

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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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	453,750	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	309,375	328,000	149,000	30.8%	36'																																																																													
	Subtotals - A & A1																																																																																						
<table border="1"> <tr> <td>B</td> <td>Resort Related Luxury Homes</td> <td>31.3</td> <td>66</td> <td>10,000 sf min 13,540 sf avg (9) 20,320 sf max (9)</td> <td>4,000</td> <td>453,750</td> <td>336,600</td> <td>336,600</td> <td>24.7%</td> <td>20' / 24' (8)</td> </tr> <tr> <td>C</td> <td>Ritz-Carlton Resort Branded Homes</td> <td>22.5</td> <td>45</td> <td>12,000 sf min 14,191 sf avg (9) 37,605 sf max (9)</td> <td>4,000</td> <td>309,375</td> <td>236,250</td> <td>236,250</td> <td>24.1%</td> <td>20' / 24' (8)</td> </tr> <tr> <td>D</td> <td>Resort Related Attached Residences</td> <td>8.8</td> <td>62</td> <td></td> <td>2,400</td> <td>209,700</td> <td>96,950</td> <td>96,950</td> <td>25.2%</td> <td>20' / 24' / 36' (8)</td> </tr> <tr> <td>E1</td> <td>Resort Related Retail Accessory & Service Structures</td> <td>7.2</td> <td></td> <td></td> <td></td> <td></td> <td>78,400</td> <td>78,400</td> <td>25.0%</td> <td>30'</td> </tr> <tr> <td>E2</td> <td>Resort Related Mixed-Use (Deferred)</td> <td>5.7 (10)</td> <td></td> <td></td> <td></td> <td></td> <td>3,000</td> <td>3,000</td> <td></td> <td>16'</td> </tr> <tr> <td colspan="2">Subtotals B.C.D & E1</td> <td>69.8</td> <td></td> <td></td> <td></td> <td>972,825</td> <td>81,400</td> <td>748,200</td> <td>24.6%</td> <td></td> </tr> <tr> <td colspan="2">Total All Parcels (excluding E2)</td> <td>99.0</td> <td>Post Dedication</td> <td></td> <td></td> <td>972,825</td> <td>808,400</td> <td>1,131,200</td> <td>26.2%</td> <td></td> </tr> </table>											B	Resort Related Luxury Homes	31.3	66	10,000 sf min 13,540 sf avg (9) 20,320 sf max (9)	4,000	453,750	336,600	336,600	24.7%	20' / 24' (8)	C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min 14,191 sf avg (9) 37,605 sf max (9)	4,000	309,375	236,250	236,250	24.1%	20' / 24' (8)	D	Resort Related Attached Residences	8.8	62		2,400	209,700	96,950	96,950	25.2%	20' / 24' / 36' (8)	E1	Resort Related Retail Accessory & Service Structures	7.2					78,400	78,400	25.0%	30'	E2	Resort Related Mixed-Use (Deferred)	5.7 (10)					3,000	3,000		16'	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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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

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

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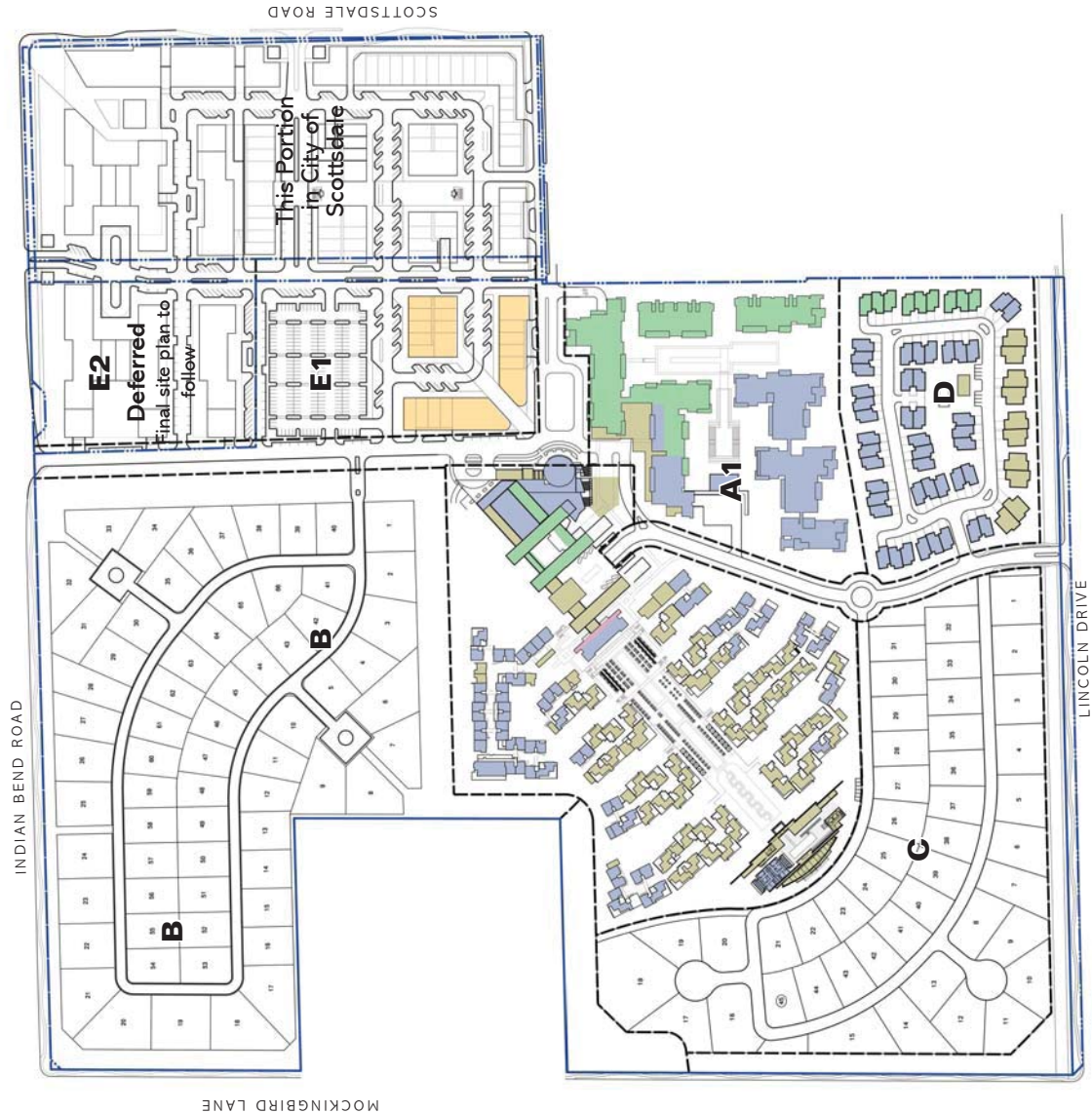
FIVE STAR DEVELOPMENT

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

PROJECT HEIGHTS
 Hotel | Residential | Mixed Use
 D-4



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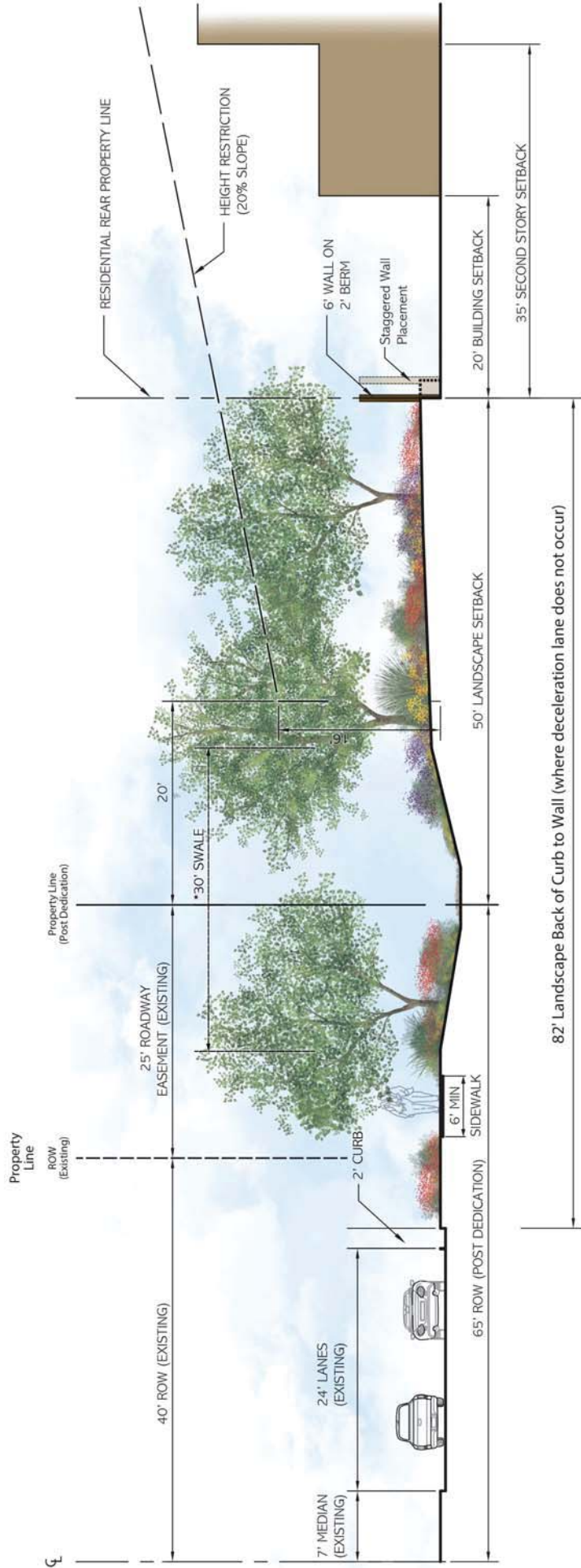
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*PENDING FINAL TOWN APPROVED ENGINEERING

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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

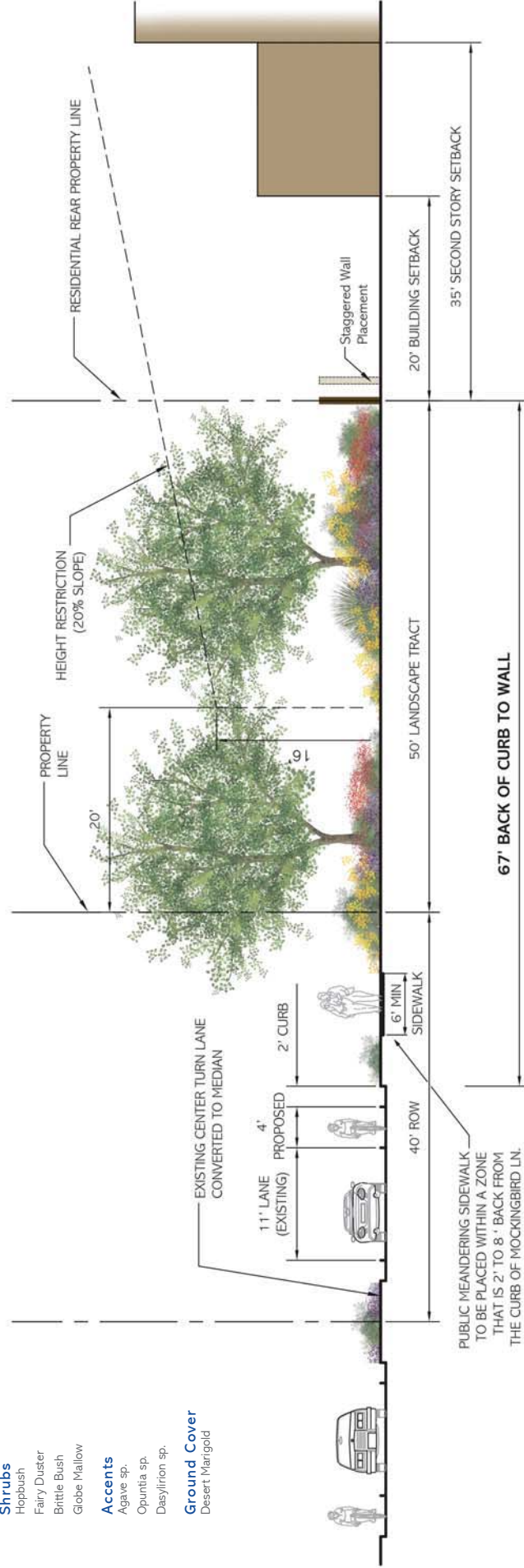
- Hopbush
- Fairy Duster
- Brittle Bush
- Globe Mallow

Accents

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

Ground Cover

- Desert Marigold



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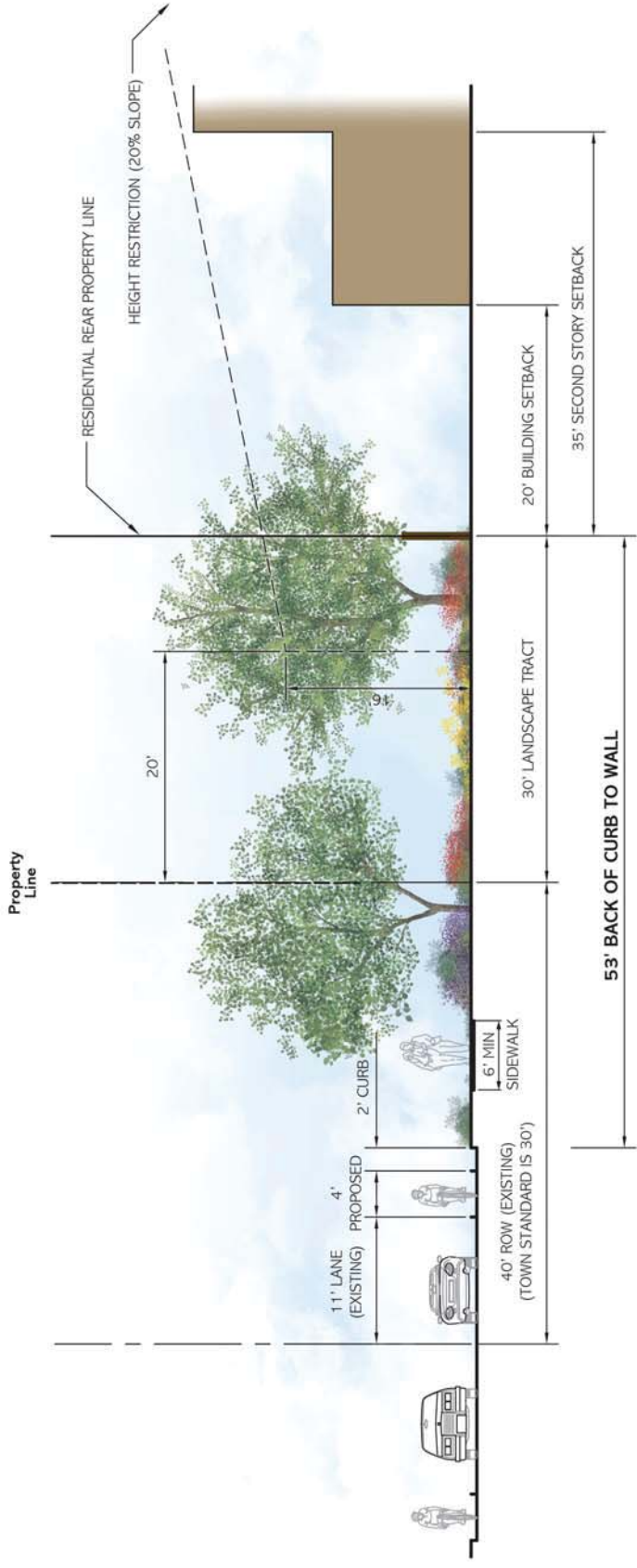
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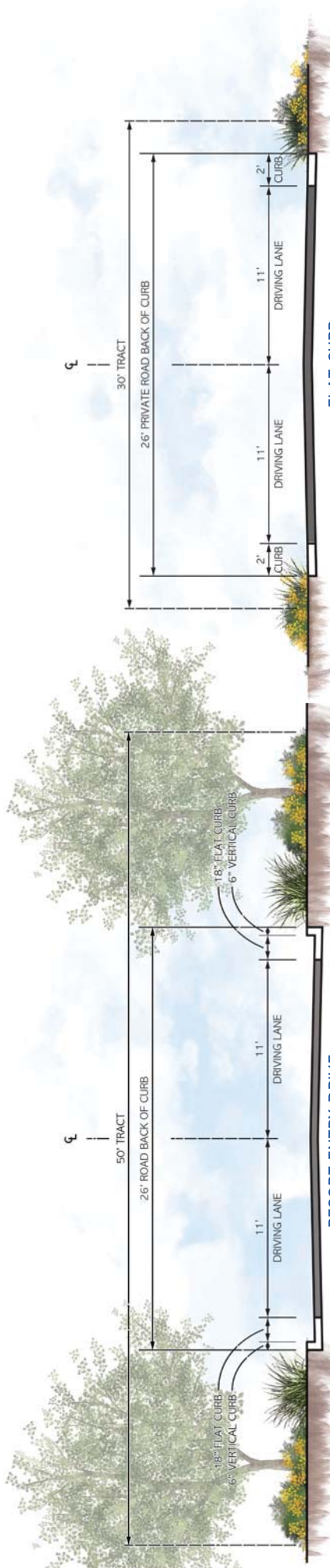
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FIVE STAR DEVELOPMENT

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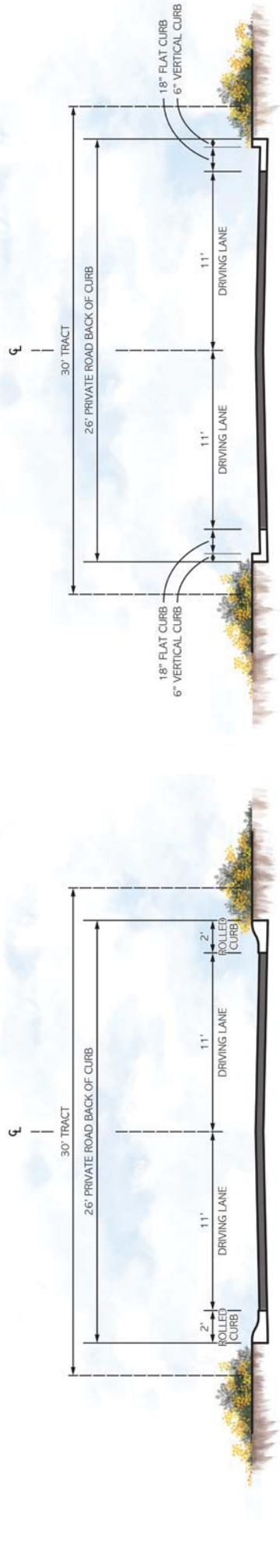


ROAD SECTIONS
Indian Bend (No Channel)
D-11



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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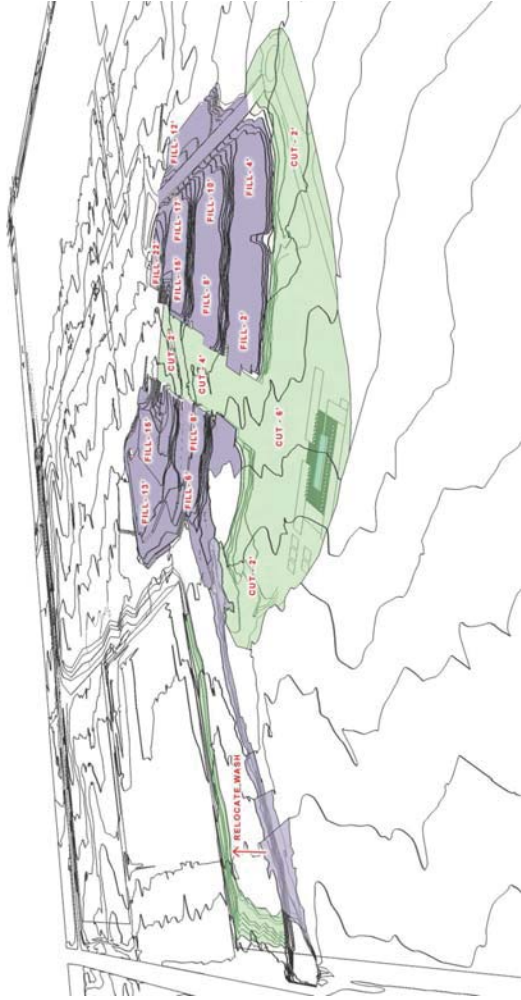
HOTEL GRADING

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.



CUT + FILL DIAGRAM



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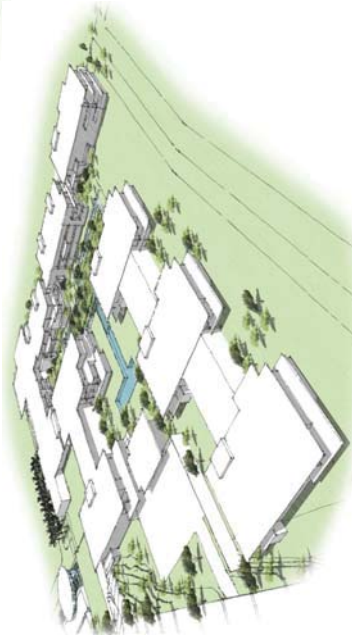
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RESORT HOTEL
Illustrative Hotel Site Grading
E-6

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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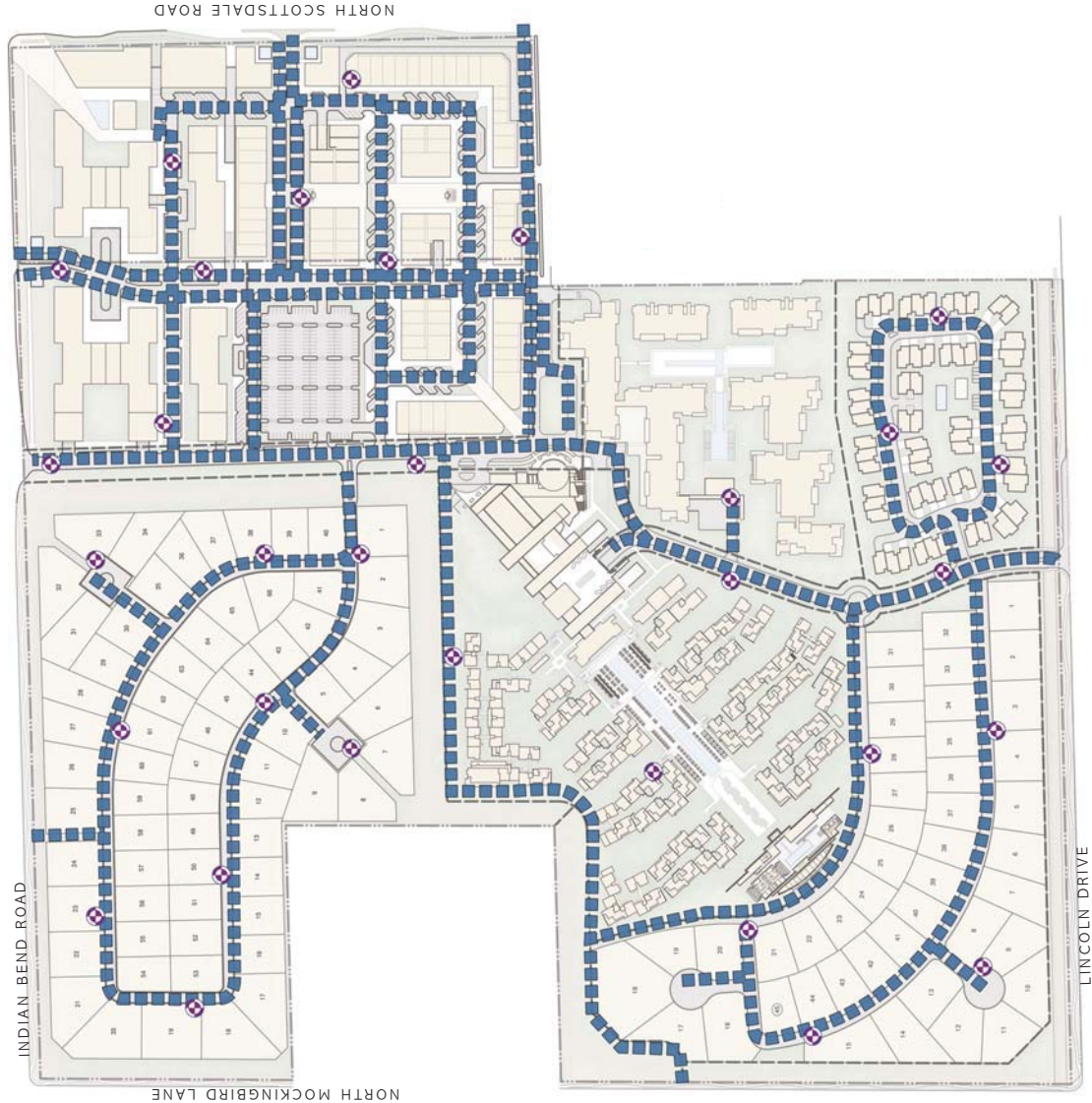
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THE RITZ-CARLTON®

AREA A1
Ritz-Carlton Residential Villages
F-1



LEGEND

-  Fire Access
-  Fire Hydrants



FIRE ACCESS
H-5



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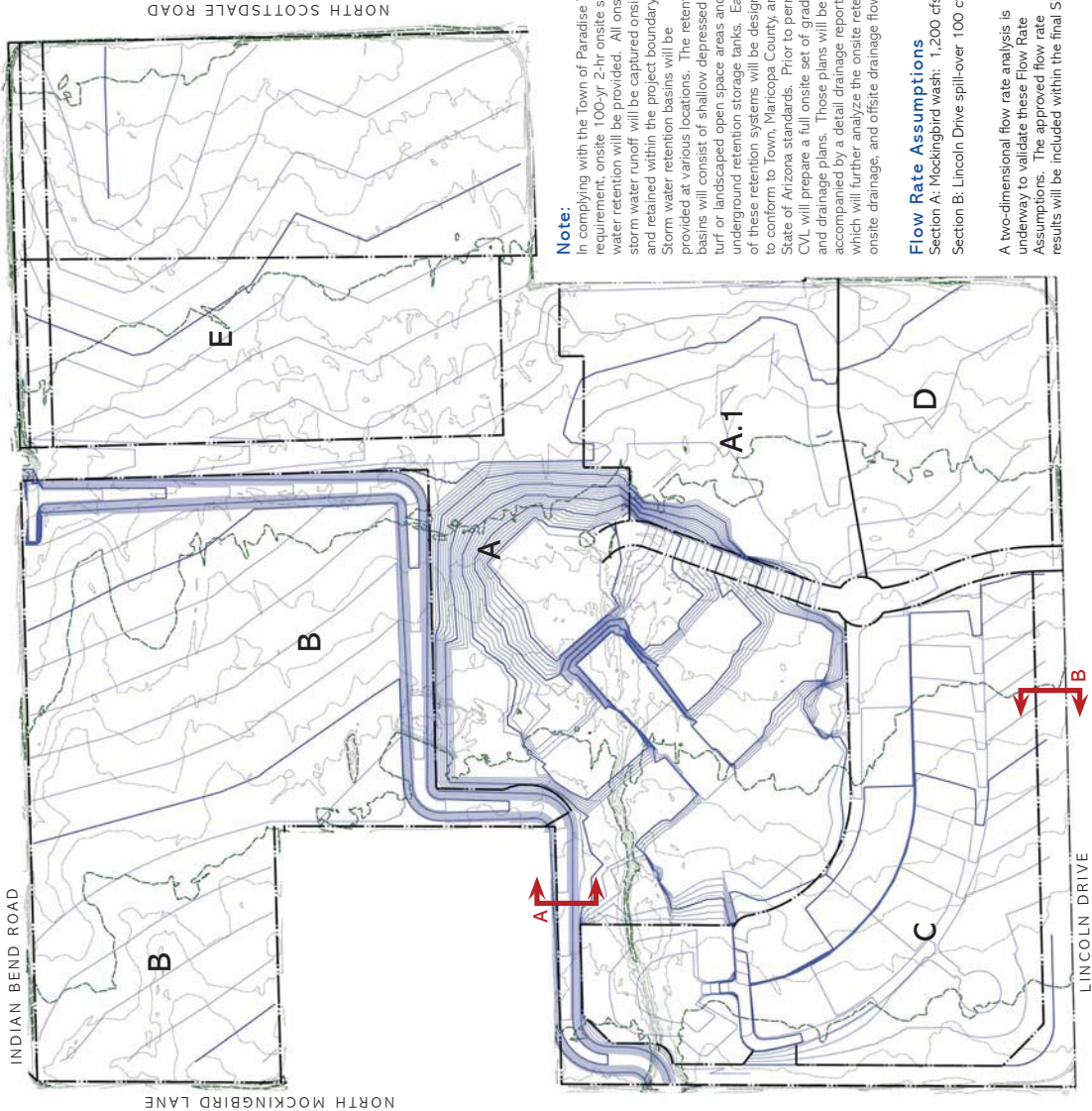
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LEGEND

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

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