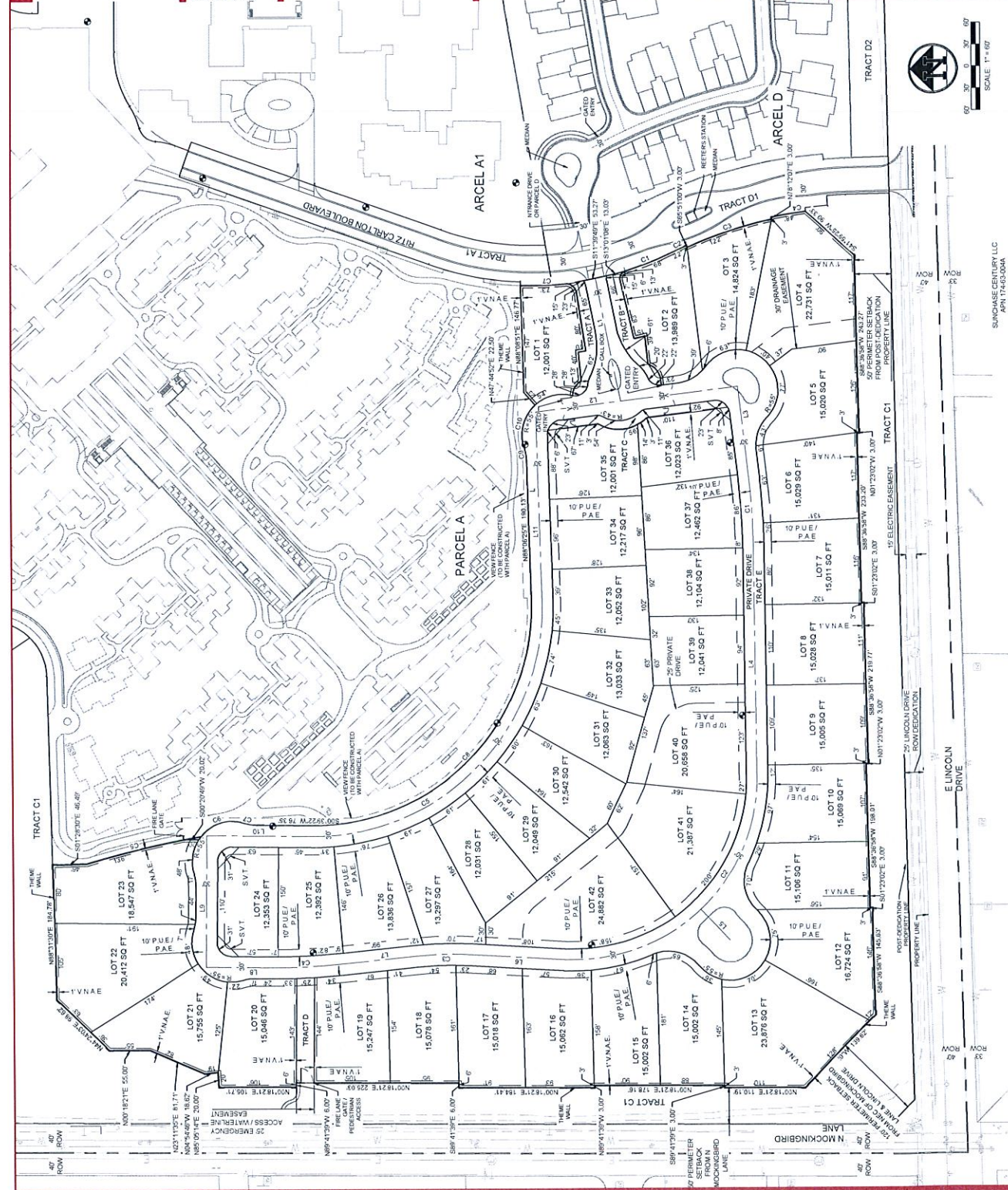


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PHONE: (602) 264-6881
FAX: (602) 264-6881
WWW.CVL.COM



SHEET
07 OF 09

DATE: 02/01/10



SUNSHINE CENTURY LLC
APR 17-63-004
ZONING R-45

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							
	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			
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									
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾								
Subtotals B,C,D & E1		69.8				972,825	81,400	746,168	24.6%	

Total All Parcels (excluding E2)		99.0	Post Dedication			972,825	808,400	1,129,168	26.2%	
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Total Square Footage

Residential	960,300
Resort Related	808,400
Total Proposed	1,768,700 sf

Area Setbacks

(from post dedication property lines)

North of Lincoln Drive:	50'
East of Mockingbird Lane:	50'
South of Indian Bend Road:	30'
North and East of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	66 du	
Parcel C	45 du	
Total	111 du	
Net Acres	53.8 ac ⁽⁶⁾	2.06 du/ac
Gross Acres	54.5 ac ⁽⁷⁾	2.04 du/ac
Improved Acres	56.5 ac ⁽⁸⁾	1.96 du/ac

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

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



THE RITZ-CARLTON®

MASTER PLAN

Land Density Table

D-3

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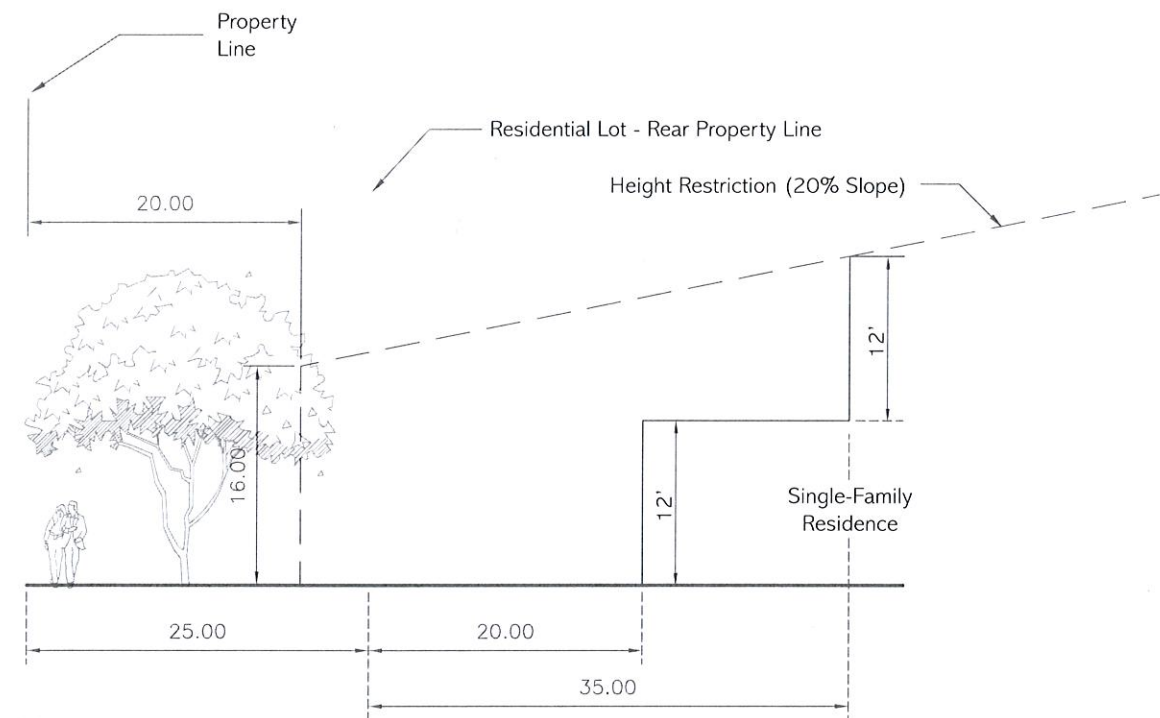
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⁽⁹⁾ Illustrative values only

⁽¹⁰⁾ The acreage for Area E2 is excluded from the overall Area Coverage calculation



Open Space Criteria

Area B & C Main Building Setbacks	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	▲
Single story home with construction limited to a maximum of 20' in height	◻

Area B & C Accessory Building Setbacks	
Front Yard	10'
Side Yard	5'
Side Yard	10' (that abuts a street)
Rear Yard	10'

Guest Parking:
2 cars in the driveway at each home

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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contact: Peter Mason

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Scottsdale, AZ 85254
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contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
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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



AREA C
Ritz-Carlton Residential Lots
F-3