

## 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
<b>TOTAL</b>		<b>104.7 Acres- Post Dedication</b>



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



**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 (9)	Maximum Total Residential Floor Area, sf (4)	Maximum Total Resort Related Floor Area, sf (4)	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage (1)	Maximum Height, ft (2)	
A	The Ritz-Carlton Resort Hotel	18.1	200 Hotel Rooms	10,000 sf min	4,000		352,000	234,000	29.7%	48'	
	Accessory & Service Structures										
A1	Ritz-Carlton Resort Villas - Food & Beverage	11.1	94 Resort Villas	12,000 sf min	4,000		328,000	149,000	30.8%	36'	
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' (8)	
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' / 24' (8)	
D	Resort Related Attached Residences	8.8	62	14,191 sf avg (9)	2,400	209,700		96,950	25.2%	20' / 24' / 36' (8)	
E1	Resort Related Retail	7.2						78,400	25.0%	30'	
	Accessory & Service Structures										
E2	Resort Related Mixed-Use (Deferred)	5.7 (10)									
Subtotals B.C.D & E1		69.8				972,825	81,400	748,200	24.6%		
Total All Parcels (excluding E2)		99.0	Post Dedication			972,825	808,400	1,131,200	26.2%		

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Notes:

- (1) Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current area coverage values are an approximation. Area Coverage in Area B and Area C will be permitted up to the limits established by the maximum Floor Area for each area.
- (2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.
- (3) Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.
- (4) Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements
- (5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.
- (6) Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- (7) Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- (8) Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- (9) Illustrative values only
- (10) The acreage for Area E2 is excluded from the overall Area Coverage calculation

Total Square Footage

Residential	972,825
Resort Related	808,400
Total Proposed	1,781,225 sf

Area Setbacks

(from post dedication property lines)

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

Single Family Dwelling Units per Acre

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

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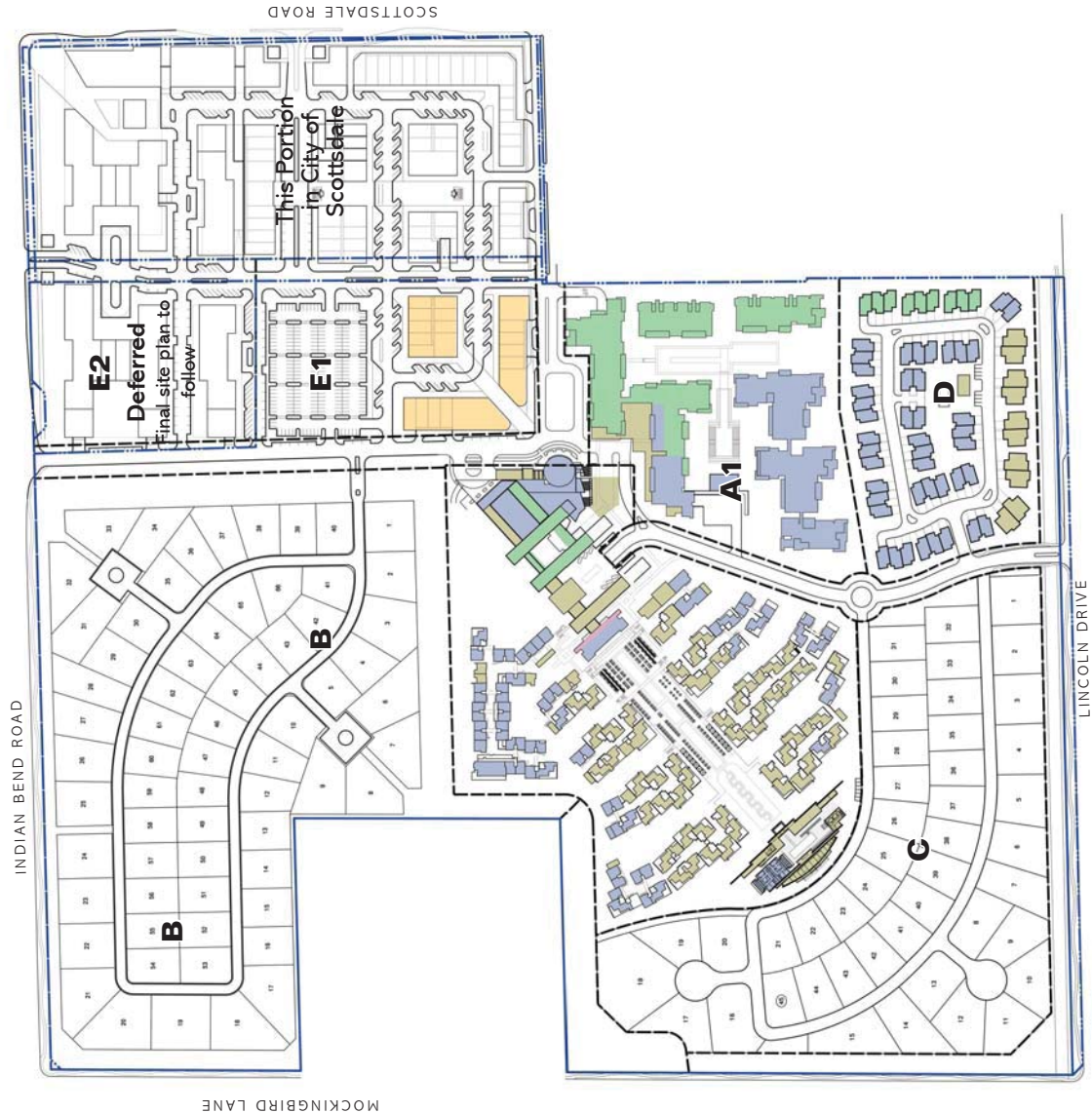
**FIVE STAR DEVELOPMENT**

**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
Approved Plans

**THE RITZ-CARLTON®**

**MASTER PLAN**  
Land Density Table  
D-3

December 17, 2015



**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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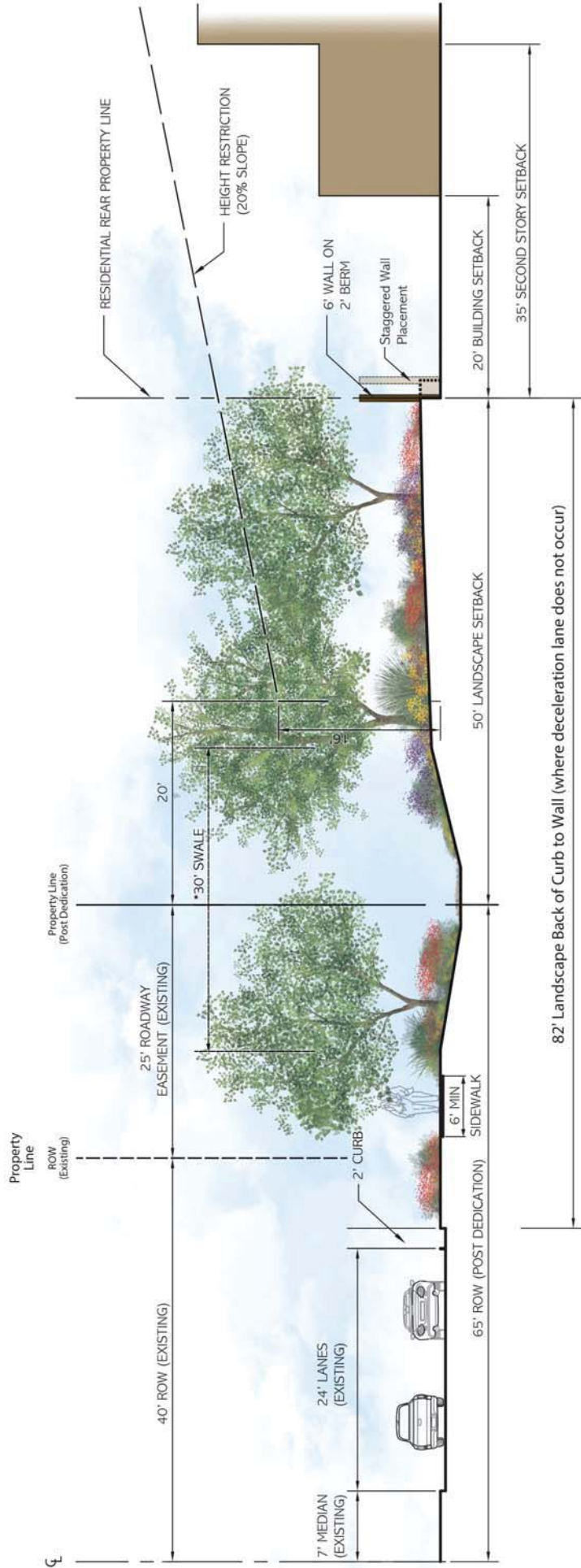
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**PROJECT HEIGHTS**  
 Hotel | Residential | Mixed Use  
 D-4



\*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**

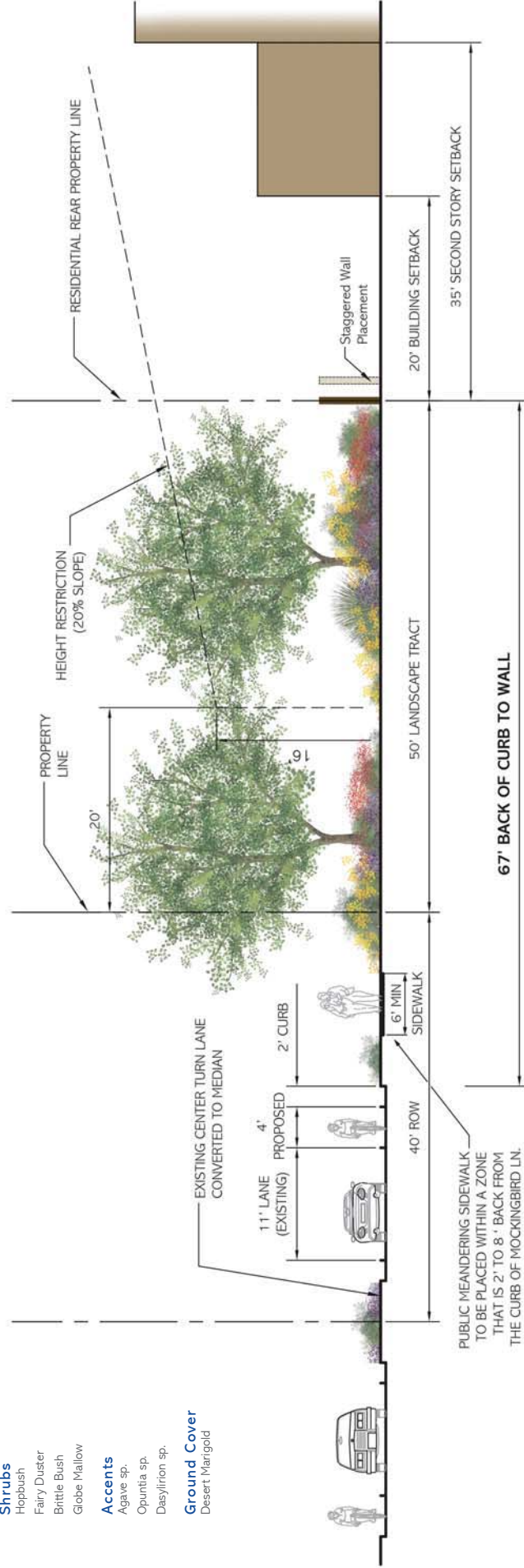
- Hopbush
- Fairy Duster
- Brittle Bush
- Globe Mallow

**Accents**

- Agave sp.
- Opuntia sp.
- Dasyliiron sp.

**Ground Cover**

- Desert Marigold



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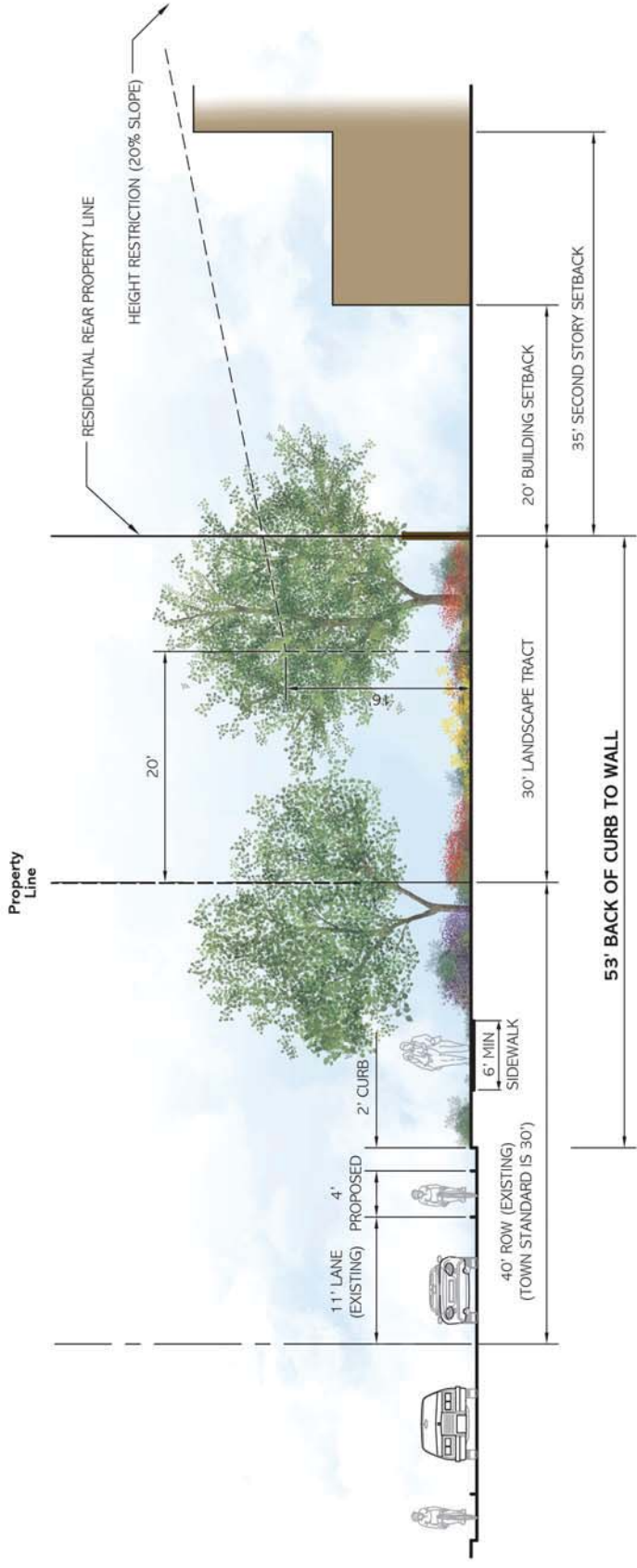
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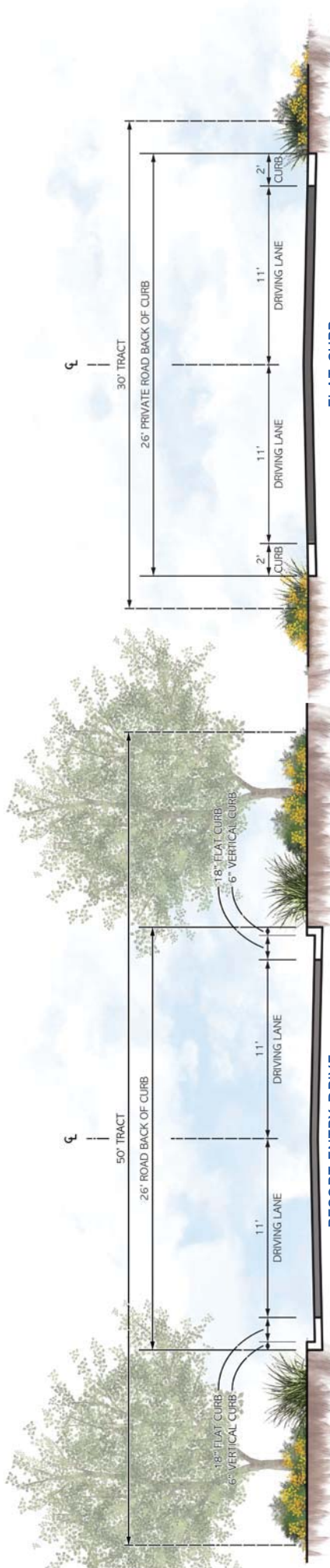
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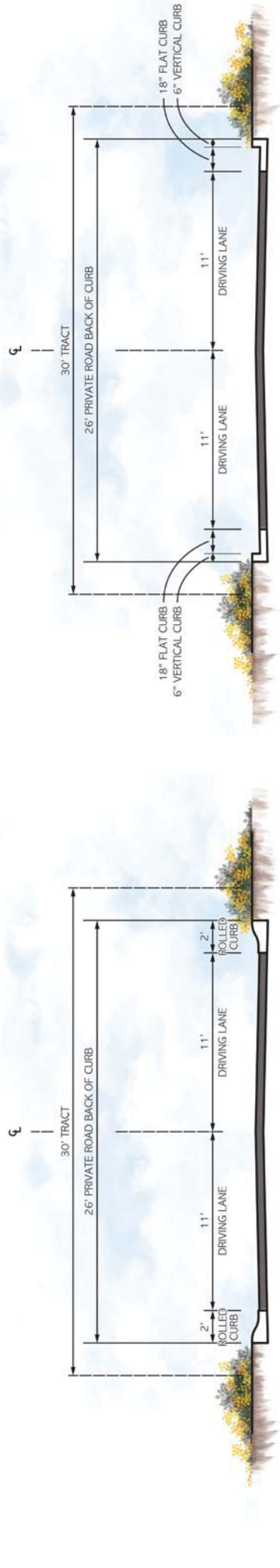


**ROAD SECTIONS**  
Indian Bend (No Channel)  
D-11



**RESORT ENTRY DRIVE**  
 (Northbound from Lincoln)  
 (Southbound from Indian Bend)

**FLAT CURB**  
 Local Private Road  
 (Area B, C, and D)



**ROLLED CURB**  
 Local Private Road  
 (Area B, C, and D)

**VERTICAL CURB**  
 Local Private Road  
 (Area B, C, and D)

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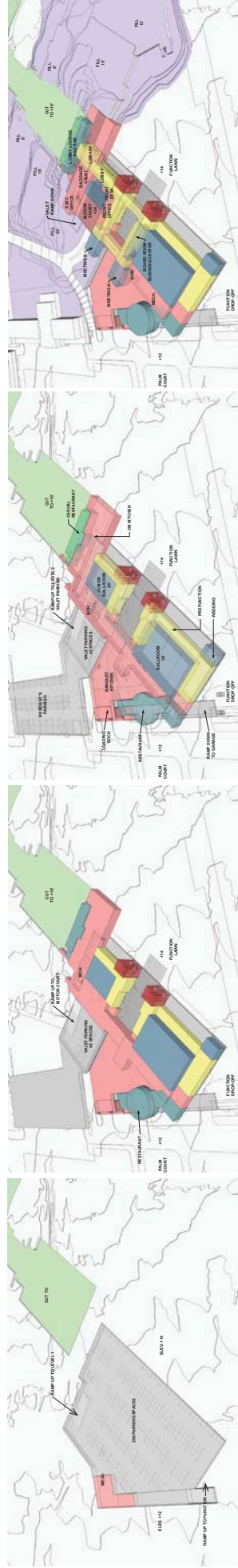
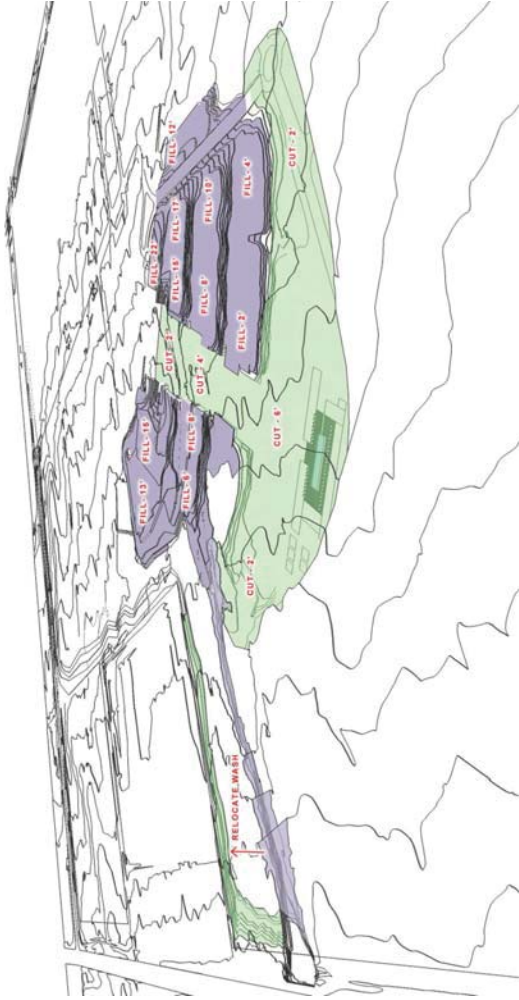
## HOTEL GRADING

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 01 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 | Palmerate 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.



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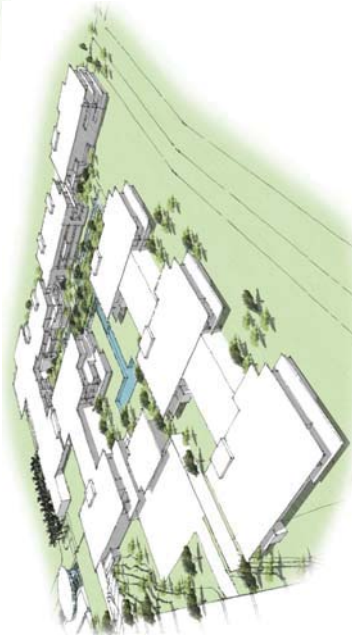
**RESORT HOTEL**  
Illustrative Hotel Site Grading  
E-6



RITZ-CARLTON RESORT VILLAS



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST

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



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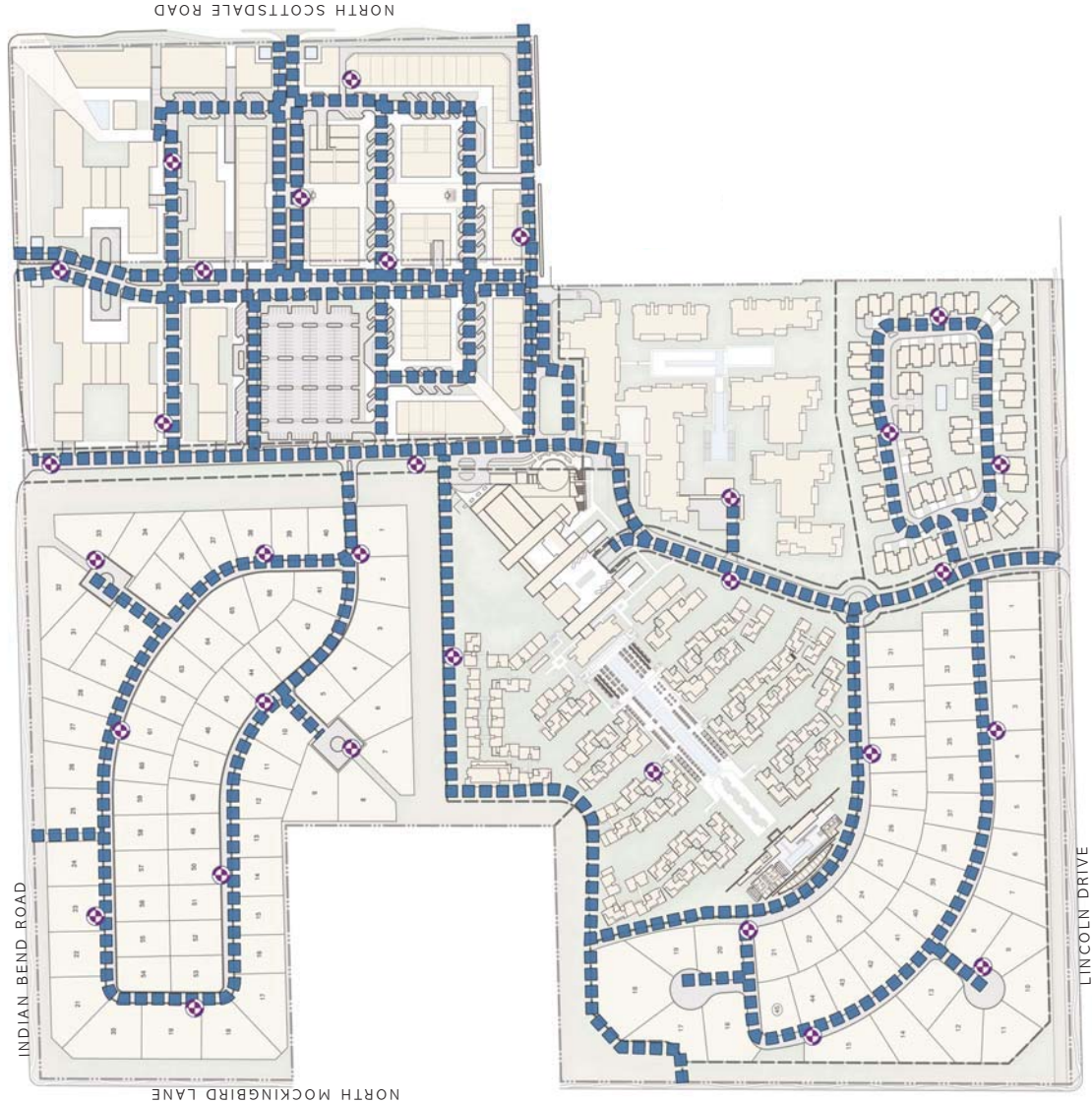
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THE RITZ-CARLTON®

**AREA A1**  
Ritz-Carlton Residential Villages  
F-1



**LEGEND**

-  Fire Access
-  Fire Hydrants



**FIRE ACCESS**  
H-5

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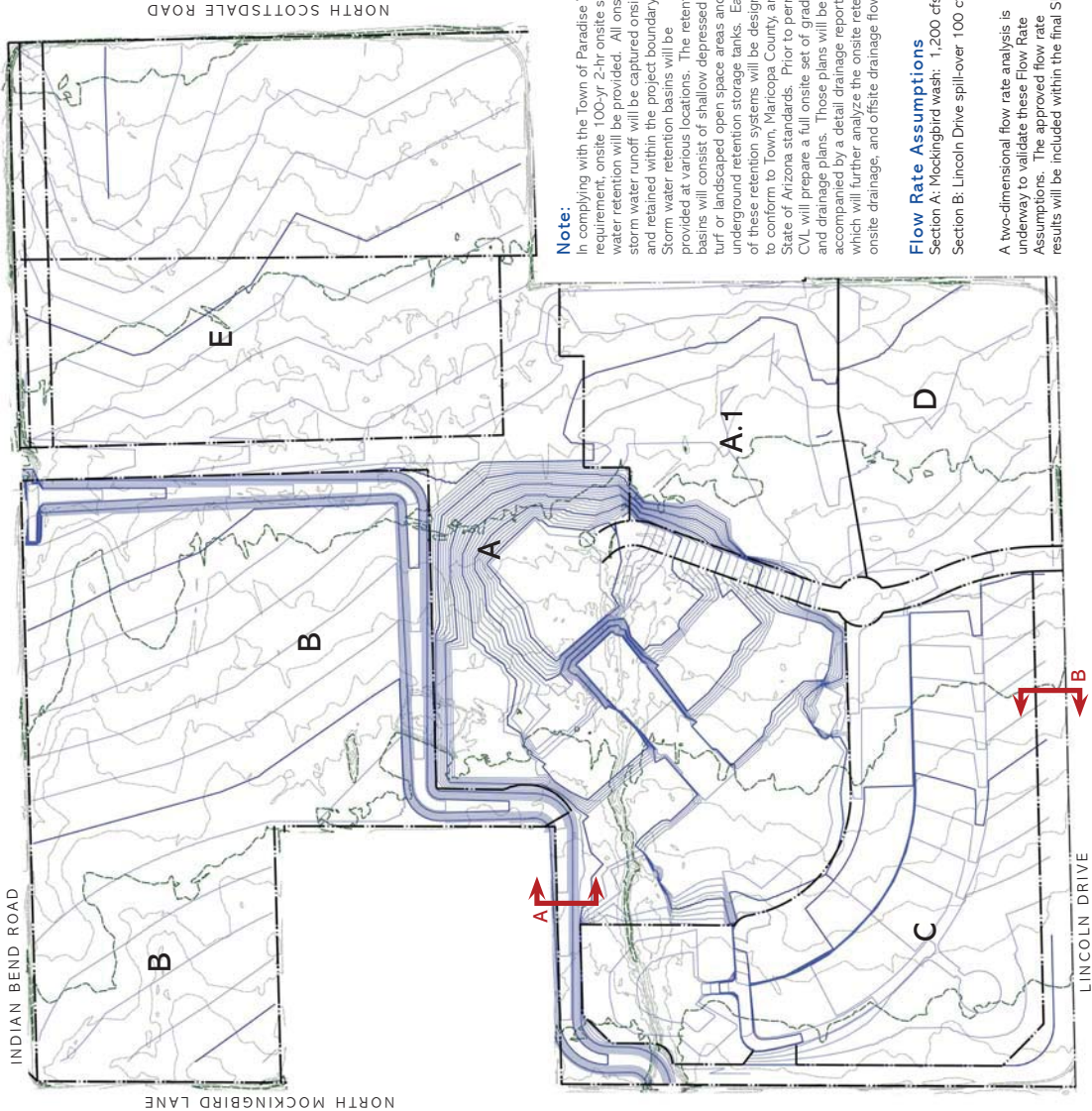
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THE RITZ-CARLTON®



INDIAN BEND ROAD

NORTH MOCKINGBIRD LANE

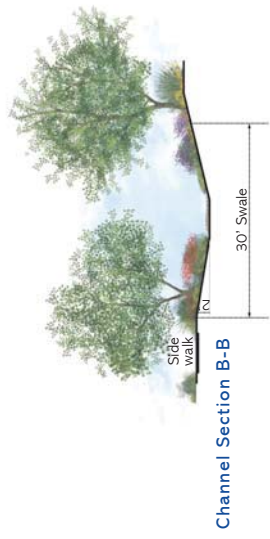
LINCOLN DRIVE

**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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