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3rd Revision: December 9, 2019

7000 East Lincoln Ritz-Carlton Resort Parcel C

Paradise Valley

Minor SUP Amendment

Prepared for:

Five Star Resort Owner, LLC

6720 N. Scottsdale Road, Suite 130
Scottsdale, AZ 85253

Contact: Gerald C. Ayoub
480.603.1387



Job # 01.0268908

Prepared by:

CVL Consultants

4550 N 12th Street
Phoenix, AZ 85014
Contact: Heidi Tilson
602.264.6831

Minor SUP Amendment

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Introduction

The 2015 SUP provides for a Ritz Carlton Resort Hotel (Parcel A), Resort Villas (Parcel A1), Resort Related Luxury Homes (Parcel B), Resort Branded Homes (Parcel C), Resort Related Attached Residences (Parcel D), and Resort Related Retail (Parcels E1 and E2). Parcel C is located at the northwest corner of Lincoln Drive and Mockingbird Lane.

Ritz-Carlton Parcel C (Area C) is a 39 lot, 17.3-acre, single-family detached residential neighborhood within the 105-acre master-planned community known as The Ritz-Carlton. Lots within Parcel C range in size from 12,000 square-feet to over 26,000 square-feet.

CVL Consultants, Inc., on behalf of Five Star Resort Owner, LLC, is seeking a Minor Amendment to the Special Use Permit for the Ritz Carlton Development, as written in Ordinance Number 694, SUP-15-01 and Minor Amendment to the Ritz-Carlton Special Use Permit 7000 E. Lincoln Drive (SUP-18-14).

Stipulation 44.

This request is a minor amendment to Stipulation 44. Stipulation 44 refers to Page D-3 for height and Floor Area limitations. The Resort Branded Homes have been designed with the option for lower level and upper level living (where allowed) in order to maximize each lot's potential and to provide exclusive luxury homes for the Resort. Through this application, Five Star Development is seeking approval from the Town of Paradise Valley for the following changes to the 2015 SUP:

1. Modifications to the existing 5' x 10' standard size basement level light wells.
2. Modification to the existing 24' maximum building height requirement for the interior lots to exclude chimneys and chimney screens/caps. Modification to allow chimneys and chimney screens/caps to be a maximum of 3'-0" above the highest roof line.

Expanded Light Wells

In an effort to avoid a utilitarian deployment of light wells per a basic building code, Five Star Development together with Drewett Works has concluded that by expanding the light wells, we could create; a better life safety feature, increase the amount of natural light, and improve the livability of the lower level living areas.

In an attempt to minimize the impact of the garages and avoid a long uninterrupted row of garage bays facing the street a side loaded concept was developed with shared driveways. Side loaded garages limit the lower level bedrooms to only one side yard for the necessary light wells which triggers the need for front yard light wells.

The front yard light wells in each of the 4 floor plans provides the necessary natural light and emergency exits for the lower level bedrooms. They also provide the opportunity to supply the stairs leading down to the lower level with natural light. A large portion of the floor area of the

front yard light well will be a landscaped planter to discourage outdoor use and mitigate the potential for noise pollution.

Five Star Development requests that Stipulation 45c be modified to allow glass guardrails of a minimum height of 36” and a maximum height of 42” tall in the front yard. The guardrails at the front yard light wells along with the side yard and rear yard light wells will be glass guardrails. These guardrails will not be visible from a public right of way because they are all located adjacent to private roadways. Refer to **Appendix A** for renderings of the various style of homes and the representation of the glass guardrails.

The Estate Homes at the Ritz-Carlton will be a pedestrian dominate community due to the proximity of the resort amenities. The use of glass guardrails at the front light wells will enhance the pedestrian experience as they make their way through the community.

The proposed expanded light well design would have the following qualities as illustrated in the supporting drawings A100-A102 based upon the lot size and prescribed floor plan offered.

1. Varying lengths and widths
2. The light wells to encroach a maximum of five (5) feet into the required building setback area.
3. Allow a minimum height of 36” and maximum height of 42” glass guardrails in all yards.

Please note that the expanded light well design will not result in an increase in the total approved Parcel C square footage of 309,375 and will be included in the square footage calculations of each lot. The basement light wells that encroach into the front yard setback will be limited to a maximum of 275 square feet. The basement light wells that encroach into the side yard setback will be limited to 175 square feet. The basement light wells that encroach into the rear yard setback will be limited to 125 square feet. All square footage constraints will also be applied to the custom lots that are still in development. Refer to the A100 Site Plan Exhibit for the proposed basement light wells with general overall dimensions indicated.

Increased Maximum Building Heights

As stated in the 2015 SUP, the interior properties in Parcel C are limited to a maximum of 24’ in height which aligns with the Town’s residential zoning requirements. Table 1001-A2 Primary Building Height Limitations indicates the maximum building height based on lot size. The Maximum Building Height requirement for lot sizes less than 3 acres is 24’ not including chimneys.

Based on the current Town zoning code and the fact that the interior lots within Parcel C are less than an acre, Five Star Development is seeking a revision to the 2015 SUP maximum building height requirement to exclude chimneys and limit their height to 3’-0” above the highest roof line. Furthermore, the top of the chimneys will be a maximum of 1’-6” above the adjacent roofs and the top of the chimney screen will be a maximum of 1’-6” above the chimney. This is illustrated by the A107 and A108 Chimney Height Exhibit drawings which show a modern style 2 story example of each of the 4 plans. Refer to **Appendix A** for site line exhibits taken from Lincoln Drive and Mockingbird Lane. The perimeter site wall, perimeter homes and landscaping should block a majority of the views of the interior lots.

This additional height would allow Five Star Development to provide masonry fireplaces with decorative chimney screens which are warranted in a luxury home of this caliber. Additionally, where appropriate, the chimneys will also house other miscellaneous roof penetrations such as stacked vents and exhaust fan discharge caps. Any roof penetrations that are not housed in the chimneys will comply with the 24' maximum building height. In conclusion, this will permit the Architect to hide roof penetrations and adhere to the required chimney clearances outlined in Table R1001.1 of the 2015 International Residential Code of 3' at the roof line and 2' above a roof surface 10' away without compromising the architectural integrity of both a single and two story homes.

The A103-A106 Roof Plan Exhibit drawings illustrate the maximum length and the maximum width of the chimney and chimney screens of the 4 different modern style plans. The prairie and mediterranean styles associated with these plans will comply with the dimensions shown in these modern style roof plan exhibit drawings.

As indicated on the A100 Site Plan Exhibit there are a number of custom lots that are still in development. The designs of these homes will conform to all the chimney height and chimney screen height requirements as outlined above. The maximum length and maximum width of the chimney and chimney screens of these custom lots are currently not established however they will be no larger than the largest chimney mass illustrated on the A103 through the A106 Roof Plan Exhibits.

Refer to **Appendix A** for excerpts from the 2015 SUP. Refer to **Appendix B** for graphics supporting the expanded light wells and increased building heights.

Stipulation 45 c.

This request is a minor amendment to Stipulation 45 c. The stipulation limits lot walls to a maximum height of six (6) feet. This request is to increase the allowable wall height to a maximum of nine (9) feet. The request is to allow a combination retaining wall, up to three (3) feet in height, with a six (6) foot property wall on top. This request is to modify the wall locations and heights previously approved with the Minor SUP Amendment (SUP 18-14). Refer to **Appendix C** for excerpts from the previously approved 2018 SUP Amendment.

The wall locations and heights have changed since the approved Minor SUP Amendment (SUP 18-14). The site was recently redesigned. In order to improve views around the development and bring the proposed elevations closer to the original natural grade, the site was regraded and lowered. Several lot elevations were revised during the redesign, thus needing retaining walls.

Through the redesign efforts, several linear feet of retaining wall was removed from the plan. The original Minor SUP Amendment (SUP 18-14) requested walls for approximately 3040 linear-feet. This Minor SUP Amendment is a request for approximately 2430 linear-feet of wall. The redesign resulted in a difference of approximately 600 linear-feet of wall. In addition, the redesign eliminated the need for retaining wall between lots 29 and 30 and the lot elevation is within 1 foot of finished grade along the existing wall along Mockingbird Drive. Therefore, the proposed steel fin fence will not be required to tie the lot wall to the existing perimeter wall.

The proposed heights of the retaining wall vary from 1 foot to 3 feet high, with a 6 foot sight wall on top. The maximum height of 9 feet will be maintained from the previously approved SUP 18-14. Refer to **Appendix D** for requested wall locations, wall heights and wall details.

Visually, the resident located on the high lot will see a 6 foot wall and the resident on the low lot will potentially see up to a 3 foot retaining wall topped by a 6 foot privacy wall, up to a 9 foot wall in total. The additional height in the wall will allow for a step down in the lots to accommodate the shared driveway concept presented by the architect.

The request is for walls within the individual areas and along the proposed Palmeraie Boulevard. In order to minimize the visual impact of the tall wall along Palmeraie Boulevard and Horseshoe Lane, vertical elements, such as landscaping and entry monuments, will be used shield the walls. Landscaping will also be used within the community to shield the wall. Trees and large shrubs will be planted along the roadway, between the roadway and the wall, which will minimize the view of the tall rear and side walls. The perimeter walls along Lincoln Drive and Mockingbird Lane will remain as constructed and approved in the Special Use Permit. Refer to **Appendix E** for renderings of the perimeter walls.

Conclusion

In conclusion, the requested amendment will not negatively impact the Ritz-Carlton development. Parcel C will remain in substantial conformance with the approved SUP. Approval of the requested modifications will allow Five Star Development to produce homes that align with the exclusive Ritz-Carlton brand. The expanded light wells and additional height for chimneys will help to enhance the Resort as whole and allow Five Star Development to offer the best possible product for a luxury residential neighborhood. The amendment will improve the overall design and development of the site.

APPENDIX A

EXCERPTS FROM 2015 SUP

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	Public Spaces				352,000	234,000	29.7%	48'
			200 Hotel Rooms							24'
	Accessory & Service Structures						15,000			16'
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage							32,000		
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' ⁽³⁾
				13,540 sf avg ⁽⁹⁾						
				20,320 sf max ⁽⁹⁾						
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' ⁽³⁾
				14,191 sf avg ⁽⁹⁾						
				37,605 sf max ⁽⁹⁾						
D	Resort Related Attached Residences	8.8	53		2,800	197,175		94,918	24.6%	20'/24'/36' ⁽⁵⁾
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'
	Accessory & Service Structures							3,000		
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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Total Square Footage

Residential	960,300
Resort Related	808,400
Total Proposed	1,768,700 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:

- ⁽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-6 and/or H Page H-6.
- ⁽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

CIVTECH, INC
Traffic Engineering

10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey

4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning

957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 21, 2015



THE RITZ-CARLTON®

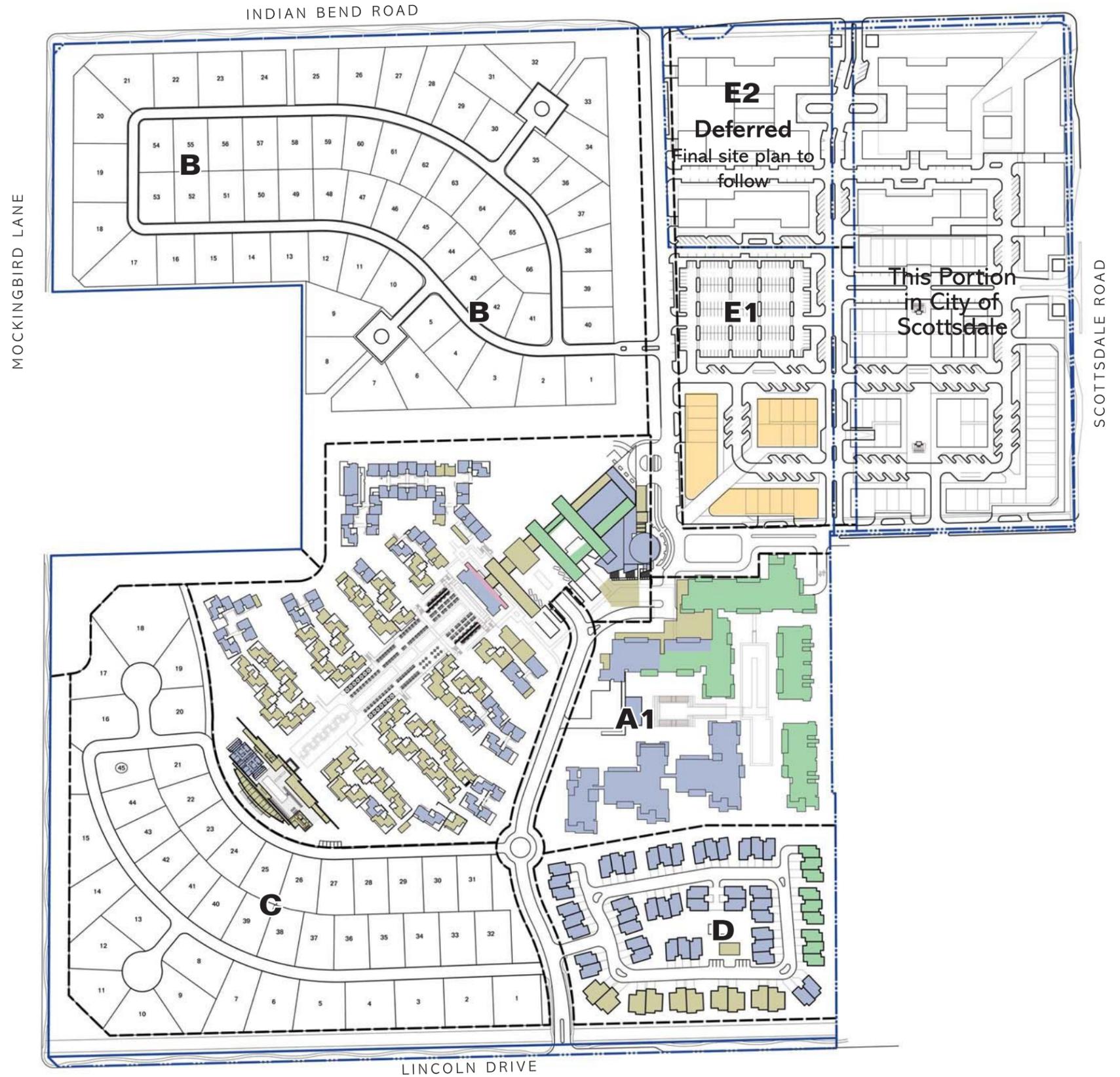
MASTER PLAN

Land Density Table

D-3

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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PROJECT HEIGHTS

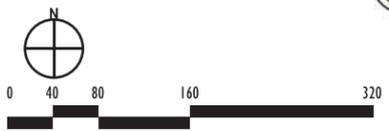
Hotel | Residential | Mixed Use



Open Space Criteria

Area B & C Main Building Setbacks	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	▲
Single story home with construction limited to a maximum of 20' in height	◻

Area B & C Accessory Building Setbacks	
Front Yard	10'
Side Yard	5'
Side Yard	10' (that abuts a street)
Rear Yard	10'



Guest Parking:
2 cars in the driveway at each home

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Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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contact: Peter Mason

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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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The Ritz-Carlton Resort
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AREA C
Ritz-Carlton Residential Lots
F-3

APPENDIX B

GRAPHICS

EXPANDED LIGHT WELLS

INCREASED MAXIMUM BUILDING HEIGHTS



KEYNOTES

SITE PLAN LEGEND

- LIGHTWELLS
- FRONT LIGHTWELL THAT ENCROACHES A MAX OF 5' PAST BUILDING SETBACK
- DRIVEWAY
- 5' LIGHTWELL OFFSET FROM BUILDING SETBACK
- BUILDING SETBACK



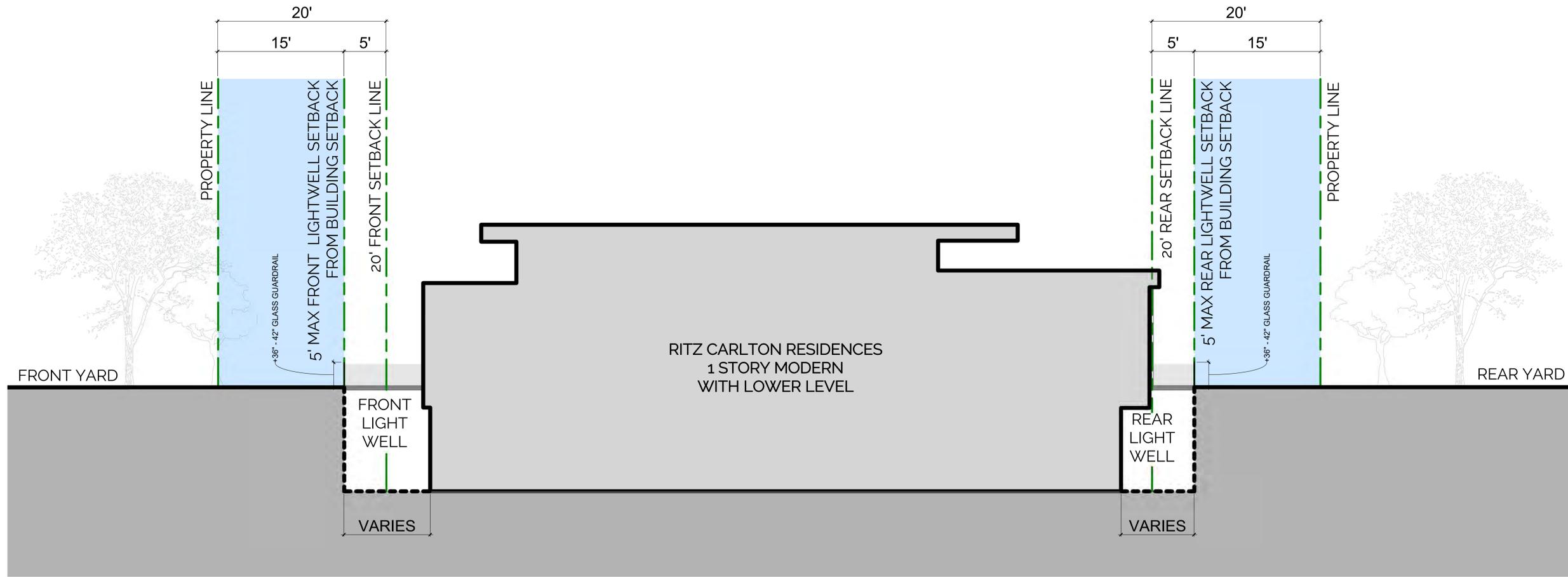
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REV.	

SITE PLAN

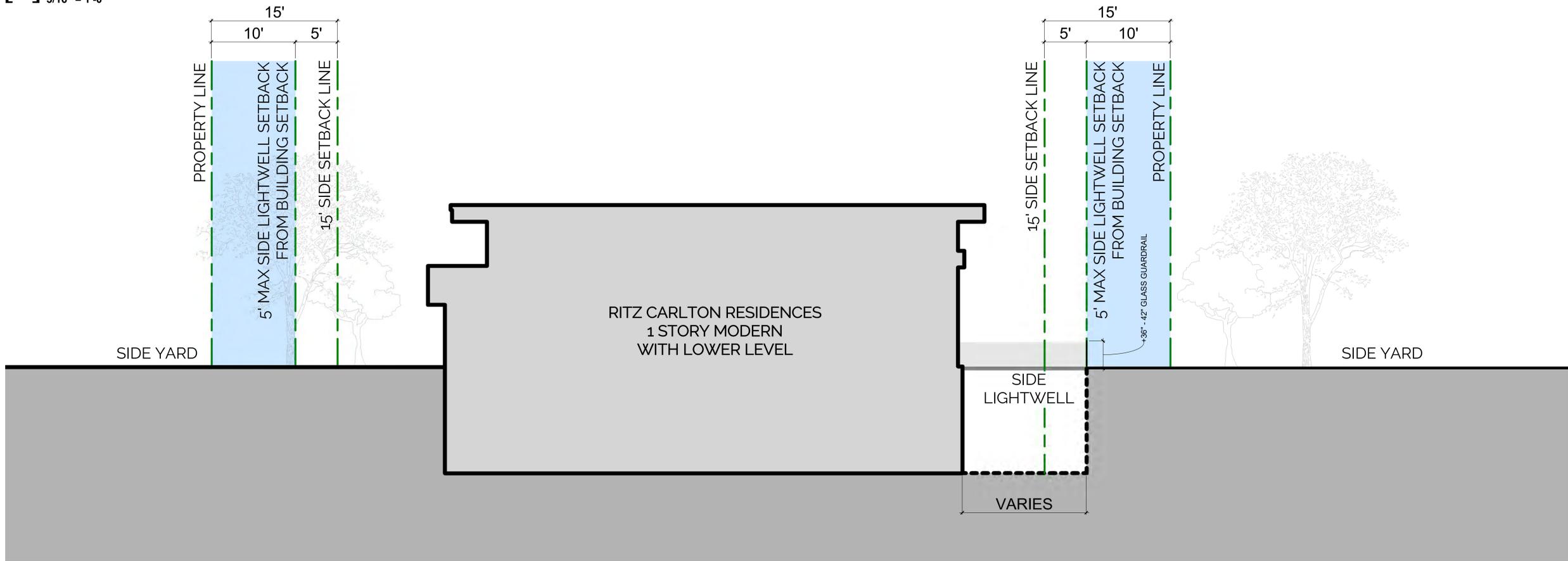
A100



RITZ CARLTON RESIDENCES



[1] Lightwell Setback Section 1
3/16" = 1'-0"



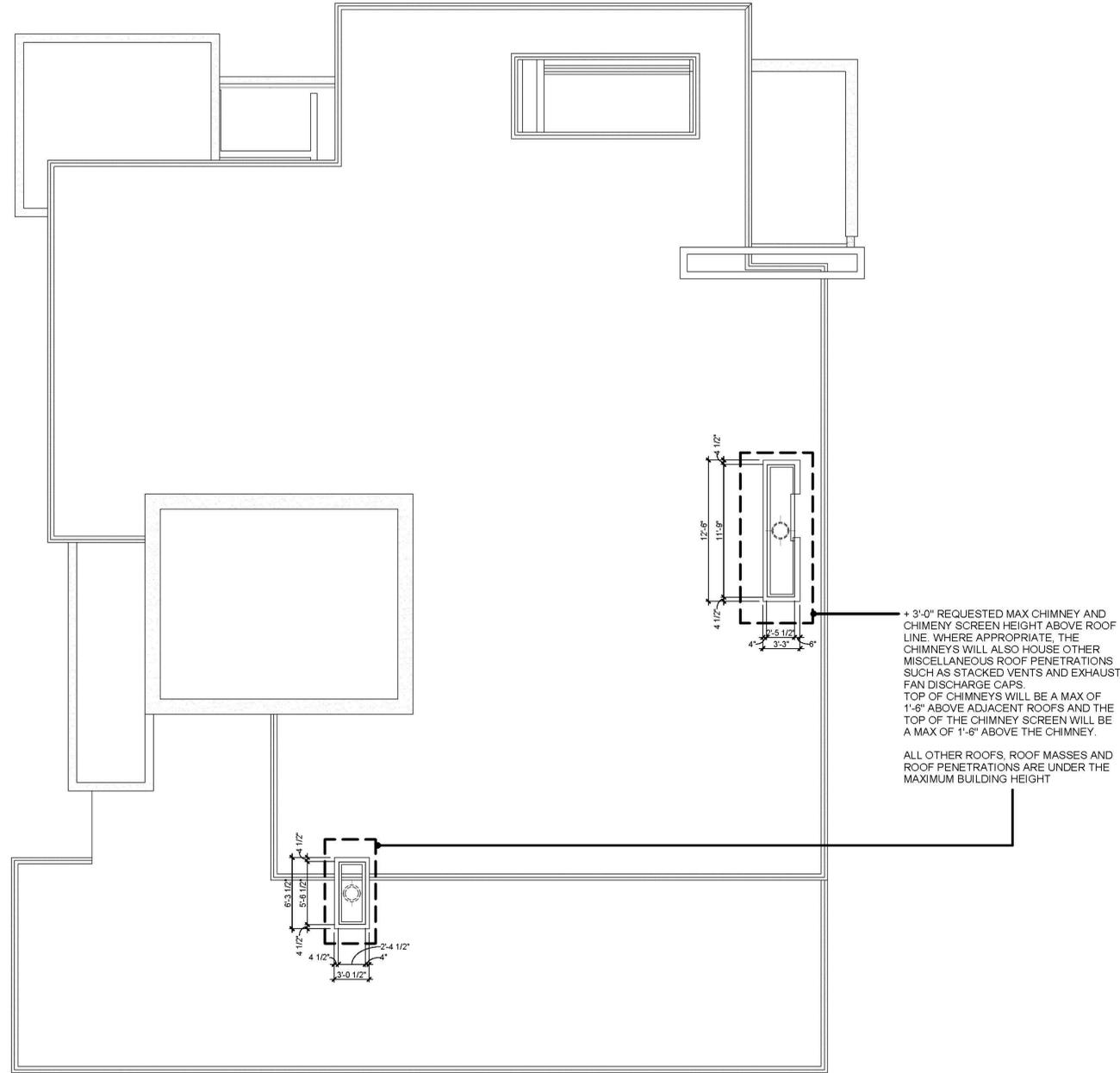
[2] Lightwell Setback Section 2
3/16" = 1'-0"

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LIGHTWELL SECTION
DIAGRAMS



A102



RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

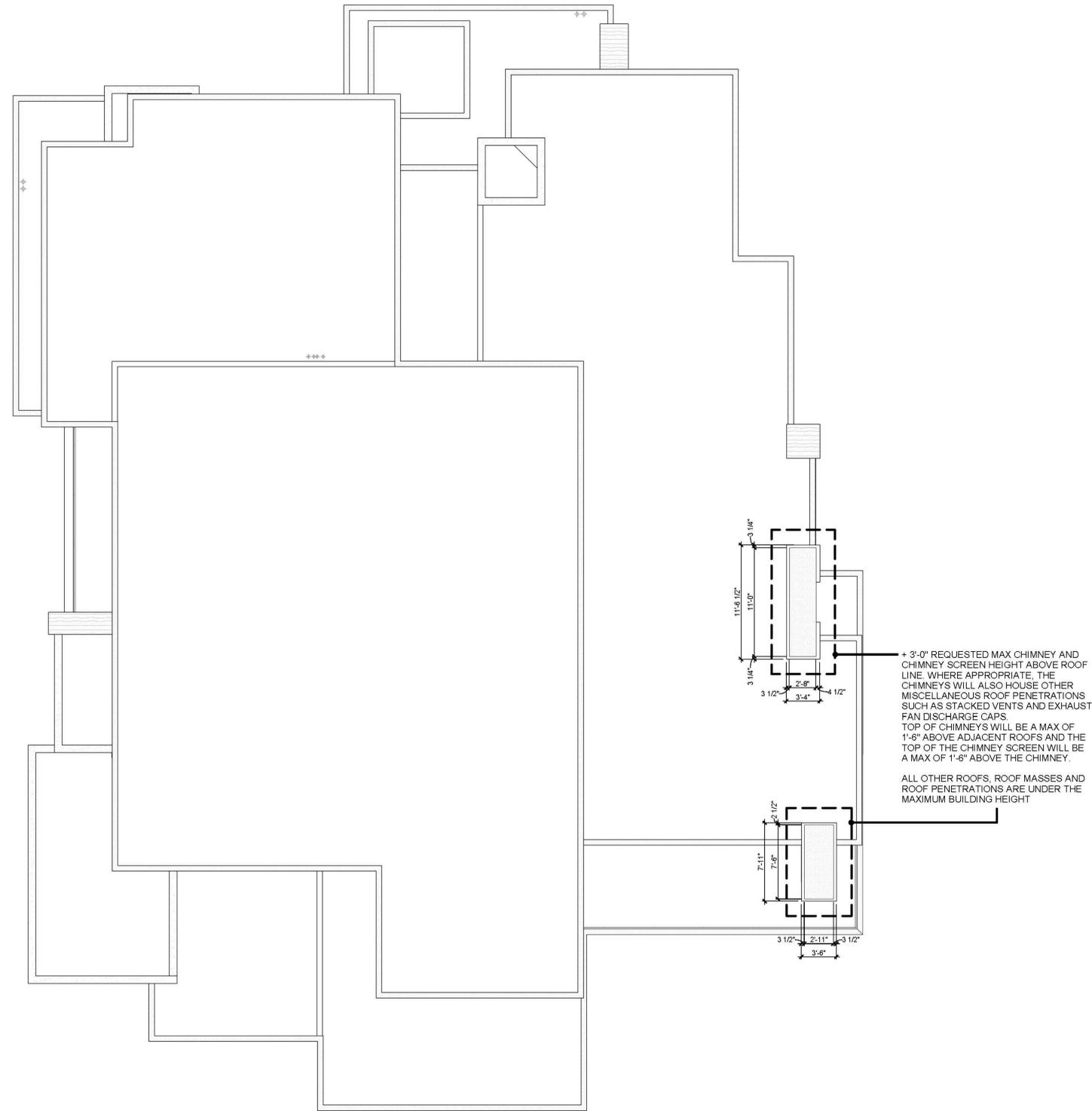
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RITZ CARLTON RESIDENCES

ROOF PLAN EXHIBIT - RC2



A104



RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

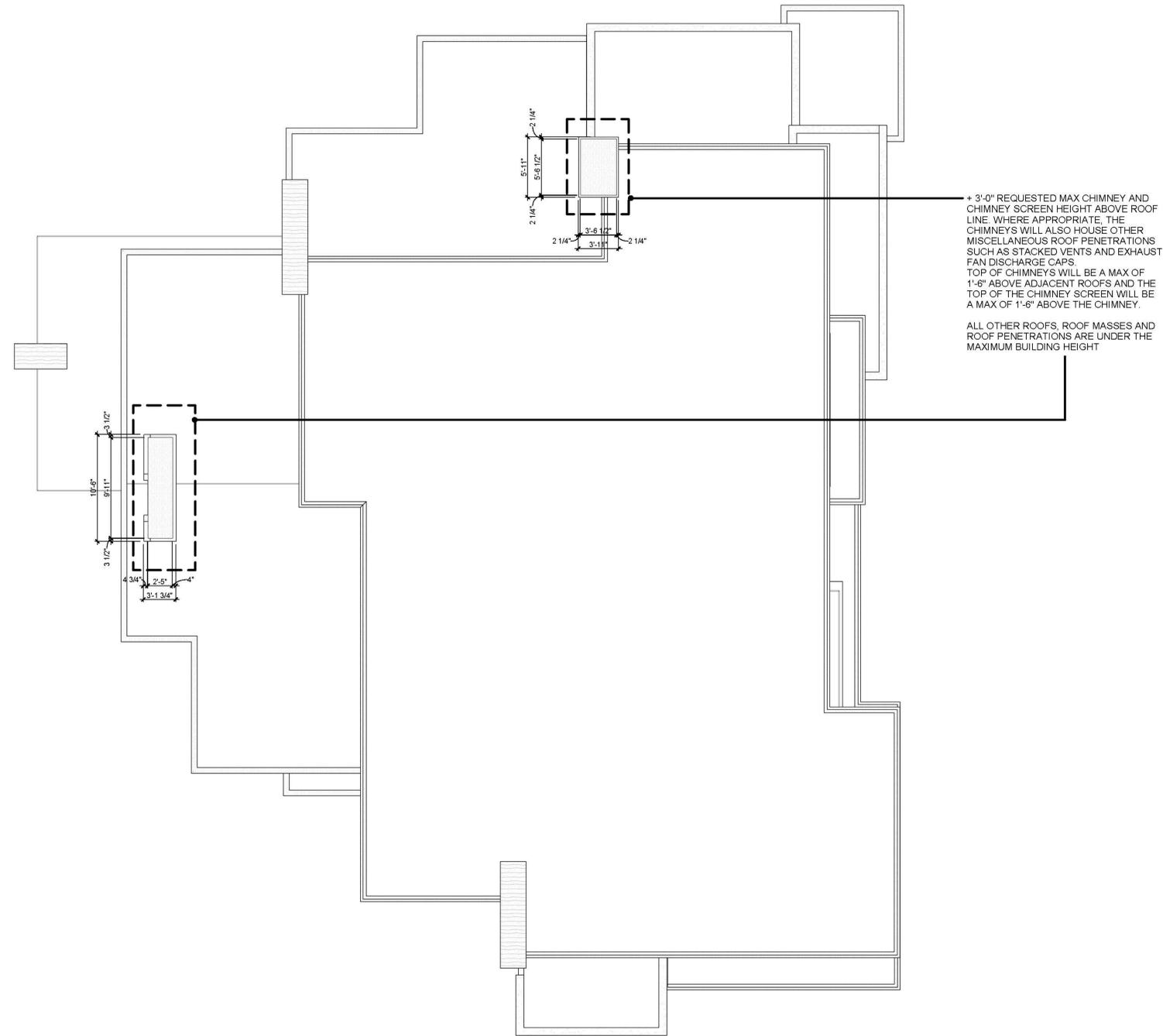
RITZ CARLTON RESIDENCES

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ROOF PLAN EXHIBIT - RC3



A105



RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
 INTERIOR LOTS ONLY

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REV.	

RITZ CARLTON RESIDENCES

ROOF PLAN EXHIBIT - RC4



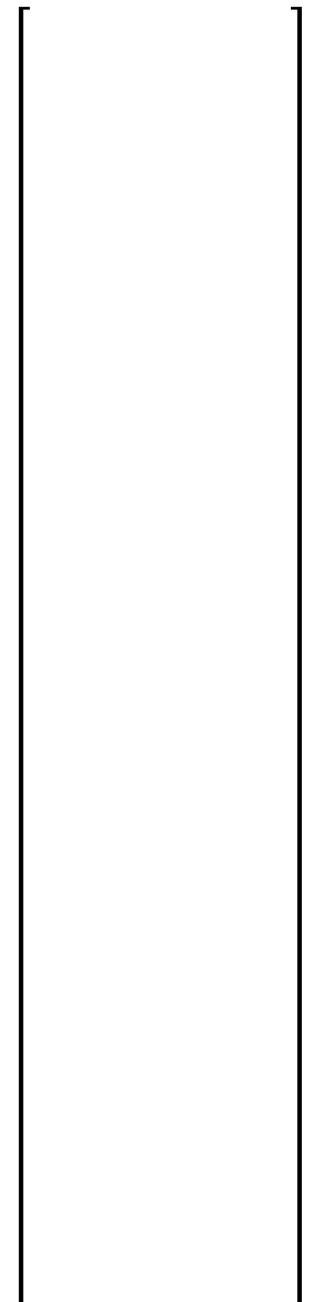
A106



RC-1 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
 INTERIOR LOTS ONLY



RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
 INTERIOR LOTS ONLY



RITZ CARLTON RESIDENCES

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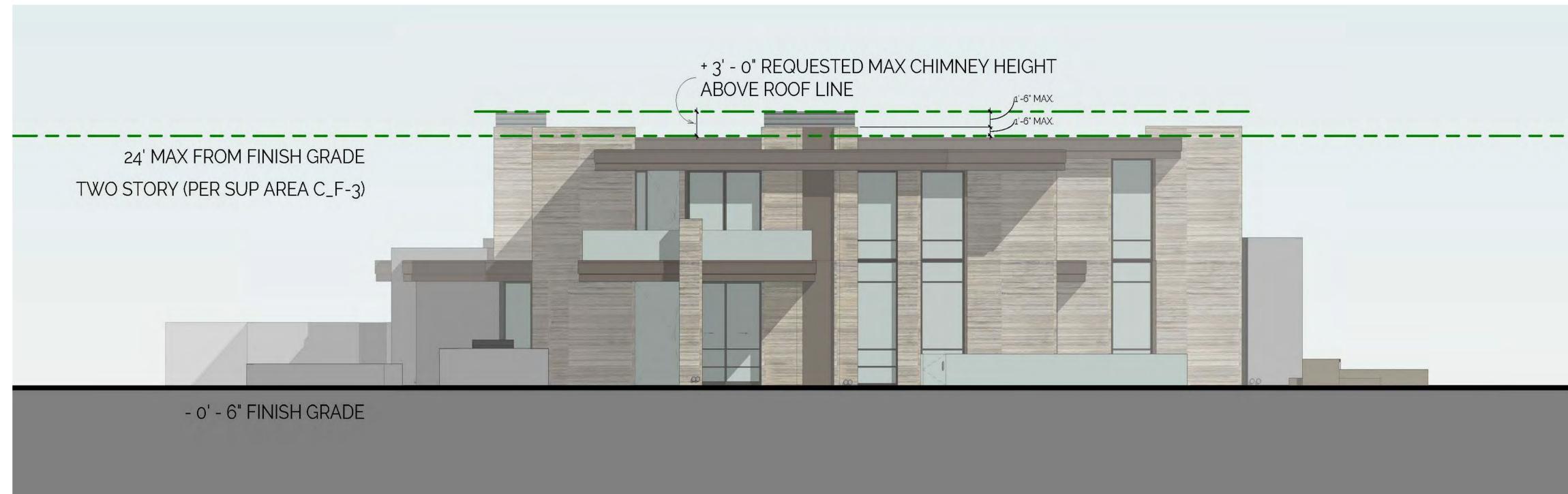
CHIMNEY HEIGHT EXHIBIT



A107



RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
 INTERIOR LOTS ONLY



RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
 INTERIOR LOTS ONLY

RITZ CARLTON RESIDENCES

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
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CHIMNEY HEIGHT EXHIBIT



A108



**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 3 - 1 STORY DESERT PRAIRIE STYLE SHOWN



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 4 - 2 STORY MODERN STYLE SHOWN



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
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PARADISE VALLEY

RC 1 - DESERT PRAIRIE 2 STORY ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - DESERT PRAIRIE 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN TERRANEAN™ 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MODERN 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MODERN 1 STORY FRONT ELEVATION



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APPENDIX C

2018 SUP AMENDMENT
SUP 18-14



The Ritz-Carlton Resort



THE RITZ-CARLTON®

Parcel C Retaining Wall

-  Existing Retaining Wall
-  7' - 8' Wall
-  8' - 9' Wall
-  1' - 3' Retaining Wall
4' Offset Property Wall

MOCKINGBIRD LANE



October 15, 2018

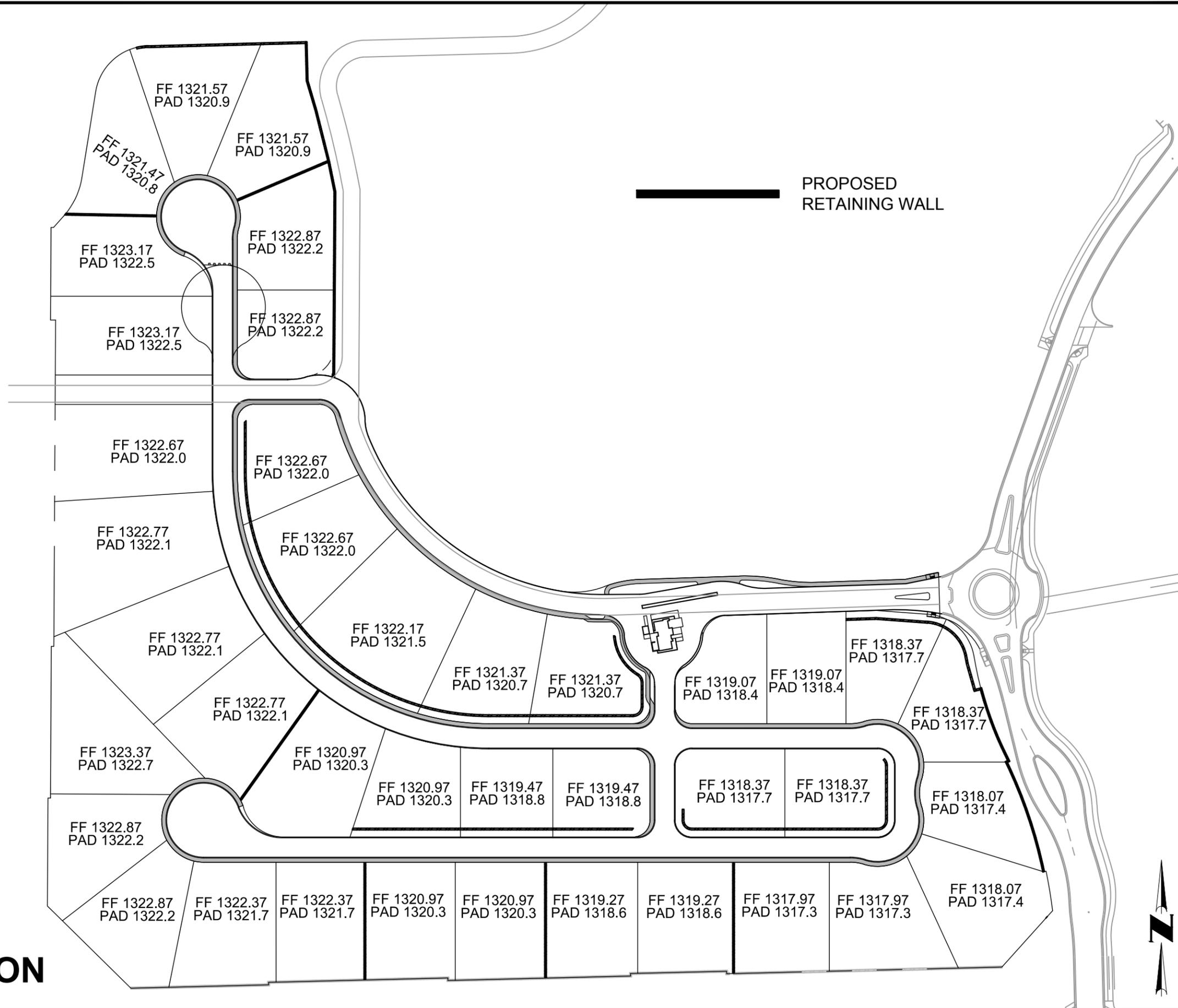
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LINCOLN DRIVE

N:\1010268901\CADD\Parcel C\EXHIBITS\IDX.GRAD.dwg Juanl September 26, 2018

**NOT FOR
CONSTRUCTION**



PROPOSED
RETAINING WALL



RITZ - PARCEL C

RETAINING WALL EXHIBIT

SCALE 1" = 120'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

APPENDIX D

EXHIBITS FOR MODIFIED RETAINING WALLS

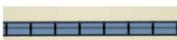


The Ritz-Carlton Resort



THE RITZ-CARLTON®

Parcel C Retaining Wall

-  Existing Retaining Wall
-  7' - 8' Wall
-  8' - 9' Wall
-  1' - 3' Retaining Wall
4' Offset Property Wall



October 17, 2019



N:\010266901\Graphics\Exhibits\Ritz - Parcel C - SUP Amendment 2019 -comparison.indd

LINCOLN DRIVE

BELLA VITA DRIVE

SIERRA VISTA DRIVE

HORSESHOE LANE

MOCKINGBIRD LANE





The Ritz-Carlton Resort



THE RITZ-CARLTON®

Parcel C Proposed and Existing Retaining Walls

Proposed SUP Retaining Walls

	Existing Retaining Wall
	7' - 8' Wall
	8' - 9' Wall
	1' - 3' Retaining Wall 4' Offset Property Wall

Existing 2018 SUP Retaining Walls

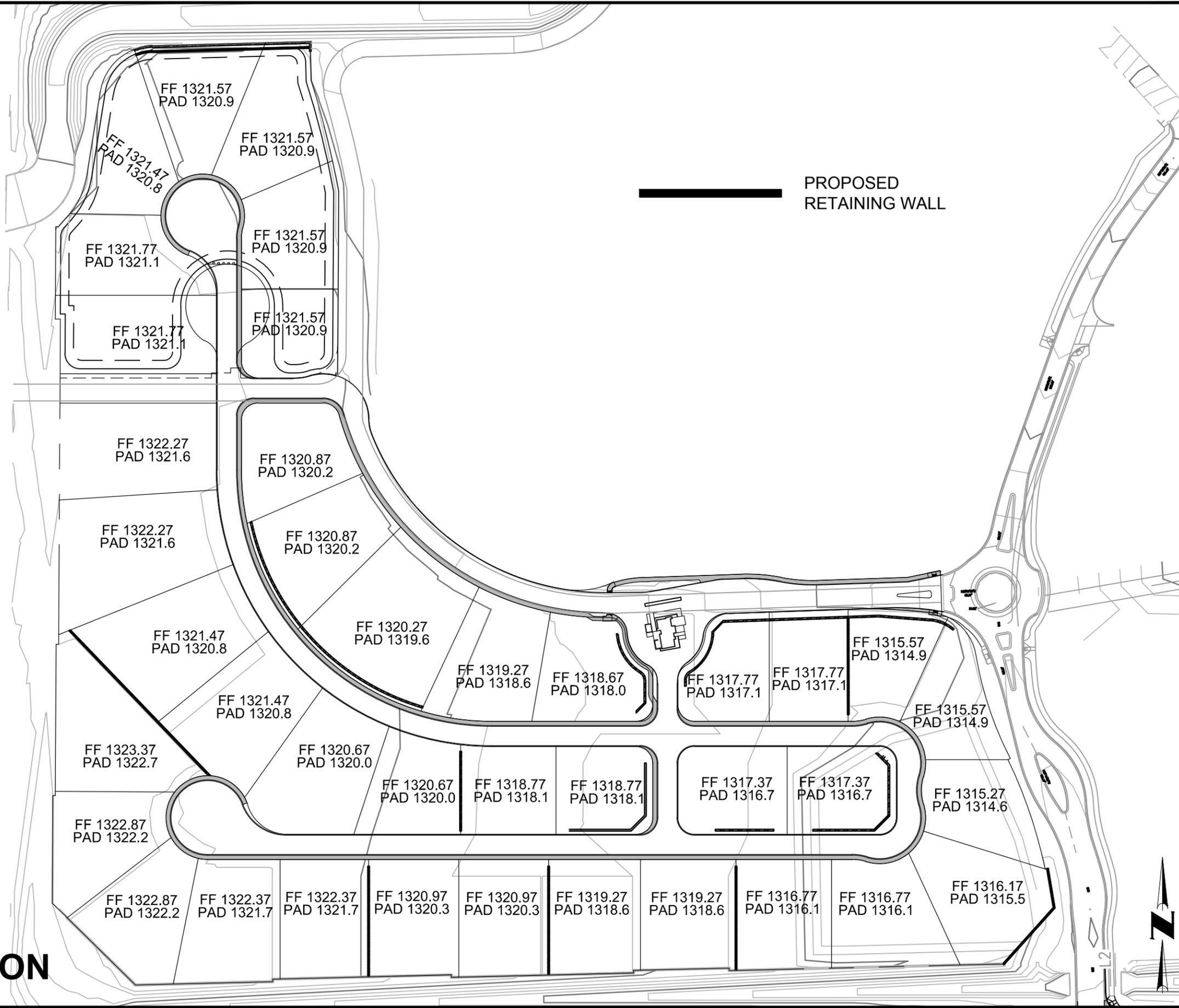
	Existing Retaining Wall
	7' - 8' Wall
	8' - 9' Wall
	1' - 3' Retaining Wall 4' Offset Property Wall

	Project Phase Line
--	--------------------



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**NOT FOR
CONSTRUCTION**



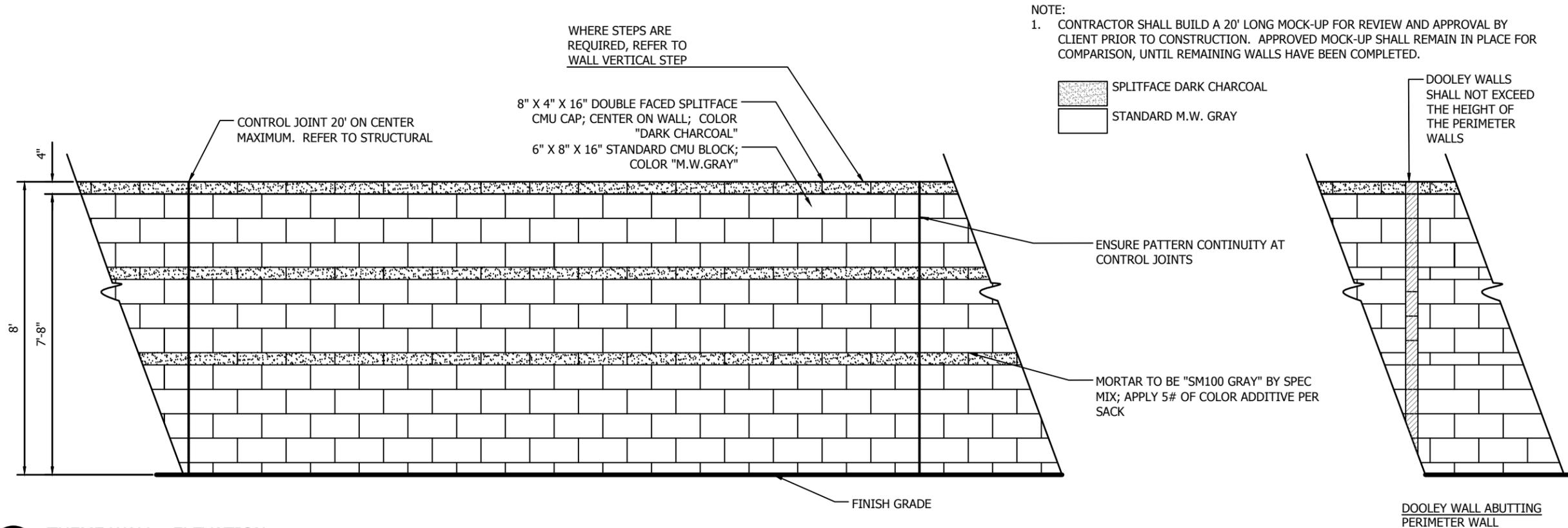
RITZ - PARCEL C

RETAINING WALL EXHIBIT

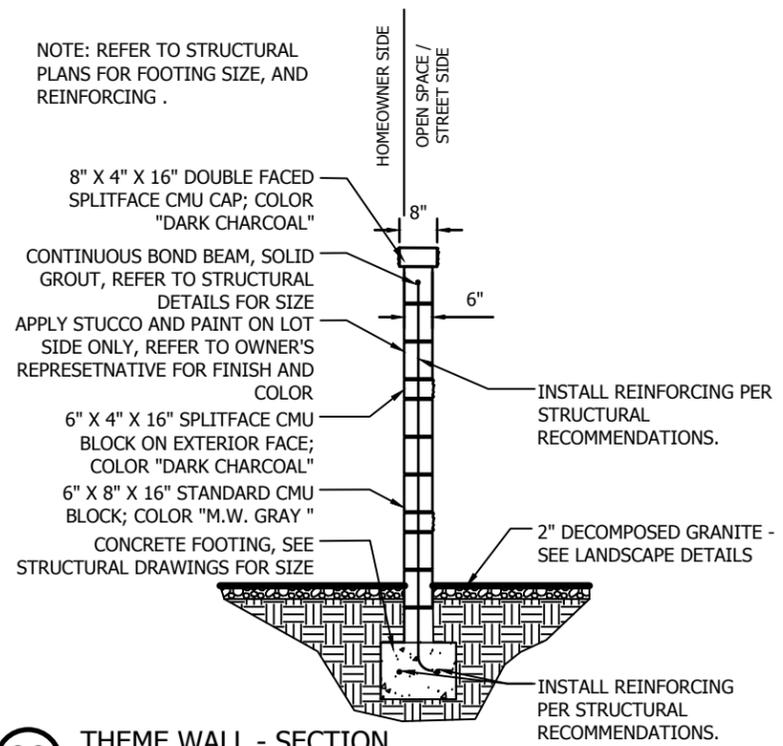
SCALE 1" = 120'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

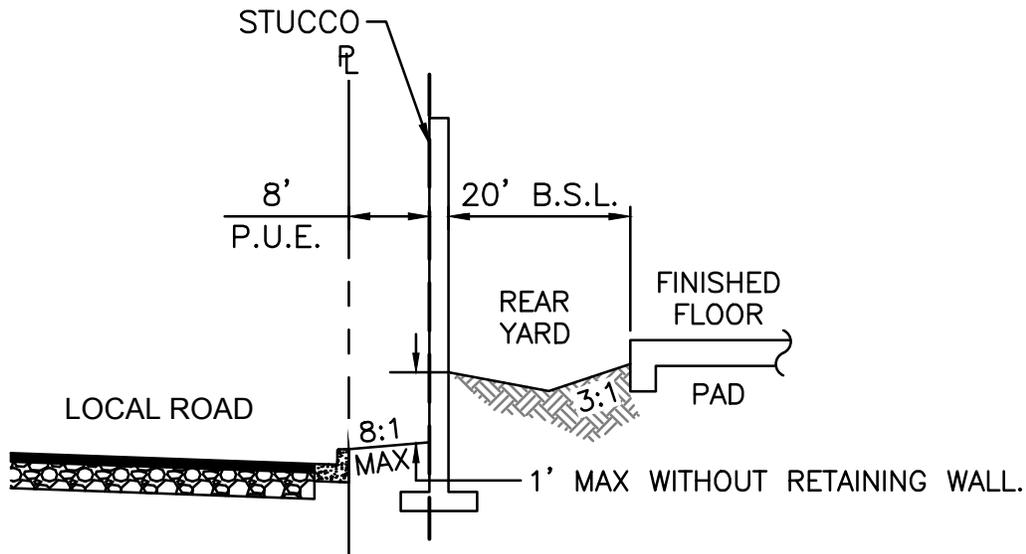


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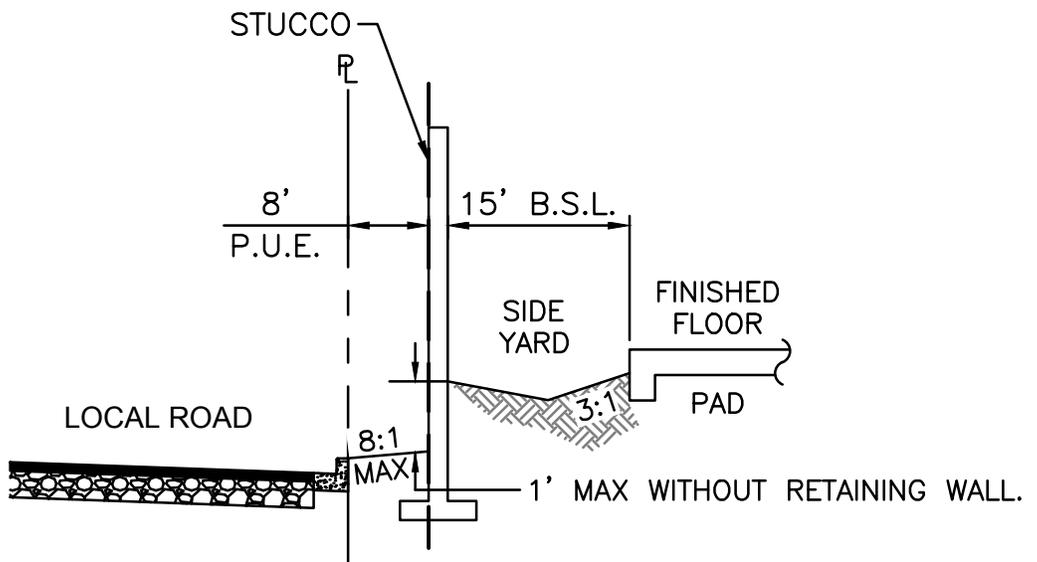


00 THEME WALL - SECTION





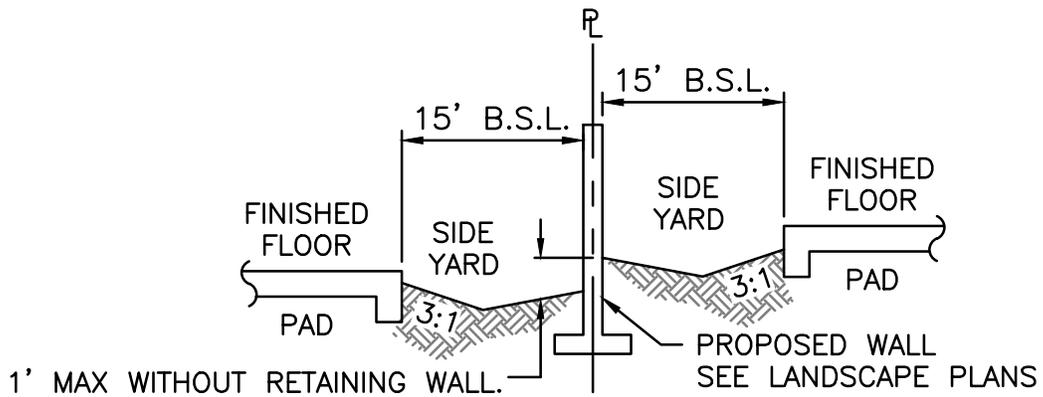
REAR YARD TO LOCAL STREET



SIDE YARD TO LOCAL STREET

**NOT FOR
CONSTRUCTION**

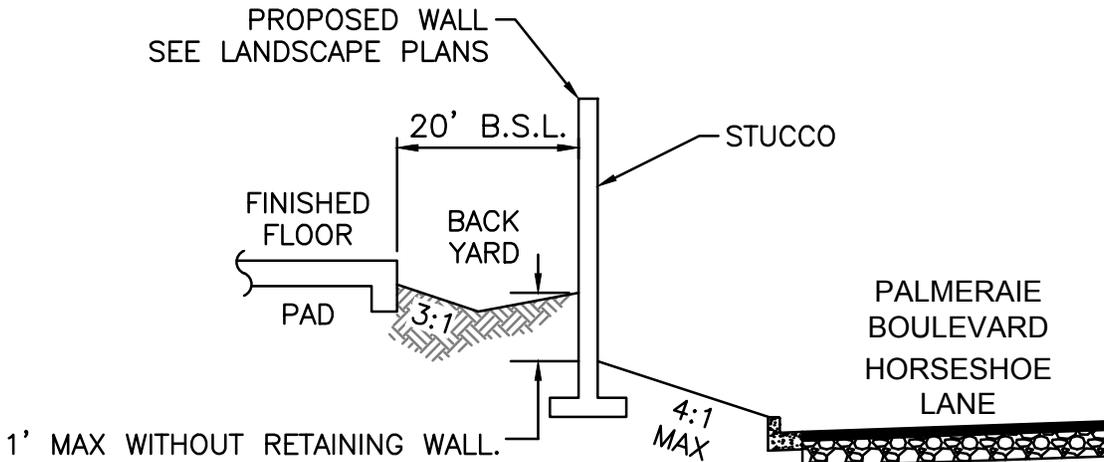
SCALE = N.T.S.	RITZ - PARCEL C	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	GRADING SECTIONS	1 OF 3



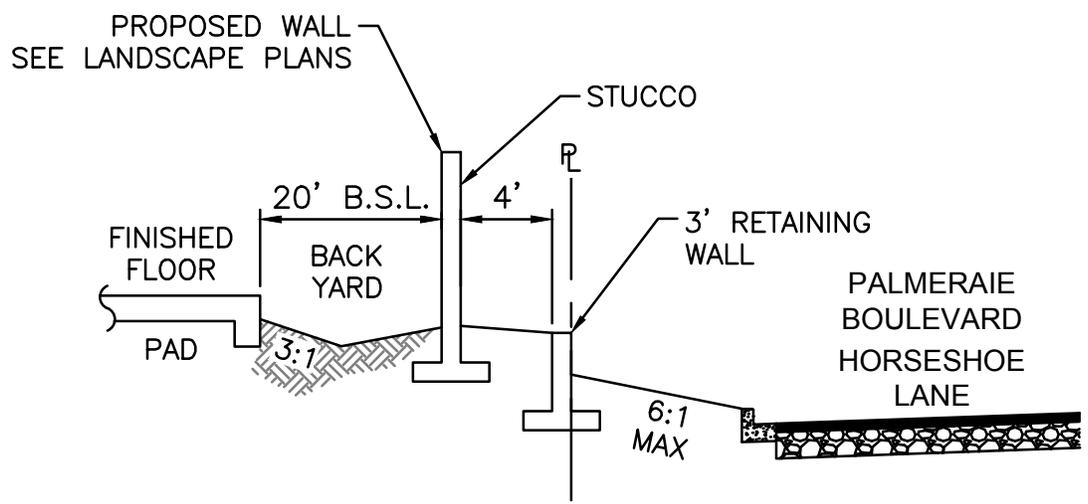
SIDE YARD TO SIDE YARD
MASONRY WALL

**NOT FOR
CONSTRUCTION**

SCALE = N.T.S.	RITZ - PARCEL C	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	GRADING SECTIONS	2 OF 3



**REAR YARD TO
PALMERAIE BLVD./HORSESHOE LANE
OPTION 1**



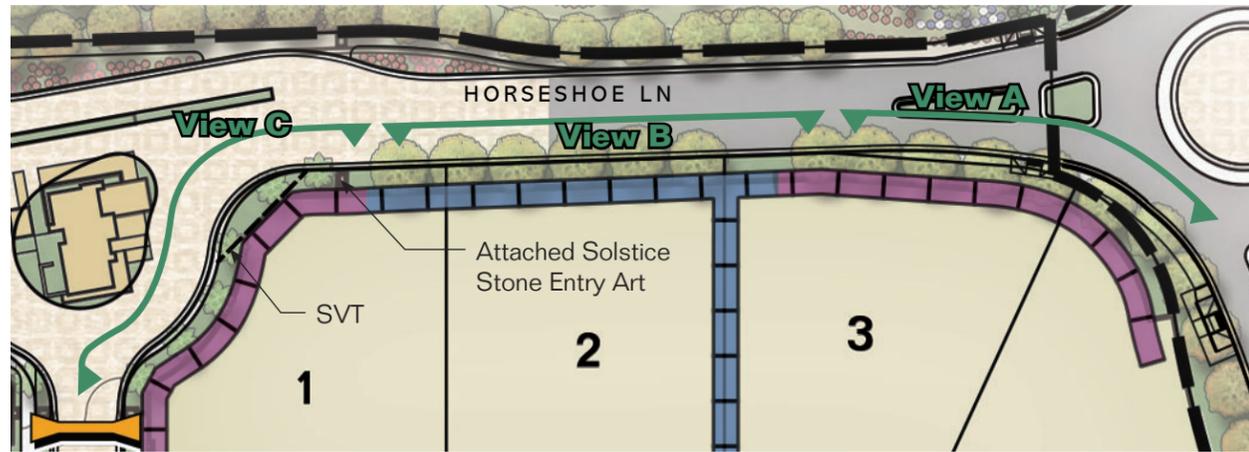
**REAR YARD TO
PALMERAIE BLVD./HORSESHOE LANE
OPTION 2**

**NOT FOR
CONSTRUCTION**

SCALE = N.T.S.	RITZ - PARCEL C	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	GRADING SECTIONS	3 OF 3

APPENDIX E

PERIMETER WALL RENDERINGS

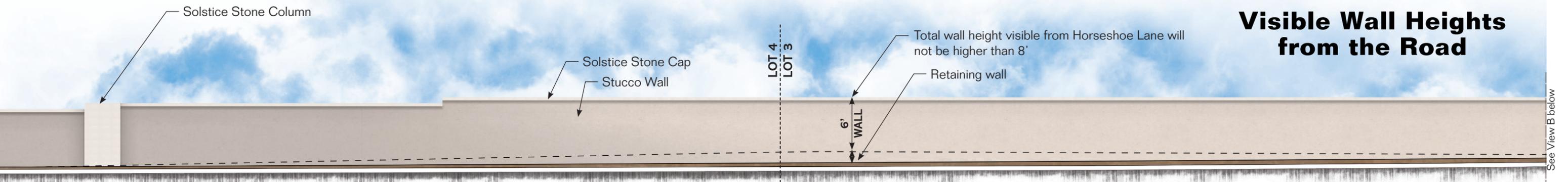


The Ritz-Carlton Resort

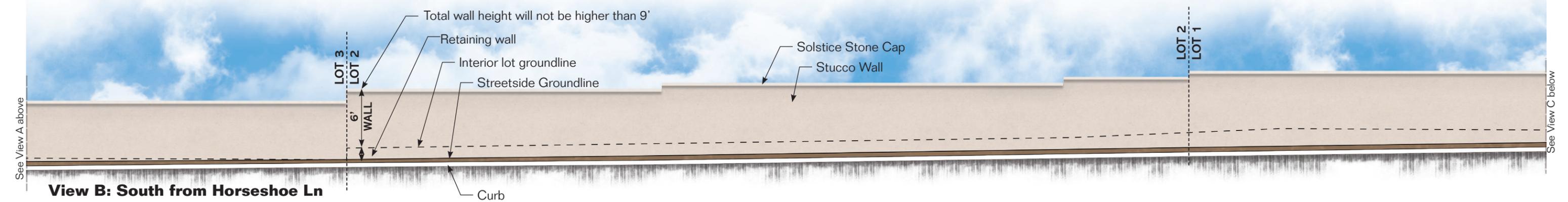


THE RITZ-CARLTON®

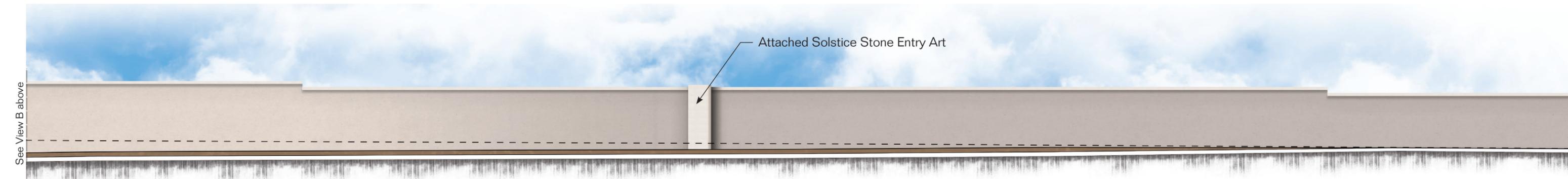
Visible Wall Heights from the Road



View A: South from Horseshoe Ln



View B: South from Horseshoe Ln



View C: South from Horseshoe Ln

October 14, 2019

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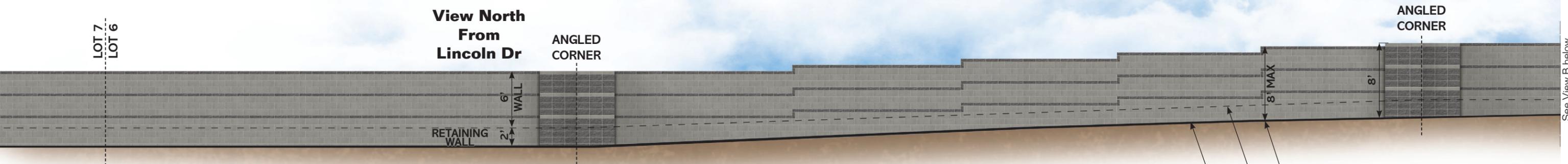
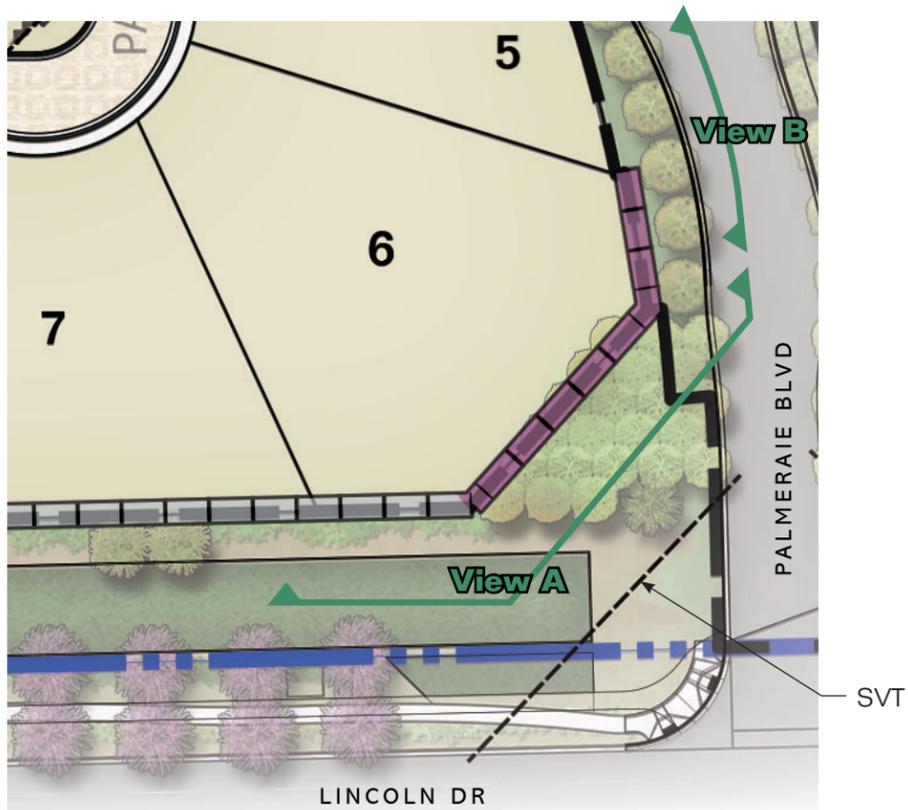


The Ritz-Carlton Resort



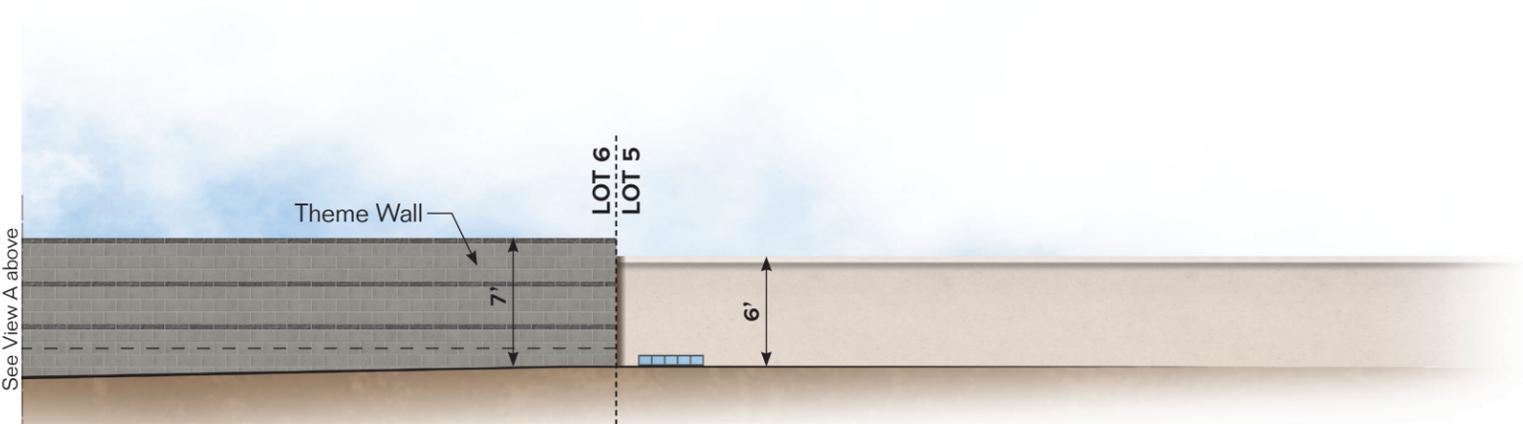
THE RITZ-CARLTON®

Visible Wall Heights from the Road



View A: North at Lincoln & North-West From Corner at Lincoln Dr and Palmeraie Blvd

- Total wall height visible from the road will never be higher than 8'
- Lot-side ground height
- Street-side ground height



View B: West From Palmeraie Blvd

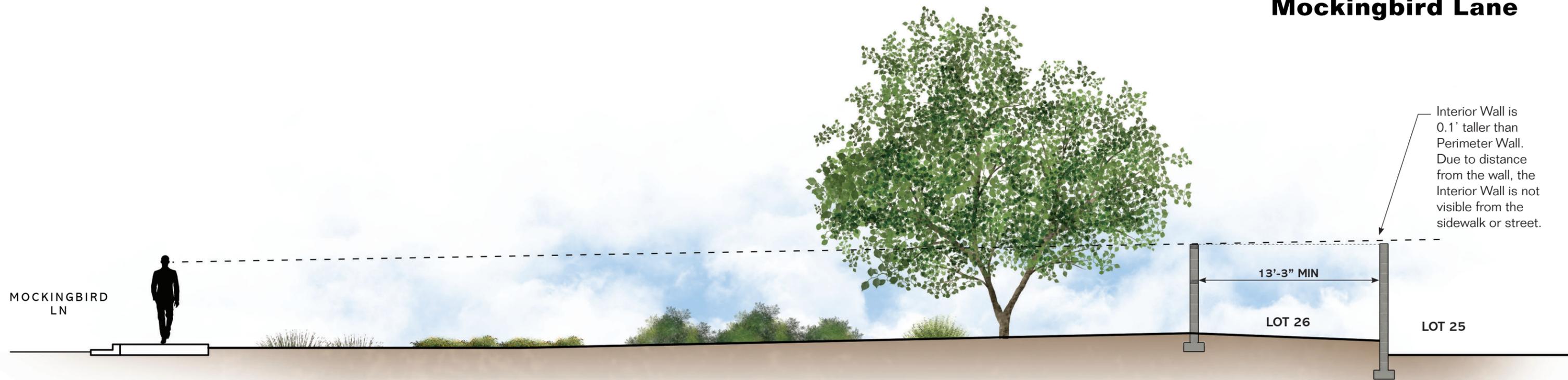
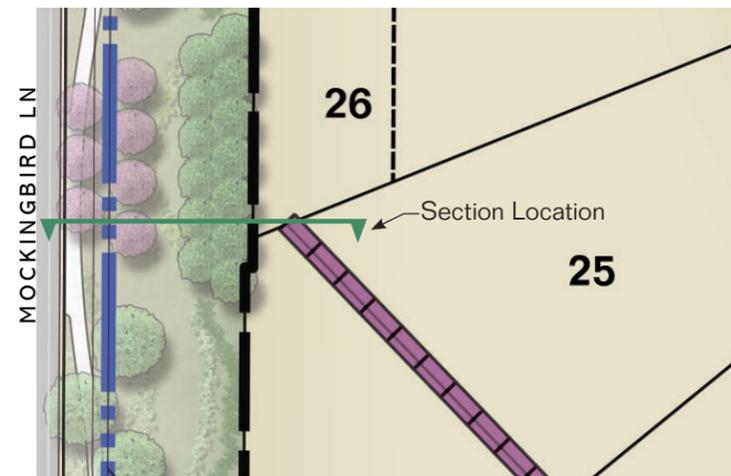


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View of Interior Retaining Wall From Mockingbird Lane



View North at Section at Lots 25 & 26

APPENDIX F

SITE PHOTOS



