



## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application

December 17, 2015



Approved Plans

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## The Ritz-Carlton Resort

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## PROJECT TEAM

B-1



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# MASTER PLAN

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



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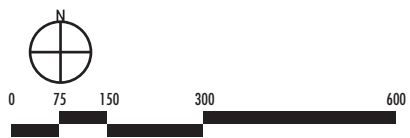
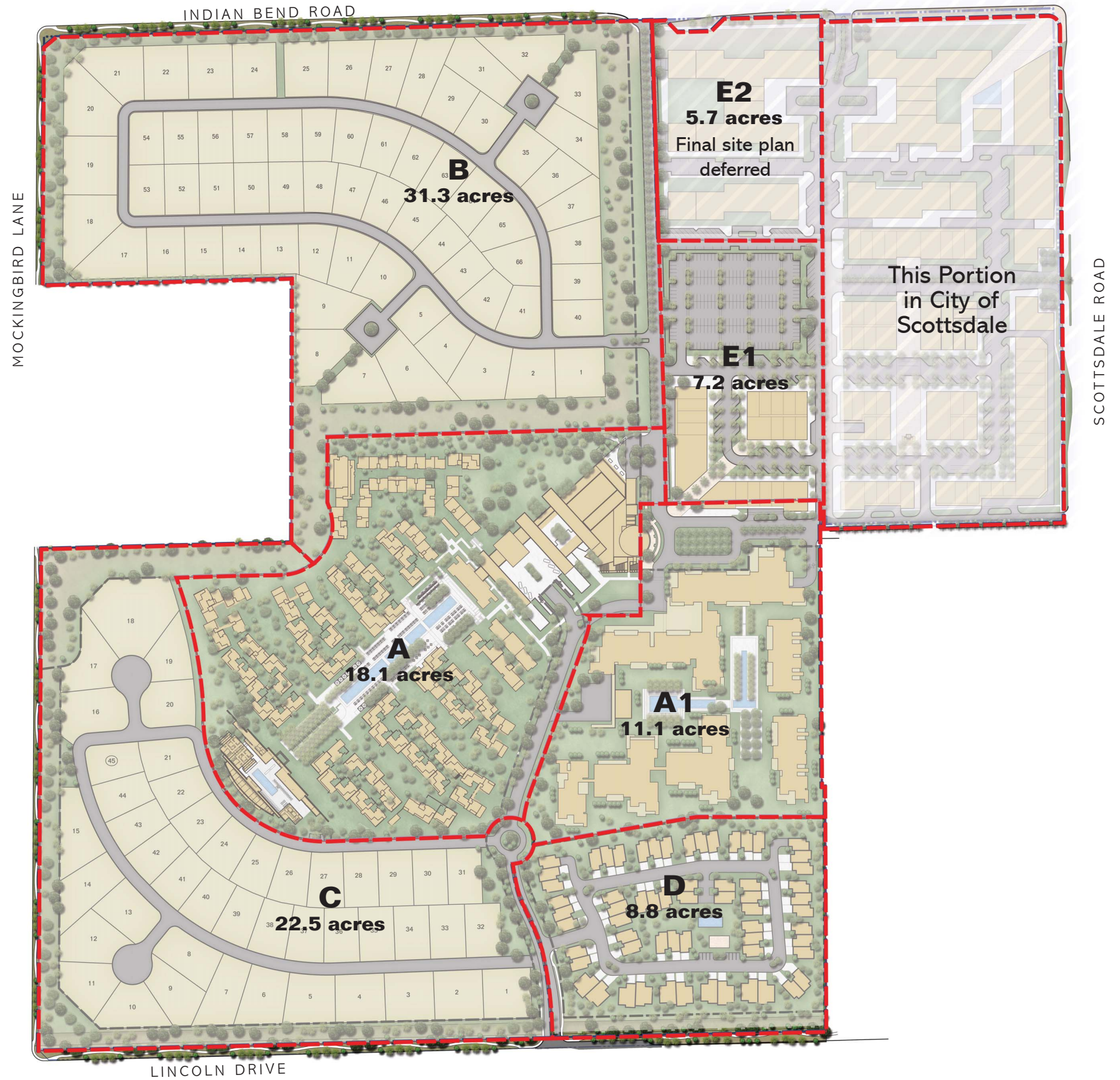
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**MASTER PLAN**  
Land Use Plan  
D-1

# MASTER PLAN

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



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## AREA PLAN

Land Use Plan  
D-2

2015 Proposed SUP Overview

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

B	Resort Related Luxury Homes	31.3	66	10,000 sf min	4,000	453,750		336,600	24.7%	20' /24' <sup>(3)</sup>
				13,540 sf avg <sup>(9)</sup>						
				20,320 sf max <sup>(9)</sup>						
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' <sup>(3)</sup>
				14,191 sf avg <sup>(9)</sup>						
				37,605 sf max <sup>(9)</sup>						
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20'/24'/36' <sup>(5)</sup>
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'
	Accessory & Service Structures									
E2	Resort Related Mixed-Use (Deferred)	5.7 <sup>(10)</sup>								
Subtotals B,C,D & E1		69.8				972,825	81,400	748,200	24.6%	

<b>Total All Parcels (excluding E2)</b>		<b>99.0</b>	<b>Post Dedication</b>			<b>972,825</b>	<b>808,400</b>	<b>1,131,200</b>	<b>26.2%</b>	
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Total Square Footage

Residential	972,825
Resort Related	808,400
<b>Total Proposed</b>	<b>1,781,225 sf</b>

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
<b>Total</b>	<b>111 du</b>
Net Acres	53.8 ac <sup>(6)</sup> 2.06 du/ac
Gross Acres	54.5 ac <sup>(7)</sup> 2.04 du/ac
Improved Acres	56.5 ac <sup>(8)</sup> 1.96 du/ac

Notes:

- <sup>(1)</sup> 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.
- <sup>(2)</sup> 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-7.
- <sup>(3)</sup> 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.
- <sup>(4)</sup> Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements
- <sup>(5)</sup> 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.
- <sup>(6)</sup> Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- <sup>(7)</sup> Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- <sup>(8)</sup> Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- <sup>(9)</sup> Illustrative values only
- <sup>(10)</sup> The acreage for Area E2 is excluded from the overall Area Coverage calculation

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MASTER PLAN

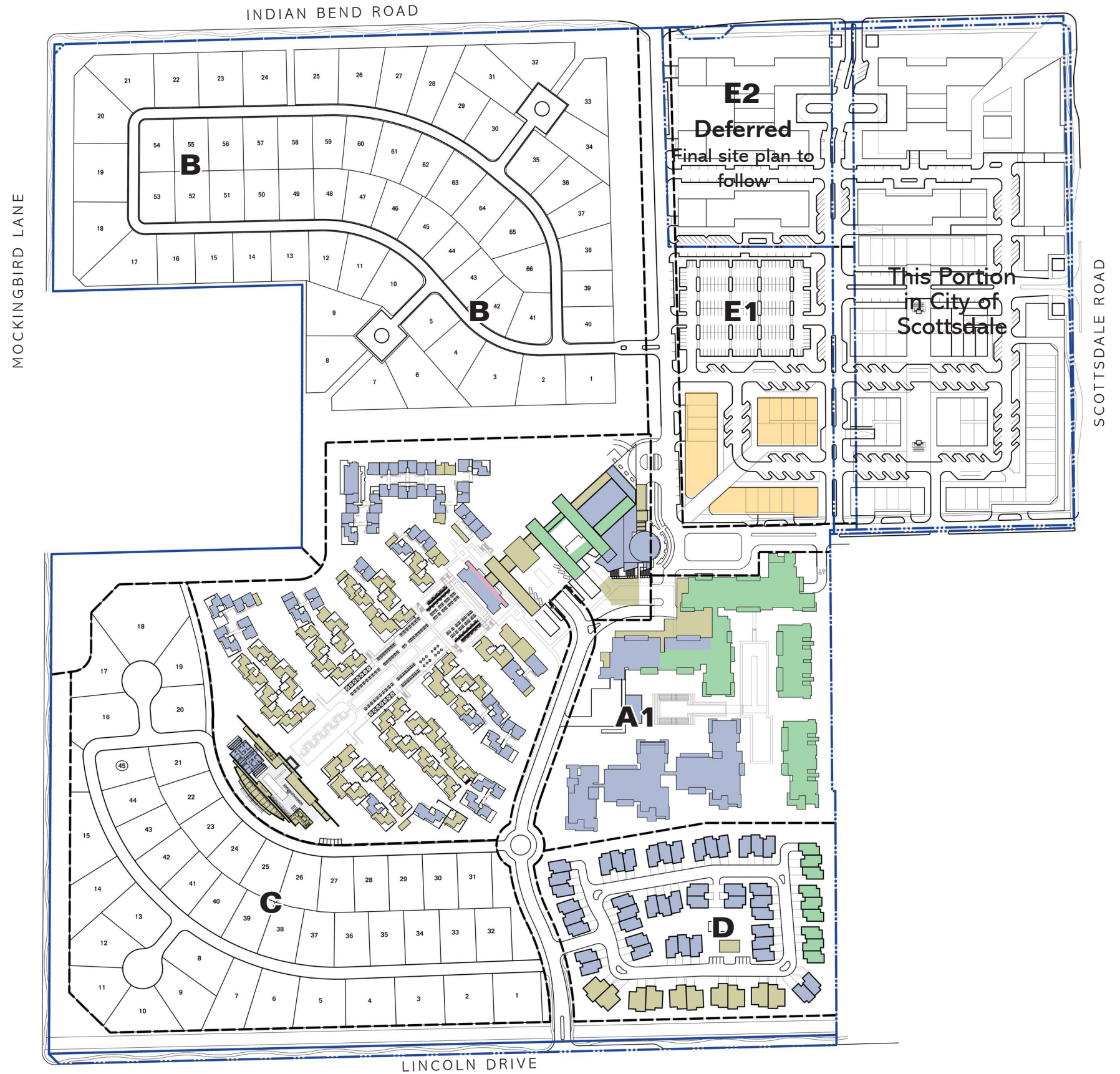
Land Density Table

D-3



**LEGEND**

- One Story Building: 14' - 20' above finish grade
- Two Story Building: 20' - 28' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof: 48' above finish grade
- Single Story with a 30' maximum height



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**PROJECT HEIGHTS**

Hotel | Residential | Mixed Use




INDIAN BEND ROAD

MOCKINGBIRD LANE

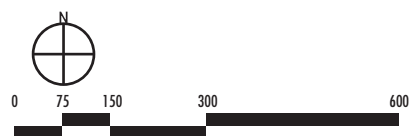
SCOTTSDALE ROAD



LINCOLN DRIVE

	Open Space (Public)		
	Open Space (Private)		
<b>Total Open Space</b>		<b>66.08 ac</b>	<b>(71%)</b>
	Roads & Building Structures	26.52 ac	(29%)
<b>Total</b>		<b>92.60 acres</b>	

Note: At all times, the total of the public and private open space is to meet or exceed 40%.



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**OPEN SPACE PLAN**



**PLANT PALETTE**

to occur at the base of the two entry monuments which may include but not limited to the following:

**Trees**

- Blue Palo Verde
- Desert Willow
- Ironwood

**Shrubs**

- Hopbush
- Fairy Duster
- Desert Bird of Paradise
- Desert Ruellia
- Brittle Bush
- Chuparosa
- Globe Mallow

**Accents**

- Agave sp.
- Opuntia sp.
- Dasyilirion sp.
- Desert Milkweed

**Ground Cover**

- Lantana sp.
- Verbena sp.
- Desert Marigold

Additional landscape buffer shall be provided at the base of the gateway monuments. Landscaping shall be in keeping with Paradise Valley landscape Character, and will be accented with flowering shrubs and groundcovers. Refer to plant list provided

Typical Town of Paradise Valley Welcome Sign

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**ENTRY RENDERINGS**  
Welcome to Town of Paradise Valley



Fountain Sign Wall  
 48" Max Height  
 50' Max Length  
 18" Max Water Depth

Sign Lighting shall conform with Town of Paradise Valley Sign Ordinance

12 Specimen Palo Verde Trees  
 48" Box Minimum at Corner

18" High Maximum Letters  
 Sign Area less than 30SF

Low Flowering Plant and  
 Turf Area at Corner

Monument Setback  
 25' Minimum from Post  
 Dedication Property Line

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**ENTRY RENDERINGS**  
 Lincoln Drive at Mockingbird Lane

D-7



Approximate Entry Monument Location

Decorative Tile Wall (architectural design and materials subject to change)  
 Max 6' High  
 Pin Mounted Logo and Text  
 Maximum 25 SF  
 Setback 25' Minimum from Post Dedication Property Line

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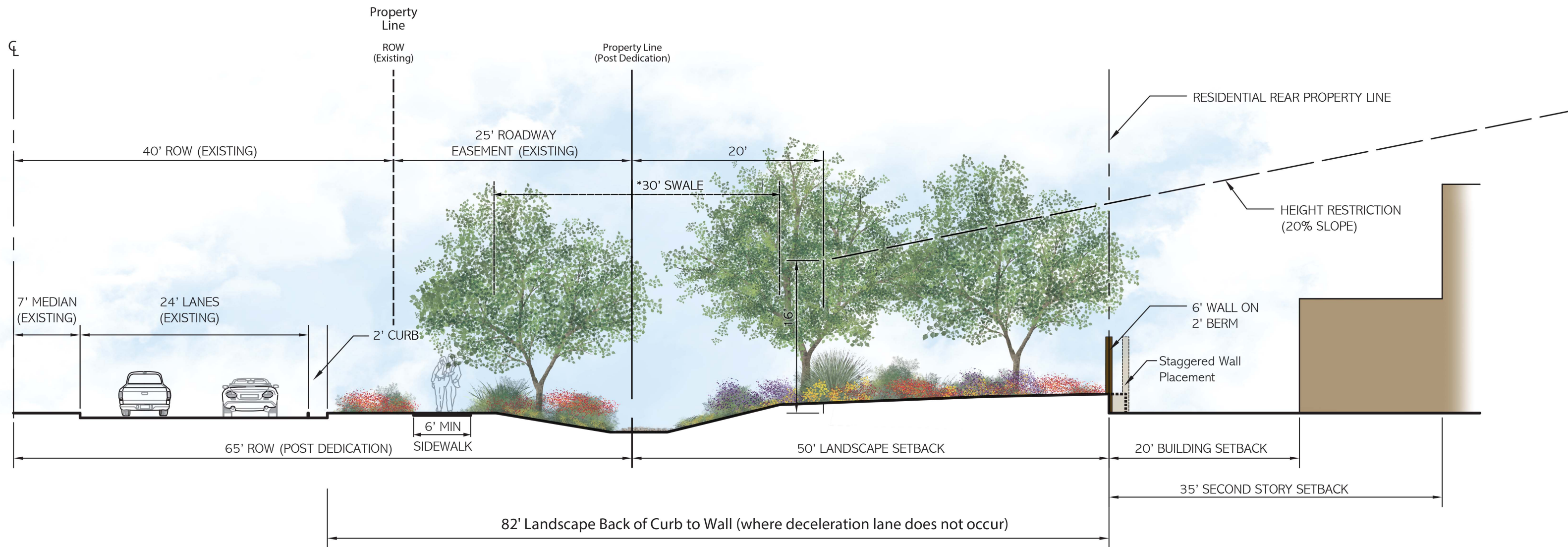
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**ENTRY RENDERINGS**

Lincoln Drive at Resort Entrance

D-8



\*PENDING FINAL TOWN APPROVED ENGINEERING

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**ROAD SECTIONS**

Lincoln Drive Typical

D-9

## ANTICIPATED TRANSITIONAL DESERT PLANT PALETTE

(May include but not limited to)

### Trees

Foothills Palo Verde  
Desert Willow  
Ironwood

### Shrubs

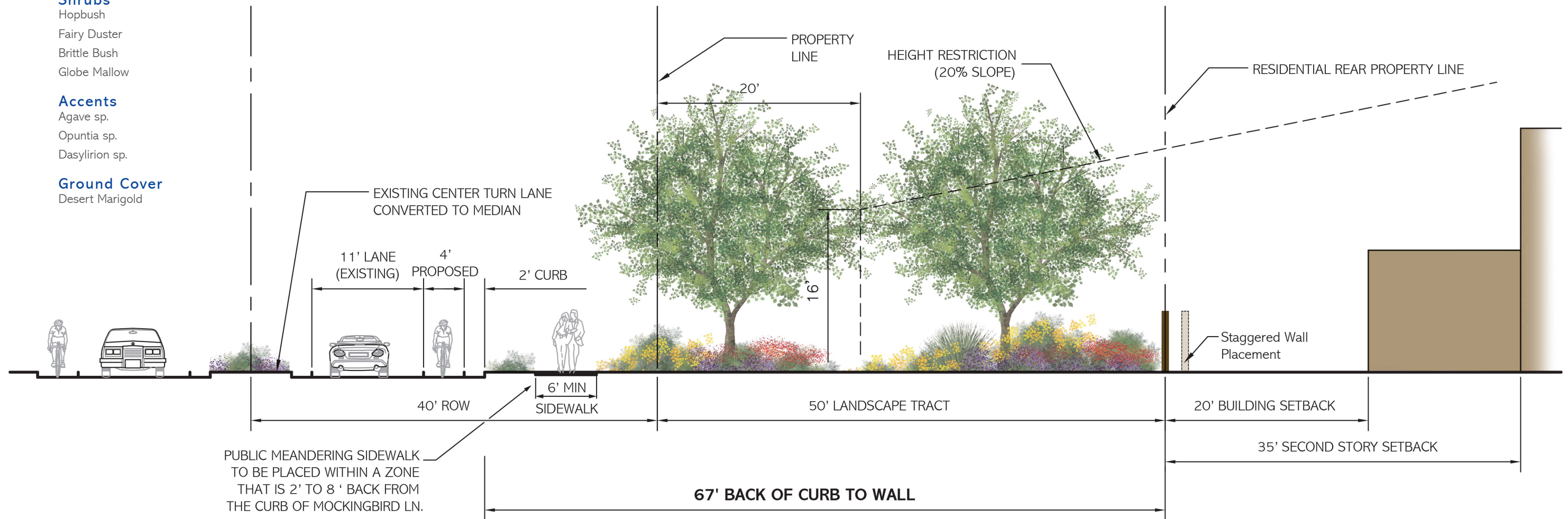
Hopbush  
Fairy Duster  
Brittle Bush  
Globe Mallow

### Accents

Agave sp.  
Opuntia sp.  
Dasylirion sp.

### Ground Cover

Desert Marigold



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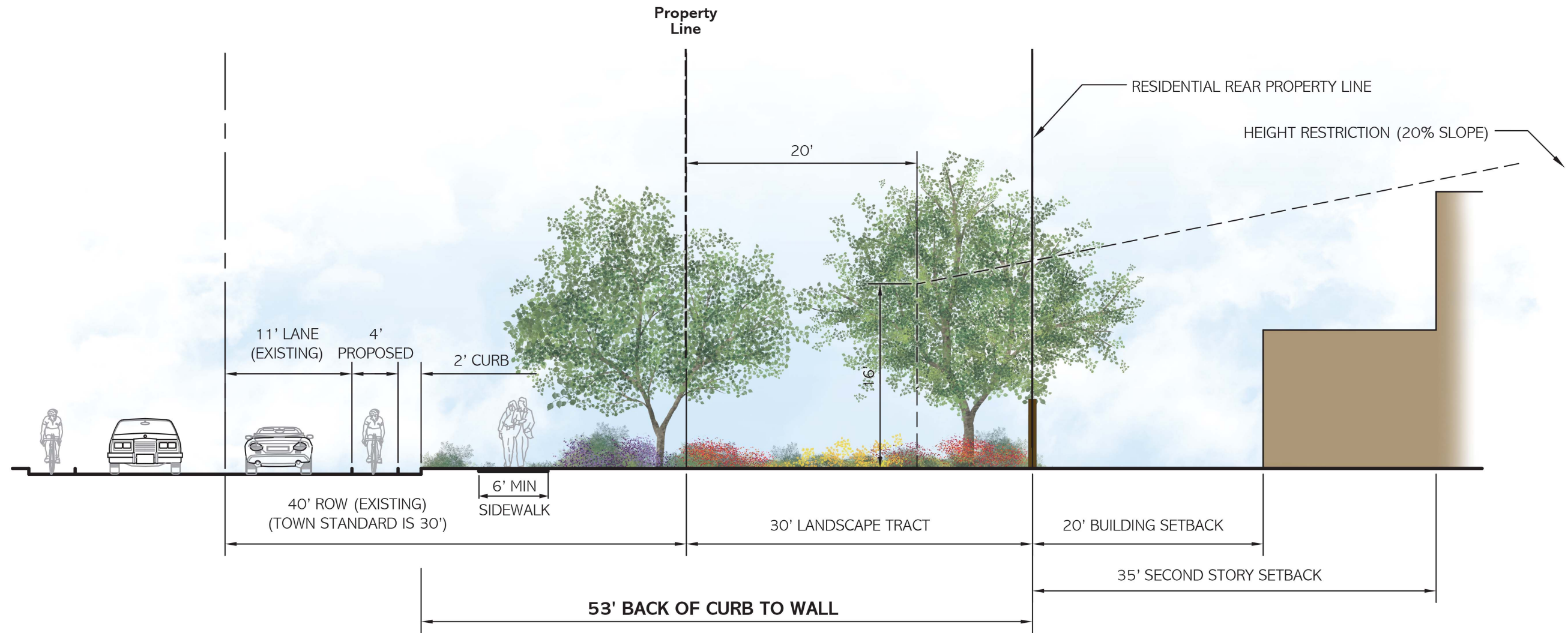


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**ROAD SECTIONS**

Mockingbird

D-10



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contact: Ryan Weed

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602.230.0600  
contact: Jason Morris



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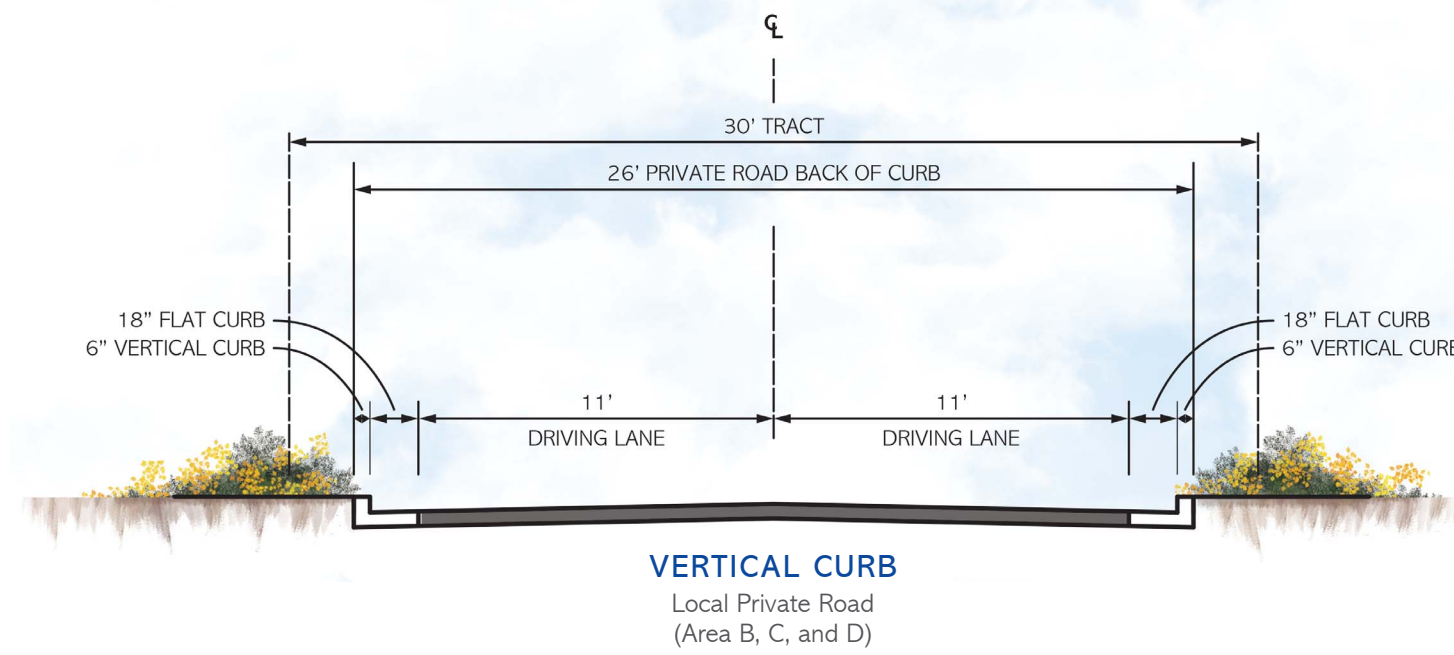
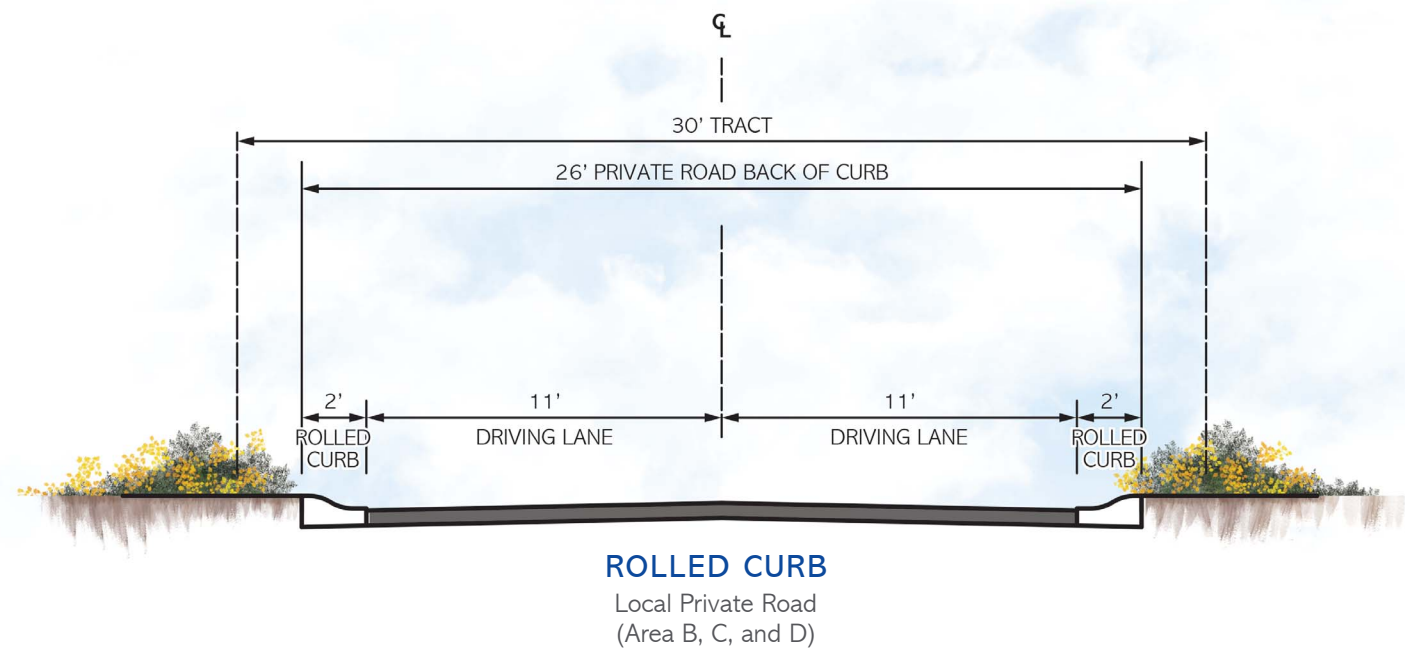
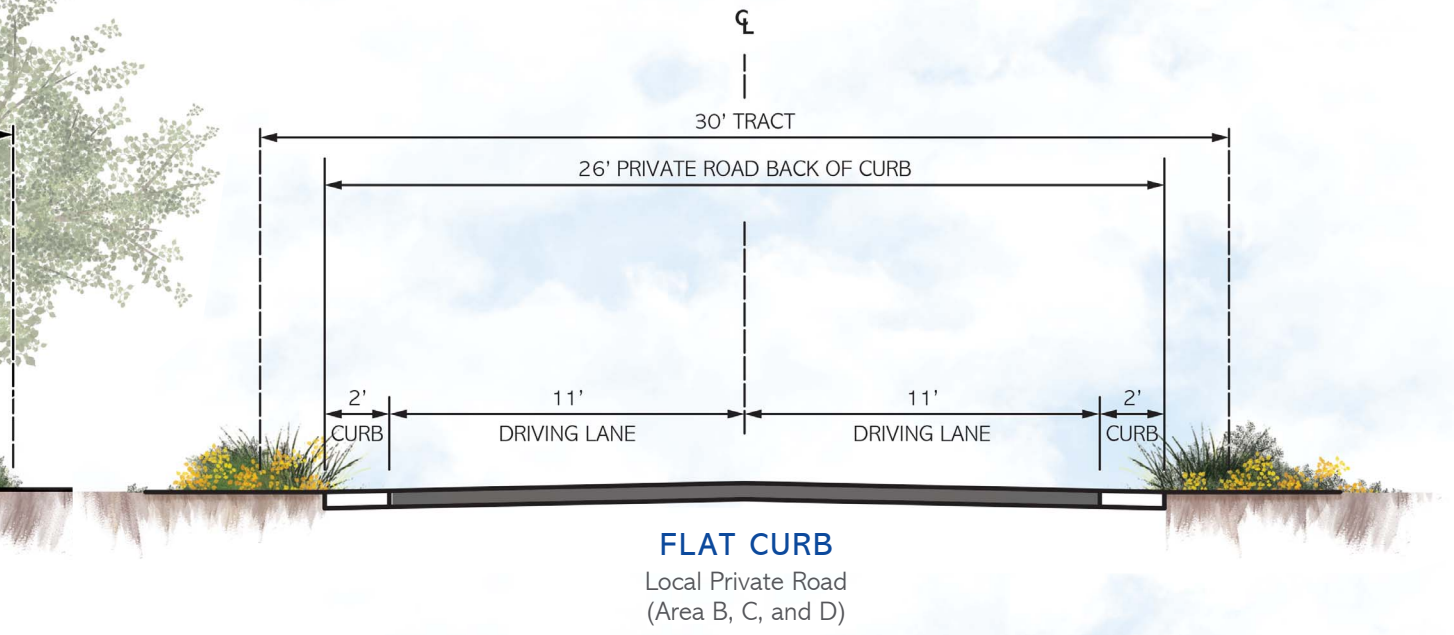
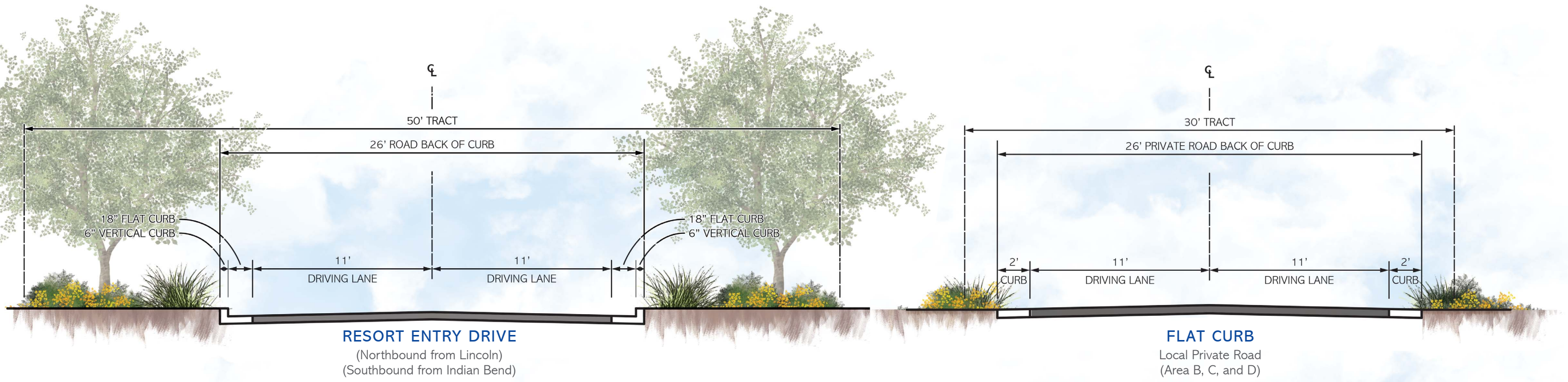


**ROAD SECTIONS**

Indian Bend (No Channel)

D-11





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**ROAD SECTIONS**

Internal Sections

D-12



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## The Ritz-Carlton Resort

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**LEGEND**

- 1 Arrival Court | Reception
- 2 Ballroom Dropoff
- 3 Lobby
- 4 Ballrooms | Meeting Space
- 5 Outdoor Function areas
- 6 Oasis Pool Area
- 7 Guestroom Casitas
- 8 Spa | Fitness
- 9 Ritz-Carlton Resort Villas
- 10 Palm Court Plaza
- 11 Resort Related Attached Residence Village
- 12 Palmeraie Retail Center



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**RESORT HOTEL**

Site Plan  
E-1

## HOTEL SUMMARY PROGRAM

<b>GUESTROOMS</b>	
Typical Guestrooms (120)	67,000 sf
Suites (80)	90,000 sf
Guestroom Support	13,800 sf
<b>PUBLIC AREAS</b>	
Lobby   Lobby Bar   Reception   Retail	7,000 sf
Restaurants (2)	6,000 sf
Ballrooms   Meetings	35,000 sf
Spa   Fitness   Club Lounge	15,000 sf
Misc	15,000 sf
<b>BACK OF HOUSE AREA</b>	60,200 sf
<b>TOTAL HOTEL</b>	290,000 sf
Underground Parking (390 stalls)	168,000 sf

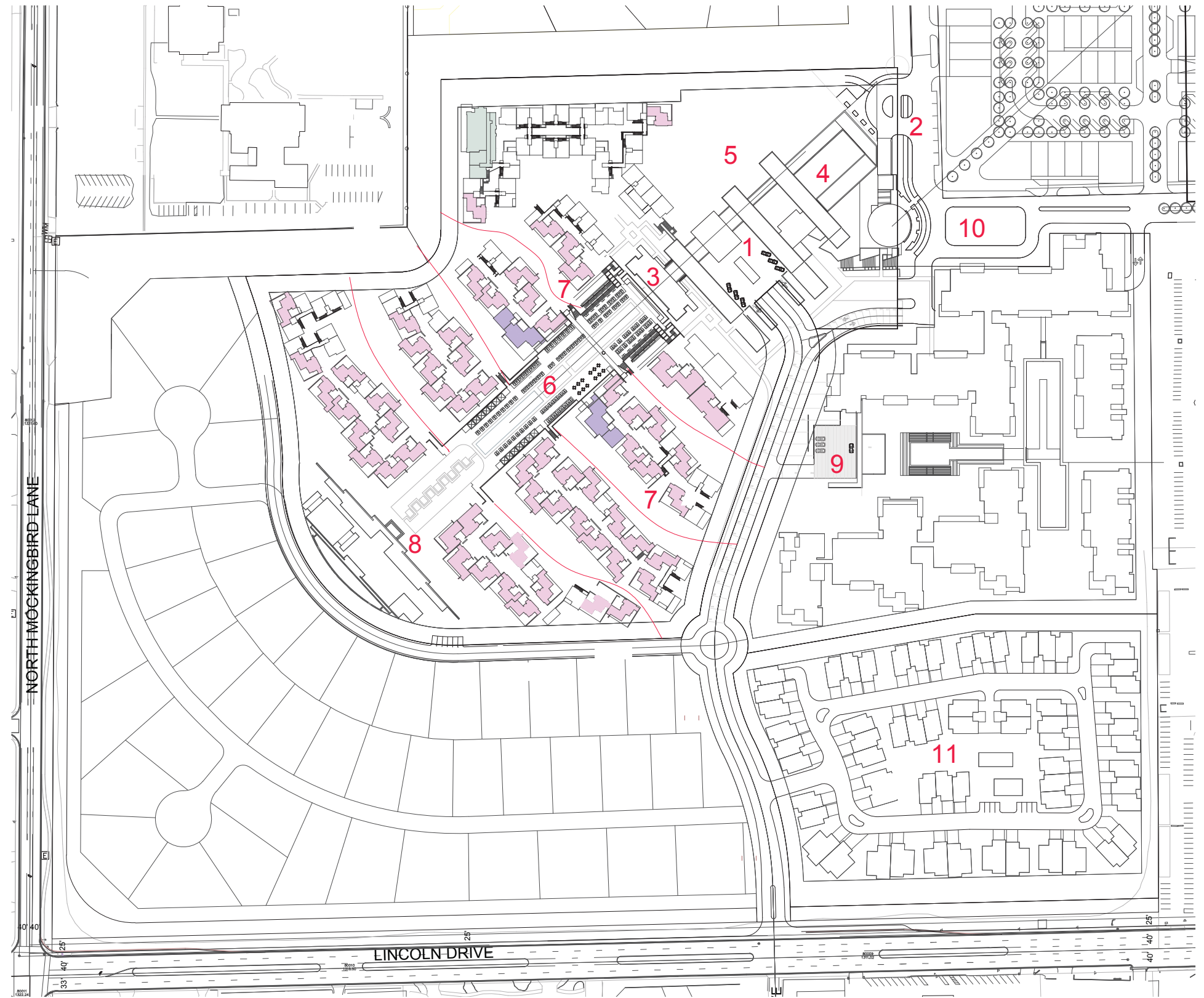
## RITZ-CARLTON RESORT VILLA PROGRAM

VILLA UNITS (94 units)	259,700 sf
VILLA SUPPORT (Lobby   support   circulation   MEP)	68,300 sf
<b>TOTAL RESIDENTIAL VILLA PROGRAM</b>	328,000 sf
Underground Parking (268 stalls)	91,000 sf

Note: All area sizes are approximate and are subject to modification within the limits of the Total Floor Area identified on Page D-3.

### LEGEND

- |    |   |
|----|---|
| 1  | Arrival Court   Reception                 |
| 2  | Ballroom Dropoff                          |
| 3  | Lobby                                     |
| 4  | Ballrooms   Meeting Space                 |
| 5  | Outdoor Function areas                    |
| 6  | Oasis Pool Area                           |
| 7  | Guestroom Casitas                         |
| 8  | Spa   Fitness                             |
| 9  | Ritz-Carlton Resort Villas                |
| 10 | Palm Court Plaza                          |
| 11 | Resort Related Attached Residence Village |



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**RESORT HOTEL**

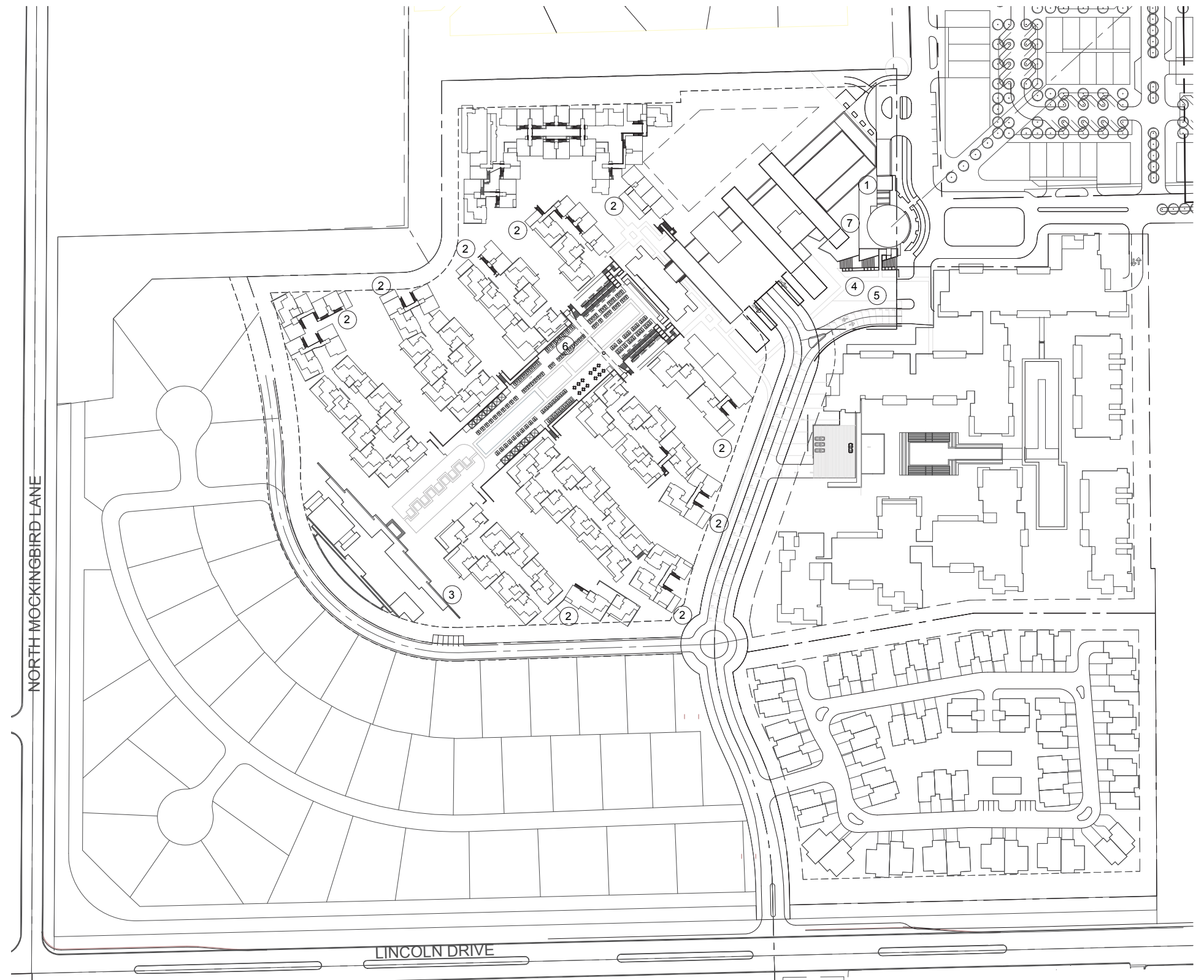
Hotel Program | Suite Locations

E-2

## LEGEND

### EQUIPMENT SCREENING NOISE MITIGATION

- 1 Hotel Cooling Tower -  
Full height perimeter sound wall  
Trellised roof  
Integral sound attenuation
- 2 Hotel Guestroom Mechanical -  
Perimeter sound wall at roof  
Trellised roof  
Integral sound attenuation
- 3 Spa Mechanical -  
Perimeter sound wall at roof  
Trellised roof  
Integral sound attenuation
- 4 Emergency Generator -  
Fully enclosed within building  
Sound attenuation louvers
- 5 Loading Dock -  
Full height perimeter walls  
Solid loading yard gate
- 6 Pool Equipment Room -  
Fully enclosed within building  
Sound attenuation louvers
- 7 Air Handler Rooms -  
Fully enclosed within building  
Sound attenuation louvers



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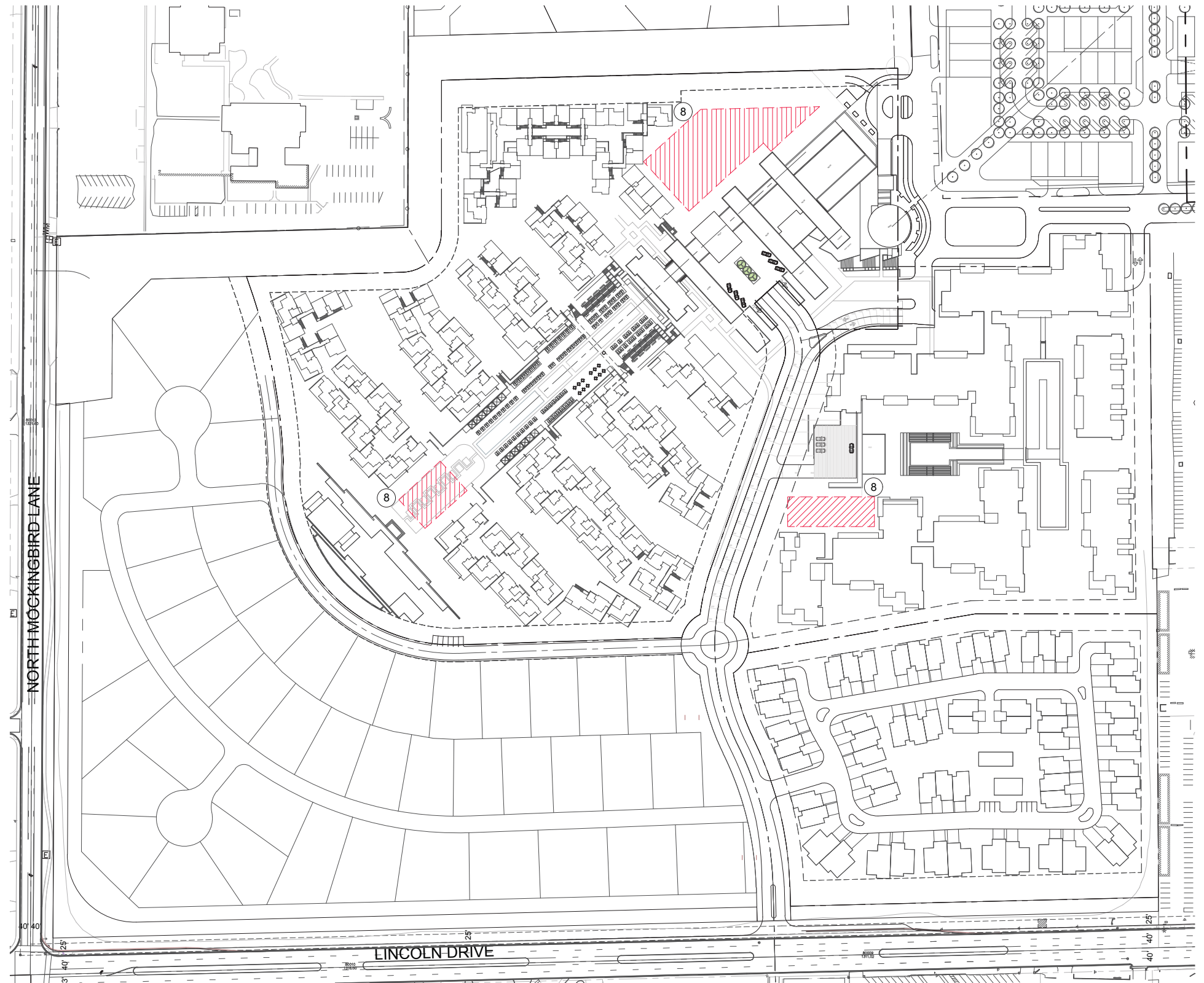
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**RESORT HOTEL**  
Equipment Screening Noise Mitigation

E-3

**LEGEND**

8 Event Lawn Tent Location



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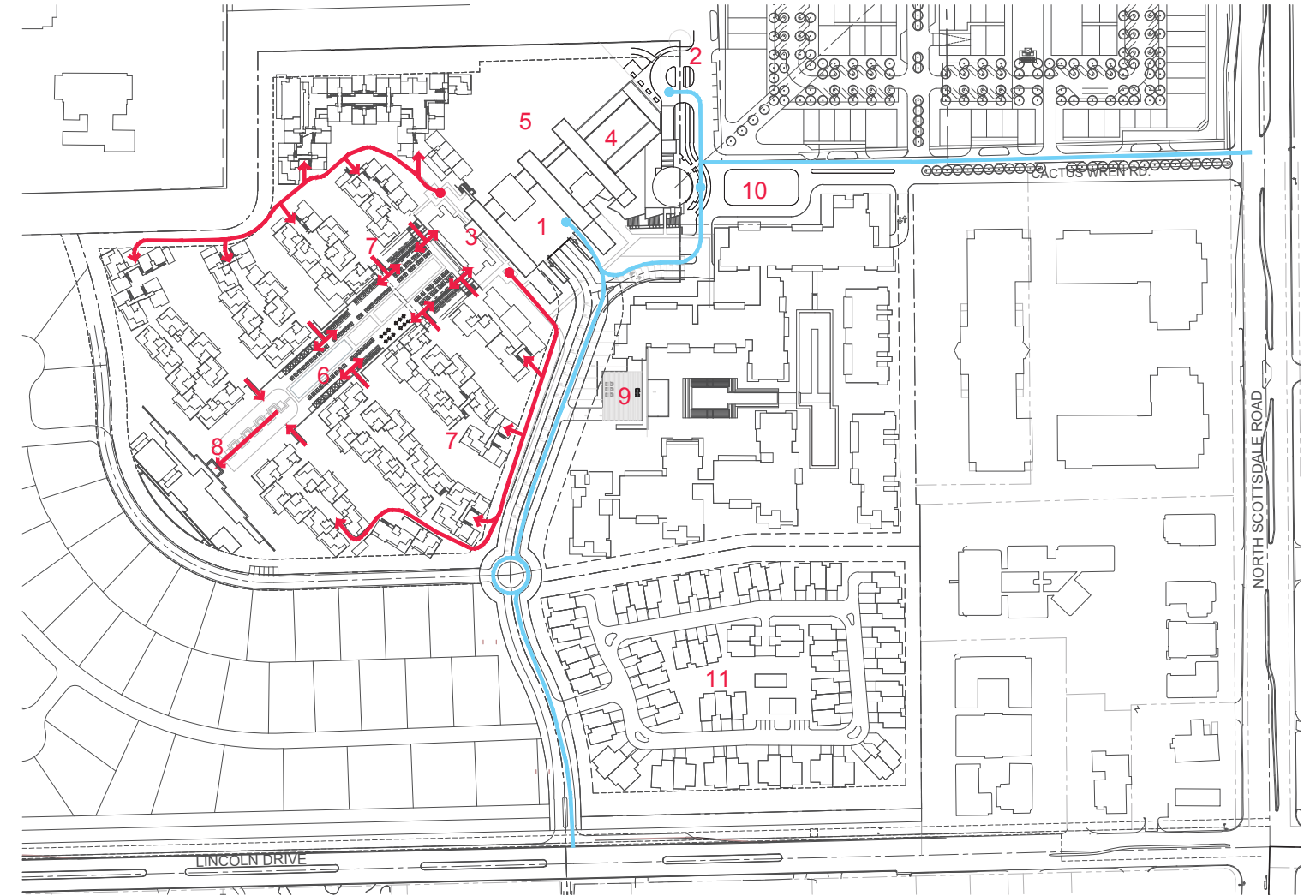
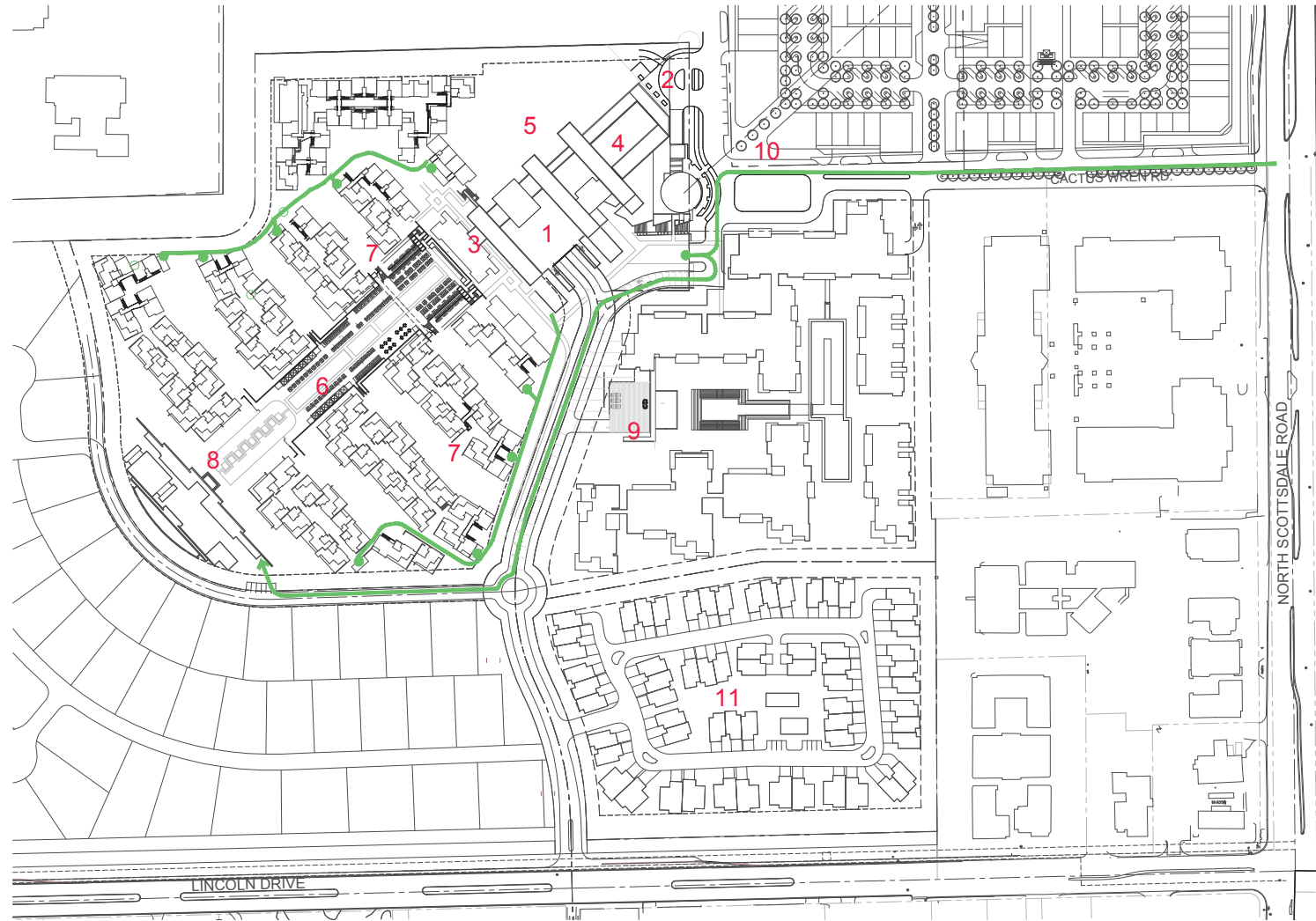


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**RESORT HOTEL**

Event Tent Location

E-4



- Off Site Public Circulation Routes
- On Site Public Circulation Routes
- Service Circulation Routes

**LEGEND**

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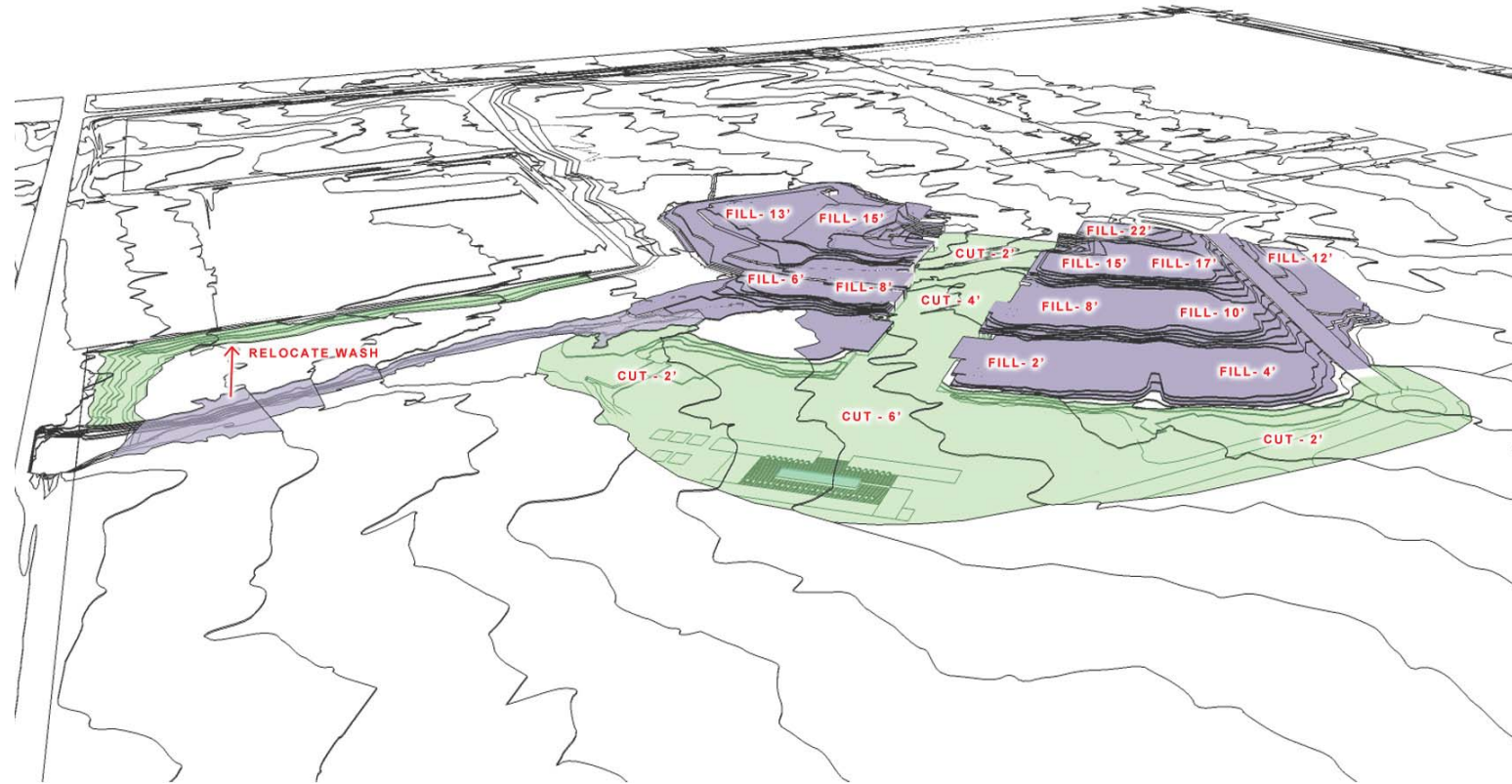
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**RESORT HOTEL**

Hotel Circulation

E-5



CUT + FILL DIAGRAM

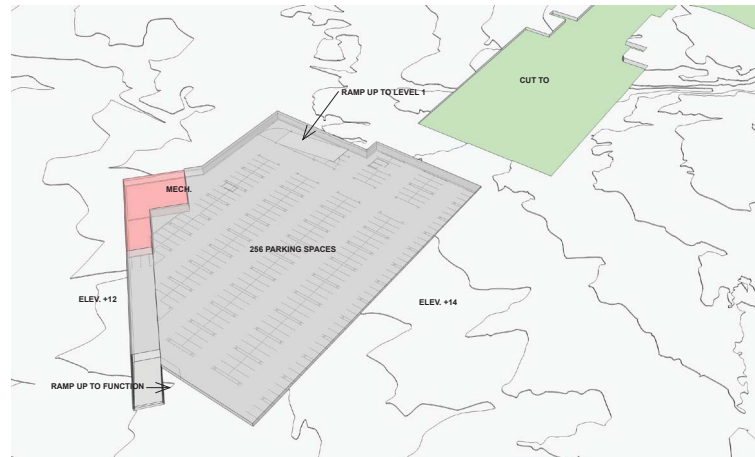
## HOTEL GRADING

The hotel site slopes down, away from Camelback Mountain. In order to create and maintain views toward the mountain, the site is being re-contoured to raise the hotel lobby approximately 22 feet above existing grade. The hotel entry drive will rise up to the Lobby | Porte Cochere from Lincoln Drive. The hotel site grades are set as follows:

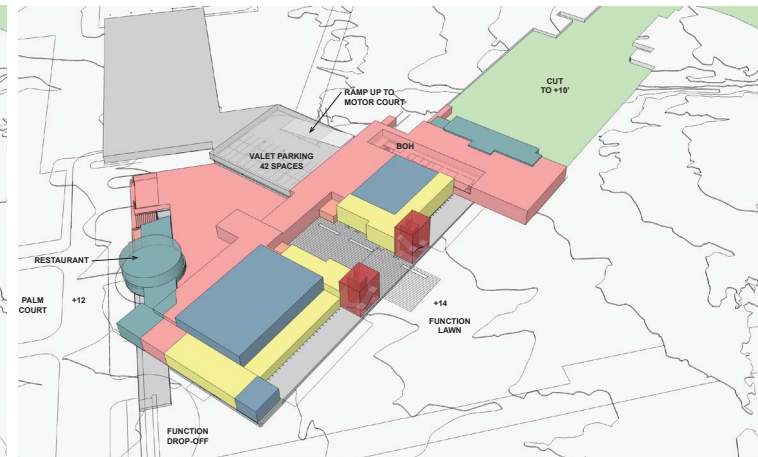
- The central axis of the Oasis Pools is set at elevation 10.
- The Spa is set at elevation 8.
- Level O1 of the Main Hotel building is set at elevation 14.

The fill areas are not massive. The main building creates the transition from the Lobby Level to the Palm Court | Palmeraie Shopping District.

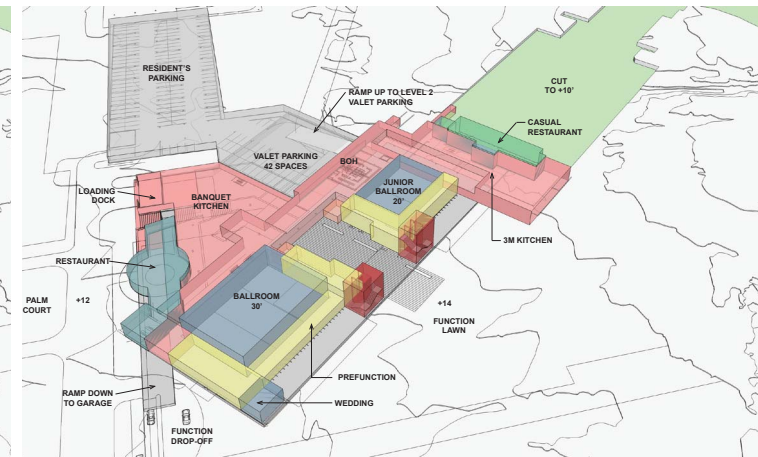
Contour elevations shown are based on NAVD29 survey datum. Elevations will be adjusted during the final design to the currently accepted NAVD88 Town of Paradise Valley datum.



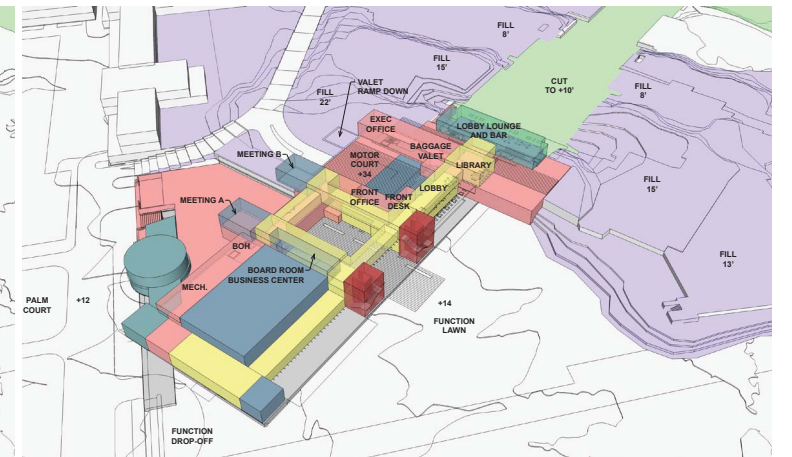
BASEMENT PARKING  
EL 0



LEVEL 1 - BALLROOMS | BOH  
EL 14



LEVEL 2 - VALET PARKING | RESTAURANT  
EL 24



LEVEL 3 - LOBBY  
EL 34

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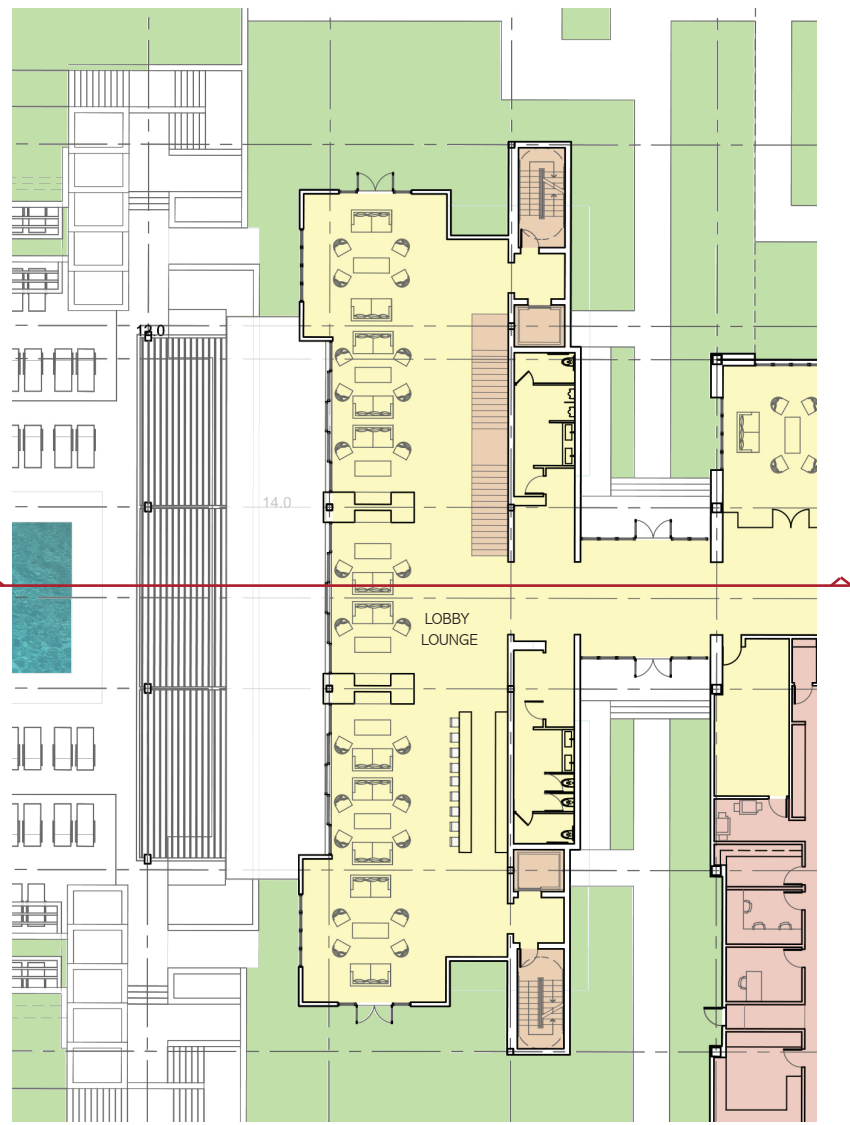
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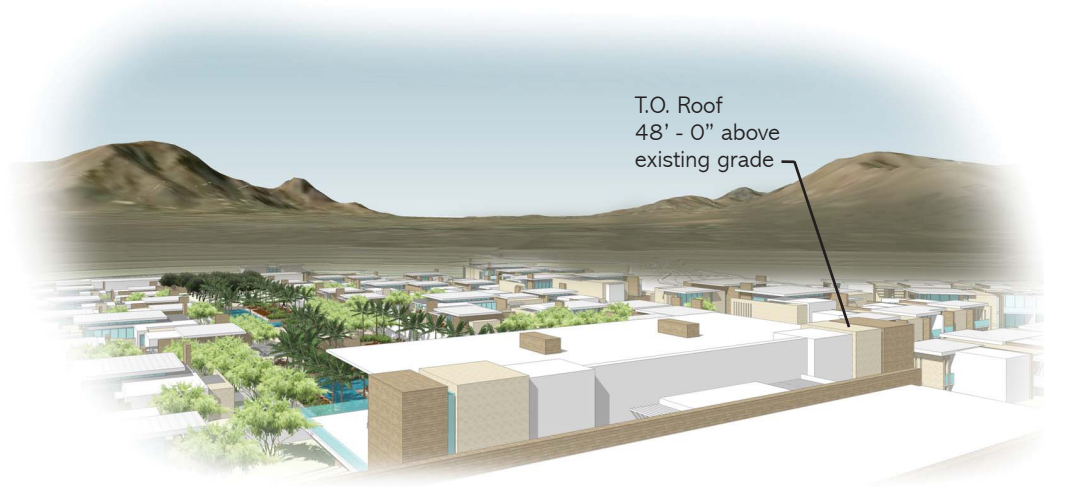
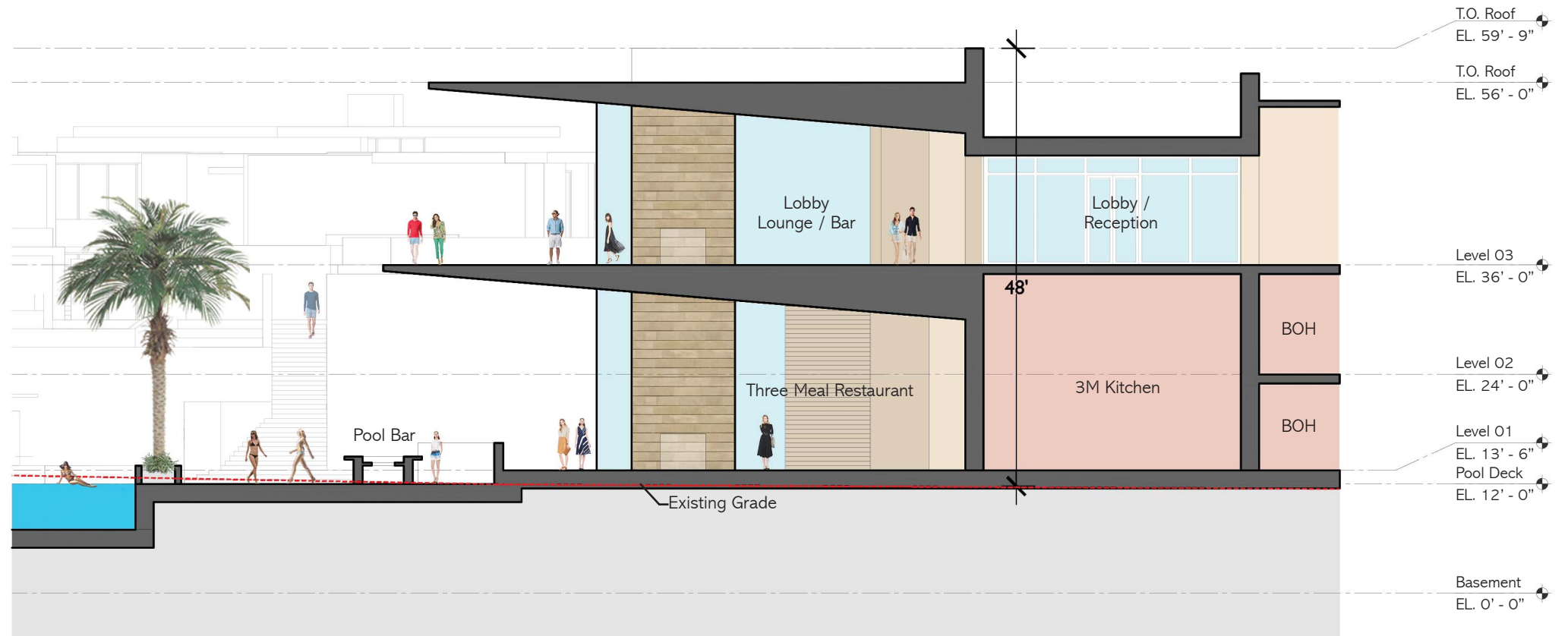
Illustrative Hotel Site Grading

E-6





LOBBY LOUNGE - LEVEL 03



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**RESORT HOTEL**

Enlarged Lobby Building Section

E-7



1A



1B



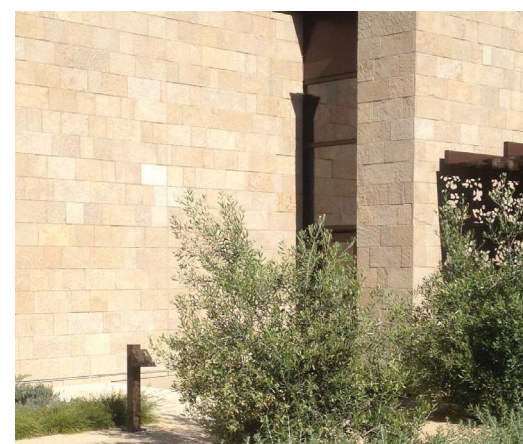
2



3



4B



2



5



4A

KEYNOTES

- 1A STUCCO A  
3/4" INTERGRAL COLOR SMOOTH STUCCO  
LIGHT BEIGE
- 1B STUCCO B  
3/4" INTERGRAL COLOR SMOOTH STUCCO  
TAN
- 2 STONE  
DARK HONED LIMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINNS
- 5 GLASS RAILING

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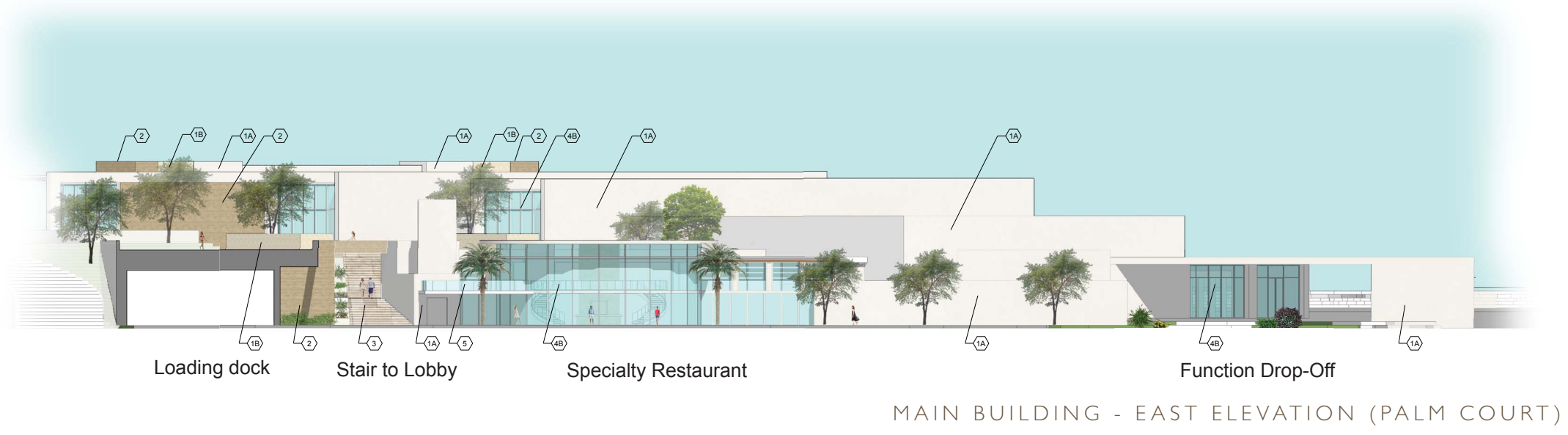
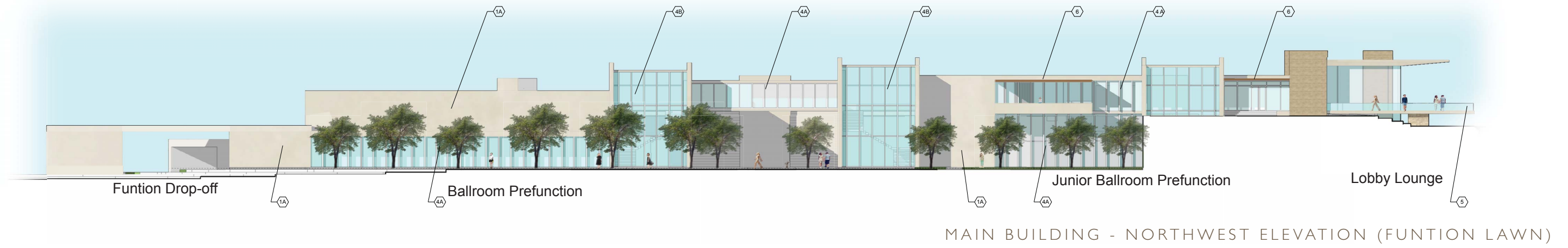
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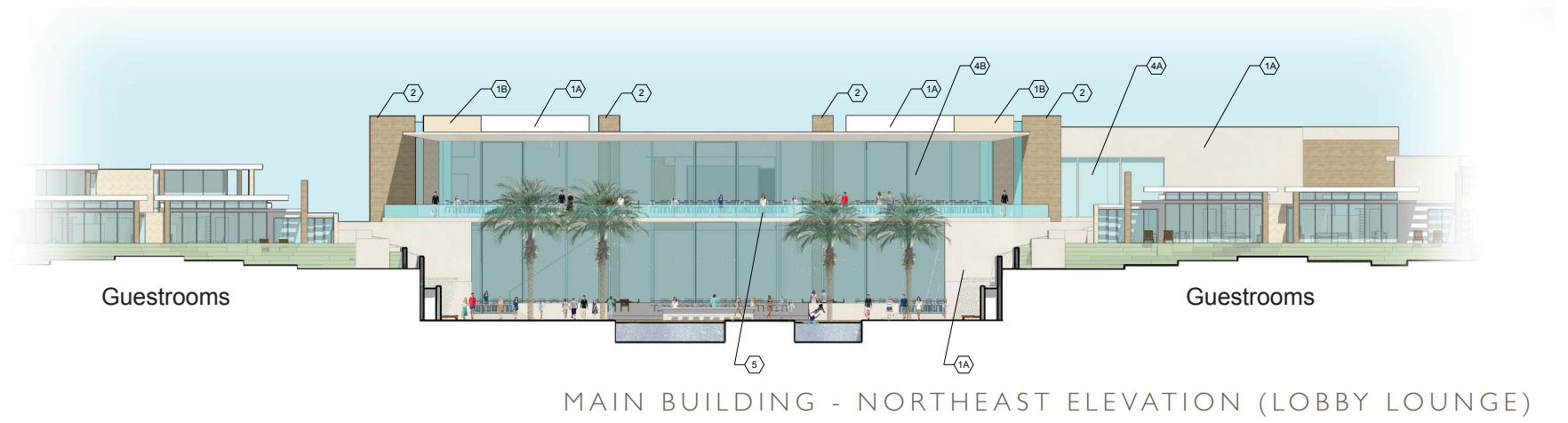


**RESORT HOTEL**  
Main Building Materials  
E-8



- KEYNOTES**
- 1A STUCCO A  
3/4" INTERGRAL COLOR SMOOTH STUCCO  
LIGHT BEIGE
  - 1B STUCCO B  
3/4" INTERGRAL COLOR SMOOTH STUCCO  
TAN
  - 2 STONE  
DARK HONED LIMESTONE
  - 3 STONE PAVERS
  - 4A GLAZING WITH DEEP MULLION CAPS
  - 4B GLAZING WITH GLASS FINIS
  - 5 GLASS RAILING

Note: These images are conceptual in nature and minimal design changes can be expected before construction.



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**RESORT HOTEL**  
Main Building Elevations  
E-9



SPA SECTION THRU LOCKER ROOMS



SPA SECTION THRU LAP POOL COURT



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**RESORT HOTEL**  
 Spa Sections  
 E-10

GUESTROOM CASITAS



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**RESORT HOTEL**

Casita Clusters

E-11

Use	# Levels	Total
A Retail / Restaurant	1.0	9,600 sf
B Retail / Restaurant	1.0	9,793 sf
C Retail / Restaurant	1.0	17,349 sf
D Retail / Restaurant	1.0	17,585 sf

 One Level Retail

**Tabulations**

Total Building SF	54,327 sf
Overhangs and Canopies	24,073 sf
Total Lot Coverage	78,400 sf

**Parking Required**

Comm Reqd code@ 1/300gsf  
 Restaurant Reqd code@ 1/120gsf

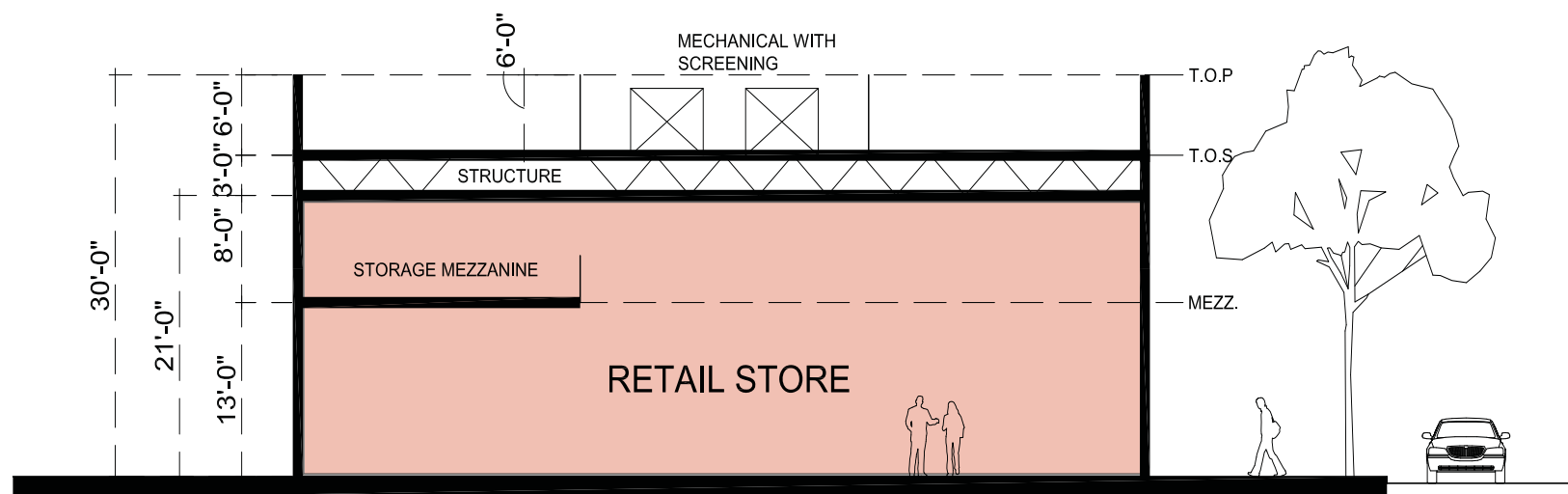
**Parking Provided**

Surface Off-Street Parking	222 cars
Surface On-Street Parking	77 cars
<b>Total Parking Provided</b>	<b>299 cars</b>

Note: At no time can the restaurant use exceed 43% of the total building area

**Coverage Calculation**

Parcel E1 Area (7.2 acres)	314,790 sf
Total Building Area	54,327 sf
Coverage	17%



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**RESORT RELATED RETAIL**

Area E2  
 E-12



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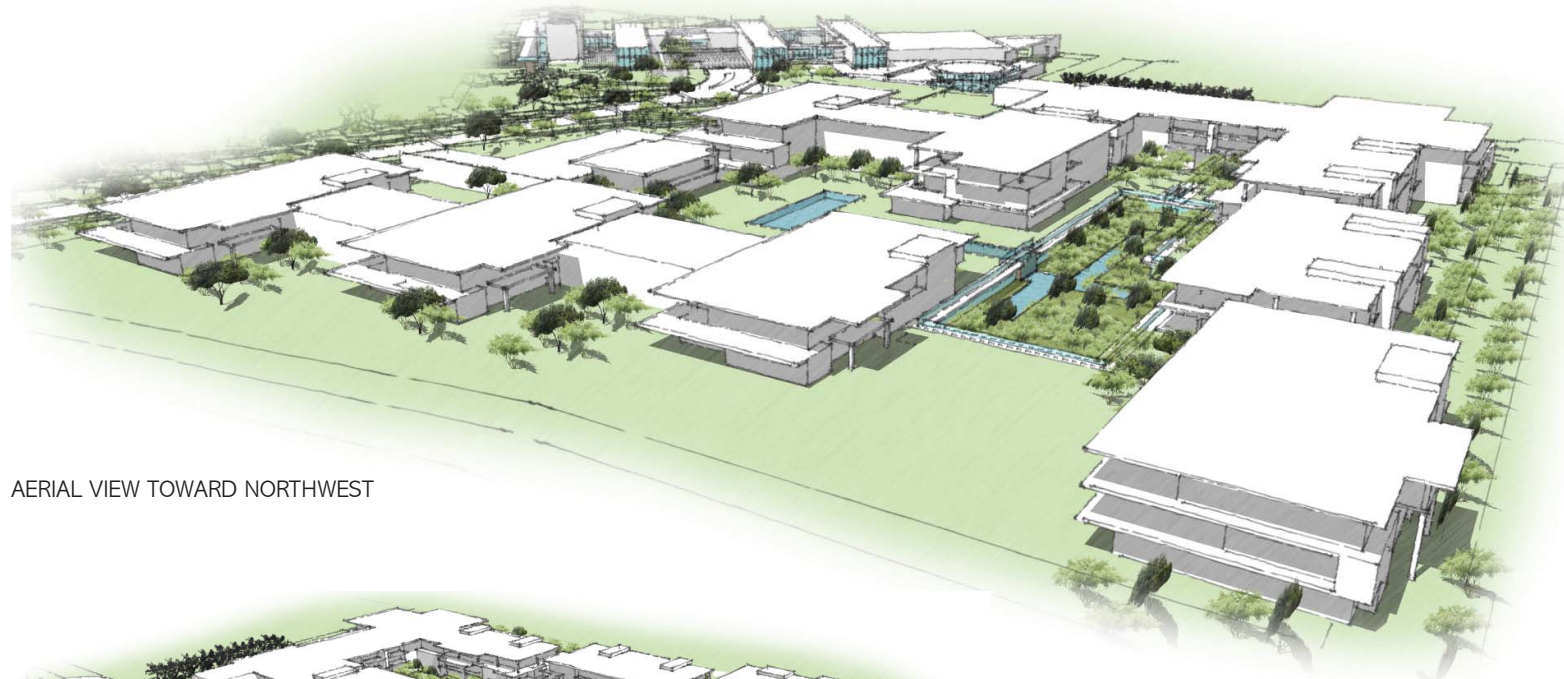
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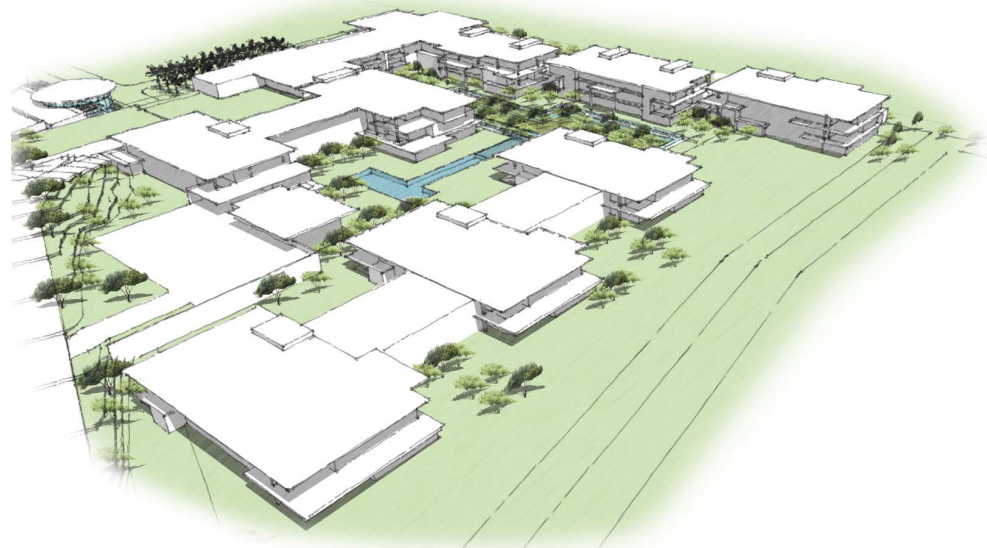
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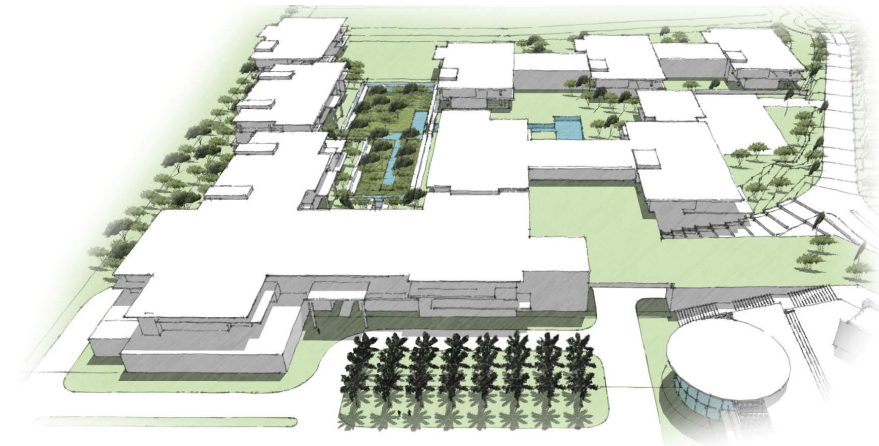
RITZ-CARLTON RESORT VILLAS



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

Aerial views depict the general massing only and do not reflect the actual building layouts



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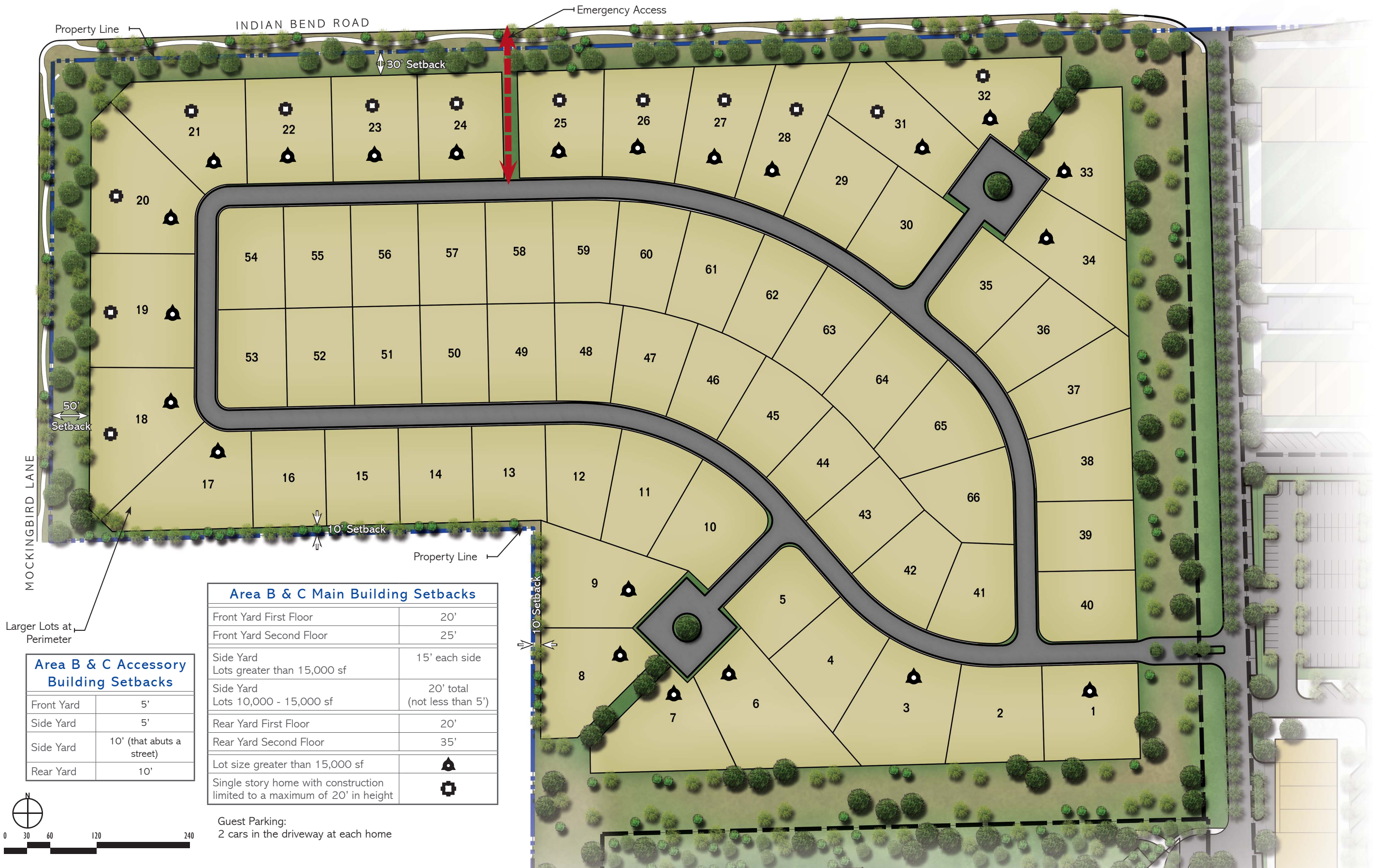
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**AREA A1**

Ritz-Carlton Residential Villages

F-1





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	5'
Side Yard	5'
Side Yard	10' (that abuts a street)
Rear Yard	10'

Guest Parking:  
2 cars in the driveway at each home

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**AREA B**  
Resort Branded Residential Lots

F-2



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**AREA C**  
Ritz-Carlton Residential Lots  
F-3

Guest Parking:  
2 cars in the driveway at each home

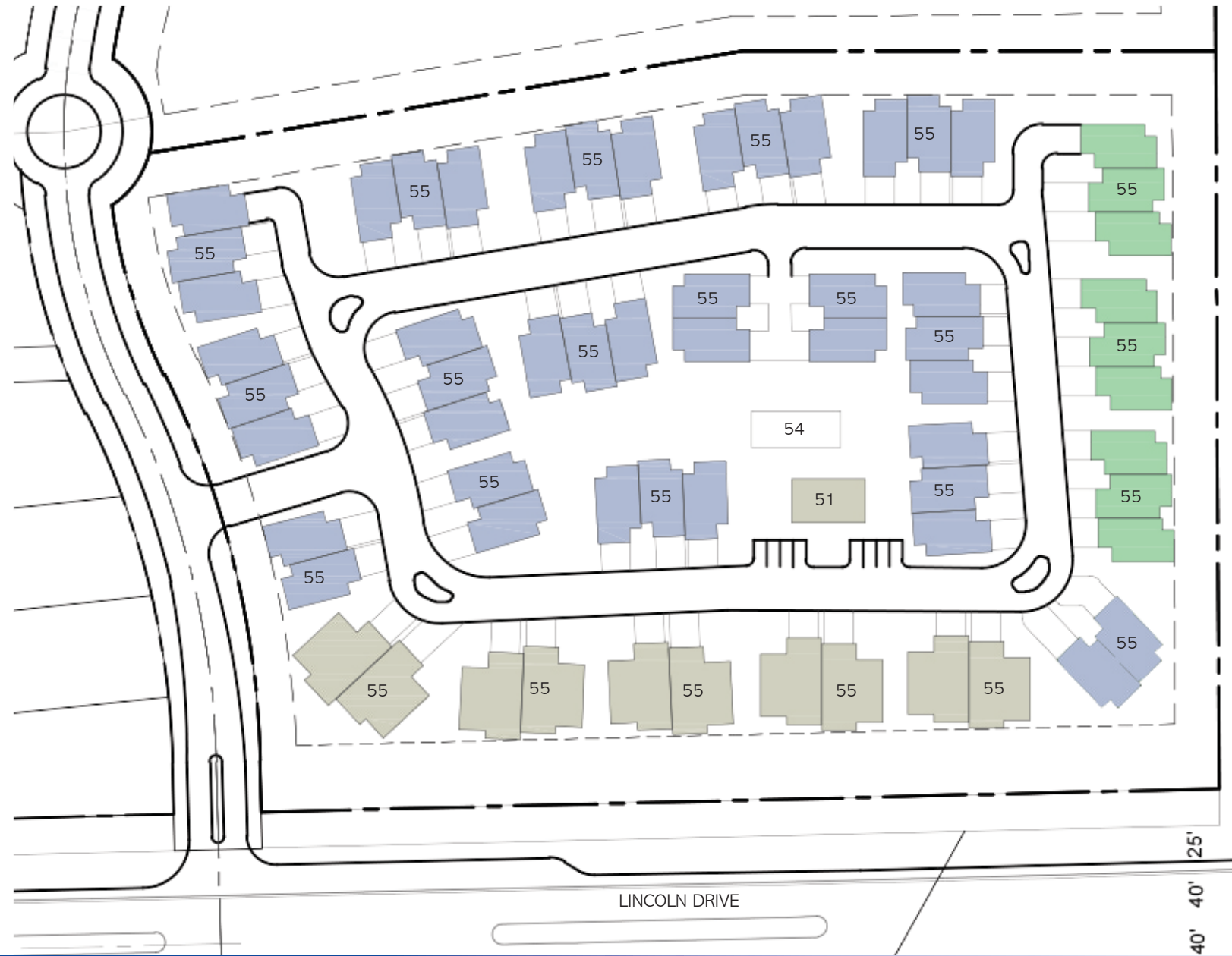
## LEGEND

### RESORT RELATED ATTACHED RESIDENCE VILLAGE

- 51 AMENITIES | ADMINISTRATIVE OFFICE
- 53 GUEST PARKING
- 54 RESIDENT'S POOL
- 55 ATTACHED RESIDENTIAL UNITS

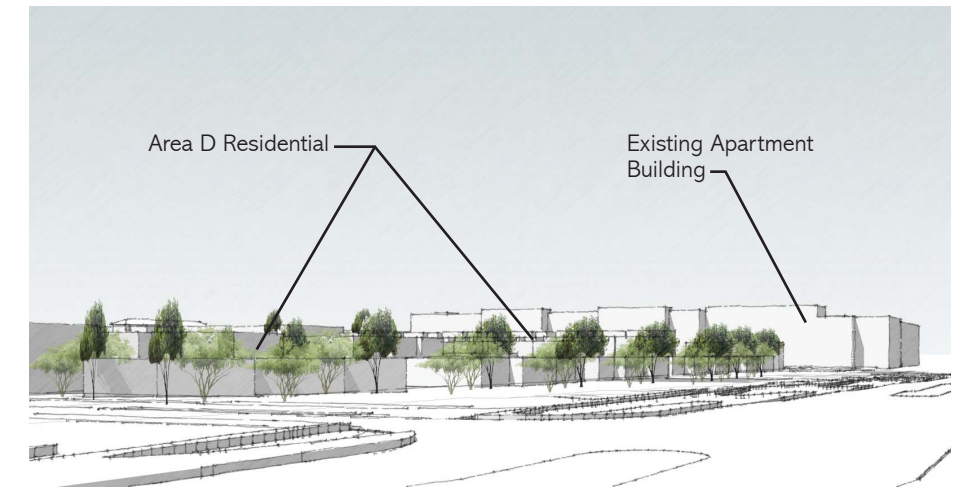
## LEGEND

- One Story Building
- Two Story Building
- Three Story Building

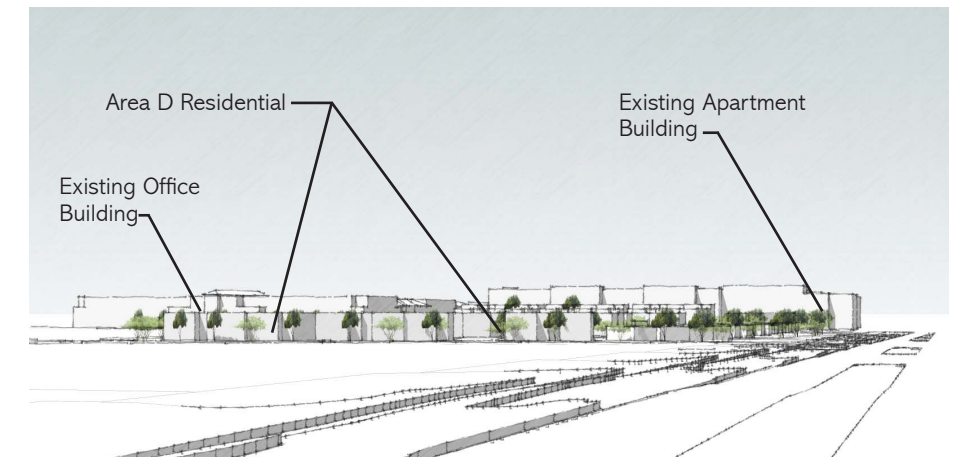


## AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

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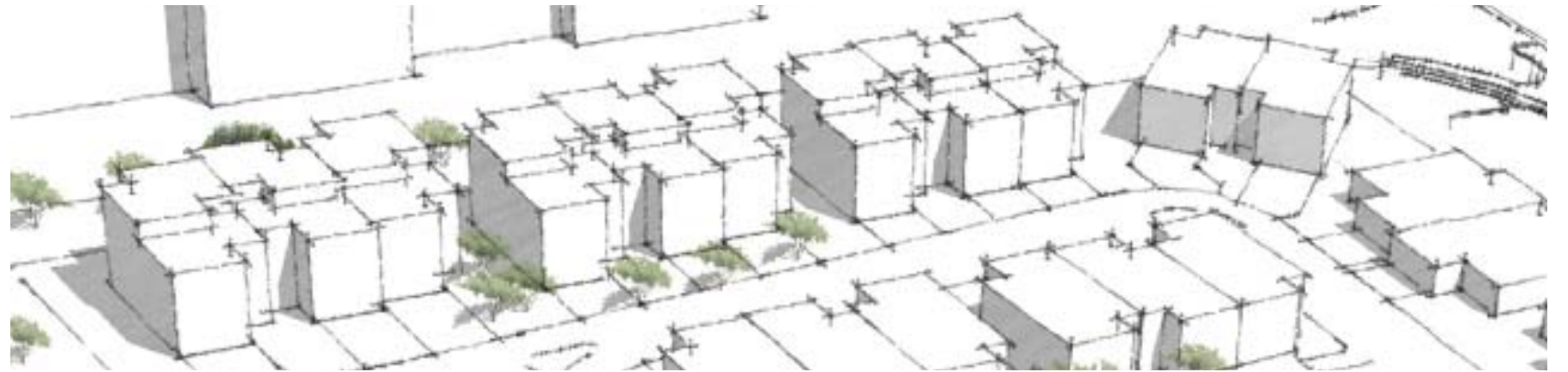
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**AREA D**

Attached Residence Village

F-4



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES

Existing Apartment Building



AERIAL VIEW TOWARD LINCOLN DRIVE

Massing illustrations do not depict the required 50% reduction of enclosed floor area at the three story units.



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

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**AREA D**  
Attached Residence Village  
F-5



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## RESORT LANDSCAPE MASTER PLAN (CHARACTER AREAS)

The Ritz-Carlton Resort landscape provides a key opportunity to express a sense of place in context to the Sonoran Desert character of Paradise Valley. At the same time, the fabric of the landscape will tie together the various uses within the resort while transitioning from the urban oasis character along Scottsdale Road to the xeric residential landscape along Mockingbird and further west. The following Landscape Character Areas have been integrated into the resort design to accomplish these goals.

### Hotel / Oasis Landscape Character Area

The Hotel / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create a rich and varied plant palette. Palm trees will provide filtered shade for the entry courtyard and pool areas, and create a sense of oasis within the desert. Turf areas will be utilized for outdoor functions and to enhance the oasis character.

### Guest Casitas and Villas / Oasis Landscape Character Area

Similar to the hotel, the Guest Casitas / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants, but will be less formal in character.

### Mixed Use / Oasis Landscape Character Area

This zone will be formal in design, with low level plant masses defining outdoor uses while providing visibility, and tree alleys providing shade for pedestrian comfort. Thorny and spiny plant material will be minimized near pedestrian areas.

### Resort Related Attached Residences / Lush Desert Landscape Character Area

Similar to the Mixed Use zone, this higher density lifestyle zone will be landscaped for comfort, while also minimizing water use. Terraced living areas will be accented with cascading desert adapted vines, while elevated planters bring more detailed and finely textured plant palette closer to the resident.

### Single Family Residential / Transitional Desert Landscape Character Area

The single family residential areas provide a transition point to the Riparian Desert landscape. Planting within these areas will be selected from the Arizona Low Water Use Plant List, yet will highlight the brighter more vibrant colors of the desert.

### Riparian Desert Corridor Landscape Character Area

The Riparian Desert Corridor Landscape Zone will emphasize native Sonoran Desert plants that naturally grow along desert arroyos, rivers, and springs to create a lush desert feel. Native plants will be supplemented with naturalized plant material that are riparian in character and will coincide with on-site drainage channels, retention areas, and constructed arroyos.

### Interior Streets and Entries / Oasis Landscape Character Area

This character area begins at the main resort entry off of Lincoln, and includes the approach to the hotel, the palm court and the street entering from Indian Bend Drive. This zone will create a unique entry experience for residents and resort guests, and will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

### Perimeter Streets / Lush Desert Landscape Character Area

This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

### Perimeter Streets / Transitional Desert Landscape Character Area

Mockingbird Lane, and the western portion of Indian Bend will be planted in a naturalized desert character utilizing native and desert adapted planting, strictly selected from the Arizona Low Water Use Plant List.

### NOTES:

- Private rear-yard landscapes for the residential lots, and courtyards within the luxury attached residence developments are excluded from the above landscape zones.



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**RESORT LANDSCAPE**

Character Zones Master Plan

G-1

## RESORT WALL MASTER PLAN










Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

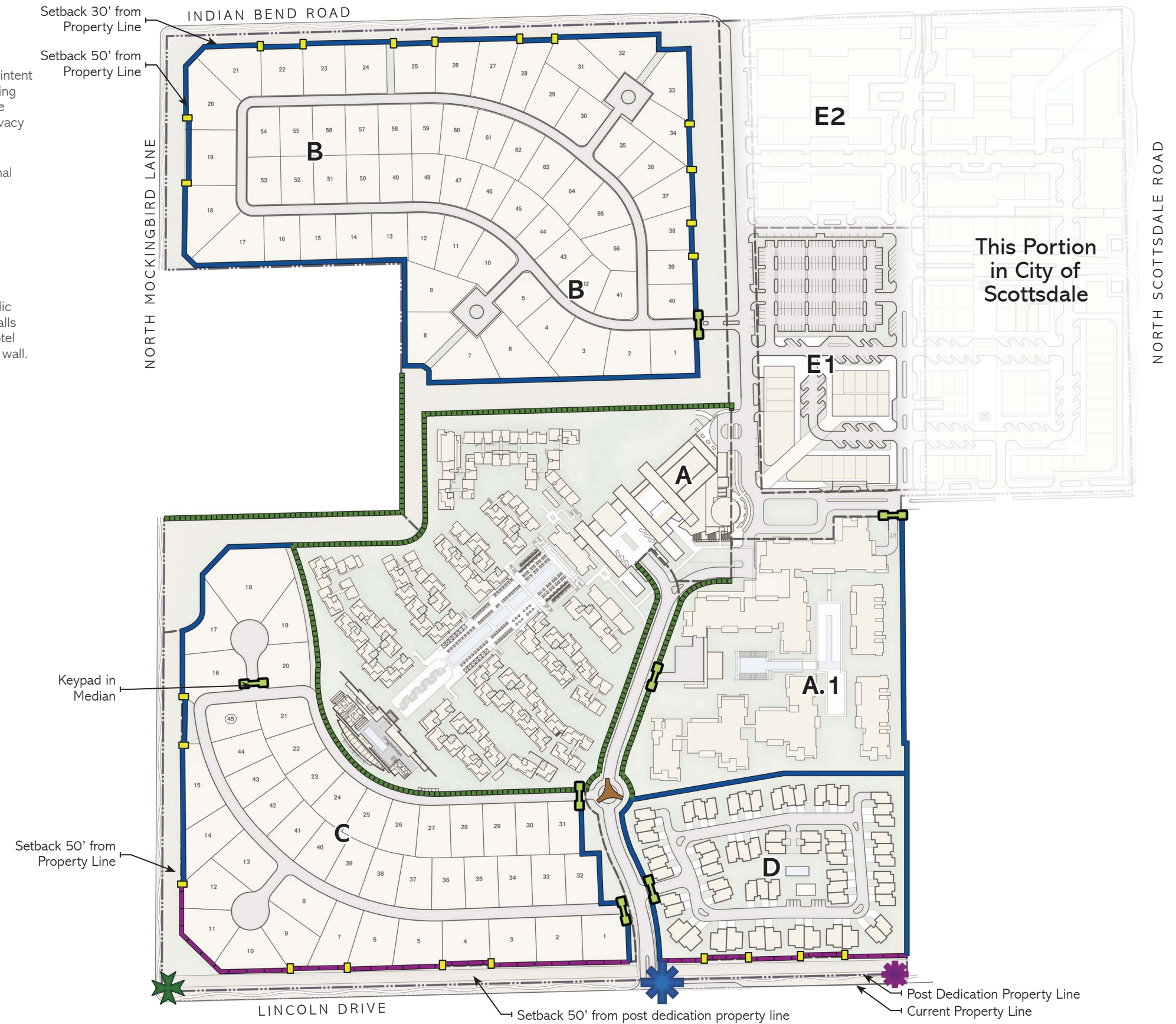
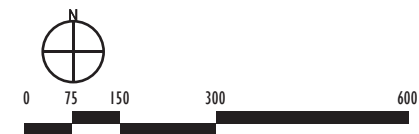
Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

### Notes:

- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15') limited to the hotel loading dock and central plant, as measured from the grade of the outside of the wall.

## LEGEND

-  8' Solid (6' Wall + 2' Berm)
-  6' Solid
-  6' View
-  Wall Jog Locations (to be located near or on lot lines)
-  Primary Resort Entry Monument
-  Town Entry Monument
-  Resort Branding Sign
-  Guardhouse  
Manned Access control point. Not to exceed 16' in height, 250sf in size with a gate not to exceed 8' in height
-  Electric Gate  
Access control point with visitor call box. Adequate vehicular turn around to be provided per the Town standards. Reconfiguration of adjacent lots may be necessary to accommodate the required turn around, vehicle stacking and emergency access. Gates are not to exceed 8' in height.



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**RESORT LANDSCAPE**

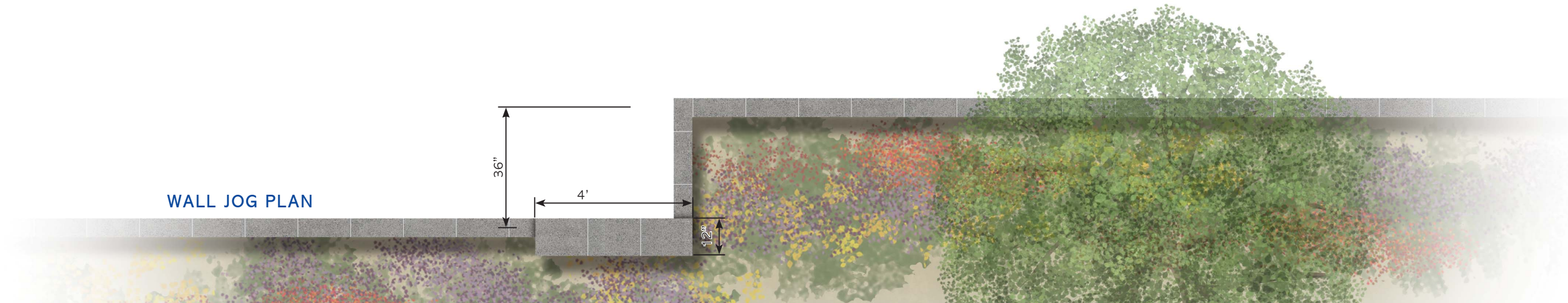
Resort Wall Master Plan

G-2



**WALL ELEVATION**

Perimeter Wall Along Lincoln To Undulate Horizontally A Minimum Of 36" Every 350 Lf."



**WALL JOG PLAN**

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**RESORT LANDSCAPE**

Resort Wall Detail

G-3

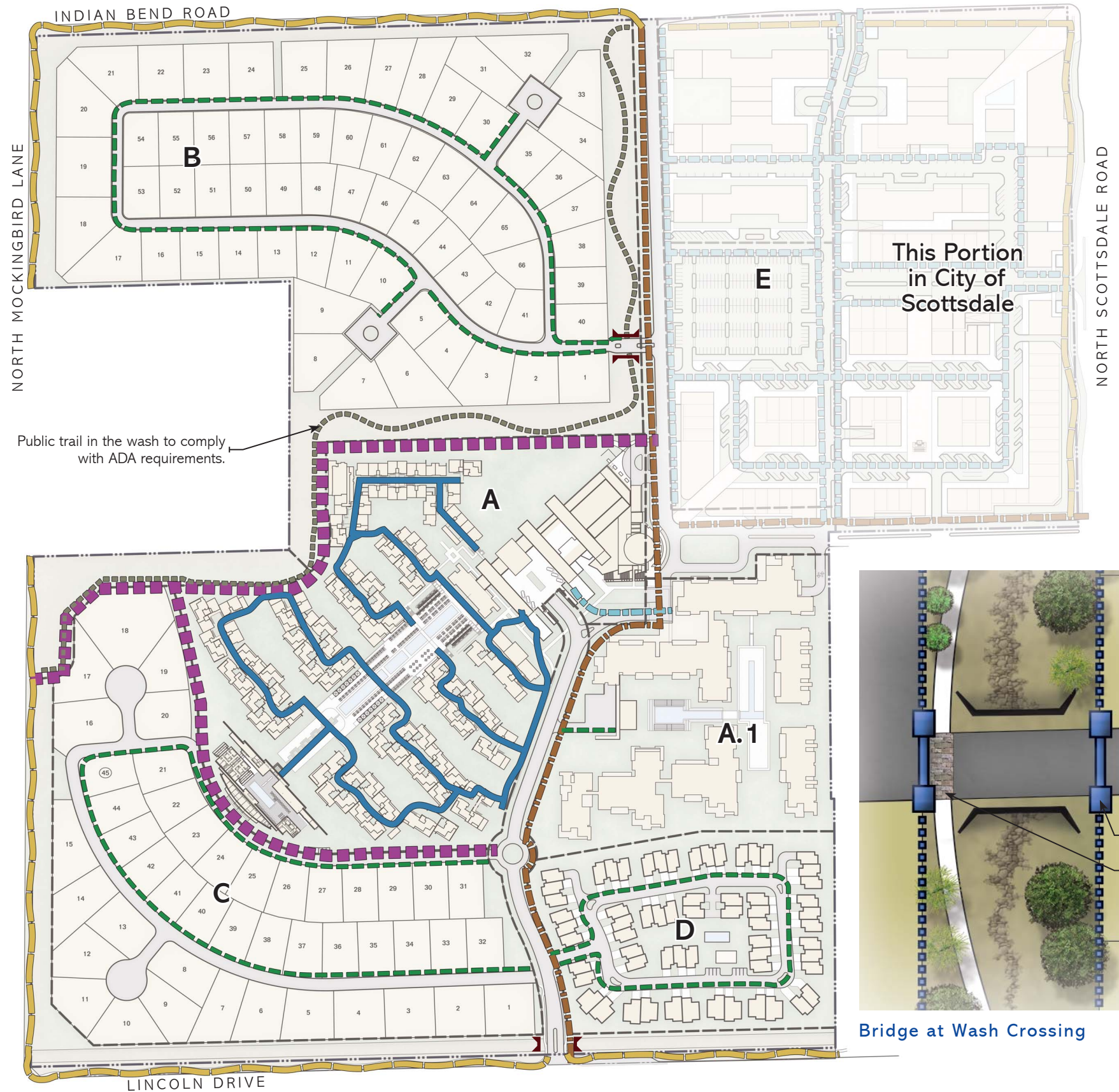
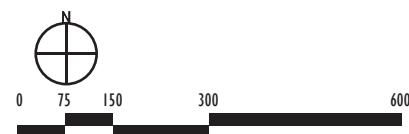


**LEGEND**

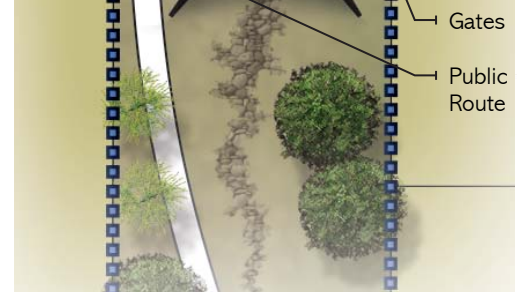
-  6' Major Concrete Pathway (Public)
-  6' Minor Concrete Pathway (Public)
-  Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
-  6' New Perimeter Sidewalk (Public)
-  5' Neighborhood Walk (Private)
-  8' Stabilized Compacted DG Trail (Public)
-  20' Emergency Access Lane/Pedestrian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



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



This Portion  
in City of  
Scottsdale



Bridge at Wash Crossing

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**RESORT LANDSCAPE**  
Pedestrian Pathway System

G-4



### Visually Significant Corridor Design Considerations

1. Architectural screens will be provided around all above ground utility structures
2. Seating areas with benches will be provided along the sidewalk at a minimum of 1000' intervals.
3. Themed wayfinding signage will be provided along the corridor.
4. Enhanced landscape lighting will be provided to differentiate the corridor from other streets.

### LANDSCAPE DENSITIES ALONG LINCOLN



#### CORNER LANDSCAPING:

- Ten to Twelve 48" Box (Min) Specimen Desert Trees
- Twenty Specimen Agave
- 60% Live Vegetative Cover with Shrubs and Groundcover
- Turf Area

#### MEDIAN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.c.
- Three 5-Gallon Shrubs and Five 1-Gallon Groundcover Per Tree

#### LINCOLN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.c.
- Five 5-Gallon and Five One-Gallon Groundcover Per Tree

#### ENTRY PLANTING:

- Eight to Ten 48" Box Min Specimen Trees
- 60% Live Vegetative Groundcover
- Turf Area
- One Specimen Agave or Succulent Per Tree. 15-Gal (Min)

Note: This landscape design and density is also representative of what will occur in front to Area D along Lincoln Dr

Note: Design is not to scale. Residential units also not drawn to height and setback minimums.

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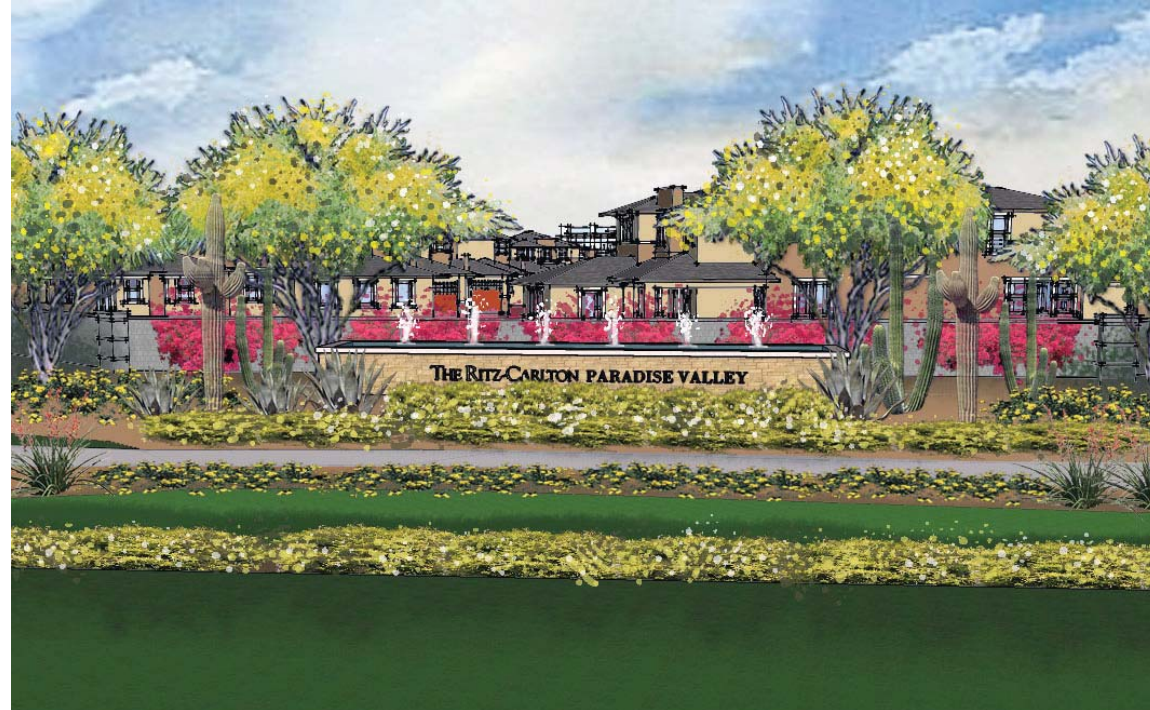
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**LINCOLN DRIVE**

Landscape Densities

G-5

CONCEPTUAL VIEWS ALONG LINCOLN



#1



#2



#3



#4

Note: Public sidewalk to be placed no closer than 8' to the curb of Lincoln Dr

Note: Views are conceptual with specific plant type and location to be confirmed during design and to comply with Town landscape standards.

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Architecture & Master Planning

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**NELSEN PARTNERS**  
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contact: George A Melara

**WITHEY MORRIS, PLC**  
Land Use & Zoning Attorney

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



**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
Approved Plans

December 17, 2015



THE RITZ-CARLTON®

**LINCOLN DRIVE**

Views Along Lincoln

G-6



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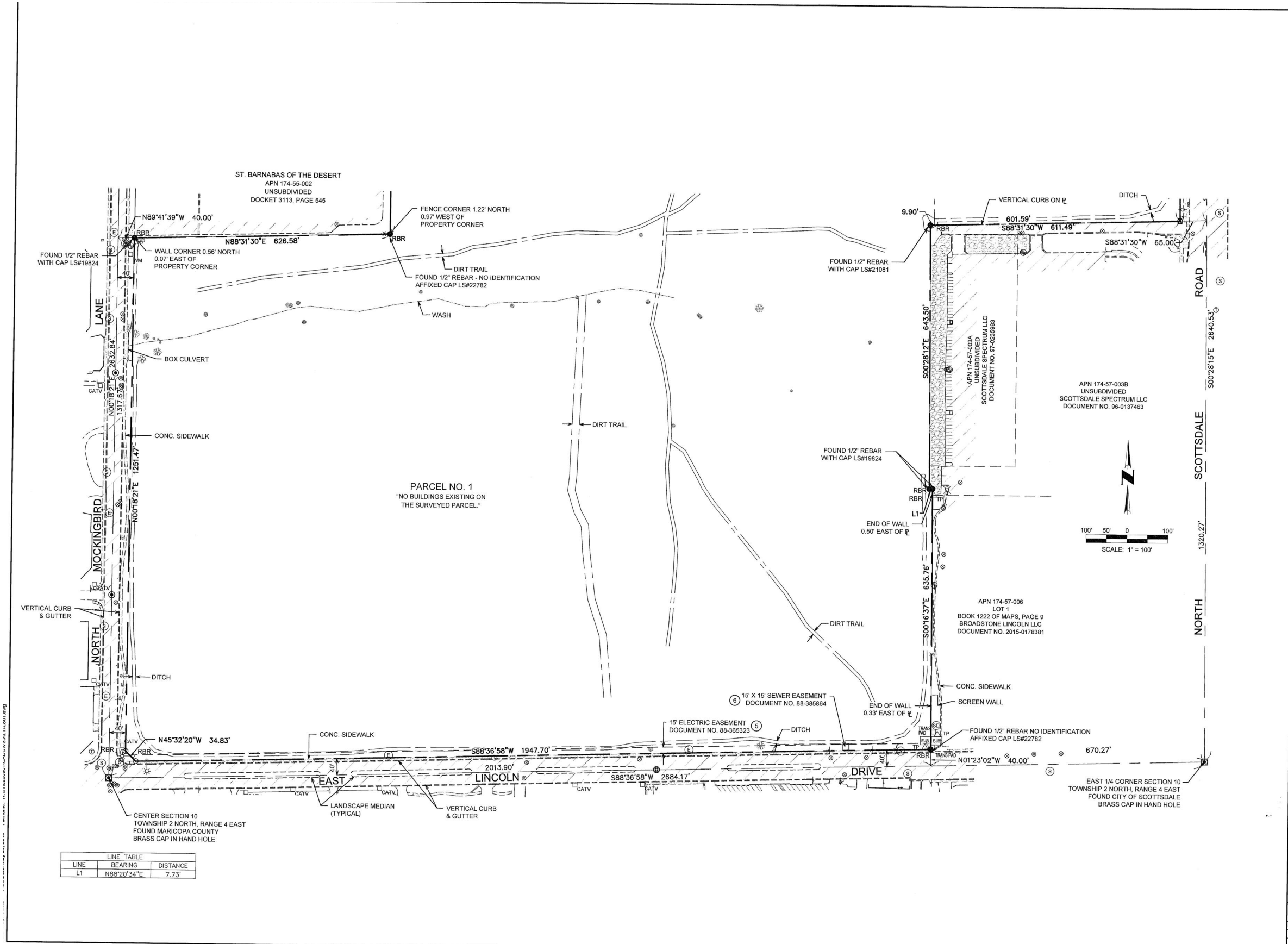
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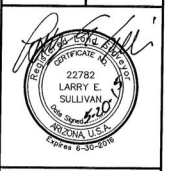


LINE	BEARING	DISTANCE
L1	N88°20'34\"E	7.73'

**CVL CONSULTANTS**  
 4650 North 12th Street  
 Phoenix, Arizona 85014  
 602-264-6831  
 www.cvl.com

NO.	REVISION	DATE

**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY**  
**RITZ-CARLTON RESORT**  
**Coe & Van Loo Consultants, Inc.**



2 SHEET OF 4  
 CVL Contact: L. SULLIVAN  
 CVL Project #: 01-0268901  
 CVL File #:

**CIVTECH, INC**  
 Traffic Engineering  
 10605 N Hayden Road | Ste 140  
 Scottsdale, AZ 85260-5595  
 480.659.4250  
 contact: Dawn Carter

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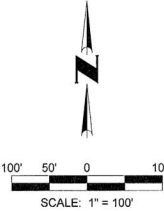
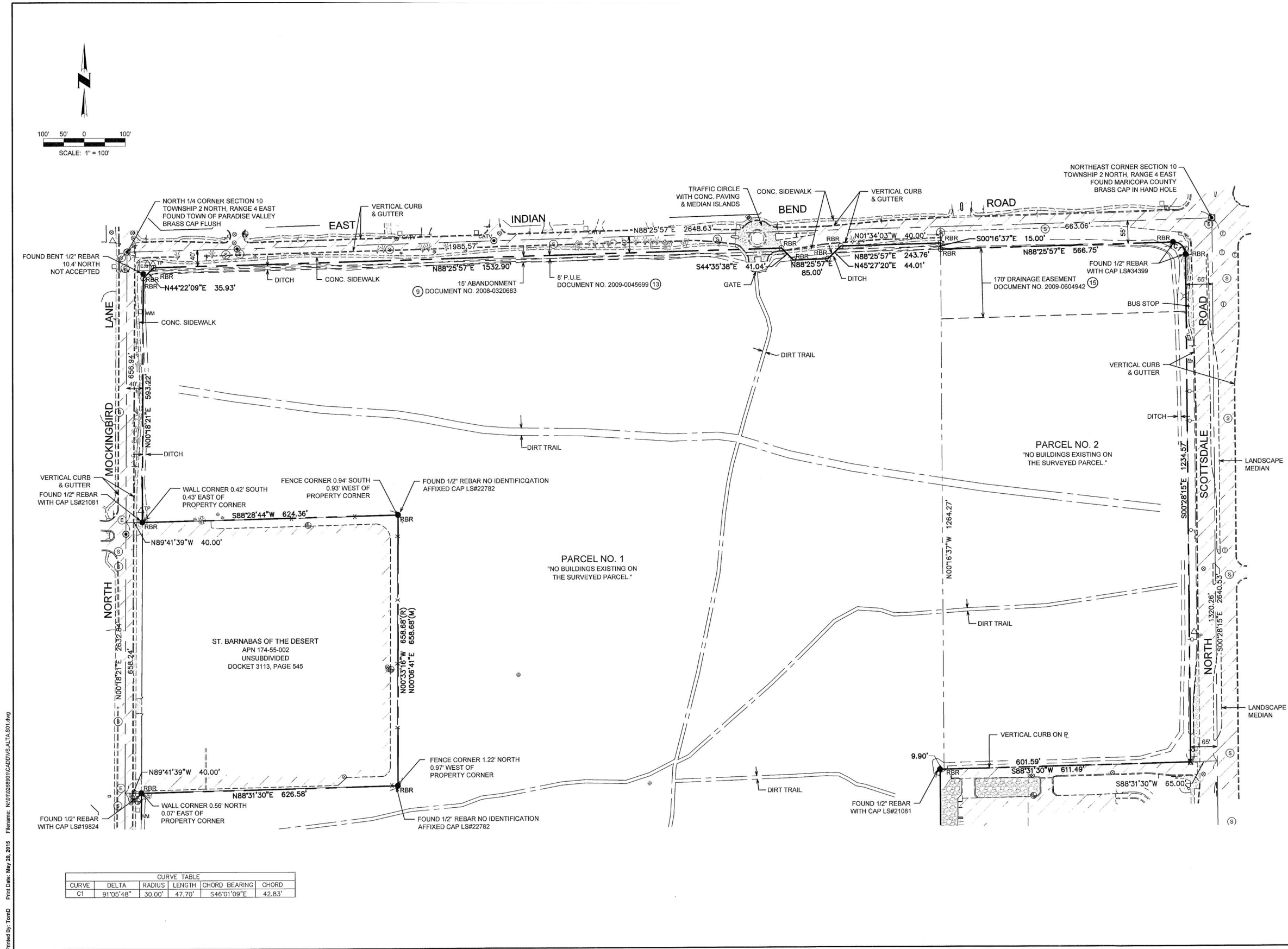
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**The Ritz-Carlton Resort**  
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**ALTA/ SCSM**  
 2007 Land Title Survey  
 H-2



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	91°05'48"	30.00'	47.70'	S46°01'09"E
				42.83'



NO.	REVISION	DATE

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RITZ-CARLTON RESORT



3 SHEET OF 4  
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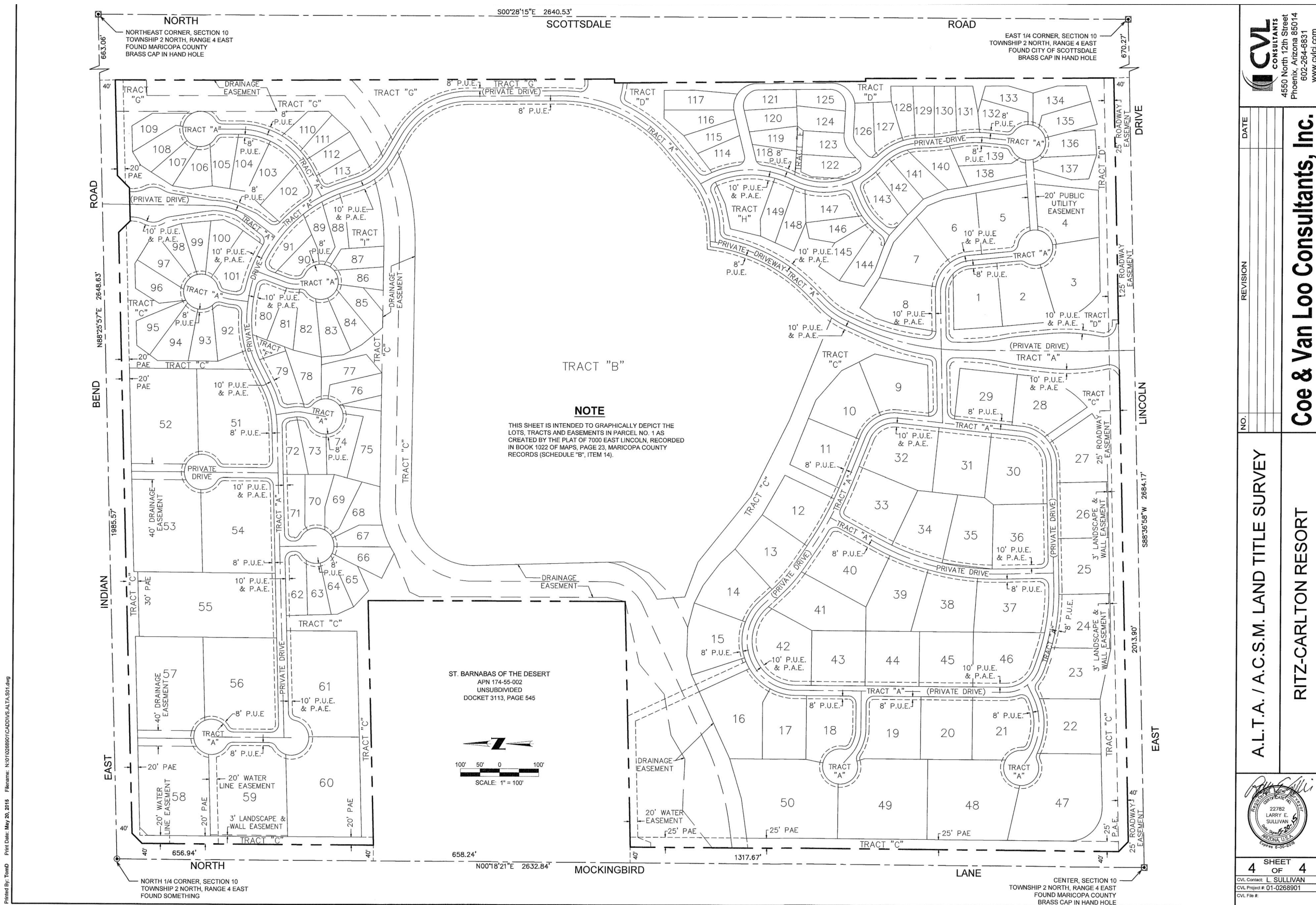
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**The Ritz-Carlton Resort**  
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**ALTA/ SCSM**  
 2007 Land Title Survey  
 H-3

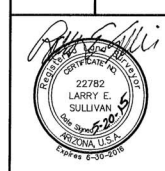


NO.	REVISION	DATE

**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY**

**RITZ-CARLTON RESORT**

**Coe & Van Loo Consultants, Inc.**



4 SHEET OF 4

CVL Contact: L. SULLIVAN  
CVL Project #: 01-0268901  
CVL File #:

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**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
Approved Plans  
December 17, 2015

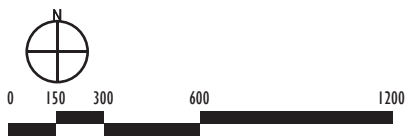
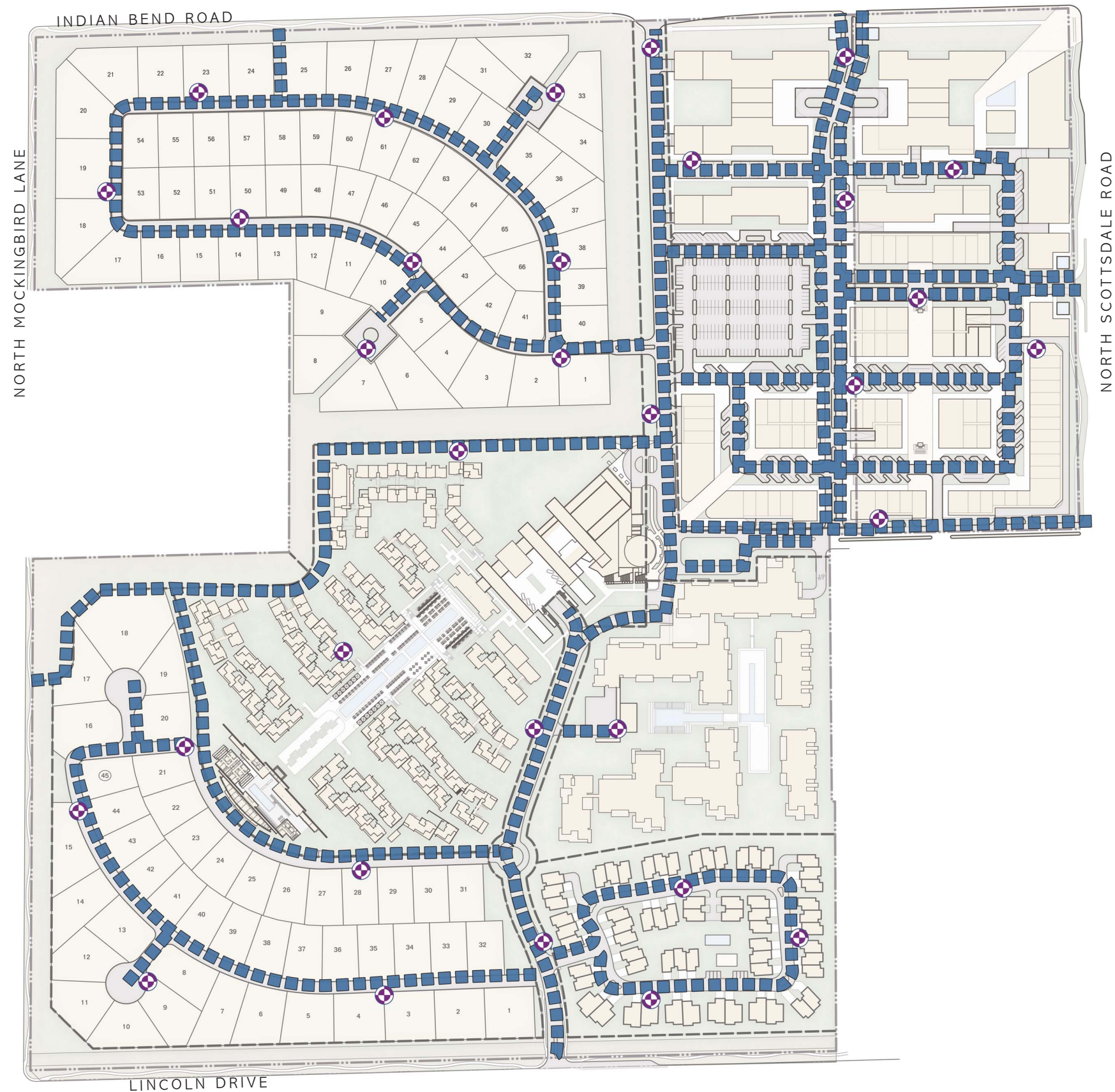


**ALTA/ SCSM**  
2007 Land Title Survey  
H-4



**LEGEND**

-  Fire Access
-  Fire Hydrants



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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
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December 17, 2015

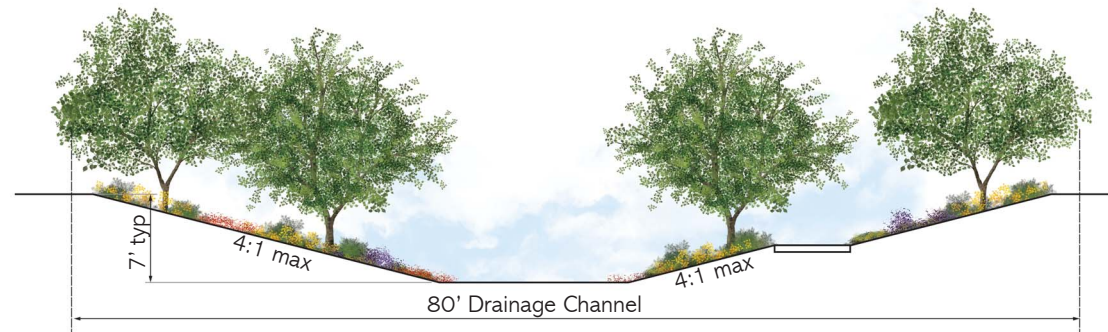


**FIRE ACCESS**

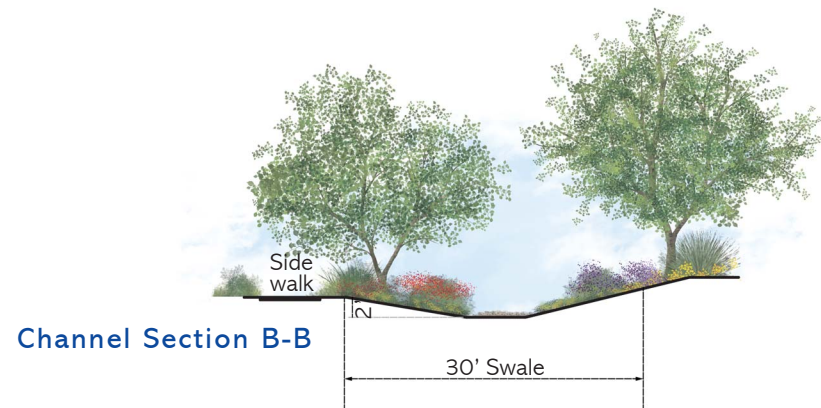
H-5

**LEGEND**

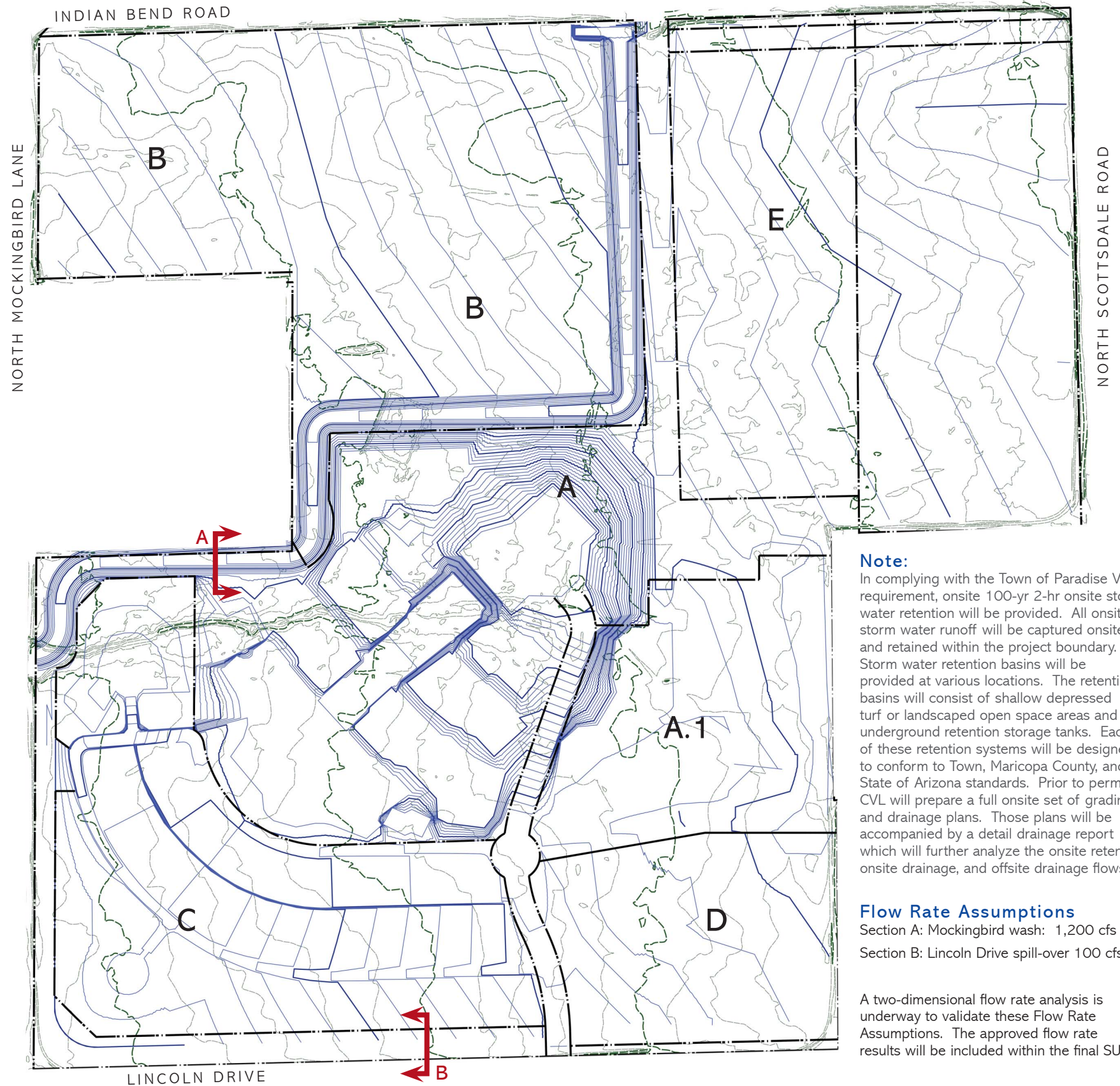
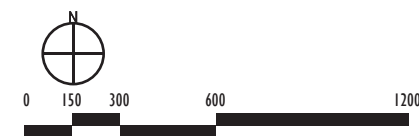
-  Existing Major Topo Line
-  Existing Minor Topo Line
-  Proposed Major Topo Line
-  Proposed Minor Topo Line



**Channel Section A-A**



**Channel Section B-B**



**Note:**  
 In complying with the Town of Paradise Valley requirement, onsite 100-yr 2-hr onsite storm water retention will be provided. All onsite storm water runoff will be captured onsite and retained within the project boundary. Storm water retention basins will be provided at various locations. The retention basins will consist of shallow depressed turf or landscaped open space areas and underground retention storage tanks. Each of these retention systems will be designed to conform to Town, Maricopa County, and State of Arizona standards. Prior to permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows

**Flow Rate Assumptions**  
 Section A: Mockingbird wash: 1,200 cfs  
 Section B: Lincoln Drive spill-over 100 cfs

A two-dimensional flow rate analysis is underway to validate these Flow Rate Assumptions. The approved flow rate results will be included within the final SUP

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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
 Approved Plans

December 17, 2015



THE RITZ-CARLTON®

**GRADING & DRAINAGE**

H-6



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
Approved Plans

December 17, 2015 - DRAFT





2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
epcor.com

July 9, 2015

Mr. Eric Laurin, P.E.  
Coe & Van Loo Consultants, Inc.  
4550 N. 12<sup>th</sup> Street  
Phoenix, AZ 85014

Sent via e-mail to: etlaurin@cvlci.com

Re: Will-Serve Letter for Water Service  
Ritz Carlton

Dear Mr. Laurin;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the proposed development known as the Ritz Carlton (the "Development"). The Development consists of approximately 125 acres, of which roughly 108 acres is located in the Town of Paradise Valley with the remaining 17 acres in the City of Scottsdale, all located near the northwest corner of Lincoln Drive and Scottsdale Road as shown in Exhibit A. The Development is proposed to consist of 200 hotel guest suites, 160 single family residential units, 760 multi-family units, and approximately 30 acres of retail and restaurant space. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to bring additional water resources and to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development. All on-site and off-site improvement costs to serve the Development, including the costs for additional water resources and related infrastructure, will be borne by the developer and such costs will not be passed on to existing customers.
3. Based on the developer's projections and the MXA requirements, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at BFinke@epcor.com

Sincerely,

Brad Finke, P.E.  
Engineering Manager

**EXHIBIT A**

Location (Aerial Map) of the Development





4550 North 12th Street | Phoenix, AZ 85014  
602.264.6831

September 4, 2015

Re: Ritz Carlton – Previous Hydrologic Studies and Key Drainage and Retention Components  
CVL Project No.: 1.01.0268901

Coe & Van Loo Consultants, Inc. (CVL) has been contracted by Five Star Development to provide engineering services in support of the proposed Ritz Carlton Resort (the site) located north of Lincoln Drive, west of Scottsdale Road, south of Indian Bend Road and east of Mockingbird Lane. Furthermore, the site is located in Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian.

The purpose of this memorandum is to provide a summary existing hydrologic results and a summary of the various key drainage and retention components that will be required for the project.

**Previous Hydrologic Studies**

The following four offsite hydrologic analyses were prepared for the site.

Author	Date	Methodology	Return Period	Peak Runoff (cfs)
Erie & Associates	11/17/2008	HEC-1	100 year, 6 hr.	1,853
FCDMC	06/16/2015	FLO-2D	100 year, 6 hr.	607
CVL	06/06/2015	HEC-1	100 year, 6 hr.	1,079
CVL	04/02/2015	SCS	100 year, 2 hr.	951

**Offsite Flows at Mockingbird Lane**

Based on previous models and discussions, the preliminary study assumes a peak runoff of 1,200 cfs. This value provides conservatism for preliminary channel sizing until final offsite values are determined using XPSWMM-2D. This peak flowrate was used to determine an average cross-section size needed to safely pass storm flows through the site.

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Town of Paradise Valley  
Re: Ritz Carlton  
September 4, 2015

**Existing Culvert and Existing Channel**

The capacity of the existing wash and 5-12'x4' culvert crossing Mockingbird Lane were calculated using best available data. The existing channel capacity is approximately 600 cfs with accompanying sheet flow and the culvert capacity is approximately 1,750 cfs including 6 inches of roadway overtopping. Culvert analysis results are located in the Appendix. It should be noted that the wash has sediment accumulation and upstream of the wash, the sediment depth is approximately 8 inches. Sediment passing through onto the site may require ongoing maintenance which will be provided by the HOA.

**Proposed Channel**

The proposed channel was evaluated to determine the required cross-section, slope and roughness that would be required to pass 1,200 cfs while maintaining a flow velocity of six feet per second or less and provide one-foot of freeboard. The results provide a guideline for a nearly maximum channel section and will allow for future, less conservative, channel alternative options depending on the finalized onsite and offsite drainage evaluations. Results are located in the Appendix.

**90-degree Channel Bends**

Hydraulic evaluation at the 90-degree channel bends will be required to obtain agency approval. Standard guidelines from the FCDMC, Drainage Design Manual, Hydraulics, includes:

**6.5.5 Channel Curvature**

The minimum radius of a curved channel, measured to the channel centerline, carrying subcritical flows is recommended to be three times greater than the width of the water surface. That is:

$$r_c \geq 3T \tag{6.26}$$

If the channel is carrying supercritical flows, the recommended minimum radius is:

$$r_c = \frac{4V^2T}{gV} \tag{6.27}$$

**6.5.6 Superelevation**

Curves in a channel cause the maximum flow velocity to shift toward the outside of the bend. Along the outside of the curve, the depth of flow is at a maximum. The consequent rise in the water surface is referred to as superelevation. Under subcritical conditions, the following equation is recommended to estimate the magnitude of the superelevation:

$$y = \frac{0.5V^2T}{gV_c} \tag{6.28}$$

Readers are cautioned to avoid curves in channels with supercritical flows. The shift in the velocity distribution may cause cross-waves to form, which will persist downstream and could severely limit the hydraulic capacity of the channel. Advanced design criteria or physical model studies beyond the scope of this chapter may be required.

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Town of Paradise Valley  
Re: Ritz Carlton  
September 4, 2015

Generally, the bends will create turbulence leading off from the inside of the bend and high velocities on the outside of the bend. These conditions will create freeboard and scour issues which will be mitigated through the design of gabions, scour protection and energy dissipation.

Another method which could be used with reasonable success would be to provide aesthetic drop structures three to four feet high immediately upstream of each bend to create controlled turbulence, energy dissipation and water surface profile draw-down within the vicinity of the 90-degree bends.

**Onsite Retention**

The onsite runoff will be directed into the channel which will have retention at the bottom and still allow offsite flows to pass through the site. The areas of the site that are not feasible for the runoff to be directed to the channel are to be directed into underground or surface retention basins that will be designed for the 100 year, 2-hour storm. A preliminary calculation for the required retention was conducted based on the development type for each part of the site. Retention calculations and volumes for each retention area are shown in the Table included in the Appendix. Retention basin locations and subbasin areas are shown in the Drainage Map. Results show that the retention required is feasible based on available open space areas.

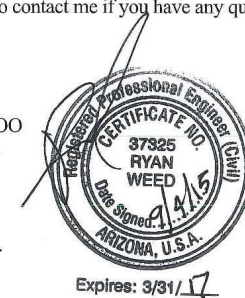
At the time of permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows.

Please feel free to contact me if you have any questions at 602-285-4756 or at bnaba@cvlc.com.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

Ryan Weed, P.E.  
CEO



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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
Approved Plans

December 17, 2015



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**MASTER DRAINAGE**

Phase II Letter

J-2



4550 North 12th Street | Phoenix, AZ 85014  
602.264.6831

October 9, 2015  
**Revised October 16, 2015**

Mr. James Shano, P.E., C.P.M.  
Public Works Director  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley AZ 85253

RE: Paradise Valley Ritz-Carlton  
Wastewater Service Analysis

Dear Mr. Shano:

This letter has been revised in accordance with comments received from the Town of Paradise Valley on October 14, 2015.

The Paradise Valley Ritz-Carlton project encompasses approximately 134 acres of land located on the northwest corner of Scottsdale Road and Lincoln Drive. A small portion of the property is located in the City of Scottsdale (City), approximately 17 acres, with the balance situated within the town limits of Paradise Valley (Town). Desert Ventures, the parcel owner, has retained Coe & Van Loo Consultants, Inc. (CVL) to perform due diligence, master planning, lotting and drainage analyses as part of its program to develop the site as a resort. An analysis to determine the site's water and sewer service requirements is also included in our scope of work.

CVL has performed a preliminary investigation to identify potential issues in providing sewer service to the property. Our findings to date are summarized below:

- The Town of Paradise Valley and the City of Scottsdale are signatories to an Intergovernmental Agreement (IGA) that stipulates that the City will reserve up to approximately 1,000,000 gpd of collection system capacity for wastewater generated by properties within the Town, as further described below.
- Per the IGA, the Town currently has purchased 1,026,479 gpd of capacity in Scottsdale's collection system. Currently, the average daily flow that the Town discharges to the Scottsdale system is approximately 480,000 gpd. This is based on flow data obtained from metering stations that monitor flow from 13 basins plus calculated flows from 6 basins that are unmetred. However, the IGA bases discharge capacity on the peak discharge, which is the average of the two highest consecutive day discharges per year. The Town's Master Plan currently estimates the current overall peak discharge rate from the Town to the Scottsdale system to be approximately 890,000 gpd.

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Town of Paradise Valley  
Re: Paradise Valley Ritz-Carlton, Wastewater Service Analysis  
October 16, 2015  
Page 2

- Estimated peak wastewater discharges of 388,000 gpd were calculated for that portion of Ritz-Carlton within the Town limits using the latest land use and layout plans for the property. The proposed sewer collection system for the property discharges flow to the existing 8-inch sewer in Indian Bend Road upstream of the City flow monitoring station.
- CVL had previously estimated that the portion of the proposed Ritz Carlton development within Paradise Valley would discharge an Average Daily Flow of approximately 215,657 gpd to the Scottsdale system. Peak flow has since been recalculated based on the design factors presented in the Town's Master Plan. The Ritz Carlton development will be located in Basin "O". The current peaking factor for Basin "O" is 1.8. Therefore, the peak discharge the Ritz Carlton development is expected to contribute is estimated to be 388,183 gpd. This discharge when added to the current estimated peak discharge of 890,000 gpd is 1,278,183 gpd. This projected discharge is over the Town's current discharge limit of 1,026,479 gpd. Therefore, the Town will ultimately be required to purchase an additional 251,704 gpd of capacity from Scottsdale due to projected discharges from the Ritz Carlton development.
- Peak Day flow originating from the 17 acres of the development within the City sewer service area are estimated to be approximately 91,000 gpd and will be connected to an existing 8-inch sewer line in Scottsdale Road.

CVL has been asked to proceed with the preparation of a Wastewater Master Plan to fully analyze the sewer system requirements of the Ritz-Carlton development. The Master Plan will include the following tasks:

- Prepare an accurate routing map of the proposed sewer system using approved site lotting and street layouts.
- Existing sewer manhole invert elevations will be determined through a topographical survey performed by CVL survey crews. Manholes upstream of the Indian Bend flow monitoring station will be dipped to determine pipe slopes and capacities.
- Discharges from the Paradise Valley and Scottsdale parcels will be updated to reflect the latest land use plan and sewer unit factors.
- Information contained in the latest City of Scottsdale Integrated Water Master Plan will be reviewed and all applicable information included in our analysis.
- Confirm that the City sewer system can accommodate the Ritz-Carlton flows. Coordinate with the City Engineering Department for the routing of the property's discharges through the City collection system using the City's current Sewer System Model.

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Town of Paradise Valley  
Re: Paradise Valley Ritz-Carlton, Wastewater Service Analysis  
October 16, 2015  
Page 3

- Develop alternatives to provide sewer service to Ritz-Carlton. Identify the cost and constructability of each alternative as well as their ease of implementation.
- Our findings will be summarized in a report that will include the necessary figures and exhibits to adequately describe the work.
- The Draft Report will be submitted to the Town of Paradise Valley and the City of Scottsdale following client approval.
- Incorporate all comments received in a Final Report to be distributed to all reviewing agencies.

Please do not hesitate to call us should there be any questions on these matters.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

Ryan Weed, PE  
President, CEO

RW:aje

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**CIVTECH, INC**  
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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
Approved Plans

December 17, 2015



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