

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<br>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<br>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<br>Residences  | 8.8                 | 53 |                              | 2,800 | 197,175 |        | 94,918  | 24.6% | 20'/24'/36' <sup>(5)</sup> |
|    |                                        |                     |    |                              |       |         |        |         |       |                            |
|    |                                        |                     |    |                              |       |         |        |         |       |                            |
| E1 | Resort Related Retail                  | 7.2                 |    |                              |       |         | 78,400 | 78,400  | 25.0% | 30'                        |
|    | Accessory & Service<br>Structures      |                     |    |                              |       |         | 3,000  |         |       | 16'                        |
|    |                                        |                     |    |                              |       |         |        |         |       |                            |
| E2 | Resort Related Mixed-Use<br>(Deferred) | 5.7 <sup>(10)</sup> |    |                              |       |         |        |         |       |                            |
|    |                                        |                     |    |                              |       |         |        |         |       |                            |
|    | 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% |  |
|----------------------------------|--|------|-----------------|--|--|---------|---------|-----------|-------|--|

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-6 and/or H Page H-6.

<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

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 <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 |

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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