

# TOWN OF PARADISE VALLEY

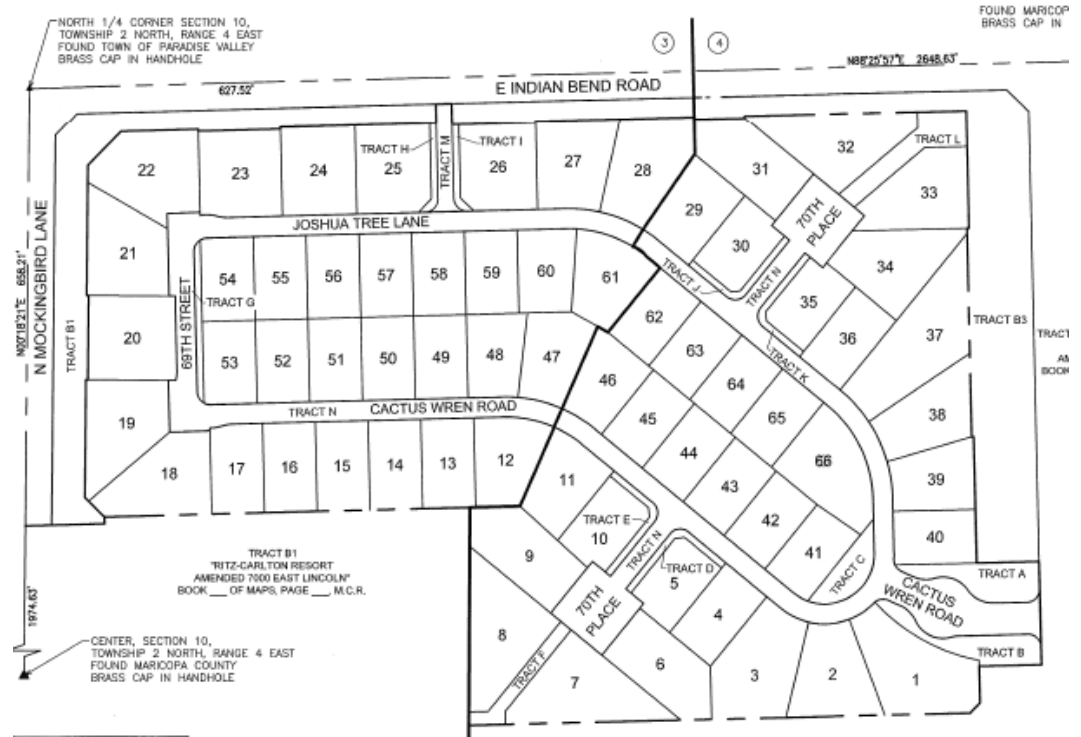
## Ritz-Carlton Resort Parcel B – Final Plat



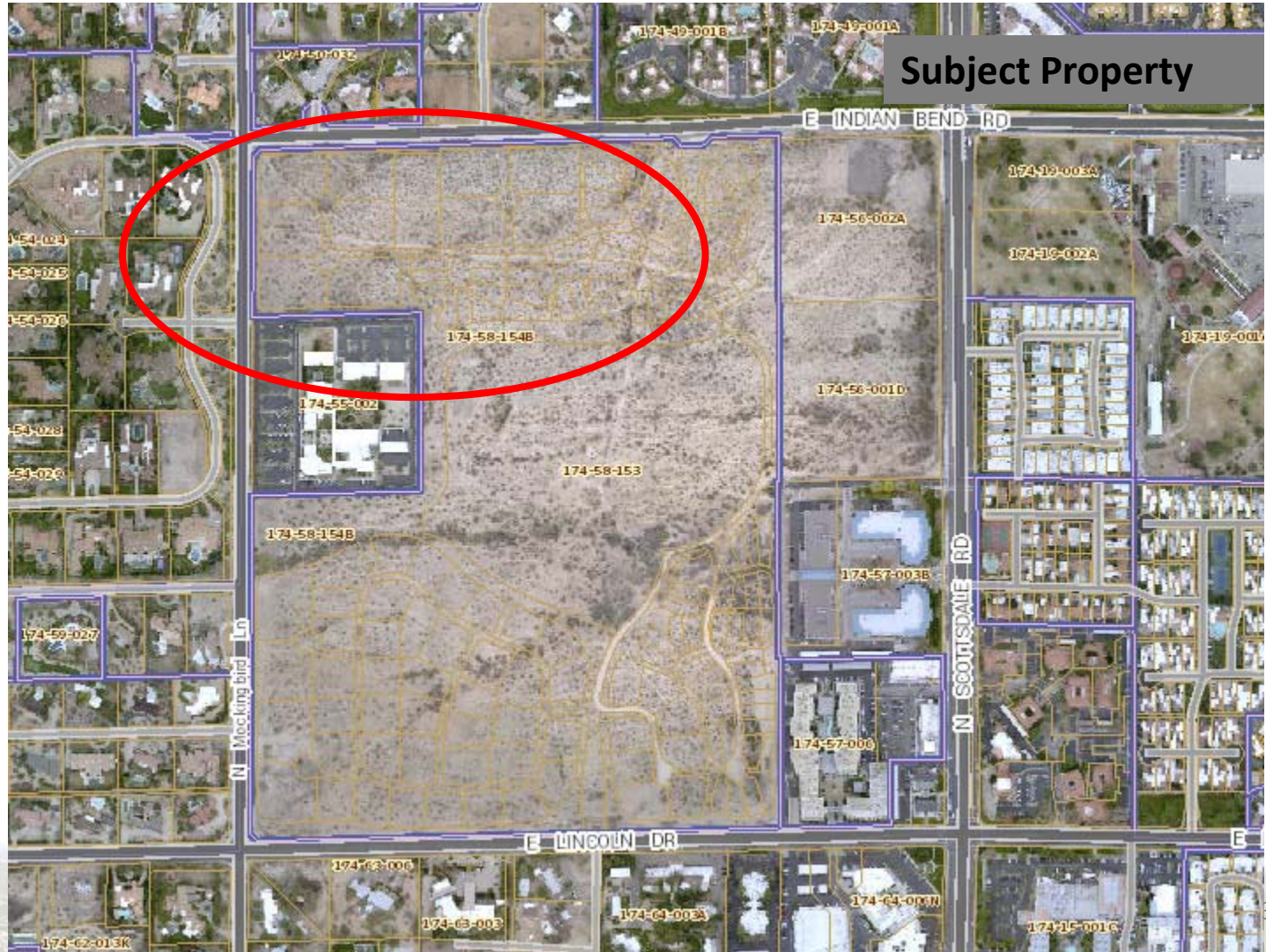
Town Council  
December 1, 2016

# Request

Final Plat for 66 lots on 23.83 acres



# Vicinity Map



# Requirements – Processing

- The proposed plat must be in substantial conformance with the Special Use Permit (SUP) and the Development Agreement for the Ritz-Carlton Resort
- Section 2.3.2.3 of the Development Agreement allows for the Planning Commission to approve the preliminary plat, with such approval to occur within 40 calendar days of a complete submittal.
- The Planning Commission study session and action must be in two separate meetings. The Planning Commission will not review any final plat. **The final plat will go directly to Town Council for approval**



# Background

- 2015 the Town approved the current SUP amendment.
- 66 detached single family homes on minimum 10,000 square-foot lots



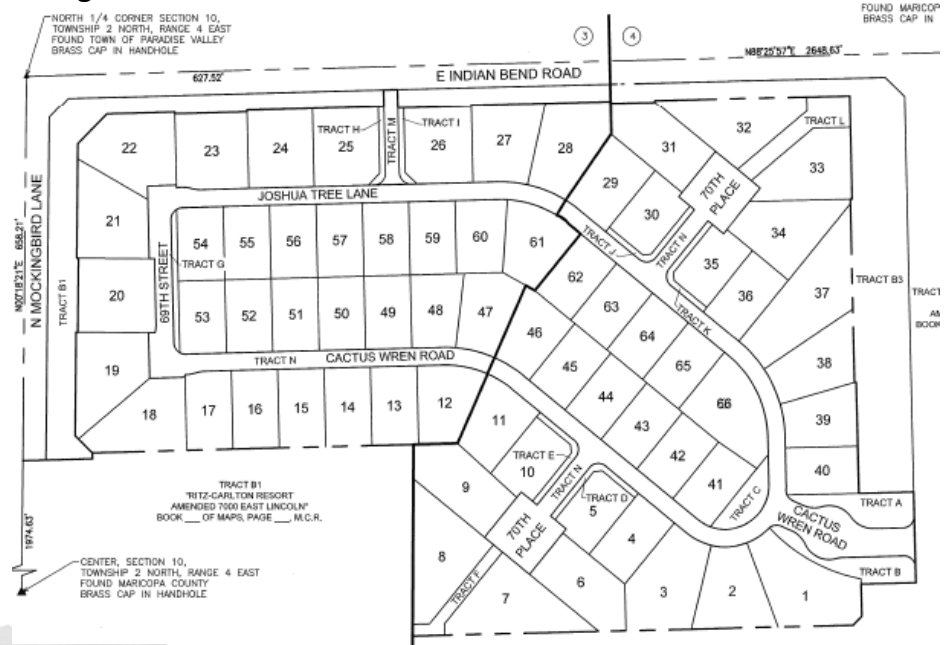
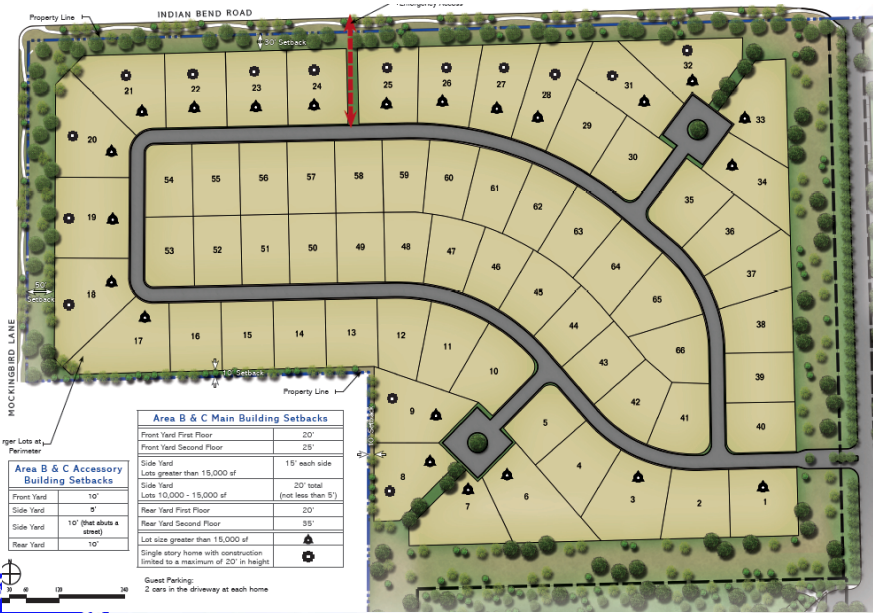
# SUP

# SUBMITTAL

66 LOTS

66 LOTS

Slight modification to entrance



All perimeter setbacks, lot size restrictions, and heights and stories limitations shall be met.



**CIVTECH, INC.**  
 Traffic Engineering  
 1000 N. PUEBLO BLVD. SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**CEL CONSULTANTS**  
 Civil, Landscaping, Planning, & Survey  
 2550 N. 100th ST.  
 DENVER, CO 80231  
 (303) 751-1100

**HASON ARCHITECTS**  
 Architecture & Interior Planning  
 1000 N. PUEBLO BLVD. SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**WELSH PARTNERS**  
 Financial Institutions  
 1000 N. PUEBLO BLVD. SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**WITHERY HOBBS, P.C.**  
 Land Use & Zoning Advisory  
 1000 N. PUEBLO BLVD. SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100



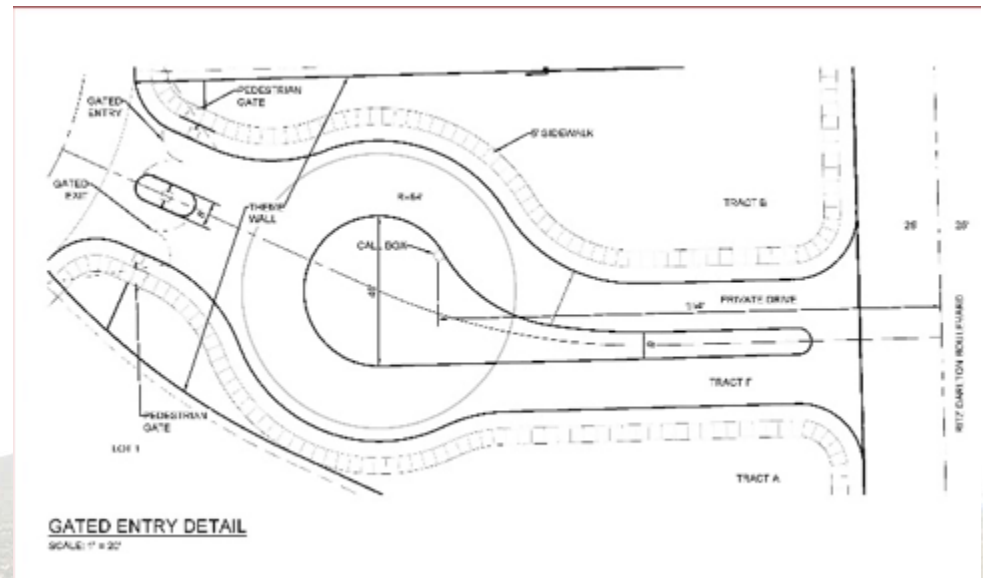
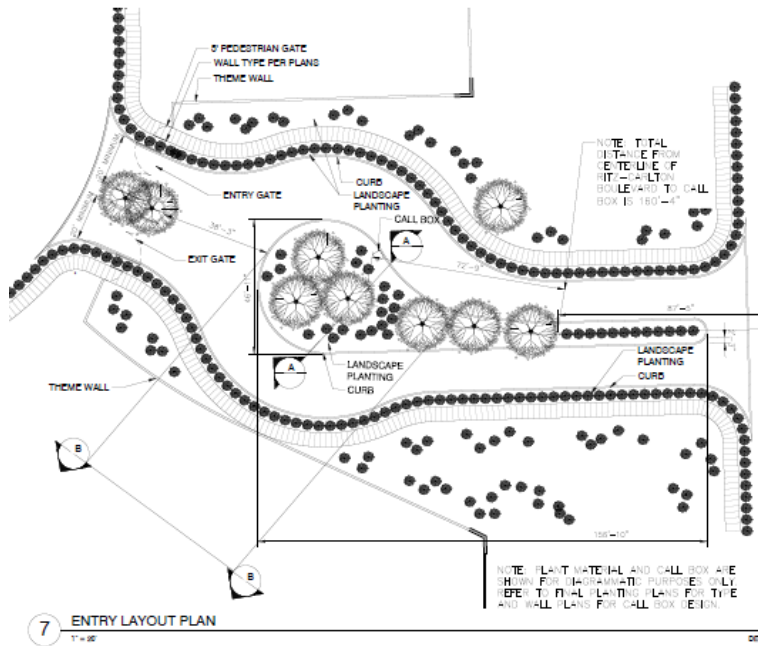
**The Ritz-Carlton Resort**  
 April 22, 2018



**PARCEL B**  
 Landscaping Plan with Aerial

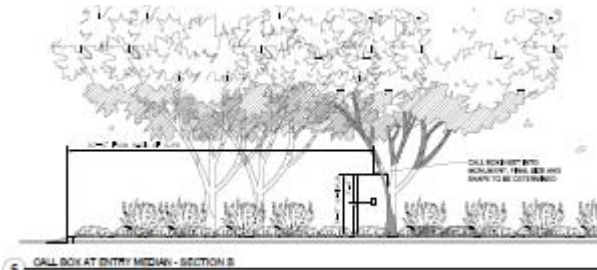
# Gated Entry

- Call box is located on Cactus Wren Road, 154' from the center line of Ritz-Carlton Boulevard
- The gated entry is located approximately 93' west of the call box.
- Pedestrian gates are also provided.
- Ample turn-around is provided in front of the gates.

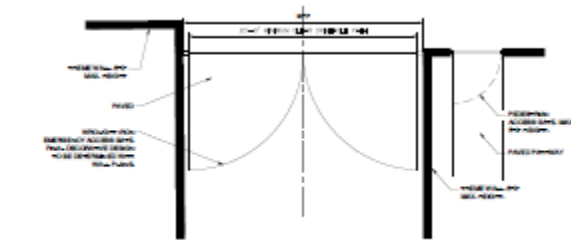




# Gate Details

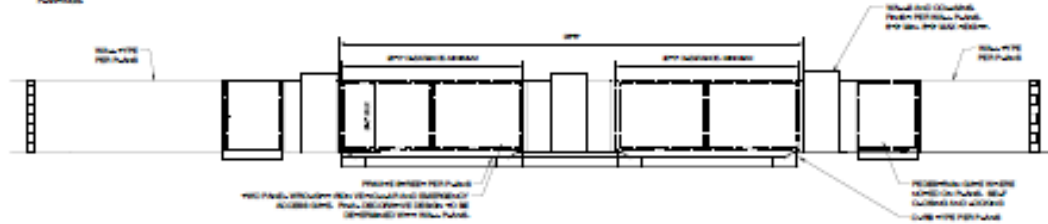


6 CALL BOX AT ENTRY MEDIAN - SECTION B

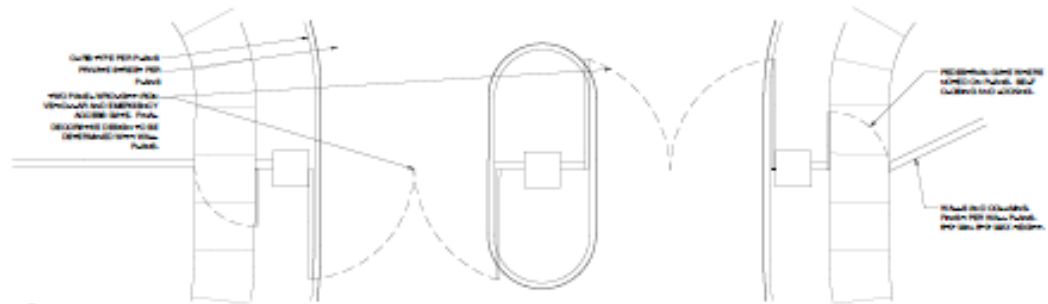


4 THREE LANE GATE PLAN - ACCESS FROM INDIAN BEND ROAD

- NOTES
1. GATE DETAILS PRELIMINARY AND FOR CODE COMPLIANCE ONLY. FINAL DETAILS AND CONSTRUCTION SHALL BE DETERMINED BY THE TOWN ENGINEER.
  2. EMERGENCY ACCESS SHALL BE PROVIDED FOR HOUSING OF FIRE TRUCKS.
  3. GATE CONSTRUCTION SHALL BE SCREENED FROM VIEW FROM PUBLIC ROADS.

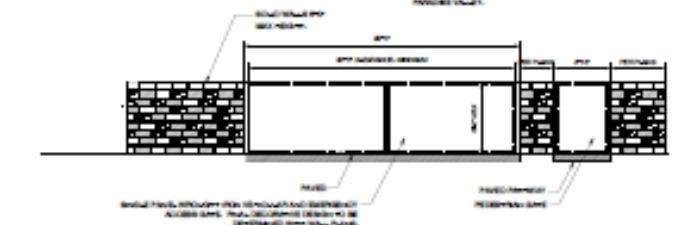


1 SCHEMATIC VEHICULAR ENTRY GATE ELEVATION



2 SCHEMATIC VEHICULAR ENTRY GATE PLAN

- NOTES
1. GATE DETAILS PRELIMINARY AND FOR CODE COMPLIANCE ONLY. FINAL DETAILS AND CONSTRUCTION SHALL BE DETERMINED BY THE TOWN ENGINEER.
  2. EMERGENCY ACCESS SHALL BE PROVIDED FOR HOUSING OF FIRE TRUCKS.
  3. GATE CONSTRUCTION SHALL BE SCREENED FROM VIEW FROM PUBLIC ROADS.
  4. BACK SCREEN SHALL BE PROVIDED UNAPPROVED SERVICE FOR HOUSING OF FIRE TRUCKS.



3 FIRE LANE GATE ELEVATION



# RECOMMENDATION:

- Recommendation that the Town Council approve the final plat map, “Ritz-Carlton Resort – Parcel B”, subject to the following stipulations:
  - Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R’s, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
  - The final improvements that address items such as street improvements, sewer, water, grading, drainage, landscaping, and easements shall be completed as set forth in the Special Use Permit and Development Agreement for this property.
  - Within 60 days of approval of the final plat map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.









COUNTY RECORDER

ICVL CONSULTANTS  
4550 North Central  
Phoenix, Arizona 85014  
602-264-6831  
www.icvl.com

DATE \_\_\_\_\_  
REVISION \_\_\_\_\_  
NO. \_\_\_\_\_

**Coe & Van Loo Consultants, Inc.**

FINAL PLAT

**RITZ-CARLTON RESORT - PARCEL B**  
PARADISE VALLEY, ARIZONA



2 SHEET OF 4  
DATE PLOTTED: 08/11/2010  
CADD FILE: 2-01-000101  
DWG FILE: \_\_\_\_\_

SEE SHEET 3 FOR LOT AREA TABLE

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S84°01'05"W	14.14'
L2	N05°58'55"W	14.14'
L3	N05°58'55"W	35.00'
L4	N05°58'55"W	35.00'
L5	N05°58'55"W	20.00'
L6	S01°34'03"E	4.04'
L7	S89°41'39"E	11.06'
L8	N89°41'39"E	9.00'
L9	S01°34'03"E	4.80'
L10	N43°25'57"E	28.28'
L11	S48°34'03"E	28.28'
L12	S84°01'05"W	14.14'
L13	S05°58'55"E	14.14'
L14	N05°58'55"W	35.00'
L15	S05°58'55"E	35.00'
L16	N30°01'05"E	30.74'
L17	S65°57'40"E	19.73'
L18	S65°57'40"E	19.73'

**CENTERLINE CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BE
C1	89.39	200.00	025°36'28"	45.45	88.85	N78°45'1"
C2	164.90	90.00	104°58'45"	117.25	142.78	S78°31'1"
C3	141.67	200.00	040°35'07"	73.95	138.73	N71°16'1"
C4	141.67	200.00	040°35'07"	73.95	138.73	S71°16'1"
C5	172.48	200.00	049°24'47"	92.02	167.19	S28°16'1"
C6	40.22	90.00	025°38'28"	20.45	39.89	S11°14'1"
C7	205.13	90.00	130°35'13"	195.62	163.52	S63°43'1"

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C8	31.39'	20.00'	089°55'58"	15.98'	29.27'	N43°32'02"W
C9	11.85'	46.00'	01°44'52"	5.94'	11.82'	S81°02'55"W
C10	64.90'	46.00'	089°49'53"	29.17'	59.65'	S65°57'04"E
C11	32.48'	46.00'	040°27'33"	16.58'	31.81'	N45°43'54"W
C12	24.22'	20.00'	089°23'25"	13.85'	22.77'	S79°26'27"W
C13	22.03'	20.00'	087°07'03"	12.28'	20.93'	S82°28'48"W
C14	2.19'	20.00'	098°16'32"	1.16'	2.18'	S47°47'08"W
C15	154.61'	105.00'	084°22'10"	95.15'	141.02'	N85°50'00"E
C16	44.88'	105.00'	024°29'32"	22.79'	44.54'	N65°54'17"E
C17	82.70'	105.00'	034°12'40"	32.31'	81.77'	N81°14'42"E
C18	47.04'	105.00'	022°39'58"	23.82'	46.64'	S57°48'55"E
C19	170.94'	75.00'	130°35'13"	163.61'	136.23'	N83°43'29"E
C20	146.23'	75.00'	111°56'38"	111.67'	124.31'	N54°24'10"E
C21	24.40'	75.00'	018°38'36"	12.31'	24.30'	S80°18'13"E
C22	31.42'	20.00'	090°00'00"	20.00'	28.28'	S84°01'05"W
C23	31.42'	20.00'	090°00'00"	20.00'	28.28'	N05°58'55"W
C24	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C25	50.12'	185.00'	01°31'25"	25.22'	49.97'	N84°43'38"W
C26	80.92'	185.00'	025°03'42"	41.12'	80.28'	N79°02'12"W
C27	152.28'	215.00'	040°35'07"	79.50'	146.13'	N71°16'29"W
C28	58.59'	215.00'	015°36'53"	29.48'	58.41'	N81°47'22"W
C29	69.31'	215.00'	018°28'19"	34.96'	69.02'	N75°49'58"W
C30	24.36'	215.00'	009°29'55"	12.21'	24.37'	N88°18'02"W
C31	18.87'	55.00'	017°21'11"	8.40'	18.68'	S74°43'07"W
C32	18.94'	55.00'	019°43'34"	9.56'	18.84'	N87°56'03"E

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C33	31.42'	20.00'	090°00'00"	20.00'	28.28'	S48°34'03"E
C34	10.47'	20.00'	030°00'00"	5.36'	10.35'	S78°34'03"E
C35	20.94'	20.00'	080°00'00"	11.55'	20.00'	S31°34'03"E
C36	183.31'	293.00'	039°50'48"	94.77'	180.34'	S61°15'33"E
C37	14.69'	55.00'	015°18'13"	7.39'	14.65'	N06°05'04"E
C38	31.42'	20.00'	090°00'00"	20.00'	28.28'	S43°25'57"W
C39	20.94'	20.00'	080°00'00"	11.55'	20.00'	S28°25'57"W
C40	10.47'	20.00'	030°00'00"	5.36'	10.35'	S73°25'57"W
C41	28.05'	55.00'	027°08'08"	13.23'	25.81'	N87°47'38"W
C42	16.65'	55.00'	017°20'28"	8.39'	16.58'	S82°53'48"E
C43	31.42'	20.00'	090°00'00"	20.00'	28.28'	N43°25'57"E
C44	31.42'	20.00'	090°00'00"	20.00'	28.28'	S48°34'03"E
C45	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C46	115.27'	185.00'	035°41'54"	59.57'	113.41'	N68°49'53"W
C47	15.78'	185.00'	004°53'13"	7.89'	15.77'	N89°07'28"W
C48	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C49	51.50'	215.00'	013°43'30"	25.88'	51.38'	N84°42'17"W
C50	71.26'	215.00'	018°59'26"	35.96'	70.94'	N68°20'50"W
C51	29.53'	215.00'	007°52'11"	14.79'	29.51'	N54°50'19"W
C52	31.42'	20.00'	090°00'00"	20.00'	28.28'	N84°01'05"E
C53	31.42'	20.00'	090°00'00"	20.00'	28.28'	S05°58'55"E
C54	185.42'	215.00'	049°24'47"	98.92'	179.73'	N26°16'32"W
C55	63.51'	215.00'	018°55'32"	31.99'	63.28'	N43°31'09"W
C56	66.16'	215.00'	017°37'53"	33.34'	65.90'	N25°14'27"W
C57	55.75'	215.00'	014°51'22"	28.03'	55.59'	N08°59'49"W
C58	159.55'	185.00'	049°24'47"	85.12'	154.65'	N26°16'32"W
C59	9.16'	105.00'	004°59'54"	4.58'	9.16'	N00°50'48"E
C60	24.22'	20.00'	069°23'25"	13.85'	22.77'	S31°15'57"E
C61	9.99'	20.00'	028°36'19"	5.10'	9.88'	S10°52'24"E
C62	14.21'	20.00'	040°47'06"	7.43'	13.94'	S45°34'07"E
C63	32.48'	46.00'	040°27'13"	16.58'	31.81'	S81°11'18"E
C64	56.96'	46.00'	070°56'41"	32.78'	53.39'	N70°57'08"W
C65	41.96'	46.00'	052°18'03"	22.57'	40.52'	S61°36'48"E
C66	11.74'	236.27'	002°50'48"	5.87'	11.74'	S89°39'29"E
C67	31.39'	20.00'	089°58'09"	19.98'	28.27'	N43°24'01"E





COUNTY RECORDER



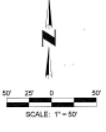
DATE  
REVISION  
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT  
RITZ-CARLTON RESORT - PARCEL B  
PARADISE VALLEY, ARIZONA



4 SHEET OF 4



SEE SHEET 2 FOR CURVE TABLE AND LINE AREA TABLE  
SEE SHEET 3 FOR LOT AREA TABLE