

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



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140 4850 N 12th St
2480159-4272 850-14
602-264-6888
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Suite 1000 850-14
602-264-6888
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
937 Industrial Road | Ste C
Phoenix, AZ 85070
650-851-8800
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Phoenix, AZ 85024
480-949-6000
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, AZ 85016
602-230-0600
contact: Jason Morris



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		37,605 sf max (9)	2,400		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	12,000 sf min	2,400	209,700		96,950	25.2%	20' / 24' / 36' (8)
E1	Resort Related Retail Accessory & Service Structures	7.2						78,400	25.0%	30'
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%	

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		37,605 sf max (9)	2,400		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	12,000 sf min	2,400	209,700		96,950	25.2%	20' / 24' / 36' (8)
E1	Resort Related Retail Accessory & Service Structures	7.2						78,400	25.0%	30'
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%	

Notes:

- 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.
- 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.
- 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.
- Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements
- 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.
- Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- Illustrative values only
- 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

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
48059-4227
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4500 N 12th St.
48059-4227
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
937 Industrial Road | Ste C
48059-4227
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
48059-4227
contact: George A. Meira

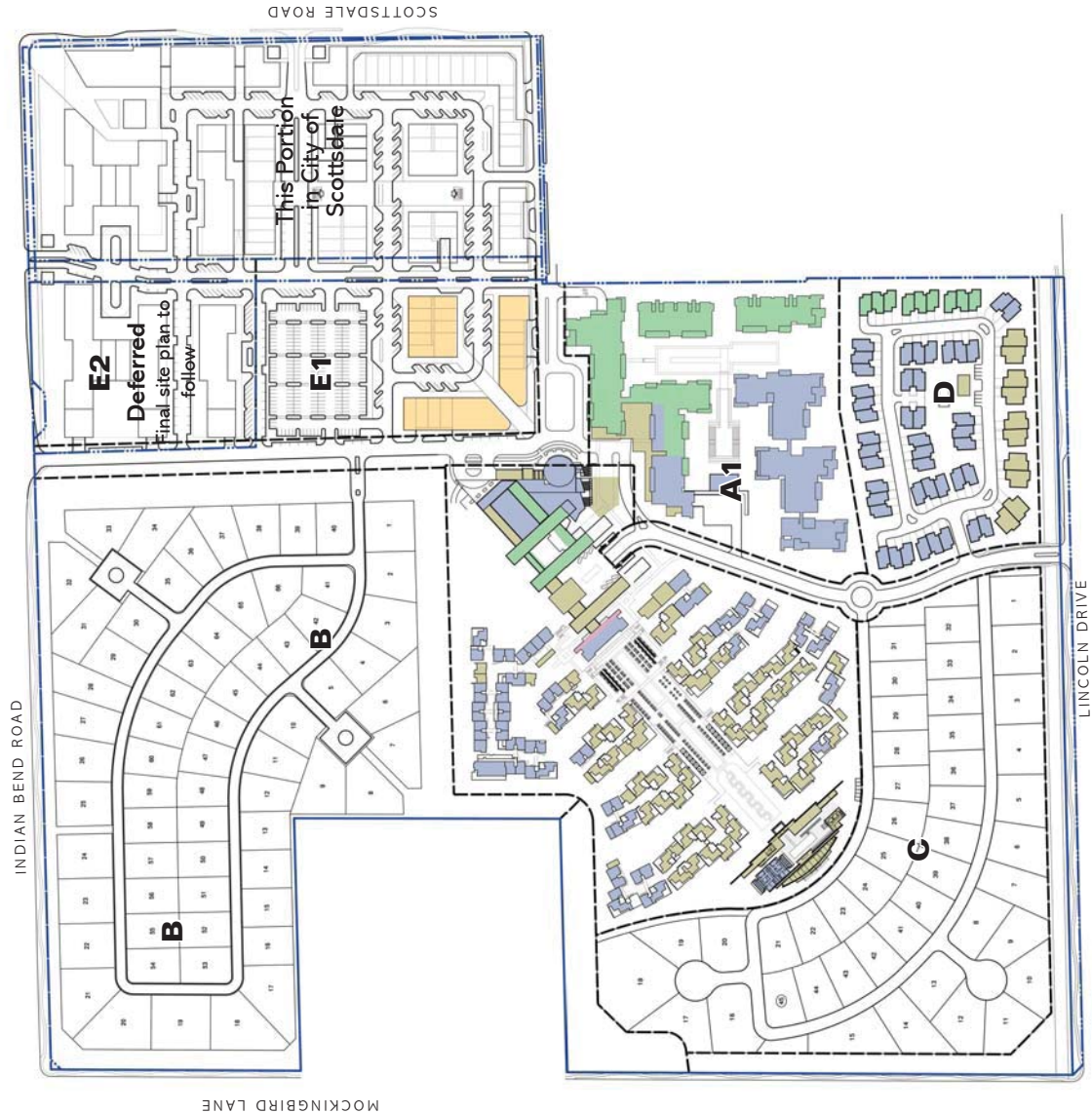
FIVE STAR DEVELOPMENT

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

CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste 140 4850 N 12th St
 Scottsdale, AZ 85260-5955 Phoenix, AZ 85014
 480.659.4232 602.264.6848
 contact: Dawn Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 937 Industrial Road | Ste C
 Phoenix, AZ 85040-7070
 650.951.8818
 contact: Peter Mason

MASON ARCHITECTS
 Architecture & Interior Planning
 927 Industrial Road | Ste C
 Phoenix, AZ 85040-7070
 650.951.8818
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 Phoenix, AZ 85025-5254
 480.949.6000
 contact: George A. Malara

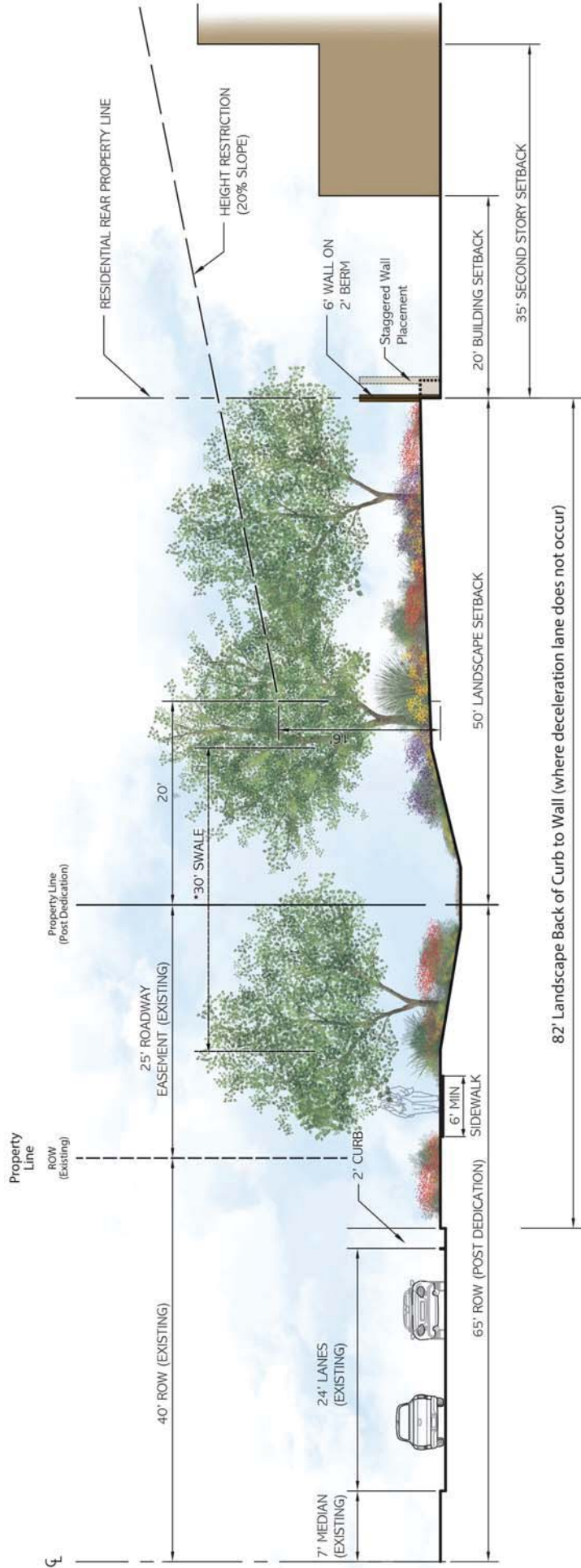
WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Biltmore Cir | Ste A-212
 Phoenix, AZ 85016
 602.231.0600
 contact: Jason Morris



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



PROJECT HEIGHTS
 Hotel | Residential | Mixed Use
 D-4



*PENDING FINAL TOWN APPROVED ENGINEERING



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



WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Billmore Cr | Ste A-212
 Phoenix, Arizona 85016
 602.231.0600
 contact: Jason Morris

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 Phoenix, Arizona 85024
 480.949.6000
 contact: George A. Melara

MASON ARCHITECTS
 Architecture & Water Planning
 937 Industrial Road | Ste C
 Phoenix, AZ 85040
 602.951.8800
 contact: Peter Mason

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4550 N 12th St. | Ste 100
 Phoenix, AZ 85018
 602.264.6800
 contact: Ryan Weed

CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste 140
 Phoenix, AZ 85026
 480.659.4220
 contact: Dawn Carter

ANTICIPATED TRANSITIONAL DESERT PLANT PALETTE

(May include but not limited to)

Trees

- Foothills Palo Verde
- Desert Willow
- Ironwood

Shrubs

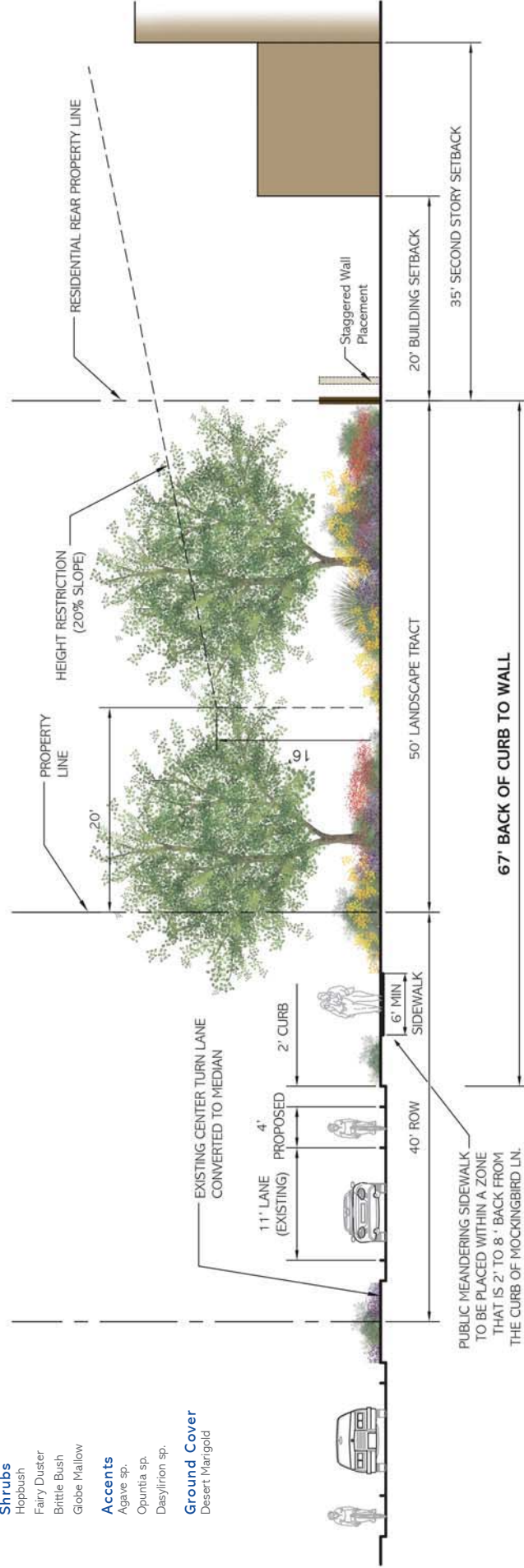
- Hopbush
- Fairy Duster
- Brittle Bush
- Globe Mallow

Accents

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

Ground Cover

- Desert Marigold



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
4800589-4232
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St.
Phoenix, AZ 85014
602.264.6868
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Water Planning
937 Industrial Road | Ste C
Phoenix, AZ 85070
602.951.8887
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Phoenix, AZ 85254
480.949.6000
contact: George A. Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, AZ 85016
602.231.0600
contact: Jason Morris

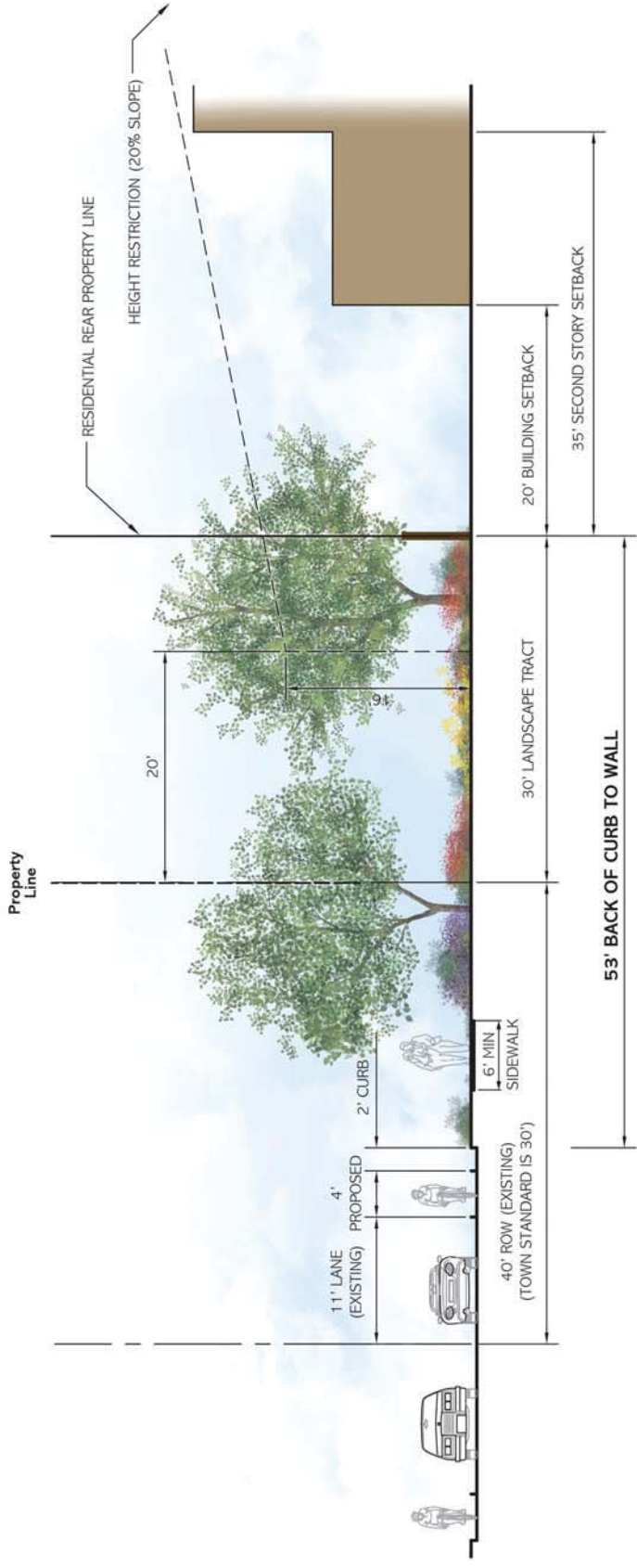
FIVE STAR DEVELOPMENT

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

December 17, 2015



THE RITZ-CARLTON®



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
480659-4232
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
480659-4232
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
937 Industrial Road | Ste C
650 851 887
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
480 949 6000
contact: George A. Meleza

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
602 231 0600
contact: Jason Morris

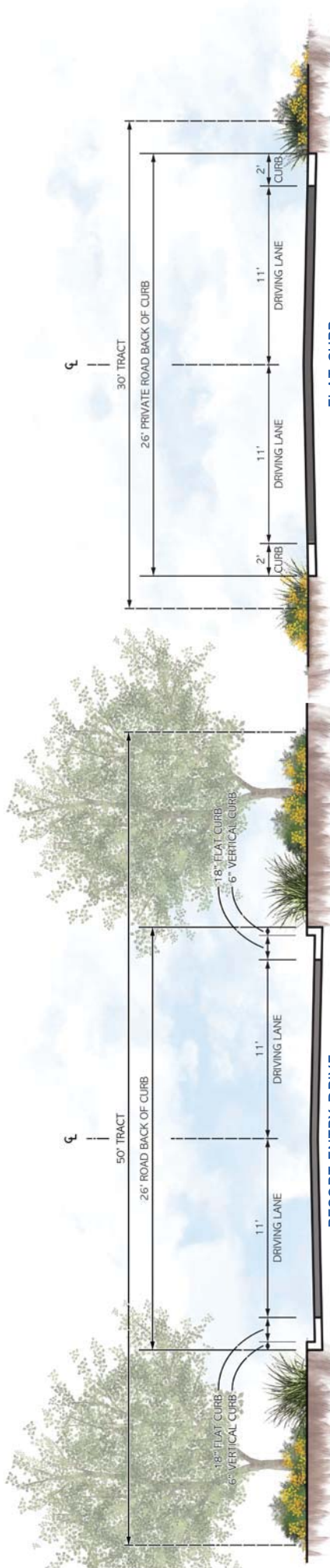
FIVE STAR DEVELOPMENT

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

THE RITZ-CARLTON®

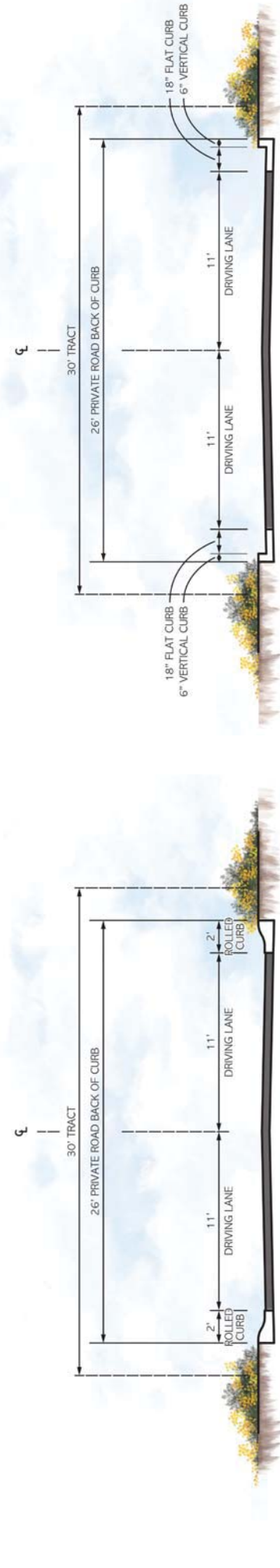
ROAD SECTIONS
Indian Bend (No Channel)
D-11

December 17, 2015



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)

CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Site 140
 4800584-4272 | 4800584-4272
 contact: Dawn Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4550 N 12th St. | Site 850/14
 602.264.6888 | 602.264.6888
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Master Planning
 937 Industrial Road | Site C
 650.951.8887 | 650.951.8887
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Site 300
 480.949.6000 | 480.949.6000
 contact: George A. Meiera

WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Biltmore Cir | Site A-212
 602.230.0600 | 602.230.0600
 contact: Jason Morris

FIVE STAR DEVELOPMENT

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

THE RITZ-CARLTON®



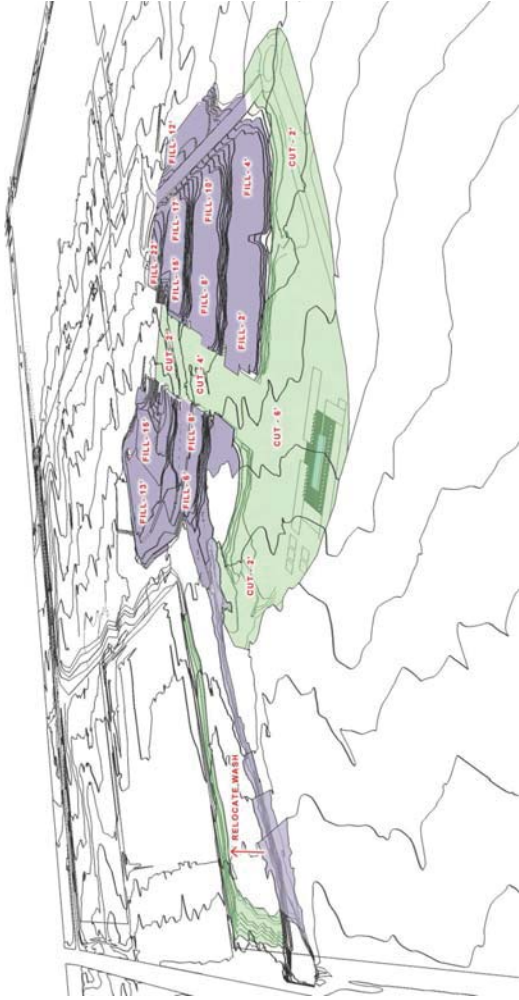
HOTEL GRADING

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:

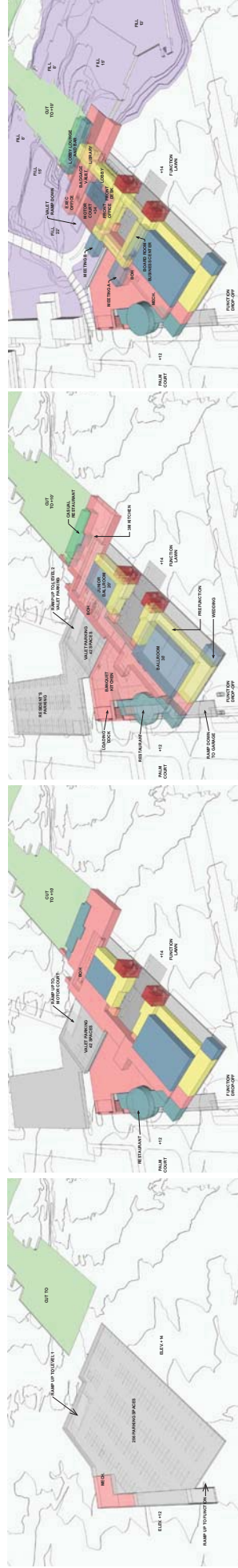
- The central axis of the Oasis Pools is set at elevation 10.
- The Spa is set at elevation 8.
- Level 01 of the Main Hotel Building is set at elevation 14.

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.



CUT + FILL DIAGRAM



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
4800589-4232
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6868
contact: Ryan Wased

MASON ARCHITECTS
Architecture & Interior Planning
937 Industrial Road | Ste C
Phoenix, AZ 85040
650.851.8888
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Phoenix, AZ 85024
480.949.6000
contact: George A. Meiera

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, AZ 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

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

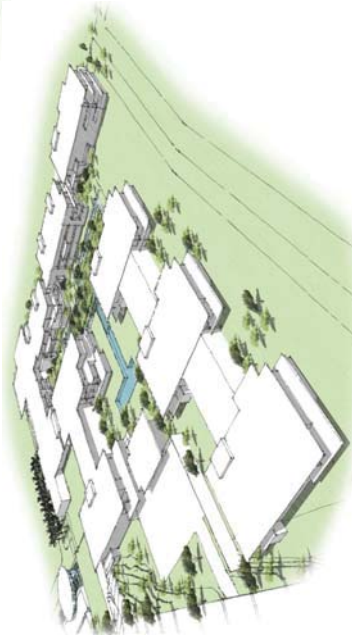


RESORT HOTEL
Illustrative Hotel Site Grading
E-6

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



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140 4850 N 12th St
Phoenix, AZ 85026-5955 Phoenix, AZ 85014
480.659.4250 602.264.6888
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
140 4550 N 12th St
Phoenix, AZ 85014
602.264.6888
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
937 Industrial Road | Ste C
Phoenix, AZ 85070
650.851.8888
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6000
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, AZ 85016
602.230.0600
contact: Jason Morris

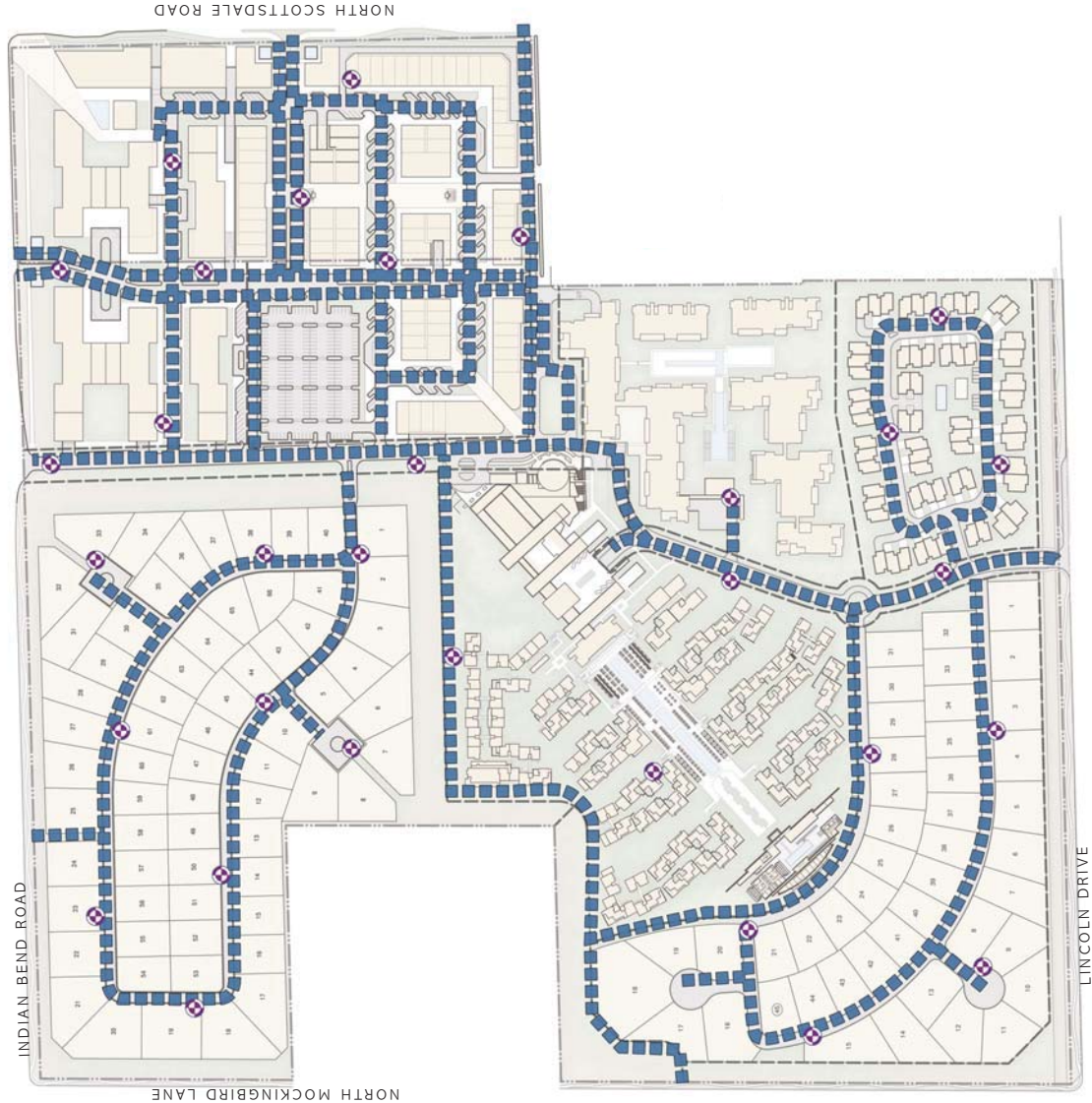
FIVE STAR DEVELOPMENT

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

December 17, 2015



AREA A1
Ritz-Carlton Residential Villages
F-1



LEGEND

-  Fire Access
-  Fire Hydrants



CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste 140
 4800589-4232
 contact: Dawn Carrier

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4550 N 12th St
 4800589-4232
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Water Planning
 937 Industrial Road | Ste C
 650 851 1880
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 480 849 6000
 contact: George A. Malara

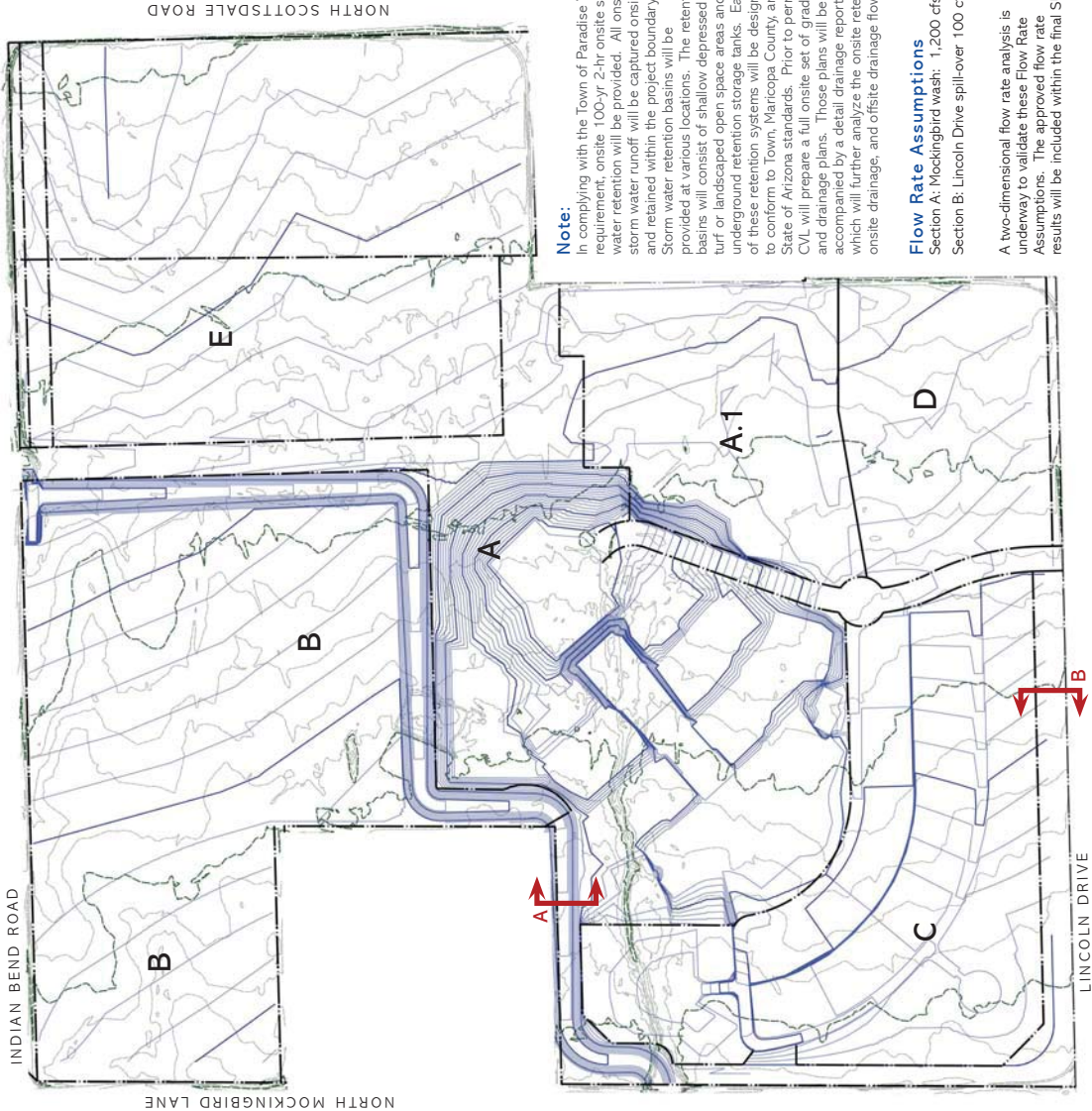
WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Biltmore Cir | Ste A-212
 602 230 0600
 contact: Jason Morris



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



FIRE ACCESS
 H-5



INDIAN BEND ROAD

NORTH MOCKINGBIRD LANE

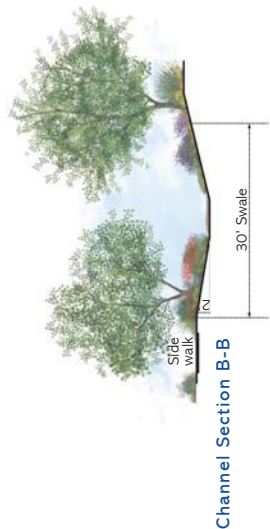
LINCOLN DRIVE

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

CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste H40
 4800589-4272
 contact: Dawn Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 140 4550 N 12th St
 4800589-4272
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Water Planning
 937 Industrial Road | Ste C
 Phoenix, AZ 85070
 650-851-8887
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 Phoenix, AZ 85024
 480-949-6000
 contact: George A. Malera

WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Biltmore Cir | Ste A-212
 Phoenix, AZ 85016
 602-231-0600
 contact: Jason Morris



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

