

CIVTECH, INC
Traffic Engineering

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Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

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4550 N 12th St
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contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning

2995 Woodside Rd | Ste 400
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650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture

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WITHEY MORRIS, PLC
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2525 E Arizona Biltmore Cir | Ste A-212
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602.230.0600
contact: Jason Morris



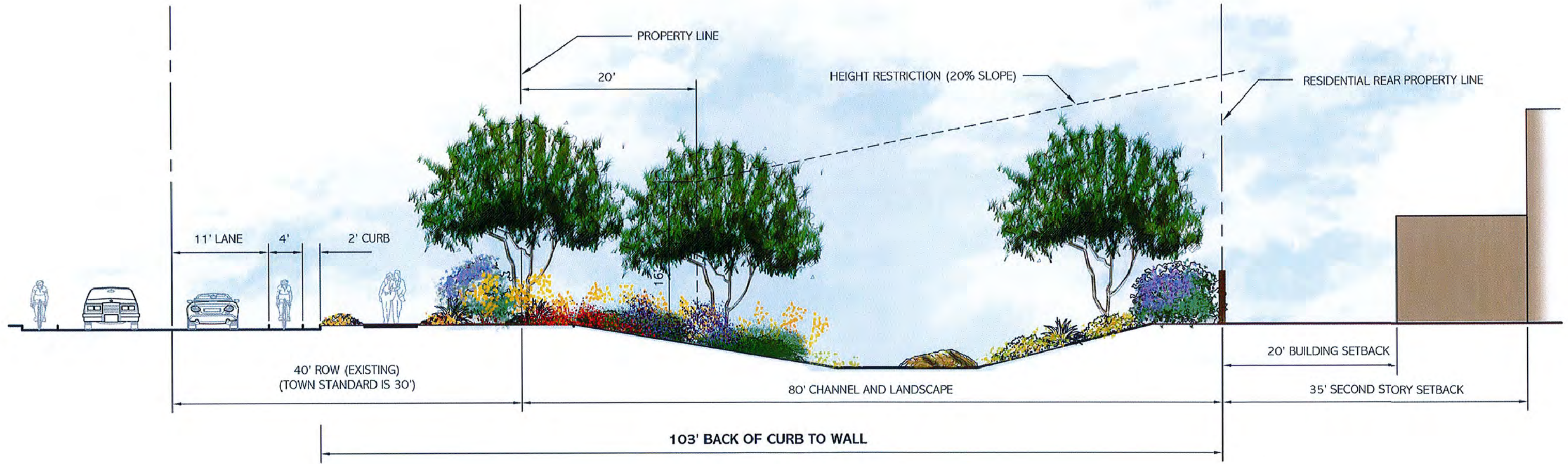
The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Exhibit date: July 6, 2015



NEIGHBOR SETBACKS

Reference to Street Sections
Page 1



SECTION A: INDIAN BEND (WITH CHANNEL)

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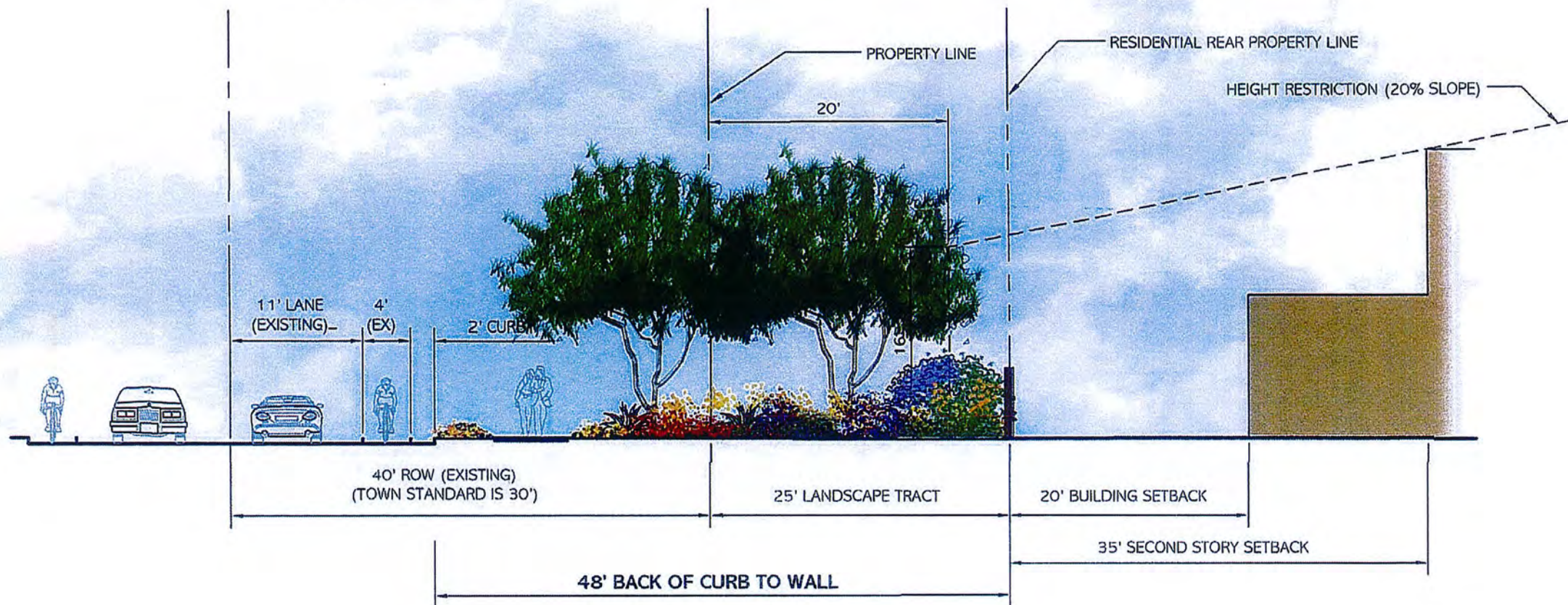
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ROAD SECTION A
Indian Bend (with Channel)

Page 2



SECTION B: INDIAN BEND (NO CHANNEL)

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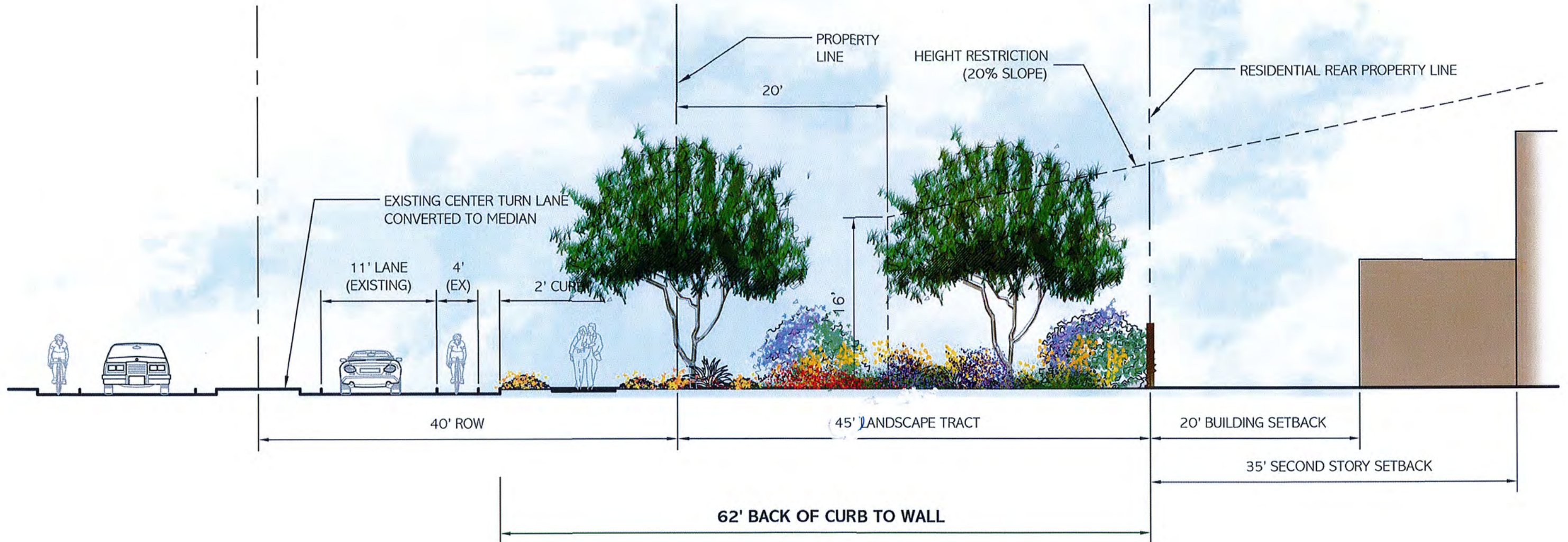
WITHEY MORRIS, PLC
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ROAD SECTION B
Indian Bend (no Channel)
Page 3



SECTION C: MOCKINGBIRD (NORTH)

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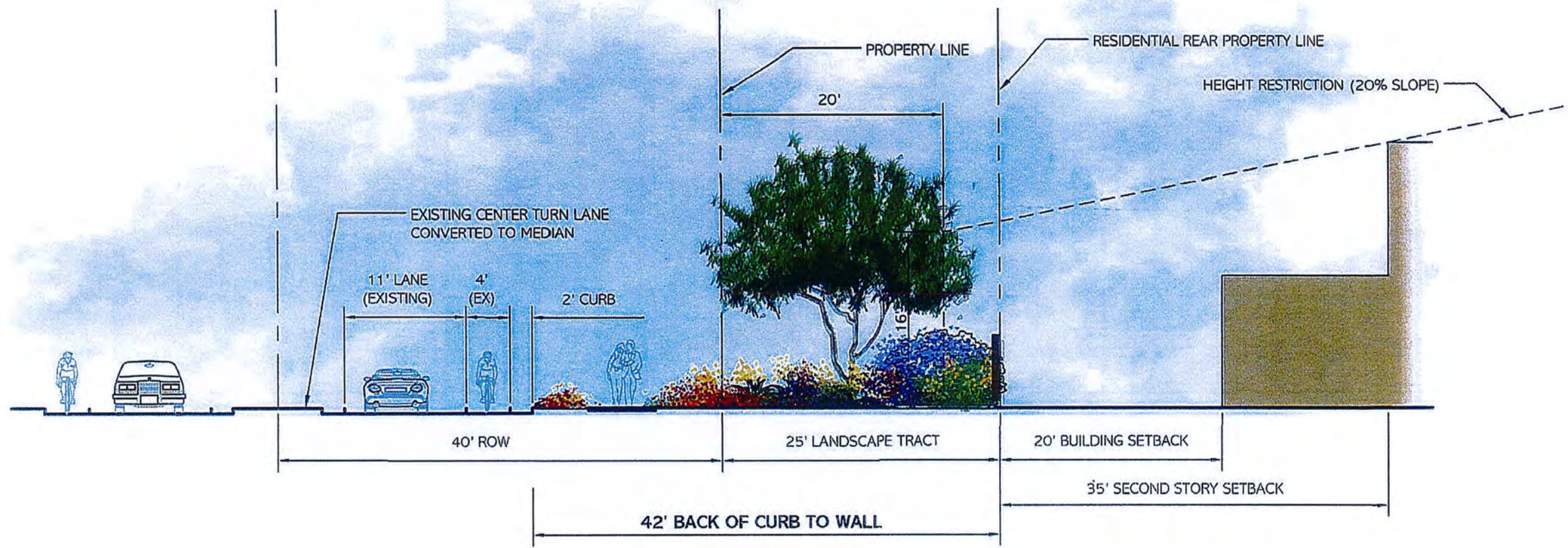
Paradise Valley Special Use Permit Application
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ROAD SECTION C

Mockingbird (North)

Page 4



SECTION D: MOCKINGBIRD (SOUTH)

CIVTECH, INC
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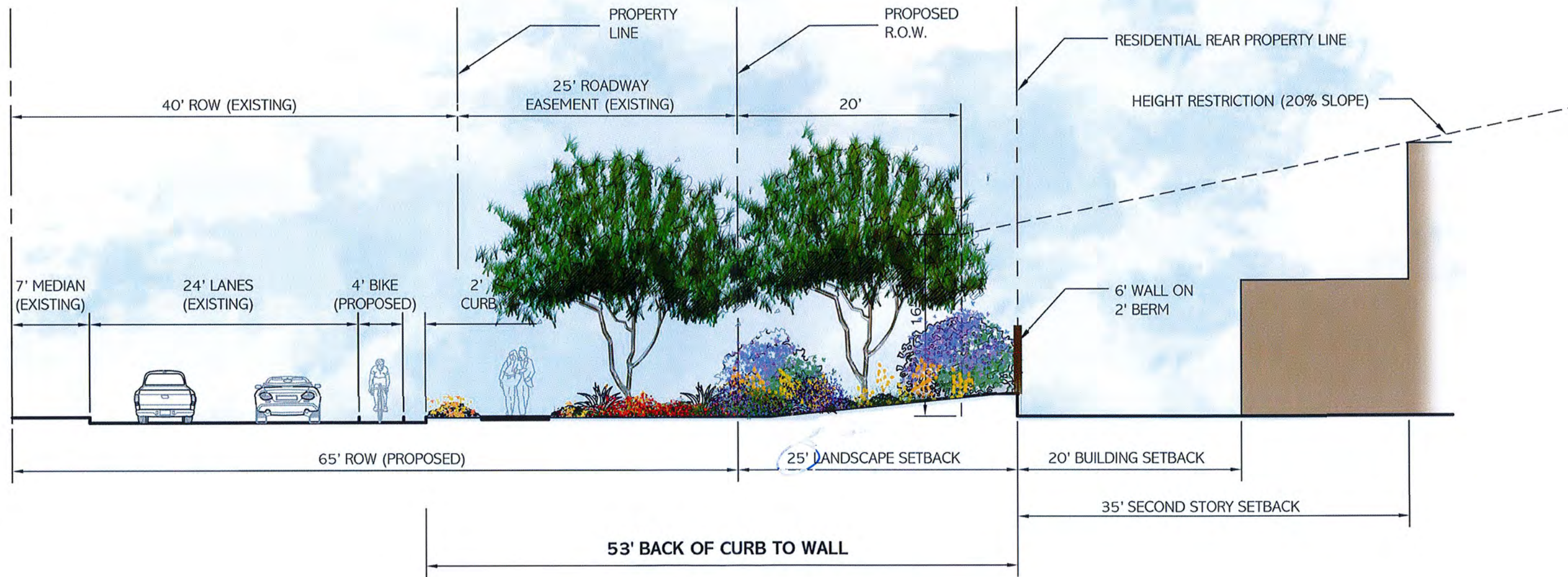
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
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ROAD SECTION D
Mockingbird (South)
Page 5



SECTION E: LINCOLN DRIVE

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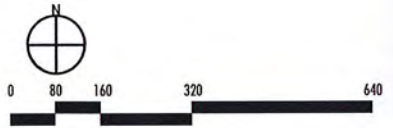


ROAD SECTION E

Lincoln Drive
Page 6



Dimensions noted on plan indicate approximate distance between back of curb and residential wall.



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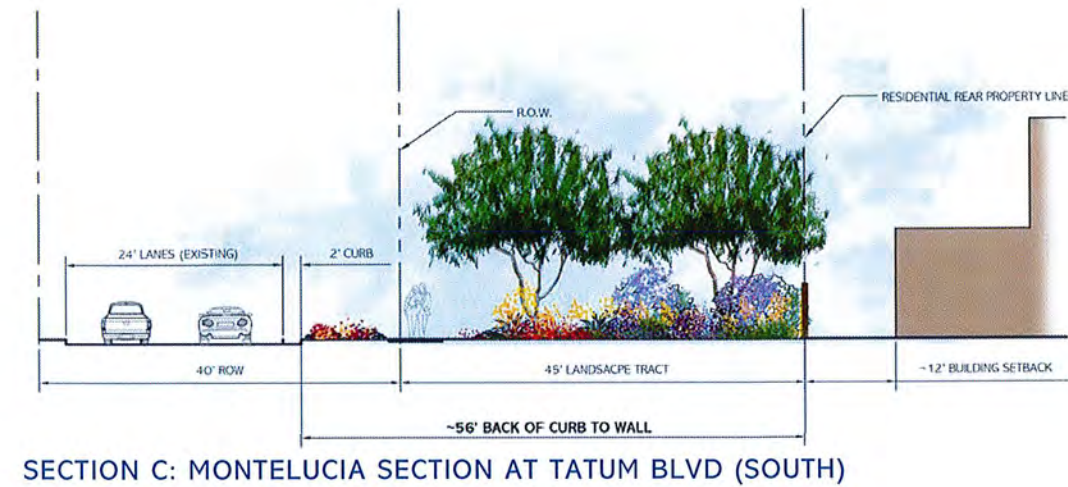
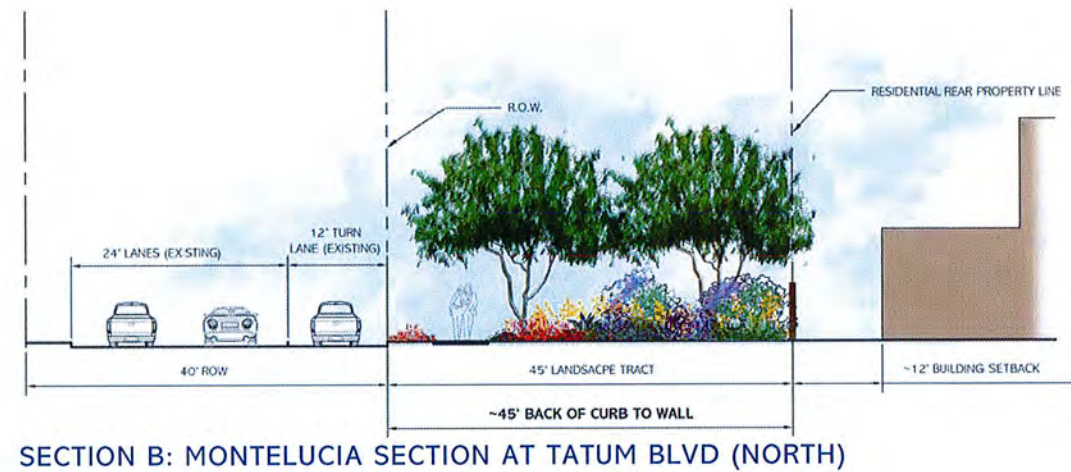
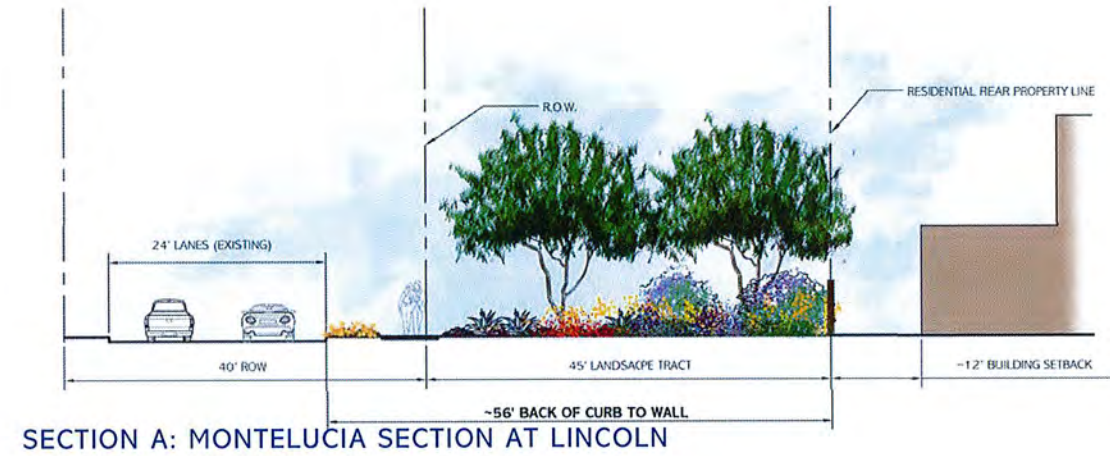
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NEIGHBOR SETBACKS
Land Use Plan with Context Aerial
Page 7



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Paradise Valley Special Use Permit Application
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MONTELUCIA ROAD SECTIONS

Page 8



Exhibit A: Site Plan

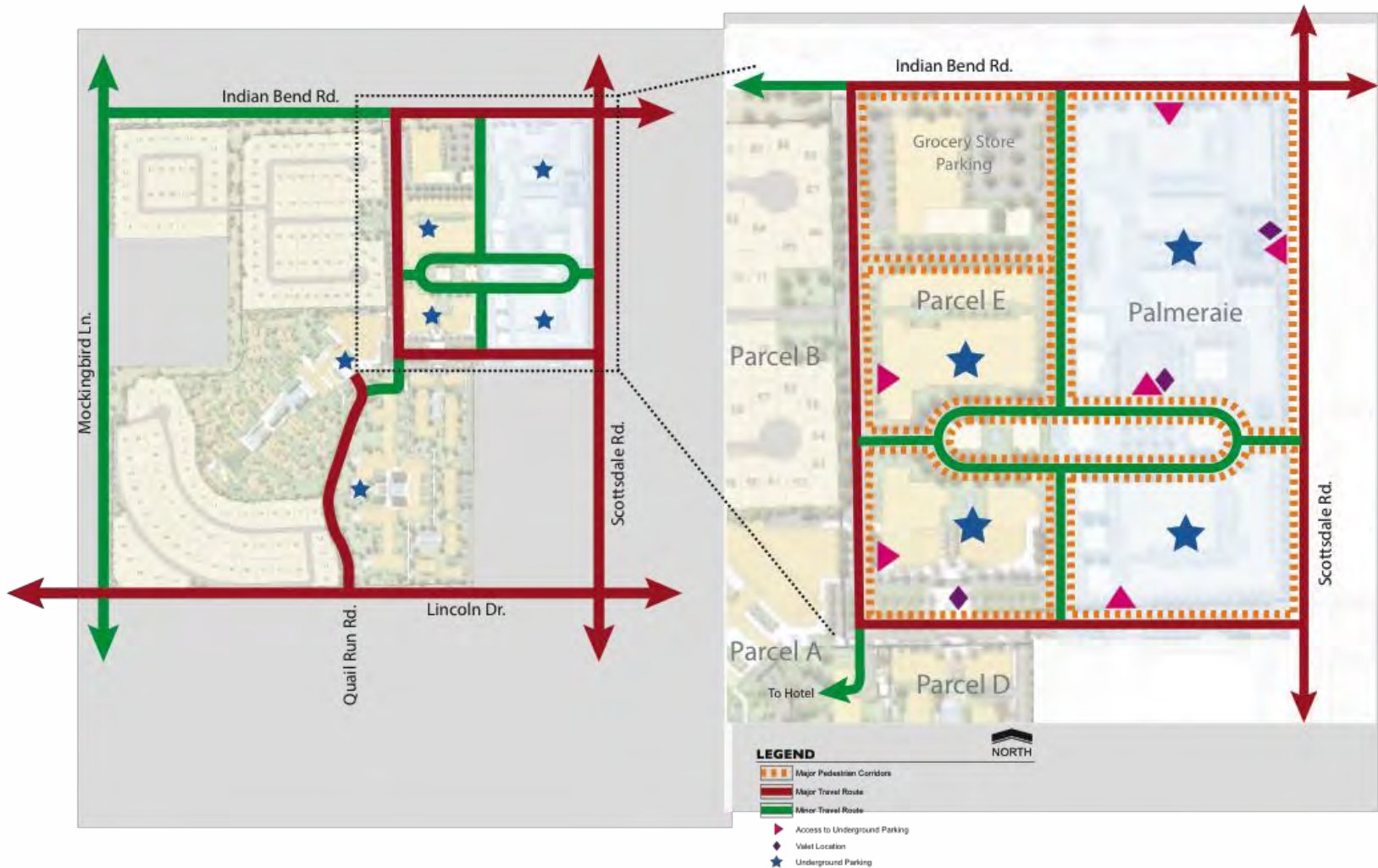


Exhibit B: On-Site Circulation

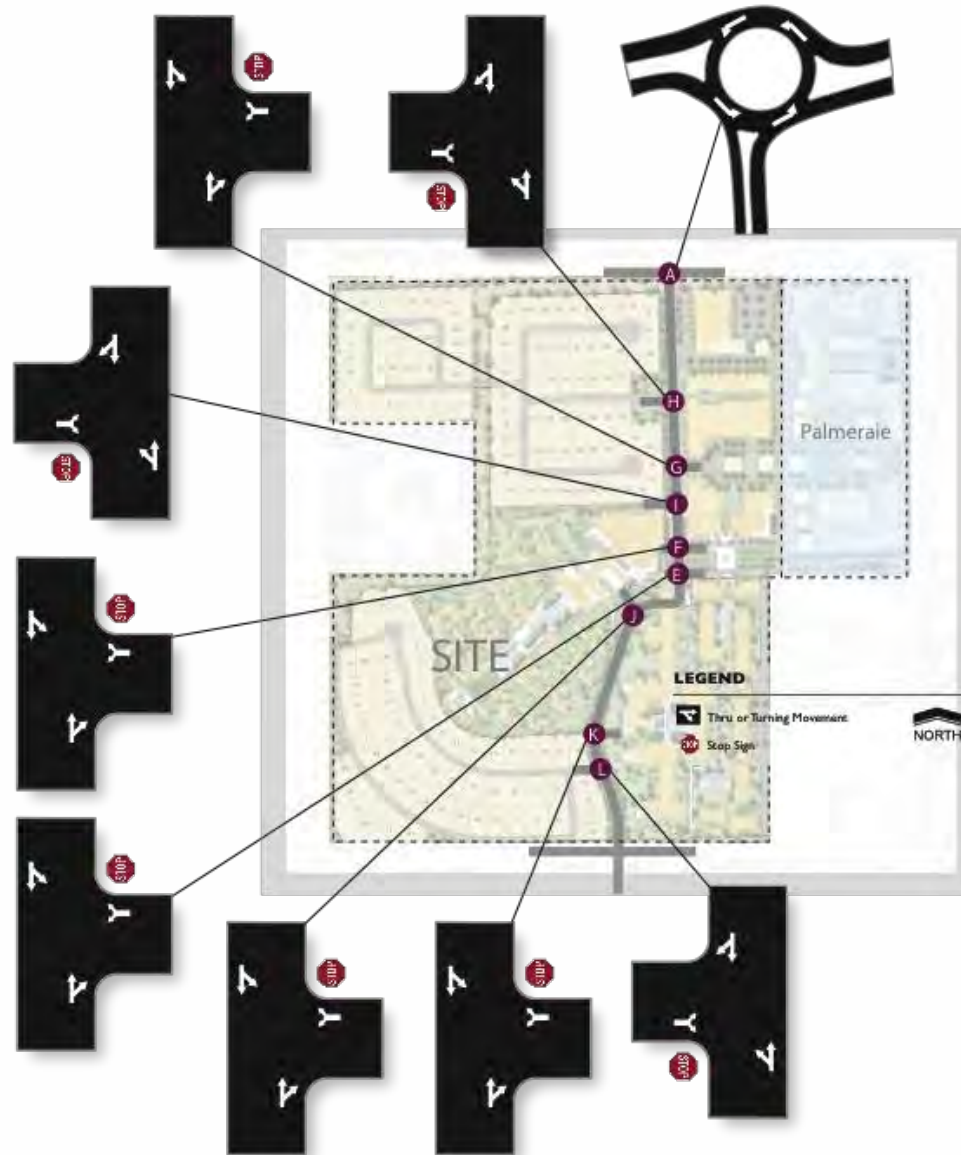


Exhibit C: Site Circulation

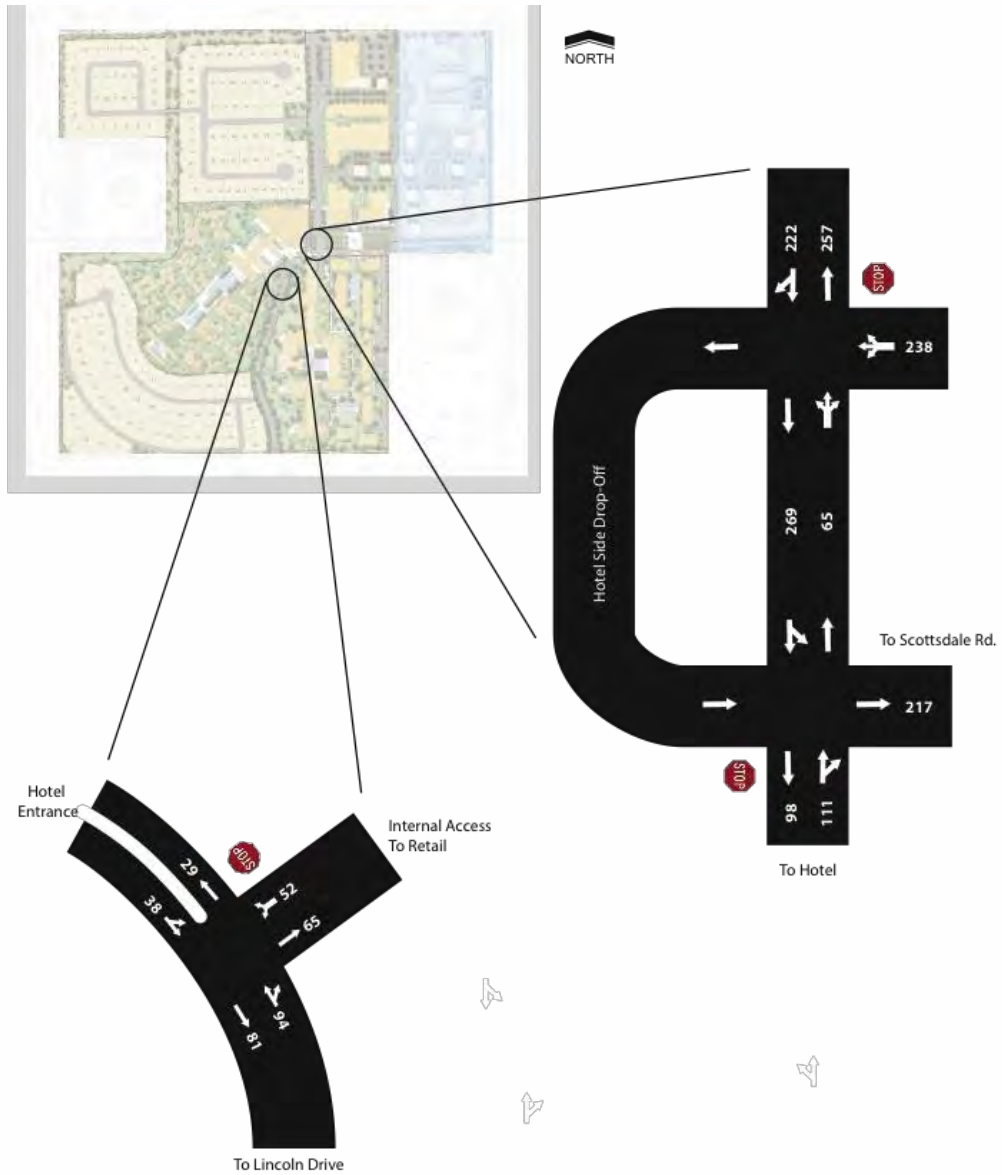


Exhibit D: Special Intersection Circulation

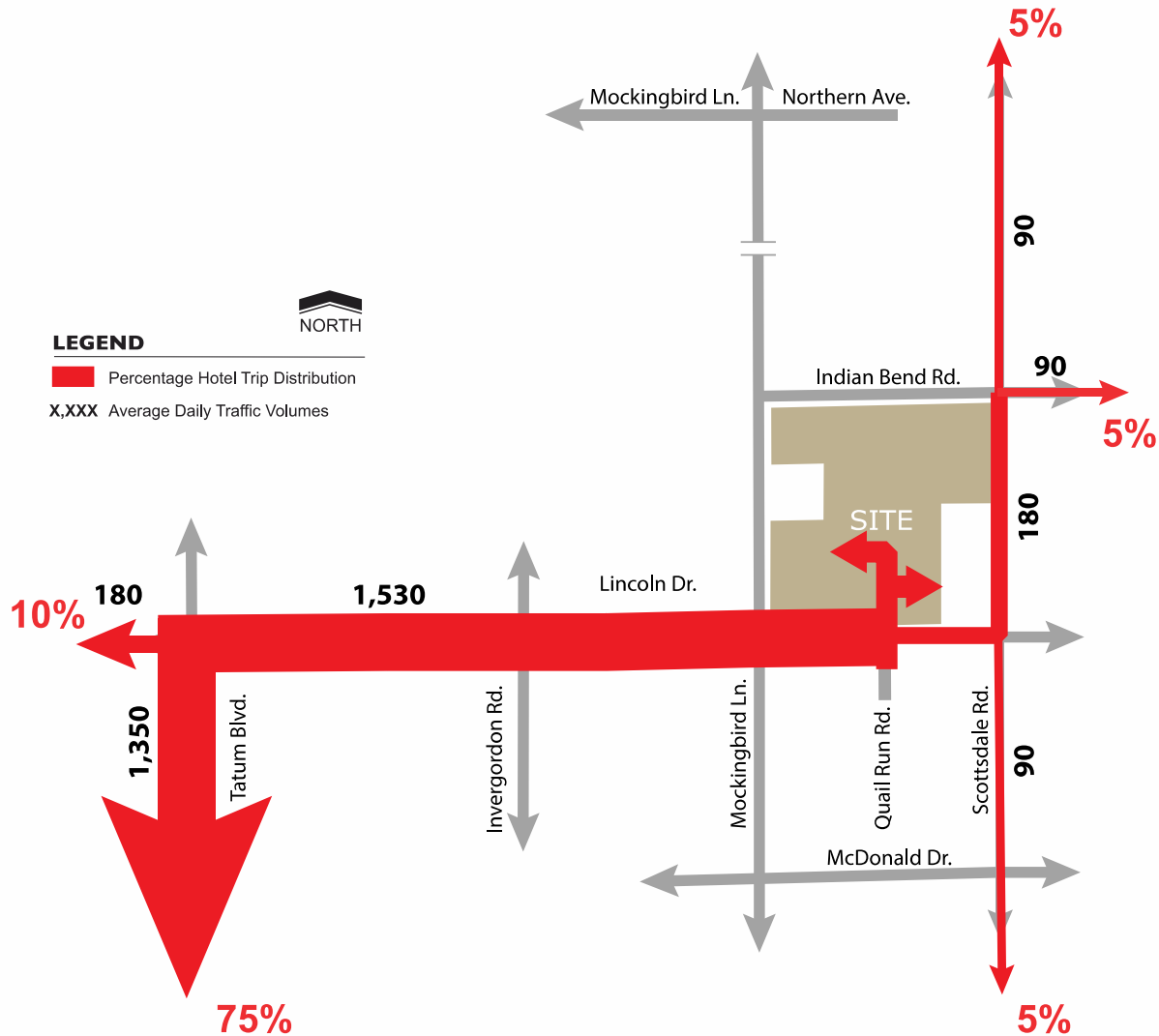


Exhibit E: Hotel Distribution

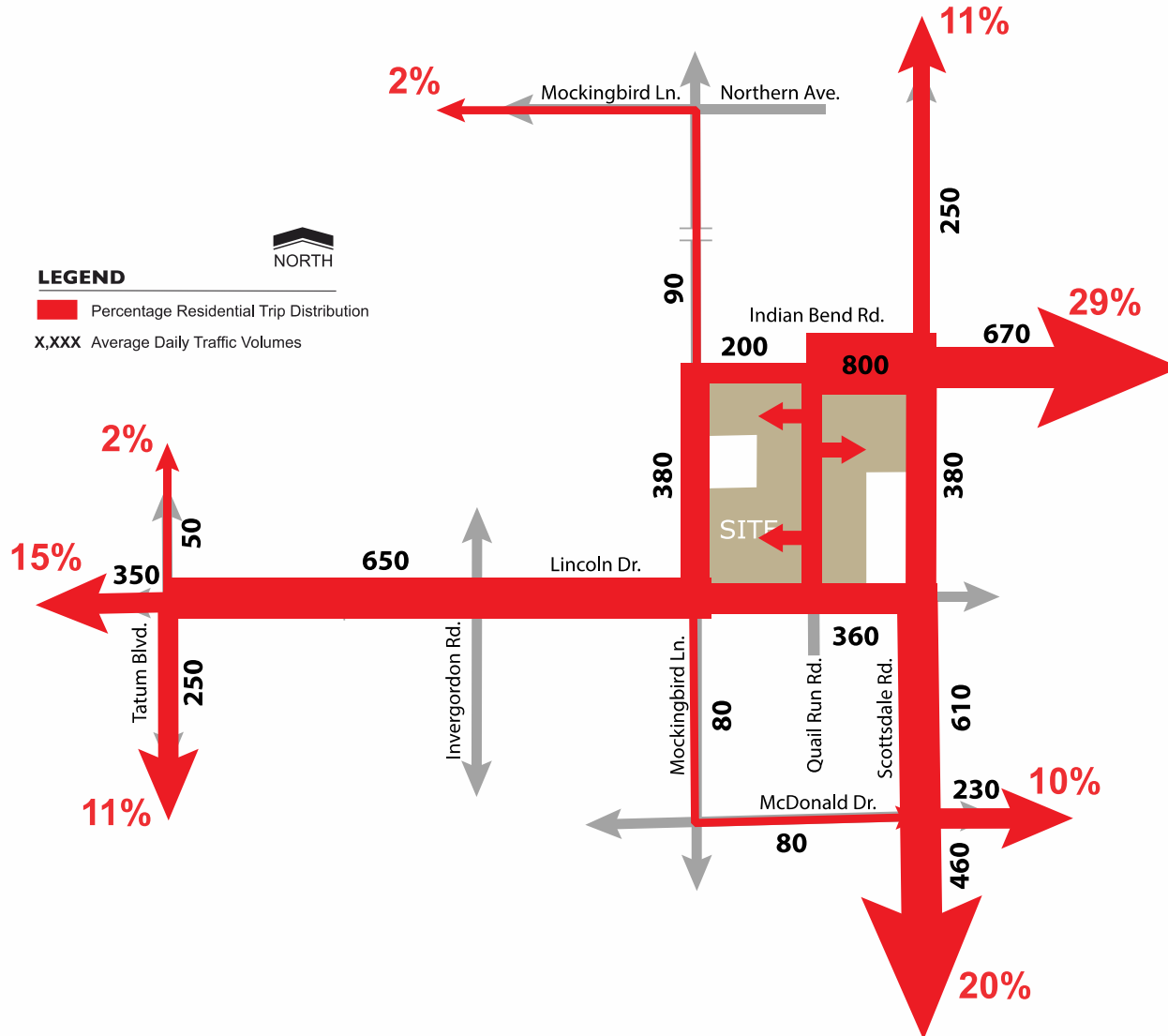


Exhibit F: Residential Distribution

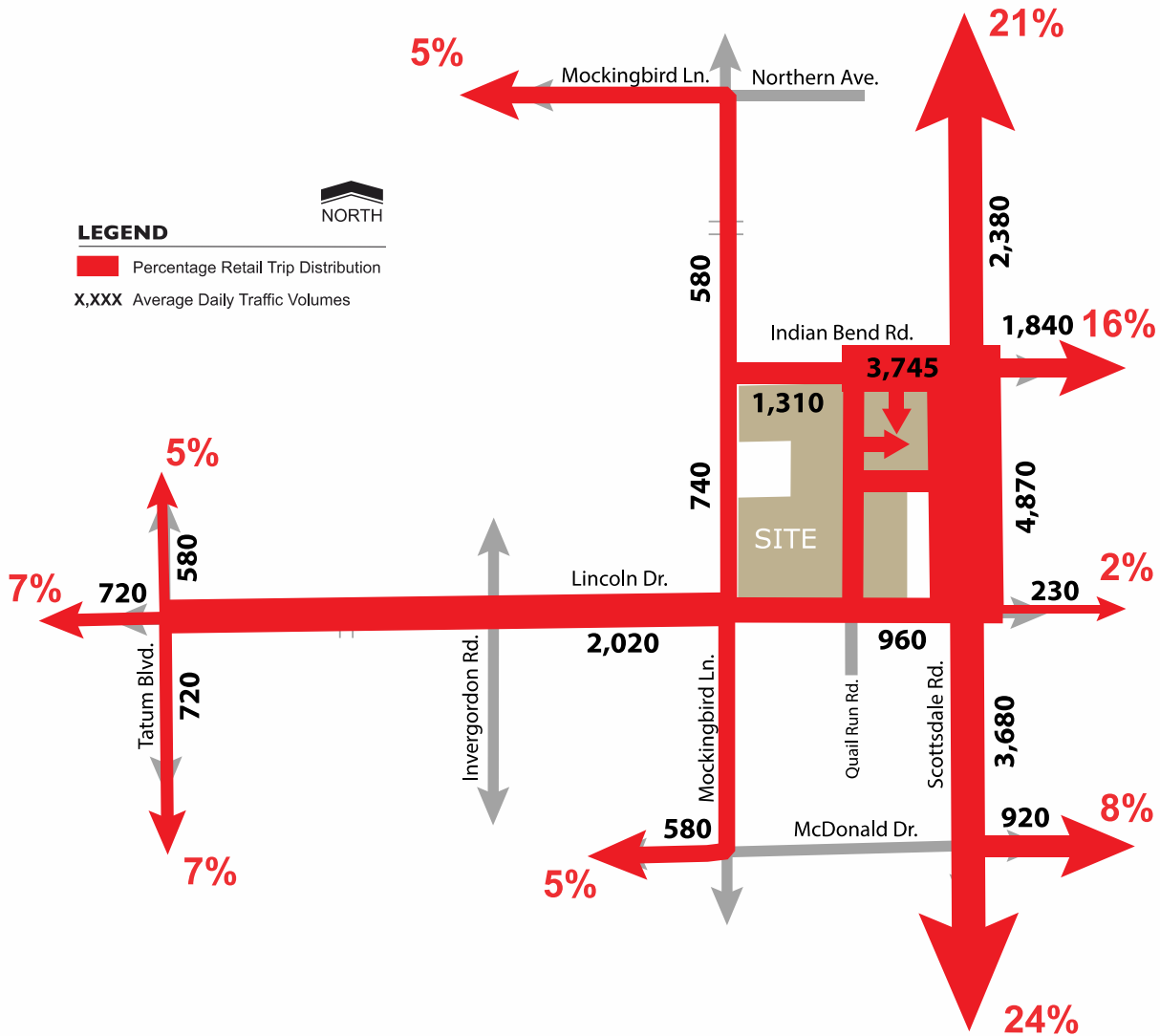
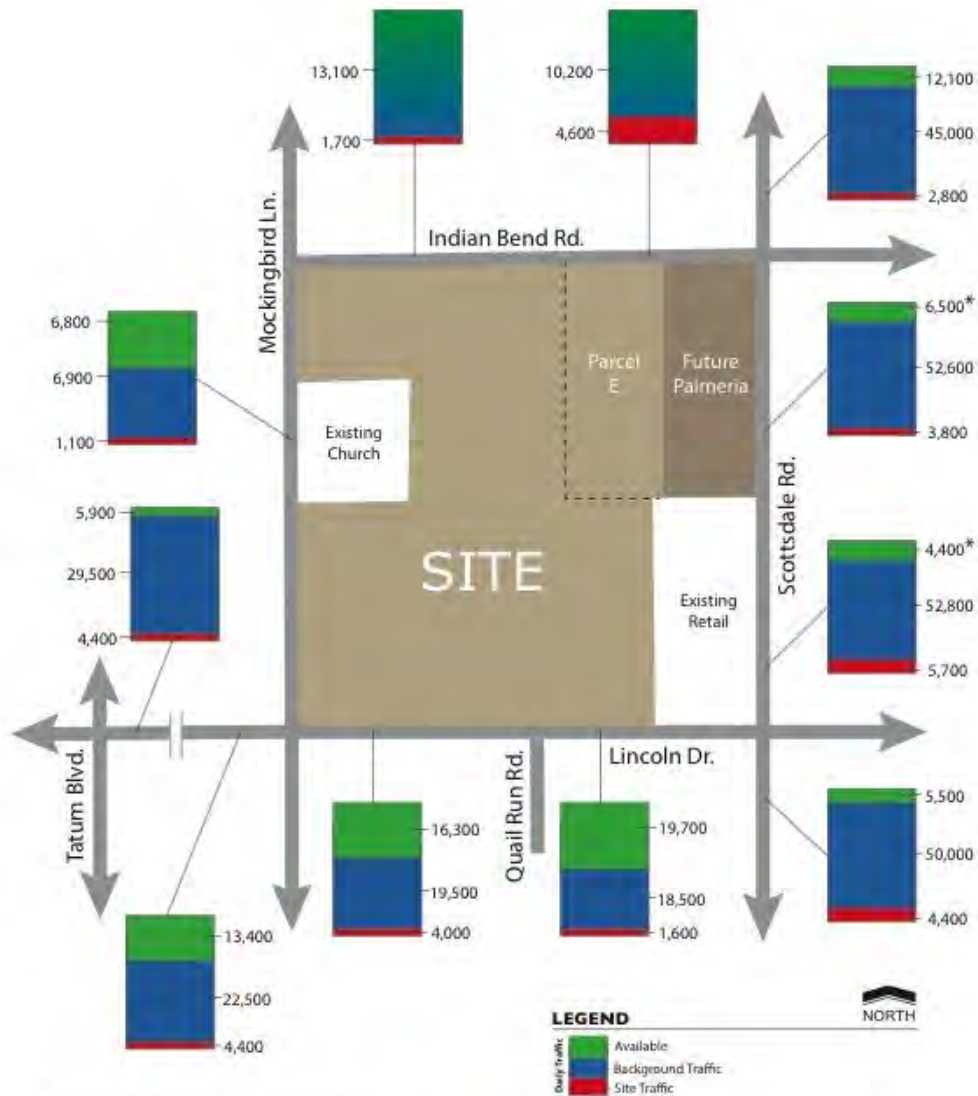


Exhibit G: Retail Distribution



* Higher Capacity when Right-Turn Lanes are Considered.

Exhibit H: Used and Available Roadway Capacity

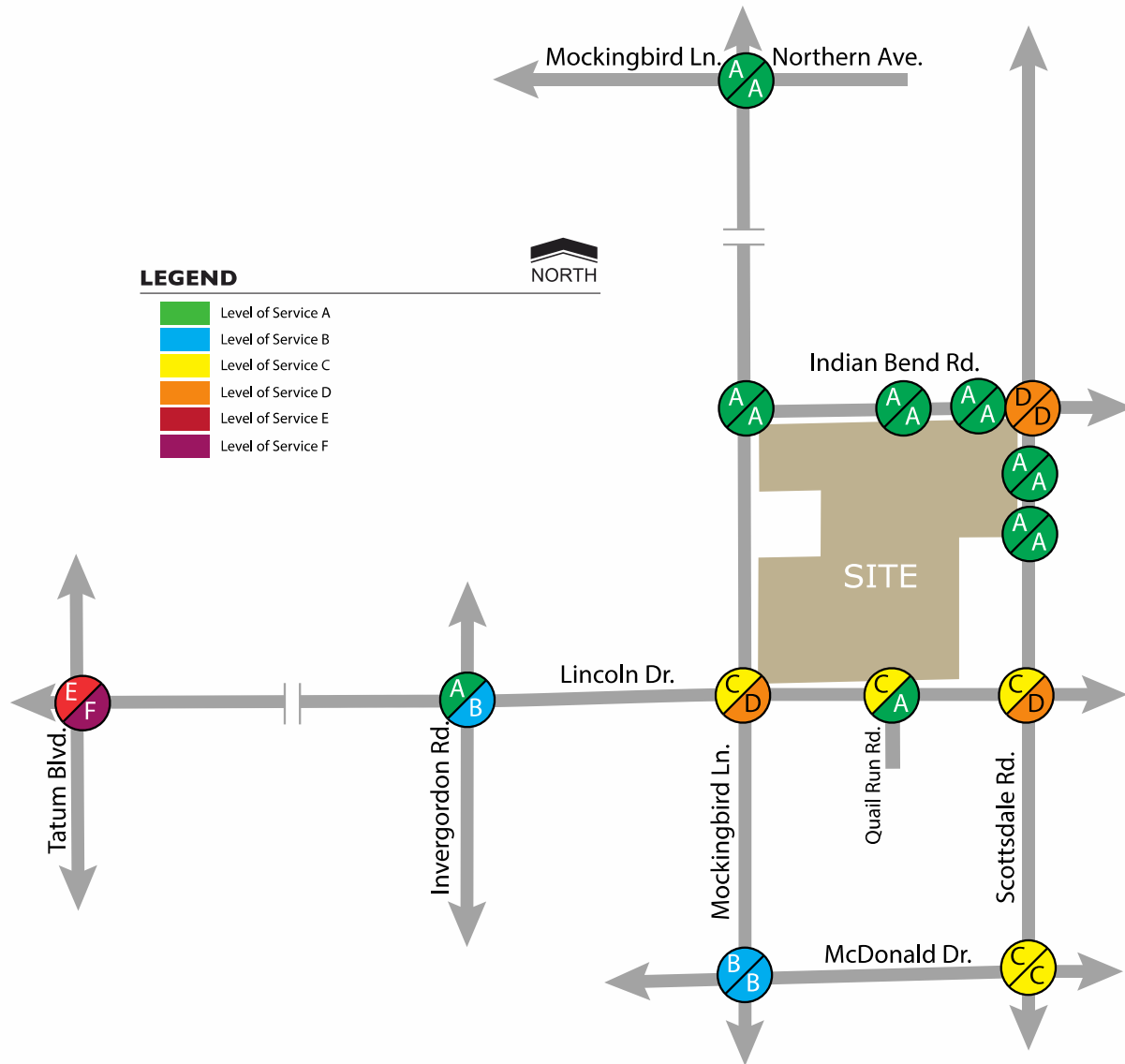


Exhibit I: Intersection Level of Service Rating - 2038 Total

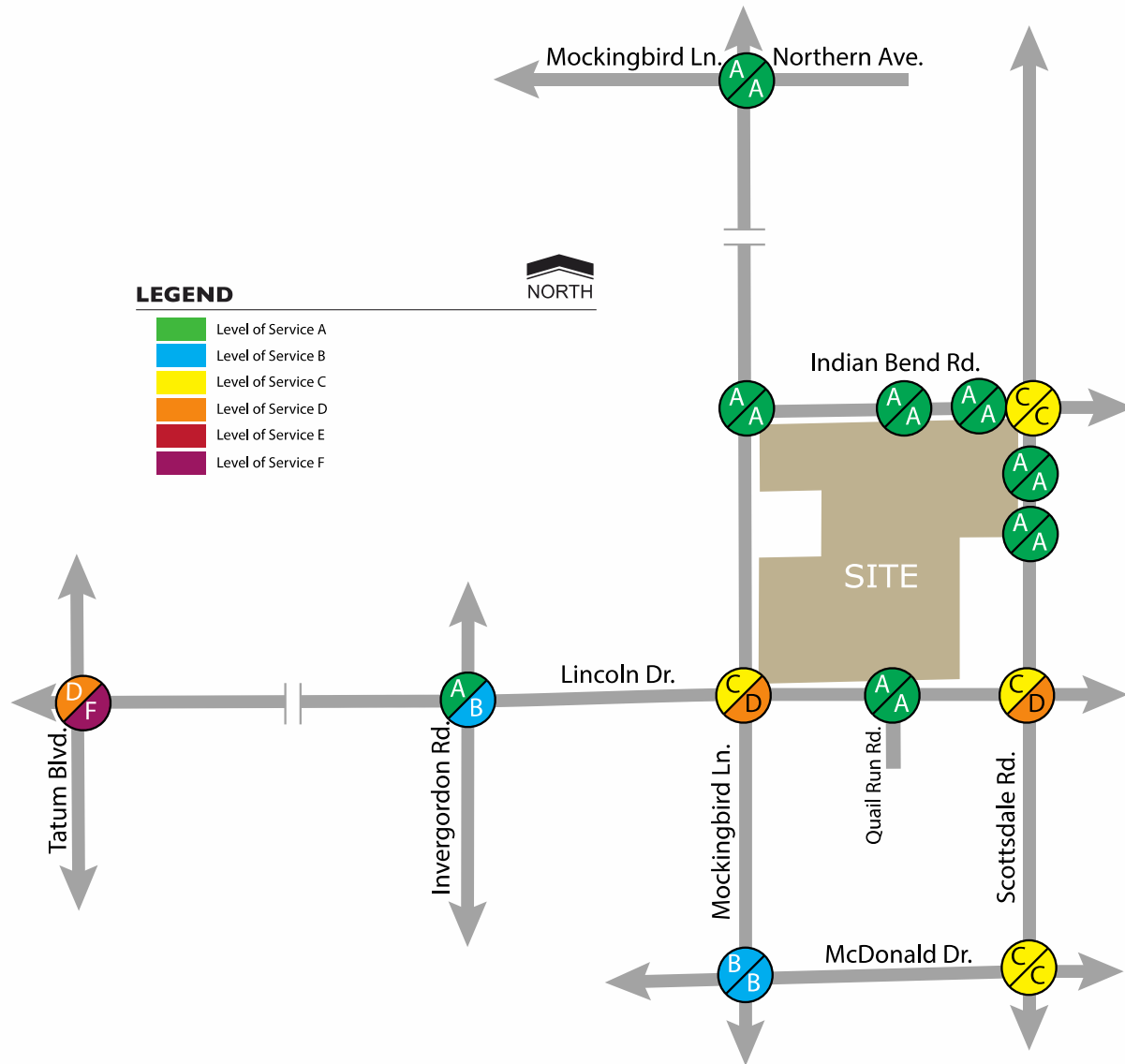
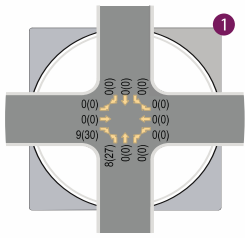
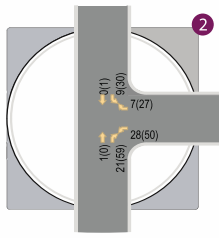


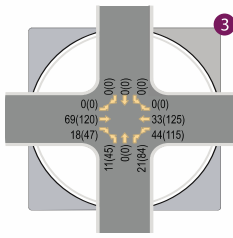
Exhibit J: Intersection Level of Service Rating - 2038 Background



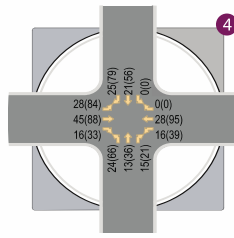
Mockingbird Ln. & Northern Ave.



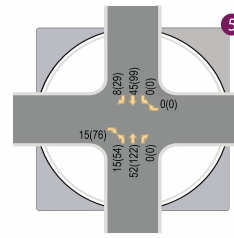
Mockingbird Ln. & Indian Bend Rd.



Scottsdale Plaza Resort & Indian Bend Rd.



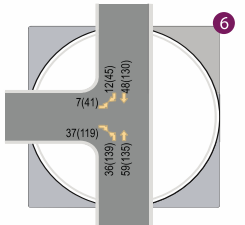
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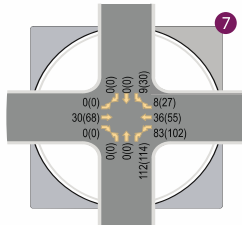
Scottsdale Rd. & Josua Tree Ln.

LEGEND

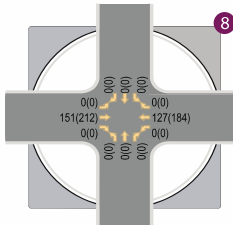
XX(X) - AM(PM) Peak Hour Traffic Volumes



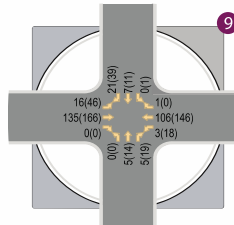
Scottsdale Rd. & 6750 North



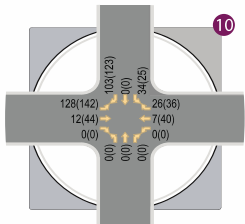
Tatum Blvd. & Lincoln Dr.



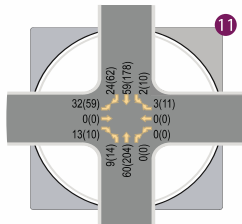
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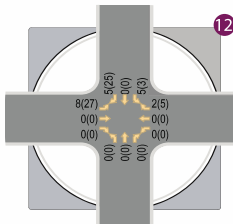
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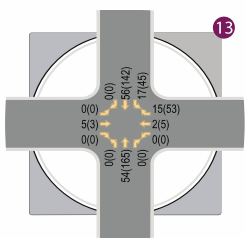
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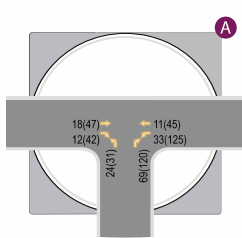
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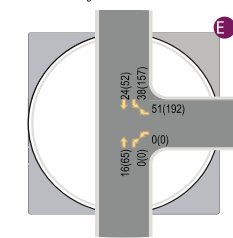
Mockingbird Ln. & McDonald Dr.



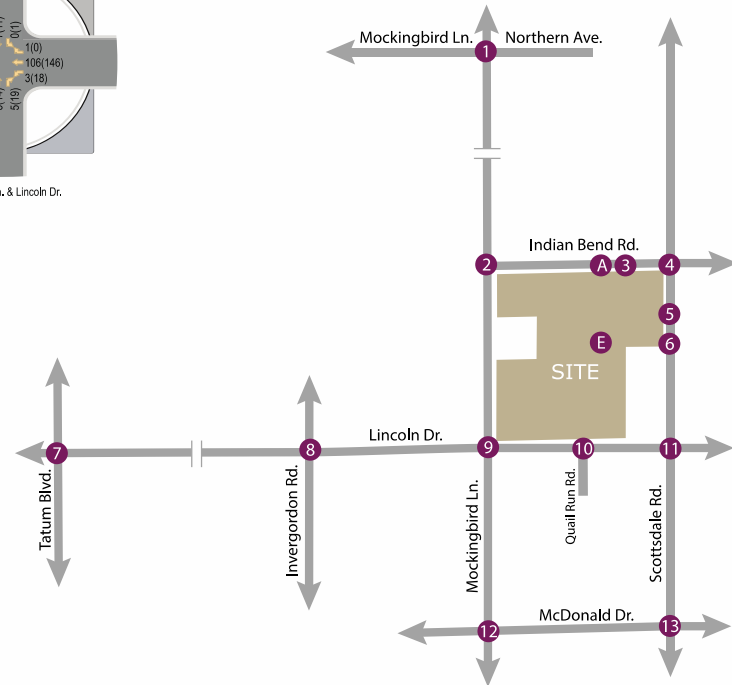
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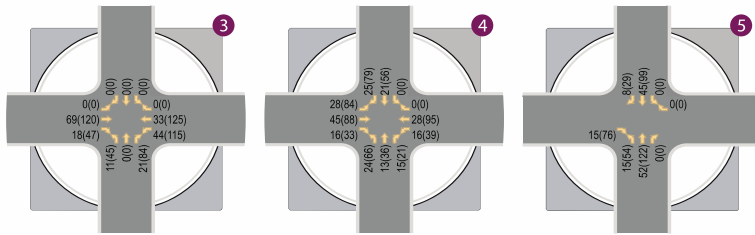
Collector A & Indian Bend Dr.



Collector A & Collector B



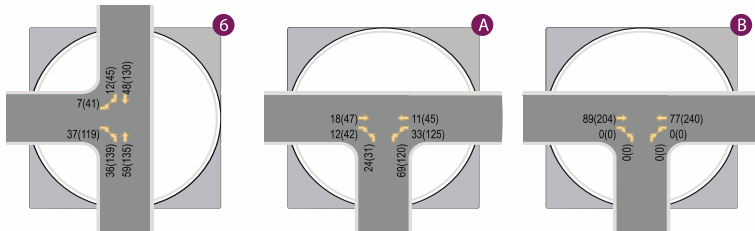
2038 Site Generated Traffic Volumes (A)



Scottsdale Plaza Resort & Indian Bend Rd.

Scottsdale Rd. & Indian Bend Rd.

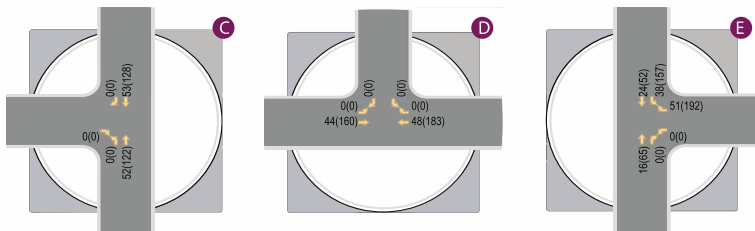
Scottsdale Rd. & Josua Tree Ln.



Scottsdale Rd. & 6750 North

Collector A & Indian Bend Rd.

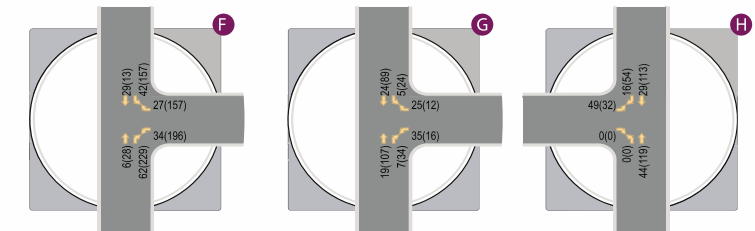
Garage Access from Indian Bend Rd.



Garage Access from Scottsdale Rd.

Garage Access from Collector B

Collector A & Collector B



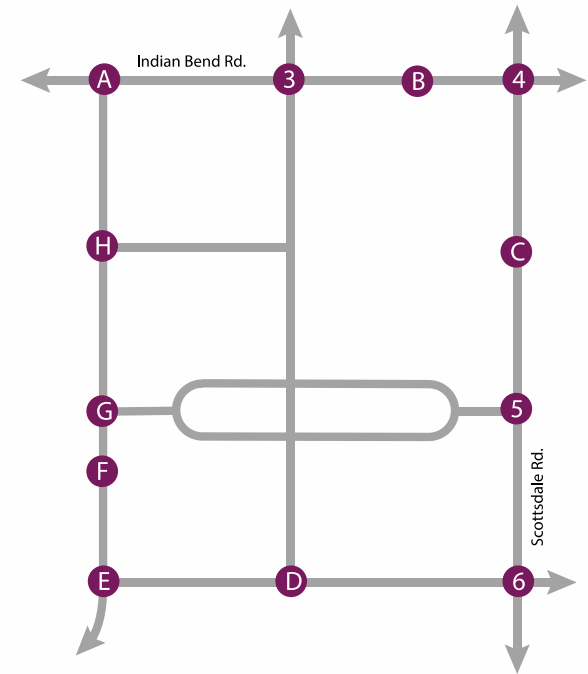
South Garage Access from Collector A

North Garage Access from Collector A

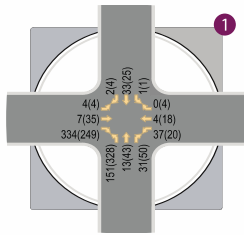
Residential Access from Collector A

LEGEND

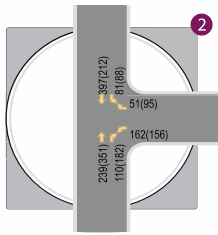
XX(XX) - AM(PM) Peak Hour Traffic Volumes



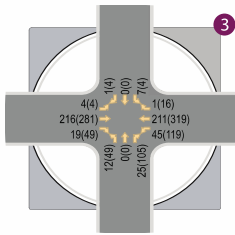
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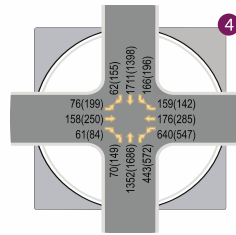
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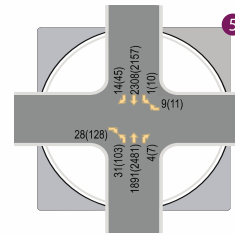
Mockingbird Ln. & Indian Bend Rd.



Scottsdale Plaza Resort & Indian Bend Rd.



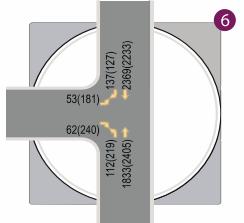
Scottsdale Rd. & Indian Bend Rd.



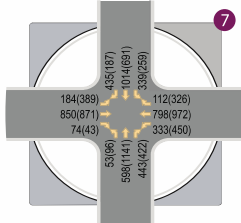
Scottsdale Rd. & Josua Tree Ln.

LEGEND

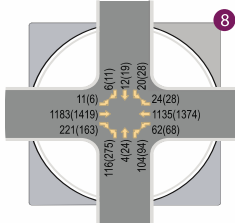
XX(XX) - AM(PM) Peak Hour Traffic Volumes



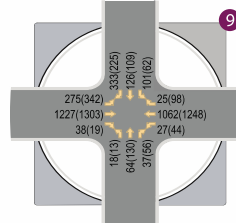
Scottsdale Rd. & 6750 North



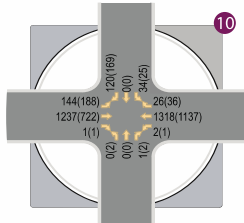
Tatum Blvd. & Lincoln Dr.



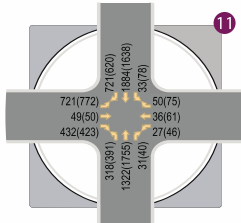
Invergordon Rd. & Lincoln Dr.



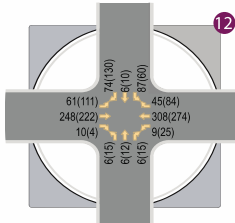
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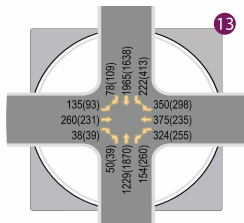
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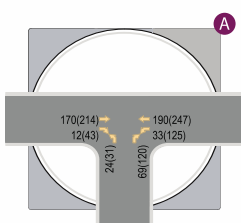
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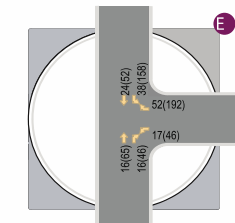
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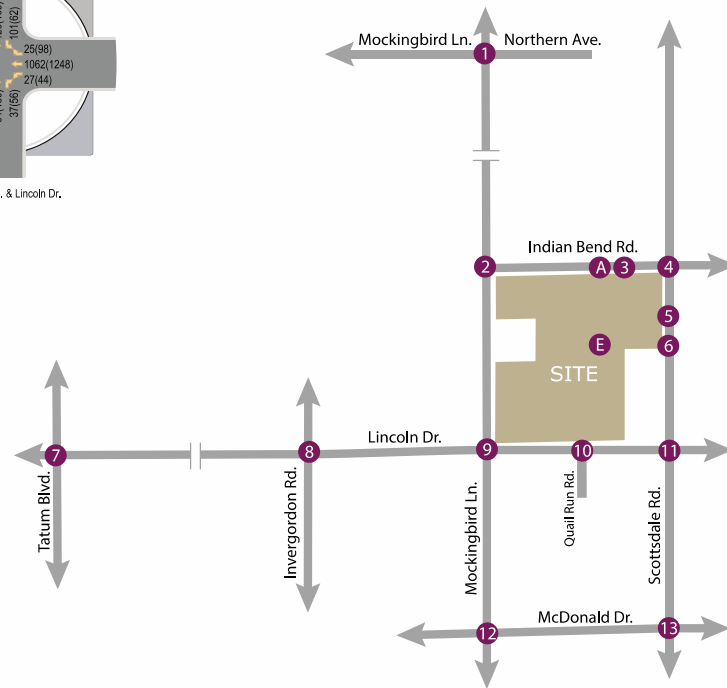
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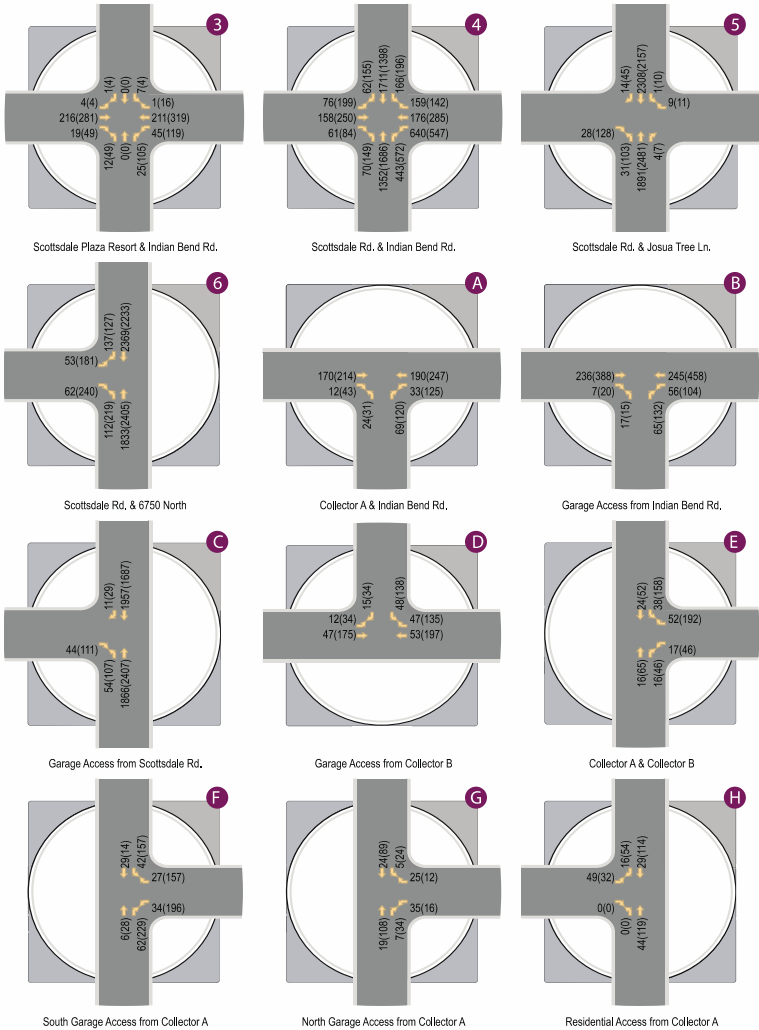
Collector A & Indian Bend Rd.



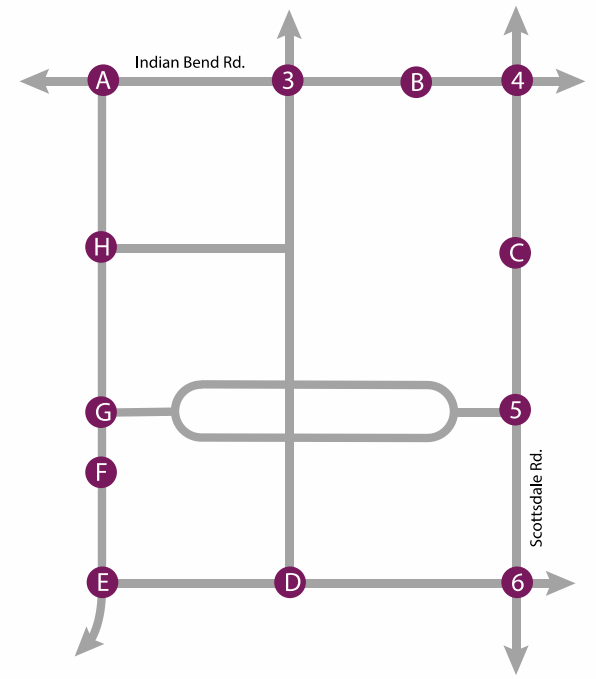
Collector A & Collector B



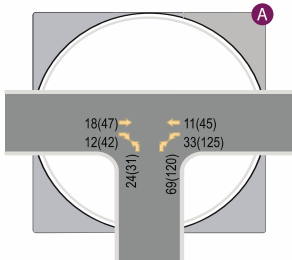
2038 Total Traffic Volumes (A)



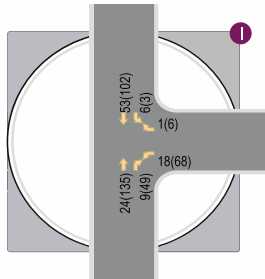
LEGEND
 XX(XX) - AM(PM) Peak Hour Traffic Volumes



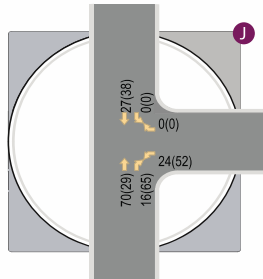
2038 Total Traffic Volumes (B)



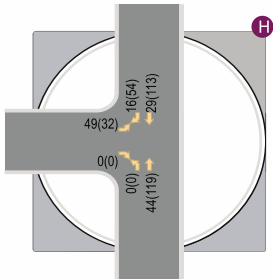
Collector A & Indian Bend Rd.



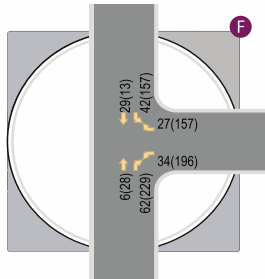
Collector A & Decorative E-W Loop Road



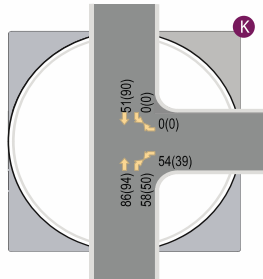
Quail Run Road & Collector A



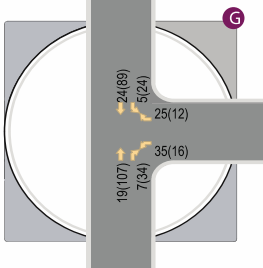
Residential Access from Collector A



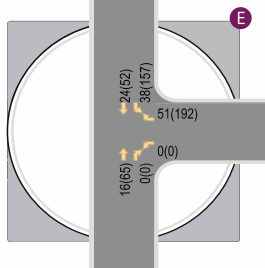
South Garage Access from Collector A



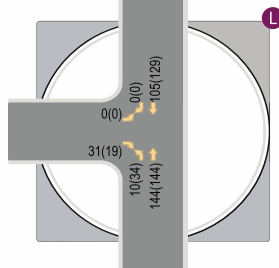
Quail Run Road & Townhome Access



North Garage Access from Collector A

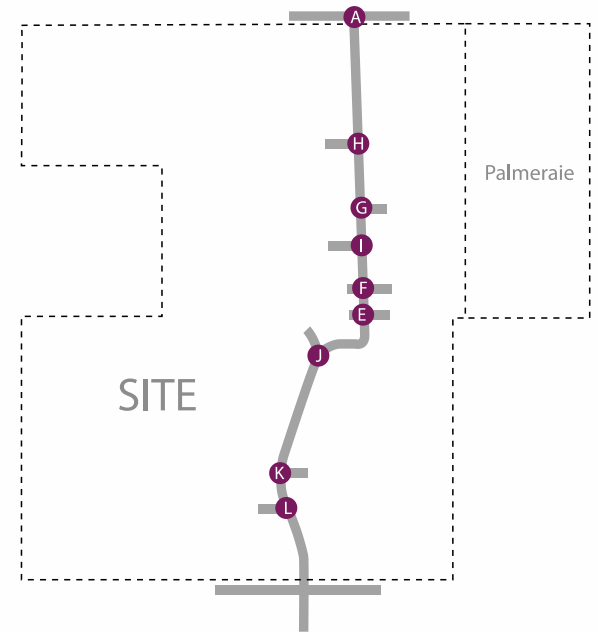


Collector A & Collector B



Quail Run Road & Residential Access

LEGEND
 XX(XX) - AM(PM) Peak Hour Traffic Volumes



2038 Site Generated Traffic Volumes (C)