

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 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 COVENANTS, 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;

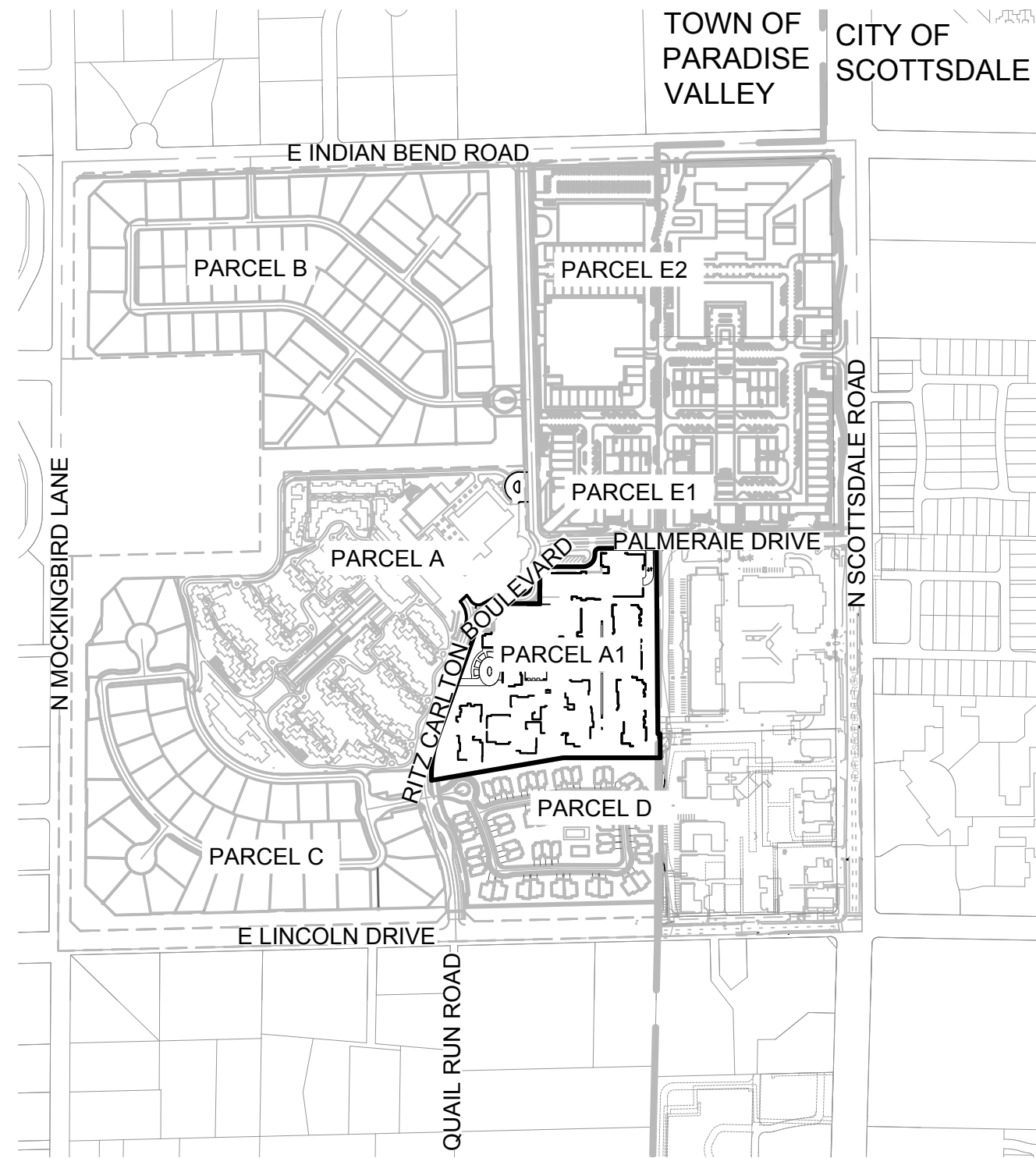
THENCE SOUTH 00°16'37" EAST, A DISTANCE OF 79.93 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.629 ACRES, MORE OR LESS.

Table with 2 columns: REVISION, DATE

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



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

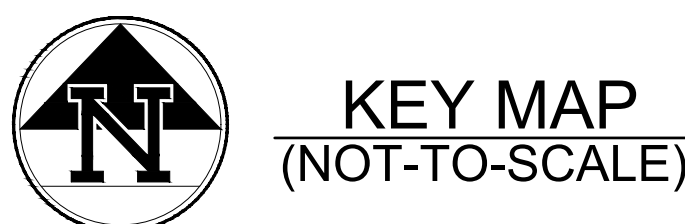
SITE DATA

EXISTING ZONING SUP-RESORT GROSS AREA 9.63 AC UNITS 94

Table with 4 columns: GROSS AREA, NET AREA, CURRENT ZONING, TOTAL UNITS, etc.

Table with 2 main sections: PARCEL A* and PARCEL A1, detailing parking spaces for various levels (1st, 2nd, 3rd).

Table with 2 columns: UNIT TYPE TABLE, BUILDING, and TOTAL, showing counts for various unit types.



UNIT AREA TABLE BUILDING B: Detailed table listing units B101-B318 with their respective types and areas.

UNIT AREA TABLE BUILDING C: Detailed table listing units C101-C304 with their respective types and areas.

UNIT AREA TABLE BUILDING D: Detailed table listing units D101-D304 with their respective types and areas.

UNIT AREA TABLE BUILDING E: Detailed table listing units E101-E215 with their respective types and areas.

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 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 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.

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.

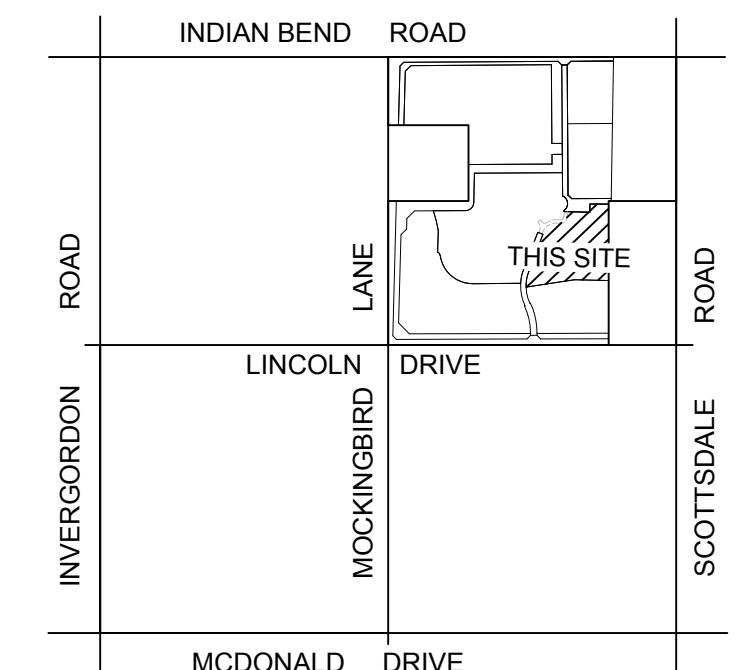
DATE OF PLAT OR MAP: 05/06/2016

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

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



VICINITY MAP (NOT-TO-SCALE)

PROJECT NARRATIVE

THIS PROJECT IS PROPOSED AS A SINGLE FAMILY ATTACHED RESIDENTIAL CONDOMINIUM DEVELOPMENT WITH PRIVATE STREETS AND PUBLIC UTILITIES. THE PROJECT PROPOSES A TOTAL OF 94 ATTACHED UNITS. 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°36'58" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

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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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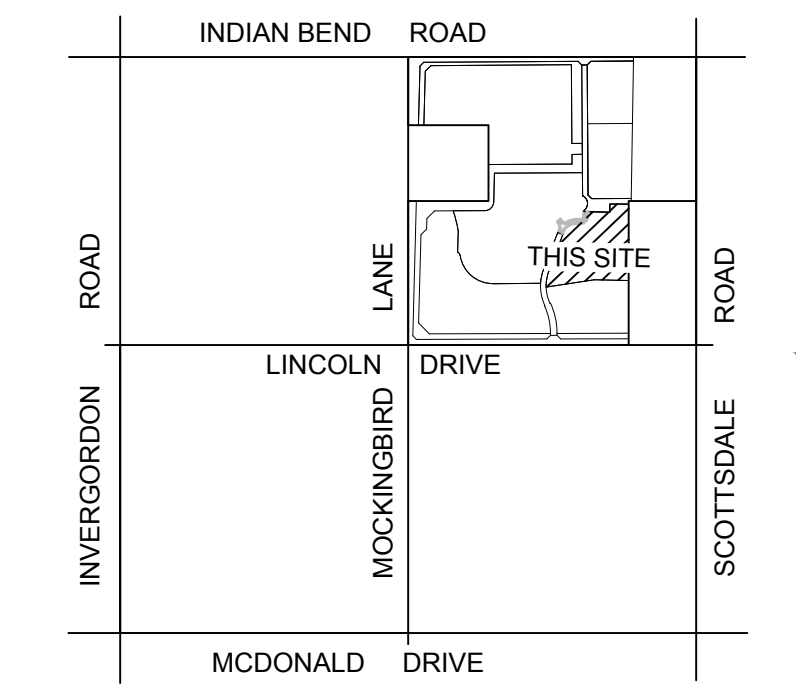
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VICINITY MAP
(NOT-TO-SCALE)

BOUNDARY CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	146.17	375.00	022°19'59"	74.02	145.25	S08°26'59"W
C2	171.98	140.00	070°23'02"	98.73	161.37	S54°48'29"W
C3	30.63	19.50	090°00'00"	19.50	27.58	S45°00'00"W
C4	63.62	40.50	090°00'00"	40.50	57.28	N45°00'00"E
C5	22.78	14.50	090°00'00"	14.50	20.51	S45°00'00"W

LEGEND

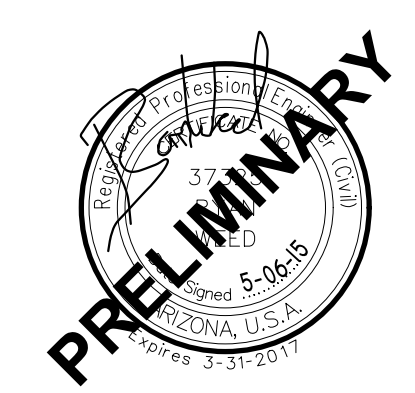
- PROPOSED UNITS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. --- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- BUILDING B: UNITS B101-B318
- BUILDING C: UNITS C101-C304
- BUILDING D: UNITS D101-D304
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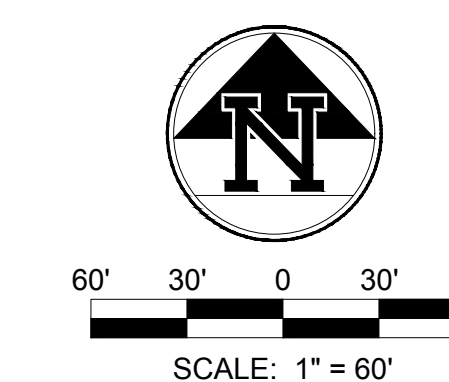
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DATE: 5/06/16

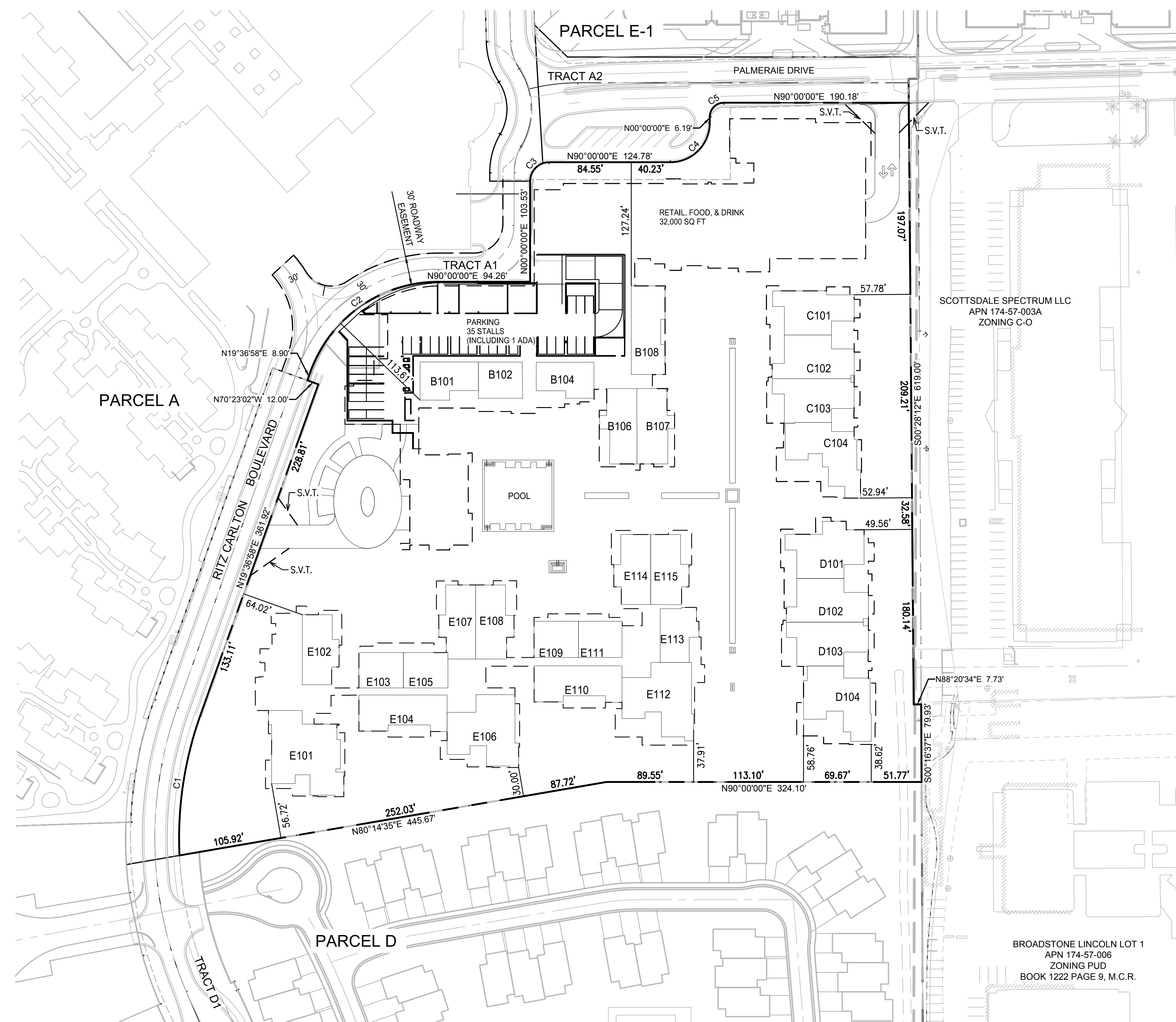
BOUNDARY MAP



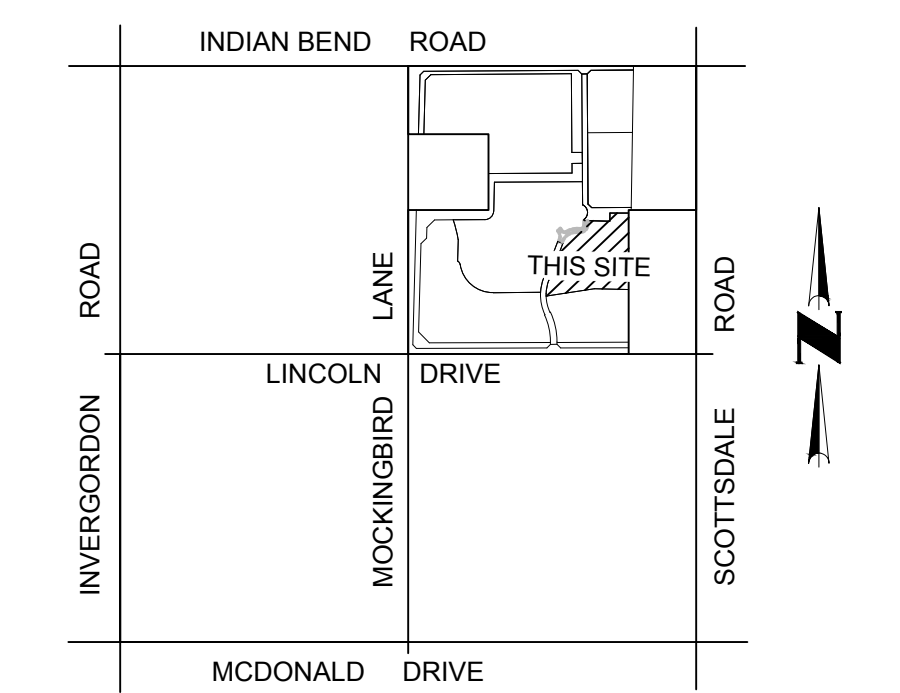
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A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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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GROUND (1ST) LEVEL PLAN



VICINITY MAP
(NOT-TO-SCALE)

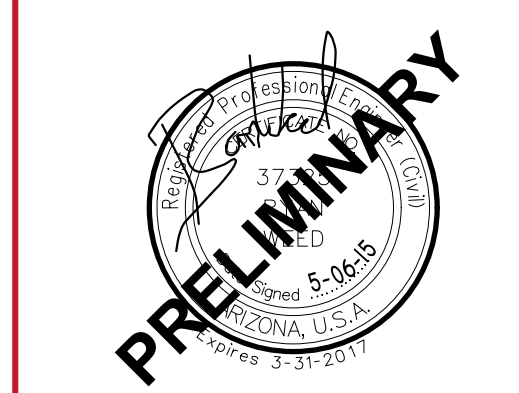
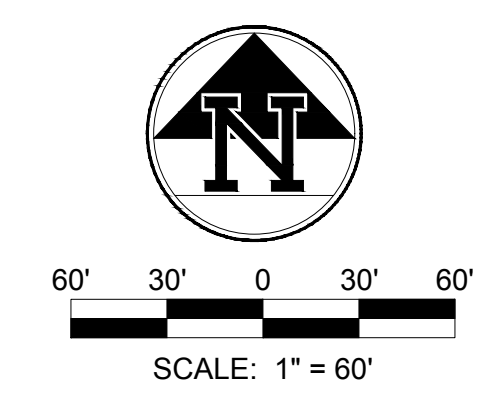
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- NOTES**
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.



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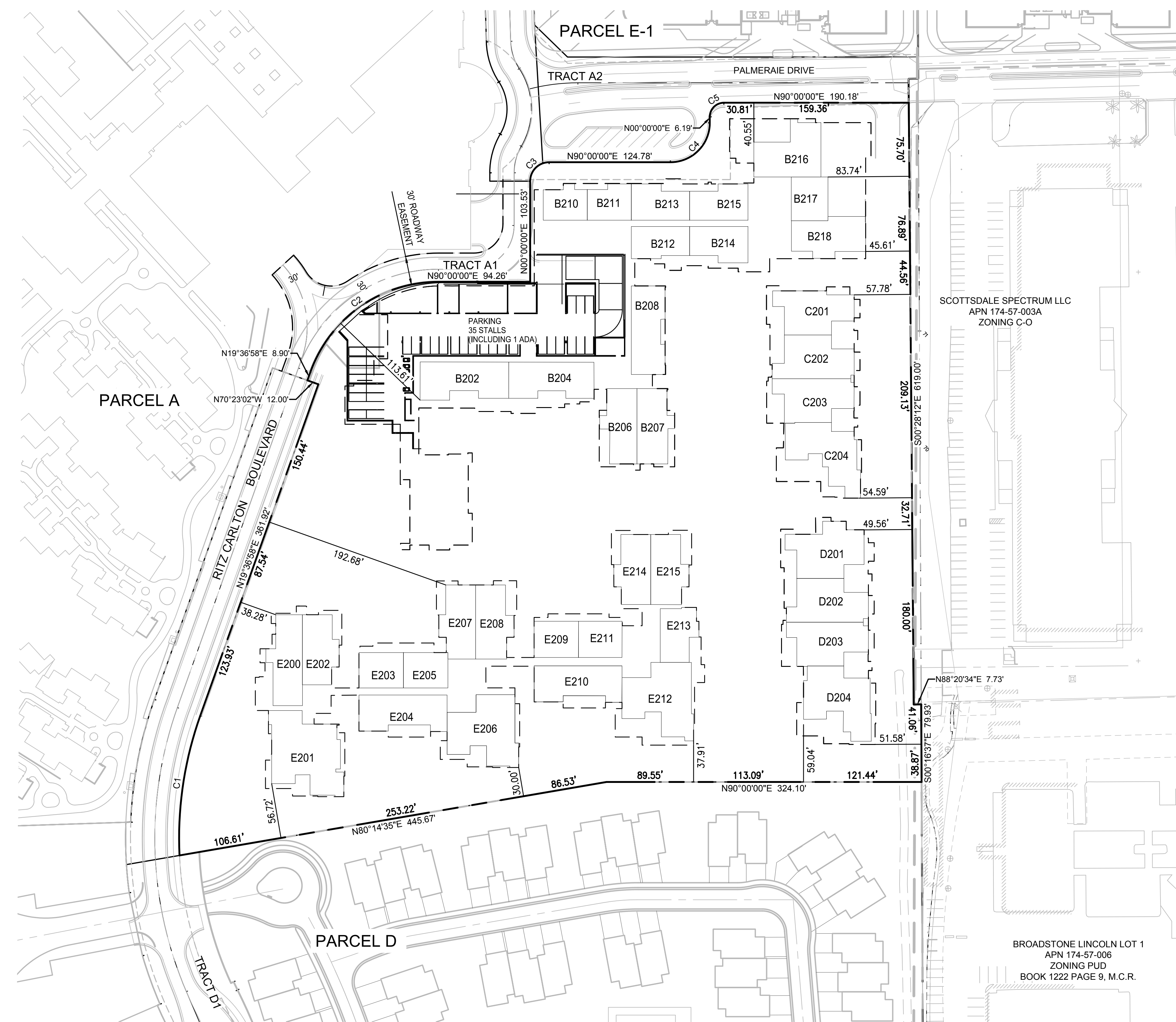
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

PARADISE VALLEY, ARIZONA
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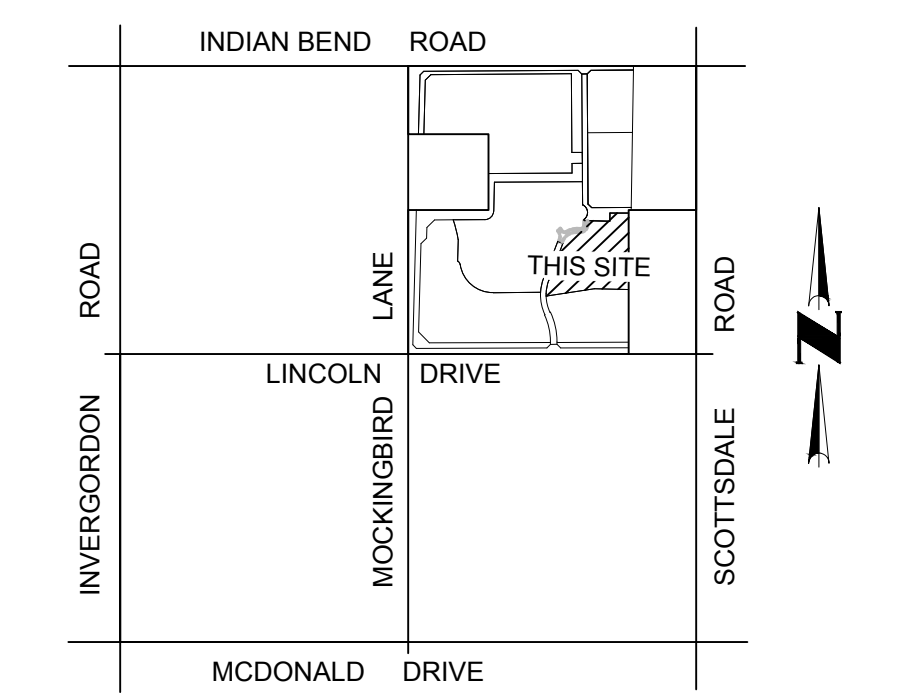
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SECOND (2ND) LEVEL PLAN

NOTES

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

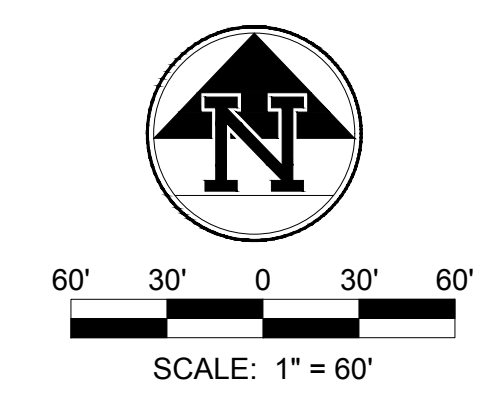
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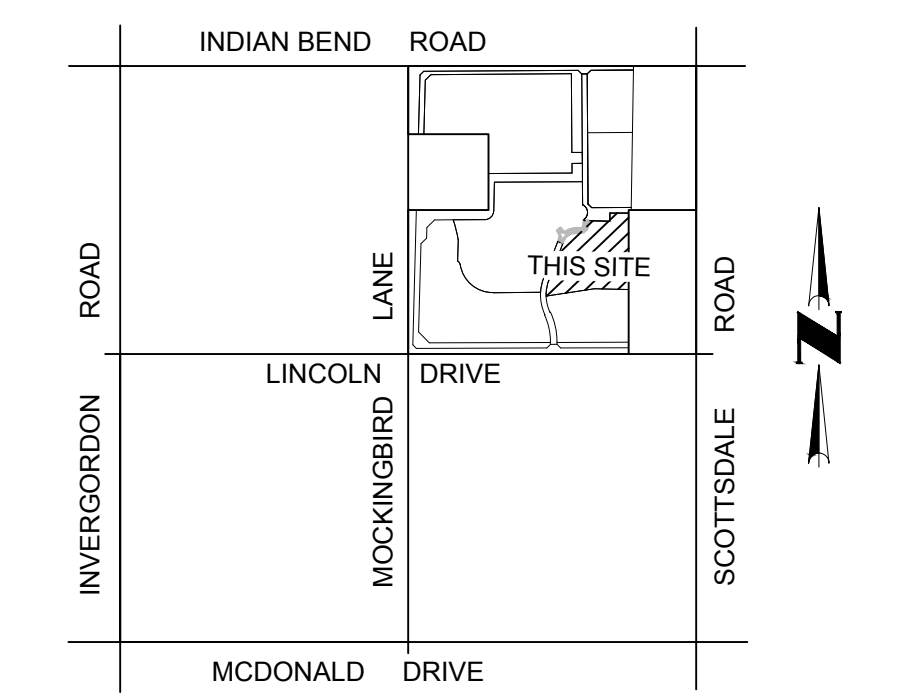
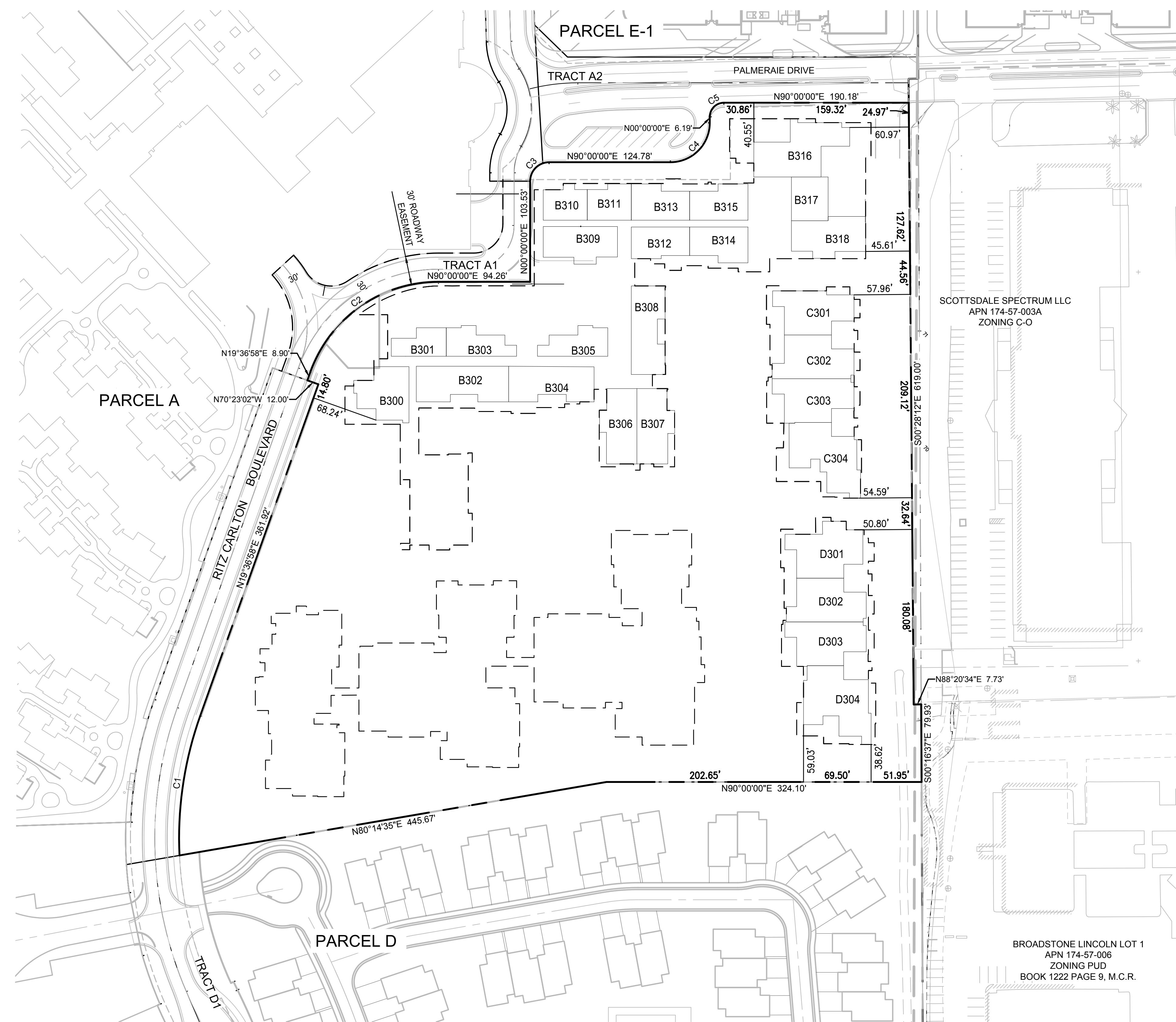
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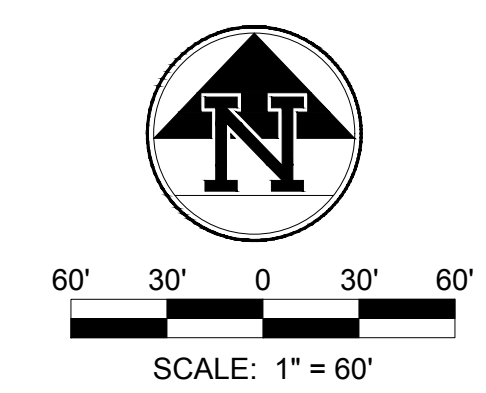
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SHEET 08	CONSTRAINTS MAP

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THIRD (3RD) LEVEL PLAN

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



SHEET
05 OF 08

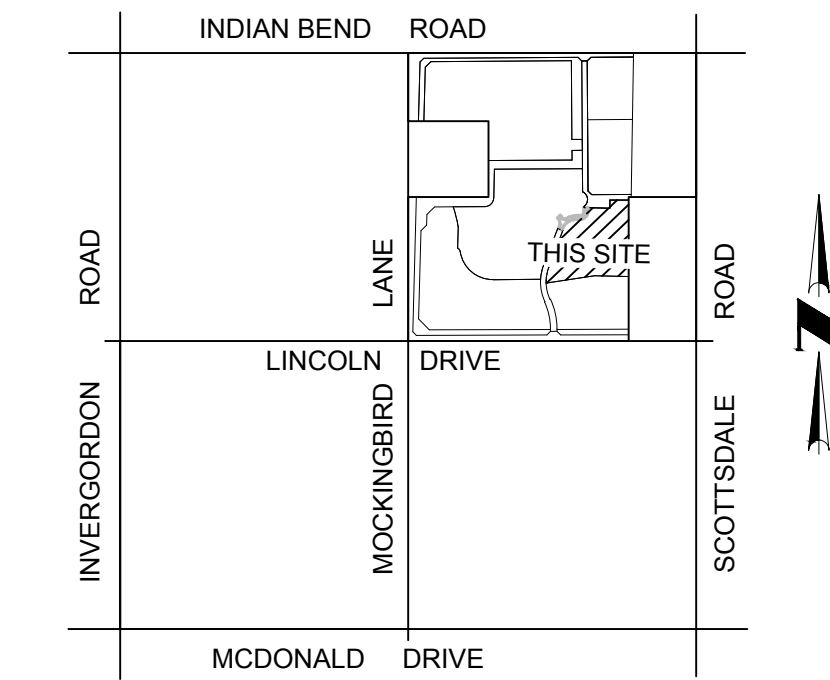
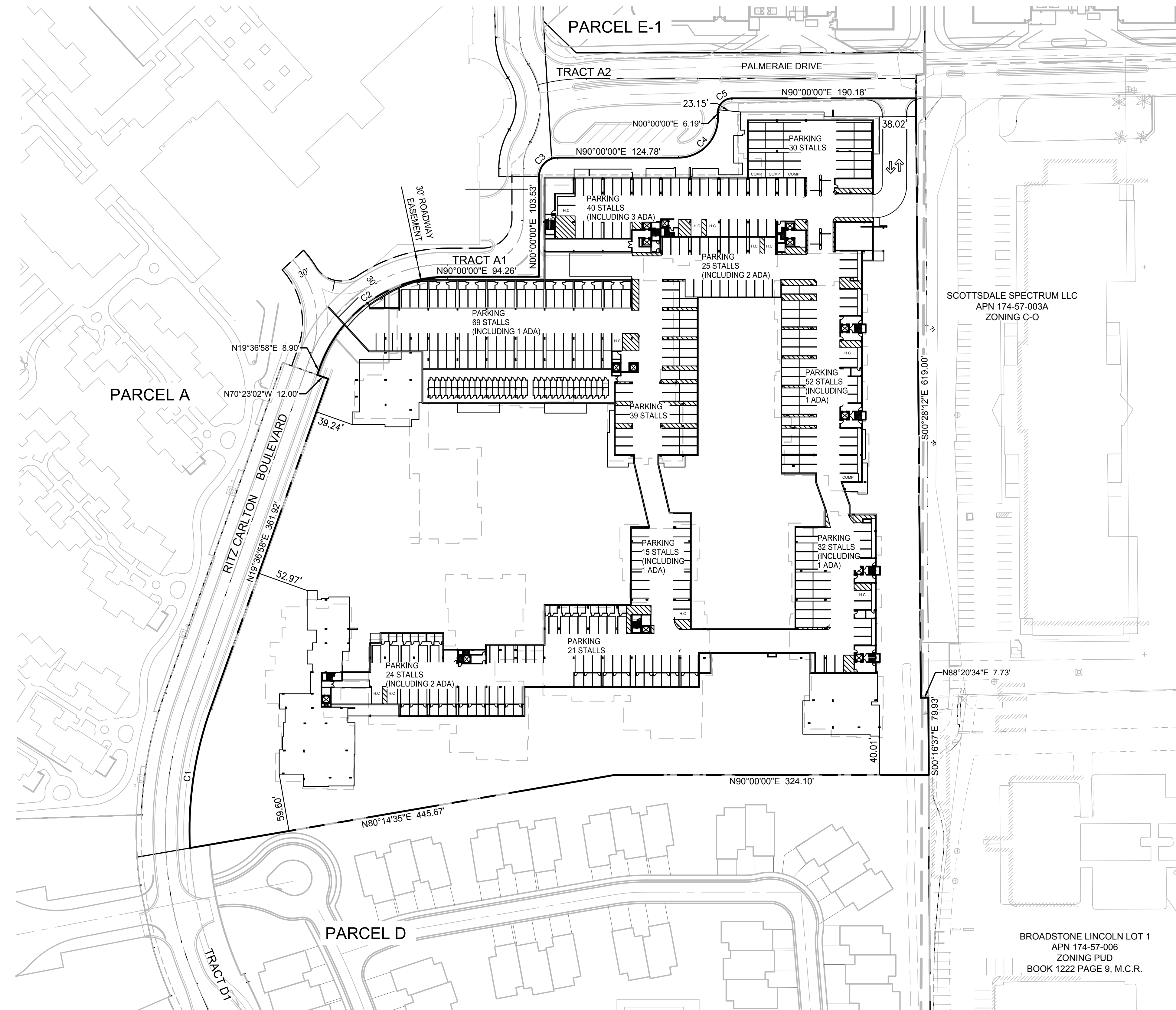
DATE: 5/06/16

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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
- 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

SHEET INDEX

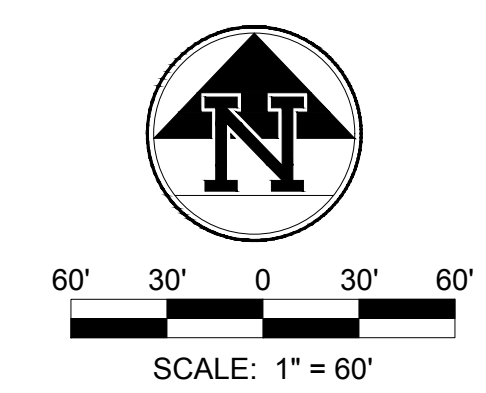
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UNDERGROUND PARKING PLAN

NOTES

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



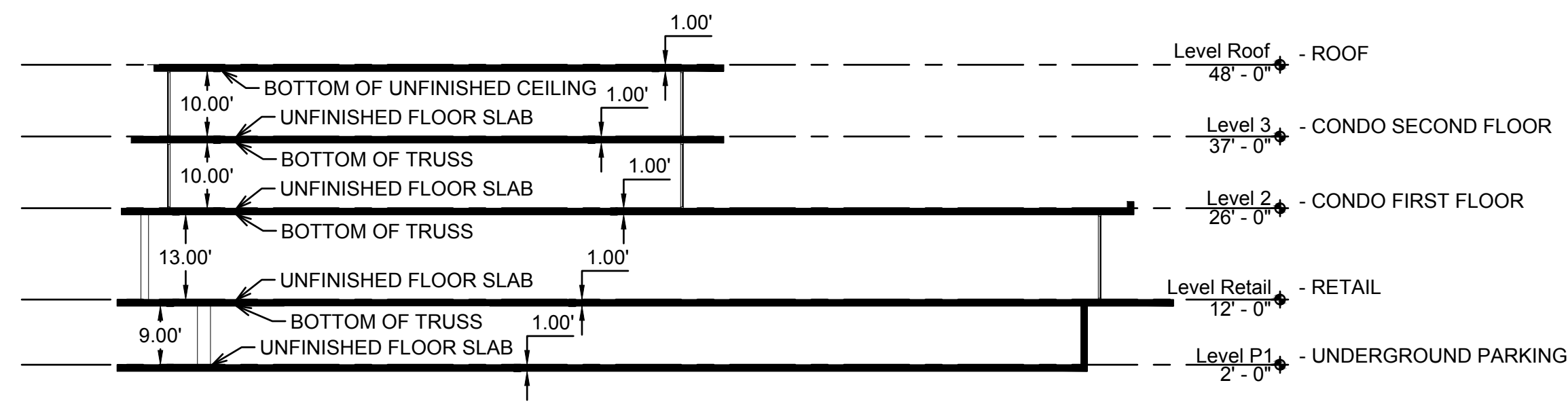
SHEET
06 OF 08

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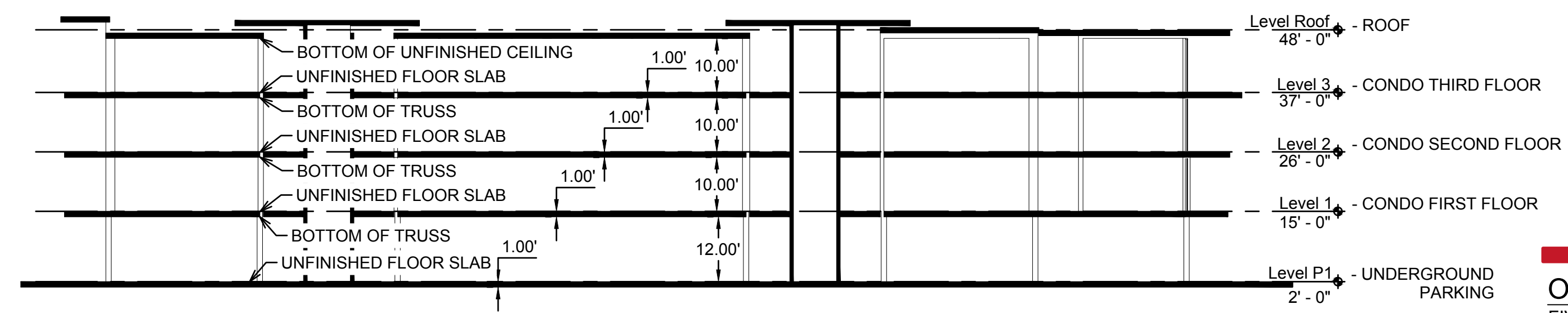
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A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

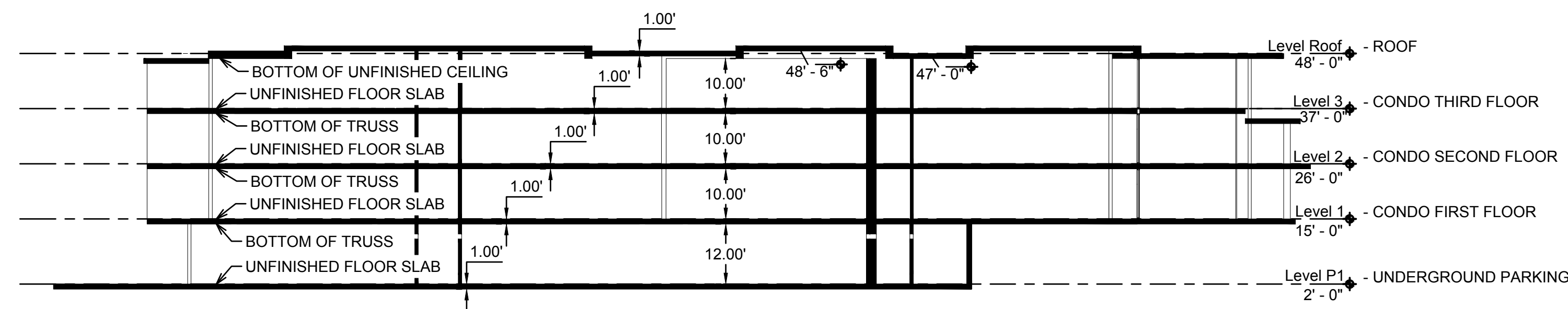
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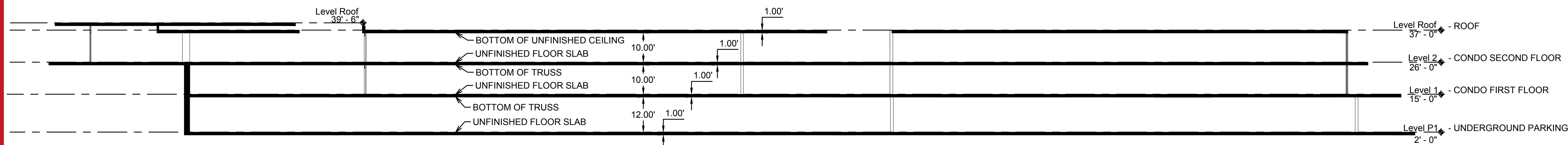
VERTICAL SCHEMATIC - BUILDING B



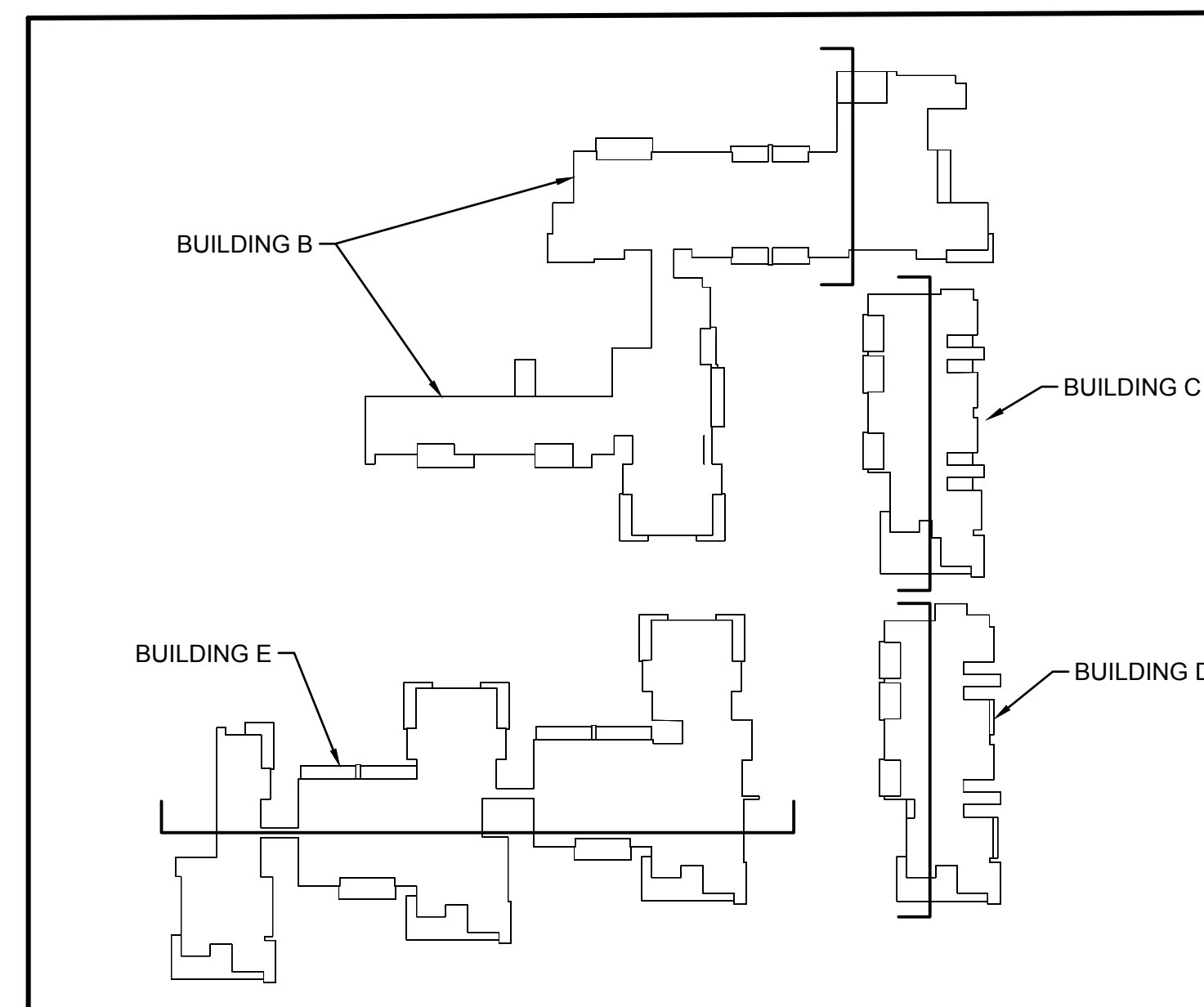
VERTICAL SCHEMATIC - BUILDING C



VERTICAL SCHEMATIC - BUILDING D



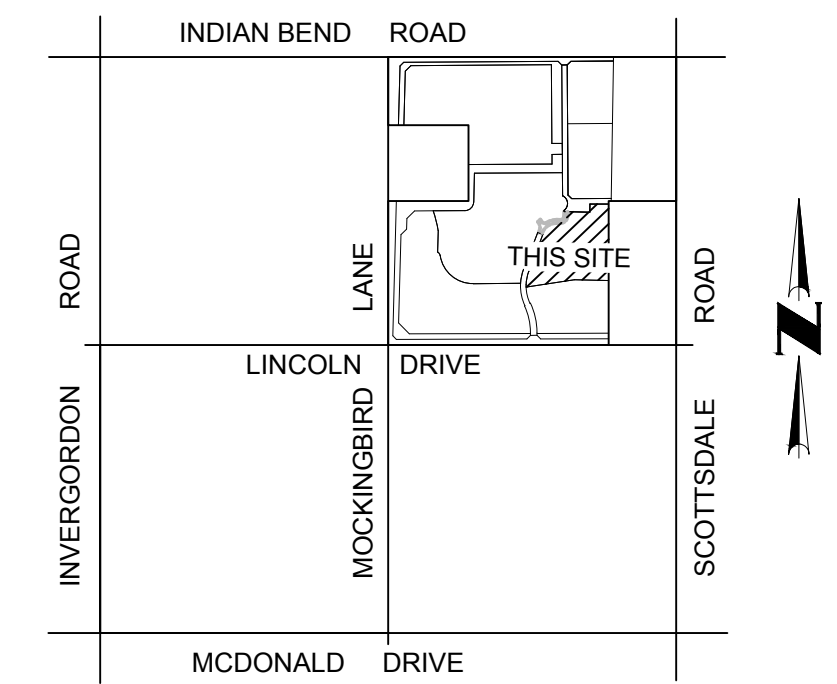
VERTICAL SCHEMATIC - BUILDING E



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

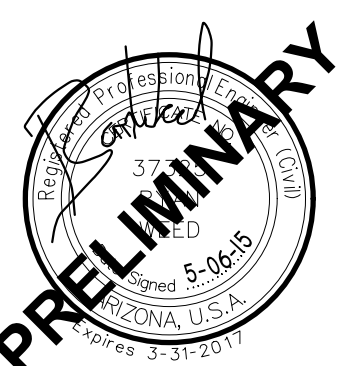
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07 OF 08

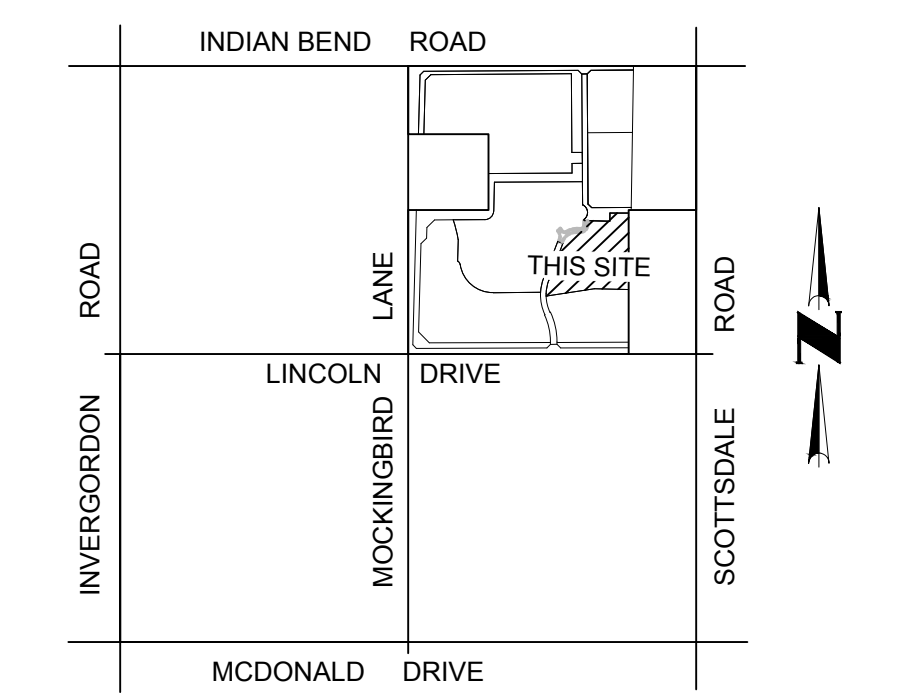
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

PARADISE VALLEY, ARIZONA
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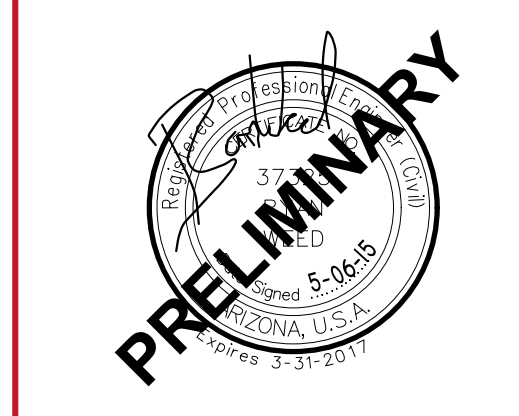
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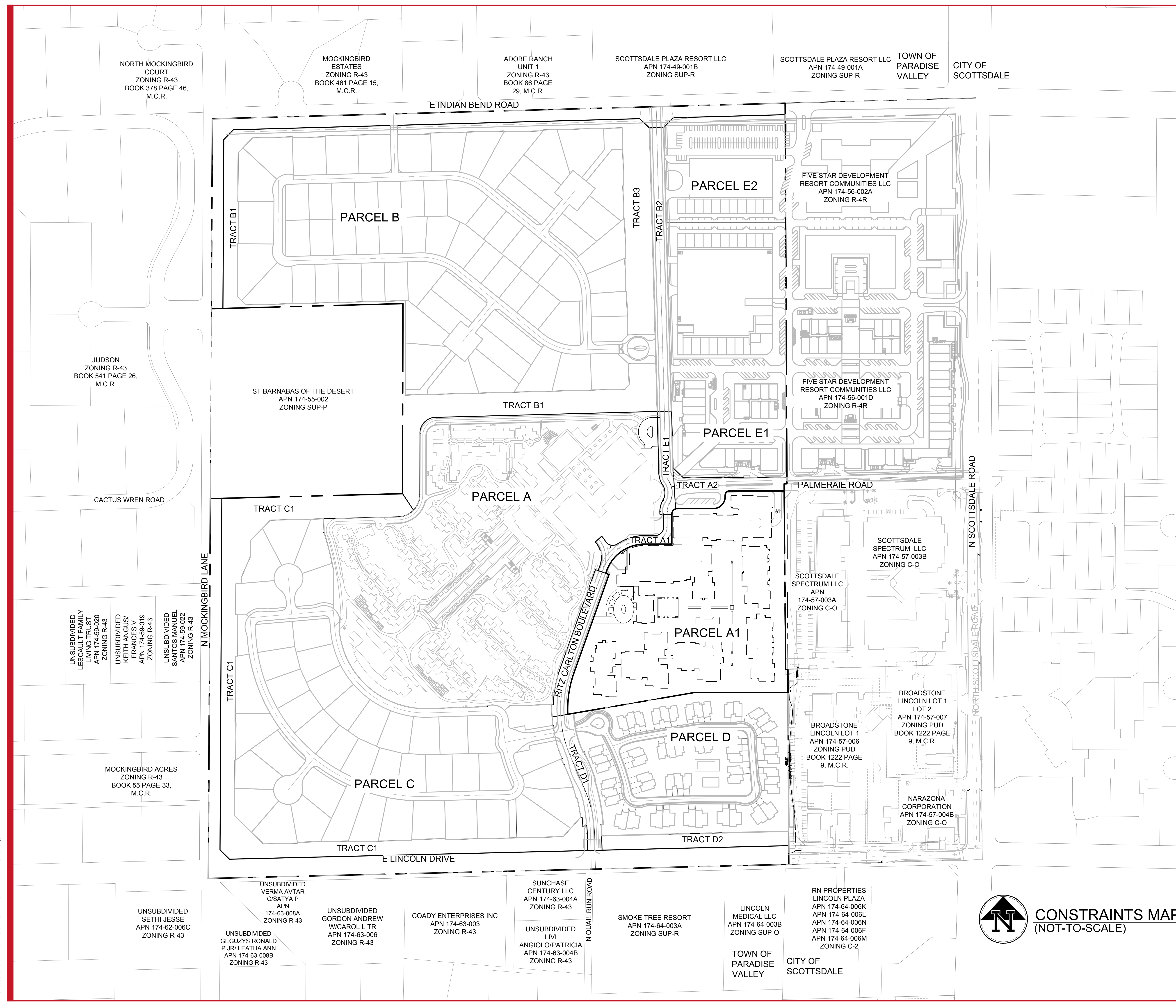
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CONSTRAINTS MAP
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SHEET 08 OF 08

DATE: 5/06/16



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