Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Jennifer B. Nagel
Commissioner William Nassikas
Commissioner James Rose

Tuesday, June 2, 2026 **6:00 PM** **Council Chambers**

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Planning Commission will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

The Planning Commission may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. APPROVAL OR AMENDMENT OF MINUTES

A. **26-163** **Approval of April 7, 2026 Planning Commission Minutes**

Staff Contact: Paul Michaud, 480-348-3574

Attachments: 2026-04-07 PC Draft Minutes

4. PRESENTATIONS

5. STUDY SESSION ITEMS

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Planning Commission, Staff, and invited presenters. Votes will not be made on any of these items but may be made when the item is scheduled for final action later in the meeting or at a future meeting. Public comment will not be invited at this time.

A. **26-147** **Discussion of Franciscan Renewal Center**
Major Special Use Permit Amendment (SUP-26-02)
5802 E Lincoln Drive

Staff Contact: Brandon McMahon, 480-348-3531

Attachments:
A. Staff Report
B. Vicinity & Related Maps
C. SUP History Summary
D. Narrative & Plans
E. Statement of Direction
F. Draft Ordinance
G. Notification Material
H. Presentation

B. **26-159** **Discussion on Camelback Bible Church**
Minor Special Use Permit Amendment (SUP-26-05)
3900 E. Stanford Drive

Staff Contact: George Burton, 480-348-3525

Attachments:
A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative
E. Summary of SUP Amendments
F. CBC School Stipulations
G. Staff Presentation

C. **26-162** **Discussion of Paradise Valley DoubleTree Resort**
Minor Special Use Permit (SUP-26-03)
5401 N Scottsdale Road

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

A. Staff Report

B. Vicinity & Related Maps

C. SUP History

D. Application

E. Narrative

F. Landscape Improvement Plans

G. Site Plan & Demolition Site Plan

H. Floor Area Change Study

I. Basement Floor Plan & Cross Section

J. Photometrics & Cut Sheets

K. Sign Plan

L. Parking Study

M. Noise Study

N. ALTA Survey

O. Draft & Existing Stipulations (06-02-2026) V.1

P. Comments

Q. Staff Presentation

6. PUBLIC HEARINGS - LEGISLATIVE ACTIONS

Items for Public Hearings are Legislative Actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing is closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item by making a motion.

7. ACTION ITEMS

Items for Action are scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, and lastly, the Planning Commission will make a motion on the item. Public comment is not required.

8. STAFF REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording*

may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.

Action Report

File #: 26-163

AGENDA TITLE:
Approval of April 7, 2026 Planning Commission Minutes

STAFF CONTACT:

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose

Tuesday, April 7, 2026	6:00 PM	Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

Present 6 – Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Timothy Dickman
Commissioner Jim Rose
Commissioner William Nassikas

Absent 1 – Commissioner Craig Curtis

STAFF MEMBERS PRESENT
Town Attorney Andrew McGuire
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Senior Planner George Burton
Town Planner II Brandon McMahon

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 26-073 Approval of March 17, 2026 Planning Commission Minutes

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the March 17, 2026 meeting minutes as presented. The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

4. PRESENTATIONS

5. STUDY SESSION ITEMS

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

A. 26-079 Discussion and Possible Action on Phoenix Country Day School Intermediate Special Use Permit Amendment (SUP-25-06) (3901 E Staford Drive)

Mr. Burton presented the item. He provided a summary of the request, which included renovating the baseball field by adding new turf, fencing, bleachers with canopies, two new foul ball poles, and an asphalt fire lane around the field. Additionally, he summarized the wellness center building and digital information signs which were part of the request. He then summarized the proposed 19 stipulations in draft Ordinance 2026-010 (highlighting the revision to Stipulation 12(a) adding to the end of this stipulation "No advertising is permitted."

Mr. Burton continued summarizing comments received since the Planning Commission work session of March 17th from two nearby residents located east of 40th Street in the City of Phoenix regarding questions on the request, concerning event parking, visibility of the proposed digital signs, and traffic congestion. Lastly, he stated staff recommendation is for approval.

Chair Georgelos inquired how often the digital signs will cycle through the static frames. Mr. Burton suggested that the applicant address this question. Thomas Galvin, legal representative for this application, stated the sign is to provide information on separate school events and not expected to roll or cycle.

Commissioner Nassikas inquired about the wellness center hours.

Mr. Burton replied they will mirror the operating hours of the school except for the sport events as described in the narrative.

Chair Georgelos asked Mr. Burton to review the school logo, including size, which is proposed on the west elevation of the proposed wellness center building.

Mr. Burton noted the logo height is less than approximate 19-foot height on this elevation and takes up a small portion of this elevation view.

There was further discussion amongst other Commissioners on visibility of the logo with acknowledgment that this logo will not be visible from the street and visibility from the west property line is mitigated as the wellness building is setback 344 feet.

Commissioner Brown asked for more information on the proposed construction staging.

Mr. Burton reviewed the staging plan noting that the construction workers will park at the Camelback Bible Church across from the school and walk to the construction school site, that the staging area is directly south of the proposed wellness center building, and porta potty facilities will be within the staging area setback approximately 344 feet from the west property line.

Chair Georgelos asked Mr. Burton about the ability to adjust the volume of the PA system. This discussion included no past complaints on the PA system, no special provisions with other Special Use Permit properties, and concluded that compliance is through the typical Town Code requirements and process.

Chair Georgelos, before opening for public comment, acknowledged an individual in the

audience here on behalf of the applicant, stating his parents live in this neighborhood and are friends with her family but find this association will not impact on her decision in being fair and impartial regarding Item 26-079.

Chair Georgelos opened the public hearing at 6:20 PM.

Public Comment was opened and closed with only the applicant Thomas Galvin speaking addressing the earlier digital sign question.

Chair Georgelos closed the public hearing at 6:22 PM.

A motion was made by Commissioner Brown, seconded by Commissioner Rose, to forward Item 26-079 to the Town Council with a recommendation of approval, being an Intermediate Special Use Permit amendment (SUP-25-06) for Phoenix Country Day School located at 3901 E Stanford Drive to update/renovate the existing baseball field, construct a new Wellness Center building, and add a digital display sign in the north parking lot and the east parking lot for school use, subject to the stipulations noted in Ordinance 2026-01 as referenced in the staff report.

The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

7. ACTION ITEMS

A. 26-083 Discussion and Possible Action to Modify Camelback Lands 8 Lot Split Stipulation. Originally - 5102 N Wilkinson Rd. Now - 5076 N Wilkinson Rd (APN 173-20-316) and 5032 N Wilkinson Rd (APN 173-20-317)

Mr. Burton presented the item. He stated that the Town required fire hydrants to be installed if they were located more than 400 lineal feet away from a property during the building permit and the lot split/land modification process. In 2022, the fire code was modified and changed this distancing requirement from 400 lineal feet to 600 lineal feet.

Mr. Burton reviewed the stipulations approved by the Planning Commission in 2025 for the Camelback Lands 8 Lot Split, reviewing the proposed modification as follows: Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of “Camelback Lands 8,” the following items must be completed: a. The installation of the water and sewer infrastructure is complete, including ~~the installation of the new fire hydrant an~~d inspection by the Town.

Commissioner Dickman remarked he supports not trying to enforce obsolete code provisions.

Commissioner Covington had questions on the address numbers which he later answered himself.

A motion was made by Commissioner Dickman, seconded by Commissioner Brown, to approve Item 26-083 to modify Stipulation 3(a) from the Camelback Lands 8 Lot Split approved by the Planning Commission on June 3, 2025 regarding not requiring the installation of a fire hydrant as it meets the 600-foot fire hydrant distance requirement of the fire code.

The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

B. 26-082 Election of Chair per Section 2-5-2 of the Town Code

Mr. Michaud stated that the Town Code requires that the Planning Commission elect a Chair each April, noting a chair can only serve two consecutive terms, that Chair Georgelos completed one full term allowing for any Commissioners to be Chair, and Town Council will formally approve the Chair at an upcoming Town Council meeting.

A motion was made by Commissioner Brown, seconded by Commissioner Rose, to forward to the Town Council for Commissioner Georgelos to serve as Chair-designate.

The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the next meeting on April 21st will be canceled due to lack of available items. He noted that the next meeting is May 5th. Upcoming items include a Major Special Use Permit (SUP) Amendment at Franciscan Renewal Center for the proposed addition of solar panel system on four new parking lot shade structures and a Minor SUP at the Paradise Valley DoubleTree Resort for various renovations.

11. ADJOURNMENT

A motion was made by Commissioner Covington, seconded by Commissioner Nassikas, to adjourn the meeting at 6:31 PM. The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

Paradise Valley Planning Commission

By: _____
Paul Michaud, Planning Manager

Action Report

File #: 26-147

AGENDA TITLE:
Discussion of Franciscan Renewal Center
Major Special Use Permit Amendment (SUP-26-02)
5802 E Lincoln Drive

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Planning Commission Members**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
Brandon McMahon, Planner II

DATE: **June 2, 2026**

DEPARTMENT: **Community Development Department – Planning Division**
Brandon McMahon, 480-348-3531

AGENDA TITLE: **Discussion of Franciscan Renewal Center Major Special Use Permit Amendment (SUP-26-02) 5802 E Lincoln Drive (APN 169-31-020)**

SUMMARY STATEMENT

Request

The applicant requests a Major Special Use Permit amendment (SUP-26-02) regarding the proposed addition of solar panel system on four (4) new parking lot shade structures on the Franciscan Renewal Center property (approximately 4.7 acres) located at 5802 E Lincoln Drive (Maricopa County Assessor Number 169-31-020) submitted by Mike Slivers, on behalf of Franciscan Renewal Center.

Purpose

The purpose of the June 2nd work session is to review the scope of the request, review the Statement of Direction (SOD) from the Town Council, and provide an opportunity for the Planning Commission to provide comments.

Location

Franciscan Renewal Center is a place of worship located east of the northeast corner of Lincoln Drive and Smoke Tree Lane. It fronts Lincoln Drive, a major arterial within the Town. To the immediate north and west of the church are the R-43-zoned lots (rear yards) of the Lincoln Drive Vista subdivision. To the east this parcel adjoins the other portion of the Franciscan Renewal Center church site, which is within the Maricopa County jurisdiction (Maricopa County Assessor Number 169-34-001).

History

Franciscan Renewal Center gained Special Use Permit (SUP) approval in December 2013 for the portion within the Town limits. In June 2018, the Town granted permit approval to begin construction of the Community Life Center (BD18-41667). Two formal amendments have been approved throughout the history of the church. Please reference the SUP History Summary (Exhibit C) for a brief history of the amendments to the church's SUP.

Scope of the Request

The scope of the request is a Major SUP amendment of the church's zoning for the addition of solar panel systems on top of four (4) new parking lot shade structures in the western/southwestern portion of the parking lot. Parking structure/array one is approximately 3,745.6 square-feet, structure/array two is approximately 4,370.44 square-feet, structure/array is

approximately 4,214.23 square-feet, and structure/array four is approximately 6,869.77 square-feet – totaling 19,200.04 square-feet of addition. The existing floor area on the lot is 12,281 square-feet (Community Life Center). The new total lot square-footage is 31,581.04 square-feet, totaling 15.41% floor area ratio (31,581.04 square-feet/204,994 square-feet of the lot). A total floor area ratio increase of 9.42% (5.99% existing and 15.41% proposed).

This request requires a Major SUP application since the shade structures constitute an increase of more than 40% (156% of increased floor area) upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance), with a Major SUP application requiring a Statement of Direction (Section 1102.8.C of the Zoning Ordinance). No new lighting or removal of lighting is being proposed with the new solar structures. Two (2) light poles will be lowered under Array One. Existing parking lot lighting output is compliant at 0.75-foot candles at the property line (refer to Attachment D for previously approved lighting plan, per substantially compliant 2019 parking lot improvements). Removal of 16 trees will be necessary in order to install the four new shade structures. The applicant is proposing to install an additional 20 pollinators and milkweed plants in place of the trees. Seven (7) new Willow Accacia trees will also be planted adjacent to the west property line to assist in providing additional screening of the shade structures from the residential lots to the west. Per Town Council direction, the applicant is also proposing a Red-tip Photinia hedge as an alternate to the Willow Acacia, which does not grow to the maximum height of the Accacia. Vegetation selection will be determined by adjacent residents, Planning Commission and Town Council discretion.

Statement of Direction (SOD)

The Town Council approved the SOD (Attachment E) on May 14th. The Town Council suggested that the Planning Commission review possible impact of the proposed solar panels for the residences to the north and west, both regarding the arrays themselves and the proposed additional tree plantings.

The SOD provides the Planning Commission with a deadline on or before September 1, 2026 to complete their review and make a recommendation to the Town Council. The expectation is the applicant will provide all necessary information for the Planning Commission to render a recommendation sooner.

Below is a summary of the SOD and an analysis based on the scope of the request as it relates to how the proposed request compares to the SUP Guidelines.

1. Use. The primary church use of the site will not be altered. The solar shade structure additions are compliant with the use and is found on other religious campuses within the Town of Paradise Valley (eg. First Southern Baptist Church in 2023 and Temple Solel Intermediate Amendment in 2013). The primary areas of study for the Planning Commission include, and are not limited to, the design, location, impact of the shade structure to the surrounding area outside the site (specifically noise, light, and visibility/design of the solar panels), and use of landscaping to help screen the structure.

   Analysis: The primary church use of the site will not be altered. The solar shade structure additions are compliant with uses at a place of worship with Section 1102.2 of the Zoning Ordinance. A similar solar shade structure is found at other religious campuses within the Town of Paradise Valley such as at First Southern Baptist (Vista) Church and Temple Solel, which went through similar amendments in 2023 and 2013 respectively.

   The solar shade structures are tilted away from the R-43 zoned residences to the west – gaining the maximum height of 16-feet further away from the western property

line. The solar panels on top of the shade structure are comprised of a matt-finished black material that is non-reflective. The remaining structure associated with the arrays match existing color and material found on campus (i.e. sanctuary shade structure, etc.).

There is existing landscaping on the church property adjacent to Lincoln Drive consisting of trees and bushes, as well as along the western edge adjacent to the residential lots. There are also small bushes planted in the parking lot islands on campus. The applicant is proposing to add 20 milkweed plants in places of the 16 trees that will be removed. Seven (7) new Willow Accacia trees will also be planted adjacent to the west property line to assist in providing additional screening of the shade structures from the residential lots to the west. Per Town Council direction, the applicant is also proposing a Red-tip Photinia hedge as an alternate to the Willow Acacia, which does not grow to the maximum height of the Accacia. Vegetation selection will be determined by adjacent residents, Planning Commission and Town Council discretion.

2. Height. SUP Guidelines suggest a maximum height of 24 feet for accessory structures. The guidelines further apply the Open Space Criteria whereby no structure would penetrate an imaginary plane starting at a setback of 20-feet from all property lines at 16-feet above natural grade which slopes upward at a ratio of one foot vertically for each five-feet horizontally. The proposed accessory structures all have a minimum clearance height of 11 feet from grade and each measure 16 feet to the top of structure from grade. This maximum height also aligns with the maximum accessory structure height for residentially zoned lots (R-43 specifically). The arrays differ in both length and width. Array One spans 41-feet 6-inches across the western elevation and 91-feet 11-inches along the southern elevation. Array Two and Three each span 41-feet 8-inches across the southern elevation and 211-feet and 11-inches along the eastern elevation. Finally, Array Four spans 41-feet 8-inches across the southern elevation and 166-feet 10-inches along the western elevation. Per Open Space Criteria requirements, the provided setback of 42-feet 8-inches for Array Four (closest to a particular property line) allows for a height of ±20-feet 5-inches – well above the proposed maximum height of 16 feet.

   The Planning Commission shall evaluate the proposed height and viewsheds based on its visibility of the proposed shade structures as seen from off-site, as well as the structure's appropriate scale, with special consideration given to the views from the west and north side bordering R-43 residential homes and from Lincoln Drive to the south.

   Analysis: The solar panel shade structures meet SUP Guidelines. The Guidelines suggest a maximum height of 24 feet for accessory structures. The guidelines further apply the Open Space Criteria whereby no structure would penetrate an imaginary plane starting at a setback of 20 feet from all property lines at 16 feet above natural grade which slopes upward at a ratio of one foot vertically for each five feet horizontally. The proposed accessory structure has a minimum clearance height of 11 feet from grade (16 feet to that top of structure).

3. Setbacks. SUP Guidelines as applied to this site suggest that the setbacks to the exterior property lines are 60-feet adjoining a residential property and 40-feet adjoining a public street. The proposed setbacks for Array One are 125-feet and 8-inches from the western property line (adjacent to R-43 zoned residential lots), 356-feet and 7-inches from the northern property line (adjacent to R-43 zoned residential

lots), 114-feet and 11-inches from the easterner property line (Franciscan Renewal Center County parcel), and 214-feet and 3-inches from the southern property line (Lincoln Drive). Arrays Two and Three are setback 99-feet and 1-inch from the western property line, 109-feet and 10-inches from the northern property line, 192-feet and 5-inches from the east property line, and 318-feet and 4-inches from the southern property line. Array Four setbacks are 42-feet 8-inches from the western property line, 131-feet and 2-inches from the norther property line, and 339-feet and 1-inch from the southern property line. Array Four is setback less than the 60-foot SUP Guideline, though the height is well below what the Open Space Criteria allows (42-foot 8-inch setback allows for a maximum 20-foot 5-inch height). The Planning Commission shall explore appropriate setbacks for each shade structure.

Analysis: The solar panel shade structures (Arrays One through Three) meet SUP Guidelines, with the exception of Array Four. SUP Guidelines as applied to this site suggest that the setbacks to the exterior property lines are 60 feet adjoining a residential property and 40 feet adjoining a public street (no setback guideline from a non-residential use). The proposed setbacks for Array One are 125-feet and 8-inches from the western property line (adjacent to R-43 zoned residential lots), 356-feet and 7-inches from the northern property line (adjacent to R-43 zoned residential lots), 114-feet and 11-inches from the easterner property line (Franciscan Renewal Center County parcel), and 214-feet and 3-inches from the southern property line (Lincoln Drive). Arrays Two and Three are setback 99-feet and 1-inch from the western property line, 109-feet and 10-inches from the northern property line, 192-feet and 5-inches from the east property line, and 318-feet and 4-inches from the southern property line. Array Four setbacks are 42-feet 8-inches from the western property line, 131-feet and 2-inches from the norther property line, and 339-feet and 1-inch from the southern property line. Array Four is setback less than the 60-foot SUP Guideline due to the fact that they are covering existing parking spaces on the western side of the parking lot. However, the height of Array Four is well below what the Open Space Criteria allows (42-foot 8-inch setback allows for a maximum 20-foot 5-inch height).

Process

The process for the SUP request is a pre-application review by the Town staff (completed), approval of the SOD (completed), Planning Commission review of the SUP (in process), Citizen Review Session (neighborhood meeting) held by the applicant (held on May 28, 2026, mailing sent out May 15, 2026), a Planning Commission public hearing on the SUP for their recommendation to Town Council (tentatively June 16th), and Town Council study session and Town Council public hearing for action on the SUP (Fall 2026).

Public Comment

Town staff has received no public comments to date. However, there is no required noticing with the SOD or for work sessions. The required noticing for the Citizen Review Session and public hearing was completed per Town requirements (noticed on May 15th for both the June 16th Recommendation hearing and the May 28th Citizen Review meeting). Voluntary notice was also sent to the residences directly to the west and north of the Town church parcel on April 28th (Attachment G).

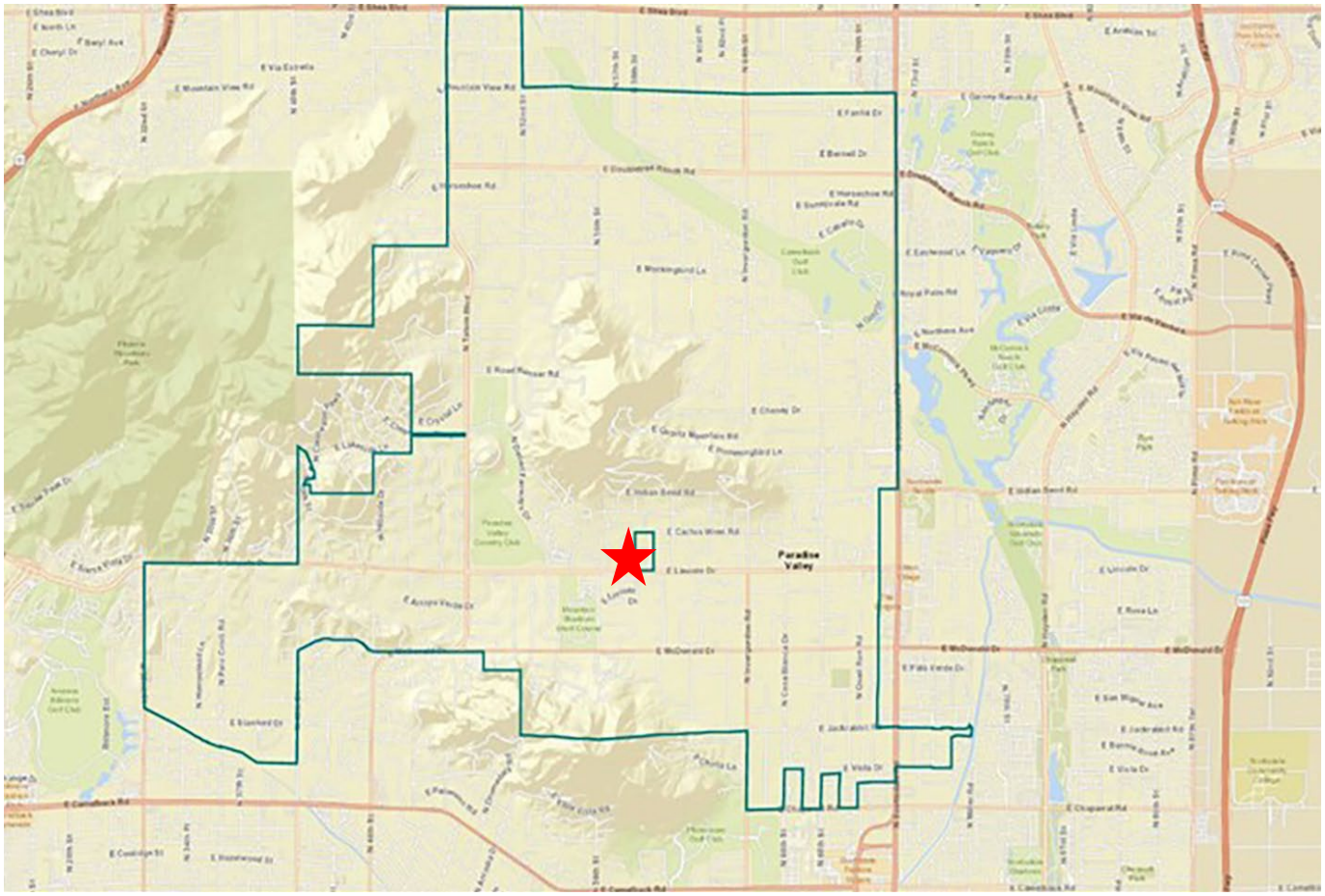
Next Steps

If no further work session is needed, the next scheduled Planning Commission meeting for this application request will be the public hearing for recommendation on June 16th. The Citizen Review Session (neighborhood meeting) occurred May 28th. Meeting summary report will be included in the June 16th packet material.

ATTACHMENTS

A. Staff Report
B. Vicinity & Related Maps
C. SUP History Summary
D. Narrative & Plans
E. Statement of Direction
F. Draft Ordinance
G. Notification Material
H. Presentation

VICINITY MAP



Franciscan Renewal Center

5802 E Lincoln Dr

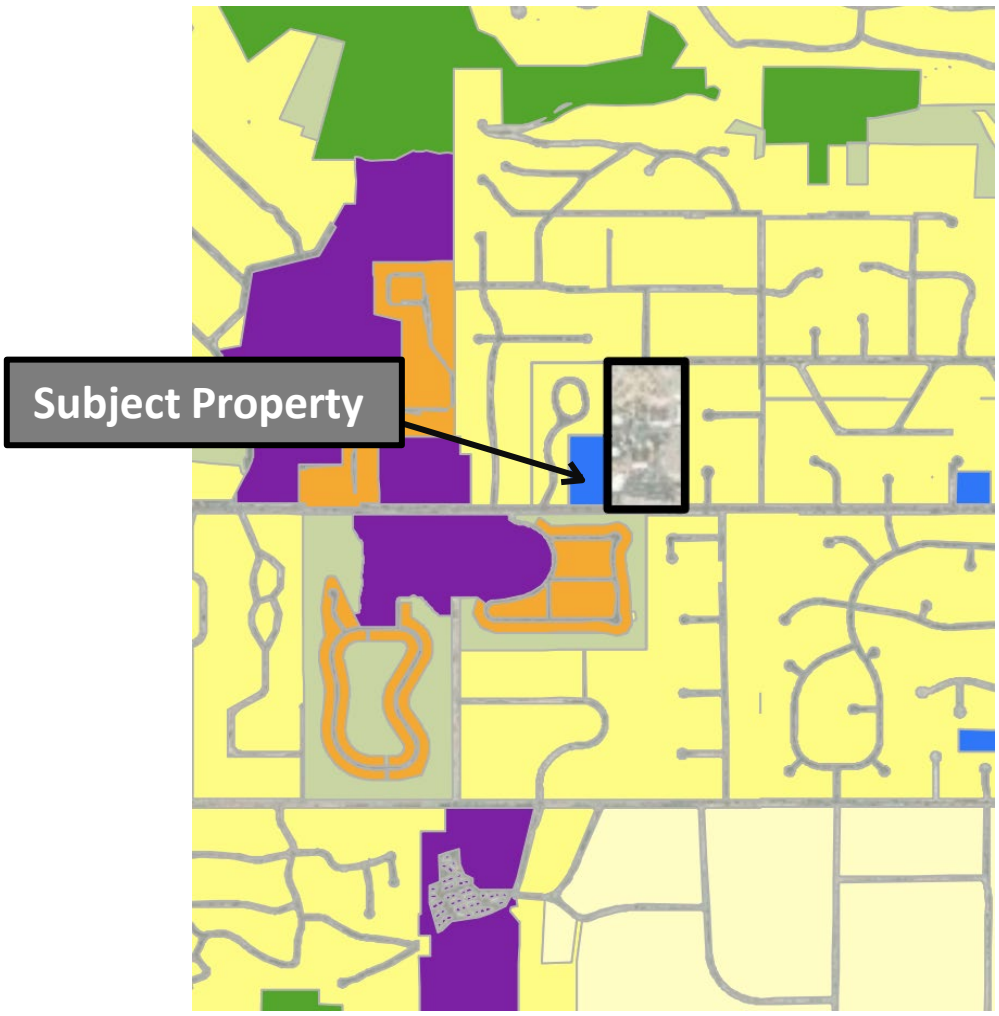
AERIAL



Franciscan Renewal Center

5802 E Lincoln Dr

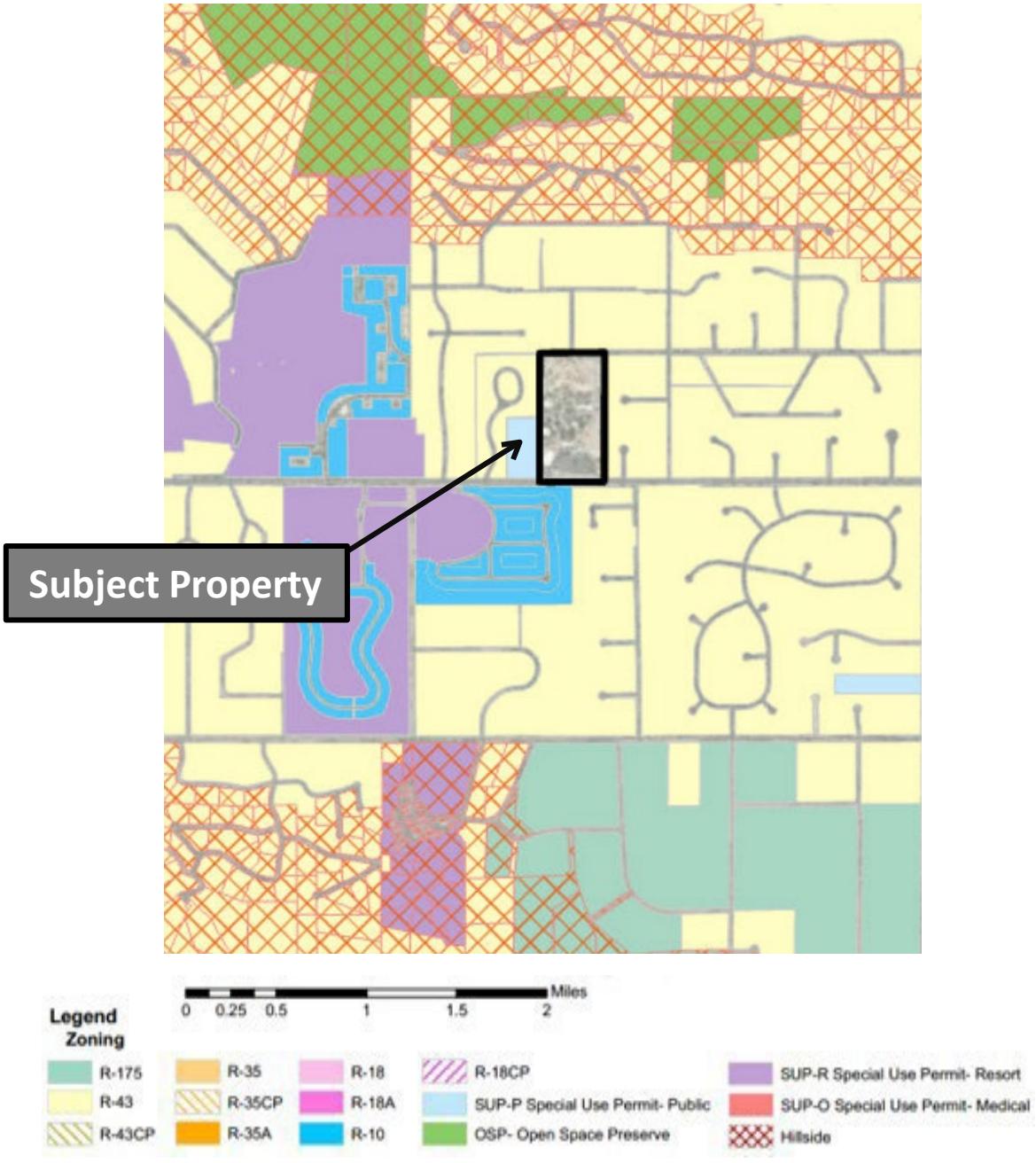
GENERAL PLAN



Franciscan Renewal Center

5802 E Lincoln Dr

ZONING



Franciscan Renewal Center

5802 E Lincoln Dr

Summary of Franciscan Renewal Center SUP Amendments

SUP #	Date Approved	Nature of Approval
SUP-26-02	To Be Determined	Major Amendment to allow the addition of solar panel system on four (4) new parking lot shade structures.
Substantial Compliance	December 9, 2019	Parking lot area improvements – lighting and landscaping.
SUP-19-02	April 3, 2019	Managerial Amendment to install roof-mounted solar array on top of Community Life Center building.
Substantial Compliance	August 8, 2018	Construction of the Community Life Center.
None	December 4, 2015	Managerial Amendment to add chiller/mechanical/electrical equipment yard.
SUP-13-07	December 19, 2013	Creation of Special Use Permit on a five-acre property owned by the Franciscan Renewal Center to make the existing religious accessory building and associated parking a legal land use and to allow for future improvements (Community Life Center). Rezoning in accordance with Ordinance No. 672.
GP-13-04	November 7, 2013	Major General Plan Amendment from Low Density Residential to Public/Quasi Public for the Franciscan Renewal Center.

March 12, 2026

Project Narrative

Project Name: Franciscan Renewal Center – Major Special Use Permit Amendment application.

Address: 5802 E Lincoln Dr, Paradise Valley, AZ 85253

The project consists of the installation of four photovoltaic (PV) systems, mounted to 4 new carport structures located at the site's parking lot. This project is being planned out into four phases. These systems will generate electricity onsite, primarily providing power for the church and auxiliary use facilities. An APS approved bi-directional meter will be installed in parallel with the PV system; enabling any excess generation to be distributed onto APS's grid, so it is considered a grid interactive PV system, which will interconnect with the distribution grid at Franciscan Renewal Center. The proposed PV systems will consist of the following:

- Array One, 76.8 KW DC south facing PV array
  - 120 - 640 watt PV modules (solar panels)
  - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "*Tan Plan*"
  - Structure dimensions are 91'-11" x 41'-8" x 11' minimum height and 16' maximum height
- Array Two, 89.6 KW DC east facing PV array
  - 140 – 640 watt PV modules (solar panels)
  - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "*Tan Plan*"
  - Structure dimensions are 105'-11.5" x 41'8" x 11' minimum height and 16' maximum height
- Array Three, 86.4 KW DC east facing PV array
  - 135 – 640 watt PV modules (solar panels)
  - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "*Tan Plan*"
  - Structure dimensions are 105'-11.5" x 41'8" x 11' minimum height and 16' maximum height
- Array Four, 137.6 KW DC west facing array
  - 215 – 640 watt PV modules (solar panels)
  - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "*Tan Plan*"
  - Structure dimensions are 166'-10" x 41'-8" x 11' minimum height and 16' maximum height
- All 4 structures increase the site's floor area by 19,200.04 sq ft or an additional 9.42% increase to the existing 12281.00 sq ft, totaling 31,581.04 sq ft or 15.41% floor area.
- The PV canopies will provide power to the campus at Franciscan Renewal Center and shade portions of the parking lot.
- Removal of 16 trees will be necessary to make way for the structures. The existing shrubs grow well in shade, and an additional 20 pollinators and milkweed will be planted in place of the trees. 7 new trees will be planted on the west property line to screen the view of the canopies for our neighbors. The following is the plant list:

- (7) 24" Box *Acacia salicina* "Willow Acacia"
- (5) 3 gallon *Salvia greggi* "Autumn Sage"
- (5) 3 gallon *Asclepias angustifolia* "Bee Brush"
- (5) 3 gallon *Conoclinium greggii* "Gregy Mistflower"

- There will be no removal or addition of lighting fixtures with this project. 2 light poles will be trimmed down to 8' in order to fit under Array One.



Included in these plans are photometrics of both the south and north parking areas, both approved by the Town of Paradise Valley in 2017 (south) and 2019 (north). With no new lighting being installed, these photometric studies are still valid.

- The accessory structures will not add or modify the use of the site or the existing building use (religious facility).


Adjacent Residential Lot
Adjacent Residential Lot
Adjacent Residential Lot
Adjacent Residential Lot
Array 3
Array 4
Array 2
Array 1
Adjacent Property owned by Franciscan Renewal Center (Unincorporated County Island)

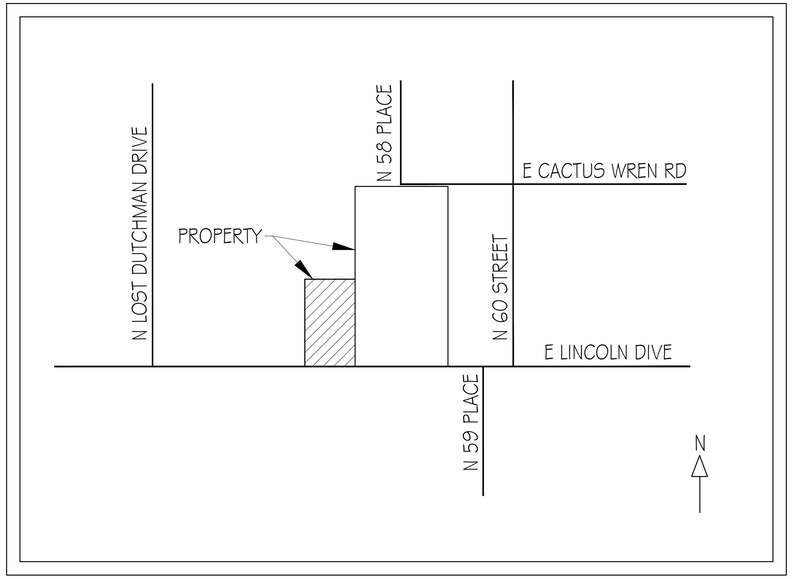
PROJECT INFORMATION	
DESCRIPTION OF PROJECT	PARKING LOT SOLAR CANOPIES
SITE ADDRESS	5802 EAST LINCOLN DRIVE, SCOTTSDALE, AZ 85253
AHJ	PARADISE VALLEY
ASSESSOR PARCEL	169-31-020
ZONING	SUP-PUBLIC
OWNER	FRANCISCAN RENEWAL CENTER INC.
PROJECT CONTACT	BRIAN GIBSON; 602-228-6384; BRIAN.G@SOLAR-AES.COM
PROJECT DESIGNER/CONTRACTOR	ADVANCED ENERGY SYSTEMS

CODE INFORMATION

IBC (INTERNATIONAL BUILDING CODE)	2015
IRC (INTERNATIONAL RESIDENTIAL CODE)	2015
IPC (INTERNATIONAL PLUMBING CODE)	2015
NEC (NATIONAL ELECTRIC CODE)	2014
IMC (INTERNATIONAL MECHANICAL CODE)	2015
IFC (INTERNATIONAL FIRE CODE)	2015

DEFERRED SUBMITTALS

STEEL CANOPY STRUCTURALS



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A.1	PROJECT INFORMATION
A.2	SITE PLAN
A.3	ARRAY ONE DETAILS
A.4	ARRAY TWO/THREE DETAILS
A.5	ARRAY FOUR DETAILS
D.1	DETAIL SHEET 1

LOT COVERAGE

LOT AREA PARCEL 169-31-020.....204,993 SQ FT

EXISTING LOT COVERAGE
- CLC BUILDING.....12,281 SQ FT

EXISTING COVERAGE PERCENTAGE.....5.99%

REVISED LOT COVERAGE
- EXISTING.....12,281.00 SQ FT
- PARKING ARRAY ONE.....3,745.60 SQ FT
- PARKING ARRAY TWO.....4,370.44 SQ FT
- PARKING ARRAY THREE.....4,214.23 SQ FT
- PARKING ARRAY FOUR.....6,869.77 SQ FT
- TOTAL.....31,581.04

REVISED COVERAGE PERCENTAGE.....15.41%

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE INSTALLATION OF PHOTOVOLTAIC PARKING CANOPIES. THE SYSTEM IS GRID-TIED WHICH WILL INTERCONNECT WITH THE APS UTILITY IN THE WEST PARKING LOT OF THE FRANCISCAN RENEWAL CENTER. IT HAS BEEN DESIGNED INTO 4 SPECIFIC CANOPIES.

ARRAY ONE:
- 76.8 KILOWATTS-DC
- (120) HYUNDAI HiN-TG40NJ SOLAR MODULES

ARRAY TWO:
- 89.6 KILOWATTS-DC
- (140) HYUNDAI HiN-TG40NJ SOLAR MODULES

ARRAY THREE:
- 86.4 KILOWATTS-DC
- (135) HYUNDAI HiN-TG40NJ SOLAR MODULES

ARRAY FOUR:
- 137.6 KILOWATTS-DC
- (215) HYUNDAI HiN-TG40NJ SOLAR MODULES

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ANY FEDERAL, STATE, OR LOCAL REQUIREMENTS.
2. ALL MATERIALS SHALL BE NEW.
3. ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE OWNER'S DIRECTION WITH THE AID OF ARCHITECTURAL AND ENGINEERING DOCUMENTS.
4. SUBCONTRACTORS SHALL NOTIFY THE PRIME CONTRACTOR OF ANY OMISSION OF NECESSARY DIMENSIONS. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
5. VERIFY ALL ELEVATION AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. NOTIFY THE PRIME CONTRACTOR OF ANY CONFLICT. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM.
6. EXISTING LANDSCAPE AND LIGHTING TO REMAIN UNCHANGED.

ADVANCED ENERGY SYSTEMS
SOLAR
ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

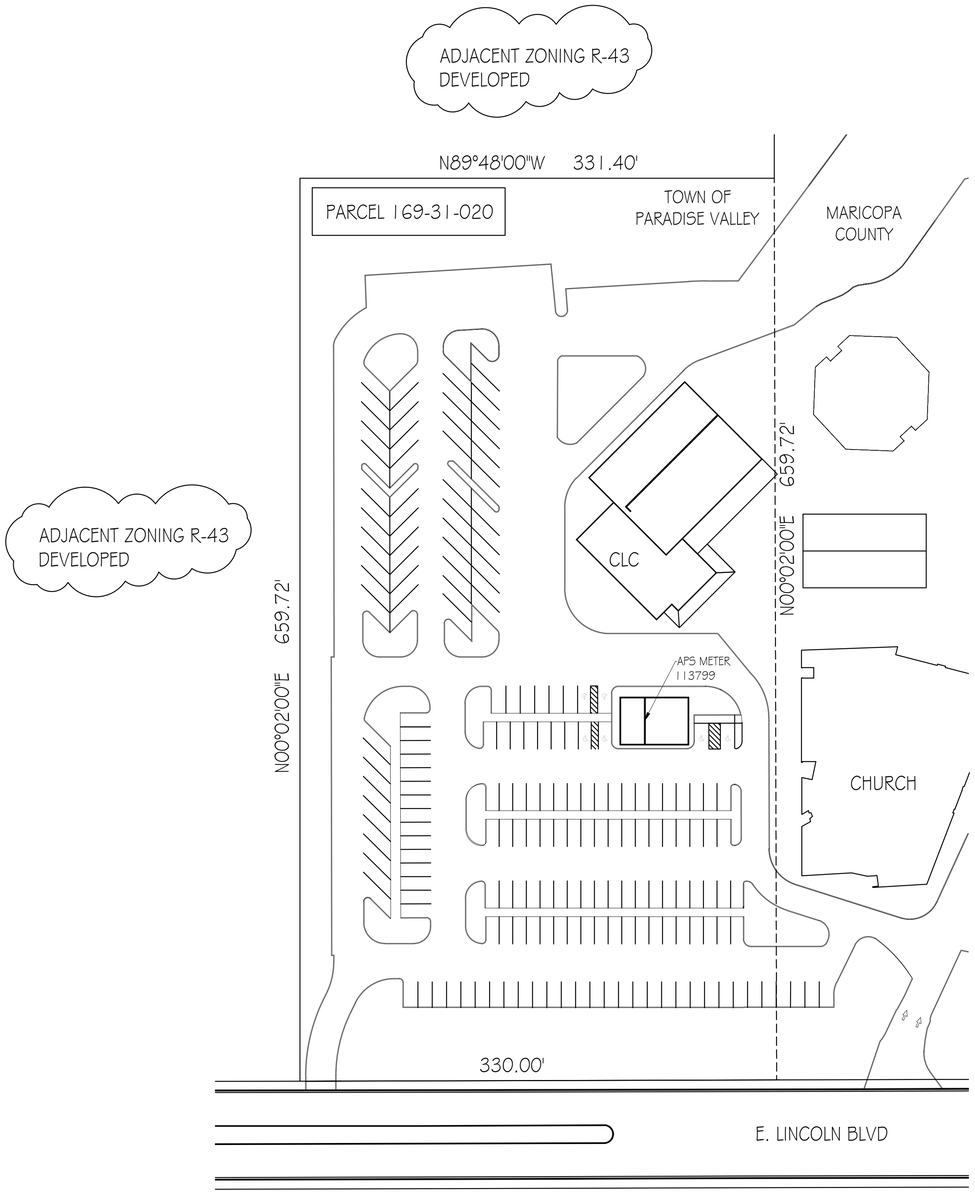
DATE | REVISION

Drawn By: BG
Date: 04-27-2026
CASE NUMBER:

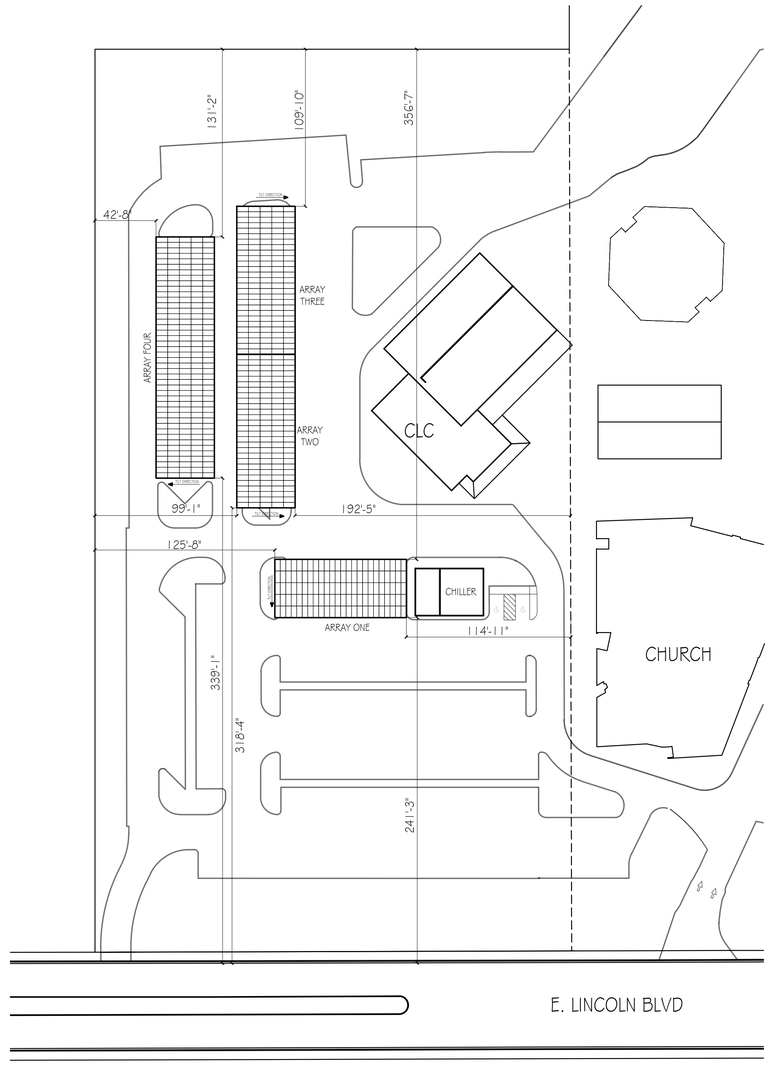
Project Name: FRANCISCAN RENEWAL CENTER PARKING LOT SOLAR CANOPIES
Project Address: 5802 EAST LINCOLN DRIVE SCOTTSDALE, AZ 85253

PROJECT INFORMATION

Sheet No.
A.1



SITE PLAN - EXISTING



SITE PLAN - WITH SOLAR CANOPIES

ADVANCED ENERGY SYSTEMS
SOLAR
ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

DATE	REVISION

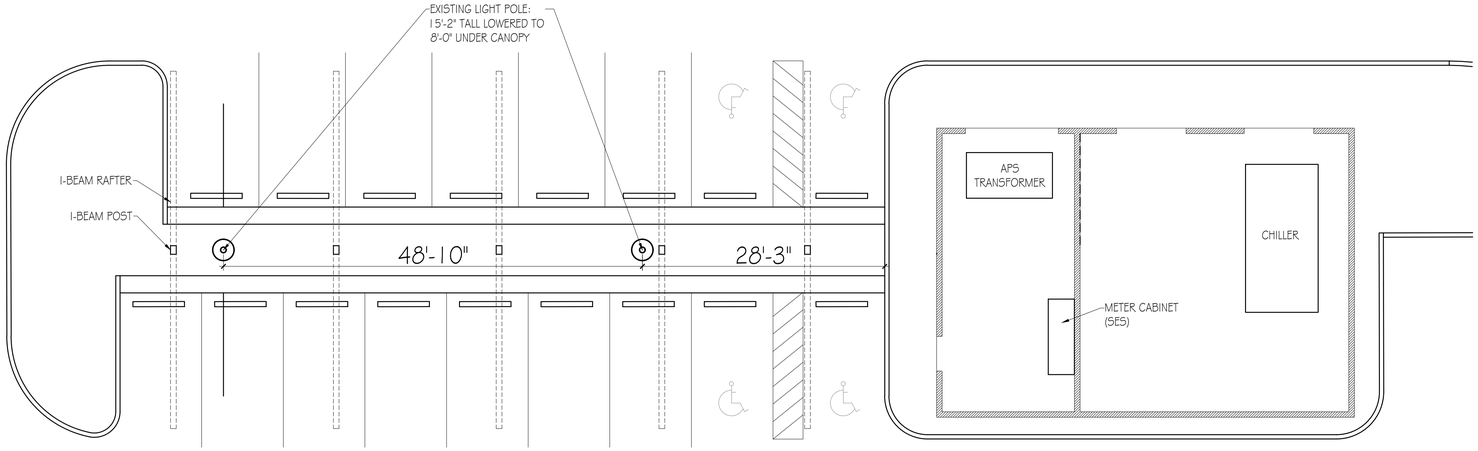
Drawn By: BG
Date: 04-27-2026
CASE NUMBER:

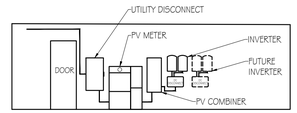
Project Name: FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES

Project Address: 5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253

SITE PLAN

Sheet No.
A.2



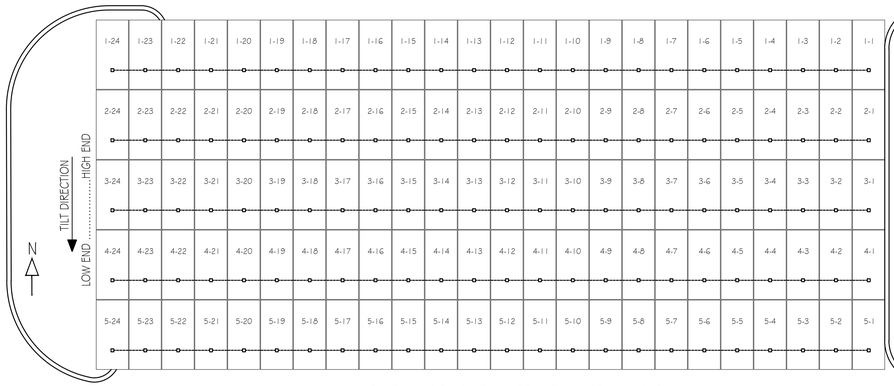


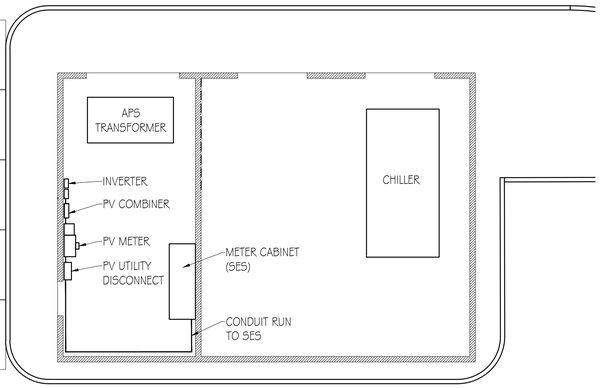
WEST WALL INSIDE CHILLER

SOLAREDGE DESIGN CRITERIA: 277/480V GRID
& 640 WATT SOLAR MODULES

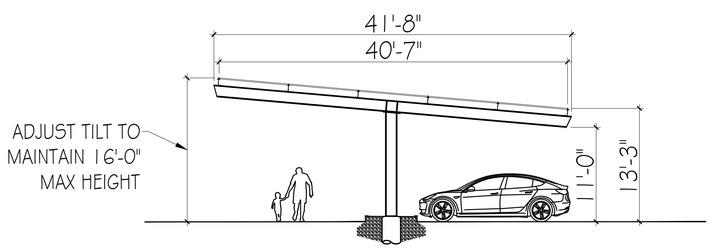
	CG51U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #1	24	24
STRING #2	24	24
STRING #3	24	24
STRING #4	24	24
STRING #5	24	24
TOTAL	120	120

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING
LENGTH

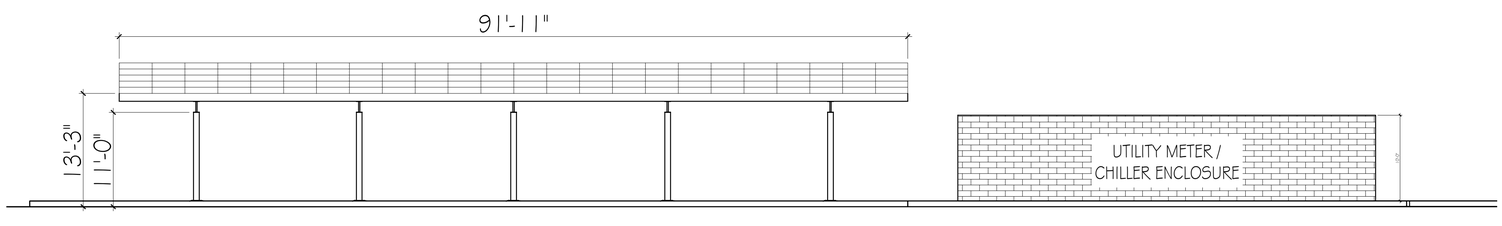




ARRAY ONE: (120) 640 WATT MODULES = 76.8 KW
TILT 5° SOUTH



ARRAY ONE WEST ELEVATION (TYPICAL)



ARRAY ONE SOUTH ELEVATION (TYPICAL)

ADVANCED ENERGY SYSTEMS
SOLAR

ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

DATE	REVISION

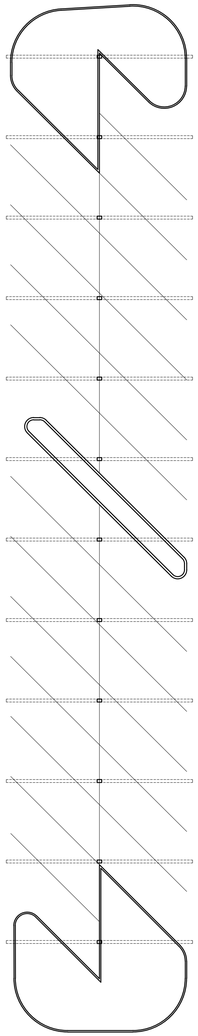
Drawn By: BG
Date: 04-27-2026
CASE NUMBER:

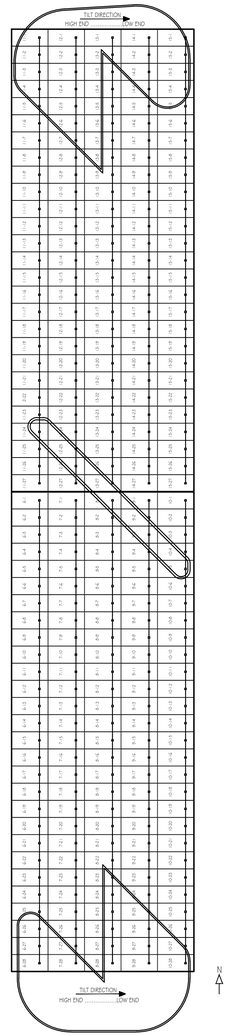
Project Name: FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES

Project Address: 5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253

ARRAY ONE DETAILS

Sheet No.
A.3





SOLAREDGE DESIGN CRITERIA: 277/480V GRID
& 640 WATT SOLAR MODULES

	C651U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #11	27	27
STRING #12	27	27
STRING #13	27	27
STRING #14	27	27
STRING #15	27	27
TOTAL	135	135

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING
LENGTH

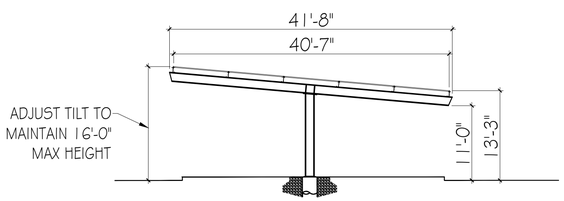
ARRAY THREE: (135) 640 WATT
MODULES = 86.4 KW
TILT 5° EAST

SOLAREDGE DESIGN CRITERIA: 277/480V GRID
& 640 WATT SOLAR MODULES

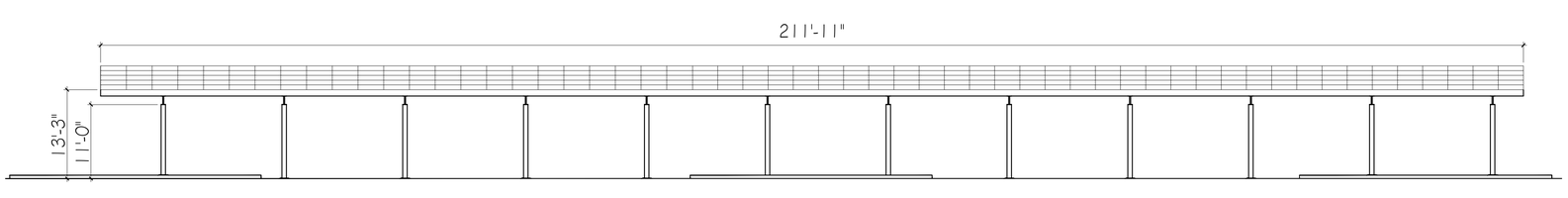
	C651U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #6	28	28
STRING #7	28	28
STRING #8	28	28
STRING #9	28	28
STRING #10	28	28
TOTAL	140	140

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING
LENGTH

ARRAY TWO: (140) 640 WATT
MODULES = 89.6 KW
TILT 5° EAST



ARRAY TWO/THREE SOUTH ELEVATION



ARRAY TWO/THREE EAST ELEVATION

ADVANCED ENERGY SYSTEMS
SOLAR

ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

DATE | REVISION

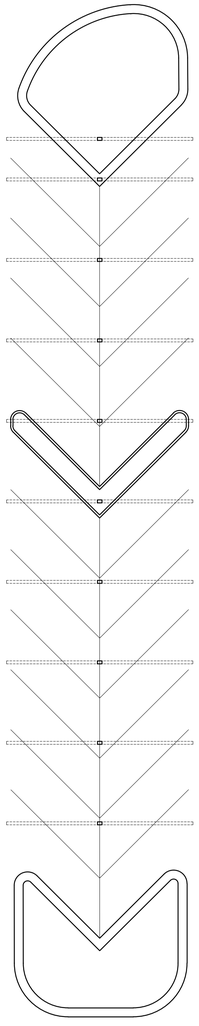
Drawn By: BG
Date: 04-27-2026
CASE NUMBER:

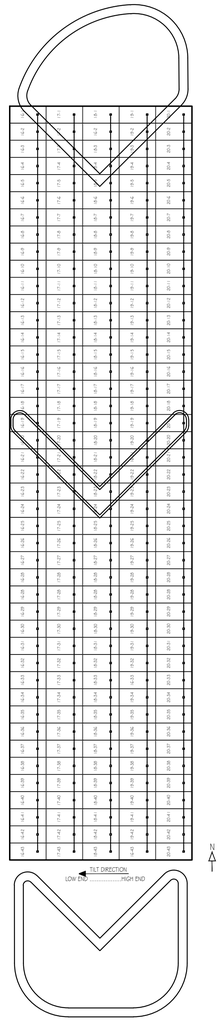
Project Name: FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES

Project Address: 5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253

ARRAY
TWO/THREE
DETAILS

Sheet No.
A.4



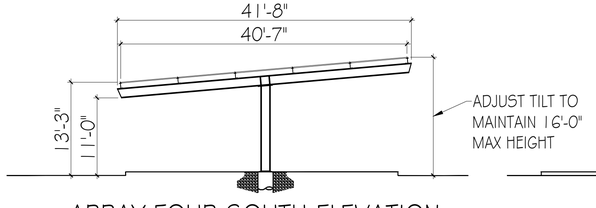


SOLAREDGE DESIGN CRITERIA: 277/480V GRID
& 640 WATT SOLAR MODULES

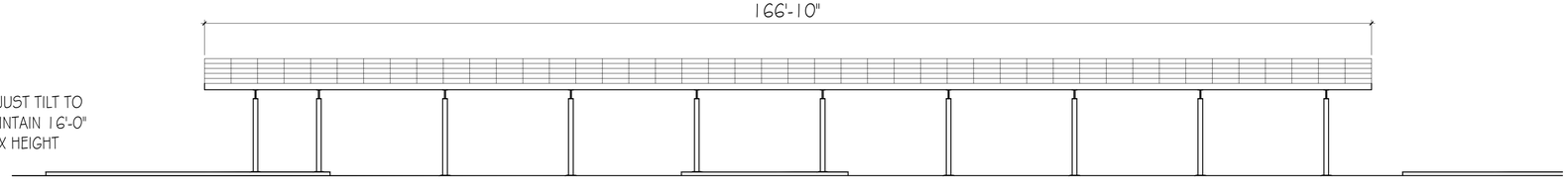
	CG51U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #16	43	43
STRING #17	43	43
STRING #18	43	43
STRING #19	43	43
STRING #20	43	43
TOTAL	215	215

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING
LENGTH

ARRAY FOUR: (215) 640 WATT
MODULES = 137.6 KW
TILT 5° WEST



ARRAY FOUR SOUTH ELEVATION



ARRAY FOUR WEST ELEVATION

ADVANCED ENERGY SYSTEMS
SOLAR
ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

DATE | REVISION

Drawn By: BG
Date: 04-27-2026
CASE NUMBER:

Project Name: FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES
Project Address: 5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253

ARRAY FOUR DETAILS

Sheet No.
A.5

Three Phase Inverter with Synergy Technology

USA Domestic Content Eligible

For North America

SE50KUS / SE80KUS / SE100KUS / SE110KUS / SE120KUS

INVERTER



12-20 YEAR WARRANTY

Made in the USA

SolarEdge's USA-manufactured Offering for C&I rooftops and carports

- Eligible for domestic content*: SolarEdge USA-manufactured inverters, when paired with certain SolarEdge USA-manufactured power optimizers, are intended to be eligible for the enhanced federal income tax credit for domestic content
- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy two-person installation with lightweight, modular design (each inverter consists of two or three Synergy units and one Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring, ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored** and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

* For more details, see Eligibility for Domestic Content on the last page.
** Applicable only for DC and AC SPDs

solaredge.com

solaredge

Three Phase Inverter with Synergy Technology

USA Domestic Content Eligible for North America

SE50KUS / SE80KUS / SE100KUS / SE110KUS / SE120KUS

Applicable to inverters with part numbers	SE-DRL-USxxIBNxx	SE-TRI-USxxIBNxx			
Model Number	**SE80KUS**	**SE50KUS**	**SE100KUS**	**SE110KUS**	**SE120KUS**	**UNITS**
OUTPUT						
Total Rated AC Output Capacity	80,000		120,000			W
Rated AC Active Output Power	80,000	50,000	100,000	110,000	120,000	W
Maximum AC Apparent Output Power	80,000	50,000	100,000	120,000	120,000	VA
AC Output Line Connections			W + PE, 4W + PE			
Supported Grids			3N-L1-L2-L3-G, TT, ET, Delta-TT			
AC Output Voltage Minimum-Nominal-Maximum[1] (L-N)	244 – 277 – 305	105 – 120 – 132	244 – 277 – 305			Vac
AC Output Voltage Minimum-Nominal-Maximum[1] (L-L)	422.5 – 480 – 529	183 – 208 – 229	422.5 – 480 – 529			Vac
AC Frequency Minimum-Nominal-Maximum[1]			59.5 – 60 – 60.5			Hz
Maximum Continuous Output Current (per phase, PF=1)	96.5	138.5	120	144.3		Aac
GFDI Threshold			1			A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds			Yes			
Total Harmonic Distortion			< 3			%
Power Factor Range			±0.85 to 1			
INPUT[2]						
Maximum DC Power (Module STC) Inverter / Synergy Unit	148,000 / 78,000	87,500 / 29,165	175,000 / 58,300		210,000 / 70,000	W
Transformer-less, Ungrounded			Yes			
Maximum Input Voltage DC + to DC-	1000	600	1000			Vdc
Operating Voltage Range	850 – 1000	370 – 600	850 – 1000			Vdc
Maximum Input Current	2 x 48.25	3 x 46.5	3 x 40		3 x 48.25	Adc
Reverse-Polarity Protection			Yes			
Ground-Fault Isolation Detection			600kΩ sensitivity per Synergy Unit[3]			
CEC Weighted Efficiency	98.5	97	98.5			%
Nighttime Power Consumption	< 8		< 12			W
ADDITIONAL FEATURES						
Supported Communication Interfaces[4]			RS-485, Wi-Fi (optional), Cellular (optional)			
Smart Energy Management			Export Limitation			
Inverter Commissioning			Configurable using built-in Wi-Fi access point for local connection			
Arc Fault Protection			Built-in, user configurable (according to UL 1699B)			
Photovoltaic Rapid Shutdown System			NEC 2014, 2017, 2020 (690.12 and 690.56(C))			
PID Rectifier			Built-in, nighttime, built-in			
RS485 Surge Protection (ports 1+2)			Type 2, field replaceable, integrated			
AC, DC Surge Protection			Type 2, field replaceable, integrated			
DC SAFETY SWITCH						
DC Disconnect			Built-in			
STANDARD COMPLIANCE						
Safety			UL 1699B, UL 1741, UL 1741 SB, UL 9998, CSA C22.2#107.1, CAN/CSA-C22.2 NO. 330-17 according to IEC 62109-1, IEC 62109-2			
Grid Connection Standards			IEEE 1547, Rule 21, Rule 14 (HI)			
Emissions			FCC Part 15 Class A			

(1) To adapt to regional settings please contact SolarEdge support.
(2) For compatibility of inverters and power optimizers refer to Compatibility Matrix.
(3) Where permitted by local regulations.
(4) For specifications of the optional communication options, visit the Communications product page or the Knowledge Center to download the relevant product datasheet.

Three Phase Inverter with Synergy Technology

USA Domestic Content Eligible for North America

SE50KUS / SE80KUS / SE100KUS / SE110KUS / SE120KUS

Applicable to inverters with part numbers	SE-DRL-USxxIBNxx	SE-TRI-USxxIBNxx			
Model Number	**SE80KUS**	**SE50KUS**	**SE100KUS**	**SE110KUS**	**SE120KUS**	**UNITS**
INSTALLATION SPECIFICATIONS						
Number of Synergy Units per Inverter	2	3				
AC Maximum Conduit Size	2 ½"					in
AC Maximum Conductor Size Line / PE	4/0 AWG / 1/0 AWG					
DC Maximum Conduit Size	1 x 3", 2 x 2"					in
Inverter Unit / Synergy Manager	Multi-input (fuse-less)[5] (SE-xxxx-USxxIBNxS)	6 / 3 pairs; 6 – 12 AWG	9 / 3 pairs; 6 – 12 AWG			
	Combined input (fuse-less) (SE-xxxx-USxxIBNxM)	N/A	3 pairs / 1 pair; 2 – 4 AWG copper or aluminum			
Dimensions (H x W x D)	Synergy Unit: 22 x 12.9 x 10.75 / 550 x 328 x 273 Synergy Manager: 14.17 x 22.4 x 7.6 / 360 x 568 x 195					in / mm
Weight	Synergy Unit: 37.4 / 32 Synergy Manager: 28.6 / 26					lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60[6]					°F / °C
Cooling	Fan (user replaceable)					
Noise	< 52					dBA
Protection Rating	NEMA 3R					
Mounting	Brackets provided					

(5) Fusing is not included with the multi-input version of the Synergy Manager.
(6) For power derating information, see the Temperature Derating technical note for North America.

*Eligibility for Domestic Content

As it relates to the domestic content rules, the U.S. Department of Treasury and the IRS have not yet issued proposed or final regulations. Rather, the IRS has issued three notices – Notice 2022-38, Notice 2023-38 and Notice 2024-28. These notices provide guidance regarding the domestic content rules. SolarEdge products referenced herein are manufactured with the intent to be eligible for inclusion under the elective safe harbor table in calculating the Domestic Cost Percentage under the "Rooftop (MLTEP) category (under IRS Notices 2024-38 and 2025-08). Depending on the PN used – see chart below). Eligibility is subject to the installation of qualified USA-Manufactured Inverters and Power Optimizers (DERs) in the same project. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the IRC or PTC, including the 10% Domestic Content bonus, to determine how the applicable rules apply to your project. The forward-looking statements in this document are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative.

PN	Domestically produced MPCs per notice 2024-41*	Domestically produced MPCs per notice 2025-08*
USE50K-US0BNNNE, when paired with CISSU	Printed Circuit Board Assemblies, Electrical Parts, Enclosure (35.8%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)
USE50K-US0BNNNE, when paired with CISSU	Printed Circuit Board Assemblies, Enclosure (17.8%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)



SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.

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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

CE

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HD HYUNDAI ENERGY SOLUTIONS

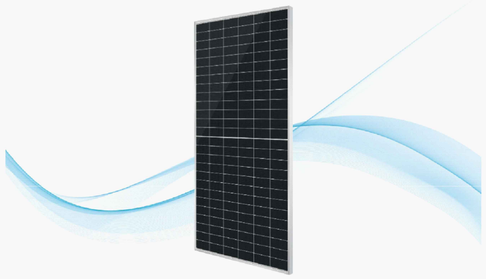
eng.hd-hyundaies.co.kr

HD HYUNDAI SOLAR MODULE

NJ Series

Premium N-Type TOPCon Module

HIN-T625NJ | HIN-T630NJ | HIN-T635NJ | HIN-T640NJ | HIN-T645NJ



23.07% High Efficiency | High-End TOPCon Technology | Higher Bifaciality | Long-Term Reliability | Compatible with Carport Applications | For Commercial & Utility Applications

HD Hyundai's Warranty Provisions

- 12 YEARS: • 12-Year Product Warranty – Material and workmanship
- 30 YEARS: • 30-Year Performance Warranty – First year degradation: 1% – Linear warranty of 1.0% in 1st year, with 0.4% p.a. annual degradation, 87.4% is guaranteed up to 30years



*Refer to HD-HIS standard warranty for details.

Certification

ISO

ISO 9001 : Quality management systems
ISO 14001 : Environmental management systems
ISO 45001 : Occupational health and safety management systems
UL 61730 : Photovoltaic (PV) module safety qualification (UL-Certified Power Products)
IEC 62716 : Ammonia corrosion testing
IEC 61804 : Potential Induced Degradation (PID) testing
IEC 61215-2 : 4th Edition (MQT 02) : testing for enhanced durability

Electrical Characteristics

HIN-TxxxNJ		HIN-T625NJ		HIN-T630NJ		HIN-T635NJ		HIN-T640NJ		HIN-T645NJ	
Item	Unit	Bifi**		Bifi**		Bifi**		Bifi**		Bifi**	
Nominal output (Pmax)	W	625	693	630	698	635	704	640	709	645	715
Open circuit voltage (Voc)	V	55.7	55.7	55.9	55.9	56.1	56.1	56.3	56.3	56.5	56.5
Short circuit current (Isc)	A	14.26	15.80	14.31	15.86	14.36	15.91	14.41	15.97	14.46	16.02
Voltage at Pmax (Vmpp)	V	46.3	46.3	46.5	46.5	46.7	46.7	46.9	46.9	47.1	47.1
Current at Pmax (Impp)	A	13.50	14.96	13.55	15.01	13.60	15.07	13.65	15.12	13.70	15.18
Module efficiency	%	22.28		22.54		22.72		22.90		23.07	
Power Class Sorting	W					0 ~ +5					
Temperature coefficient of Pmax	%/K					-0.30					
Temperature coefficient of Voc	%/K					-0.25					
Temperature coefficient of Isc	%/K					0.046					
Bifaciality	%					80±10%					

*STC: Irradiance 1,000W/m², cell temperature 25°C, AM=1.5 / Instrument tolerance for Pmax ±3%, Voc ±3%, Isc ±3%
**The electrical properties of Bifi (Rear measured under the irradiance corresponding to 1000W/m² on the module front and 135 W/m² on the module rear.

Additional Power Gain From rear side					
Pmpp gain	Pmpp [W]	Vmpp [V]	Impp [A]	Voc [V]	Isc [A]
5%	667	46.70	14.28	56.10	15.08
15%	730	46.70	15.64	56.10	16.51
25%	794	46.70	17.00	56.10	17.95

*Electrical characteristics with different rear power gain (reference to 635W)

Mechanical Characteristics

Dimensions	2,465mm (L) x 1,134mm (W) x 35mm (H) (97.1in x 44.6in x 1.4in)
Weight	34.5kg (76.1lbs)
Solar Cells	N-Type TOPCon, 156 (6x26) monocrystalline 166B half-cut bifacial cells
Output Cables	Cable : (+) 1,400mm(55.1in), (-) 1,400mm(55.1in) / Customized length available Connector : MC4 Genuine or Compatible, IP68
Junction Box	3-part, 3 bypass diodes, IP68 rated
Construction	Front : 2.0mm(0.08in) semi-tempered solar glass with high transmittance and anti-reflective coating Rear : 2.0mm(0.08in) semi-tempered solar glass
Frame	Anodized aluminum alloy

Installation Safety Guide

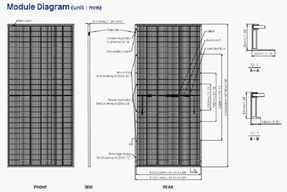
- Only qualified personnel should install or perform maintenance.
- Be aware of dangerous high DC voltage.
- Do not handle or install modules when they are wet.

Nominal Module Operation Temperature	44°C ± 2°C
Operating Temperature	-40°C ~ +85°C
Maximum System Voltage	DC 1,500 V
Maximum Reverse Current	30A
Maximum Test Load	Front: 5,400Pa Rear: 2,400Pa
Fire Performance	Type 29

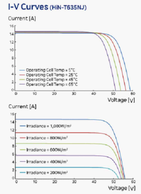
Shipping Configurations

Packing Direction	Vertical	Packing pallet weight (kg)	1,105
Container Size (HC)	40'	Modules Per Pallet (pcs)	31
Pallets Per Container	16	Modules Per Container (pcs)	496

Module Diagram (unit : mm)



I-V Curves (HIN-T635NJ)



Sales & Marketing hd_sales@hd.com

HD Hyundai Energy Solutions reserves the right to update or modify the specifications and features listed in this datasheet without prior notice. Always check the latest version of the datasheet for accurate information. Before using the product, please refer to the Installation and Operation Manual and Warranty. We retain the rights of final interpretation.

HD HYUNDAI ENERGY SOLUTIONS

ADVANCED ENERGY SYSTEMS
SOLAR

ADVANCED ENERGY SYSTEMS
7150 EAST CAMELBACK RD, STE 444
SCOTTSDALE, AZ 85251

DATE	REVISION

Drawn By: BG

Date: 04-27-2026

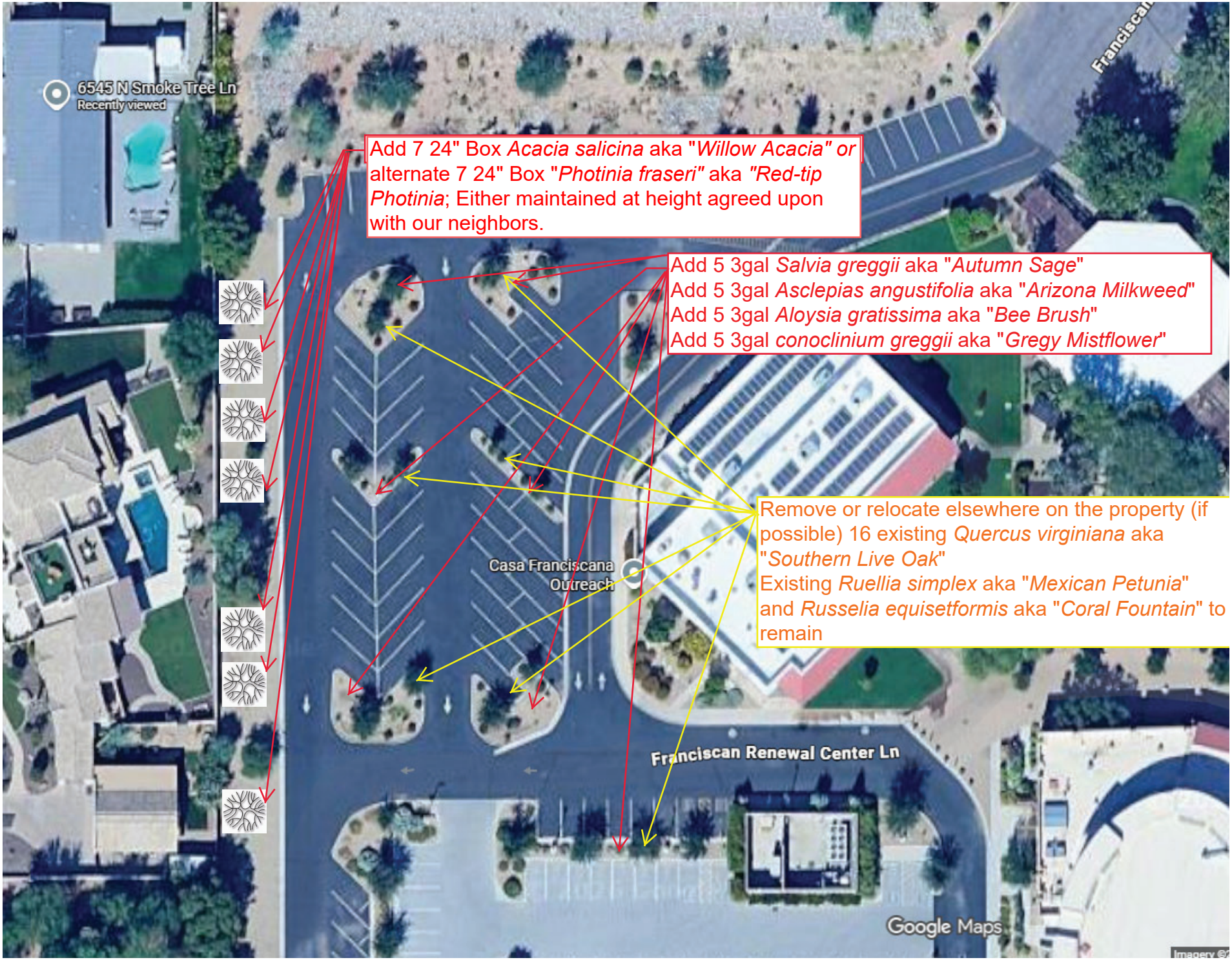
CASE NUMBER:

Project Name: FRANCISCAN RENEWAL CENTER PARKING LOT SOLAR CANOPIES

Project Address: 5802 EAST LINCOLN DRIVE SCOTTSDALE, AZ 85253

DETAIL SHEET

Sheet No. D.1


6545 N Smoke Tree Ln
Recently viewed
Add 7 24" Box *Acacia salicina* aka "*Willow Acacia" or* alternate 7 24" Box "*Photinia fraseri"* aka *"Red-tip Photinia*; Either maintained at height agreed upon with our neighbors.
Add 5 3gal *Salvia greggii* aka "*Autumn Sage*"
Add 5 3gal *Asclepias angustifolia* aka "*Arizona Milkweed*"
Add 5 3gal *Aloysia gratissima* aka "*Bee Brush*"
Add 5 3gal *conoclinium greggii* aka "*Gregy Mistflower*"
Remove or relocate elsewhere on the property (if possible) 16 existing *Quercus virginiana* aka "*Southern Live Oak*"
Existing *Ruellia simplex* aka "*Mexican Petunia*" and *Russelia equisetformis* aka "*Coral Fountain*" to remain
Casa Franciscana Outreach
Franciscan Renewal Center Ln
Google Maps


ALL ARRAYS FROM NORTHWEST
N


ALL ARRAYS FROM SOUTHWEST
N


ALL ARRAYS FROM SOUTH
N


ALL ARRAYS FROM SOUTH (2)
N


ALL ARRAYS FROM NORTH
N

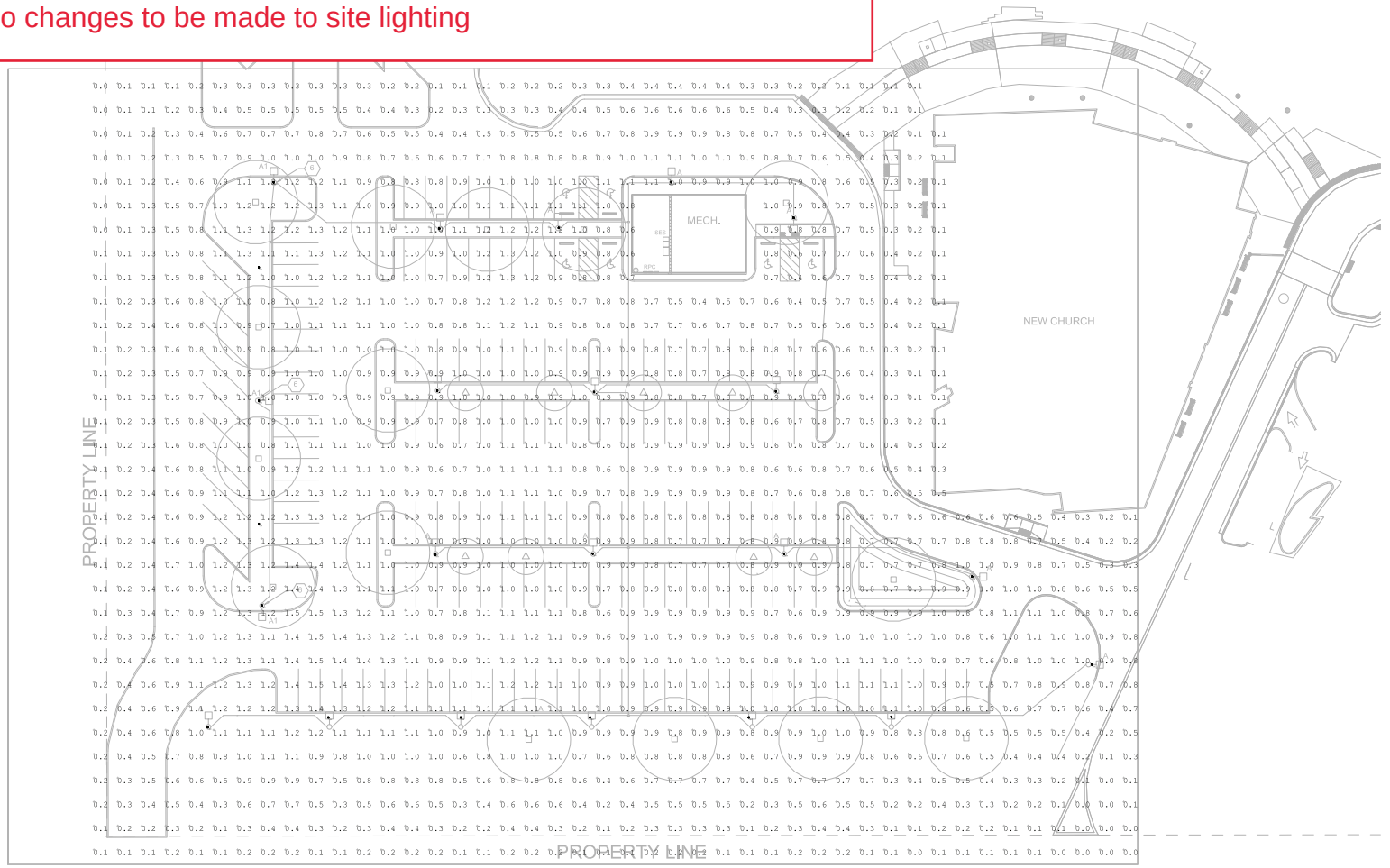

ALL ARRAYS BIRDS-EYE



ARRAY 1 FROM WEST


ARRAYS 2 THROUGH 4 FROM SOUTH
N

Approved photometric for Community Life Center Phase 1
No changes to be made to site lighting



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	23	75W	SINGLE	N.A.	0.810	DSX0 LED 20C 700 30K T5W MVOLT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Room_1_Floor	Illuminance	Fc	0.71	1.5	0.0	N.A.	N.A.

1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: NONE

Issued / Revised		
No.	Date	Description
	06/09/17	PERMIT SET

Client
Franciscan Renewal Center - Parking Lighting Phase 1

5802 E. Lincoln Drive
Maricopa County, AZ 85253

Project No. 11107.23

Westlake Reed Leskosky
One East Camelback Road
Suite 690
Phoenix, Arizona 85012
T 602.212.0451
F 602.212.1020
www.WRLdesign.com

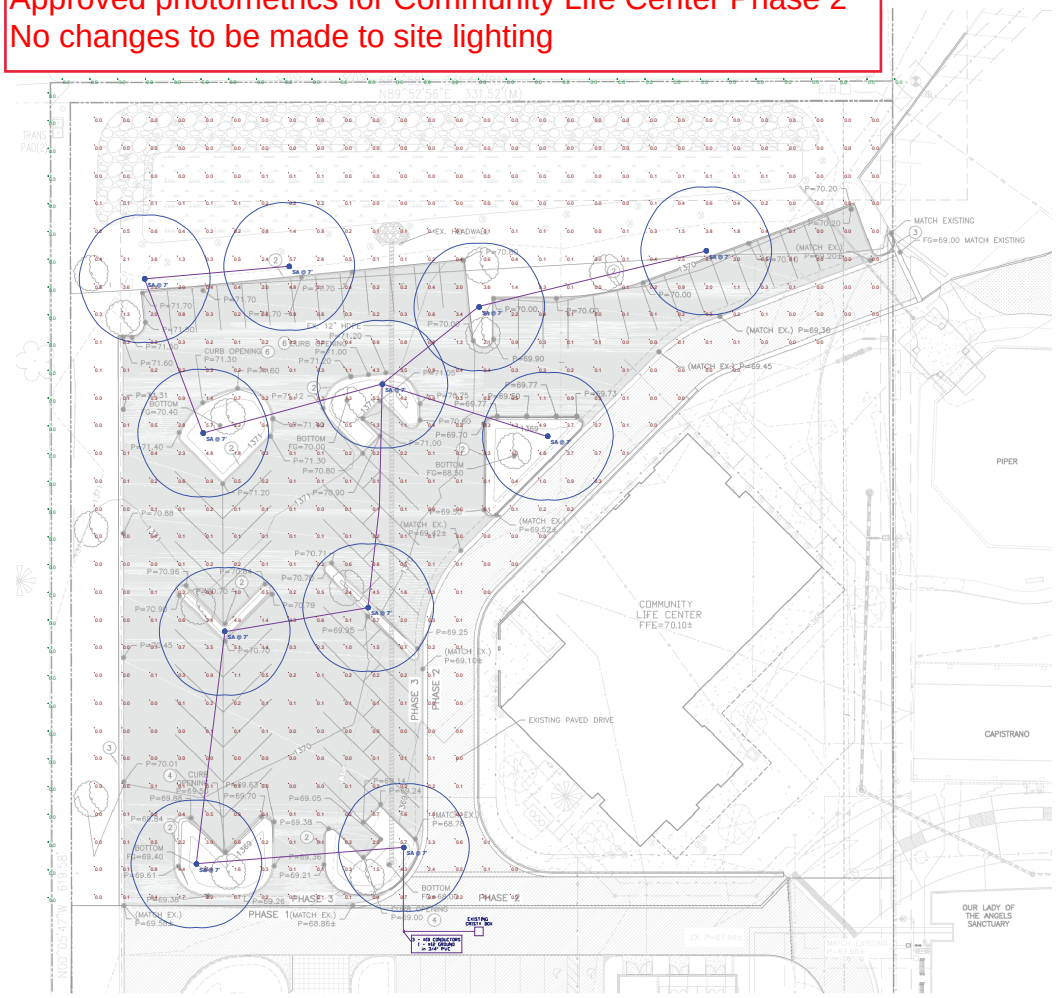
© Westlake Reed Leskosky

ELECTRICAL SITE PHOTOMETRIC PLAN

EL-002

Checked by: JJG
Drawn by: CRB

Approved photometrics for Community Life Center Phase 2
No changes to be made to site lighting



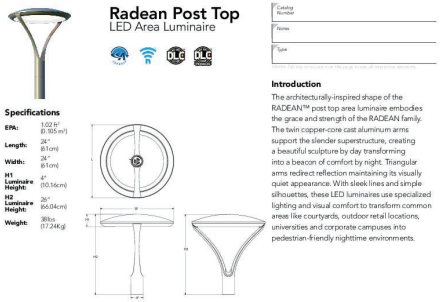
Plan View
Scale - 1" = 20ft

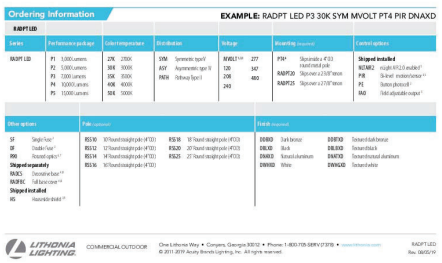
Schedule

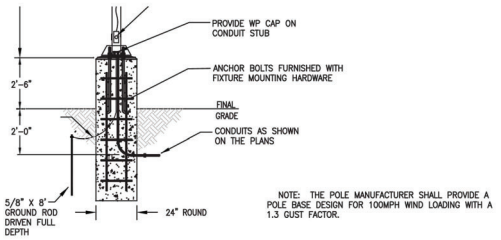
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
◯	SA	11	Lithonia Lighting	RADPT LED P1 27K SYM MVOLT PT4 PIR RSS 2.5 DDBXD	RADEAN arm mount with P1 2700K Symmetric distribution / 7' OVERALL HEIGHT	LED - 2700K COLOR TEMP	1	RAD1_LED_P1_27K_SYM_es	3271	0.91	25.4134

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ILLUMINANCE AT GRADE	+	0.5 fc	5.8 fc	0.0 fc	N/A	N/A
LIGHT SPILL AT PROPERTY LINE	x	0.0 fc	0.0 fc	0.0 fc	N/A	N/A







POLE BASE DETAIL

DRAWING NOTES:

1. LIGHT EMITTING ELEMENT SHALL BE SHIELDED SO THAT NO BEAM OF LIGHT EXTENDS ABOVE THE HORIZON.
2. LIGHT LEVELS AT THE PROPERTY LINE SHALL NOT EXCEED 0.5 FOOT CANDLES.
3. NO LIGHT POLES SHALL BE LOCATED WITHIN SETBACK AREA



COMMUNITY LIFE CENTER PARKING - WEST PARKING
SITE LIGHTING
PARADISE VALLEY, AZ

Designer
Date 9/5/2019
Scale Not to Scale
Drawing No.
Summary

1 of 1

February 28, 2026

Mike Slivers
Operations Director
Franciscan Renewal Center
5802 E. Lincoln Drive
Scottsdale, Arizona 85253

RE: Topic
Atwell Project Number: TSC25-1263

Mike,

I have reviewed the Preliminary Site Plan dated December 1, 2025, for the proposed addition of covered parking with solar panel canopies located in the parking areas south and west of the Community Life Center (CLC) building.

Existing Conditions

The project area is currently developed and utilized for parking. Existing surface coverage includes:

- Asphalt paving
- Concrete curb
- Landscaped and depressed medians
- Pavedrain© permeable articulated concrete block pavement (portion of southern parking lot)

Several drainage studies have previously evaluated this area:

1. *Master Plan Final Drainage Report – Franciscan Renewal Center*
    - Prepared by Coe & Van Loo Consultants, Inc. (2015)
2. *New Church Final Drainage Report – Franciscan Renewal Center*
    - Prepared by Coe & Van Loo Consultants, Inc. (2015)

These reports evaluated drainage for the overall campus and the Our Lady of the Angels Church site immediately east of the project area. They document the campus-wide detention and retention system constructed as part of those improvements.

Approximately 3 acre-feet of detention storage was constructed on campus to ensure post-development stormwater flows do not exceed historic conditions. As a result of these improvements, future development within the campus is only required to provide detention/retention for water quality purposes, not for peak flow attenuation.

Drainage for the CLC improvements was further evaluated in:

- *Franciscan Renewal Center Community Life Center Phase 1 Hydrology Study*
  Prepared by Holistic Engineering and Land Management (HELM), 2017.

Existing Drainage Patterns

Runoff within the project area flows generally to the south and east. Depressed landscape medians provide shallow percolation areas for minor runoff volumes.

Excess runoff from the parking areas and the CLC building is directed to an existing water quality retention system located in the central portion of the southern CLC parking lot. This system consists of over 30,000 square feet of Pavedrain© permeable articulated concrete block and underground storage system

When the water quality system capacity is exceeded, runoff overtops and discharges into the onsite storm drain system constructed with the Our Lady of the Angels Church improvements. Excess flows are conveyed to the existing retention basin located east of the church, where stormwater percolates through an onsite drywell system.

Proposed Improvements

The proposed solar canopy structures will cover existing parking areas. The installation of these canopies will **not increase site imperviousness**, as the underlying parking surfaces remain unchanged.

Rainfall intercepted by the canopies will discharge onto the same paved and landscaped areas where rainfall currently lands. From there, runoff will continue to flow into the existing water quality retention system in the same manner as under existing conditions.

Conclusion

Based on this review, the proposed solar canopy improvements:

- Will not increase impervious area
- Will not significantly alter onsite drainage patterns
- Will not increase stormwater runoff volumes
- Will not create adverse drainage impacts to adjacent properties

Rainfall within the project area will continue to accumulate and discharge to the same locations and substantially the same volumes as under existing conditions.

Please let me know if you have any questions or would like to discuss this further.

Thank you,



David M West, PE, CFM

Project Manager

ATWELL, LLC

AZ: Phoenix

FINAL DRAINAGE REPORT

September 29, 2015
Revised November 20, 2015

NEW CHURCH FRANCISCAN RENEWAL CENTER

Paradise Valley & Maricopa County, Arizona

Prepared for:
Franciscan Renewal Center
5802 East Lincoln Drive
Scottsdale, AZ 85253
480.948.7460

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
Contact: Name
602.264.6831

Job #:1-01-0199206



CVL CONSULTANTS

Final Drainage Report
For
New Church Franciscan Renewal Center

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Figure 1 Location Map
Figure 2 Flood Insurance Rate Map (FIRM)

Appendices

Appendix A NOAA Atlas 14 Data
Appendix B Rational Method Calculations
Appendix C Grate, Catch Basin & Storm Drain Calculations
Appendix D Retention Basin, Rip-rap, Scupper and Drywell Calculations
Appendix E Excerpts from the Master Drainage Report (Detention Basins) for the Franciscan Renewal Center

Plate

Plate 1 Drainage Map



1.0 INTRODUCTION

1.1. Scope

Coe & Van Loo, Consultants, Inc. (CVL) has been contracted by Franciscan Renewal Center to provide engineering services in support of the proposed new church (the site). The purpose of this report is to provide hydrologic and drainage design information for the proposed improvements.

1.2. Site Location

The site is located within a portion of the Town of Paradise Valley jurisdiction and a portion of Maricopa County jurisdiction, Arizona. The Center is bounded on the north by East Cactus Wren Road and private land owners, on the south by East Lincoln Drive, on the west by private land owners, and on the east by private land owners (see Figure 1). In addition, the site is located in the southeast quarter of the northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Meridian. The new church is located approximately in the south-central portion of the Center property.

1.3. Proposed Development

The new church will be constructed in coordination with the other phases of the site, specifically the permanent Offsite Detention Basins. The first phase consisted of the construction of the Assisi Lodging Building that was approved and completed in March 2015. The second phase includes the construction of the permanent detention basins. The New Church phase includes the construction of new buildings, access roads, and parking areas throughout the site.

1.4. Regulatory Jurisdiction

The Drainage Report has been prepared and the site will be designed in accordance with the current versions of the Maricopa County Drainage Policies and Standards (Reference 3), Drainage Design Manuals for Maricopa County, Volume 1 – Hydrology (Reference 1) and Volume 2 – Hydraulics (Reference 2) and Section 1205 of the Maricopa County Zoning Ordinance.

In addition and based on a meeting with the Maricopa County Building Department that took place on January 8, 2013, it was agreed to:

- Design the site on pre-developed versus post-developed flow conditions by reducing the impact of the offsite flow and detaining it upstream at the north edge of the site and therefore reducing the post developed peak flows downstream.
- It was also agreed that first flush would be addressed with each phase of development.

2.0 EXISTING CONDITIONS

The site is a church campus, which slopes generally southeasterly. The existing on-site runoff that emerges from the church facilities and open areas flows in a southeasterly direction to the east property line near the south end of the site. The on-site runoff is not retained. The offsite runoff flows proceed through the site as sheetflow and not through any conveyance systems. All flows discharge towards the adjacent private properties to the east.

3.0 MANAGEMENT OF OFF-SITE RUNOFF

The off-site runoff impacting the site is from the mountains located on the north side of the site. The off-site area is covered with open space, residential houses and local streets. The off-site watershed areas were delineated using the 2 foot contours obtained from FCDMC. The total watershed area is less than 160 acres, hence the Maricopa County's Rational Method along with NOAA Atlas 14 precipitation values were used to determine the flows (see Appendix A). The summary of offsite flows entering the property and mitigation via offsite detention basins is shown in Appendix E.

4.0 MANAGEMENT OF ON-SITE RUNOFF

All retained water in Offsite Basin R3 will be discharged within 36 hours through a 12" diameter bleed off pipe with a 24"x24" bubble-up structure on the downstream end as shown in Plate 1 – Drainage Map. Offsite Basin R4 retains one foot of water and will not require bleed off pipes or Drywells. Both of these basins protect the new church site from 100-year offsite flows.

Onsite stormwater generated south of Offsite Basin R3 and east of Offsite Basin R4 flows towards the proposed west parking lot for the new church. These flows are calculated anticipating future build-out of parking areas west of the church as shown in Plate 1 – Drainage Map. Portions of the total area affecting the west side of the church either drains into Offsite Basin R4 or into the low area near the south property line at Lincoln Drive. Additionally, portions of the total area southeast of Offsite Basin R4 are not anticipated for paving in the future. The C values for these areas are shown in the table in Appendix B and on Plate 1.

Collection of onsite stormwater (defined in this report as the water generated from the areas west of the church to the property line and the church site itself) will be accomplished via a grate in the west parking lot, a catch basin south of the church, area drains along the east side of the church and storm drain. Grate-inlet (GR-1) and catch basin (CB-1) calculations including clogging factors were performed adjacent to the west side of the new church to determine how much flow bypasses the parking lot grate (located in an inverted crown). Bypass flow is intercepted from the parking lot by a catch basin located at the south side of the new church. The storm drain will outfall into Onsite Basin R-C east of the church (see Appendix C for inlet capacity and storm drain calculations and Plate 1). Flow from Subbasin A and B will drain to GR-1. Flows from Subbasin C will drain into Basin R-A, overflow from R-A and bypass flows from GR-1 will drain to CB-1 (see Appendix D for Retention Basin calculations (pre versus post). Flows from Subbasin D will drain to R-B and R-C. Overtopping flows from R-B drain to R-C. Flows generated from the church building itself (2 cfs total) are intercepted by area drains located in landscaped areas around the church and connected by laterals to the proposed storm drain running west to east along the south side of the church building and into Basin R-C. Retention Basins R-A, R-B and R-C drain in 36 hrs via drywells (see Appendix D).

5.0 FLOOD ZONE INFORMATION

The Maricopa County, Arizona and Incorporated Areas, Flood Insurance Rate Map (FIRM), Community-Panel Number 04013C1765L, Map Revised October 16, 2013 (Reference 5), indicates the subject site falls within Zone X (see Figure 2).

Zone X within the project area is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". Therefore, coordination with FEMA is not required.

6.0 SUMMARY AND CONCLUSIONS

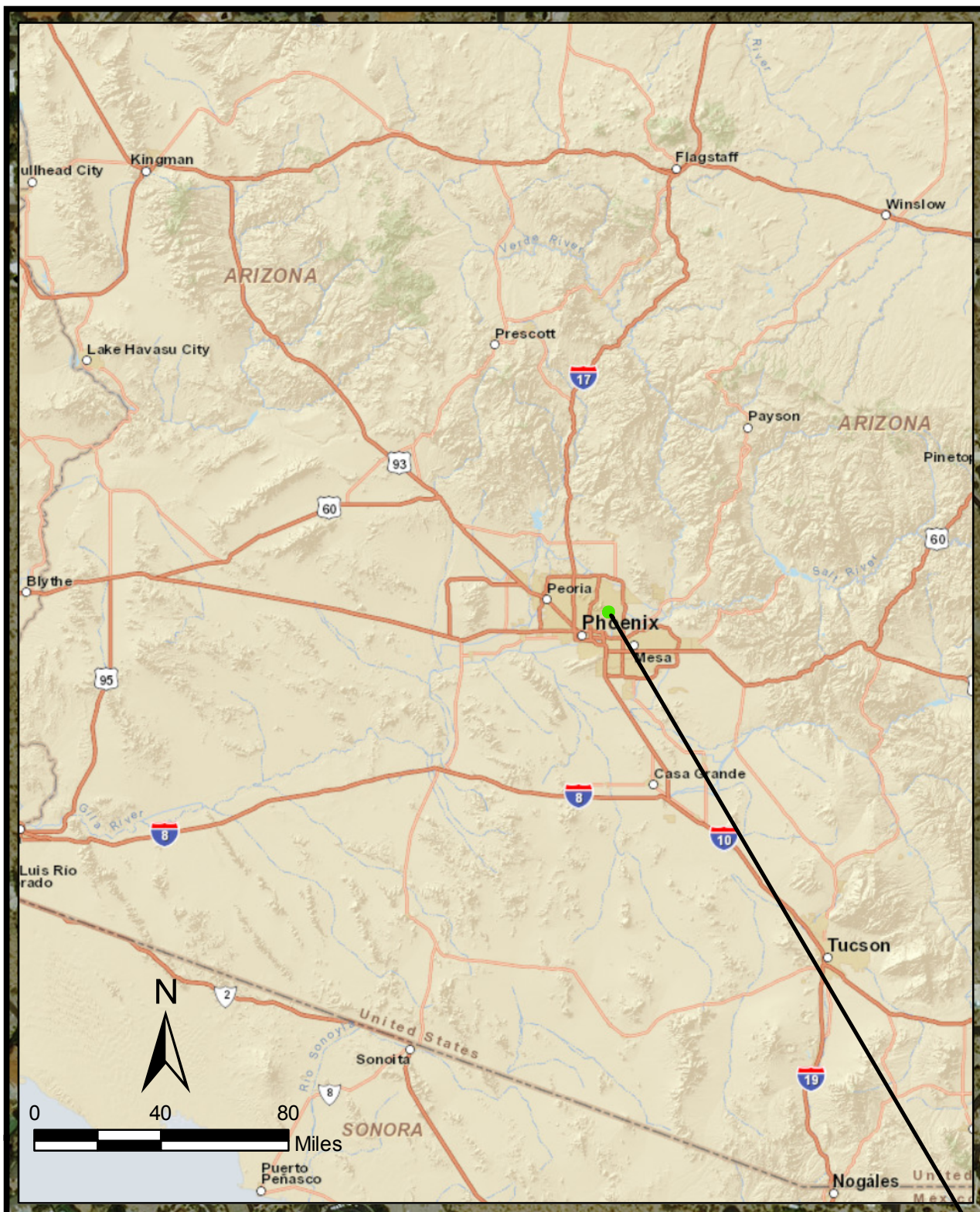
1. On-site storm water runoff affecting the new church from Subbasins A and B are collected in Retention Basin R-A via three scuppers (SC-1, SC-2, SC-3) and by a grate in the west parking lot.
2. A catch basin inlet (CB-1) intercepts bypass flow from Retention Basin R-A and GR-1.
3. Flow from the church building (D-1) are captured by area drains in the landscape areas around the church and routed to the stormdrain then to Retention Basin R-C.
4. Flows from Subbasin D (D2 and D3) sheet flow through the parking lot and drain into retention basins R-B and R-C via scuppers.
5. The proposed 100-year peak flow from onsite and offsite leaving the site (includes future phases) is equal or less than the current 100-year peak discharge (see Appendix E).
6. Offsite flows are detained in Offsite Basins R3 and R4. Therefore offsite flows coming from outside the Franciscan property will not affect the new church site.
7. A bubble-up structure drains Offsite Basin R3 at a rate that does not increase peak onsite flows affecting the new church site.

REFERENCES

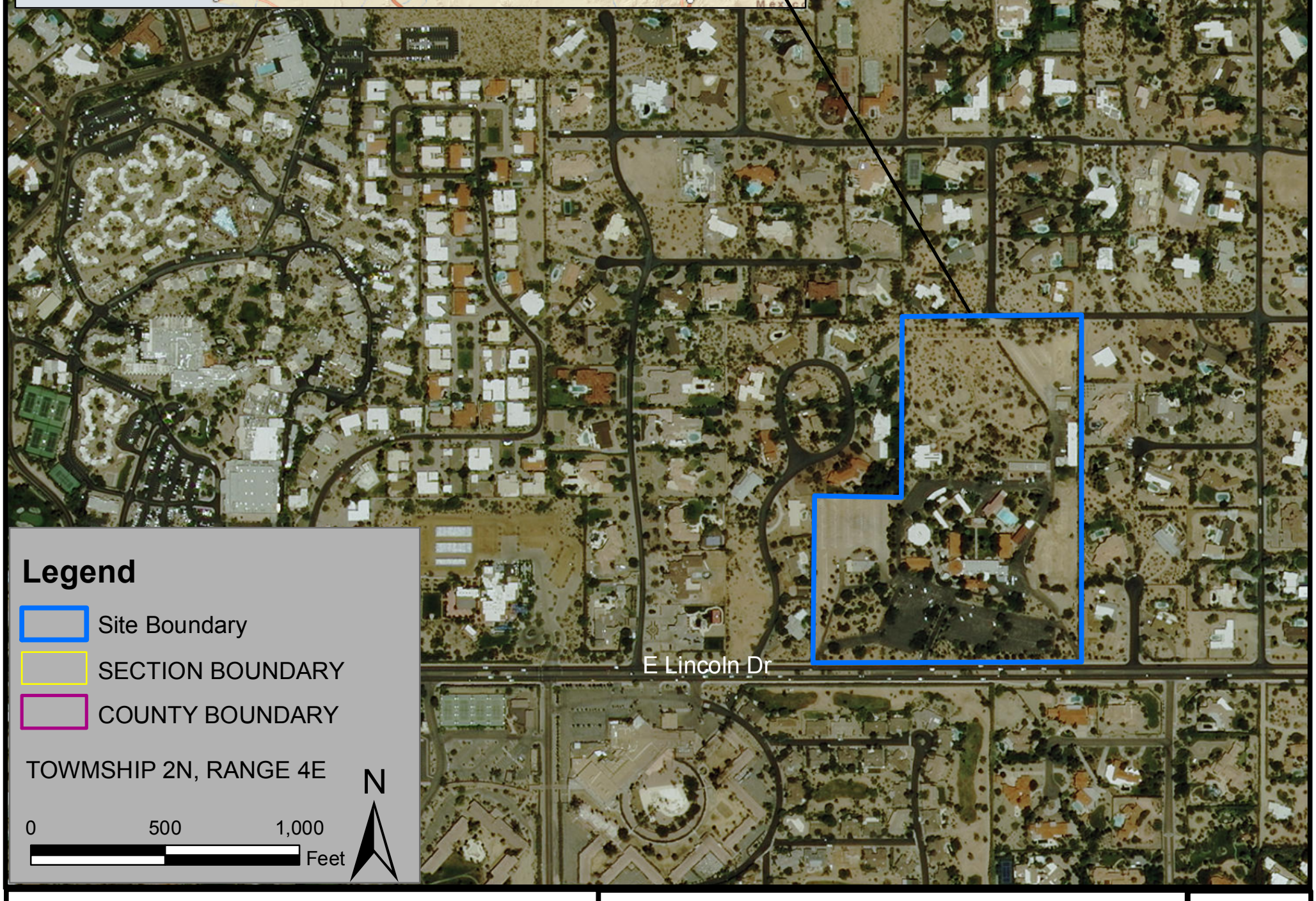
1. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology,* February 2011.
2. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics,* January 1996 (Effective).
3. Flood Control District of Maricopa County (FCDMC), *Drainage Policies and Standards for Maricopa County, Arizona,* January 2007 (Effective).
4. Federal Emergency Management Agency (FEMA), *Flood Insurance Rate Map (FIRM), Maricopa County, Arizona, and Incorporated Areas, Community Panel Number 04013C1765L*, Map Revised October 16, 2013.
5. Coe & Van Loo Consultants Inc., *Master Drainage Report (Retention Basins) for Franciscan Renewal Center, September 2015.*

FIGURES

N:\01\0199205\Hydro\GIS_Maps\Fig1.mxd







Legend

- Site Boundary
- SECTION BOUNDARY
- COUNTY BOUNDARY

TOWMSHIP 2N, RANGE 4E

0 500 1,000 Feet

N

LOCATION MAP

FRANCISCAN RENEWAL CENTER

JOB NO. 01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

FIGURE 1

05/20/20´51

N:\01\0199205\Hydro\GIS_Maps\Fig2 FIMA MAP.mxd

QUARTZ MOUNTAIN

E HUMM

ISE VALLEY

E UPPER GLEN RD

E GLEN DR

E ARROYO RD PL

N 59TH PL

57TH

E INDIAN BEND RD

24524-1

24523-1M

N 58TH PL

N E JOSHUA TREE ST

LN E JOSH

62ND ST

SITE

E CACTUS WREN RD

N LOST DUTCHMAN RD

E 60TH

CACTUS WREN RD N

N CARDINAL DR W

CARDINAL DR E

N

E REDWING RD

N 61ST ST

MARRIOT RESORT HOTEL CONDOMINIUM

24534-1

E LINCOLN

N 59TH ST DR

9

E STELLA LN

N 61ST PL

HUNT

MARICOPA COUNTY
UNINCORPORATED AREAS
040037

CLUB

56TH ST

59TH PL

E NAUNI VALLEY DR

E Lincoln D

N NAUNI VALLEY DR

E SOLCITO LN

DU1787

24

N N

0 500 1,000 Feet

N

NFIP

PANEL 1765L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 1765 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1765	L
PARADISE VALLEY, TOWN OF	040049	1765	L
PHOENIX, CITY OF	040051	1765	L
SCOTTSDALE, CITY OF	040012	1765	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C1765L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

FRANCISCAN RENEWAL CENTER

JOB NO.
01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

FIGURE 2

05/20/20**52**

APPENDICES

APPENDIX A

NOAA Atlas 14 Data

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, US*
Latitude: 33.5382°, Longitude: -111.9562°
Elevation: 1440 ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.189** (0.158–0.231)	**0.247** (0.208–0.302)	**0.335** (0.279–0.408)	**0.403** (0.334–0.488)	**0.494** (0.402–0.596)	**0.564** (0.454–0.676)	**0.635** (0.502–0.760)	**0.707** (0.550–0.845)	**0.805** (0.609–0.963)	**0.879** (0.652–1.05)
10-min	**0.287** (0.240–0.352)	**0.377** (0.316–0.460)	**0.511** (0.425–0.621)	**0.613** (0.508–0.743)	**0.752** (0.612–0.907)	**0.859** (0.690–1.03)	**0.967** (0.764–1.16)	**1.08** (0.837–1.29)	**1.23** (0.927–1.47)	**1.34** (0.992–1.60)
15-min	**0.357** (0.298–0.436)	**0.467** (0.392–0.570)	**0.633** (0.527–0.770)	**0.761** (0.629–0.921)	**0.932** (0.759–1.12)	**1.07** (0.856–1.28)	**1.20** (0.947–1.43)	**1.34** (1.04–1.60)	**1.52** (1.15–1.82)	**1.66** (1.23–1.99)
30-min	**0.481** (0.401–0.587)	**0.628** (0.528–0.768)	**0.852** (0.710–1.04)	**1.02** (0.847–1.24)	**1.26** (1.02–1.51)	**1.43** (1.15–1.72)	**1.61** (1.28–1.93)	**1.80** (1.40–2.15)	**2.05** (1.55–2.45)	**2.23** (1.66–2.68)
60-min	**0.595** (0.497–0.727)	**0.778** (0.654–0.950)	**1.06** (0.878–1.28)	**1.27** (1.05–1.54)	**1.55** (1.27–1.87)	**1.77** (1.43–2.13)	**2.00** (1.58–2.39)	**2.23** (1.73–2.66)	**2.53** (1.92–3.03)	**2.76** (2.05–3.31)
2-hr	**0.689** (0.584–0.824)	**0.892** (0.757–1.07)	**1.19** (1.01–1.42)	**1.42** (1.19–1.69)	**1.74** (1.43–2.05)	**1.97** (1.61–2.33)	**2.22** (1.78–2.61)	**2.47** (1.95–2.90)	**2.80** (2.16–3.30)	**3.06** (2.31–3.63)
3-hr	**0.757** (0.639–0.917)	**0.970** (0.823–1.18)	**1.27** (1.07–1.54)	**1.51** (1.26–1.82)	**1.85** (1.52–2.20)	**2.11** (1.72–2.51)	**2.39** (1.91–2.84)	**2.68** (2.10–3.18)	**3.08** (2.34–3.66)	**3.40** (2.53–4.05)
6-hr	**0.912** (0.785–1.08)	**1.15** (0.997–1.37)	**1.48** (1.27–1.74)	**1.73** (1.48–2.03)	**2.08** (1.75–2.43)	**2.36** (1.95–2.74)	**2.64** (2.16–3.07)	**2.93** (2.35–3.42)	**3.33** (2.60–3.88)	**3.64** (2.78–4.25)
12-hr	**1.02** (0.890–1.20)	**1.29** (1.12–1.51)	**1.64** (1.41–1.90)	**1.91** (1.64–2.21)	**2.27** (1.93–2.62)	**2.55** (2.14–2.94)	**2.84** (2.35–3.27)	**3.13** (2.56–3.61)	**3.52** (2.80–4.08)	**3.82** (2.99–4.46)
24-hr	**1.22** (1.06–1.43)	**1.55** (1.35–1.82)	**2.01** (1.74–2.37)	**2.37** (2.05–2.79)	**2.88** (2.47–3.38)	**3.27** (2.79–3.84)	**3.69** (3.13–4.33)	**4.12** (3.46–4.84)	**4.71** (3.91–5.53)	**5.19** (4.26–6.11)
2-day	**1.32** (1.15–1.54)	**1.69** (1.47–1.97)	**2.22** (1.93–2.59)	**2.65** (2.29–3.08)	**3.24** (2.79–3.77)	**3.72** (3.18–4.31)	**4.22** (3.58–4.90)	**4.74** (3.99–5.51)	**5.48** (4.56–6.38)	**6.07** (5.00–7.08)
3-day	**1.41** (1.23–1.64)	**1.80** (1.57–2.09)	**2.38** (2.06–2.76)	**2.84** (2.46–3.30)	**3.49** (3.01–4.05)	**4.02** (3.43–4.66)	**4.58** (3.88–5.31)	**5.17** (4.35–6.00)	**6.00** (4.98–6.96)	**6.67** (5.49–7.76)
4-day	**1.49** (1.30–1.73)	**1.91** (1.67–2.22)	**2.53** (2.20–2.93)	**3.03** (2.62–3.51)	**3.74** (3.22–4.34)	**4.32** (3.69–5.00)	**4.93** (4.19–5.71)	**5.59** (4.70–6.49)	**6.51** (5.41–7.54)	**7.27** (5.98–8.44)
7-day	**1.69** (1.46–1.97)	**2.16** (1.87–2.52)	**2.87** (2.47–3.34)	**3.44** (2.96–4.00)	**4.25** (3.63–4.94)	**4.90** (4.17–5.69)	**5.60** (4.73–6.50)	**6.35** (5.31–7.39)	**7.40** (6.11–8.61)	**8.25** (6.75–9.61)
10-day	**1.82** (1.58–2.11)	**2.33** (2.02–2.71)	**3.09** (2.67–3.58)	**3.70** (3.19–4.28)	**4.55** (3.90–5.25)	**5.24** (4.47–6.03)	**5.97** (5.06–6.89)	**6.74** (5.67–7.78)	**7.83** (6.50–9.03)	**8.70** (7.15–10.1)
20-day	**2.25** (1.97–2.59)	**2.90** (2.53–3.34)	**3.84** (3.35–4.42)	**4.55** (3.95–5.23)	**5.52** (4.77–6.33)	**6.25** (5.39–7.17)	**7.01** (6.01–8.06)	**7.78** (6.63–8.95)	**8.82** (7.45–10.2)	**9.63** (8.07–11.1)
30-day	**2.64** (2.29–3.03)	**3.40** (2.96–3.91)	**4.49** (3.90–5.15)	**5.33** (4.62–6.11)	**6.45** (5.56–7.39)	**7.31** (6.28–8.37)	**8.20** (7.02–9.38)	**9.11** (7.75–10.4)	**10.3** (8.73–11.8)	**11.3** (9.45–12.9)
45-day	**3.04** (2.66–3.48)	**3.92** (3.44–4.49)	**5.18** (4.53–5.92)	**6.11** (5.34–6.99)	**7.35** (6.39–8.40)	**8.29** (7.18–9.47)	**9.24** (7.96–10.6)	**10.2** (8.75–11.7)	**11.5** (9.76–13.2)	**12.4** (10.5–14.3)
60-day	**3.35** (2.95–3.81)	**4.33** (3.81–4.93)	**5.71** (5.02–6.49)	**6.72** (5.89–7.64)	**8.03** (7.02–9.12)	**9.00** (7.84–10.2)	**9.99** (8.65–11.4)	**11.0** (9.46–12.5)	**12.2** (10.5–14.0)	**13.2** (11.2–15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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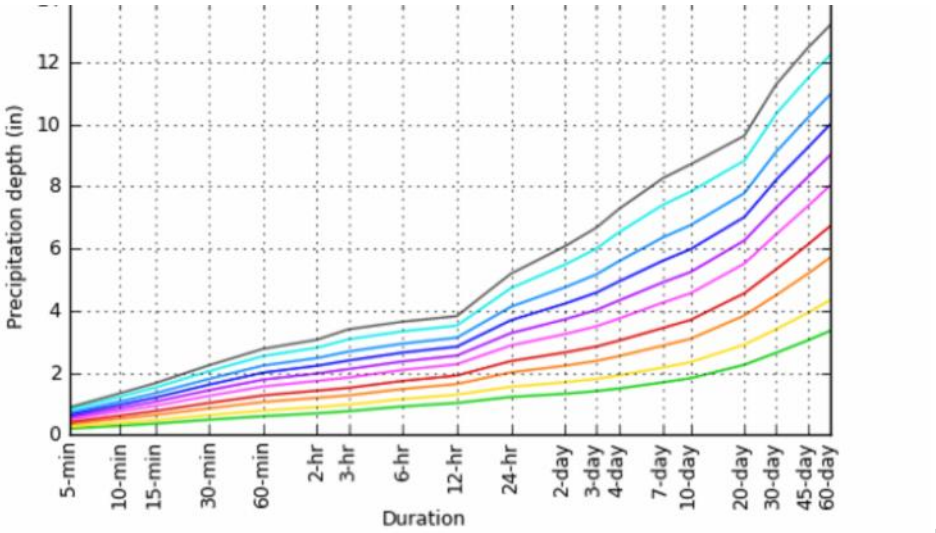
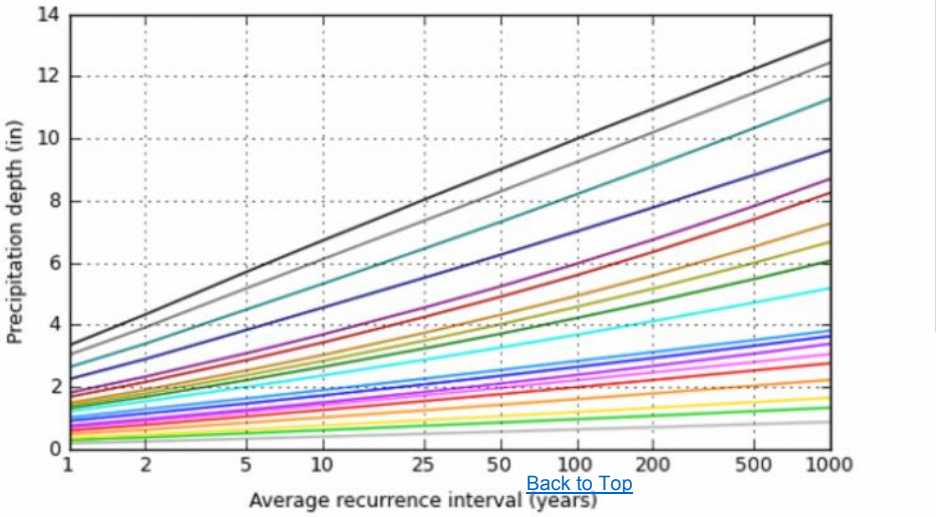
PF graphical





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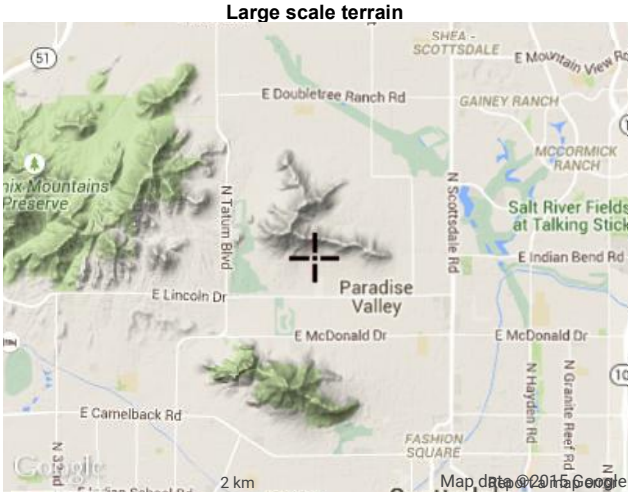
Maps & aerials

NOAA Atlas 14, Volume 1, Version 5 Created (GMT): Tue Jun 30 15:31:36 2015

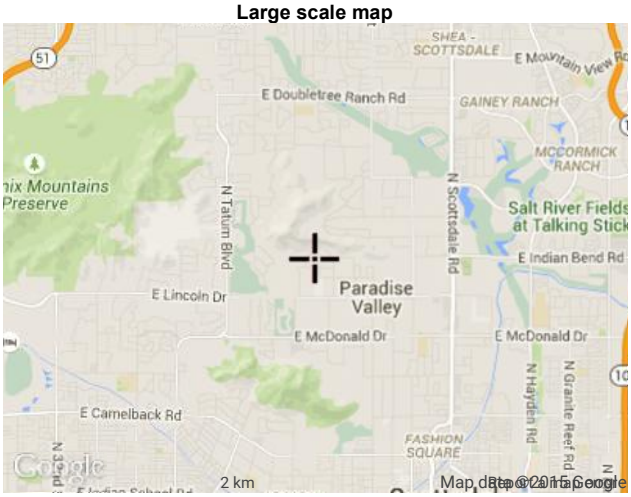
Small scale terrain



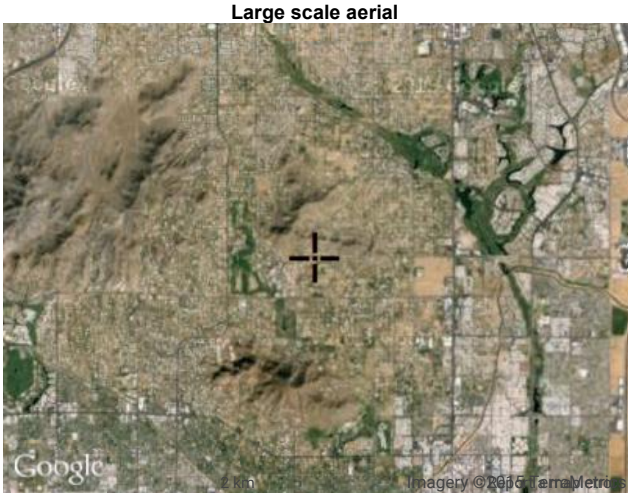
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910

APPENDIX B

Rational Method Calculations

SUMMARY OF RATIONAL METHOD PEAK FLOW HYDROLOGY
Franciscan Renewal Center - New Church

CP Concentration Point	Sub- basin Area (ac)	Water Course Length ft	High Elevation ft	Low Elevation ft	C Weighted Runoff Coefficient			i Intensity (in/hr)			Tc Time of Concentration (min)			Q Peak Flow Rate (cfs)		
					Return Period			Return Period			Return Period			Return Period		
					10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year
A (to GR-1)	2.28	461	1371	1367	0.74	0.89	0.92	2.9	4.2	5	17.4	15	14.1	5	9	10
B+C (to SC-1,2,3 & CB-1)	1.17	240	1368	1367	0.52	0.62	0.65	3	4.5	5.2	15.9	13.6	12.8	2	3	4
D-1 (to area drains)	0.39	140	1367.6	1367	0.95	0.95	0.95	3.4	5.1	6	11.8	10.2	9.6	1	2	2
D-2 (to SC-4)	1.05	370	1367.2	1364.8	0.95	0.95	0.95	2.9	4.2	5	17.5	15.1	14.3	3	4	5
D-3 (to SC-5)	0.77	196	1366	1364.6	0.95	0.95	0.95	3.5	5.2	6	11.7	10	9.4	3	4	4

Reference: Drainage Design Manual for Maricopa County, Hydrology, February 10, 2011

Notes:
T_c = Time of concentration = $11.4L^{0.5}K_b^{0.52}S^{-0.31}i^{-0.38}$ (Equation 3.2, Papadakis and kazan equation, 1987)
L = Length of the longest flow path, miles.
S = Watercourse slope, feet/mile.
K_b = Watershed resistance coefficient = $m\log_{10}A + b$, where A= drainage area in acres, m and b values from (Table 3.1).
Q = Peak discharge = C*I*A, cfs. (Equation 3.1)
i = Average rainfall intensity, in in/hr, lasting for a T_c. Determined using the I-D-F curve from the NOAA Atlas 14 PRECIPITATION FREQUENCY ESTIMATES
C = Runoff coefficient (see Appendix D).

APPENDIX C

Grate, Catch Basin & Storm Drain Calculations

Worksheet for Grate GR-1

Project Description

Solve For	Efficiency

Input Data

Roughness Coefficient	0.016	
Slope	0.25	%
Left Side Slope	2.00	%
Right Side Slope	2.00	%
Bottom Width	2.0	ft
Discharge	10.0	ft³/s
Grate Width	2.0	ft
Grate Length	9.0	ft
Grate Type	P-50 mm (P-1-7/8")	
Clogging	50	%

Options

Grate Flow Option	Exclude None

Results

Efficiency	70.69	%
Intercepted Flow	7.1	ft³/s
Bypass Flow	2.9	ft³/s
Flow Area	6.7	ft²
Wetted Perimeter	36.7	ft
Top Width	36.6	ft
Velocity	1.5	ft/s
Splash Over Velocity	12.3	ft/s
Frontal Flow Factor	1.00	
Side Flow Factor	0.67	
Grate Flow Ratio	0.10	
Active Grate Length	4.5	ft
Critical Depth	0.28	ft
Critical Slope	0.0070	ft/ft
Froude Number	0.62	
Flow Type	Subcritical	
Specific Energy	0.38	ft
Velocity Head	0.03	ft
Depth	0.35	ft

Cross Section for Grate GR-1

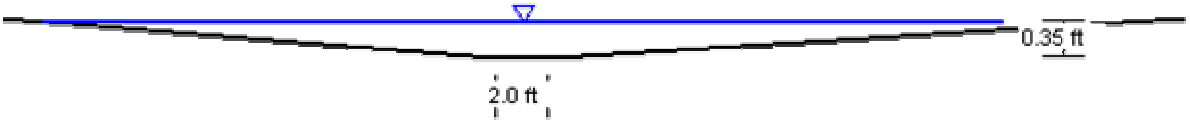
Project Description

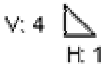
Solve For	Efficiency

Input Data

Roughness Coefficient	0.016	
Slope	0.25	%
Left Side Slope	2.00	%
Right Side Slope	2.00	%
Bottom Width	2.0	ft
Discharge	10.0	ft³/s
Efficiency	70.69	%
Grate Width	2.0	ft
Grate Length	9.0	ft
Grate Type	P-50 mm (P-1-7/8")	
Clogging	50	%

Cross Section Image





Worksheet for Catchbasin CB-1

Project Description

Solve For	Efficiency

Input Data

Discharge	6.9	ft³/s
Slope	0.25	%
Gutter Width	1.42	ft
Gutter Cross Slope	0.059	ft/ft
Road Cross Slope	0.020	ft/ft
Roughness Coefficient	0.016	
Curb Opening Length	12.00	ft
Local Depression	2.00	in
Local Depression Width	1.42	ft

Results

Efficiency	92.43	%
Intercepted Flow	6.4	ft³/s
Bypass Flow	0.5	ft³/s
Spread	19.1	ft
Depth	0.44	ft
Flow Area	3.7	ft²
Gutter Depression	0.055	ft
Total Depression	0.22	ft
Velocity	1.9	ft/s
Equivalent Cross Slope	0.05207	ft/ft
Length Factor	0.76	
Total Interception Length	15.76	ft

Messages

Notes

Size on plans accounts for 1.25 clogging factor per County Requirements.

Cross Section for Catchbasin CB-1

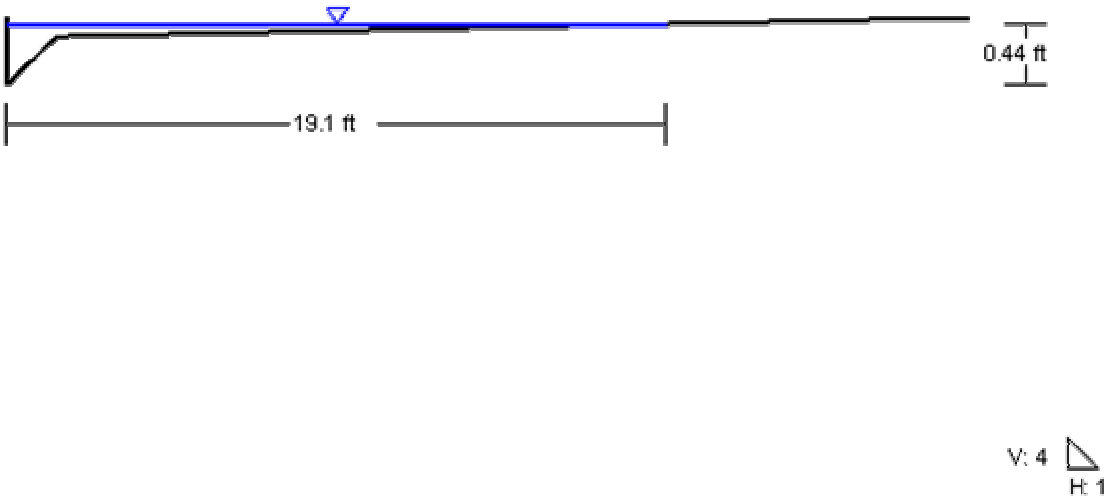
Project Description

Solve For	Efficiency

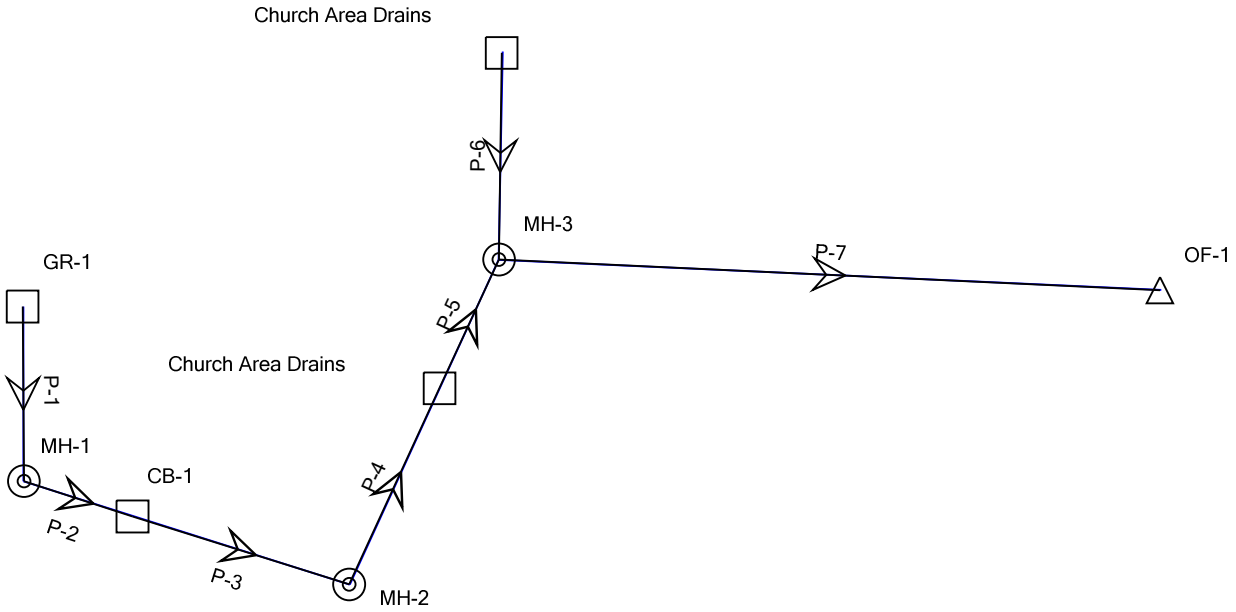
Input Data

Discharge	6.9	ft³/s
Slope	0.25	%
Gutter Width	1.42	ft
Gutter Cross Slope	0.059	ft/ft
Road Cross Slope	0.020	ft/ft
Roughness Coefficient	0.016	
Local Depression	2.00	in
Local Depression Width	1.42	ft
Efficiency	92.43	%
Curb Opening Length	12.00	ft

Cross Section Image



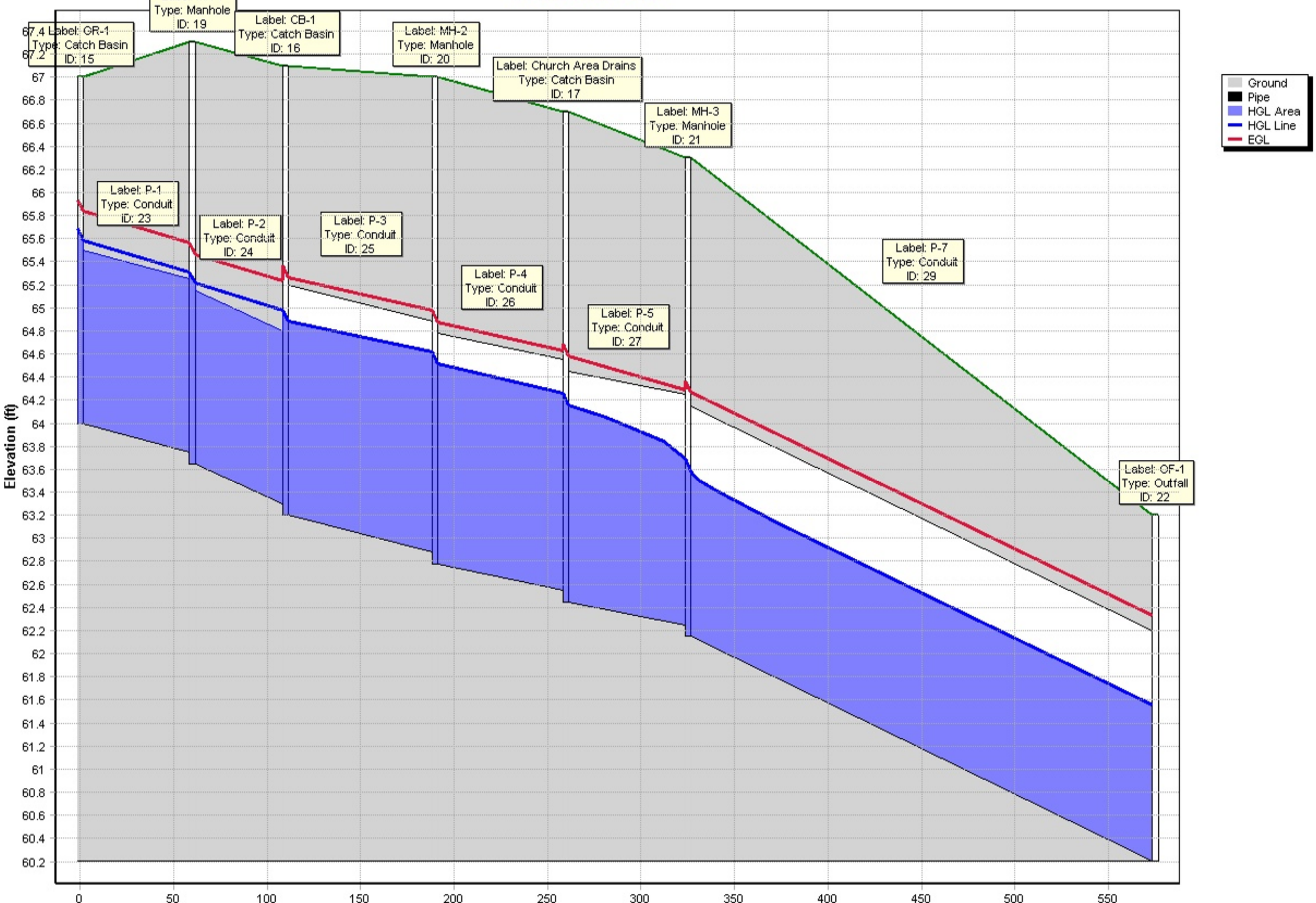
Print Preview



FlexTable: Conduit Table (New Church FRC.stc)

Current Time: 0.000 min

Label	Start Node	Stop Node	Invert (Upstream) (ft)	Invert (Downstream) (ft)	Length (ft)	Slope (Calculated) (ft/ft)	Conduit Shape	Material	Manning's n	Diameter (in)	Flow (ft³/s)	Capacity (Full Flow) (ft³/s)	Velocity (Average) (ft/s)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)
P-1	GR-1	MH-1	64.00	63.75	60.0	0.004	Circular Pipe	Concrete	0.013	18.0	7.10	6.78	4.02	67.00	67.30	65.59	65.31	1.50	2.05
P-2	MH-1	CB-1	63.65	63.30	50.0	0.007	Circular Pipe	Concrete	0.013	18.0	7.10	8.79	4.02	67.30	67.10	65.21	64.98	2.15	2.30
P-3	CB-1	MH-2	63.20	62.88	80.0	0.004	Circular Pipe	Concrete	0.013	24.0	14.00	14.31	5.19	67.10	67.00	64.88	64.62	1.90	2.12
P-4	MH-2	Church Area Drains	62.78	62.55	70.0	0.003	Circular Pipe	Concrete	0.013	24.0	14.00	12.97	4.46	67.00	66.70	64.52	64.26	2.22	2.15
P-5	Church Area Drains	MH-3	62.45	62.25	65.0	0.003	Circular Pipe	Concrete	0.013	24.0	15.00	12.55	4.77	66.70	66.30	64.16	63.69	2.25	2.05
P-6	Church Area Drains	MH-3	64.25	62.25	78.0	0.026	Circular Pipe	Concrete	0.013	18.0	1.00	16.82	5.22	66.60	66.30	64.62	63.69	0.85	2.55
P-7	MH-3	OF-1	62.15	60.20	250.0	0.008	Circular Pipe	Concrete	0.013	24.0	16.00	19.98	7.07	66.30	63.20	63.59	61.55	2.15	1.00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Type: Manhole
ID: 19
Label: CB-1
Type: Catch Basin
ID: 16
Label: MH-2
Type: Manhole
ID: 20
Label: Church Area Drains
Type: Catch Basin
ID: 17
Label: MH-3
Type: Manhole
ID: 21
Label: P-1
Type: Conduit
ID: 23
Label: P-2
Type: Conduit
ID: 24
Label: P-3
Type: Conduit
ID: 25
Label: P-4
Type: Conduit
ID: 26
Label: P-5
Type: Conduit
ID: 27
Label: P-7
Type: Conduit
ID: 29
Label: OF-1
Type: Outfall
ID: 22
Ground
Pipe
HGL Area
HGL Line
EGL
Elevation (ft)
67.4
67.2
67
66.8
66.6
66.4
66.2
66
65.8
65.6
65.4
65.2
65
64.8
64.6
64.4
64.2
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61.2
61
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60.6
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60.2
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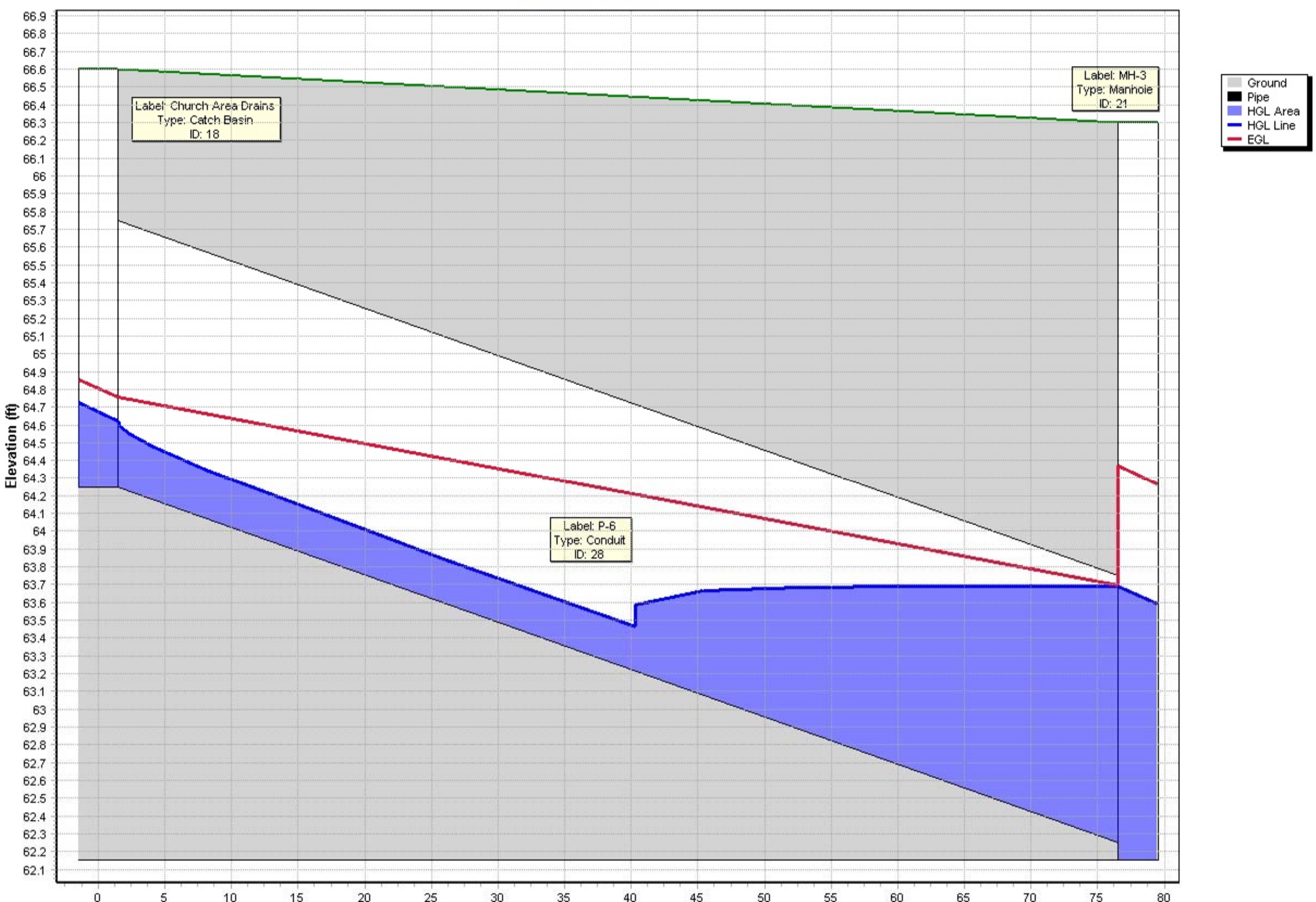
50
100
150
200
250
300
350
400
450
500
550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Type: Catch Basin
ID: 18
Label: MH-3
Type: Manhole
ID: 21
Label: P-6
Type: Conduit
ID: 28
Ground
Pipe
HGL Area
HGL Line
EGL
Elevation (ft)
66.9
66.8
66.7
66.6
66.5
66.4
66.3
66.2
66.1
66
65.9
65.8
65.7
65.6
65.5
65.4
65.3
65.2
65.1
65
64.9
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63
62.9
62.8
62.7
62.6
62.5
62.4
62.3
62.2
62.1
0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80

APPENDIX D

Retention Basin, Rip-rap, Scupper and Drywell Calculations

Franciscan Renewal Center - New Church

Post On-site Runoff Coefficient Factor Calculation

	Subbasin [1]	A [3]	B	C	D
	TOT AREA (ac.)	2.28	0.66	0.51	2.21
C value [2]	0.95	2.12	-	0.51	2.21
	0.65	0.15	0.66	-	-
	Weighted C	0.92	0.65	0.95	0.95

Notes:

1. See Plate 1 - Drainage Map
2. From Table 3.2, Hydrology Manual, FCDMC.
   C = 0.95 - average 100-yr value for 'Pavement and Rooftops' (P)
   C = 0.65 - average 100-yr value for 'Low Density Residential' (LDR)
3. A portion of Subbasin A has a C value of 0.65
4. Weighted C (for post retention)

Pre On-site Runoff Coefficient Factor Calculation

	Subbasin [1]	A	B	C	D
	TOT AREA (ac.)	2.28	0.66	0.51	2.21
C value [2]	0.95	-	-	-	-
	0.65	2.28	0.66	0.51	2.21
	Weighted C	0.65	0.65	0.65	0.65

Notes:

1. See Plate 1 - Drainage Map
2. From Table 3.2, Hydrology Manual, FCDMC.
   C = 0.65 - average 100-yr value for 'Low Density Residential'

Summary of Onsite Retention Basins
Franciscan Renewal Center - New Church

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] P (inches)	Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
C (pre)	0.51	0.65	2.22	0.061	R-A [7]	1.0	0.0075	0.0250	0.016
C (post)	0.51	0.95	2.22	0.090					
C (first-flush)	0.51	1.00	0.500	0.021					
Sub-Total				0.028					**0.016**
A+B+C+D (pre)	5.66	0.65	2.22	0.681	R-B & R-C [8]	3.0	0.051	0.132	0.276
A+B+C+D (post)	5.66	0.90	2.22	0.937					
A+B+C+D (first-flush)	5.66	1.00	0.500	0.236					
Sub-Total				0.257					**0.276**
TOTAL				**0.285**					**0.292**

Reference: Drainage Policies and Standards for Maricopa County, Arizona, Draft January 2013.
Drainage Design Manual for Maricopa County, Arizona, Hydrology, August, 2013.

Notes:

1. Sub-basin delineations per Drainage Map (Plate 1).
2. 100-year C-Value of 0.65 for pre 'LDR' and 0.945 for post 'P' (per Table 3.2, Hydrology Manual, FCDMC)
3. Estimated 100-year, 2-hour precipitation depth, P= 2.22 inches per NOAA 14 PRECIPITATION FREQUENCY ESTIMATES.
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. $V_P = D \times (A_{TOP} + A_{BOTT})/2$= retention volume provided in acre-ft.
6. Proposed retention basins; retention basin R-B includes sump and basin.
7. Proposed retention basin R-A overflows to Catchbasin CB-1
8. Proposed retention basin R-B overflow/weirflows to R-C.

Franciscan Renewal Center - Proposed Conditions

Scupper Size Verification and Riprap Sizing Calculations - per Maricopa County

Blue = required inputs (assume b and d until Qc is close to Qk)

ID	Unit Discharge	Width (wetted area/flow depth)	Drop Slope	Known Q	Calculated Q	Manning's 'n'	Flow Area	Hydraulic Radius	Scupper Width: Top Width (of flow)	Flow Depth in Scupper: Flow Depth (Manning's)	Riprap Size Calculated		Riprap Size Provided	Riprap Layer Thickness
	q = Q/W	W	S_0 (S_f)	Q_k	Q_c	'n'	b*d	R	b	d	d_{50}		d_{50}	T
	(cfs/ft)	(ft)	(ft/ft)	(cfs)	(cfs)	( )	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(in)	(in)
SC-1	0.68	2.0	0.17	1.3	1.3	0.069	0.4	0.19	2.0	0.23	0.33	3.9	6.0	12.0
SC-2	0.67	2.0	0.17	1.3	1.3	0.069	0.5	0.19	2.0	0.23	0.32	3.9	6.0	12.0
SC-3	0.67	2.0	0.17	1.3	1.3	0.069	0.5	0.19	2.0	0.23	0.32	3.9	6.0	12.0
SC-4	1.25	4.0	0.17	5.0	5.0	0.069	1.3	0.28	4.0	0.33	0.45	5.4	6.0	12.0
SC-5	1.00	4.0	0.17	4.0	4.0	0.069	1.1	0.25	4.0	0.29	0.40	4.8	6.0	12.0

Sloped Drop Structure/Rock Chute

(Riprap Sizing, Equation 6.41 and 6.42 from FCDMC Volume II, Hydraulics Manual, 2013, page 6-55)

$$d_{50} = 2.12 q^{0.529} S_0^{0.794} \qquad 0.02 < S_0 < 0.10 \qquad (6.41)$$

$$d_{50} = 0.69 q^{0.529} S_0^{0.307} \qquad 0.1 \leq S_0 \leq 0.4 \qquad (6.42)$$

where:

d_{50} = the median diameter (ft),

q = unit discharge (cfs/ft), (discharge divided by the width where the width is defined as the wetted area divided by the flow depth and the flow depth can be the Manning's equation-based normal depth or the maximum flow depth from HEC-RAS), and

S_0 = channel bed slope (ft/ft).

It should be noted that these two equations are for loose riprap on the slope of the structure. For downstream of the sloped drop structure, the equation above for Downstream of Grade Control/ Drop Structure should be used. The thickness for the riprap layer on the slope should be at least $2d_{50}$. A granular filter should be used beneath the riprap layer. The design for rock chutes and downstream energy dissipators can be found in Lorenz et al. (2000).

Calculated Q = $1.486/n * A * R^{(2/3)} S_f^{(1/2)}$ (or from HEC-RAS, obtain b and d)
where $S_f = S_0$; assume rectangular channel

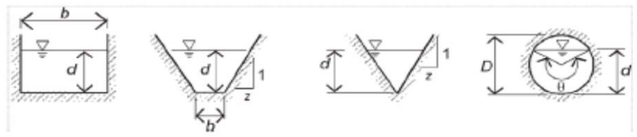
TABLE 6.1
ELEMENTS OF CHANNEL SECTIONS
(1)

Channel Section	Area	Wetted Perimeter	Hydraulic Radius	Top Width
Rectangle	bd	$b+2d$	$\frac{bd}{b+2d}$	b
Trapezoid	$bd+zd^2$	$b+2d\sqrt{z^2+1}$	$\frac{bd+zd^2}{b+2d\sqrt{z^2+1}}$	$b+2zd$
Triangle	zd^2	$2d\sqrt{z^2+1}$	$\frac{zd}{2\sqrt{z^2+1}}$	$2zd$
Circular < 1/2 full (2)	$\frac{D^2}{8}\left(\frac{\pi\theta}{180}-\sin\theta\right)$	$\frac{\pi D\theta}{360}$		$D\sin\theta$ or $2\sqrt{d(D-d)}$
Circular > 1/2 full (3)	$\frac{D^2}{8}\left(2\pi\frac{\pi\theta}{180}+\sin\theta\right)$	$\frac{\pi D(360-\theta)}{360}$	$\left(\frac{45D}{\pi(360-\theta)}\right)*\left(2\pi-\frac{\pi\theta}{180}+\sin\theta\right)$	$D\sin\theta$ or $2\sqrt{d(D-d)}$

(1) After USDA Soil Conservation Service ES-33 (NRCS), 1956.

(2) $\theta = 4\sin^{-1}\sqrt{d/D}$ Insert θ in degrees

(3) $\theta = 4\cos^{-1}\sqrt{d/D}$ Insert θ in degrees



Rectangle Trapezoid Triangle Circular

Notes:

1. Equations include a safety factor of 1.5; Layer thickness (T) = $2*d_{50}$.
2. Rip-rap layer requires filter fabric.
3. 4 cfs from Sub-watersheds B+C divided between three scuppers into R-A

Franciscan Church
Retention Basin Drywell Calculations

Retention Basin [1] ID	Volume Required [1] (acre-ft)	Volume Required [1] (ft^3)	Flowrate Required to Drain Basin Within 36 Hours [2] (cfs)	Drywell Flowrate Capacity [3] (cfs)	Number of Drywells Required [4]	Number of Drywells Provided [5]
R-A	0.016	697	0.01	0.07	**1**	**1**
R-B	0.276	12,023	0.09	0.07	**2**	**2**
R-C	0.276	12,023	0.09	0.07	**2**	**2**
Total					**4**	**4**

Notes:

1. Volume Required To be Drained By Drywell.
2. Flowrate Required To Drain Basin Within 36 Hours = (Volume Required To Be Drain By Drywell) / (36 x 3600).
3. Per vicinity percolation testing, percolation rate is 0.34 cfs. Value de-rated by 5 per County requirements for clay soils. Drywell Flowrate will be verified at time of construction and drywells added to satisfy requirements.
4. Total number of drywells required = (Flowrate Required to Drain Basin within 36 Hours) / (Drywell Flowrate Capacity)
5. Initially one drywell will be installed to check the actual flowrate of drywell. Calculations will be revised with the new flowrates and accordingly to the City of Phoenix Standards. The amount of drywells needed may change due to revised flow rate.

The watermark for drainage solutions.®

TORRENT RESOURCES

October 28, 2015

A.R. Mays Construction
6900 E. Indian School Road, Suite 210
Scottsdale, AZ 85251
ATTN: Joel Canchola

Re:
SWC Lincoln Dr. & 56th Street
Paradise Valley, AZ
Job15#: 10-002
Percolation Test Results for Drywell # 1

Dear Joel Canchola,

Pursuant to your request, we have performed a constant head percolation test on the Drainage System at the above referenced location.

The test on Drywell No. 1 commenced on 10/27/15 at 1:35 PM and was completed at 2:35 PM the same day with a total volume flow of 9,423 GAL. The average percolation rate for the well over the last fifteen minutes of the test is 0.34 cubic feet per second.

If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

Rob Morales
Sales Engineer
Torrent Resources, Inc.

RM/jb

Torrent Resources Incorporated
1509 East Elwood Street
Phoenix Arizona 85040-1391

phone 602-268-0785
fax 602-268-0820

www.TorrentResources.com

AZ Lic. ROC070465 A, ROC047067 B-4; ADWR 363
CA Lic. 528080 A, C-42, HAZ
NV Lic. 0035350 A - NM Lic. 90504 GF04

An evolution of McGuckin Drilling

Percolation Test Results

Project Name:	Client:		A.R. Mays Construction
Location:	Lincoln & 56th St.	Date:	10/27/2015
City:	Paradise Valley	Project Number:	1510-002
Well Number:	# 1	Supervisor:	WL

Time	**Gallons** Cumulative Reading	Actual Rate (CFS)
1:35 PM	2170878	
1:40 PM	2171716	0.37
1:45 PM	2172567	0.38
1:50 PM	2173406	0.37
1:55 PM	2174171	0.34
2:00 PM	2174945	0.34
2:05 PM	2175698	0.34
2:10 PM	2176456	0.34
2:15 PM	2177217	0.34
2:20 PM	2177980	0.34
2:25 PM	2178746	0.34
2:30 PM	2179520	0.34
2:35 PM	2180301	0.35

TOTAL GALLONS USED: 9423

APPENDIX E

Excerpts of the Master Drainage Report for the Franciscan Renewal Center

MASTER DRAINAGE REPORT

April 2, 2015
2nd Revision: July 13, 2015
3rd Revision: August 18, 2015
4th Revision: September 18, 2015

FRANCISCAN RENEWAL CENTER

Paradise Valley & Maricopa County, Arizona

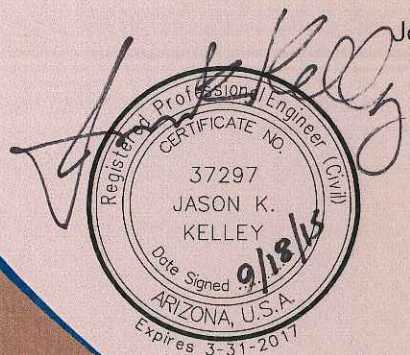
Prepared for:

Franciscan Renewal Center
5802 E. Lincoln Drive
Scottsdale, AZ 85253
(480) 948-7460

Prepared by:

Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
602.264.6831

Job #:1.01.0199206



CVL CONSULTANTS

Master Drainage Report
for
Franciscan Renewal Center

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Figure 2	Flood Insurance Rate Map (FIRM)
Figure 3	Existing Impervious Area
Figure 4	Proposed Impervious Areas

Appendices

Appendix A	NOAA Atlas 14 Data
Appendix B	On-site C factor calculations
Appendix C	Rational Calculations and Off-site C factor weighting
Appendix D	Detention Basin Volume and Rip-Rap Calculations
Appendix E	First Flush and Excerpts of the Franciscan Renewal Assisi Building Drainage Report

Plates

Plate 1	Offsite Watershed Map
Plate 2	Onsite Drainage Map



3.0 MANAGEMENT OF OFF-SITE RUNOFF

3.1. Off-site Hydrology

The off-site runoff impacting the site is from the mountains located on the north side of the site. The off-site area is covered with open space, residential houses and local streets. The off-site watershed areas were delineated using the 2 foot contours obtained from FCDMC. The total watershed area is less than 160 acres, hence the Maricopa County's Rational Method along with NOAA Atlas 14 precipitation values were used to determine the flows. The summary of offsite flows entering the subject site is shown in Appendices A & C.

The proposed conditions for off-site stormwater management consist of detention basins sized to attenuate the calculated off-site flows (see Appendix D). The design parameters for the basins are in accordance with the FCDMC standards (Reference 1).

As shown on Plate 2, the proposed Basins R1 and R2 are located in the northwest corner of the site to collect the off-site flow from the off-site sub-basin OFF2. These two retention basins collectively capture the entire flow. Basin R3 is proposed at the west end of the site to collect the off-site flow from the off-site sub-basins OFF3 and OFF4.

4.0 MANAGEMENT OF ON-SITE RUNOFF

4.1. On-site Hydrology

Basin R4 is proposed to collect onsite flows at the southwest area of the site (P-ON-3) (see Figure 4). Remaining on-site flow will drain towards the southeast corner of the site to point B (area ON2), and to the northeast through Point A (area ON1) as shown in Plate 2. Hydro flow has been used to simulate the flow under current conditions and proposed conditions at point A and point B and the runoff coefficient under proposed conditions is calculated to include all future phases of development (see Appendix B and Figures 3 & 4). A summary table for results is included on Plate 2. See CVL's grading plans for details of construction.

All retained water in basins R1, R2 and R3 will be discharged within 36 hours through a 12" diameter bleed off pipe with a 6" orifice opening on the upstream end as shown in the grading improvement plans prepared by CVL.

Basin R4 will retain one foot of water and will not require bleed off pipes or Drywells.

This master plan establishes a design of the site based on the criteria that the Post development flows leaving the site will be equal to or less than the pre-development flows (pre versus post) and each phase of development will provide first flush basins. The Franciscan Renewal Assisi Building was recently designed, approved, and constructed prior to the upstream basins with 100-year 2 hour retention. Now, as the proposed upstream basins will satisfy the Pre versus Post condition, CVL requests that the Franciscan Renewal Assisi Building Basins (R5-1 and R5-2) be changed to 1foot first flush basin (please refer to appendix E for R5-1 and R5-2 first flush calculations and excerpts of the Franciscan Renewal Assisi Building Drainage Report prepared by CVL)

Franciscan Renewal Center
100-Year, 2-Hour Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] P (inches)	Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
OFF2	18.80	0.67	2.22	**2.33**	**R1**	**3.0**	**0.28**	**0.58**	**1.29**
					R2	**3.0**	**0.19**	**0.48**	**1.00**
OFF3+OFF4	6.33	0.53	2.22	**0.62**	**R3**	**3.0**	**0.15**	**0.32**	**0.70**
P-ON-3	0.40	0.8	2.22	**0.06**	**R4**	**1.0**	**0.06**	**0.09**	**0.07**
TOTAL	**25.53**			**3.01**					**3.05**

Reference: Drainage Policies and Standards for Maricopa County, Arizona, Draft January 2013.
Drainage Design Manual for Maricopa County, Arizona, Hydrology, February, 2011.

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Weighted 100-year C-Value of 0.53 for residential areas and 0.95 for Infrastrucure Roads
   100-year runoff coefficients for portions of offsite from Table 3.2 and 3.3 for NHS and NMT landuses;
3. Estimated 100-year, 2-hour precipitation depth, P= 2.22 inches per
   NOAA Atlas 14; For first flush basins, P= 1.0 inches.
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. V_P = D x (A_{TOP} + A_{BOTT})/2= retention volume provided in acre-ft.
6. Proposed retention basins.
7. Rainfall Intensity per hydrology calculations located in Appendix B, in/hr.

Weighted C coefficient:

	Area (ac)	Weighted C
OFF2	18.8	0.67
NMT	5.76	0.90
NHS	3.08	0.70
LDR	9.99	0.53

OFF1	22.8	0.71
NMT	9.35	0.90
NHS	4.34	0.70
LDR	9.07	0.53

Notes: Areas from slope analysis in Civil3D (see Appendix C).
OFF1 for reference only - not used to size R1 or R2.

Franciscan Renewal Center
Bubbler Structure Percolation and Drain-down Time

Retention Basin ID	Bottom Area [1] (ft^2)	Volume Required [2] (ft^3)	Percolation Rate [3] (in/hr)	Drain Time [4] (hr)
Basin R-3 Bubbler Box	36.0	206.4	1.9	35.5

.

Notes:
(1) Area of well-graded AB layer below Bubbler Structure
(2) Volume of Bubbler Pipe and Bubbler Structure with WSE at Grate Elev
Pipe L = 245 ft; Pipe A = 0.79 sf; Pipe V = 193
Bubbler Box Volume = 2*2*3.5 = 14 cf
Total Volume Required = 206.4
(3) Percolation rate of 3.8 inches/hour based on soil sampling in vicinity;
Design Factor of 0.5 per Table 6.16, Policies and Standards.
(4) Drain time per Eq. 6.17, Policies and Standards.

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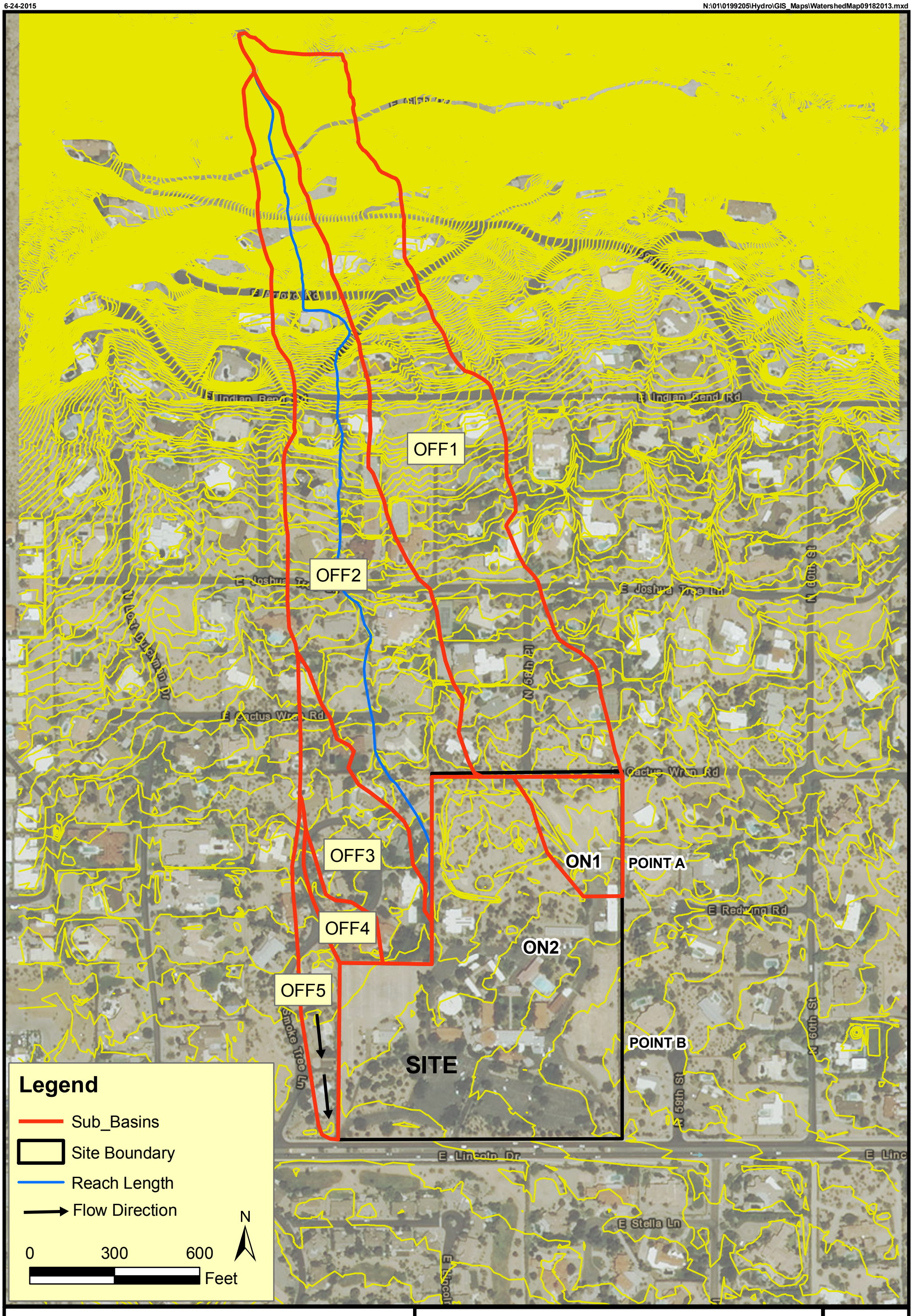

OFFSITE WATERSHED MAP	**FRANSISCAN RENEWAL CENTER**	JOB NO. 01-0199205
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	**COE & VAN LOO** PLANNING · ENGINEERING · LANDSCAPE ARCHITECTURE	PLATE 1 83

LEGEND

- DRAINAGE BOUNDARY
- P-ON-1 — DRAINAGE ID
- ONSITE FLOW
- OFFSITE FLOW
- NEW CONSTRUCTION

PEAK FLOWS SUMMARY	
EX Q_{100} TO A	78.43 CFS
PROP Q_{100} TO A	78.43 CFS
EX Q_{100} TO B	141.43 CFS
PROP Q_{100} TO B	104.00 CFS

50' 25' 0 50'
SCALE: 1" = 50'

P-ON-3
0.4 ACRES

BASIN R4
HW=1368.25
BOT=1367.25
V=0.07AC-FT
Vp=0.07AC-FT

BASIN R4

BASIN R3

BASIN R2
HW=1372.0
BOT=1369.0
V=2.13AC-FT
Vp=1.02AC-FT

BASIN R1
HW=1374.0
BOT=1371.0
V=4.15AC-FT
Vp=1.26AC-FT

P-ON-2
21.1 ACRES

P-ON-1
2.67 ACRES

BASIN R5-1
HW=1362.0
BOT=1361.0
V=0.040AC-FT(T)
Vp=0.022AC-FT

BASIN R5-2
HW=1362.5
BOT=1361.5
V=0.040AC-FT(T)
Vp=0.015AC-FT

EX. RESIDENTIAL

EX. RESIDENTIAL

72 cfs Sheet Flow

96 cfs Sheet Flow

LINCOLN DRIVE

58TH PLACE

CACTUS WREN ROAD

POINT B HISTORIC OUTFALL

POINT A HISTORIC OUTFALL

CVL CONSULTANTS
4550 North 12th Street
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www.cvlci.com

NO. | REVISION | DATE

Coe & Van Loo Consultants, Inc.

FRANCISCAN RENEWAL CENTER

TOWN OF PARADISE VALLEY, ARIZONA

ONSITE DRAINAGE MAP

PLATE 2

CVL Contact: JOE PAPPAS
CVL Project #: 01-0199205
CVL File #:

PROJECT NO. 01-0199205

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Printed By: DeniseM Print Date: August 19, 2015 Filename: N:\01\0199205\CADD\WS.DRAIN.ONSITE 07-12-2015.dwg

PLATE

LEGEND

———	DRAINAGE BOUNDARY
(A)	SUB-WATERSHED ID
→	ONSITE FLOW
R-A	RETENTION BASIN ID
CB-1 / GR-1	CATCH BASIN / GRATE ID
SC-1	SCUPPER ID
SD-OUT	STORMDRAIN OUTLET ID
▭	STORM DRAIN

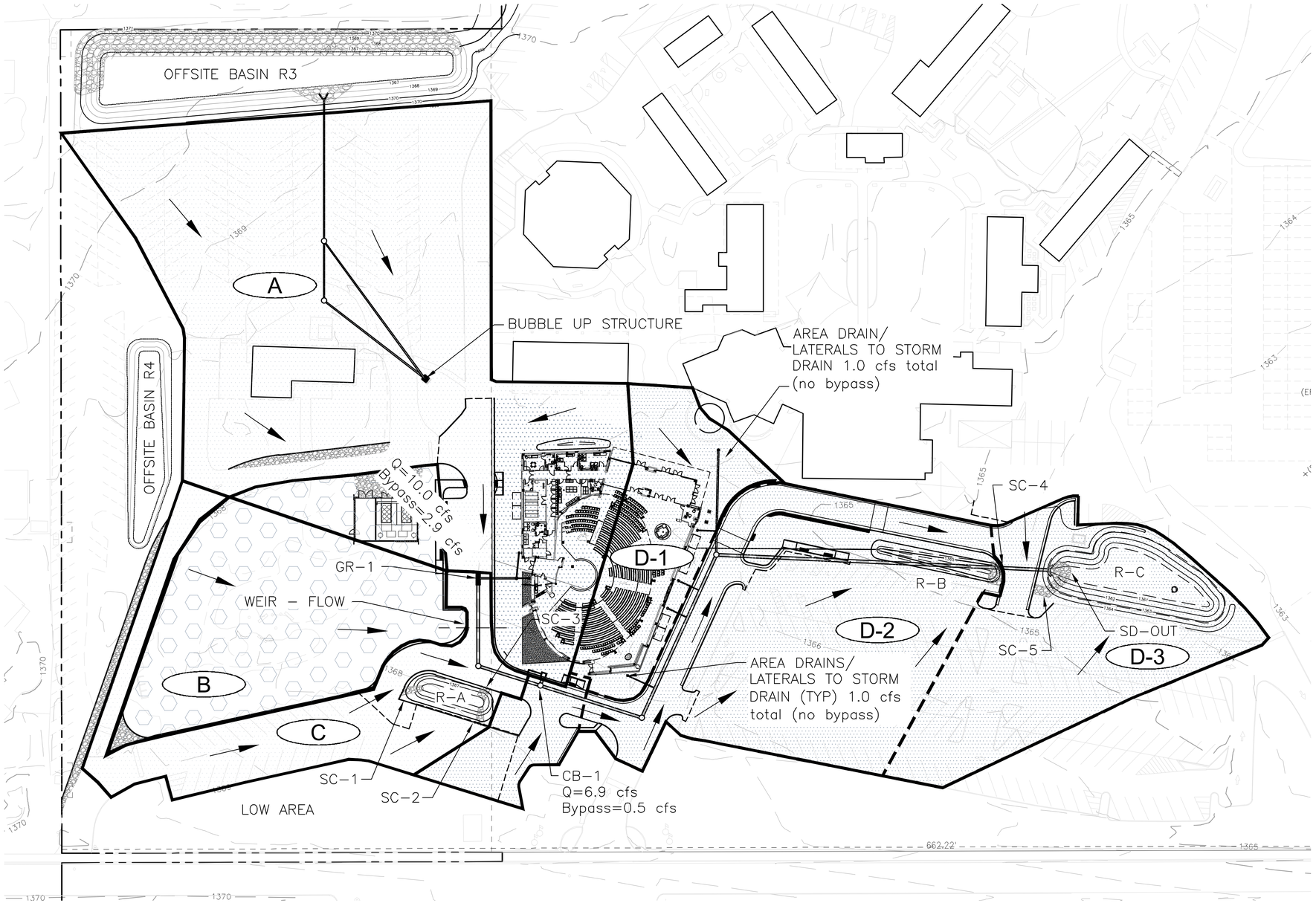
N

40' 20' 0 40'

SCALE: 1" = 40'

ONSITE SUBBASIN TABLE		
I.D.	AREA	C
A	2.28 ac	0.92
B	0.66 ac	0.65
C	0.51 ac	0.95
D	2.21 ac	0.95
D1	0.39 ac	0.95
D2	1.05 ac	0.95
D3	0.77 ac	0.95

NOTE: SEE "APPENDIX D" FOR RETENTION VOLUME CALCULATIONS



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Phoenix, Arizona 85014
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DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

NEW CHURCH
ONSITE DRAINAGE MAP

FRANCISCAN RENEWAL CENTER
TOWN OF PARADISE VALLEY, ARIZONA

PLATE 1

CVL Contact: JASON KELLEY
CVL Project #: 01-0199205
CVL File #:

PROJECT NO. 01-0199205

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Printed By: JasonK Print Date: November 20, 2015 Filename: N:\01\0199205\Hydro\CADD\HS DRAIN ONSITE 151119.dwg

MASTER DRAINAGE REPORT

April 2, 2015
2nd Revision: July 13, 2015
3rd Revision: August 18, 2015
4th Revision: September 18, 2015

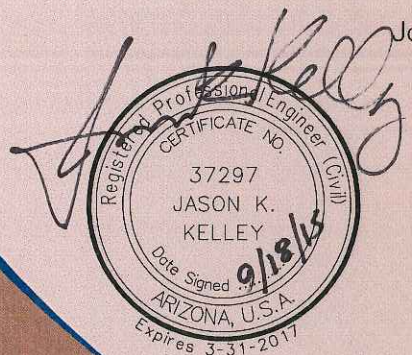
FRANCISCAN RENEWAL CENTER

Paradise Valley & Maricopa County, Arizona

Prepared for:
Franciscan Renewal Center
5802 E. Lincoln Drive
Scottsdale, AZ 85253
(480) 948-7460

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
602.264.6831

Job #:1.01.0199206



CVL CONSULTANTS

Master Drainage Report
for
Franciscan Renewal Center

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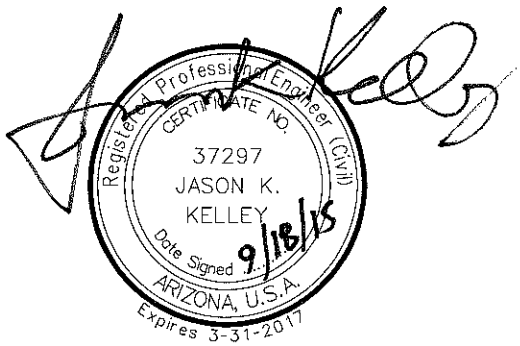


1.0 INTRODUCTION

1.1. Scope

Coe & Van Loo, Consultants, Inc. (CVL) has been contracted by Franciscan Renewal Center to provide engineering services in support of the proposed new facilities (the site). The purpose of this report is to provide hydrologic information of the proposed improvements of the site. In addition, this report addresses off-site runoff and on-site retention requirements.

1.2. Site Location

The site is located within a portion of the Town of Paradise Valley jurisdiction and a portion of Maricopa County jurisdiction, Arizona. The site is bounded on the north by East Cactus Wren Road and private land owners, on the south by the East Lincoln Drive, on the west by private land owners, and on the east by private land owners (see Figure 1). In addition, the site is located in the southeast quarter of the northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Meridian.

1.3. Proposed Development

The proposed development will be constructed in multiple phases. The first phase consisted of the construction of the Assisi Lodging Building that was approved and completed in March 2015. The second phase includes the construction of the permanent retention basins. The future phases will include the construction of new buildings, access roads, and parking areas throughout the site.

1.4. Regulatory Jurisdiction

The Drainage Report has been prepared and the site will be designed in accordance with the current versions of the Maricopa County Drainage Policies and Standards (Reference 3), Drainage Design Manuals for Maricopa County, Volume 1 – Hydrology (Reference 1) and Volume 2 – Hydraulics (Reference 2) and Section 1205 of the Maricopa County Zoning Ordinance.

In addition and based on a meeting with the Maricopa County Building Department that took place on January 8, 2013, it was agreed to:

- Design the site on pre-developed versus post-developed flow conditions by reducing the impact of the offsite flow and detaining it upstream at the north edge of the site and therefore reducing the post developed peak flows downstream.
- It was also agreed that first flush would be addressed with each phase of development.

2.0 EXISTING CONDITIONS

The site is a church campus, which slopes generally southeasterly. The existing on-site runoff that emerges from the church facilities and open areas flows in a southeasterly direction to the east property line near the south end of the site. The on-site runoff is not retained. The offsite runoff flows through the site freely and not through any conveyance systems. All flows discharge towards the adjacent private properties to the east. The off-site runoff flows in a southeasterly direction through the site (Plate 1). The off-site runoff exits the site at two locations; the northeast and southeast corners of the site (referred to as point A and point B respectively in our calculations and maps).

3.0 MANAGEMENT OF OFF-SITE RUNOFF

3.1. Off-site Hydrology

The off-site runoff impacting the site is from the mountains located on the north side of the site. The off-site area is covered with open space, residential houses and local streets. The off-site watershed areas were delineated using the 2 foot contours obtained from FCDMC. The total watershed area is less than 160 acres, hence the Maricopa County's Rational Method along with NOAA Atlas 14 precipitation values were used to determine the flows. The summary of offsite flows entering the subject site is shown in Appendices A & C.

The proposed conditions for off-site stormwater management consist of detention basins sized to attenuate the calculated off-site flows (see Appendix D). The design parameters for the basins are in accordance with the FCDMC standards (Reference 1).

As shown on Plate 2, the proposed Basins R1 and R2 are located in the northwest corner of the site to collect the off-site flow from the off-site sub-basin OFF2. These two retention basins collectively capture the entire flow. Basin R3 is proposed at the west end of the site to collect the off-site flow from the off-site sub-basins OFF3 and OFF4.

4.0 MANAGEMENT OF ON-SITE RUNOFF

4.1. On-site Hydrology

Basin R4 is proposed to collect onsite flows at the southwest area of the site (P-ON-3) (see Figure 4). Remaining on-site flow will drain towards the southeast corner of the site to point B (area ON2), and to the northeast through Point A (area ON1) as shown in Plate 2. Hydro flow has been used to simulate the flow under current conditions and proposed conditions at point A and point B and the runoff coefficient under proposed conditions is calculated to include all future phases of development (see Appendix B and Figures 3 & 4). A summary table for results is included on Plate 2. See CVL's grading plans for details of construction.

All retained water in basins R1, R2 and R3 will be discharged within 36 hours through a 12" diameter bleed off pipe with a 6" orifice opening on the upstream end as shown in the grading improvement plans prepared by CVL.

Basin R4 will retain one foot of water and will not require bleed off pipes or Drywells.

This master plan establishes a design of the site based on the criteria that the Post development flows leaving the site will be equal to or less than the pre-development flows (pre versus post) and each phase of development will provide first flush basins. The Franciscan Renewal Assisi Building was recently designed, approved, and constructed prior to the upstream basins with 100-year 2 hour retention. Now, as the proposed upstream basins will satisfy the Pre versus Post condition, CVL requests that the Franciscan Renewal Assisi Building Basins (R5-1 and R5-2) be changed to 1foot first flush basin (please refer to appendix E for R5-1 and R5-2 first flush calculations and excerpts of the Franciscan Renewal Assisi Building Drainage Report prepared by CVL)

5.0 FLOOD ZONE INFORMATION

The Maricopa County, Arizona and Incorporated Areas, Flood Insurance Rate Map (FIRM), Community-Panel Number 04013C1765L, Map Revised October 16, 2013 (Reference 5), indicates the subject site falls within Zone X (see Figure 2).

Zone X within the project area is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood".

6.0 SUMMARY AND CONCLUSIONS

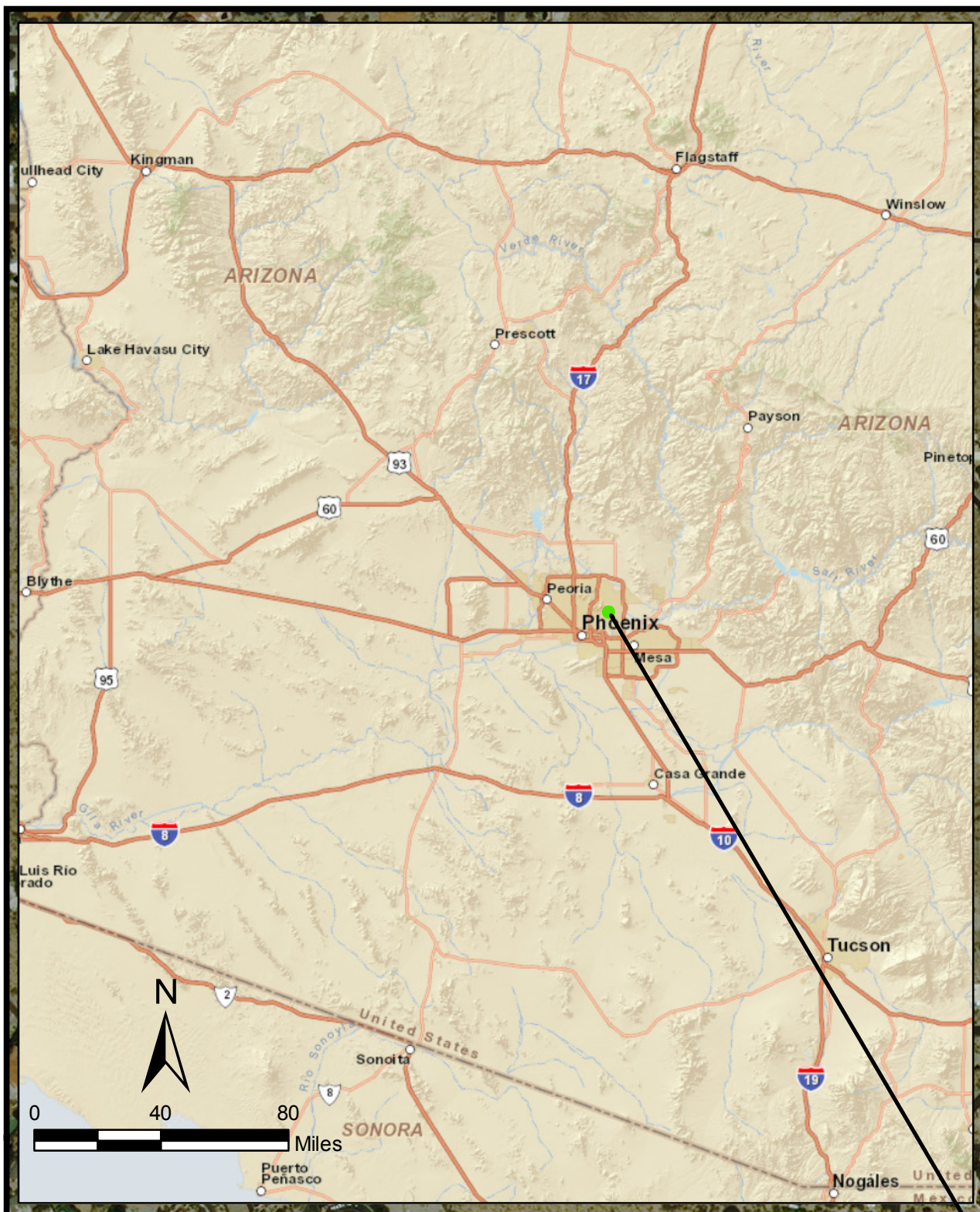
1. Off-site storm water runoff entering the site from the north is proposed to be collected onsite along the north property line in Basins (R1,R2 and R3).
2. The proposed 100 year peak flow from onsite and offsite leaving the site (includes future phases) is equal or less than the current 100 year peak discharge. (See Plate 2-Peak Flows Summary Table).
3. On-site runoff from the southwest corner of the site will be collected in proposed Basin R4 and the remaining on-site runoff will exit the site towards point A and point B as delineated in the drainage maps Plate 1 and Plate 2.
4. The Franciscan Renewal Assisi Building Basin is changed from a 100-year 2 hour basin to the first flush Basins R5-1 and R5-2.
5. First flush shall be addressed with each phase of the development.

REFERENCES

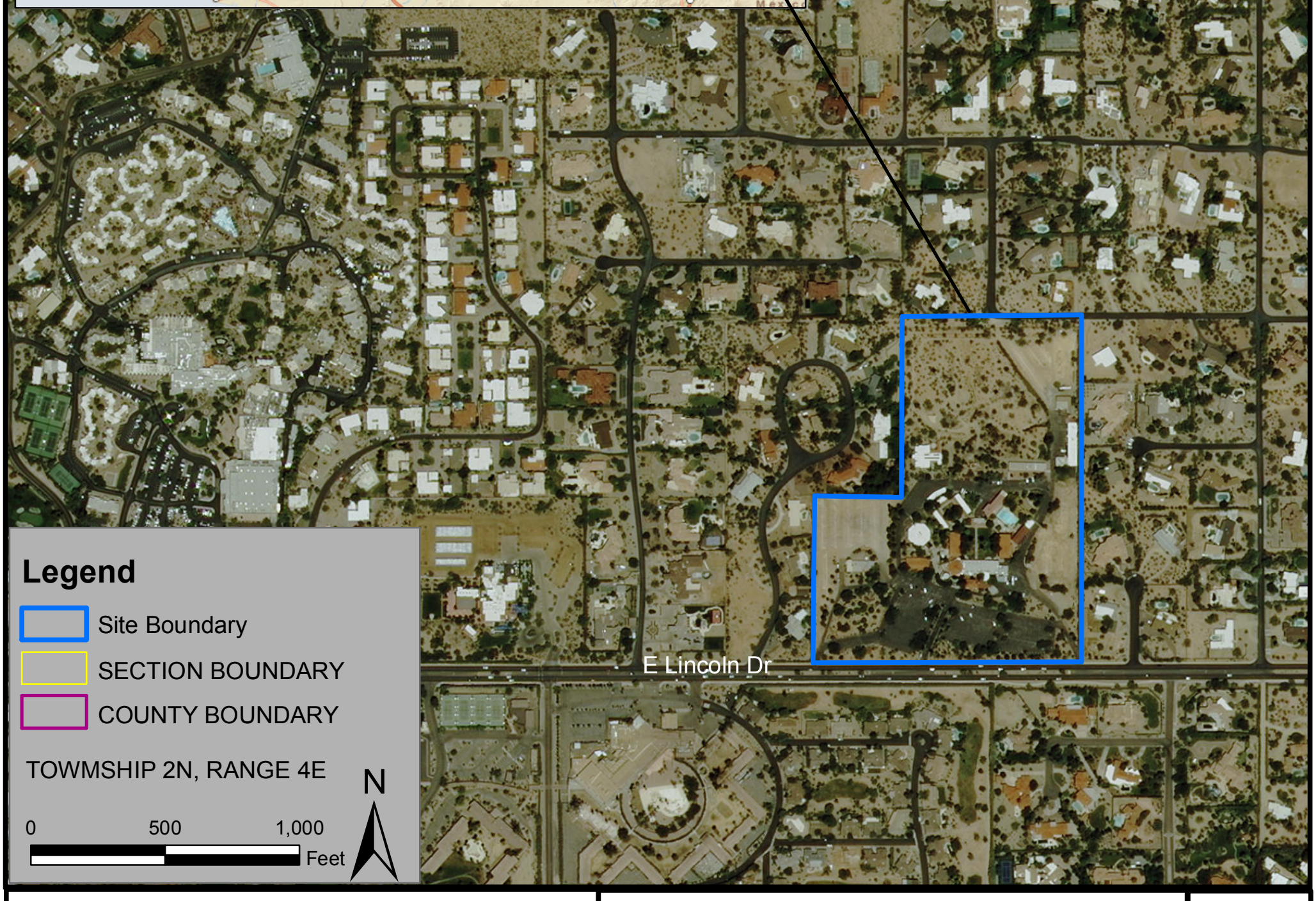
1. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology,* February 2011.
2. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics,* January 1996 (Effective).
3. Flood Control District of Maricopa County (FCDMC), *Drainage Policies and Standards for Maricopa County, Arizona,* January 2007 (Effective).
4. Federal Emergency Management Agency (FEMA), *Flood Insurance Rate Map (FIRM), Maricopa County, Arizona, and Incorporated Areas, Community Panel Number 04013C1765L*, Map Revised October 16, 2013.
5. Coe & Van Loo Consultants Inc., *Final Drainage Report for Franciscan Renewal Center Assisi Building, June 2014.*

FIGURES

N:\01\0199205\Hydro\GIS_Maps\Fig1.mxd







Legend

- Site Boundary
- SECTION BOUNDARY
- COUNTY BOUNDARY

TOWMSHIP 2N, RANGE 4E

0 500 1,000 Feet

N

LOCATION MAP

FRANCISCAN RENEWAL CENTER

JOB NO. 01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
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FIGURE 1

05/20/20´97

N:\01\0199205\Hydro\GIS_Maps\Fig2 FIMA MAP.mxd

QUARTZ MOUNTAIN

E HUMM

ISE VALLEY

E UPPER GLEN RD

E GLEN DR

E ARROYO RD PL

N 59TH PL

57TH

E INDIAN BEND RD

24524-1

24523-1M

N 58TH PL

N E JOSHUA TREE ST

LN E JOSH

62ND ST

SITE

E CACTUS WREN RD

N LOST DUTCHMAN RD

E 60TH

CACTUS WREN RD N

N CARDINAL DR W

CARDINAL DR E

N

E REDWING RD

N 61ST ST

MARRIOT RESORT HOTEL CONDOMINIUM

24534-1

E LINCOLN

N 59TH ST DR

9

E STELLA LN

N 61ST PL

HUNT

MARICOPA COUNTY
UNINCORPORATED AREAS
040037

ST

56TH

59TH PL

CLUB

E NAUNI VALLEY DR

N

E Lincoln Dr

E SOLCITO LN

NAUNI VALLEY DR N

DU1787

24

0 500 1,000 Feet

N

NFIP

PANEL 1765L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 1765 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1765	L
PARADISE VALLEY, TOWN OF	040049	1765	L
PHOENIX, CITY OF	040051	1765	L
SCOTTSDALE, CITY OF	040012	1765	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C1765L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

FRANCISCAN RENEWAL CENTER

JOB NO.
01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

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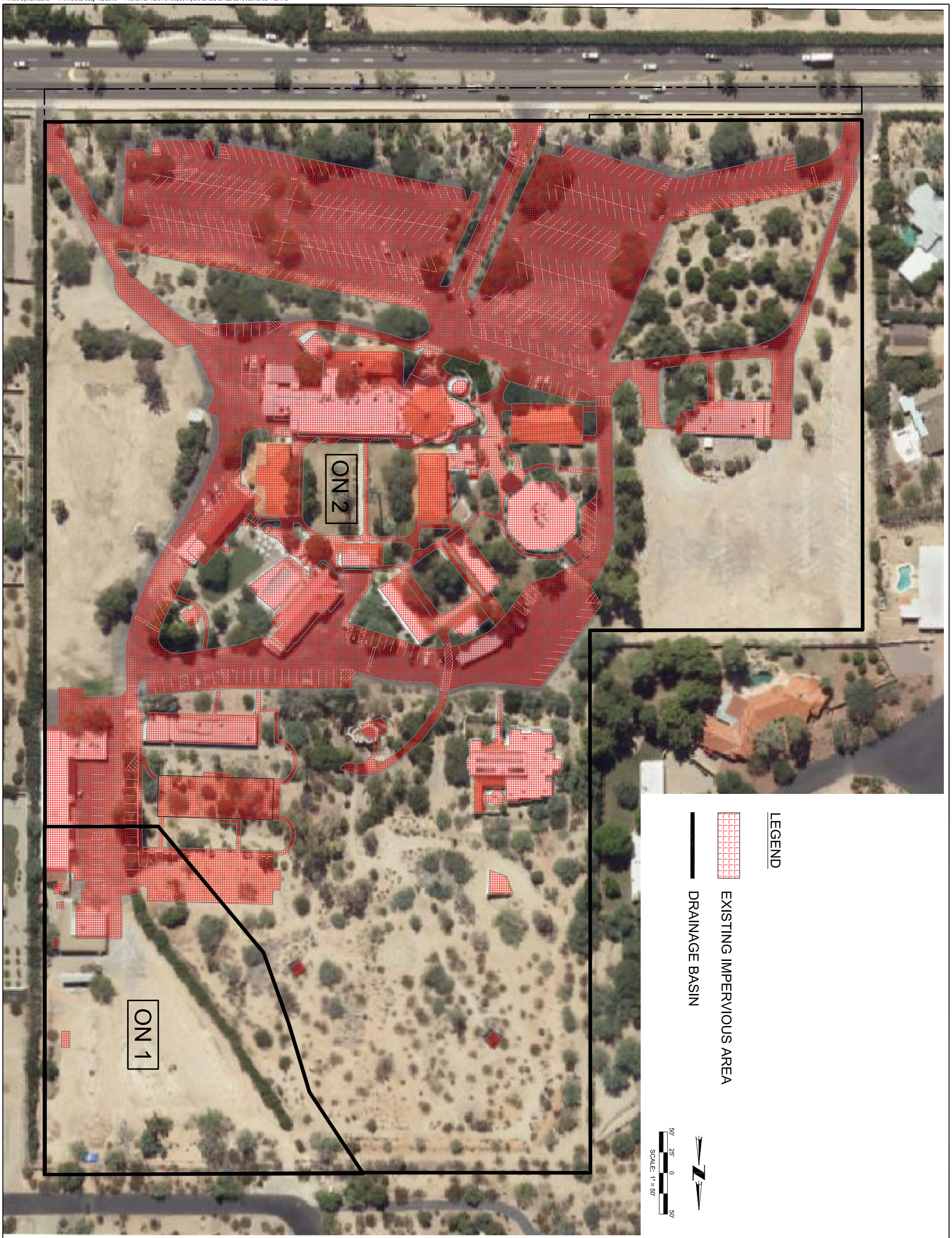
FIGURE 2

05/20/20**98**

Printed By: **Emeline** Print Date: **July 10, 2015** Filename: **N:\01\0199205\Hydro\CADD\DX.EXISTING.RUNOFF.DWG**



Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

FIGURE 3

CVL Contact: JOE PAPPAS
CVL Project #: 01-0199205
CVL File #:

EXISTING IMPERVIOUS AREA

FRANCISCAN RENEWAL CENTER

TOWN OF PARADISE VALLEY, ARIZONA

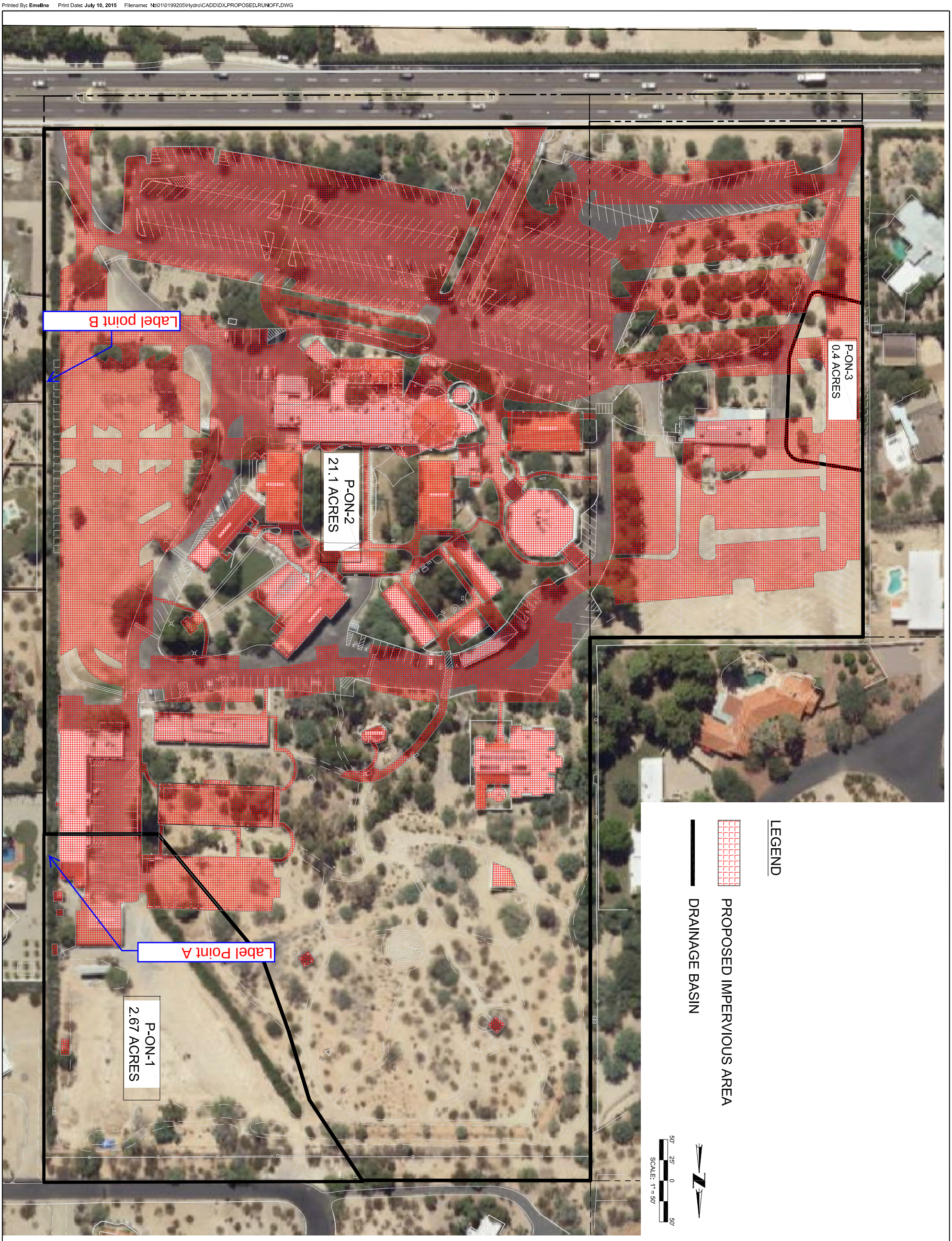
NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PROJECT NO. 01-0199205

Printed By: **Emeline** Print Date: **July 10, 2015** Filename: **N:\01\0199205\Hydro\CADD\DX.PROPOSED.RUNOFF.DWG**



Call at least two full working days before you begin excavation. Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

FIGURE 4

CVL Contact: JOE PAPPAS
CVL Project #: 01-0199205
CVL File #:

PROPOSED IMPERVIOUS AREA

FRANCISCAN RENEWAL CENTER

TOWN OF PARADISE VALLEY, ARIZONA

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PROJECT NO. 01-0199205

APPENDICES

APPENDIX A

NOAA Atlas 14 Data

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, US*
Latitude: 33.5382°, Longitude: -111.9562°
Elevation: 1440 ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.189** (0.158–0.231)	**0.247** (0.208–0.302)	**0.335** (0.279–0.408)	**0.403** (0.334–0.488)	**0.494** (0.402–0.596)	**0.564** (0.454–0.676)	**0.635** (0.502–0.760)	**0.707** (0.550–0.845)	**0.805** (0.609–0.963)	**0.879** (0.652–1.05)
10-min	**0.287** (0.240–0.352)	**0.377** (0.316–0.460)	**0.511** (0.425–0.621)	**0.613** (0.508–0.743)	**0.752** (0.612–0.907)	**0.859** (0.690–1.03)	**0.967** (0.764–1.16)	**1.08** (0.837–1.29)	**1.23** (0.927–1.47)	**1.34** (0.992–1.60)
15-min	**0.357** (0.298–0.436)	**0.467** (0.392–0.570)	**0.633** (0.527–0.770)	**0.761** (0.629–0.921)	**0.932** (0.759–1.12)	**1.07** (0.856–1.28)	**1.20** (0.947–1.43)	**1.34** (1.04–1.60)	**1.52** (1.15–1.82)	**1.66** (1.23–1.99)
30-min	**0.481** (0.401–0.587)	**0.628** (0.528–0.768)	**0.852** (0.710–1.04)	**1.02** (0.847–1.24)	**1.26** (1.02–1.51)	**1.43** (1.15–1.72)	**1.61** (1.28–1.93)	**1.80** (1.40–2.15)	**2.05** (1.55–2.45)	**2.23** (1.66–2.68)
60-min	**0.595** (0.497–0.727)	**0.778** (0.654–0.950)	**1.06** (0.878–1.28)	**1.27** (1.05–1.54)	**1.55** (1.27–1.87)	**1.77** (1.43–2.13)	**2.00** (1.58–2.39)	**2.23** (1.73–2.66)	**2.53** (1.92–3.03)	**2.76** (2.05–3.31)
2-hr	**0.689** (0.584–0.824)	**0.892** (0.757–1.07)	**1.19** (1.01–1.42)	**1.42** (1.19–1.69)	**1.74** (1.43–2.05)	**1.97** (1.61–2.33)	**2.22** (1.78–2.61)	**2.47** (1.95–2.90)	**2.80** (2.16–3.30)	**3.06** (2.31–3.63)
3-hr	**0.757** (0.639–0.917)	**0.970** (0.823–1.18)	**1.27** (1.07–1.54)	**1.51** (1.26–1.82)	**1.85** (1.52–2.20)	**2.11** (1.72–2.51)	**2.39** (1.91–2.84)	**2.68** (2.10–3.18)	**3.08** (2.34–3.66)	**3.40** (2.53–4.05)
6-hr	**0.912** (0.785–1.08)	**1.15** (0.997–1.37)	**1.48** (1.27–1.74)	**1.73** (1.48–2.03)	**2.08** (1.75–2.43)	**2.36** (1.95–2.74)	**2.64** (2.16–3.07)	**2.93** (2.35–3.42)	**3.33** (2.60–3.88)	**3.64** (2.78–4.25)
12-hr	**1.02** (0.890–1.20)	**1.29** (1.12–1.51)	**1.64** (1.41–1.90)	**1.91** (1.64–2.21)	**2.27** (1.93–2.62)	**2.55** (2.14–2.94)	**2.84** (2.35–3.27)	**3.13** (2.56–3.61)	**3.52** (2.80–4.08)	**3.82** (2.99–4.46)
24-hr	**1.22** (1.06–1.43)	**1.55** (1.35–1.82)	**2.01** (1.74–2.37)	**2.37** (2.05–2.79)	**2.88** (2.47–3.38)	**3.27** (2.79–3.84)	**3.69** (3.13–4.33)	**4.12** (3.46–4.84)	**4.71** (3.91–5.53)	**5.19** (4.26–6.11)
2-day	**1.32** (1.15–1.54)	**1.69** (1.47–1.97)	**2.22** (1.93–2.59)	**2.65** (2.29–3.08)	**3.24** (2.79–3.77)	**3.72** (3.18–4.31)	**4.22** (3.58–4.90)	**4.74** (3.99–5.51)	**5.48** (4.56–6.38)	**6.07** (5.00–7.08)
3-day	**1.41** (1.23–1.64)	**1.80** (1.57–2.09)	**2.38** (2.06–2.76)	**2.84** (2.46–3.30)	**3.49** (3.01–4.05)	**4.02** (3.43–4.66)	**4.58** (3.88–5.31)	**5.17** (4.35–6.00)	**6.00** (4.98–6.96)	**6.67** (5.49–7.76)
4-day	**1.49** (1.30–1.73)	**1.91** (1.67–2.22)	**2.53** (2.20–2.93)	**3.03** (2.62–3.51)	**3.74** (3.22–4.34)	**4.32** (3.69–5.00)	**4.93** (4.19–5.71)	**5.59** (4.70–6.49)	**6.51** (5.41–7.54)	**7.27** (5.98–8.44)
7-day	**1.69** (1.46–1.97)	**2.16** (1.87–2.52)	**2.87** (2.47–3.34)	**3.44** (2.96–4.00)	**4.25** (3.63–4.94)	**4.90** (4.17–5.69)	**5.60** (4.73–6.50)	**6.35** (5.31–7.39)	**7.40** (6.11–8.61)	**8.25** (6.75–9.61)
10-day	**1.82** (1.58–2.11)	**2.33** (2.02–2.71)	**3.09** (2.67–3.58)	**3.70** (3.19–4.28)	**4.55** (3.90–5.25)	**5.24** (4.47–6.03)	**5.97** (5.06–6.89)	**6.74** (5.67–7.78)	**7.83** (6.50–9.03)	**8.70** (7.15–10.1)
20-day	**2.25** (1.97–2.59)	**2.90** (2.53–3.34)	**3.84** (3.35–4.42)	**4.55** (3.95–5.23)	**5.52** (4.77–6.33)	**6.25** (5.39–7.17)	**7.01** (6.01–8.06)	**7.78** (6.63–8.95)	**8.82** (7.45–10.2)	**9.63** (8.07–11.1)
30-day	**2.64** (2.29–3.03)	**3.40** (2.96–3.91)	**4.49** (3.90–5.15)	**5.33** (4.62–6.11)	**6.45** (5.56–7.39)	**7.31** (6.28–8.37)	**8.20** (7.02–9.38)	**9.11** (7.75–10.4)	**10.3** (8.73–11.8)	**11.3** (9.45–12.9)
45-day	**3.04** (2.66–3.48)	**3.92** (3.44–4.49)	**5.18** (4.53–5.92)	**6.11** (5.34–6.99)	**7.35** (6.39–8.40)	**8.29** (7.18–9.47)	**9.24** (7.96–10.6)	**10.2** (8.75–11.7)	**11.5** (9.76–13.2)	**12.4** (10.5–14.3)
60-day	**3.35** (2.95–3.81)	**4.33** (3.81–4.93)	**5.71** (5.02–6.49)	**6.72** (5.89–7.64)	**8.03** (7.02–9.12)	**9.00** (7.84–10.2)	**9.99** (8.65–11.4)	**11.0** (9.46–12.5)	**12.2** (10.5–14.0)	**13.2** (11.2–15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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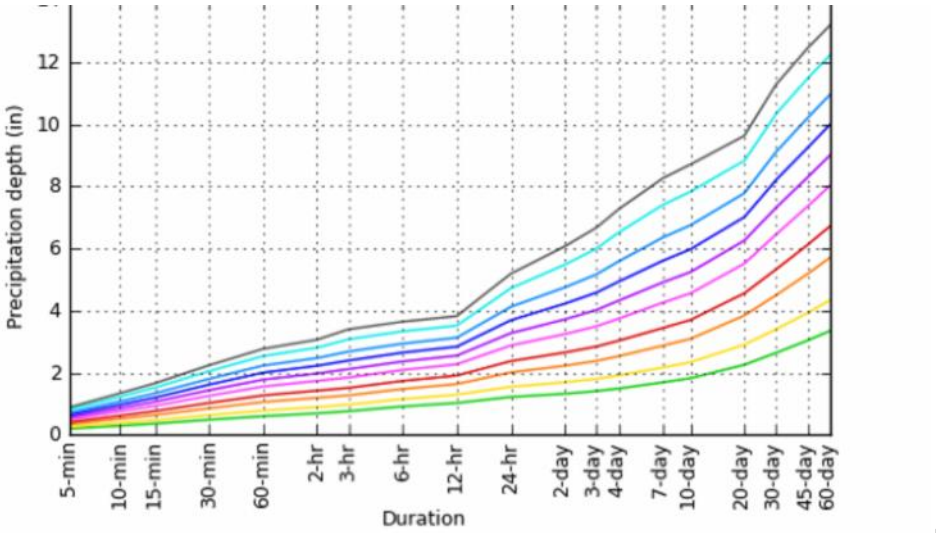
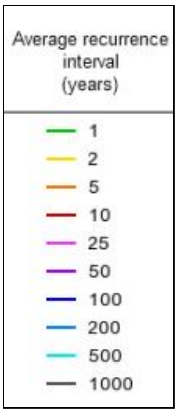
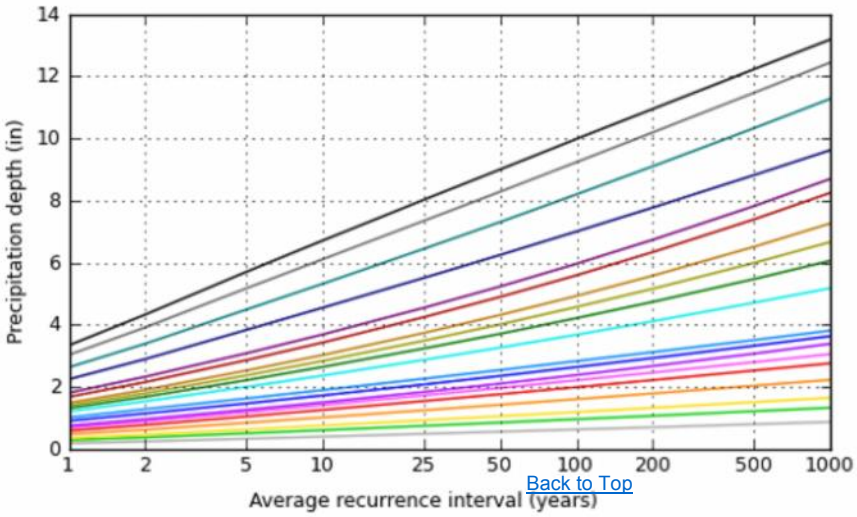
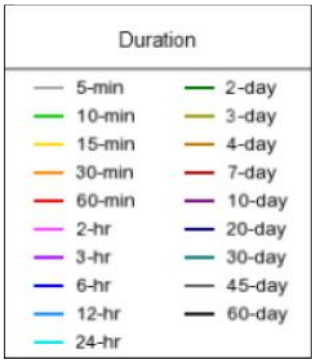
PF graphical









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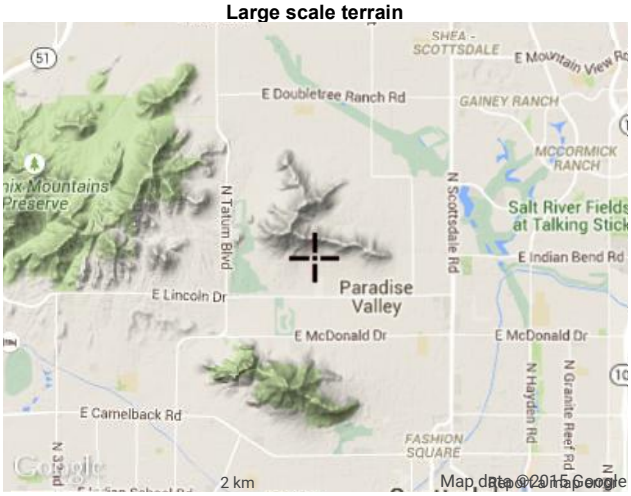
Maps & aerials

NOAA Atlas 14, Volume 1, Version 5 Created (GMT): Tue Jun 30 15:31:36 2015

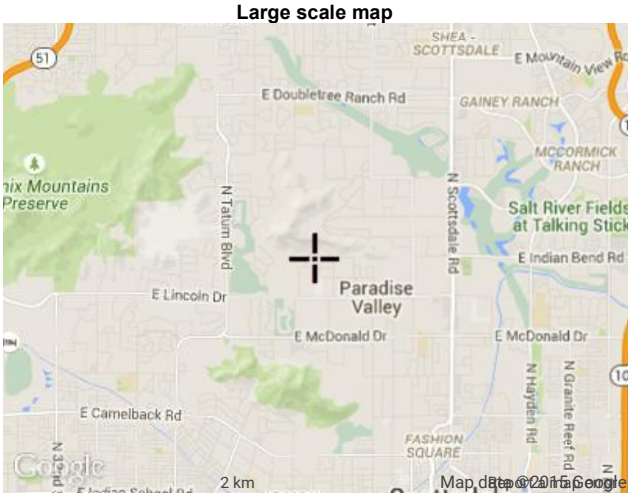
Small scale terrain



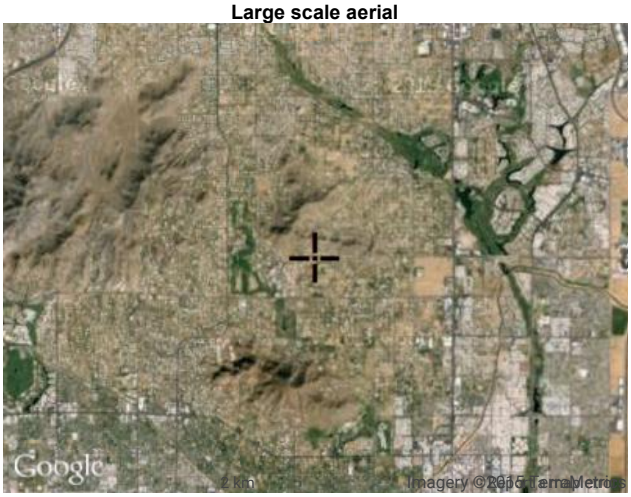
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910

APPENDIX B

On-site C Factor Calculations

Franciscan Renewal Center

On-site Runoff Coefficient Factor Calculation

	EX-0N-1	EX-ON-2	P-ON-1	P-ON-2	P-ON-3
TOT AREA (ac.)	2.67	21.50	2.67	21.10	0.40
A @ C=0.95	0.36	8.01	0.36	10.47	0.27
A @ C=0.5	2.31	13.49	2.31	10.63	0.13
Computed C	0.56	0.67	0.56	0.72	0.80

EX-ON= EXISTING ONSITE

P-ON= PROPOSED ONSITE

Note: See Figure 3 and 4.

APPENDIX C

Rational Calculations and Off-site C factor Weighting

SUMMARY OF RATIONAL METHOD PEAK FLOW HYDROLOGY

Franciscan Renewal Center - Existing Conditions

CP Concentration Point	Sub- basin Area (ac)	Water Course Length ft	High Elevation ft	Low Elevation ft	Roughness, Kb	C Weighted Runoff Coefficient			i Intensity (in/hr)			Tc Time of Concentration (min)			Q Peak Flow Rate (cfs)		
						Return Period			Return Period			Return Period			Return Period		
						10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year
OFF1	22.60	3072	2059	1375.5	0.1161 (C)	0.57	0.68	0.71	3.4	5.1	5.9	11.9	10.2	9.7	44	79	96
EX-ON-1	2.67	800	1376	1369	0.0373 (A)	0.45	0.54	0.56	4	6	6.9	8.7	7.5	7	5	9	10
OFF2	18.80	3280	1986	1371	0.1181 (C)	0.54	0.64	0.67	3.2	4.9	5.7	13.4	11.4	10.8	33	59	71
OFF3	5.23	1345	1394	1369.5	0.132 (C)	0.42	0.51	0.53	2.7	4	4.7	20	17.2	16.3	6	11	13
OFF4	1.10	523	1380	1371	0.149 (C)	0.42	0.51	0.53	3.4	5	5.8	12.5	10.7	10.1	2	3	3
EX-ON-2	21.50	1300	1378	1361	0.0317 (A)	0.54	0.64	0.67	3.9	5.9	6.8	9.1	7.7	7.3	45	81	98

Reference: Drainage Design Manual for Maricopa County, Hydrology, August 15, 2013

Notes:

T_c = Time of concentration = $11.4L^{0.5}K_b^{0.52}S^{-0.31}i^{-0.38}$ (Equation 3.2, Papadakis and kazan equation, 1987)

L = Length of the longest flow path, miles.

S = Watercourse slope, feet/mile.

K_b = Watershed resistance coefficient = $m\log_{10}A + b$, where A= drainage area in acres, m and b values from (Table 3.1).

Q = Peak discharge = C*I*A, cfs. (Equation 3.1)

i = Average rainfall intensity, in in/hr, lasting for a T_c. Determined using the I-D-F curve from the NOAA Atlas 14 PRECIPITATION FREQUENCY ESTIMATES

C = On-site runoff coefficient per impervious areas and Land use category; off-site based on slope analysis.

SUMMARY OF RATIONAL METHOD PEAK FLOW HYDROLOGY

Franciscan Renewal Center - Proposed Conditions

CP Concentration Point	Sub- basin Area (ac)	Water Course Length ft	High Elevation ft	Low Elevation ft	Roughness, Kb	C Weighted Runoff Coefficient			i Intensity (in/hr)			Tc Time of Concentration (min)			Q Peak Flow Rate (cfs)		
						Return Period			Return Period			Return Period			Return Period		
						10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year
OFF1	22.60	3072	2059	1375.5	0.1161 (C)	0.57	0.69	0.71	3.4	5.1	5.9	11.9	10.2	9.7	44	79	96
P-ON-1	2.67	800	1376	1369	0.0373 (A)	0.45	0.54	0.56	4	6	6.9	8.7	7.5	7	5	9	10
OFF2	18.80	3280	1986	1371	0.1181 (C)	0.54	0.64	0.67	3.2	4.9	5.7	13.4	11.4	10.8	33	59	71
OFF3	5.23	1345	1394	1369.5	0.132 (C)	0.42	0.51	0.53	2.7	4	4.7	20	17.2	16.3	6	11	13
OFF4	1.10	523	1380	1371	0.149 (C)	0.42	0.51	0.53	3.4	5	5.8	12.5	10.7	10.1	2	3	3
P-ON-2	21.10	1300	1378	1361	0.0317 (A)	0.58	0.69	0.72	3.9	5.9	6.8	9.1	7.8	7.3	47	85	104
P-ON-3	0.40	62	1370	1368.25	0.0425 (A)	0.64	0.77	0.8	4.8	6.7	7.7	5	5	5	1	2	2

Reference: Drainage Design Manual for Maricopa County, Hydrology, August 15, 2013

Notes:

T_c = Time of concentration = $11.4L^{0.5}K_b^{0.52}S^{-0.31}i^{-0.38}$ (Equation 3.2, Papadakis and kazan equation, 1987)

L = Length of the longest flow path, miles.

S = Watercourse slope, feet/mile.

K_b = Watershed resistance coefficient = $m\log_{10}A + b$, where A= drainage area in acres, m and b values from (Table 3.1).

Q = Peak discharge = C*I*A, cfs. (Equation 3.1)

i = Average rainfall intensity, in in/hr, lasting for a T_c. Determined using the I-D-F curve from the NOAA Atlas 14 PRECIPITATION FREQUENCY ESTIMATES

C = On-site runoff coefficient per impervious areas and Land use category; off-site based on slope analysis.

Weighted C coefficient:

	Area (ac)	Weighted C
OFF2 Basin - Landuse	18.8	0.67
NMT	5.76	0.90
NHS	3.08	0.70
LDR	9.99	0.53

OFF1 Basin - Landuse	22.8	0.71
NMT	9.35	0.90
NHS	4.34	0.70
LDR	9.07	0.53

Notes: Areas from slope analysis in Civil3D - (see Exhibit - 'Weighted C Slope Analysis', Appendix C).
OFF1 for reference only - not used to size R1 or R2.



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	4.99%	1816771.58	
2	5.00%	9.99%	607905.89	
3	10.00%	2400.00%	1097868.01	

SCALE: N.T.S.

EXHIBIT

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

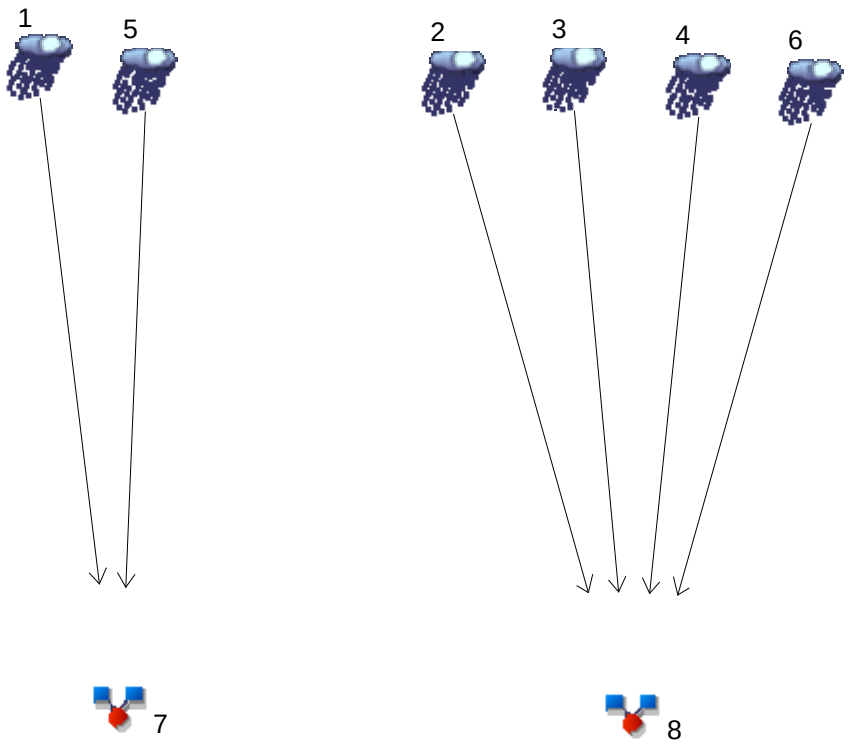
FRANCISCAN RENEWAL CENTER

WEIGHTED 'C' SLOPE ANALYSIS

CVL CONSULTANTS

1 OF 1

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Manual	OFF1
2	Manual	OFF2
3	Manual	OFF3
4	Manual	OFF4
5	Manual	Ex-ON-1
6	Manual	Ex-ON-2
7	Combine	OFF1 and Ex-ON-1 (Point A)
8	Combine	OFF2, OFF3, OFF4 and Ex-ON-2 (Point B)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

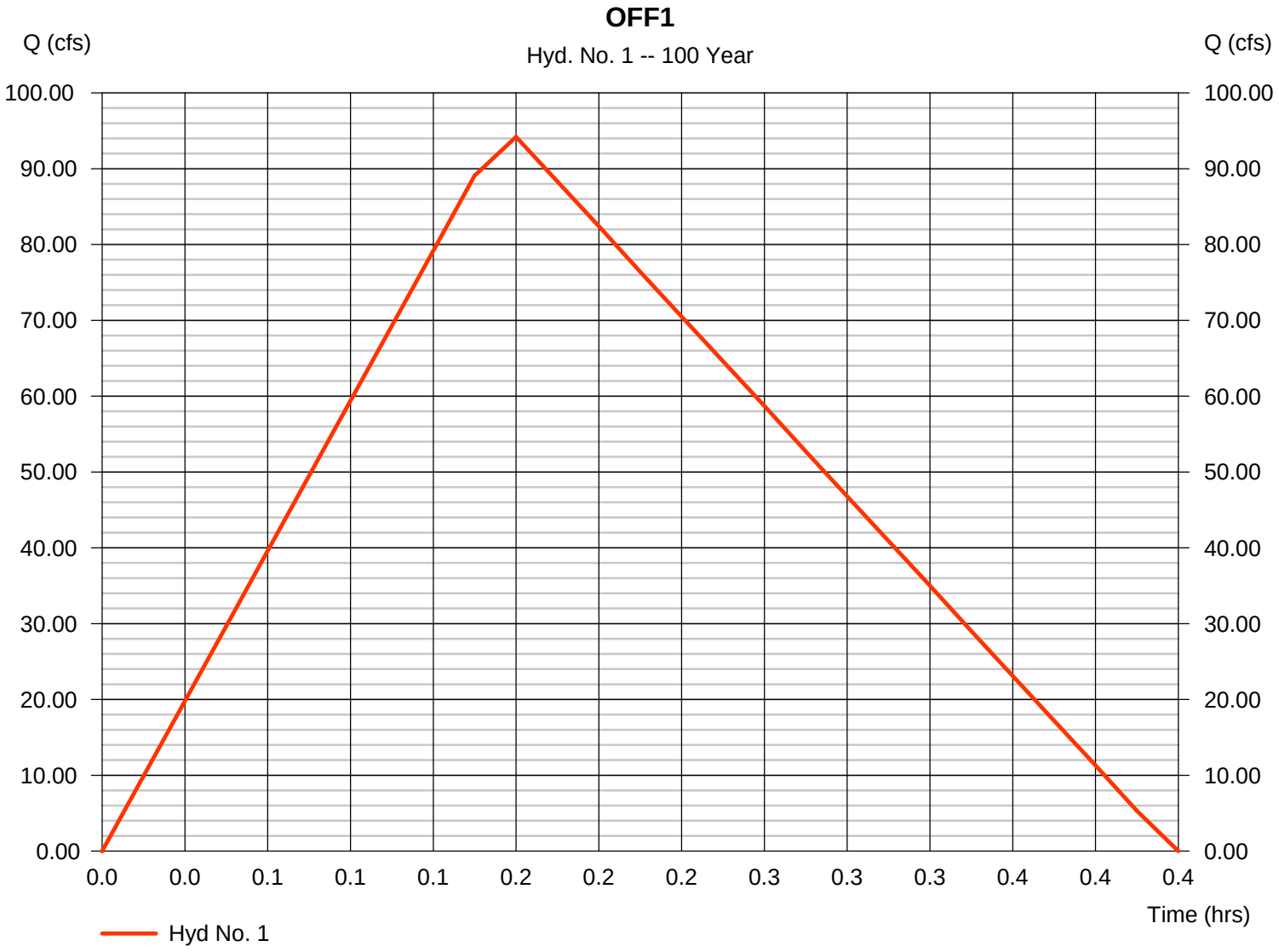
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Manual	94.20	1	10	74,514	------	------	------	OFF1
2	Manual	70.20	1	11	61,380	------	------	------	OFF2
3	Manual	13.00	1	16	16,665	------	------	------	OFF3
4	Manual	3.000	1	10	2,403	------	------	------	OFF4
5	Manual	10.00	1	7	5,612	------	------	------	Ex-ON-1
6	Manual	98.00	1	7	55,002	------	------	------	Ex-ON-2
7	Combine	101.63	1	10	80,126	1, 5,	------	------	OFF1 and Ex-ON-1 (Point A)
8	Combine	151.79	1	7	135,450	2, 3, 4, 6,	------	------	OFF2, OFF3, OFF4 and Ex-ON-2 (Po

Hydrograph Report

Hyd. No. 1

OFF1

Hydrograph type	= Manual	Peak discharge	= 94.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.17 hrs
Time interval	= 1 min	Hyd. volume	= 74,514 cuft

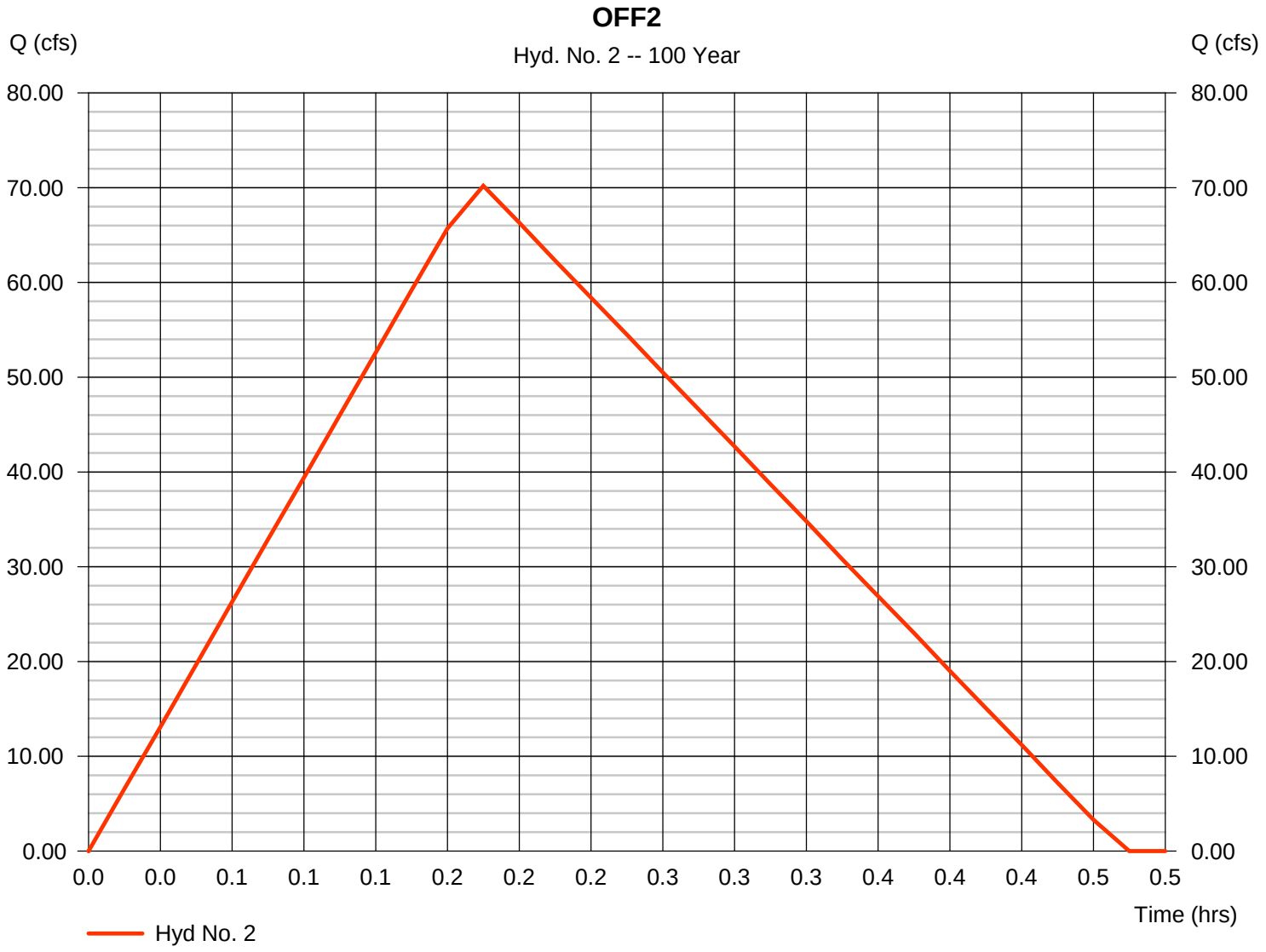


Hydrograph Report

Hyd. No. 2

OFF2

Hydrograph type	= Manual	Peak discharge	= 70.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.18 hrs
Time interval	= 1 min	Hyd. volume	= 61,380 cuft

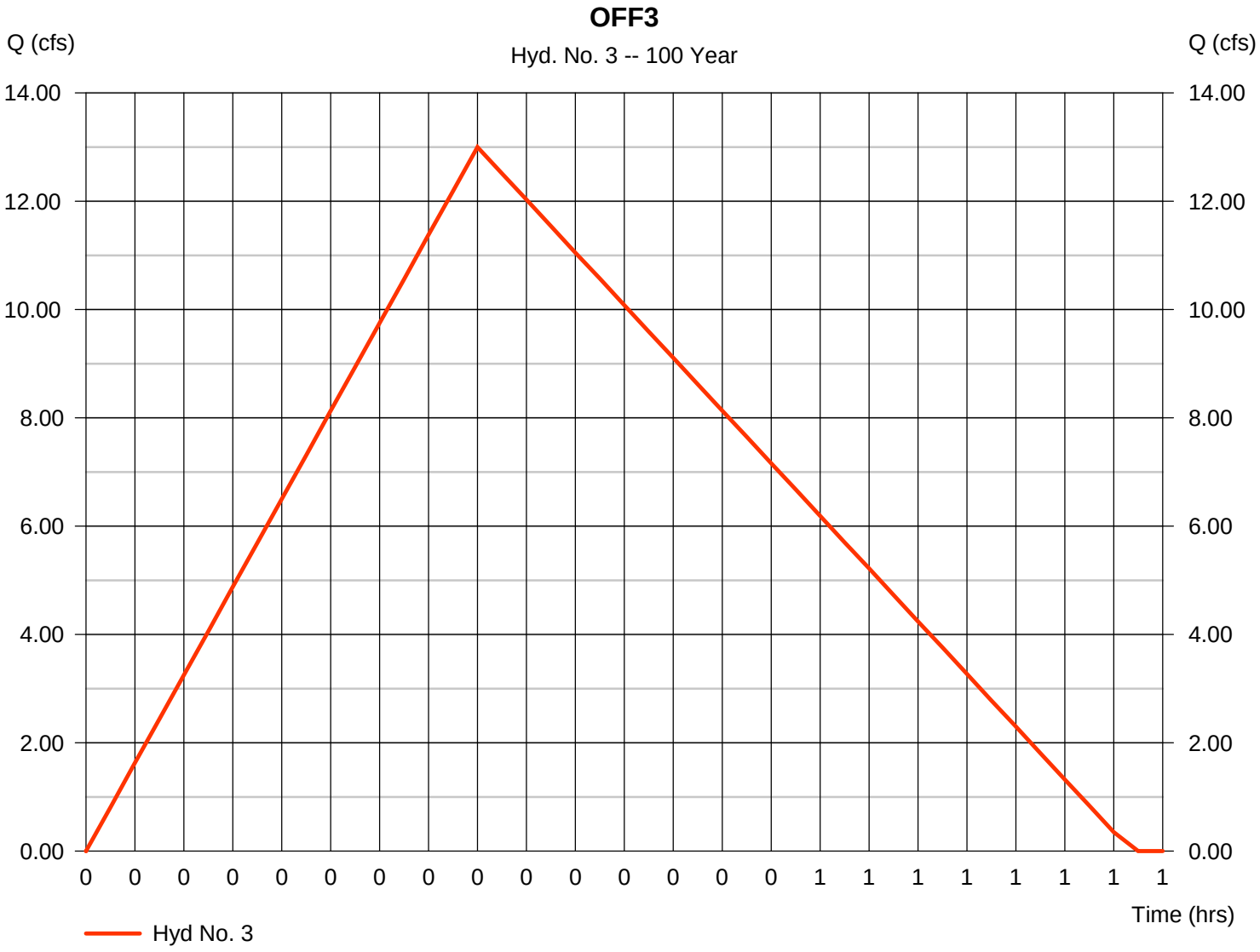


Hydrograph Report

Hyd. No. 3

OFF3

Hydrograph type	= Manual	Peak discharge	= 13.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.27 hrs
Time interval	= 1 min	Hyd. volume	= 16,665 cuft

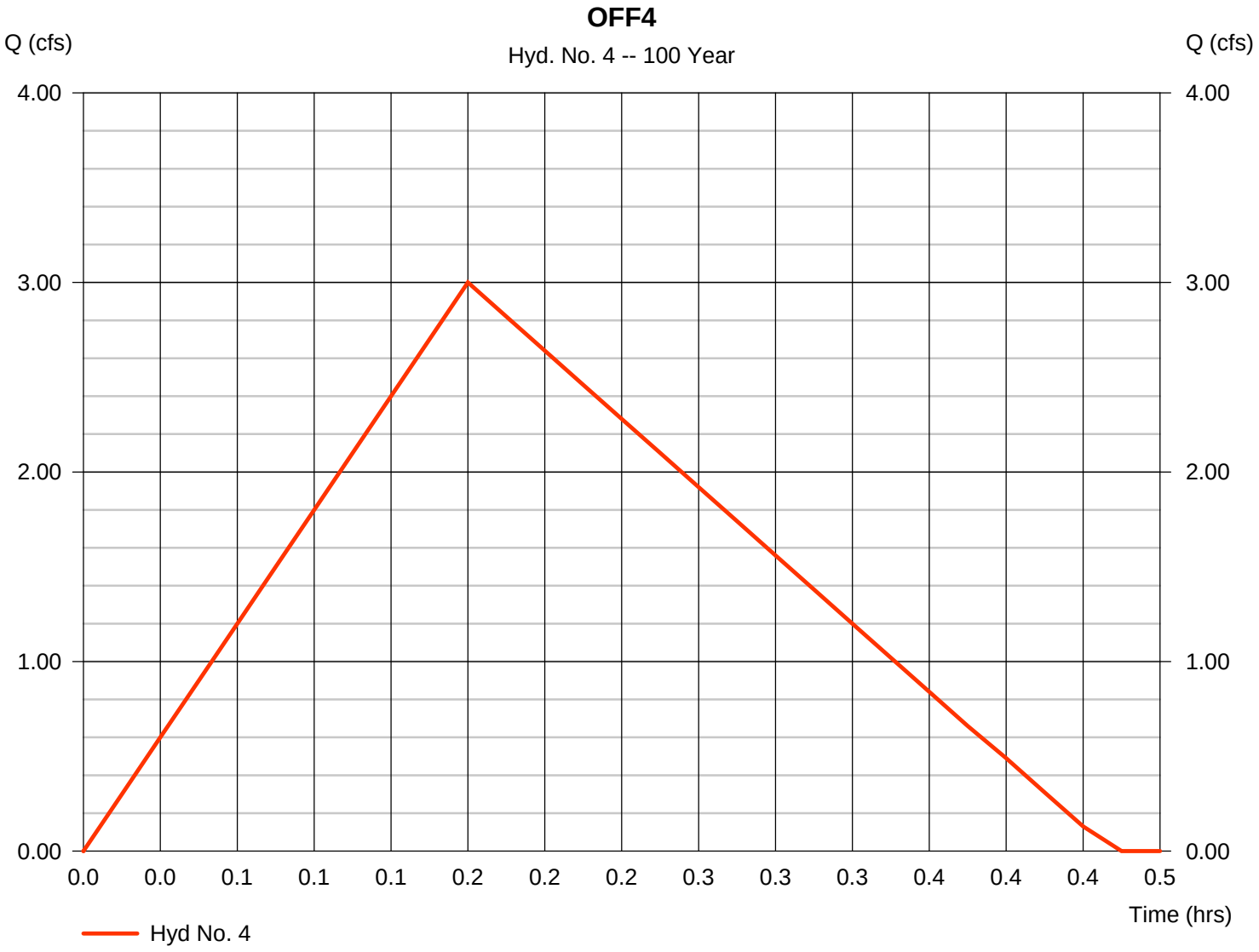


Hydrograph Report

Hyd. No. 4

OFF4

Hydrograph type	= Manual	Peak discharge	= 3.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.17 hrs
Time interval	= 1 min	Hyd. volume	= 2,403 cuft

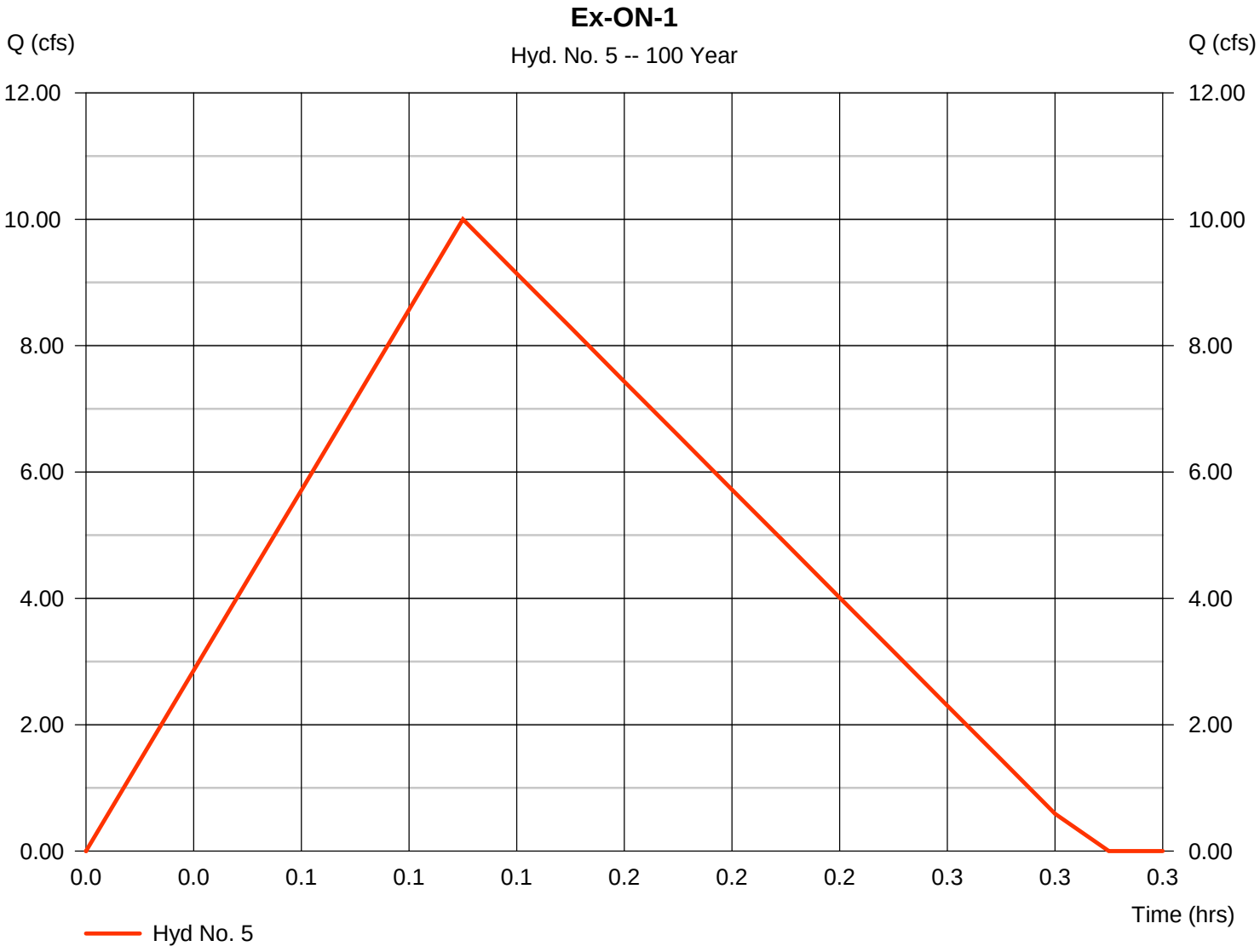


Hydrograph Report

Hyd. No. 5

Ex-ON-1

Hydrograph type	= Manual	Peak discharge	= 10.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.12 hrs
Time interval	= 1 min	Hyd. volume	= 5,612 cuft

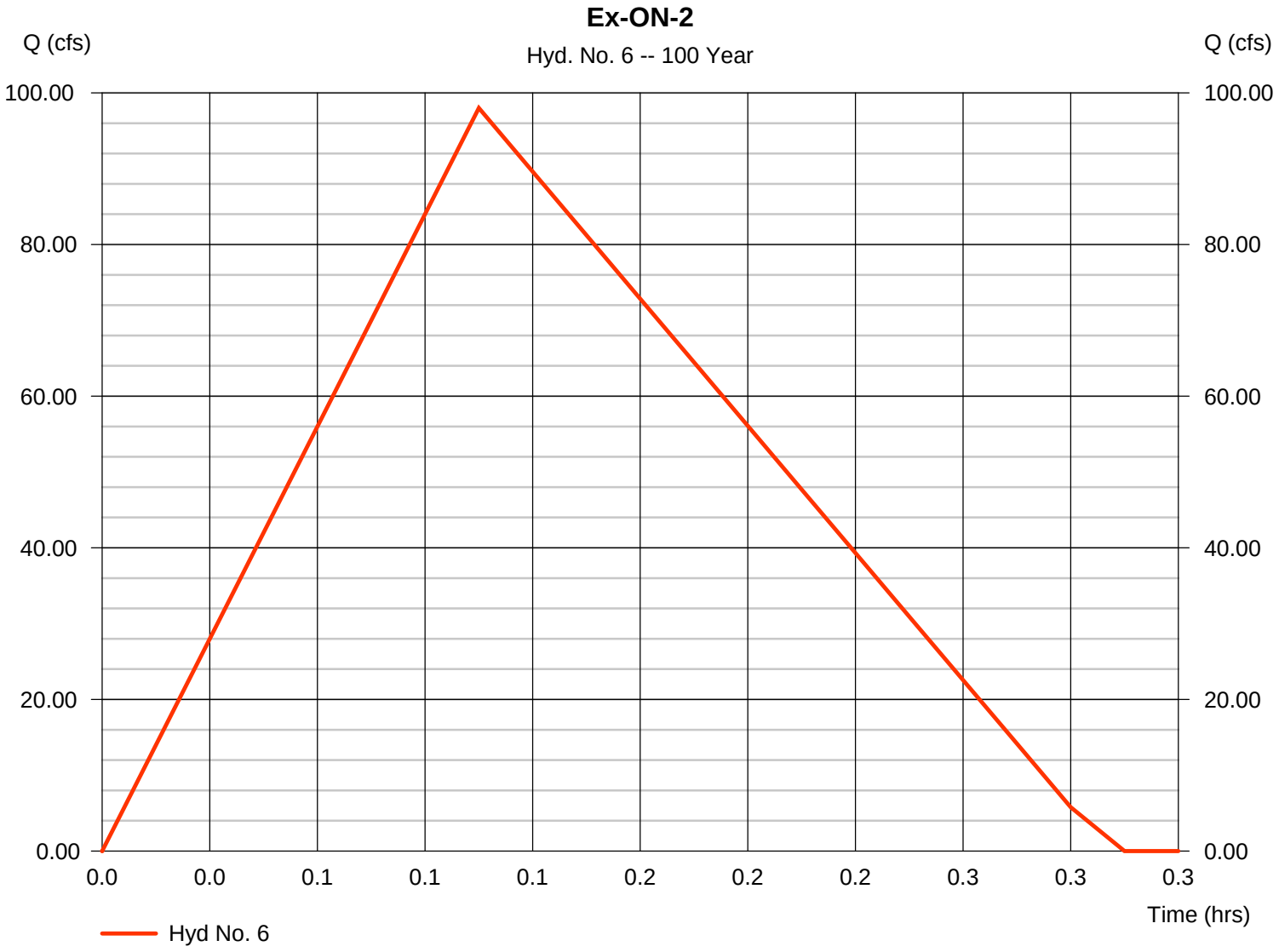


Hydrograph Report

Hyd. No. 6

Ex-ON-2

Hydrograph type	= Manual	Peak discharge	= 98.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.12 hrs
Time interval	= 1 min	Hyd. volume	= 55,002 cuft

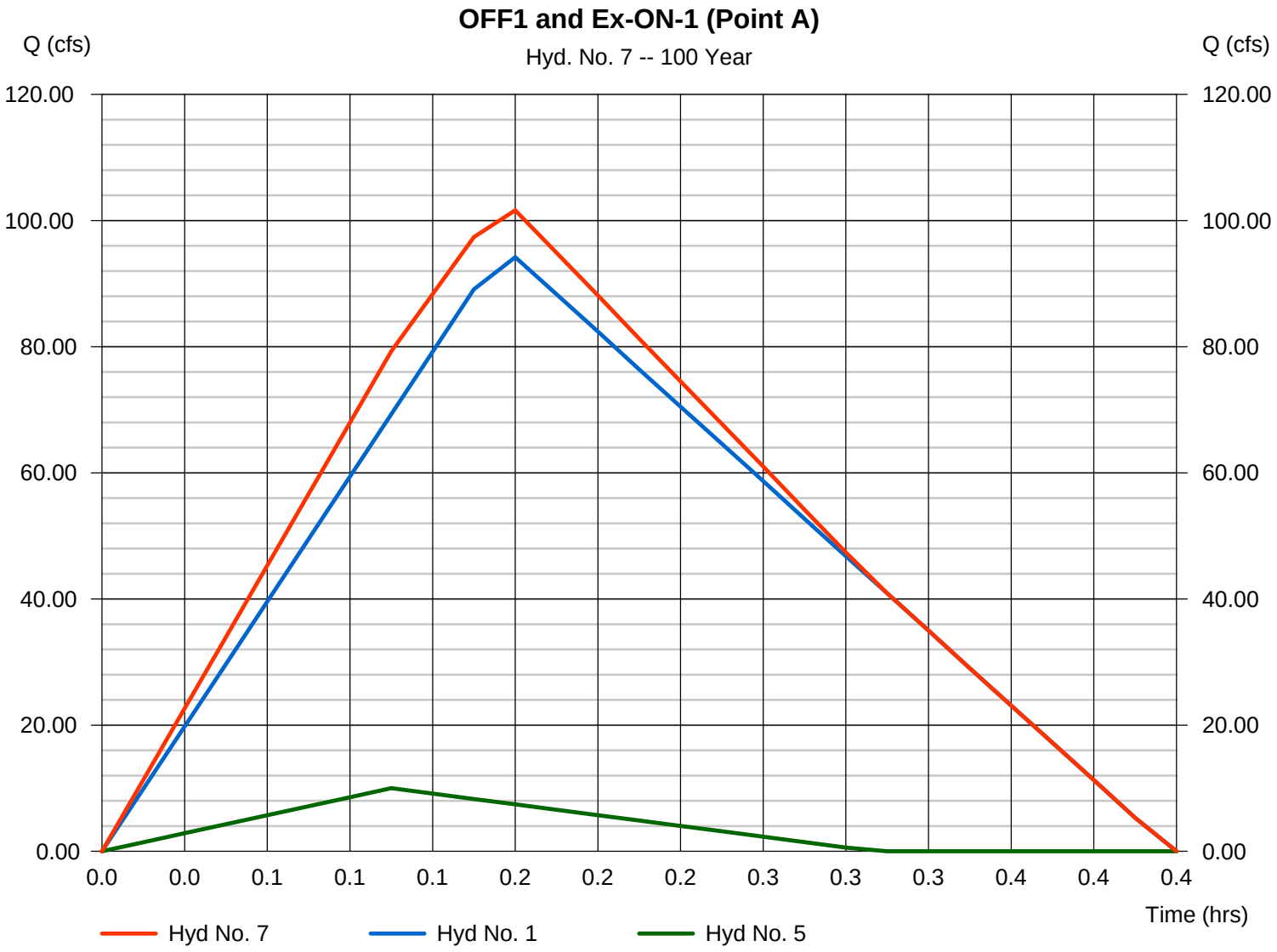


Hydrograph Report

Hyd. No. 7

OFF1 and Ex-ON-1 (Point A)

Hydrograph type	=	Combine	Peak discharge	=	101.63 cfs
Storm frequency	=	100 yrs	Time to peak	=	0.17 hrs
Time interval	=	1 min	Hyd. volume	=	80,126 cuft
Inflow hyds.	=	1, 5	Contrib. drain. area	=	0.000 ac

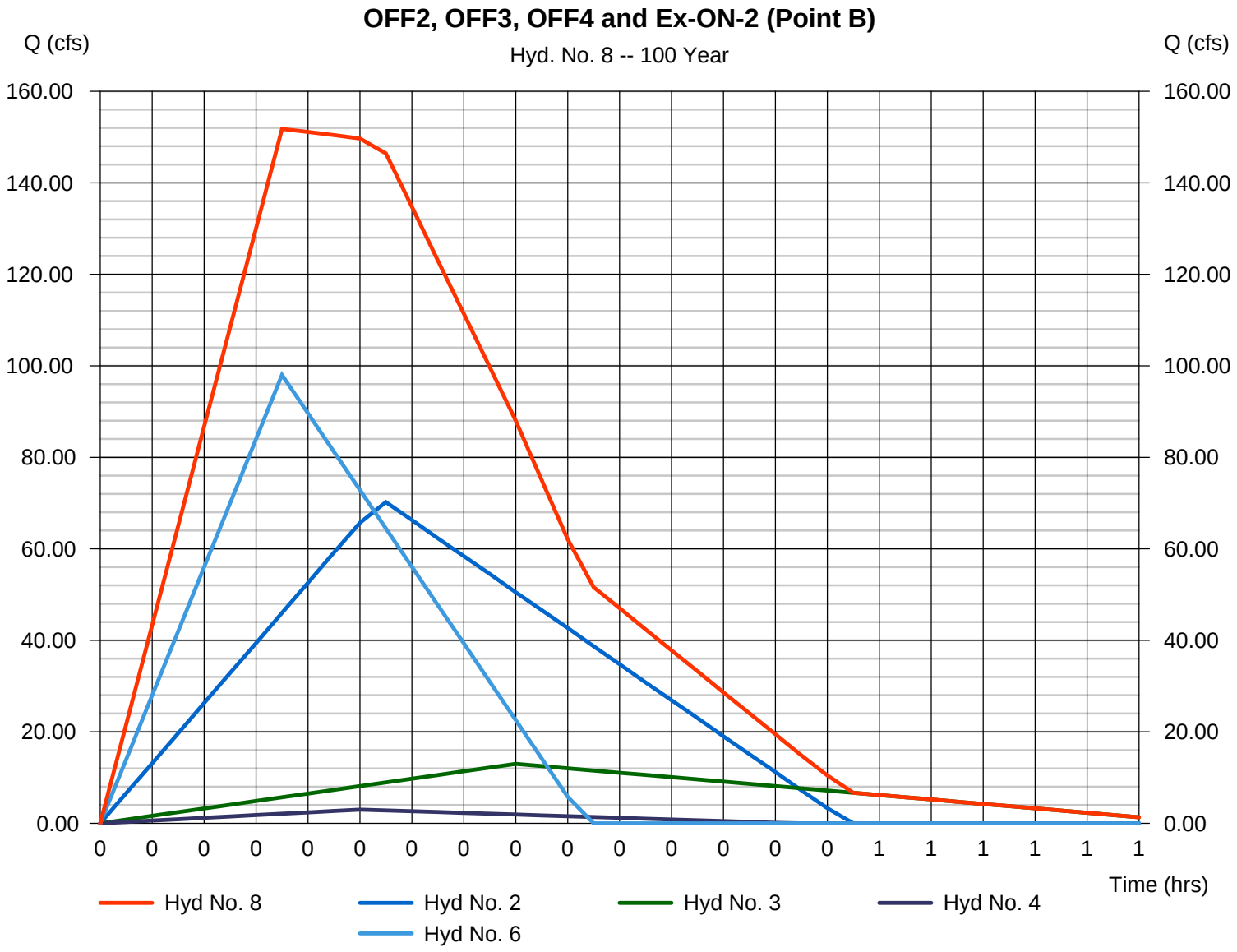


Hydrograph Report

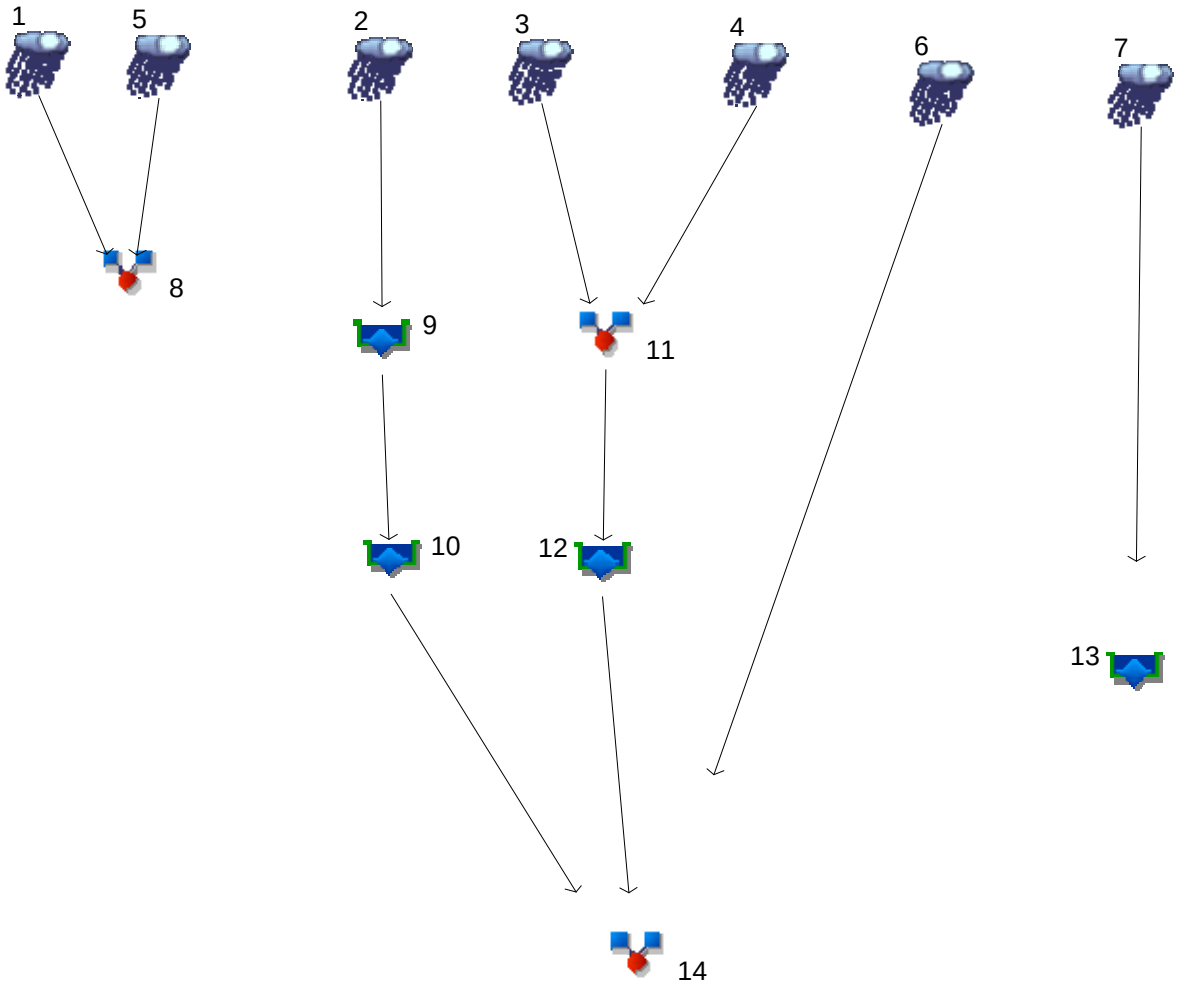
Hyd. No. 8

OFF2, OFF3, OFF4 and Ex-ON-2 (Point B)

Hydrograph type	= Combine	Peak discharge	= 151.79 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.12 hrs
Time interval	= 1 min	Hyd. volume	= 135,450 cuft
Inflow hyds.	= 2, 3, 4, 6	Contrib. drain. area	= 0.000 ac



Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Manual	OFF1
2	Manual	OFF2
3	Manual	OFF3
4	Manual	OFF4
5	Manual	P-ON-1
6	Manual	P-ON-2
7	Manual	P-ON-3
8	Combine	OFF1 and P-ON-1 (Point A)
9	Reservoir	OFF2 TO R1
10	Reservoir	R1 TO R2
11	Combine	OFF3 and OFF4
12	Reservoir	TO R3
13	Reservoir	P-ON-3 TO R4
14	Combine	R2, R3 and P-ON-2 (Point B)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

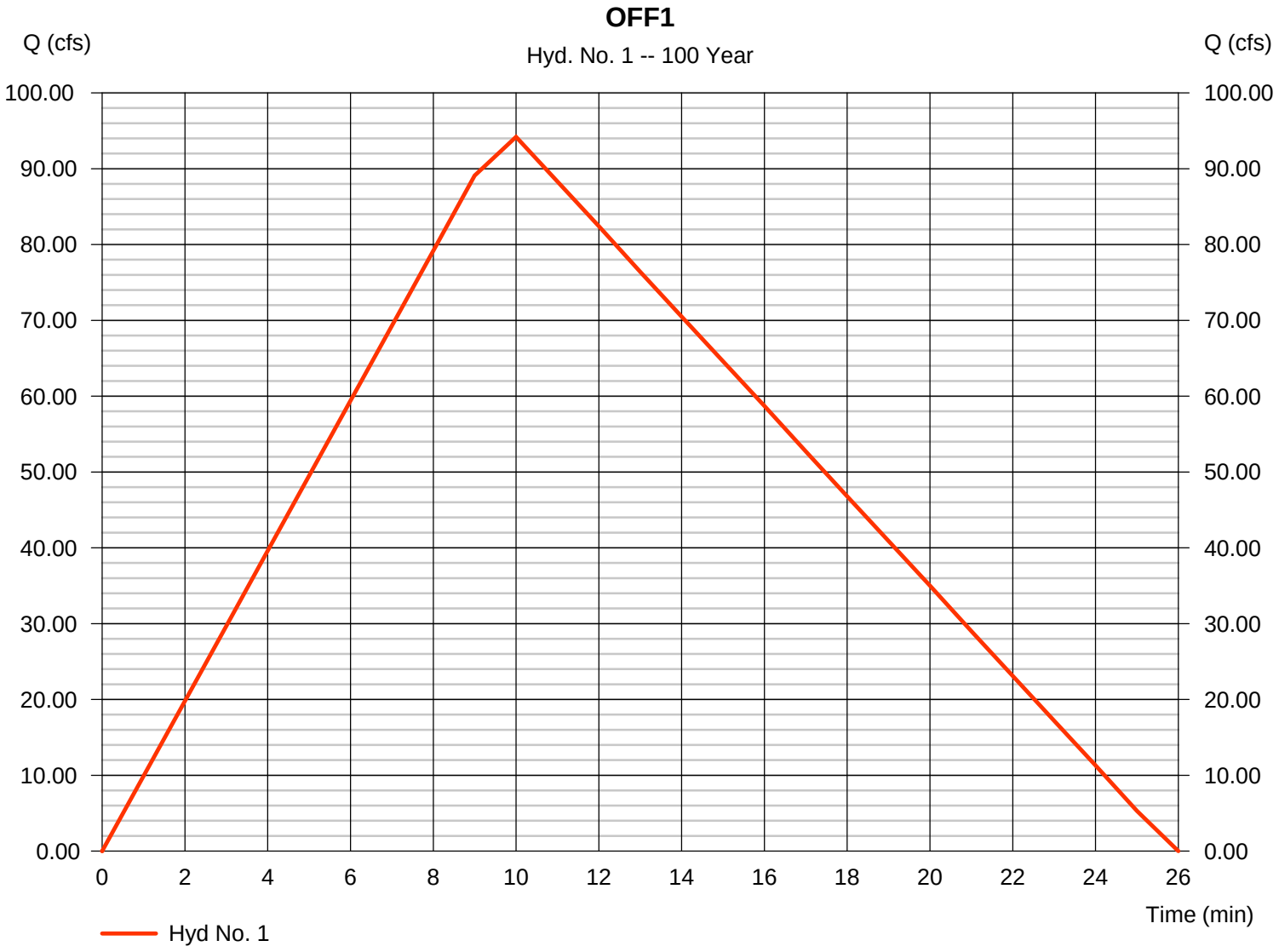
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Manual	94.20	1	10	74,514	------	------	------	OFF1
2	Manual	70.20	1	11	61,380	------	------	------	OFF2
3	Manual	13.00	1	16	16,665	------	------	------	OFF3
4	Manual	3.000	1	10	2,403	------	------	------	OFF4
5	Manual	10.00	1	7	5,612	------	------	------	P-ON-1
6	Manual	104.00	1	7	58,370	------	------	------	P-ON-2
7	Manual	2.000	1	5	802	------	------	------	P-ON-3
8	Combine	101.63	1	10	80,126	1, 5,	------	------	OFF1 and P-ON-1 (Point A)
9	Reservoir	27.45	1	22	57,433	2	1373.84	48,780	OFF2 TO R1
10	Reservoir	0.764	1	375	51,936	9	1370.87	23,038	R1 TO R2
11	Combine	14.92	1	16	19,068	3, 4,	------	------	OFF3 and OFF4
12	Reservoir	0.718	1	41	17,301	11	1368.52	17,859	TO R3
13	Reservoir	0.000	1	n/a	0	7	1367.51	802	P-ON-3 TO R4
14	Combine	104.00	1	7	127,607	6, 10, 12,	------	------	R2, R3 and P-ON-2 (Point B)

Hydrograph Report

Hyd. No. 1

OFF1

Hydrograph type	= Manual	Peak discharge	= 94.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 74,514 cuft

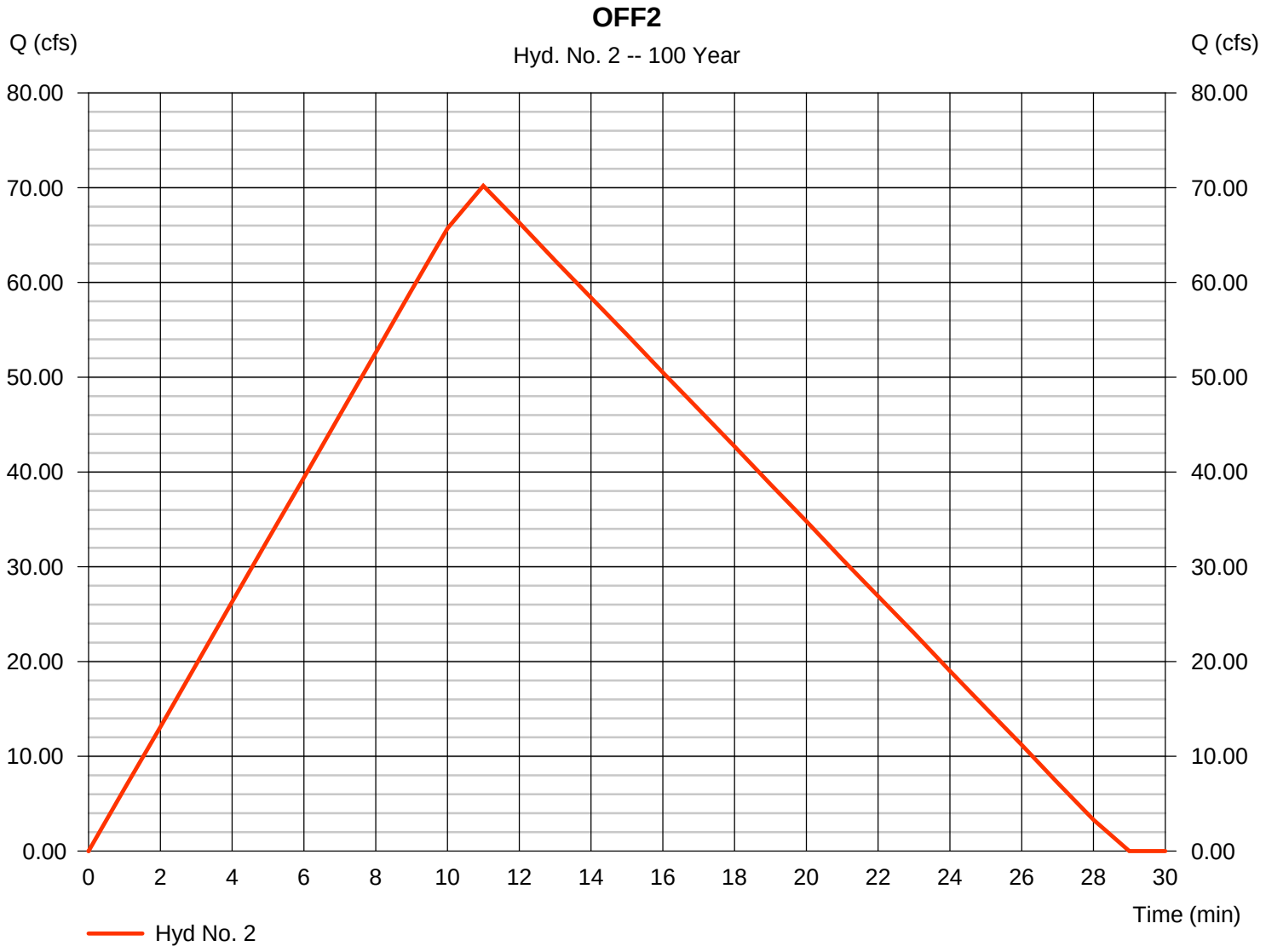


Hydrograph Report

Hyd. No. 2

OFF2

Hydrograph type	= Manual	Peak discharge	= 70.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 61,380 cuft

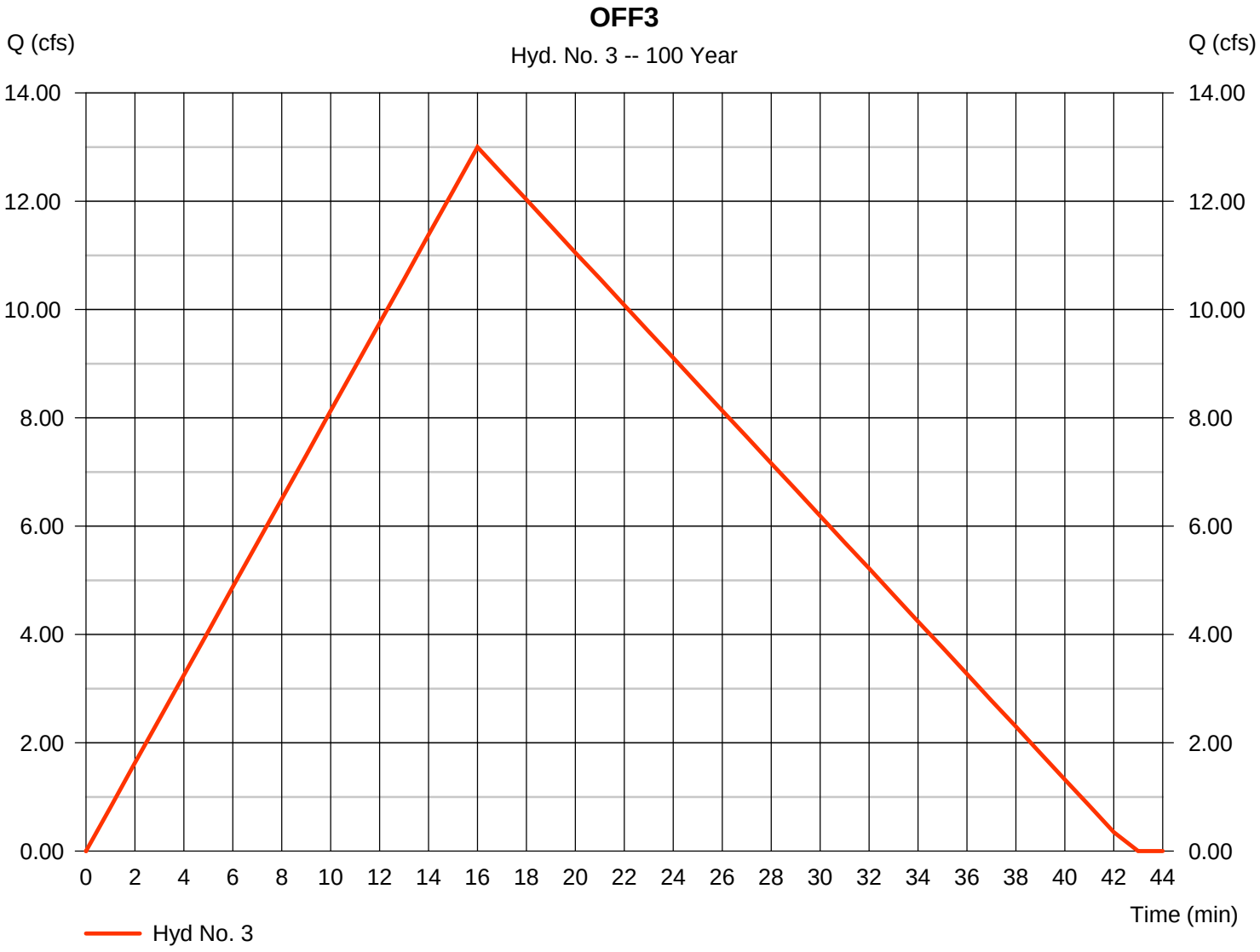


Hydrograph Report

Hyd. No. 3

OFF3

Hydrograph type	= Manual	Peak discharge	= 13.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 16,665 cuft

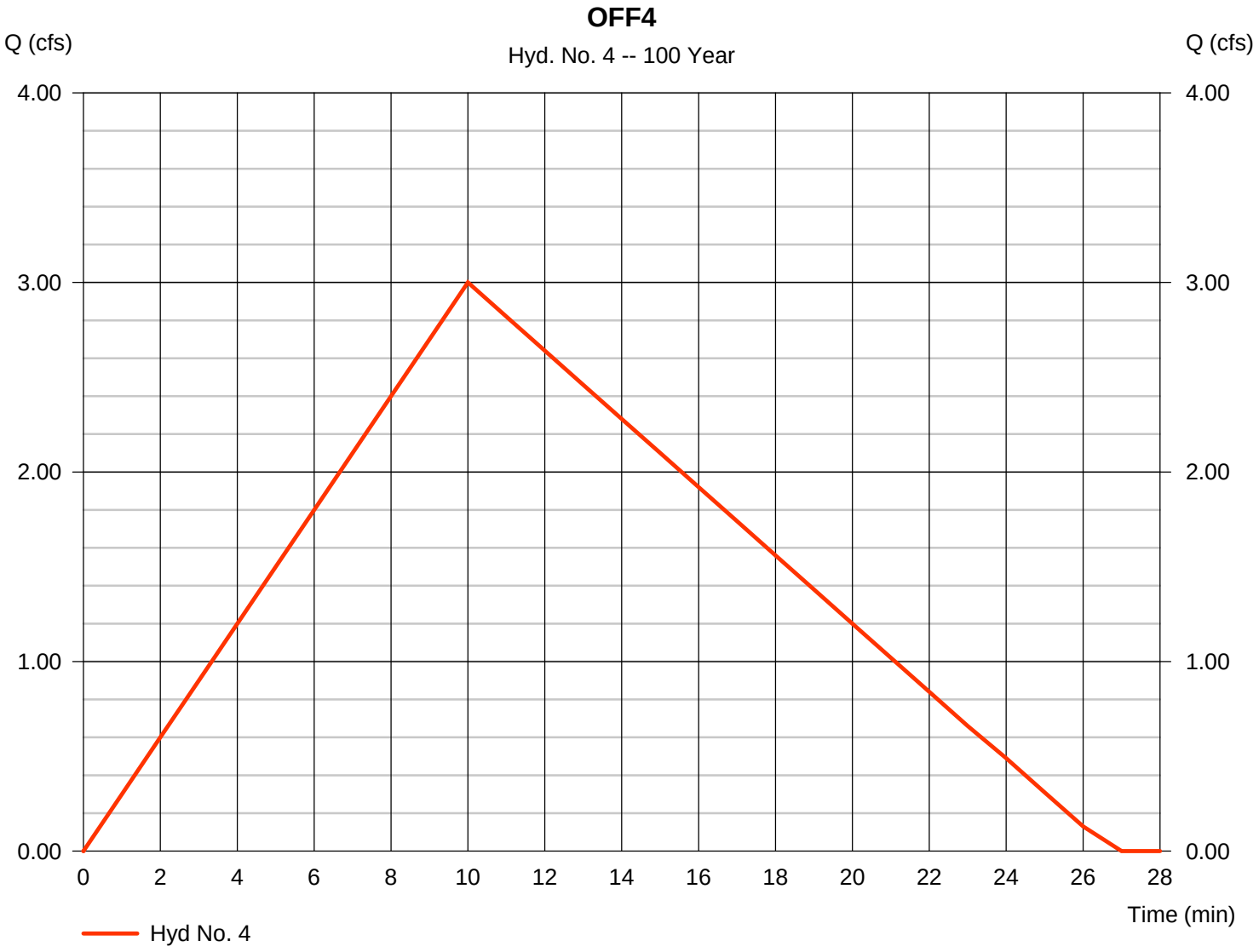


Hydrograph Report

Hyd. No. 4

OFF4

Hydrograph type	= Manual	Peak discharge	= 3.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 2,403 cuft

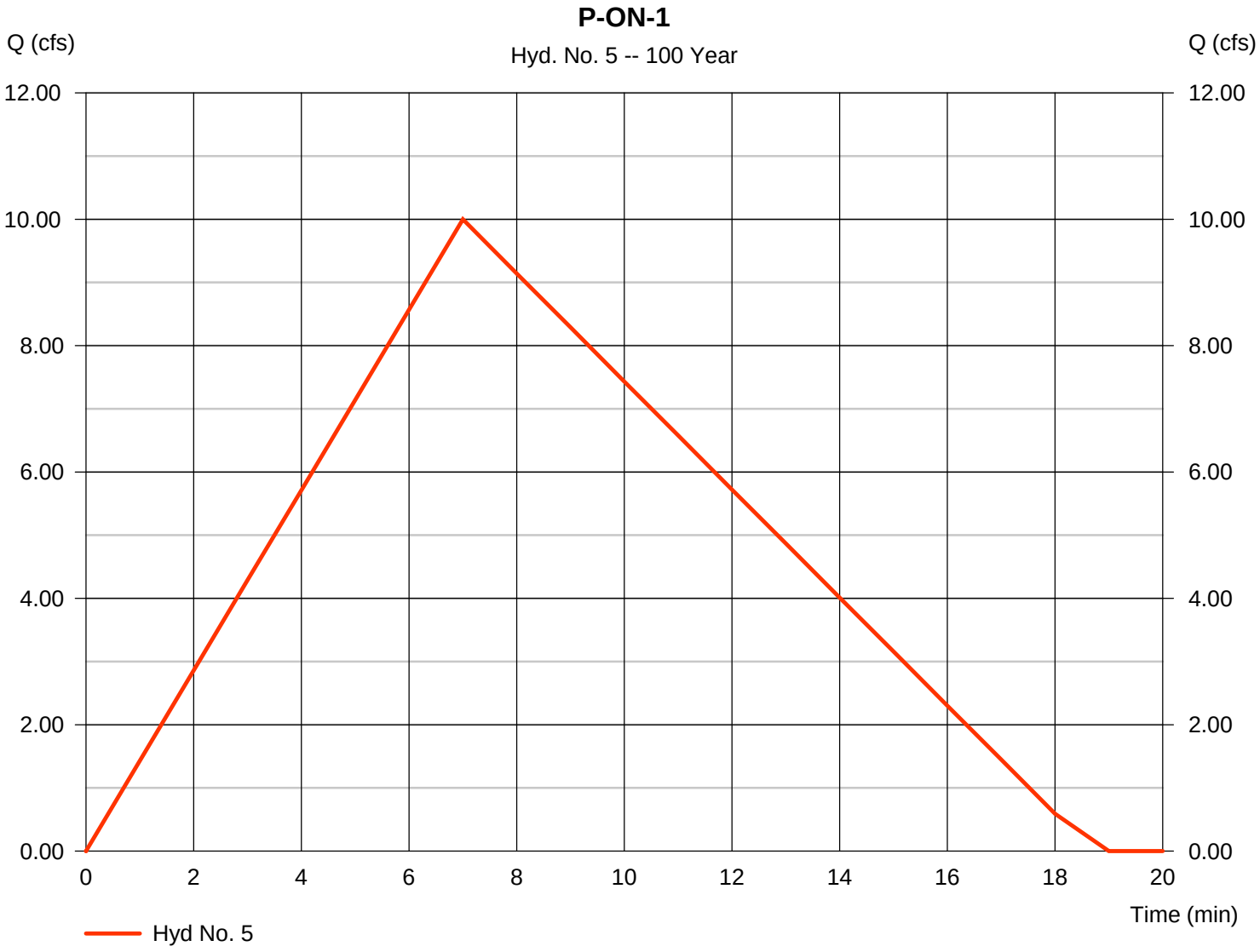


Hydrograph Report

Hyd. No. 5

P-ON-1

Hydrograph type	= Manual	Peak discharge	= 10.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 5,612 cuft

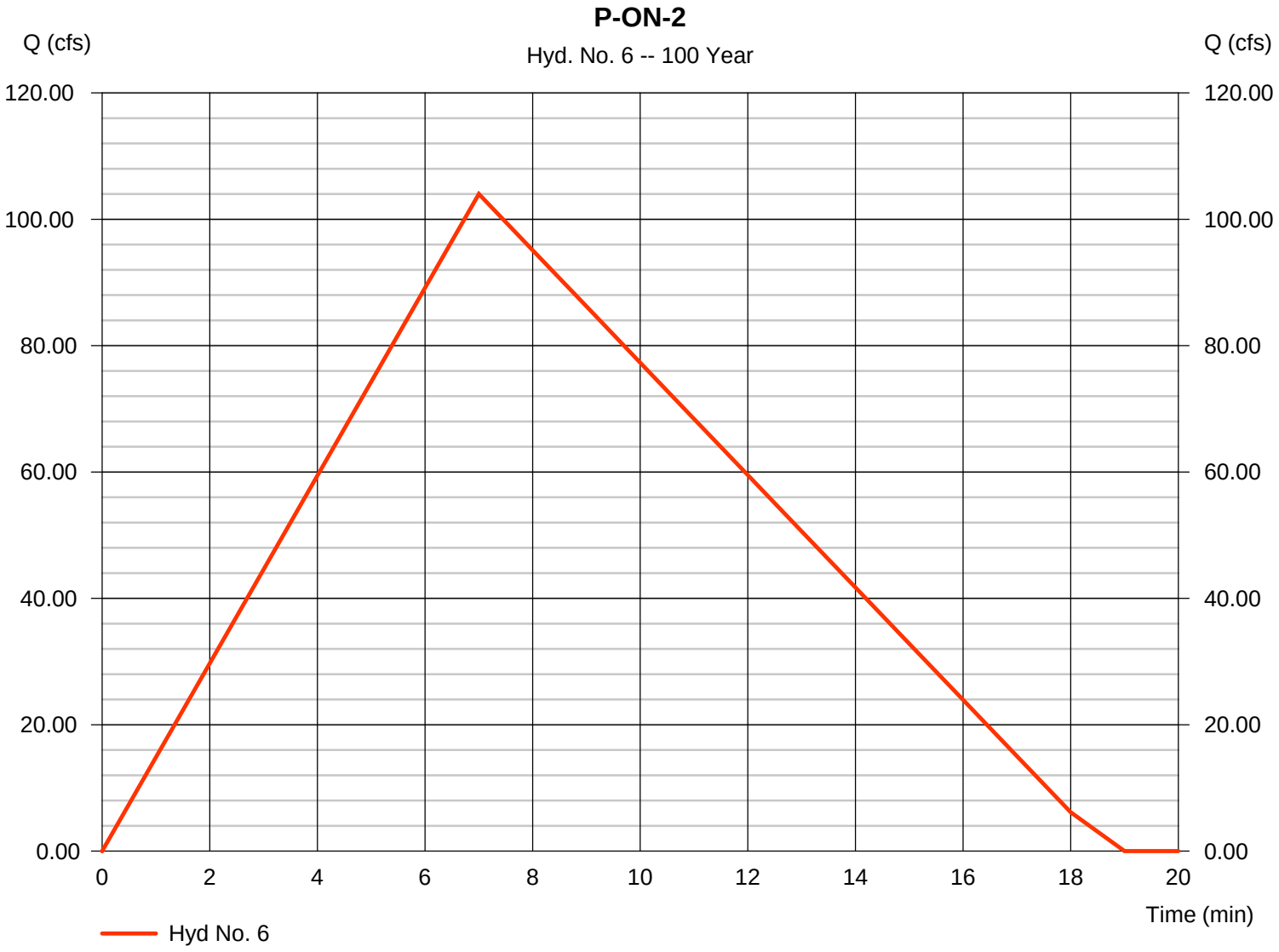


Hydrograph Report

Hyd. No. 6

P-ON-2

Hydrograph type	= Manual	Peak discharge	= 104.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 58,370 cuft

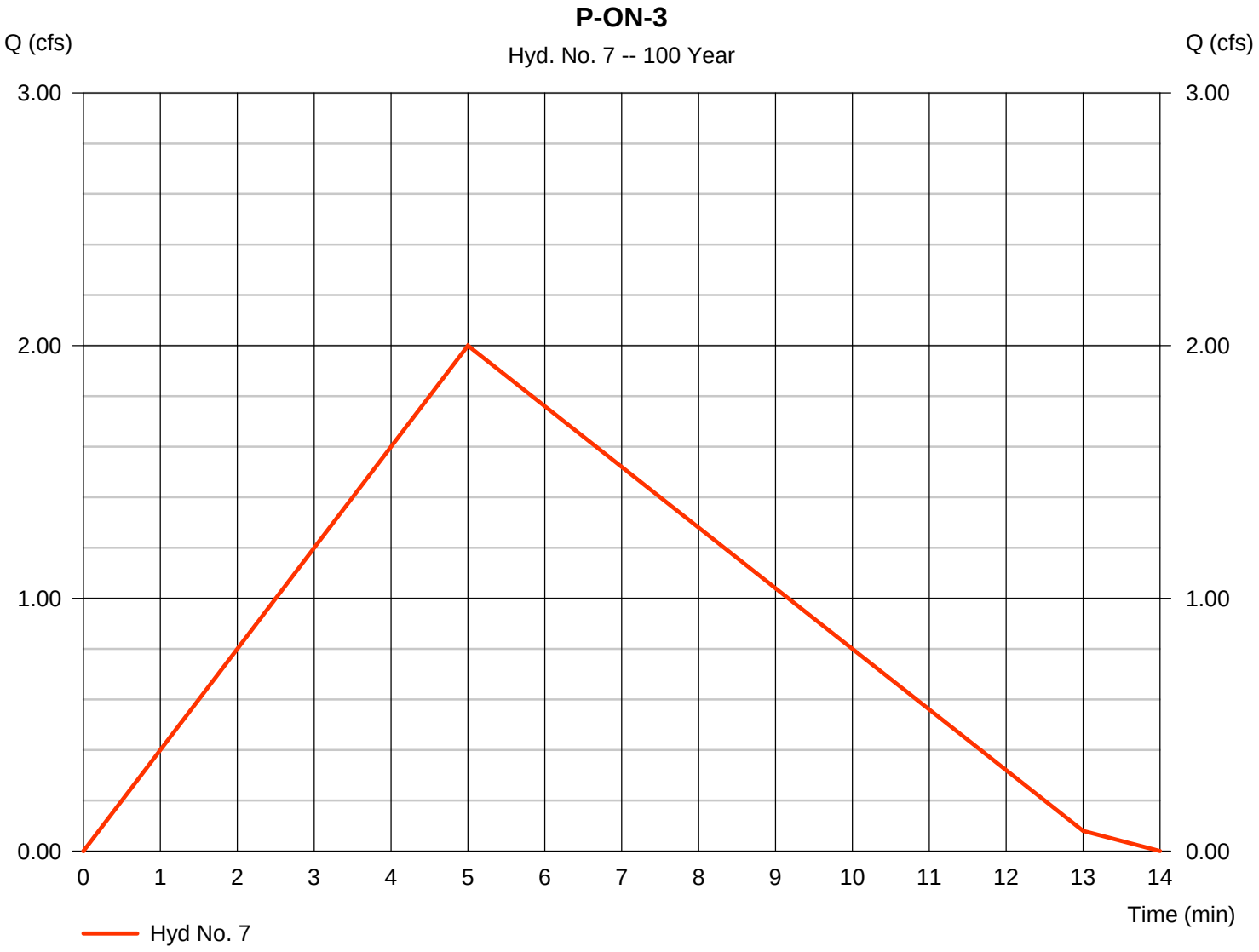


Hydrograph Report

Hyd. No. 7

P-ON-3

Hydrograph type	= Manual	Peak discharge	= 2.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 802 cuft

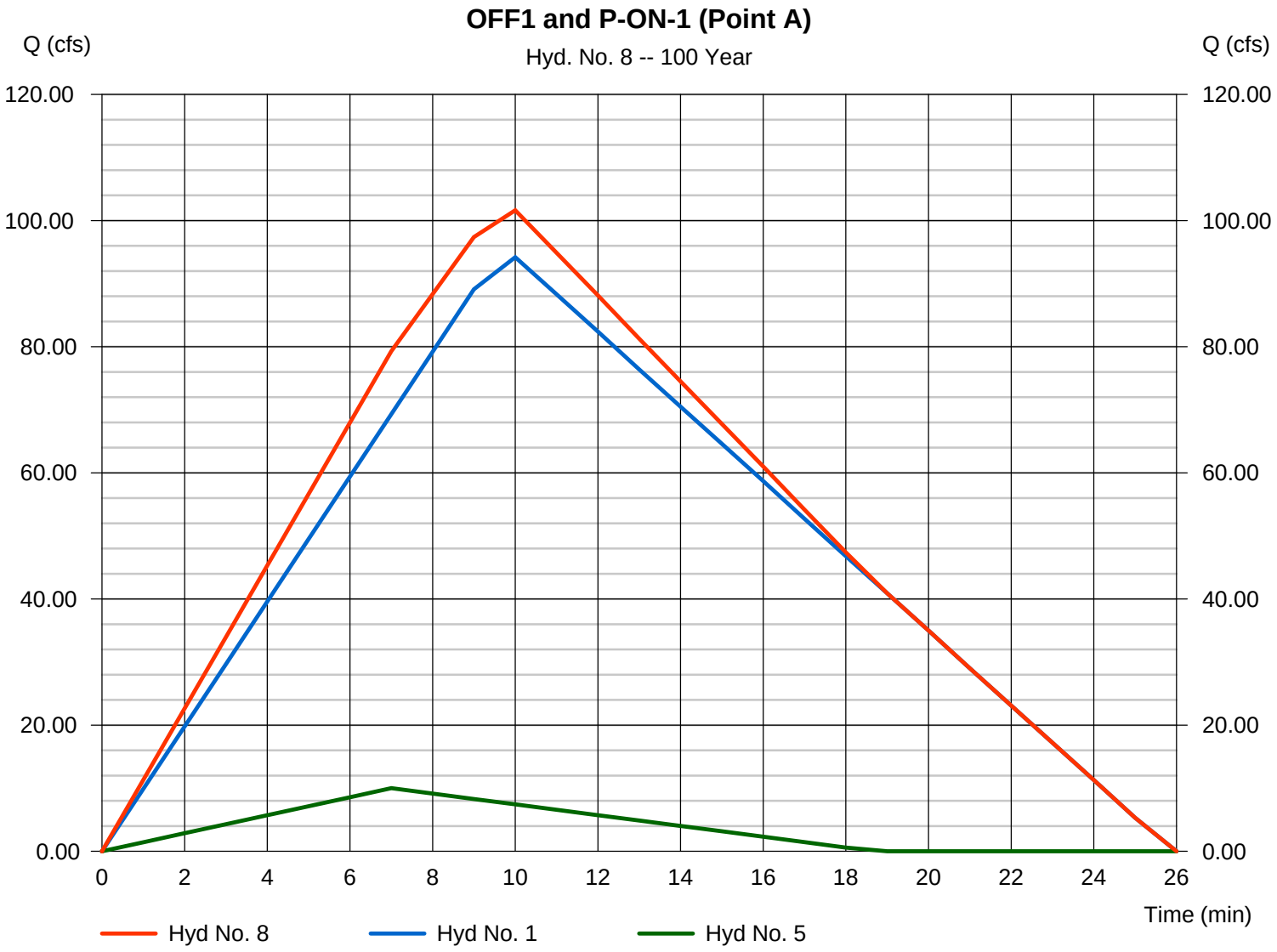


Hydrograph Report

Hyd. No. 8

OFF1 and P-ON-1 (Point A)

Hydrograph type	=	Combine	Peak discharge	=	101.63 cfs
Storm frequency	=	100 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	80,126 cuft
Inflow hyds.	=	1, 5	Contrib. drain. area	=	0.000 ac



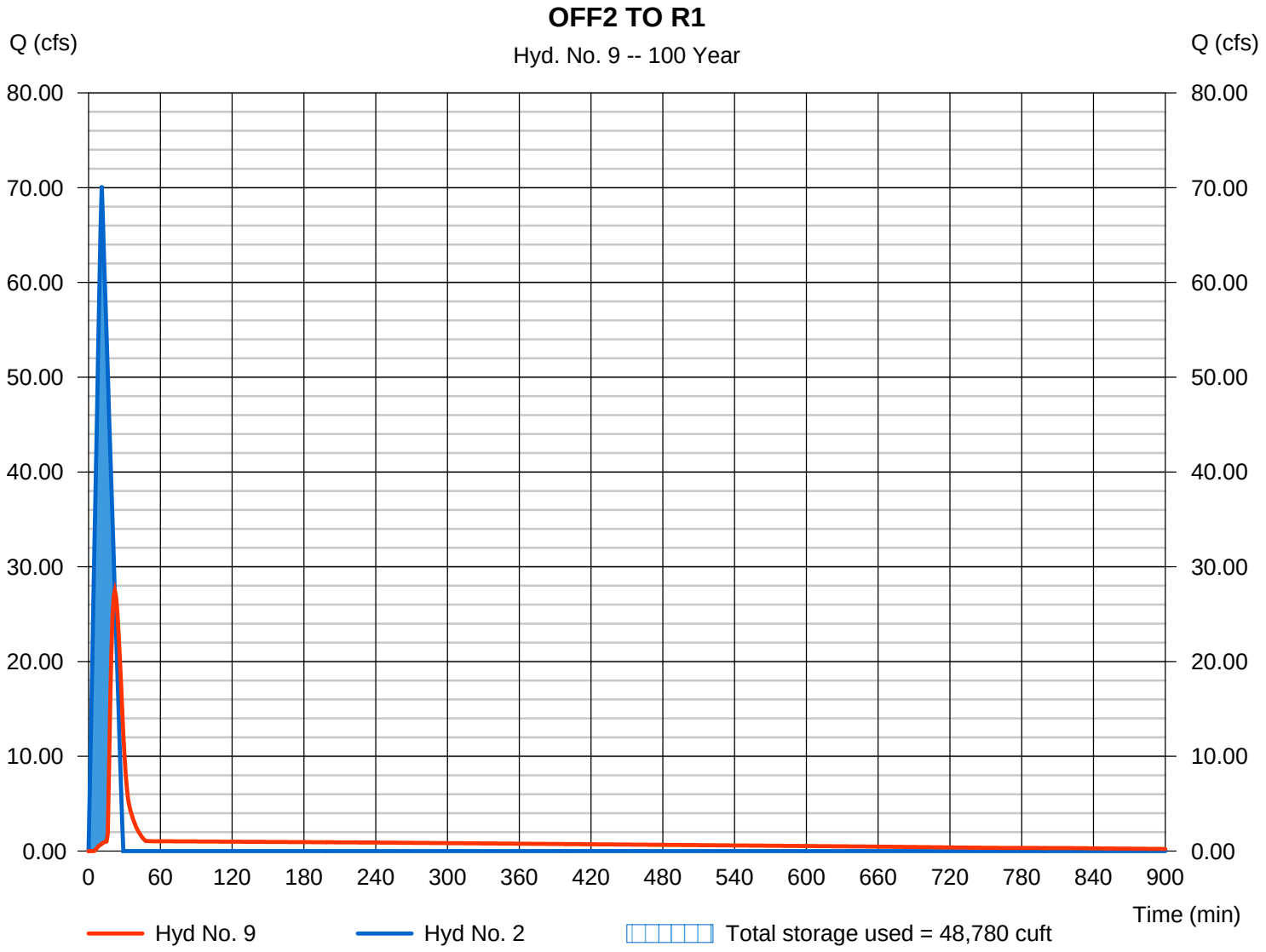
Hydrograph Report

Hyd. No. 9

OFF2 TO R1

Hydrograph type	= Reservoir	Peak discharge	= 27.45 cfs
Storm frequency	= 100 yrs	Time to peak	= 22 min
Time interval	= 1 min	Hyd. volume	= 57,433 cuft
Inflow hyd. No.	= 2 - OFF2	Max. Elevation	= 1373.84 ft
Reservoir name	= R1	Max. Storage	= 48,780 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - R1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1371.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1371.00	12,286	0	0
1.00	1372.00	13,048	12,664	12,664
2.00	1373.00	20,970	16,852	29,516
3.00	1374.00	25,092	22,998	52,514

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1371.30	0.00	0.00	0.00
Length (ft)	= 36.00	0.00	0.00	0.00
Slope (%)	= 0.55	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 40.00	0.00	0.00	0.00
Crest El. (ft)	= 1373.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1371.00	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.10	1,266	1371.10	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.20	2,533	1371.20	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.30	3,799	1371.30	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.40	5,066	1371.40	0.03 ic	---	---	---	0.00	---	---	---	---	---	0.030
0.50	6,332	1371.50	0.11 ic	---	---	---	0.00	---	---	---	---	---	0.112
0.60	7,598	1371.60	0.22 oc	---	---	---	0.00	---	---	---	---	---	0.221
0.70	8,865	1371.70	0.31 oc	---	---	---	0.00	---	---	---	---	---	0.314
0.80	10,131	1371.80	0.34 oc	---	---	---	0.00	---	---	---	---	---	0.340
0.90	11,398	1371.90	0.41 oc	---	---	---	0.00	---	---	---	---	---	0.414
1.00	12,664	1372.00	0.48 oc	---	---	---	0.00	---	---	---	---	---	0.479
1.10	14,349	1372.10	0.54 oc	---	---	---	0.00	---	---	---	---	---	0.536
1.20	16,034	1372.20	0.59 oc	---	---	---	0.00	---	---	---	---	---	0.587
1.30	17,719	1372.30	0.63 oc	---	---	---	0.00	---	---	---	---	---	0.634
1.40	19,405	1372.40	0.68 oc	---	---	---	0.00	---	---	---	---	---	0.678
1.50	21,090	1372.50	0.72 oc	---	---	---	0.00	---	---	---	---	---	0.720
1.60	22,775	1372.60	0.76 oc	---	---	---	0.00	---	---	---	---	---	0.759
1.70	24,460	1372.70	0.80 oc	---	---	---	0.00	---	---	---	---	---	0.796
1.80	26,145	1372.80	0.83 oc	---	---	---	0.00	---	---	---	---	---	0.831
1.90	27,830	1372.90	0.87 oc	---	---	---	0.00	---	---	---	---	---	0.865
2.00	29,516	1373.00	0.90 oc	---	---	---	0.00	---	---	---	---	---	0.898
2.10	31,815	1373.10	0.93 oc	---	---	---	0.00	---	---	---	---	---	0.929
2.20	34,115	1373.20	0.96 oc	---	---	---	0.00	---	---	---	---	---	0.960
2.30	36,415	1373.30	0.99 oc	---	---	---	0.00	---	---	---	---	---	0.990
2.40	38,715	1373.40	1.02 oc	---	---	---	0.00	---	---	---	---	---	1.018
2.50	41,015	1373.50	1.05 oc	---	---	---	0.00	---	---	---	---	---	1.046
2.60	43,314	1373.60	1.07 oc	---	---	---	4.20	---	---	---	---	---	5.276
2.70	45,614	1373.70	1.10 oc	---	---	---	11.90	---	---	---	---	---	13.00
2.80	47,914	1373.80	1.13 oc	---	---	---	21.87	---	---	---	---	---	22.99
2.90	50,214	1373.90	1.15 oc	---	---	---	33.67	---	---	---	---	---	34.82
3.00	52,514	1374.00	1.18 oc	---	---	---	47.09	---	---	---	---	---	48.27

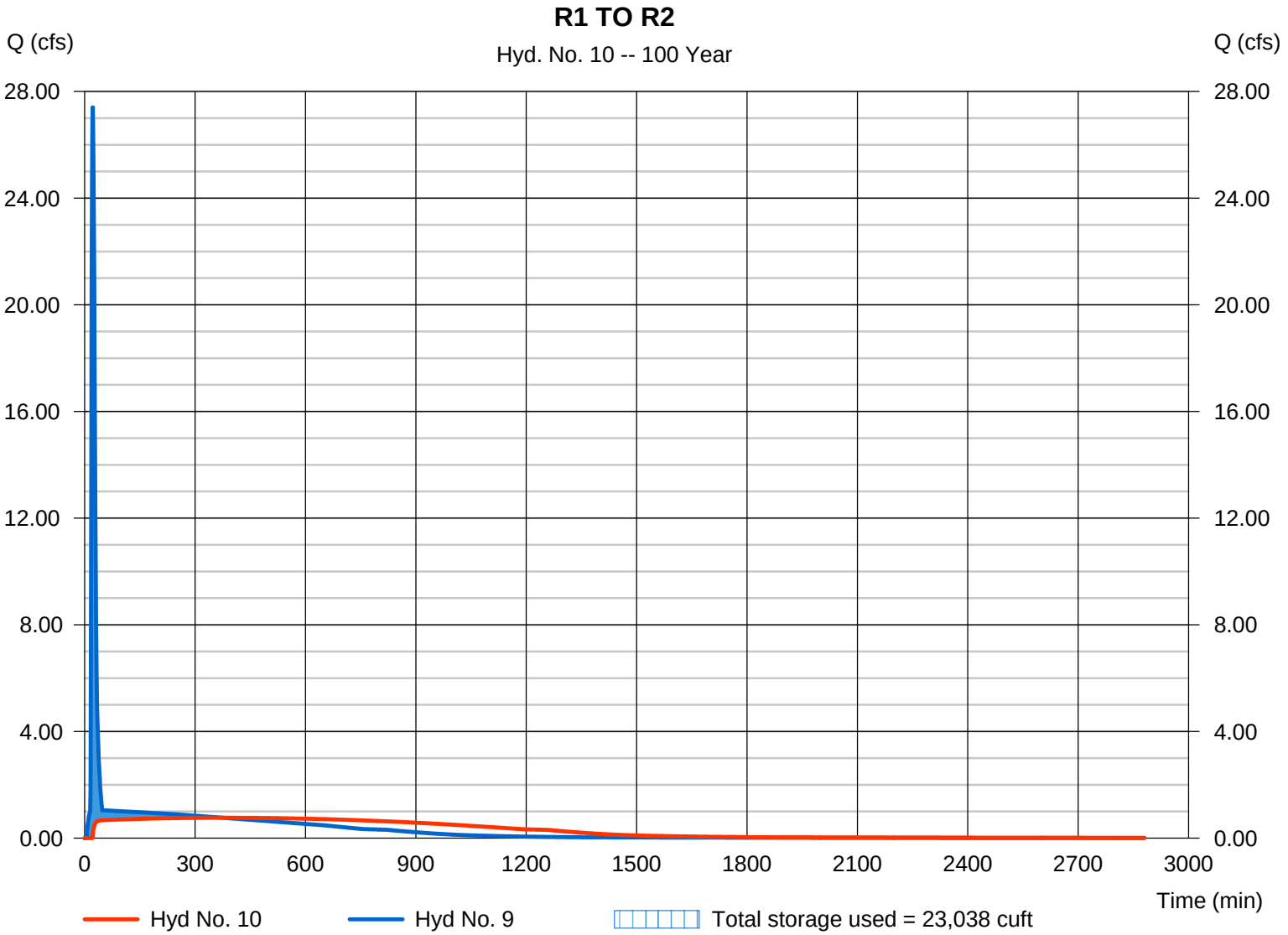
Hydrograph Report

Hyd. No. 10

R1 TO R2

Hydrograph type	=	Reservoir	Peak discharge	=	0.764 cfs
Storm frequency	=	100 yrs	Time to peak	=	375 min
Time interval	=	1 min	Hyd. volume	=	51,936 cuft
Inflow hyd. No.	=	9 - OFF2 TO R1	Max. Elevation	=	1370.87 ft
Reservoir name	=	R2	Max. Storage	=	23,038 cuft

Storage Indication method used.



Pond No. 2 - R2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1369.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1369.00	8,146	0	0
1.00	1370.00	12,561	10,273	10,273
2.00	1371.00	16,932	14,691	24,964
3.00	1372.00	20,752	18,808	43,772
4.00	1373.00	24,611	22,652	66,424

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1369.50	0.00	0.00	0.00
Length (ft)	= 39.00	0.00	0.00	0.00
Slope (%)	= 0.51	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	0.00	0.00	0.00
Crest El. (ft)	= 1369.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1369.00	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.10	1,027	1369.10	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.20	2,055	1369.20	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.30	3,082	1369.30	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.40	4,109	1369.40	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.50	5,137	1369.50	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.60	6,164	1369.60	0.03 ic	---	---	---	0.00	---	---	---	---	---	0.030
0.70	7,191	1369.70	0.11 ic	---	---	---	0.00	---	---	---	---	---	0.112
0.80	8,219	1369.80	0.22 oc	---	---	---	0.00	---	---	---	---	---	0.216
0.90	9,246	1369.90	0.31 oc	---	---	---	0.00	---	---	---	---	---	0.307
1.00	10,273	1370.00	0.33 oc	---	---	---	0.00	---	---	---	---	---	0.330
1.10	11,742	1370.10	0.40 oc	---	---	---	0.00	---	---	---	---	---	0.404
1.20	13,211	1370.20	0.47 oc	---	---	---	0.00	---	---	---	---	---	0.467
1.30	14,680	1370.30	0.52 oc	---	---	---	0.00	---	---	---	---	---	0.522
1.40	16,149	1370.40	0.57 oc	---	---	---	0.00	---	---	---	---	---	0.572
1.50	17,619	1370.50	0.62 oc	---	---	---	0.00	---	---	---	---	---	0.618
1.60	19,088	1370.60	0.66 oc	---	---	---	0.00	---	---	---	---	---	0.661
1.70	20,557	1370.70	0.70 oc	---	---	---	0.00	---	---	---	---	---	0.701
1.80	22,026	1370.80	0.74 oc	---	---	---	0.00	---	---	---	---	---	0.739
1.90	23,495	1370.90	0.78 oc	---	---	---	0.00	---	---	---	---	---	0.775
2.00	24,964	1371.00	0.81 oc	---	---	---	0.00	---	---	---	---	---	0.810
2.10	26,845	1371.10	0.84 oc	---	---	---	0.00	---	---	---	---	---	0.843
2.20	28,726	1371.20	0.87 oc	---	---	---	0.00	---	---	---	---	---	0.875
2.30	30,606	1371.30	0.91 oc	---	---	---	0.00	---	---	---	---	---	0.905
2.40	32,487	1371.40	0.94 oc	---	---	---	0.00	---	---	---	---	---	0.935
2.50	34,368	1371.50	0.96 oc	---	---	---	0.00	---	---	---	---	---	0.964
2.60	36,249	1371.60	0.99 oc	---	---	---	0.00	---	---	---	---	---	0.992
2.70	38,129	1371.70	1.02 oc	---	---	---	0.00	---	---	---	---	---	1.019
2.80	40,010	1371.80	1.05 oc	---	---	---	0.00	---	---	---	---	---	1.046
2.90	41,891	1371.90	1.07 oc	---	---	---	0.00	---	---	---	---	---	1.071
3.00	43,772	1372.00	1.10 oc	---	---	---	0.00	---	---	---	---	---	1.097
3.10	46,037	1372.10	1.12 oc	---	---	---	0.00	---	---	---	---	---	1.121
3.20	48,302	1372.20	1.15 oc	---	---	---	0.00	---	---	---	---	---	1.146
3.30	50,567	1372.30	1.17 oc	---	---	---	0.00	---	---	---	---	---	1.169
3.40	52,833	1372.40	1.19 oc	---	---	---	0.00	---	---	---	---	---	1.192
3.50	55,098	1372.50	1.22 oc	---	---	---	0.00	---	---	---	---	---	1.215
3.60	57,363	1372.60	1.24 oc	---	---	---	0.00	---	---	---	---	---	1.237
3.70	59,628	1372.70	1.26 oc	---	---	---	0.00	---	---	---	---	---	1.259

Continues on next page...

R2

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.80	61,893	1372.80	1.28 oc	---	---	---	0.00	---	---	---	---	---	1.281
3.90	64,159	1372.90	1.30 oc	---	---	---	0.00	---	---	---	---	---	1.302
4.00	66,424	1373.00	1.32 oc	---	---	---	0.00	---	---	---	---	---	1.323

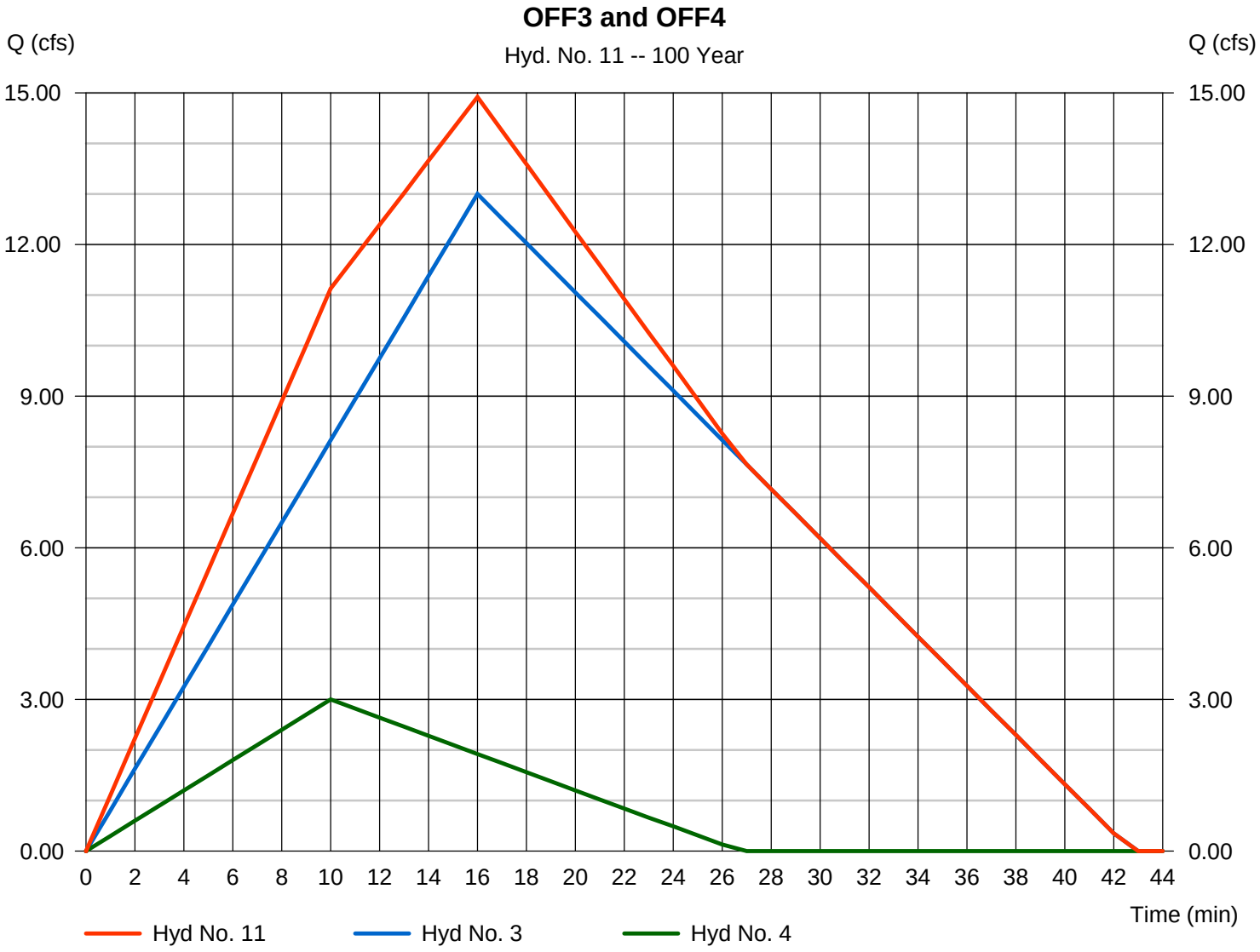
...End

Hydrograph Report

Hyd. No. 11

OFF3 and OFF4

Hydrograph type	=	Combine	Peak discharge	=	14.92 cfs
Storm frequency	=	100 yrs	Time to peak	=	16 min
Time interval	=	1 min	Hyd. volume	=	19,068 cuft
Inflow hyds.	=	3, 4	Contrib. drain. area	=	0.000 ac



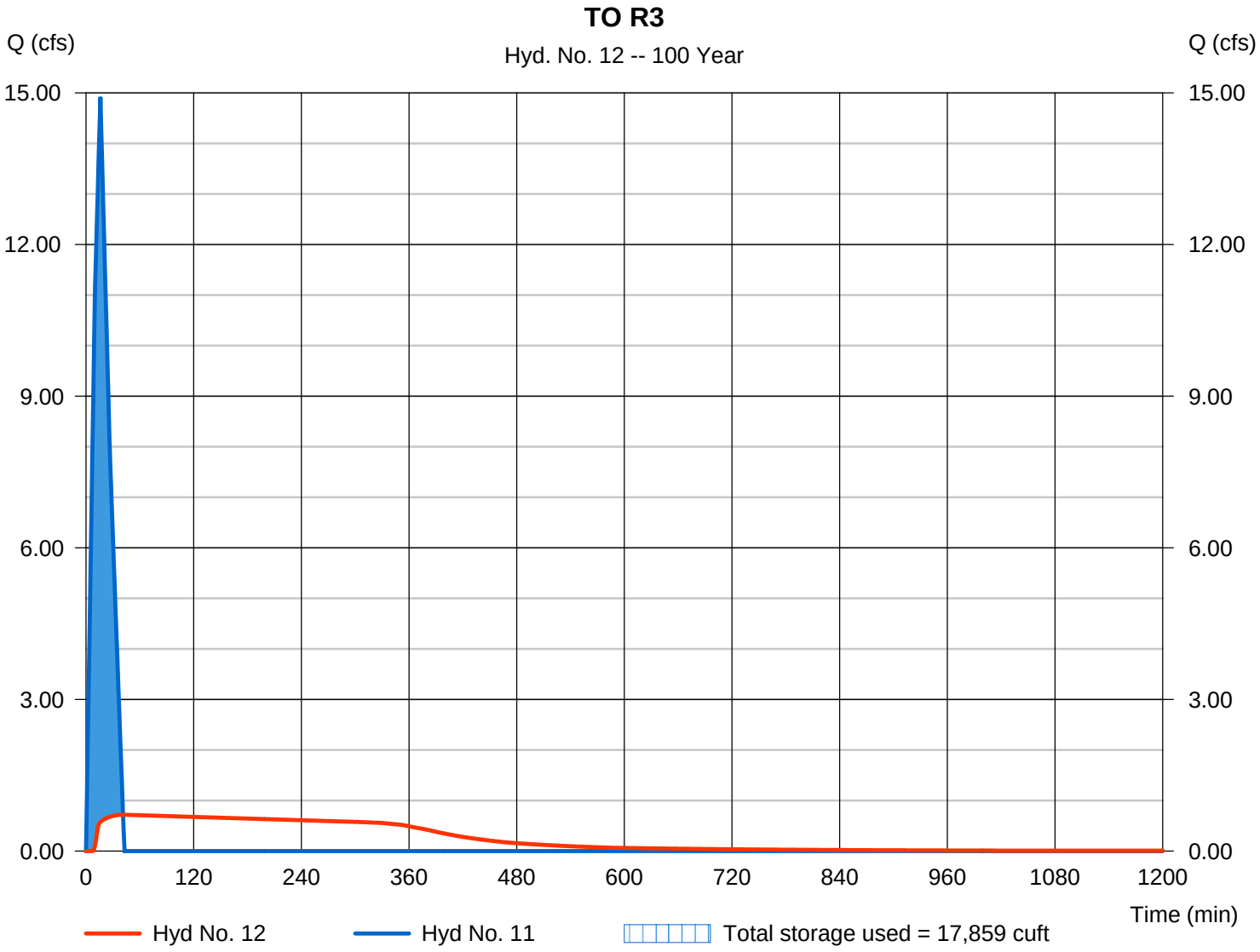
Hydrograph Report

Hyd. No. 12

TO R3

Hydrograph type	=	Reservoir	Peak discharge	=	0.718 cfs
Storm frequency	=	100 yrs	Time to peak	=	41 min
Time interval	=	1 min	Hyd. volume	=	17,301 cuft
Inflow hyd. No.	=	11 - OFF3 and OFF4	Max. Elevation	=	1368.52 ft
Reservoir name	=	R3	Max. Storage	=	17,859 cuft

Storage Indication method used.



Pond Report

Pond No. 3 - R3

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1366.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1366.50	6,461	0	0
1.00	1367.50	8,800	7,599	7,599
2.00	1368.50	11,243	9,996	17,595
3.00	1369.50	13,794	12,496	30,091

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1366.75	0.00	0.00	0.00
Length (ft)	= 155.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1366.50	0.00	---	---	---	---	---	---	---	---	---	0.000
0.10	760	1366.60	0.00	---	---	---	---	---	---	---	---	---	0.000
0.20	1,520	1366.70	0.00	---	---	---	---	---	---	---	---	---	0.000
0.30	2,280	1366.80	0.01 ic	---	---	---	---	---	---	---	---	---	0.008
0.40	3,040	1366.90	0.07 ic	---	---	---	---	---	---	---	---	---	0.065
0.50	3,800	1367.00	0.17 ic	---	---	---	---	---	---	---	---	---	0.167
0.60	4,560	1367.10	0.30 ic	---	---	---	---	---	---	---	---	---	0.296
0.70	5,320	1367.20	0.42 ic	---	---	---	---	---	---	---	---	---	0.425
0.80	6,080	1367.30	0.52 ic	---	---	---	---	---	---	---	---	---	0.518
0.90	6,840	1367.40	0.56 oc	---	---	---	---	---	---	---	---	---	0.558
1.00	7,599	1367.50	0.57 oc	---	---	---	---	---	---	---	---	---	0.574
1.10	8,599	1367.60	0.59 oc	---	---	---	---	---	---	---	---	---	0.589
1.20	9,599	1367.70	0.60 oc	---	---	---	---	---	---	---	---	---	0.605
1.30	10,598	1367.80	0.62 oc	---	---	---	---	---	---	---	---	---	0.620
1.40	11,598	1367.90	0.63 oc	---	---	---	---	---	---	---	---	---	0.634
1.50	12,597	1368.00	0.65 oc	---	---	---	---	---	---	---	---	---	0.649
1.60	13,597	1368.10	0.66 oc	---	---	---	---	---	---	---	---	---	0.662
1.70	14,596	1368.20	0.68 oc	---	---	---	---	---	---	---	---	---	0.676
1.80	15,596	1368.30	0.69 oc	---	---	---	---	---	---	---	---	---	0.690
1.90	16,595	1368.40	0.70 oc	---	---	---	---	---	---	---	---	---	0.703
2.00	17,595	1368.50	0.72 oc	---	---	---	---	---	---	---	---	---	0.716
2.10	18,845	1368.60	0.73 oc	---	---	---	---	---	---	---	---	---	0.728
2.20	20,094	1368.70	0.74 oc	---	---	---	---	---	---	---	---	---	0.741
2.30	21,344	1368.80	0.75 oc	---	---	---	---	---	---	---	---	---	0.753
2.40	22,593	1368.90	0.76 oc	---	---	---	---	---	---	---	---	---	0.765
2.50	23,843	1369.00	0.78 oc	---	---	---	---	---	---	---	---	---	0.777
2.60	25,092	1369.10	0.79 oc	---	---	---	---	---	---	---	---	---	0.789
2.70	26,342	1369.20	0.80 oc	---	---	---	---	---	---	---	---	---	0.800
2.80	27,592	1369.30	0.81 oc	---	---	---	---	---	---	---	---	---	0.811
2.90	28,841	1369.40	0.82 oc	---	---	---	---	---	---	---	---	---	0.823
3.00	30,091	1369.50	0.83 oc	---	---	---	---	---	---	---	---	---	0.834

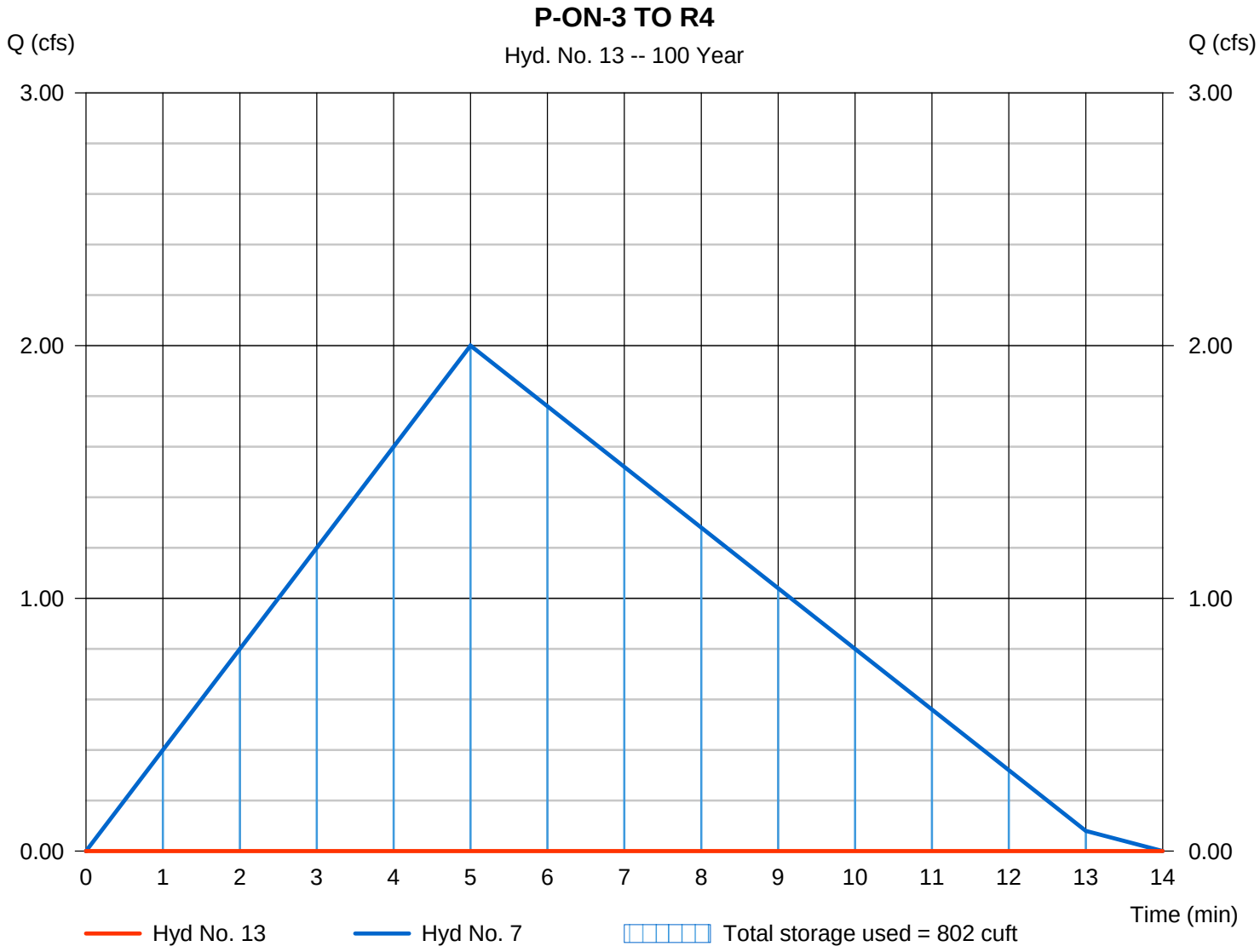
Hydrograph Report

Hyd. No. 13

P-ON-3 TO R4

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	100 yrs	Time to peak	=	n/a
Time interval	=	1 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - P-ON-3	Max. Elevation	=	1367.51 ft
Reservoir name	=	R4	Max. Storage	=	802 cuft

Storage Indication method used.



Pond Report

Pond No. 4 - R4

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1367.25 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1367.25	2,503	0	0
1.00	1368.25	3,791	3,125	3,125

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .000	.000	.000	n/a
Orifice Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

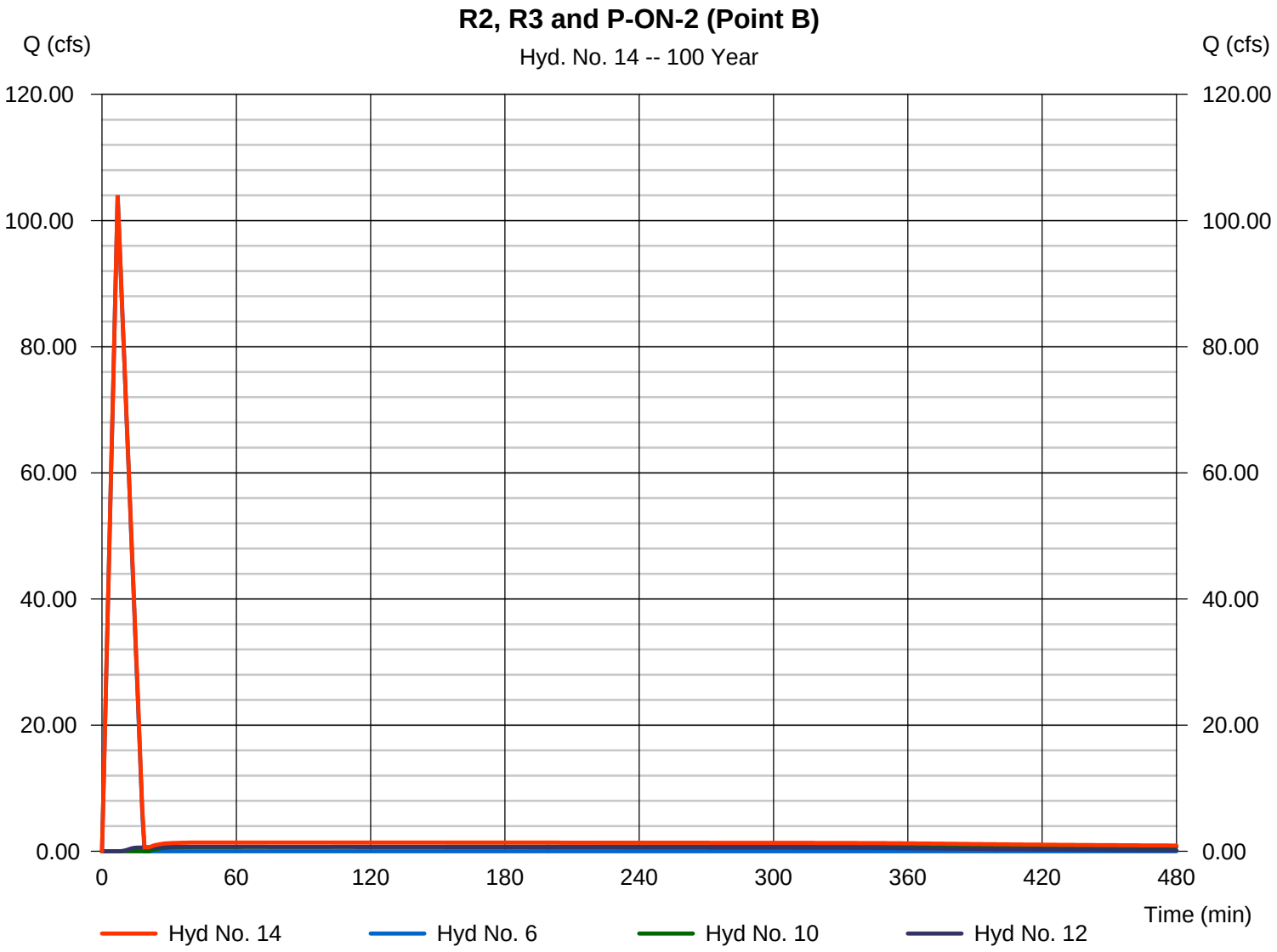
Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1367.25	---	---	---	---	---	---	---	---	---	---	0.000
0.10	312	1367.35	---	---	---	---	---	---	---	---	---	---	0.000
0.20	625	1367.45	---	---	---	---	---	---	---	---	---	---	0.000
0.30	937	1367.55	---	---	---	---	---	---	---	---	---	---	0.000
0.40	1,250	1367.65	---	---	---	---	---	---	---	---	---	---	0.000
0.50	1,562	1367.75	---	---	---	---	---	---	---	---	---	---	0.000
0.60	1,875	1367.85	---	---	---	---	---	---	---	---	---	---	0.000
0.70	2,187	1367.95	---	---	---	---	---	---	---	---	---	---	0.000
0.80	2,500	1368.05	---	---	---	---	---	---	---	---	---	---	0.000
0.90	2,812	1368.15	---	---	---	---	---	---	---	---	---	---	0.000
1.00	3,125	1368.25	---	---	---	---	---	---	---	---	---	---	0.000

Hydrograph Report

Hyd. No. 14

R2, R3 and P-ON-2 (Point B)

Hydrograph type	=	Combine	Peak discharge	=	104.00 cfs
Storm frequency	=	100 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	127,607 cuft
Inflow hyds.	=	6, 10, 12	Contrib. drain. area	=	0.000 ac



APPENDIX D

Detention Basins Volume and Rip-Rap Calculations

Franciscan Renewal Center
100-Year, 2-Hour Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] P (inches)	Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
OFF2	18.80	0.67	2.22	**2.33**	**R1**	**3.0**	**0.28**	**0.58**	**1.29**
					R2	**3.0**	**0.19**	**0.48**	**1.00**
OFF3+OFF4	6.33	0.53	2.22	**0.62**	**R3**	**3.0**	**0.15**	**0.32**	**0.70**
P-ON-3	0.40	0.8	2.22	**0.06**	**R4**	**1.0**	**0.06**	**0.09**	**0.07**
TOTAL	**25.53**			**3.01**					**3.05**

Reference: Drainage Policies and Standards for Maricopa County, Arizona, Draft January 2013.
Drainage Design Manual for Maricopa County, Arizona, Hydrology, February, 2011.

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Weighted 100-year C-Value of 0.53 for residential areas and 0.95 for Infrastrucure Roads
   100-year runoff coefficients for portions of offsite from Table 3.2 and 3.3 for NHS and NMT landuses;
3. Estimated 100-year, 2-hour precipitation depth, P= 2.22 inches per
   NOAA Atlas 14; For first flush basins, P= 1.0 inches.
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. V_P = D x (A_{TOP} + A_{BOTT})/2= retention volume provided in acre-ft.
6. Proposed retention basins.
7. Rainfall Intensity per hydrology calculations located in Appendix B, in/hr.

Weighted C coefficient:

	Area (ac)	Weighted C
OFF2	18.8	0.67
NMT	5.76	0.90
NHS	3.08	0.70
LDR	9.99	0.53

OFF1	22.8	0.71
NMT	9.35	0.90
NHS	4.34	0.70
LDR	9.07	0.53

Notes: Areas from slope analysis in Civil3D (see Appendix C).
OFF1 for reference only - not used to size R1 or R2.

Franciscan Renewal Center
Bubbler Structure Percolation and Drain-down Time

Retention Basin ID	Bottom Area [1] (ft^2)	Volume Required [2] (ft^3)	Percolation Rate [3] (in/hr)	Drain Time [4] (hr)
Basin R-3 Bubbler Box	36.0	206.4	1.9	35.5

.

Notes:
(1) Area of well-graded AB layer below Bubbler Structure
(2) Volume of Bubbler Pipe and Bubbler Structure with WSE at Grate Elev
Pipe L = 245 ft; Pipe A = 0.79 sf; Pipe V = 193
Bubbler Box Volume = 2*2*3.5 = 14 cf
Total Volume Required = 206.4
(3) Percolation rate of 3.8 inches/hour based on soil sampling in vicinity;
Design Factor of 0.5 per Table 6.16, Policies and Standards.
(4) Drain time per Eq. 6.17, Policies and Standards.

Franciscan Renewal Center - Proposed Conditions

Basin Embankment Riprap Sizing Calculations - per Maricopa County

Blue = required inputs (assume b and d until Qc is close to Qk)

ID	Unit Discharge	Width (wetted area/flow depth)	Drop Slope	Known Q	Calculated Q	Manning's 'n'	Flow Area	Hydraulic Radius	Top Width (of flow)	Flow Depth (Manning's)	Riprap Size Calculated		Riprap Size Provided	Riprap Layer Thickness
	q = Q/W	W	S_0 (S_f)	Q_k	Q_c	'n'	b*d	R	b	d	d_{50}		d_{50}	T
	(cfs/ft)	(lb/ft^3)	(ft/ft)	(cfs)	(cfs)	( )	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(in)	(in)
Into Basin R1 and R2	0.71	100.0	0.17	71.0	71.9	0.069	22.3	0.22	100.0	0.22	0.33	4.0	6.0	12.0

Sloped Drop Structure/Rock Chute

(Riprap Sizing, Equation 6.41 and 6.42 from FCDMC Volume II, Hydraulics Manual, 2013, page 6-55)

$$d_{50} = 2.12 q^{0.529} S_0^{0.794} \qquad 0.02 < S_0 < 0.10 \qquad (6.41)$$

$$d_{50} = 0.69 q^{0.529} S_0^{0.307} \qquad 0.1 \le S_0 \le 0.4 \qquad (6.42)$$

where:

d_{50} = the median diameter (ft),

q = unit discharge (cfs/ft), (discharge divided by the width where the width is defined as the wetted area divided by the flow depth and the flow depth can be the Manning's equation-based normal depth or the maximum flow depth from HEC-RAS), and

S_0 = channel bed slope (ft/ft).

It should be noted that these two equations are for loose riprap on the slope of the structure. For downstream of the sloped drop structure, the equation above for Downstream of Grade Control/ Drop Structure should be used. The thickness for the riprap layer on the slope should be at least $2d_{50}$. A granular filter should be used beneath the riprap layer. The design for rock chutes and downstream energy dissipators can be found in Lorenz et al. (2000).

Calculated Q = $1.486/n*A*R^{(2/3)}S_f^{(1/2)}$ (or from HEC-RAS, obtain b and d)
where $S_f = S_0$; assume rectangular channel

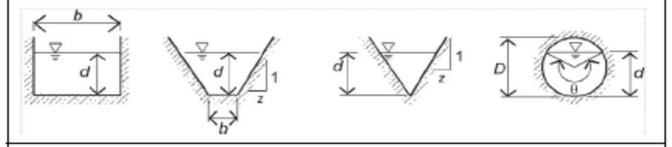
TABLE 6.1
ELEMENTS OF CHANNEL SECTIONS
(1)

Channel Section	Area	Wetted Perimeter	Hydraulic Radius	Top Width
Rectangle	bd	$b+2d$	$\frac{bd}{b+2d}$	b
Trapezoid	$bd+zd^2$	$b+2d\sqrt{z^2+1}$	$\frac{bd+zd^2}{b+2d\sqrt{z^2+1}}$	$b+2zd$
Triangle	zd^2	$2d\sqrt{z^2+1}$	$\frac{zd}{2\sqrt{z^2+1}}$	$2zd$
Circular < 1/2 full (2)	$\frac{D^2}{8}\left(\frac{\pi\theta}{180}-\sin\theta\right)$	$\frac{\pi D\theta}{360}$		$D\sin\theta$ or $2\sqrt{d(D-d)}$
Circular > 1/2 full (3)	$\frac{D^2}{8}\left(2\pi\frac{\pi\theta}{180}+\sin\theta\right)$	$\frac{\pi D(360-\theta)}{360}$	$\left(\frac{45D}{\pi(360-\theta)}\right)*\left(2\pi-\frac{\pi\theta}{180}+\sin\theta\right)$	$D\sin\theta$ or $2\sqrt{d(D-d)}$

(1) After USDA Soil Conservation Service ES-33 (NRCS), 1956.

(2) $\theta = 4\sin^{-1}\sqrt{d/D}$ Insert θ in degrees

(3) $\theta = 4\cos^{-1}\sqrt{d/D}$ Insert θ in degrees



Rectangle Trapezoid Triangle Circular

Notes:

1. Equations include a safety factor of 1.5; Layer thickness (T) = $2*d_{50}$.
2. Rip-rap layer requires filter fabric.
3. Four feet of rip-rap apron extends from toe of Basins R2 and R3 to allow sheet flow to settle into the basin bottoms.
   A Manning's Equation calculation was used assuming a 100-foot wide rectangular channel (representing broad-crested weir flow/sheet flow into the basins over the basin side-slopes); Hydraulic parameters included: S = 0.17 '/ft (6:1), 'n' = 0.069 and Q = 71 cfs from Subbasin OFF-2.
   This hydraulic sheet-flow condition produces a 0.22-foot (2.6 inches) flow-depth with a velocity at the toe of the basin side slope of 3.2 fps.
   Maricopa County rip-rap apron length calculations do not extend to these shallow flow depths and/or low velocities.
   Additionally, a four-foot apron length of D50 = 6" rip-rap is launchable to account for minor erosion occurring at the toe of basin side slopes.

APPENDIX E
First Flush and Excerpts of the Franciscan Renewal Assisi Building Drainage Report

Franciscan Renewal Center-Assisi Building

Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Fist Flush [3] Precipitaion P (inches)	100 - Y Volume [4] Required V_{req} (acre-ft)	Volume Provided [5]				
					Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
Onsite	0.96	1	0.5	**0.04**	R5-1	1.0	0.01	0.03	0.022
					R5-2	1.0	0.01	0.02	0.018
TOTAL				**0.04**					**0.04**

Reference: Maricopa County Drainage Manual

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Assumed 100-year weighted runoff coefficient C=0.58
3. First Flush Precipitation of 0.5" Per Maricopa County Requirements
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. $V_P = D \times (A_{bot} + A_{top})/2$ = retention volume provided in acre-ft.

FINAL DRAINAGE REPORT

June 12, 2014

FRANCISCAN RENEWAL CENTER ASSISI BUILDING

Paradise Valley, Arizona

Prepared for:

Franciscan Renewal Center
5802 E. Lincoln Drive
Scottsdale, AZ 85253
(480) 948-7460

Prepared by:

Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
602.264.6831

Job #:1-01-0199201



CVL CONSULTANTS

Franciscan Renewal Center-Assisi Building

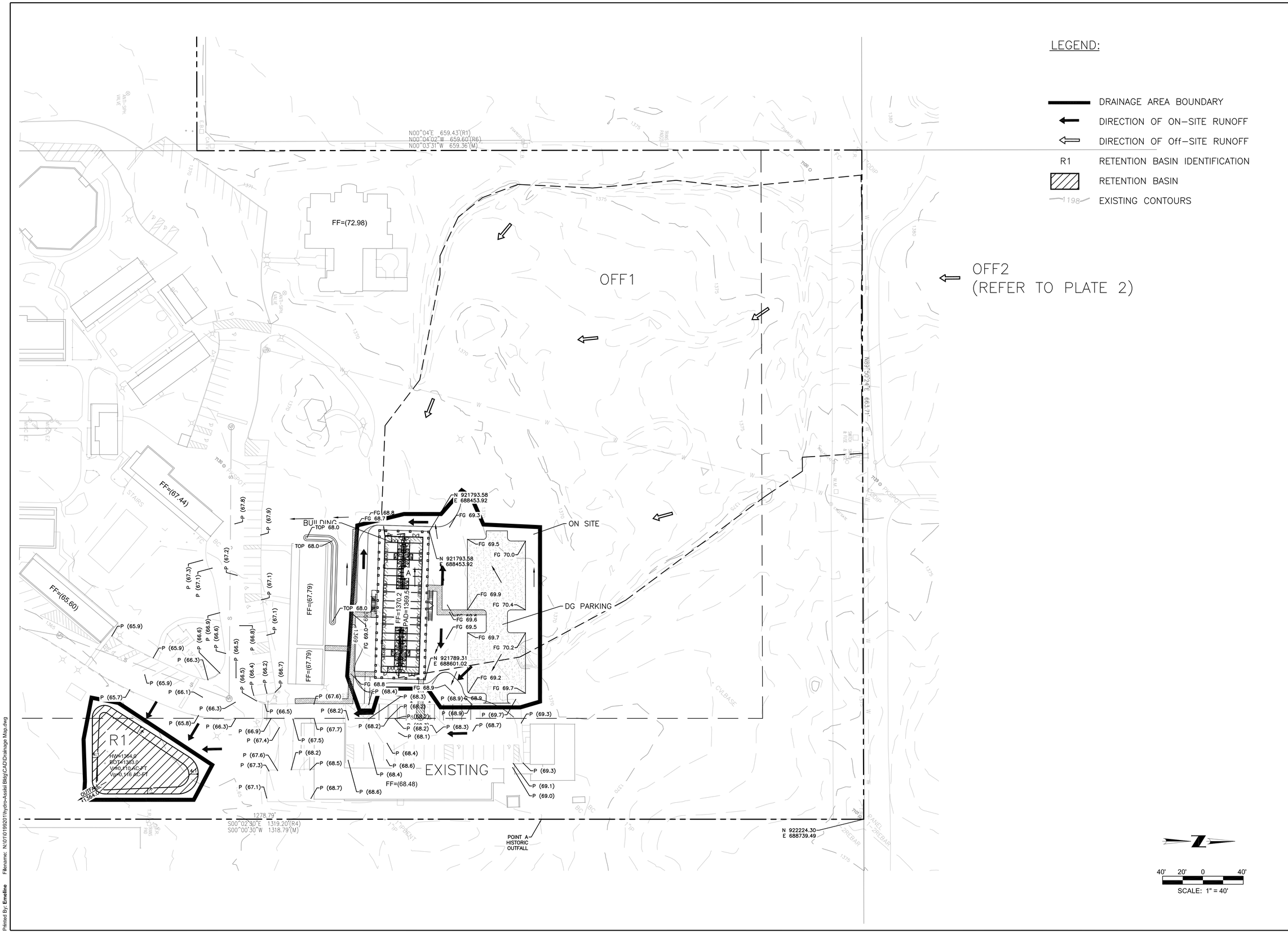
Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] 100-Yr, 6-Hr P (inches)	100 - Y Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
Onsite	0.96	0.58	2.21	**0.10**	R1	1.0	0.10	0.14	0.12
TOTAL				**0.10**					**0.12**

Reference: Maricopa County Drainage Manual

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Assumed 100-year weighted runoff coefficient C=0.58
3. Estimated precipitation depth per NOAA 14 PRECIPITATION FREQUENCY ESTIMATES
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. $V_P = D \times (A_{bot} + A_{top})/2$ = retention volume provided in acre-ft.



Printed By: Emeline Filename: N:\01\0199201\hydro-Assist Bldg\CAD\Drainage Map.dwg

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NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

WATER SHEAD MAP ONSITE

FRANCISCAN RENEWAL CENTER
PHOENIX, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 41454
RICARDO E. AGUIRRE
Date Signed 6-12-2014
ARIZONA, U.S.A.
Expires 9-30-2016

PLATE 1

CVL Department:
CVL Project #: 01-0199201
CVL File:

Franciscan Renewal Center-Assisi Building

Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] 100-Yr, 2-Hr P (inches)	100 - Y Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
Onsite	0.96	0.58	2.22	**0.10**	R5-1 R5-2	1.0 1.0	0.01 0.01	0.03 0.02	0.022 0.017
TOTAL				**0.10**					**0.02**

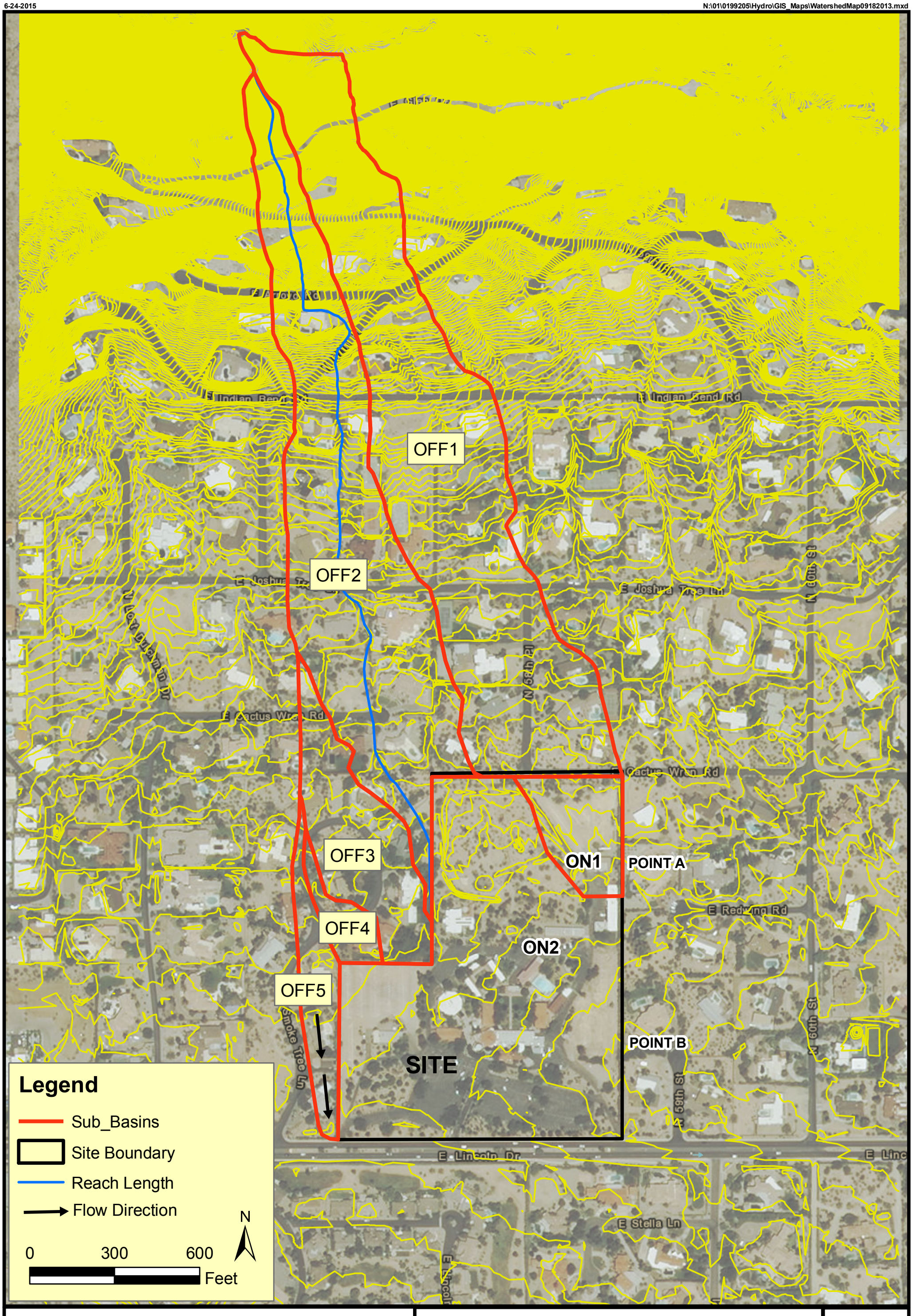
Reference: Maricopa County Drainage Manual

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Assumed 100-year weighted runoff coefficient C=0.58
3. Estimated precipitation depth per NOAA 14 PRECIPITATION FREQUENCY ESTIMATES
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. $V_P = D \times (A_{bot} + A_{top})/2$ = retention volume provided in acre-ft.

PLATES

6-24-2015 N:\01\0199205\Hydro\GIS_Maps\WatershedMap09182013.mxd



OFFSITE WATERSHED MAP	**FRANSISCAN RENEWAL CENTER**	JOB NO. 01-0199205
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	**COE & VAN LOO** PLANNING · ENGINEERING · LANDSCAPE ARCHITECTURE	PLATE 1 154

LEGEND

- DRAINAGE BOUNDARY
- P-ON-1 — DRAINAGE ID
- ONSITE FLOW
- OFFSITE FLOW
- NEW CONSTRUCTION

PEAK FLOWS SUMMARY	
EX Q_{100} TO A	78.43 CFS
PROP Q_{100} TO A	78.43 CFS
EX Q_{100} TO B	141.43 CFS
PROP Q_{100} TO B	104.00 CFS

50' 25' 0 50'
SCALE: 1" = 50'

P-ON-3
0.4 ACRES

BASIN R4
HW=1368.25
BOT=1367.25
V=0.07AC-FT
Vp=0.07AC-FT

BASIN R4

BASIN R3

EX. RESIDENTIAL

BASIN R2
HW=1372.0
BOT=1369.0
V=2.13AC-FT
Vp=1.02AC-FT

BASIN R1
HW=1374.0
BOT=1371.0
V=4.15AC-FT
Vp=1.26AC-FT

72 cfs Sheet Flow

96 cfs Sheet Flow

P-ON-2
21.1 ACRES

P-ON-1
2.67 ACRES

BASIN R5-1
HW=1362.0
BOT=1361.0
V=0.040AC-FT(?)
Vp=0.022AC-FT

BASIN R5-2
HW=1362.5
BOT=1361.5
V=0.040AC-FT(?)
Vp=0.015AC-FT

LINCOLN DRIVE

58TH PLACE

CACTUS WREN ROAD

POINT B HISTORIC OUTFALL

POINT A HISTORIC OUTFALL

EX. RESIDENTIAL

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Coe & Van Loo Consultants, Inc.

FRANCISCAN RENEWAL CENTER

TOWN OF PARADISE VALLEY, ARIZONA

ONSITE DRAINAGE MAP

PLATE 2

CVL Contact: JOE PAPPAS
CVL Project #: 01-0199205
CVL File #:

PROJECT NO. 01-0199205

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Printed By: DeniseM Print Date: August 19, 2015 Filename: N:\01\0199205\CADD\WS.DRAIN.ONSITE 07-12-2015.dwg

Franciscan Renewal Center
Community Life Center Parking
Phase 1

Hydrology Study

July 11, 2017

Prepared For:
Town of Paradise Valley

Prepared By:
Holistic Engineering and Land Management, PLLC
9638 N. 16th Street, Building C
Phoenix, AZ 85020

HELM



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Appendix A ..... Drainage Area and Peak Flow Computation

Appendix B ..... Coe & Van Loo Reports



1 INTRODUCTION

1.1 Purpose and Location

The Franciscan Renewal Center has contracted Holistic Engineering and Land Management to provide engineering services in support of development on the campus. The current project is the parking lot on the southern portion of the 5-acre Paradise Valley portion of the campus. The development of the second phase will happen later along with the construction of the Community Life Center (CLC) building.

1.2 Watershed Boundaries

The offsite watershed extends north of the campus and up Mummy Mountain. The watershed for the portion of the campus contributing to this portion of the campus is shorter and extends just past E. Cactus Wren Rd. The onsite basins are all contained within the 5-acre Paradise Valley portion of the 25-acre Franciscan Renewal Center Campus.

2 EXISTING CONDITIONS

2.1 Landform

The site has been previously developed. Improvements on the property include structures, paving, landscaping and drainage improvements. Many of those prior improvements have been subsequently demolished or will be demolished as part of this project. Existing and proposed slopes onsite are on average between half a percent and two percent.

2.2 Offsite Drainage Conditions

Offsite drainage conditions were thoroughly analyzed in the *Master Drainage Report (Retention Basins) for Franciscan Renewal Center* prepared by Coe & Van Loo Consultants, Inc. in September 2015. While the upper portions of the watersheds that drain to the other portions of the site are very steep, the portion of the watershed that contributes to Basin R3 and this project has slopes less than 5%. The offsite drainage is captured in the retention basin and anything that exceeds the storage capacity is released through a bubbler located in the area for the second phase of this project. During the subsequent phase of the project, the bubbler system will need to be relocated to allow the construction of the Community Life Center.

2.3 Drainage within the Project

The site generally drains from the west to the east and has a slope of approximately 1/2 percent. The site will drain via a sheet flow regime during storm episodes producing enough flow to generate runoff. Stormwater will sheet flow into the landscaping areas and into the pervious pavers. The PaveDrain system will allow the first flush drainage to be captured and stored. The PaveDrain system is a Permeable Articulating Concrete Block (P-ACB) system. When the available storage is filled, the excess runoff will enter the storm drain constructed adjacent to the Our Lady of the Angels Church or south around the end of the church.

3 PROPOSED IMPROVEMENTS

3.1 Project Impact

The project has been designed to minimize the impact of the development on the site hydrology. While this project is primarily a parking lot improvement project, the impervious area is less than 1/3 or the total project area. The remainder is either permeable interlocking concrete block or landscaping.

3.2 Hydrology

The project is designed in accordance with the Maricopa County Drainage Policies and Standards as well as the standards agreed to for further development on this campus at a meeting with the Maricopa County Building Department on January 8, 2013.

3.2.1 Rainfall

NOAA Atlas 14 point precipitation frequency estimates for the site design has been determined to be 2.22 inches for the 100-year, 2-hour design event. The rainfall data was retrieved from the NOAA Precipitation Frequency Data Server.

3.2.2 Runoff

Based on a watershed area consisting of less than 160 acres peak discharges are calculated using the rational method. The peak discharge for the site is calculated to be 8 cfs prior routing to the retention basin. All flows, including offsite flows are routed through the retention basin. The existing peak runoff was estimated to be 10 cfs.

3.3 Hydraulics

The site has been designed to convey runoff above ground via overland flow and directed to the storm drain system constructed along with the Our Lady of the Angels project. Runoff will enter the storm drain system after the volume provided in the permeable interlocking block system and the small median basins is exceeded.

3.4 Stormwater Storage

Stormwater storage is provided in existing Basin R3 located at the north end of the parcel. The purpose of Basin R3 is to detain the offsite flows at the north end of the site and therefor reduce the post development peak flows downstream. The only modifications planned for Basin R3 is the relocation of the bubbler unit during the construction of the CLC building. Storage Basin R4 is replaced by the storage in the landscape islands and the storage under the PaveDrain system. A summary of storage onsite is provided in Appendix A.

3.5 Handling the Extraordinary Event

Emergency overflow is located at the existing conditions outfall and is designed to manage design events beyond the 100-year, 2-hour event. The flows are routed around the southern end of the new Our Lady of Angels Church.

APPENDIX A
DRAINAGE AREA AND PEAK FLOW COMPUTATIONS

Franciscan Renewal Center May 10, 2017
Community Life Center Phase 1

Storage Summary

Required First Flush Retention Calculations				
Watershed Subarea	Drainage Area A (acres)	Runoff Coefficient C	Precipitation (Inches)	Volume Required (acre-ft)
PH2-1*	0.70	1.00	0.50	0.029
PH2-2	1.75	1.00	0.50	0.073
PH1-1	0.34	1.00	0.50	0.014
PH1-2	0.92	1.00	0.50	0.038
PH1-3	0.81	1.00	0.50	0.034
			Total First Flush Required=	**0.188**
			*Basin PH2-1 drains to Retention Basin R3 for first flush retention=	-0.029
			New First Flush Retention Required	**0.159**

Provided Retention Volumes	
Basin Name	Volume Provided (acre-ft)
Phase 1 - A	0.039
Phase 1 - B	0.006
Phase 1 - C	0.005
Phase 1 - D	0.005
PaveDrain System	0.177
Phase 2 E	0.023
Phase 2 F	0.011
Phase 2 G	0.013
Phase 2 H	0.008
Total First Flush Provided=	**0.287**

Total First Flush Volume Provided (.0.287 ac-ft) exceeds the
Total First Flush Volume Required (0.188 ac-ft).

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, USA*
Latitude: 33.5324°, Longitude: -111.9568°
Elevation: 1369.45 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.189 (0.158-0.231)	0.247 (0.208-0.301)	0.335 (0.279-0.407)	0.402 (0.333-0.487)	0.493 (0.402-0.595)	0.563 (0.453-0.675)	0.635 (0.501-0.759)	0.707 (0.549-0.844)	0.804 (0.609-0.961)	0.878 (0.651-1.05)
10-min	0.287 (0.240-0.350)	0.376 (0.316-0.458)	0.510 (0.425-0.620)	0.613 (0.507-0.741)	0.751 (0.612-0.905)	0.858 (0.690-1.03)	0.966 (0.763-1.15)	1.08 (0.836-1.28)	1.22 (0.926-1.46)	1.34 (0.992-1.60)
15-min	0.356 (0.298-0.435)	0.466 (0.392-0.568)	0.631 (0.526-0.769)	0.760 (0.629-0.919)	0.931 (0.759-1.12)	1.06 (0.855-1.27)	1.20 (0.946-1.43)	1.33 (1.04-1.59)	1.52 (1.15-1.81)	1.66 (1.23-1.99)
30-min	0.479 (0.401-0.585)	0.627 (0.527-0.765)	0.851 (0.709-1.03)	1.02 (0.847-1.24)	1.25 (1.02-1.51)	1.43 (1.15-1.72)	1.61 (1.27-1.93)	1.80 (1.40-2.15)	2.04 (1.55-2.44)	2.23 (1.66-2.67)
60-min	0.593 (0.496-0.725)	0.776 (0.653-0.947)	1.05 (0.877-1.28)	1.27 (1.05-1.53)	1.55 (1.26-1.87)	1.77 (1.43-2.12)	2.00 (1.58-2.38)	2.22 (1.73-2.65)	2.53 (1.91-3.02)	2.76 (2.05-3.31)
2-hr	0.687 (0.583-0.821)	0.889 (0.755-1.07)	1.19 (1.01-1.42)	1.42 (1.19-1.69)	1.73 (1.43-2.05)	1.97 (1.61-2.32)	2.21 (1.78-2.61)	2.46 (1.94-2.90)	2.79 (2.16-3.29)	3.06 (2.31-3.62)
3-hr	0.752 (0.636-0.910)	0.965 (0.819-1.17)	1.26 (1.07-1.53)	1.50 (1.26-1.81)	1.84 (1.51-2.19)	2.10 (1.71-2.50)	2.38 (1.90-2.83)	2.67 (2.10-3.16)	3.06 (2.33-3.64)	3.38 (2.52-4.03)
6-hr	0.907 (0.782-1.07)	1.15 (0.993-1.36)	1.47 (1.26-1.73)	1.73 (1.47-2.02)	2.07 (1.75-2.42)	2.35 (1.95-2.73)	2.63 (2.15-3.06)	2.92 (2.34-3.40)	3.32 (2.59-3.86)	3.63 (2.77-4.24)
12-hr	1.02 (0.887-1.19)	1.29 (1.12-1.50)	1.63 (1.41-1.89)	1.90 (1.63-2.20)	2.26 (1.92-2.61)	2.54 (2.13-2.93)	2.83 (2.34-3.26)	3.12 (2.55-3.60)	3.50 (2.79-4.06)	3.81 (2.98-4.44)
24-hr	1.22 (1.07-1.41)	1.55 (1.35-1.80)	2.00 (1.75-2.33)	2.37 (2.06-2.75)	2.87 (2.48-3.33)	3.27 (2.81-3.78)	3.68 (3.14-4.27)	4.12 (3.48-4.77)	4.71 (3.94-5.45)	5.18 (4.29-6.02)
2-day	1.32 (1.16-1.52)	1.69 (1.48-1.95)	2.22 (1.94-2.56)	2.64 (2.31-3.04)	3.24 (2.81-3.72)	3.71 (3.19-4.27)	4.21 (3.60-4.85)	4.74 (4.02-5.45)	5.47 (4.59-6.31)	6.06 (5.03-7.01)
3-day	1.40 (1.23-1.62)	1.80 (1.57-2.07)	2.37 (2.07-2.73)	2.83 (2.47-3.26)	3.49 (3.02-4.01)	4.01 (3.45-4.61)	4.57 (3.90-5.25)	5.16 (4.37-5.93)	5.99 (5.01-6.88)	6.66 (5.51-7.68)
4-day	1.49 (1.30-1.72)	1.91 (1.67-2.20)	2.52 (2.20-2.90)	3.02 (2.63-3.47)	3.73 (3.23-4.29)	4.31 (3.70-4.95)	4.92 (4.20-5.65)	5.58 (4.71-6.41)	6.50 (5.43-7.46)	7.25 (5.99-8.35)
7-day	1.68 (1.46-1.94)	2.15 (1.87-2.48)	2.85 (2.48-3.29)	3.42 (2.96-3.94)	4.23 (3.64-4.87)	4.88 (4.17-5.61)	5.58 (4.73-6.41)	6.32 (5.32-7.28)	7.37 (6.12-8.49)	8.22 (6.76-9.49)
10-day	1.81 (1.58-2.09)	2.32 (2.03-2.67)	3.08 (2.68-3.53)	3.68 (3.19-4.22)	4.53 (3.91-5.19)	5.22 (4.48-5.96)	5.95 (5.07-6.81)	6.72 (5.68-7.69)	7.80 (6.51-8.93)	8.67 (7.17-9.94)
20-day	2.24 (1.97-2.56)	2.89 (2.53-3.30)	3.82 (3.35-4.36)	4.53 (3.96-5.16)	5.49 (4.77-6.25)	6.22 (5.39-7.08)	6.98 (6.01-7.95)	7.75 (6.64-8.84)	8.78 (7.46-10.0)	9.59 (8.08-11.0)
30-day	2.62 (2.29-3.00)	3.38 (2.96-3.86)	4.47 (3.90-5.10)	5.30 (4.62-6.03)	6.42 (5.56-7.31)	7.28 (6.28-8.27)	8.16 (7.02-9.27)	9.06 (7.75-10.3)	10.3 (8.73-11.7)	11.2 (9.46-12.8)
45-day	3.03 (2.66-3.44)	3.91 (3.44-4.45)	5.16 (4.54-5.87)	6.09 (5.34-6.93)	7.33 (6.39-8.32)	8.26 (7.18-9.38)	9.21 (7.97-10.5)	10.2 (8.76-11.6)	11.4 (9.78-13.1)	12.4 (10.5-14.2)
60-day	3.33 (2.95-3.78)	4.32 (3.82-4.89)	5.70 (5.03-6.44)	6.70 (5.89-7.58)	8.01 (7.02-9.05)	8.98 (7.85-10.2)	9.96 (8.67-11.3)	10.9 (9.47-12.4)	12.2 (10.5-13.9)	13.2 (11.3-15.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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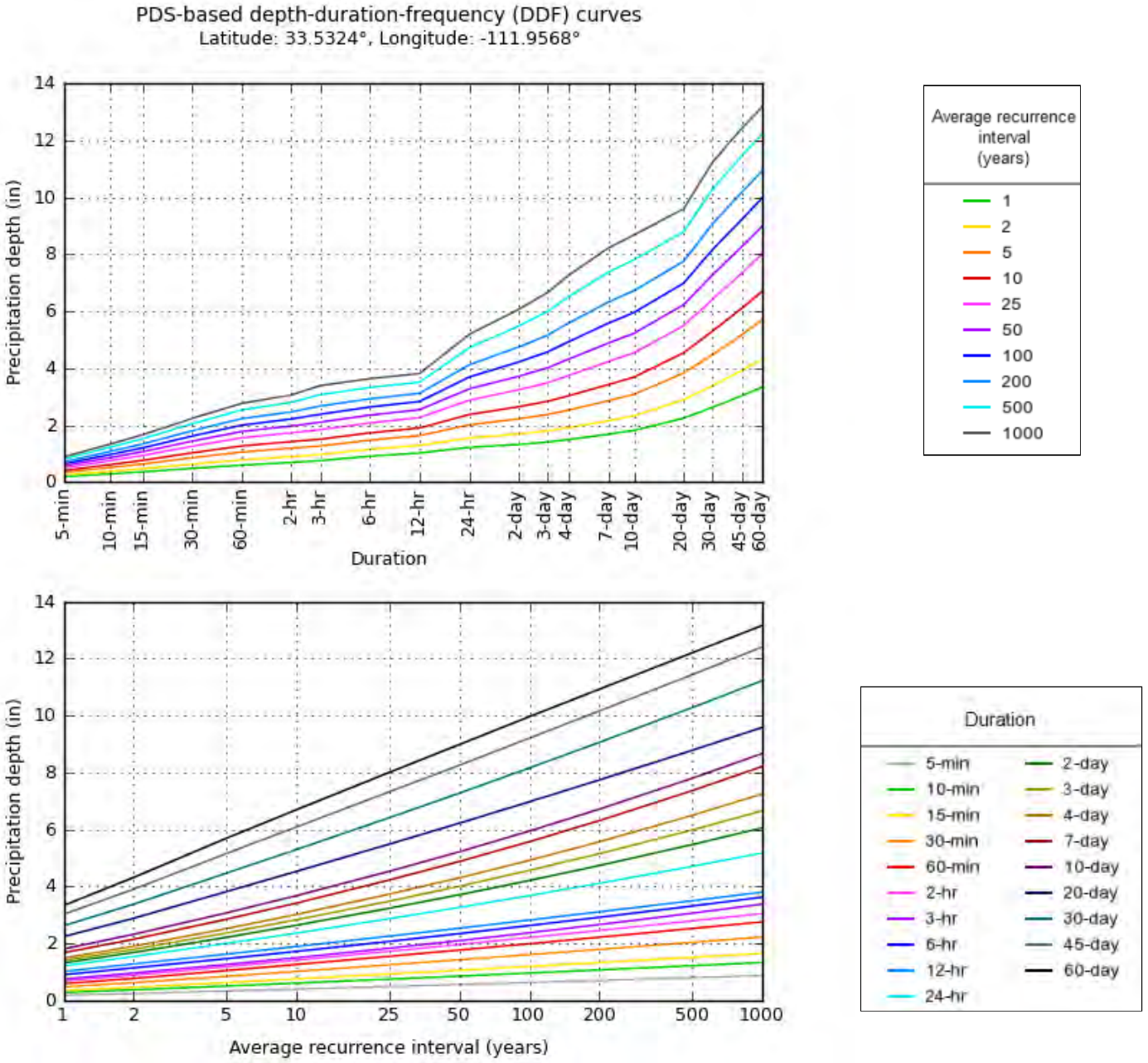

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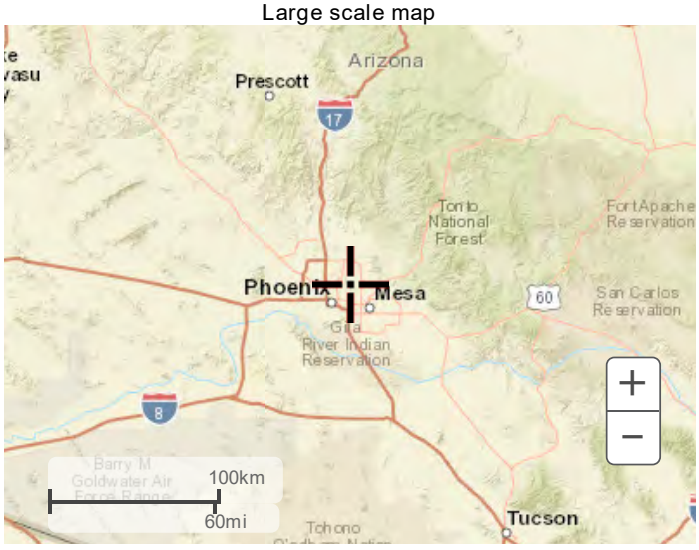
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, USA*
Latitude: 33.5324°, Longitude: -111.9568°
Elevation: 1369.45 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.27 (1.90-2.77)	2.96 (2.50-3.61)	4.02 (3.35-4.88)	4.82 (4.00-5.84)	5.92 (4.82-7.14)	6.76 (5.44-8.10)	7.62 (6.01-9.11)	8.48 (6.59-10.1)	9.65 (7.31-11.5)	10.5 (7.81-12.6)
10-min	1.72 (1.44-2.10)	2.26 (1.90-2.75)	3.06 (2.55-3.72)	3.68 (3.04-4.45)	4.51 (3.67-5.43)	5.15 (4.14-6.17)	5.80 (4.58-6.92)	6.46 (5.02-7.70)	7.34 (5.56-8.78)	8.02 (5.95-9.61)
15-min	1.42 (1.19-1.74)	1.86 (1.57-2.27)	2.52 (2.10-3.08)	3.04 (2.52-3.68)	3.72 (3.04-4.49)	4.25 (3.42-5.10)	4.79 (3.78-5.72)	5.34 (4.15-6.37)	6.07 (4.60-7.26)	6.63 (4.92-7.94)
30-min	0.958 (0.802-1.17)	1.25 (1.05-1.53)	1.70 (1.42-2.07)	2.05 (1.69-2.48)	2.51 (2.04-3.02)	2.86 (2.30-3.43)	3.22 (2.55-3.85)	3.59 (2.79-4.29)	4.09 (3.09-4.89)	4.46 (3.31-5.35)
60-min	0.593 (0.496-0.725)	0.776 (0.653-0.947)	1.05 (0.877-1.28)	1.27 (1.05-1.53)	1.55 (1.26-1.87)	1.77 (1.43-2.12)	2.00 (1.58-2.38)	2.22 (1.73-2.65)	2.53 (1.91-3.02)	2.76 (2.05-3.31)
2-hr	0.344 (0.292-0.410)	0.444 (0.378-0.533)	0.594 (0.503-0.708)	0.709 (0.594-0.843)	0.864 (0.716-1.02)	0.983 (0.804-1.16)	1.11 (0.890-1.30)	1.23 (0.972-1.45)	1.40 (1.08-1.65)	1.53 (1.15-1.81)
3-hr	0.250 (0.212-0.303)	0.321 (0.273-0.390)	0.421 (0.356-0.509)	0.500 (0.419-0.601)	0.611 (0.504-0.730)	0.700 (0.569-0.832)	0.792 (0.633-0.941)	0.888 (0.698-1.05)	1.02 (0.777-1.21)	1.13 (0.838-1.34)
6-hr	0.151 (0.131-0.179)	0.192 (0.166-0.227)	0.245 (0.211-0.289)	0.288 (0.246-0.338)	0.346 (0.292-0.404)	0.392 (0.325-0.456)	0.440 (0.359-0.511)	0.488 (0.391-0.568)	0.554 (0.433-0.645)	0.606 (0.463-0.707)
12-hr	0.085 (0.074-0.099)	0.107 (0.093-0.125)	0.135 (0.117-0.157)	0.157 (0.135-0.183)	0.188 (0.160-0.217)	0.211 (0.177-0.243)	0.235 (0.194-0.270)	0.259 (0.211-0.298)	0.291 (0.232-0.337)	0.316 (0.247-0.369)
24-hr	0.051 (0.044-0.059)	0.064 (0.056-0.075)	0.084 (0.073-0.097)	0.099 (0.086-0.115)	0.120 (0.103-0.139)	0.136 (0.117-0.158)	0.154 (0.131-0.178)	0.171 (0.145-0.199)	0.196 (0.164-0.227)	0.216 (0.179-0.251)
2-day	0.027 (0.024-0.032)	0.035 (0.031-0.041)	0.046 (0.040-0.053)	0.055 (0.048-0.063)	0.067 (0.058-0.078)	0.077 (0.067-0.089)	0.088 (0.075-0.101)	0.099 (0.084-0.114)	0.114 (0.096-0.131)	0.126 (0.105-0.146)
3-day	0.020 (0.017-0.022)	0.025 (0.022-0.029)	0.033 (0.029-0.038)	0.039 (0.034-0.045)	0.048 (0.042-0.056)	0.056 (0.048-0.064)	0.063 (0.054-0.073)	0.072 (0.061-0.082)	0.083 (0.070-0.096)	0.092 (0.077-0.107)
4-day	0.016 (0.014-0.018)	0.020 (0.017-0.023)	0.026 (0.023-0.030)	0.032 (0.027-0.036)	0.039 (0.034-0.045)	0.045 (0.039-0.052)	0.051 (0.044-0.059)	0.058 (0.049-0.067)	0.068 (0.057-0.078)	0.076 (0.062-0.087)
7-day	0.010 (0.009-0.012)	0.013 (0.011-0.015)	0.017 (0.015-0.020)	0.020 (0.018-0.023)	0.025 (0.022-0.029)	0.029 (0.025-0.033)	0.033 (0.028-0.038)	0.038 (0.032-0.043)	0.044 (0.036-0.051)	0.049 (0.040-0.056)
10-day	0.008 (0.007-0.009)	0.010 (0.008-0.011)	0.013 (0.011-0.015)	0.015 (0.013-0.018)	0.019 (0.016-0.022)	0.022 (0.019-0.025)	0.025 (0.021-0.028)	0.028 (0.024-0.032)	0.033 (0.027-0.037)	0.036 (0.030-0.041)
20-day	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.013-0.017)	0.016 (0.014-0.018)	0.018 (0.016-0.021)	0.020 (0.017-0.023)
30-day	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.013)	0.013 (0.011-0.014)	0.014 (0.012-0.016)	0.016 (0.013-0.018)
45-day	0.003 (0.002-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.009 (0.008-0.011)	0.011 (0.009-0.012)	0.011 (0.010-0.013)
60-day	0.002 (0.002-0.003)	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.008 (0.007-0.010)	0.009 (0.008-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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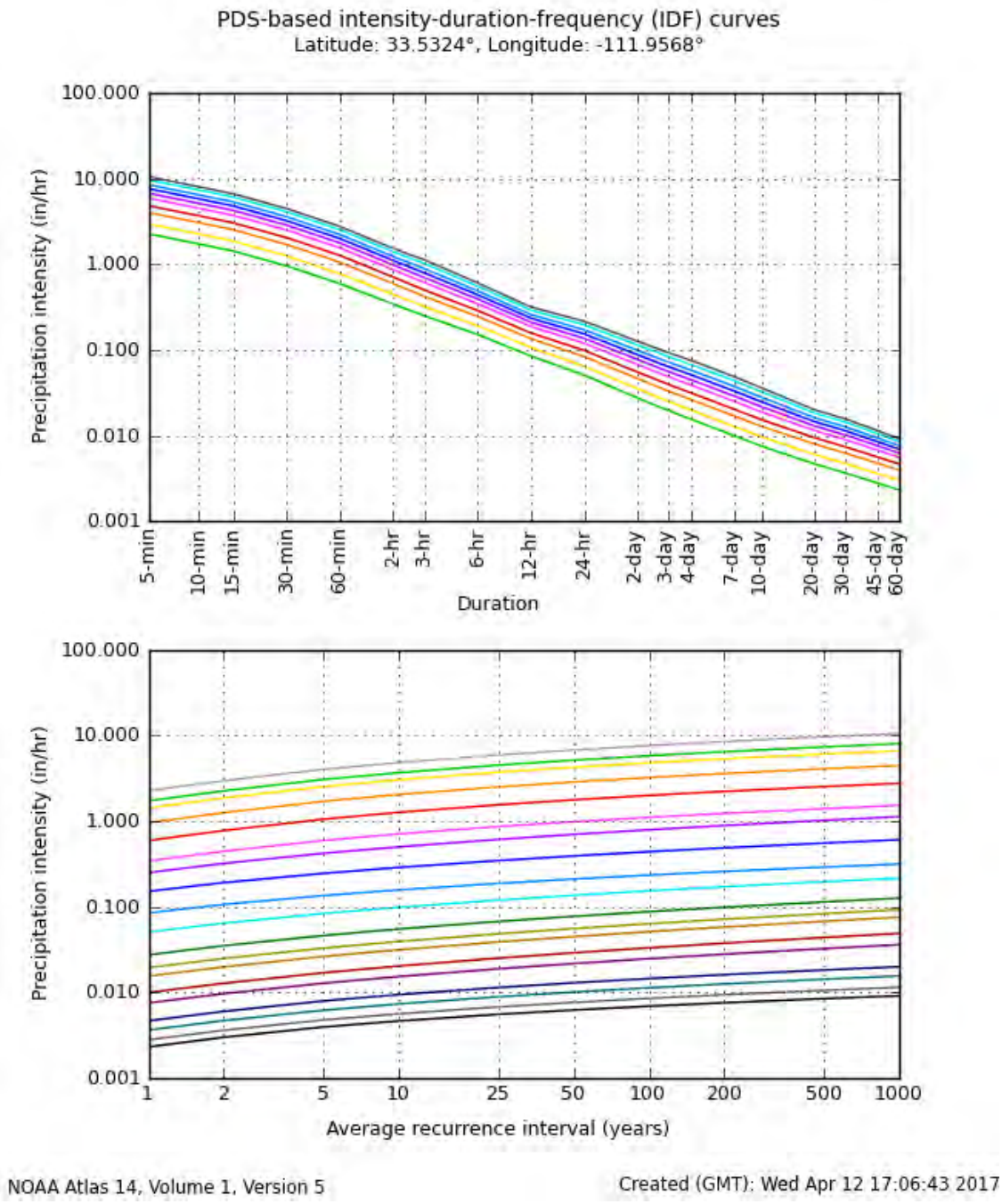
PF graphical



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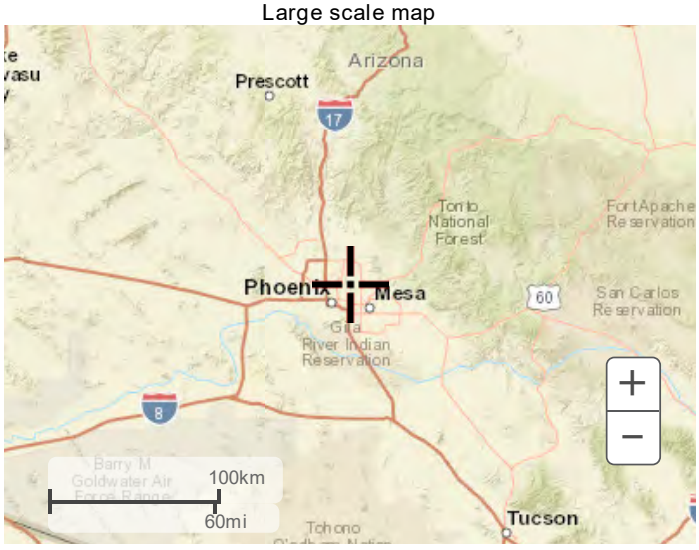
Large scale terrain



Large scale map



Large scale aerial



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Hydraflow Table of Contents

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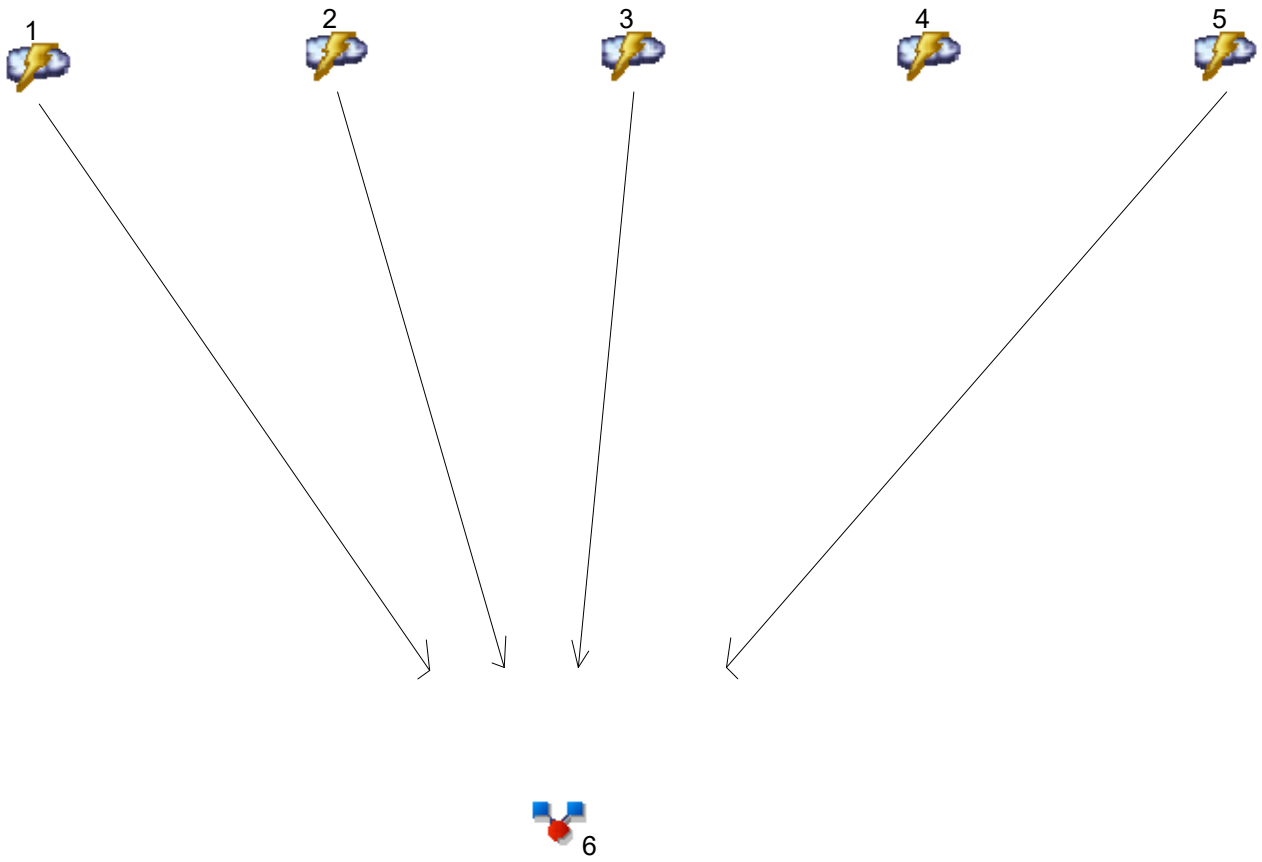
Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514



Legend

Hyd.	Origin	Description
1	Rational	PH1-1
2	Rational	PH1-2
3	Rational	PH1-3
4	Rational	PH1-1
5	Rational	PH2-1
6	Combine	Combined Flows for CLC Phase 1 and 2

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	------	-------	0.504	-------	0.687	0.826	1.014	1.156	1.300	PH1-1
2	Rational	------	-------	1.993	-------	2.718	3.266	4.010	4.572	5.140	PH1-2
3	Rational	------	-------	1.219	-------	1.663	1.998	2.453	2.796	3.144	PH1-3
4	Rational	------	-------	0.504	-------	0.687	0.826	1.014	1.156	1.300	PH1-1
5	Rational	------	-------	3.591	-------	4.899	5.885	7.227	8.238	9.263	PH2-1
6	Combine	1, 2, 3, 5	-------	7.306	-------	9.967	11.97	14.70	16.76	18.85	Combined Flows for CLC Phase 1 an

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	0.504	1	10	302	------	------	------	PH1-1
2	Rational	1.993	1	10	1,196	------	------	------	PH1-2
3	Rational	1.219	1	10	731	------	------	------	PH1-3
4	Rational	0.504	1	10	302	------	------	------	PH1-1
5	Rational	3.591	1	10	2,155	------	------	------	PH2-1
6	Combine	7.306	1	10	4,384	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

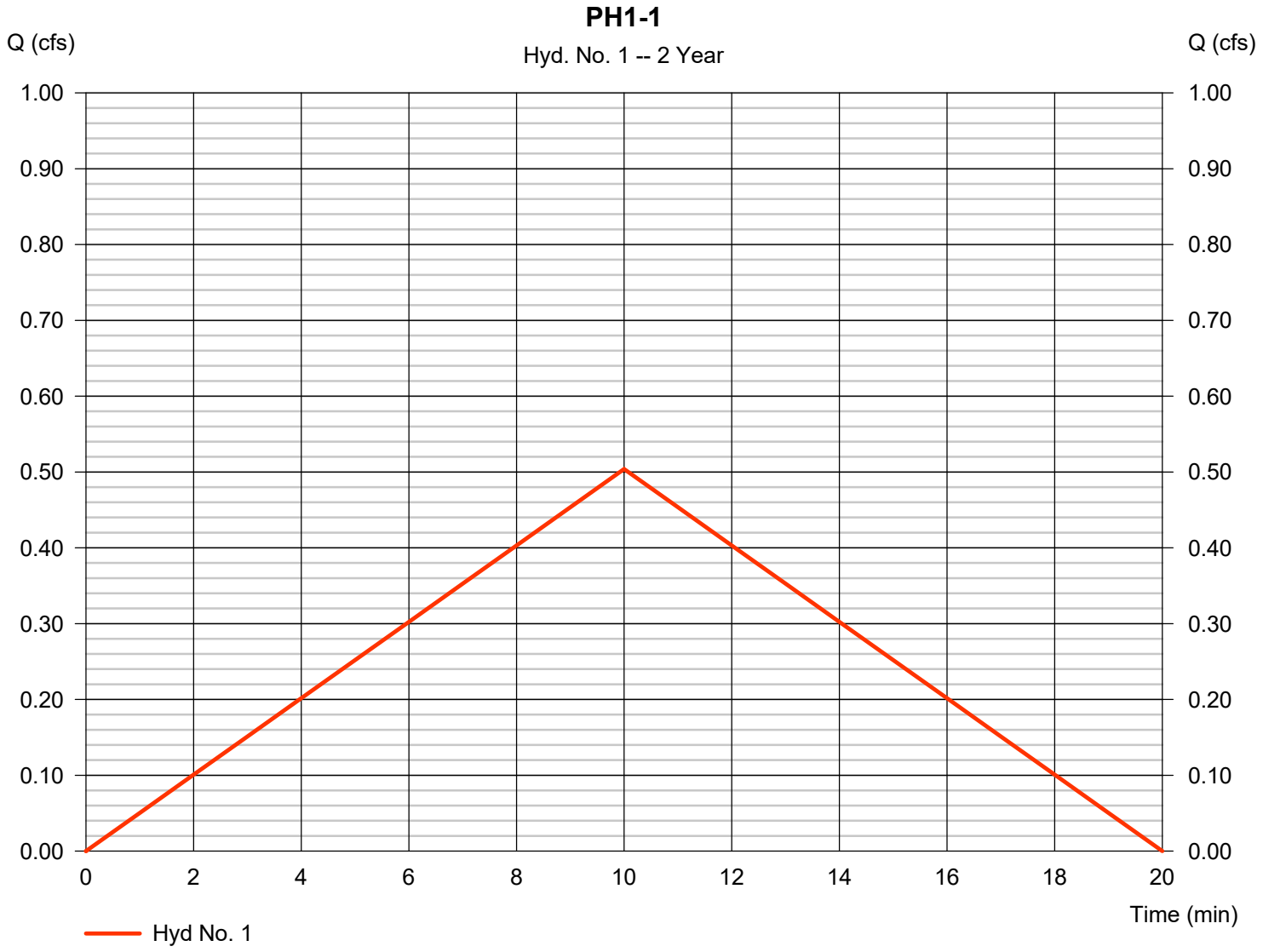
Hydrograph Report

Hyd. No. 1

PH1-1

Hydrograph type	=	Rational	Peak discharge	=	0.504 cfs
Storm frequency	=	2 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	302 cuft
Drainage area	=	0.340 ac	Runoff coeff.	=	0.65*
Intensity	=	2.280 in/hr	Tc by User	=	10.00 min
IDF Curve	=	Paradise Valley.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	0.687	1	10	412	------	------	------	PH1-1
2	Rational	2.718	1	10	1,631	------	------	------	PH1-2
3	Rational	1.663	1	10	998	------	------	------	PH1-3
4	Rational	0.687	1	10	412	------	------	------	PH1-1
5	Rational	4.899	1	10	2,939	------	------	------	PH2-1
6	Combine	9.967	1	10	5,980	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

Hydrograph Report

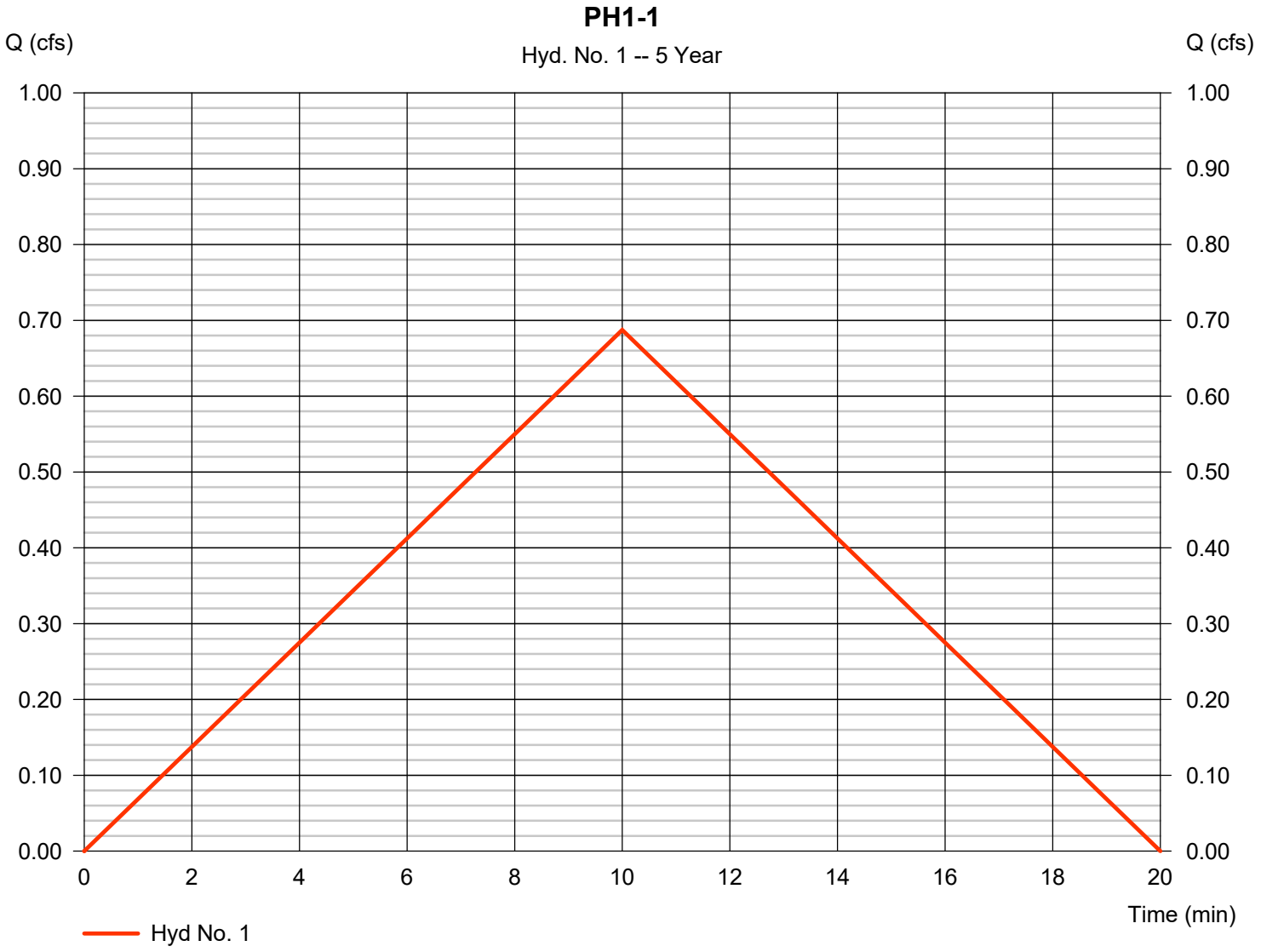
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514 Wednesday, 04 / 12 / 2017

Hyd. No. 1

PH1-1

Hydrograph type	= Rational	Peak discharge	= 0.687 cfs
Storm frequency	= 5 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 412 cuft
Drainage area	= 0.340 ac	Runoff coeff.	= 0.65*
Intensity	= 3.110 in/hr	Tc by User	= 10.00 min
IDF Curve	= Paradise Valley.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	0.826	1	10	495	------	------	------	PH1-1
2	Rational	3.266	1	10	1,959	------	------	------	PH1-2
3	Rational	1.998	1	10	1,199	------	------	------	PH1-3
4	Rational	0.826	1	10	495	------	------	------	PH1-1
5	Rational	5.885	1	10	3,531	------	------	------	PH2-1
6	Combine	11.97	1	10	7,184	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

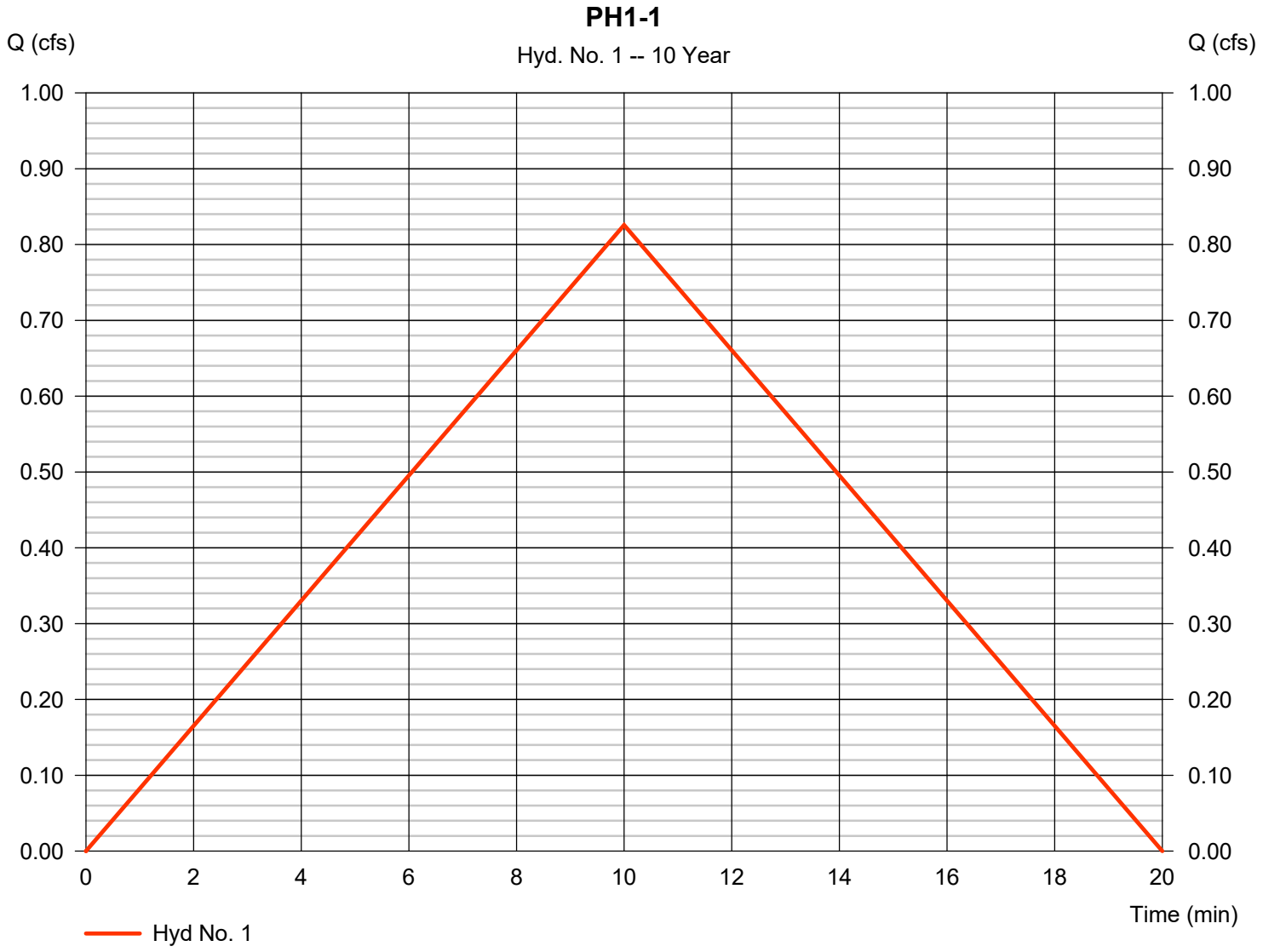
Hydrograph Report

Hyd. No. 1

PH1-1

Hydrograph type	=	Rational	Peak discharge	=	0.826 cfs
Storm frequency	=	10 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	495 cuft
Drainage area	=	0.340 ac	Runoff coeff.	=	0.65*
Intensity	=	3.736 in/hr	Tc by User	=	10.00 min
IDF Curve	=	Paradise Valley.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.014	1	10	608	------	------	------	PH1-1
2	Rational	4.010	1	10	2,406	------	------	------	PH1-2
3	Rational	2.453	1	10	1,472	------	------	------	PH1-3
4	Rational	1.014	1	10	608	------	------	------	PH1-1
5	Rational	7.227	1	10	4,336	------	------	------	PH2-1
6	Combine	14.70	1	10	8,822	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

Hydrograph Report

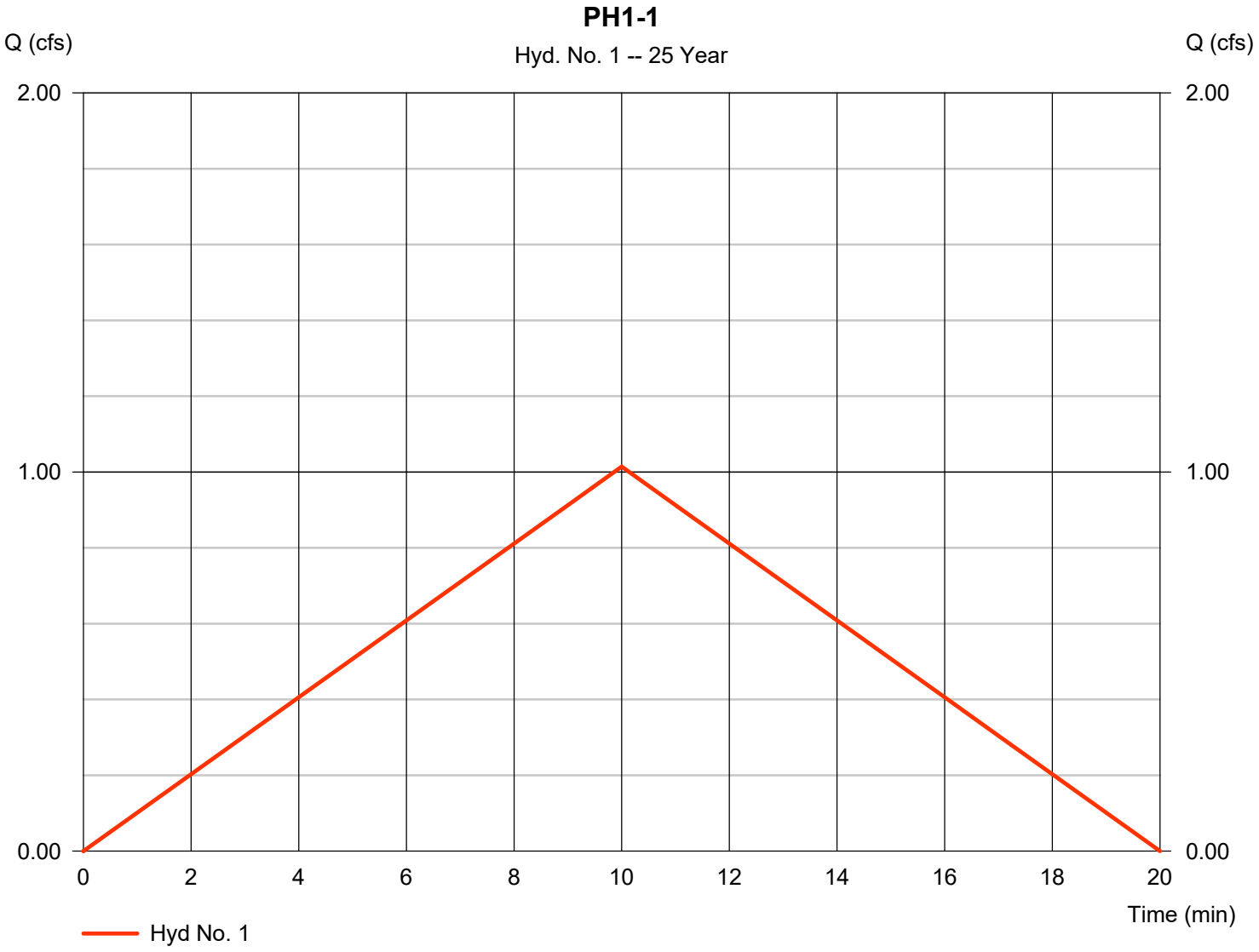
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514 Wednesday, 04 / 12 / 2017

Hyd. No. 1

PH1-1

Hydrograph type	= Rational	Peak discharge	= 1.014 cfs
Storm frequency	= 25 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 608 cuft
Drainage area	= 0.340 ac	Runoff coeff.	= 0.65*
Intensity	= 4.588 in/hr	Tc by User	= 10.00 min
IDF Curve	= Paradise Valley.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.156	1	10	694	------	------	------	PH1-1
2	Rational	4.572	1	10	2,743	------	------	------	PH1-2
3	Rational	2.796	1	10	1,678	------	------	------	PH1-3
4	Rational	1.156	1	10	694	------	------	------	PH1-1
5	Rational	8.238	1	10	4,943	------	------	------	PH2-1
6	Combine	16.76	1	10	10,057	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

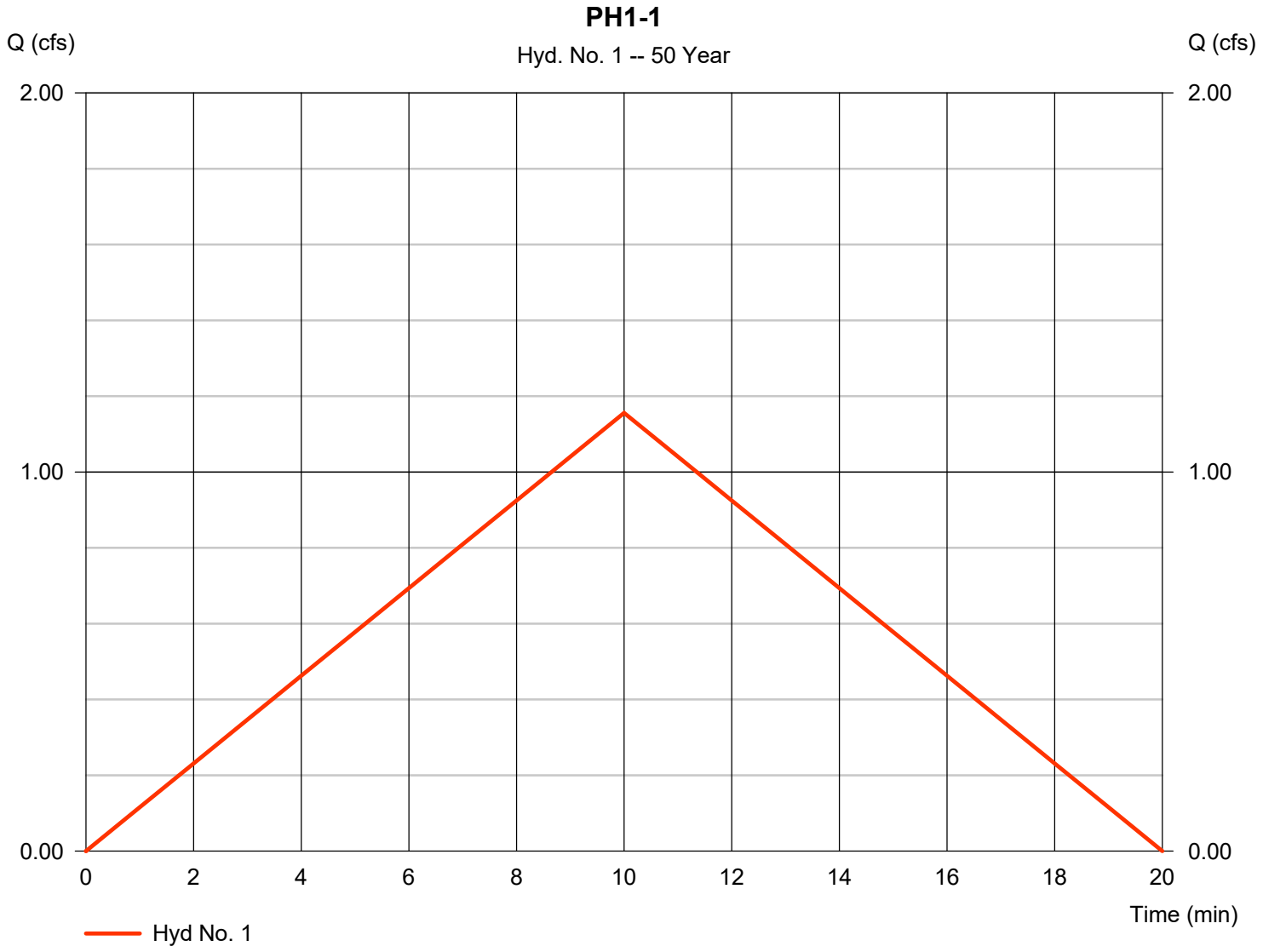
Hydrograph Report

Hyd. No. 1

PH1-1

Hydrograph type	=	Rational	Peak discharge	=	1.156 cfs
Storm frequency	=	50 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	694 cuft
Drainage area	=	0.340 ac	Runoff coeff.	=	0.65*
Intensity	=	5.231 in/hr	Tc by User	=	10.00 min
IDF Curve	=	Paradise Valley.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.514

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.300	1	10	780	------	------	------	PH1-1
2	Rational	5.140	1	10	3,084	------	------	------	PH1-2
3	Rational	3.144	1	10	1,887	------	------	------	PH1-3
4	Rational	1.300	1	10	780	------	------	------	PH1-1
5	Rational	9.263	1	10	5,558	------	------	------	PH2-1
6	Combine	18.85	1	10	11,309	1, 2, 3, 5	------	------	Combined Flows for CLC Phase 1 an

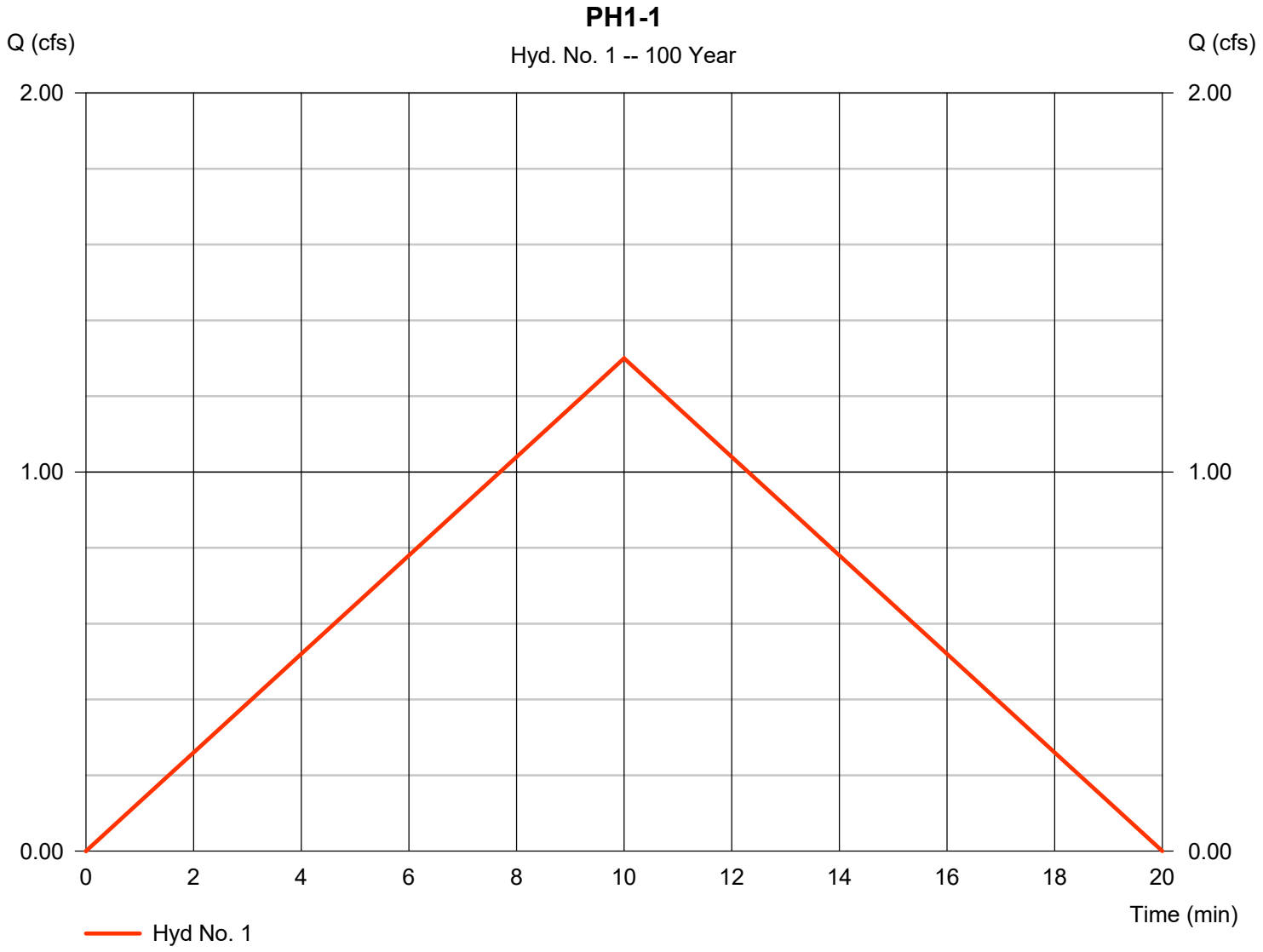
Hydrograph Report

Hyd. No. 1

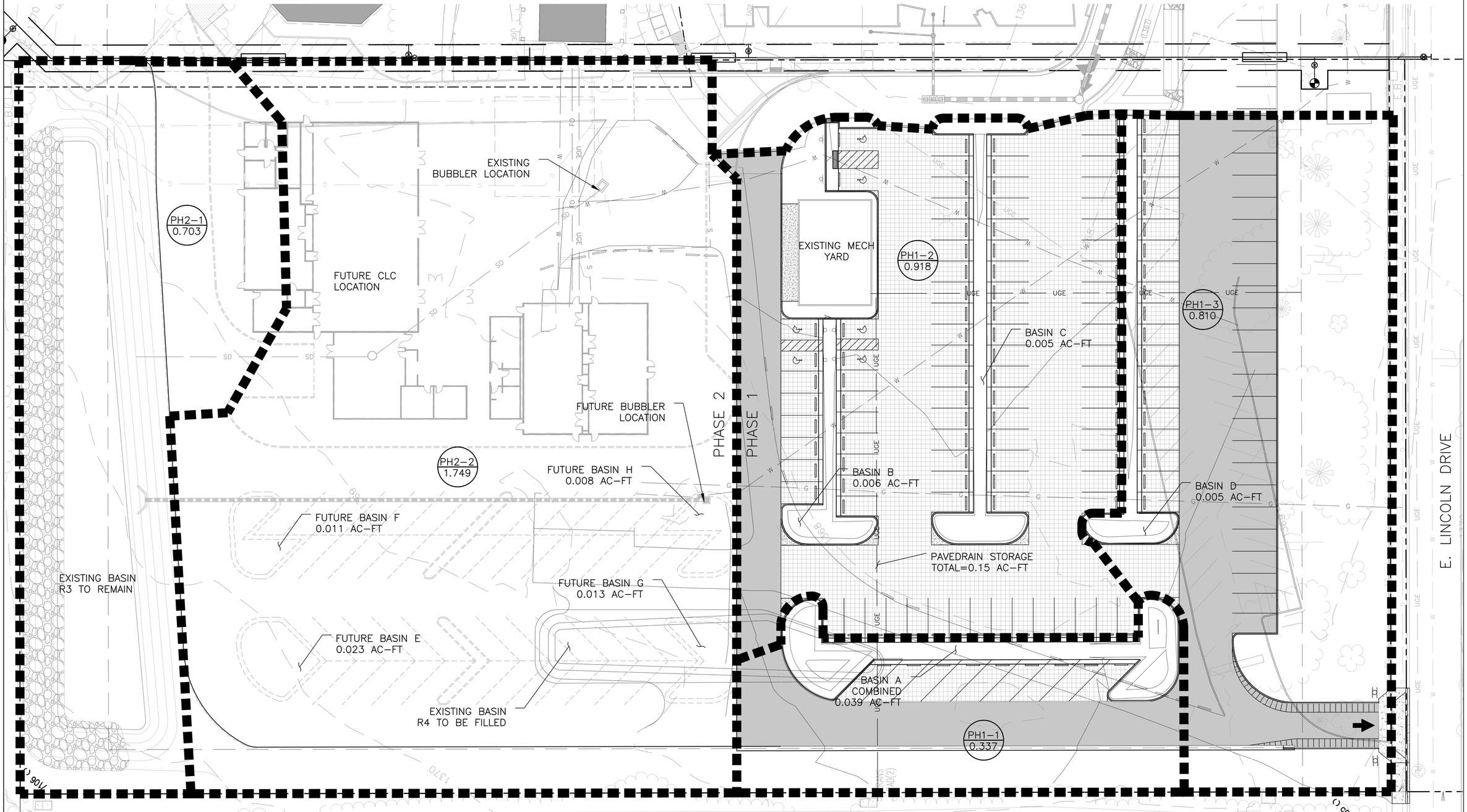
PH1-1

Hydrograph type	=	Rational	Peak discharge	=	1.300 cfs
Storm frequency	=	100 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	780 cuft
Drainage area	=	0.340 ac	Runoff coeff.	=	0.65*
Intensity	=	5.881 in/hr	Tc by User	=	10.00 min
IDF Curve	=	Paradise Valley.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.110 x 0.95) + (0.230 x 0.50)] / 0.340



DRAINAGE MAP



COMMUNITY LIFE CENTER PARKING – PHASE 1

Registered Professional Engineer (Civil)
CERTIFICATE NO.
35584
DAVID M. WEST
Date signed
ARIZONA, U.S.A.
EXPIRES 12/31/18

HELM
14040 N. CAVE CREEK ROAD
PHOENIX, AZ 85020
(928) 533–3305

DRAWN	DMW	REVISED
DESIGN	DMW	
CHECK	DMW	
DATE	7/11/17	
JOB	1602001	
SHEET NO.	FIGURE 1	

APPENDIX B
COE & VAN LOO REPORTS

FINAL DRAINAGE REPORT

September 29, 2015
Revised November 20, 2015

NEW CHURCH FRANCISCAN RENEWAL CENTER

Paradise Valley & Maricopa County, Arizona

Prepared for:
Franciscan Renewal Center
5802 East Lincoln Drive
Scottsdale, AZ 85253
480.948.7460

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
Contact: Name
602.264.6831

Job #:1-01-0199206



CVL CONSULTANTS

Final Drainage Report
For
New Church Franciscan Renewal Center

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Appendix B	Rational Method Calculations
Appendix C	Grate, Catch Basin & Storm Drain Calculations
Appendix D	Retention Basin, Rip-rap, Scupper and Drywell Calculations
Appendix E	Excerpts from the Master Drainage Report (Detention Basins) for the Franciscan Renewal Center

Plate

Plate 1	Drainage Map



1.0 INTRODUCTION

1.1. Scope

Coe & Van Loo, Consultants, Inc. (CVL) has been contracted by Franciscan Renewal Center to provide engineering services in support of the proposed new church (the site). The purpose of this report is to provide hydrologic and drainage design information for the proposed improvements.

1.2. Site Location

The site is located within a portion of the Town of Paradise Valley jurisdiction and a portion of Maricopa County jurisdiction, Arizona. The Center is bounded on the north by East Cactus Wren Road and private land owners, on the south by East Lincoln Drive, on the west by private land owners, and on the east by private land owners (see Figure 1). In addition, the site is located in the southeast quarter of the northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Meridian. The new church is located approximately in the south-central portion of the Center property.

1.3. Proposed Development

The new church will be constructed in coordination with the other phases of the site, specifically the permanent Offsite Detention Basins. The first phase consisted of the construction of the Assisi Lodging Building that was approved and completed in March 2015. The second phase includes the construction of the permanent detention basins. The New Church phase includes the construction of new buildings, access roads, and parking areas throughout the site.

1.4. Regulatory Jurisdiction

The Drainage Report has been prepared and the site will be designed in accordance with the current versions of the Maricopa County Drainage Policies and Standards (Reference 3), Drainage Design Manuals for Maricopa County, Volume 1 – Hydrology (Reference 1) and Volume 2 – Hydraulics (Reference 2) and Section 1205 of the Maricopa County Zoning Ordinance.

In addition and based on a meeting with the Maricopa County Building Department that took place on January 8, 2013, it was agreed to:

- Design the site on pre-developed versus post-developed flow conditions by reducing the impact of the offsite flow and detaining it upstream at the north edge of the site and therefore reducing the post developed peak flows downstream.
- It was also agreed that first flush would be addressed with each phase of development.

2.0 EXISTING CONDITIONS

The site is a church campus, which slopes generally southeasterly. The existing on-site runoff that emerges from the church facilities and open areas flows in a southeasterly direction to the east property line near the south end of the site. The on-site runoff is not retained. The offsite runoff flows proceed through the site as sheetflow and not through any conveyance systems. All flows discharge towards the adjacent private properties to the east.

3.0 MANAGEMENT OF OFF-SITE RUNOFF

The off-site runoff impacting the site is from the mountains located on the north side of the site. The off-site area is covered with open space, residential houses and local streets. The off-site watershed areas were delineated using the 2 foot contours obtained from FCDMC. The total watershed area is less than 160 acres, hence the Maricopa County's Rational Method along with NOAA Atlas 14 precipitation values were used to determine the flows (see Appendix A). The summary of offsite flows entering the property and mitigation via offsite detention basins is shown in Appendix E.

4.0 MANAGEMENT OF ON-SITE RUNOFF

All retained water in Offsite Basin R3 will be discharged within 36 hours through a 12" diameter bleed off pipe with a 24"x24" bubble-up structure on the downstream end as shown in Plate 1 – Drainage Map. Offsite Basin R4 retains one foot of water and will not require bleed off pipes or Drywells. Both of these basins protect the new church site from 100-year offsite flows.

Onsite stormwater generated south of Offsite Basin R3 and east of Offsite Basin R4 flows towards the proposed west parking lot for the new church. These flows are calculated anticipating future build-out of parking areas west of the church as shown in Plate 1 – Drainage Map. Portions of the total area affecting the west side of the church either drains into Offsite Basin R4 or into the low area near the south property line at Lincoln Drive. Additionally, portions of the total area southeast of Offsite Basin R4 are not anticipated for paving in the future. The C values for these areas are shown in the table in Appendix B and on Plate 1.

Collection of onsite stormwater (defined in this report as the water generated from the areas west of the church to the property line and the church site itself) will be accomplished via a grate in the west parking lot, a catch basin south of the church, area drains along the east side of the church and storm drain. Grate-inlet (GR-1) and catch basin (CB-1) calculations including clogging factors were performed adjacent to the west side of the new church to determine how much flow bypasses the parking lot grate (located in an inverted crown). Bypass flow is intercepted from the parking lot by a catch basin located at the south side of the new church. The storm drain will outfall into Onsite Basin R-C east of the church (see Appendix C for inlet capacity and storm drain calculations and Plate 1). Flow from Subbasin A and B will drain to GR-1. Flows from Subbasin C will drain into Basin R-A, overflow from R-A and bypass flows from GR-1 will drain to CB-1 (see Appendix D for Retention Basin calculations (pre versus post). Flows from Subbasin D will drain to R-B and R-C. Overtopping flows from R-B drain to R-C. Flows generated from the church building itself (2 cfs total) are intercepted by area drains located in landscaped areas around the church and connected by laterals to the proposed storm drain running west to east along the south side of the church building and into Basin R-C. Retention Basins R-A, R-B and R-C drain in 36 hrs via drywells (see Appendix D).

5.0 FLOOD ZONE INFORMATION

The Maricopa County, Arizona and Incorporated Areas, Flood Insurance Rate Map (FIRM), Community-Panel Number 04013C1765L, Map Revised October 16, 2013 (Reference 5), indicates the subject site falls within Zone X (see Figure 2).

Zone X within the project area is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". Therefore, coordination with FEMA is not required.

6.0 SUMMARY AND CONCLUSIONS

1. On-site storm water runoff affecting the new church from Subbasins A and B are collected in Retention Basin R-A via three scuppers (SC-1, SC-2, SC-3) and by a grate in the west parking lot.
2. A catch basin inlet (CB-1) intercepts bypass flow from Retention Basin R-A and GR-1.
3. Flow from the church building (D-1) are captured by area drains in the landscape areas around the church and routed to the stormdrain then to Retention Basin R-C.
4. Flows from Subbasin D (D2 and D3) sheet flow through the parking lot and drain into retention basins R-B and R-C via scuppers.
5. The proposed 100-year peak flow from onsite and offsite leaving the site (includes future phases) is equal or less than the current 100-year peak discharge (see Appendix E).
6. Offsite flows are detained in Offsite Basins R3 and R4. Therefore offsite flows coming from outside the Franciscan property will not affect the new church site.
7. A bubble-up structure drains Offsite Basin R3 at a rate that does not increase peak onsite flows affecting the new church site.

REFERENCES

1. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology,* February 2011.
2. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics,* January 1996 (Effective).
3. Flood Control District of Maricopa County (FCDMC), *Drainage Policies and Standards for Maricopa County, Arizona,* January 2007 (Effective).
4. Federal Emergency Management Agency (FEMA), *Flood Insurance Rate Map (FIRM), Maricopa County, Arizona, and Incorporated Areas, Community Panel Number 04013C1765L*, Map Revised October 16, 2013.
5. Coe & Van Loo Consultants Inc., *Master Drainage Report (Retention Basins) for Franciscan Renewal Center, September 2015.*

FIGURES

N:\01\0199205\Hydro\GIS_Maps\Fig1.mxd

Kingman
Flagstaff
Winslow
ARIZONA
Prescott
Lake Havasu City
Payson
ARIZONA
Blythe
Peoria
Phoenix
Mesa
Casa Grande
Tucson
Sonoita
Nogales
SONORA
Puerto Peñasco
Luis Rio Colorado
United States
Verde River
Gila River
Salt River
Rio Sonoyta
17
93
60
95
8
10
19
2

N

0 40 80 Miles

E Lincoln Dr

Legend

- Site Boundary
- SECTION BOUNDARY
- COUNTY BOUNDARY

TOWMSHIP 2N, RANGE 4E

N

0 500 1,000 Feet

LOCATION MAP

FRANCISCAN RENEWAL CENTER

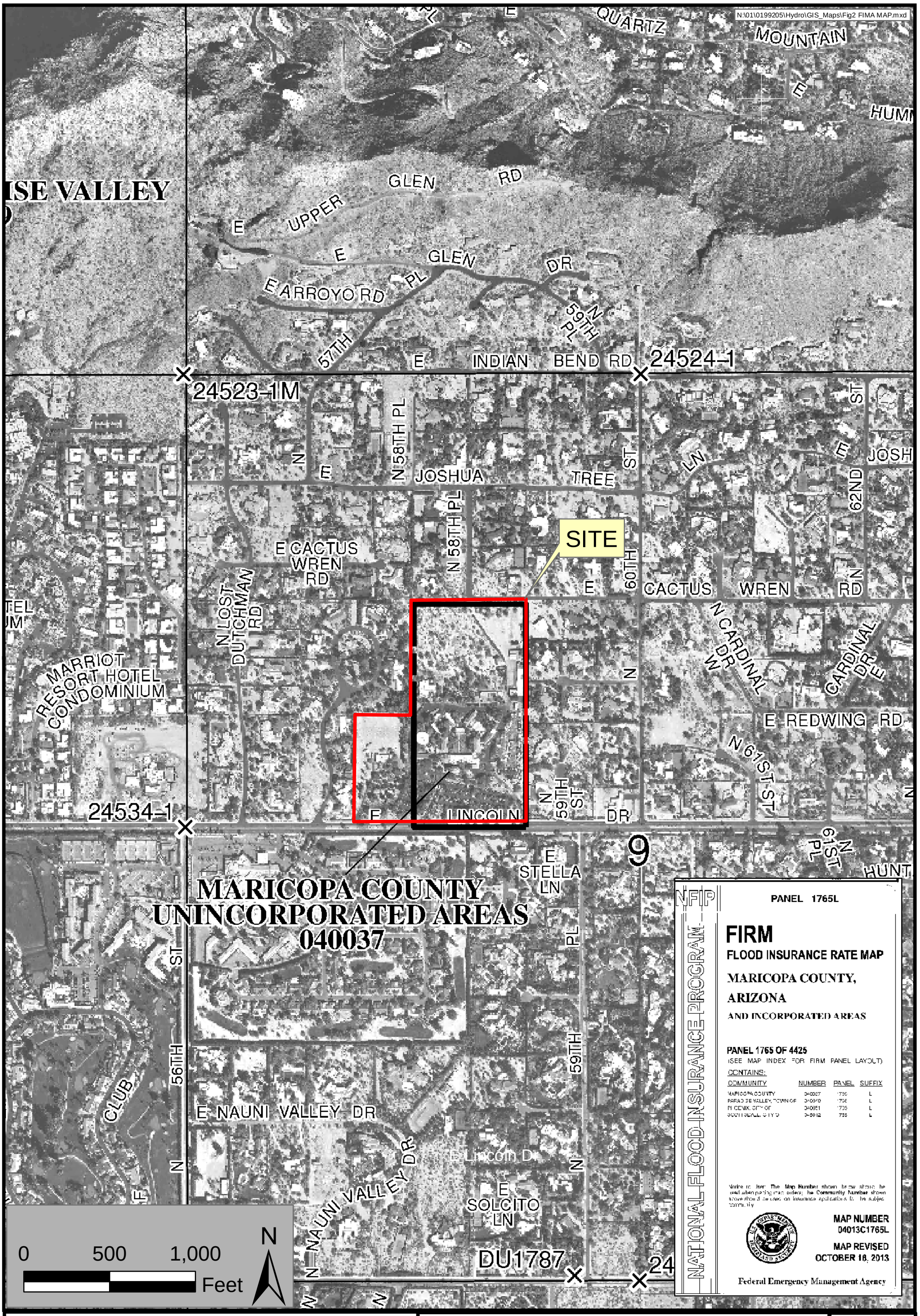
JOB NO.
01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

FIGURE 1

05/20/2**195**



FLOOD INSURANCE RATE MAP	**FRANCISCAN RENEWAL CENTER**	JOB NO. **01-0199205**
4550 NORTH 12TH STREET **PHOENIX, ARIZONA 85014** **TELEPHONE (602) 264-6831**	**COE & VAN LOO** PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	**FIGURE 2** 05/20/2**196**

APPENDICES

APPENDIX A

NOAA Atlas 14 Data

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, US*
Latitude: 33.5382°, Longitude: -111.9562°
Elevation: 1440 ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.189** (0.158–0.231)	**0.247** (0.208–0.302)	**0.335** (0.279–0.408)	**0.403** (0.334–0.488)	**0.494** (0.402–0.596)	**0.564** (0.454–0.676)	**0.635** (0.502–0.760)	**0.707** (0.550–0.845)	**0.805** (0.609–0.963)	**0.879** (0.652–1.05)
10-min	**0.287** (0.240–0.352)	**0.377** (0.316–0.460)	**0.511** (0.425–0.621)	**0.613** (0.508–0.743)	**0.752** (0.612–0.907)	**0.859** (0.690–1.03)	**0.967** (0.764–1.16)	**1.08** (0.837–1.29)	**1.23** (0.927–1.47)	**1.34** (0.992–1.60)
15-min	**0.357** (0.298–0.436)	**0.467** (0.392–0.570)	**0.633** (0.527–0.770)	**0.761** (0.629–0.921)	**0.932** (0.759–1.12)	**1.07** (0.856–1.28)	**1.20** (0.947–1.43)	**1.34** (1.04–1.60)	**1.52** (1.15–1.82)	**1.66** (1.23–1.99)
30-min	**0.481** (0.401–0.587)	**0.628** (0.528–0.768)	**0.852** (0.710–1.04)	**1.02** (0.847–1.24)	**1.26** (1.02–1.51)	**1.43** (1.15–1.72)	**1.61** (1.28–1.93)	**1.80** (1.40–2.15)	**2.05** (1.55–2.45)	**2.23** (1.66–2.68)
60-min	**0.595** (0.497–0.727)	**0.778** (0.654–0.950)	**1.06** (0.878–1.28)	**1.27** (1.05–1.54)	**1.55** (1.27–1.87)	**1.77** (1.43–2.13)	**2.00** (1.58–2.39)	**2.23** (1.73–2.66)	**2.53** (1.92–3.03)	**2.76** (2.05–3.31)
2-hr	**0.689** (0.584–0.824)	**0.892** (0.757–1.07)	**1.19** (1.01–1.42)	**1.42** (1.19–1.69)	**1.74** (1.43–2.05)	**1.97** (1.61–2.33)	**2.22** (1.78–2.61)	**2.47** (1.95–2.90)	**2.80** (2.16–3.30)	**3.06** (2.31–3.63)
3-hr	**0.757** (0.639–0.917)	**0.970** (0.823–1.18)	**1.27** (1.07–1.54)	**1.51** (1.26–1.82)	**1.85** (1.52–2.20)	**2.11** (1.72–2.51)	**2.39** (1.91–2.84)	**2.68** (2.10–3.18)	**3.08** (2.34–3.66)	**3.40** (2.53–4.05)
6-hr	**0.912** (0.785–1.08)	**1.15** (0.997–1.37)	**1.48** (1.27–1.74)	**1.73** (1.48–2.03)	**2.08** (1.75–2.43)	**2.36** (1.95–2.74)	**2.64** (2.16–3.07)	**2.93** (2.35–3.42)	**3.33** (2.60–3.88)	**3.64** (2.78–4.25)
12-hr	**1.02** (0.890–1.20)	**1.29** (1.12–1.51)	**1.64** (1.41–1.90)	**1.91** (1.64–2.21)	**2.27** (1.93–2.62)	**2.55** (2.14–2.94)	**2.84** (2.35–3.27)	**3.13** (2.56–3.61)	**3.52** (2.80–4.08)	**3.82** (2.99–4.46)
24-hr	**1.22** (1.06–1.43)	**1.55** (1.35–1.82)	**2.01** (1.74–2.37)	**2.37** (2.05–2.79)	**2.88** (2.47–3.38)	**3.27** (2.79–3.84)	**3.69** (3.13–4.33)	**4.12** (3.46–4.84)	**4.71** (3.91–5.53)	**5.19** (4.26–6.11)
2-day	**1.32** (1.15–1.54)	**1.69** (1.47–1.97)	**2.22** (1.93–2.59)	**2.65** (2.29–3.08)	**3.24** (2.79–3.77)	**3.72** (3.18–4.31)	**4.22** (3.58–4.90)	**4.74** (3.99–5.51)	**5.48** (4.56–6.38)	**6.07** (5.00–7.08)
3-day	**1.41** (1.23–1.64)	**1.80** (1.57–2.09)	**2.38** (2.06–2.76)	**2.84** (2.46–3.30)	**3.49** (3.01–4.05)	**4.02** (3.43–4.66)	**4.58** (3.88–5.31)	**5.17** (4.35–6.00)	**6.00** (4.98–6.96)	**6.67** (5.49–7.76)
4-day	**1.49** (1.30–1.73)	**1.91** (1.67–2.22)	**2.53** (2.20–2.93)	**3.03** (2.62–3.51)	**3.74** (3.22–4.34)	**4.32** (3.69–5.00)	**4.93** (4.19–5.71)	**5.59** (4.70–6.49)	**6.51** (5.41–7.54)	**7.27** (5.98–8.44)
7-day	**1.69** (1.46–1.97)	**2.16** (1.87–2.52)	**2.87** (2.47–3.34)	**3.44** (2.96–4.00)	**4.25** (3.63–4.94)	**4.90** (4.17–5.69)	**5.60** (4.73–6.50)	**6.35** (5.31–7.39)	**7.40** (6.11–8.61)	**8.25** (6.75–9.61)
10-day	**1.82** (1.58–2.11)	**2.33** (2.02–2.71)	**3.09** (2.67–3.58)	**3.70** (3.19–4.28)	**4.55** (3.90–5.25)	**5.24** (4.47–6.03)	**5.97** (5.06–6.89)	**6.74** (5.67–7.78)	**7.83** (6.50–9.03)	**8.70** (7.15–10.1)
20-day	**2.25** (1.97–2.59)	**2.90** (2.53–3.34)	**3.84** (3.35–4.42)	**4.55** (3.95–5.23)	**5.52** (4.77–6.33)	**6.25** (5.39–7.17)	**7.01** (6.01–8.06)	**7.78** (6.63–8.95)	**8.82** (7.45–10.2)	**9.63** (8.07–11.1)
30-day	**2.64** (2.29–3.03)	**3.40** (2.96–3.91)	**4.49** (3.90–5.15)	**5.33** (4.62–6.11)	**6.45** (5.56–7.39)	**7.31** (6.28–8.37)	**8.20** (7.02–9.38)	**9.11** (7.75–10.4)	**10.3** (8.73–11.8)	**11.3** (9.45–12.9)
45-day	**3.04** (2.66–3.48)	**3.92** (3.44–4.49)	**5.18** (4.53–5.92)	**6.11** (5.34–6.99)	**7.35** (6.39–8.40)	**8.29** (7.18–9.47)	**9.24** (7.96–10.6)	**10.2** (8.75–11.7)	**11.5** (9.76–13.2)	**12.4** (10.5–14.3)
60-day	**3.35** (2.95–3.81)	**4.33** (3.81–4.93)	**5.71** (5.02–6.49)	**6.72** (5.89–7.64)	**8.03** (7.02–9.12)	**9.00** (7.84–10.2)	**9.99** (8.65–11.4)	**11.0** (9.46–12.5)	**12.2** (10.5–14.0)	**13.2** (11.2–15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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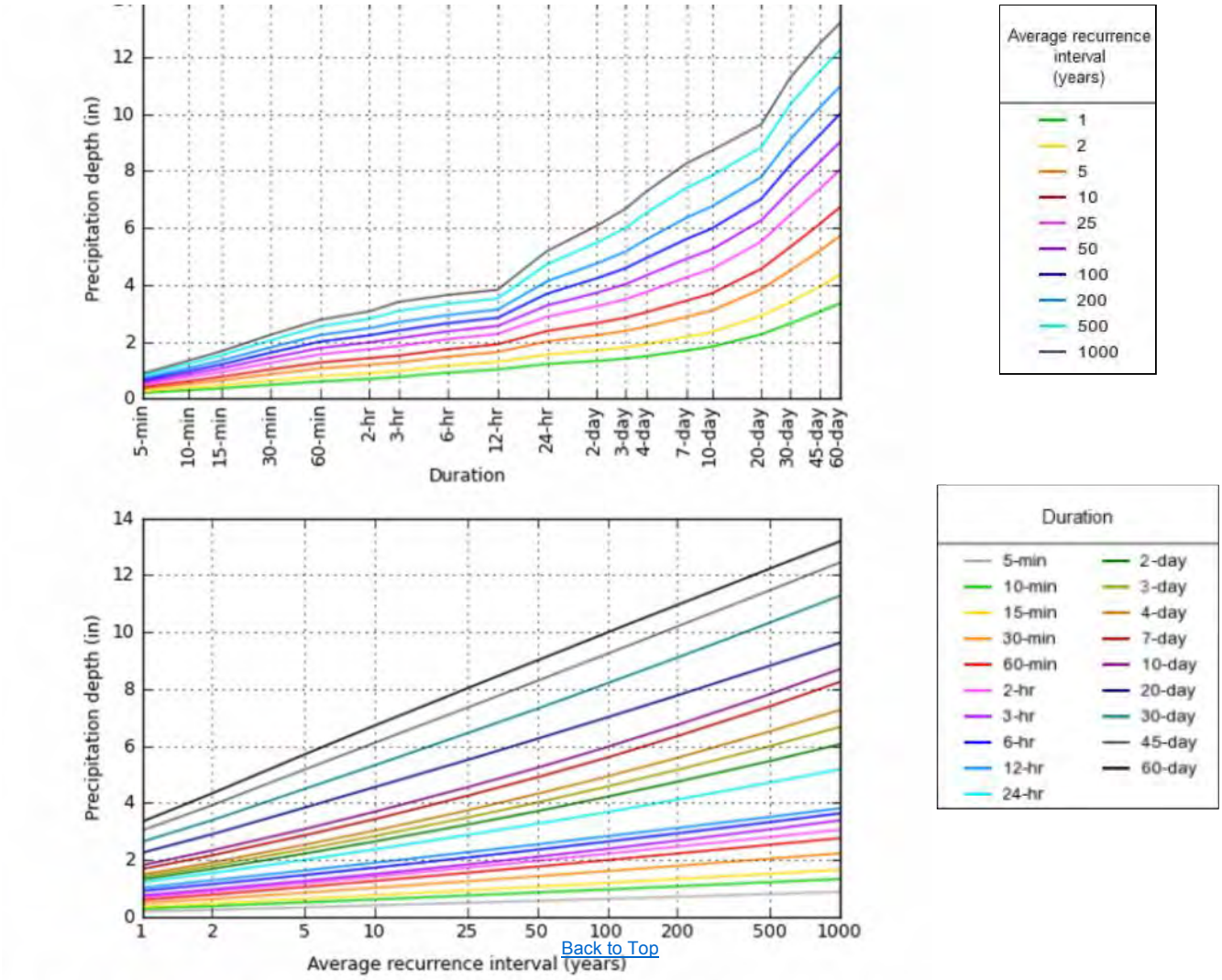
PF graphical



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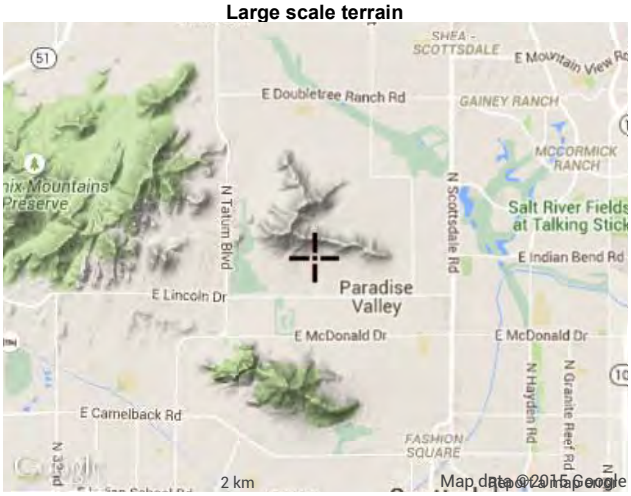
NOAA Atlas 14, Volume 1, Version 5 Created (GMT): Tue Jun 30 15:31:36 2015

Maps & aerials

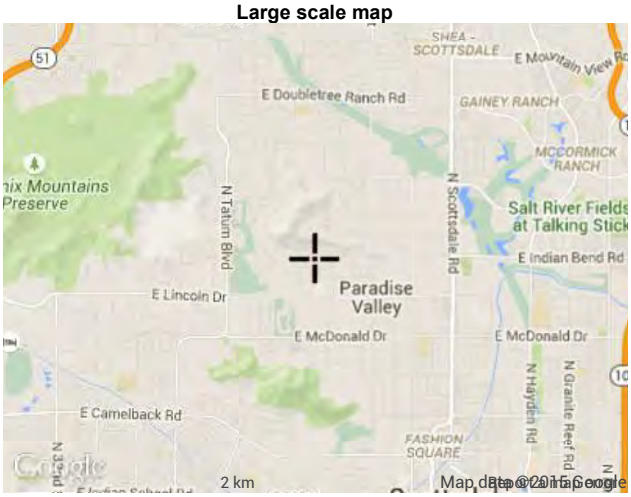
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910

APPENDIX B

Rational Method Calculations

SUMMARY OF RATIONAL METHOD PEAK FLOW HYDROLOGY
Franciscan Renewal Center - New Church

CP Concentration Point	Sub- basin Area (ac)	Water Course Length ft	High Elevation ft	Low Elevation ft	C Weighted Runoff Coefficient			i Intensity (in/hr)			Tc Time of Concentration (min)			Q Peak Flow Rate (cfs)		
					Return Period			Return Period			Return Period			Return Period		
					10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year	10-Year	50-Year	100-Year
A (to GR-1)	2.28	461	1371	1367	0.74	0.89	0.92	2.9	4.2	5	17.4	15	14.1	5	9	10
B+C (to SC-1,2,3 & CB-1)	1.17	240	1368	1367	0.52	0.62	0.65	3	4.5	5.2	15.9	13.6	12.8	2	3	4
D-1 (to area drains)	0.39	140	1367.6	1367	0.95	0.95	0.95	3.4	5.1	6	11.8	10.2	9.6	1	2	2
D-2 (to SC-4)	1.05	370	1367.2	1364.8	0.95	0.95	0.95	2.9	4.2	5	17.5	15.1	14.3	3	4	5
D-3 (to SC-5)	0.77	196	1366	1364.6	0.95	0.95	0.95	3.5	5.2	6	11.7	10	9.4	3	4	4

Reference: Drainage Design Manual for Maricopa County, Hydrology, February 10, 2011

Notes:
T_c = Time of concentration = $11.4L^{0.5}K_b^{0.52}S^{-0.31}i^{-0.38}$ (Equation 3.2, Papadakis and kazan equation, 1987)
L = Length of the longest flow path, miles.
S = Watercourse slope, feet/mile.
K_b = Watershed resistance coefficient = $m\log_{10}A + b$, where A= drainage area in acres, m and b values from (Table 3.1).
Q = Peak discharge = C*I*A, cfs. (Equation 3.1)
i = Average rainfall intensity, in in/hr, lasting for a T_c. Determined using the I-D-F curve from the NOAA Atlas 14 PRECIPITATION FREQUENCY ESTIMATES
C = Runoff coefficient (see Appendix D).

APPENDIX C

Grate, Catch Basin & Storm Drain Calculations

Worksheet for Grate GR-1

Project Description

Solve For	Efficiency

Input Data

Roughness Coefficient	0.016	
Slope	0.25	%
Left Side Slope	2.00	%
Right Side Slope	2.00	%
Bottom Width	2.0	ft
Discharge	10.0	ft³/s
Grate Width	2.0	ft
Grate Length	9.0	ft
Grate Type	P-50 mm (P-1-7/8")	
Clogging	50	%

Options

Grate Flow Option	Exclude None

Results

Efficiency	70.69	%
Intercepted Flow	7.1	ft³/s
Bypass Flow	2.9	ft³/s
Flow Area	6.7	ft²
Wetted Perimeter	36.7	ft
Top Width	36.6	ft
Velocity	1.5	ft/s
Splash Over Velocity	12.3	ft/s
Frontal Flow Factor	1.00	
Side Flow Factor	0.67	
Grate Flow Ratio	0.10	
Active Grate Length	4.5	ft
Critical Depth	0.28	ft
Critical Slope	0.0070	ft/ft
Froude Number	0.62	
Flow Type	Subcritical	
Specific Energy	0.38	ft
Velocity Head	0.03	ft
Depth	0.35	ft

Cross Section for Grate GR-1

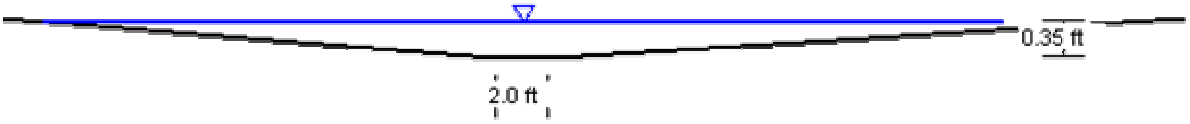
Project Description

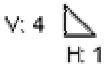
Solve For	Efficiency

Input Data

Roughness Coefficient	0.016	
Slope	0.25	%
Left Side Slope	2.00	%
Right Side Slope	2.00	%
Bottom Width	2.0	ft
Discharge	10.0	ft³/s
Efficiency	70.69	%
Grate Width	2.0	ft
Grate Length	9.0	ft
Grate Type	P-50 mm (P-1-7/8")	
Clogging	50	%

Cross Section Image





Worksheet for Catchbasin CB-1

Project Description

Solve For	Efficiency

Input Data

Discharge	6.9	ft³/s
Slope	0.25	%
Gutter Width	1.42	ft
Gutter Cross Slope	0.059	ft/ft
Road Cross Slope	0.020	ft/ft
Roughness Coefficient	0.016	
Curb Opening Length	12.00	ft
Local Depression	2.00	in
Local Depression Width	1.42	ft

Results

Efficiency	92.43	%
Intercepted Flow	6.4	ft³/s
Bypass Flow	0.5	ft³/s
Spread	19.1	ft
Depth	0.44	ft
Flow Area	3.7	ft²
Gutter Depression	0.055	ft
Total Depression	0.22	ft
Velocity	1.9	ft/s
Equivalent Cross Slope	0.05207	ft/ft
Length Factor	0.76	
Total Interception Length	15.76	ft

Messages

Notes

Size on plans accounts for 1.25 clogging factor per County Requirements.

Cross Section for Catchbasin CB-1

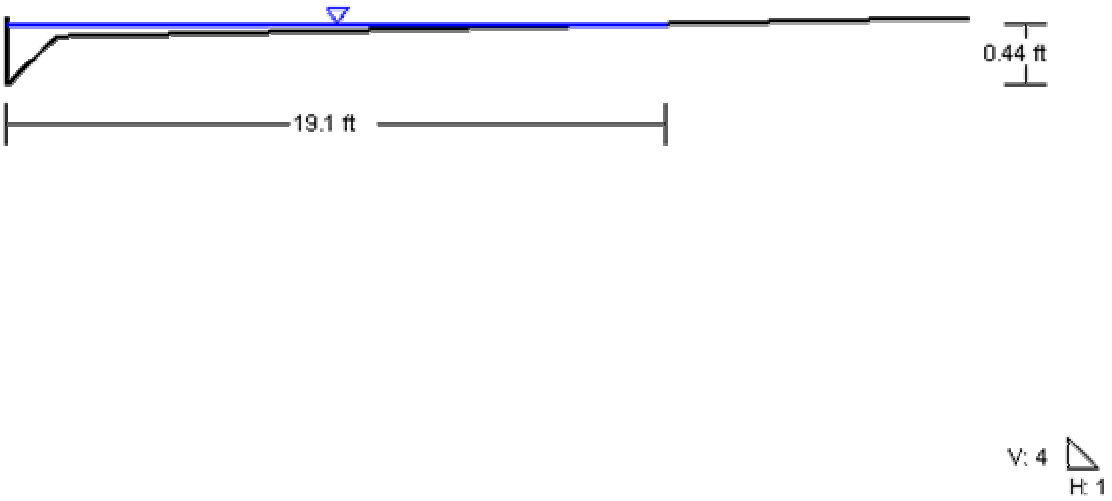
Project Description

Solve For	Efficiency

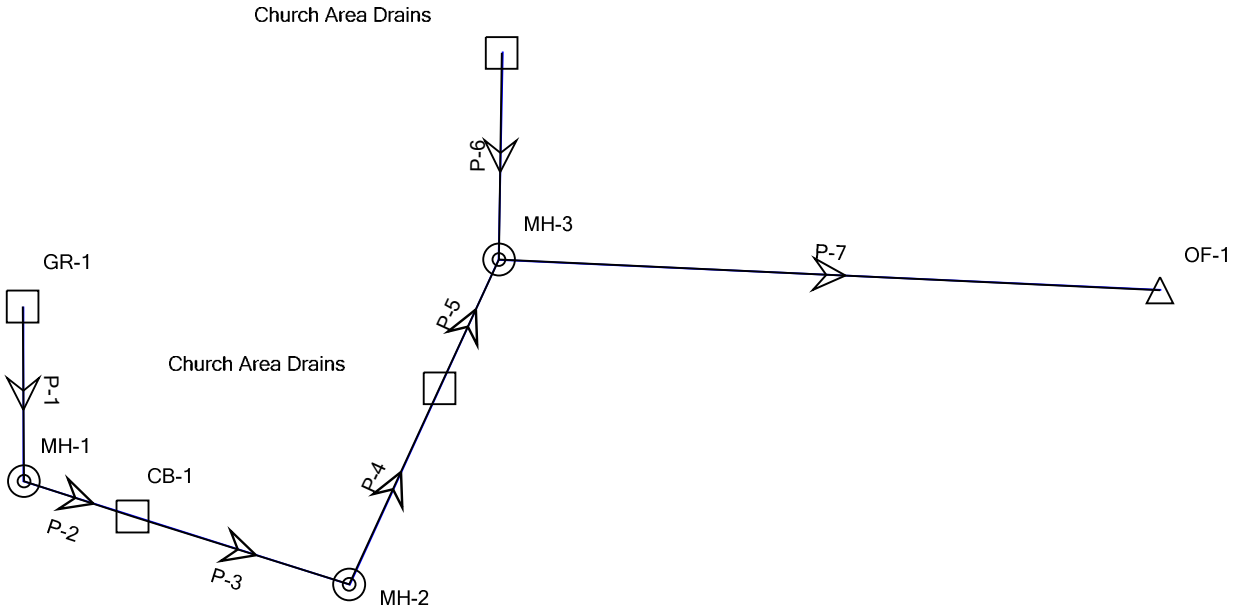
Input Data

Discharge	6.9	ft³/s
Slope	0.25	%
Gutter Width	1.42	ft
Gutter Cross Slope	0.059	ft/ft
Road Cross Slope	0.020	ft/ft
Roughness Coefficient	0.016	
Local Depression	2.00	in
Local Depression Width	1.42	ft
Efficiency	92.43	%
Curb Opening Length	12.00	ft

Cross Section Image



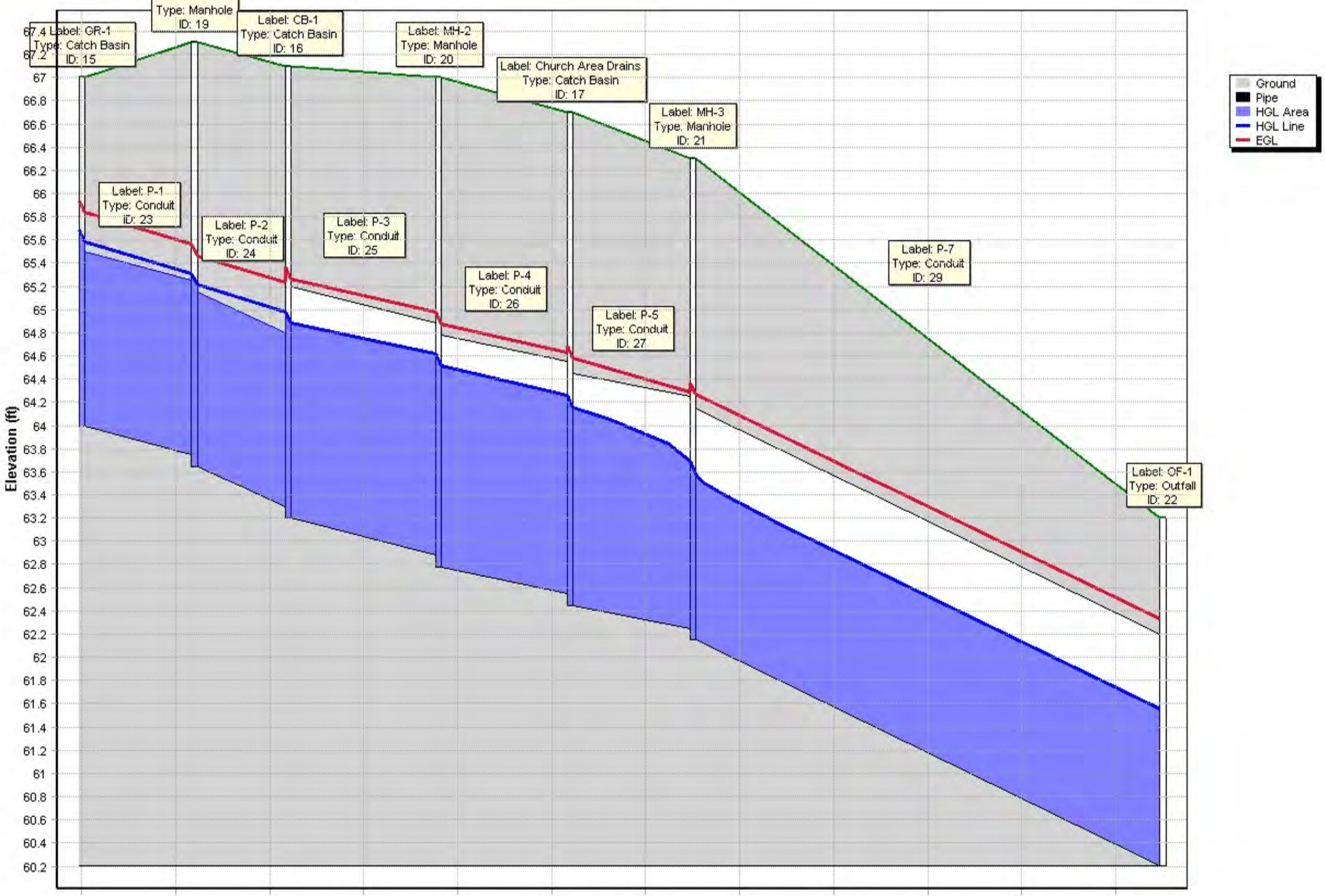
Print Preview



FlexTable: Conduit Table (New Church FRC.stc)

Current Time: 0.000 min

Label	Start Node	Stop Node	Invert (Upstream) (ft)	Invert (Downstream) (ft)	Length (ft)	Slope (Calculated) (ft/ft)	Conduit Shape	Material	Manning's n	Diameter (in)	Flow (ft³/s)	Capacity (Full Flow) (ft³/s)	Velocity (Average) (ft/s)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)
P-1	GR-1	MH-1	64.00	63.75	60.0	0.004	Circular Pipe	Concrete	0.013	18.0	7.10	6.78	4.02	67.00	67.30	65.59	65.31	1.50	2.05
P-2	MH-1	CB-1	63.65	63.30	50.0	0.007	Circular Pipe	Concrete	0.013	18.0	7.10	8.79	4.02	67.30	67.10	65.21	64.98	2.15	2.30
P-3	CB-1	MH-2	63.20	62.88	80.0	0.004	Circular Pipe	Concrete	0.013	24.0	14.00	14.31	5.19	67.10	67.00	64.88	64.62	1.90	2.12
P-4	MH-2	Church Area Drains	62.78	62.55	70.0	0.003	Circular Pipe	Concrete	0.013	24.0	14.00	12.97	4.46	67.00	66.70	64.52	64.26	2.22	2.15
P-5	Church Area Drains	MH-3	62.45	62.25	65.0	0.003	Circular Pipe	Concrete	0.013	24.0	15.00	12.55	4.77	66.70	66.30	64.16	63.69	2.25	2.05
P-6	Church Area Drains	MH-3	64.25	62.25	78.0	0.026	Circular Pipe	Concrete	0.013	18.0	1.00	16.82	5.22	66.60	66.30	64.62	63.69	0.85	2.55
P-7	MH-3	OF-1	62.15	60.20	250.0	0.008	Circular Pipe	Concrete	0.013	24.0	16.00	19.98	7.07	66.30	63.20	63.59	61.55	2.15	1.00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Label: Manhole
ID: 19
Label: CB-1
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Label: MH-2
Type: Manhole
ID: 20
Label: Church Area Drains
Type: Catch Basin
ID: 17
Label: MH-3
Type: Manhole
ID: 21
Label: P-1
Type: Conduit
ID: 23
Label: P-2
Type: Conduit
ID: 24
Label: P-3
Type: Conduit
ID: 25
Label: P-4
Type: Conduit
ID: 26
Label: P-5
Type: Conduit
ID: 27
Label: P-7
Type: Conduit
ID: 29
Label: OF-1
Type: Outfall
ID: 22
Ground
Pipe
HGL Area
HGL Line
EGL
Elevation (ft)
67.4
67.2
67
66.8
66.6
66.4
66.2
66
65.8
65.6
65.4
65.2
65
64.8
64.6
64.4
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64
63.8
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62.2
62
61.8
61.6
61.4
61.2
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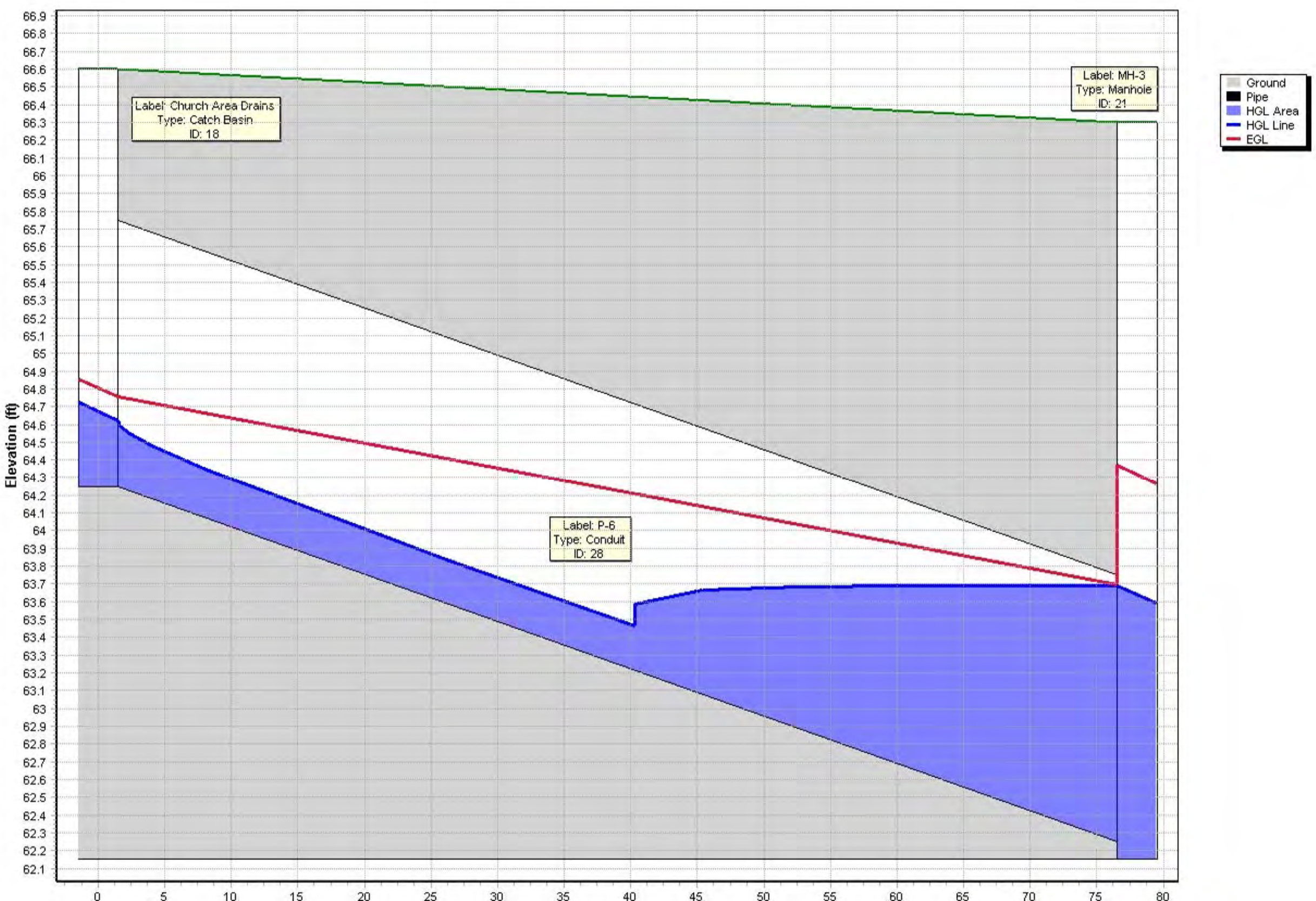
50
100
150
200
250
300
350
400
450
500
550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Type: Manhole
ID: 21
Label: P-6
Type: Conduit
ID: 28
Ground
Pipe
HGL Area
HGL Line
EGL
Elevation (ft)
66.9
66.8
66.7
66.6
66.5
66.4
66.3
66.2
66.1
66
65.9
65.8
65.7
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0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80

APPENDIX D

Retention Basin, Rip-rap, Scupper and Drywell Calculations

Franciscan Renewal Center - New Church

Post On-site Runoff Coefficient Factor Calculation

	Subbasin [1]	A [3]	B	C	D
	TOT AREA (ac.)	2.28	0.66	0.51	2.21
C value [2]	0.95	2.12	-	0.51	2.21
	0.65	0.15	0.66	-	-
	Weighted C	0.92	0.65	0.95	0.95

Notes:

1. See Plate 1 - Drainage Map
2. From Table 3.2, Hydrology Manual, FCDMC.
   C = 0.95 - average 100-yr value for 'Pavement and Rooftops' (P)
   C = 0.65 - average 100-yr value for 'Low Density Residential' (LDR)
3. A portion of Subbasin A has a C value of 0.65
4. Weighted C (for post retention)

Pre On-site Runoff Coefficient Factor Calculation

	Subbasin [1]	A	B	C	D
	TOT AREA (ac.)	2.28	0.66	0.51	2.21
C value [2]	0.95	-	-	-	-
	0.65	2.28	0.66	0.51	2.21
	Weighted C	0.65	0.65	0.65	0.65

Notes:

1. See Plate 1 - Drainage Map
2. From Table 3.2, Hydrology Manual, FCDMC.
   C = 0.65 - average 100-yr value for 'Low Density Residential'

Summary of Onsite Retention Basins
Franciscan Renewal Center - New Church

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] P (inches)	Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
C (pre)	0.51	0.65	2.22	0.061	R-A [7]	1.0	0.0075	0.0250	0.016
C (post)	0.51	0.95	2.22	0.090					
C (first-flush)	0.51	1.00	0.500	0.021					
Sub-Total				0.028					**0.016**
A+B+C+D (pre)	5.66	0.65	2.22	0.681	R-B & R-C [8]	3.0	0.051	0.132	0.276
A+B+C+D (post)	5.66	0.90	2.22	0.937					
A+B+C+D (first-flush)	5.66	1.00	0.500	0.236					
Sub-Total				0.257					**0.276**
TOTAL				**0.285**					**0.292**

Reference: Drainage Policies and Standards for Maricopa County, Arizona, Draft January 2013.
Drainage Design Manual for Maricopa County, Arizona, Hydrology, August, 2013.

Notes:

1. Sub-basin delineations per Drainage Map (Plate 1).
2. 100-year C-Value of 0.65 for pre 'LDR' and 0.945 for post 'P' (per Table 3.2, Hydrology Manual, FCDMC)
3. Estimated 100-year, 2-hour precipitation depth, P= 2.22 inches per NOAA 14 PRECIPITATION FREQUENCY ESTIMATES.
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. V_P = D x (A_{TOP} + A_{BOTT})/2= retention volume provided in acre-ft.
6. Proposed retention basins; retention basin R-B includes sump and basin.
7. Proposed retention basin R-A overflows to Catchbasin CB-1
8. Proposed retention basin R-B overflow/weirflows to R-C.

Franciscan Renewal Center - Proposed Conditions

Scupper Size Verification and Riprap Sizing Calculations - per Maricopa County

Blue = required inputs (assume b and d until Qc is close to Qk)

ID	Unit Discharge	Width (wetted area/flow depth)	Drop Slope	Known Q	Calculated Q	Manning's 'n'	Flow Area	Hydraulic Radius	Scupper Width: Top Width (of flow)	Flow Depth in Scupper: Flow Depth (Manning's)	Riprap Size Calculated		Riprap Size Provided	Riprap Layer Thickness
	q = Q/W	W	S_0 (S_f)	Q_k	Q_c	'n'	b*d	R	b	d	d_{50}		d_{50}	T
	(cfs/ft)	(ft)	(ft/ft)	(cfs)	(cfs)	( )	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(in)	(in)
SC-1	0.68	2.0	0.17	1.3	1.3	0.069	0.4	0.19	2.0	0.23	0.33	3.9	6.0	12.0
SC-2	0.67	2.0	0.17	1.3	1.3	0.069	0.5	0.19	2.0	0.23	0.32	3.9	6.0	12.0
SC-3	0.67	2.0	0.17	1.3	1.3	0.069	0.5	0.19	2.0	0.23	0.32	3.9	6.0	12.0
SC-4	1.25	4.0	0.17	5.0	5.0	0.069	1.3	0.28	4.0	0.33	0.45	5.4	6.0	12.0
SC-5	1.00	4.0	0.17	4.0	4.0	0.069	1.1	0.25	4.0	0.29	0.40	4.8	6.0	12.0

Sloped Drop Structure/Rock Chute

(Riprap Sizing, Equation 6.41 and 6.42 from FCDMC Volume II, Hydraulics Manual, 2013, page 6-55)

$$d_{50} = 2.12q^{0.529}S_0^{0.794} \qquad 0.02<S_0<0.10 \qquad (6.41)$$

$$d_{50} = 0.69q^{0.529}S_0^{0.307} \qquad 0.1\leq S_0\leq 0.4 \qquad (6.42)$$

where:

d_{50} = the median diameter (ft),

q = unit discharge (cfs/ft), (discharge divided by the width where the width is defined as the wetted area divided by the flow depth and the flow depth can be the Manning's equation-based normal depth or the maximum flow depth from HEC-RAS), and

S_0 = channel bed slope (ft/ft).

It should be noted that these two equations are for loose riprap on the slope of the structure. For downstream of the sloped drop structure, the equation above for Downstream of Grade Control/ Drop Structure should be used. The thickness for the riprap layer on the slope should be at least $2d_{50}$. A granular filter should be used beneath the riprap layer. The design for rock chutes and downstream energy dissipators can be found in Lorenz et al. (2000).

Calculated Q = $1.486/n*A*R^{(2/3)}S_f^{(1/2)}$ (or from HEC-RAS, obtain b and d)
where $S_f = S_0$; assume rectangular channel

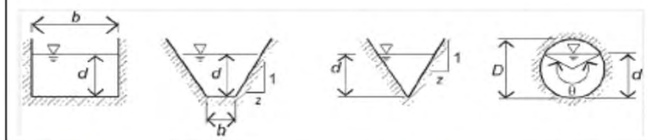
TABLE 6.1
ELEMENTS OF CHANNEL SECTIONS
(1)

Channel Section	Area	Wetted Perimeter	Hydraulic Radius	Top Width
Rectangle	bd	$b+2d$	$\frac{bd}{b+2d}$	b
Trapezoid	$bd+zd^2$	$b+2d\sqrt{z^2+1}$	$\frac{bd+zd^2}{b+2d\sqrt{z^2+1}}$	$b+2zd$
Triangle	zd^2	$2d\sqrt{z^2+1}$	$\frac{zd}{2\sqrt{z^2+1}}$	$2zd$
Circular < 1/2 full (2)	$\frac{D^2}{8}\left(\frac{\pi\theta}{180}-\sin\theta\right)$	$\frac{\pi D\theta}{360}$		$D\sin\theta$ or $2\sqrt{d(D-d)}$
Circular > 1/2 full (3)	$\frac{D^2}{8}\left(2\pi\frac{\pi\theta}{180}+\sin\theta\right)$	$\frac{\pi D(360-\theta)}{360}$	$\left(\frac{45D}{\pi(360-\theta)}\right)^*\left(2\pi-\frac{\pi\theta}{180}+\sin\theta\right)$	$D\sin\theta$ or $2\sqrt{d(D-d)}$

(1) After USDA Soil Conservation Service ES-33 (NRCS), 1956.

(2) $\theta = 4\sin^{-1}\sqrt{d/D}$ Insert θ in degrees

(3) $\theta = 4\cos^{-1}\sqrt{d/D}$ Insert θ in degrees



Rectangle Trapezoid Triangle Circular

Notes:

1. Equations include a safety factor of 1.5; Layer thickness (T) = $2*d_{50}$.
2. Rip-rap layer requires filter fabric.
3. 4 cfs from Sub-watersheds B+C divided between three scuppers into R-A

Franciscan Church
Retention Basin Drywell Calculations

Retention Basin [1] ID	Volume Required [1] (acre-ft)	Volume Required [1] (ft^3)	Flowrate Required to Drain Basin Within 36 Hours [2] (cfs)	Drywell Flowrate Capacity [3] (cfs)	Number of Drywells Required [4]	Number of Drywells Provided [5]
R-A	0.016	697	0.01	0.07	**1**	**1**
R-B	0.276	12,023	0.09	0.07	**2**	**2**
R-C	0.276	12,023	0.09	0.07	**2**	**2**
Total					**4**	**4**

Notes:

1. Volume Required To be Drained By Drywell.
2. Flowrate Required To Drain Basin Within 36 Hours = (Volume Required To Be Drain By Drywell) / (36 x 3600).
3. Per vicinity percolation testing, percolation rate is 0.34 cfs. Value de-rated by 5 per County requirements for clay soils. Drywell Flowrate will be verified at time of construction and drywells added to satisfy requirements.
4. Total number of drywells required = (Flowrate Required to Drain Basin within 36 Hours) / (Drywell Flowrate Capacity)
5. Initially one drywell will be installed to check the actual flowrate of drywell. Calculations will be revised with the new flowrates and accordingly to the City of Phoenix Standards. The amount of drywells needed may change due to revised flow rate.

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TORRENT RESOURCES

October 28, 2015

A.R. Mays Construction
6900 E. Indian School Road, Suite 210
Scottsdale, AZ 85251
ATTN: Joel Canchola

Re:
SWC Lincoln Dr. & 56th Street
Paradise Valley, AZ
Job15#: 10-002
Percolation Test Results for Drywell # 1

Dear Joel Canchola,

Pursuant to your request, we have performed a constant head percolation test on the Drainage System at the above referenced location.

The test on Drywell No. 1 commenced on 10/27/15 at 1:35 PM and was completed at 2:35 PM the same day with a total volume flow of 9,423 GAL. The average percolation rate for the well over the last fifteen minutes of the test is 0.34 cubic feet per second.

If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

Rob Morales
Sales Engineer
Torrent Resources, Inc.

RM/jb

Torrent Resources Incorporated
1509 East Elwood Street
Phoenix Arizona 85040-1391

phone 602-268-0785
fax 602-268-0820

www.TorrentResources.com

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Percolation Test Results

Project Name:	Client:		A.R. Mays Construction
Location:	Lincoln & 56th St.	Date:	10/27/2015
City:	Paradise Valley	Project Number:	1510-002
Well Number:	# 1	Supervisor:	WL

Time	**Gallons** Cumulative Reading	Actual Rate (CFS)
1:35 PM	2170878	
1:40 PM	2171716	0.37
1:45 PM	2172567	0.38
1:50 PM	2173406	0.37
1:55 PM	2174171	0.34
2:00 PM	2174945	0.34
2:05 PM	2175698	0.34
2:10 PM	2176456	0.34
2:15 PM	2177217	0.34
2:20 PM	2177980	0.34
2:25 PM	2178746	0.34
2:30 PM	2179520	0.34
2:35 PM	2180301	0.35

TOTAL GALLONS USED: 9423

APPENDIX E

Excerpts of the Master Drainage Report for the Franciscan Renewal Center

MASTER DRAINAGE REPORT

April 2, 2015
2nd Revision: July 13, 2015
3rd Revision: August 18, 2015
4th Revision: September 18, 2015

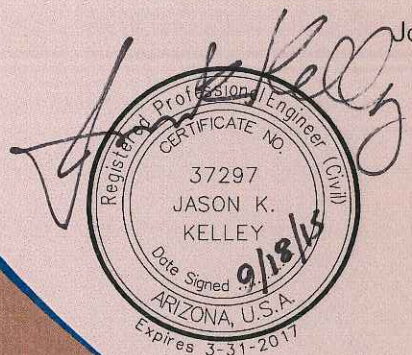
FRANCISCAN RENEWAL CENTER

Paradise Valley & Maricopa County, Arizona

Prepared for:
Franciscan Renewal Center
5802 E. Lincoln Drive
Scottsdale, AZ 85253
(480) 948-7460

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
602.264.6831

Job #:1.01.0199206



CVL CONSULTANTS

Master Drainage Report
for
Franciscan Renewal Center

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Plates
Plate 1 Offsite Watershed Map
Plate 2 Onsite Drainage Map



3.0 MANAGEMENT OF OFF-SITE RUNOFF

3.1. Off-site Hydrology

The off-site runoff impacting the site is from the mountains located on the north side of the site. The off-site area is covered with open space, residential houses and local streets. The off-site watershed areas were delineated using the 2 foot contours obtained from FCDMC. The total watershed area is less than 160 acres, hence the Maricopa County's Rational Method along with NOAA Atlas 14 precipitation values were used to determine the flows. The summary of offsite flows entering the subject site is shown in Appendices A & C.

The proposed conditions for off-site stormwater management consist of detention basins sized to attenuate the calculated off-site flows (see Appendix D). The design parameters for the basins are in accordance with the FCDMC standards (Reference 1).

As shown on Plate 2, the proposed Basins R1 and R2 are located in the northwest corner of the site to collect the off-site flow from the off-site sub-basin OFF2. These two retention basins collectively capture the entire flow. Basin R3 is proposed at the west end of the site to collect the off-site flow from the off-site sub-basins OFF3 and OFF4.

4.0 MANAGEMENT OF ON-SITE RUNOFF

4.1. On-site Hydrology

Basin R4 is proposed to collect onsite flows at the southwest area of the site (P-ON-3) (see Figure 4). Remaining on-site flow will drain towards the southeast corner of the site to point B (area ON2), and to the northeast through Point A (area ON1) as shown in Plate 2. Hydro flow has been used to simulate the flow under current conditions and proposed conditions at point A and point B and the runoff coefficient under proposed conditions is calculated to include all future phases of development (see Appendix B and Figures 3 & 4). A summary table for results is included on Plate 2. See CVL's grading plans for details of construction.

All retained water in basins R1, R2 and R3 will be discharged within 36 hours through a 12" diameter bleed off pipe with a 6" orifice opening on the upstream end as shown in the grading improvement plans prepared by CVL.

Basin R4 will retain one foot of water and will not require bleed off pipes or Drywells.

This master plan establishes a design of the site based on the criteria that the Post development flows leaving the site will be equal to or less than the pre-development flows (pre versus post) and each phase of development will provide first flush basins. The Franciscan Renewal Assisi Building was recently designed, approved, and constructed prior to the upstream basins with 100-year 2 hour retention. Now, as the proposed upstream basins will satisfy the Pre versus Post condition, CVL requests that the Franciscan Renewal Assisi Building Basins (R5-1 and R5-2) be changed to 1foot first flush basin (please refer to appendix E for R5-1 and R5-2 first flush calculations and excerpts of the Franciscan Renewal Assisi Building Drainage Report prepared by CVL)

Franciscan Renewal Center
100-Year, 2-Hour Retention Basin Volume Calculations

Retention [1] Sub-Watershed ID	Drainage Area A (acres)	Runoff [2] Coefficient C	Precipitation [3] P (inches)	Volume [4] Required V_{req} (acre-ft)	Volume Provided [5] Retention Basin [6] ID	Depth D (ft)	Area A_{BOTT} (acres)	Area A_{TOP} (acres)	Total V_P (acre-ft)
OFF2	18.80	0.67	2.22	**2.33**	**R1**	**3.0**	**0.28**	**0.58**	**1.29**
					R2	**3.0**	**0.19**	**0.48**	**1.00**
OFF3+OFF4	6.33	0.53	2.22	**0.62**	**R3**	**3.0**	**0.15**	**0.32**	**0.70**
P-ON-3	0.40	0.8	2.22	**0.06**	**R4**	**1.0**	**0.06**	**0.09**	**0.07**
TOTAL	**25.53**			**3.01**					**3.05**

Reference: Drainage Policies and Standards for Maricopa County, Arizona, Draft January 2013.
Drainage Design Manual for Maricopa County, Arizona, Hydrology, February, 2011.

Notes:

1. Drainage sub-basin delineated per Drainage Map (Plate 1).
2. Weighted 100-year C-Value of 0.53 for residential areas and 0.95 for Infrastrucure Roads
   100-year runoff coefficients for portions of offsite from Table 3.2 and 3.3 for NHS and NMT landuses;
3. Estimated 100-year, 2-hour precipitation depth, P= 2.22 inches per
   NOAA Atlas 14; For first flush basins, P= 1.0 inches.
4. V_{req} = A x C x (P/12) = volume required for retention in acre-ft.
5. V_P = D x (A_{TOP} + A_{BOTT})/2= retention volume provided in acre-ft.
6. Proposed retention basins.
7. Rainfall Intensity per hydrology calculations located in Appendix B, in/hr.

Weighted C coefficient:

	Area (ac)	Weighted C
OFF2	18.8	0.67
NMT	5.76	0.90
NHS	3.08	0.70
LDR	9.99	0.53

OFF1	22.8	0.71
NMT	9.35	0.90
NHS	4.34	0.70
LDR	9.07	0.53

Notes: Areas from slope analysis in Civil3D (see Appendix C).
OFF1 for reference only - not used to size R1 or R2.

Franciscan Renewal Center
Bubbler Structure Percolation and Drain-down Time

Retention Basin ID	Bottom Area [1] (ft^2)	Volume Required [2] (ft^3)	Percolation Rate [3] (in/hr)	Drain Time [4] (hr)
Basin R-3 Bubbler Box	36.0	206.4	1.9	35.5

.

Notes:
(1) Area of well-graded AB layer below Bubbler Structure
(2) Volume of Bubbler Pipe and Bubbler Structure with WSE at Grate Elev
Pipe L = 245 ft; Pipe A = 0.79 sf; Pipe V = 193
Bubbler Box Volume = 2*2*3.5 = 14 cf
Total Volume Required = 206.4
(3) Percolation rate of 3.8 inches/hour based on soil sampling in vicinity;
Design Factor of 0.5 per Table 6.16, Policies and Standards.
(4) Drain time per Eq. 6.17, Policies and Standards.

OFF1
OFF2
OFF3
OFF4
OFF5
ON1
ON2
POINT A
POINT B
SITE

Legend

- Sub_Basins
- Site Boundary
- Reach Length
- Flow Direction

N

0 300 600

Feet

OFFSITE WATERSHED MAP

FRANSISCAN RENEWAL CENTER

JOB NO. 01-0199205

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
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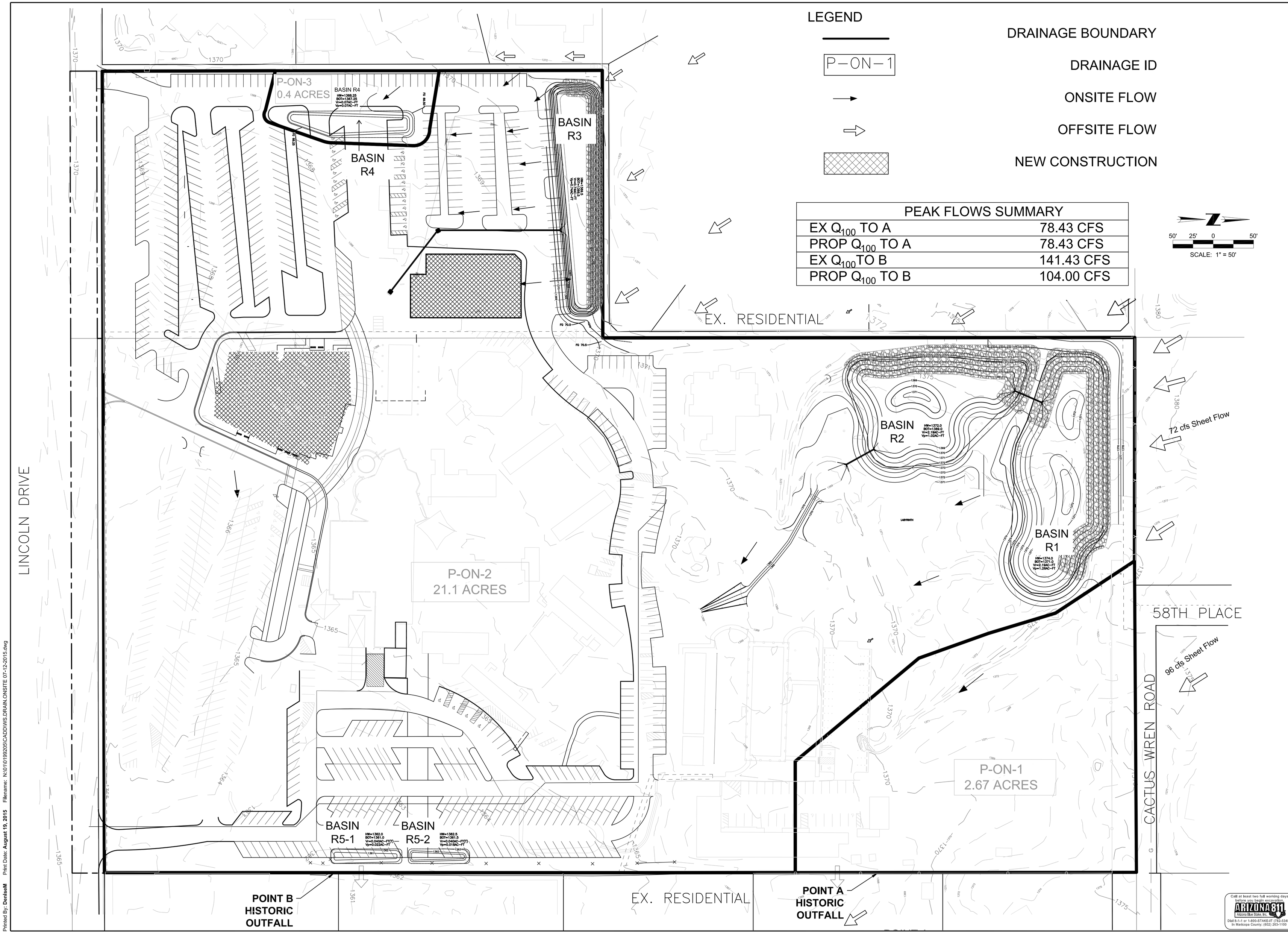
PLATE 1
227



PEAK FLOWS SUMMARY	
EX Q_{100} TO A	78.43 CFS
PROP Q_{100} TO A	78.43 CFS
EX Q_{100} TO B	141.43 CFS
PROP Q_{100} TO B	104.00 CFS

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NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

ONSITE DRAINAGE MAP

FRANCISCAN RENEWAL CENTER

TOWN OF PARADISE VALLEY, ARIZONA

PLATE 2

CVL Contact: JOE PAPPAS
CVL Project #: 01-0199205
CVL File #:

PROJECT NO. 01-0199205

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PLATE

LEGEND

———	DRAINAGE BOUNDARY
(A)	SUB-WATERSHED ID
→	ONSITE FLOW
R-A	RETENTION BASIN ID
CB-1 / GR-1	CATCH BASIN / GRATE ID
SC-1	SCUPPER ID
SD-OUT	STORMDRAIN OUTLET ID
▭	STORM DRAIN

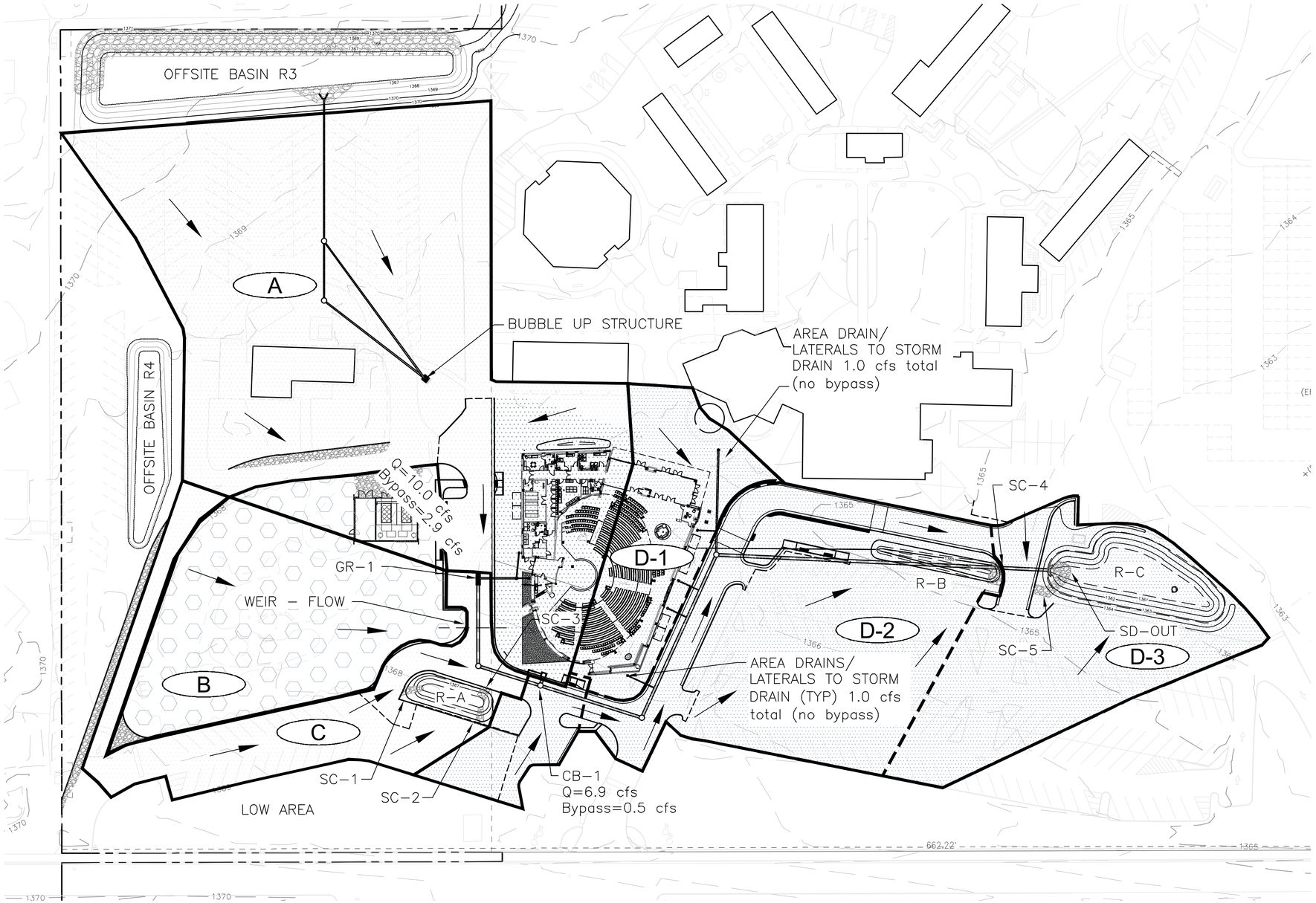
N

40' 20' 0 40'

SCALE: 1" = 40'

ONSITE SUBBASIN TABLE		
I.D.	AREA	C
A	2.28 ac	0.92
B	0.66 ac	0.65
C	0.51 ac	0.95
D	2.21 ac	0.95
D1	0.39 ac	0.95
D2	1.05 ac	0.95
D3	0.77 ac	0.95

NOTE: SEE "APPENDIX D" FOR RETENTION VOLUME CALCULATIONS



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NEW CHURCH
ONSITE DRAINAGE MAP

FRANCISCAN RENEWAL CENTER
TOWN OF PARADISE VALLEY, ARIZONA

PLATE 1

CVL Contact: JASON KELLEY
CVL Project #: 01-0199205
CVL File #:

PROJECT NO. 01-0199205

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In Maricopa County: (602) 263-1100

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SUP-26-02 Franciscan Renewal Center
Statement of Direction
May 14, 2026

On March 20, 2026, Mike Slivers, filed a Major Special Use Permit (SUP) application on behalf of the property owner for the addition of solar panel systems on four (4) new parking lot shade structures on the Franciscan Renewal Center property (approximately 4.7 acres) located at 5802 E Lincoln Drive (APN 169-31-020). Parking structure/array one is approximately 3,745.6 square-feet, structure/array two is approximately 4,370.44 square-feet, structure/array is approximately 4,214.23 square-feet, and structure/array four is approximately 6,869.77 square-feet – totaling 19,200.04 square-feet of addition (156% of increased floor area). The existing floor area on the lot is 12,281 square-feet (Community Life Center). The new total lot square-footage is 31,581.04 square-feet, totaling 15.41% floor area ratio (31,581.04 square-feet/204,994 square-feet of the lot).A total floor area ratio increase of 9.42% (5.99% existing and 15.41% proposed). This request requires a Major SUP application since the shade structures constitute an increase of more than 40% increase upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance), with a Major SUP application requiring a Statement of Direction (Section 1102.8.C of the Zoning Ordinance).

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction (SOD) for the SUP application within 45 days of the first staff presentation. In this case, the SOD must be issued on or before June 7, 2026 (scheduled for May 14, 2026).

The SOD is not a final decision of the Town Council and does not create any vested rights to the approval of a SUP. Any application for a SUP does not rely solely upon the matters addressed in the SOD. Therefore, the Town Council issues the following Statement of Direction for SUP-26-02, Franciscan Renewal Center:

- The General Plan encourages and promotes energy and water conservation by the appropriate orientation and design of buildings, allow for solar uses and encourage the use of drought tolerant native landscaping (General Plan Land Use Policy LU 2.2).

- The General Plan states that the Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound mitigation, resort property programming, and landscape buffering (General Plan Land Use Policy LU 3.2).

- The General Plan encourages Special Use Permit property revitalization and improvement within their existing geographic boundaries as the proposed improvement do not adversely affect the integrity and enjoyment of adjacent residential neighborhoods (General Plan Land Use Policy LU 6.1).

The Planning Commission shall focus their review on the visible, audible, and operational effects the Intermediate SUP amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. **Use.** *The use of religious facility is not altered by this request, and all uses are in compliance with Section 1102.2, Uses Permitted, of the Town's Zoning Ordinance for religious facilities. The addition of a solar shade structure is compliant with the use and is found on other SUP campuses within the Town of Paradise Valley (i.e. First Southern Baptist Church & Temple Solel).*

   The primary areas of study for the Planning Commission include, and are not limited to, the design, location, impact of the shade structure to the surrounding area outside the site (specifically noise, light, and visibility/design of the solar panels), and use of landscaping to help screen the structure.

2. **Height.** *SUP Guidelines suggest a maximum height of 24 feet for accessory structures. The guidelines further apply the Open Space Criteria whereby no structure would penetrate an imaginary plane starting at a setback of 20 feet from all property lines at 16 feet above natural grade which slopes upward at a ratio of one foot vertically for each five feet horizontally. The proposed accessory*

structures all have a minimum clearance height of 11 feet from grade and each measure 16 feet that top of structure. This maximum height also aligns with the maximum accessory structure height for residentially zoned lots (R-43 specifically). The arrays do differ in both length and width. Array One spans 41 feet 6 inches across the western elevation and 91 feet 11 inches along the southern elevation. Array Two and Three have each span 41 feet 8 inches across the southern elevation and 211 feet and 11 inches along the eastern elevation. Finally, Array Four spans 41 feet 8 inches across the southern elevation and 166 feet and 10 inches along the western elevation. These heights are compliant with the SUP Guidelines. No new lighting or removal of lighting is being proposed with the new solar structures. Two (2) light poles will be lowered under Array One. Existing parking lot lighting output is compliant at 0.75-foot candles at the property line, per 2019 parking lot improvements (SUP substantially compliant).

The Planning Commission shall evaluate the proposed height and viewsheds based on its visibility of the proposed shade structure as seen from off-site, as well as the structure's appropriate scale, with special consideration given to the views from the west side bordering R-43 residential homes and from Lincoln Drive to the south.

3. **Setbacks.** *SUP Guidelines as applied to this site suggest that the setbacks to the exterior property lines are 60 feet adjoining a residential property and 40 feet adjoining a public street. The proposed setbacks for Array One are 125 feet and 8 inches from the western property line (adjacent to R-43 zoned residential lots), 356 feet and 7 inches from the northern property line (adjacent to R-43 zoned residential lots), 114 feet and 11 inches from the easterner property line (Franciscan Renewal Center County parcel), and 214 feet and 3 inches from the southern property line (Lincoln Drive). Arrays Two and Three are setback 99 feet and 1 inch from the western property line, 109 feet and 10 inches from the northern property line, 192 feet and 5 inches from the east property line, and 318 feet and 4 inches from the southern property line. Array Four setbacks are 42 feet 8 inches from the western property line, 131 feet and two inches from the norther property line, and 339 feet and 1 inch from the southern property line.*

   The Planning Commission shall explore appropriate setbacks for the proposed shade structures.

The Town Council recognizes that too many and/or overly detailed plans and documents may create a substantial financial burden on the applicant. Therefore, the Planning Commission shall consider requesting and/or requiring only the necessary plans and documents needed to evaluate and complete the Intermediate SUP Amendment.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information. The Planning Commission shall complete their review and make a recommendation to the Town Council on or before September 1, 2026. The expectation is the applicant will provide all necessary information for the Planning Commission to render a recommendation sooner.

ORDINANCE NUMBER 2026-02 *DRAFT*

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING A MAJOR SPECIAL USE PERMIT AMENDMENT FOR FRANCISCAN RENEWAL CENTER TO INCORPORATE & DEVELOP FOUR SOLAR SHADE STRUCTURES, EQUALING 19,200.04 SQUARE FEET, ON THE WESTERN PORTION OF THE PROPERTY LOCATED AT 5802 EAST LINCOLN DRIVE.

WHEREAS, on ___, 2026, an application was filed (the "Application") on behalf of First Franciscan Renewal Center, an Arizona non-profit corporation (the "Applicant"), for a Major Special Use Permit Amendment, SUP-26-02, to incorporate and development four solar shade structures, equaling 19,200.04 square feet, on the real property located at 5820 E Lincoln Drive, in Paradise Valley, Arizona, more particularly described in the legal description attached hereto as Exhibit A attached hereto (the "Property"); and

WHEREAS, on ___, 2026, at a public meeting, the Town of Paradise Valley Town Council (the "Town Council") provided a Statement of Direction to the Town of Paradise Valley Planning Commission (the "Planning Commission"); and

WHEREAS, on June 16, 2026, the Planning Commission held a public hearing, as prescribed by law, to consider the Application, and recommended approval with conditions; and

WHEREAS, the Town Council has determined that the Applicant held a Citizen Review Meeting on May 28, 2026, in accordance with Section 2-5-2(F) of the Paradise Valley Town Code; and

WHEREAS, the amendment to the Special Use Permit for the Franciscan Renewal Center proposed by the Application is consistent with the property's designation of "Public/Quasi Public" on the Town's General Plan Land Use Map and its zoning district of "Special Use Permit – Public" on the Town's Zoning Map; and

WHEREAS, on October 8, 2026, the Town Council held a public hearing, as prescribed by law, to hear and take action on Ordinance Number 2026-02 relating to the Application, as recommended by the Planning Commission; and

WHEREAS, the amendments to the Special Use Permit as set forth in the Application are consistent with and conform to the Town's General Plan Land Use Map and Zoning Map; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has determined that the Application, as a modification to an existing special use permit for a religious facility and relating only to installation of a solar shade structure over existing parking spaces, is not a rezoning within the context of the requirements of A.R.S. § 9-462.01(J).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AS FOLLOWS:

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. Pursuant to Article XI of the Town's Zoning Ordinance, the Application is hereby approved, and SUP-26-02 is hereby granted to Franciscan Renewal Center, an Arizona non-profit corporation, its and successors and assigns, as follows:

1. SUP-26-02 supplements and does not otherwise affect the existing prior-approved Special Use Permits relating to the Property, as more specifically set forth in Exhibit B, attached hereto and incorporated herein by reference.

2. SUP-26-02 creates a new Special Use Permit to permit the Property owner to incorporate and develop four solar shade structures, adding 19,200.04 square feet, on the western portion of the Property, subject to any definitions, stipulations, plans, and documents set forth in Exhibits A through C, each of which is attached hereto and incorporated herein by reference, and which together comprise SUP-26-02.

Section 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

[Signatures on following page]

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this _____ day of _____, 2026.

_____
Mark Stanton, Mayor

ATTEST:

_____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

_____
Andrew J. McGuire, Town Attorney

EXHIBIT A
TO
ORDINANCE NUMBER 2026-02

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. (Maricopa County Assessor Number 169-31-020):

The West half of the Southeast quarter of the Northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXHIBIT B
TO
ORDINANCE NUMBER 2026-02

[Description of Prior SUP Amendments that are amended upon the Effective Date]

TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR FRANCISCAN RENEWAL CENTER
SUP-26-02

The list below summarizes the known approved amendments to the original Special Use Permit, all of which collectively comprise the Special Use Permit for the Property upon the Effective Date of Ordinance Number 2026-02.

[Insert Date] (SUP-26-02)	Major Amendment to allow the addition of solar panel system on four (4) new parking lot shade structures.
December 9, 2019 (Substantial Compliance)	Parking lot area improvements – lighting and landscaping.
April 3, 2019 (SUP-19-02)	Managerial Amendment to install roof-mounted solar array on top of Community Life Center building.
August 8, 2018 (Substantial Compliance)	Construction of the Community Life Center.
December 4, 2015 (None)	Managerial Amendment to add chiller/mechanical/electrical equipment yard.
December 19, 2013 (SU-13-07)	Creation of Special Use Permit on a five-acre property owned by the Franciscan Renewal Center to make the existing religious accessory building and associated parking a legal land use and to allow for future improvements (Community Life Center). Rezoning in accordance with Ordinance No. 672.
November 7, 2013 (GP-13-04)	Major General Plan Amendment from Low Density Residential to Public/Quasi Public for the Franciscan Renewal Center.

EXHIBIT C
TO
ORDINANCE NUMBER 2026-02

SPECIAL USE PERMIT

TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR FRANCISCAN RENEWAL CENTER

I. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the "Town"), the Town hereby grants to FRANCISCAN RENEWAL CENTER its successors and assigns a Major Special Use Permit Amendment ("SUP-26-02") by its approval of this Ordinance Number 2026-02 governing the use of the Property. The purpose of the 2026 SUP is to permit construction of four solar shade structures, equaling 19,200.04 square feet, on the western portion of the Property.

SUP-26-02 is one of many amendments to the first Special Use Permit on the Property approved by the Town in 2013. SUP-26-02 is being granted by the Town to permit the continued use and operation of the Property as a Place of Worship subject to and in accordance with the stipulations and other provisions set forth herein.

Subject to the new stipulations, the existing stipulations, and other provisions set forth herein, the facilities and uses authorized to be developed, redeveloped, and used on the Property include Place of Worship uses as depicted on the Approved Plans and documents.

I. DEFINITIONS

"**Approved Plans**" means the plans and documents associated with SUP-26-02 and described in Subsection III in Exhibit C of this Ordinance.

"**Owner**" means FRANCISCAN RENEWAL CENTER, an Arizona non-profit corporation, and its successors and assigns. An Owner may be an individual, corporation, partnership, limited liability company, trust, land trust, business trust or other organization, or similar entity, which in turn may be owned by individuals, shareholders, partners, members or benefitted parties under trust agreements, all of which may take any legal form, and may allocate interests in profits, loss, control or use.

"**Ordinance**" means Ordinance 2026-02.

"**Property**" means the real property described in Exhibit A to Ordinance 2026-02.

"**Place of Worship**" means the entire Property and all facilities and other improvements existing, developed or redeveloped and used or useful on the Property in general conformance with the Approved Plans and/or these Stipulations.

"**Special Use Permit**" or "SUP-26-02" or "SUP" shall mean this special use permit as approved by Town Ordinance 2026-02.

"**Stipulations**" refer to the conditions of approval as shown in Ordinance 2026-02, including as set forth below in this Exhibit C.

"**Town**" means the Town of Paradise Valley.

II. STIPULATIONS

A. GENERAL

SUP-26-02 (NEW/PROPOSED SUP STIPULATIONS)

1. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
    a. Narrative, prepared by Mike Slivers dated March 12, 2026.
    b. Site Plan and Array Details, prepared by Advanced Energy Systems, Sheet A.1 through A.5, dated April 27, 2026.
    c. Lighting Plan, prepared by Robert Kohnen, Sheet 1 and EL-002, dated September 5, 2019.
    d. Solar Array Specification Sheet D.1, provided by Advanced Energy Systems on April 27, 2026.
    e. The 3-D Renderings, prepared by Mike Slivers attached to the application packet.
    f. Updated Landscape Plan, prepared by Mike Slivers dated April 27, 2026.

2. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.

3. The landscaping shall be in substantial compliance with the approved landscape plan prepared by Mike Slivers and dated April 27, 2026. All landscaping on site shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct any internal drives, and any dead trees or dead vegetation shall be replaced with a same type of tree/plant (or similar type if the equivalent is not available).

4. All landscaped areas shall be supported by an automatic irrigation system and shall be designed and maintained in a manner that promotes water conservation and prevents water overflow or seepage into the street, sidewalk, or parking areas.

5. No construction permit shall be issued for the Property until appropriate engineering or architectural plans and documents are submitted to the Town and the issuance of such construction permit(s) for that particular activity is approved by the Town. Submitted plans shall be required to meet the building code most recently adopted by the Town.

6. During the period of demolition or construction of new improvements, signs shall be posted on the Property in conformance with the Town construction sign regulations that identify a person(s) with phone and email to contact regarding construction-related matters.

7. Chain link fencing with screening is required to completely surround any exterior construction areas, any construction refuse areas, any construction material storage areas and any exterior sanitation facilities used during a construction project. The screening material may not be used for advertising or other signage. Once installed and approved for SUP and code compliance, the exterior perimeter fencing may take the place of the chain link fencing with screening.

8. The Owner shall have provided the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver), in the form provided by the Town Attorney, prior to Town Council approval of this Application, with said form recorded prior to or on the effective date of this Ordinance.

9. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-26-02.

EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect Unless Changed or Modified by Major Amendment SUP-26-02. The following is a list of the existing/current S.U.P. Stipulations:

Substantial Compliance for parking lot area improvements – lighting and landscaping (None December 9, 2019)

1. All improvements to the property shall be in substantial compliance with the following:
    a. The Narrative, prepared by Francis J. Slavin, P.C. and dated July 11, 2017.
    b. The parking lot lights must be turned off no later than 10 pm, with the exception for Holidays and Special Events (in which the lights shall be turned off as soon as possible following the conclusion of the Holiday/Special Event).
    c. Franciscan Renewal Center Community Life Center Parking Phase 1 Hydrology Study, prepared by Helm Holistic Engineering and Land Management, and dated July 11, 2017.
    d. Plans:
        i. Sheet C1, Community Life Center Parking – Phase I Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
        ii. Sheet C2, Site Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
        iii. Sheet C3, Demolition Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
        iv. Sheet C4, Paving and Grading Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.

v. Sheet C5, Erosion Control Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
vi. Community Life Center Parking – Phase 1 Plan Modifications, Paving Construction Key Changes, prepared by Helm Holistic Engineering and Land Management, and dated August 9, 2017.
vii. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.
viii. Sheet L0.1, General Notes & Legends, prepared by SBD Studio, and dated July 31, 2017.
ix. Sheet L1.0, Planting Plan, prepared by SBD Studio, and dated July 31, 2017.
x. Sheet L2.0, Irrigation Plan, prepared by SBD Studio, and dated July 31, 2017.
xi. Sheet L3.0, Landscape Details, prepared by SBD Studio, and dated July 31, 2017.
xii. Sheet L4.0, Irrigation Details, prepared by SBD Studio, and dated July 31, 2017.
xiii. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.
xiv. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky and dated June 1, 2017.
xv. Sheet EL-001, Electrical Site Lighting Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.
xvi. Sheet EL-002, Electrical Site Photometric Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.
xvii. Sheet E-601, Electrical Partial Single Line, Fixture Y Panel Schedules, prepared by Westlake Reed Leskosky and dated August 2, 2017.
xviii. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.
xix. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.
xx. Lithonia D-Series DSXO light detail.

Managerial Amendment to install roof-mounted solar array on top of Community Life Center building (SUP-19-02 April 3, 2019)

1. All improvements to the property shall be in substantial compliance with the following:
    a. Site Plan, Sheet 1, prepared by Advanced Energy Systems Solar dated February 15, 2019;
    b. Rails, Sheet R-1, prepared by Advanced Energy Systems Solar dated February 15, 2019;
    c. Solar Panel Profile, Sheet R-3, prepared by Advanced Energy Systems Solar dated February 15, 2019;and
    d. Solar Building Sections, Sheet R-4, prepared by Advanced Energy Systems Solar dated February 15, 2019;
2. All necessary building permits must be obtained.
3. All applicable Special Use Permit remain in effect.

Substantial Compliance to construct the Community Life Center (None August 8, 2018)

1. For reference, the Community Life Center Building plans and documents that were reviewed for Special Use Permit compliance include the following:

a. The Narrative, prepared by Charles Brown, and dated July 27, 2018;
b. Site Plan, prepared by Helm Engineering, and dated August 7, 2018;
c. Exterior Building Elevations Plan, Sheet A5.1, prepared by DLR Group and dated June 22, 2018;
d. Floor Plan, Sheet A1.1, prepared by DLR Group and dated June 22, 2018; and
e. Franciscan CLC Site Lighting – Photometric Calculation Plan with Light Fixture Details.

2. All necessary permits must be obtained.

Managerial Amendment to add chiller/mechanical/electrical equipment yard (None December 4, 2015)

1. All improvements to the property shall be in substantial compliance with the following:
    a. Narrative prepared by Francis J. Slavin, P.C., dated November 6, 2015
        i. Chiller Yard Location Plan for Franciscan Renewal Center prepared by Eric Laurin, P.E. of Coe & Van Loo Consultants, Inc., dated October 6, 2015, Project No. 01-0245801(Exhibit 4 of Narrative)
        ii. Equipment Yard Enlarged Plan, Sections, Elevations prepared by Westlake Reed Leskosky, revised August 19, 2015, Project No. 11107.13, Sheet AE-460 (Exhibit 5 of Narrative)
    b. Noise statement prepared by Westlake Reed Leskosky, dated November 12, 2015
    c. Tentative Phasing Exhibit dated December 3, 2015
    d. Existing Tree Exhibit dated November 17, 2015 and hand dated December 3, 2015
2. All appropriate building permits for the equipment yard and equipment be applied and approved.
3. Prior to the removal of the temporary construction yard, the applicant shall provide a final landscape plan for the area south of the equipment yard for review and approval by the Town Manager.

Major SUP Amendment to create Special Use Permit (SUP-13-7 December 19, 2013)

1. All future improvements to the property shall be in substantial compliance with the following:
    a. Project Narrative, prepared by Francis J. Slavin, P.C. and dated June 12, 2013;
    b. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe & Van Loo, dated June 10, 2013, showing the approximate location a future 15,000 square foot religious accessory use building and associated parking.
2. Prior to any future improvements on the property, the Franciscan Renewal Center shall submit a detailed site plan to the Community Development Department for the 5-acre parcel showing the exact building location, setbacks, parking lot improvements, lighting, and proposed drainage/retention areas for the Town's review and approval.

III. APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

December 9, 2019 (Substantial Compliance)	1. Sheet C1, Community Life Center Parking – Phase I Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017. 2. Sheet C2, Site Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017. 3. Sheet C3, Demolition Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017. 4. Sheet C4, Paving and Grading Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017. 5. Sheet C5, Erosion Control Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017. 6. Community Life Center Parking – Phase 1 Plan Modifications, Paving Construction Key Changes, prepared by Helm Holistic Engineering and Land Management, and dated August 9, 2017. 7. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017. 8. Sheet L0.1, General Notes & Legends, prepared by SBD Studio, and dated July 31, 2017. 9. Sheet L1.0, Planting Plan, prepared by SBD Studio, and dated July 31, 2017. 10. Sheet L2.0, Irrigation Plan, prepared by SBD Studio, and dated July 31, 2017. 11. Sheet L3.0, Landscape Details, prepared by SBD Studio, and dated July 31, 2017. 12. Sheet L4.0, Irrigation Details, prepared by SBD Studio, and dated July 31, 2017. 13. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017. 14. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky and dated June 1, 2017. 15. Sheet EL-001, Electrical Site Lighting Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017. 16. Sheet EL-002, Electrical Site Photometric Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017. 17. Sheet E-601, Electrical Partial Single Line, Fixture Y Panel Schedules, prepared by Westlake Reed Leskosky and dated August 2, 2017. 18. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017. 19. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and

	dated June 1, 2017. 20. Lithonia D-Series DSXO light detail.
April 3, 2019 (SUP-19-02)	1. Site Plan, Sheet 1, prepared by Advanced Energy Systems Solar dated February 15, 2019; 2. Rails, Sheet R-1, prepared by Advanced Energy Systems Solar dated February 15, 2019; 3. Solar Panel Profile, Sheet R-3, prepared by Advanced Energy Systems Solar dated February 15, 2019;and 4. Solar Building Sections, Sheet R-4, prepared by Advanced Energy Systems Solar dated February 15, 2019.
August 8, 2018 (Substantial Compliance)	1. The Narrative, prepared by Charles Brown, and dated July 27, 2018; 2. Site Plan, prepared by Helm Engineering, and dated August 7, 2018; 3. Exterior Building Elevations Plan, Sheet A5.1, prepared by DLR Group and dated June 22, 2018; 4. Floor Plan, Sheet A1.1, prepared by DLR Group and dated June 22, 2018; and 5. Franciscan CLC Site Lighting – Photometric Calculation Plan with Light Fixture Details.
December 4, 2015 (None)	6. Narrative prepared by Francis J. Slavin, P.C., dated November 6, 2015. 7. Chiller Yard Location Plan for Franciscan Renewal Center prepared by Eric Laurin, P.E. of Coe & Van Loo Consultants, Inc., dated October 6, 2015, Project No. 01-0245801(Exhibit 4 of Narrative). 8. Equipment Yard Enlarged Plan, Sections, Elevations prepared by Westlake Reed Leskosky, revised August 19, 2015, Project No. 11107.13, Sheet AE-460 (Exhibit 5 of Narrative). 9. Noise statement prepared by Westlake Reed Leskosky, dated November 12, 2015. 10. Tentative Phasing Exhibit dated December 3, 2015 11. Existing Tree Exhibit dated November 17, 2015 and hand dated December 3, 2015.
December 19, 2013 (SU-13-07)	1. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe & Van Loo, dated June 10, 2013.

April 27, 2026

Mike Slivers
Operations Director
Franciscan Renewal Center
5802 E. Lincoln Drive
Paradise Valley, AZ 85253
480-355-5640

Subject: Notice of Planned Solar Covered Parking Installation

Dear Neighbor,

I hope you are doing well. I'm writing to inform you of an upcoming improvement project on our property. We will be installing solar-covered parking structures in phases, which will be located near our shared property line.

The purpose of this project is to increase renewable energy production and provide shaded parking. All work will comply with local building codes, required permits, and applicable setback regulations. Construction is expected to begin in the fall, and we will do our best to ensure that any disruption is kept to a minimum.

If you have any questions or would like to discuss the project further, please feel free to reach out. I want to make sure you're aware of the plans and have an opportunity to share any concerns. If you would like, please send me an email to mike@thecasa.org and I will be happy to send you some renderings. I am also happy to meet you on property to discuss the project.

Thank you for your time and understanding.

Sincerely,

Mike Slivers

Mike Slivers
Operations Director

ZARA HAASLO

6521 N SMOKE TREE LN

PARADISE VALLEY 85253

ZARA HAASLO

5712 E LINCOLN DR

PARADISE VALLEY AZ USA 85253

STEPHEN INGRASSIA

6527 N SMOKE TREE LN

PARADISE VALLEY 85253

STEPHEN INGRASSIA

1064 SALT RD

WEBSTER NY USA 14580

JORGE/CLAUDIA SANCHEZ

6545 N SMOKE TREE LN

PARADISE VALLEY 85253

KATHLEEN A SCHWARTZ

6607 N SMOKE TREE LN

PARADISE VALLEY 85253

6607 N SMOKETREE LN

May 15, 2026

Brandon McMahon
Planner II
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3531

Dear Resident:

Notice is hereby given that two separate meetings will be held regarding the proposed four (4) new parking lot solar shade structures addition at the Franciscan Renewal Center property:

- The applicant, Franciscan Renewal Center, will hold a **CITIZEN REVIEW MEETING at 5:00 p.m., on Thursday, May 28, 2026,** at Franciscan Renewal Center (Auditorium), 5802 East Lincoln Drive, Paradise Valley, Arizona, 85253. For more information contact Mike Slivers at (480) 355-5640.

- The Town of Paradise Valley Planning Commission will hold a **public meeting at 6:00 p.m., on Tuesday, June 16, 2026,** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

  PUBLIC MEETING: Discussion and Potential Recommendation of the Major Special Use Permit Amendment
  The applicant requests a Major Special Use Permit amendment (SUP-26-02) regarding the proposed addition of solar panel system on four (4) new parking lot shade structures on the Franciscan Renewal Center property (approximately 4.7 acres) located at 5802 E Lincoln Drive (Maricopa County Assessor Number 169-31-020) submitted by Mike Slivers, on behalf of Franciscan Renewal Center. The Planning Commission will hear this case at their Work Study Session on June 2, 2026. The Town Council provided the Planning Commission with the Statement of Direction at their May 14, 2026 regular meeting.

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona at (480) 348-3531.

Sincerely,

Brandon McMahon
Planner II

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at https://paradisevalleyaz.legistar.com/Calendar.aspx You may also contact the staff liaison, Brandon McMahon, on this application at bmcmahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

Parcel Number	Owner	Property Address	Mailing Address
169-28-042	WNGS REVOCABLE LIVING TRUST	5434 E LINCOLN DR 31 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 31 PARADISE VALLEY AZ USA 85253
169-28-044	BURKE FAMILY TRUST	5434 E LINCOLN DR 33 PARADISE VALLEY 85253	5434 E LINCOLN DR - PARADISE VALLEY AZ USA 85253
169-28-045	JJ ROGERS FAMILY TRUST	5434 E LINCOLN DR 34 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 34 PARADISE VALLEY AZ USA 85253
169-28-046	ESSERT LIVING TRUST	5434 E LINCOLN DR 35 PARADISE VALLEY 85253	5434 E LINCOLN DR #35 PARADISE VALLEY AZ USA 85253
169-28-047	CHRISTINA REVOCABLE TRUST	5434 E LINCOLN DR 36 PARADISE VALLEY 85253	2695 LAMARVILLE DR JUPITER FL USA 33458
169-28-049	PATTERSON REVOCABLE TRUST	5434 E LINCOLN DR 38 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 38 PARADISE VALLEY AZ USA 85253
169-28-050	OCOTILLO 39 LLC	5434 E LINCOLN DR 39 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 39 PARADISE VALLEY AZ USA 85253
169-28-051	MARK STEVEN VITE REVOCABLE LIVING TRUST	5434 E LINCOLN DR 40 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 40 PARADISE VALLEY AZ USA 85253
169-28-052	DUANE AND MARYANN MILLER AMENDED AND RESTATED FAMILY TRUST	5434 E LINCOLN DR 41 PARADISE VALLEY 85253	2 BILTMORE ESTATES DR UNIT 106 PHOENIX AZ USA 85016
169-28-053	MARK J STANTON AND BARBARA J STANTON REVOCABLE TRUST	5434 E LINCOLN DR 42 PARADISE VALLEY 85253	5434 E LINCOLN DR 42 PARADISE VALLEY AZ USA 852534118
169-28-054	DAVID G DUTTON TRUST & CHERYL L. DUTTON TRUST	5434 E LINCOLN DR 43 PARADISE VALLEY 85253	150 FRANKLIN ST DENVER CO USA 80218
169-28-055	CONSTANCE L ESTES TRUST	5434 E LINCOLN DR 44 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 44 PARADISE VALLEY AZ USA 85253
169-28-056	IWAO SHIIHARA TRUST	5434 E LINCOLN DR 45 PARADISE VALLEY 85253	5434 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-28-057	BEN-HORIN FAMILY TRUST	5434 E LINCOLN DR 46 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 46 PARADISE VALLEY AZ USA 85253
169-28-060	HOGAN LIVING TRUST	5434 E LINCOLN DR 49 PARADISE VALLEY 85253	12621 N TATUM BLVD PMB 209 PHOENIX AZ USA 85032
169-28-061	JERROLD WEISS FAMILY TRUST	5434 E LINCOLN DR 50 PARADISE VALLEY 85253	3842 E THUNDERBIRD STE 100 PHOENIX AZ USA 85032
169-28-068	DANIZGER REVOCABLE TRUST	5434 E LINCOLN DR 51 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 51 PARADISE VALLEY AZ USA 85253
169-28-103	WESSMAN JAMES F/JANICE M ADAMS TR	5434 E LINCOLN DR 86 PARADISE VALLEY 85253	5434 E LINCOLN DR 86 PARADISE VALLEY AZ USA 85253
169-28-115H	COLONIA MIRAMONTE OWNERS ASSN INC		7255 E HAMPTON AVE 101 MESA AZ USA 85209
169-28-500	W RICHARD SCARLETT III TRUST/ETAL	5434 E LINCOLN DR 87 PARADISE VALLEY 85253	PO BOX 12139 JACKSON WY USA 83002
169-30-106	MS RESORT OWNER LLC	5555 E LINCOLN DR PARADISE VALLEY 85253	1900 N AKARD ST DALLAS TX USA 75201
169-30-203	VALLEY VISTA LLC	5587 E VALLEY VISTA LN PARADISE VALLEY 85253	14 CHERRY HILLS DR ENGLEWOOD CO USA 80113
169-30-209	KREGLE KELLEY	5539 E ARROYO VERDE DR PARADISE VALLEY 85253	5539 E ARROYO VERDE DR PARADISE VALLEY AZ USA 85253
169-30-210	FUNKHOUSER STEVEN D/ROSEANN F	5547 E ARROYO VERDE DR PARADISE VALLEY 85253	5547 E ARROYO VERDE DR PARADISE VALLEY AZ USA 85253
169-30-211	ROBERT SARVER TRUST	5583 E ARROYO VERDE DR PARADISE VALLEY 85253	5700 E MCDONALD DR 6 PARADISE VALLEY AZ USA 85253
169-30-212	VAN MABEE REVOCABLE TRUST	5591 E ARROYO VERDE DR PARADISE VALLEY 85253	5591 E ARROYO VERDE DR PARADISE VALLEY AZ USA 85253
169-30-213	CASA SIX LLC	5587 E EDWARD LN PARADISE VALLEY 85253	5700 E MCDONALD DR UNIT 6 PARADISE VALLEY AZ USA 85253
169-30-214	RUSSELL FAMILY TRUST	5579 E EDWARD LN PARADISE VALLEY 85253	5579 E EDWARD LN PARADISE VALLEY AZ USA 85253
169-30-215	JARNAGIN LARRY W/JOAN C	5577 E STELLA DR PARADISE VALLEY 85253	5577 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-216	SPANGLER JEAN	5585 E STELLA DR PARADISE VALLEY 85253	5585 E STELLA LN UNIT 115 PARADISE VALLEY AZ USA 85253
169-30-225	OPTIMA RYM LLC	5553 E STELLA DR PARADISE VALLEY 85253	5553 E STELLA DR PARADISE VALLEY AZ USA 85253
169-30-226	JEFFREY AND DIAN WEISMAN FAMILY TRUST	5561 E STELLA DR PARADISE VALLEY 85253	5561 E STELLA DR PARADISE VALLEY AZ USA 85253
169-30-229	RAMSETH FAMILY TRUST	5535 E ARROYO VERDE DR PARADISE VALLEY 85253	5535 E ARROYO VERDE DR PARADISE VALLEY AZ USA 85253
169-30-230	MARITAL TRUST	5551 E ARROYO VERDE DR PARADISE VALLEY 85253	1020 N CANTLON LN RENO NV USA 89521
169-30-231	ADAMS JEFFREY	5571 E ARROYO VERDE DR PARADISE VALLEY 85253	1389 GREEN OAKS DR GREENWOOD VILLAGE CO USA 80121
169-30-232	DAVIES DARLA	5595 E ARROYO VERDE DR PARADISE VALLEY 85253	5595 E ARROYO VERDE DR PARADISE VALLEY AZ USA 85253
169-30-233	CASA DE AVION LLC	5593 E EDWARD DR PARADISE VALLEY 85253	5593 E EDWARD DR PARADISE VALLEY AZ USA 85253
169-30-234	JAY A WARREN AND MARJORIE E WARREN REVOCABLE	5575 E EDWARD DR PARADISE VALLEY 85253	PO BOX 7044 SNOWMASS VILLAGE CO USA 81615
169-30-235	KRAMER KELLY A/CATHERINE M	5573 E STELLA DR PARADISE VALLEY 85253	1912 W RIVERBLUFF DR BRANDON SD USA 57005
169-30-236	CYNTHIA L THOMAS REVOCABLE TRUST	5589 E STELLA DR PARADISE VALLEY 85253	5589 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-245	LORAC ASSOCIATES LLC	5549 E STELLA DR PARADISE VALLEY 85253	323 WASHINGTON AVE N 200 MINNEAPOLIS MN USA 55401
169-30-246	LAURIE E BERMAN TRUST	5565 E STELLA LN PARADISE VALLEY 85253	5915 E VIA DEL CIELO PARADISE VALLEY AZ USA 85253
169-30-287	PATEL NIRAV Y/SAPNA N	5592 E STELLA LN PARADISE VALLEY 85253	5592 E STELLA DR UNIT 116 PARADISE VALLEY AZ USA 85253
169-30-288	MARLISE KARLIN REVOCABLE TRUST	5584 E STELLA LN PARADISE VALLEY 85253	5584 E STELLA DR PARADISE VALLEY AZ USA 85253
169-30-289	GARFINKLE REVOCABLE TRUST	5568 E STELLA LN PARADISE VALLEY 85253	5568 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-290	JEFFREY A MATSON FAMILY TRUST	5560 E STELLA LN PARADISE VALLEY 85253	5560 E STELLA LN UNIT 119 PARADISE VALLEY AZ USA 85253
169-30-291	SAFARI HOLDINGS LLC	5544 E STELLA LN PARADISE VALLEY 85253	10887 RAINRIBBON RD HIGHLANDS RANCH CO USA 80126
169-30-292	VICTOR SAMI/NAVARRO CARLA	5536 E STELLA LN PARADISE VALLEY 85253	5536 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-293	WEISS HOWARD D/SHARYN F	5596 E STELLA LN PARADISE VALLEY 85253	5596 E STELLA LN 216 PARADISE VALLEY AZ USA 85253
169-30-294	BRENENSTUHL TRUST	5580 E STELLA LN PARADISE VALLEY 85253	5580 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-295	JAHNKE KEITH A/WENDY	5572 E STELLA LN PARADISE VALLEY 85253	879 RANDALL CT BIRMINGHAM MI USA 48009
169-30-296	CHOSEN444 LLC	5556 E STELLA LN PARADISE VALLEY 85253	5556 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-297	MFEG FAMILY TRUST	5548 E STELLA LN PARADISE VALLEY 85253	5548 E STELLA LN PARADISE VALLEY AZ USA 85253
169-30-298	CUSUMANO FAMILY TRUST	5532 E STELLA LN PARADISE VALLEY 85253	5532 E STELLA LN PARADISE VALLEY AZ USA 85253
169-31-002A	LINCOLN & SMOKE TREE LLC	5702 E LINCOLN DR PARADISE VALLEY 85253	6601 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253
169-31-003	MUNCHACABRA LLC	6564 N SMOKE TREE LN PARADISE VALLEY 85253	6564 N SMOKETREE LN PARADISE VALLEY AZ USA 85253
169-31-004	DAFTARIAN MICHAEL & FERI	6618 N SMOKE TREE LN PARADISE VALLEY 85253	6618 SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-005	FUQUA BRIDGET A TR	6624 N SMOKE TREE LN PARADISE VALLEY 85253	6624 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-007	MALLIA REVOCABLE TRUST	6635 N SMOKE TREE LN PARADISE VALLEY 85253	6635 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-008	ORANGE BLOSSOM REVOCABLE TRUST	6627 N SMOKE TREE LN PARADISE VALLEY 85253	6627 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-009	MARTINEZ FAMILY TRUST	6615 N SMOKE TREE LN PARADISE VALLEY 85253	6615 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-010	KATHLEEN A SCHWARTZ TRUST	6607 N SMOKE TREE LN PARADISE VALLEY 85253	6607 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-011	GRINGRAS ANGELA C/GARCIA LUIS A	6629 N SMOKE TREE LN PARADISE VALLEY 85253	6629 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-012	BOWDEN LAURA TR	6606 N SMOKE TREE LN PARADISE VALLEY 85253	6606 SMOKE TREE LN PARADISE VALLEY AZ USA 85253
169-31-013	SANCHEZ JORGE/CLAUDIA	6545 N SMOKE TREE LN PARADISE VALLEY 85253	6545 N SMOKE TREE LN PARADISE VALLEY AZ USA 852534127
169-31-014	INGRASSIA STEPHEN	6527 N SMOKE TREE LN PARADISE VALLEY 85253	1064 SALT RD WEBSTER NY USA 14580
169-31-015	HAASLO ZARA	6521 N SMOKE TREE LN PARADISE VALLEY 85253	5712 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-31-016A	PRR REAL ESTATE LLC	6636 N SMOKE TREE LN PARADISE VALLEY 85253	5729 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-31-018A	BLOOM RICHARD J/JANE C	6616 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6616 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-018B	JAMES A UNRUH REVOCABLE TRUST	6636 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6636 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-018C	CAMPBELL THOMAS G/PATRICIA M TR	6649 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6649 N LOST DUTCHMAN DR SCOTTSDALE AZ USA 85253
169-31-018D	KENNEDY FAMILY TRUST	6635 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6635 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-018E	STAINES FAMILY TRUST	6646 N LOST DUTCHMAN DR PARADISE VALLEY 85253	203 RUA ESPERANZA LINCOLN CA USA 95648
169-31-018F	BANDUN TRUST	6621 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6621 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-018G	TRI-FIRST TRUST	6607 N LOST DUTCHMAN DR PARADISE VALLEY 85253	5601 W VAN BUREN ST PHOENIX AZ USA 85043
169-31-018H	YAKIMETZ BRETT/CAMILLE	6602 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6602 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-019B	WFH PROPERTIES LLC	6502 N LOST DUTCHMAN DR PARADISE VALLEY 85253	7046 N 59TH PL PARADISE VALLEY AZ USA 85253
169-31-019E	5550 EAST LINCOLN DRIVE LLC	5550 E LINCOLN DR PARADISE VALLEY 85253	7272 E INDIAN SCHOOL RD STE 200 SCOTTSDALE AZ USA 85251
169-31-019F	ARIZONA MMB LLC	6570 N LOST DUTCHMAN DR PARADISE VALLEY 85253	9215 N INVERGORDN RD PARADISE VALLEY AZ USA 85253
169-31-020	FRANCISCAN RENEWAL CENTER INC	5802 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 220 SCOTTSDALE AZ USA 85252
169-31-021	REDNOR MATTHEW/RACHEL	6587 N LOST DUTCHMAN DR PARADISE VALLEY 85253	70 WASHINGTON ST PHO BROOKLYN NY USA 11201
169-31-022	ALNAJJAR M OSAMA/LAHLOU KAMILYA	6525 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6525 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-31-023	CHRISTIAN CELAYA TRUST	6501 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6501 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-32-003	STOLESON MARK/KATHERINE	5739 E CACTUS WREN RD PARADISE VALLEY 85253	5739 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-004	PAR TRUST AGREEMENT	5729 E CACTUS WREN RD PARADISE VALLEY 85253	9921 SE 16TH ST BELLEVUE WA USA 98004
169-32-005	ESL TRUST	5715 E CACTUS WREN RD PARADISE VALLEY 85253	PO BOX 15705 PHOENIX AZ USA 85060
169-32-006	BRADLEY FAMILY REVOCABLE TRUST	5675 E CACTUS WREN RD PARADISE VALLEY 85253	5675 E CACTUS WREN RD SCOTTSDALE AZ USA 85253
169-32-007	SHOUMAKER THERESE M TR	5623 E CACTUS WREN RD PARADISE VALLEY 85253	5623 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-008	MARK A SOLLAZO AND CHINETA A SOLLAZO JOINT TRUST	6656 N LOST DUTCHMAN DR PARADISE VALLEY 85253	714 E GLEN AVE MILWAUKEE WI USA 53217
169-32-009	WITHYCOMBE FAMILY REVOCABLE TRUST	5615 E CACTUS WREN RD PARADISE VALLEY 85253	5615 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-011	PENNY WOLFSWINKEL JENKINS TRUST	6728 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6728 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-32-013	DIAMOND STEEL LLC	5644 E CACTUS WREN RD PARADISE VALLEY 85253	5644 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-014	MARTIN J VANDERPLOEG 2001 REVOCABLE LIV TRUST	5716 E CACTUS WREN RD PARADISE VALLEY 85253	5716 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-015	DESOUZA CALUM BRUNO/TRICIA	5736 E CACTUS WREN RD PARADISE VALLEY 85253	5736 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-016B	EDWIN D GONZALES AND KENDA B GONZALES TR	5740 E CACTUS WREN RD PARADISE VALLEY 85253	5740 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-32-017B	SINGH FAMILY TRUST	5739 E JOSHUA TREE LN PARADISE VALLEY 85253	5739 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
169-32-018	LIANA HAMILTON HANS REVOCABLE TRUST	5729 E JOSHUA TREE LN PARADISE VALLEY 85253	5729 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
169-32-019	ROESKE JEROME D/KATHRYN A TR	5709 E JOSHUA TREE LN PARADISE VALLEY 85253	5709 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85255

169-33-003	MORGAN SARA SUE	5914 E CACTUS WREN RD PARADISE VALLEY 85253	5914 E CACTUS WREN PARADISE VALLEY AZ USA 85253
169-33-004	SPARROW VENTURES LLC	5902 E CACTUS WREN RD PARADISE VALLEY 85253	5902 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-33-007B	TAZ DIAMOND LLC	5815 E JOSHUA TREE LN PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
169-33-012B	MCDOUGAL REVOCABLE TRUST	6719 N 58TH PL PARADISE VALLEY 85253	6719 N 58TH PL PARADISE VALLEY AZ USA 85253
169-33-012E	ERIC AND LORI RISSER FAMILY TRUST	5829 E JOSHUA TREE LN PARADISE VALLEY 85253	5829 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
169-33-012F	MARIAN DUNAWAY REVOCABLE TRUST	6711 N 58TH PL PARADISE VALLEY 85253	6711 N 58TH PL PARADISE VALLEY AZ USA 85253
169-33-012G	PARADISE VALLEY CAPITAL MANAGEMENT LLC	5828 E CACTUS WREN RD PARADISE VALLEY 85253	7606 INDIAN TRAILS CHARLEVOIX MI USA 49720
169-33-017A	JM FAMILY TRUST	6712 N 58TH PL PARADISE VALLEY 85253	6712 N 58TH PL PARADISE VALLEY AZ USA 85253
169-34-005	CRAIG SMITH FAMILY 2002 TRUST	5841 E CACTUS WREN RD PARADISE VALLEY 85253	5841 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
169-34-006	DEBRA ABBOTT PAIN REVOCABLE TRUST	5842 E REDWING RD PARADISE VALLEY 85253	5842 E REDWING RD PARADISE VALLEY AZ USA 85253
169-34-007	ABRASKA LLC	5902 E REDWING RD PARADISE VALLEY 85253	5902 E REDWING RD PARADISE VALLEY AZ USA 85253
169-34-008C	KERTSON SCOTT M/SIMA S	5916 E REDWING RD PARADISE VALLEY 85253	5916 E REDWING RD PARADISE VALLEY AZ USA 85253
169-34-009	STEFANSIC LIVING TRUST	5915 E REDWING RD PARADISE VALLEY 85253	5915 E REDWING RD PARADISE VALLEY AZ USA 85253
169-34-010	AUSTIN JAMES DELANEY TR/ MARY FRANCES TR	5901 E REDWING RD PARADISE VALLEY 85253	5901 E REDWING RD PARADISE VALLEY AZ USA 85253
169-34-011	ZOLLO THOMAS M/RENCHOF SHARON A	5841 E REDWING RD PARADISE VALLEY 85253	430 E NORTH WATER ST UNIT H CHICAGO IL USA 60611
169-34-012	WLM TRUST	6526 N 59TH ST PARADISE VALLEY 85253	6526 N 59TH ST PARADISE VALLEY AZ USA 85253
169-34-013	RAJEEV GARG AND HEMA KHURANA LIVING TRUST	6525 N 59TH ST PARADISE VALLEY 85253	6525 N 59TH ST PARADISE VALLEY AZ USA 85253
169-34-014	FROST CHERYL M/ROBERT V	6532 N 60TH ST PARADISE VALLEY 85253	6532 N 60TH ST PARADISE VALLEY AZ USA 85253
169-34-015	MICLOR LLC	6528 N 60TH ST PARADISE VALLEY 85253	6646 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-34-016	BUTZLER PAUL H/VITALONE BROOKS TR	6508 N 60TH ST PARADISE VALLEY 85253	6508 N 60TH ST PARADISE VALLEY AZ USA 85253
169-34-017	LODGE CHESTER R TR	6509 N 59TH ST PARADISE VALLEY 85253	6509 N 59TH ST PARADISE VALLEY AZ USA 85253
169-34-018	POMONA PROPERTIES LLC	6510 N 59TH ST PARADISE VALLEY 85253	4543 E CALLE REDONDA PHOENIX AZ USA 85018
169-42-007B	RUDDOCK HUGH TR	6300 N 59TH PL PARADISE VALLEY 85253	6300 N 59TH PL PARADISE VALLEY AZ USA 85253
169-42-010G	59TH PLACE PARADISE VALLEY LLC	6240 N 59TH PL PARADISE VALLEY 85253	631 N STEPHANIE ST 133 HENDERSON NV USA 89014
169-42-010H	MAGIC BUNNY LAND COMPANY LLC	5900 E EDWARD LN PARADISE VALLEY 85253	5900 E EDWARD LN PARADISE VALLEY AZ USA 85253
169-42-011A	COLE TRUST	6407 N 59TH PL PARADISE VALLEY 85253	6407 N 59TH PL PARADISE VALLEY AZ USA 85253
169-42-011B	LOON PROPERTIES INC	6335 N 59TH PL PARADISE VALLEY 85253	1201-838 HASTINGS ST W VANCOUVER BC CAN V6C 0A6
169-42-011C	CASA DE ARROW LLC	6227 N 59TH PL PARADISE VALLEY 85253	6237 N 59TH PL PARADISE VALLEY AZ USA 85253
169-42-012A	HABER VICTORIA F/ANDREW TODD	5930 E STELLA LN PARADISE VALLEY 85253	5930 E STELLA LN PARADISE VALLEY AZ USA 85253
169-42-013A	TEAM ALEXANDER FAMILY TRUST	5918 E STELLA LN PARADISE VALLEY 85253	5918 E STELLA LN PARADISE VALLEY AZ USA 85253
169-42-014A	H4IT SCOTTSDALE PROPERTIES LLC	5910 E STELLA LN PARADISE VALLEY 85253	2211 RIMLAND DR 124 BELLINGHAM WA USA 98226
169-42-015A	PARKWOOD PROPERTIES INC	5900 E STELLA LN PARADISE VALLEY 85253	5900 E STELLA LN PARADISE VALLEY AZ USA 85253
169-42-016A	RUPAL A G SHAH SUBTRUST OF THE PHOENIX LIVING TRUST	5901 E STELLA LN PARADISE VALLEY 85253	4250 N DRINKWATER BLVD FL 4 SCOTTSDALE AZ USA 85251
169-42-017A	SORAJJA FAMILY TRUST	5909 E STELLA LN PARADISE VALLEY 85253	5909 E STELLA LN PARADISE VALLEY AZ USA 85253
169-42-018A	WILLIAMS GERALD K	5929 E STELLA LN PARADISE VALLEY 85253	110 W 6TH PMB 397 ELLENSBURG WA USA 98926
169-42-024	CHRISTOPHER A LINES REVOCABLE TRUST	5617 E HUNTRESS DR PARADISE VALLEY 85253	5617 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-42-025	WELSH JOHN M/KELLY WILSON	5655 E HUNTRESS DR PARADISE VALLEY 85253	9 PORT IMPERIAL AVE WEST NEW YORK NJ USA 07093
169-43-007A	WEEKS KEITH	5635 E LINCOLN DR 2 PARADISE VALLEY 85253	404 S 8TH ST APT 188 BOISE ID USA 83702
169-43-008A	PRITCHARD KATHLEEN KERRIGAN	5635 E LINCOLN DR 3 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 3 PARADISE VALLEY AZ USA 85253
169-43-009	ALKHAS RAMSEY/ELIZABETH W	5635 E LINCOLN DR 4 PARADISE VALLEY 85253	5635 E LINCOLN DR PMB 4 PARADISE VALLEY AZ USA 85253
169-43-010	ANNE A WOUDENBERG REVOCABLE TRUST	5635 E LINCOLN DR 5 PARADISE VALLEY 85253	5635 E LINCOLN DR 5 PARADISE VALLEY AZ USA 85253
169-43-011	NORI M FARBER DECLARATION OF TRUST	5635 E LINCOLN DR 6 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 6 PARADISE VALLEY AZ USA 85253
169-43-012	GINI OMALLEY LIVING TRUST	5635 E LINCOLN DR 8 PARADISE VALLEY 85253	5989 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
169-43-013	JAY C STUCKEY AND MARY SUE STUCKEY REVOCABLE TRUST	5635 E LINCOLN DR 9 PARADISE VALLEY 85253	PO BOX 87420 PHOENIX AZ USA 85080
169-43-014	CASITA VERDE LLC	5635 E LINCOLN DR 10 PARADISE VALLEY 85253	PO BOX 62 MEDINA WA USA 92939
169-43-015	TRIPLE D TRUST	5635 E LINCOLN DR 11 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 11 PARADISE VALLEY AZ USA 85253
169-43-016	FINCHAM JAN PAUL/DIANE LUKE	5635 E LINCOLN DR 12 PARADISE VALLEY 85253	5635 E LINCOLN DR 12 PARADISE VALLEY AZ USA 85253
169-43-017	OLES SUSAN	5635 E LINCOLN DR 13 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 13 PARADISE VALLEY AZ USA 85253
169-43-018	STEUER JAMES W/LORNA	5635 E LINCOLN DR 15 PARADISE VALLEY 85253	419 W WEBSTER AVE CHICAGO IL USA 60614
169-43-019	BRADLEY STEWART ANDERSON AND MICHELLE MARIE ANDERSON TRUST	5635 E LINCOLN DR 16 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 16 PARADISE VALLEY AZ USA 85253
169-43-020	TIMBANARD JEFFREY/JOANN TR	5635 E LINCOLN DR 17 PARADISE VALLEY 85253	5635 E LINCOLN DR 17 PARADISE VALLEY AZ USA 85253
169-43-021A	CAMELOT LLC	5635 E LINCOLN DR 18 PARADISE VALLEY 85253	5635 E LINCOLN DR 18 PARADISE VALLEY AZ USA 85253
169-43-022	TEAL CONNIE DIANE TR	5635 E LINCOLN DR 19 PARADISE VALLEY 85253	2875 MANNS RANCH RD J-1 VAIL CO USA 81657
169-43-023	DONALD AND CAROL LOBACK REVOCABLE LIVING TRUS	5635 E LINCOLN DR 20 PARADISE VALLEY 85253	6721 N WHISPERING HILLS RD PARADISE VALLEY AZ USA 85253
169-43-024	STEVEN M FRIEDMAN AND MARILYN B FRIEDMAN REVOCABLE TRUST	5635 E LINCOLN DR 21 PARADISE VALLEY 85253	5635 E LINCOLN DR PARADISE VALLEY AZ USA 852534121
169-43-025	EDWARD AND DONNA VALLONE FAMILY TRUST	5635 E LINCOLN DR 22 PARADISE VALLEY 85253	5635 E LINCOLN DR 22 PARADISE VALLEY AZ USA 85320
169-43-026	BAUMGARDNER FAMILY TRUST	5635 E LINCOLN DR 23 PARADISE VALLEY 85253	5635 E LINCOLN DR 23 PARADISE VALLEY AZ USA 85253
169-43-027	LST REVOCABLE TRUST	5635 E LINCOLN DR 25 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 25 PARADISE VALLEY AZ USA 85253
169-43-028	BLOY DEBRA	5635 E LINCOLN DR 26 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 26 PARADISE VALLEY AZ USA 85253
169-43-029	BREUER LINDA HARPER TR	5635 E LINCOLN DR 27 PARADISE VALLEY 85253	5635 E LINCOLN DR 27 PARADISE VALLEY AZ USA 85253
169-43-030	DION FAMILY TRUST	5635 E LINCOLN DR 28 PARADISE VALLEY 85253	6110 E CABALLO LN PARADISE VALLEY AZ USA 85253
169-43-031	BROWN GARY W/KIM W	5635 E LINCOLN DR 29 PARADISE VALLEY 85253	7508 E CAMELBACK RD SCOTTSDALE AZ USA 85251
169-43-032	ROBERT H CALBERT REVOCABLE TRUST	5635 E LINCOLN DR 30 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 30 PARADISE VALLEY AZ USA 85253
169-43-033	MEDHA SINHA 1994 REVOCABLE TRUST	5635 E LINCOLN DR 31 PARADISE VALLEY 85253	2 OLIVER ST STE 905 BOSTON MA USA 02109
169-43-034	PETERS QUALIFIED PERSONAL RESIDENCE TRUST	5635 E LINCOLN DR 32 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 32 PARADISE VALLEY AZ USA 85253
169-43-035	CASA DEL SOL LLC	5635 E LINCOLN DR 33 PARADISE VALLEY 85253	2397 N OVERVIEW PL BOISE ID USA 83702
169-43-036	PV SHADOWS LLC	5635 E LINCOLN DR 34 PARADISE VALLEY 85253	4250 N DRINKWATER BLVD 300 SCOTTSDALE AZ USA 85251
169-43-037	FRATT FAMILY TRUST	5635 E LINCOLN DR 35 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 35 PARADISE VALLEY AZ USA 85253
169-43-038	SUZANNE H WHEATON TRUST	5635 E LINCOLN DR 36 PARADISE VALLEY 85253	4716 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
169-43-039	DONALD DEAN MEYERS AND DOROTHY DEAN MEYERS FAMILY TRUST	5635 E LINCOLN DR 37 PARADISE VALLEY 85253	5635 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-43-040	BARBARA D KASLE TRUST	5635 E LINCOLN DR 39 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 39 PARADISE VALLEY AZ USA 85253
169-43-041	SERLIN LIVING TRUST	5635 E LINCOLN DR 40 PARADISE VALLEY 85253	5635 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-43-042	JEFFREY AND MARCIA ANDERSON FAMILY REV TRUST	5635 E LINCOLN DR 41 PARADISE VALLEY 85253	5635 E LINCOLN DR 41 PARADISE VALLEY AZ USA 85253
169-43-043	JOEL P HOXIE AND CYNTHIA ANN HOXIE REVOCABLE TRUST	5635 E LINCOLN DR 42 PARADISE VALLEY 85253	5633 E LINCOLN DR LOT 42 PARADISE VALLEY AZ USA 85253
169-43-044	DAVID AND ANNE NORDSTROM FAMILY TRUST	5635 E LINCOLN DR 43 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 43 PARADISE VALLEY AZ USA 85253
169-43-045	BRENNAN FAMILY TRUST	5635 E LINCOLN DR 44 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 44 PARADISE VALLEY AZ USA 85253
169-43-046	SIMMONS LIVING TRUST	5635 E LINCOLN DR 45 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 45 PARADISE VALLEY AZ USA 85253
169-43-047	BARRETT FAMILY TRUST	5635 E LINCOLN DR 47 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 47 PARADISE VALLEY AZ USA 85253
169-43-048	CARKONEN DAN J/LEAH E	5635 E LINCOLN DR 48 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 48 PARADISE VALLEY AZ USA 85253
169-43-049	LINDA L FRANCISCO 2012 IRREVOCABLE FAMILY TRUST	5635 E LINCOLN DR 49 PARADISE VALLEY 85253	5635 E LINCOLN DR 49 PARADISE VALLEY AZ USA 85253
169-43-051	SCOON THOMAS/PAMELA	5635 E LINCOLN DR 51 PARADISE VALLEY 85253	5635 E LINCOLN DR LOT 51 PARADISE VALLEY AZ USA 85253
169-43-052	DANIEL A NORMAN AND CAROL J NORMAN REV TRUST	5635 E LINCOLN DR 52 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 52 PARADISE VALLEY AZ USA 85253
169-43-054	HOECKER FAMILY REVOCABLE TRUST	5635 E LINCOLN DR PARADISE VALLEY 85253	5635 E LINCOLN DR 55 PARADISE VALLEY AZ USA 85253
169-43-055	BENNETT WILLIAM F/REBECCA J	5635 E LINCOLN DR 56 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 56 PARADISE VALLEY AZ USA 85253
169-43-056	COLLIER FAMILY REVOCABLE LIVING TRUST	5635 E LINCOLN DR 57 PARADISE VALLEY 85253	5635 E LINCOLN DR 57 PARADISE VALLEY AZ USA 85253
169-43-057	KEITH D AND VICKI M MAIO FAMILY TRUST	5635 E LINCOLN DR 58 PARADISE VALLEY 85253	5635 E LINCOLN DR # PARADISE VLY AZ USA 85253
169-43-058	MARTIAL TRUST	5635 E LINCOLN DR 59 PARADISE VALLEY 85253	5635 E LINCOLN DR 59 PARADISE VALLEY AZ USA 85253
169-43-059	POLACHEK JANE	5635 E LINCOLN DR 60 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 60 PARADISE VALLEY AZ USA 85253
169-43-060	SWANSON A VICK/HELEN A TR	5635 E LINCOLN DR 61 PARADISE VALLEY 85253	5635 E LINCOLN DR 61-E PARADISE VALLEY AZ USA 85253
169-43-061	MILNE FAMILY TRUST	5635 E LINCOLN DR 62 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 62 PARADISE VALLEY AZ USA 85253
169-43-062	D&G TRUST	5635 E LINCOLN DR 63 PARADISE VALLEY 85253	5635 E LINCOLN DR UNIT 63 PARADISE VALLEY AZ USA 85253
169-43-063	KEVIN E AND DANA L SMITH REVOCABLE TRUST	5635 E LINCOLN DR 64 PARADISE VALLEY 85253	5635 E LINCOLN DR STE 64 PARADISE VALLEY AZ USA 85253
169-43-064	GAARDE SARA V/HILLEMAN RICHARD G	5635 E LINCOLN DR 65 PARADISE VALLEY 85253	102 LINCOLN DR NE MOUNT VERNON IA USA 52314
169-43-065	DAVID AND HEATHER EATON FAMILY TRUST	5635 E LINCOLN DR 66 PARADISE VALLEY 85253	6045 N KACHINA LN PARADISE VALLEY AZ USA 85253
169-43-074	ANGLIANICO EWOK LLC	5643 E VILLAGE DR PARADISE VALLEY 85253	5643 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-075	ROBERT J DUFFY LIVING TRUST/SUSAN C WHITAKER SEPARATE PROPERTY LIVING TRUST	5673 E VILLAGE DR PARADISE VALLEY 85253	5673 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-076	DT SHADOWS III LLC	5695 E VILLAGE DR PARADISE VALLEY 85253	5695 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-077	STANLEY N MARGUL TRUST/JEAN W MARGUL TRUST	5707 E VILLAGE DR PARADISE VALLEY 85253	121 FRONTENAC FRST SAINT LOUIS MO USA 631313260
169-43-078	WOOD WILLIAM DAVID/PAULA ANN	5733 E VILLAGE DR PARADISE VALLEY 85253	5733 E VILLAGE DR PARADISE VALLEY AZ USA 85253

169-43-079	JOAN D CREMIN REVOCABLE TRUST	5730 E HUNTRESS DR	PARADISE VALLEY	85253	5730 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-080	HUNTRESS HOLDINGS LLC	5720 E HUNTRESS DR	PARADISE VALLEY	85253	5720 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-081	5698 HUNTRESS LLC	5698 E HUNTRESS DR	PARADISE VALLEY	85253	11284 E CAROL AVE SCOTTSDALE AZ USA 85259
169-43-082	HONG-KEE AND DORIS ONG FAMILY TRUST	5676 E HUNTRESS DR	PARADISE VALLEY	85253	5676 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-083	LUINO & MARGARET DELL OSSO REVOCABLE TRUST	5654 E HUNTRESS DR	PARADISE VALLEY	85253	1200 ALKI AVE SOUTHWEST UNIT 3 SEATTLE WA USA 98116
169-43-084	LOUIS AND DARYL WEIL FAMILY TRUST	5622 E HUNTRESS DR	PARADISE VALLEY	85253	5622 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-085	R SHIRLEY PONTIOUS FAMILY LIVING TRUST	6335 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6929 N HAYDEN RD C4-619 SCOTTSDALE AZ USA 85250
169-43-086	LIBERTY BELLE INVESTORS LLC	6347 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6347 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-087	JOHN J CASTROGIOVANNI TRUST	6369 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	PO BOX 15760 SCOTTSDALE AZ USA 85267
169-43-088	JEFFREY AND MEGAN SHIFFRA FAMILY LIVING TRUST	6403 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6403 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-089	CONN CREEK INVESTMENTS	6431 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	PO BOX 268 RUTHERFORD CA USA 94573
169-43-090	WELTE LIVING TRUST	6436 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6436 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-091	MCLEAN REVOCABLE TRUST	6382 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6382 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-092	SANDER N WIENER AND LINDA B WIENER REVOCABLE TRUST	6368 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6368 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-093	MEISTER REVOCABLE TRUST	6344 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6344 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 852534164
169-43-094	SAPPHIRE TRUST	6312 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	6312 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253
169-43-095	P & S RESOURCES LLC	6296 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	2 BILTMORE EST UNIT 202 PHOENIX AZ USA 85016-2857
169-43-100	GREULICH-BOLAND REVOCABLE TRUST	5671 E HUNTRESS DR	PARADISE VALLEY	85253	5671 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-101	CHARLES AND CAROL ZAK FAMILY TRUST	5693 E HUNTRESS DR	PARADISE VALLEY	85253	5693 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-102	CHRISTINE B BAUM REVOCABLE TRUST	5711 E HUNTRESS DR	PARADISE VALLEY	85253	5711 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-103	LINDA J SRERE TRUST	5729 E HUNTRESS DR	PARADISE VALLEY	85253	5729 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-104	FEIN ADAM R	5747 E HUNTRESS DR	PARADISE VALLEY	85253	5747 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-105	FALCON INVESTMENTS TRUST/PORTIGAL LISA M	5763 E HUNTRESS DR	PARADISE VALLEY	85253	5763 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-106	HEINTZ JOSEPH E/MARLYS J	5775 E HUNTRESS DR	PARADISE VALLEY	85253	5775 E HUNTRESS DR PARADISE VALLEY AZ USA 85253
169-43-107	IAJJ LLC	5780 E VILLAGE DR	PARADISE VALLEY	85253	5780 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-111	DAVID SHEA FAMILY TRUST	5728 E VILLAGE DR	PARADISE VALLEY	85253	5728 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-112	5696 EAST VILLAGE DRIVE LLC	5696 E VILLAGE DR	PARADISE VALLEY	85253	3104 E CAMELBACK RD 2233 PHOENIX AZ USA 85016
169-43-113	ATARAXIA 6453 LLC	5672 E VILLAGE DR	PARADISE VALLEY	85253	5672 E VILLAGE DR PARADISE VALLEY AZ USA 85253
169-43-121	JAMES AND SUSAN BAKKE 2008 JOINT REV TRUST	6208 N LOST DUTCHMAN DR	PARADISE VALLEY	85253	4717 HAMMERSLEY RD MADISON WI USA 53711
169-43-123	ELIZABETH JACOBSON YOUNG REVOCABLE TRUST	5750 E VILLAGE DR	PARADISE VALLEY	85253	3104 E CAMELBACK RD UNIT 2233 PHOENIX AZ USA 85016
169-43-124	ELLMAN STEVE/KELLY	5740 E VILLAGE DR	PARADISE VALLEY	852530000	2850 E CAMELBACK RD UNIT 110 PHOENIX AZ USA 85016
169-44-025	JBMS LLC	6114 N NAUNI VALLEY DR	PARADISE VALLEY	85253	6114 N NAUNI VALLEY DR PARADISE VALLEY AZ USA 85253

Franciscan Renewal Center
5802 East Lincoln Drive | Scottsdale, Arizona 85253-4124
thecasa.org

PHOENIX AZ 852
28 APR 2026

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04/27/2026
036B 0011814278

Peace. Renewal. Good.

ZARA HAASLO

6521 N SMOKE TREE LN
PARADISE VALLEY 852

NIXIE 850 DE 1 0005/02/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 85253412402 *2514-08956-28-36

VAC
85253-412421

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Franciscan Renewal Center
5802 East Lincoln Drive | Scottsdale, Arizona 85253-4124
thecasa.org

PHOENIX AZ 852
28 APR 2026

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Peace. Renewal. Good.

STEPHEN INGRASSIA

6527 N SMOKE TREE LN
PARADISE VALLEY 8525

NIXIE 850 CE 1 0205/03/26
RETURN TO SENDER
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UNABLE TO FORWARD
BC: 85253412402 *1914-06867-28-36

9400921879122420

VAC
85253-412427

Franciscan Renewal Center
Peace. Renewal. Good.

Citizen Review Agenda

Solar Covered Parking Initiative

Date & Time: May 28, 2026 | 5:00 PM

Location: San Domiano Auditorium

Meeting Purpose: To review the Solar Covered Parking Initiative, introduce project stakeholders, share the proposed plan, and invite questions and community feedback.

Agenda

1. Welcome and Opening Prayer
Fr. Page Polk, Church Rector

2. Welcome and Introductions
Charles Brown, Executive Director
Mike Slivers, Director of Operations
Brian Gibson, Advanced Energy Systems

3. Project Presentation
Presenter: Mike Slivers, Director of Operations
Overview of the Solar Covered Parking Initiative, proposed scope, expected benefits, and implementation considerations.

4. Community Questions and Discussion
Facilitated discussion and open Q&A with attendees and presenters.

5. Closing Remarks and Prayer
Fr. Page Polk

COMMUNITY DEVELOPMENT DEPARTMENT
AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 4/29/2026, for the proposed application SUP-26-02 (Case Number) has been mailed on the following date May 15, 20 26.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

Michael W. Sliver

The foregoing instrument was acknowledged by me this 15th day of May, 20 24, by Michael W. Slivers.
Name

ROSA ALICIA RODRIGUEZ SAIZ
Notary Public - Arizona
Maricopa County
Commission # 627377
My Comm. Expires Jun 25, 2026

NOTARY PUBLIC

My commission expires:

June 25, 2026

COMMUNITY DEVELOPMENT DEPARTMENT
AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

I, Mike Slivers, depose and state that the attached notice, of proposed application SYO-26-02 located at _____ for the Planning Commission/Town Council meeting date of June 16, 20 26 is a true and correct copy of a notice which I cause to be posted by the following day of the week Thursday, and on the following date May 7, 20 26 in the following location(s):

5802 E LINCOLN DR
PARADISE VALLEY, AZ 85253

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 12th day of May, 20 26.

Mike Slivers
Signature

This affidavit was Subscribed and sworn to before me on this 12th day of May 20 26.

ROSA ALICIA RODRIGUEZ SAIZ
Notary Public - Arizona
Maricopa County
Commission # 627377
My Comm. Expires Jun 25, 2026

NOTARY PUBLIC

My commission expires:

June 25, 2026


DO NOT
ENTER
WRONG
WAY

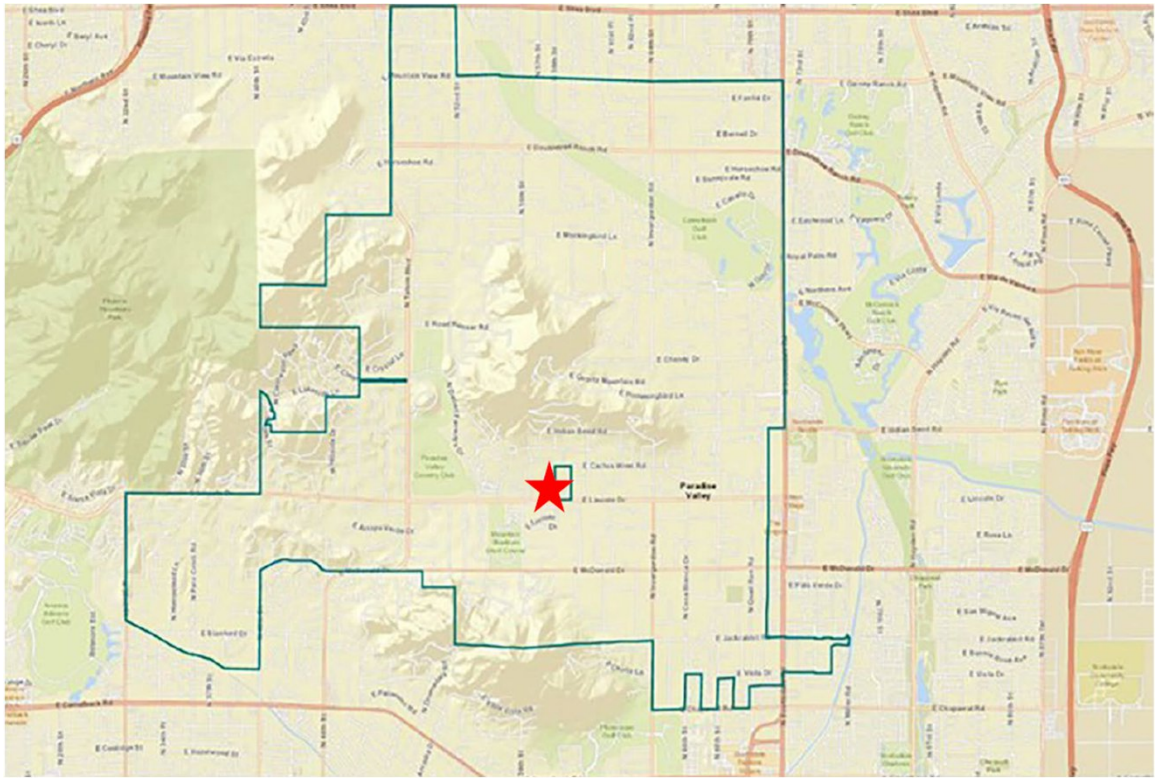
TOWN OF PARADISE VALLEY

Franciscan Renewal Center
5802 N Lincoln Dr
Major Special Use Permit Amendment
(SUP-26-02)
Study Session

Planning Commission
June 2, 2026

TODAY'S GOAL

- Review of Major Special Use Permit Amendment



VICINITY MAP





PROCESS

The process for approval of a Major Amendment:

- Application Submittal (March 20, 2026)
- Statement of Direction (May 14, 2026)
- ***Planning Commission Review & Recommendation (June 2026)***
- Town Council Review/Action (Fall 2026)

SOD Discussion from April 23, 2026:

1. **Impact on residences to west and north, includes trees** *(part of Commission review, additional notice sent April 28th)*
2. **Renovation of existing monument sign** *(under county jurisdiction, working with installer on dimming options)*
3. **Clarify renderings/plans** *(updated, other necessary updates will make at Commission)*
4. **Provide existing west wall height** *(at 6' and 8' within code)*
5. **Understand noticing** *(1,500' mailing notice for neighborhood meeting and Commission & Council public hearings; posting and newspaper ad for public hearings, added April 28th additional notice)*

SUP AMENDMENT CRITERIA

1. A Major Amendment to a Special Use Permit is any proposed amendment that does not qualify as a Managerial, Minor, or Intermediate Amendment.

2. The request is classified as Major SUP Amendment due an increase of more than 40% increase (proposed 156%) upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance).

SUMMARY OF REQUEST

1. Addition four (4) new parking lot shade structures in the west/northwest portion of the parking lot.
   - Array One 3,745.6 SF
   - Array Two 4,370.44 SF
   - Array Three 4,214.23 SF
   - Array Four 6,869.77 SF.
2. Total 19,200.04 SF of addition (9.42% of increased floor area).
   - 12,281 SF existing (Community Life Center)
3. To provide power and shade for campus.



LAND USE

SOD - The primary areas of study for the Planning Commission include, and are not limited to, the design (specifically the material and finish visible off-site), location, impact of the shade structure to the surrounding area outside the site (specifically visibility/design of the solar panels), and use of landscaping to help screen the structure.

Analysis:

- Church use unaffected by request.
- Discussion of vegetation selection.
- No noise, light, odor or vibration emitted.
- Visibility mitigated by setbacks and future landscaping.

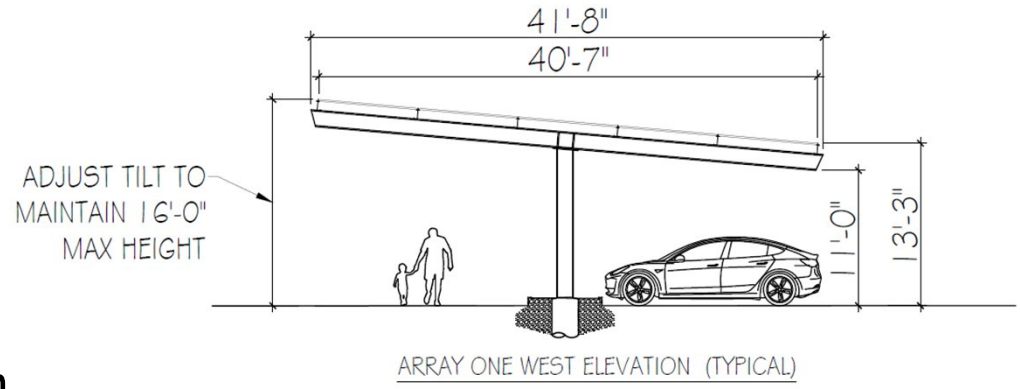


HEIGHT

SOD - The Planning Commission shall evaluate the proposed height and viewsheds based on its visibility of the proposed shade structure as seen from off-site, as well as the structure's appropriate scale, with special consideration given to the views from the west and north side bordering R-43 residential homes and from Lincoln Drive to the south.

Analysis:

- Compliant with SUP Guidelines:
  - Maximum height of 24' for accessory structures.
  - Proposed 16' maximum.
- Focus on proposed height and viewsheds based on its visibility from off-site.



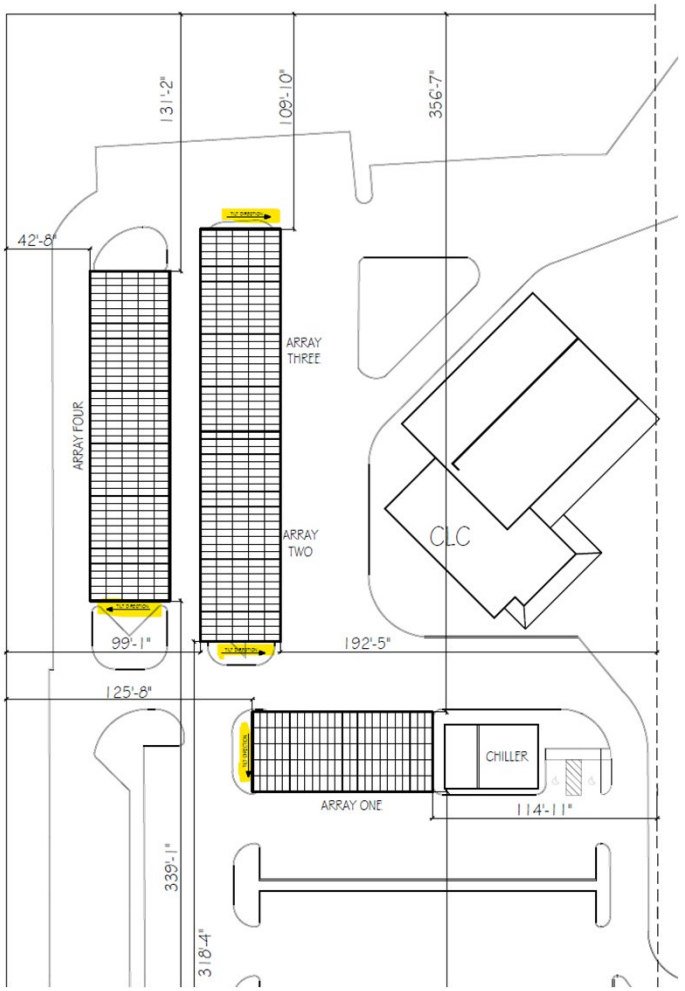
ARRAY ONE WEST ELEVATION (TYPICAL)

SETBACKS

SOD - The Planning Commission shall explore appropriate setbacks for the proposed shade structure.

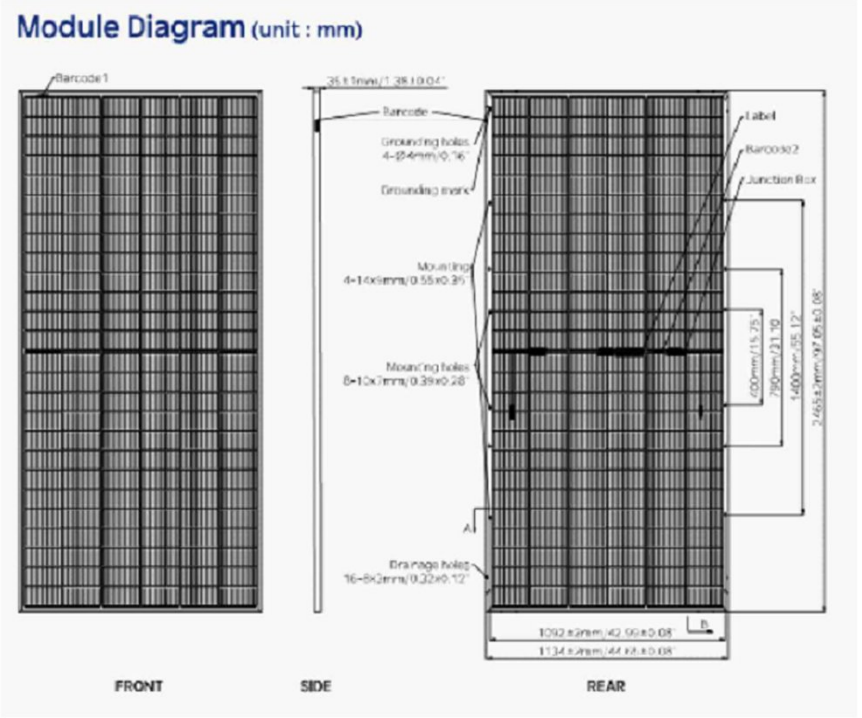
Analysis:

- Compliant with SUP Guidelines, with exception of Array Four (40’ setback):
  - 60’ adjoining residential and 40’ adjoining public street.
  - Array Four covers existing parking spaces.
- Exploring appropriate setbacks for the proposed shade structure.



SOLAR ARRAY

1. 120 – 640, 135-640 & 215-640 watt PV modules (solar panels). Matte color.
2. Mounted on steel shade carport at 5-degree tilt with all exposed steel painted DE6137 “Tan Plan”.
3. Cells to be mono-crystalline and frame is to be black-colored, anodized aluminum alloy.
4. No new lighting or removal of lighting is being proposed with the new solar structures. Two light poles will be lowered under Array One. Existing output is compliant at 0.75 foot candles at the property line.



STRUCTURE MATERIAL



Paint for all metal structures



Example of Tan Plan on other metal structures located outside the church




ALL ARRAYS FROM NORTHWEST
N


ALL ARRAYS FROM SOUTHWEST
N


ALL ARRAYS FROM SOUTH
N


ALL ARRAYS FROM SOUTH (2)
N


ALL ARRAYS FROM NORTH
N


ALL ARRAYS BIRDS-EYE
N


ARRAY 1 FROM WEST
N

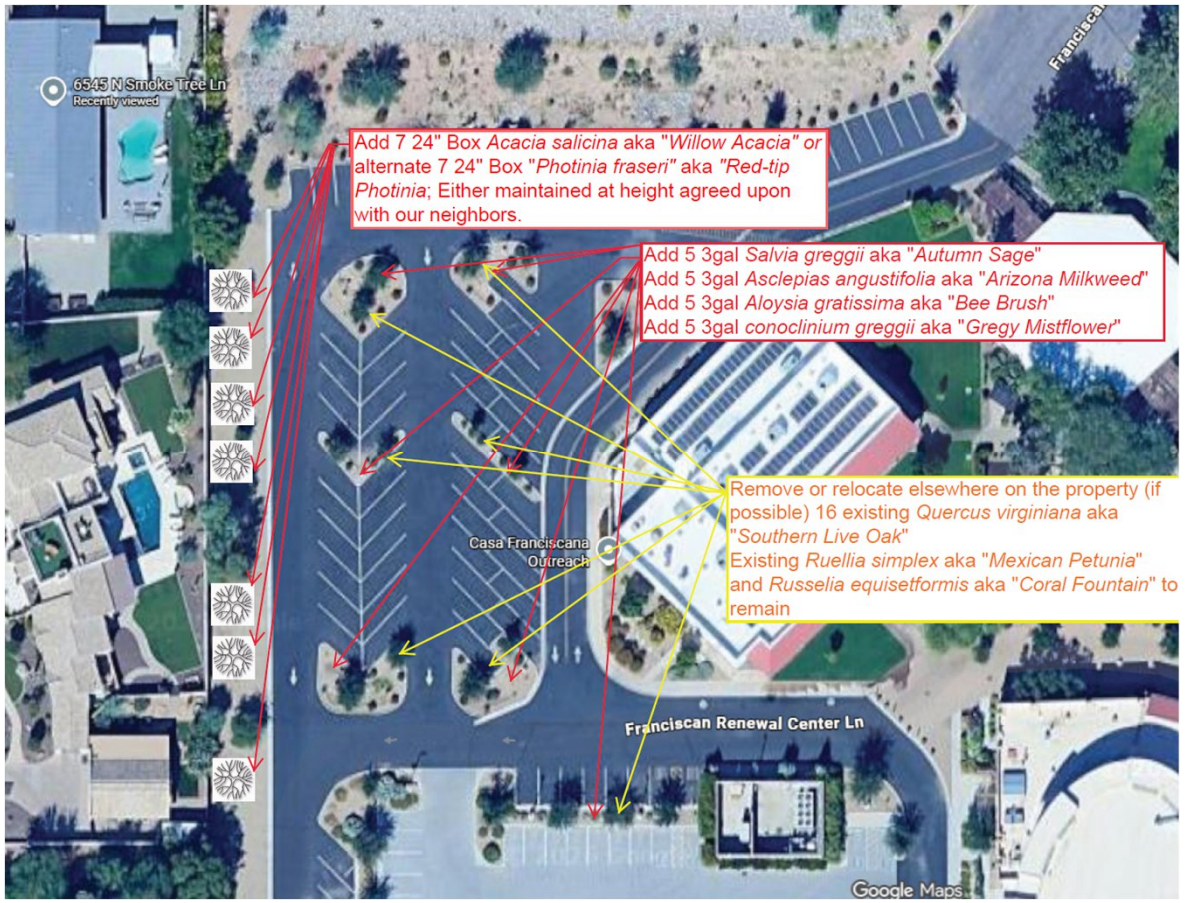

ARRAYS 2 THROUGH 4 FROM SOUTH
N

LANDSCAPING

1. Removal of 16 trees.

2. Plant an additional 20 pollinators and milkweed in place.

3. 7 Willow Accacia trees or Red-tip Photinia hedge will also be planted adjacent to the west property line to assist in screening arrays.(with neighbor input)



NEXT STEPS

- If needed, additional work session
- Citizen Review Session (held May 28, 2026)
- Planning Commission Discussion and Possible Action (June 16, 2026 – noticed)

QUESTIONS?





Action Report

File #: 26-159

AGENDA TITLE:
Discussion on Camelback Bible Church
Minor Special Use Permit Amendment (SUP-26-05)
3900 E. Stanford Drive

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Planning Commission Members**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: **June 2, 2026**

DEPARTMENT: **Community Development Department – Planning Division**
George Burton, 480-348-3525

AGENDA TITLE: **Discussion on Camelback Bible Church**
Minor Special Use Permit (SUP) Amendment
SUP-24-03. 3900 E. Stanford Drive

SUMMARY STATEMENT:

Request

The applicant, Philip Martens, on behalf of Camelback Bible Church, requests a Minor Special Use Permit amendment (SUP-26-05) for the Camelback Bible Church located at 3900 E. Stanford Drive to allow the church to modify one of its SUP stipulations to allow two schools at the church instead of one school. There are no other changes to the school use parameters and there is no new construction associated with the second school. The grades, maximum number of students, designated classrooms, hours of operation, etc. will remain the same and will not be modified with the addition of the second school.

Location

The site is approximately 9.6 acres. It adjoins R-43 single-family zoned residential properties to the east, north and west and is located across the street from Phoenix County Day school (PCDS). The church is also located near the Town's border, with the City of Phoenix located just east of the property.

History/Background

The Camelback Bible Church Special Use Permit (SUP) was issued on December 18, 1969, and has been amended several times. The most recent amendment was approved on June 18, 2024 (SUP-24-03), to allow the church to change the school grades from pre-school only to kindergarten (K) through 12th grades. A summary of the amendments is attached.

Scope of the Request

Camelback Bible Church is proposing to modify the June 18, 2024 (SUP-24-03) amendment to allow for a second school entity. The current school, Acton, has had limited growth and currently has 43 students. The second school that is proposed to join the church campus is Prodos Academy. Prodos will start off with 28 students and

anticipate growing its student body to 50 students in the near future. As a result, the applicant is requesting the following change to the SUP to accommodate the second school:

- SUP Stipulation 9.k. No more than ~~one~~ **two** school ~~entity~~ **entities** shall operate on the Church campus at any point in time.

Prodos Academy

Prodos is associated with a Sporting Academy that is primarily focused on club soccer players wishing for a holistic approach to their education. Any outdoor activities will be three (3) fifteen-minute recess periods during regular school hours and will comply with all SUP stipulations. Prodos conducts soccer training at another location and there will be no extra-curricular athletic activities at the church.

This second/additional school is compatible with the current SUP and surrounding uses. It will provide low intensity school use with no impact on the neighboring properties and no real changes in parking needs or traffic impacts.

Summary of Existing School Use

Six rooms of the existing education building, which is in the north-central part of the campus (approximately 105 feet away from the nearest/northern property line) will be used for both schools. The SUP allows grades K through 12 and the student body is limited to a maximum of 120 students (combined total for both schools). Classes will retain the existing times and will be held Monday through Friday from 8:30 am to 3:30 pm.

An A-frame sign and direction signage may accompany each school. Each school may use one portable and temporary A-frame sign when the schools are in session. The A-frame signs will be a maximum size of 3 feet tall and 2 feet wide and may be placed on the property at the eastern entrance along Stanford Drive between 8:00 a.m. and 5:00 p.m.

Grading & Drainage

Since there are no exterior improvements associated with this amendment, a grading and drainage plan is not required.

Fire Protection

The Town Fire Marshal reviewed the application and identified that the school use is compliant with the Town's fire regulations.

General Plan

The General Plan encourages the renovation of SUP sites while protecting the Town's low-density residential character and quality of life. The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering (General Plan Land Use Policy LU.3.2). Other General Plan policies related to SUP properties encourage the use of enhanced aesthetics, buffers between uses of significantly

differing function and intensity, the integration of pedestrian amenities, attractive streetscapes, use of shade trees, and the integration of art.

This request is compliant with the General Plan since the addition of the second school (Prodos Academy) will have limited to no impact. Also, no new construction or exterior improvements are needed to accommodate the Prodos Academy and the second school does not increase the intensity of use of the church (since it is maintaining the hours of operation, maximum limit on the number of students, using the existing classrooms, etc.).

Minor SUP Amendment

The request meets the criteria for a Minor SUP Amendment (Section 1102.7 of the Zoning Ordinance). There are four criteria for a Minor SUP Amendment:

- The first is that the request does not change or add any uses (the church was authorized to have a school and is retaining the school use).
- The second criterion limits the amount of floor area that can be added over the last 60-month period. This amount is less than 5,000 square feet of new floor area or less than 15 percent of the existing or approved total floor area. There is no change to the church floor area ratio since the addition of the second school does not require any new construction.
- The third criterion is that the Prodos Academy does not have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated (which is vetted and mitigated through the Planning Commission review process and the SUP stipulations). Since Prodos Academy is not increasing the intensity of use and is maintaining the existing hours of operation, maximum limit on the number of students, using the existing classrooms, etc., there should be little to no impact on the surrounding properties.
- The fourth criterion identifies the amendment shall not change the architectural style of the SUP. Since the school is utilizing the existing classrooms and is not modifying the buildings or campus, there is no change to the architectural style of the church.

As previously noted, the improvements should have little to no impact due to the location of the classrooms at the central part of the church campus, the existing offset start and dismissal times so they do not conflict with PCDS, and no new construction or additional square footage.

Public Comment

There is no required notice for a work session. Public notification will be completed in accordance with the Town's requirements for the upcoming public hearing.

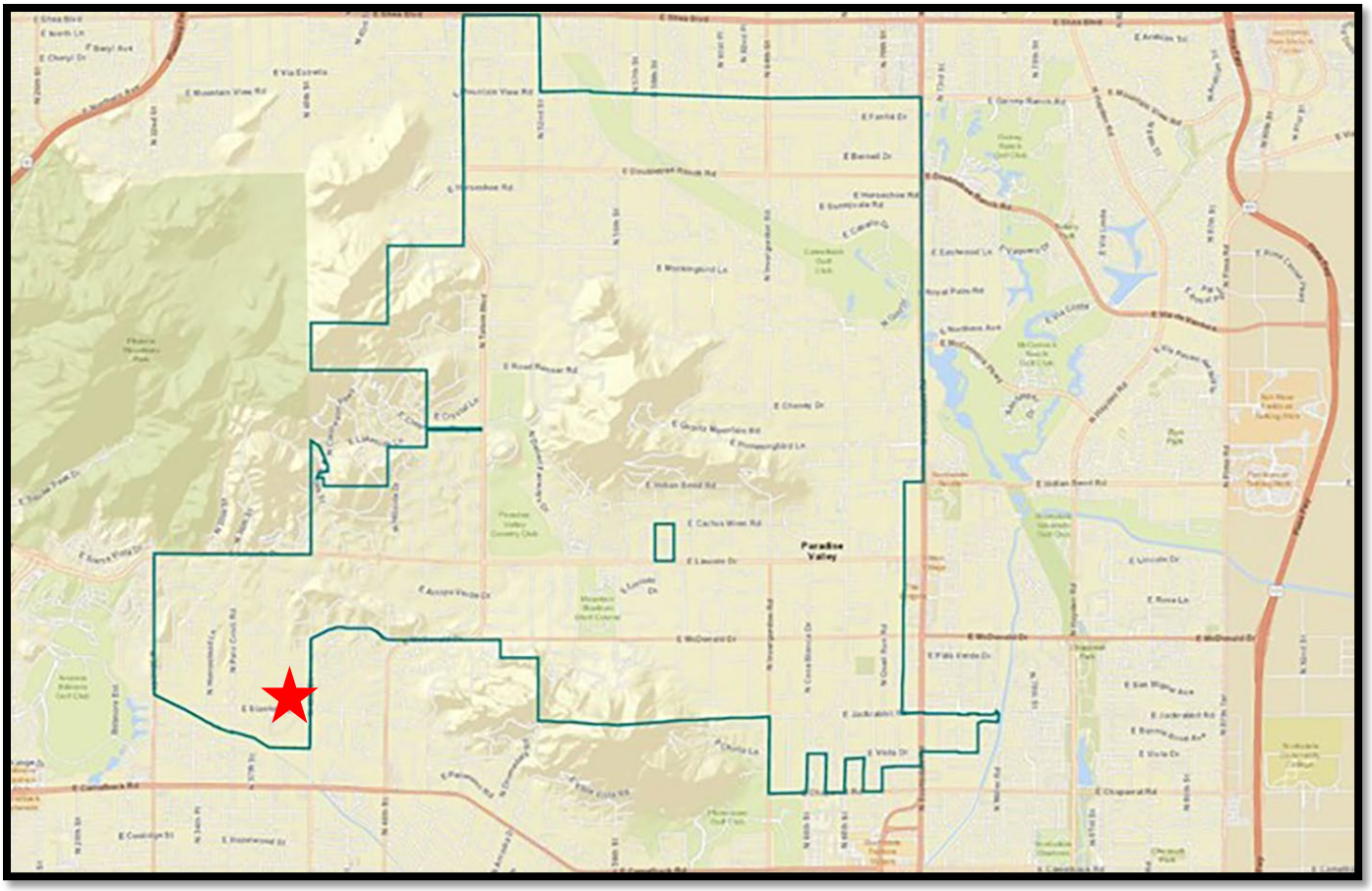
Next Steps

This application is scheduled for June 16, 2026 Public Hearing.

ATTACHMENT(S):

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative
E. Summary of SUP Amendments
F. CBC School Stipulations
G. Staff Presentation

VICINITY MAP



Camelback Bible Church

3900 E Stanford Dr

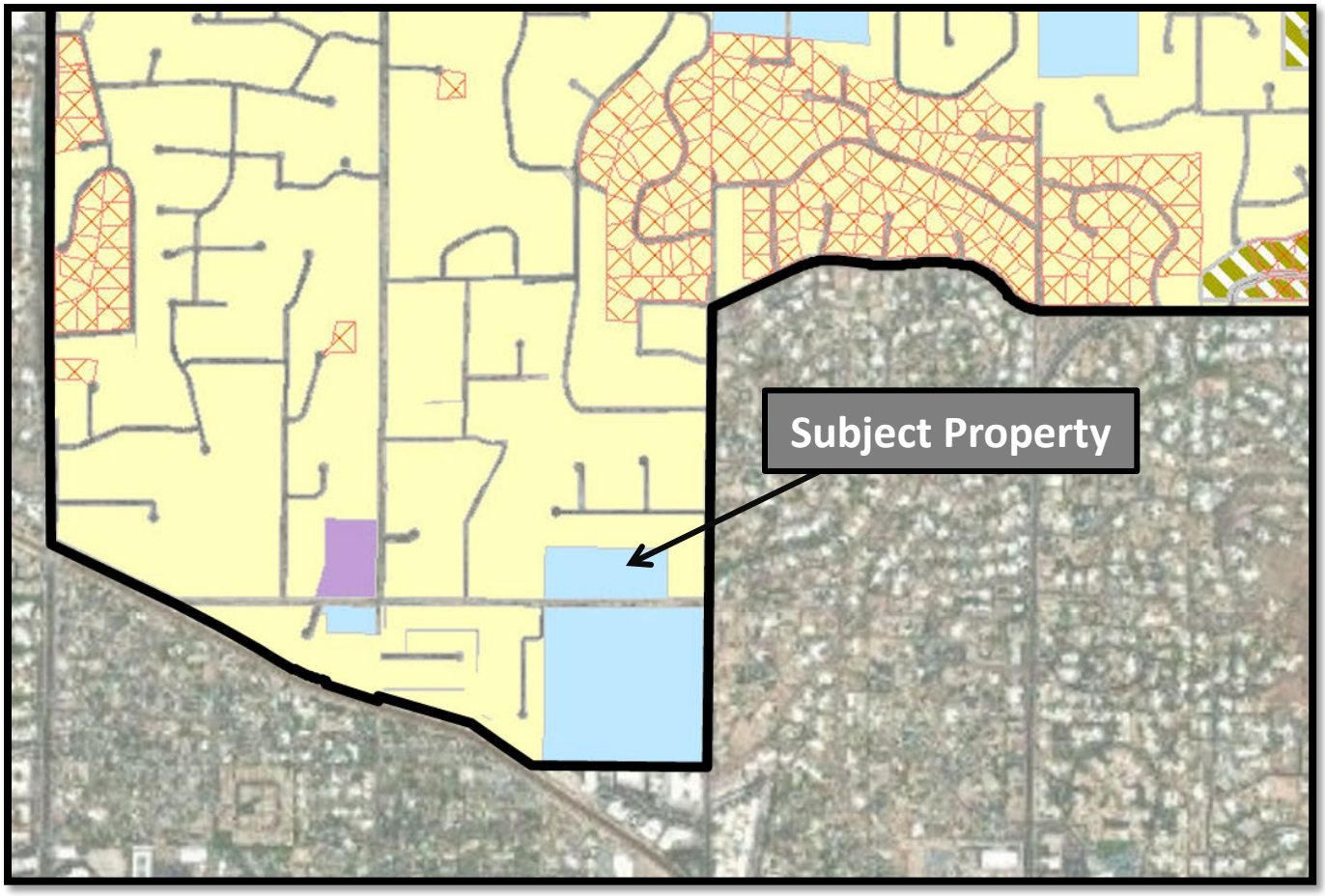
AERIAL



Camelback Bible Church

3900 E Stanford Dr

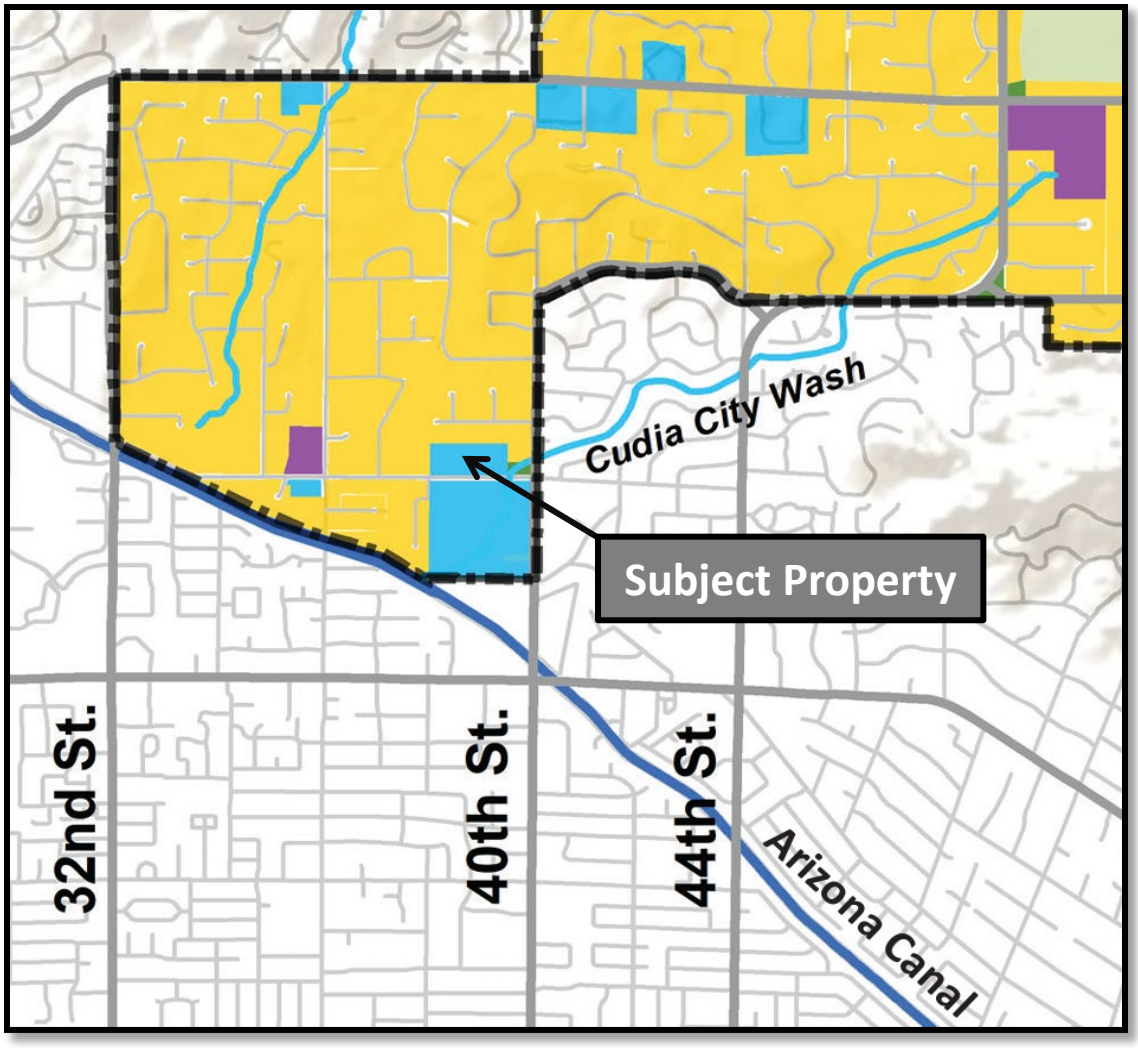
ZONING



Camelback Bible Church

3900 E Stanford Dr

GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Camelback Bible Church

3900 E Stanford Dr

TOWN
Of
PARADISE VALLEY

6401 E Lincoln Dr
Paradise Valley, AZ 85253
(480) 948-7411

SUP-26-05 - Camelback Bible Church Minor ASUP

Application Summary

Description of Work:	Change Stipulation to Allow 2 Schools (Instead of 1 School) While Maintaining All Other Limits and Stipulations
File Date:	5/14/2026
Address:	3900 E STANFORD DR, PARADISE VALLEY, AZ 85253
Parcel No:	17008001G
Zoning:	
Owner Name:	3900 E STANFORD LLC
Owner Address:	3900 E STANFORD DR, PARADISE VALLEY, AZ 85253
Owner Contact Info:	-
Applicant Name:	PHILIP MARTENS
Applicant Address:	3900 E STANFORD DR, PARADISE VALLEY, AZ 85253
Applicant Contact Info:	602-538-0653 - PMARTENS@PJMPLLC.COM

The owner hereby certified with their electronic submittal to the Town of Paradise Valley that the ownership, applicant/professional contacts, plans, and related documents are true and accurate. The owner further certified that the description of work will comply with all Federal, State, County and Town laws.
This electronic submission is legally binding and has the same validity and effect as a signature affixed by hand.

CAMELBACK BIBLE CHURCH
APPLICATION NARRATIVE

To: Town of Paradise Valley Planning Department
From: Philip Martens
Date: May 11, 2026
RE: Camelback Bible Church Minor Amendment to SUP-24-03 – Proposed Modification to Stipulation # 9(k) re School Number

I. SCOPE OF PROPOSED CHANGE TO STIPULATION #9 and PERTINENT INFORMATION RE IMPACTS

Background. Camelback Bible Church ("CBC") seeks to modify an existing stipulation from its current Special Use Permit ("SUP") as such was modified on June 18, 2024 (SUP-24-03) so that it may allow for a second school entity. Given the limited growth of Acton, still with only fourth-three (43) students, CBC wishes to offer its campus to an additional school while remaining well below the maximum 120-student stipulation (9a). This requested change will permit the use of vacant CBC school rooms for a private school called Prodos Academy ("Prodos").

a) Prodos Academy is an authorized Empowerment Scholarship Account (ESA) Vendor status that provides a private faith-based school with an emphasis on Christian education and sports performance. Prodos currently has 28 (twenty-eight) students enrolled and future plans would limit enrollment to ensure compliance, alongside Acton, to Stipulation 9.a from SUP-24-03. That being said, the goal would be to have fifty (50) students attending in the near future, still well below the 120-student limitation imposed by SUP-24-03 for both schools.

b) Prodos is associated with a Sporting Academy that is primarily focused on club soccer players wishing for a holistic approach to their education. Any outdoor activities will be three (3) fifteen-minute recess periods during regular school hours and will comply with Stipulation 2.g from SUP-24-03. Prodos conducts soccer training at another location; further, there will be no extra-curricular athletic activities at CBC.

CBC would like to help support this educational model that will train up children from CBC, Paradise Valley, Scottsdale, and the Phoenix metropolitan area to be future leaders of high character who will make a difference in our community.

Minor Changes to SUP Stipulation #9. For Prodos to be included on the campus and provide a unique and character-forming education at CBC, stipulation #9 from SUP-24-03 will need to be modified slightly. The proposed changes to this stipulation are (deleted text in strikeout and new text underlined):

9(k) **No more than ~~one~~ <u>two</u> school ~~entity~~ <u>entities</u> shall operate on the Church campus at any point in time.**

CBC and Prodos seek no other changes to the SUP while highlighting that the change will not affect the maximum student allowance; second, the traffic study remains unaffected with the total amount of

students far below the maximum student allowance (which the study was considering). With these minimal changes to the current SUP, there is little to no change to: the local traffic; the street system levels of service; or the surrounding residential properties.

II. MEETING TOWN CODES AND GUIDELINES

The application will fall within the Town's guidelines as a minor amendment (pursuant to Sections 1102.1 and 1102.7.B of the Paradise Valley Zoning Ordinance, the "ZO") to the existing SUP for CBC as the application is for the modification of a currently permitted use (school) and only requests making a minor change to existing stipulation 9(k). As noted in Section 1102.1 of the ZO:

> The decision to grant, or to condition the grant of, a managerial or minor amendment to a Special Use Permit is an administrative act and is not subject to review by referendum, as it merely implements or clarifies a policy of the town that has been previously announced or established in the Zoning Code and General Plan, or a previous legislative act, and does not prescribe a new public purpose, policy, or plan.

And as further specified in Section 1102.7.B of the ZO:

> "A Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:
>
> 1. Change or add any uses; or
> 2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or
> 3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
> 4. Change the architectural style of the existing Special Use Permit.

The application for the modification of stipulation #9 does not fall within the scope of a managerial amendment under Section 1102.7.A of the ZO, but does clearly fall within the scope of a minor amendment as no new public purpose, policy, or plan is proposed, nor is there any new use (school use is already a permitted use) or any material effect on the adjoining properties. Because no new structures are planned or needed, there is no increase in square footage and no change in the architectural style of the property. Approving the proposed modifications to stipulation # 9 will simply permit Acton Academy and Prodos to offer a valuable and needed private educational component that will benefit Town of Paradise Valley residents and others in the ways noted above.

III. MEETING TOWN LONG RANGE PLANS

This proposed use is compatible with the surrounding uses and will provide a low intensity school use limited in size to the existing approved pre-school use with no impact on the neighboring properties and no real changes in parking needs; and with an improvement on the traffic impacts. As noted in the Vision Statement of Town's 2022 General Plan " Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents." The Acton Academy and Prodos will

respect the quality of life in Paradise Valley, have no perceptible impact of surrounding properties and will complement the other private educational offerings in Paradise Valley through a small classroom multi-age educational opportunity that is character-building and distinct from the other school opportunities available to Paradise Valley residents.

This slight modification to the existing school use at CBC will fall within the scope of Goal LU6 of the Town's 2022 General Plan as it will encourage the revitalization of an existing special use permit property and improve the property as the Acton Academy and Prodos private school uses will help contribute to the maintenance and beautification of the CBC campus by helping fund future landscaping, maintenance, and safety improvements. By maintaining the current student count limits, the addition of the very small Prodos school will have no changes that will impact the neighboring properties and will thus protect the Town's low-density residential character and quality of life. Further, as noted in the Community Character & Housing section of the Town's 2022 General Plan:

> "Existing quasi-public uses such as places of worship and schools represent a service to the community." (see Future Conditions); and
>
> "The Town shall recognize and support the continued vitality of the places of worship and schools and the added value they bring to the community." (see CC&H 4.3)

By this minor amendment application CBC and Prodos hope to bring a unique educational offering that will be of service to the Paradise Valley community and contribute to the vitality of the Town.

IV. CONCLUSION

CBC seeks to change its existing school use stipulation given the low attendance of Acton, so that it allows for two school entities (Section 9k) while still complying with all remaining items in Section 9.

Memorandum

TO: Planning Commission

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: May 21, 2013

SUBJECT: Summary of recent Amendments to the Camelback Bible Church Special Use Permit

- **June 18, 2024.** Amendment to allow the church to change the school grades from pre-school only to kindergarten (K) through 12th grades.
- **September 5, 2017.** Amendment for an addition to the existing fellowship hall building.
- **April 16, 2023.** Amendment to allow for: 1) new monument signage and entry markers, 2) the addition of a lawn and tent area for outdoor events, 3) new site walls, 4) the elimination of the east entrance and the creation of a new entry drive, 5) the replacement of an existing pavilion with a new pavilion and site walls, 6) new and modified planters, 7) new trellises, 8) new parking lot lighting and 9), new landscaping and landscape lighting
- **September 1, 1992.** Applicant submitted and then withdrew request to expand the pre-school.
- **June 7, 1988.** Request to modify parking lot lighting. Planning Commission made recommendation of denial. No record of further action on application after Planning Commission review.
- **March 14, 1985.** Amendment to modify sanctuary and install softball field.
- **December 4, 1980.** Amendment to complete Phase 2 of construction (education building, office building and worship building).
- **May of 1980.** Amendment for construction of Phase 1 of construction.
- **December 18, 1969.** Issuance of Special Use Permit for Camelback Bible Church.

Memorandum

June 19, 2024

George Burton
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Andrew Miller, Burch & Cracchiolo
c/o 3900 E Stanford LLC
3900 E Stanford Dr
Paradise Valley, AZ 85253

RE: Camelback Bible Church - 3900 E. Stanford Drive
Minor Special Use Permit Amendment
SUP-24-03

Dear Mr. Miller:

On June 18, 2024, the Town of Paradise Valley Planning Commission voted 7 - 0 to **APPROVE** a Minor Amendment to the Camelback Bible Church Special Use Permit to allow the church to change the school grades from pre-school only to kindergarten (K) through 12th grades, subject to the following stipulations:

1. All improvements/change in grades shall be in substantial compliance with the Narrative, Plans, and Documents:
    a. Narrative, pages 1 -11, dated May 2, 2024, and prepared by Burch & Cracchiolo.
    b. Exhibit A, showing the location of the classrooms, school office, and play area.
    c. Exhibit B, Education Building Floorplans.
    d. Exhibit C, Traffic Impact Analysis – Revised, dated May 2024 and prepared by Summit Land Management.
    e. Exhibit D, Parking Occupancy and Analysis – Revised, dated June 2024 and prepared by Summit Land Management.
    f. Exhibit E, Shared Parking Agreement with PCDS.
    g. Exhibit F, sample of Student Parking Contract.
    h. Exhibit G, Circulation and Drop-off Plan, dated May 1, 2024, and prepared by Paul Basha with Summit Land Management.

2. Existing Stipulation No. 9 is hereby replaced with the following: The Property may also be utilized for a Kindergarten to 12th grade school and related accessory uses upon the following conditions:
    a. The maximum number of students utilizing the Property shall not exceed 120 students.
    b. The regular school hours shall be between 8:00 a.m. and 5:00 p.m.
    c. The school may operate no more than five (5) days a week, Monday -Friday.
    d. During days when the school is in session a portable non-illuminated A-Frame sign no taller than 3 feet and no wider than 2 feet shall be permitted to be placed adjacent to the eastern entrance to the Property on Stanford Drive between 8:00

a.m. and 5:00 p.m., provided that the use of such A-Frame sign shall cease when new permanent signage is installed at the eastern entrance to the Property on Stanford Drive (in accordance with Special Use Permit Amendment SUP- 13-2);

e. The maximum "Upper Grade" (9th to 12th grade) enrollment shall not exceed 30 students.
f. The Property will be a closed campus, restricting the ability of Upper Grade students to leave for lunch off the school grounds, but not limiting the ability of the Upper Grade students to leave the campus to partake in apprenticeships in the community.
g. The outdoor areas of the Property shall not be used for extra-curricular athletic activities that occur outside the regular school day, nor for band practice or organized sports league games.
h. Special events shall be permissible on the Property, with or without temporary tents or pavilions, provided these events are in accordance with the Article 8-8, Special Events on Private Property and Public Rights-of-Way, of the Town Code, as may be amended, with the following conditions:
    i. Special Events shall include, and are not limited to, (a) Exhibition of Learning/Performances, to be held six times a year, typically during the school hours, but may be held after school and (b) Information Sessions for prospective families, held about twice a year and lasting about one hour, said events are further described in the Narrative for SUP-24-03.
    ii. Special Events, including setup and tear down, are allowable between the hours of 7:00 a.m. until 9:00 p.m., Monday through Friday, 7:00 a.m. until 9:00 p.m. on Saturday, and no events on Sunday.
    iii. As allowable in said Article 8-8, Special Use Permit properties are exempt from the Special Event permit review process provided that such exempted events are limited to the type of activities that are customary and incidental to the primary uses of the Property and any temporary tents or pavilions used are as approved at the locations and tent sizes shown on any approved plan(s).
i. Parking and circulation on the site shall remain as depicted on the approved plans and related documents, including:
    i. No school-related parking shall be permitted along Stanford Drive or adjacent local streets.
    ii. No more than 20 on-site parking spaces shall be used for parking by students.
    iii. Vans and buses used for school activities or trips shall park on the east side of the campus in the parking areas adjacent to Stanford Drive.
    iv. The school operator will institute a student vehicle-parking contract that all students of driving age and their parents shall sign; such contract to be submitted to the Town Attorney for verification that all terms required under the Special Use Permit are covered in the contract.
    v. The traffic circulation and drop-off plan shall conform to the "Camelback Bible Church and Acton Academy Circulation and Drop-off Plan" stamped and sealed by Paul Basha and dated June 2024; and internal directional signs for such drop-off areas shall be non-illuminated, conform to the SUP Guidelines, and be reviewed and approved by the Town Manager or the Manager's designee.
    vi. School start and dismissal times shall be coordinated with Phoenix Country Day School located at 3901 E Stanford Drive to mitigate traffic on adjacent streets by having the morning arrival time set at 8:30 a.m. and school dismissal time set at 3:30 p.m.

j. The representative for the school shall furnish the Town with a report twice per year providing information on the students enrolled at the school, as follows:
    i. A student enrollment total for the lower, middle, and upper grades.
    ii. The number of student parking permits granted, not to exceed 20.
    iii. Total student enrollment count at the beginning of the school year.
    iv. Total student enrollment count at the end of the school year.
    v. Each report shall indicate the date such enrollment count was taken and the school representative shall sign each report.

k. No more than one school entity shall operate on the Church campus at any point in time.

l. If the implementation of the Circulation and Drop-off Plan creates issues or does not work effectively, the applicant must update the circulation plan subject to Town approval.

3. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver), in the form provided by the Town Attorney, prior to Planning Commission approval of this Application, with said form recorded prior to or on approval of the minor amendment.

4. All existing stipulations shall remain in effect unless modified by Minor SUP Amendment SUP-24-03.

It was a pleasure working with you on this project. Please contact me at 480-348-3525 if you have any questions regarding this matter.

Sincerely,

George Burton

George Burton
Senior Planner
C: Case File, SUP 24-03

TOWN OF PARADISE VALLEY

Camelback Bible Church
Minor SUP Amendment
SUP-26-05

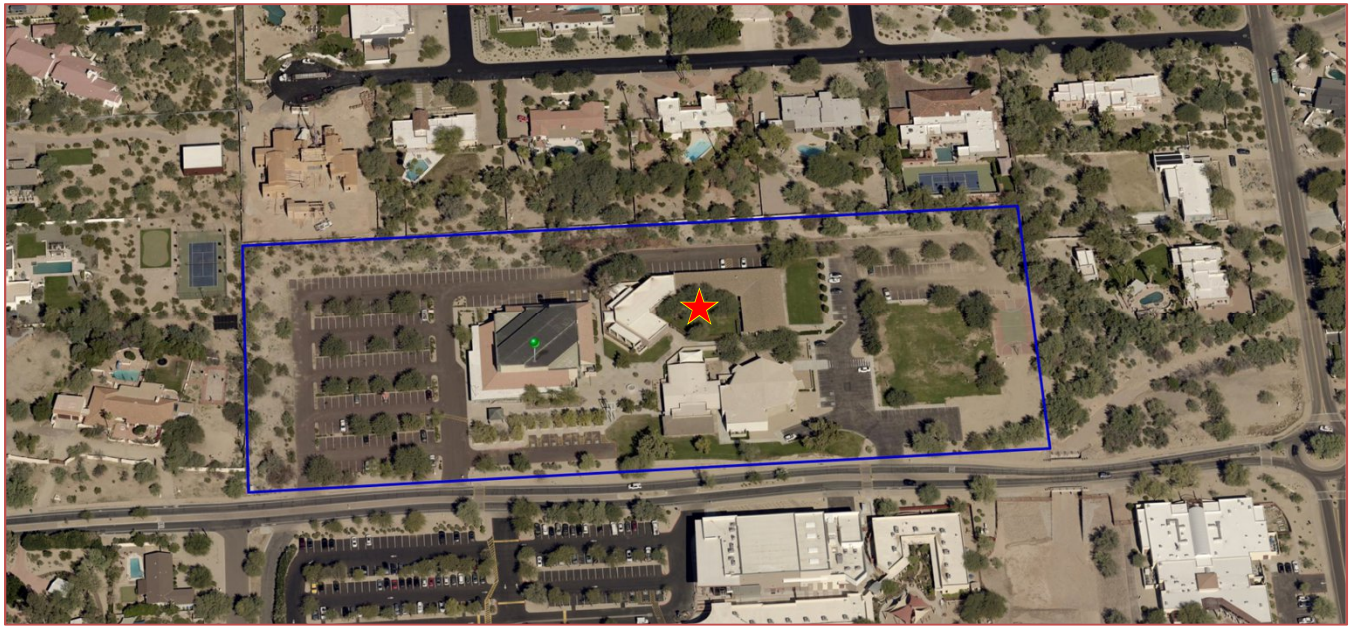
Planning Commission
Work Session
June 2, 2026

TODAY'S GOAL

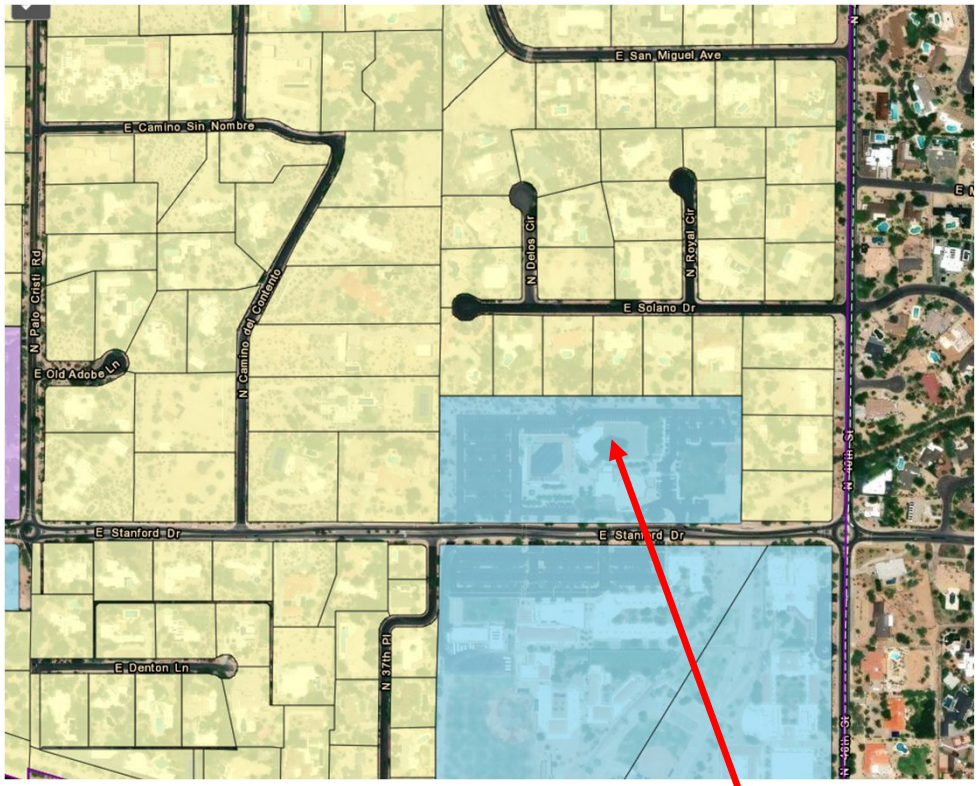
- Commission Review & Input:
  - Modify stipulation to allow 2 schools at church (instead of 1) while maintaining existing requirements/limits

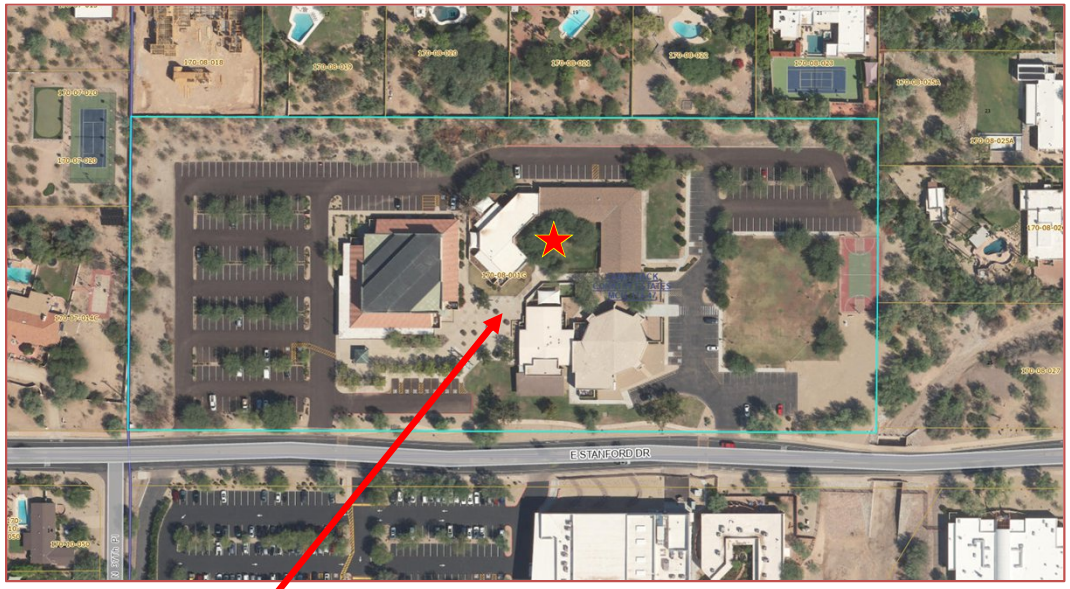
AGENDA

- Background
- Scope of Request
- Next Steps



VICINITY MAP & AERIAL PHOTO





Subject Property

June 2, 2026

SUP AMENDMENT CRITERIA

- Minor Amendment ***does not***:
  1. Change or add any uses
  2. Add 15% or 5,000 sq ft max of floor area
  3. Have significant material effect on adjoining property owners that cannot be sufficiently mitigated
  4. Cannot change architecture of SUP

- Request/Amendment:
  1. Retains school use
  2. 0% increase in floor area
  3. Limited to no impact:
     a. Change stipulation to allow 2 schools instead of 1 school
     b. All other school requirements remain
  4. No change to architecture since no new construction

SUMMARY OF REQUEST

- Modify stipulation to allow 2 school entities (instead of 1)
- Current school (Acton) - limited growth with 43 students
- Proposed 2nd School is Prodos Academy:
  - Start with 28 students and anticipates 50 students (Not to exceed combined total of 120 students)
- Requesting change to SUP Stipulation 9.k:
  - No more than ~~one~~ **two** school ~~entity~~ **entities** shall operate on the Church campus at any point in time

SUMMARY OF REQUEST (CONT.)

- Prodos is a Sporting Academy focused on club soccer players
- Outdoor activities:
  - 3 fifteen-minute recess periods during regular school hours
- Will comply with all existing SUP stipulations
- Conducts soccer training at another location and no extra-curricular athletic activities at church

SUMMARY - SCHOOL REGULATIONS

SUP	Current	Proposed
No. of Schools	1 (Acton)	2 (Acton & Prodos)
Student Body (Max/Total)	120	120
Grades	K – 12	K – 12
Hours of Operation	Monday – Friday 8:30 am – 3:30 pm	Monday – Friday 8:30 am – 3:30 pm
Classrooms	6 Existing Rooms	6 Existing Rooms
Signage	1 A-Frame Sign	1 A-Frame Sign

AERIAL

- 6 Existing Classroom Location
- No Construction Needed for 2nd School
- All other school parameters and requirements remain



GENERAL PLAN

- Compliant with GP Goals LU 3 and LU 4
- GP encourages renovation of SUP sites while protecting Town's low-density residential character and quality of life
- Request compliant with GP:
  - Addition of 2nd school will have limited to no impact
  - No new construction or exterior improvements
  - Prodos Academy does not increase intensity of use (maintains existing hours of operation, number of students, using existing classrooms, etc).

G&D AND FIRE

- No G&D plan required since no exterior improvements

- Fire Marshal deemed use and facilities compliant with fire code



NEXT STEPS

- Commission is acting body on Minor Amendment

- June 16th Public Hearing (with 2 actions):
  - Determine if request qualifies as Minor Amendment
  - Approve, Deny, or Continue

QUESTIONS?

- Requesting change to SUP Stipulation 9.k:
  - No more than ~~one~~ **two** school ~~entity~~ **entities** shall operate on the Church campus at any point in time



Action Report

File #: 26-162

AGENDA TITLE:
Discussion of Paradise Valley DoubleTree Resort
Minor Special Use Permit (SUP-26-03)
5401 N Scottsdale Road

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Planning Commission Members**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager

DATE: **June 2, 2026**

DEPARTMENT: **Community Development Department – Planning Division**
Paul Michaud, 480-348-3574

AGENDA TITLE: **Discussion of Paradise Valley DoubleTree Resort Minor Special Use Permit (SUP-26-03) 5401 N Scottsdale Road**

SUMMARY STATEMENT:

Request

The applicant requests a Minor Special Use Permit (SUP) amendment (SUP-26-03) for the Paradise Valley DoubleTree Resort (which the proposed sign plans have renamed as the Ranch House Scottsdale Resort) located at 5401 N Scottsdale Road (Maricopa County Assessor Numbers 173-17-001, 173-17-011, and 173-17-012). The requests are **[1]** to add an approximate 4,580 square-foot outdoor event space adjoining the Grand Ballroom (referred to as the Camelback Lawn) located between the resort building and Scottsdale Road removing 17 existing parking spaces, **[2]** to convert approximately 7,722 square feet of interior space within the basement underneath the Forum Ballroom for breakout meeting rooms (resulting in a total net increase of 4,078 square feet through the reduction of other covered areas), **[3]** to approve new exterior signs, **[4]** to add and modify perimeter improvements (landscaping and lighting), and **[5]** to modify existing stipulations that are no longer relevant, reference outdated plan sheets, and or are addressed in other stipulations. The request is submitted by Withey Morris Baugh, PLC, on behalf of JACKRABBITT PROPCO LLC, a Delaware limited liability company.

Location

The Paradise Valley DoubleTree Resort is located at the southeast corner of Scottsdale Road and Jackrabbit Road in the southeast part of the Town. The properties west of the resort along the west side of Scottsdale Road are the Paradise Valley Medical Center, Vista Church (formerly named First Baptist Church), and the Center for Dermatology & Plastic Surgery. These properties are all within the Town limits and zoned Special Use Permit. The properties north of the resort are within the gated single-family residential community of La Jolla Blanca within the jurisdiction of the City of Scottsdale. There are six single-family lots that are zoned R-43 adjoining the resort along the east property line located within the Town limits. To the south is the Vista Bonita subdivision with commercial uses nearest Scottsdale Road (which includes shared parking for the Paradise Valley

DoubleTree Resort) and single-family residential on approximate half-acre lots located within the jurisdiction of the City of Scottsdale.

The resort adjoins two public roads. These are Scottsdale Road to the west, a major arterial, and Jackrabbit Road to the north, a local road.

History/Background

The resort owner purchased the property in 2023 and has been moving forward with remodeling the resort in phases. The main structures of the resort will remain. The resort property is approximately 17.7 net acres (19.6 gross acres). The property was annexed into the Town in 1961 shortly after the Town's incorporation. The site at time of annexation was agricultural fields as much of the area at that time. The resort use on the property was first established in January 1973. However, due to court actions, changes in ownership, and other delays, the resort opened in 1985. Since the resort's construction, there have been not many amendments to the Special Use Permit zoning on this property. The amendments included sign changes in 1986, 1995, and 2011. In 1997, the indoor tennis courts officially converted to meeting room space (called the Forum Ballroom) which included the recordation of a declaration of Easements and Restrictions on the adjoining office building parking lot located within the City of Scottsdale for resort use of 45 parking spaces which remains in place today with no change with SUP-26-03. In 2025, the Town approved two Managerial SUP Amendments (SUP-24-06 and SUP-25-04). SUP 24-06 confirmed the existing legal use of the outdoor meeting area located at the northeast corner of the resort known as Paradise Park. SUP-25-04 approved interior and exterior improvements on landscape, hardscape, lighting, grading, interior modifications to remove varying floor height differences at the Forum Ballroom, enlarging some interior spaces and reducing others, and various interior enhancements. Refer to the SUP History of the property for more information (Attachment C).

Purpose

The primary purpose of the upcoming work session is for the Planning Commission discussion of SUP-26-03 and to provide the applicant with an opportunity to explain their request. There will be no action taken.

Scope of the Request

Below is a summary of the proposed improvements. For additional information, reference the applicant's narrative (Attachment E).

[1] *Add an Outdoor Event Space between Resort Building and Scottsdale Road (Camelback Lawn).*

The Camelback Lawn will be a new outdoor event space adjacent to the Grand Ballroom that faces Scottsdale Road. This area is approximately 4,580 square feet and replaces 17 existing parking spaces. The Camelback Lawn will serve as both a standalone outdoor event space and an outdoor pre-function space for the Grand Ballroom. Outdoor event space is common at other Town resorts with this outdoor area being the only outdoor area which will capture the views of Camelback Mountain.

There will be no permanent structures (e.g. seating, tables) or permanent shade structures to allow for flexible use of this space. It will have faux turf to accommodate various seating arrangements. The outdoor area will be delineated by a mix of items. This includes a landscape border of mostly agaves along with palm trees (8 within the outdoor area), a perimeter 6-foot-tall block wall (with a direct opening off the Grand Ballroom pre-function space), a landscape border on the exterior wall with a hedge (Ficus), and a walkway that separates the area from the parking lot. As there are no areas under roof at Camelback Lawn, this area does not increase the total floor area, but its use is addressed under parking (as the inclusion of this outdoor space reduces parking spaces and adds to the available person capacity).

The outdoor area will also include lighting that will replace existing parking lot lighting. The illumination will be greater within the outdoor event space than the existing condition. The Town's Special Use Permit Guidelines suggest function areas have an average brightness of 5.0 foot-candles. The proposed lighting has an average of 6.75 foot-candles. However, the location of this outdoor area mitigates possible light trespass as the nearby residential homes are screened by the existing resort buildings, the outdoor area is setback 83 feet 7 inches from Scottsdale Road (approximately 70 feet from the property line), the perimeter wall with proposed hedge along the street property lines screen the resort from pedestrians and persons within vehicles offsite, and the existing illumination from Scottsdale Road (which is the nearest property line) have the same or greater impact. Furthermore, the foot-candle measurement of this outdoor area reaches 0 foot-candles at the adjoining parking spaces (and subsequently the property line which is further away). The Special Use Permit Guidelines only have a maximum at the property line adjoining residential property of 0.5 foot-candles (with no foot-candle requirement adjoining non-residential).

The proposed lighting will use three fixtures.

- *Palm Tree Ring Lights (Fixture AL3)*. These lights will be like the other palm tree fixtures approved elsewhere on the resort property. They have 3 lights directed downward delivering 399 lumens and 2700 Kelvins. The proposed 10 palm tree lights within and adjacent to the Camelback Lawn will be required to comply with the existing stipulation for festoon/bistro, palm tree, and similar lighting limited to a maximum height of 16 feet tall from grade as measured adjacent to the lights, all lights shall be directed downward, and the light source shall be shielded by an opaque cover and/or shielded by a portion of the building/structure itself. Also, the date palm trees will be subject to the existing stipulation once the date palms grow above the resort roofline and are the subject of complaints from at least two (2) neighboring property owners, the applicant will replace the over height trees with new 16-foot-tall date palms.
- *Bollard (Fixture BH1)*. The bollard is approximately 3 feet 4 inches tall, 531 lumens, and 2700 Kelvins. These metrics are like other bollards approved at other Town resort properties. There are 27 bollards within and adjoining the Camelback Lawn.
- *String Lights/Festoon (Fixture DP3)*. This resort has string lights approved at the outdoor event area of Paradise Park. As with the palm tree lights, they are limited to a maximum of 16 feet tall. The lights are 66 lumens and 2700 Kelvins. They will

also include a shade on top of the light to prevent light trespassing above the vertical plane since they are not mounted underneath a roof area.

The other possible nuisance is noise. The applicant provided a noise study (Attachment M). The Camelback Lawn does not exceed the minimum 45 decibel level threshold at the property line. Also, its location is within the resort parking lot and faces Scottsdale Road not near residential property. Any sound associated with this outdoor area is within Town standards. To address the 47 decibels to 50 decibels east of Paradise Park, new stipulations are added like other resorts to mitigate sound from 10:00 p.m. to 7:00 a.m. and on all Sundays and legal holidays. Based on data from the Town's police department, there have been no noise or other nuisance violations over the last three years (Attachment P).

[2] *Add Meeting Floor Area in the Basement underneath the Forum Ballroom.*

The Forum Ballroom was historically on the basement level and in the early days of the resort, indoor tennis courts. The Town granted the current owner two Managerial SUP amendments in 2025 as described under History/background of this report. As part of the 2025 modifications, the Forum Ballroom floor was raised to be at the same finished floor as the rest of the ground level at the resort. This then created approximately 14,155 square feet of additional floor area underneath the Forum Ballroom which was required to be sealed off and inaccessible in compliance with all relevant fire and building codes as authorized pursuant to SUP-25-04 until such time the appropriate SUP amendment to use the space could be requested. The basement level underneath the Forum Ballroom has a finished height of 11 feet 6 inches.

SUP-26-03 includes converting 7,722 square feet of this basement to four breakout meeting rooms (approximately 1,150 square feet each at a total of 4,644 square feet). The conversion will also include a back-of-house hallway area to service these rooms, which is 1,506 square feet. There is another 6,442 square feet that will remain sealed off. The actual net increase of total floor area is 4,078 square feet. This is a result of reductions from the 2025 SUPs as more fully illustrated on the Floor Area Change Study (Attachment H)

The Special Use Permit Guidelines suggest a maximum lot coverage of 25%. The net site size of this resort is 769,192 square feet. The lot coverage area (which excludes basement and 2nd story) is 171,110 square feet (22%) which is below the 25% Special Use Permit Guideline. The lot coverage from the prior condition is approximately 2,821 square feet less due to removal of some roof covering. There is no Special Use Permit Guideline for total floor area. The raised Forum Ballroom created additional basement floor area which increased the total floor area. The resort has a total floor area of 254,391 square feet (33%). This total floor area is below other Town resorts such as Smoke Tree resort, Sanctuary on Camelback, and Omni Montelucia.

Any impact of the additional basement meeting rooms would be parking (as the inclusion of this meeting space adds to the available person capacity). These meeting rooms would serve primarily as breakout rooms for larger functions. Refer to the parking study (Attachment L).

[3] *Approval of New Exterior Signs*

SUP-26-03 includes resort identification signs and directional signs. As historically approved, these signs are focused along Scottsdale Road. SUP-26-03 continues in this direction with signs facing Scottsdale Road.

- *Resort Identification Signs*. The four existing resort identification signs will be removed. The existing resort monument signs are in two locations, one approximately 50 feet south of Scottsdale Road and Jackrabbit Road intersection and the other approximately 90 feet south of the main resort driveway along Scottsdale Road. These existing signs are double-sided (results in a total of 4 signs) and placed on an existing 6-foot-tall 'V'-shape wall extension adjoining the perimeter wall with a sign facing north and a sign facing south. The signs are approximately 3 feet 4 inches by 5 feet 4 inches (17.75 square feet each, total of 71 square feet) according to the 1997 SUP site plan. These signs are backlit (but the exact details are not with the SUP records). These signs are located within Scottsdale Road right-of-way according to the ALTA survey (Attachment N). The northernmost 'V'-shape wall extension will be removed as part of SUP-26-03. However, the southernmost 'V'-shaped wall extension will remain and be replaced with a resort/directional sign facing north and another facing south requiring a Town encroachment permit (see Stipulation 5).

  There are two proposed resort identification signs. These two signs are larger than the existing signs but less in number and not in the right-of-way. There will be a new sign on the new wall at the middle driveway into the resort that will be angled in a southerly direction for drivers heading north along Scottsdale Road. The other proposed sign is on the existing water well parcel wall at southeast corner Scottsdale Road and Jackrabbit Road and will require authorization by the owner (see Stipulation 6). The proposed resort identification signs comply with the Special Use Permit Guidelines and Zoning Ordinance as described below (**bold underline** text showing not within guidelines).

Resort Identification Sign Characteristics	**SUP Guideline & Zoning Ordinance [ZO]**	**Existing**	**Proposed (SUP-26-03)**
Driveways	No minimum/maximum number of driveways	3 on Scottsdale Rd 2 on Jackrabbit Rd	No change (temporary 3rd access on Jackrabbit Rd to be removed after renovation)
Location	Allows for 1 sign at each entrance (double-sided signs considered 2 signs) 3 signs Scottsdale Rd 2 signs Jackrabbit Rd No permanent signs in	**4 on Scottsdale Rd** (**in the right-of-way**) 0 on Jackrabbit Rd	2 on Scottsdale Road (not in right-of-way, with a sign at the main entrance and a sign on the existing water well parcel wall at southeast corner Scottsdale Rd/

	right-of-way [ZO]		Jackrabbit Rd)
Setback Feet (')	No setback provided Setback by SUP [ZO]	**in the right-of-way**	0' (on property line) at main entrance 10' minimum from travel lane at intersection
Height Feet (')	8' (Scottsdale Rd) 4' (Jackrabbit Rd)	6' (Scottsdale Rd) No signs Jackrabbit Rd	7' (Scottsdale Rd) No signs Jackrabbit Rd
Sign Area Square Feet (sf)	40 sf each 120 sf total (Scottsdale Rd) 32 sf each 64 sf total (Jackrabbit Rd) Grand Total 184 sf	17.75 sf each 71 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd) Grand Total 71 sf	**49 sf each** (7' x 7' wall) 98 sf total 25 sf each (5' x 5' text) 50 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd) Grand Total 50 sf
Illumination	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO] Hours open [ZO]	Backlit Confined to sign Fully shielded Not move Unknown Dusk to Dawn	Indirectly lit (2 directional ground fixtures) Confined to sign Fully shielded Not move 3000 Kelvins Dusk to Dawn
Total Number	3	**4**	2

- *Directional Signs*. SUP-26-03 proposes three large directional signs with two different sizes (two along Scottsdale Road and one at the easternmost driveway along Jackrabbit Road), two smaller directional signs located within the resort near the porte-cochere area, and two informational signs on the gate at the southernmost driveway along Scottsdale Road. The two larger directional signs are along Scottsdale Road at 3 feet wide and 4 feet tall which meet the sign area and height for a directional sign but as these signs include the resort name also function as resort identification signs. These signs also will remain on the 'V' wall that is within the right-of-way. The other larger sign is 1 foot 6 inches wide by 3 feet tall located along Jackrabbit Road proposed back of the right-of-way line. The two smaller directional signs are 1 foot 4 inches square mounted on a post 7 feet tall located within the resort near the porte-cochere. The two informational signs on the gate are approximately 1 foot 6 inches tall, 3 feet wide, and with the top of the sign 5 feet from grade. The proposed directional identification signs comply with the Special Use Permit Guidelines and Zoning Ordinance as described below (**bold underline** text showing not within guidelines), with the two 7-foot-tall signs near the porte-cochere over the 6-foot-tall guideline (but being within the parking area the added height will aid as most vehicles are taller SUVs).

Directional Sign Characteristics	**SUP Guideline & Zoning Ordinance [ZO]**	**Proposed (SUP-26-03)**
Location	No minimum/maximum	2 along Scottsdale Road (location of existing resort

		identification signs) 1 along Jackrabbit Road at easternmost driveway 2 smaller signs near the porte-cochere area
Setback Feet (')	No setback provided Setback by SUP [ZO]	**Within the right-of-way on existing 'V' wall along Scottsdale Rd** 0' (on property line) at Jackrabbit Rd driveway 40' and greater near port-cochere
Height Feet (')	5'	3' (Scottsdale Rd) 3' (Jackrabbit Rd) **7' (near porte-cochere)**
Sign Area Square Feet (sf)	12 sf each	12 sf (2 at Scottsdale Rd) 4.5 sf (1 at Jackrabbit Rd) 2 sf (2 near porte-cochere)
Illumination	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO] Hours open [ZO]	Indirectly lit (1 directional ground fixture) Confined to sign Fully shielded Not move 3000 Kelvins Dusk to Dawn
Total Number	No minimum/maximum	7 (includes gate signs)

[4] *Perimeter Improvements*

SUP-26-03 also includes various miscellaneous perimeter improvements (e.g., landscaping, hardscape, walls) that either reflect substantial compliance modifications to SUP-25-04 or proposed improvements that are consistent with the resort. These are outlined below:

- *Driveway Gate*. SUP-26-03 includes a decorative 5-foot-6-inch-tall driveway gate that replaces a pole and chain that has been in place for a couple of decades in the same location. This driveway has historically been opened only for deliveries or other service-related needs. The Special Use Permit Guidelines refer to Article XXIV, Walls and Fences, of the Zoning Ordinance which addresses residential uses calling for gates to have a 10-foot setback and height of 6 feet. A 10-foot setback is not possible based on the existing parking lot/drive aisle layout approved for this resort. The proposed gate (as the existing chain) has a 15-foot setback from the travel lane. The driveway opening is 50 feet wide at the travel lane and 30 feet wide at the gate (compared to a typical 20-foot-wide driveway)

which allows for vehicle maneuverability. Pedestrian access around the gate will remain.

- *Accent Wall Lighting*. SUP-26-03 proposes low-level accent lighting of the perimeter wall along Scottsdale Road. It uses the same ground-mounted directional light fixture as the signs, at 531 lumens and 2,700 Kelvins. Wall accent lighting is generally discouraged on SUP properties. This accent lighting is along Scottsdale Road which has high existing level of illumination and will not face any residential uses. Based on the location of the existing wall on the property line, these light fixtures would be in the right-of-way (but in the existing landscape turf area near the existing perimeter wall). No wall lighting exists or is proposed along Jackrabbit Road. Town staff suggest that any wall accent lights not be placed within the right-of-way and if allowed be architecturally integrated onto the wall without increasing the existing wall height, not exceed 300 lumens if directed upwards (and 531 lumens if angled or downward facing), not exceed 2700 Kelvins, and be hood and shielded (see Stipulation 3).
- *Modified Entry Wall*. SUP-26-03 modifies the new entry wall between the two northernmost driveways along Scottsdale Road such that there are no openings for the existing five palm trees and the palm trees will be removed. Ther wall setback will remain approximately two feet from the property line, be a painted stucco 6-foot-tall wall and include a fucus hedge. A new wall segment of the same design and height, approximately 20 lineal feet, is proposed to complete the existing gap south of the southernmost driveway at the entry. The walls will meet corner vision standards for driveways.
- *Entry Fountain*. SUP-25-04 included making the entry fountain smaller which modifies groundcover plantings. SUP-26-03 keeps the fountain the same. This is substantially-complaint but noted.
- *Paradise Park/Sports Lawn*. SUP-25-04 illustrates the final condition of the outdoor areas for Paradise Park and the Sports Lawn related to the east fencing to the parking lot which had one access gate into two access gates for each outdoor area. This modified landscaping along the fence area. This is substantially-complaint but noted.

[5] *Stipulations*

Draft stipulations are provided for SUP-26-03. These include the typical references to the submitted plans and documents, stipulations on noise to match other resorts, stipulations on lighting to match other resorts along with 16-foot height maximums for palm tree and festoon/bistro lights, landscaping stipulations to match other resorts, requirement to obtain a right-of-way encroachment permit for walls/lighting, a stipulation to combine the multiple parcels into one lot via the Town's final plat process prior to final inspection for the SUP-26-03 improvements, and the typical requirement for waiver of claims.

The modified existing stipulations are summarized below and shown as strikeouts in the Draft & Existing Stipulations (Attachment O)

- Remove an 850-person local function cap which in 1985 there was concern over adequate parking. The long-standing uses at the resort with no recent

complaints and parking study with SUP-26-03 support removing this existing stipulation which is found in SUP-25-04, SUP-87-06, and SUP-85-06.

- Remove tennis-related stipulations from SUP-97-02 and SUP-87-03 when the resort had six tennis courts. The resort now only includes one outdoor sports lawn for general use. This includes requiring tennis to end at 10:00 p.m., no outdoor amplified sound, no out public address system, various lighting and other tennis-specific provisions, and referenced tennis court plan sheets. The new SUP-26-03 noise stipulations address various outdoor sounds as at other Town resorts and with no tennis courts at the resort these older stipulations no longer apply.
- Remove the low-level lighting requirement of four feet in height from SUP-87-03. All the exterior lighting is subject to the exterior lighting plan with SUP-25-04 which shows the location of the perimeter 4-foot-tall parking lot bollards (which is the predominate exterior light fixture at 4 feet) and any lighting with SUP-26-03. Any future exterior light fixture changes (e.g., height) would require following the applicable SUP amendment pursuant to Article XI, Special Uses and Additional Regulations, of the Town's Zoning Ordinance to verify light pollution/spillage beyond property lines.
- Remove completed requirements from SUP-87-03 and SUP-85-06 such as the cost-sharing for the traffic signal at the intersection of Scottsdale Road and Jackrabbit Road which has been installed years ago, relocation or vaulting of the private well site located at the intersection of Scottsdale Road and Jackrabbit Road which based on past Council minutes was vaulted, and the timing of the east and south perimeter walls which were completed during the construction of the resort.

Parking

The resort presently has 604 total parking spaces with 559 parking spaces onsite, and 45 parking spaces required on the adjoining office building parking lot located within the City of Scottsdale for resort use which was part of the 1997 SUP amendment related to conversion of the indoor tennis courts to the Forum Ballroom. After the construction of the Camelback Lawn there will be a total of 587 parking spaces: 542 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. As noted in the Parking Study, there is a peak parking demand of 493 parking spaces during peak season – resulting in a surplus of 94 spaces. During the off-peak season there is a peak parking demand of 407 spaces – resulting in a surplus of 180 spaces.

Traffic/Circulation

There is no change to the existing traffic and circulation patterns. All existing driveways will remain, with the driveway opened along Jackrabbit Road for ongoing construction to be converted back to wall and landscaping. The Camelback Lawn will change the dual drives within the parking lot north of the porte-cochere but not impact the 360-degree circulation around the resort.

General Plan & Zoning

The resort property has a General Plan designation of Resort/Country Club which is the appropriate designation for a resort. The General Plan encourages the renovation of SUP

sites while protecting the Town's low-density residential character and quality of life (Goals LU 3 and LU 6) via various policies. These policies include encouraging revitalization if such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods, ensuring that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring buffering techniques and enhanced site design measures, among other measures of mitigation through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering.

The request is compliant with the General Plan based on the compliance of SUP-26-03 to the Minor SUP Amendment Criteria, which includes any possible nuisances from the outdoor event space mitigated by the circumstance it is within an existing parking lot that faces Scottsdale Road away from any nearby residential homes, parking capacity is not impacted by the additional meeting room space as provided for in the parking study, and the signs are directed toward Scottsdale Road with improved directional signage.

The resort is zoned Special Use Permit Resort which is the applicable zoning district for the General Plan designation of Resort/Country Club. Proposed improvements follow the specific process outlined in Article XI, Special Uses And Additional Use Regulations, of the Zoning Ordinance. SUP-26-03 falls under the Minor SUP category.

<u>Minor SUP Amendment Criteria</u>
The request meets the criteria for a Minor SUP Amendment (Section 1102.7 of the Zoning Ordinance). There are four criteria for a Minor SUP Amendment:

- *The request does not change or add any uses*.

  The proposed improvements do not add or change uses. The functions and activities permitted under this resort SUP remain the same. The primary use is for resort keys with ancillary uses for dining, spa, fitness, meeting event space, and similar uses that align with the uses described in Section 1102.2(A), Resorts, of the Town's Zoning Ordinance.

- *The request cannot increase the floor area over the last 60-month period, which the floor area cannot increase by more than 5,000 square feet or 15% of the current floor area*.

  The lessor 5,000 square-foot threshold applies, as the resort has a total floor area of 254,391 square feet which 15% is 38,159 square feet. The renovated Forum Ballroom, which was historically at the basement level (not grade level) as described with SUP-25-04, created a new basement level below this area which was required to be sealed off and inaccessible in compliance with all relevant fire and building codes. This was an intermediary step in the resort renovation until application of future SUP amendment(s) to evaluate the additional floor area. The total basement area underneath the Forum Ballroom is 14,155 square feet as shown on the basement floor plan (Attachment I). However, the resort ownership only plans to utilize 6,433 square feet with the remaining square footage to remain sealed off and inaccessible in compliance with all relevant fire and building codes.

With reductions of square footage elsewhere from SUP-25-04, the net additional floor area is 4,078 square feet.

- *The improvements cannot have any significant material effect on the adjoining property owners that are visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.*

  The proposed improvements and stipulation modifications of SUP-26-03 are not expected to have a significant material effect that is visible, audible, or perceptible. The additional lighting is along the Scottsdale Road frontage that adjoins a major arterial street and not nearby residential. The new outdoor Camelback Lawn facing Scottsdale Road will be screened by the existing 6-foot-tall perimeter wall and new hedge, and the sound is within the Town decibel standards. SUP-26-03 also adds new stipulations that align with other Town resorts to regulate the hours and magnitude of amplified sound to ensure it does not have a negative impact on adjacent property owners.

  The additional meeting space in the basement underneath the Forum Ballroom and Camelback Lawn provides for added meeting capacity. However, the total of 587 available parking spaces meets the parking demand with extra parking buffer. The parking study provides a surplus of 94 parking spaces to 180 parking spaces. Due to significant changes in transportation methods (rideshare, autonomous vehicles, location on a transit line, etc.), the resort property accommodates more guests with its on-site parking than was previously possible.

- *The amendment shall not change the architectural style of the SUP.*

  The architecture, exterior materials, and colors associated with the proposed modifications of SUP-26-03 are consistent with the resort. There are no new separate structures, except for walls and light fixtures.

Process

The process for a Minor SUP Amendment requires a pre-application review (completed), Planning Commission discussion of the SUP (in process), and Planning Commission action of the SUP at a public meeting (June 16th). Planning Commission action will be in two steps (1) to determine whether the application is a Minor SUP amendment and (2) to act on the application. The Planning Commission action is final unless appealed to the Town Council in accordance with Section 1102(8)(B) of the Zoning Ordinance.

Public Comment

There are no notice requirements for the work session. Notice of the public meeting will be completed in accordance with Town policy. This includes mailing notices to property owners within 1,500 feet, property posting, and a newspaper advertisement at least 15 days before the public meeting.

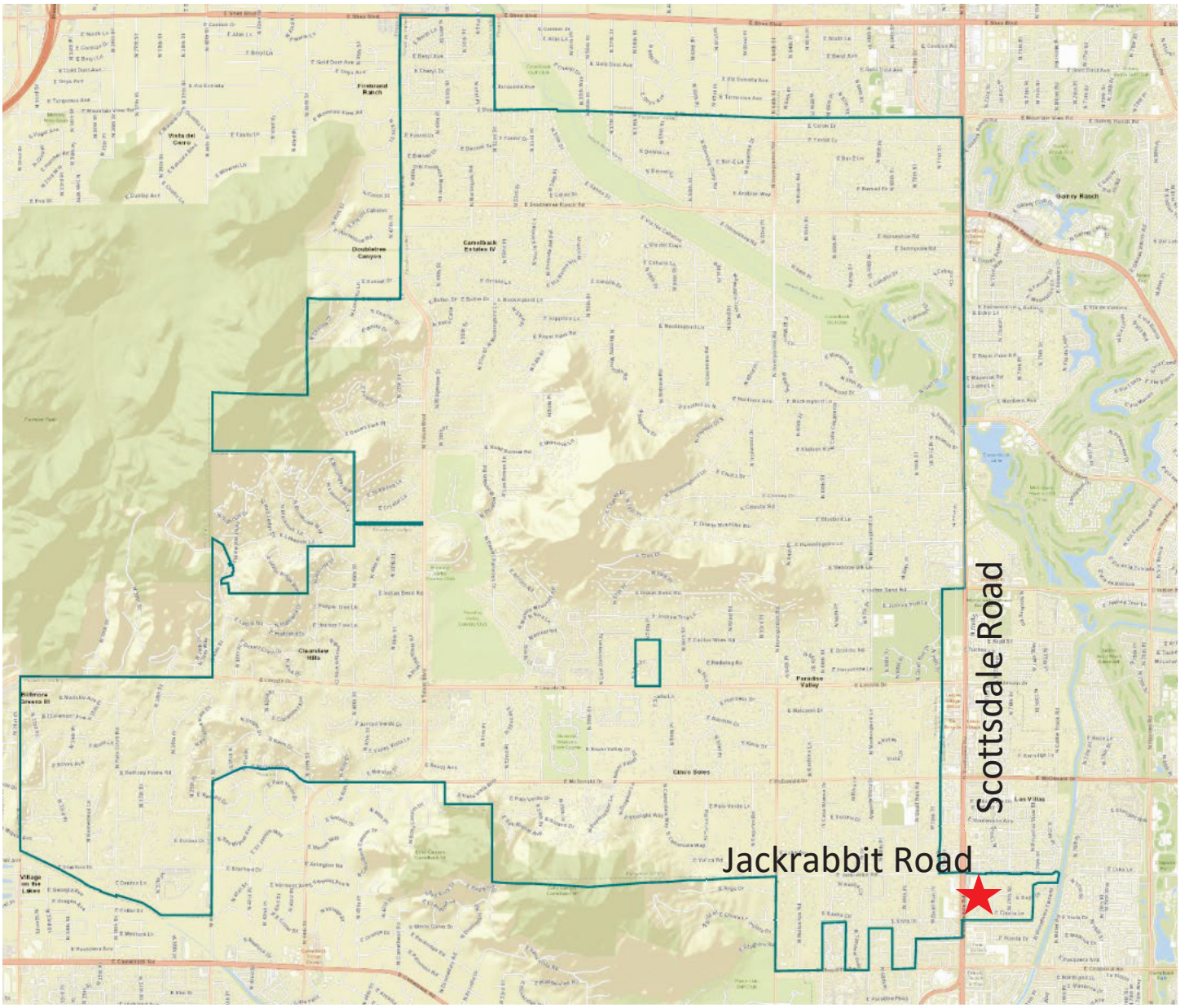
Next Steps

The public meeting for Planning Commission action is scheduled for June 16, 2026. If the Planning Commission moves to continue SUP-26-03 action would likely occur in September as the Town historically takes no action in July and August.

ATTACHMENT(S):

A. Staff Report
B. Vicinity & Related Maps
C. SUP History
D. Application
E. Narrative
F. Landscape Improvement Plans
G. Site Plan & Demolition Site Plan
H. Floor Area Change Study
I. Basement Floor Plan & Cross Section
J. Photometrics & Cut Sheets
K. Sign Plan
L. Parking Study
M. Noise Study
N. ALTA Survey
O. Draft & Existing Stipulations
P. Comments & Noticing
Q. Staff Presentation

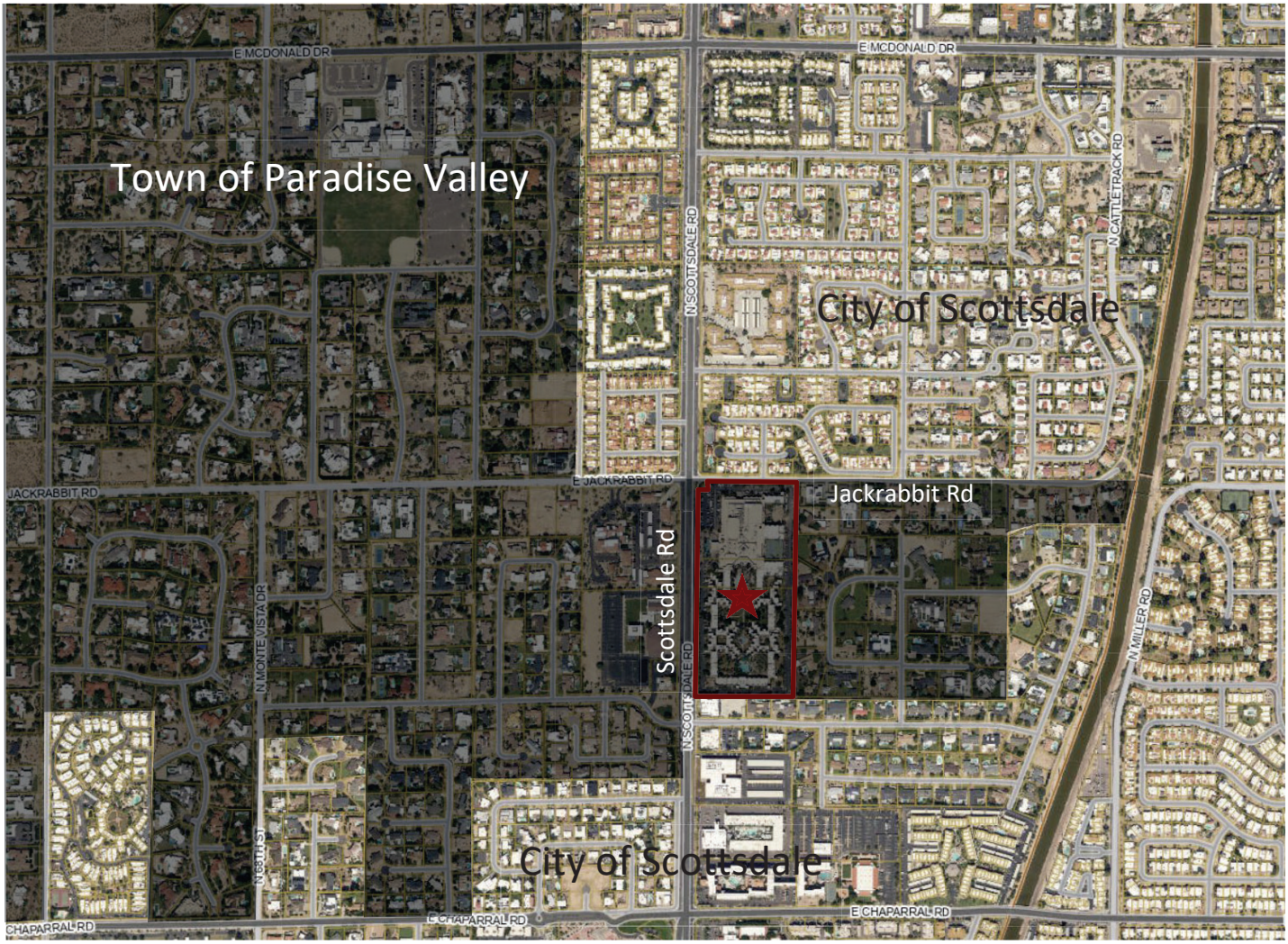
VICINITY MAP



Paradise Valley DoubleTree Resort SUP ★

5401 N Scottsdale Road

AERIAL MAP



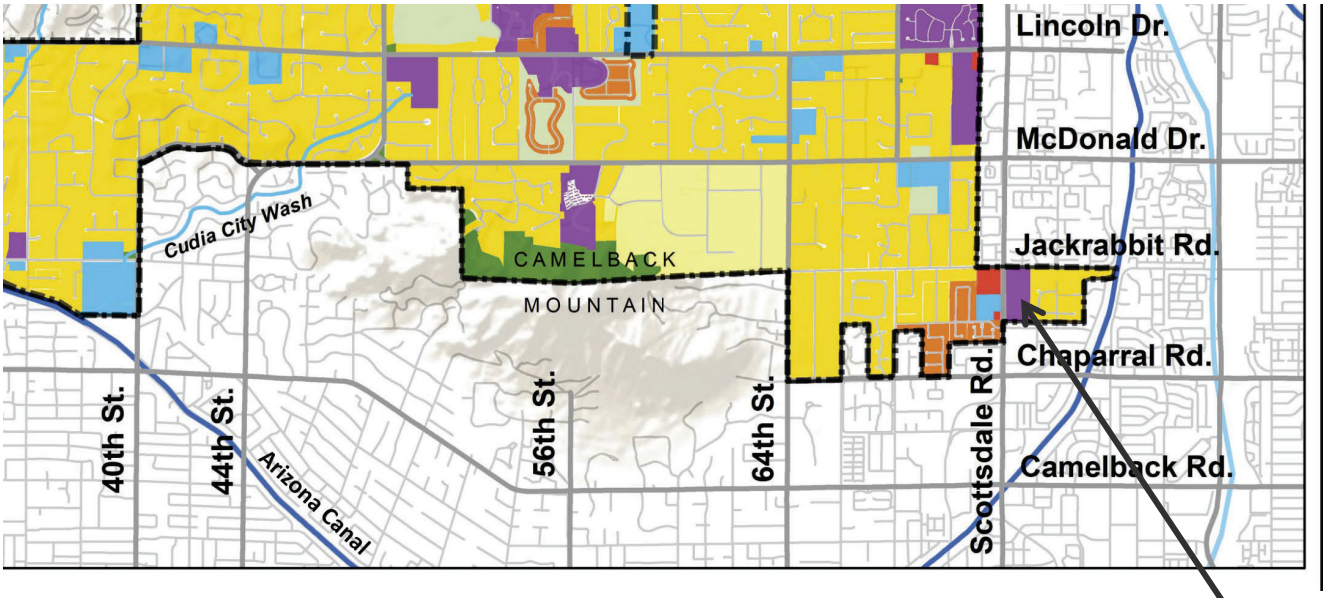
Paradise Valley DoubleTree Resort SUP ★

5401 N Scottsdale Road

AERIAL MAP



GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

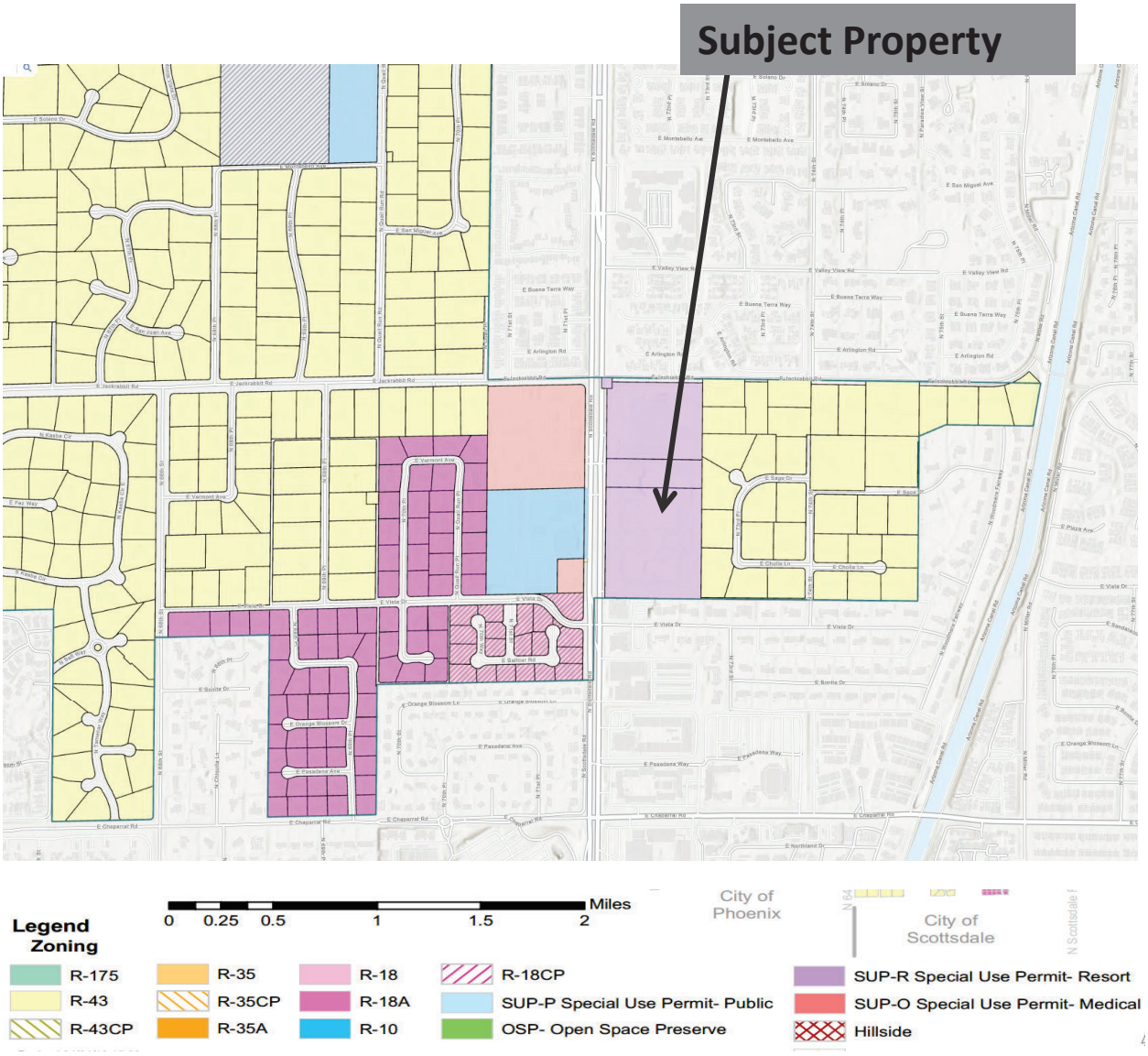
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Paradise Valley DoubleTree Resort SUP

5401 N Scottsdale Road

ZONING



Paradise Valley DoubleTree Resort SUP

5401 N Scottsdale Road

[In Process] (SUP-26-03)	Minor Special Use Permit **[1]** to add an approximate 4,580 square-foot outdoor event space adjoining the Grand Ballroom (referred to as the Camelback Lawn) located between the resort building and Scottsdale Road removing 17 existing parking spaces, **[2]** to convert approximately 7,722 square feet of interior space within the basement underneath the Forum Ballroom for breakout meeting rooms (resulting in a total net increase of 4,078 square feet through the reduction of other covered areas), **[3]** to approve new exterior signs, **[4]** to add and modify perimeter improvements (landscaping and lighting), and **[5]** to modify existing stipulations that are no longer relevant, reference outdated plan sheets, and or are addressed in other stipulations..
August 25, 2025 (SUP-25-04)	Managerial Special Use Permit interior and exterior improvements on landscape, hardscape, lighting, grading, interior modifications to remove varying floor height differences, enlarging some interior spaces and reducing others (with no net change in floor area), and various cosmetic interior enhancements.
March 24, 2025 (SUP-24-06)	Managerial Special Use Permit confirming the existing legal use of “Paradise Park”, an outdoor event area for resort use with additional landscaping and new lighting located in the northeast corner of the resort.
March 15, 2016 (SUP-16-00)	Managerial SUP amendment to replace the existing bar/concession with a new bar (The approval letter references approved plans dated February 16, 2016 and February 9, 2016. The February 9, 2016 plans are a typo and actually dated February 19, 2016 – Sheets ID 3.13 and ID 3.14). No specific SUP number for this file.
September 30, 2011 (SUP-11-08)	Managerial SUP amendment to change the copy on six (6) existing signs. The narrative or plan set are not in the town records.
April 10, 1997 (SUP-97-02)	Amendment to add an existing office building and parking lot to the site plan, and to make changes to the pool area and interior space design. Stipulations as shown on the Town Council minutes. No recorded Special Use Permit document on file.
September 29, 1995 (SUP-95-09)	Minor Amendment to change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort"
December 17, 1987 (SUP-87-03)	Amendment to change the name of the grantee from Paradise Valley Inn Limited Partnership to General Electric Pension Trust and to authorize lights on the outdoor tennis courts. Added site plan showing location

	of tennis court lights (Exhibit G) and cross section of tennis court (Exhibit H). The plans in the file do not appear to match Exhibit G and H. No copy of plans for Exhibit G and H on file.
November 25, 1986 (SUP-86-03)	Minor Amendment to the 1985 Special Use Permit to remove existing signs and install new signs with indirect light only.
December 19, 1985 (SUP-85-06)	Amendment to the 1980 Special Use Permit which allows Lowes Paradise Valley Resort to relabel "Enclosed Tennis Court" area to "Sports and Alternate Display, Meeting and Banquet Room" area to properly reflect use as amended. Amended Exhibit A site plan not in Town records (site plan was replaced with the 1997 Special Use Permit) and amended Exhibit F (referred to in the Special Use Permit as Exhibit C)
November 27, 1984 (SUP-84-01)	Amendment to the 1973, 1980 and 1982 Special Use Permits to allow installation of a satellite dish that was approved. The request also included placement of two additional property identification signs along Scottsdale Road (not considered with the motion) and replacement of 4-foot tall parking lot light fixtures with 6-foot tall and 10-foot tall light fixtures (denied) Exhibit A-1 is the only new exhibit approved with this amendment.
October 14, 1982 (SUP-82-06)	Amendment to the 1980 Special Use Permit to replace the site plan (Exhibit A), sign plan (Exhibit B), and landscaping and lighting plan (Exhibit C). Grading and drainage plan (Exhibit D) and photographs (Exhibit E) remain the same as approved with the 1980 Special Use Permit. Added a site lighting plan (Exhibit F). Height of resort units and total square footage of building space decreased.
August 12, 1982 (SUP-82-05)	Amendment to the 1973, 1980 and 1982 Special Use Permits to remove Loews Hotels International as one of the Grantees, the name of the Grantee amended to read: PARADISE VALLEY INN, an Arizona limited liability company.
December 15, 1981 (SUP-81-03)	Amendment to the 1980 Special Use Permit to extend the commence work deadline from December 28, 1981 to June 28, 1983.
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TOWN
Of
PARADISE VALLEY

6401 E Lincoln Dr
Paradise Valley, AZ 85253
(480) 948-7411

SUP-26-03 - Doubletree Resort Minor SUP Amendment

Application Summary

Description of Work:	Change stipulations, outdoor event space, meeting space, and new sign package
File Date:	4/3/2026
Address:	5401 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250
Parcel No:	17317001
Zoning:	
Owner Name:	JACKRABBIT PROPCO LLC
Owner Address:	6121 SUNSET BLVD, LOS ANGELES, CA 90028
Owner Contact Info:	-
Applicant Name:	BEN TATE
Applicant Address:	2121 E HIGHLAND AVE, PHOENIX, AZ 85016
Applicant Contact Info:	602-346-4610 - BEN@WMBATTORNEYS.COM

The owner hereby certified with their electronic submittal to the Town of Paradise Valley that the ownership, applicant/professional contacts, plans, and related documents are true and accurate. The owner further certified that the description of work will comply with all Federal, State, County and Town laws.
This electronic submission is legally binding and has the same validity and effect as a signature affixed by hand.

Doubletree

Phase 2 Renovation

SUP-26-03

5401 North Scottsdale Road

Minor Special Use Permit Amendment

WITHEY MORRIS BAUGH

REVISED

9:46 am, May 26, 2026

Development Team

Developer
Jackrabbit Propco, LLC c/o
Global Hospitality Investment Group
6121 Sunset Boulevard
Los Angeles, CA 90028

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dcartier@civtech.com

Introduction

This application is submitted on behalf of Global Hospitality Investment Group ("GHIG"), owner of the Doubletree Paradise Valley Resort, situated on approximately 19.78 gross acres at the southeast corner of Scottsdale Road and Jackrabbit Road in Paradise Valley, Arizona (the "Property") as shown on the Aerial Map at **Tab 1**. The Property is zoned Special Use Permit – Resort (SUP-R) as illustrated on the Zoning Map at **Tab 2** and is subject to the stipulations of the Doubletree Paradise Valley Resort SUP at **Tab 3**.

The original SUP for the Property was granted in January 1973 to the Gulf Leisure Corporation. The original site plan never came to fruition and the Property changed hands several times. In June 1980 the Metroplex Development Corporation obtained an amendment to the SUP for the development of the 380-key Loews Paradise Valley Resort. After multiple amendments during the design and construction process, the 380-key resort opened in 1985. The Property went through multiple name changes before landing on the Doubletree Paradise Valley Resort in 1995.

In 2025, the applicant obtained approval for Phase One of its renovation and improvement plans for the Property via Managerial Amendments SUP-24-06 and SUP-25-04. These approvals allow the applicant to renovate and update several areas throughout the resort, including updates to outdoor event and gathering areas, interior common areas and ballrooms, and perimeter landscape and lighting. With many of these improvements now completed or underway, the applicant seeks to move forward with Phase 2 of its renovation plans.

This application seeks to accomplish two objectives. First, the applicant seeks approval for new improvements to the site, including a new outdoor pre-function space adjacent to the Grand Ballroom and a new subterranean meeting rooms beneath the Forum Ballroom. Second, the applicant seeks to update and simply the stipulations for Doubletree Paradise Valley Resort SUP to reflect the operations of a modern resort. As the SUP has been amended over the years, stipulations have accumulated that overlap, have become outdated, or in some instances are simply no longer relevant. The proposed stipulation modifications outlined in this narrative are intended to bring the SUP regulations into alignment with other modern resorts in the Town of Paradise Valley.

Improvements

Camelback Lawn

The applicant seeks approval for a new outdoor event space known as the Camelback Lawn, adjacent to the Grand Ballroom in the northwest quadrant of the Property, as illustrated on sheets LC-1.02, LPT-1.02, and LPS-1.02 of the Landscape Improvement Plans submitted with this application. The 4,580 SF Camelback Lawn is located just north of the main entry and porte cochere on the west side of the Property, and will take the place of approximately 17 surface parking spaces.

The Camelback Lawn will serve as both a standalone outdoor event space and a pre-function space for the Grand Ballroom, offering the perfect location for an outdoor cocktail reception or happy hour with beautiful views of Camelback Mountain. To provide a pleasant space for guests and to screen event activity from the surrounding areas, the Camelback Lawn is surrounded on three sides by a landscaped six-foot masonry perimeter wall to the north, south, and west. The east side of the lawn is open to the double doors leading into the Grand Ballroom indoor pre-function space, providing a smooth transition and flow of movement between indoor and outdoor spaces. Designed to be a flexible space, the Camelback Lawn can accommodate a range of table types (sit-down tables, high-top cocktail tables, etc.), portable heaters, food and drink service, and a variety of seating accommodations.

The addition of the Camelback Lawn is the best of both worlds. It provides a versatile outdoor event space without creating any new impacts to the surrounding residential areas due to its location on the west side of the Property between the primary resort buildings and Scottsdale Road. Although its construction will eliminate a handful of surface parking spaces, the Parking Study submitted with this application illustrates that the Property remains overparked with a surplus of guest parking that provides significant flexibility for on-site events even at full occupancy.

Forum Ballroom Basement

Bringing the Forum Ballroom to ground level was a significant component of Managerial Amendment SUP-25-04. At the resort's inception, the space now occupied by the Forum Ballroom was a subterranean indoor tennis arena. The area was subsequently converted to a ballroom, but because of the subterranean nature of the tennis arena the ballroom was located fourteen feet below finished grade. Although the Forum Ballroom operated in this condition for several decades, its configuration made it inconvenient for guests to patronize and incredibly difficult and inefficient for staff to serve. In SUP-25-04, the applicant raised the floor of the Forum Ballroom to ground level, renovated the pre-function space, and removed

the outdoor breezeway ceiling to create an event space with a more natural flow between indoor and outdoor spaces with significantly more natural light.

The applicant now seeks to create approximately 7,722 SF of new basement space beneath the Forum Ballroom for four (4) new breakout meeting rooms and a hallway/corridor connecting the new meeting rooms to existing basement space and exterior corridors and stairwells. Due to the changes made and overall floor area removed in the previously approved Managerial Amendments, along with the small 310 SF addition next to the Camelback Lawn, the net increase in total added floor area across the three applications (SUP-24-06, SUP-25-04, and this application) is approximately 4,078 SF.

As indicated on the Basement Floor Plan submitted with this application, approximately 6,442 SF of the basement area is excluded from this application and will sealed off and inaccessible in compliance with all relevant fire and building codes as authorized pursuant to SUP-25-04. The proposed meeting spaces allow for the efficient and economical use of "found" space as a result of raising the Forum Ballroom to finished grade. Improvement of the remaining 6,442 SF will be reserved for a future amendment to the SUP.

Signage

A new sign package is proposed as part of this application. Modern signage is a critical component as the Property transitions from its existing DoubleTree branding to its new identity as an soft-branded Hilton boutique resort. The new signage, designed by Airpark Signs & Graphics, marries the clean look of modern halo-illuminated resort signage with subtle southwestern details to give the resort a unique identity and curb appeal.

Along the Scottsdale Road right-of-way, a new monument sign will be installed at the main entrance, attached to the masonry screen wall approved in SUP-25-04, noted as sign "1". A new externally illuminated dual-sided directional sign will replace the existing signage on the V-shaped wall south of the main entrance, noted as sign "3". An identical V-shaped wall sign near the northeast corner of the Property, noted as signs "A1" and "A2" will be removed.

A new corner monument sign is proposed in the northwest corner of the Property at the intersection of Scottsdale Road and Jackrabbit Road, noted as sign "2" on the sign plan. This sign has the added aesthetic benefit of providing additional screening for the McDowell Water Company's irrigation well. Further along Jackrabbit, a new directional sign will be installed on the east end of the easternmost driveway, noted as sign "3" on the sign plan. This sign will direct guests back toward the check-in area to help wayward guests avoid a lengthy detour through the adjacent neighborhood.

Finally, a decorative service gate with directional signage will be installed at the southernmost driveway on Scottsdale Road, noted as sign "4" on the Sign Plan. This driveway is unnecessary for guest traffic, and its closure will help direct guests toward the main entrance and avoid circuitous trips around the surface parking area for arriving guests looking for the main entrance and check-in. It will be opened only for deliveries or other service-related needs for the Property.

Parking/Traffic

The applicant retained CivTech to conduct an evaluation of the site-wide parking demand based upon the existing composition of uses/square footage and the proposed improvements. After the construction of the Camelback Lawn there will be a total of 587 parking spaces: 542 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. As noted in the Parking Study summary, there is a peak parking demand of 491 spaces during peak season – resulting in a surplus of 96 spaces. During the off-peak season there is a peak parking demand of 407 spaces – resulting in a surplus of 180 spaces.

Stipulation 9 caps local events at 850 guests. The parking study submitted with this application demonstrates that the existing parking available on-site can accommodate up to 1,265 guests/seats before a combination of valet parking and/or off-site supplementary parking becomes necessary. Due to significant changes in transportation methods to hotel and event destinations (rideshare, autonomous vehicles, etc.), the Property is able to accommodate more guests with its on-site parking than was previously possible.

Stipulations

As noted in the Introduction, one of the primary goals of this application is to streamline and modernize the stipulations associated with the Doubletree Paradise Valley Resort. The SUP stipulation checklist for the Property currently published on the Town of Paradise Valley's website contains 61 stipulations and sub-stipulations for the resort. Many of these stipulations are no longer relevant, reference outdated plan sheets, and reflect the operations of an outdated tennis resort. A redlined version of the SUP stipulations with the applicant's proposed edits has been submitted with this application. Below is a summary of the proposed stipulation modifications and new stipulations

Stipulation Modifications

- Stipulation 2 (SUP-87-03): Tennis Court Plan Sheets
    - Requesting removal of sub-stipulations "h" (Exhibit G: Site Plan showing location of tennis court lights), and "i" (Exhibit H: Cross Section drawing of tennis court). Tennis courts have been eliminated in favor of a multi-purpose sports and event lawn. Tennis is no longer a desired activity at the resort, and the space is better utilized for lawn games, guided activities (like yoga), and outdoor events.
- Stipulation 8 (SUP-87-03): Prohibition of lighting above four feet.
    - Requesting removal of stipulation. Applied inconsistently across resort, does not apply to other resorts in Paradise Valley, and does not reflect current lighting standards in the Town. Updated lighting plan and photometrics submitted with this application incorporate lighting over four feet that is downlit, shielded, or otherwise does not generate light pollution/spillage beyond property lines.
- Stipulation 9 (SUP 85-06 & SUP 87-03): Various improvements required at initial construction and requirements related to public address system and capacity limits for local events.
    - Requesting removal of stipulation. Conditions "a-d" have been satisfied and Condition "e" is irrelevant because there is no public address system on the Property. Condition "f" is no longer necessary to ensure adequate parking capacity as noted in the parking study submitted with this application.
        - The parking study submitted with this application demonstrates that the existing parking available on-site can accommodate up to 1,265 guests/seats before a combination of valet parking and/or off-site supplementary parking becomes necessary.
- Stipulation 10 (SUP 87-03): Various stipulations associated with operation of outdoor tennis courts.
    - Requesting removal of stipulation. Outdoor tennis is no longer a desirable component of this resort, area is more suitable as a multi-purpose outdoor space that can be used for yoga, lawn games, and outdoor events.
- Stipulation 2 (SUP 97-02): Limit on hours of outdoor activity for tennis courts.
    - Requesting removal of stipulation. Tennis courts are being eliminated and replaced with multi-purpose outdoor space. Proposing three new stipulations limiting all live outdoor music and events to 10:00 pm, designation of resort manager to measure noise levels, discouragement of amplified music in outdoor areas, and requirement of mitigation measures consistent with noise study, as outlined below.
- Stipulation 6 (SUP 97-02): Prohibition of amplified sound.
    - Deleted and replaced with four new stipulations as noted below, allowing amplified sound under certain conditions and during certain hours.

New Stipulations

- Except as stipulated within this Special Use Permit, the Property (which includes outdoor venues, events, or functions with music and/or amplified sound) shall operate under all Town noise regulations, including the regulations listed in Article 10-7, Control of Excessive Noise, and Article 8-10, Nuisance Noise, as may be amended, and the acoustical study in the Approved Plans. This is generally a maximum of 45 decibels (dBA) at the property line on Sundays and holidays and 56 decibels (dBA) at the property line all other times.
- All live outdoor music or events (e.g., DJ, live band) must be concluded or be moved indoors at or before 10:00 p.m.
- The Resort manager or designee shall be responsible for measuring the noise levels using an on-site sound level meter as a means to monitor compliance.
- Amplified music, speakers, and/or public announcement (PA) systems are discouraged in all outdoor areas, with such activities prohibited during the hours between 10:00 p.m. and 7:00 a.m. daily. When such systems are used, they shall follow the mitigation measures outlined in the noise study of the Approved Plans.

Minor SUP Amendment Criteria

The proposed request does not:

1. ***Change or add any uses***

The proposed improvements do not change or add any uses to the existing resort or Property. The primary use remains resort keys with ancillary uses for dining, spa, fitness, meeting event space, and similar uses that align with the uses described in Section 1102.2(A), Resorts, of the Town's Zoning Ordinance.

2. ***Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty-month period***

As illustrated in the Updated Floor Areas plan submitted with this application, the net increase in floor area across three applications (SUP-24-06, SUP-25-04, and this application) is approximately 4,078 SF. The 5,000 SF threshold is the lessor of the two measurements, as 15% of the existing square footage of the resort represents approximately 38,500 SF.

3. ***Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or***

The only change anticipated to have an impact on adjoining property owners is the elimination of the stipulation prohibiting the use of amplified sound on the Property. That stipulation is being replaced with a series of stipulations taken directly from other modern resorts in the Town of Paradise Valley, which appropriately regulate the hours and magnitude of amplified sound to ensure it does not have a negative impact on adjacent property owners.

The only two areas on the Property where amplified sound could potentially have an impact on neighboring properties are Paradise Park and the Sports Lawn (previously tennis courts). As part of the SUP-25-04 improvements, the applicant raised both spaces up to ground level from their previous position approximately 4-5 feet below grade. To account for the change grade and anticipating the introduction of amplified sound, the applicant constructed a six-foot acoustical wall along the west perimeter of both Paradise Park and the Sports Lawn.

Additionally, the applicant commissioned MD Acoustics to prepare a sound study evaluating the use of amplified sound in Paradise Park as a test of the potential impacts. The study concludes that the proposed infill changes do not affect sound propagation from the site, and the combination of the acoustical wall and a distributed audio sound system with a noise limited will keep event noise from amplified music and speech within Town limits.

The Camelback Lawn will not have any material effect on adjoining properties because it will replace existing surface parking spaces adjacent to Scottsdale Road. There are no residential properties near this area of the Property that would be impacted by the proposed pre-function space, and any noise it generates will be drowned out or offset by the traffic noise on Scottsdale Road.

4. Change the architectural style of the existing Special Use Permit.

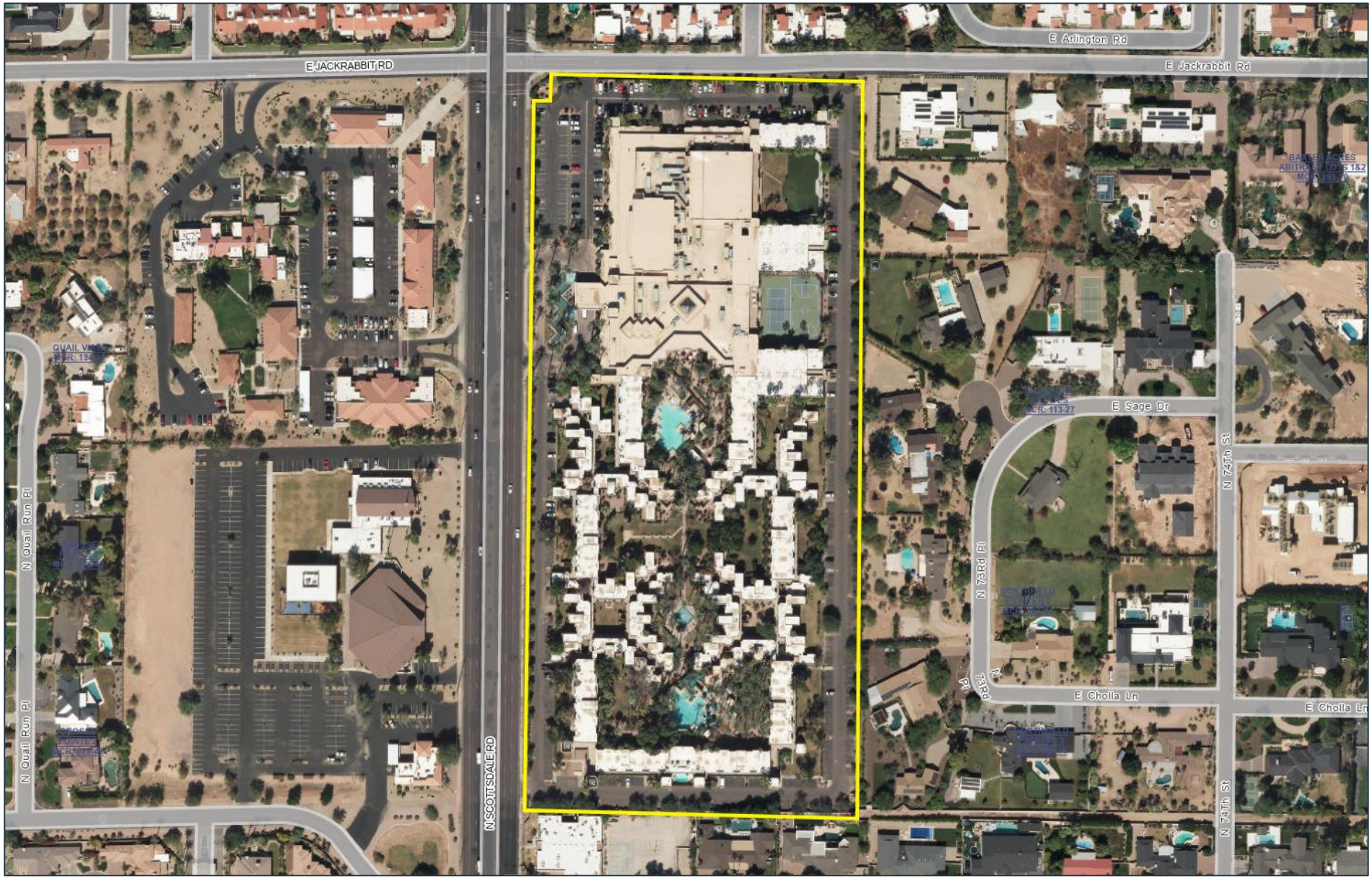
The proposed amendment will have no impact on the architectural style of the existing Special Use Permit. The Camelback Lawn contains no structures other than a wall with landscaping, and all other structural improvements are within the existing buildings.

Summary

The proposed amendments to the Doubletree Paradise Valley Resort SUP will allow the applicant to continue its renovation of the Property, transforming the site into a modern resort oasis that will exceed the expectations of visitors and guests. The end result will be a resort that measures up to the high bar set by Paradise Valley's hospitality community and an SUP that is easier for the Town to regulate and administer moving forward.

TAB 1

Aerial Map



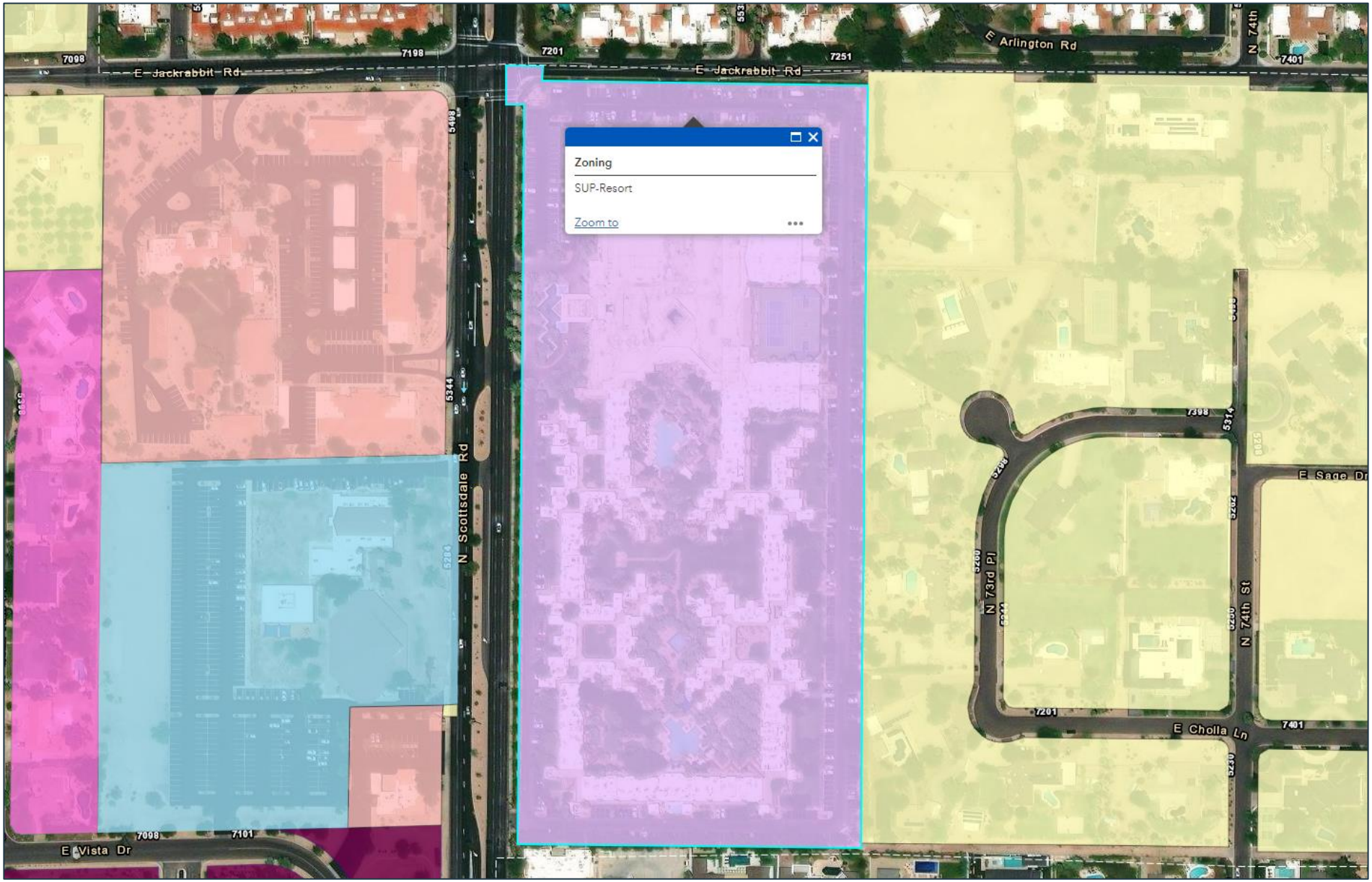
WITHEY MORRIS BAUGH

5401 N. Scottsdale Road – Paradise Valley, AZ

N

TAB 2

Zoning Map


Zoning
SUP-Resort
Zoom to
E Jackrabbit Rd
E Arlington Rd
N Scottsdale Rd
N 73rd Pl
N 74th St
E Cholla Ln
E Sage Dr
E Vista Dr

TAB 3

The list below summarizes the known approved amendments to the original Special Use Permit, all of which collectively comprise the Special Use Permit for the Property upon the Effective Date:

[In Process] (SUP-26-03)	Minor Special Use Permit for [1] a new 4,580 square-foot outdoor event space adjacent to the Grand Ballroom facing Scottsdale Road that will replace 17 existing parking spaces, [2] add 6,150 square feet of meeting room space in the basement area underneath the Forum Ballroom (being 2,577 square feet net as a result of reduction of other covered areas, [3] approval of a new exterior sign package, and [4] to modify existing stipulations that are no longer relevant, reference outdated plan sheets, and reflect the operations of an outdated tennis resort.
August 25, 2025 (SUP-25-04)	Managerial Special Use Permit interior and exterior improvements on landscape, hardscape, lighting, grading, interior modifications to remove varying floor height differences, enlarging some interior spaces and reducing others (with no net change in floor area), and various cosmetic interior enhancements.
March 24, 2025 (SUP-24-06)	Managerial Special Use Permit confirming the existing legal use of “Paradise Park”, an outdoor event area for resort use with additional landscaping and new lighting located in the northeast corner of the resort.
March 15, 2016 (SUP-16-00)	Managerial SUP amendment to replace the existing bar/concession with a new bar (The approval letter references approved plans dated February 16, 2016 and February 9, 2016. The February 9, 2016 plans are a typo and actually dated February 19, 2016 – Sheets ID 3.13 and ID 3.14). No specific SUP number for this file.
September 30, 2011 (SUP-11-08)	Managerial SUP amendment to change the copy on six (6) existing signs. The narrative or plan set are not in the town records.
April 10, 1997 (SUP-97-02)	Amendment to add an existing office building and parking lot to the site plan, and to make changes to the pool area and interior space design. Stipulations as shown on the Town Council minutes. No recorded Special Use Permit document on file.
September 29, 1995 (SUP-95-09)	Minor Amendment to change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort"
December 17, 1987 (SUP-87-03)	Amendment to change the name of the grantee from Paradise Valley Inn Limited Partnership to General Electric Pension Trust and to authorize lights on the outdoor tennis courts. Added site plan showing location of tennis court lights (Exhibit G) and cross section of tennis court (Exhibit H). The plans in the file do not appear to match Exhibit G and H. No copy of plans for

	Exhibit G and H on file.
November 25, 1986 (SUP-86-03)	Minor Amendment to the 1985 Special Use Permit to remove existing signs and install new signs with indirect light only.
December 19, 1985 (SUP-85-06)	Amendment to the 1980 Special Use Permit which allows Lowes Paradise Valley Resort to relabel "Enclosed Tennis Court" area to "Sports and Alternate Display, Meeting and Banquet Room" area to properly reflect use as amended. Amended Exhibit A site plan not in Town records (site plan was replaced with the 1997 Special Use Permit) and amended Exhibit F (referred to in the Special Use Permit as Exhibit C)
November 27, 1984 (SUP-84-01)	Amendment to the 1973, 1980 and 1982 Special Use Permits to allow installation of a satellite dish that was approved. The request also included placement of two additional property identification signs along Scottsdale Road (not considered with the motion) and replacement of 4-foot tall parking lot light fixtures with 6-foot tall and 10-foot tall light fixtures (denied) Exhibit A-1 is the only new exhibit approved with this amendment.
October 14, 1982 (SUP-82-06)	Amendment to the 1980 Special Use Permit to replace the site plan (Exhibit A), sign plan (Exhibit B), and landscaping and lighting plan (Exhibit C). Grading and drainage plan (Exhibit D) and photographs (Exhibit E) remain the same as approved with the 1980 Special Use Permit. Added a site lighting plan (Exhibit F). Height of resort units and total square footage of building space decreased.
August 12, 1982 (SUP-82-05)	Amendment to the 1973, 1980 and 1982 Special Use Permits to remove Loews Hotels International as one of the Grantees, the name of the Grantee amended to read: PARADISE VALLEY INN, an Arizona limited liability company.
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EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect. The following is a list of the existing/current S.U.P. Stipulations:

Minor SUP Amendment to add an outdoor event space adjoining the Grand Ballroom, to convert space underneath the Forum Ballroom for meeting rooms, to update exterior signs, and modify stipulations (SUP-26-03) [In Process]

[Add stipulations]

Managerial SUP Amendment confirming use of outdoor event space (SUP-25-04 approved on August 25, 2025)

1. The Property shall be in substantial compliance with the following:
    a. Project Narrative prepared by Withey Morris Baugh last dated August 20, 2025.
    b. Parking Study prepared by CivTech dated June 26, 2025, sealed by Dawn D. Cartier on June 26, 2025.
    c. Landscape Improvement Plans prepared by burton Landscape Architecture Studio last dated July 28, 2025 including the following 41 Sheets: L-0.01 (cover sheet), LC-0.01 (material legend and construction key notes), L-1.00 (landscape cover sheet), LC-1.01 through LC-1.12 (construction/hardscape), LC-5.01(wall elevation), LPT-1.01 through LPT-1.12 (landscape – tree and vine), LP-0.01 through LP-0.03 (plant legend and images), and LPS-1.01 through LPS-1.12 (landscape – shrub and groundcover).
    d. Lighting Plans prepared by burton Landscape Architecture Studio last dated April 18, 2025 including the following 27 Sheets: LD-1.00 (cover sheet), LD-1.01 through LD-1.12 (enlarged lighting plans), LD-2.00 (overall photometric plan), and LD-2.01 through LD-2.12 (enlarged photometric plans).
    e. Lighting Fixture Schedule prepared by Lighting Design Alliance dated July 28, 2025 and light fixture cut sheets.
    f. Overall Site Plan & Key Plan, Sheet KP-1, prepared by FFKR Architects dated August 14, 2025.
    g. Shade Structure Area Delta, Sheet S1.02D2, prepared by FFKR Architects dated August 14, 2025.
    h. Main level – New Floor Areas, Sheet AE117, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
    i. Overall Basement Level – Floor Plan, Sheet A100, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
    j. Main Level Area C – Floor Plan, Sheet A105, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
    k. Forum Floor Sections, Sheet A300, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
    l. JR Ballroom – Existing and New, Sheet A101, prepared by FFKR Architects dated August 14, 2025.
    m. Area C – Building Sections, Sheet A302, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
    n. Main Level – Carpet and Tile Floor Areas (outdoor bar patio), Sheet AE121, prepared by Jacob Hoff Bodell of FFKR Architects dated July 21, 2025.
    o. Vertical Building Screening dated August 6, 2025.
    p. Wood Slats Image dated August 11, 2025.

2. All new perimeter walls shall comply with the Town's corner vision requirements outlined in

Section 8-1-13 of the Town Code.

3. The period of temporary use of the tennis court area during renovation of the Paradise Park renovations shall begin upon issuance of any permit for Paradise Park improvements and must cease upon issuance of the final certificate of completion for these Paradise Park improvements, but in no event shall this use exceed six months from the date of issuance of the first permit for Paradise Park improvements.

4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.

5. All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 25-04.

Managerial SUP Amendment confirming use of outdoor event space (SUP-24-06 approved on March 24, 2025)

6. The Property shall be in substantial compliance with the following:
    a. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025.
    b. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024.
    c. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01)
    d. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).

7. The outdoor event area known as “Paradise Park” shall apply to the existing 1985 stipulation such that for local events the grand ballroom, sports and alternative display meeting and banquet room, and outdoor Paradise Park area are all limited to 850 people at any one time. This existing stipulation reads, “Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.”

8. Temporary tents may be erected within Paradise Park as shown on the Approved Plans. All other temporary tent locations require a Special Event Permit with Chapter 8 of the Town Code. No temporary tent shall be higher than twenty-four (24) feet above the finished grade and setback a minimum of forty (40) feet from the perimeter property lines. Placement of temporary tents shall have no adverse impact on parking or circulation on site. Temporary tents or structures shall not be allowed for more than sixteen (16) consecutive days unless approved through a Special Event Permit in accordance with Section 8-8-8 of the Town Code.

9. The Owner shall employ all necessary means to comply with the noise requirements in the Town Code which may include, and is not limited to, the installation of a distributed audio system and a noise limiter.

10. The Resort manager or designee shall be responsible to measure the noise levels using an on-site sound level meter to monitor compliance.

11. Festoon/bistro, palm tree, and similar lighting shall be limited to a maximum height of sixteen (16) feet tall from grade as measured adjacent to the lights, all lights shall be directed downward, and the

light source shall be shielded by an opaque cover and/or shielded by a portion of the building/structure itself as shown on the Approved Plans.

12. To ensure that the proposed date palms do not negatively impact the views of neighboring property owners, once the date palms within Paradise Park grow above the resort roofline and are the subject of complaints from at least two (2) neighboring property owners, the applicant will replace the over height trees with new 16-foot tall date palms.

13. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.

14. All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 24-06.

Managerial SUP Amendment to add a new bar area
(SUP-16-00 approved on March 15, 2016)

1. All improvements for the bar shall be in substantial compliance with the following:
    a. The project narrative, dated February 25, 2016 and prepared by FFKR Architects.
    b. The submitted plans and documents (e.g. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets) dated February 9, 2016 and February 16, 2016) prepared by FFKR Architects.
2. All necessary building permits shall be obtained.

Managerial SUP Amendment to change the copy on six (6) existing signs
(SUP-11-08 approved on September 30, 2011)

1. All improvements to the property shall be in substantial compliance with the following:
    a. Narrative prepared by Sign-A-Rama;
    b. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011;
2. Schedule a Planning Department inspection after the sign copies have been changed.

Substantial Compliance for playground equipment
(BD02-24493 approved on September 11, 2002)

No stipulations

SUP Amendment to add an existing office building and parking lot
(SUP 97-02 approved on April 10, 1997)

1. Parking Lot and Access to and from the Office Parcel
    a. Vehicular access between the Resort and the parking lot on the Office Parcel shall be restricted to one travel lane as reflected on the applicant's submittals and shall be gated with card access at all times. Access through the vehicular gate shall be limited to hotel employees and valet parking attendants. No Resort guest vehicular

access shall be permitted through the gate.

b. A gate or other barrier acceptable to the Town shall be installed at the exit from the surface parking lot onto Vista Drive. This gate or barrier shall be in place between the hours of 10:00 p.m. and 5:00 a.m. on any day when the lot is used for valet parking to prohibit egress or ingress onto Vista Drive from the parking lot during those times. This gate or barrier shall be accessible for emergency services.
c. The Resort parking spaces on the Office Parcel may be utilized only by employees of the Resort and for valet parking. No guest self parking shall be permitted. The overnight employee shift shall not be permitted to use those parking spaces on the Office Parcel. The valet parking attendants shall not add parked cars on the Office Parcel past 10:00 p.m. and shall not use Vista Drive for ingress or egress after 10:00 p.m.
d. No buses or semi-trucks shall be allowed to utilize the parking lot on the Office Parcel.
e. The Resort shall work with the City of Scottsdale to install a traffic directional sign on the Office Parcel parking lot exits onto Vista Drive to read "Right Turn Only" and to install a "No Outlet" sign on Vista Drive. The Resort shall construct the surface driveway exit so that traffic leaving the parking lot will exit to the right (west) onto Vista Drive and so that no left turn (east) movements onto Vista Drive are permitted from the parking lot.
f. The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all employees of the Resort who are permitted to utilize the Office Parcel parking lot as follows: “You are not allowed to use Vista Drive west of Scottsdale Road for access to and from your employment or for valet parking. You are directed to obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley.” The Resort agrees that it will require all such employees to comply with these instructions and that the Resort will take appropriate disciplinary action for noncompliance by any employee.

2. Outdoor activity conducted on the tennis courts shall be required to end no later than 10:00 p.m. on any day.

3. New landscaping shall be added to the east and south perimeters of the Resort pursuant to the landscape plan submitted as a part of the special use permit amendment. These ninety-five (95) trees shall be 24" box trees in size.

4. The permit shall not be issued until the Declaration of Easements and Restrictions ("Easement") approved in form by the Town Attorney restricting use of the office building and parking is recorded in the office of Maricopa County Recorder. Use of the Office Parcel shall be restricted to S-R uses as defined by the Scottsdale Zoning Ordinance and as reflected in the Easement. This Easement shall be incorporated into the Special Use Permit. Failure, termination or revocation of the Easement shall be deemed a violation of the Special Use Permit unless specifically agreed to by the Town.

5. At least seven (7) days before conducting or permitting the conduct of any event on the Resort property that would require parking of guests to park their vehicles off-site, the Resort will obtain approval from the Paradise Valley Police Department of a plan for traffic control, parking, litter control and security.

6. No outdoor amplified sound of any kind is permitted nor noise levels which exceed the Town's applicable noise regulation.

7. The Resort shall complete the following improvements as contained in the submitted documents within one year of the approval of the special use permit amendment and no transfer of the special use permit shall be allowed until these improvements are completed: landscaping, lighting and parking. All of the other improvements contained in the special use permit amendment may be made according to the Resort timing and budget.

8. The special use permit is dependent on the parking and use described in the application being permitted by the City of Scottsdale. The terms, conditions and statements in the applicant's letter of March 21, 1997, to the City of Scottsdale, and the City of Scottsdale reply dated March 28, 1997, related to the parking and use on the Office Parcel, are incorporated by reference and enforceable in the special use permit.

9. The Resort will construct an engineered entrance between the Resort and the Office Parcel so as to not adversely affect the current irrigation pipe and all necessary measures will be taken to ensure the engineering and construction will be done to the Town's satisfaction.

10. The Resort shall raise the block wall in the southeast corner of the property as shown on exhibit L-4 of the proposed plan.

11. All stipulations of the Resort's special use permit relating to the Office Parcel shall be incorporated as terms and conditions of any leases or subleases of the Office Parcel. Any breach or default of such stipulations by a tenant or subtenant also shall be deemed a breach or default by the Resort and enforceable by the Town.

12. The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all of its vendors and contractors as follows: In order to be a vendor and/or contractor in good standing with the Doubletree Paradise Valley Resort, you must confine your travel routes to and from the Resort to arterial streets (i.e., Scottsdale Road) or collector streets (i.e. Jackrabbit Road), and you must not use local streets through neighborhoods (i.e. Vista Drive east or west off Scottsdale Road). In addition, you must obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley. The Resort agrees that it will require all contractors and vendors to comply with these instructions as a condition of doing business with the Resort and enforce this requirement against any vendor or contractor in the event of noncompliance.

13. Because the operations of the hotel are in Paradise Valley, all bed tax and sales tax are to accrue to Paradise Valley regardless of where the cash box is located. Paradise Valley will be in the same relative fiscal position as it is currently after all of these improvements are completed.

14. A violation of any of the stipulations or terms of the special use permit or applicable Town Code is enforceable against the Resort and grounds for revocation of the special use permit.

SUP Minor Amendment to change name and two signs
(SUP 95-09 approved on September 29, 1995)

1. Change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort".
2. Signage as shown per approved plans.

SUP Amendment to change name of grantee and allow lights on outdoor tennis courts
(SUP 87-03 approved on December 17, 1987)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
   c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.
   h. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987.
   i. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
    a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
    b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated and the well site complies with Section 1022 of the Town Zoning Ordinance.
    c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
    d. No outdoor public address system shall be utilized except as needed for emergency purposes.
    e. Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.

10. In addition to the limitation of Paragraph 8, the tennis courts approved as shown in Exhibit G and H shall be subject to:
    a. The lights will be installed only on the northwest and southwest courts.
    b. The lights for each court shall be extinguished when the court is not in use.
    c. Radiant light at any property line shall not exceed .75-foot candles.
    d. All permitted lights may be used from dusk until 10:00 P.M. local time.
    e. The Zoning Administrator will visit the site at least three times per year, meter the light spillage and present a formal report to the Planning and Zoning Commission through the Planning Director. If a violation is found, a citation shall be issued immediately and an order to cease and desist shall be given to the grantee.
    f. Use of the tennis courts is limited to: registered guests of the resort, guests of registered guests, employees of the resort, guests of employees.
    g. Suitable landscaping will be planted to shield the lights completely from adjacent

properties.

h. All tennis courts are to be used for tennis only; spectator events, exhibitions, or other displays are prohibited.
i. Outdoor amplifiers, space heaters and bleachers are prohibited in the vicinity of all tennis courts.
j. Tennis court fence shall not exceed ten feet (10') in height above parking lot grade.
k. Courts shall be converted to clay surface prior to lighted use.
l. Unrelated items shown on exhibits G & H are excluded from this specific grant.

11. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

12. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

13. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to remove existing signs and install new signs (SUP 86-03 approved on November 25, 1986)

1. To remove the existing sign and install new ones, the total square footage of which shall not exceed 20 square feet.

2. The signs shall have indirect light only.

SUP Amendment to relabel "Enclosed Tennis Court" area to "Sports and Alternate Display, Meeting and Banquet Room" area to properly reflect use as amended (SUP 85-06 approved on December 19, 1985)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
   c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.

d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
   a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
   b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
   c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
   d. No outdoor public address system shall be utilized except as needed for

emergency purposes.

e. Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.

10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to allow installation of a satellite dish, additional signs, and lights (SUP 84-01 approved on November 27, 1984)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
   c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
    a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
    b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
    c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
    d. No outdoor public address system shall be utilized except as needed for emergency purposes.

10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to replace the site plan, sign plan, and landscaping and lighting plan (SUP 82-06 approved on October 14, 1982)

1. Paragraph 2 of the Special Use Permit is amended by deleting the words in brackets and adding the words in all capital letters, to-wit:

   The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:

   a. Exhibit A: Site Plan, prepared by [Frizell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982.
   b. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   c. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   f. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

2. All other terms and conditions of the Special Use Permit issued on January 11, 1973, as amended, shall remain in full force and effect.

SUP Amendment to change the grantee (SUP 82-05 approved on August 12, 1982)

1. LOEWS HOTELS INTERNATIONAL, INC., a Delaware corporation, is hereby removed as one of the GRANTEES.

2. The name of the GRANTEE a s shown on the Special Use Permit dated January 11, 1973 and all amendments thereto, is hereby amended to read : PARADISE VALLEY INN, an Arizona limited partnership.

3. All other terms and conditions of the Special Use Permit granted on January 11, 1973 and subsequent amendments shall remain as recorded.

SUP Amendment to extend construction deadline
(SUP 81-03 approved on December 15, 1981)

1. Paragraph 11 is amended by repealing the words stricken and adopting the words in all capitals or underlined:

   11. ~~This~~ THE Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this AMENDMENT TO Special Use Permit if the Grantees have not commenced construction on the project.

2. All other terms and conditions of the original Special Use Permit shall remain in full force and effect.

SUP Amendment to reduce the room count (different layout from 1973 and 1976 plans)
(SUP 80-06 approved on June 26, 1980)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Adams, dated June 23, 1980.
   b. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   c. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980.
   d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through E; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
    a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
    b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
    c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
    d. Grantees shall construct paving on Scottsdale Road and Jackrabbit Road in accordance with the paving plan dated May, 1980, submitted to the Town, consisting of eight (8) pages.
    e. No outdoor public address system shall be utilized except as needed for emergency purposes.

10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to allow resort to continue via court action
(SUP 75-10 approved on April 15, 1975 (Court Date))

Refer to court order.

SUP Amendment to change ownership records and construction extension (SUP 73-06 approved on July 5, 1973)

No Special Use Permit on file, limited records in Town files.

Initial SUP for Resort (SUP 73-00 approved on January 11, 1973)

No Special Use Permit on file, limited records in Town files.

I. APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

March 24, 2025 (SUP-24-06)	1. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025. 2. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024. 3. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01). 4. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).
March 15, 2016 (SUP-16-00)	1. The project narrative, dated February 25, 2016, prepared by FFKR Architects. 2. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets, dated February 9, 2016 and February 16, 2016, prepared by FFKR Architects.
September 30, 2011 (SUP-11-08)	1. Narrative prepared by Sign-A-Rama.*[Not in Town Files.]* 2. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011.*[Not in Town Files.]*
September 11, 2002 (BD02-24493)	1. Plan View and Footing Plans dated July 10, 2002 and March 12, 2002, prepared by Playworld Systems and Dave Bang Associates, Inc.

April 10, 1997 (SUP-97-02) *Note: No specific plans are called out in the minutes/files. The plans identified are what are in the Town records.*	1. A.L.T.A Survey, Sheets 1 through 4, prepared by Norman Engineering Group, Inc., dated January 1997. 2. Special Use Site Key Plan, Sheet SU1.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 3. Existing Signage Location, Sheet SU1.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 4. Landscape Tree Enhancement Plan, Sheet SU1.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 5. New Trees @ East & South Property Line, Sheet L-4, prepared by Miller Rausch, Reece-Angell Architects, and Steve Martino & Associates, last resubmitted on February 13, 1997, and date sealed by Steve Lawrence Martino on March 11, 1997. 6. Single Access Pass Through Plan, Plan & Elevation, Sheet SU-1.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 7. Special Use Main Building Overall Key Plans, Sheet SU-2.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 30, 1997. 8. Special Use Main Building Entry Plan, Sheet SU-2.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 9. Special Use Main Building Lobby Plans, Sheet SU-2.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell March 13, 1997. 10. Special Use Main Building Gift Shop/Bar Plans, Sheet SU-2.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 11. Special Use Main Building Meeting Room Plans, Sheet SU-2.4, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.

	12. Special Use Main Building Office Plans, Sheet SU-2.5, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 16, 1997. 13. Existing Landscape Master Plan, Sheet L-1, prepared by Environmental Design Group, dated January 15, 1997. 14. Existing Plants at 1/20" Scale, Sheet L-1, prepared by Martino & Associates, revised January 29, 1997. 15. New Landscape Construction at 1/20" Scale, Sheet L-2, prepared by Martino & Associates, revised January 29, 1997. 16. New Planting Plan, Sheet L-3, prepared by Martino & Associates, revised January 29, 1997. 17. Existing Site Lighting, prepared by Martino & Associates, date sealed by Steve Lawrence Martino, dated January 8, 1997. 18. New Landscape Lighting Plan, prepared by Akari Lighting Design and Martino & Associates, dated January 15, 1997.
September 29, 1995 (SUP-95-09)	1. Elevation Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 2. Section of Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 3. Sign Illumination, prepared by Paul Andrew Davis Design, dated June 14, 1995. 4. Site Plan, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995.
December 17, 1987 (SUP-87-03)	1. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987. *[Not in Town files.]* 2. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987. *[Not in Town files.]* *Note: Exhibits A-F did not change from prior Special Use Permit approvals.*
November 25, 1986 (SUP-86-03)	1. Sign Elevation, prepared by JR Smisek, dated November 20, 1986.

December 19, 1985 (SUP-85-06)	1. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985. *[Not in Town files.]* 2. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984. *[Not in Town files, but there is a plan prepared by Samer, Lahlum and Associates dated December 10, 1984 that has hand-written note this amends part of Exhibit.]* *Note: Exhibits B-E did not change from prior Special Use Permit approvals.*
November 27, 1984 (SUP-84-01)	1. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985. *Note: Exhibits A, B-F did not change from prior Special Use Permit approvals.*
October 14, 1982 (SUP-82-06)	1. Exhibit A: Site Plan, prepared by [Frizell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982. 2. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982. 3. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980. *[The Special Use Permit references the May 13, 1980 date for Exhibit F, but there is a Site Lighting Plan in the file with a hand-written date by Perry Burr of Perry Burr & Associates of October 6, 1982 matching the hand-written date of the revised Exhibit above which may mean the Special Use Permit reference may be incorrect.]* *Note: Exhibits B, D, and E did not change from prior Special Use Permit approvals.*
August 12, 1982 (SUP-82-05)	*No Plans modified as part of this Special Use Permit amendment.*

December 15, 1981 (SUP-81-03)	*No Plans modified as part of this Special Use Permit amendment.*
June 26, 1980 (SUP-80-06) *Note: From available information, the 1980 SUP superseded the 1973 SUPs as both the June 1973 and the January 1973 site plan are completely different site plan layouts from the 1980 and existing condition.*	1. Exhibit A: Site Plan, prepared by Frizell-Hill-Adams, dated June 23, 1980. *[Not in Town files]* 2. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980. 3. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980. *[Not in Town files]* 4. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980. *[Not in Town files]* 5. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
April 15, 1975 (SUP-75-30)	*No Plans modified as part of this Special Use Permit amendment.*
July 5, 1973 (SUP-73-06)	1. Site Plan, prepared by Welton Becket and Associates, dated June 28, 1973. *[Referenced by the court order dated April 18, 1975; Updated plan in Town files; Replaced the January 11, 1973 Site Plan]*
January 11, 1973 (SUP-73-00)	1. Site Plan, prepared by D. L. Glasco, Architect, dated January 11, 1973. *[Referenced by the court order dated April 18, 1975]* 2. Drainage Plan, prepared by James M Samer, Engineer, dated October 23, 1972. *[Referenced by the court order dated April 18, 1975; Not in Town files]* 3. Landscape Plan, prepared by D.L. Glasco, dated November 1, 1972. *[Referenced by the court order dated April 18, 1975; Not in Town files]*

SUP-25-04
APPROVED

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS IN THE LANDSCAPE ARCHITECTS LUSE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



Vicinity Map
N.T.S.

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location: Paradise Valley, Scottsdale, AZ
Client: GHIG

General Notes

1. The entire Work provided for herein is to be constructed and finished in every part in a good and substantial manner in accordance with the Drawings and Specifications, to the full intent of the same. Any Work required by law, but which may not be specifically mentioned by law, shall be done by the Contractor in accordance with the laws of the county, district, or state under which jurisdiction may come and cost shall be borne by the Contractor. Any such Work shall be done in accordance with the Drawings; both as to manner and appearance. All Work shall be done in accordance with the Uniform Building Code (CBC), the Americans with Disability Act (ADA) and other regulations as required by the local governing agencies.

2. Nothing in the Drawings and the Specifications shall be interpreted as permitting violation of all applicable codes governing constructions and where conflict occurs, the applicable codes shall govern, except where superior construction Work and material are specified or indicated. Such conflicts shall be brought to the Architect's attention for clarification.

3. These Drawings and Specifications cover the furnishing and installation of all materials and Work as called for on the Drawings or in the Specifications (or in both) which are bound separately and are a part of the contract. It shall be the responsibility of the Contractor to verify with the Owner that the Drawings are complete, current and approved, prior to submitting his bid and before installation of the Work. Any discrepancy between the Architect's Drawings and the Drawings of any other consultant shall be brought to the Architect's attention by written request for clarification. Any Work omitted or installed in conflict with the Drawings shall be performed or corrected by the Contractor at his own expense and at no expense to the Owner or Architect.

4. The Architect is authorized to order minor changes during the course of the Work which will not involve additional cost or time and which are consistent with the contract documents.

5.The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal construction hours. The Contractor shall defend, indemnify and hold the Owner and Architect harmless from any and all liability, real or alleged, in connection with the performance of the Work.

6. Work defective in construction, quality, performance or deficient in any requirements of the contract documents will not be accepted in consequence of the Owner's or the Architect's failure to discover or point out such defects or deficiencies during construction. Defective Work revealed within the time required by guarantees or warranties shall be replaced by work conforming with the intent of the contract. No payment either partial, or final, shall be construed as an acceptance of defective Work or improper material.

7. The Contractor shall maintain a complete and current set of Drawings at the job site for use in making 'Record Drawings'. Any revisions shall be noted thereon and submitted to the Owner at the completion of the Project.

8. The contractor's methods and means of performing the Work shall not in any way reduce, invalidate or bridge any warranties, guarantees, bonds and applicable regulations, and local building codes.

9. Materials, performance and workmanship specified by reference to commercial standards, federal specifications, trade association standards, or other similar standards, shall comply with the requirements in the latest edition or revision thereof, UON, and with any amendments or supplements there to in effect on the date of origin of this Project's contract documents. Such standards, except as modified by the contract documents, shall have full force and effects as though printed in the contract document.

PERMITS

A. The Owner shall obtain the architectural building permit only. Separate permits required for pedestrian protection, grading, demolition, plumbing/irrigation, electrical, mechanical, fire protection, signage, utilizes as required by the local governing agencies, shall be obtained by the Contractor unless otherwise noted.

B. The Contractor shall provide the Architect and the Owner copies of all building permits under which the construction or installation is to be performed.

C. All revisions requiring plan review by local building departments and other governing authorities shall be submitted for review and approved by appropriate jurisdiction prior to actual Work being performed.

COORDINATION

A. The Contractor shall be responsible for verification and coordination with other contractors to assure compliance with the Drawings and Specifications, and the accurate location of structural footings and utilities relative to tree, palm and shrub root ball locations.

B. The Contractor shall verify sizes and locations of all utility pad and equipment bases as well as power and water, other utility services, or drain installations relative to tree, palm and shrub locations.

CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

A. The intent of the contract documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The contract documents include Drawings and Specifications prepared by the Architect and various design and engineering consultants. These Drawings and Specifications are complimentary and shall be taken as a whole. What is required by one consultant's drawings or specifications shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with all the contract documents and reasonably inferable from them as being necessary to produce the indicated results.

B. Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings into various consultant sets shall not control nor guide the contractor in dividing the Work among subcontractors or in establishing the extent of the Work to be performed by any trade. Division of the Work between the Contractor and subcontractors shall be the responsibility of the Contractor and based on the Contractor's determinations.

C. Unless otherwise stated in the contract documents, words which have well-known technical or construction industry meanings are used in the contract documents in accordance with such recognized meanings.

TESTING

A. The Owner and Architect reserve the right to have tests made when deemed necessary. Should the Owner or Architect order special testing or inspection of a questionable part of the work which reveals defects, or work not in conformity with the contract documents, the Contractor shall pay the cost of such special testing or inspection including the Architect's extra services made necessary thereby. Otherwise the Owner shall bear such costs.

B. Tests shall be made in accordance with recognized standards by a competent, independent testing laboratory. Any material or construct found defective or not in conformity with Specification standards shall be promptly replaced or repaired at the expense of the Contractor as directed by the Architect.

SITE OBSERVATIONS

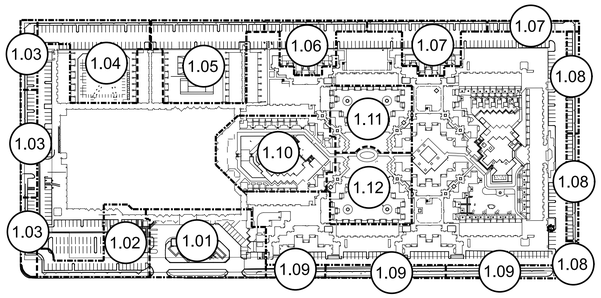
A. All site observations requested of the Architect by the Contractor shall be done so through the Owner's Representative and shall provide the Architect with a minimum of 48 hours notice.

B. Site observations shall include the following areas of Work:

1. Pre-Construction meeting
2. Mock-ups
3. Final grading
4. Hardscape
5. Irrigation
6. Planting

C. The Contractor shall be backcharged for the Architect's time should the Work being observed be found incomplete or not ready for review; or if the meeting time is not kept by the Contractor.

Key Map



N.T.S.

Sheet Index

Sheet Number			Sheet Description
L-0.01			Landscape Title Sheet
L-1.00			Landscape Site Plan
LC-0.01			Landscape Construction Notes & Legends
LC-1.01	to	LC-1.12	Landscape Construction Plan
LC-5.01			Landscape Construction Details
LP-0.01			Landscape Planting Notes & Legends
LP-0.02	to	LP-0.03	Landscape Planting Character Imagery
LPT-1.01	to	LPT-1.12	Landscape Planting Tree and Vine Plan
LPS-1.01	to	LPS-1.12	Landscape Planting Shrub and Groundcover Plan

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V.
MACLEOD
Not Signed
ARIZONA U.S.A.

Expiration Date 06.30.2025

DoubleTree
Paradise Valley
Landscape
Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 | Entitlement Plan
04 May 26 | Entitlement Plan - Revised

Scale No Scale
Project 23.040

Landscape Title Sheet

Sheet
L-0.01

SUP-25-04
PREVIOUS

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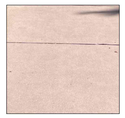
Construction Materials & Finish Imagery

Symbol	Item	Image
A	Proposed Concrete Paving to match existing	
B	Proposed Faux Turf Global SynTurf Supernatural 80 oz.	
C	Proposed Decorative Block Match existing	
D	Proposed Decomposed Granite	
E	Proposed Pavers	

Construction Key Notes

Symbol	Description	Detail / Sheet
1	Existing Utilities	-
2	Existing Curb	-
3	Existing Parking Striping	-
4	Existing Wall	-
5	Existing Concrete	-
6	Existing Lighting	-
7	Retaining Wall	-
8	Existing Asphalt	-
9	Existing Patio	-
10	Existing Stair	-
11	Existing Retaining Wall	-
12	Existing Pool Fence	-
13	Existing Pool Handrail	-
14	New Lawn	-
15	New Paving at North Pool	-
16	New Faux Turf	-
17	New Decomposed Granite	-
18	New Shovel Cut	-
19	New Event Power	-
20	New Concrete Paving	-
21	New Concrete Paving at Paradise Park	-
22	New Paving at Main Stair	-
23	New Pool Deck Paving at North Pool	-
24	New Porte Cochere Paving	-
25	New Patio at Firepit Rooms	-
26	New Patio Extension at North Pool	-
27	New Patio Extension at Event Lawn	-
28	New Pedestrian Ramp at Paradise Park	-
29	New Ramp at North Pool	-
30	New Stair at North Pool	-
31	New Stair Wall at North Pool	-
32	New Stairs at Paradise Park	-
33	New Patio Stairs at North Pool Bar	-
34	New Walkway at Entrance	-
35	New Guard Rail	-
36	New Handrail	-
37	New Gate at Paradise Park	-
38	New Fence at Tennis Courts	-
39	New Glass Pool Fence	-
40	New Pool Gate	-
41	Existing Column	-
42	New 6'-0" Tall Decorative Wall	-
43	New Decorative Wall	-
44	New Blade Sign	-
45	New Awning at North Patio	-
46	New Firepit	-
47	Existing Spa	-
48	Existing Pool	-
49	Existing Fountain	-
50	New Fountain Infill Wall	-
51	New Cabana	-
52	Existing Pool Bar	-
53	New Patio at North Pool	-
54	Existing Paving	-
55	Existing Sidewalk	-
56	New Asphalt	-

Construction Legend

Symbol	Description
℄	Centerline
EQ	Equal
PA	Planting Area
POB	Point of Beginning
PCR	Point of Curb Return
PT	Point of Tangency
PL	Property Line
R	Radius
	Align with Adjacent Surface
	Align Perpendicular
	Expansion Joint
	Expansion Joint at Vertical Surface
	Sawcut Control Joint

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DoubleTree
Paradise Valley

Landscape
Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date I Revision

25 Feb 25 I Entitlement Plan
15 May 25 I Entittlement Submittal
28 July 25 I Entittlement Submittal Rev

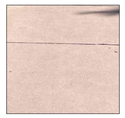
Scale No Scale
Project 23.040

Landscape Construction
Notes & Legends

Sheet
LC-0.01

SUP-25-04
AMENDED

Construction Materials & Finish Imagery

Symbol	Item	Image
A	Proposed Concrete Paving to match existing	
B	Proposed Faux Turf Global SynTurf Supernatural 80 oz.	
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Construction Key Notes

Symbol	Description	Detail / Sheet
1	Existing Utilities	-
2	Existing Curb	-
3	Existing Parking Striping	-
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25	New Patio at Firepit Rooms	-
26	New Patio Extension at North Pool	-
27	New Patio Extension at Event Lawn	-
28	New Pedestrian Ramp	-
29	New Ramp at North Pool	-
30	New Stair at North Pool	-
31	New Stair Wall at North Pool	-
32	New Tile Paving	-
33	New Patio Stairs	-
34	New Walkway at Entrance	-
35	New Guard Rail	-
36	New Handrail	-
37	New Pedestrian Gate	-
38	New 6' Wall at Tennis Courts	-
39	New Glass Pool Fence	-
40	New Pool Gate	-
41	Existing Column	-
42	New 6' Wall at Paradise Park	-
43	Vehicular Gate at Paradise Park	-
44	Vehicular Gate at Tennis Courts	-
45	New Awning at North Patio	-
46	New Firepit (FFE Item)	-
47	Existing Spa	-
48	Existing Pool	-
49	Existing Fountain	-
50	New Fountain Infill Wall	-
51	New Cabana	-
52	Existing Pool Bar	-
53	Vehicular Gate at Event Lawn	-
54	Existing Paving	-
55	Existing Sidewalk	-
56	Freestanding Wall	-

1

Construction Legend

Symbol	Description
℄	Centerline
EQ	Equal
PA	Planting Area
POB	Point of Beginning
PCR	Point of Curb Return
PT	Point of Tangency
PL	Property Line
R	Radius
	Align with Adjacent Surface
	Align Perpendicular
	Expansion Joint
	Expansion Joint at Vertical Surface
	Sawcut Control Joint

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DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date I Revision

25 Feb 26 I Entitlement Plan
04 May 26 I Entitlement Plan - Revised

Scale No Scale
Project 23.040

Landscape Construction Notes & Legends

Sheet
LC-0.01

SUP-25-04
PREVIOUS

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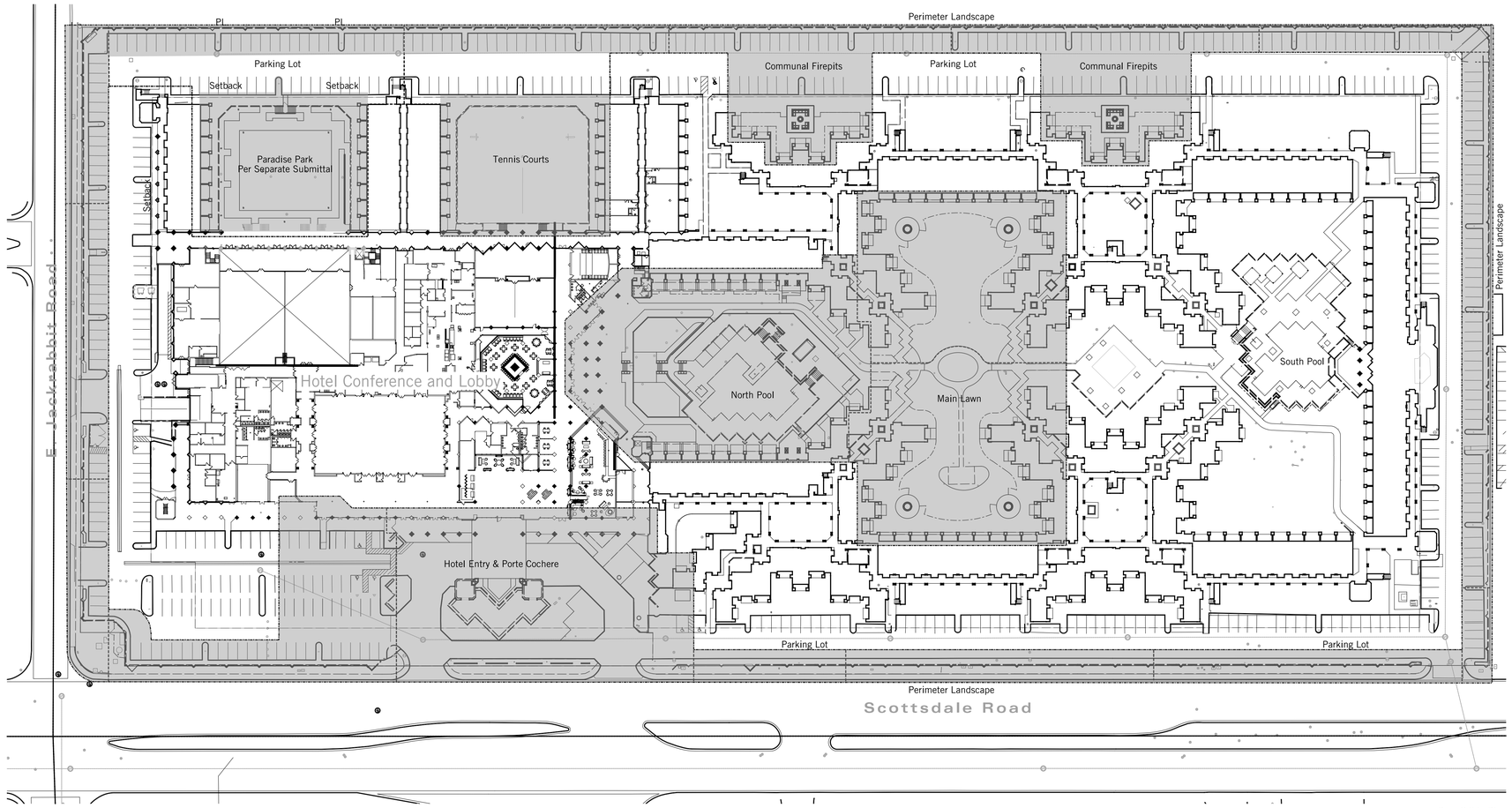
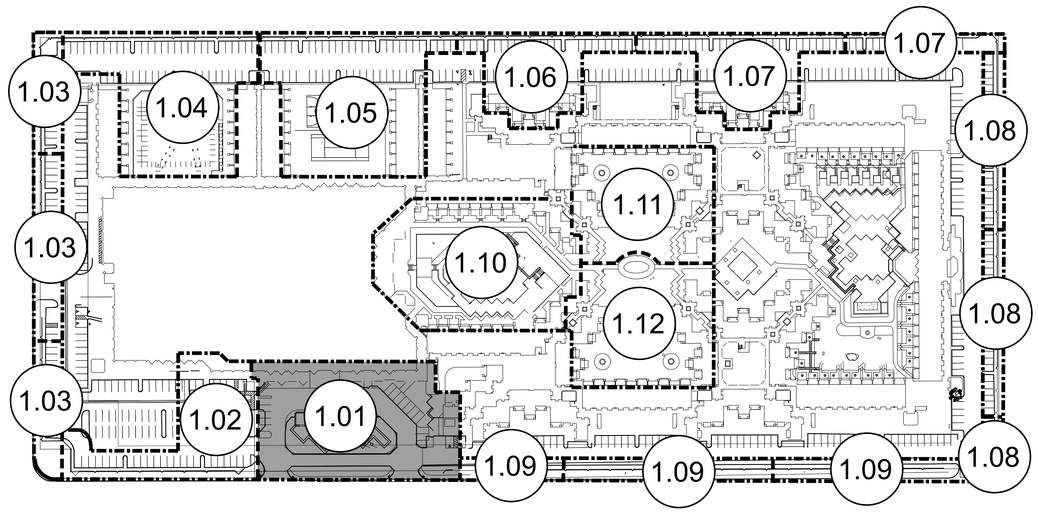


Overall Site Plan



Key Map

52 Existing Pool Bar

Additional Notes:

1. Scope areas highlighted are a part of current submittal. They include, perimeter landscape, entry porte cochere, communal firepits, north pool, tennis courts, paradise park and central lawn
2. Refer to landscape planting plan and landscape lighting plan for additional detail

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Project 23.040

Landscape Site Plan

Sheet
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SUP-25-04
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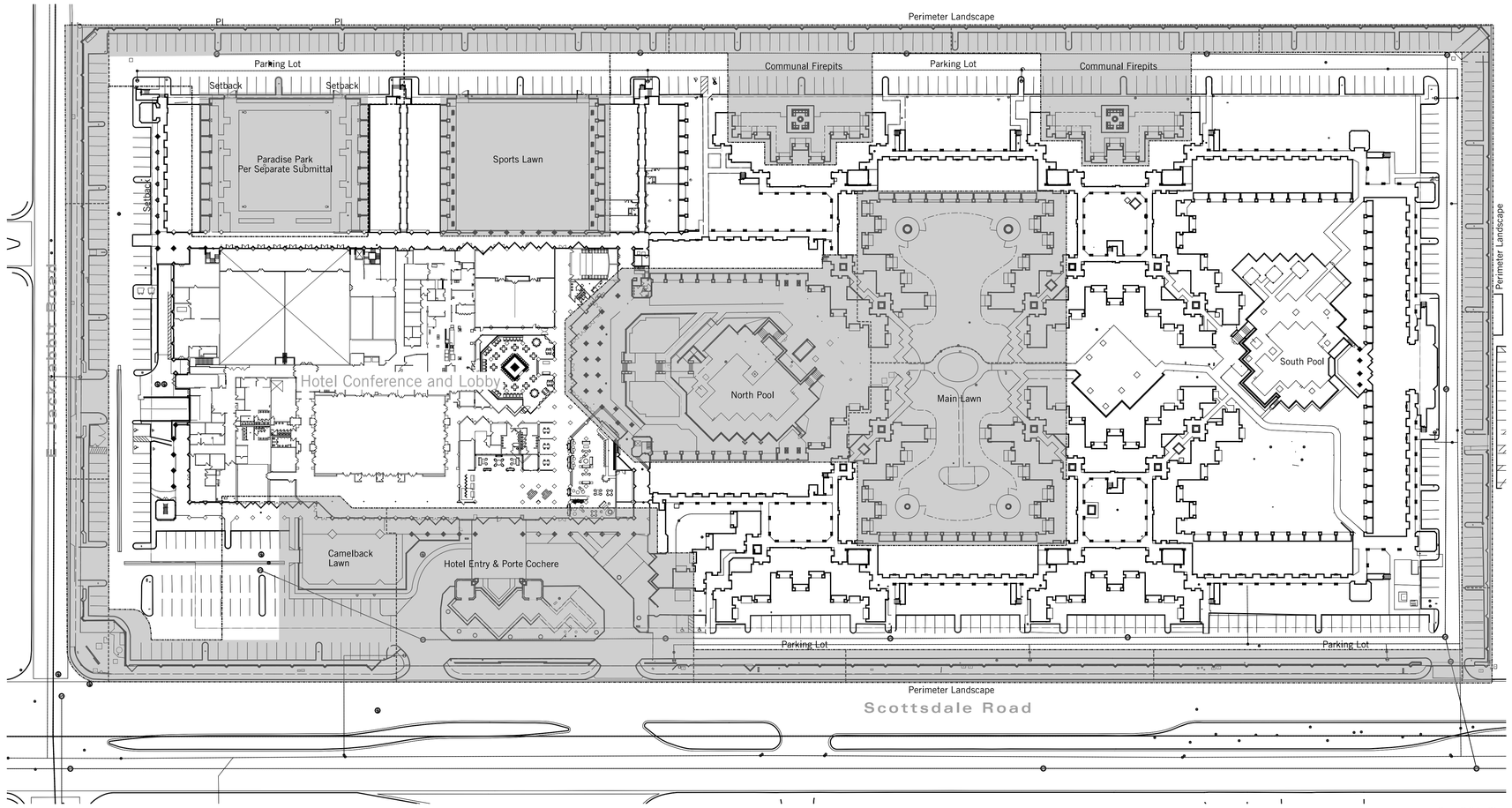

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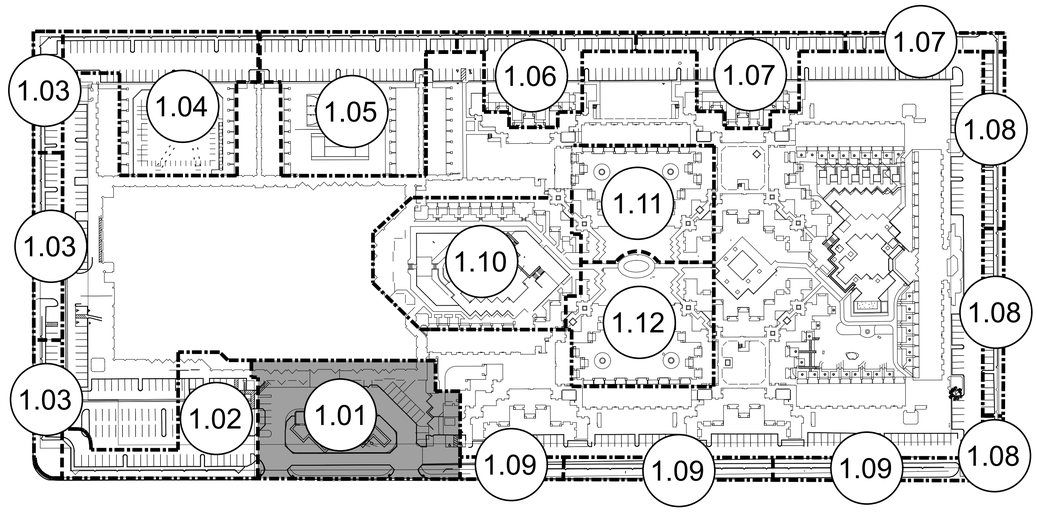

Key Map

Additional Notes:

1. Scope areas highlighted are a part of current submittal. They include, perimeter landscape, entry porte cochere, communal firepits, north pool, tennis courts, paradise park and central lawn
2. Refer to landscape planting plan and landscape lighting plan for additional detail

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V. MACLEOD
Date Signed
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 | Entitlement Plan
04 May 26 | Entitlement Plan - Revised

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Scale 1:50
Project 23.040

Landscape Site Plan

Sheet
L-1.00

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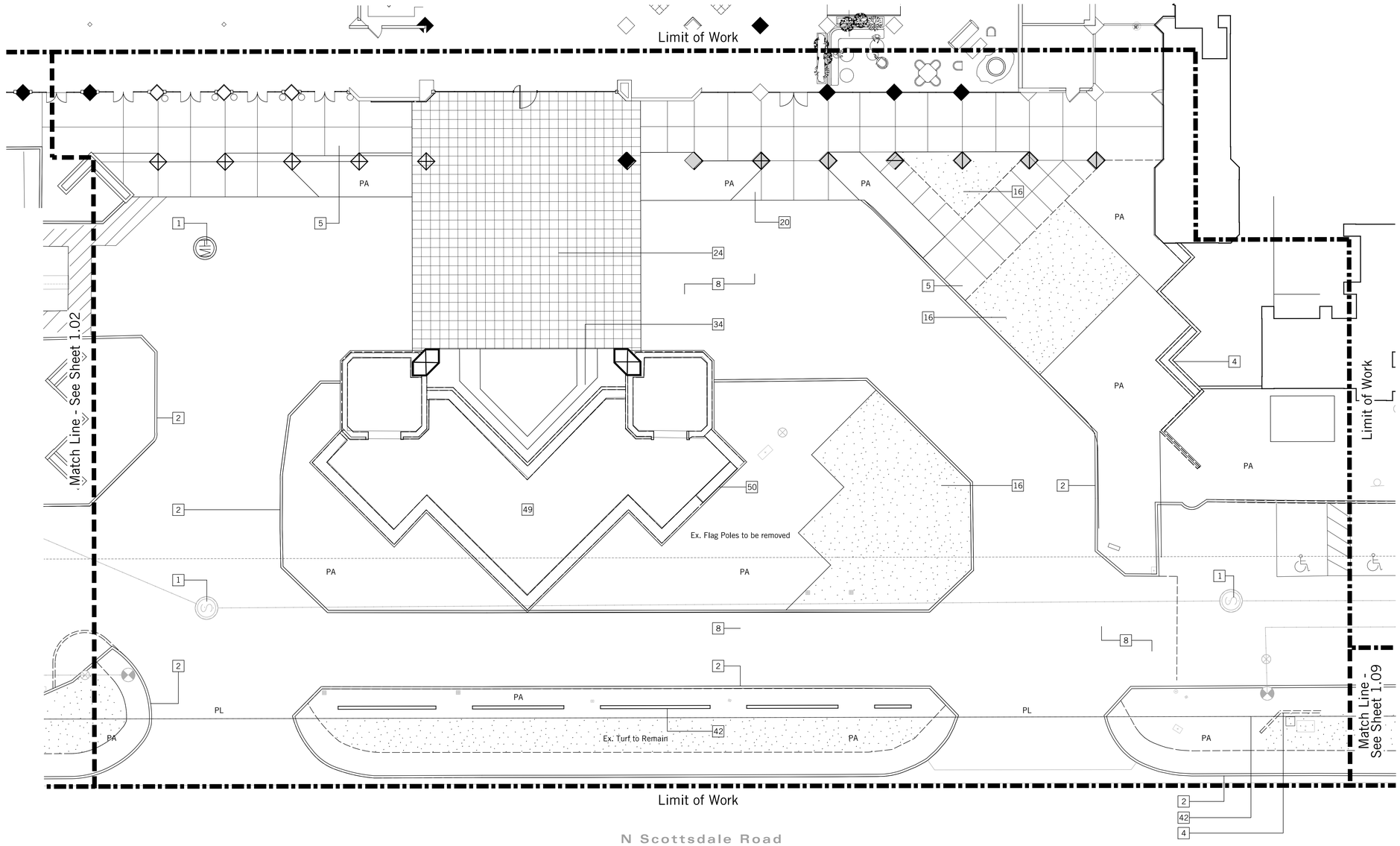

Construction Key Notes

Symbol	Description
1	Existing Utilities
2	Existing Curb
3	Existing Parking Striping
4	Existing Wall
5	Existing Concrete
6	Existing Lighting
7	Retaining Wall
8	Existing Asphalt
9	Existing Patio
10	Existing Stair
11	Existing Retaining Wall
12	Existing Pool Fence
13	Existing Pool Handrail
14	New Lawn
15	New Paving at North Pool
16	New Faux Turf
17	New Decomposed Granite
18	New Shovel Cut
19	New Event Power
20	New Concrete Paving
21	New Concrete Paving at Paradise Park
22	New Paving at Main Stair
23	New Pool Deck Paving at North Pool
24	New Porte Cochere Paving
25	New Patio at Firepit Rooms
26	New Patio Extension at North Pool
27	New Patio Extension at Event Lawn
28	New Pedestrian Ramp at Paradise Park
29	New Ramp at North Pool
30	New Stair at North Pool
31	New Stair Wall at North Pool
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35	New Guard Rail
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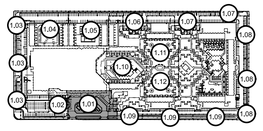
37	New Gate at Paradise Park
38	New Fence at Tennis Courts
39	New Glass Pool Fence
40	New Pool Gate
41	Existing Column
42	New 6'-0" Tall Decorative Wall
43	New Decorative Wall
44	Not Assigned
45	New Awning at North Patio
46	New Firepit (FFE Item)
47	Existing Spa
48	Existing Pool
49	Existing Fountain
50	New Fountain Infill Wall
51	New Cabana
52	Existing Pool Bar
53	New Patio at North Pool
54	Existing Paving
55	Existing Sidewalk
56	New Asphalt

Key Map



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Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.01

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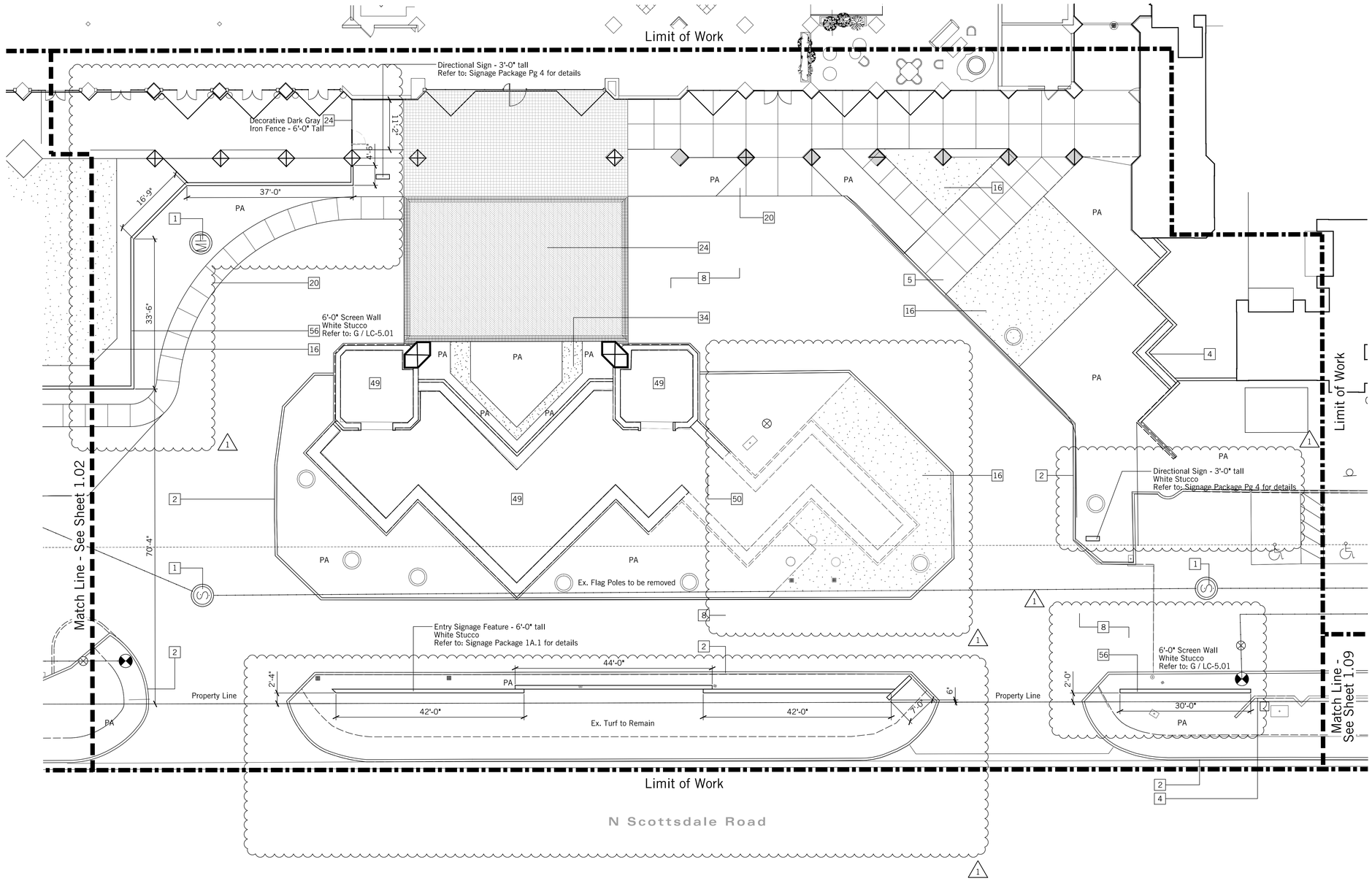

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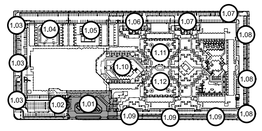
Key Map



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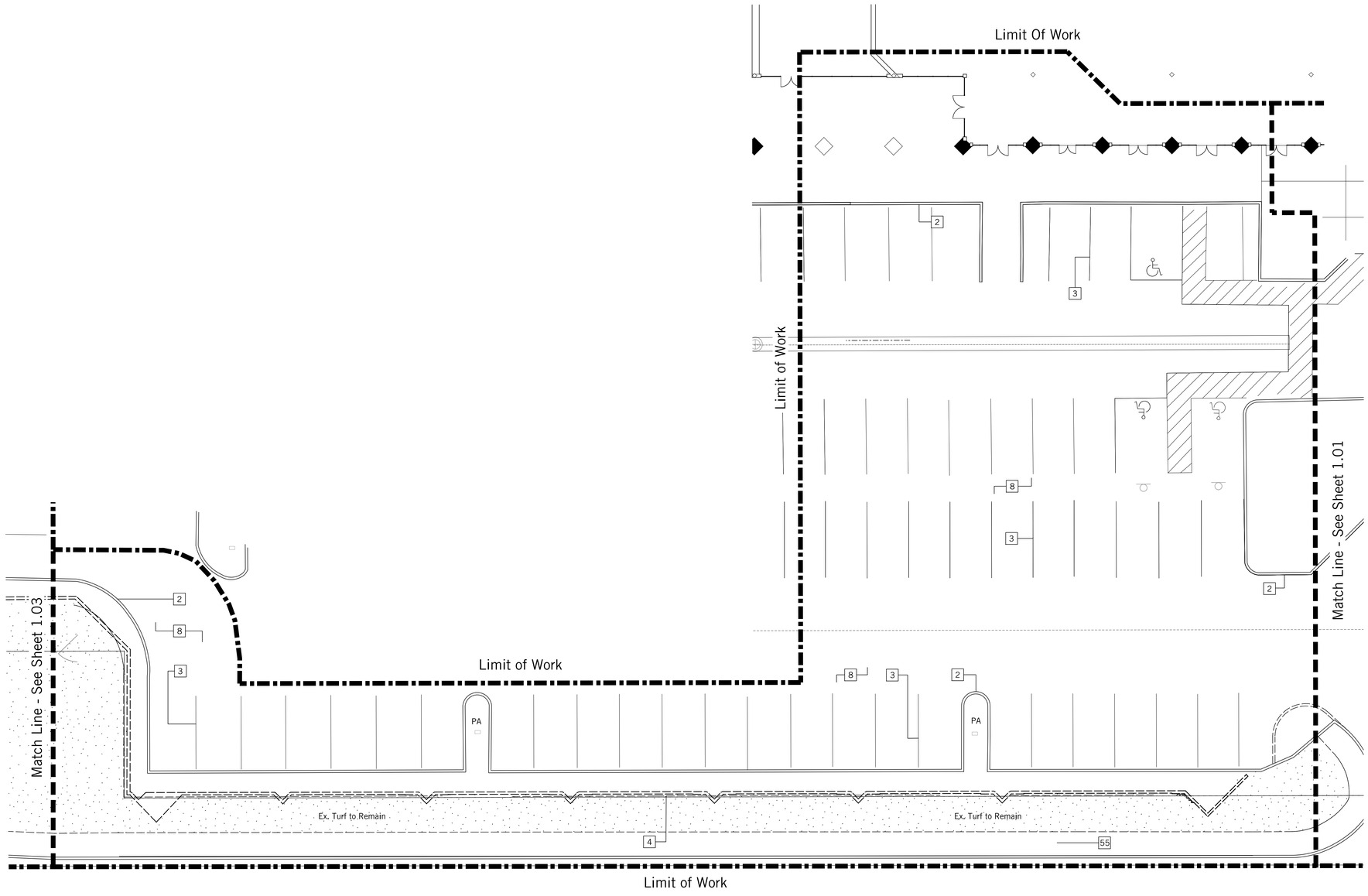

N Scottsdale Road

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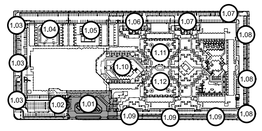

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Landscape Construction Plan

Sheet
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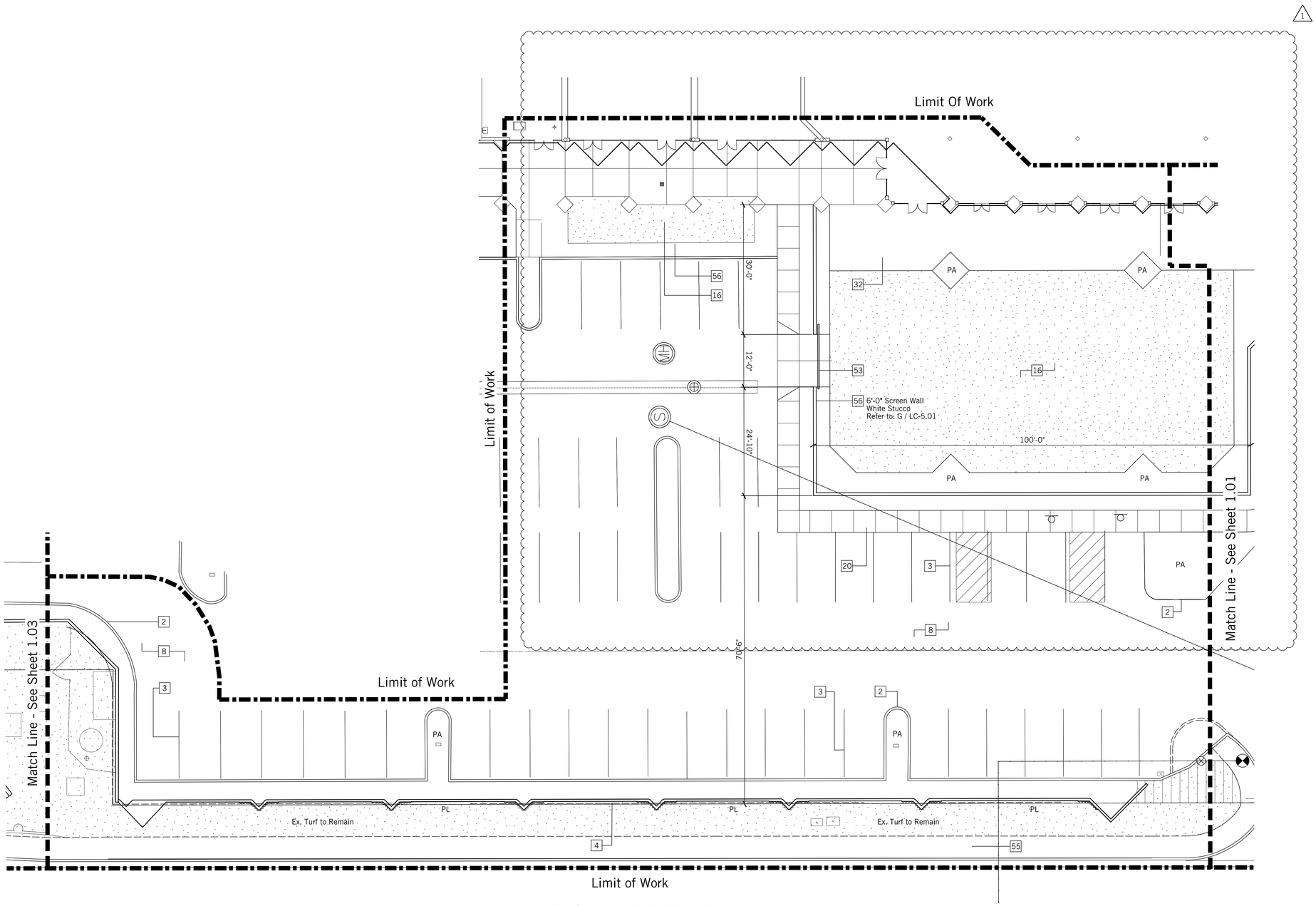

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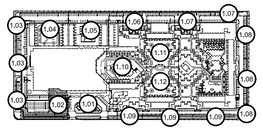
Key Map



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Landscape Construction Plan

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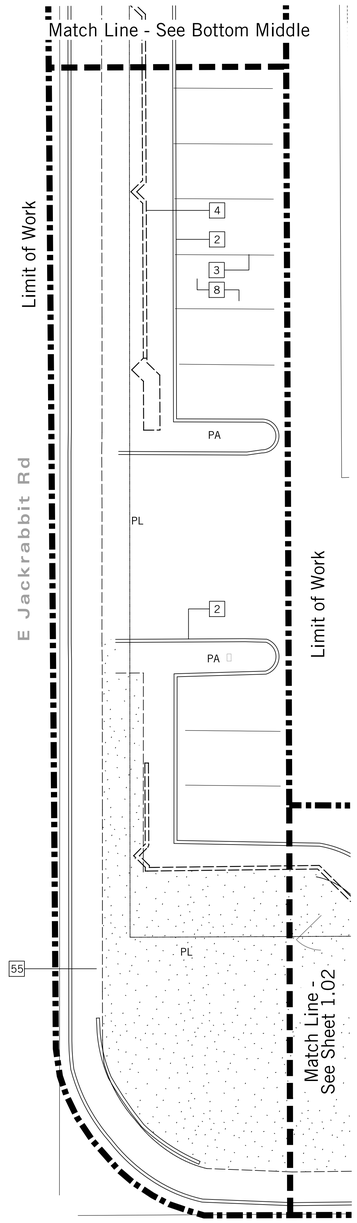

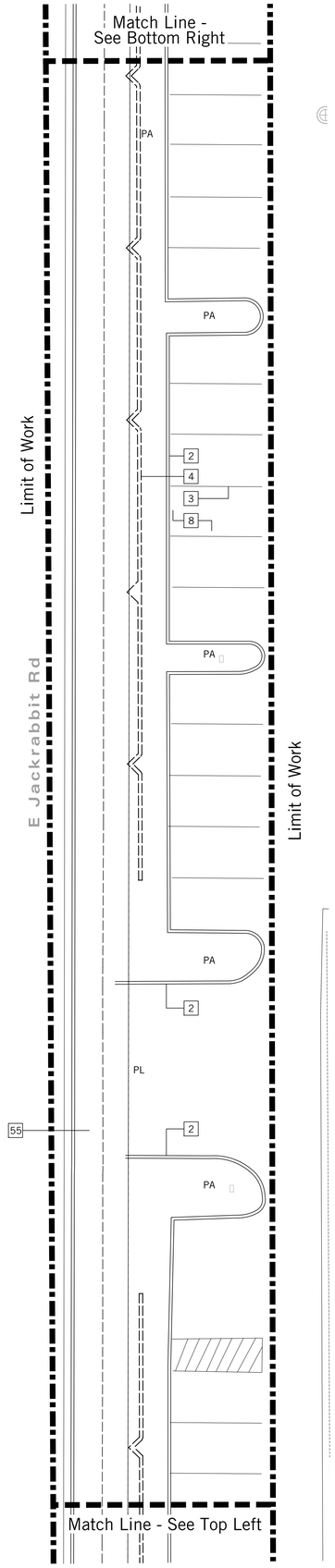

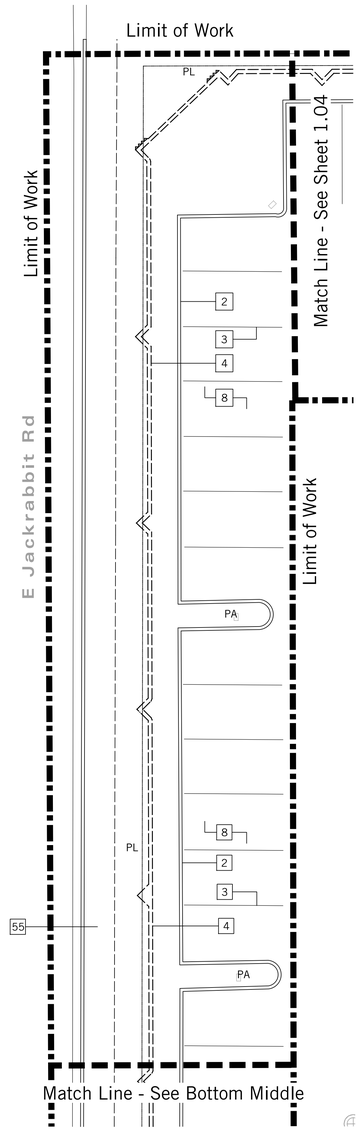

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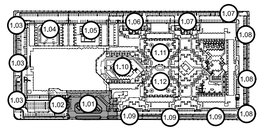

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Landscape Construction Plan

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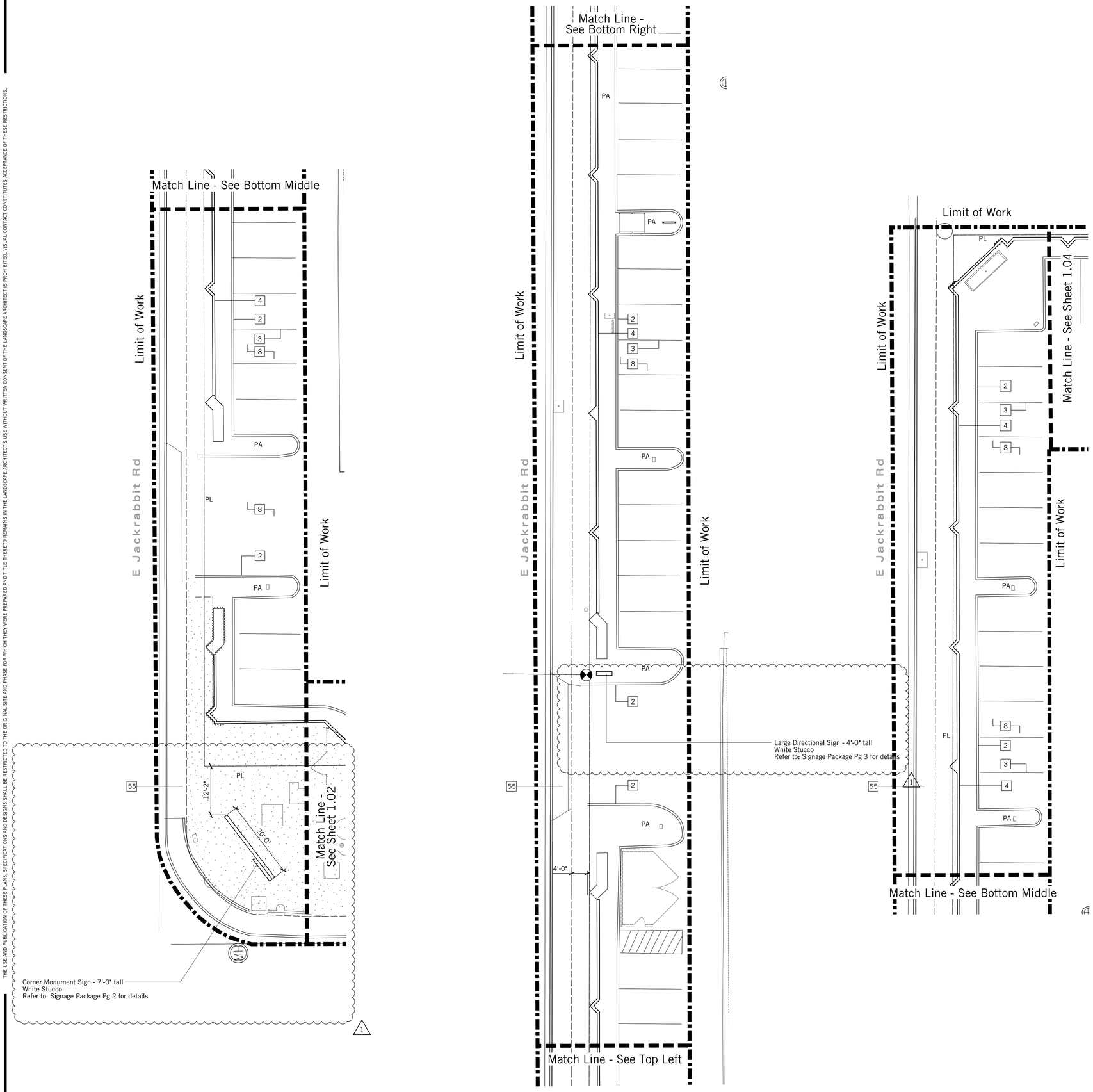

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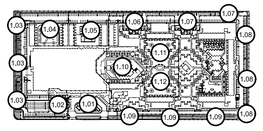

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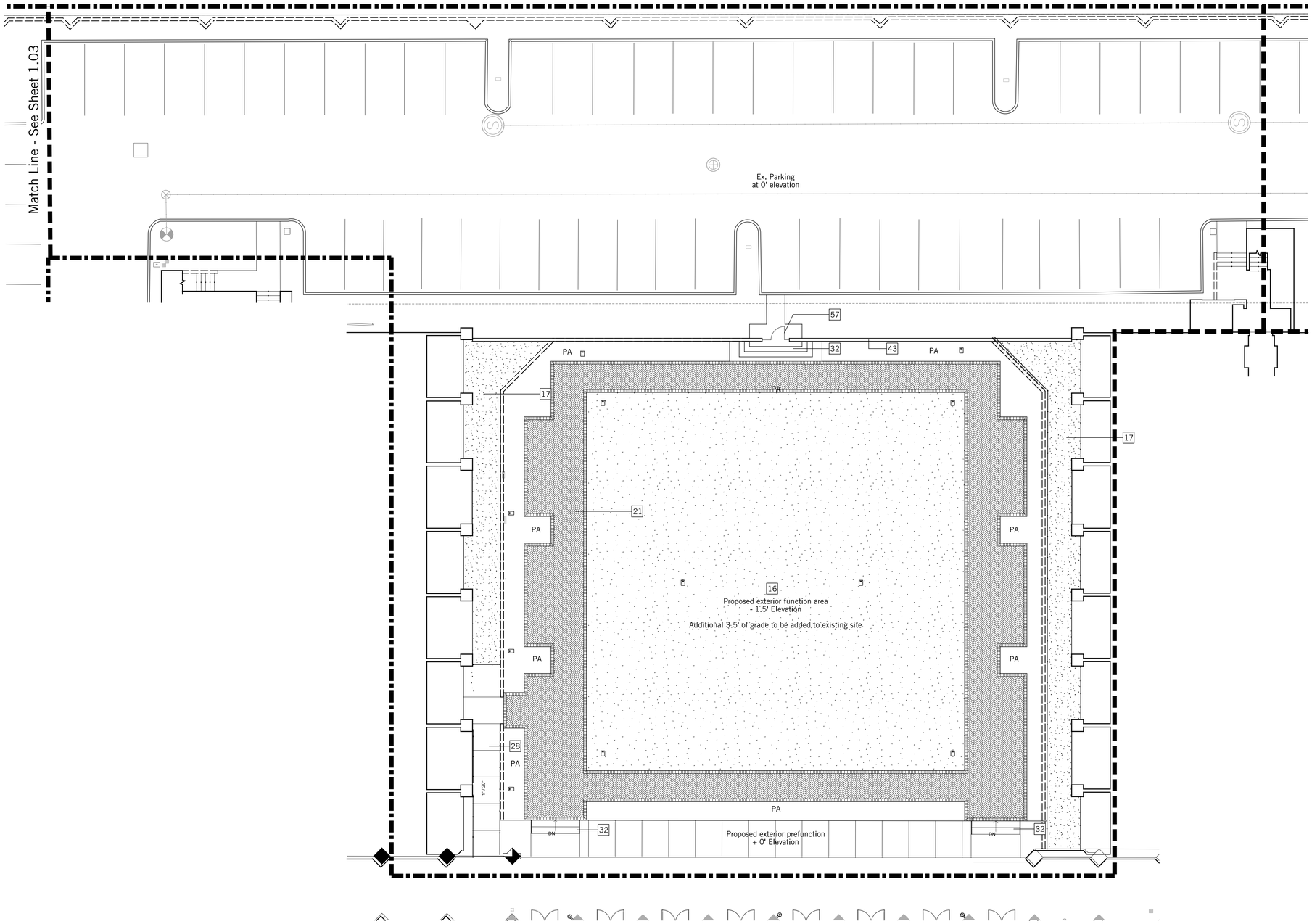

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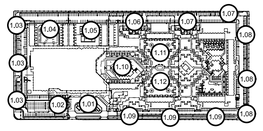
53	New Patio at North Pool
54	Existing Paving
55	Existing Sidewalk
56	New Asphalt
57	New Gate at Paradise Park

Key Map



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V.
MACLEOD
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 | Entitlement Plan
15 May 25 | Entittlement Submittal
28 July 25 | Entittlement Submittal Rev

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Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.04

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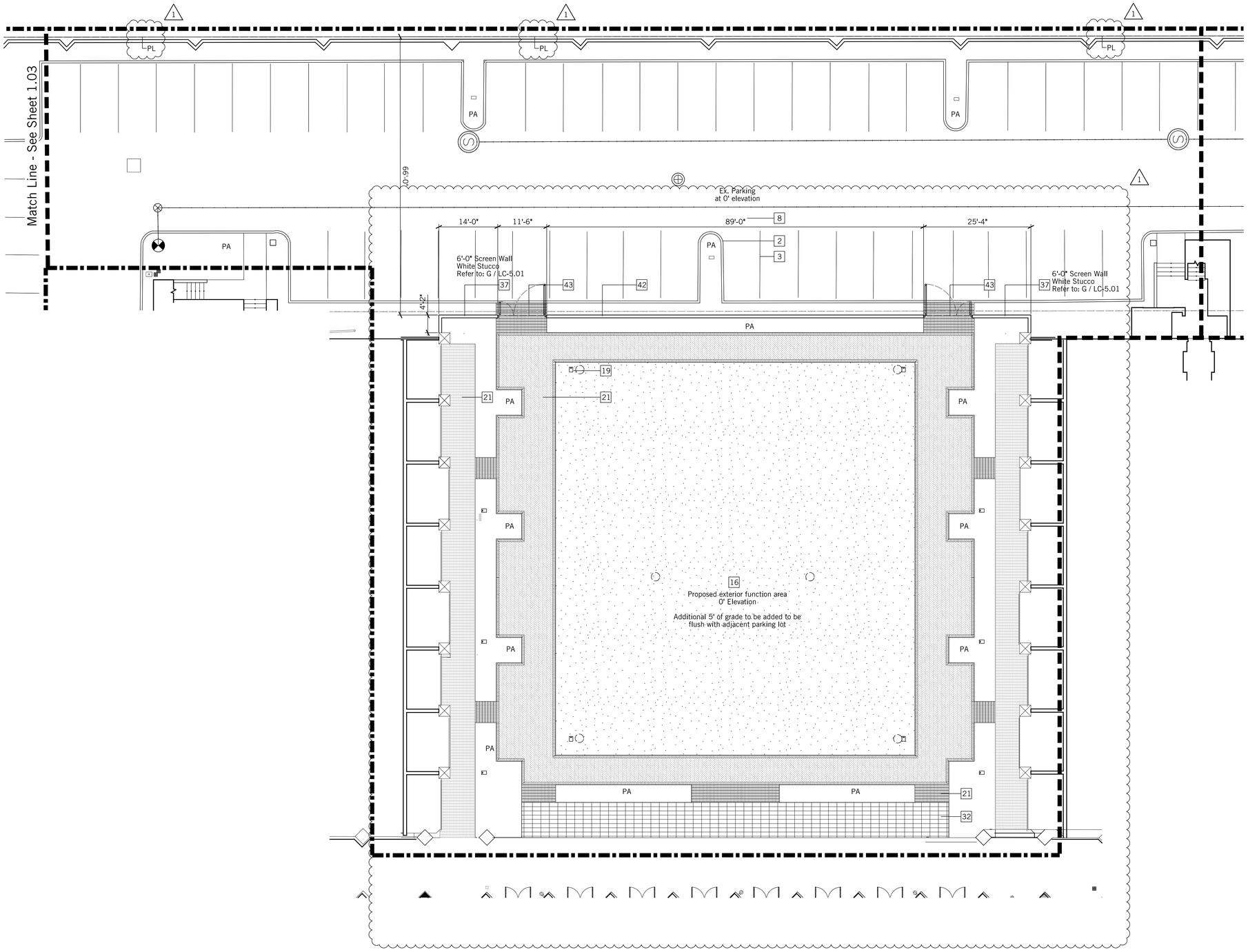

Construction Key Notes

Symbol	Description
1	Existing Utilities
2	Existing Curb
3	Existing Parking Striping
4	Existing Wall
5	Existing Concrete
6	Existing Lighting
7	Retaining Wall
8	Existing Asphalt
9	Existing Patio
10	Existing Stair
11	Existing Retaining Wall
12	Existing Pool Fence
13	Existing Pool Handrail
14	New Lawn
15	New Paving at North Pool
16	New Faux Turf
17	New Decomposed Granite
18	New Shovel Cut
19	New Event Power
20	New Concrete Paving
21	New Pedestrian Paving
22	New Gate at Paradise Park
23	New Pool Deck Paving at North Pool
24	New Porte Cochere Paving
25	New Patio at Firepit Rooms
26	New Patio Extension at North Pool
27	New Patio Extension at Event Lawn
28	New Pedestrian Ramp
29	New Ramp at North Pool
30	New Stair at North Pool
31	New Stair Wall at North Pool
32	New Tile Paving
33	New Patio Stairs
34	New Walkway at Entrance
35	New Guard Rail
36	New Handrail
37	New Pedestrian Gate
38	New 6' Wall at Tennis Courts
39	New Glass Pool Fence
40	New Pool Gate
41	Existing Column
42	New 6' Wall at Paradise Park
43	Vehicular Gate at Paradise Park
44	Vehicular Gate at Tennis Courts
45	New Awning at North Patio
46	New Firepit (FFE Item)
47	Existing Spa
48	Existing Pool
49	Existing Fountain
50	New Fountain Infill Wall
51	New Cabana
52	Existing Pool Bar
53	Vehicular Gate at Event Lawn
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55	Existing Sidewalk
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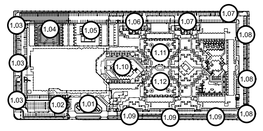
Key Map



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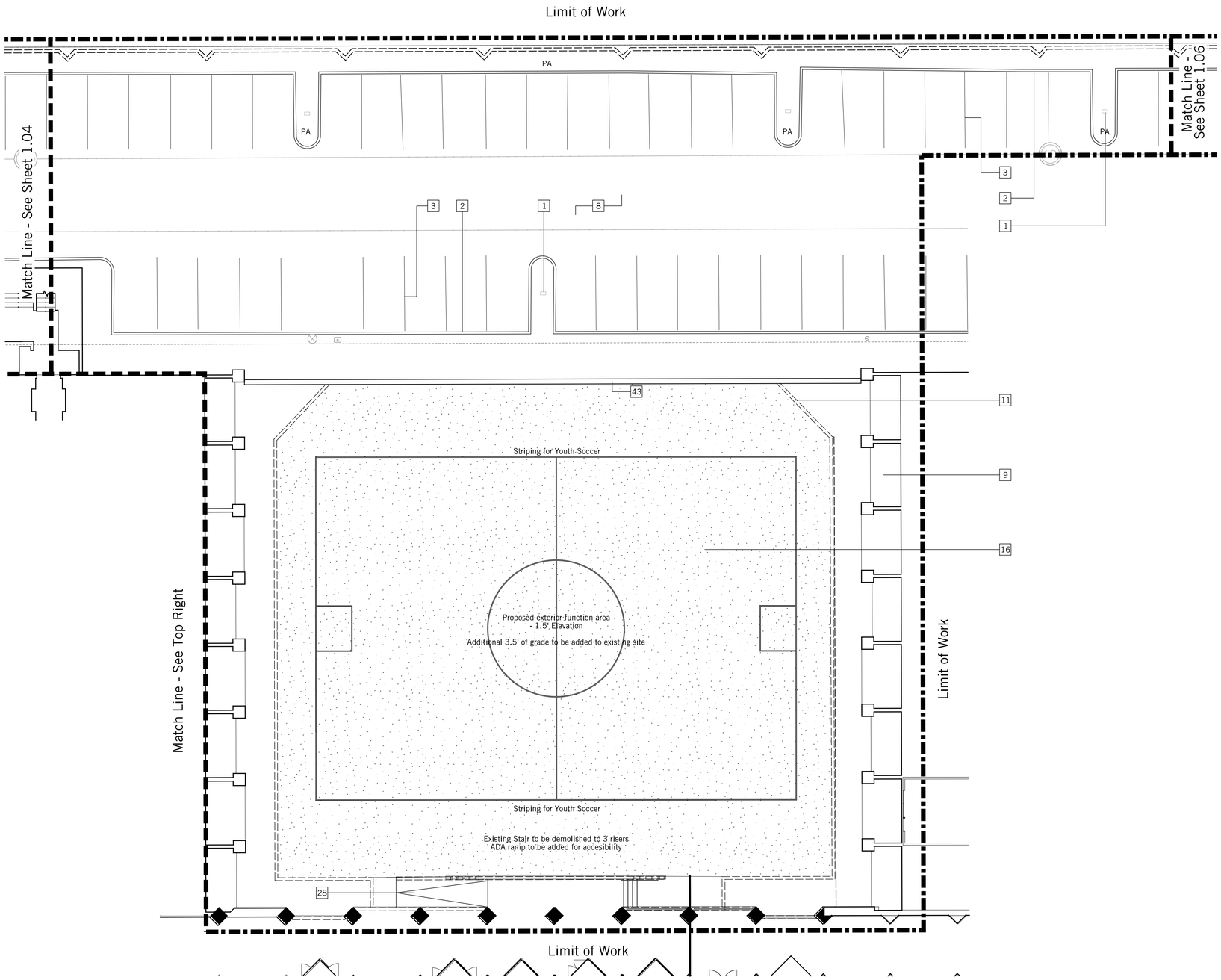

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43	New 3'-6" Decorative Wall
44	Not Assigned
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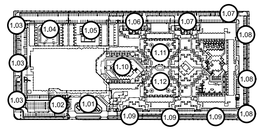

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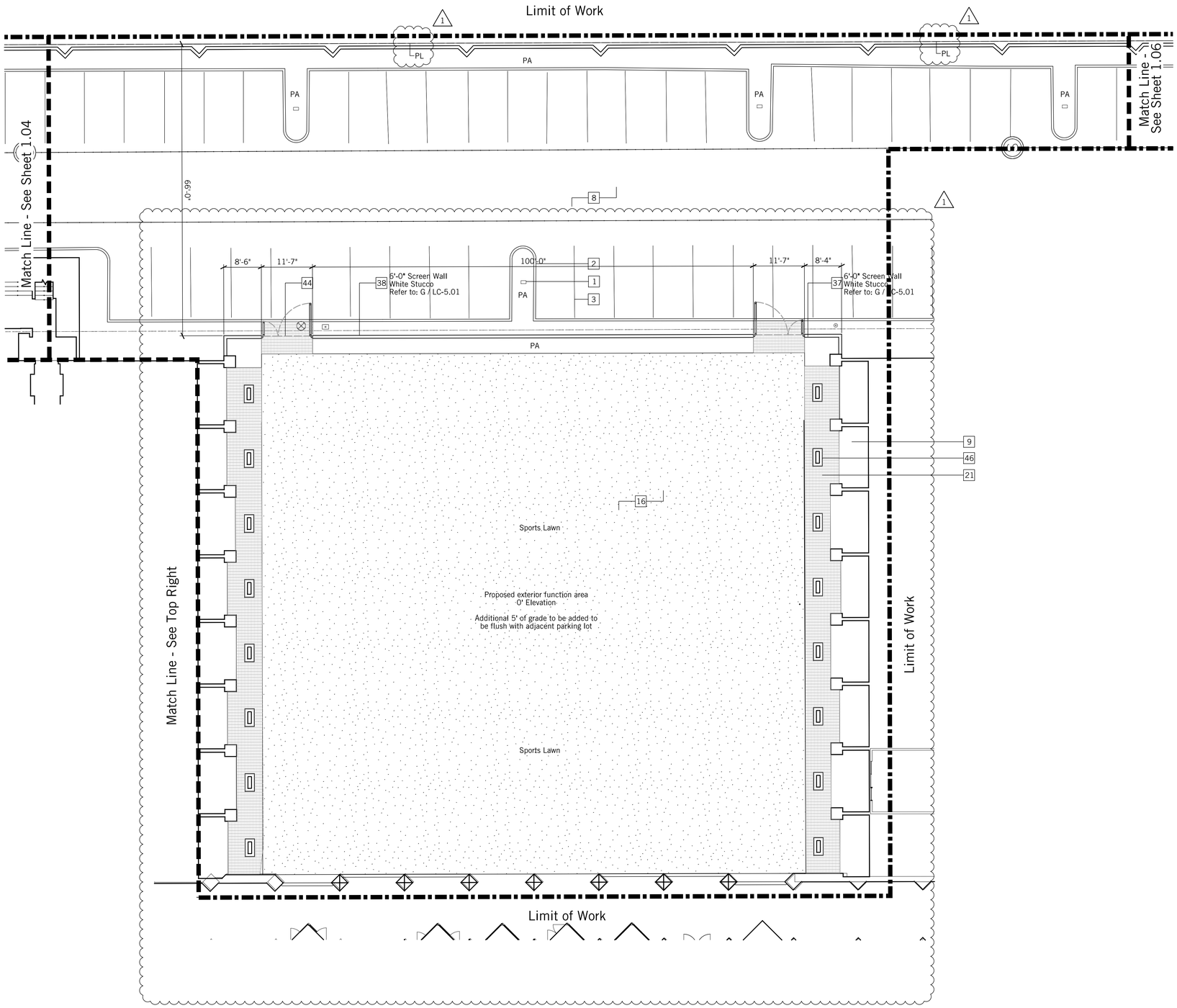

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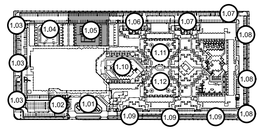

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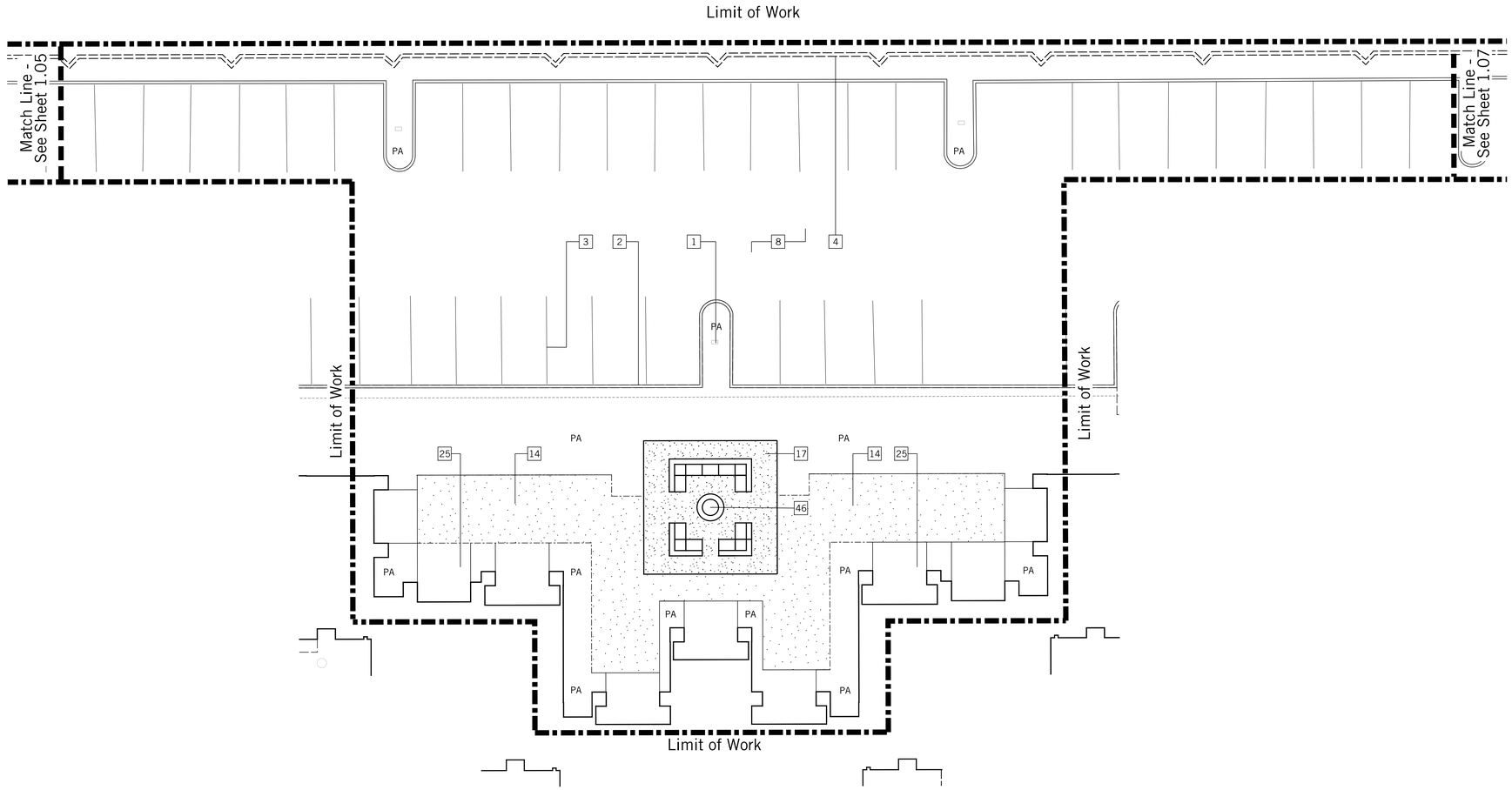

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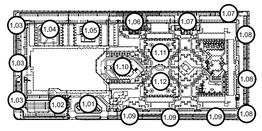
Key Map



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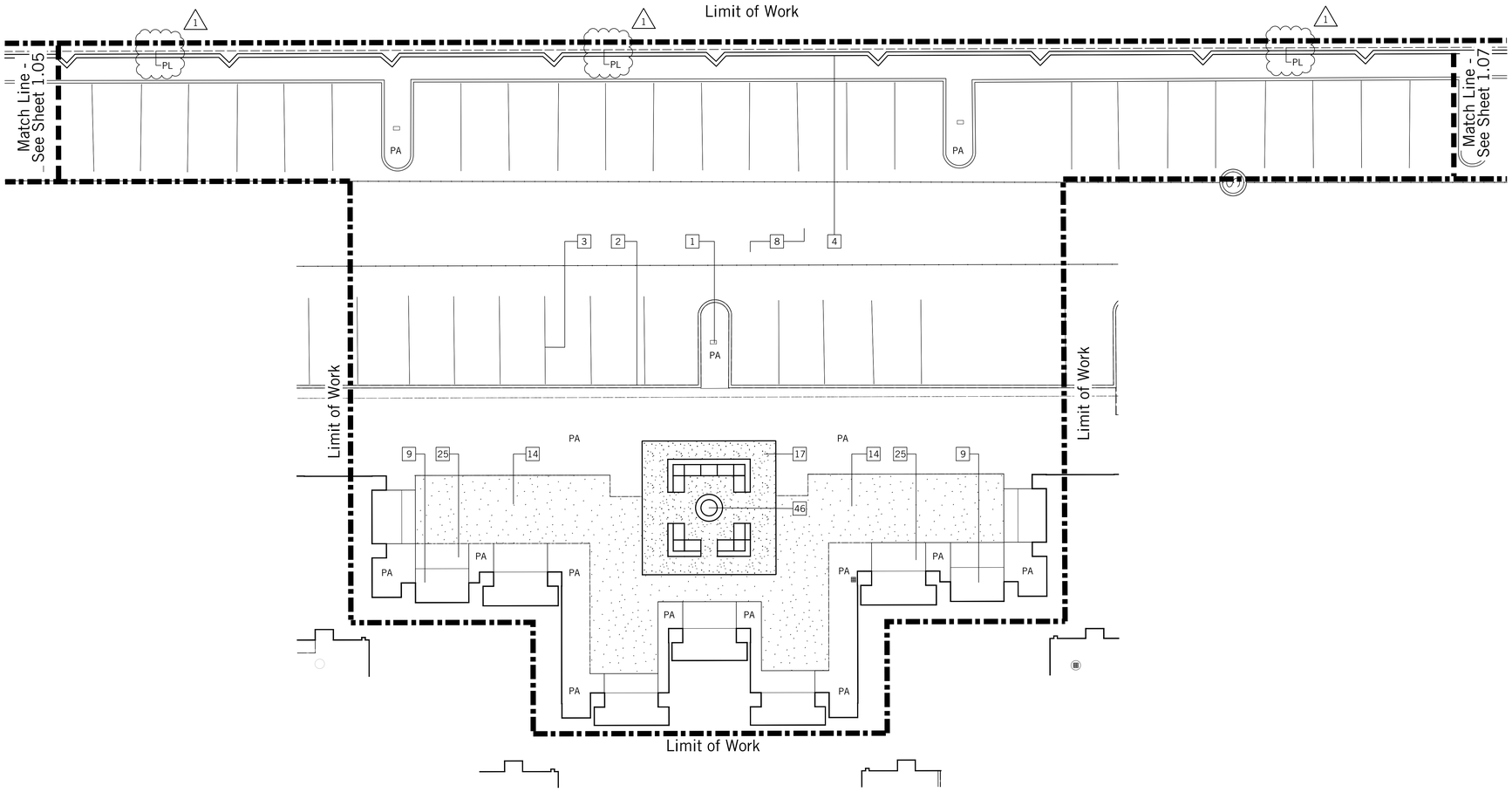

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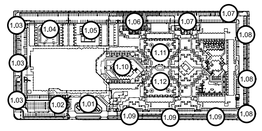

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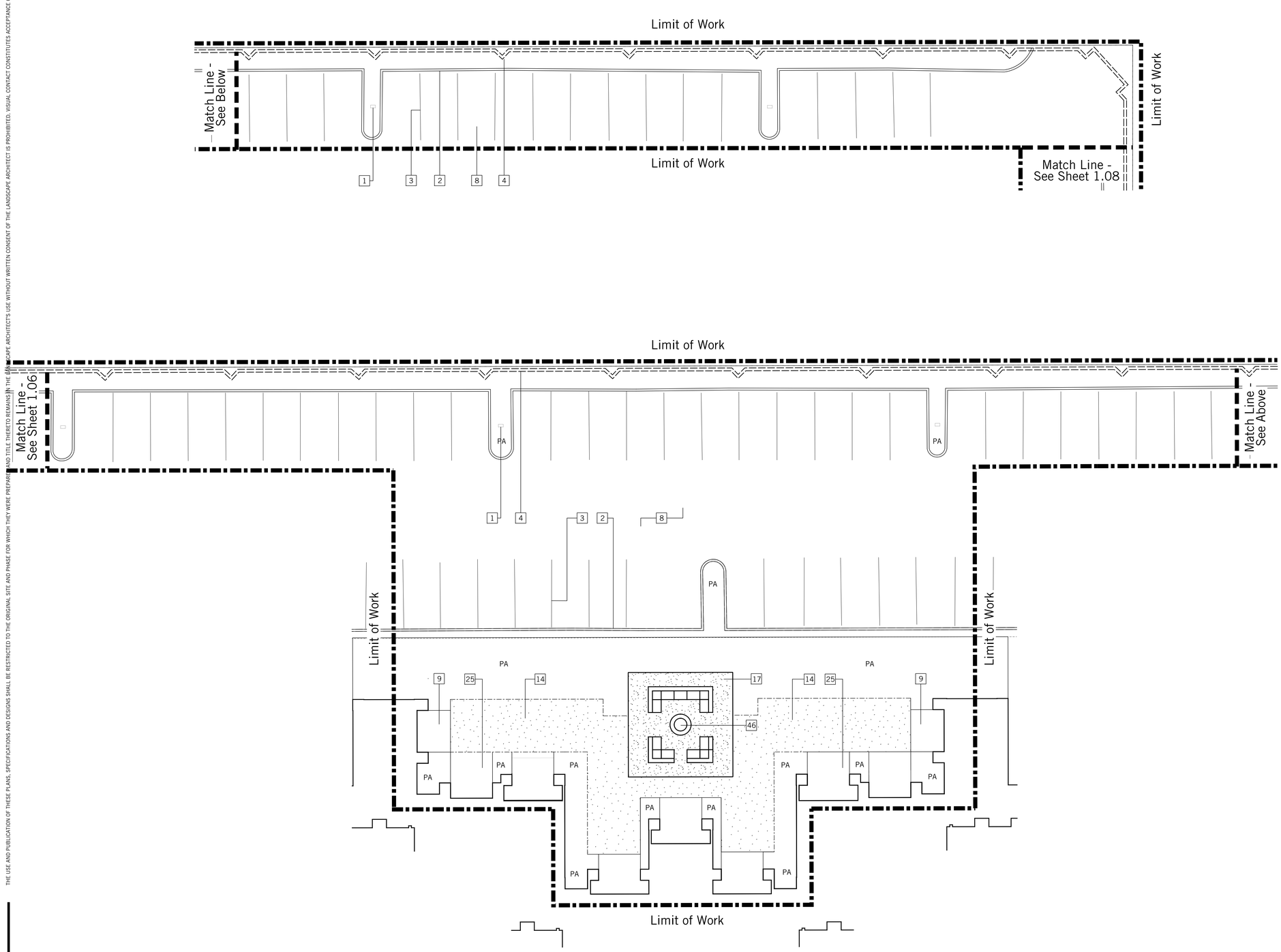

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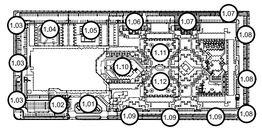

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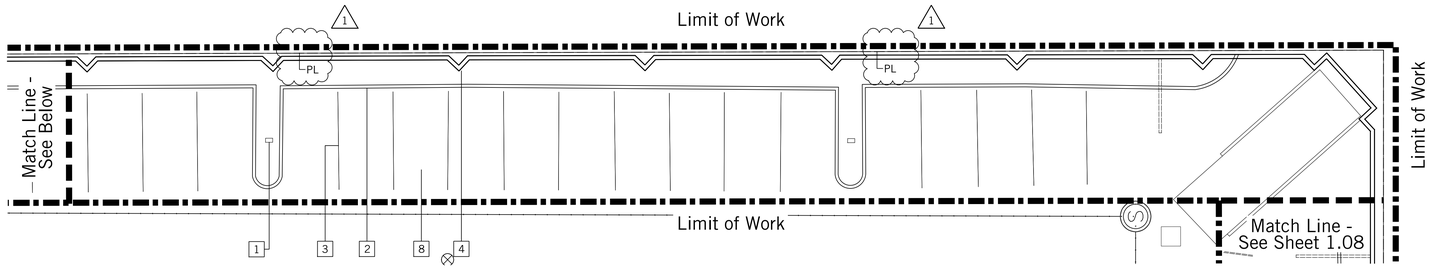

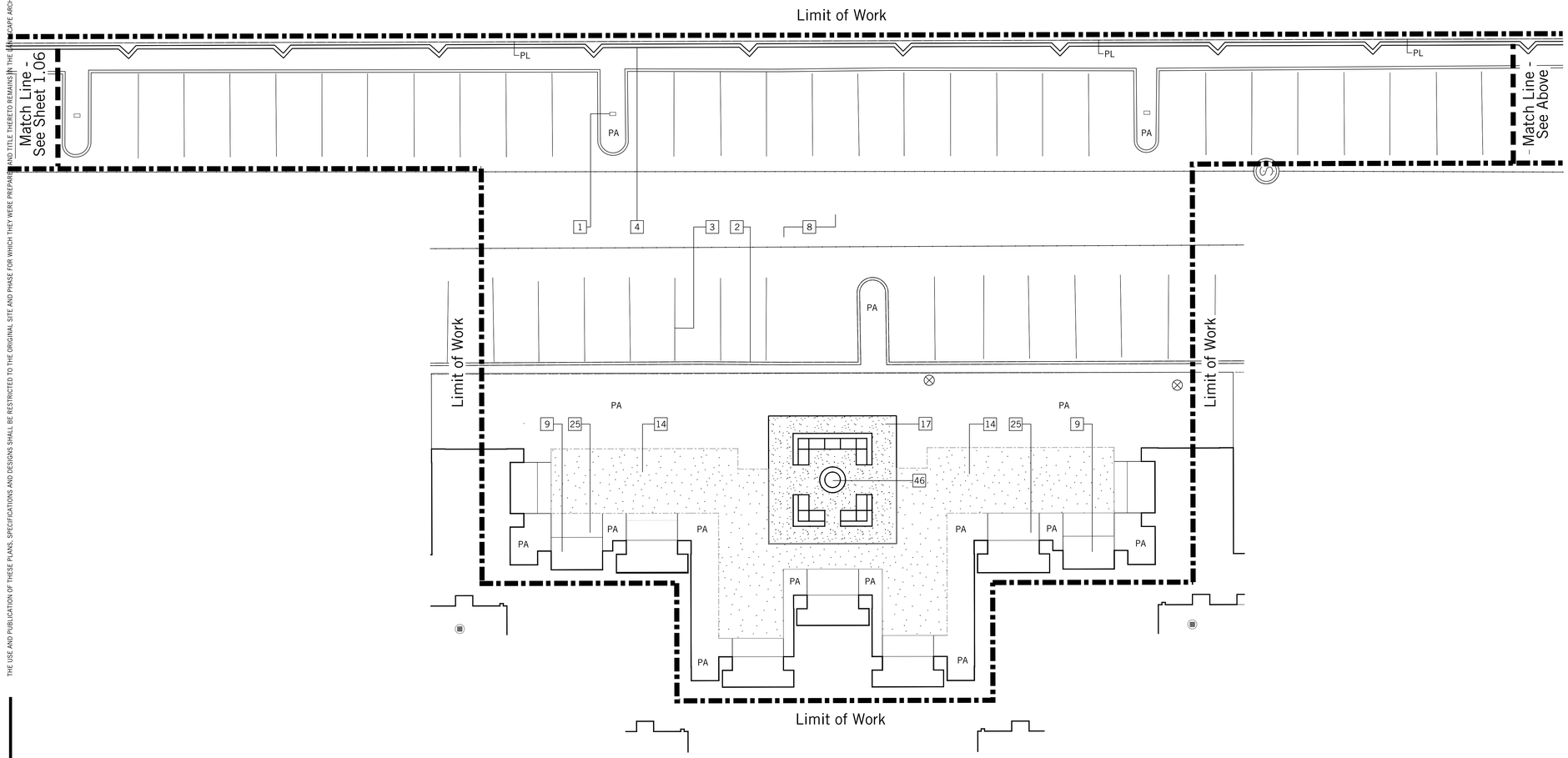

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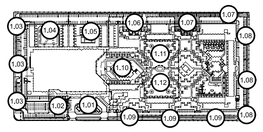
47	Existing Spa
48	Existing Pool
49	Existing Fountain
50	New Fountain Infill Wall
51	New Cabana
52	Existing Pool Bar
53	Vehicular Gate at Event Lawn
54	Existing Paving
55	Existing Sidewalk
56	Freestanding Wall

Key Map



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V. MACLEOD
Date Signed
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 I Entitlement Plan
04 May 26 I Entitlement Plan - Revised

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0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.07

SUP-25-04
PREVIOUS

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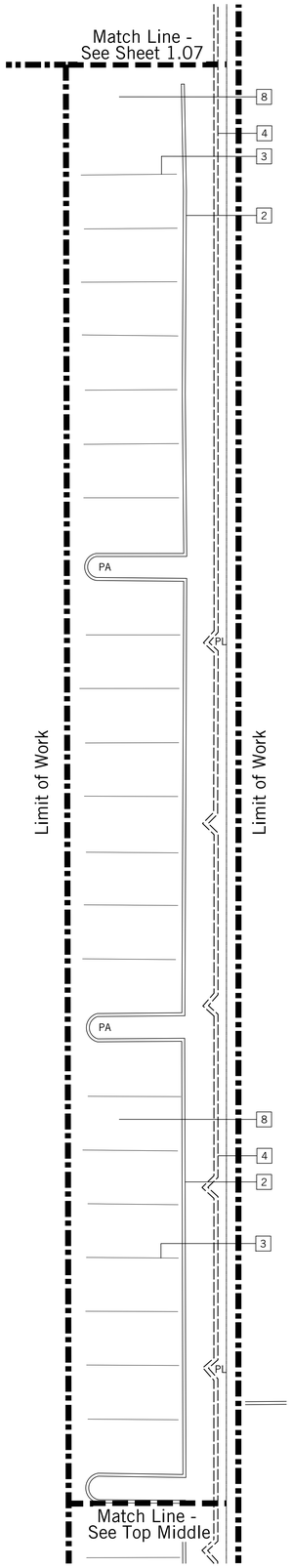

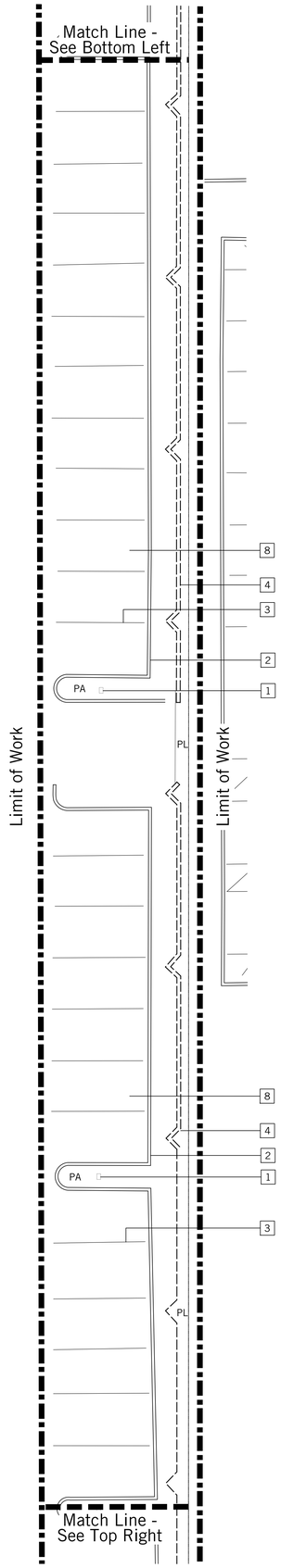

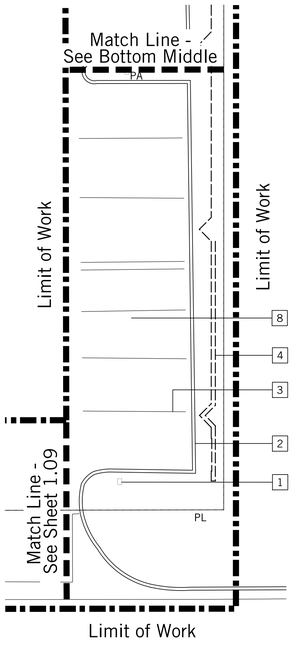

Construction Key Notes

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3	Existing Parking Striping
4	Existing Wall
5	Existing Concrete
6	Existing Lighting
7	Retaining Wall
8	Existing Asphalt
9	Existing Patio
10	Existing Stair
11	Existing Retaining Wall
12	Existing Pool Fence
13	Existing Pool Handrail
14	New Lawn
15	New Paving at North Pool
16	New Faux Turf
17	New Decomposed Granite
18	New Shovel Cut
19	New Event Power
20	New Concrete Paving
21	New Concrete Paving at Paradise Park
22	New Paving at Main Stair
23	New Pool Deck Paving at North Pool
24	New Porte Cochere Paving
25	New Patio at Firepit Rooms
26	New Patio Extension at North Pool
27	New Patio Extension at Event Lawn
28	New Pedestrian Ramp at Paradise Park
29	New Ramp at North Pool
30	New Stair at North Pool
31	New Stair Wall at North Pool
32	New Stairs at Paradise Park
33	New Patio Stairs at North Pool Bar
34	New Walkway at Entrance
35	New Guard Rail
36	New Handrail
37	New Gate at Paradise Park
38	New Fence at Tennis Courts
39	New Glass Pool Fence
40	New Pool Gate
41	Existing Column
42	New 6'-0" Tall Decorative Wall
43	New Decorative Wall
44	Not Assigned
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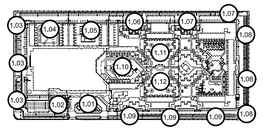
47	Existing Spa
48	Existing Pool
49	Existing Fountain
50	New Fountain Infill Wall
51	New Cabana
52	Existing Pool Bar
53	New Patio at North Pool
54	Existing Paving
55	Existing Sidewalk
56	New Asphalt

Key Map



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DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
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Client:
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Date | Revision

25 Feb 25 I Entitlement Plan
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Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.08

SUP-25-04
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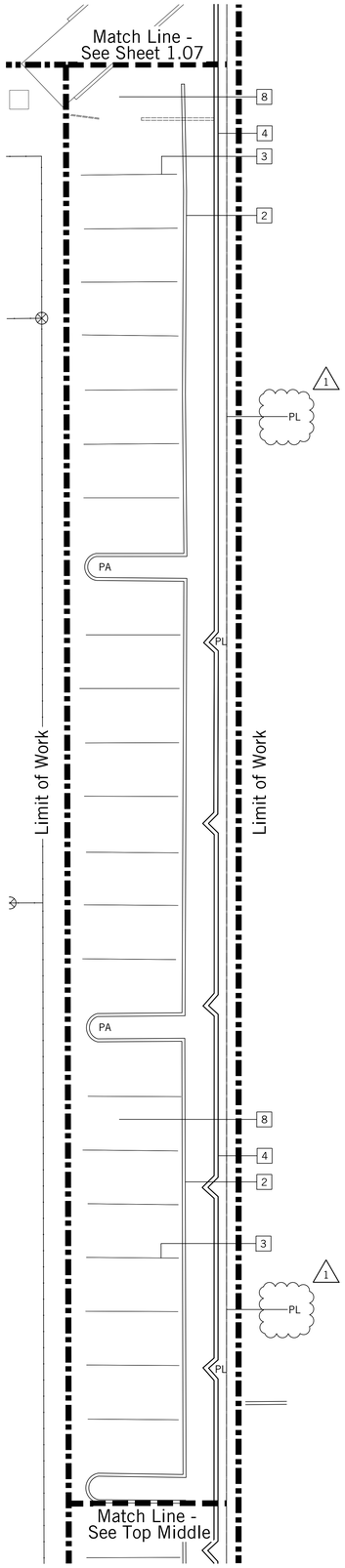

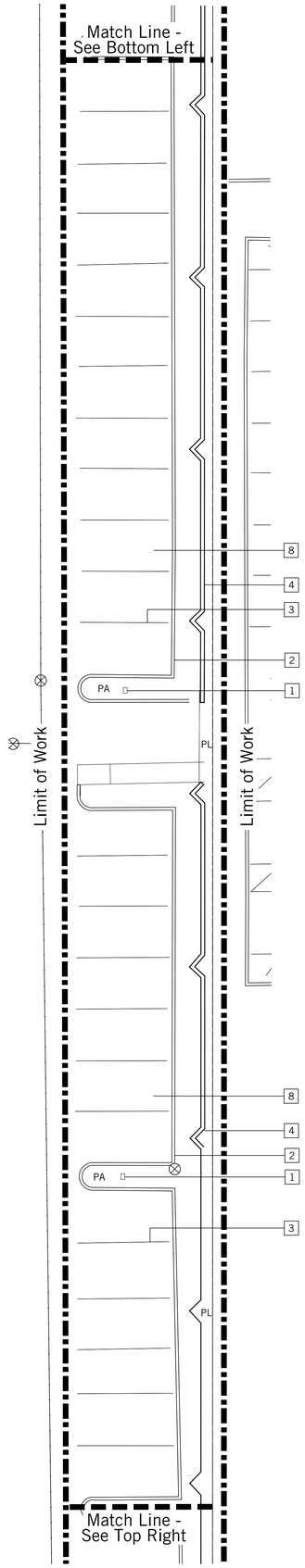

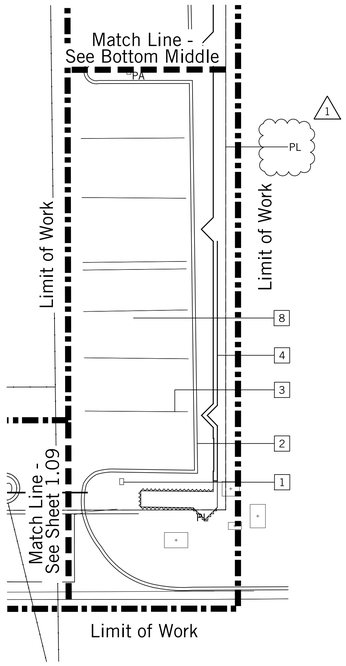

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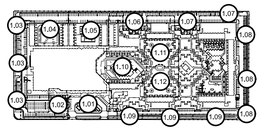
Key Map



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DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
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Date | Revision

25 Feb 26 | Entitlement Plan
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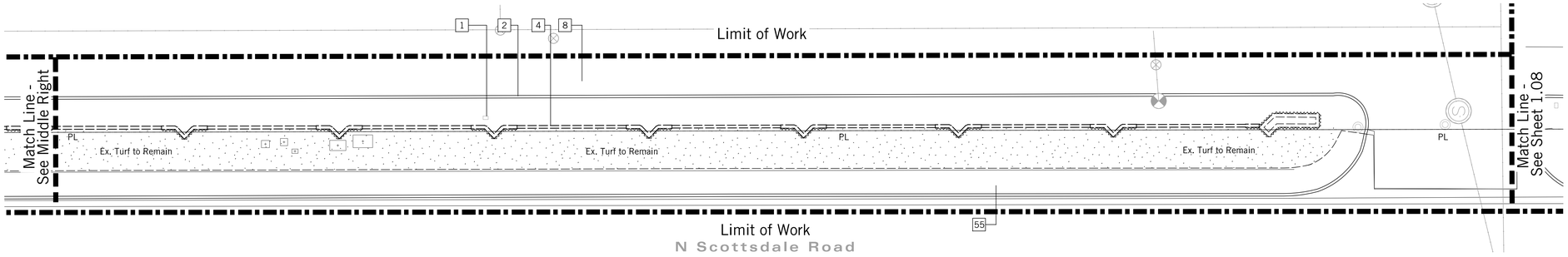
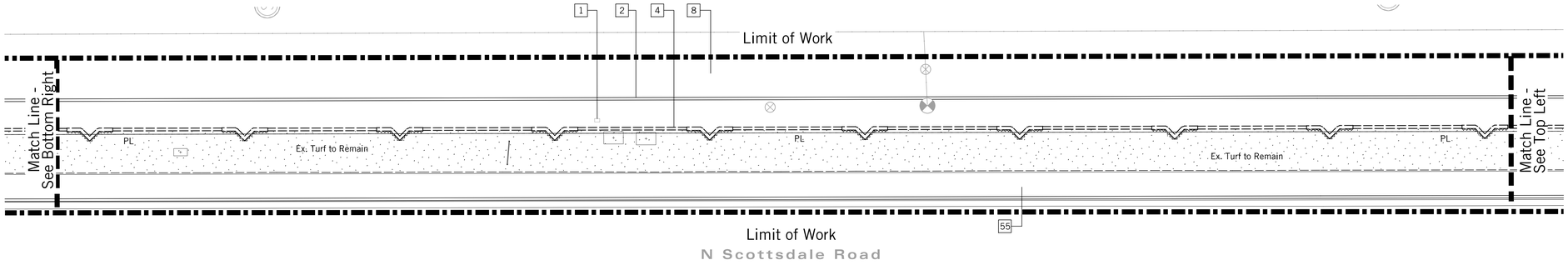
Scale 1" = 10'-0"
Project 23.040

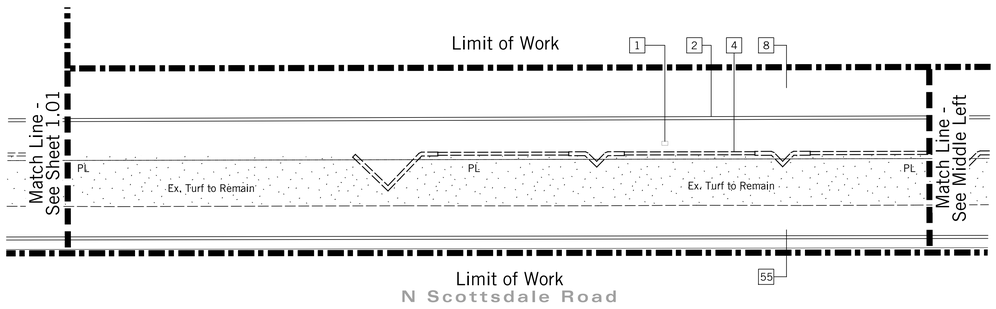
Landscape Construction Plan

Sheet
LC-1.08

SUP-25-04
PREVIOUS







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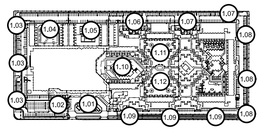
Key Map



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DoubleTree Paradise Valley

Landscape Improvement Plans

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Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.09

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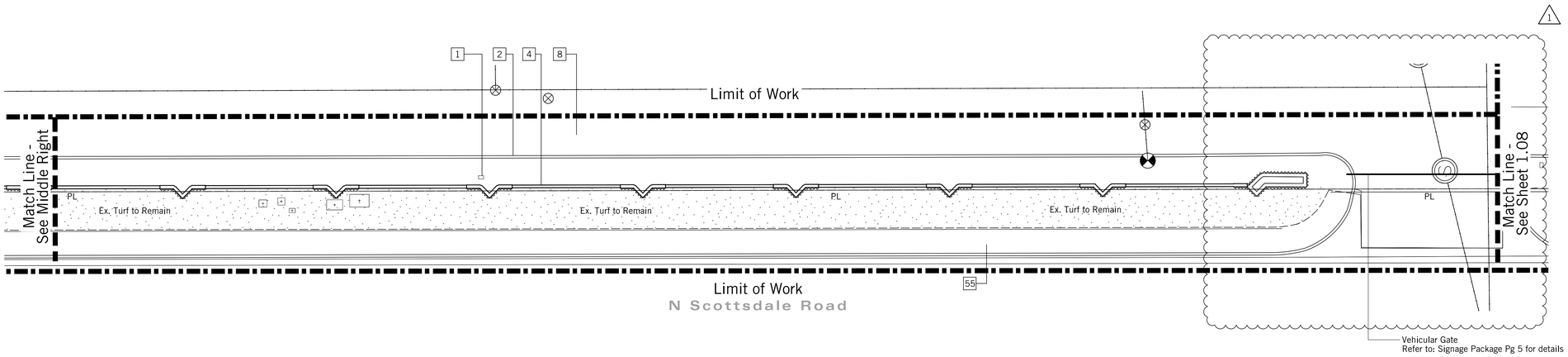

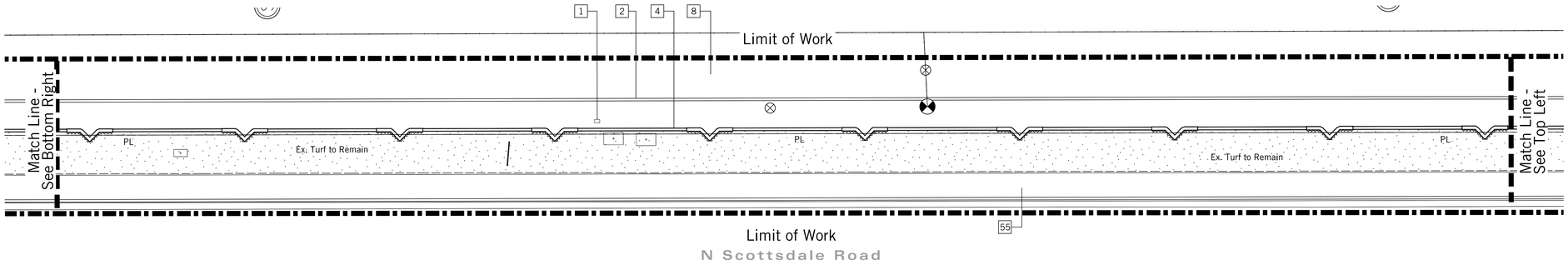

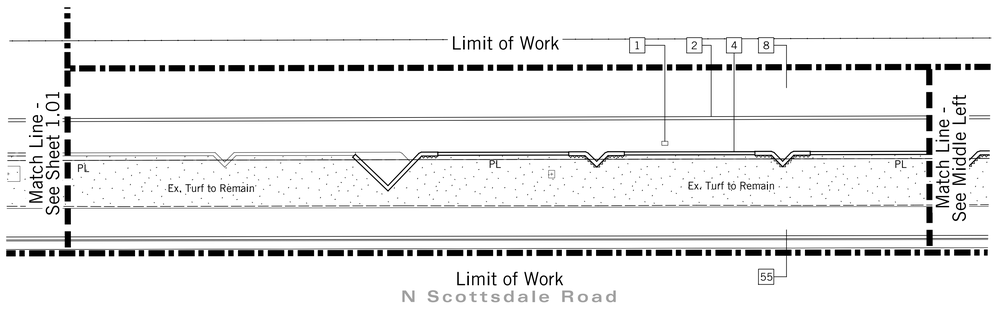

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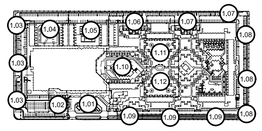
Key Map



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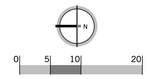

Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.09

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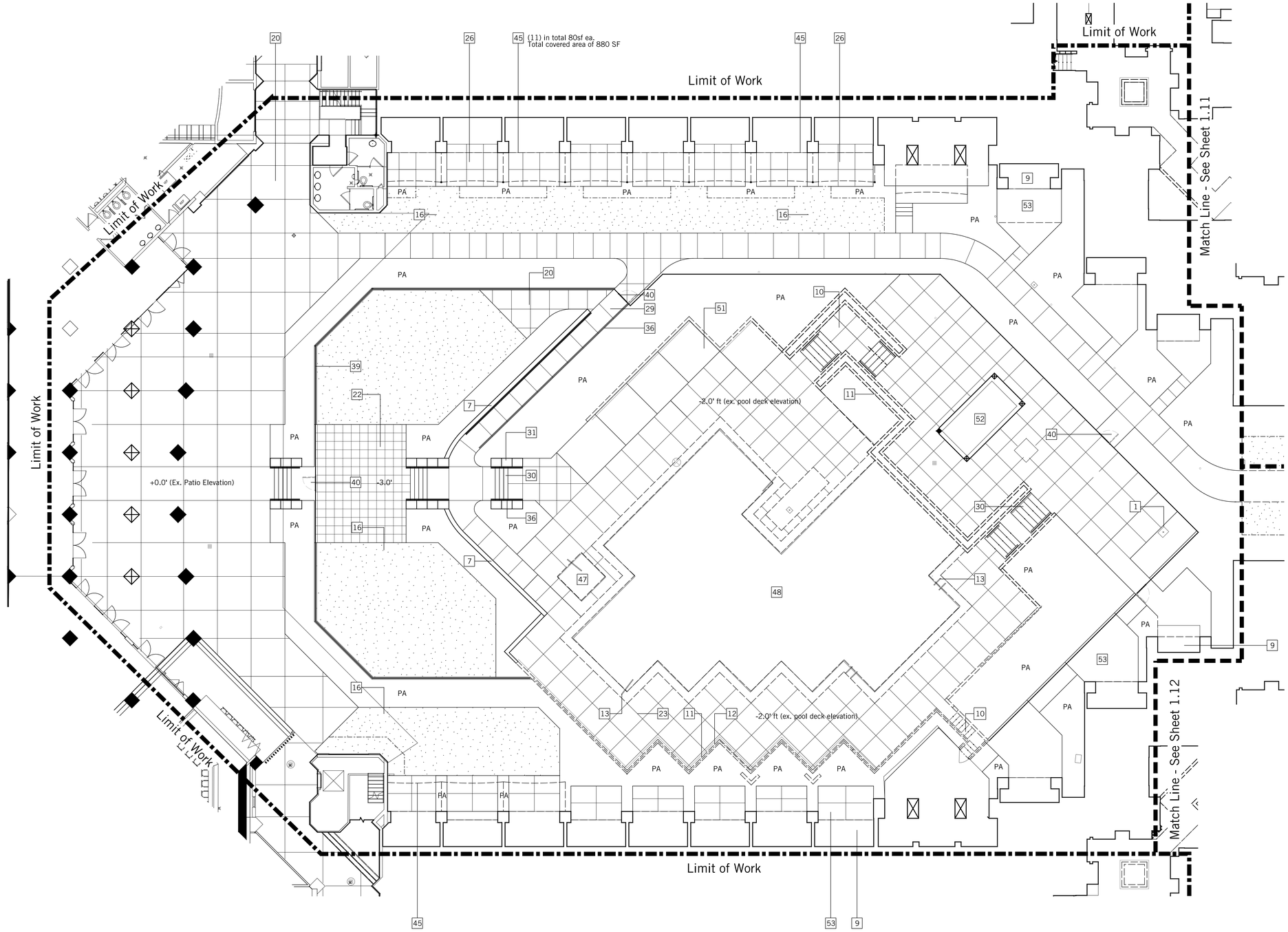

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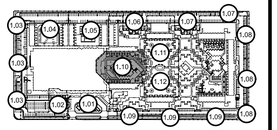
56	New Asphalt
57	New Gate at Paradise Park

Key Map



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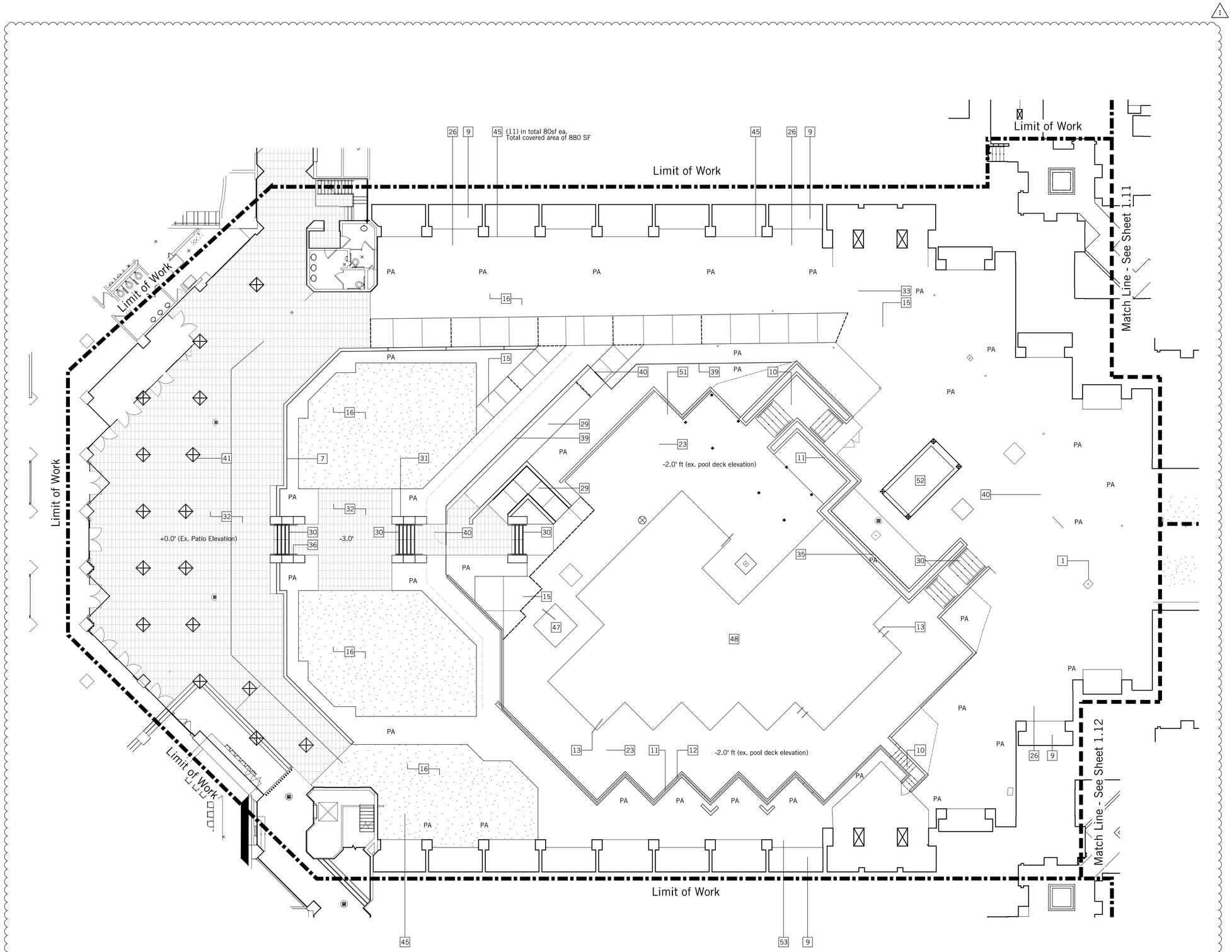

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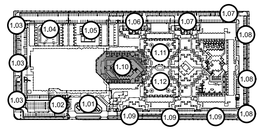
53	Vehicular Gate at Event Lawn
54	Existing Paving
55	Existing Sidewalk
56	Freestanding Wall

Key Map



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V. MACLEOD
Date Signed
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 | Entitlement Plan
04 May 26 | Entitlement Plan - Revised

N

0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Construction Plan

Sheet
LC-1.10

SUP-25-04
APPROVED

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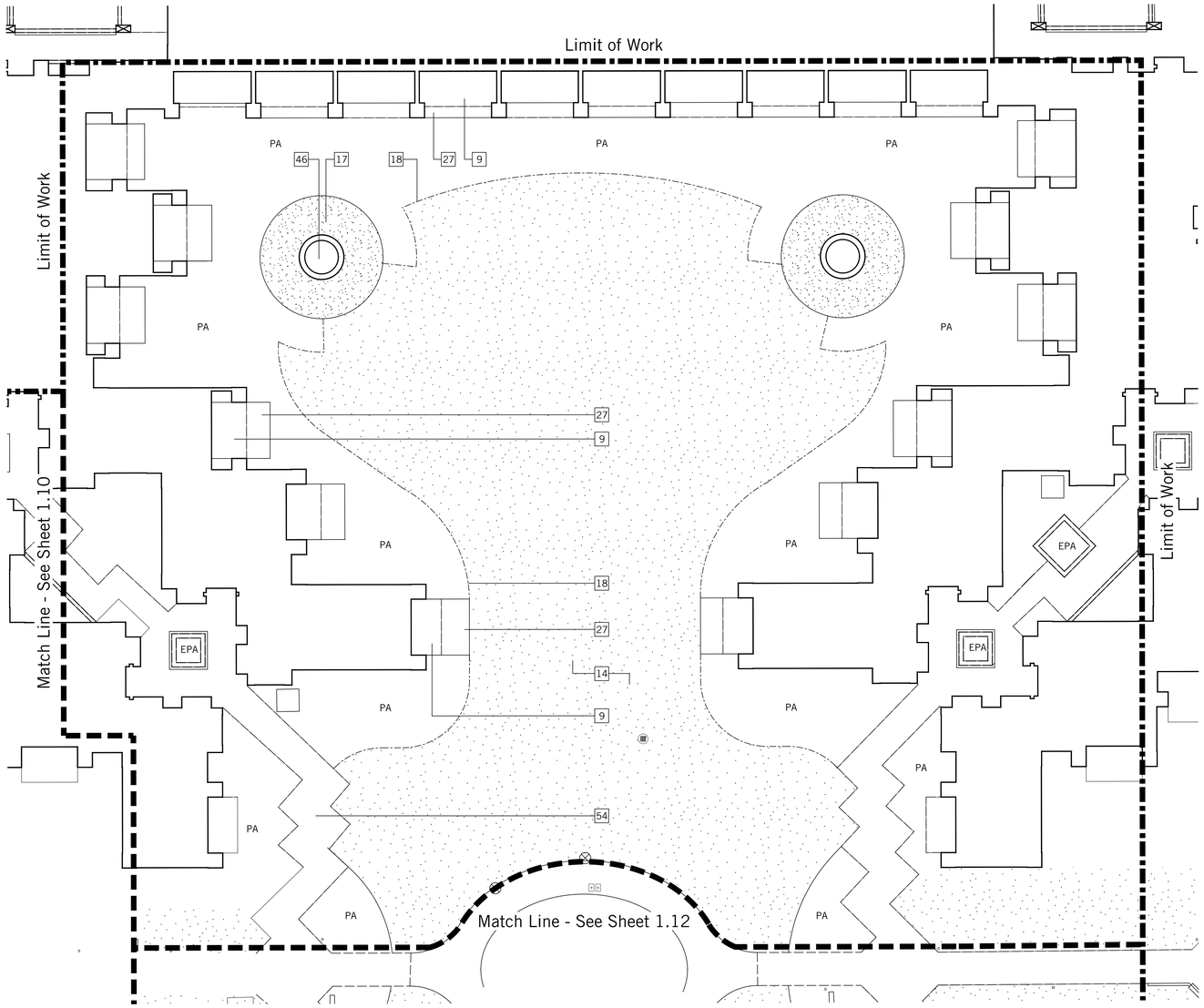
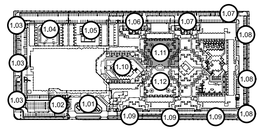


Construction Key Notes

Symbol	Description
1	Existing Utilities
2	Existing Curb
3	Existing Parking Striping
4	Existing Wall
5	Existing Concrete
6	Existing Lighting
7	Retaining Wall
8	Existing Asphalt
9	Existing Patio
10	Existing Stair
11	Existing Retaining Wall
12	Existing Pool Fence
13	Existing Pool Handrail
14	New Lawn
15	New Paving at North Pool
16	New Faux Turf
17	New Decomposed Granite
18	New Shovel Cut
19	New Event Power
20	New Concrete Paving
21	New Pedestrian Paving
22	New Gate at Paradise Park
23	New Pool Deck Paving at North Pool
24	New Porte Cochere Paving
25	New Patio at Firepit Rooms
26	New Patio Extension at North Pool
27	New Patio Extension at Event Lawn
28	New Pedestrian Ramp
29	New Ramp at North Pool
30	New Stair at North Pool
31	New Stair Wall at North Pool
32	New Tile Paving
33	New Patio Stairs
34	New Walkway at Entrance
35	New Guard Rail
36	New Handrail
37	New Pedestrian Gate
38	New 6' Wall at Tennis Courts
39	New Glass Pool Fence
40	New Pool Gate
41	Existing Column
42	New 6' Wall at Paradise Park
43	Vehicular Gate at Paradise Park
44	Vehicular Gate at Tennis Courts
45	New Awning at North Patio
46	New Firepit (FFE Item)
47	Existing Spa
48	Existing Pool
49	Existing Fountain
50	New Fountain Infill Wall
51	New Cabana
52	Existing Pool Bar
53	Vehicular Gate at Event Lawn
54	Existing Paving
55	Existing Sidewalk
56	Freestanding Wall

Key Map



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Landscape Construction Plan

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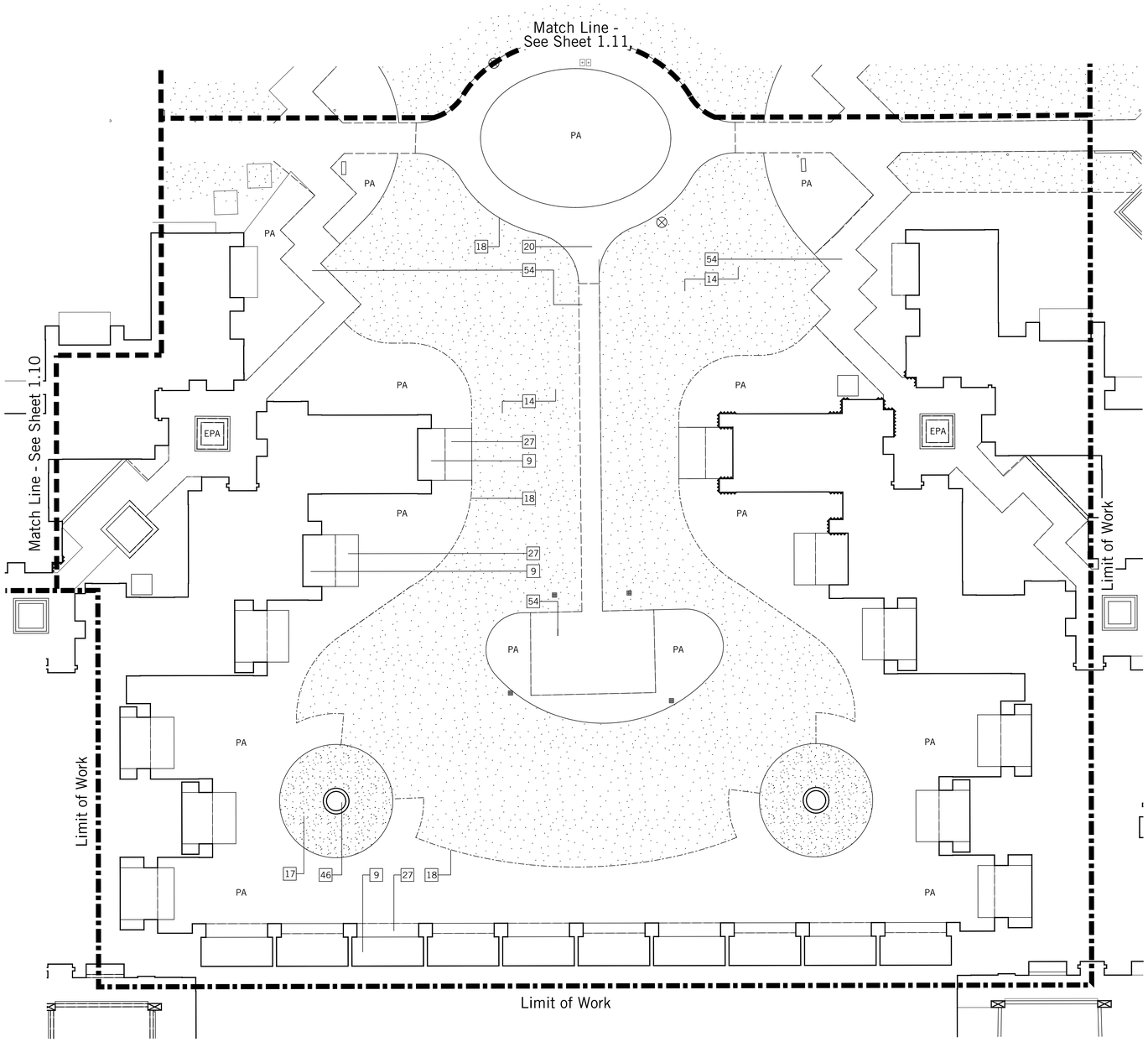

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55	Existing Sidewalk
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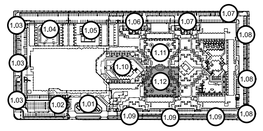
Key Map



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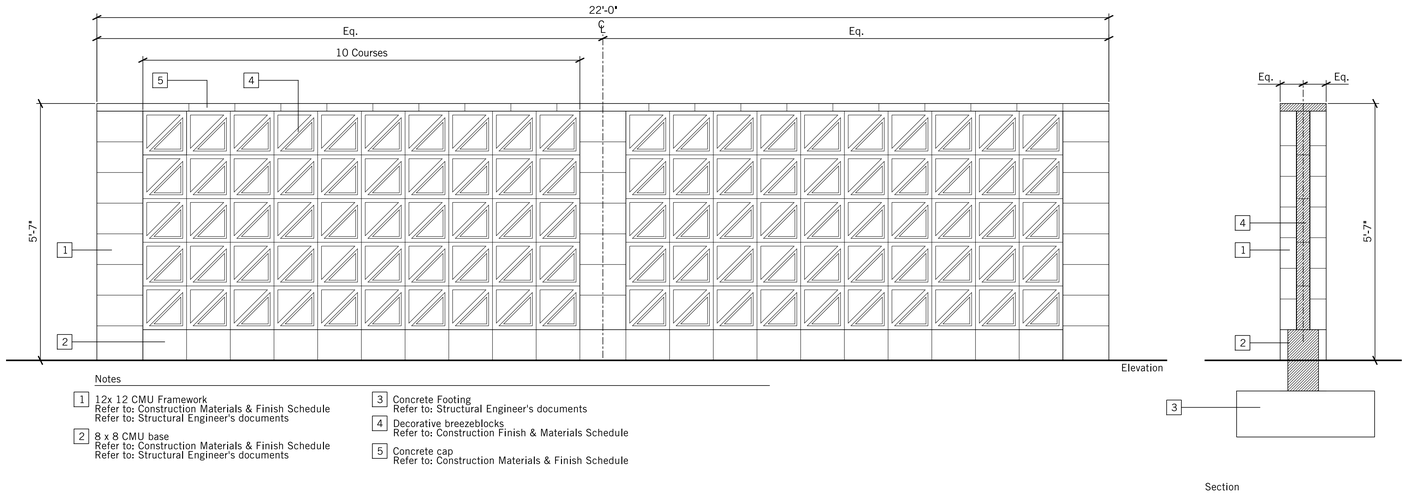
Landscape Construction Plan

Sheet
LC-1.12

SUP-25-04
PREVIOUS



Notes

1. 12x 12 CMU Framework
   Refer to: Construction Materials & Finish Schedule
   Refer to: Structural Engineer's documents
2. 8 x 8 CMU base
   Refer to: Construction Materials & Finish Schedule
   Refer to: Structural Engineer's documents
3. Concrete Footing
   Refer to: Structural Engineer's documents
4. Decorative breezeblocks
   Refer to: Construction Finish & Materials Schedule
5. Concrete cap
   Refer to: Construction Materials & Finish Schedule

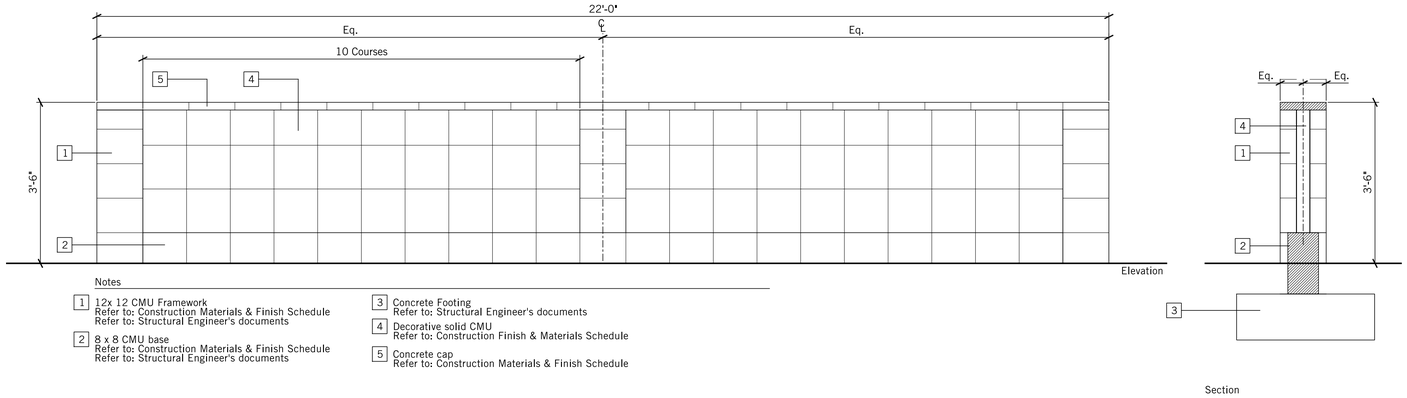
Decorative Screen Wall

Scale: 3/4"=1'-0"

C

Not Assigned

D



Notes

1. 12x 12 CMU Framework
   Refer to: Construction Materials & Finish Schedule
   Refer to: Structural Engineer's documents
2. 8 x 8 CMU base
   Refer to: Construction Materials & Finish Schedule
   Refer to: Structural Engineer's documents
3. Concrete Footing
   Refer to: Structural Engineer's documents
4. Decorative solid CMU
   Refer to: Construction Finish & Materials Schedule
5. Concrete cap
   Refer to: Construction Materials & Finish Schedule

3'-6" Decorative Screen Wall at Paradise Park & Tennis Courts

Scale: 3/4"=1'-0"

G

Not Assigned

H

Not Assigned

I

Not Assigned

J

Not Assigned

K

Not Assigned

L

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DoubleTree
Paradise Valley

Landscape
Improvement Plans

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Landscape Construction
Details

Sheet
LC-5.01

SUP-25-04
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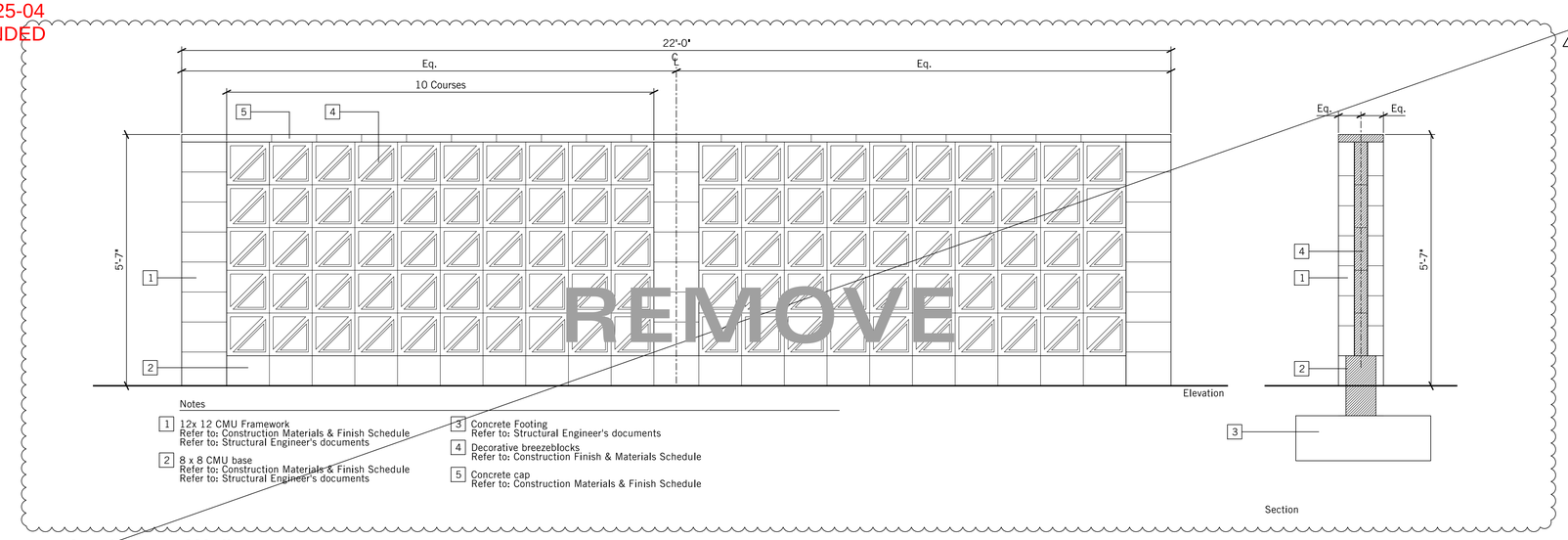


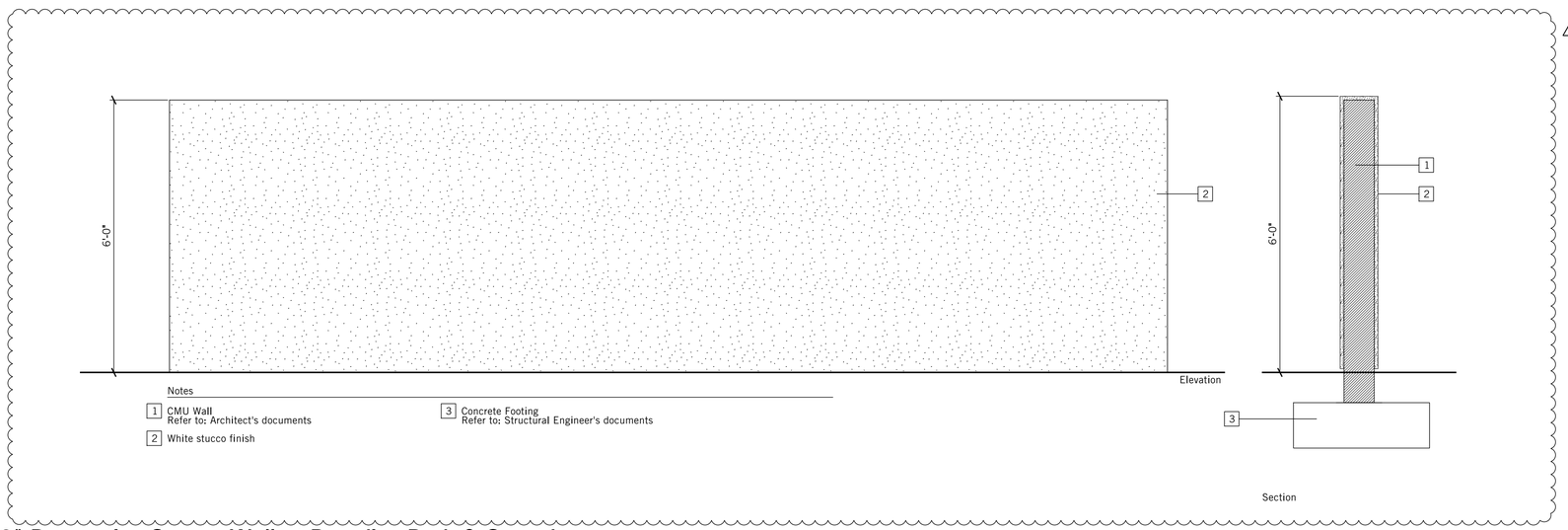
Decorative Screen Wall

Scale: 3/4"=1'-0"

C

Not Assigned

D



6-0" Decorative Screen Wall at Paradise Park & Sport Lawn

Scale: 3/4"=1'-0"

G

Not Assigned

H

Not Assigned

I

Not Assigned

J

Not Assigned

K

Not Assigned

L

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Landscape Construction Details

Sheet
LC-5.01

SUP-25-04
PREVIOUS

Plant Legend

Trees

Symbol	Botanical name	Common Name	Size	Quantity
	Citrus species	Citrus	24" box	28
	Parkinsonia x 'Desert Museum' ++	Desert Museum Palo Verde	24" box	37

Palms & Cycads

Symbol	Botanical name	Common Name	Size	Quantity
	Chamaerops humilis	Mediterranean Fan Palm	36" box 3 trunks minimum	51
	Phoenix dactylifera 'Medjool'	Date Palm	20' BTH	47
	Washintonia robusta	Mexican Fan Palm	16' BTH	26

Columns and Large Accents

Symbol	Botanical name	Common Name	Size	Quantity
	Carnegiea gigantea ++	Saguaro	10' height	1
	Carnegiea gigantea ++	Saguaro	12' height 2 arms minimum	2
	Carnegiea gigantea ++	Saguaro	15' height 3 arms minimum	6
	Ficus microcarpa nitida	Indian Laurel Fig	24" box - column	1081
	Cereus repandus f. monstrosa	Monstrose Apple Cactus	24" box - column	1

Shrubs, Perennials, & Annuals

Symbol	Botanical name	Common Name	Size	Spacing	Quantity
Bg	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	6 gal	30" o.c.	384
Cm	Carissa macrocarpa 'Green Carpet'	Natal Plum	5 gal	30" o.c.	1260
ER	Euphorbia resinifera	Moroccan Mound	5 gal	18" o.c.	69
Er	Euphorbia rigida	Narrow-leaved Glaucous Spurge	5 gal	24" o.c.	129
Js	Justicia Spicigera	Mexican Honeysuckle	5 gal	30" o.c.	141
Lm	Lantana montevidensis	Trailing Lantana	5 gal	36" o.c.	70
No	Nerium oleander	Oleander	5 gal	48" o.c.	185
Ol	Olea europaea 'Montra'	Little Olive	5 gal	30" o.c.	869
Pa	Portulacaria afra	Elphant's Food	5 gal	18" o.c.	409
Rp	Ruellia brittoniana 'Purple Showers'	Mexican Petunia	5 gal	42" o.c.	328

-

Cactus & Succulents

Symbol	Botanical name	Common Name	Size	Spacing	Quantity
Aa	Agave americana 'Variegata'	Variegated Century Plant	15 gal	48" o.c.	4
Ab	Agave 'Blue Glow'	Blue Glow Agave	5 gal	24" o.c.	43
AB	Agave 'Blue Flame'	Blue Flame Agave	5 gal	30" o.c.	21
Ad	Agave desmettiana	Smooth Agave	5 gal	42" o.c.	117
Ap	Agave parryi	Artichoke Agave	5 gal	24" o.c.	6
AV	Agave victoriae-reginae	Queen Victoria Agave	5 gal	24" o.c.	35
av	Agave vilmoriana	Octopus Agave	5 gal	60" o.c.	4
Av	Aloe vera (barbadensis)	Medicinal Aloe	5 gal	30" o.c.	343
Cp	Cereus peruvianus	Night Blooming Cereus	15 gal	36" o.c.	8
Dw	Dasylirion wheeleri	Desert Spoon	5 gal	48" o.c.	12
Eg	Echinocactus grusonii	Golden Barrel Cactus	5 gal	24" o.c.	107
Fs	Fouquieria splendens	Ocotillo	5 gal	60" o.c.	9
Lm	Lophocereus marginatus	Mexican Fence Post Cactus	5 gal	36" o.c.	8
Os	Opuntia santa-rita	Purple Prickly Pear	5 gal	36" o.c.	45

Vines & Espaliers

Symbol	Botanical name	Common Name	Size	Quantity
1	Trachelospermum jasminoides	Star Jasmine	15 gal - Espalier	19

Turf

Symbol	Botanical Name	Common Name	Type	Quantity
	Tifway 419 Hybrid Bermuda	Hybrid Bermuda	sod	

Notes

1. The contractor shall verify all plant material quantities prior to plant installation. Plant material quantities are listed for the convenience of the contractor. Actual number of plant symbols shall have priority over quantities designated in the Legend.
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3. All plant material designated with (***) shall be planted with acid loving plant back fill mix (see planting specifications).
4. All individual shrubs @ slope conditions are to be underplanted with ground cover to match adjacent plant symbol.
5. Al planting areas to be covered in 3" of 'Desert Gold' decomposed granite, fines removed.

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Paradise Valley

Landscape
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Scale No Scale
Project 23.040

Landscape Planting
Notes & Legends

Sheet
LP-0.01

SUP-25-04
AMENDED

Plant Legend

Trees

Symbol	Botanical name	Common Name	Size	Quantity
	Citrus species	Citrus	24" box	28
	Cupressus sempervirens	Mediterranean cypress	24" box	18
	Parkinsonia x 'Desert Museum' ++	Desert Museum Palo Verde	24" box	28

Palms & Cycads

Symbol	Botanical name	Common Name	Size	Quantity
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	Ficus microcarpa nitida	Indian Laurel Fig	24" box - column	1159
	Cereus repandus f. monstrosa	Monstrose Apple Cactus	24" box - column	1
	Yucca rostrata	Beaked Yucca	3' trunk height	3

Shrubs, Perennials, & Annuals

Symbol	Botanical name	Common Name	Size	Spacing	Quantity
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Fs	Fouquieria splendens	Ocotillo	5 gal	60" o.c.	9
LM	Lophocereus marginatus	Mexican Fence Post Cactus	5 gal	36" o.c.	8
Lm	Lantana montevidensis	Trailing Lantana	5 gal	36" o.c.	81
Os	Opuntia santa-rita	Purple Prickly Pear	5 gal	36" o.c.	45
Ro	Rosmarinus officinalis 'Prostrata'	Trailing Rosemary	5 gal	24" o.c.	173

Vines & Espaliers

Symbol	Botanical name	Common Name	Size	Quantity
1	Trachelospermum jasminoides	Star Jasmine	15 gal - Espalier	19

Turf

Symbol	Botanical Name	Common Name	Type	Quantity
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Landscape Planting Notes & Legends

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LP-0.01

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Chamaerops humilis,
Mediterranean Fan Palm



Citrus species,
Citrus



Ficus microcarpa nitida,
Indian Laurel Fig



Bougainvillea 'La Jolla',
La Jolla Bougainvillea



Carissa macrocarpa 'Green Carpet',
Natal Plum



Phoenix dactylifera 'Medjool',
Date Palm



Parkinsonia x 'Desert Museum',
Desert Museum Palo Verde



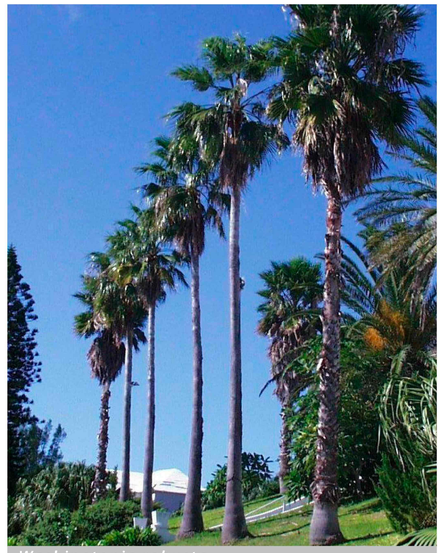
Euphorbia resinifera,
Moroccan Mound



Euphorbia rigida,
Narrow-leafed Glaucous Spurge



Justicia spicigera,
Mexican Honeysuckle



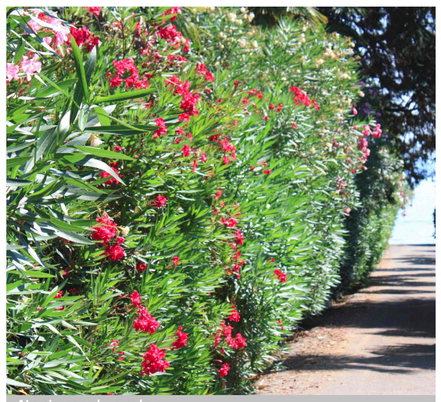
Washingtonia robusta,
Mexican Fan Palm



Carnegiea gigantea,
Saguaro



Lantana montevidensis,
Trailing Lantana



Nerium oleander,
Oleander



Olea europaea 'Montra',
Little Olive



Portulacaria afra,
Elephant's Food



Ruellia brittoniana 'Purple Showers',
Mexican Petunia

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V. MACLEOD
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree
Paradise Valley

Landscape
Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 | Entitlement Plan
04 May 26 | Entitlement Plan - Revised

Scale No Scale
Project 23.040

Landscape Planting
Character Imagery

Sheet
LP-0.02

SUP-25-04
APPROVED

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Fouqueria splendens,
Ocotillo



Agave desmettiana,
Smooth Agave



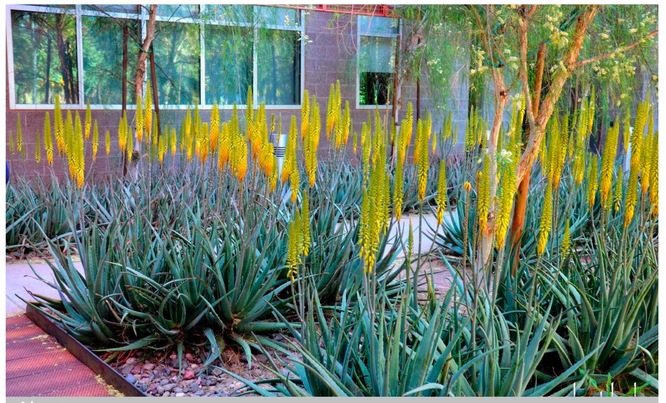
Agave 'Blue Glow',
Blue Glow Agave



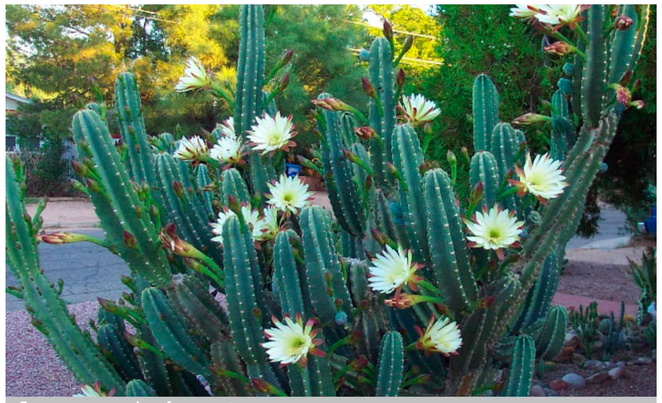
Agave 'Blue Flame',
Blue Flame Agave



Agave parryi,
Artichoke agave



Aloe vera,
Medicinal Aloe



Cereus repandus f. monstrosa,
Monstrose Apple Cactus



Lophocereus marginatus,
Mexican Fence Post Cactus



Agave vilmoriana,
Octopus Agave



Agave victoriae-reginae,
Queen Victoria Agave



Dasylirion wheeleri,
Desert Spoon



Echinocactus grusonii,
Golden Barrel Cactus



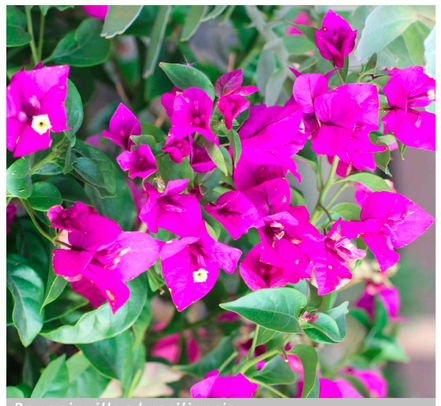
Agave americana 'Variegata',
Variegated Century Plant



Cereus peruvianus,
Night Blooming Cereus



Opuntia santa-rita,
Purple Prickly Pear



Bougainvillea brasiliensis,
Purple Bougainvillea



Jasminum officinale,
Jasmine

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Landscape Planting
Character Imagery

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LP-0.03

SUP-25-04
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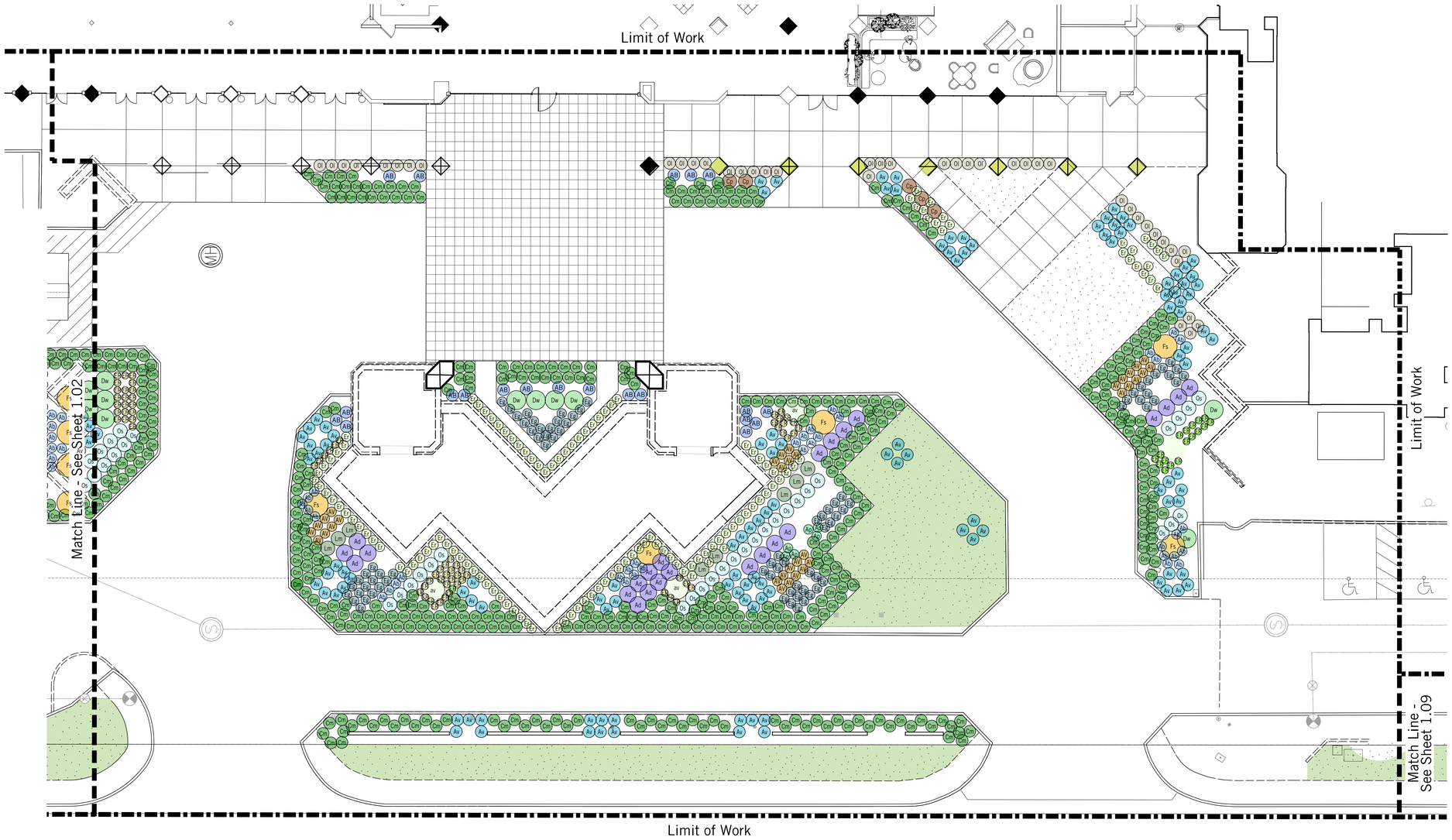

Plant Legend

Shrubs

Symbol	Botanical name
Bg	Bougainvillea 'La Jolla'
Cm	Carissa macrocarpa 'Green Carpet'
ER	Euphorbia resinifera
Er	Euphorbia rigida
Js	Justicia Spicigera
Lm	Lantana montevidensis
No	Nerium oleander
Ol	Olea europaea 'Montra'
Pa	Portulacaria afra
Rp	Ruellia brittoniana 'Purple Showers'

Cactus & Succulents

Symbol	Botanical name
Aa	Agave americana 'Variegata'
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AB	Agave 'Blue Flame'
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Ap	Agave parryi
AV	Agave victoriae-reginae
av	Agave vilmoriana
Av	Aloe vera (barbadensis)
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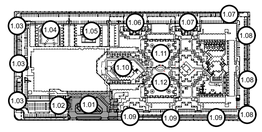
Dw	Dasylirion wheeleri
Eg	Echinocactus grusonii
Fs	Fouquieria splendens
Lm	Lophocereus marginatus
Os	Opuntia santa-rita

Key Map



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Landscape Improvement Plans

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N

0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Planting
Shrub & Groundcover Plan

Sheet

LPS-1.01
400

SUP-25-04
AMENDED

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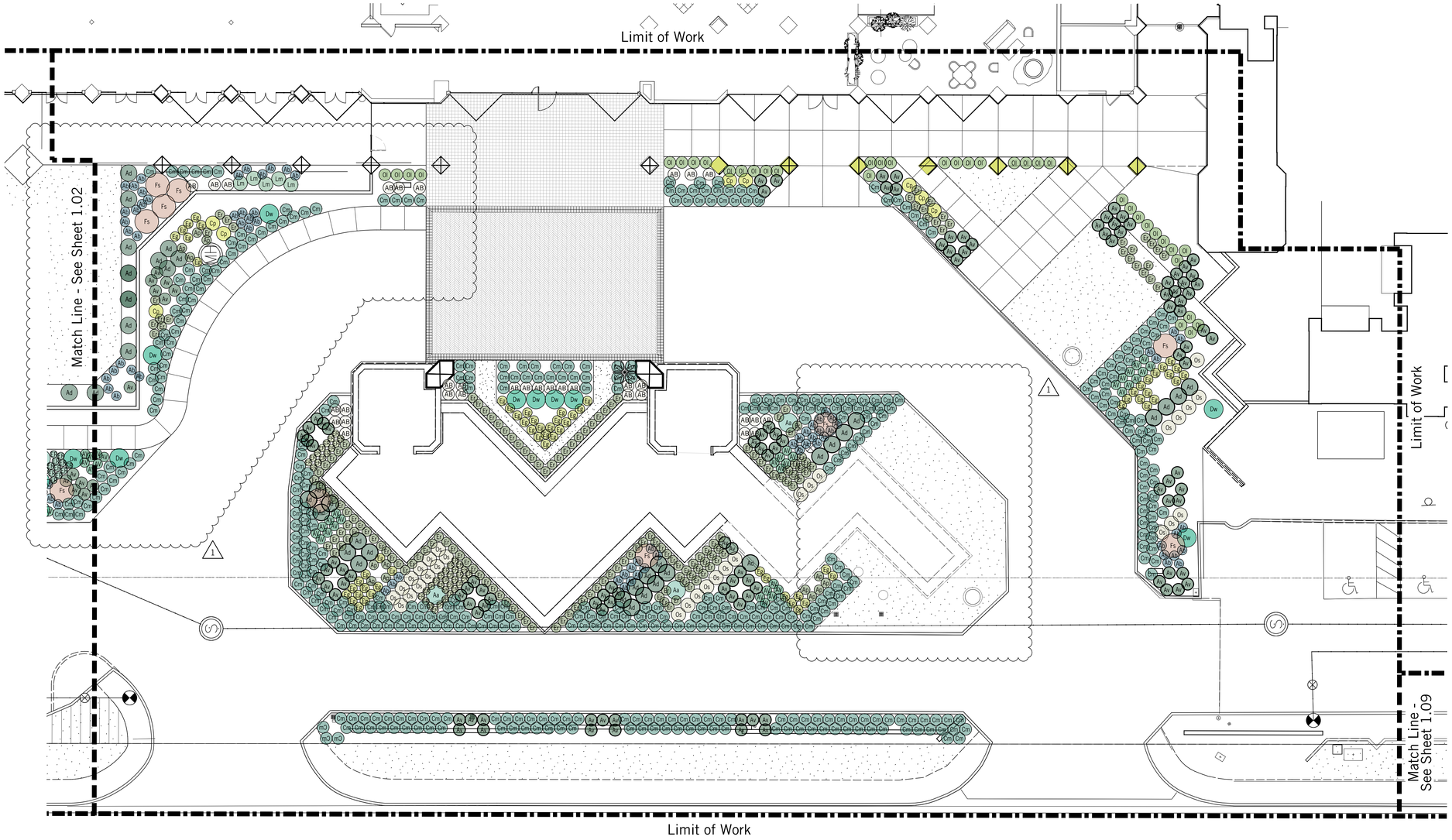

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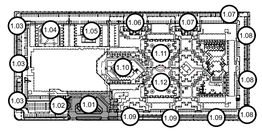

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ARIZONA, U.S.A.
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DoubleTree Paradise Valley

Landscape Improvement Plans

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Paradise Valley, Arizona

Client:
GHIG

Date I Revision

25 Feb 26 I Entitlement Plan
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Scale 1" = 10'-0"
Project 23.040

Landscape Planting
Shrub & Groundcover Plan

Sheet
LPS-1.01
401

SUP-25-04
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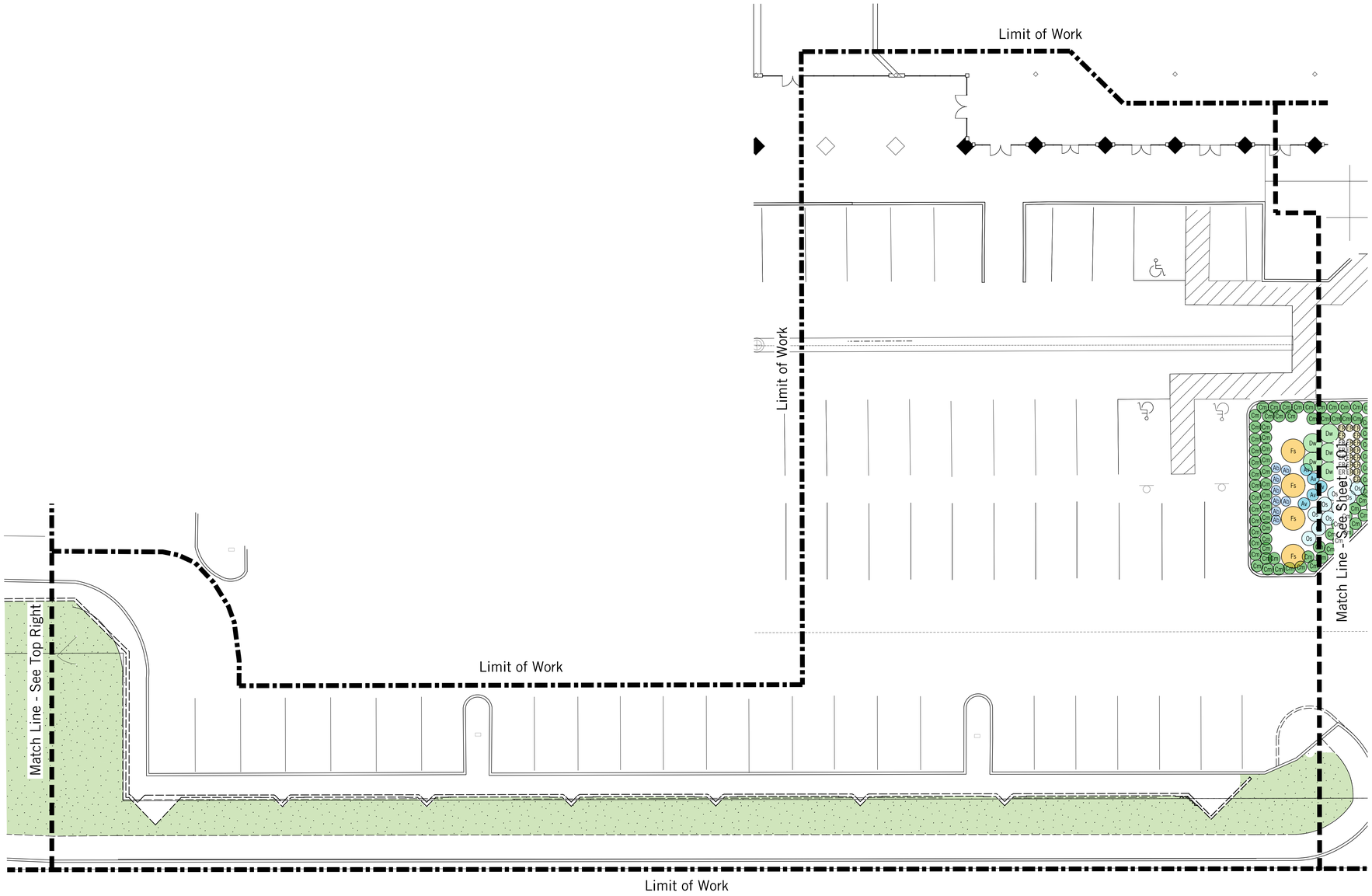

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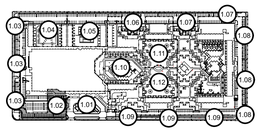

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet
LPS-1.02
402

SUP-25-04
AMENDED

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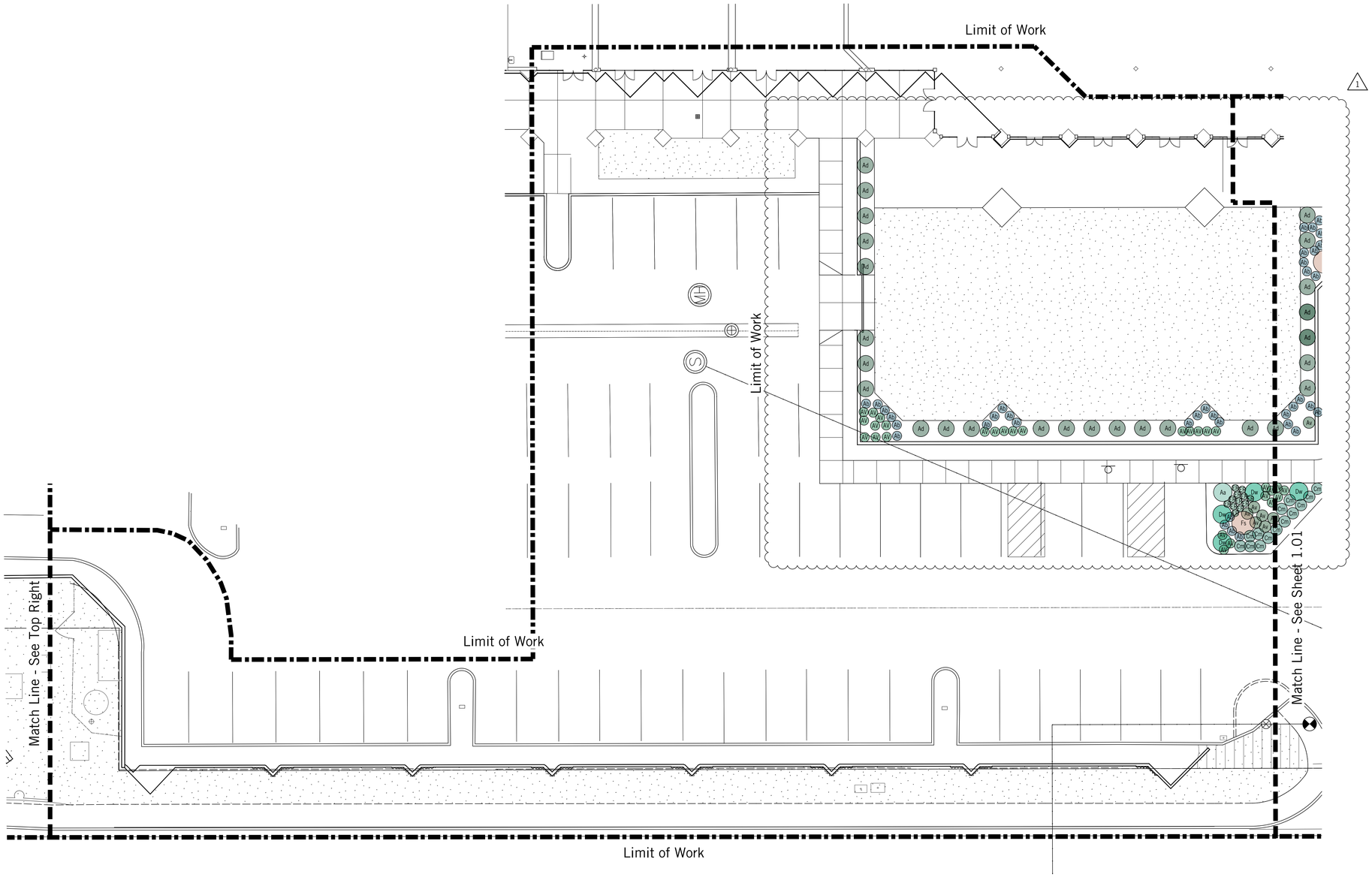

Plant Legend

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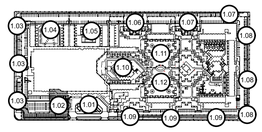

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DoubleTree Paradise Valley

Landscape Improvement Plans

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25 Feb 26 I Entitlement Plan
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N
0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet
LPS-1.02
403

SUP-25-04
PREVIOUS

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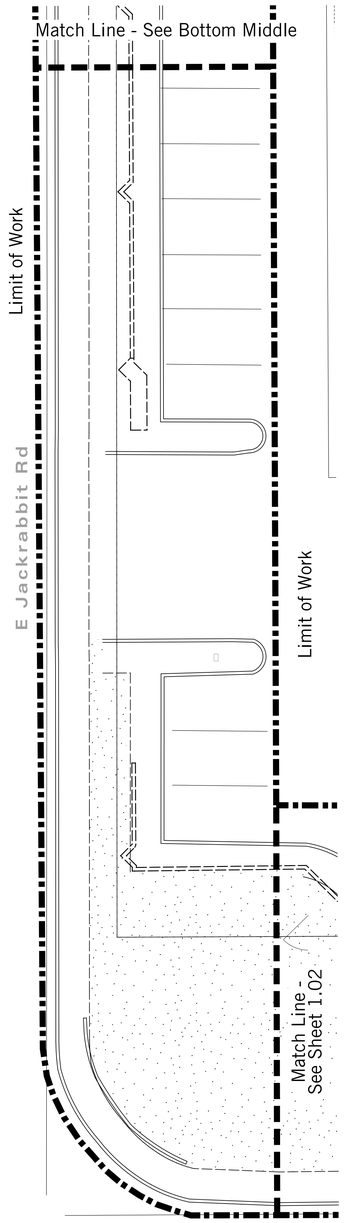

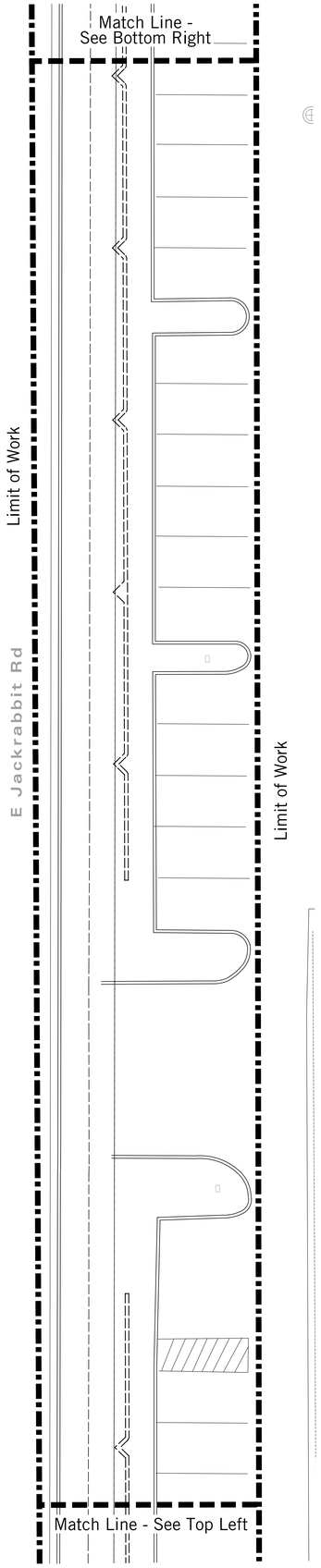

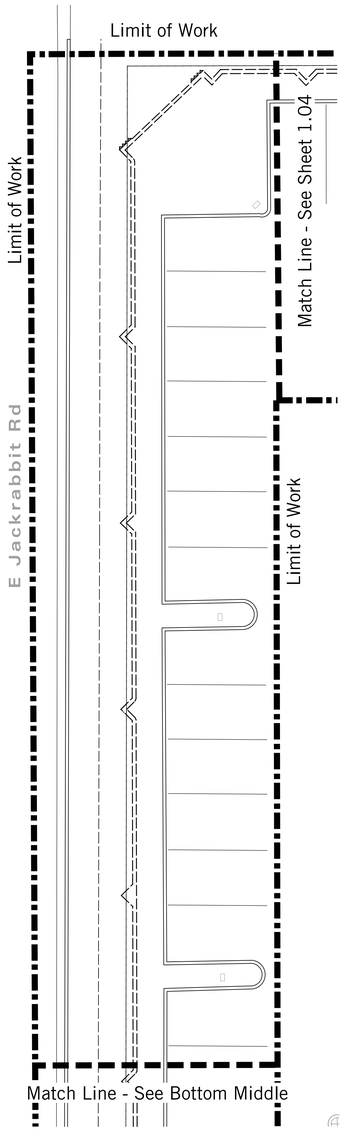

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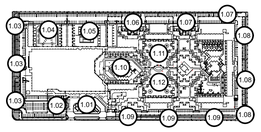

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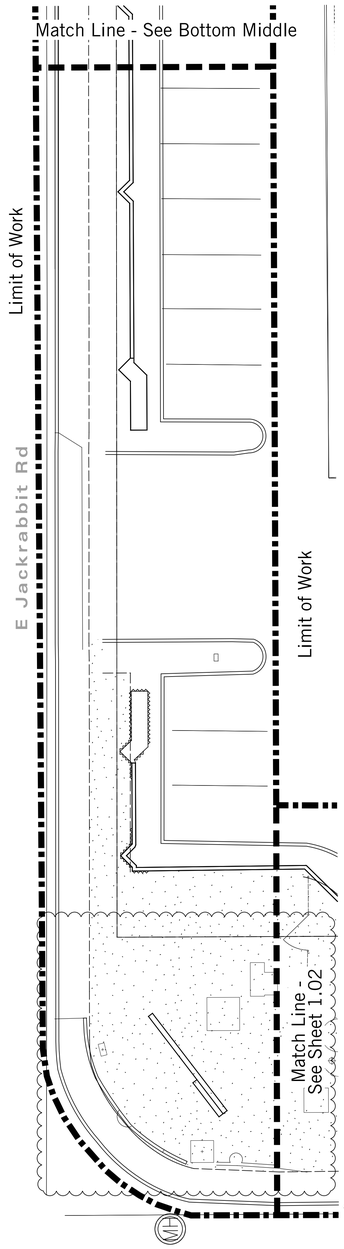

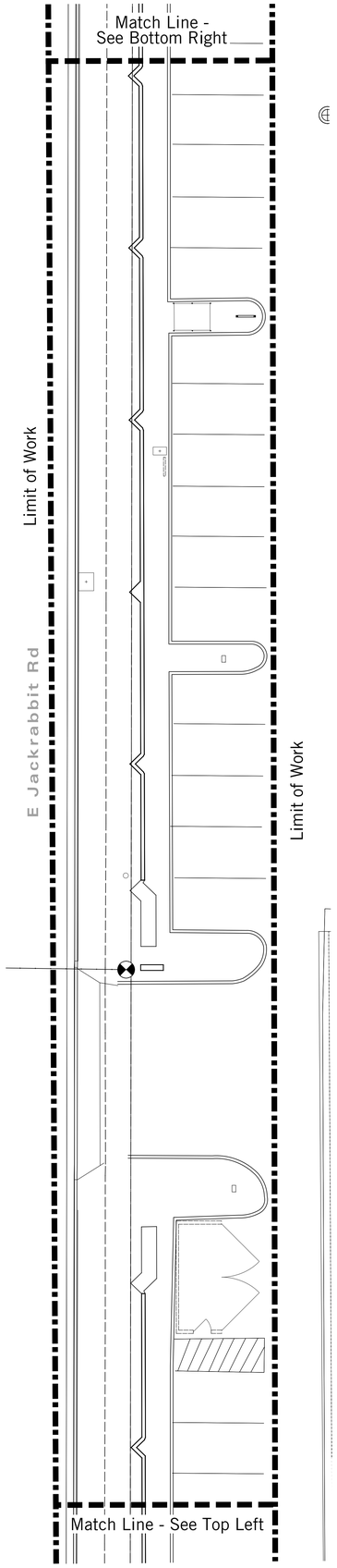

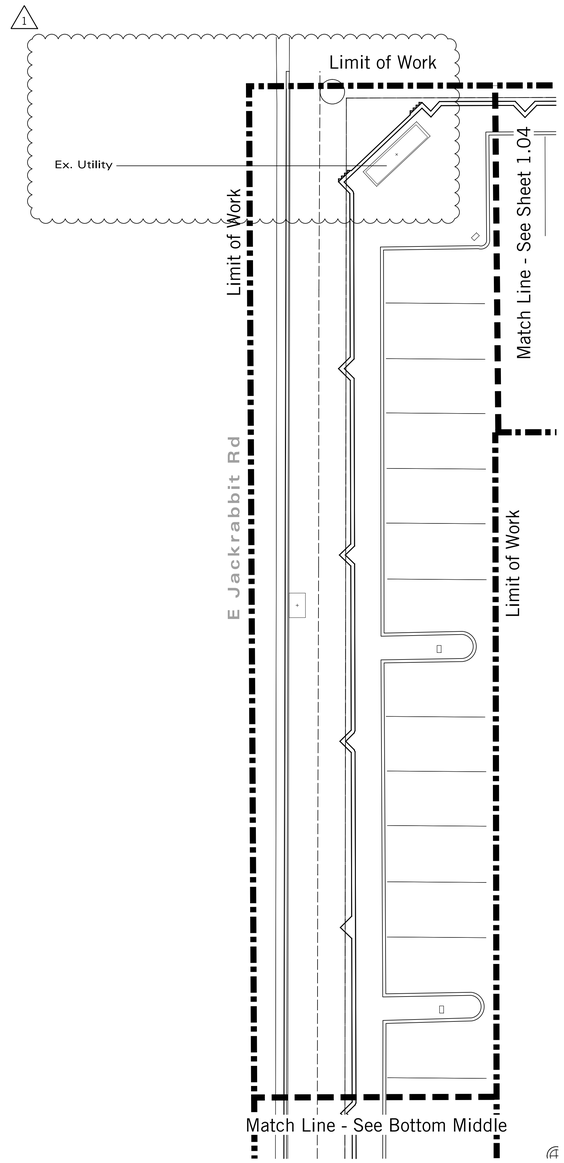

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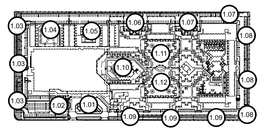

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DoubleTree Paradise Valley

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Landscape Planting Shrub & Groundcover Plan

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LPS-1.03

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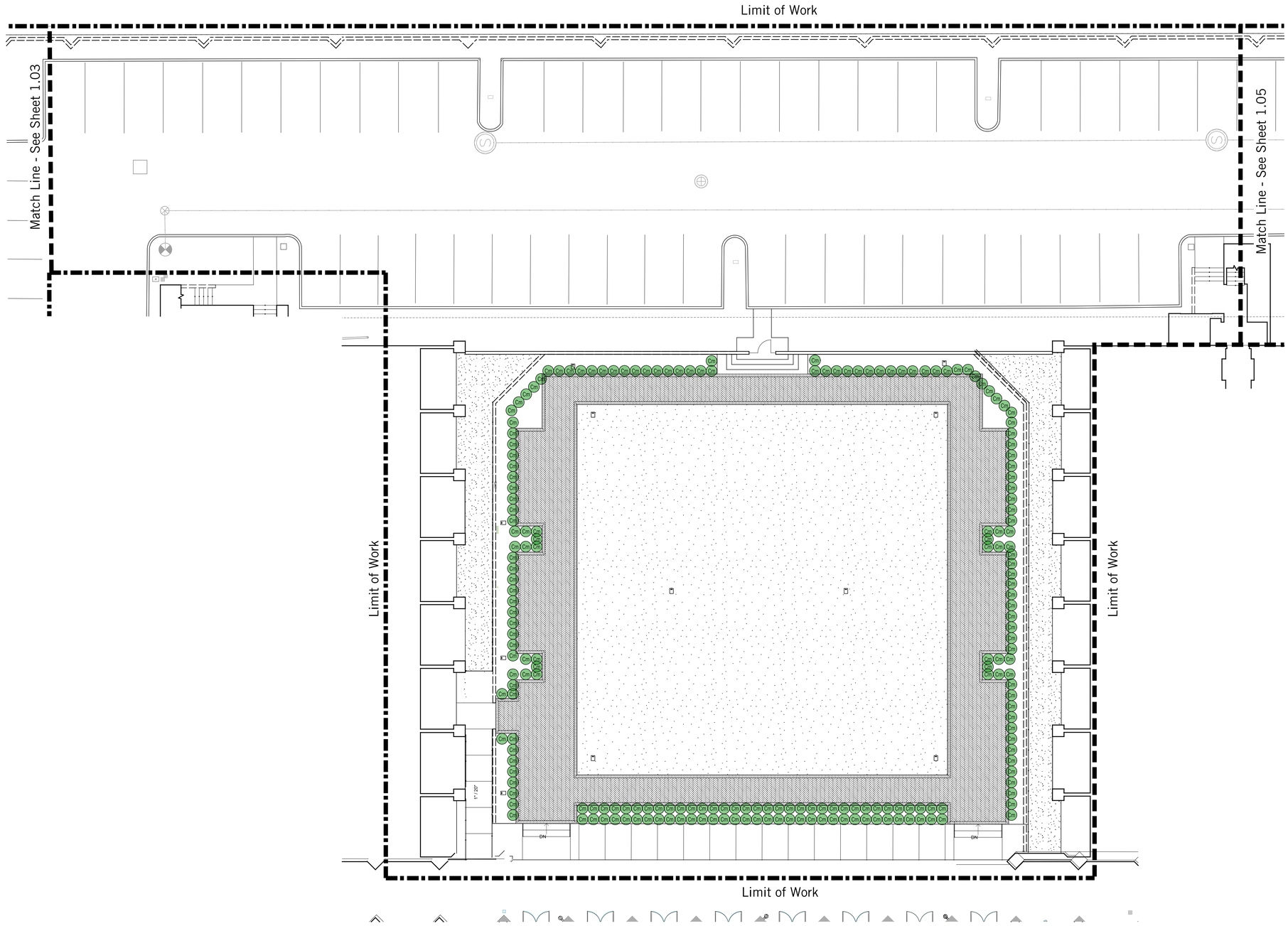

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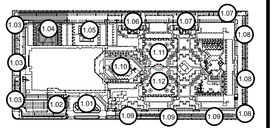
AB	Agave 'Blue Flame'
Ad	Agave desmettiana
Ap	Agave parryi
AV	Agave victoriae-reginae
av	Agave vilmoriana
Av	Aloe vera (barbadensis)
Cp	Cereus peruvianus
Dw	Dasylirion wheeleri
Eg	Echinocactus grusonii
Fs	Fouquieria splendens
Lm	Lophocereus marginatus
Os	Opuntia santa-rita

Key Map



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V.
MACLEOD
ARIZONA, U.S.A.
Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 I Entitlement Plan
15 May 25 I Entittlement Submittal
28 July 25 I Entittlement Submittal Rev

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet
LPS-1.04
406

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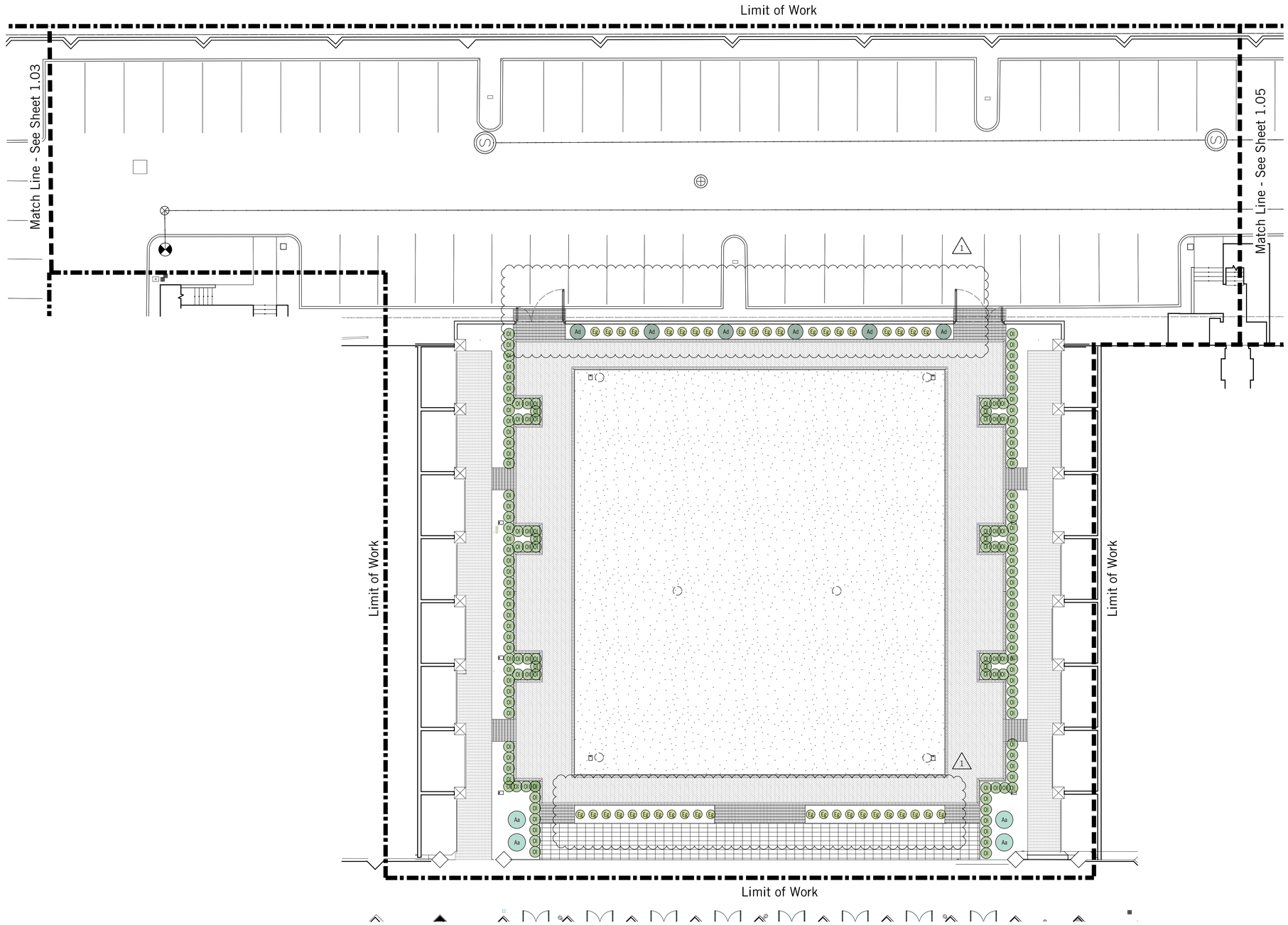

Plant Legend

Shrubs

Symbol	Botanical name
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Cm	Carissa macrocarpa 'Green Carpet'
ER	Euphorbia resinifera
Er	Euphorbia rigida
Js	Justicia Spicigera
Lm	Lantana montevidensis
No	Nerium oleander
Ol	Olea europaea 'Montra'
Pa	Portulacaria afra
Rp	Ruellia brittoniana 'Purple Showers'

Cactus & Succulents

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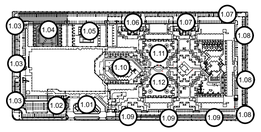

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Landscape Planting Shrub & Groundcover Plan

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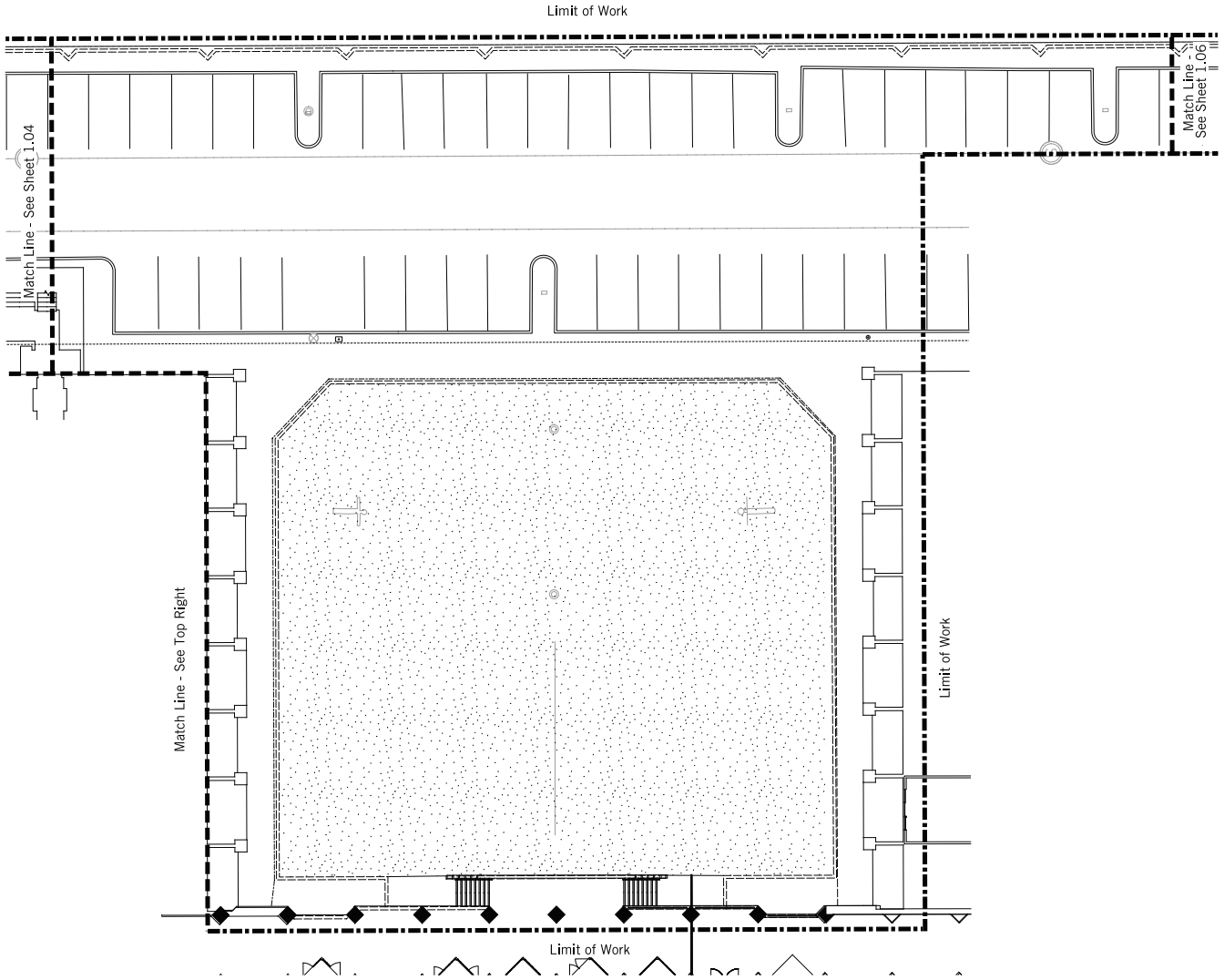

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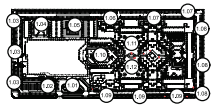

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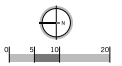

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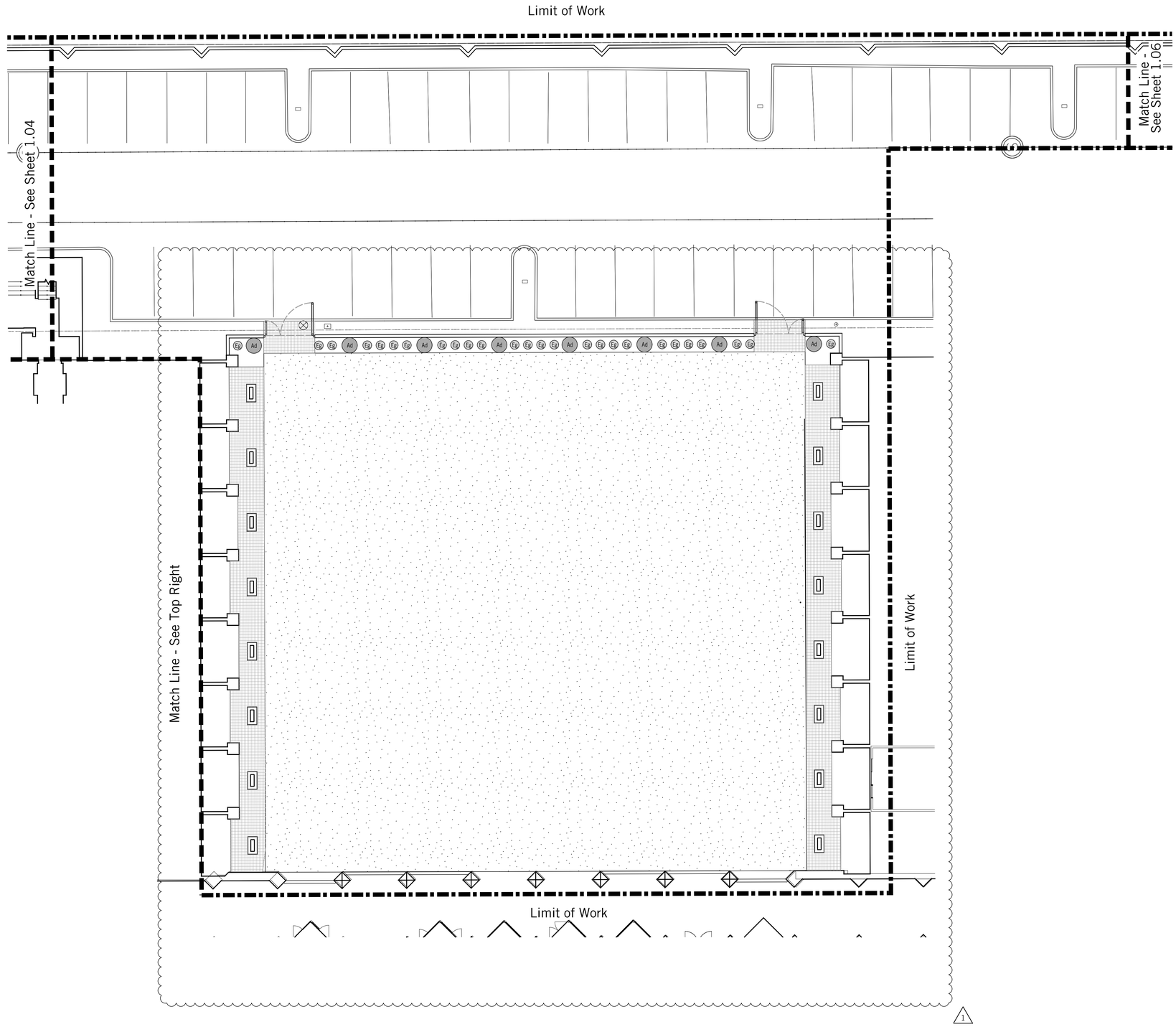

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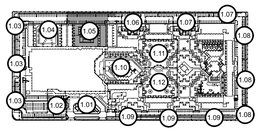

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Landscape Planting Shrub & Groundcover Plan

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LPS-1.05

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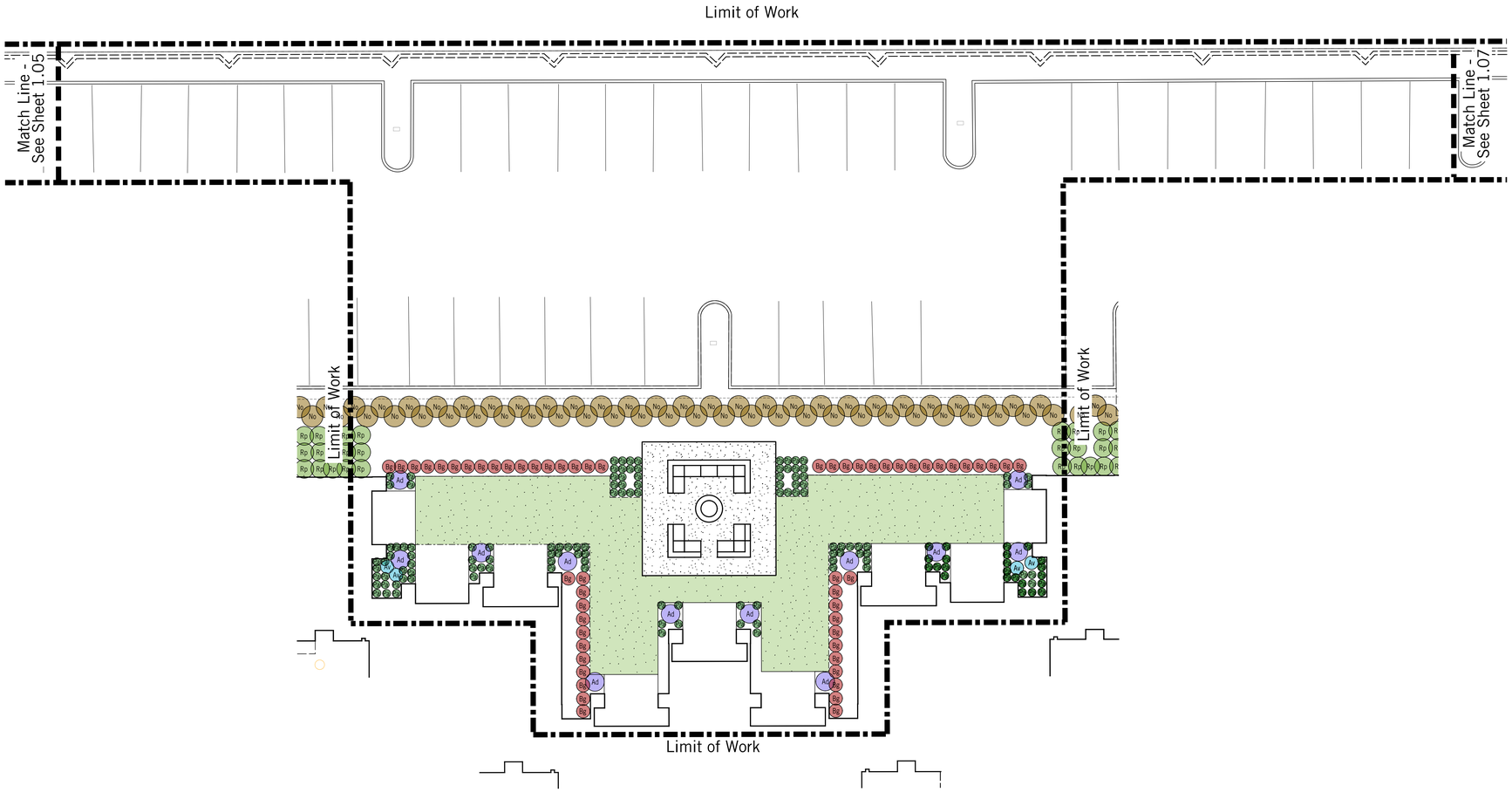

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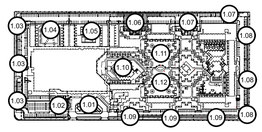

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Landscape Planting Shrub & Groundcover Plan

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LPS-1.06
410

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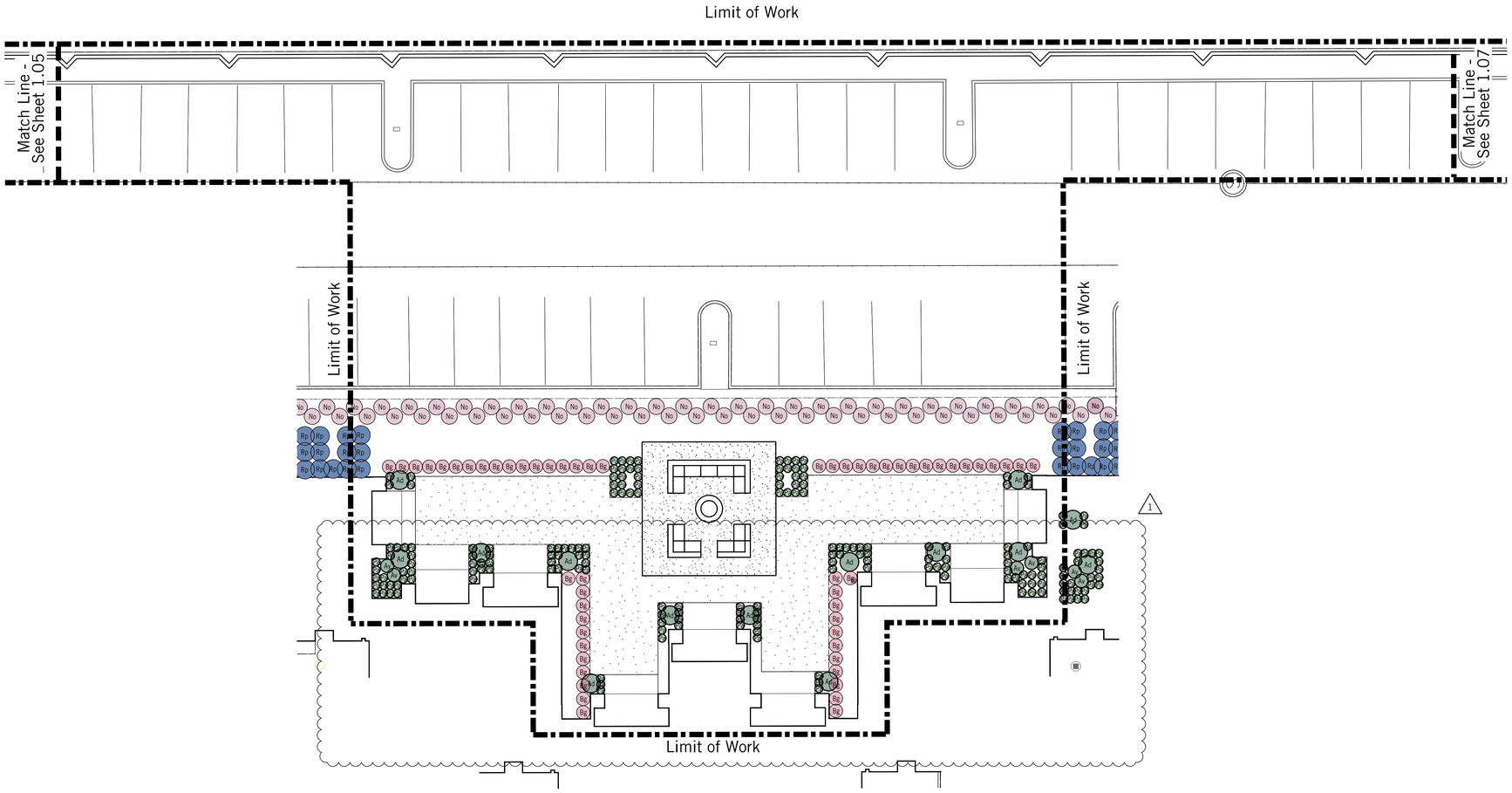

Plant Legend

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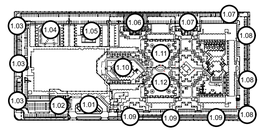

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Landscape Planting Shrub & Groundcover Plan

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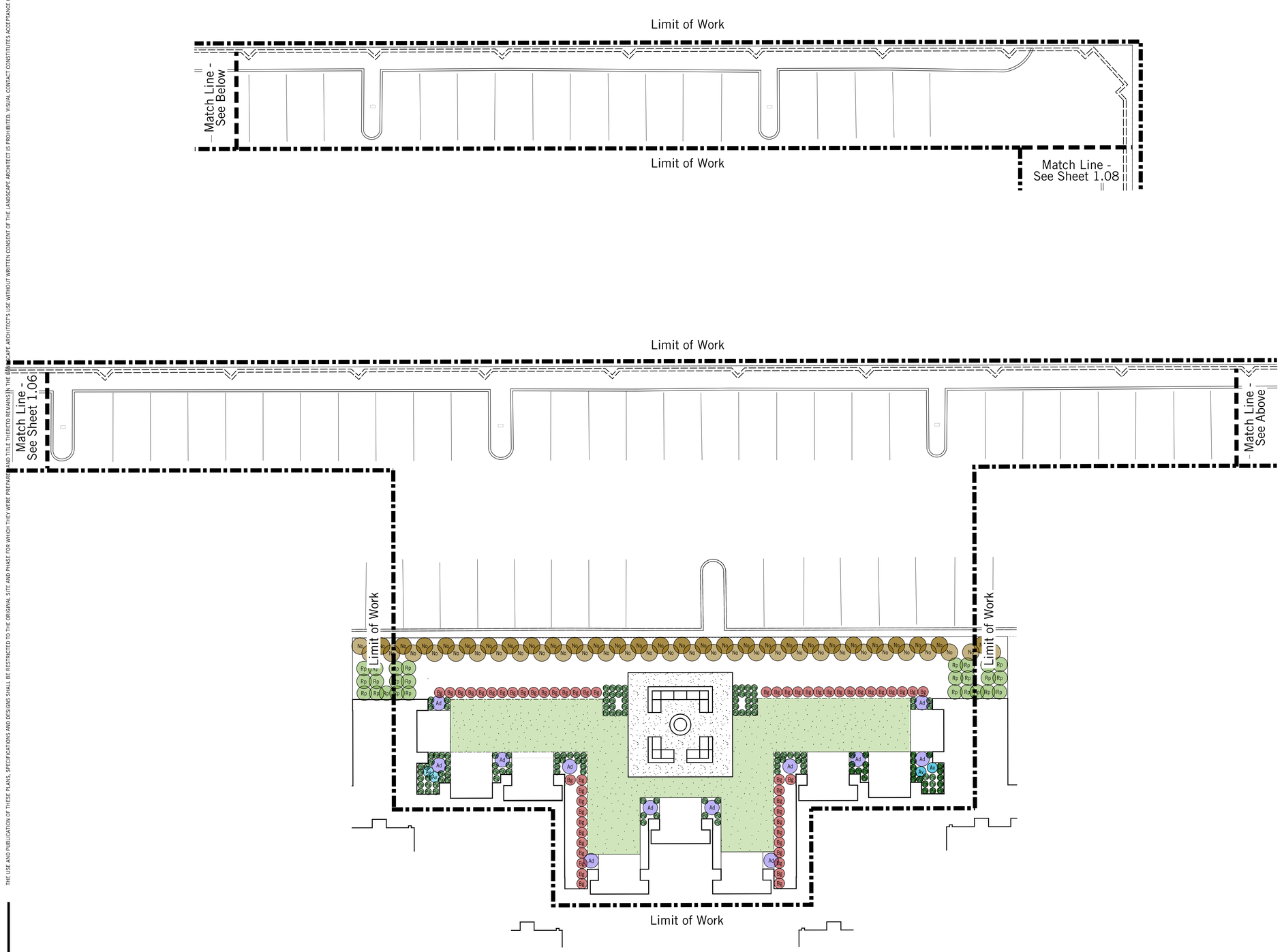

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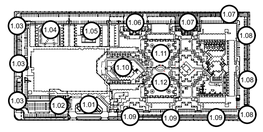

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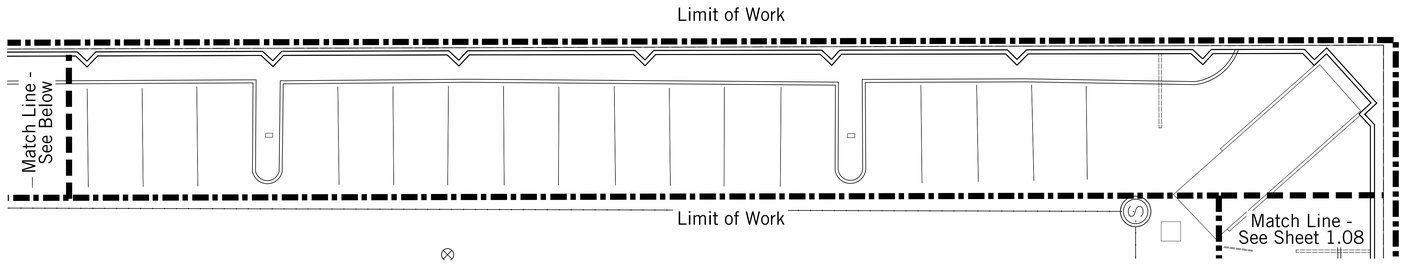

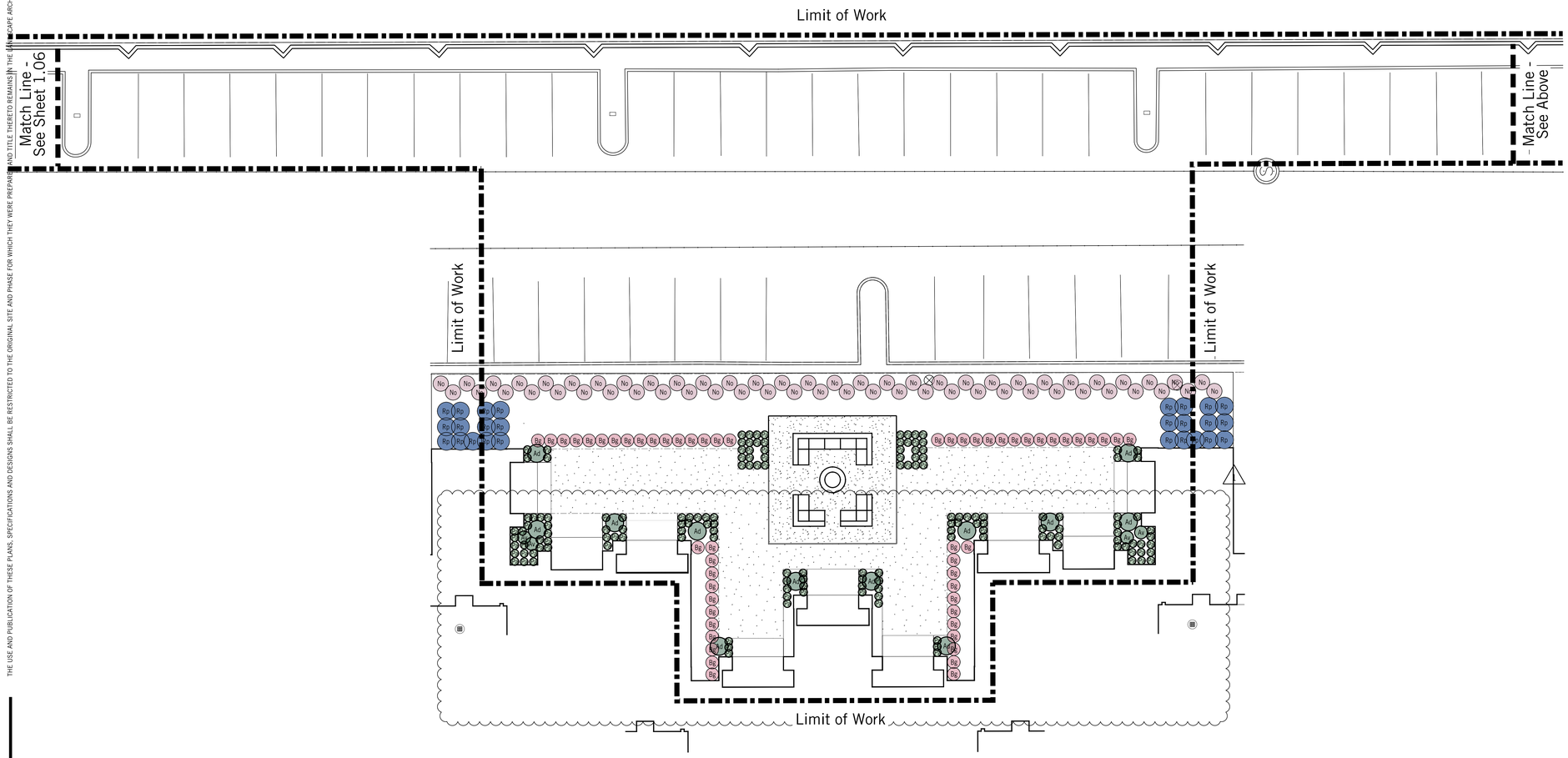

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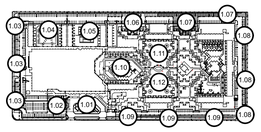

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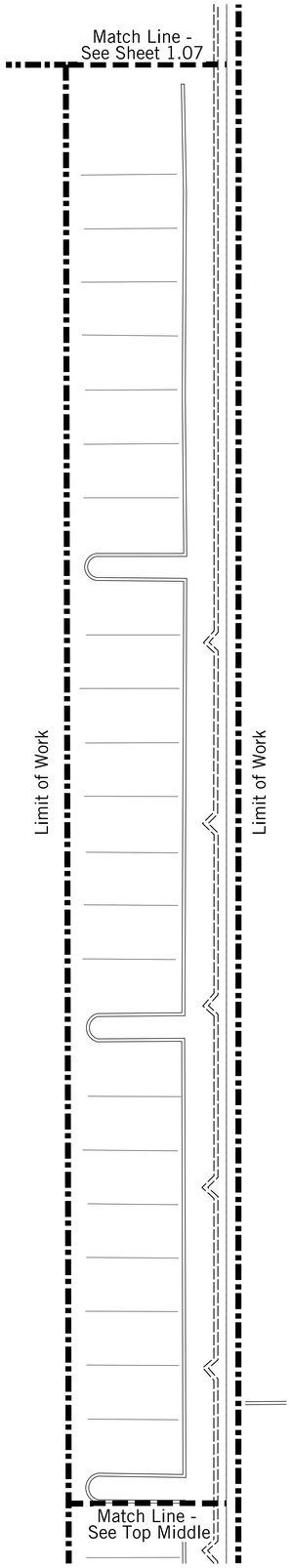

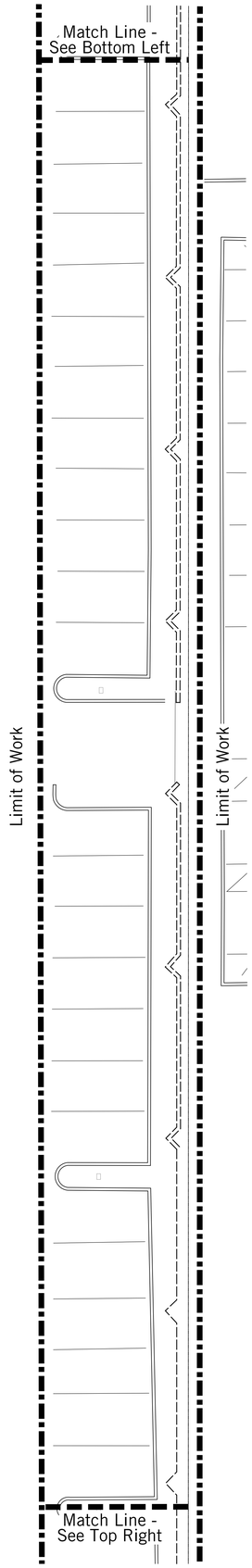

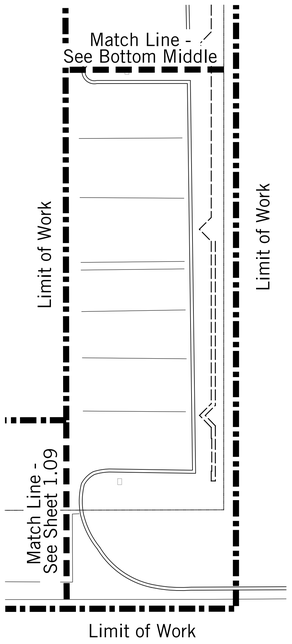

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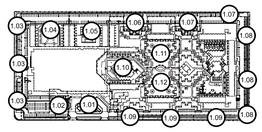
AV	Agave victoriae-reginae
av	Agave vilmoriana
Av	Aloe vera (barbadensis)
Cp	Cereus peruvianus
Dw	Dasylirion wheeleri
Eg	Echinocactus grusonii
Fs	Fouquieria splendens
Lm	Lophocereus marginatus
Os	Opuntia santa-rita

Key Map



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V.
MACLEOD
Date Signed
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 I Entitlement Plan
15 May 25 I Entittlement Submittal
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N

0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet

LPS-1.08

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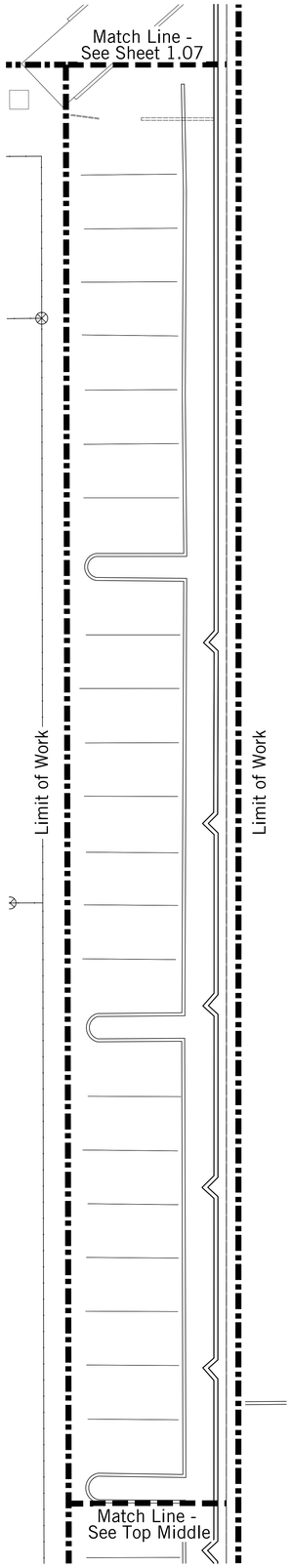

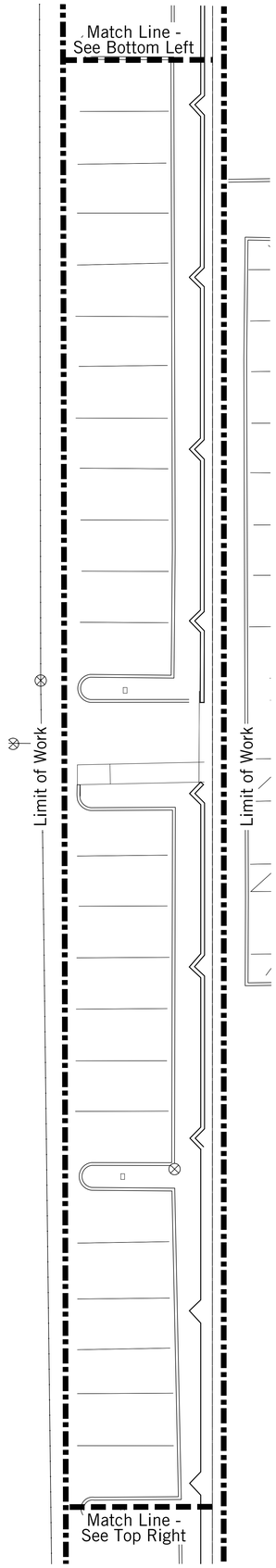

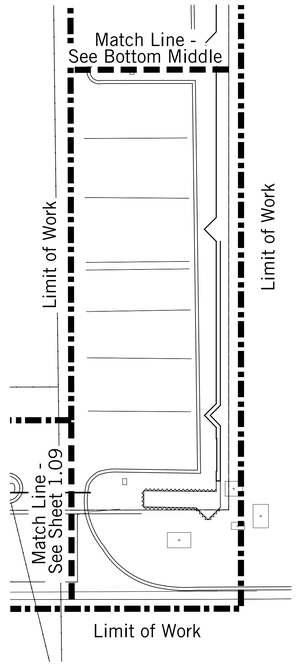

Plant Legend

Shrubs

Symbol	Botanical name
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Cm	Carissa macrocarpa 'Green Carpet'
ER	Euphorbia resinifera
Er	Euphorbia rigida
Js	Justicia Spicigera
Lm	Lantana montevidensis
No	Nerium oleander
Ol	Olea europaea 'Montra'
Pa	Portulacaria afra
Rp	Ruellia brittoniana 'Purple Showers'

Cactus & Succulents

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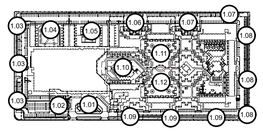

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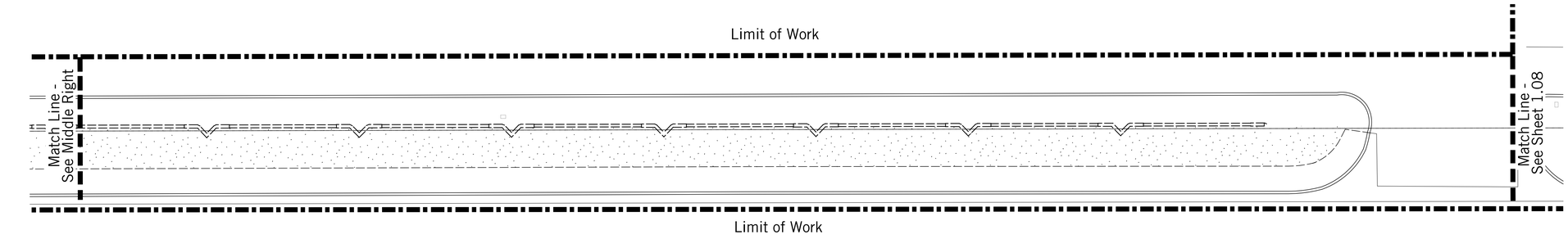

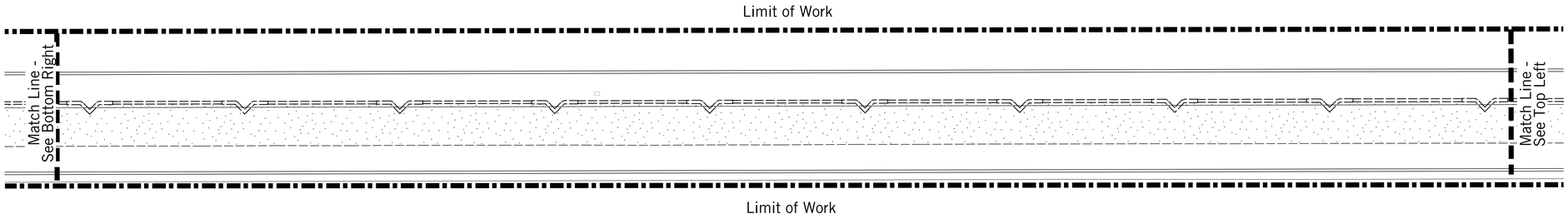

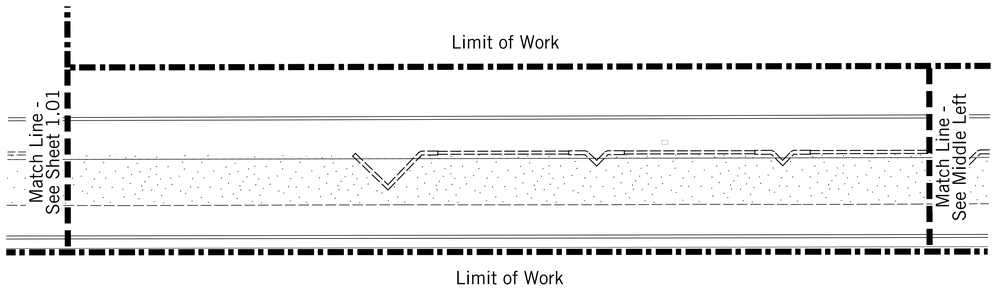

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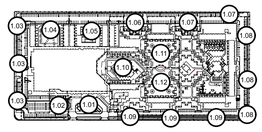

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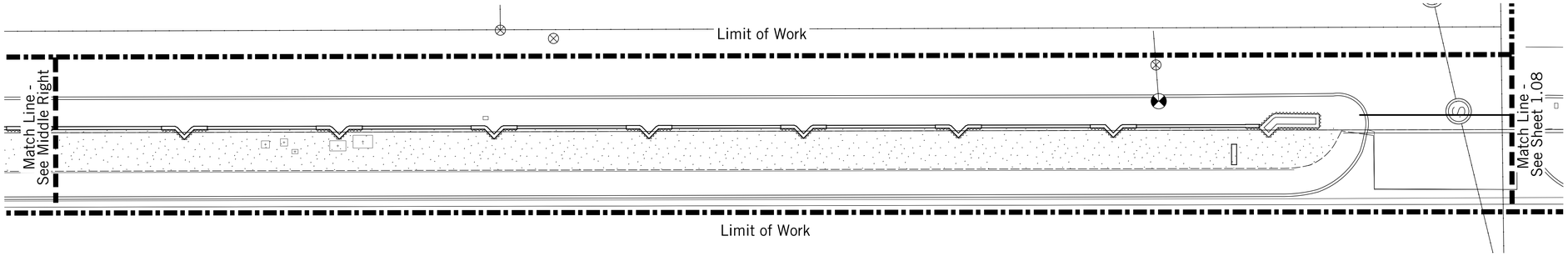

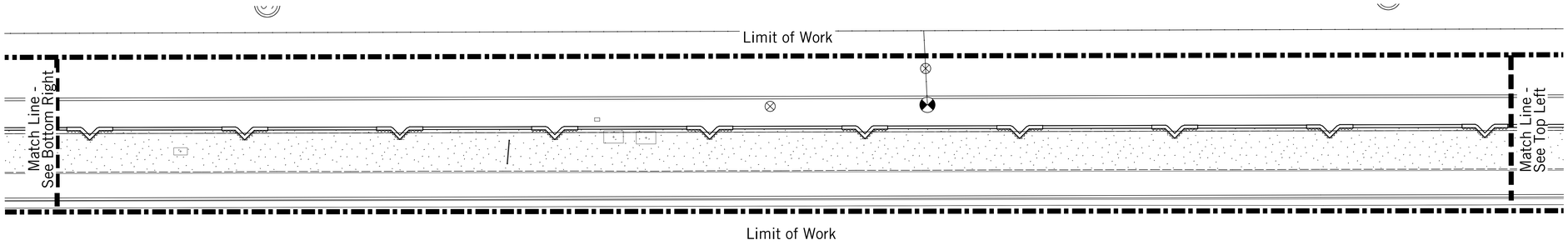

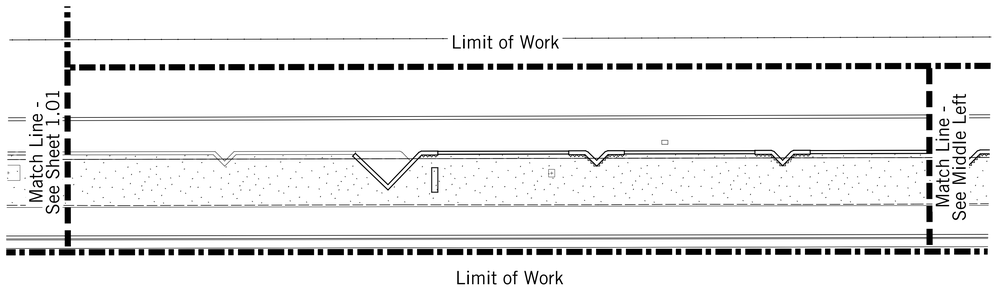

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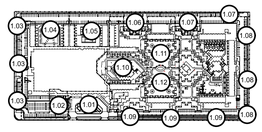

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Landscape Planting Shrub & Groundcover Plan

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417

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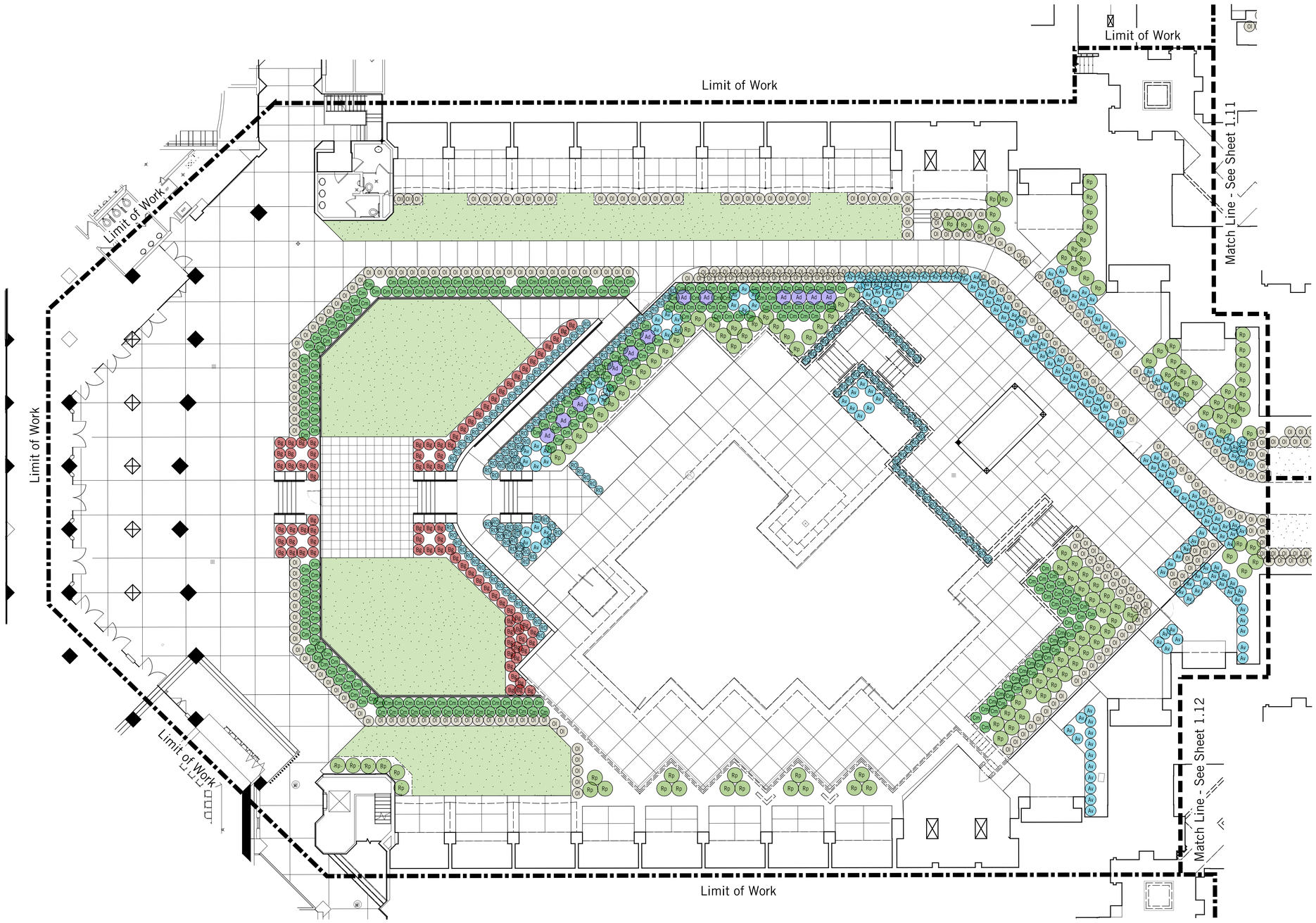

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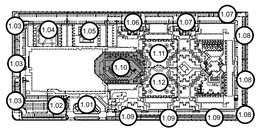
Key Map



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DoubleTree Paradise Valley

Landscape Improvement Plans

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet

LPS-1.10

SUP-25-04
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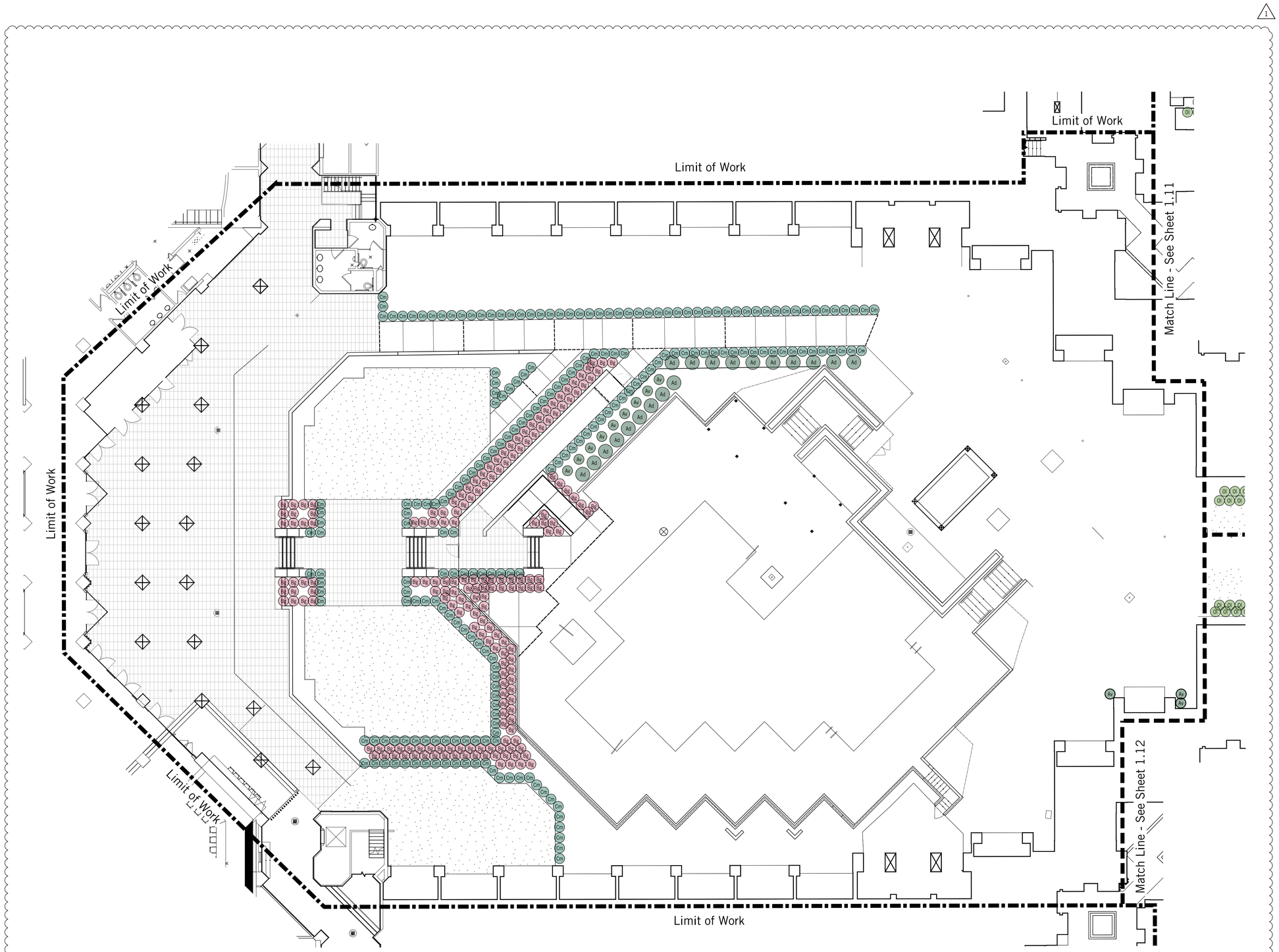

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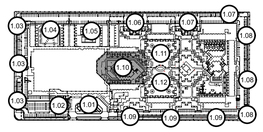

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Shrub & Groundcover Plan

Sheet
LPS-1.10
419

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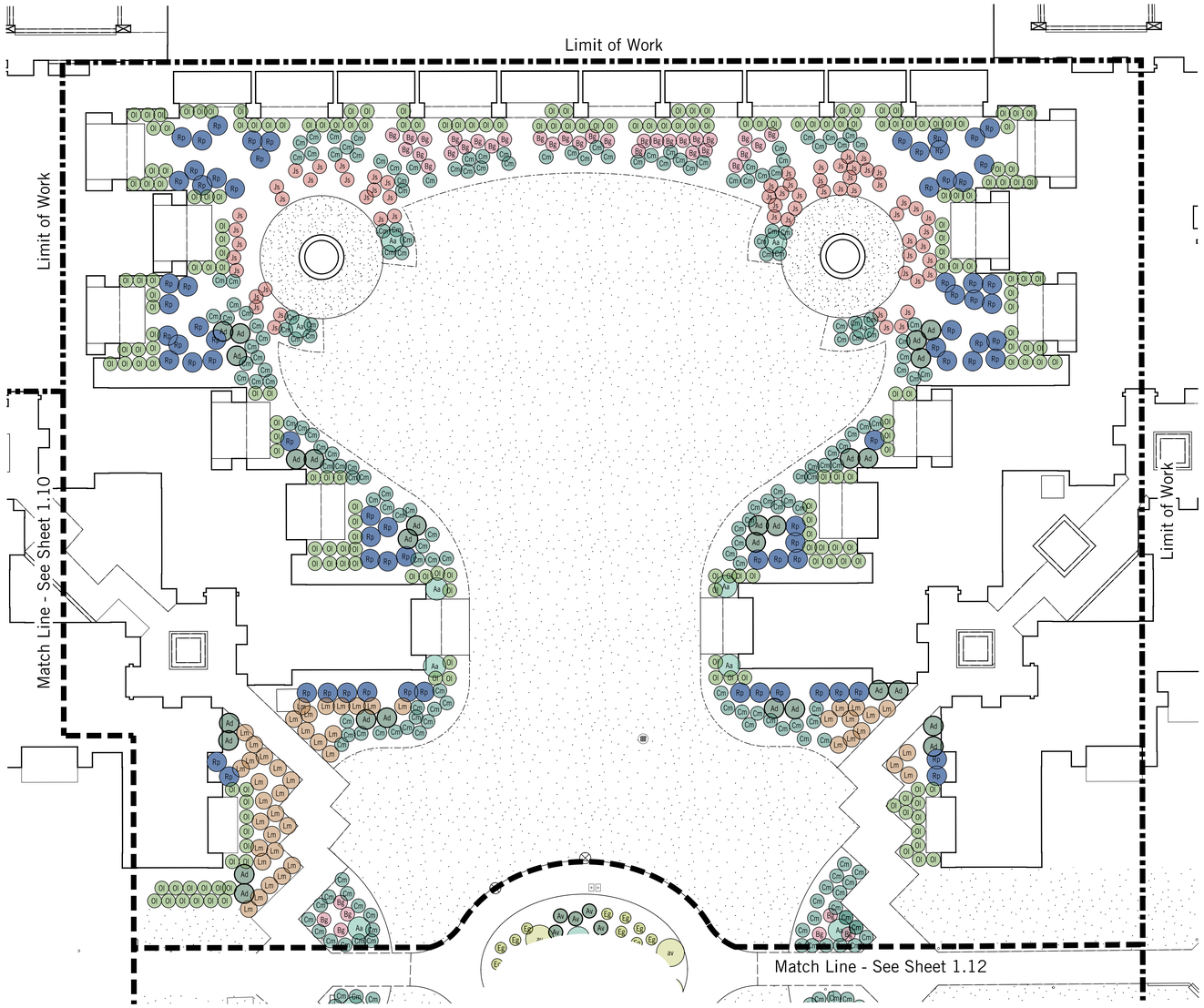

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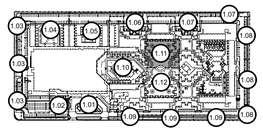

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Landscape Planting Shrub & Groundcover Plan

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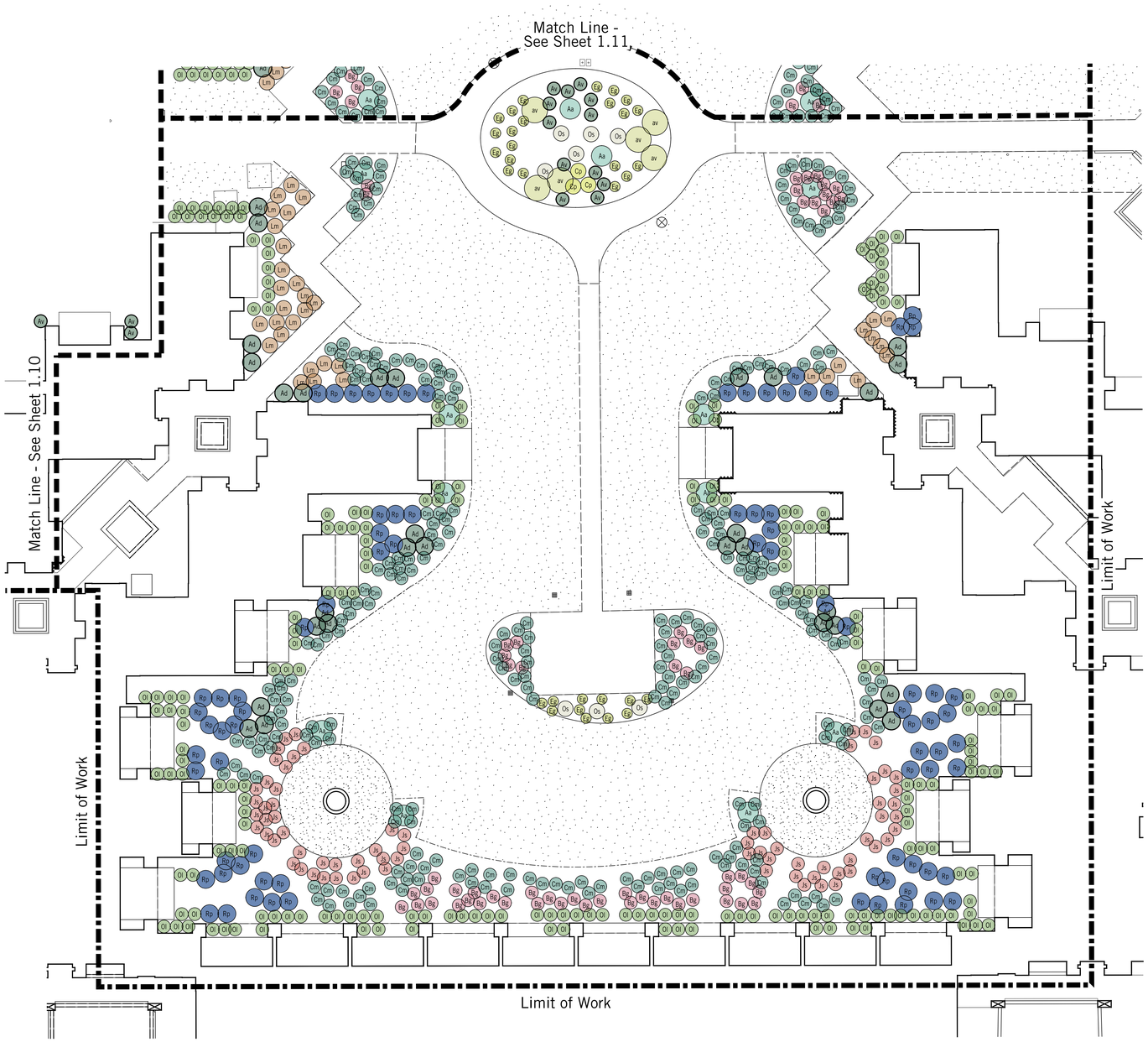

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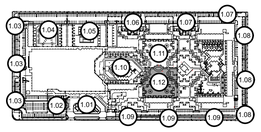

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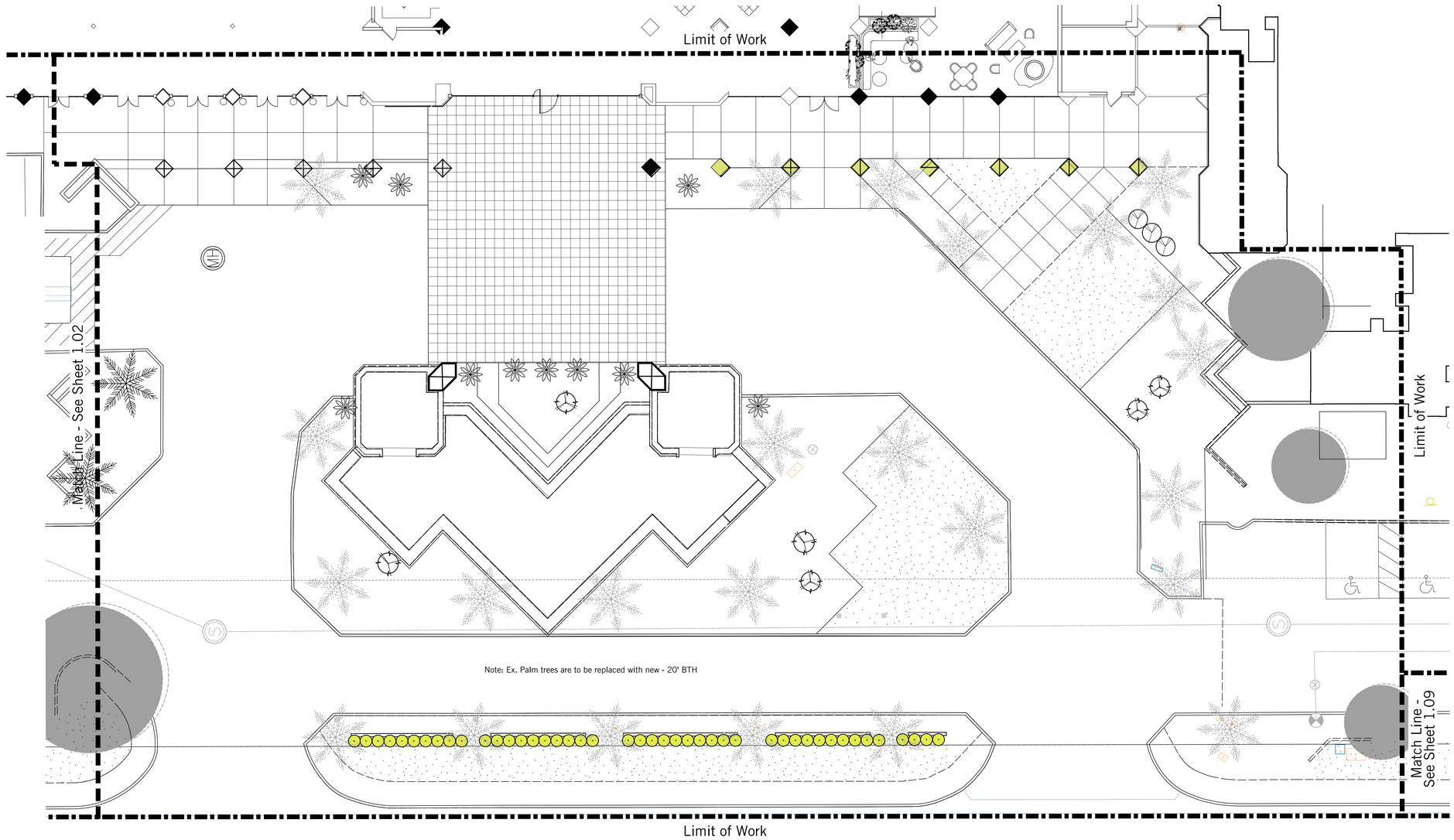


Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
	Chamaerops humilis
	Phoenix dactylifera 'Medjool'
	Washintonia robusta

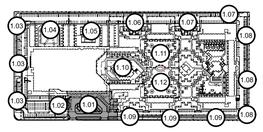
Vines

Symbol	Botanical name
1	Bougainvillea brasiliensis
2	Jasminum officinale

Columns & Large Accents

Symbol	Botanical name
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Ficus microcarpa nitida
	Cereus repandus f. monstrosa

Key Map



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CERTIFICATE NO.
68572
MATTHEW V. MACLEOD
ARIZONA, U.S.A.
Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 I Entitlement Plan
15 May 25 I Entittlement Submittal
28 July 25 I Entittlement Submittal Rev

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Scale 1" = 10'-0"
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Landscape Planting Tree & Vine Plan

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LPT-1.01

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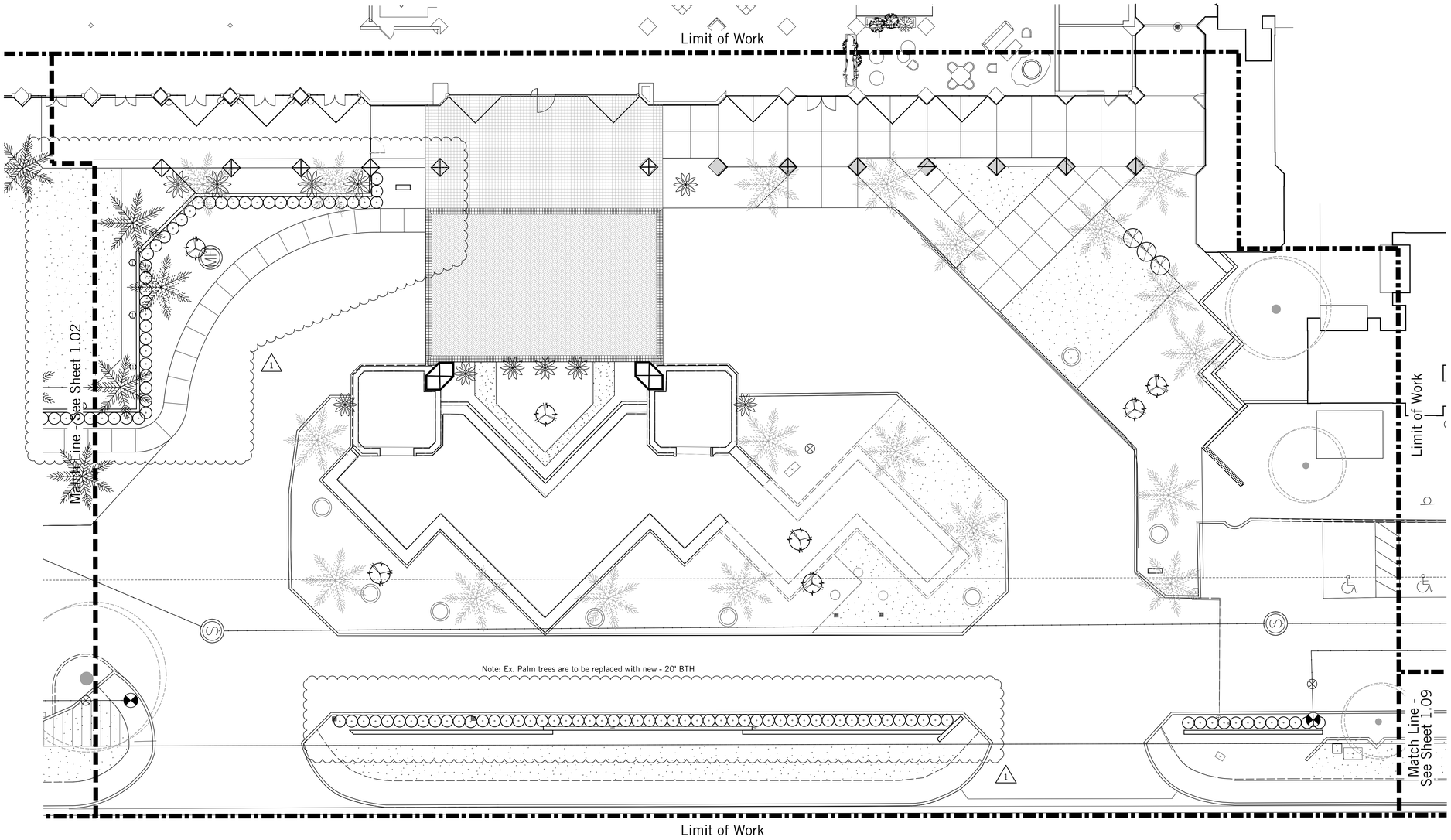

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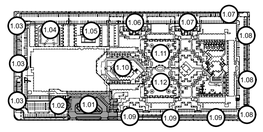

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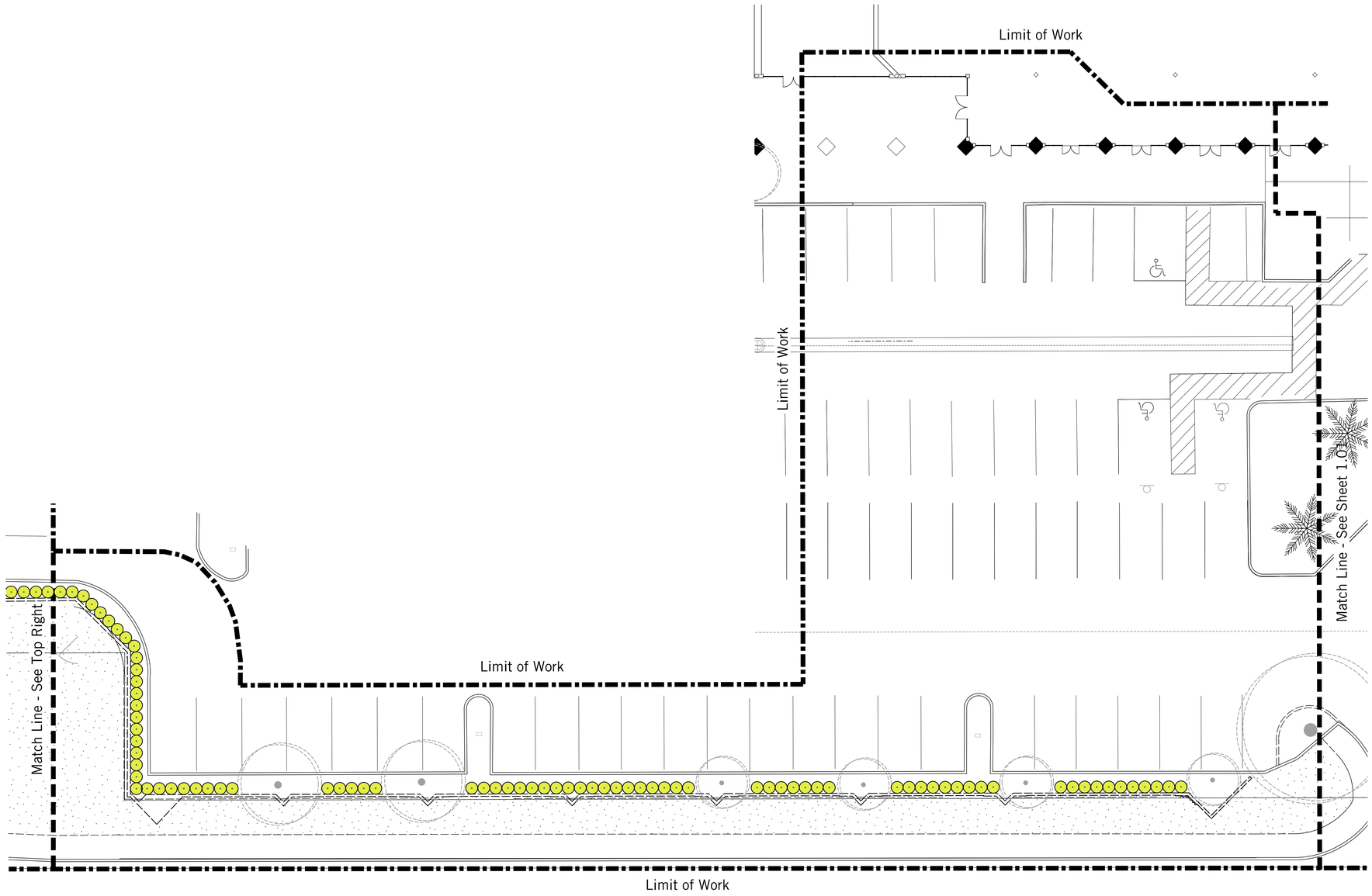

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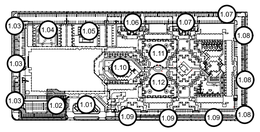

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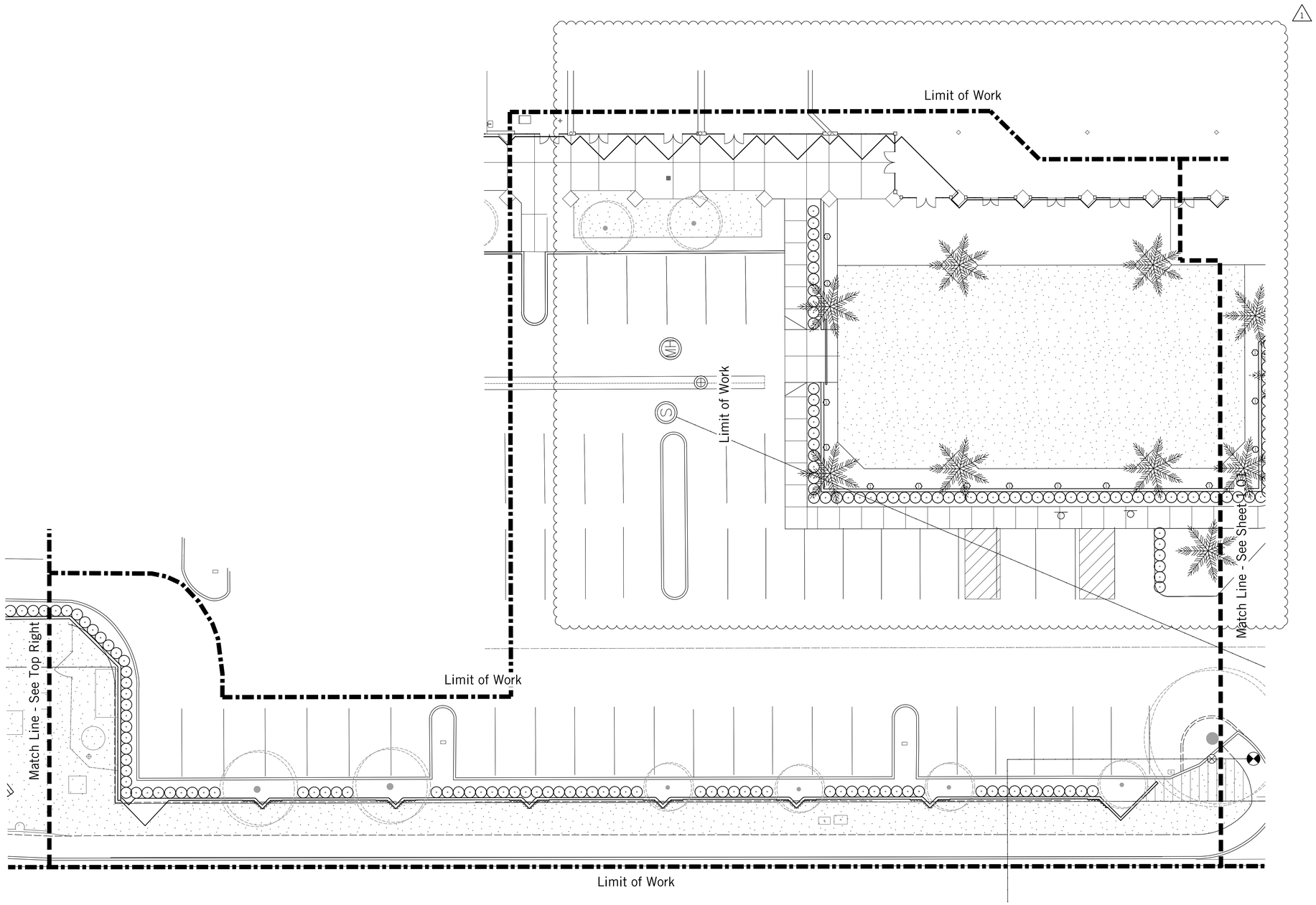

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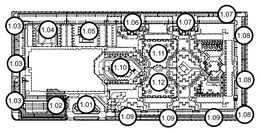

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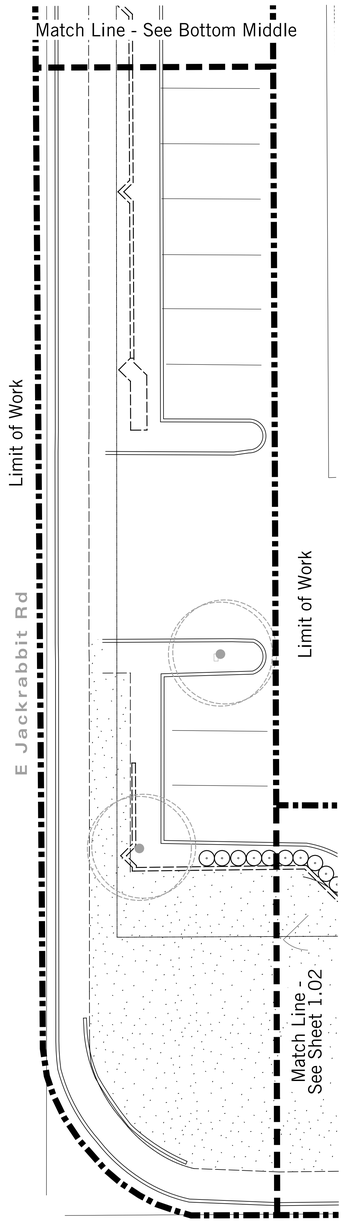

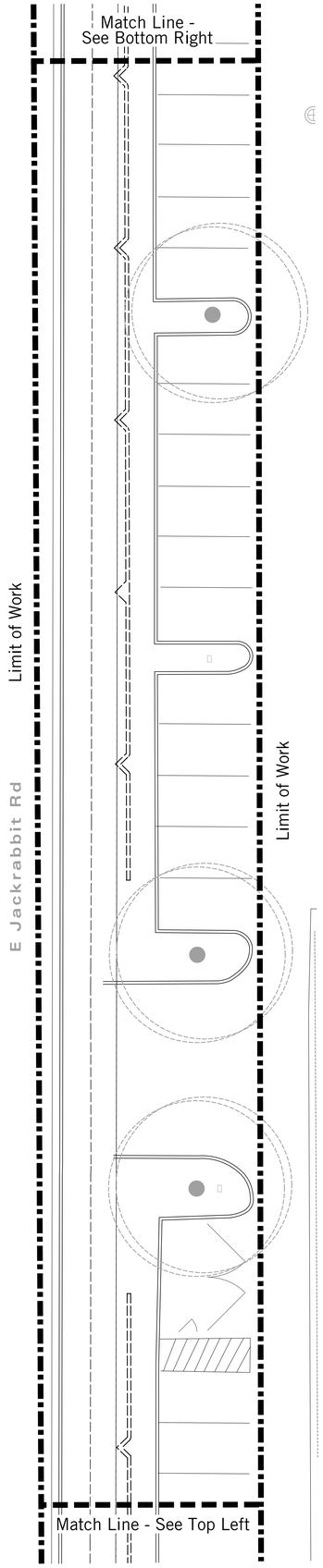

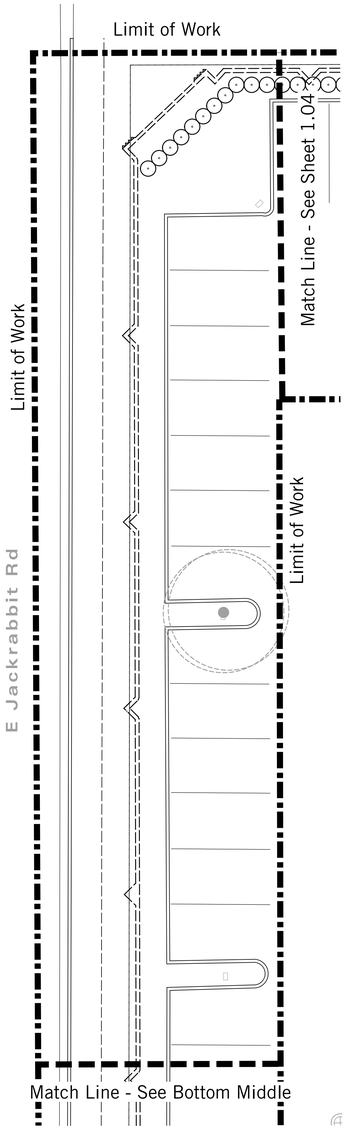

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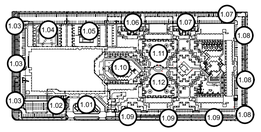

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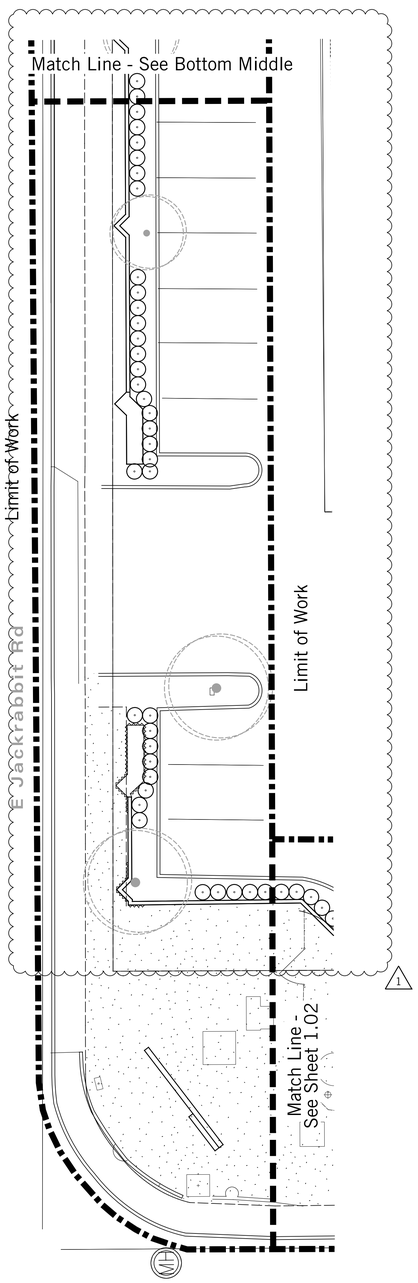

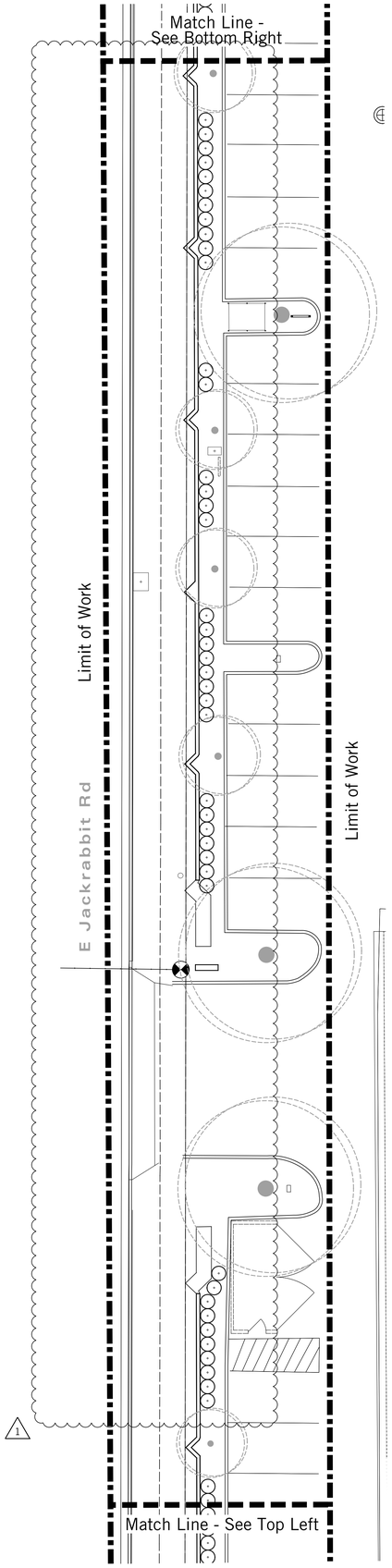

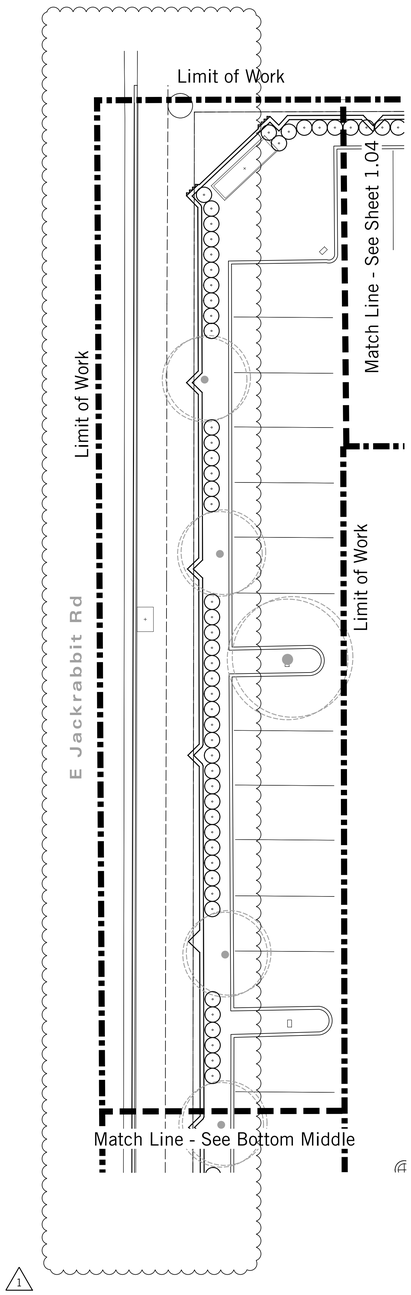

Plant Legend

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	Parkinsonia x 'Desert Museum' ++

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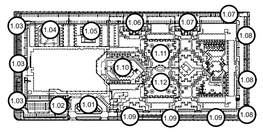

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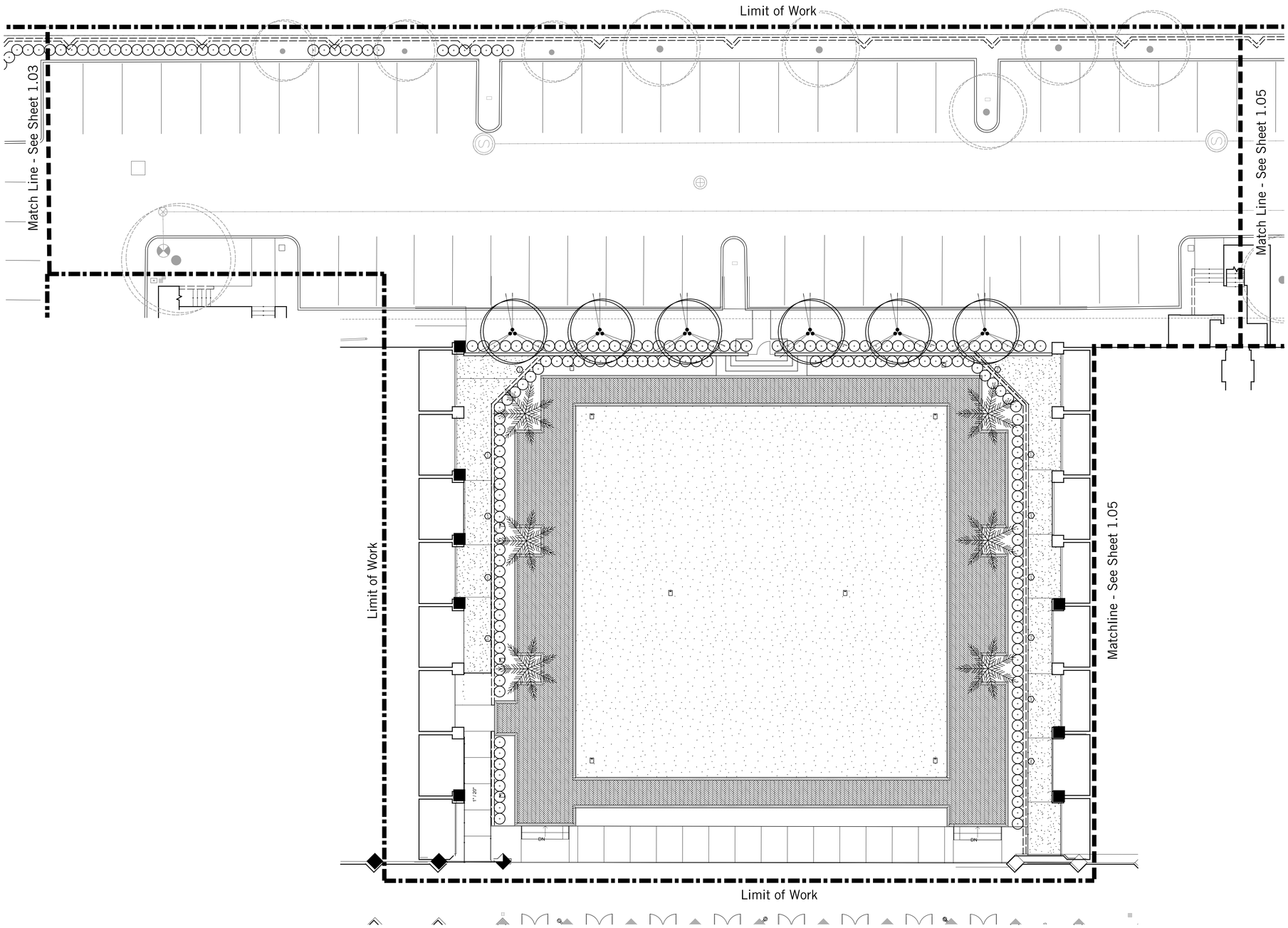

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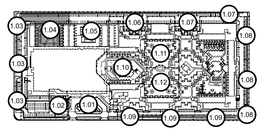

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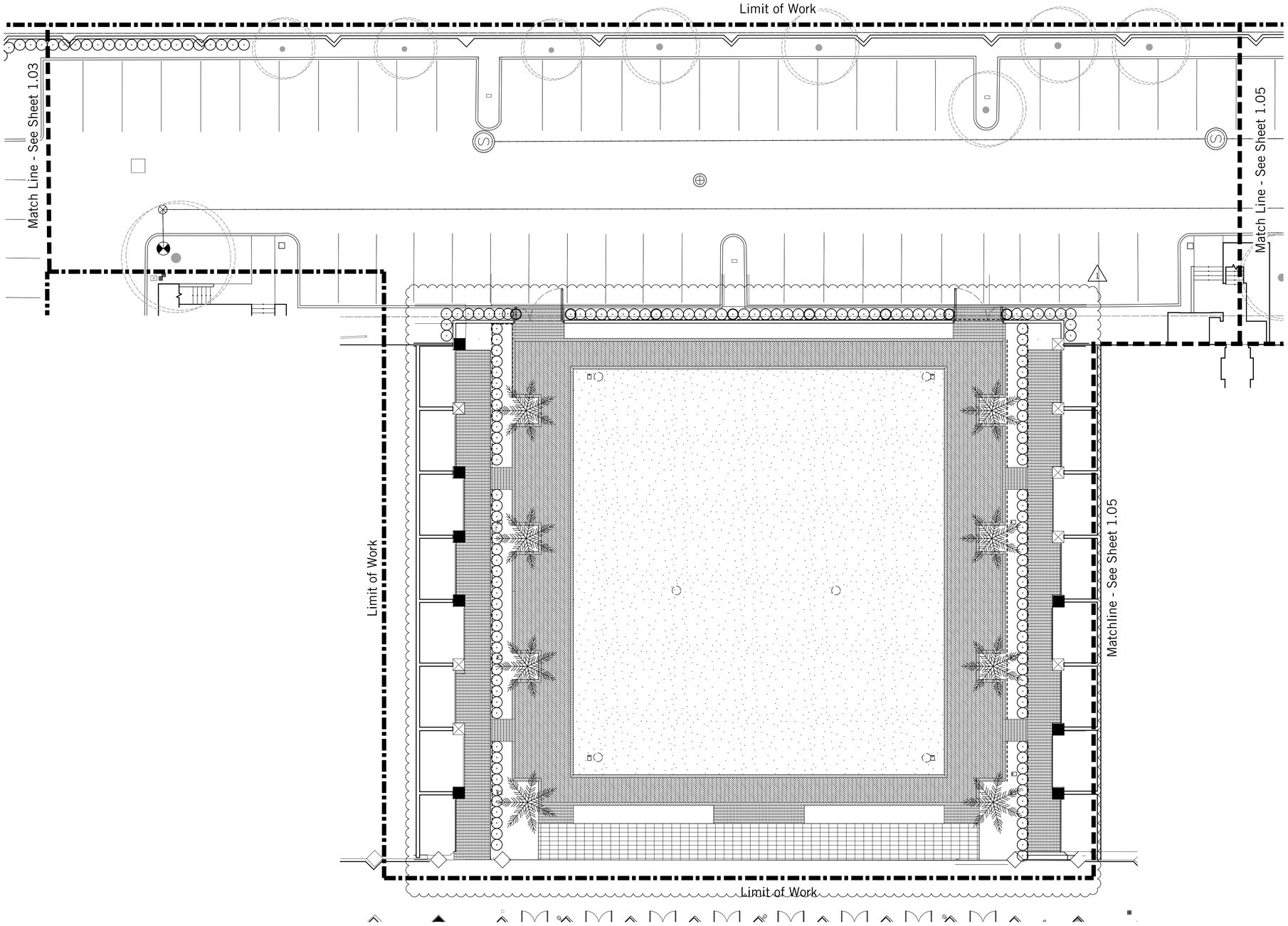

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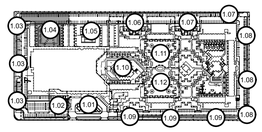

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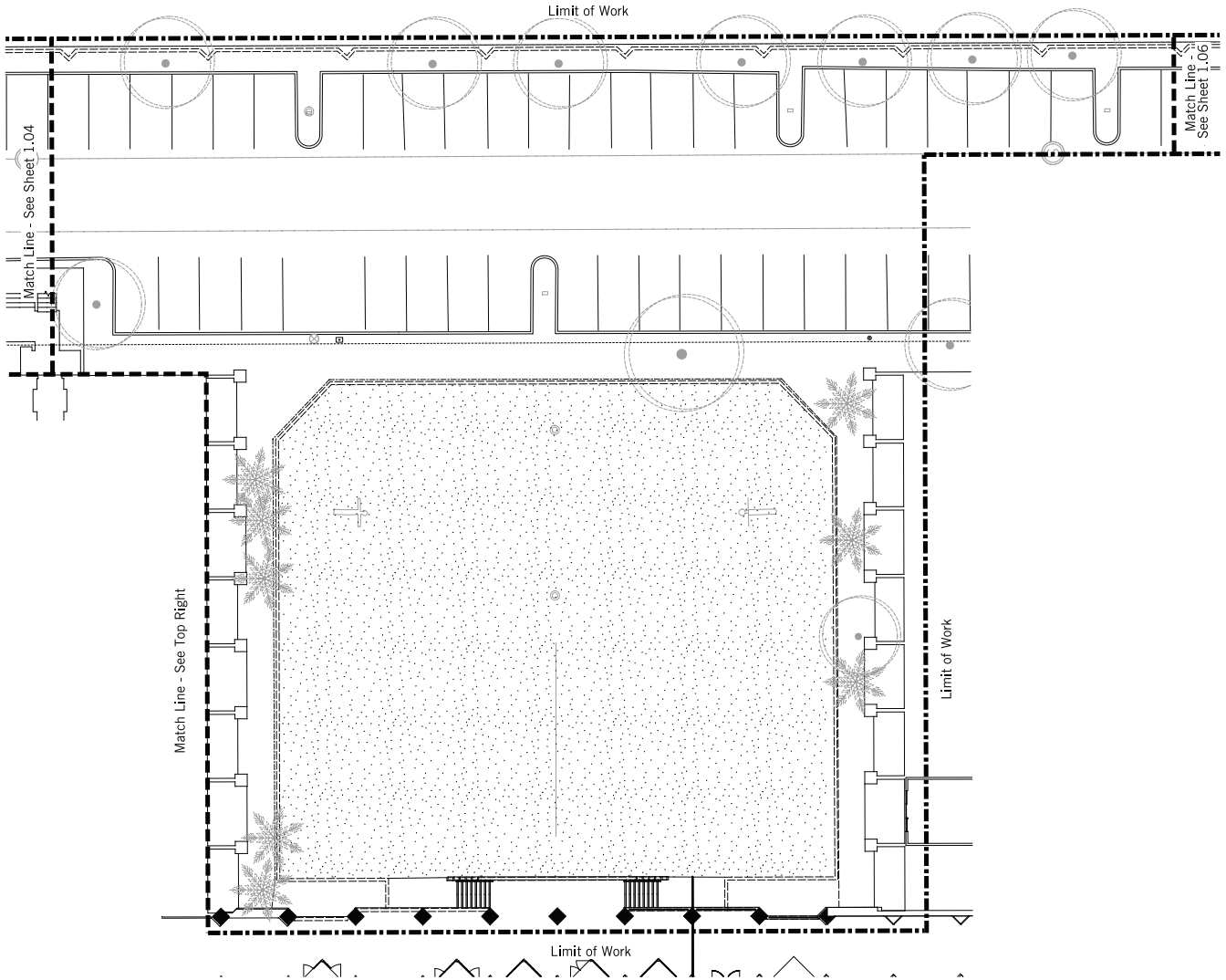

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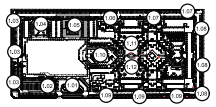

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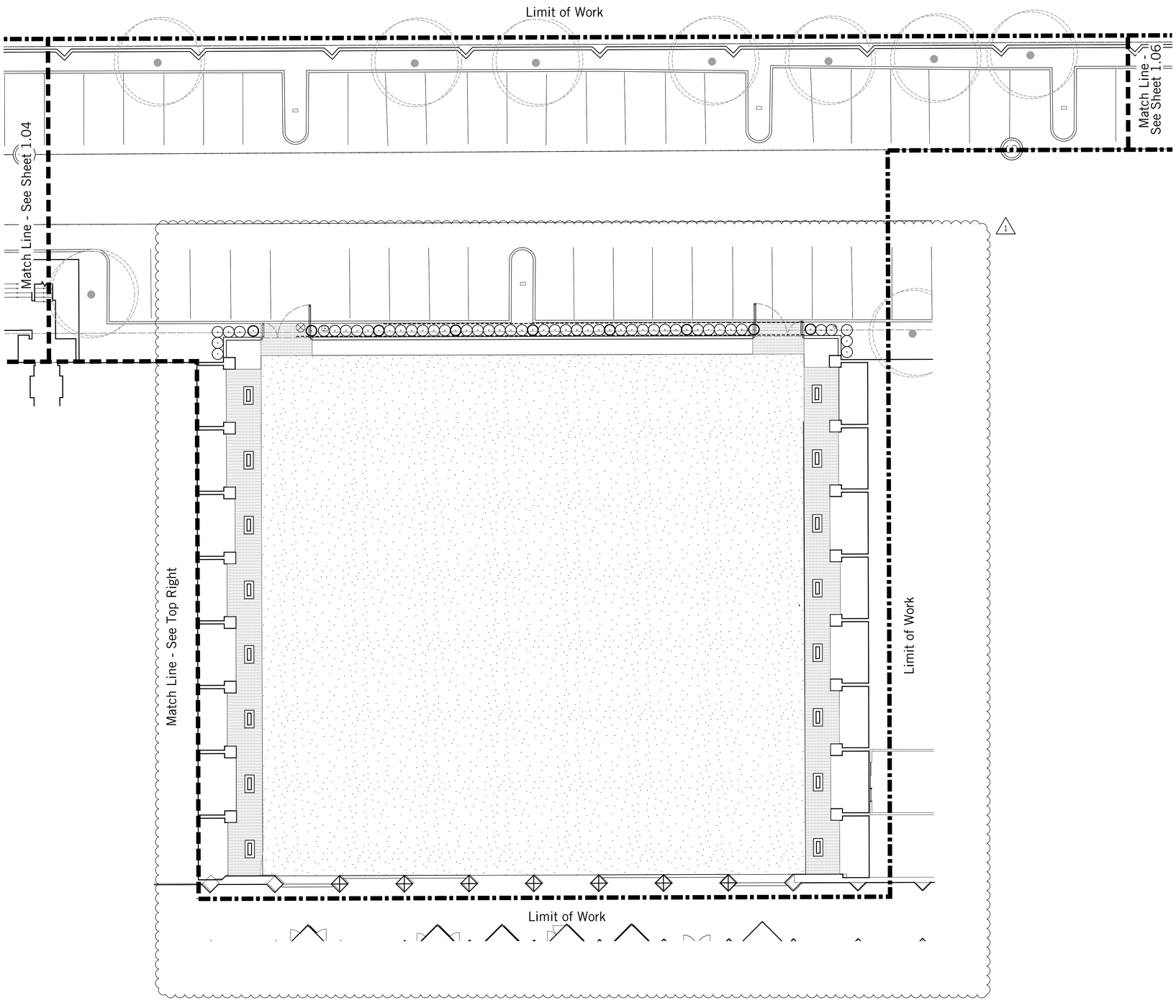


Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Cupressus sempervirens
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
	Chamaerops humilis
	Phoenix dactylifera 'Medjool'
	Washintonia robusta

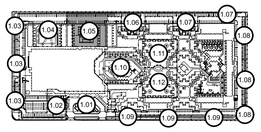
Vines

Symbol	Botanical name
1	Bougainvillea brasiliensis
2	Jasminum officinale

Columns & Large Accents

Symbol	Botanical name
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Ficus microcarpa nitida
	Cereus repandus f. monstrosa
	Yucca rostrata

Key Map



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REGISTERED LANDSCAPE ARCHITECT
68572
MATTHEW V. MACLEOD
Date Signed
ARIZONA, U.S.A.
Expiration Date 06.30.2025

DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date I Revision

25 Feb 26 I Entitlement Plan
04 May 26 I Entitlement Plan - Revised

N

0 5 10 20

Scale 1" = 10'-0"
Project 23.040

Landscape Planting Tree & Vine Plan

Sheet

LPT-1.05

SUP-25-04
PREVIOUS

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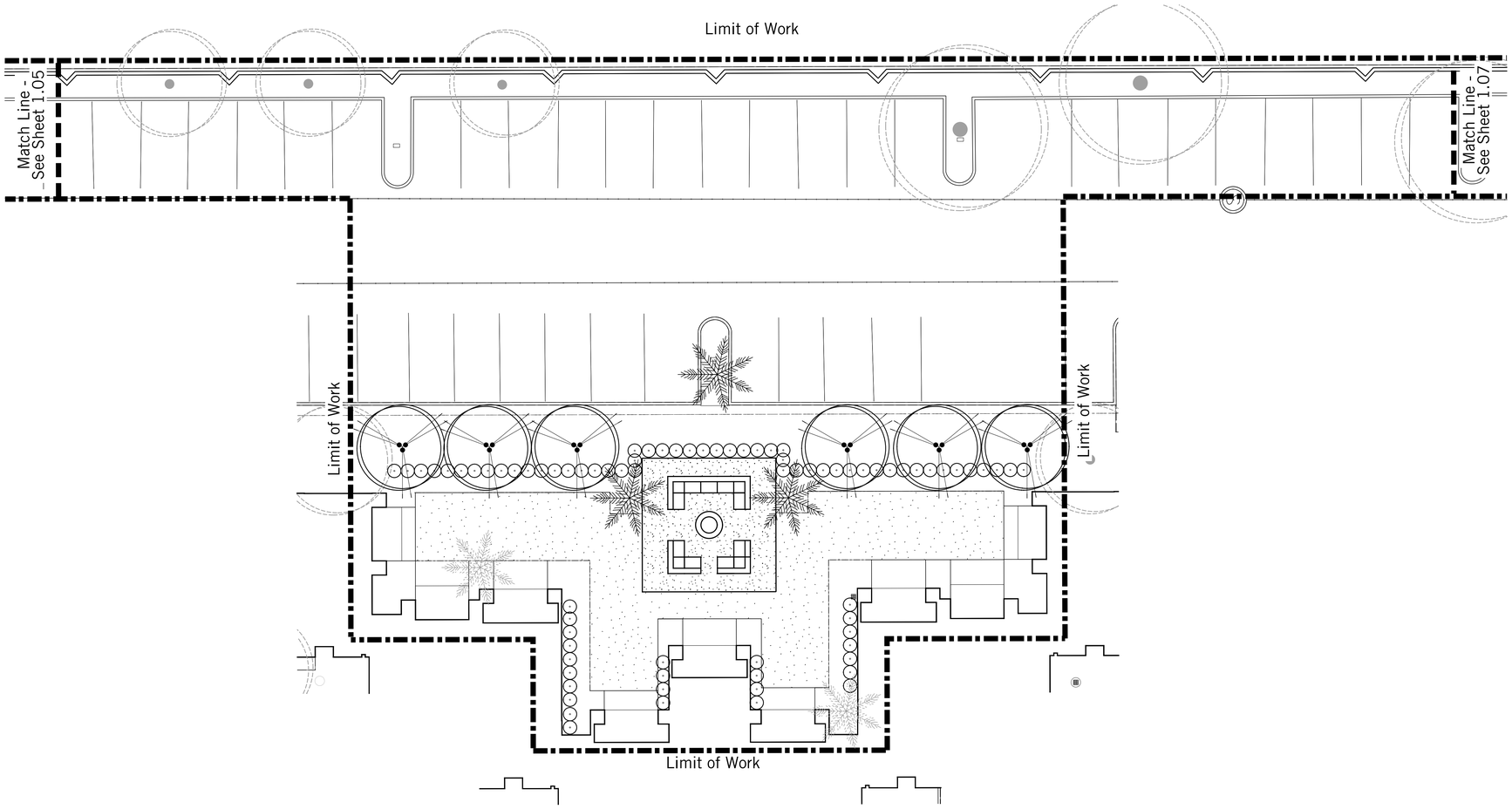

Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Cupressus sempervirens
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
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	Phoenix dactylifera 'Medjool'
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Vines

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Columns & Large Accents

Symbol	Botanical name
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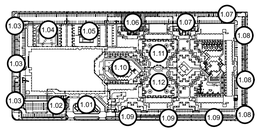
Key Map



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Project 23.040

Landscape Planting Tree & Vine Plan

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LPT-1.06

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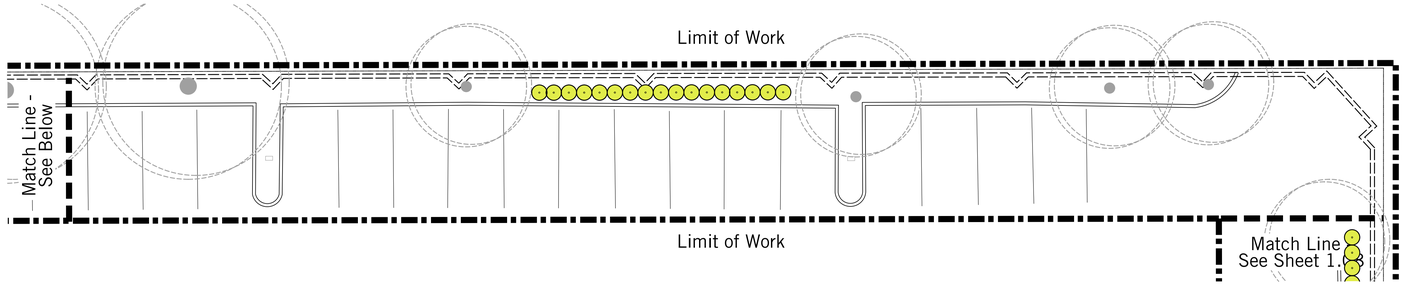

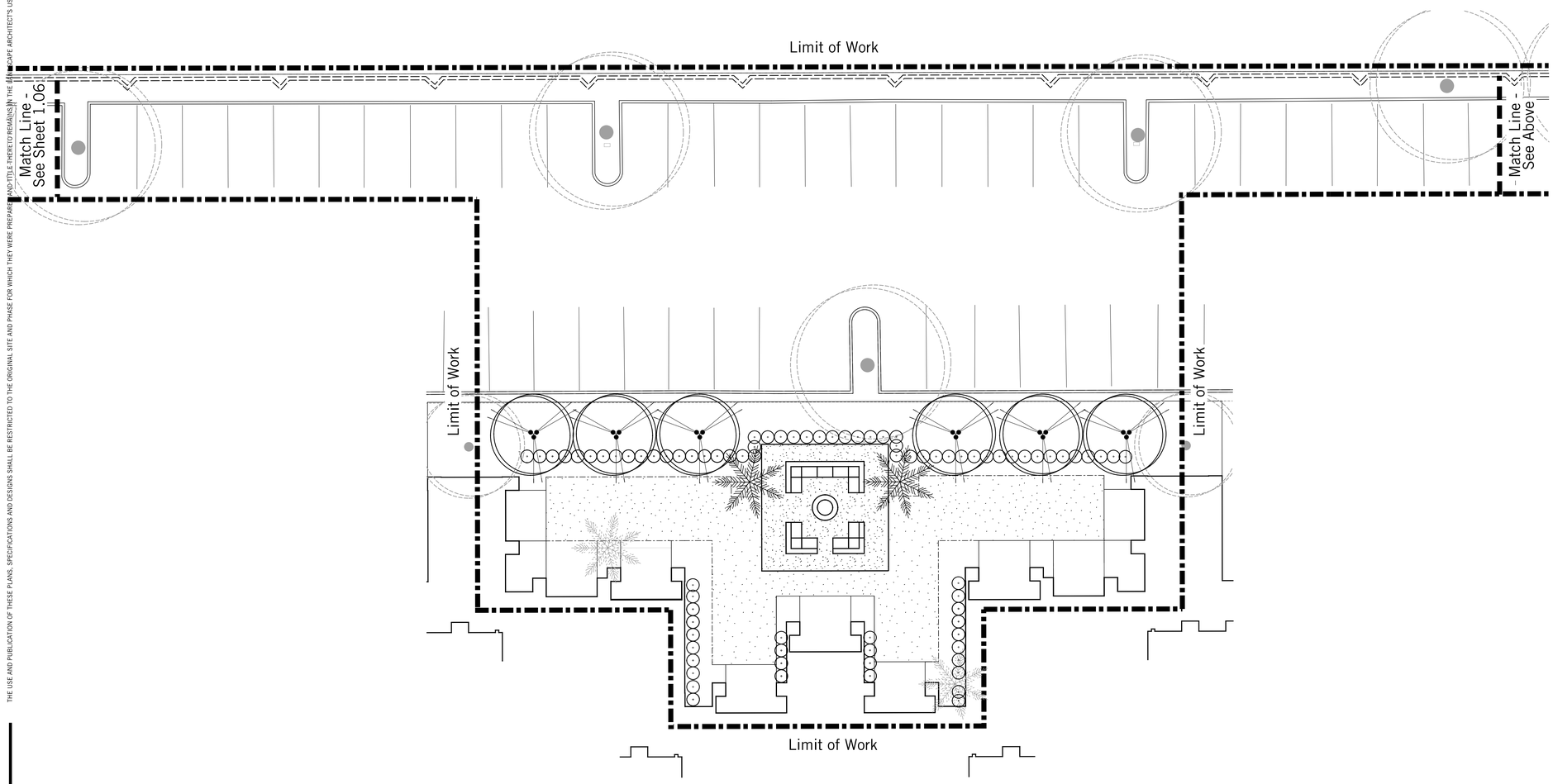

Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
	Chamaerops humilis
	Phoenix dactylifera 'Medjool'
	Washintonia robusta

Vines

Symbol	Botanical name
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2	Jasminum officinale

Columns & Large Accents

Symbol	Botanical name
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	Carnegiea gigantea ++
	Carnegiea gigantea ++
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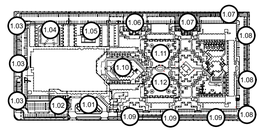
Key Map



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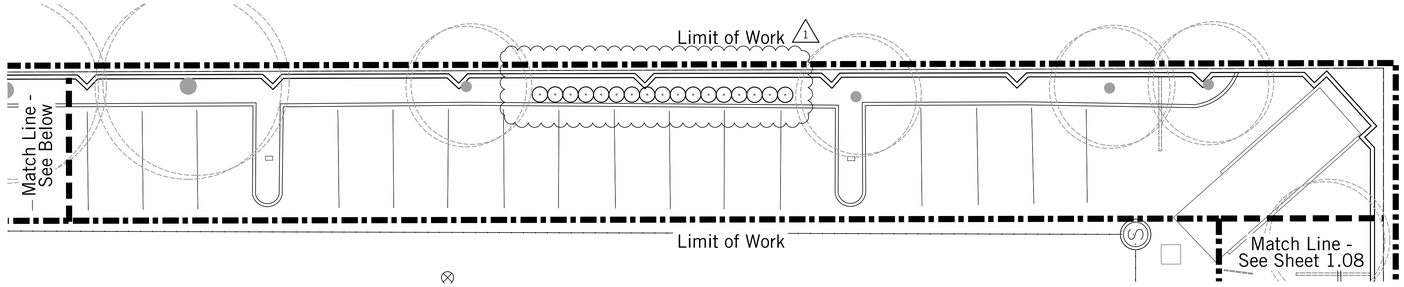

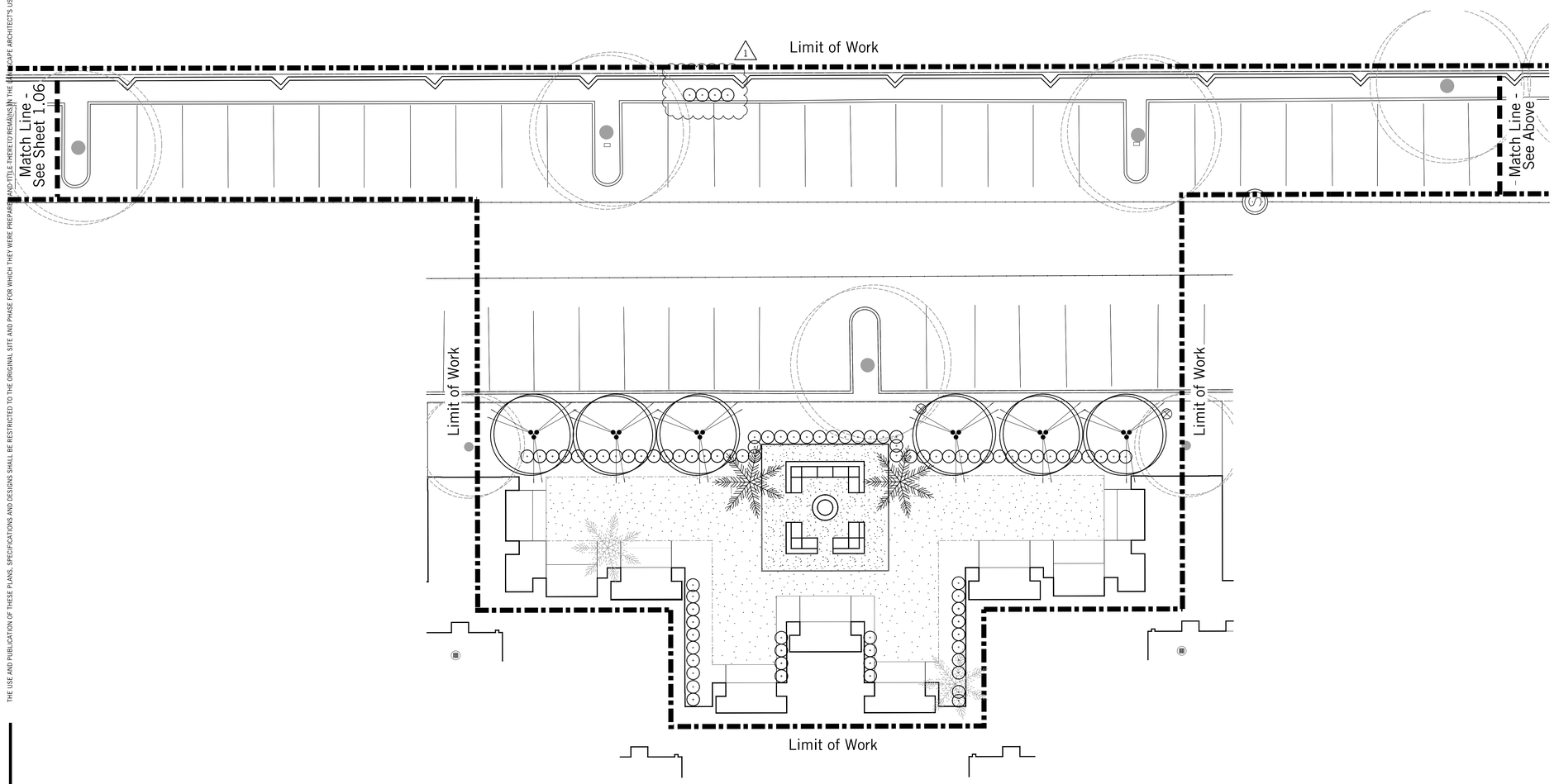

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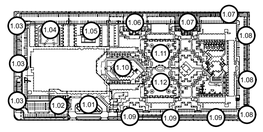

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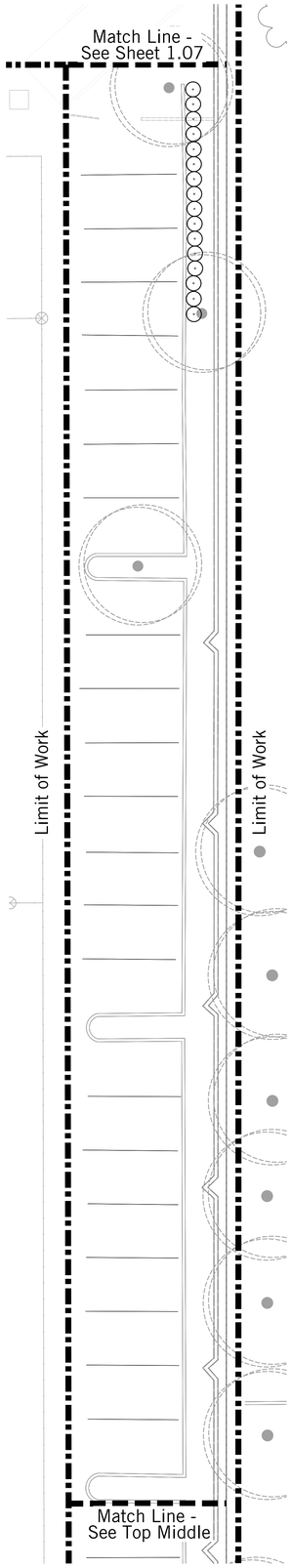

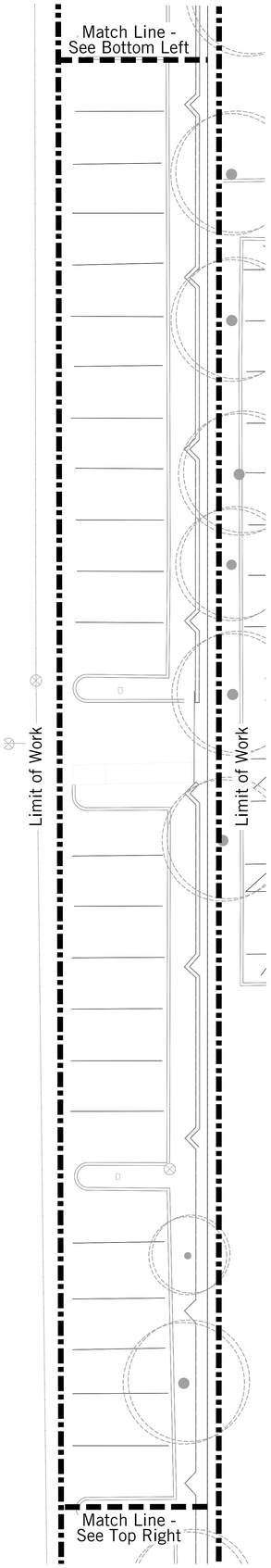

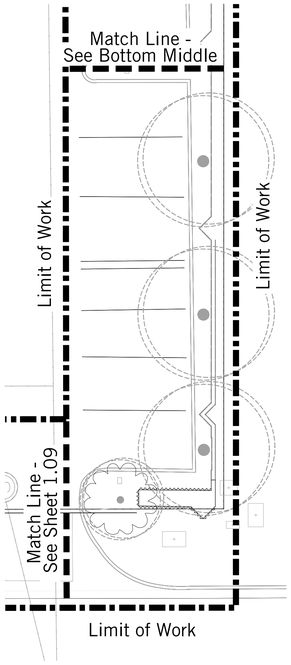

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	Citrus species
	Parkinsonia x 'Desert Museum' ++

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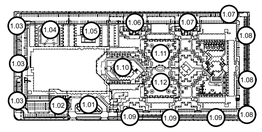

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REGISTERED LANDSCAPE ARCHITECT
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68572
MATTHEW V.
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ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree
Paradise Valley

Landscape
Improvement Plans
Minor Ammend.

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date I Revision

25 Feb 25 I Entitlement Plan
25 Dec 5 I Minor Ammendment

N

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Tree & Vine Plan

Sheet

LPT-1.08

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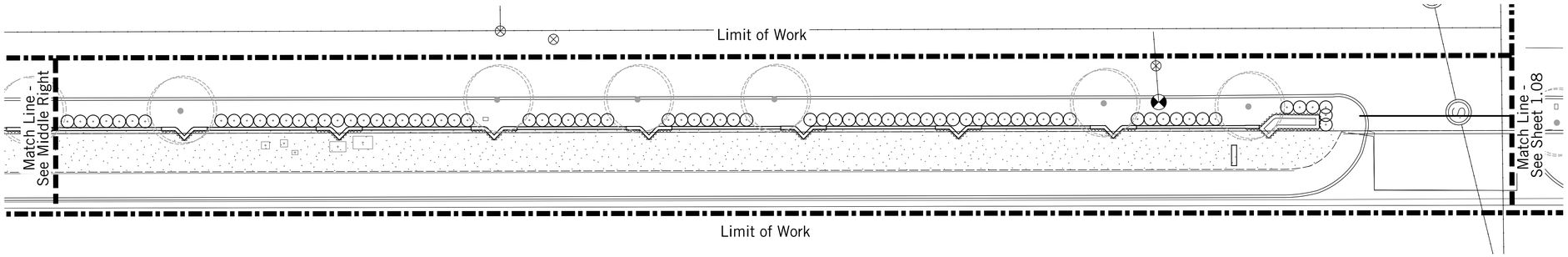

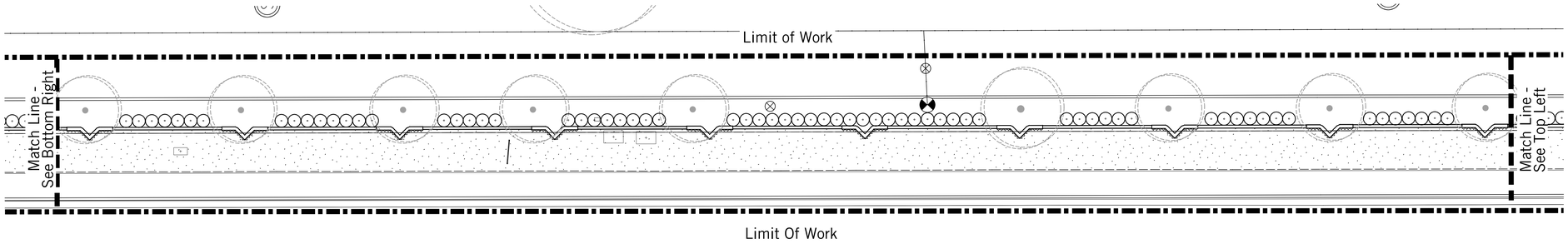

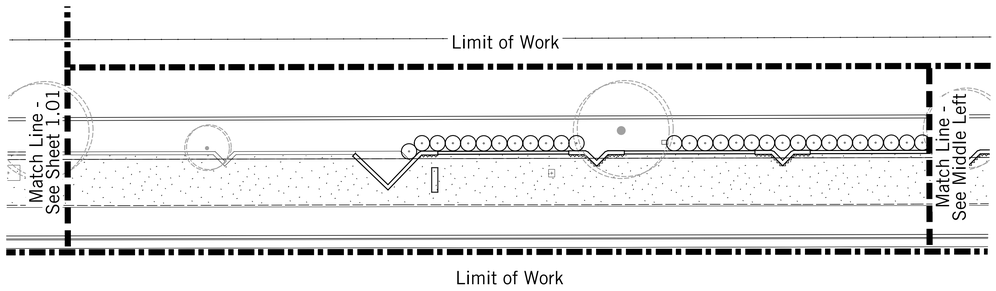

Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Cupressus sempervirens
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
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	Washintonia robusta

Vines

Symbol	Botanical name
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2	Jasminum officinale

Columns & Large Accents

Symbol	Botanical name
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Carnegiea gigantea ++
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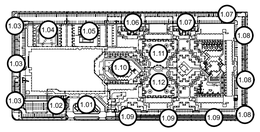
	Cereus repandus f. monstrosa
Y	Yucca rostrata

Key Map



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MATTHEW V.
MACLEOD
ARIZONA, U.S.A.
Date Signed

Expiration Date 06.30.2025

DoubleTree
Paradise Valley

Landscape
Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 26 | Entitlement Plan
04 May 26 | Entitlement Plan - Revised

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Tree & Vine Plan

Sheet

LPT-1.09
436

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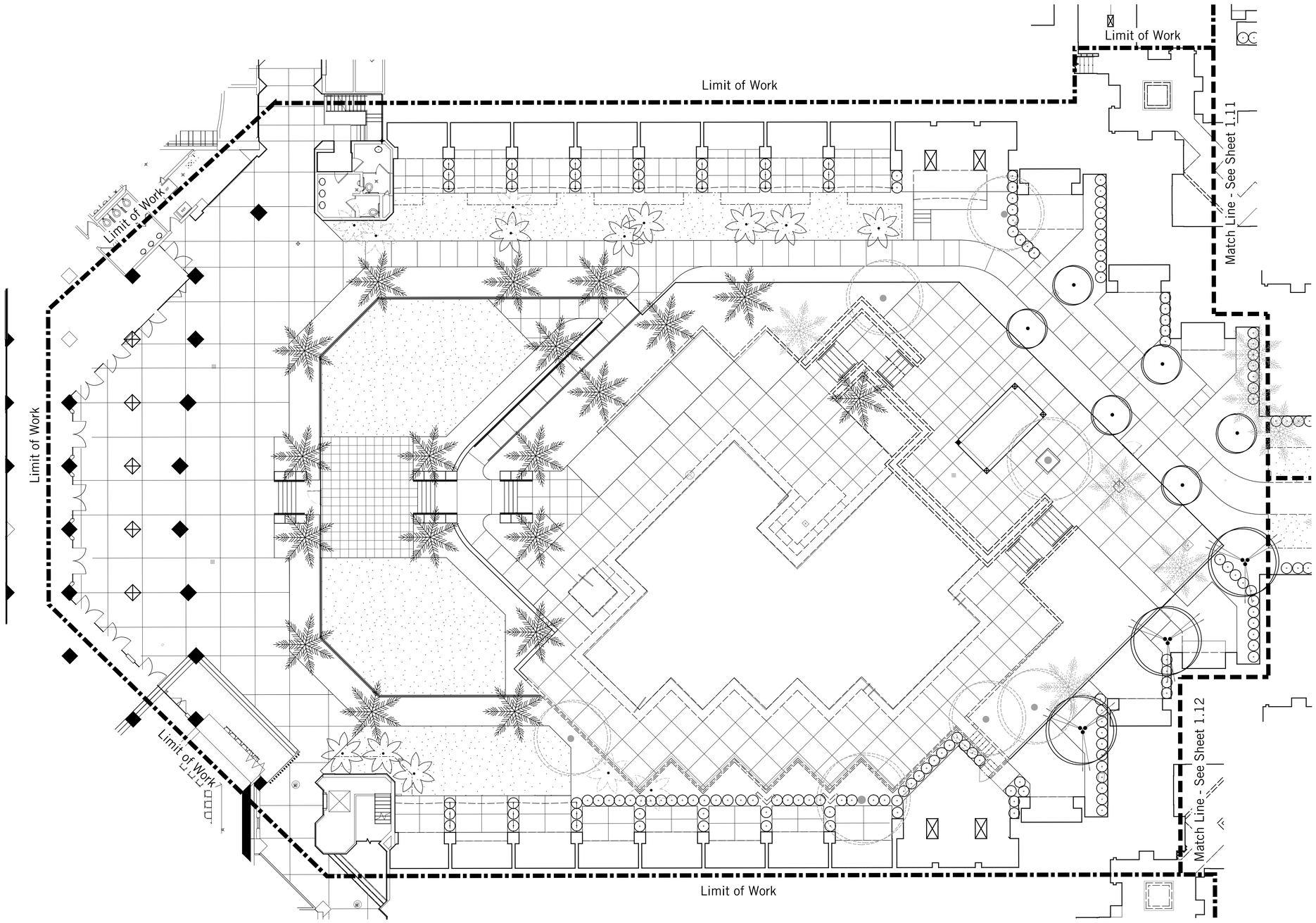

Plant Legend

Trees

Symbol	Botanical name
	Citrus species
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
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Vines

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Columns & Large Accents

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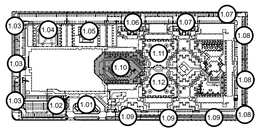
Key Map



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DoubleTree Paradise Valley

Landscape Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 | Entitlement Plan
15 May 25 | Entittlement Submittal
28 July 25 | Entittlement Submittal Rev

N

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Scale 1" = 10'-0"
Project 23.040

Landscape Planting Tree & Vine Plan

Sheet

LPT-1.10

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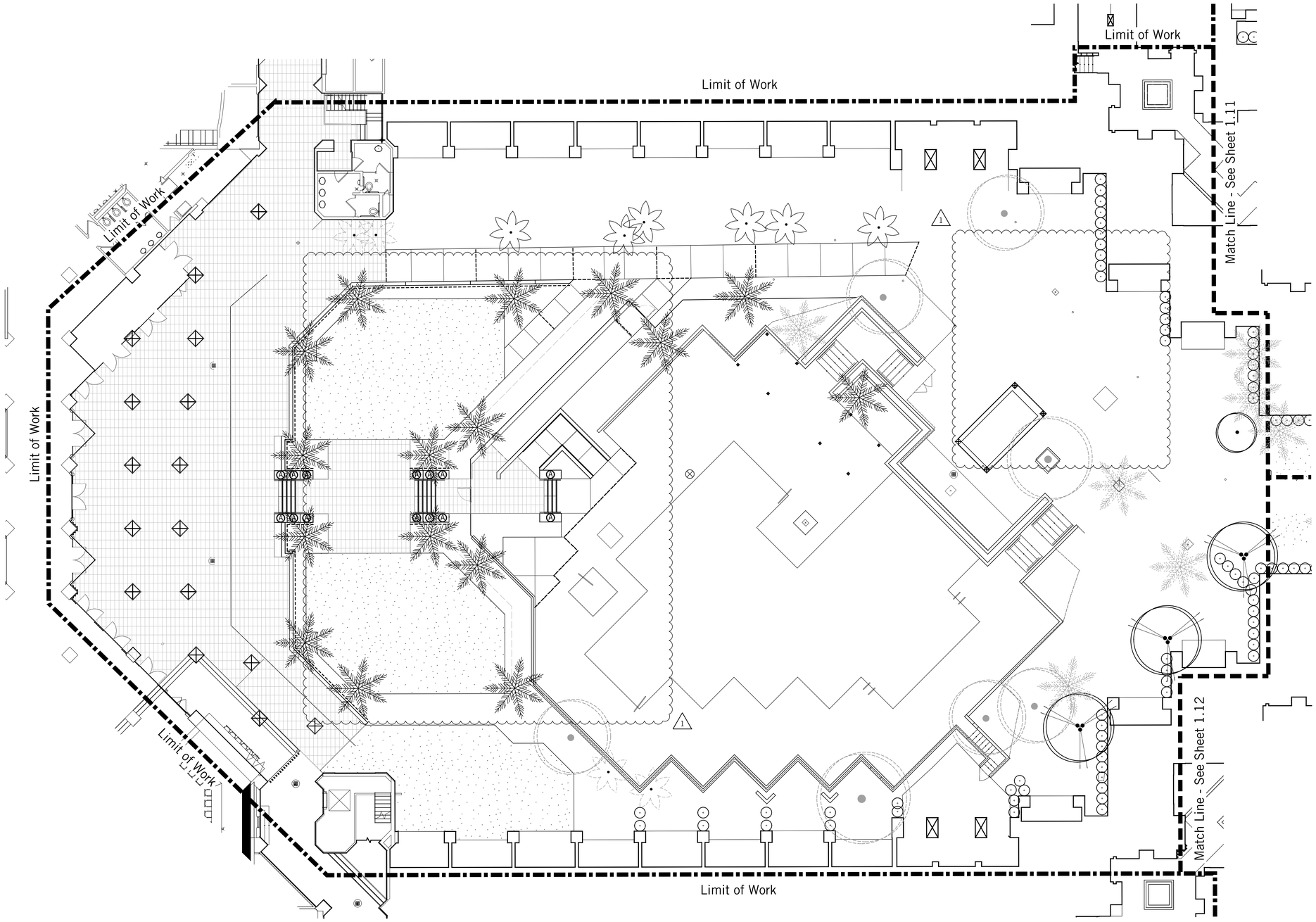

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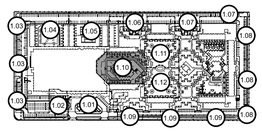

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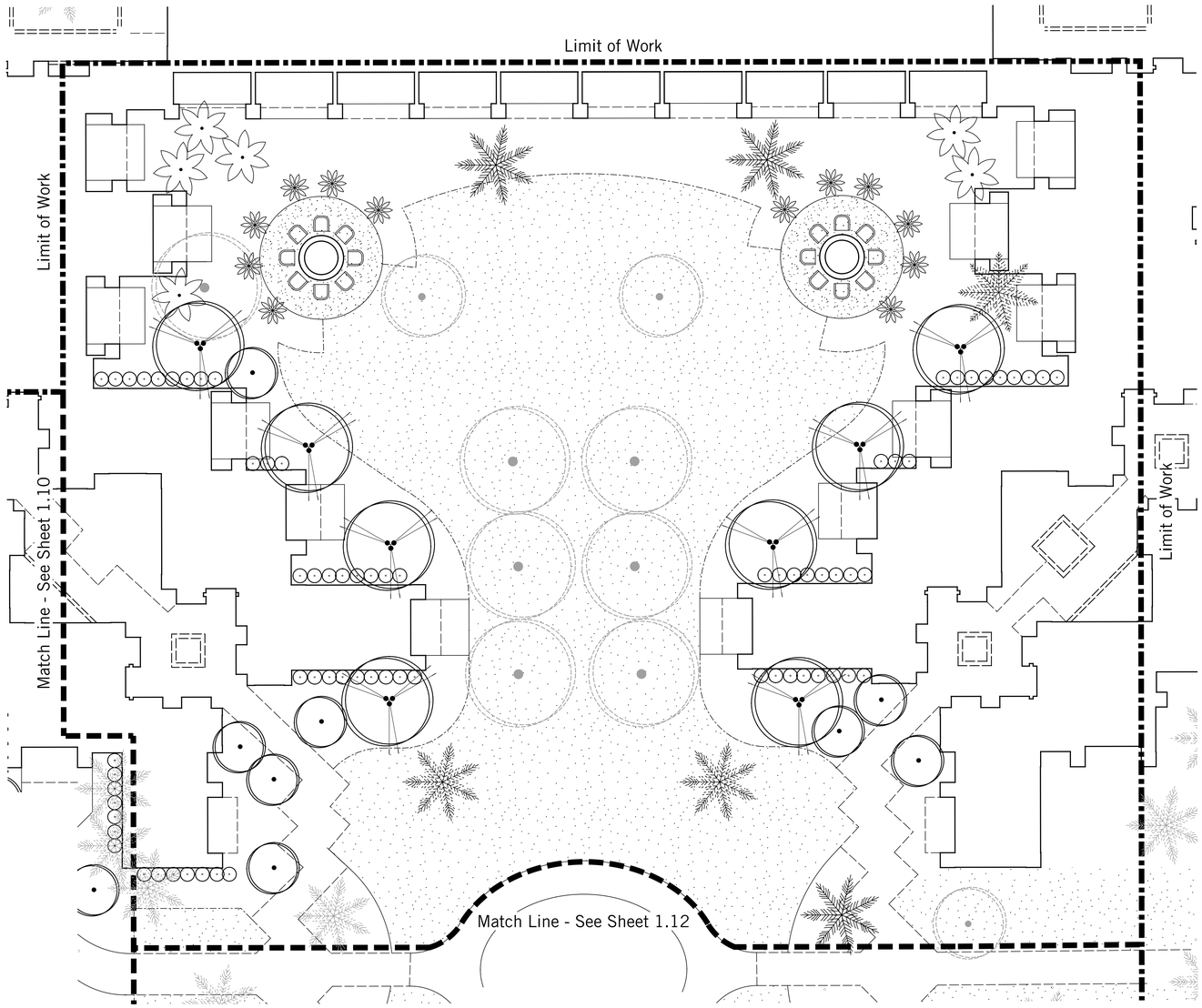

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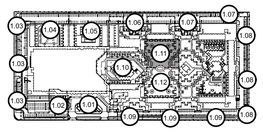

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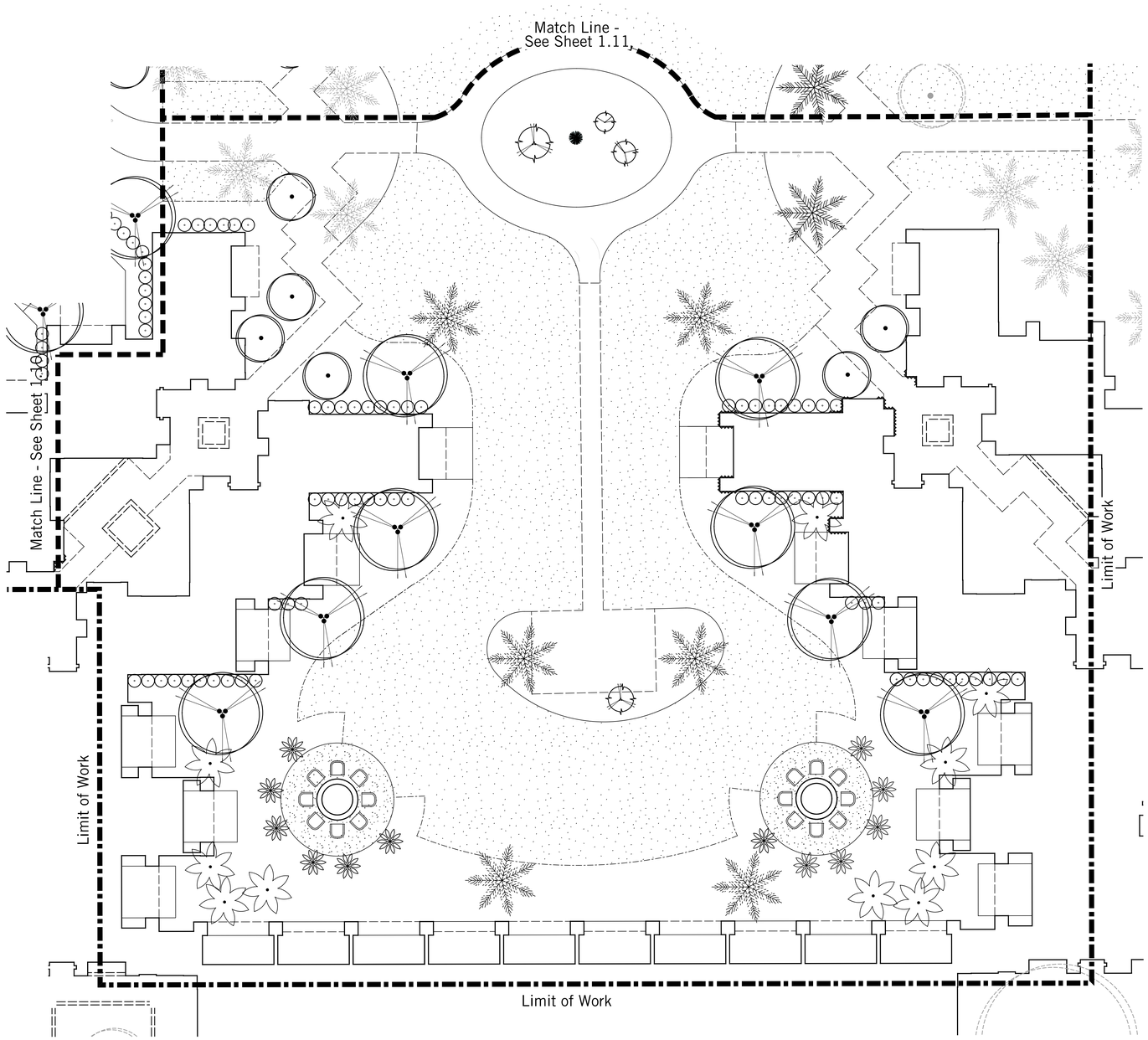

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	Citrus species
	Parkinsonia x 'Desert Museum' ++

Palms & Cycads

Symbol	Botanical name
	Chamaerops humilis
	Phoenix dactylifera 'Medjool'
	Washintonia robusta

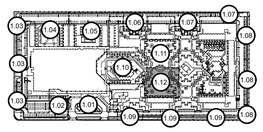
Vines

Symbol	Botanical name
1	Bougainvillea brasiliensis
2	Jasminum officinale

Columns & Large Accents

Symbol	Botanical name
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Carnegiea gigantea ++
	Ficus microcarpa nitida
	Cereus repandus f. monstrosa

Key Map



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Landscape Architecture Studio
307 S Cedros Solana Beach Ca 92075
858 794 7204 T 858 794 7207 F
www.burton-studio.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
68572
MATTHEW V.
MACLEOD
Not Signed
ARIZONA, U.S.A.

Expiration Date 06.30.2025

DoubleTree
Paradise Valley

Landscape
Improvement Plans

Project Location:
Paradise Valley, Arizona

Client:
GHIG

Date | Revision

25 Feb 25 | Entitlement Plan
15 May 25 | Entittlement Submittal
28 July 25 | Entittlement Submittal Rev

N

0 5 10 20

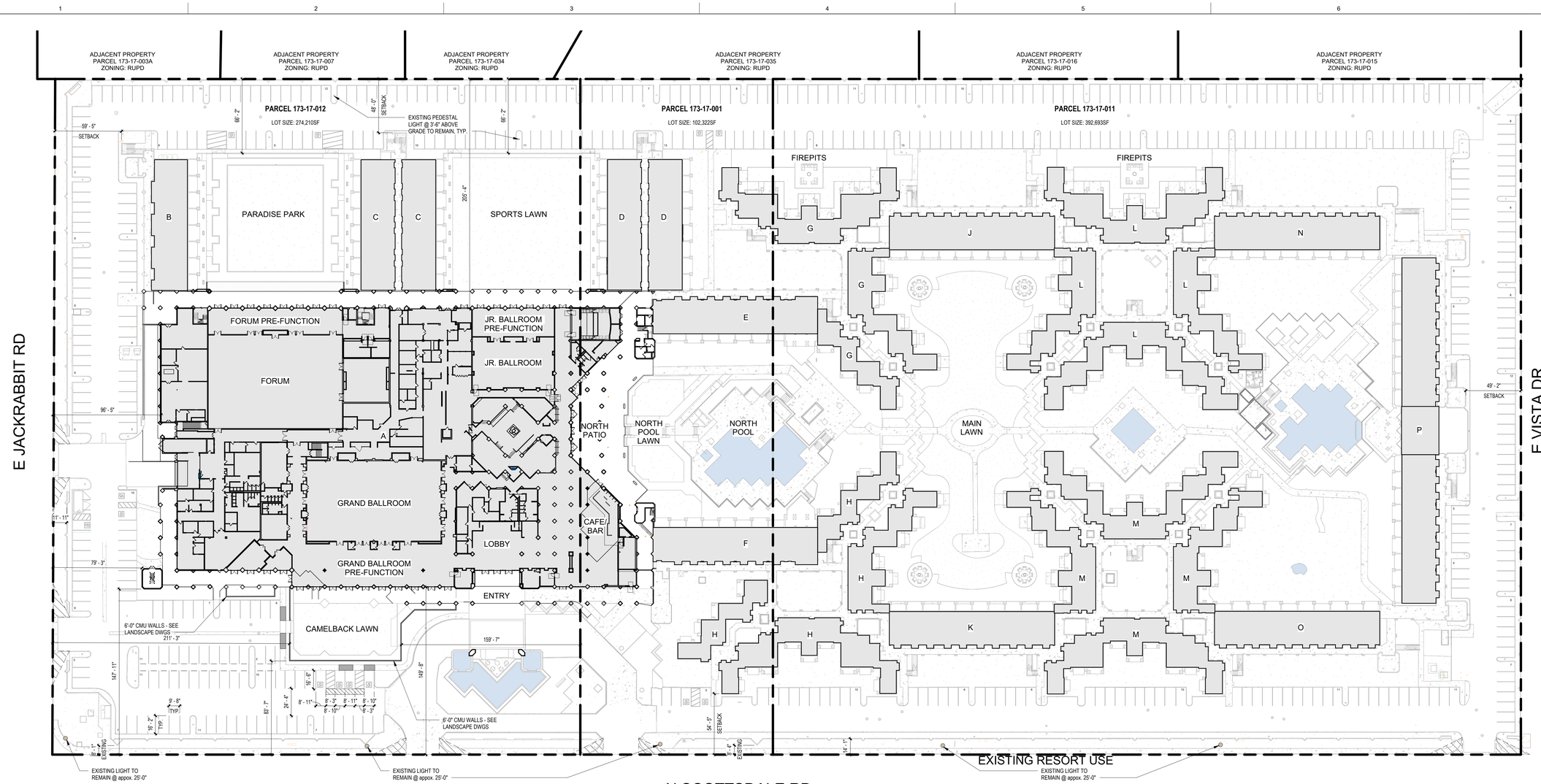
Scale 1" = 10'-0"
Project 23.040

Landscape Planting Tree & Vine Plan

Sheet

LPT-1.12

440



A1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

SITE DATA

PROJECT NAME:
PARADISE VALLEY DOUBLETREE RESORT

PROJECT ADDRESS:
5401 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250

PARCEL NO:
173-17-011
173-17-001
173-17-012

SITE ZONING:
SUP- RESORT

CONSTRUCTION TYPE:
TYPE IIB FULLY SPRINKLERED CONSTRUCTION

OCCUPANCY CLASSIFICATION:
R-1 *RESIDENTIAL GROUP*

EXISTING MAX BUILDING HEIGHT:
PRINCIPAL STRUCTURES 34'-0"

EXISTING BUILDING SETBACKS ADJ TO RESIDENTIAL:
PRINCIPAL STRUCTURES 96'-5"
SERVICE STRUCTURES 49'-2"
OUTDOOR AREAS 66'-2"

EXTERIOR LAWNS:

PARADISE PARK:		17,748 SQFT
SPORT LAWN:		14,563 SQFT
CAMELBACK LAWN:		4,580 SQFT
TOTAL:		36,891 SQFT

EXISTING LOT AREA

TOTAL SITE:		769,192 SQFT
TOTAL BLDG.:		193,749 SQFT
TOTAL PARKING:	275,890 - 4580	271,310 SQFT
TOTAL LANDSCAPE:	299,553 + 4580	304,133 SQFT

PARKING CALCULATIONS

Land Use	Quantities		SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380	Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850	Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563	SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183	SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630	SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200	SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848	SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796	SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271	SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
Peak Season Total				**1241.22**	**-704.61**	**536.61**	**-43.93**	**492.68**
Off-Peak Season Total				**1104.42**	**-656.73**	**447.69**	**-40.80**	**406.89**

ON SITE
PARKING SPACES
EXISTING: 559 SPACES
REMOVED: 17 SPACES
PARKING SPACES
PROVIDED: 542 SPACES

OFF SITE (OFFICE BUILDING)
EXISTING: 45 SPACES
TOTAL SPACES PROVIDED: 587 SPACES

ADA PARKING SPACES
ACCESSIBLE PARKING REQUIRED (501-1000 = 2% OF TOTAL): 11 SPACES
ACCESSIBLE PARKING PROVIDED: 13 SPACES (ON SITE)
ACCESSIBLE PARKING PROVIDED: 3 SPACES (OFF SITE)

BUILDING DATA - GUESTROOMS

EXISITNG RESORT	USE	EXISTING SQ FT.		
GUESTROOM LOCATIONS	GUESTROOMS	1ST	2ND	TOTAL
B. Rooms	15 KEYS	3,640	3,190	6,830
C. Rooms	30 KEYS	7,280	6,380	13,660
D. Rooms	30 KEYS	7,280	6,380	13,660
E. Rooms	20 KEYS	4,200	4,200	8,400
F. Rooms	20 KEYS	4,200	4,200	8,400
G. Rooms	28 KEYS	8,250	4,940	13,190
H. Rooms	34 KEYS	9,960	5,851	15,811
J. Rooms	20 KEYS	4,200	4,200	8,400
K. Rooms	20 KEYS	4,200	4,200	8,400
L. Rooms	44 KEYS	12,755	8,070	20,825
M. Rooms	44 KEYS	12,755	8,070	20,825
N. Rooms	20 KEYS	4,200	4,200	8,400
O. Rooms	20 KEYS	4,200	4,200	8,400
P. Rooms	35 KEYS	10,050	9,450	19,500
U. Rooms	LAND / VEND	2,000	2,000	4,000
TOTALS	380 KEYS	99,170	79,531	178,701
LIVING ROOMS OF 2 ROOM UNITS (NO BED)	5 KEYS			
GRAND KEY TOTAL		-		
Parking Required		375		

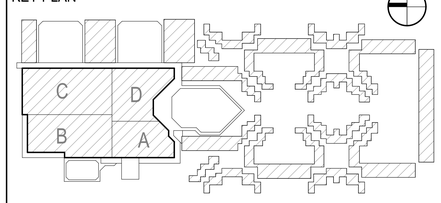
BUILDING DATA - EXTERIOR GATHERING SPACE

EXTERIOR		
EXISTING RESORT	USE	EXISTING Sq Ft
		1ST
NORTH POOL BAR	DRINK PREP	200
NORTH POOL DECK	LOUNGE & CIRCULATION	4,630
SOUTH POOL DECK	LOUNGE & CIRCULATION	4,183
PARADISE PARK		17,748
SPORTS LAWN		14,563
OUTDOOR PATIO		5,796
CAMELBACK LAWN		4,580
TOTAL SQUARE FOOTAGE		51,700

BUILDING DATA - LOT COVERAGE CALCULATIONS

DATA	EXISTING (1997 Site Plan)	PROPOSED (SUP-26-03)
Site Area Total (Net)	816,816 SF	769,192 SF
Lot Coverage Area (Square Feet); (%)	173,931 sf, 21%	171,110 sf; 22% 173,931 -2,821 = 171,110 sf 171,110 / 769,192 = 0.2225 *100 = 22%
Total Floor Area Ratio FAR = Total Gross Floor Area / Total Area of Zoning Lot (Excluding basement)...	257,251 sf; 32% FAR = 173,970sf + 83,281sf / 816,816 FAR = 0.3149*100 = 32%	254,391 sf; 33% FAR = 171,110sf + 83,281sf / 769,192sf FAR = 0.3307*100 = 33%
Total Basement Area (Square Feet)	14,602 sf	28,757 sf 14,602 sf + 14,155 sf = 28,757 sf NEW Meeting Rooms: 6,216 sf Corridors: 1,506 sf Unoccupied Space: 6,433 sf Total: 14,155 sf
Total Impervious Area (Square Feet); (%)	215,139 sf, 32%	210,559 sf; 27% 215,139 sf - 4,580sf = 210,559 sf
Total Open Space (Square Feet; (%)	427,707 sf; 48%	432,287 sf; 56% 427,707 sf + 4,580sf = 432,287 sf

KEY PLAN



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PARADISE VALLEY DOUBLETREE RESORT
5401 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250
GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
SUP-26-03

REGISTERED ARCHITECT 54820 JACOB HOFF BODELL 05/21/26 ARIZONA, U.S.A. expires 09/30/28

△ DATE REVISION

PROJECT NUMBER 25003

OVERALL SITE PLAN

AS100

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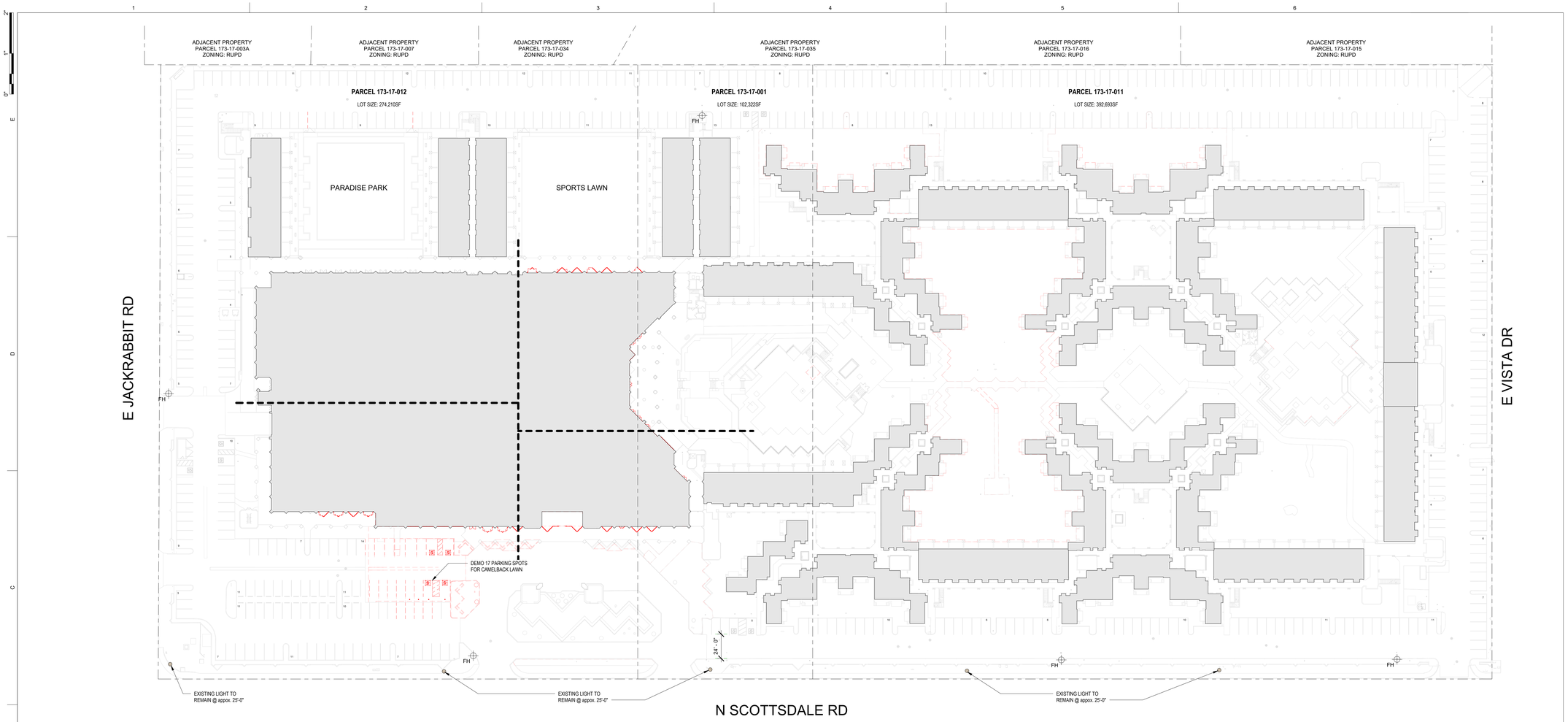

B1 OVERALL DEMOLITION SITE PLAN

SCALE: 1" = 40'-0"

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GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
MINOR SPECIAL USE PERMIT 05.04.2026

REGISTERED ARCHITECT
54820
JACOB HOFF BODELL
04/21/26
expires 09/30/26
ARIZONA, U.S.A.

△ DATE REVISION

PROJECT NUMBER 25003

OVERALL DEMOLITION SITE PLAN

LAD01

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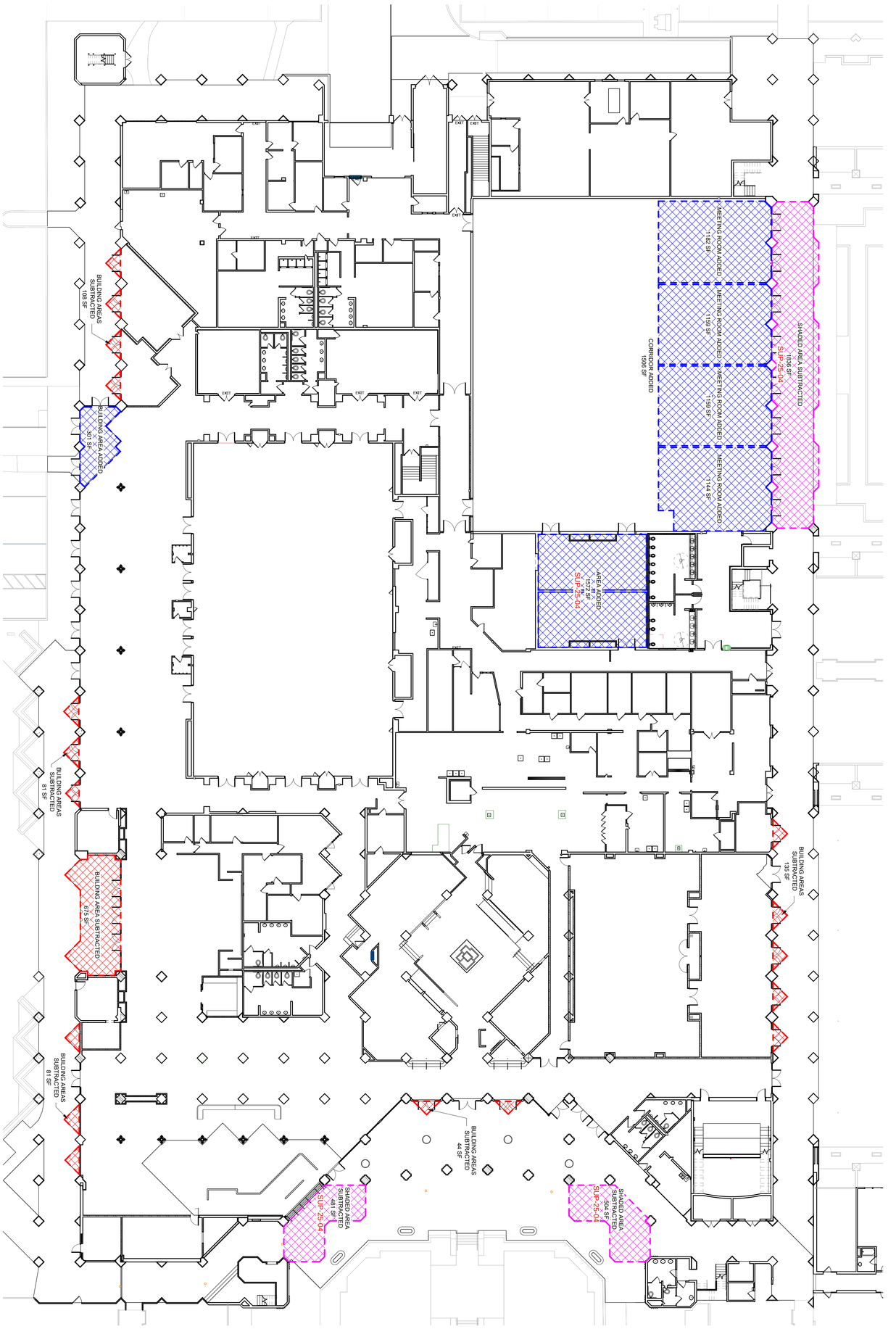
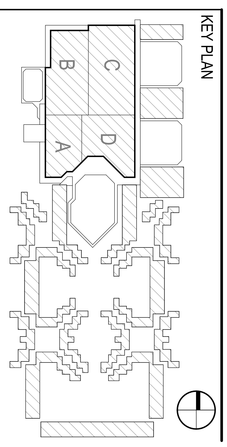


	CONDITIONED	COVERED
ADDED	8,003 SF	0 SF
SUBTRACTED	-1,104 SF	2,821 SF
NET	6,899 SF	-2,821 SF
TOTAL AREA ADDED =	4,078 SF	

KEY PLAN



PROJECT NUMBER 25003

MAIN LEVEL - UPDATED FLOOR AREAS

AE117

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REGISTERED ARCHITECT JACOB HOFF 54820 ARIZONA U.S.A.

PARADISE VALLEY DOUBLETREE RESORT
5401 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250
GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
<None>

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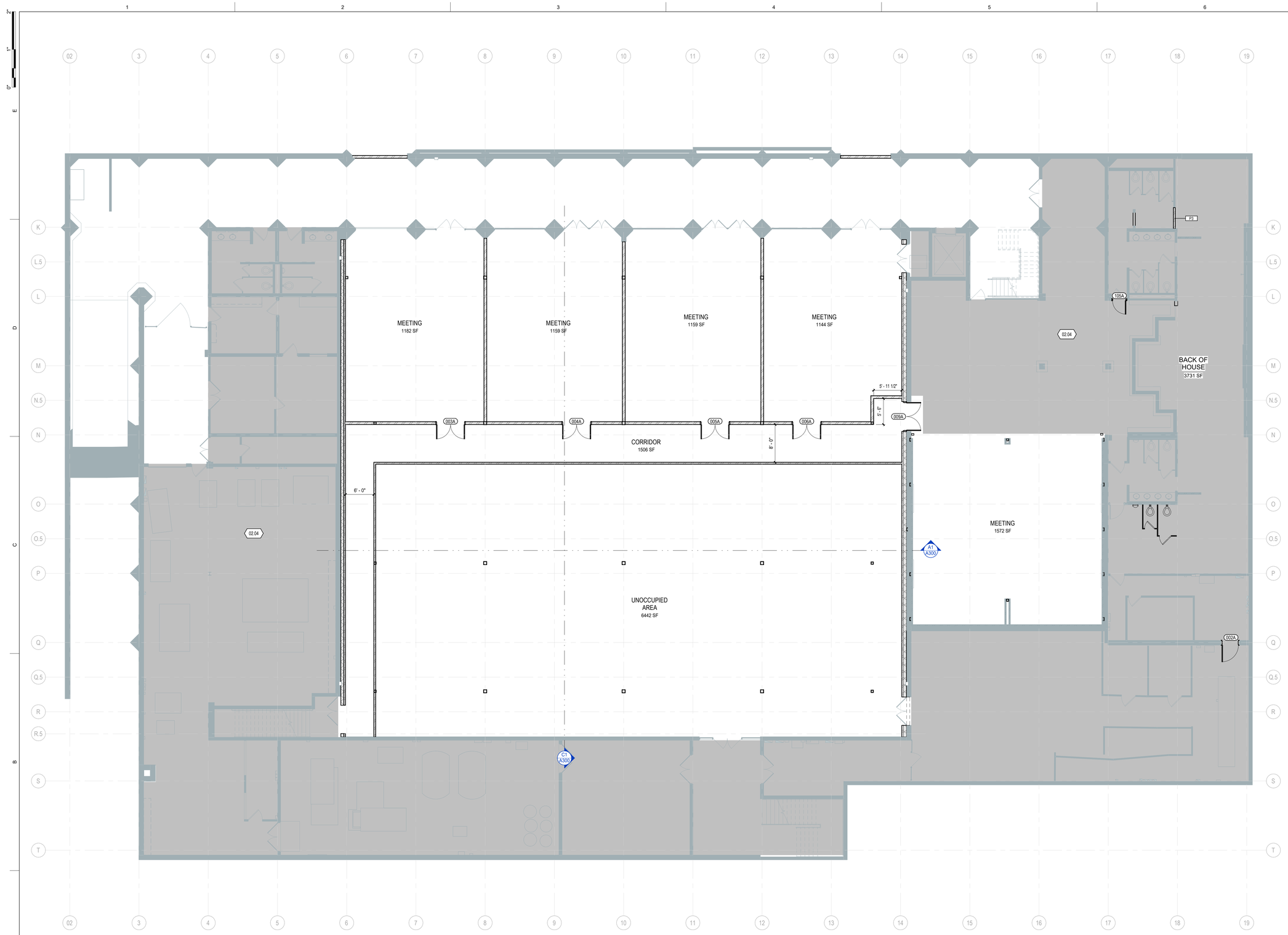


REFERENCE NOTES

02.04	EXISTING AREA NOT IN SCOPE OF WORK

FLOOR PLAN LEGEND

- INTERIOR PARTITION - REFER TO SHEET G-200 FOR WALL TYPES
- EXISTING WALL/OBJECTTO REMAIN
- SCHEDULED DOOR - SEE SHEET A600
- SCHEDULED DBL ACTING DOOR - SEE SHEET A600
- SCHEDULED DBL DOOR - SEE SHEET A600
- EXISTING DOOR TO REMAIN
- EXISTING DOUBLE DOOR TO REMAIN
- WALL SCONCE, REF TO ELECTRICAL DRAWINGS

GENERAL NOTES

1. PROVIDE BLOCKING / BACKING IN WALLS FOR ALL WALL MOUNTED ITEMS. COORDINATE LOCATION WITH MANUFACTURERS INSTALLATION REQUIREMENTS RE: EQUIPMENT PLANS AND INTERIOR ELEVATIONS.
2. ALL GROUT AT WET LOCATIONS SHALL BE EPOXY GROUT
3. CENTER MIRROR ON SINKS, TYP
4. SEE SPECIFICATIONS FOR OWNER-FURNISHED/OWNER-INSTALLED TOILET ACCESSORIES. CONTRACTOR IS TO PROVIDE BACKING FOR ALL TOILET ACCESSORIES
5. FURNITURE AND EQUIPMENT PROVIDED AND INSTALLED BY OWNER IS SHOWN DASHED FOR COORDINATION PURPOSES ONLY
6. CENTER FLOORING TRANSITIONS AT CENTER LINE OF DOOR
7. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISH INFORMATION
8. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTER OF DOORS IN THE CLOSED POSITION.
9. REFER TO SHEET **G102** FOR TYPICAL MOUNTING HEIGHTS AND ADA DETAILS
10. EPOXY PAINT AND EPOXY GROUT AT ALL WET AREAS, TYP. WET AREAS TO INCLUDE ALL WALLS AT RESTROOMS
11. PROVIDE FLOORING TRANSITIONS BETWEEN ALL CHANGES IN MATERIAL
12. H.M. DOOR FRAME COLOR TO MATCH ADJACENT WALL, TYP., U.N.O.
13. PAINT ALL WALLS AND GYPSUM BOARD CEILINGS WITHIN AREA OF PROJECT SCOPE.
14. COORDINATED ACCESS DOOR LOCATION WITH MECHANICAL PLANS
15. ALL PRIMARY STRUCTURAL STEEL MEMBERS SUPPORTING FLOORS (COLUMNS AND BEAMS) SHALL BE INDIVIDUALLY ENCASED WITH 1HR FIRE RATING PER UL DETAILS
16. FILL ALL HOLES, GAPS, CRACKS, AND PENETRATIONS AT FLOORS, WALLS, CEILINGS, AND EQUIPMENT. PROVIDE CLOSED, TIGHT-FITTING WINDOWS AND SOLID, SELF-CLOSING, TIGHT-FITTING DOORS. INSTALL ADEQUATE DOOR SWEEPS, WEATHER STRIPPING, ASTRAGALS, AND SELF-CLOSING DEVICES ON ALL EXTERIOR DOORS.
17. FIELD VERIFY ALL DIMENSIONS.
18. ALL EXTERIOR MATERIALS, FINISHES AND COLORS TO MATCH EXISTING.
19. ALL ANGLES ARE 45 or 90 DEGREES UNLESS NOTED OTHERWISE.
20. DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD.
21. OBJECTS THAT APPEAR TO BE IN ALIGNMENT SHOULD BE ASSUMED TO BE IN ALIGNMENT U.N.O.
22. FURNITURE TO BE PROVIDED BY OWNER. CONTRACTOR INSTALLED.
23. PATCH AND REPAIR ALL STUCCO TO MATCH EXISTING.
24. EXISTING OVERALL BUILDING TO BE REPAINTED TO MATCH EXISTING COLOR. CONFIRM COLOR W/ ARCHITECT & OWNER.
25. SEE SHEETS G200 FOR WALL TYPES.

NOTE

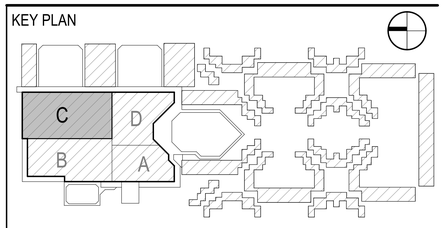
RAISING THE BASEMENT FLOOR WITHOUT ANY MODIFICATIONS TO SQUARE FOOTAGE. PLANS ARE TO TAKE A CLEAR 3-STORY FORUM SPACE AND DIVIDE IT INTO A CLEAR 2-STORY, 1ST LEVEL FORUM AND BASEMENT LEVEL.

IT IS OUR INTENT TO OPERATE THE 1ST LEVEL FORUM WITH THE BASEMENT LEVEL AS A DARK, UNOCCUPIED, SPRINKLERED AND ALARMED SPACE, SEALED OFF TO THE PUBLIC, ALLOWING ONLY FIRE DEPARTMENT ACCESS.

A1 OVERALL BASEMENT LEVEL - FLOOR PLAN Copy 2

SCALE: 1/8" = 1'-0"

KEY PLAN



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444

PARADISE VALLEY DOUBLETREE RESORT
5401 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250
GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
MINOR SPECIAL USE PERMIT 05.04.2026

REGISTERED ARCHITECT
54820
JACOB HOFF BODELL
04/21/26
ARIZONA, U.S.A.
expires 09/30/28

△ DATE REVISION

PROJECT NUMBER 25003

OVERALL BASEMENT LEVEL - FLOOR PLAN

A100

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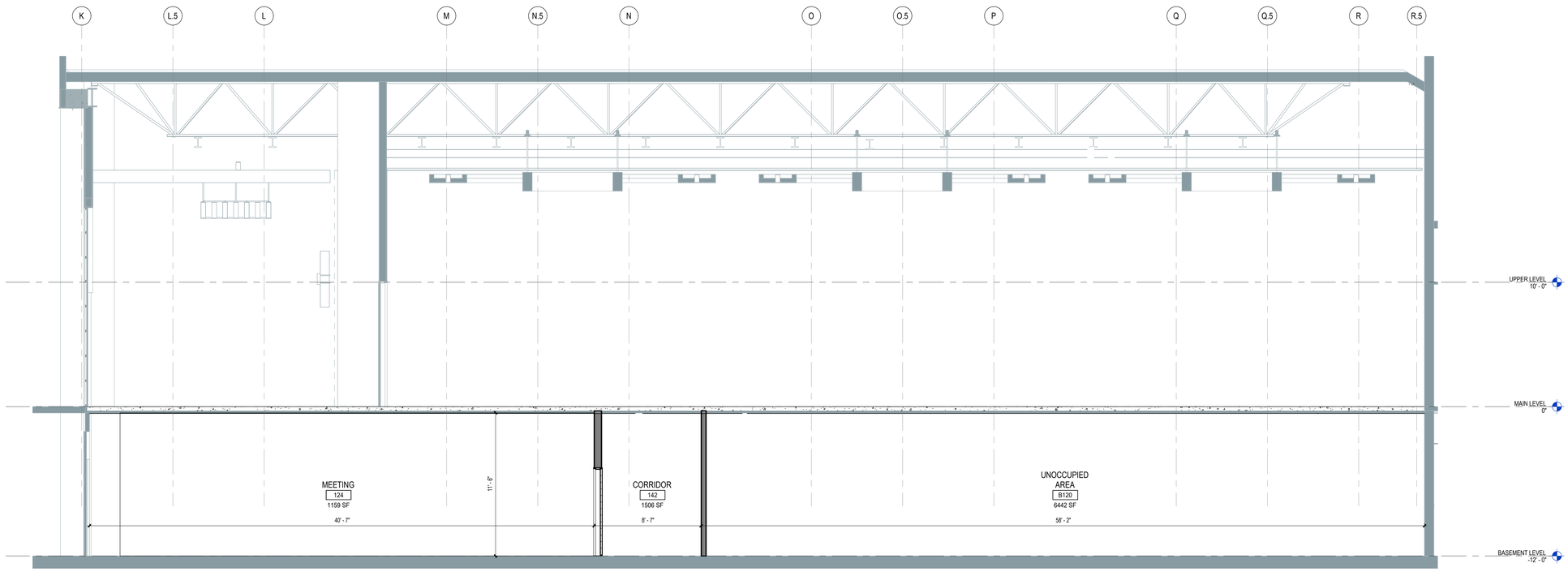
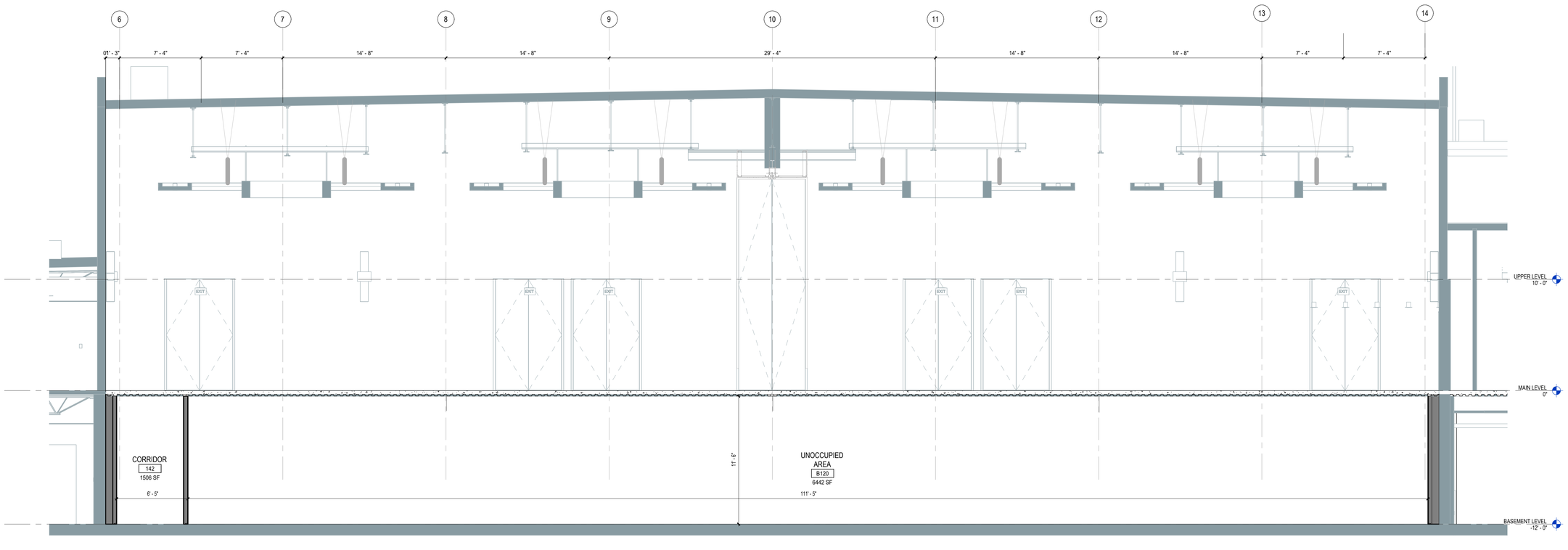


C1 AREA C - BUILDING SECTION 2

SCALE: 1/4" = 1'-0"



A1 AREA C - BUILDING SECTION 1

SCALE: 1/4" = 1'-0"

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MINOR SPECIAL USE PERMIT 05.04.2026

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04/21/26
ARIZONA, U.S.A.
expires 09/30/26

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PROJECT NUMBER 25003

FORUM
BASEMENT
SECTIONS

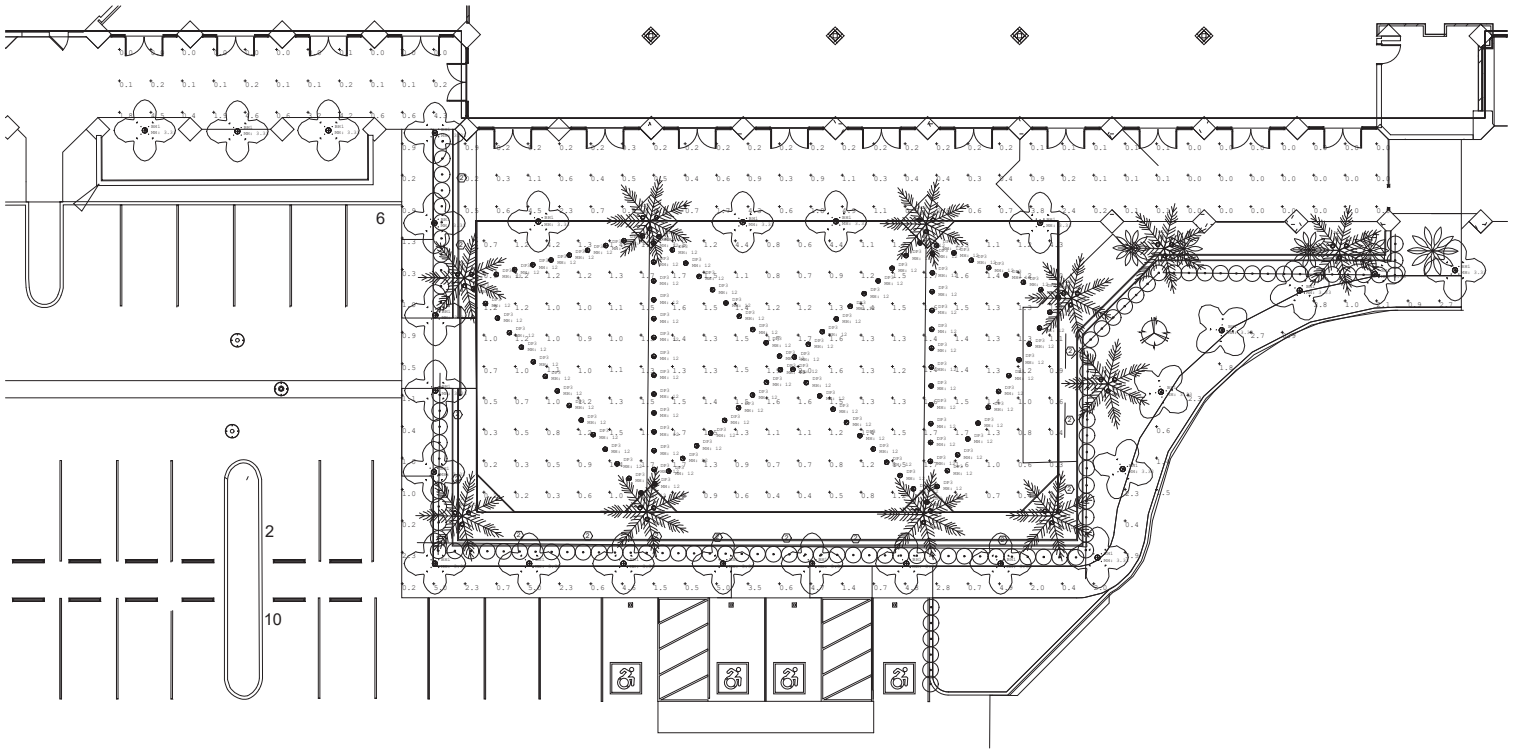
A300

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	KELVINS	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	NOTES
	10	AL3	GROUP	TREE MOUNT LIGHT	AR-TM-LOP-LHP-AL-CA-F32-SIZE-E64-MFL-MLV-12-11-BRONZE WRINKLE	2700	0.900	399	6.8	204	INSTALL TO BE DIRECTED DOWNWARD
	27	BH1	SINGLE	BOLLARD	UVA-10021-T5-W27-DIM - 06 - LIGMAN BRONZE	2700	0.900	531	20.6	556.2	
	136	DP3	SINGLE	STING LIGHTS	LSA2-B-36-V-27-LUCPET_SHADE-DS-BK-BK-10-LSA-LUC=PET	2700	0.900	66	1.07	145.52	

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG / MIN	MAX / MIN
LAWN_TOP	ILLUMINANCE	Fc	1.35	32.8	0.2	6.75	164.00
WALKWAY_TOP	ILLUMINANCE	Fc	0.96	51.0	0.0	N.A.	N.A.



A1 CAMELBACK LAWN PHOTOMETRICS

SCALE: 1/8" = 1'-0"

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PARADISE VALLEY DOUBLETREE RESORT
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GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
Phase 3 Entitlement Camelback Lawn

REGISTERED ARCHITECT 54820 JACOB HOFF BODELL 05/12/26 ARIZONA, U.S.A. expires 09/30/26

△	DATE	REVISION

PROJECT NUMBER 25003

CAMELBACK LAWN PHOTOMETRICS

AS101

5/16/2026 8:38:45 PM

ARTI STAR - Tree Mount - Low Voltage - LED High-Power

IP66



Downloads
Product Images (.zip)
Technical Drawing (.zip)
IES Files (.zip)
BIM - Revit (.zip)
Installation Instructions (.pdf)

Product Variant Examples











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ARTI STAR - Tree Mount - Low Voltage - LED High-Power

Available Logic & Configurations

AR-	TM-	LOD-	LHP-	AL-	___-	___-	___-
01	02	03	04	05	06C	06D	06F

01 SERIES
AR - ARTI STAR
02 CATEGORY
TM - Tree Mount
03 DRIVER
LOD - Low Voltage
04 LIGHT SOURCE (TYPE)
LHP - LED High-Power

05 MATERIAL
AL - Aluminum
06C STYLE
CA - Cap A - 45° (With Weephole)
CB - Cap B - 90° (With Weephole)
CC - Cap C - Flush Lens
CF - Cap F - Extended Flush Lens
06D VERSION
F28 - 2 Fixtures @ 180°
F32 - 3 Fixtures @ 120°
F49 - 4 Fixtures @ 90°
F66 - 6 Fixtures @ 60°
06F SIZE
S16 - Strap: 16” min. to 22” max. tree diameter
S21 - Strap: 21” min. to 27” max. tree diameter
S26 - Strap: 26” min. to 32” max. tree diameter
S31 - Strap: 31” min. to 38” max. tree diameter

___-	___-	MLV-	___-	___-	WL00-	___-
07	08	09	10A	10B	11	12

07 LIGHT SOURCE
e64 - 2700K CRI80 - 7W (397 - 456 lm)
e65 - 3000K CRI80 - 7W (406 - 466 lm)
e66 - 4000K CRI80 - 7W (456 - 524 lm)
e74 - Amber - 7W (260 - 299 lm)
e79 - 2700K CRI90 - 7W
e80 - 3000K CRI90 - 7W
e81 - 3500K CRI80 - 7W
08 OPTIC
NSP - Narrow Spot (13°)
SP - Spot (16°)
SP2 - Spot (23°)
MFL - Medium Flood (31°)

09 CONTROL
MLV - MLV Dimming (Magnetic Low Voltage)
10A LENS
12 - Soft Focus
13 - Rectilinear
10B SHIELDING
00 - Not included (Standard)
11 - Honeycomb Baffle
11 WIRING LENGTH
WL00 - Standard
12 FINISH
Standard Finishes
BLP, **BZP**, **WHP**, **SAP**, **BLW**, **BZW**, **WHW**, **VER**
Premium Finishes
CMG, **SMG**, **RMG**, **AMG**, **TXF**, **BCM**, **BGE**, **WCP**, **OCP**, **HUG**, **ABP**, **BPP**, **SDS**, **WIR**, **CAP**, **CRM**, **AQW**, **NBP**
Other - RAL
RAL
Other - Custom Color
CUS

NOTE: Not all configurations may be compatible with one another. Please configure the product for specific 2D, Photometry, Downloads, Spec Sheet and Compatible mountings and power supplies.

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ARTI STAR - Tree Mount - Low Voltage - LED High-Power

Features



Anti-condensation vent allows moisture to exit the fixture but never enter in



Lens factory adhered to fixture cap providing hermetically sealed optical compartment



Manufactured in the USA with sustainable processes



Aim & Lock knuckle eliminates need for re-aiming & adjustments



Water-tight anti-siphon plug prevents moisture ingress from wireways



Secured with tamper-resistant, stainless steel hardware



Easily replaceable modular components reduce waste and extend fixture life



Slip fit cap & high temp. silicone 'O' ring provides reliable water-tight seal



Solid billet fixture body provides unmatched durability and heat management

WARNING: This is a low voltage product. Please check "Mountings With A Power Supply" or "Power Supplies" to order remote transformer separately.

Technical

Driver: Low Voltage

Light Source (Type): LED High-Power

Material: Aluminum

CCT (K): Amber, 2700, 3500, 3000, 4000

CRI: 80, 90

Input Power (W): 7

Delivered Lumens (lm): 260 - 524

Beam Angle (°): 13, 16, 23, 31

Control: MLV Dimming (Magnetic Low Voltage)

Style: Cap A - 45° (With Weephole), Cap B - 90° (With Weephole), Cap C - Flush Lens, Cap F - Extended Flush Lens

Version: 2 Fixtures @ 180°, 3 Fixtures @ 120°, 4 Fixtures @ 90°, 6 Fixtures @ 60°

Size: Strap: 16” min. to 22” max. tree diameter, Strap: 21” min. to 27” max. tree diameter, Strap: 26” min. to 32” max. tree diameter, Strap: 31” min. to 38” max. tree diameter

Lens: Soft Focus, Rectilinear

Shielding: Not included (Standard), Honeycomb Baffle

Wiring Length: Standard

Finish: Standard Finishes, Premium Finishes, Other - RAL, Other - Custom Color

Body: Unibody design with enclosed, water-proof wireway, integral heat sink, fully machined from solid billet, anti-condensation and corrosion vent equalizes fixture pressure and eliminates potential for damage to internal components.

Material Detail: Tree Ring - 1/8” thick AISI 304 stainless steel. Fixture - copper-free aluminum (6061-T6).

Aiming: 180° vertical adjustment via 2 1/4'' dia. knuckle. Mounting anchor base with set screws provides 360° horizontal rotation. Design withstands 73 lb. static load prior to movement for optical alignment. Fixture mounts via base plate.

Light Source Detail: High power LEDs modular design with electrical disconnects.

Optics: Interchangeable optics permit changes in the field.

Hardware: Tamper-resistant, stainless steel hardware. Luminaire hardware is black oxide treated for additional corrosion resistance.

Sealing: ‘O’ Ring provides water-tight seal., Anti-condensation and corrosion vent equalizes fixture pressure and eliminates potential for damage to internal components.

Finish Detail: StarGuard, our 15-stage chromate-free process, cleans and conversion coats aluminum components prior to application of Class ‘A’ TGIC polyester powder coating. It is RoHS compliant.

Warranty: 5-year limited warranty.

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Finishes

STANDARD FINISHES


[BLP]
Satin Black


[BZP]
Satin Bronze


[WHP]
Satin White


[SAP]
Satin Aluminum


[BLW]
Black Wrinkle


[BZW]
Bronze Wrinkle


[WHW]
White Wrinkle


[VER]
Verde

PREMIUM FINISHES


[CMG]
Cascade Mountain Granite


[SMG]
Sierra Mountain Granite


[RMG]
Rocky Mountain Granite


[AMG]
Aleutian Mountain Granite


[TXF]
Textured Forest


[BCM]
Black Chrome


[BGE]
Beige


[WCP]
Weathered Copper


[OCP]
Old Copper


[HUG]
Hunter Green


[ABP]
Antique Brass Powder


[BPP]
Brown Patina Powder


[SDS]
Sonoran Desert Sandstone


[WIR]
Weathered Iron


[CAP]
Clear Anodized Powder


[CRM]
Cream


[AQW]
Antique White


[NBP]
Natural Brass Powder

OTHER - RAL



[RAL]
RAL Color

OTHER - CUSTOM COLOR



[CUS]
Custom Color

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ARTI STAR - Tree Mount - Low Voltage - LED High-Power

Light Source

Light Source	Optic	Beam Angle	CCT (K)	CRI	R9	Input Power (W)	Delivered Lumens (Lm)	CBCP
e64	NSP - Narrow Spot	13	2700	80	>15	7	456	5993
e64	SP - Spot	16	2700	80	>15	7	445	4546
e64	SP2 - Spot	23	2700	80	>15	7	397	1726
e64	MFL - Medium Flood	31	2700	80	>15	7	399	1131
e65	NSP - Narrow Spot	13	3000	80	>15	7	466	6131
e65	SP - Spot	16	3000	80	>15	7	455	4650
e65	SP2 - Spot	23	3000	80	>15	7	406	1766
e65	MFL - Medium Flood	31	3000	80	>15	7	409	1157
e66	NSP - Narrow Spot	13	4000	80	>15	7	524	6889
e66	SP - Spot	16	4000	80	>15	7	511	5225
e66	SP2 - Spot	23	4000	80	>15	7	456	1984
e66	MFL - Medium Flood	31	4000	80	>15	7	459	1300
e74	NSP - Narrow Spot	13	Amber			7	299	3927
e74	SP - Spot	16	Amber			7	291	2978
e74	SP2 - Spot	23	Amber			7	260	1131
e74	MFL - Medium Flood	31	Amber			7	262	741
e79	NSP - Narrow Spot	13	2700	90	>50	7		
e79	SP - Spot	16	2700	90	>50	7		
e79	SP2 - Spot	23	2700	90	>50	7		
e79	MFL - Medium Flood	31	2700	90	>50	7		
e80	NSP - Narrow Spot	13	3000	90	>50	7		
e80	SP - Spot	16	3000	90	>50	7		
e80	SP2 - Spot	23	3000	90	>50	7		
e80	MFL - Medium Flood	31	3000	90	>50	7		
e81	NSP - Narrow Spot	13	3500	80	>15	7		
e81	SP - Spot	16	3500	80	>15	7		
e81	SP2 - Spot	23	3500	80	>15	7		
e81	MFL - Medium Flood	31	3500	80	>15	7		

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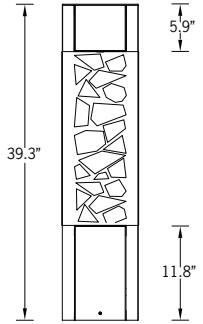
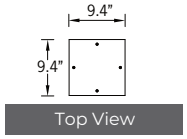
UVA-10021
Vancouver 11 Bollard


Shadow Effect

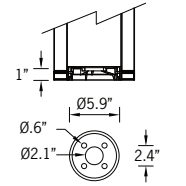


21w COB 570 Lumens
IP65 · Suitable For Wet Locations
IK08 · Impact Resistant (Vandal Resistant)
Weight 18 lbs





Top View



Mounting Detail



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U1 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200° C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

MicroPRIM Finishes

MicroPRIM is Ligman's trade marked decorative powder coating technology that permanently infuses colors, patterns, or imagery directly into the surface of luminaires and poles while providing protections that standard powder coating does not offer.

MicroPRIM finishes include nature-inspired wood grains and stone aesthetics, material-inspired finishes such as brushed metal, concrete, and carbon fiber, Solid colors in Ligman standard colors, as well as any RAL or Pantone color, Decorative patterns, custom imagery and more.

Coating and Infusion Process

Metal components are pre-treated and powder coated with a proprietary polyurethane-based coating engineered for outdoor architectural use. Decorative patterns or imagery are then permanently infused into the cured powder coat through a heat-based process, creating a durable, integrated finish.

Performance and Validation

MicroPRIM finishes are suitable for indoor and outdoor applications and meet AAMA2605 architectural coating requirements. Performance is validated through laboratory and real-world testing to ASTM standards for UV exposure, adhesion, abrasion, impact, salt spray, chemical resistance, and graffiti resistance.

All MicroPRIM finishes are backed by Ligman's 10-year warranty.

Key Performance Attributes
•Anti-graffiti resistance
•UV and weather resistance
•Scratch and abrasion resistance
•Natatorium Rated for installation in corrosive environments

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Contemporary urban lighting furniture.
Open-sided, three lattice pattern options or your bespoke design.

A stylish Dark Sky Compliant square high performance bollard with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These bollards have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing bollards.
Custom bollard heights are available, please specify.
Provided with anchor bolts Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture)

• NOTE: For the round version of the Vancouver, please see the Benton Light Column and Bollard

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	
---	---	---	---	---	---

ORDERING EXAMPLE || UVA - 10021 - 21w - T2 - W30 - 02 - 120/277v - Options

UVA-10021					
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	21w COB 570 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - 65˚ Beam	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v

ADDITIONAL OPTIONS		
NAT - Natatorium Rated DIM - 0-10v Dimming	HGT - Custom Bollard Height GFCI - GFCI Box OPAL - Opal Lens	

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

MicroPRIM FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH
- CSM - Custom Image/Pattern

MicroPRIM FINISHES

- MP - MAPLE FINISH
- MHG - MAHOGANY FINISH
- BH - BEECH FINISH
- CN - CHESTNUT FINISH
- WMBL - WHITE MARBLE FINISH
- MBL - MARBLE FINISH
- GRNT - GRANITE FINISH
- BGD - BRUSHED GOLD FINISH
- BBRZ - BRUSHED BRONZE FINISH
- CAMO - CAMOUFLAGE FINISH

- MP01 - MicroPRIM RAL 9011 Black (Glossy)
- MP02 - MicroPRIM RAL 7043 Dark Grey (Glossy)
- MP03 - MicroPRIM RAL 9003 White (Glossy)
- MP04 - MicroPRIM RAL 9006 Metallic Silver (Glossy)
- MP05 - MicroPRIM RAL 9006 Matte Silver (Matte/Textured)
- MP06 - MicroPRIM Ligman Bronze (Glossy)
- MP07 - MicroPRIM Custom Color (Glossy)



MicroPRIM Finish

10 YEAR WARRANTY LIGMAN LIGHTING USA

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Intertek

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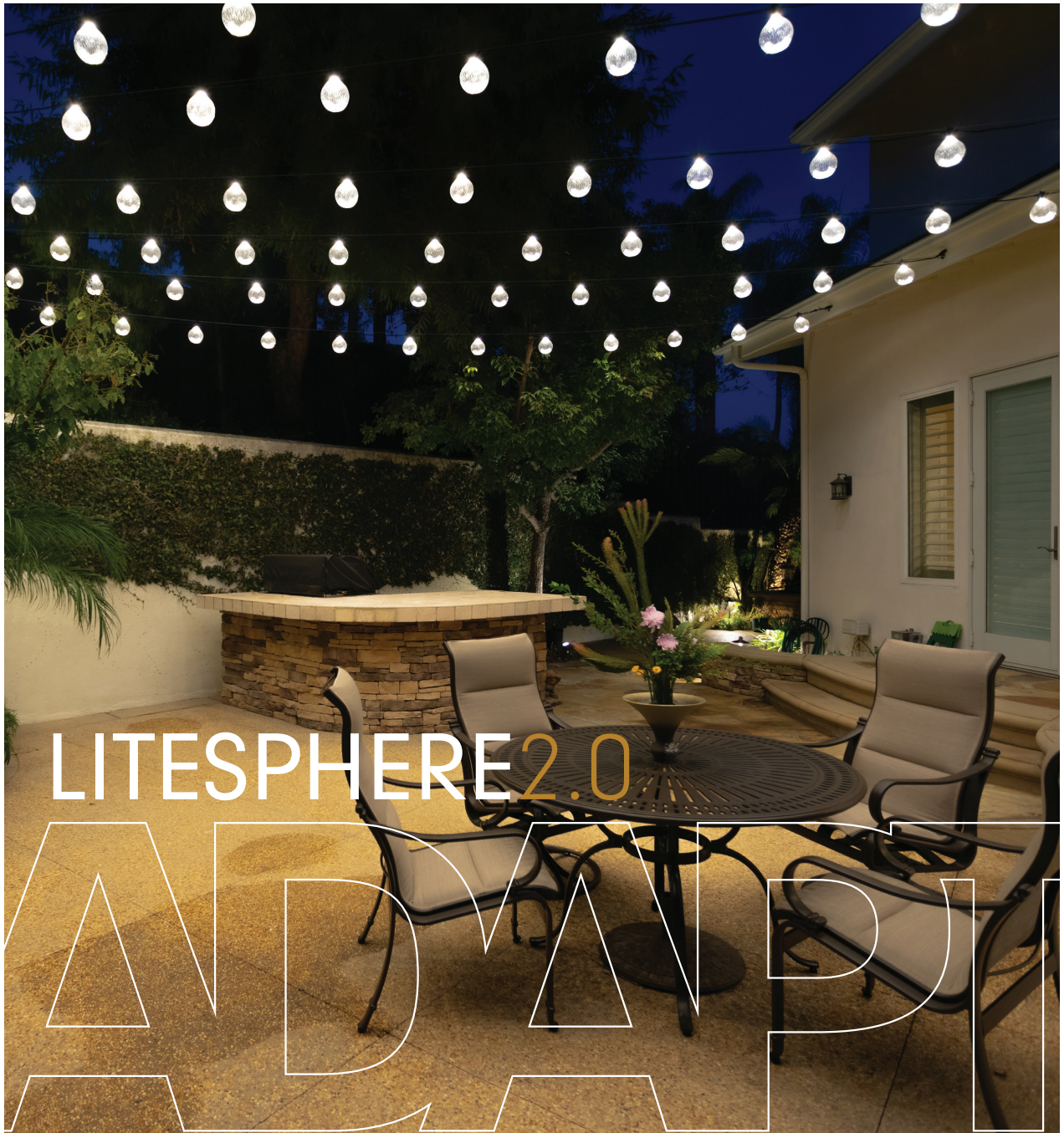
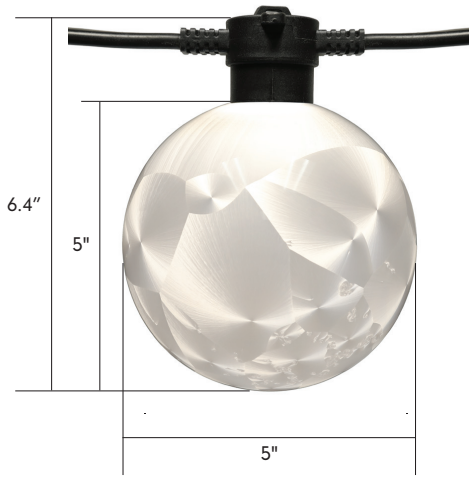




Project: _____ TYPE: _____

- The next evolution of ADAPT delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere ADAPT 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- Available DarkSky option with added light shade
- 12V DC Low voltage system for long runs
- Socket and cord color available in black or white
- PET ADAPT Globe for shatter-proof performance
- IP67
- cULus
- 5 Year warranty

Dimensions





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Strand Order Guide - Standard Globe

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
LSA2			**V**			**12**
Litesphere ADAPT 2.0	**B** = Black **W** = White*	**12** = 12″ OC **18** = 18″ OC **24** = 24″ OC **36** = 36" OC **48** = 48" OC	**V** = Very High Output	**19** = 1900K **27** = 2700K **30** = 3000K **35** = 3500K **40** = 4000K **50** = 5000K **AM** = Amber **RB** = Royal Blue **RD** = Red **GN** = Green **YL** = Yellow **TS** = Turtle Safe	**GINPET** = Gina **ANGPET** = Angela **KATPET** = Katie **LUCPET** = Lucia **JENPET** = Jennifer **JOAPET** = Joanne **MNQPET** = Manqi **BREPET** = Brenda **ELZPET** = Elizabeth	**12** = 12V DC

*For wire color white contact Factory for MOQ and lead time

Note: Optional Light Shade are needed to comply with DarkSky requirements. Consult factory for lead time and available style and sizes - see page 7

Strand Order Guide - Color Globe

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
LSA2			**V**			**12**
Litesphere ADAPT 2.0	**B** = Black **W** = White*	**12** = 12″ OC **18** = 18″ OC **24** = 24″ OC **36** = 36" OC **48** = 48" OC	**V** = Very High Output	**35** = 3500K**	**GRNPET** = Cosmic Green **PNKPET** = Nebula Pink **PURPET** = Celestial Purple **YELPET** = Solar Yellow	**12** = 12V DC

**For wire color white contact Factory for MOQ and lead time

**3500K CCT is recommended for best color result

Note: Optional Light Shade are needed to comply with DarkSky requirements. Consult factory for lead time and available style and sizes - see page 7

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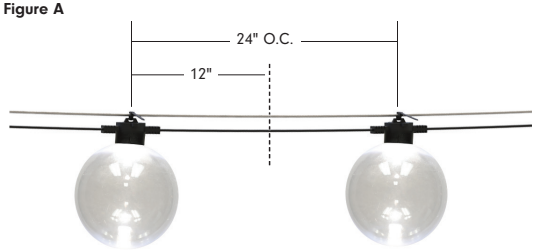
Power Lead Order Guide

Figure A - All Litesphere ADAPT 2.0 are evenly cut between globes according to specified spacing.
Figure B - Power leads are added to the end cut, extending the total length of the power lead.

LSL2-XEP-X-XX
X = B (Black), W (White)
XX = 05 (5'), 10 (10'), 15 (15'), 20 (20'), 25 (25')
For custom length consult factory

Figure A



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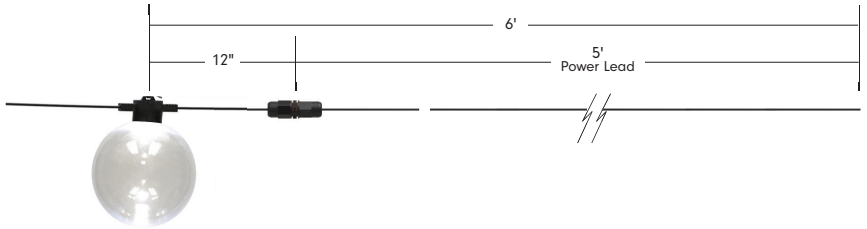
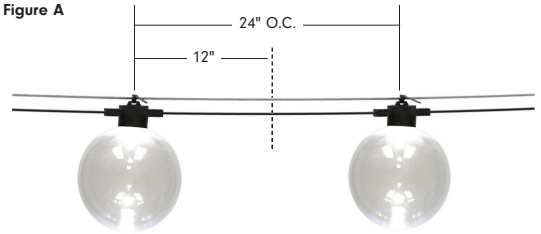


Jumper Order Guide

Figure A - All Litesphere ADAPT 2.0 are evenly cut between globes according to specified spacing.
Figure B - Jumpers are added between the cuts, extending the total length of wire between globes.

LSL2-JUMPER-X-XX
X = B (Black), W (White)
XX = 05 (5'), 10 (10')
For custom length consult factory

Figure A



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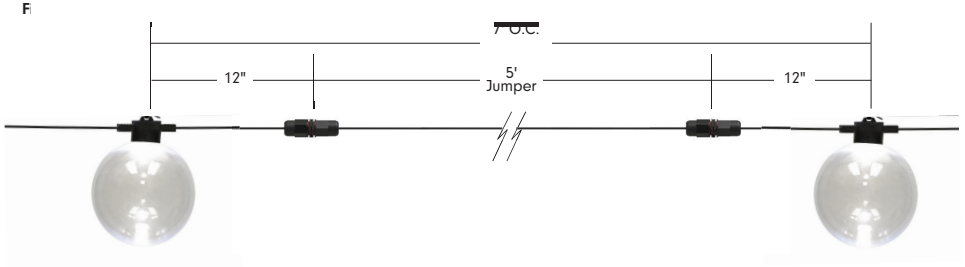

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Specifications

Electrical					
Spacing	12"	18"	24"	36"	48"
Maximum Electrical Run	55'	70'	80'	90'	100'
Watts/ft	0.84	0.56	0.42	0.28	0.21
Input Voltage	12V DC				

Physical	
Dimensions (G120)	7.1" H x 5" W
Dimensions (ST19)	6.7" H x 2.375" W
Socket Housing	PVC
American Wire Gauge	14 AWG
Globe	PET (Shatter proof)
Mounting	Surface Mount, Suspended
Operating Temperature	-40°C to 65°C (-40°F to 149°F)

Certification and Testing	
Certification	cULus
Environment	Wet Location
Lumen Maintenance (L70)	70,000
IP Rating	IP67
Warranty	5 Years

Control	
Control System	0-10V, ELV, MLV, DMX 512 (Dim to 1% with an Infinity power supply and a 0-10V Lutron Diva dimmer)

Weights (G125)	12"	18"	24"	36"	48"
lb/ft w/strand	0.44	0.35	0.29	0.17	0.15
lb/ft w/cable	0.46	0.37	0.31	0.19	0.17

Weights (ST19)	12"	18"	24"	36"	48"
lb/ft w/strand	0.34	0.28	0.24	0.14	0.13
lb/ft w/cable	0.36	0.30	0.26	0.16	0.15

EPA (Side)	12"	18"	24"	36"	48"
G125	0.11	0.07	0.06	0.04	0.03
ST19	0.05	0.03	0.03	0.02	0.01
Hat 8"	0.07	0.05	0.04	0.02	0.02
Hat 13"	0.12	0.08	0.06	0.04	0.03
Dish 10"	0.05	0.03	0.03	0.02	0.01
Flower 10"	0.06	0.04	0.03	0.02	0.02
Flower 13"	0.08	0.05	0.04	0.03	0.02

Delivered Lumen

Output - **GINPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	76.5	51	38.25	25.5	19.13

Output - **ANGPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	76.5	51	38.25	25.5	19.13

Output - **JOAPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	72.6	48.4	36.3	24.2	18.15

Output - **KATPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	CF	CF	CF	CF	CF

Output - **MNQPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	CF	CF	CF	CF	CF

Output - **LUCPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	82.8	55.2	41.4	27.6	20.7

Output - **BREPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	62.5	41.67	31.25	20.83	15.63

Output - **JENPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/f	71.8	47.87	35.9	23.93	17.95

Output - **ELZPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	79.5	53	39.75	26.5	19.88

Output - **GRNPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	39.8	26.53	19.9	13.27	9.95

Output - **PNKPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	38.9	25.93	19.45	12.97	9.73

Output - **YELPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	65.5	43.67	32.75	21.83	16.38

Output - **PURPET** (3500K)					
Spacing	12"	18"	24"	36"	48"
Lumens/ft	18.6	12.4	9.3	6.2	4.65

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.



SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories

Warning: For suspension application, catenary cable is required to support the product, otherwise the warranty will be void.



LS-CABLE-X
X = **60** (60'), **110** (110'), **500** (500')
1/8" Galvanized cable includes (2) cable locks for use with loads up to 200lbs
Note: 500' no locks included



LS-LOCK-X
X = **2** (2 pcs), **4** (4 pcs)
Includes (1) release key
Cable Lock for 1/8" cable, support loads up to 200 lbs.



LS-TT
Cable tensioning tool up to 880lbs with 6:1 gear drive with integral torque gauge controls

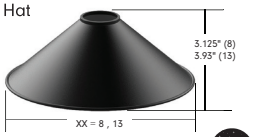


LS-UVZP-BK-XX
XX = **30** (30 pcs), **50** (50 pcs)
Black UV resistant, heavy duty ties maximum weight up to 100 lbs./per tie

Light Shade Accessories

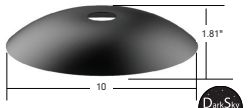
Note: Light Shade needed for DarkSky compliance

Hat



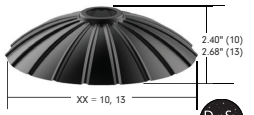
SHADE-HT-BK-XX-XX
XX = **BK** (black), **CO*** (copper)
XX = **8** (8.3"), **13**** (12.6")
Black top, black/copper bottom
Weight: 0.46 lb (8),1.2 lb (13)

Dish

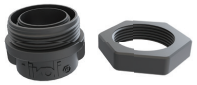


SHADE-DS-BK-BK-10
10.2" Black top, black bottom
Weight: 0.76 lb

Flower



SHADE-FL-BK-BK-XX
XX = **10** (9.8"), **13** (13.8")
Black top, black bottom
Weight: 0.63 lb (10), 1.48 lb (13)



SHADE-ADP-LSL2-XX-XX
XX = **BK** (Black), **WH*** (White)
XX = **01** (1pc), **25** (25pcs),**50** (50pcs)
Litesphere 2.0 Shade Adapter kit
Note: One adaptor required for each shade

*Only available for 13 (Hat)
**Consult factory for lead time and MOQ

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ADAPT Globe /Replacement

Note: Polyethylene Terephthalate (PET) globe for 100% shatter proof design
PET globes should not be exposed to industrial alcohol



LSA2-MNQ-PET
Manqi PET Globe
Diffused Pearl Design



LSA2-LUC-PET
Lucia PET Globe
Clear Design



LSA2-JEN-PET
Jennifer PET Globe
Simulated Cracked Design



LSA2-JOA-PET
Joanne PET Globe
Simulated Fragmented Design



LSA2-GIN-PET
Gina PET Globe
Clear with Frosted Design



LSA2-KAT-PET
Katie PET Globe
Clear with Frosted Design
LSA2-KAT-F-PET
Slightly Frosted with
Frosted Design



LSA2-ANG-PET
Angela PET Globe
Clear with Frosted Design



LSA2-BRE-PET
Brenda PET Globe
Classic S19 Vintage Profile



LSA2-GRN-PET
Cosmic Green Colored PET
Globe



LSA2-PNK-PET
Nebula Pink Colored PET
Globe



LSA2-PUR-PET
Celestial Purple Colored PET
Globe



LSA2-YEL-PET
Solar Yellow Colored PET
Globe



LSA2-ELZ-PET
Elizabeth PET Globe
Opalescent Bubble Design

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Replacement Parts



LSL2-INT-X
X = **B** (black), **W*** (white)
Connector to join the strand
Sold each



LSL2-EC-X-(PK20)
X = **B** (black), **W*** (white)
Litesphere 2.0 End-Cap
Sold each
(add **PK20** for pack of 20)
Weight: 0.0375 lb/each



LSL-XX-V-12
XX = **19, 27, 30, 35, 40, 50*, AM*, RD*, RB*, GN*, YL*, TS***
12V VHO Wedge Base LED
Sold each

*Contact Factory for MOQ and lead time

In-Wall Controls



TVOQ-1-WH
White
16 DMX channel, 16 scene,
4 zone, glass touch screen



TVOQ-10-XX-7
XX = **BK** (Black), **WH** (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



TVOQ-2-BK
Black
512 DMX channel, 99 scene

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Power Supplies

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

Dim to 1% with a 0-10V Lutron Diva dimmer (by others)

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-2.5-12	Indoor / Outdoor	100 - 277V AC	12V DC	1	30W	3W	2.5A
	INF-J-60-1-5-12				1	60W	6W	5A
	INF-J-180-3-5-12				3	3x60W	3x6W	3x5A
	INF-J-300-5-5-12				5	5x60W	5x6W	5x5A

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-D	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-D				1	60W	5A
	ADNM-150-2-5-12-D				2	2x60W	2x5A
	ADNM-240-3-5-12-D				3	3x60W	3x5A
	ADNM-320-4-5-12-D				4	4x60W	4x5A

ADNM - 0-10V DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-DOT	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-DOT				1	60W	5A
	ADNM-150-2-5-12-DOT				2	2x60W	2x5A
	ADNM-240-3-5-12-DOT				3	3x60W	3x5A
	ADNM-320-4-5-12-DOT				4	4x60W	4x5A

ADNM - DMX SINGLE ADDRESS

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-DIN	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-DIN				1	60W	5A
	ADNM-150-2-5-12-DIN				2	2x60W	2x5A
	ADNM-240-3-5-12-DIN				3	3x60W	3x5A
	ADNM-320-4-5-12-DIN				4	4x60W	4x5A

ADNM - DMX MULTI ADDRESS

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-150-2-5-12-DIN-2	Indoor / Damp	100-277V AC 5o/60 Hz	12V DC	2	2x60W	5A
	ADNM-240-3-5-12-din-3				3	3x60W	3x5A

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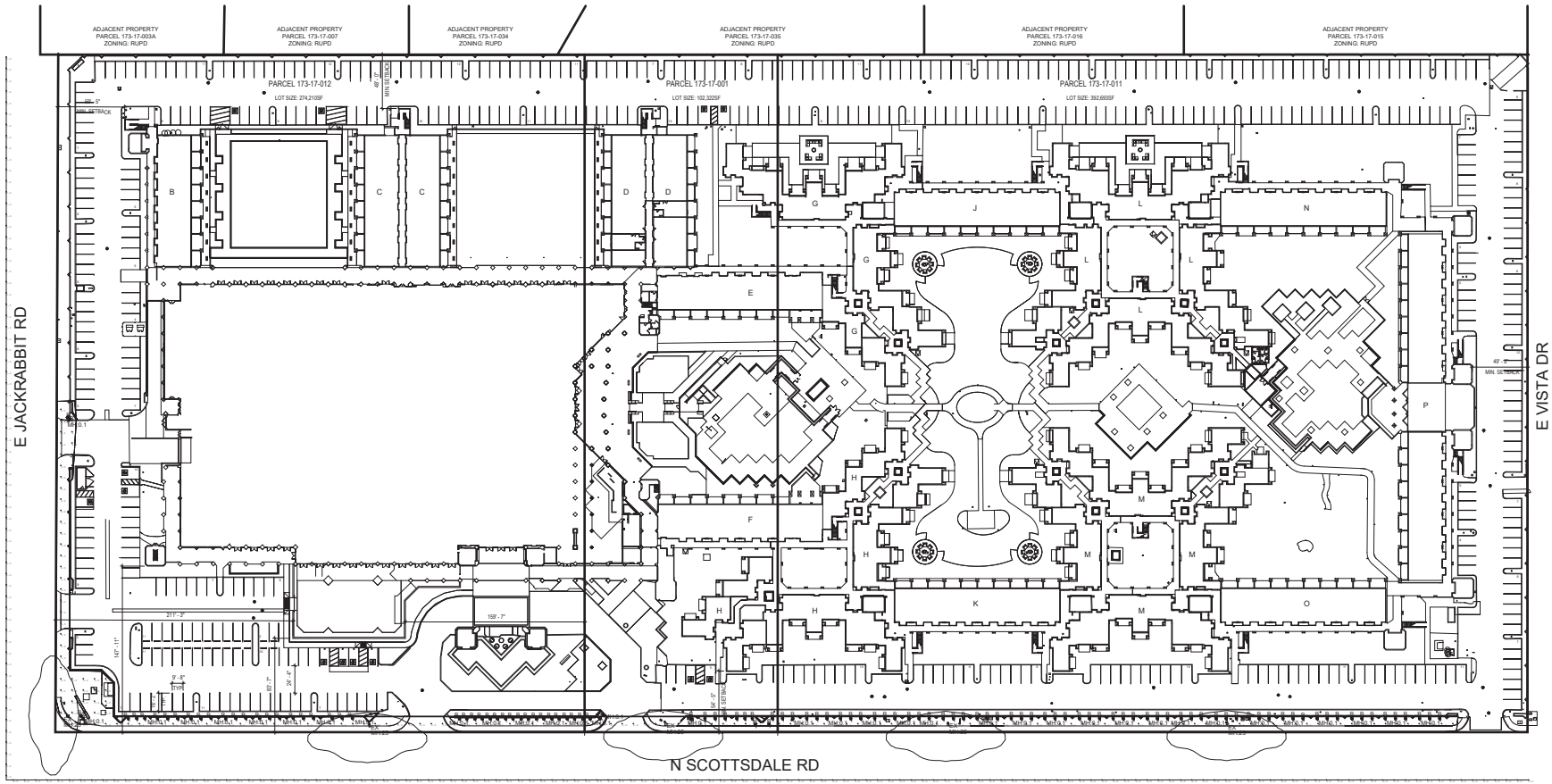
LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	MODEL	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
▭	5	EX	SINGLE	EXISTING	EXISTING STREET LIGHT	0.900	N.A.	N.A.	204
⊕	114	B	SINGLE	SPJ LIGHTING, INC	THE BEAST-FINISHES-6W-3000K-12-15V-WIDE FLOOD	0.900	531	20.6	556.2

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG / MIN	MAX / MIN
PROPERTY LINE	ILLUMINANCE	Fc	0.06	0.8	0.0	N.A.	N.A.
SITE_TOP	ILLUMINANCE	Fc	0.81	5.1	0.0	N.A.	N.A.



A1 PHOTOMETRICS SCOTTSDALE RD

SCALE: 1" = 40'-0"

FFKR ARCHITECTS
98 S River Drive, Suite 390, Tempe, AZ 85288
480.382.1580 FFKR.COM

PARADISE VALLEY DOUBLETREE RESORT
5401 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250
GLOBAL HOSPITALITY INVESTMENT GROUP (GHIG)
Phase 3 Entitlement Camelback Lawn

JACOB HOFF BODELL
34820
05/12/26
REGISTERED ARCHITECT
ARIZONA, U.S.A.

△ DATE REVISION

PROJECT NUMBER 25003

SCOTTSDALE RD. PHOTOMETRICS

AS103

5/16/2026 8:55:52 PM

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light

THE BEAST



MODEL:	**THE BEAST**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**12-15v**
WATTAGE:	**6W**
LED:	**COB Bridgelux 93 CRI**
ENGINE:	**FB-6W-NCYL**
LUMENS:	**400**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**
OPTION:	**Tamper proof screw option for swivel & adjustable shroud (TS)**

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 6W	400

LED: COB Bridgelux 93 CRI

COLOR TEMPERATURE

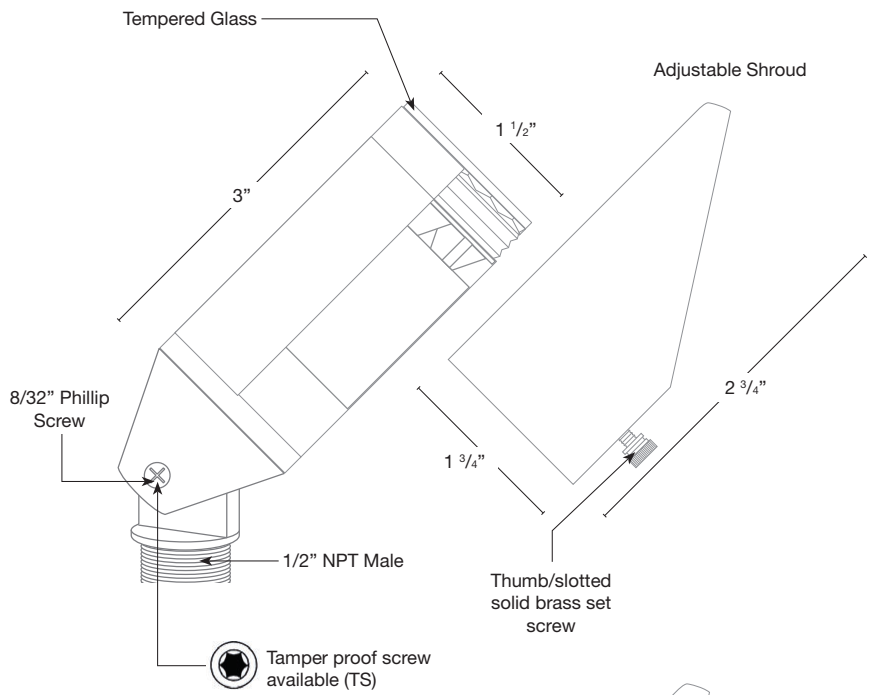
- ☐ 2700K
- ☐ 3000K

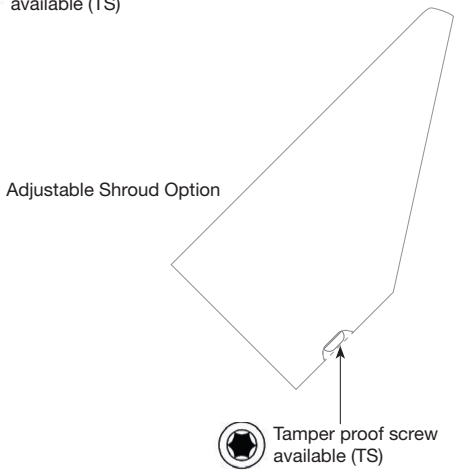
ELECTRICAL

- ☐ 12-15V

OPTICS

☐ SPOT	19d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d





c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
THE BEAST-MBR-6W-27K-12-15V-TS		

SCOTTSDALE RESORT & CASITAS | SCOTTSDALE, ARIZONA

EXTERIOR SIGN PACKAGE PREPARED BY: AIRPARK SIGNS & GRAPHICS

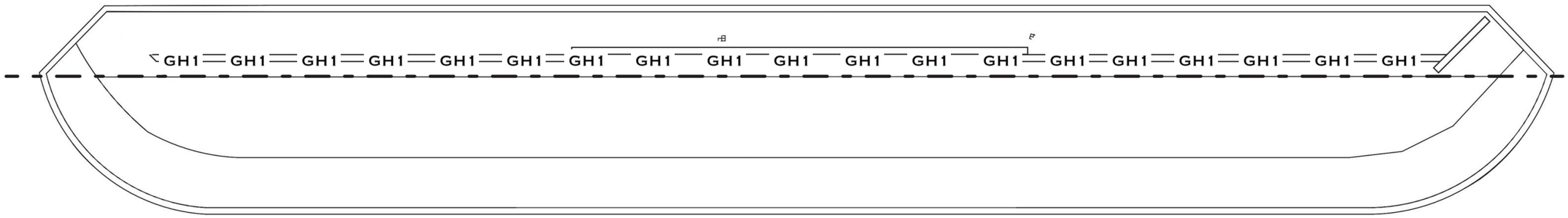
OPTION 2

05.11.2026

AIRPARK
SIGNS & GRAPHICS

1205 N. Miller Road
Tempe, AZ 85288
480.966.6565
airparksigns.com





ENTRY FEATURE PLAN VIEW
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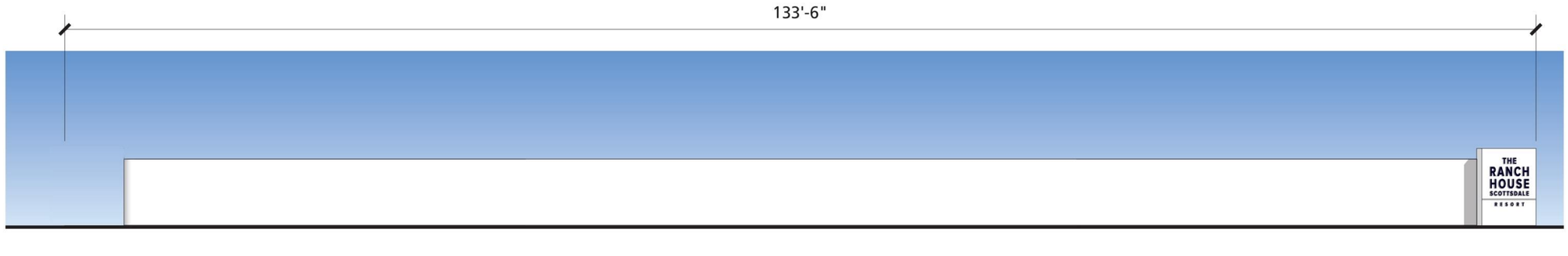

ENTRY FEATURE OVERALL
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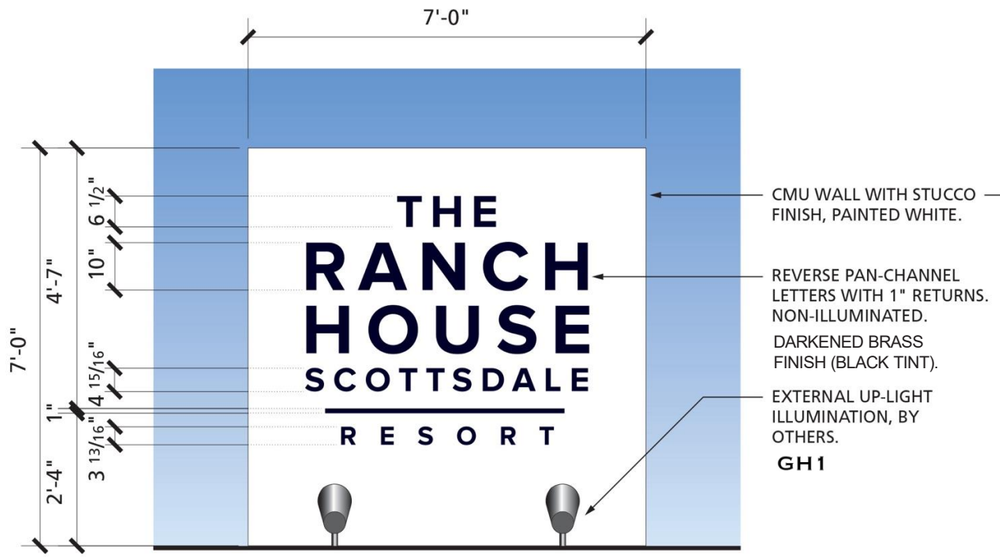

ENTRY FEATURE
Scale: 3/8"=1'-0"



FENCE SECTION DETAIL
Scale: 3/8"=1'-0"

AIRPARK SIGNS & GRAPHICS
Gretchen Wilde
Owner / Designer

1205 North Miller Road
Tempe, Arizona 85288
480.966.6565
480.966.5668(f)
signs@airparksigns.com

jb | gc | Drawing Date 03-04-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Entry Feature D
SC#253440

Notes:

Revision Number/Date:

Client Approval/Date:

Page Number

1A.1

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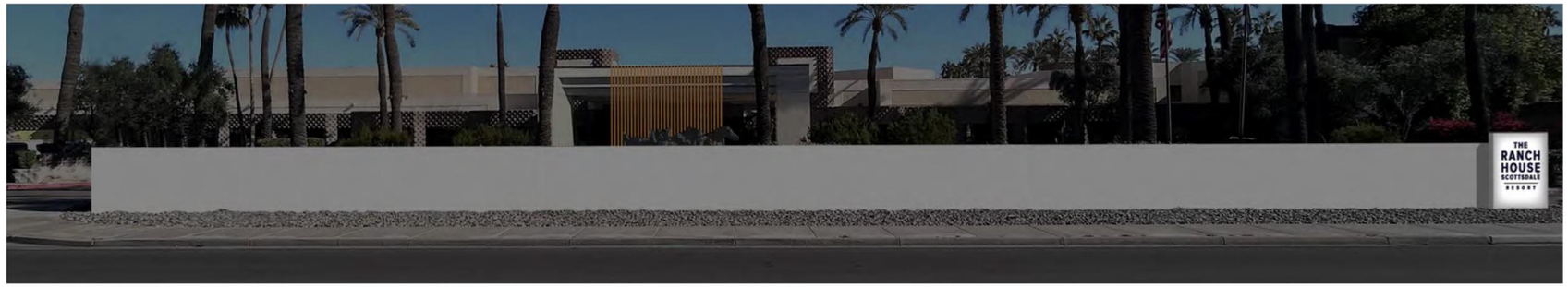
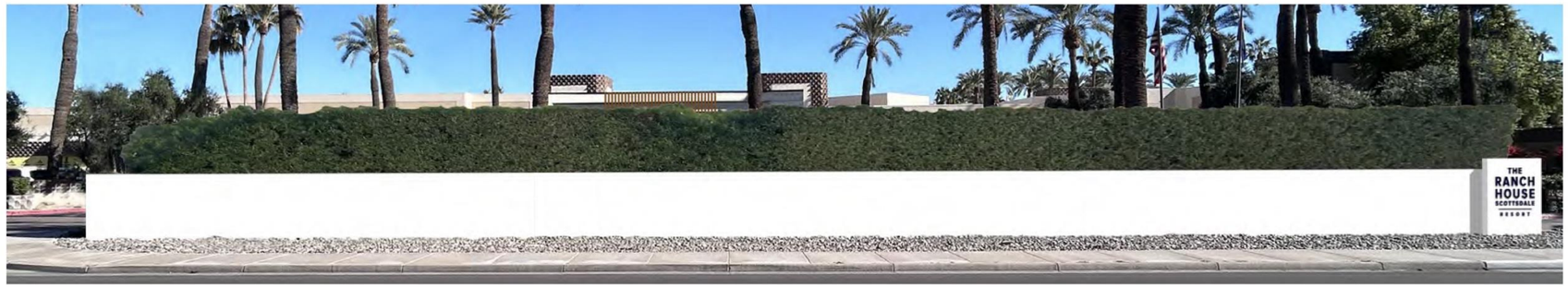
DAY



NIGHT



DAY, WITH HEDGE



NIGHT, WITH HEDGE

ENTRY FEATURE RENDERINGS

Scale: NTS

AIRPARK SIGNS & GRAPHICS

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Owner / Designer

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jb	gc	Drawing Date	03-04-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Entry Feature D
SC#253440

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Page Number

1A.2

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GH1 REVISED

LOW-OUTPUT INGROUND UPLIGHTS EMPHASIZIG THE SIGNAGE, THOUGHTFULLY SHIELDED TO PREVENT UNWANTED UPLIGHT. WILL PROVIDE SOFT ILLUMINATION ON THE HEDGE WALL ALONG SCOTDALE ROAD FOR ADDED DEPTH AND DEFINITION.

ENTRY FEATURE RENDERINGS
Scale: NTS

AIRPARK SIGNS & GRAPHICS

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signs@airparksigns.com

jb	gc	Drawing Date	03-04-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

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Drawing Name & SC Number

Entry Feature D
SC#253440

Notes:

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1A.3

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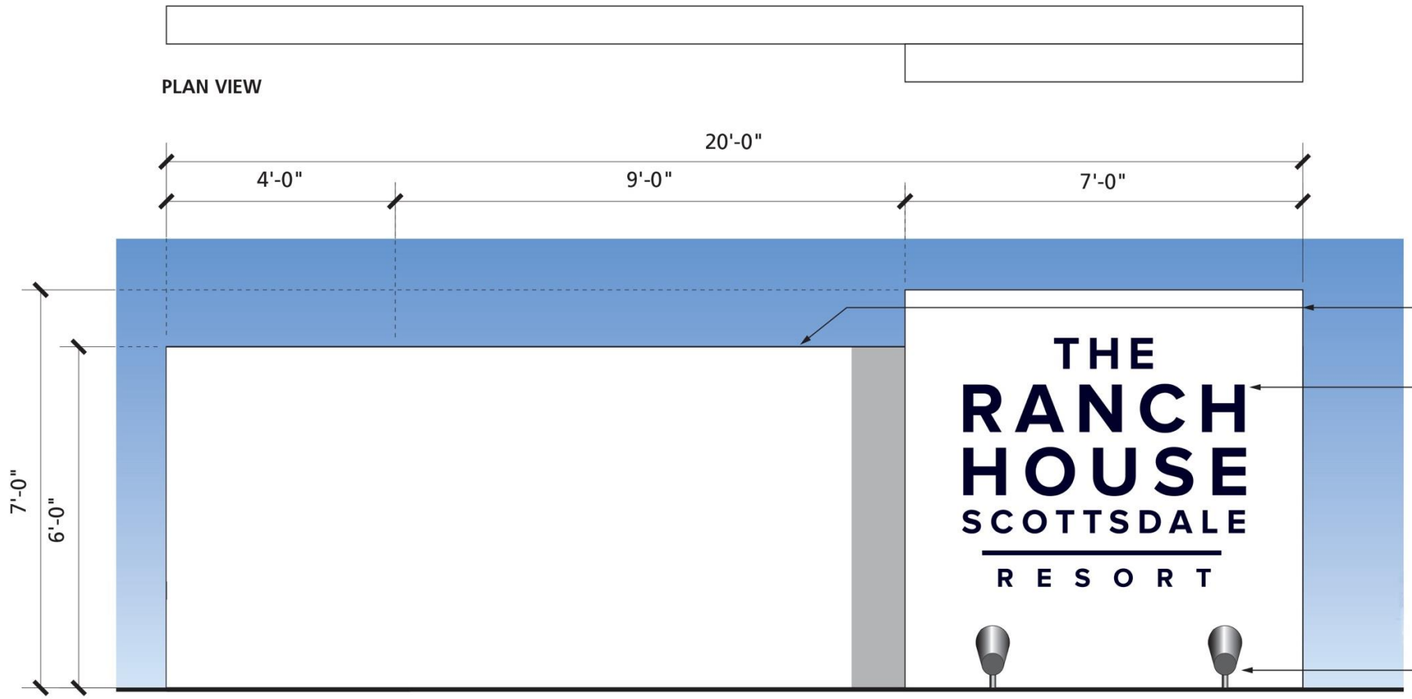
PLAN VIEW



ELEVATION

CORNER MONUMENT

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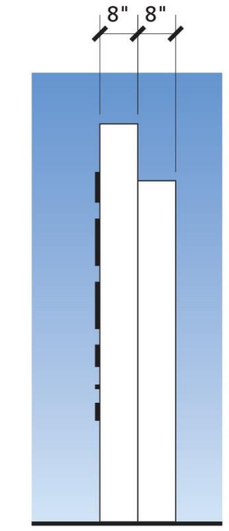

PROFILE



CORNER MONUMENT RENDERING

Scale: NTS



CORNER MONUMENT NIGHT RENDERING

Scale: NTS

AIRPARK SIGNS & GRAPHICS

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jb	gc	Drawing Date	03-04-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Corner Monument D
SC#253440

Notes:

Revision Number/Date:

Client Approval/Date:

Page Number

2

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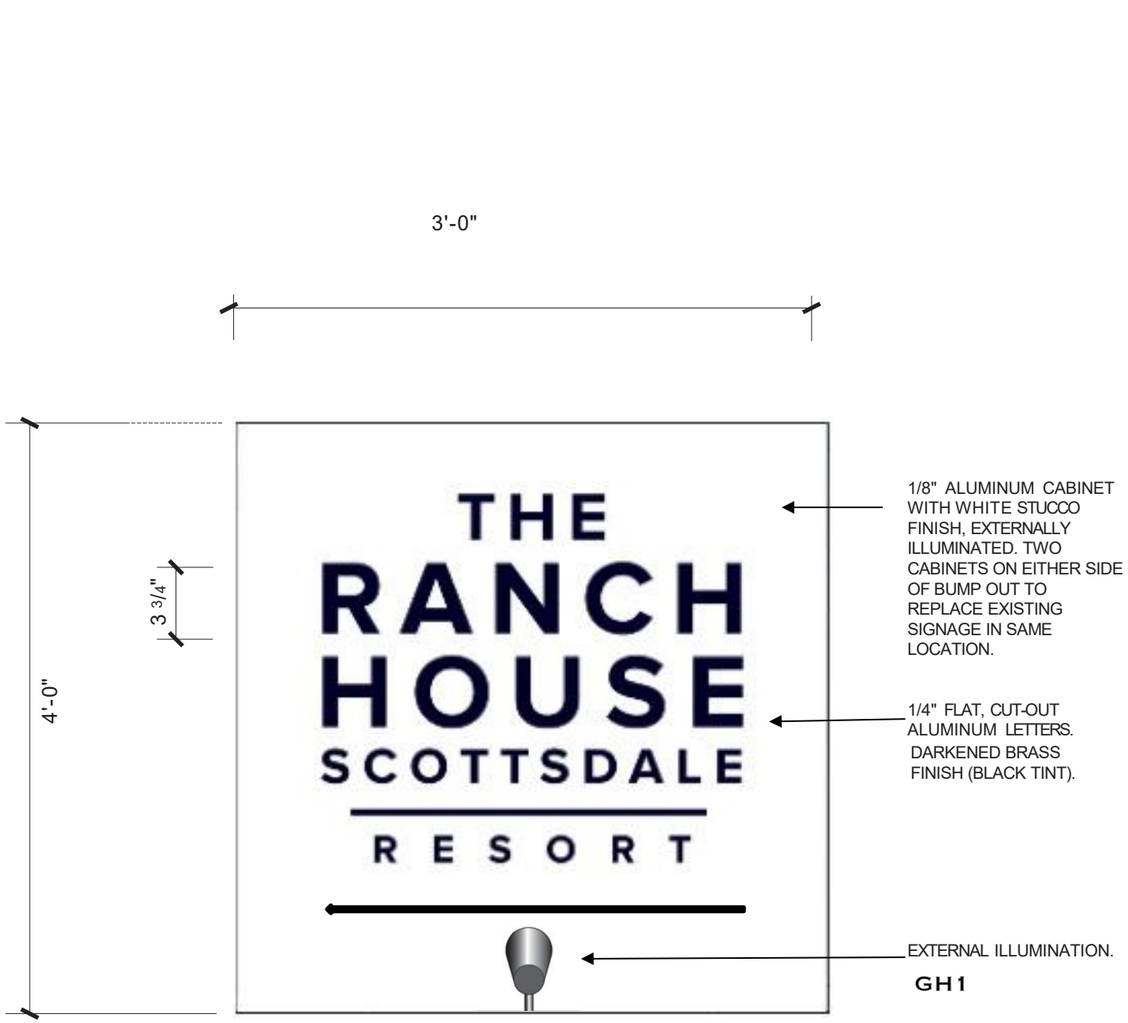
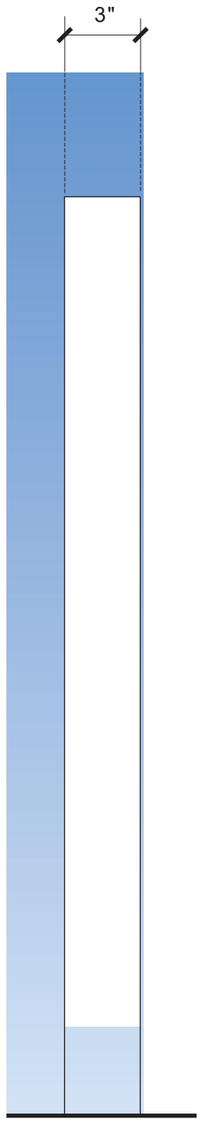


ELEVATION

DIRECTIONAL SIGN LARGE

Scale: NTS



PROFILE



BUILDING SIGNAGE RENDERING

Scale: NTS

AIRPARK SIGNS & GRAPHICS

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Owner / Designer

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jb	gc	Drawing Date	02-13-26

Project Name

RANCH HOUSE
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Directional Large D
SC#253440

Notes:

Revision Number/Date:

Client Approval/Date:

Page Number

3

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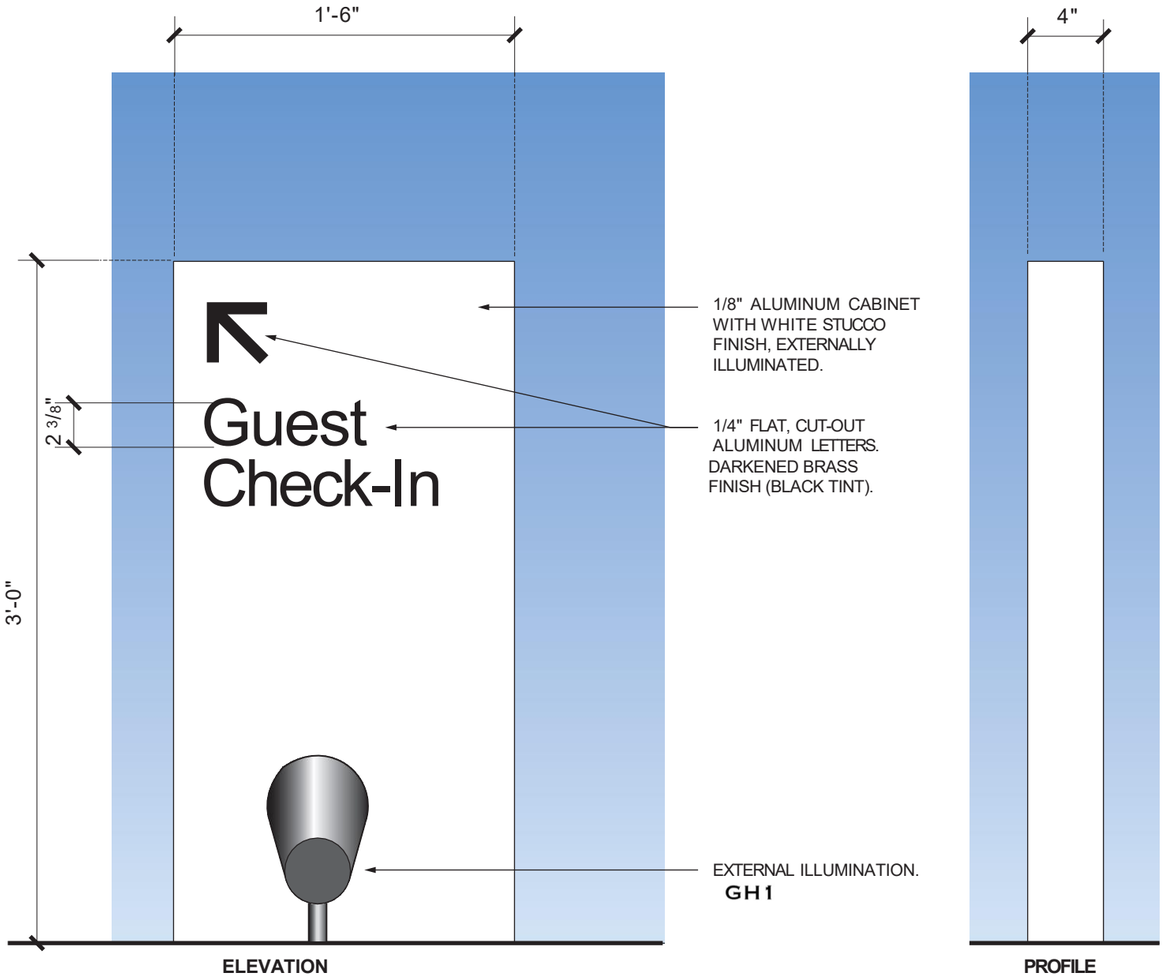

DIRECTIONAL SIGN

Scale: 1 1/2"=1'-0"





DIRECTIONAL RENDERING

Scale: NTS

AIRPARK SIGNS & GRAPHICS

Gretchen Wilde
Owner / Designer

1205 North Miller Road
Tempe, Arizona 85288
480.966.6565
480.966.5668(f)
signs@airparksigns.com

jb	gc	Drawing Date	02-13-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Directional Small D
SC#253440

Notes:

Revision Number/Date:

Client Approval/Date:

Page Number

4

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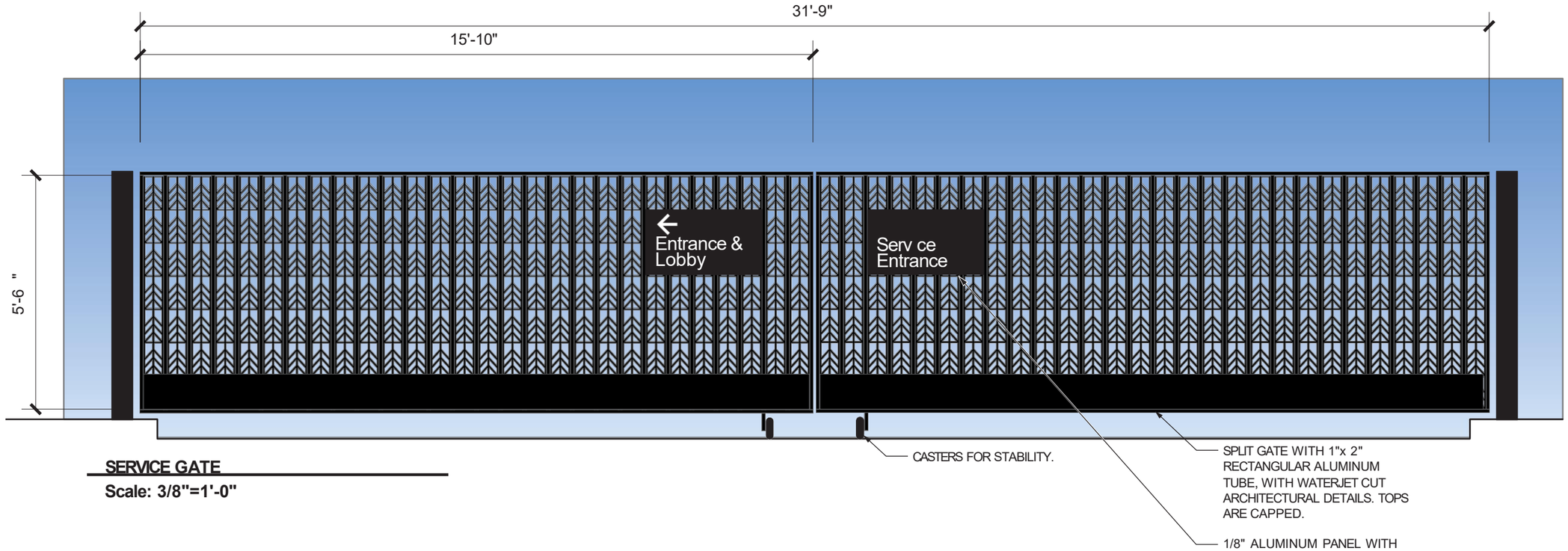

SERVICE GATE

Scale: 3/8"=1'-0"



SERVICE GATE RENDERING

Scale: NTS

AIRPARK SIGNS & GRAPHICS

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jb	gc	Drawing Date	03-04-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Service Gate C
SC#253440

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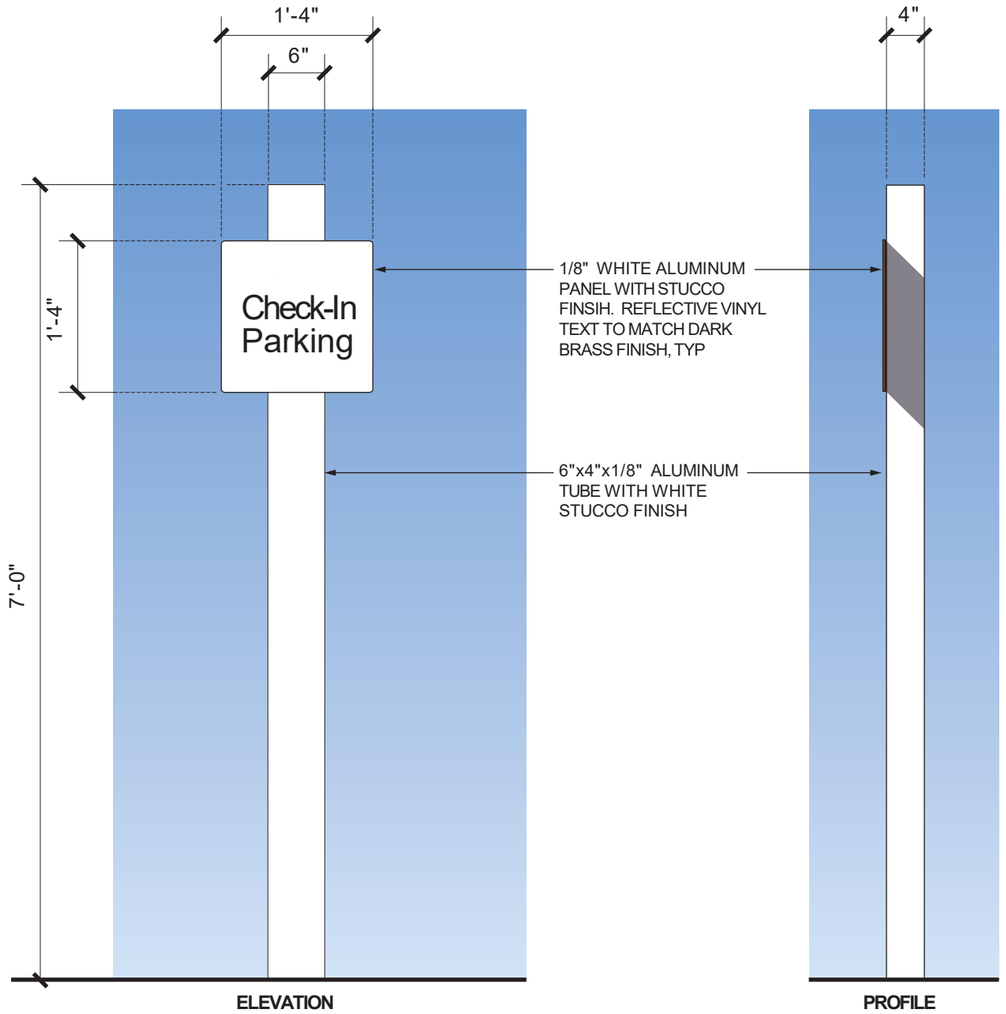

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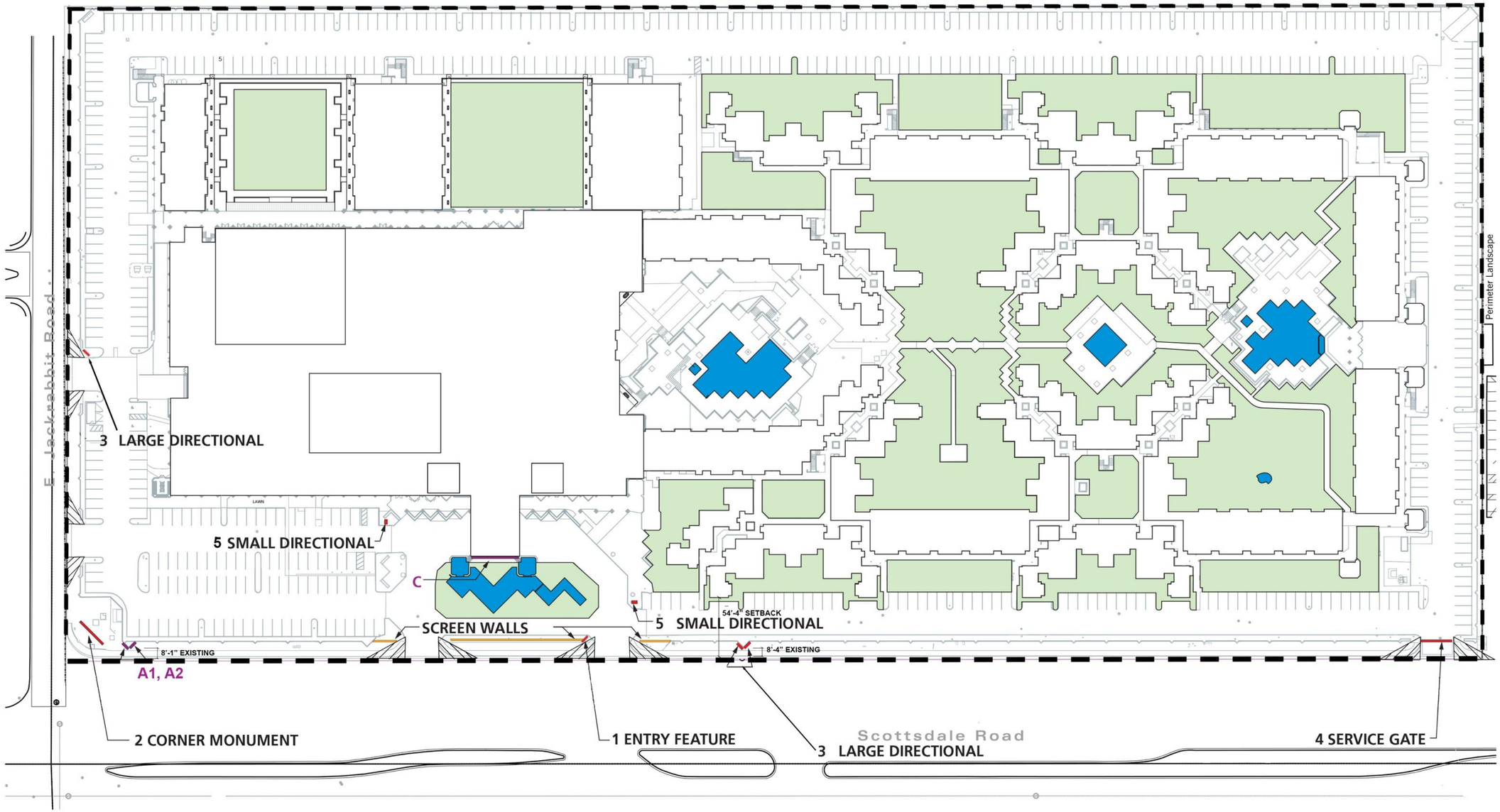

The new signs will help to better indentify the project, guide visitors to the main entrance and parking entries, and shield an unsightly wellsite from public view.

NOTE:
ALL LIGHTING NOT TO EXCEED .75 FOOT-CANDLES AT PROPERTY LINE.

PROPOSED NEW SIGNS

1 **Entry Feature**
Single-faced sign directly adjacent to the primary entry to the site. It is placed diagonally to Scottsdale Road, and is oriented to northbound traffic.

The sign face is 7'-0" tall, and is 40 s.f. in area, and the sign copy is 20 s.f. in area. The sign is externally illuminated.

2 **Corner Monument**
Single-faced sign located at the Scottsdale & Jackrabbit Roads intersection. It is oriented to Scottsdale Road southbound traffic. It identifies the project, and its adjacent side wall acts to hide a wellsite from general public view.

The sign face is 7'-0" tall, and is 40 s.f. in area, and the sign copy is 20 s.f. in area. The sign is externally illuminated.

Replaces both A1 & A2 signs.

3 **Large Directional Signs**
The two new signs on either side of the V on Scottsdale Road wil be placed on existing sign locations and will guide northbound guests to the main site entrance, and away from the south entrance, which is now reserved for utility and service use. The third sign is on Jackrabbit Road to guide guests into property and away from residential areas. These sign will be externally illuminated.

4 **Service Gate**
A decorative gate for service and utility uses. Non-illuminated small signs are attached to guide visitors to the main entrance.

5 **Small Directional Signs**
Internal to the project to guide guests to the lobby and parking areas. These signs cannot be seen from public spaces.

6. **Porte Cohere**
C signage to be removed.

AIRPARK SIGNS & GRAPHICS
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jb	gc	Drawing Date	04-27-26

Project Name

Ranch House
Scottsdale Resort & Casitas
5401 N Scottsdale Rd
Scottsdale, AZ 85250

Client Name

Jackrabbit Property Company

Drawing Name & SC Number

Location Plan C
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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light

THE BEAST

GH1



MODEL:	**THE BEAST**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**12-15v**
WATTAGE:	**6W**
LED:	**COB Bridgelux 93 CRI**
ENGINE:	**FB-6W-NCYL**
LUMENS:	**400**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**
OPTION:	**Tamper proof screw option for swivel & adjustable shroud (TS)**

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 6W	400

LED: COB Bridgelux 93 CRI

COLOR TEMPERATURE

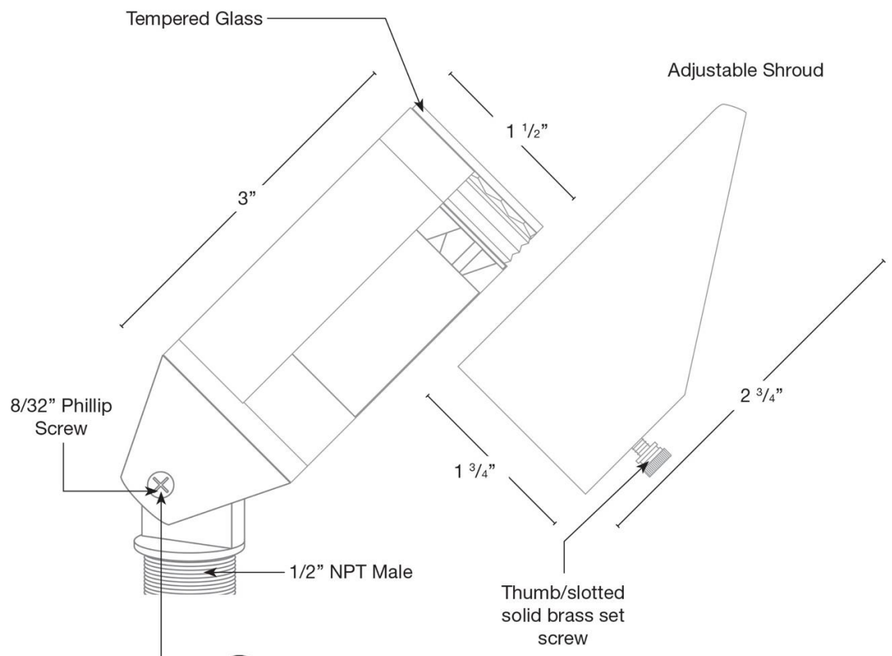
- ☐ 2700K
- ☐ 3000K

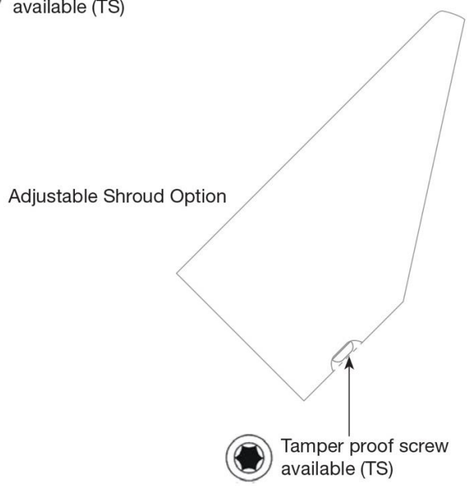
ELECTRICAL

- ☐ 12-15V

OPTICS

☐ SPOT	19d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d





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Wet Listed

Ordering Example	Customer Approval	Date
THE BEAST-MBR-6W-27K-12-15V-TS		

AIRPARK SIGNS & GRAPHICS

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Owner / Designer

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jb	gc	Drawing Date	02-13-26

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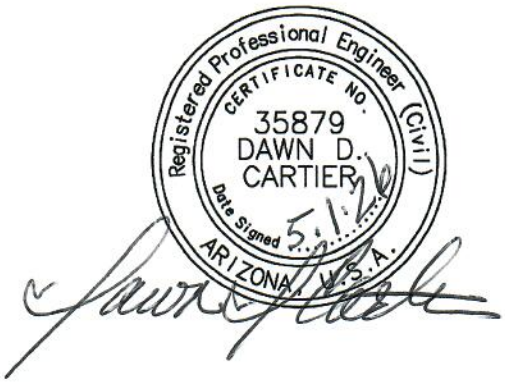
CivTech



May 1, 2026

Paul E. Michaud, AICP
Planning Manager
Community Development – Planning Division
6401 E Lincoln Drive
Paradise Valley, Arizona, 85253

RE: PARKING STATEMENT FOR DOUBLETREE RESORT HOTEL PROJECT AT THE SEC OF JACKRABBIT ROAD & SCOTTSDALE ROAD – PARADISE VALLEY, ARIZONA

Dear Mr. Michaud,

This document provides a parking statement for the existing DoubleTree Resort Hotel located on the southeast corner of Jackrabbit Road and Scottsdale Road in the Town of Paradise Valley, Arizona. The Resort Hotel is planned to consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 8,813 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space. The DoubleTree Resort is an existing resort in the Town of Paradise Valley. The purpose of this study is to document the effects of planned changes in amenities at the resort where the changes are anticipated to support more group usage. At the DoubleTree Resort, a total of 604 parking spaces are currently provided: 559 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. With the construction of proposed uses at the Resort, it is expected that 17 parking spaces will be reutilized, resulting in a total of 587 parking spaces: 542 on-site and 45 spaces from the perpetual parking agreement.

BACKGROUND AND PURPOSE

The Project is submitting for a Special Use Permit (SUP) within the Town of Paradise Valley. This SUP anticipates the preparation of a parking study prepared and sealed by a licensed engineer that will consider, among other things, internal capture and time-of-day usage. The information herein provides the parking requirements for the DoubleTree Resort Hotel during its peak operations on a typical weekday and weekend. Peak operations are defined as the number of parking spaces required during the peak season when all the resort uses are at full occupancy. CivTech has completed this parking study to determine the number of spaces required compared to the number of spaces provided at the resort. In addition, an analysis has been completed to determine the maximum number of seats that the Resort could provide for the banquet/meeting space based upon the parking provided. The results of this analysis are documented herein.

The parking ratio requirements for a resort are summarized in **Table 1** per the *Town of Paradise Valley Special Use Permit Guidelines: Section 4 Resorts, July 2017*. An excerpt of the Town code is included as **Attachment B**.

Table 1 – Town of Paradise Valley Special Use Permit (SUP) Parking Ratios

SUP	Category	Parking Requirement
i.	Hotel Guest	1.2 spaces per Key
ii.	Homes/Dwelling Unit	2.0 spaces per DU
iii.	Restaurant	1 space per 50 SF of net dining area
iv.	Meeting Rooms/Auditoriums/Group Assembly	1 space per 2 seats of public area (50 SF per seat)
v.	Retail/Sales Establishments	1 space per 300 SF of net sales area
vi.	Office/Service Establishments	1 space per 300 SF of net occupied space

EXISTING AND PROPOSED DEVELOPMENT

The existing development consists of 378 hotel rooms, approximately 82,472 SF of meeting/banquet space, two tennis/sports lawns consisting of approximately 12,980 SF, two pool decks consisting of approximately 12,700 SF combined, a 200 SF pool bar, a 3,455 SF hotel restaurant with 4,426 SF of outdoor seating, and 3,403 SF of hotel coffee/bar space. The proposed development will consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 10,970 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space. **Table 2** summarizes the land uses for the overall development as used in this Parking Study. There is small increase in the number of hotel keys, the hotel will have a decrease in area of meeting/banquet space, the two tennis/sports lawns will remain as in the existing but are to increase in area by 1,583 SF, the pool areas will decreased by a combined 1,729 SF, the pool bar will remain as in the existing, the hotel restaurant will increase in area by 1,393 SF where the outdoor seating will increase by approximately 1,370 SF, and the new coffee/bar space will decrease from existing by approximately 132 SF. A complete breakdown of the existing, proposed, and difference between the existing and proposed uses and square footages can be found as attached in **Attachment C**.

Table 2 - Land Use Plan

SUP	Land Use	Parking Study Quantities	
i.	Hotel Guest	380	Keys
ii.	Banquet / Meeting Space	850	Seats
iii.	Tennis/Sports Lawn	14,563	SF
v.	South Pool Deck	5,519	SF
v.	North Pool Deck	5,452	SF
iii.	Pool Bar - Azure	2,047	SF
iii.	Hotel Restaurant - Asadero	4,848	SF
iii.	Restaurant Patio	5,796	SF
iii.	Coffee/Lobby Bar	3271	SF

The banquet/meeting space currently utilizes 82,472 square feet, where the capacity is set to 850 seats based upon a Resort stipulation. This existing capacity maximum only applies to local functions on site. This is important to note as this considers as if each hotel room is being utilized and, in addition, there is a local event at the same time on-site where people would be driving themselves and parking on property. This capacity of 850 seats is not to be applied to non-local events as non-local events consist of patrons staying at the Resort, where the banquet/meeting seats are already utilized by the hotel guests. This Parking Statement will analyze the max number of seats for a meeting that the site can provide.

TOWN OF PARADISE VALLEY SUP PARKING CALCULATIONS

The net, unreduced, parking demand for guests based on Town of Paradise Valley SUP Parking Ratios is summarized in **Table 3**. In this table, the previous/existing 850 seat cap for the banquet/meeting space is considered.

Table 3 - Special Use Permit Baseline Unreduced Parking Calculations

Land Use	Quantities		Rate		Demand
Hotel Guest	380	Keys	1.20	per Key	456.0
Banquet / Meeting Space	850	Seats	2	1 per Seat	425.0
Tennis/Sports Lawn	14,563	SF	300	1 per SF	48.54
South Pool Deck	4,183	SF	300	1 per SF	13.94
North Pool Deck	4,630	SF	300	1 per SF	15.43
Pool Bar - Azure	200	SF	50	1 per SF	4.00
Hotel Restaurant - Asadero	4,848	SF	50	1 per SF	96.96
Restaurant Patio	5,796	SF	50	1 per SF	115.92
Coffee/Lobby Bar	3,271	SF	50	1 per SF	65.42
Total	**-**		**-**		**1,241.2**

SIMILAR PROJECTS

CivTech collected parking lot information for the total parking supply provided at similar resort hotels in the Town to provide a comparison to the proposed parking supply. At the DoubleTree Resort, a total of 587 parking spaces are to be provided: 542 on-site and 45 spaces provided via a perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. The existing resort parking is summarized in **Table 4**.

Table 4 - Comparison of Parking Provided at Town Resorts

Resort	Size (Acres)	Guest Units	Other Facilities	Parking Provided	Spaces per Key
Hermosa Inn	6.4	35	Restaurant & Meeting Space	111	3.17
Sanctuary	53	125	Restaurant, Meeting Space, Spa & Tennis Courts	369	2.95
Camelback Inn	117	453	Restaurant, Conference, & Spa	1157	2.55
Ritz Carlton (Proposed)	110	225	Restaurant, Ballroom/Banquet, & Meeting Space	480	2.13
Montelucia	28	293	Retail & Restaurant	610	2.08
Smoke Tree Resort (Proposed)	5.3	95	Event/Meeting Space & Restaurant	187	1.97
Mountain Shadows	(1)8.4	183	Event/Meeting Space, Restaurant, Retail, Spa, Golf	305	1.67
DoubleTree Resort	**17.7**	**380**	**Restaurant, Ballroom/Banquet, & Meeting Space**	**587**	**1.54**
Scottsdale Plaza	36.5	404	Restaurant, Ballroom/Banquet, & Meeting Space	403	1.00
Andaz Resort	27.5	145	Restaurant, Meeting Space, & Fitness/Spa	145	1.00
(2)Average for Other Resorts	**43.6**	**218**	**-**	**418**	**(3)2.06**

(1) Acreage from Maricopa County Assessor's Office (does not include golf course which adds 34.2 acres)
(2) Average excludes DoubleTree Resort values
(3) Calculated by taking the average number of parking spaces and dividing by the average number of rooms

It is to be noted that resort size and amenities/facilities differ, and therefore parking spaces provided per key may not be the most suitable comparison between resorts. This comparison of parking provided at various Town of Paradise Valley resorts is relevant as a comparison of a single feature only.

SHARED PARKING ANALYSIS

For projects with a variety of land uses, the parking demand for each land use would peak at different hours. As a result, the actual number of spaces needed in a given hour is less than cumulative parking demand. *Shared Parking* by the Urban Land Institute [ULI] states, "Shared parking is defined as a parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)

- Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development"

TIME OF DAY REDUCTION

Time-of-day (TOD) percentages describe the anticipated parking occupancy at a given time based on the land use characteristics. The Institute of Transportation Engineers (ITE) publishes TOD hourly percentages for a variety of land uses based on their field observations as reported in *ITE Parking Generation Manual 6th Edition.* ITE parking rates are used for the majority of uses, however, the Urban Land Institute (ULI) Shared Parking, 3rd Edition for Hotel Conference/Banquet is used for. It is understood that different land uses experience their peak parking demand at different times. The TOD reduction is calculated by subtracting the actual parking demand of a land use during the peak hour from the maximum occupancy. **Table 6** shows the TOD reductions of each land use for the highest peak hour demand.

NON-CAPTIVE ADJUSTMENT

The determination of parking requirements for a resort should also consider the utilization of many uses within the resort by the same patron staying in the resort. To consider this, parking required for each use is prorated by assigning a percentage indicating the overlap from guests already staying within the resort ("on-site demand") vs. drawing new trips (vehicles) from outside the resort ("off-site demand"). All parking demand from guest rooms and employees were determined to originate completely "off-site demand". Parking demand generated by all other uses was assumed to be used by patrons already staying at the resort ("on-site demand") and non-Resort occupants ("off-site demand"). This occurrence is known as non-captive demand.

As previously stated, the DoubleTree Resort is currently operating and the purpose of this Parking Statement is to reflect changes in amenities at the resort. As described in this section, the non-captive adjustments are based upon actual resort operations in the existing condition. With data from the existing Resort being readily available, a better understanding of utilization of various parts of the Resort by Resort patrons is had. Non-captive adjustments for the DoubleTree Resort are described in the following.

For this resort specifically, there are uses within the resorts that are for guests/keys of the resort *only*. This would result in all trips from these uses to be fully "on-site demand". The pool areas, both the South Deck and the North Pool deck, are for registered resort guests only and require a key card for entry. This resort amenity would bring in no "off-site demand". Another use at the resort that would not produce "off-site" demand is the coffee bar. Though this coffee bar does not require payment through room charge only, the coffee shop is not advertised to the public and would not produce any trips specifically. Therefore, it is assumed that noncaptive adjustment for these uses are zero, however, to remain conservative and in consideration of other resorts with similar uses, a non-captive adjustment of 5-10% is utilized.

Another use at this resort that produces no "off-site demand" is the tennis/sports lawn/courts. These are strictly for guests only. Therefore, a non-captive adjustment of 0% is considered for peak times at the resort. Other uses that consider noncaptive adjustments are the bars, restaurant areas, and the banquet/meeting spaces. The bars and restaurant areas consider a non-captive adjustment of around 5-25%. While a non-captive adjustment of 25% for restaurants and patios is typical for other resorts within the Town as disclosed in a comment on the 1st submittal of this Parking Statement from the Town Planning Manager, using information shared by the Resort staff, an estimated 10% non-captive rate at the resort is most 'typical'. While the restaurant will be undergoing improvements, the current attraction of guests at the restaurant is not intended to change in the near future.

In the off-peak and peak scenarios, the banquet/meeting spaces consider differing non-captive adjustments. The greatest non-captive adjustment considered is 50% during the resort's peak times. As reported from the resort, the goal of the resort is to be a group hotel where patrons of events taking place are also guests of the resort. It has been reported that this scenario is the case the majority of the time. Though improvements are planned to take place in the meeting spaces, the purpose of the meeting spaces is not intended to change. Therefore, the existing observed non-captive adjustment has been utilized.

Table 5 summarizes the non-captive adjustments for each land use.

The non-captive adjustments applied at other resorts within the Town are summarized in **Attachment D**.

DRIVE RATIO ADJUSTMENT

The determination of parking requirements for a resort should also consider the likelihood that a resort guest will drive themselves versus using a non-driving mode of transportation. Examples of non-driving modes of transportation include public transit, walking, biking, taxi, and transportation network companies (TNCs) such as Lyft/Uber. To consider this, parking required for each use is prorated by assigning a percentage indicating the overlap from guests that will actually drive themselves to the resort. Data collected at the Biltmore Resort suggests that 40 percent of their patrons arrive via ride hailing services. Just over 25 percent of the patrons of the Phoenician Resort arrive via ride hailing services. The DoubleTree Resort recorded hotel occupancy and vehicles parked count from December 13, 2024 through March 4, 2025. Within this recorded data, it was found that, on average, 45% of guests at the DoubleTree Resort utilize the on-site parking while 55% arrive to the resort via other methods. This data is provided in **Attachment D**. This occurrence is modeled

as a driving ratio adjustment. In consideration of other resorts in the area, and data collected for DoubleTree, CivTech is to use a 36% TNC reduction for the DoubleTree parking analysis. **Table 5** summarizes the driving ratio adjustment for each land use.

MONTHLY ADJUSTMENT

Monthly Reductions are used to normalize patrons' activities levels during certain times of the year based on seasonal trends. Since the primary adjacent land use is a resort hotel the occupancy is anticipated to peak in March. Data compiled from Smith Research Travel for Paradise Valley hotels include historical occupancy rates from 2009 to May 2015. The maximum occupancy occurred in March 2013 and was 92.7%. March is historically the highest month with an average of 86.9% over the 7 years of data. The data also include average occupancy rates per day of the week. February and March are the only months that had a day of week average occupancy greater than 90%. The occupancy on the remaining days of the year is expected to be less than 90% with a 61% average occupancy during the summer months (June through September). During the off-peak season (May to January) an average occupancy of 70% can be assumed. The peak shared parking analysis is based on 100% hotel occupancy, and therefore represents the worst-case and most conservative scenario. The occupancy study data is also included in **Attachment E**.

The March monthly factor was used for the respective uses reported in the *ULI 3rd Edition Shared Parking* manual. Restaurant tends to peak later in the year therefore, in March, a 2% patron parking reduction is applied to the restaurant base parking rates to model the peak parking season.

Table 5 summarizes the adjustments for each use within the ITE/PV shared parking model based on conversation with the developer about the resort operation and non-captive adjustments applied at other resorts within the Town.

Table 5 – Summary of Shared Parking Model Adjustments

Category	Monthly	Non-Captive	Drive Ratio
Hotel Guest	(1)100%	100%	65%
Banquet / Meeting Space	100%	50%	75%
Tennis/Sports Lawn	90%	0%	100%
South Pool Deck	90%	5%	100%
North Pool Deck	90%	5%	100%
Pool Bar - Azure	98%	25%	80%
Hotel Restaurant - Asadero	98%	10%	80%
Restaurant Patio	98%	10%	80%
Coffee/Lobby Bar	98%	25%	80%

(1) During Off-Peak season monthly factor expected at 70%

Parking hourly percentages have been established for the weekday and weekend for the different land uses within the DoubleTree Resort. A shared parking model based on parking rates found in the Town's SUP and time-of-day percentages in *ITE Parking Generation Manual 6th Edition* is summarized in **Table 6**.

Table 6 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities		SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380	Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850	Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563	SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183	SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630	SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200	SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848	SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796	SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271	SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
Peak Season Total				**1241.22**	**-704.61**	**536.61**	**-43.93**	**492.68**
Off-Peak Season Total				**1104.42**	**-656.73**	**447.69**	**-40.80**	**406.89**

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment F.**

The Town SUP rates anticipate a gross parking demand of 1,242 stalls. The application of the monthly, non-captive, and drive ratio adjustment results in a total reduction of approximately 705 stalls, resulting in a total parking demand of 537 stalls. The application of time-of-day rates found within the *ITE Parking Generation Manual 6th Edition* and *ULI 3rd Edition*, with consideration of the 587 parking stalls, results in a total reduction of approximately 44 stalls, resulting in a total parking demand during the peak time of 493 stalls, 94 fewer than provided. During the off-peak season, occupancy is anticipated to be 70%, during which a total shared parking demand of 407 spaces is anticipated, 180 fewer than provided. The complete shared parking analysis sheets are provided in **Attachment F**.

To determine how many seats could be provided for the banquet/meeting spaces, an additional analysis has been completed. This analysis maximizes the number of seats that could be provided where the parking capacity for the site is reached. An iterative process was performed where values for the meeting/banquet space were increased until the parking supply was succeeded. In this process, all other uses within the hotel were left unchanged from the proposed quantities as displayed within **Table 6**. The non-captive rate considered for this analysis refers to the observed non-captive adjustment in the existing. A 60% non-captive rate (40% reduction in parking needs) was considered for the banquet/meeting spaces. A drive ratio of 75% (25% reduction in parking needs) was utilized, considering that on average approximately 25% of attendees of banquets/meetings will arrive via TNC or carpool. This considers a mix of local and non-local events.

Below, **Table 7** summarizes the maximum seats that could be provided, when considering time-of-day assumptions. For the analysis, all other uses within the resort (restaurant, pools, bars, sports lawn, etc.) are summed from **Table 6**.

Table 7 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities		SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
All Other Uses	-	-	-	816.22	-470.86	345.36	-43.93	301.43
Banquet / Meeting Space	1,265	Seats	1 per 2 Seats	632.50	-347.88	284.63	0.00	284.63
Peak Season Total				**1448.72**	**-818.74**	**629.98**	**-43.93**	**586.06**
Off-Peak Season Total				**1311.92**	**-770.86**	**541.06**	**-40.80**	**500.26**

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment G.**

It has been determined that approximately 1,265 seats for the banquet/meeting space, the Resort's maximum parking will be obtained. Parking calculations related to this scenario are included within **Attachment G**.

The perpetual parking agreement with the adjacent site at 5225 N. Scottsdale Road is included as **Attachment H**.

CONCLUSIONS

From the above, the following can be concluded:

- With changes to amenities, the existing development is proposed to consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 8,813 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space.
- A total of 587 parking spaces are provided: 542 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road.
- The banquet/meeting space currently utilizes 82,472 square feet, where the capacity is set to 850 seats based upon a Resort stipulation. This existing capacity maximum only applies to local functions on site. This is important to note as this considers as if each hotel room is being utilized and, in addition, there is a local event at the same time on-site where people would be driving themselves and parking on property. This capacity of 850 seats is not to be applied to non-local events as non-local events consist of patrons staying at the Resort, where the banquet/meeting seats are already utilized by the hotel guests. This statement reanalyzes the maximum seats expected at the Resort.
- The Town SUP rates anticipate a gross parking demand of 1,242 stalls. The application of the monthly, non-captive, and drive ratio adjustment results in a total reduction of approximately 705 stalls, resulting in a total parking demand of 537 stalls. The application of time-of-day rates found within the *ITE Parking Generation Manual 6th Edition* and *ULI 3rd Edition*, with consideration of the existing 587 parking stalls that are to remain, results in a total reduction of approximately 44 stalls, resulting in a total parking demand during the peak time of 493 stalls, 94 fewer than provided. During the off-peak season, occupancy is anticipated to be 70%, during which a total shared parking demand of 407 spaces is anticipated, 180 fewer than provided.
    - It is to be noted that it is anticipated that the site will provide more parking than is needed. Based upon ITE Parking Generation and ULI Parking, 94 extra spaces are expected in the peak season and 180 extra spaces are expected in the off-peak season.
- In Consideration of the monthly, non-captive, and drive ratio adjustments, as well as the application of time-of-day rates, it has been determined that at approximately 1,265 seats for the banquet/meeting space, the Resort's maximum parking will be obtained.
    - This considers a mix of local and non-local events.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this Parking Statement.

Sincerely,

CivTech



Dawn Cartier, P.E., PTOE

Attachments (8)

A. Comments (Reserved)
B. Town Code Excerpt
C. Detailed Existing and Proposed Land Uses
D. Other Non-Captive Adjustments
E. Drive Ratio & Occupancy Data
F. Shared Parking Analysis
G. Shared Parking Analysis: Maximum Banquet/Meeting Space Seating
H. Perpetual Parking Agreement with 5225 N. Scottsdale Road

ATTACHMENT A

COMMENTS (RESERVED)

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
1.	**Update the use square footage as needed. As noted under Site Plan of this memo, the use data needs to be able to be discernable on the site plan square footage breakdown.**	(1) Square footages denoted within the parking study now match the site plan breakdown. Changes are reflected in the discussion and calculations.
2.	**Explain why using 850 seats is reasonable if multiple events are happening at the resort since the prior SUPs did not include outdoor meeting/banquet calculations SUP-26-03 requests to remove the 850 local event cap, and the resort website shows that essentially one of the large various meeting/banquet spaces (e.g. Paradise Park, Forum, Grand Ballroom, Jr. Ballroom) can accommodate close to 850 seats. Table 7 on Page 7 uses a maximum of 1,275 seats. Shar think reasonable?**	(1) The maximum number of seats recommended for the DoubleTree resort also considers all other uses at the resort. This number was provided to give an expected capacity for this site based upon expected parking needs.
3.	**Provide a copy of the parking agreement with 5225 N Scottsdale Rd. There is no final copy in the Town's files.**	(1) The parking agreement is now included as Attachment H.

Reviewed Date: 4/21 2026
CivTech Received Date: 4/21/2026
CivTech Entered Date: 4/29/2026
CivTech Response Date: 5/1/2026

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
1.	**(Letter, Page 4) The proposed changes reduce public areas in meeting room and restaurant spaces, in which the provided parking study accounts for the outdoor use at Paradise Park (SUP-24- 06) and the lack of a formal parking study in the Special Use Permit records.**	(3) Noted.
2.	**(Letter, Page 4) Note that the site has extra parking capacity. The site (according to the submitted April 2025 parking statement) provides 167 extra parking spaces (122 parking spaces excluding the 45 parking spaces in the adjoining office parcel). The 2025 parking study estimates a peak demand of 437 parking spaces and 350 parking spaces in the off-peak season. The site has 604 parking spaces (including the 45 parking spaces in the adjoining office parcel required by SUP-97-02).**	(1) Extra parking capacity is now explicitly stated in the conclusion.
3.	**(Letter, Page 4) Note that the review of the existing dining and meeting space square footage revealed that they do not fully match the 1997 site plan site data (which is the last official site data record). This is not necessarily an issue since it appears the parking study includes back-of-house square footage.**	(1) Yes, square footage may include additional space than what is considered in the 1997 site plan.

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
4.	**(Letter, Page 4) Explain in the parking study the meeting/banquet space since this study uses 79,750 square feet (which excludes the Paradise Park outdoor event area in Attachment C), and the modeling caps the meeting attendees at 850 seats. This is likely in response to the resort stipulation that "whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that no more than 850 people occupy both rooms." This 850-cap stipulation does not impact on the non-local functions and other meeting areas in the resort. As such, the 850-seat cap may not accurately reflect the maximum use of the meeting space.**	(1) A section has been added to the report to support removal of attendee limitation to non-local events.
5.	**(Letter, Page 4) Update Table 4 that references other Town resort data. This table does not fully match Town records (see attached Excel file).**	(1) Table 4 has been updated to include all Town resorts data.
6.	**(Letter, Page 4) Explain in greater detail the non-captive adjustment of the resort restaurant and patio of 10%. This seems low and appears to be lower than other Town resorts at approximately 25%. Please clarify and update accordingly.**	(1) More explanation is now included. The existing observed ratios are utilized as general use of these spaces are not intended to change. If the non-captive adjustment were to be updated to 25%, the demand would be increased by approximately 18 spaces.
7.	**(Letter, Page 4) Explain in greater detail the non-captive adjustment of the banquet/meeting of 50%. This seems low and appears to be lower than other Town resorts at approximately 60%. Please clarify and update accordingly.**	(1) More explanation is now included. The existing observed ratios are utilized as general use of these spaces are not intended to change. If the non-captive adjustment were to be updated to 60%, the demand would be increased by approximately 32 spaces.
8.	**(Letter, Page 4) Note that the parking study may require revisions to address upcoming amendments to the Special Use Permit (e.g., changes to the Forum ballroom).**	(1) Noted.

Reviewed Date:05/5/2025
CivTech Received Date:5/29/2025
CivTech Entered Date:5/29/2025
CivTech Response Date:6/26/2025

ATTACHMENT B

TOWN CODE EXCERPT

Section 4 **Resorts**

1. Site Standards

   a. *Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres which shall not be bisected by any public right-of-way*.

   b. Except for properties that have existing special use permits for resort uses, the site shall have primary access from and frontage of at least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.

   c. Principal structures shall be those containing guest units or those containing guest registration areas, facility administrative offices and accessory uses. Principal structures with guest units also may contain permitted accessory uses.

   d. Accessory structures shall be those containing accessory uses.

   e. Service structures shall include those structures used for support and maintenance of the resort.

   f. All parking on a site shall be at the surface or underground.

   g. No individual retail business, office or business service shall occupy more than 2000 square feet. Entrances to any retail business, office or business service shall be from within a principal or accessory structure.

2. Bulk and Density Standards

   a. Maximum building height:

      i. *Principal Structures - 36 feet*

      ii. Accessory structures - 24 feet

      iii. Service structures - 18 feet

      iv. Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.

      v. To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.

   b. Lot coverage

      i. Total of all structures - 25*%*

      ii. *Total of all impervious surfaces including building footprints - 60%*

      iii. *Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially undeveloped areas retained for resource protection or preservation purposes, a minimum of **40**%*

   c. *Maximum density of guest units* – 1 unit for each 4000 *sq. feet of site area*

3. Perimeter Standards

   a. Minimum distance from exterior property lines where the adjacent use is residential:

      i. *Principal structures - 100 feet*

      ii. *Accessory structure - 60 feet*

      iii. Service structure - 100 feet

      iv. *Outdoor game courts and swimming pools* which are generally available to all guests - *200 feet*

      v. *Parking lots and interior drives, excluding exterior points of access* –60 *feet*

      vi. Any portion of an equestrian facility, including structures, barns, stalls and corrals - 200 feet

   b. Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street:

      i. *Principal structures - 100 feet*

      ii. *Accessory structure* - 40 *feet*

      iii. Service structure – 65 feet

      iv. *Outdoor game courts and swimming pools which are generally available to all guests - 65 feet*

      v. *Parking lots and interior drives, excluding exterior points of access - 40 feet.*

   c. There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.

   d. There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.

   e. The provisions of Chapter XXIV, Walls, and Fences, of the Town's Zoning Ordinance shall apply.

4. Parking and Circulation

   a. On site parking shall be provided as follows:

      i. For each guest unit - 1.2 spaces.

      ii. For each dwelling unit - 2.0 spaces.

      iii. For each 50 square feet of net dining area in restaurants - 1.0 space.

      iv. For each two seats or equivalent area in meeting rooms, auditoriums or group assembly areas - 1.0 space.

      v. For each 300 square feet of net sales areas in retail establishments – 1.0 space.

vi. For each 300 square feet of net occupied space in office and service establishments - 1.0 space.

b. These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by guests or visitors and as contained in an approved traffic and parking analysis.

c. *All parking and driveway areas shall be located so as to prevent lights from shining onto adjacent residential property*.

d. All parking areas and driveways located within 200 feet of adjacent residentially zoned property shall be screened with a minimum three foot high, solid, decorative wall or a landscaped berm providing equivalent screening or a combination of both.

e. *Landscaped islands shall be provided every 100 feet within surface parking areas.* Shade tree planters shall be provided between every four stalls.

f. No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.

5. Signs

a. An identification sign may be located at each entrance to the resort from a Major or Minor arterial street. The maximum height shall be 8 feet and the maximum sign area shall be 40 square feet, aggregate.

b. On entrances from all other streets, the maximum height shall be 4 feet and the maximum area shall be 32 square feet, aggregate.

c. All signs shall be only backlit or indirectly illuminated according to the standards in Article XXV, Signs, of the Town's Zoning Ordinance.

d. No moving or animated signs shall be permitted. Changeable copy is permitted within the allowable sign area.

e. Traffic and directional signs within the site shall not exceed 12 square feet in area, aggregate, and shall not exceed 5 feet in height.

f. A sign, mounted on an exterior wall of any structure shall contain only structure identification as necessary for emergency access.

6. Lighting as per Section 2 of the Special Use Permit Guidelines

ATTACHMENT C

DETAILED EXISTING AND PROPOSED LAND USES

EXISTING RESORT USE

INTERIOR				
EXISTING RESORT	USE	Existing Sq Ft		
		1ST	2ND	TOTAL
A. MAIN BLDG		74,800	3,750	78,550
1. Public Areas			2,000	61,466
2. Lobby	Entry	1,525		1,525
3. Botique	Gift Shop	200		200
4. Cafe / Bar	Eatery	3,271		3,271
5. Restaurant	Existing to Remain	4,848		4,848
6. Ballrooms	Meeting Space	21,747		21,747
7. Meeting Space	Existing to Remain	8,232		8,232
8. Employee	Existing to Remain	1,155		1,155
9. Public Space	Existing Restroom and Circulation	14,568		14,568
10. Administrative	Offices	1,395	1,750	3,145
11. Kitchen & Supplies	Food Prep, Back of House	13,459		13,459
12. Mechanical	Mech and Elec	2,113		2,113
13. Storage		8,824		8,824
OCCUPANT SQFT				223,103

EXTERIOR		
EXISTING RESORT	USE	EXISTING Sq Ft
		1ST
NORTH POOL BAR	DRINK PREP	200
NORTH POOL DECK	LOUNGE & CIRCULATION	4,630
CENTER POOL DECK	LOUNGE & CIRCULATION	3,062
SOUTH POOL DECK	LOUNGE & CIRCULATION	4,183
TOTAL SQUARE FOOTAGE		12,075

ATTACHMENT D

OTHER RESORT NON-CAPTIVE ADJUSTMENTS

ATTACHMENT D – NON-CAPTIVE ADJUSTMENTS DISCUSSION

This summation has been prepared to document the reasoning for internal capture percentages presented as part of the DoubleTree Resort parking study. Several parking studies for resorts in the Town of Paradise Valley have been prepared; many at existing locations. The DoubleTree resort exists, and the purpose of this analysis is to document the effects of planned changes in the amenities at the report. The procedure for internal capture at many other resorts has been a result of negotiation with the Town's Planning Commission which was documented as the approved percentages within each of the previous parking studies however, there is not formal documentation of how the percentages were developed.

Discussions with the developer have provided valuable insight into the current resort operations. Since the purpose of this study is to evaluate changes in amenities, the existing resort operations are expected to remain unchanged. A goal of the changes within the resort are also expected to support more group usage. For internal capture related to the banquet/meeting space, it has been reported that the majority of events are group, non-local, events where it is anticipated that the majority of attendees are staying on property. To remain conservative, it has been estimated that on average 50% of attendees of banquets/meetings are staying as a guest at the DoubleTree Resort.

The pool decks are intended for exclusive use by resort guests, as access is restricted through the use of a room key. Given this limitation, it is anticipated that off-site patrons will not be utilizing these amenities. However, to remain conservative, we have accounted for the possibility that approximately 5% of pool deck users may not be guests of the resort. This estimate ensures that all potential scenarios are considered.

Currently, the bars on the property are primarily used by resort guests, with very few off-site patrons. While off-site guests are uncommon under the current operations, the planned improvements to amenities are expected to attract a broader clientele. As a result, the developer anticipates that up to 25% of bar patrons may come from outside the resort in the future, a goal reflected in this study.

The developer has indicated that off-site patrons at the resort restaurant are extremely rare, as it is not typical for non-resort guests to dine at the resort. However, with the planned improvements to restaurant amenities, it is anticipated that around 10% of restaurant patrons may come from outside the resort. This assumption takes into account the potential increase in off-site guests as a result of these enhanced offerings.

Other resorts have proposed intersections of property amenities. Data for internal capture reductions at various resorts within the vicinity of the DoubleTree such as the Ritz Carlton, Mountain Shadows, Sanctuary, and Hermosa have been analyzed as reference. For example, these resorts have proposed an internal capture reduction varying between 25-75% for guest-oriented restaurants, and 10%-75% for meeting and event space.

ATTACHMENT E

DRIVE RATIO & OCCUPANCY DATA

DoubleTree Resort Parking Data

Date	Occupancy	Vehicle Count
12/13/24	77%	250
12/14/24	98%	328
12/15/24	40%	135
12/16/24	34%	134
12/17/24	35%	133
12/18/24	38%	140
12/19/24	40%	147
12/20/24	52%	189
12/21/24	54%	226
12/22/24	37%	141
12/23/24	37%	120
12/24/24	41%	142
12/25/24	47%	123
12/26/24	98%	114
12/27/24	97%	243
12/28/24	83%	288
12/29/24	91%	265
12/30/24	85%	177
12/31/24	85%	164
01/01/25	50%	152
01/02/25	52%	130
01/03/25	53%	202
01/04/25	50%	212
01/05/25	38%	150
01/06/25	43%	156
01/07/25	50%	154
01/08/25	60%	182
01/09/25	60%	219
01/10/25	78%	222
01/11/25	80%	239
01/12/25	48%	135
01/13/25	68%	202
01/14/25	84%	238

01/15/25	87%	138
01/16/25	98%	161
01/17/25	97%	151
01/18/25	96%	150
01/19/25	92%	131
01/20/25	92%	147
01/21/25	98%	141
01/22/25	88%	135
01/23/25	82%	170
01/24/25	72%	192
01/25/25	77%	213
01/26/25	77%	211
01/27/25	51%	96
01/28/25	98%	130
01/29/25	95%	135
01/30/25	75%	112
01/31/25	45%	123
02/01/25	46%	77
02/02/25	75%	206
02/03/25	93%	147
02/04/25	86%	170
02/05/25	97%	135
02/06/25	98%	115
02/07/25	98%	119
02/08/25	90%	135
02/09/25	55%	136
02/10/25	58%	103
02/11/25	82%	136
02/12/25	80%	155
02/13/25	75%	169
02/14/25	97%	199
02/15/25	97%	363
02/16/25	69%	175
02/17/25	80%	129
02/18/25	98%	149
02/19/25	99%	127
02/20/25	98%	122

02/21/25	98%	179
02/22/25	98%	202
02/23/25	52%	146
02/24/25	98%	208
02/25/25	100%	212
02/26/25	100%	186
02/27/25	86%	149
02/28/25	100%	257
03/01/25	100%	242
03/02/25	76%	178
03/03/25	97%	153
03/04/25	96%	165

ATTACHMENT F

SHARED PARKING ANALYSIS

ITE-PV Off-Peak Gross

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	70%				100%				100%				100%				100%				100%				100%				100%				100%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	319.20 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1104.42	Weekday Spaces			
Weekend Req. Spaces	319.20 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1104.42	Weekend Spaces			
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC = Non-Captive,		DR = Drive Ratio		
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Self Park Provided
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	258.6	69%	220.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.4%	258.6	19.9%	220.2	42.8%
7:00 AM	82%	261.7	70%	223.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.7%	261.7	20.2%	223.4	43.3%
8:00 AM	89%	284.1	72%	229.8	50%	212.5	50%	212.5	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	61.1%	674.7	59.3%	654.6	111.7%
9:00 AM	90%	287.3	72%	229.8	100%	425.0	100%	425.0	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	83.1%	918.2	85.4%	943.5	156.2%
10:00 AM	85%	271.3	65%	207.5	100%	425.0	100%	425.0	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	88.3%	975.2	87.3%	963.7	161.5%
11:00 AM	80%	255.4	63%	201.1	100%	425.0	100%	425.0	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	88.1%	972.8	88.5%	977.4	161.8%
12:00 PM	76%	242.6	60%	191.5	100%	425.0	100%	425.0	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	89.4%	987.1	86.0%	949.5	163.4%
1:00 PM	74%	236.2	54%	172.4	100%	425.0	100%	425.0	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	85.2%	941.2	82.8%	914.9	155.8%
2:00 PM	72%	229.8	50%	159.6	100%	425.0	100%	425.0	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	76.9%	849.0	76.5%	845.4	140.6%
3:00 PM	73%	233.0	50%	159.6	100%	425.0	100%	425.0	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	74.3%	820.9	70.9%	783.0	135.9%
4:00 PM	74%	236.2	55%	175.6	100%	425.0	100%	425.0	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	74.9%	827.2	70.2%	775.0	137.0%
5:00 PM	73%	233.0	56%	178.8	100%	425.0	100%	425.0	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	82.0%	905.3	73.5%	812.2	149.9%
6:00 PM	68%	217.1	65%	207.5	50%	212.5	50%	212.5	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	64.7%	714.1	59.0%	651.3	118.2%
7:00 PM	69%	220.2	78%	249.0	30%	127.5	30%	127.5	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	62.0%	684.3	54.6%	603.1	113.3%
8:00 PM	75%	239.4	85%	271.3	30%	127.5	30%	127.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	52.6%	581.3	52.0%	574.8	96.2%
9:00 PM	79%	252.2	89%	284.1	10%	42.5	10%	42.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	26.7%	294.7	29.8%	328.8	54.4%
10:00 PM	91%	290.5	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	26.3%	290.5	27.3%	301.4	49.9%
11:00 PM	97%	309.6	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	28.0%	309.6	27.2%	300.0	51.3%
12:00 AM	97%	309.6	92%	293.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	28.0%	309.6	26.6%	293.7	51.3%
																																					89%	987.13			
																																						88%	977.4		
																																					1:00 PM	***988***	***on Weekdays.***		

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

ITE-PV Off-Peak Net

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	70%				100%				90%				90%				90%				98%				98%				98%				98%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	207.48 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				447.69		Weekday Spaces		
Weekend Req. Spaces	207.48 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				447.69		Weekend Spaces		
Adjustments	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%		NC = Non-Captive, DR = Drive Ratio				Self Park Provided
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	168.1	69%	143.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.5%	168.1	32.0%	143.2	27.8%
7:00 AM	82%	170.1	70%	145.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.0%	170.1	32.4%	145.2	28.2%
8:00 AM	89%	184.7	72%	149.4	50%	95.6	50%	95.6	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	69.3%	310.3	60.7%	271.8	51.4%
9:00 AM	90%	186.7	72%	149.4	100%	191.3	100%	191.3	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	92.2%	412.7	84.3%	377.6	68.3%
10:00 AM	85%	176.4	65%	134.9	100%	191.3	100%	191.3	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	90.9%	406.9	82.7%	370.1	67.4%
11:00 AM	80%	166.0	63%	130.7	100%	191.3	100%	191.3	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	89.3%	399.9	82.7%	370.3	66.2%
12:00 PM	76%	157.7	60%	124.5	100%	191.3	100%	191.3	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	88.7%	397.2	81.0%	362.7	65.8%
1:00 PM	74%	153.5	54%	112.0	100%	191.3	100%	191.3	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	86.3%	386.5	77.6%	347.5	64.0%
2:00 PM	72%	149.4	50%	103.7	100%	191.3	100%	191.3	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	82.3%	368.3	73.8%	330.6	61.0%
3:00 PM	73%	151.5	50%	103.7	100%	191.3	100%	191.3	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	81.4%	364.3	71.5%	320.2	60.3%
4:00 PM	74%	153.5	55%	114.1	100%	191.3	100%	191.3	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	81.4%	364.3	73.0%	326.9	60.3%
5:00 PM	73%	151.5	56%	116.2	100%	191.3	100%	191.3	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	83.4%	373.4	74.9%	335.5	61.8%
6:00 PM	68%	141.1	65%	134.9	50%	95.6	50%	95.6	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	61.0%	272.9	58.7%	262.9	45.2%
7:00 PM	69%	143.2	78%	161.8	30%	57.4	30%	57.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	55.2%	246.9	57.5%	257.5	42.6%
8:00 PM	75%	155.6	85%	176.4	30%	57.4	30%	57.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	55.7%	249.17	58.8%	263.4	43.6%
9:00 PM	79%	163.9	89%	184.7	10%	19.1	10%	19.1	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	40.9%	183.0	45.6%	204.2	33.8%
10:00 PM	91%	188.8	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	42.2%	188.8	43.6%	195.3	32.3%
11:00 PM	97%	201.3	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.0%	201.3	43.6%	195.0	33.3%
12:00 AM	97%	201.3	92%	190.9	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.0%	201.3	42.6%	190.9	33.3%

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

92% 412.65

84% 377.55

10:00 AM ***413*** ***on Weekdays.***

ITE-PV Peak Gross

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	100%				100%				100%				100%				100%				100%				100%				100%				100%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	456.00 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1241.22		Weekday Spaces		
Weekend Req. Spaces	456.00 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1241.22		Weekend Spaces		
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC = Non-Captive, DR = Drive Ratio				
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	369.4	69%	314.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	29.8%	369.4	25.3%	314.6	61.2%
7:00 AM	82%	373.9	70%	319.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	30.1%	373.9	25.7%	319.2	61.9%
8:00 AM	89%	405.8	72%	328.3	50%	212.5	50%	212.5	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	64.2%	796.5	60.7%	753.1	131.9%
9:00 AM	90%	410.4	72%	328.3	100%	425.0	100%	425.0	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	83.9%	1041.3	83.9%	1042.0	172.5%
10:00 AM	85%	387.6	65%	296.4	100%	425.0	100%	425.0	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	87.9%	1091.5	84.8%	1052.6	180.7%
11:00 AM	80%	364.8	63%	287.3	100%	425.0	100%	425.0	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	87.2%	1082.2	85.7%	1063.6	179.2%
12:00 PM	76%	346.6	60%	273.6	100%	425.0	100%	425.0	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	87.9%	1091.1	83.1%	1031.6	180.6%
1:00 PM	74%	337.4	54%	246.2	100%	425.0	100%	425.0	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	84.0%	1042.4	79.7%	988.8	172.6%
2:00 PM	72%	328.3	50%	228.0	100%	425.0	100%	425.0	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	76.3%	947.5	73.6%	913.8	156.9%
3:00 PM	73%	332.9	50%	228.0	100%	425.0	100%	425.0	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	74.2%	920.8	68.6%	851.4	152.4%
4:00 PM	74%	337.4	55%	250.8	100%	425.0	100%	425.0	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	74.8%	928.4	68.5%	850.2	153.7%
5:00 PM	73%	332.9	56%	255.4	100%	425.0	100%	425.0	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	81.0%	1005.1	71.6%	888.8	166.4%
6:00 PM	68%	310.1	65%	296.4	50%	212.5	50%	212.5	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	65.0%	807.1	59.6%	740.2	133.6%
7:00 PM	69%	314.6	78%	355.7	30%	127.5	30%	127.5	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	62.7%	778.7	57.2%	709.8	128.9%
8:00 PM	75%	342.0	85%	387.6	30%	127.5	30%	127.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	55.1%	683.9	55.7%	691.0	114.4%
9:00 PM	79%	360.2	89%	405.8	10%	42.5	10%	42.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	32.4%	402.7	36.3%	450.5	74.6%
10:00 PM	91%	415.0	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	33.4%	415.0	34.6%	430.0	71.2%
11:00 PM	97%	442.3	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	442.3	34.5%	428.6	73.2%
12:00 AM	97%	442.3	92%	419.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	442.3	33.8%	419.5	73.2%
																																					88%	1091.45			
																																							86%	1063.59	

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

11:00 AM 1,092 on Weekdays.

ITE-PV Peak Net

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	100%				100%				90%				90%				90%				98%				98%				98%				98%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	296.40 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				536.61		Weekday Spaces		
Weekend Req. Spaces	296.40 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				536.61		Weekend Spaces		
Adjustments	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%		NC = Non-Captive, DR = Drive Ratio				
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Peak Required	Total # of Spaces	Avg % of Peak Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	240.1	69%	204.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	44.7%	240.1	38.1%	204.5	39.7%
7:00 AM	82%	243.0	70%	207.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.3%	243.0	38.7%	207.5	40.2%
8:00 AM	89%	263.8	72%	213.4	50%	95.6	50%	95.6	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	72.6%	389.4	62.6%	335.8	64.5%
9:00 AM	90%	266.8	72%	213.4	100%	191.3	100%	191.3	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	91.8%	492.7	82.3%	441.6	81.6%
10:00 AM	85%	251.9	65%	192.7	100%	191.3	100%	191.3	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	89.9%	482.5	79.7%	427.9	79.9%
11:00 AM	80%	237.1	63%	186.7	100%	191.3	100%	191.3	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	87.8%	471.0	79.4%	426.3	78.0%
12:00 PM	76%	225.3	60%	177.8	100%	191.3	100%	191.3	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	86.6%	464.8	77.5%	416.0	76.9%
1:00 PM	74%	219.3	54%	160.1	100%	191.3	100%	191.3	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	84.3%	452.3	73.7%	395.5	74.9%
2:00 PM	72%	213.4	50%	148.2	100%	191.3	100%	191.3	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	80.6%	432.3	69.9%	375.0	71.6%
3:00 PM	73%	216.4	50%	148.2	100%	191.3	100%	191.3	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	80.0%	429.2	68.0%	364.7	71.1%
4:00 PM	74%	219.3	55%	163.0	100%	191.3	100%	191.3	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	80.1%	430.1	70.0%	375.8	71.2%
5:00 PM	73%	216.4	56%	166.0	100%	191.3	100%	191.3	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	81.7%	438.3	71.8%	385.3	72.6%
6:00 PM	68%	201.6	65%	192.7	50%	95.6	50%	95.6	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	62.1%	333.4	59.8%	320.7	55.2%
7:00 PM	69%	204.5	78%	231.2	30%	57.4	30%	57.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	57.4%	308.3	60.9%	326.8	54.1%
8:00 PM	75%	222.3	85%	251.9	30%	57.4	30%	57.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	58.9%	315.9	63.2%	339.0	56.1%
9:00 PM	79%	234.2	89%	263.8	10%	19.1	10%	19.1	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	47.2%	253.3	52.8%	283.4	46.9%
10:00 PM	91%	269.7	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	50.3%	269.7	52.0%	278.9	46.2%
11:00 PM	97%	287.5	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	53.6%	287.5	51.9%	278.6	47.6%
12:00 AM	97%	287.5	92%	272.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	53.6%	287.5	50.8%	272.7	47.6%

Self Park Provided
604

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

		92%	492.68
		82%	441.58
9:00 AM	***493.00***	***on Weekdays.***	
		183	111.00
		-310	

ATTACHMENT G

SHARED PARKING ANALYSIS: MAXIMUM BANQUET/MEETING SPACE SEATING

ITE-PV Off-Peak Gross

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	70%				100%				100%				100%				100%				100%				100%				100%				100%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	319.20 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1311.92		Weekday Spaces		
Weekend Req. Spaces	319.20 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1311.92		Weekend Spaces		
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC = Non-Captive, DR = Drive Ratio				Self Park Provided
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	258.6	69%	220.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	19.7%	258.6	16.8%	220.2	44.0%
7:00 AM	82%	261.7	70%	223.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	20.0%	261.7	17.0%	223.4	44.6%
8:00 AM	89%	284.1	72%	229.8	50%	316.3	50%	316.3	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	59.3%	778.5	57.8%	758.4	132.6%
9:00 AM	90%	287.3	72%	229.8	100%	632.5	100%	632.5	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	85.8%	1125.7	87.7%	1151.0	196.1%
10:00 AM	85%	271.3	65%	207.5	100%	632.5	100%	632.5	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	90.1%	1182.7	89.3%	1171.2	201.5%
11:00 AM	80%	255.4	63%	201.1	100%	632.5	100%	632.5	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	90.0%	1180.3	90.3%	1184.9	201.9%
12:00 PM	76%	242.6	60%	191.5	100%	632.5	100%	632.5	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	91.1%	1194.6	88.2%	1157.0	203.5%
1:00 PM	74%	236.2	54%	172.4	100%	632.5	100%	632.5	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	87.6%	1148.7	85.6%	1122.4	195.7%
2:00 PM	72%	229.8	50%	159.6	100%	632.5	100%	632.5	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	80.5%	1056.5	80.3%	1052.9	180.0%
3:00 PM	73%	233.0	50%	159.6	100%	632.5	100%	632.5	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	78.4%	1028.4	75.5%	990.5	175.2%
4:00 PM	74%	236.2	55%	175.6	100%	632.5	100%	632.5	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	78.9%	1034.7	74.9%	982.5	176.3%
5:00 PM	73%	233.0	56%	178.8	100%	632.5	100%	632.5	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	84.8%	1112.8	77.7%	1019.7	189.6%
6:00 PM	68%	217.1	65%	207.5	50%	316.3	50%	316.3	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	62.3%	817.9	57.6%	755.0	139.3%
7:00 PM	69%	220.2	78%	249.0	30%	189.8	30%	189.8	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	56.9%	746.6	50.7%	665.4	127.2%
8:00 PM	75%	239.4	85%	271.3	30%	189.8	30%	189.8	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	49.1%	643.6	48.6%	637.0	109.6%
9:00 PM	79%	252.2	89%	284.1	10%	63.3	10%	63.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	24.0%	315.4	26.6%	349.5	59.5%
10:00 PM	91%	290.5	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	22.1%	290.5	23.0%	301.4	51.4%
11:00 PM	97%	309.6	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.6%	309.6	22.9%	300.0	52.7%
12:00 AM	97%	309.6	92%	293.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.6%	309.6	22.4%	293.7	52.7%
																																					91%	1194.63			
																																							90%	1184.9		
																																					1:00 PM	***1,195***	***on Weekdays.***		

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

ITE-PV Off-Peak Net

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	70%				100%				90%				90%				90%				98%				98%				98%				98%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekday Req. Spaces	207.48 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				541.06		Weekday Spaces		
Weekend Req. Spaces	207.48 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				541.06		Weekend Spaces		
Adjustments	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%		NC = Non-Captive, DR = Drive Ratio				
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	168.1	69%	143.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	31.1%	168.1	26.5%	143.2	28.6%
7:00 AM	82%	170.1	70%	145.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	31.4%	170.1	26.8%	145.2	29.0%
8:00 AM	89%	184.7	72%	149.4	50%	142.3	50%	142.3	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	66.0%	357.0	58.9%	318.5	60.8%
9:00 AM	90%	186.7	72%	149.4	100%	284.6	100%	284.6	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	93.5%	506.0	87.0%	470.9	86.2%
10:00 AM	85%	176.4	65%	134.9	100%	284.6	100%	284.6	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	92.5%	500.3	85.7%	463.4	85.2%
11:00 AM	80%	166.0	63%	130.7	100%	284.6	100%	284.6	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	91.2%	493.3	85.7%	463.7	84.0%
12:00 PM	76%	157.7	60%	124.5	100%	284.6	100%	284.6	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	90.7%	490.6	84.3%	456.0	83.6%
1:00 PM	74%	153.5	54%	112.0	100%	284.6	100%	284.6	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	88.7%	479.9	81.5%	440.9	81.7%
2:00 PM	72%	149.4	50%	103.7	100%	284.6	100%	284.6	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	85.3%	461.7	78.4%	424.0	78.7%
3:00 PM	73%	151.5	50%	103.7	100%	284.6	100%	284.6	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	84.6%	457.7	76.4%	413.6	78.0%
4:00 PM	74%	153.5	55%	114.1	100%	284.6	100%	284.6	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	84.6%	457.7	77.7%	420.3	78.0%
5:00 PM	73%	151.5	56%	116.2	100%	284.6	100%	284.6	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	86.3%	466.8	79.3%	428.9	79.5%
6:00 PM	68%	141.1	65%	134.9	50%	142.3	50%	142.3	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	59.1%	319.6	57.2%	309.6	54.4%
7:00 PM	69%	143.2	78%	161.8	30%	85.4	30%	85.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	50.8%	274.9	52.8%	285.5	48.6%
8:00 PM	75%	155.6	85%	176.4	30%	85.4	30%	85.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	51.2%	277.18	53.9%	291.5	49.7%
9:00 PM	79%	163.9	89%	184.7	10%	28.5	10%	28.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	192.4	39.5%	213.6	36.4%
10:00 PM	91%	188.8	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	34.9%	188.8	36.1%	195.3	33.3%
11:00 PM	97%	201.3	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.2%	201.3	36.0%	195.0	34.3%
12:00 AM	97%	201.3	92%	190.9	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.2%	201.3	35.3%	190.9	34.3%
																																					94%	506.03			
																																							87%	470.93		

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

10:00 AM ***507*** ***on Weekdays.***

ITE-PV Peak Gross

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								
Monthly Factor	100%				100%				100%				100%				100%				100%				100%				100%				100%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								**587**
Weekday Req. Spaces	456.00 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1448.72	Weekday Spaces			
Weekend Req. Spaces	456.00 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1448.72	Weekend Spaces			
Adjustments	**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		**NC 100%**		**DR 100%**		NC = Non-Captive, DR = Drive Ratio				
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	369.4	69%	314.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	25.5%	369.4	21.7%	314.6	62.9%
7:00 AM	82%	373.9	70%	319.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	25.8%	373.9	22.0%	319.2	63.7%
8:00 AM	89%	405.8	72%	328.3	50%	316.3	50%	316.3	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	62.1%	900.2	59.1%	856.9	153.4%
9:00 AM	90%	410.4	72%	328.3	100%	632.5	100%	632.5	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	86.2%	1248.8	86.2%	1249.5	212.9%
10:00 AM	85%	387.6	65%	296.4	100%	632.5	100%	632.5	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	89.7%	1299.0	87.0%	1260.1	221.3%
11:00 AM	80%	364.8	63%	287.3	100%	632.5	100%	632.5	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	89.0%	1289.7	87.7%	1271.1	219.7%
12:00 PM	76%	346.6	60%	273.6	100%	632.5	100%	632.5	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	89.6%	1298.6	85.5%	1239.1	221.2%
1:00 PM	74%	337.4	54%	246.2	100%	632.5	100%	632.5	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	86.3%	1249.9	82.6%	1196.3	212.9%
2:00 PM	72%	328.3	50%	228.0	100%	632.5	100%	632.5	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	79.7%	1155.0	77.4%	1121.3	196.8%
3:00 PM	73%	332.9	50%	228.0	100%	632.5	100%	632.5	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	77.9%	1128.3	73.1%	1058.9	192.2%
4:00 PM	74%	337.4	55%	250.8	100%	632.5	100%	632.5	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	78.4%	1135.9	73.0%	1057.7	193.5%
5:00 PM	73%	332.9	56%	255.4	100%	632.5	100%	632.5	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	83.7%	1212.6	75.7%	1096.3	206.6%
6:00 PM	68%	310.1	65%	296.4	50%	316.3	50%	316.3	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	62.9%	910.9	58.3%	844.0	155.2%
7:00 PM	69%	314.6	78%	355.7	30%	189.8	30%	189.8	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	58.1%	841.0	53.3%	772.1	143.3%
8:00 PM	75%	342.0	85%	387.6	30%	189.8	30%	189.8	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	51.5%	746.2	52.0%	753.3	128.3%
9:00 PM	79%	360.2	89%	405.8	10%	63.3	10%	63.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	29.2%	423.5	32.5%	471.3	80.3%
10:00 PM	91%	415.0	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	28.6%	415.0	29.7%	430.0	73.3%
11:00 PM	97%	442.3	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	30.5%	442.3	29.6%	428.6	75.4%
12:00 AM	97%	442.3	92%	419.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	30.5%	442.3	29.0%	419.5	75.4%
																																					90%	1298.95			
																																							88%	1271.09		

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .
2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)
3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.
4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)
5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

11:00 AM 1,299 on Weekdays.

ITE-PV Peak Net

Shared Parking Use:	[1]Hotel Visitor				[3]Banquet Meeting Space Visitor				[5]Tennis/Sports Lawn Visitor				[5]South Pool Deck Visitor				[5]North Pool Deck Visitor				[4]Pool Bar (Azure) Visitor				[2] Hotel Restaurant - Asadero Visitor				[2]Restaurant Patio Visitor				[2]Coffee/Lobby Bar Visitor				Totals/Averages				
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF								
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban								Self Park
Monthly Factor	100%				100%				90%				90%				90%				98%				98%				98%				98%								
Weekday Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								Provided
Weekend Parking Rate	1.20 per 1 Unit				1.00 per 2 Seats				1.00 per 300 SF				1.00 per 300 SF				1.00 per 300 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF				1.00 per 50 SF								**587**
Weekday Req. Spaces	296.40 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				629.98	Weekday Spaces			
Weekend Req. Spaces	296.40 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				629.98	Weekend Spaces			
Adjustments	**NC 100%**		**DR 65%**		**NC 60%**		**DR 75%**		**NC 0%**		**DR 100%**		**NC 5%**		**DR 100%**		**NC 5%**		**DR 100%**		**NC 25%**		**DR 80%**		**NC 25%**		**DR 80%**		**NC 25%**		**DR 80%**		**NC 10%**		**DR 80%**		NC = Non-Captive, DR = Drive Ratio				
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided
6:00 AM	81%	240.1	69%	204.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.1%	240.1	32.5%	204.5	40.9%
7:00 AM	82%	243.0	70%	207.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.6%	243.0	32.9%	207.5	41.4%
8:00 AM	89%	263.8	72%	213.4	50%	142.3	50%	142.3	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	69.2%	436.1	60.7%	382.5	74.3%
9:00 AM	90%	266.8	72%	213.4	100%	284.6	100%	284.6	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	93.0%	586.1	84.9%	535.0	99.8%
10:00 AM	85%	251.9	65%	192.7	100%	284.6	100%	284.6	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	91.4%	575.8	82.7%	521.2	98.1%
11:00 AM	80%	237.1	63%	186.7	100%	284.6	100%	284.6	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	89.6%	564.4	82.5%	519.7	96.2%
12:00 PM	76%	225.3	60%	177.8	100%	284.6	100%	284.6	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	88.6%	558.1	80.9%	509.4	95.1%
1:00 PM	74%	219.3	54%	160.1	100%	284.6	100%	284.6	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	86.6%	545.7	77.6%	488.9	93.0%
2:00 PM	72%	213.4	50%	148.2	100%	284.6	100%	284.6	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	83.4%	525.7	74.4%	468.4	89.6%
3:00 PM	73%	216.4	50%	148.2	100%	284.6	100%	284.6	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	82.9%	522.6	72.7%	458.0	89.0%
4:00 PM	74%	219.3	55%	163.0	100%	284.6	100%	284.6	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	83.1%	523.5	74.5%	469.2	89.2%
5:00 PM	73%	216.4	56%	166.0	100%	284.6	100%	284.6	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	84.4%	531.7	76.0%	478.7	90.6%
6:00 PM	68%	201.6	65%	192.7	50%	142.3	50%	142.3	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	60.3%	380.1	58.3%	367.4	64.7%
7:00 PM	69%	204.5	78%	231.2	30%	85.4	30%	85.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	53.4%	336.3	56.3%	354.8	60.5%
8:00 PM	75%	222.3	85%	251.9	30%	85.4	30%	85.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	54.6%	343.9	58.3%	367.0	62.5%
9:00 PM	79%	234.2	89%	263.8	10%	28.5	10%	28.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	41.7%	262.6	46.5%	292.7	49.9%
10:00 PM	91%	269.7	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	42.8%	269.7	44.3%	278.9	47.5%
11:00 PM	97%	287.5	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.6%	287.5	44.2%	278.6	49.0%
12:00 AM	97%	287.5	92%	272.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.6%	287.5	43.3%	272.7	49.0%
1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .																																					93%	586.06			
2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)																																							85%	534.95	
3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.																																					***9:00 AM***	***587.00***	***on Weekdays.***		
4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)																																							183	0.00	
5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).																																							-404		

ATTACHMENT H

PERPETUAL PARKING AGREEMENT WITH 5225 N. SCOTTSDALE ROAD

Put in Streich Lang box

When recorded, return to:

Streich Lang
Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004
Attn: Diane M. Haller, Esq.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0284014 04/08/98 03:48
BECKY 1 OF 1

DECLARATION OF EASEMENT AND RESTRICTIONS

THIS DECLARATION OF EASEMENT AND RESTRICTIONS ("Declaration") is entered into as of the 12th day of March, 1998, by PENSION MANAGEMENT CORPORATION, a Delaware corporation ("Declarant").

1. Resort Property and Office Property. Declarant owns that real property located in Maricopa County, Arizona and legally described on Exhibit "A" attached hereto ("Resort Property") upon which a resort, parking lot and related facilities are constructed. The Resort Property is located in the Town of Paradise Valley ("Town"). Declarant also owns that real property adjacent to the Resort Property and legally described on Exhibit "B" attached hereto ("Office Property") upon which an office building, parking lot and related facilities are constructed. The Office Property is located in the City of Scottsdale ("City"). A block fence has been constructed on the common boundary of the Resort Property and the Office Property ("Fence"). A map showing the respective locations of the Resort Property and the Office Property is attached hereto as Exhibit "C".

2. Background. Declarant intends to construct an opening in the Fence to permit direct vehicular and/or pedestrian ingress and egress between the Resort Property and the Office Property. In connection therewith, Declarant desires to (ii) provide a permanent easement for parking on the Office Property, which easement shall benefit the Resort Property, and (ii) restrict the use of the Office Property, all as more fully set forth in this Declaration.

3. Grant of Easement. Grantor hereby establishes a permanent exclusive easement ("Easement") appurtenant to the Resort Property on, over, under and across the portion of the Office Property depicted on the map attached hereto as Exhibit "C", which Easement shall be solely for the purpose of vehicular parking, and vehicular and pedestrian ingress and egress to and from the Resort Property to the extent reasonably necessary for such purposes. The Easement shall not serve any other property, and shall be for a total of forty-five (45) parking spaces. The Owner of the Office Property shall have the right to designate from time to time the parking spaces that may be used by the Resort Property pursuant to this Declaration.

4. Restrictions. The Office Property shall be used for office and related uses (including parking) and such other purposes as are permitted under the City's SR (service residential) zoning ordinance, a copy of which is attached hereto as Exhibit "D", and for no other purposes without the consent of the owner of the Resort Property and the Town. In no event will the owner of the Office Property enlarge the office building located on the Office Property to the extent that the enlargement would encroach upon the guaranteed number of parking spaces

described in Paragraph 3 above. The Town has the right to enforce against the Office Property the terms and provisions of the Special Use Permit for the Resort Property, to the extent such terms and provisions apply to the Office Property.

5. Not a Public Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Office Property to the general public or for the general public or for any public purpose whatsoever, and this Declaration shall be strictly limited to and for the purposes expressed herein.

6. Covenants to Run with Land. All provisions of this Declaration shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Declarant. The provisions of this Declaration shall be enforceable by the Town, and the Town is hereby designated as a third party beneficiary of this Declaration.

7. Amendment. This Declaration may be amended, terminated, or canceled only by the agreement of the owner of the Resort Property, the owner of the Office Property, and the Town; provided, however, that the owner of the Resort Property and the owner of the Office Property may enter into an agreement relating to the sharing of maintenance obligations and costs relating to the Easement without the consent of the Town. No such amendment, termination or cancellation shall be effective until a written instrument setting forth its terms has been executed, acknowledged and recorded in the records of Maricopa County, Arizona.

8. Incorporation of Exhibits. All exhibits attached to this Declaration are by this reference incorporated herein.

9. Arizona Law. This Agreement shall be governed by the laws of the State of Arizona.

10. Legal Fees. The prevailing party in any action to enforce the terms of the Declaration shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and costs, such amount to be set by a court and not a jury.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth above.

APPROVED AS TO FORM
TOWN OF PARADISE VALLEY

By:_____
Name:_____
Its Town Attorney

PENSION MANAGEMENT CORPORATION, a Delaware corporation

By_____
Its EVP

STATE OF Connecticut
) ss.
County of Fairfield)

The foregoing instrument was executed before me this 13th day of March, 1998 by Michael J. Strong the EVP of PENSION MANAGEMENT CORPORATION, a Delaware corporation, on behalf of that corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CORINNE BASTA
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2000

Corinne Basta
Notary Public

My commission expires:

August 31, 2000

EXHIBIT "A"

LEGAL DESCRIPTION OF RESORT PROPERTY

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 172 FEET; AND

EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET.

EXHIBIT "B"

LEGAL DESCRIPTION OF OFFICE PROPERTY

PARCEL NO. 1:

Lot 1, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 71 of Maps, page 6;

TOGETHER WITH that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 1 and lying between the Northerly extension of the East and West lines of said Lot 1, as abandoned by Resolution No. 2339 recorded in Document No. 83-288786, Official Records, Maricopa County, Arizona.

PARCEL NO. 2:

Lot 2, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 71 of Maps, page 6;

TOGETHER WITH that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 2 and lying between the Northerly extensions of the East and West lines of said Lot 2, as abandoned by Resolution No. 2339, recorded in Document No. 83-288786, Official Records of Maricopa County, Arizona.

PARCEL NO. 3:

The Westerly 8 feet of Lot 3, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 71 of Maps, page 6;

TOGETHER WITH the Westerly 8 feet of that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 3 and lying between the Northerly extensions of the East and West lines of said Lot 3, as abandoned by Resolution No. 2339, recorded in Document No. 83-288786, Official Records of Maricopa County, Arizona.

EXHIBIT "C"

MAP

EXHIBIT "D"

SR ZONING ORDINANCE

[See attached.]

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. Signs.

The provisions of article VIII shall apply.

Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.

Sec. 5.1101. Purpose.

A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondarily, this district provides for medium density residential. This district is designed to be a transitional

zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.

Sec. 5.1102. Approval required.

No structure or building shall be built or remodeled upon land in the S-R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.400 hereof.

Sec. 5.1103. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.
   a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.
   b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.
   c. Medical or dental offices including laboratories.
   d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.
   e. Municipal uses.
2. Residential.
   a. Accessory buildings, private swimming pools, private tennis courts, home occupations and other accessory uses.
   b. Dwelling units, multifamily.
   c. Dwelling units, single family.
   d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
   e. Temporary sales office buildings and model homes.
3. Retail.
   a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.
4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:
   a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).
   b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
   c. Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height, except that a maximum of ten (10) percent of the roof area may exceed the height limit by ten (10) feet. All such structures in excess of thirty (30) feet shall be set back a minimum of ten (10) feet from the edge of the structure on which they are located. Height is subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100—7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
   d. Open space: In no case shall the open space requirement be less than twenty-

four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

5. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

B. *Uses subject to a conditional use permit.*

1. Bank (see section 2.208 for criteria).

2. Cellular communication facility; minor and major (see section 2.208 for criteria).

3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 2.208 for criteria).

4. Jewelry design or creation.

5. Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:

a. Kitchen(s).

b. School offices.

c. Classrooms.

d. Ancillary public dining area(s). Food preparation for the dining facility shall only be serviced by students/classroom activities in connection with the school curriculum.

6. Wholesale sales of jewelry and works of art. (Ord. No. 2335, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95)

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R district.

A. *Open space requirements.*

1. Main land uses that are density-based shall provide a minimum of thirty-six (36) percent of the net lot area in open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space.
3. Open space required by 1 and 2 above shall be provided in the following proportions:
   a. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage excluding drives. *Exception:* Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s).
   b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
   c. The remainder of the required open space shall be provided in common open space.
   d. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

B. *Building height.* No building shall exceed eighteen (18) feet in height except as otherwise provided in article VII.

C. *Density.* The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. *Building setback.*

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.
2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.
3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

E. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to

the main building, may be built to within six (6) feet of the main building.

F. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line of within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas shall be screened from view from all public streets.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by the Development Review Board.

G. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.

Sec. 5.1107. Reserved.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.

Sec. 5.1201. Purpose.

This district is intended to provide for well-designed shopping facilities which serve a large regional area. Area zoned C-S should be recognized as substantial traffic generators and should be located at the intersection of two (2) major arterials.

It is intended that the (C-S) regional shopping center district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished.

Sec. 5.1202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-S district until Development Review [Board] approval has been obtained as outlined in article I, section 1.400 hereof.

Sec. 5.1203. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
   a. Medical or dental office with laboratory.
   b. Professional and business offices.
   c. Travel agencies.
   d. Municipal uses.
2. Retail sales.
   a. Appliance store including repair of small or household appliances.
   b. Art gallery.
   c. Bakery.
   d. Bicycle store.
   e. Candy shop including the making of candy.
   f. Carpet and floor covering store.
   g. Clothing store.
   h. Delicatessen.
   i. Department store.
   j. Drugstore.
   k. Furniture store.
   l. Gift shop, bookstore.
   m. Grocery store.
   n. Hardware store.
   o. Ice cream parlor including the making of ice cream.

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May 1, 2026

Ms. Wendi Nelson
Doubletree Paradise Valley Hotel
5401 N Scottsdale Rd.
Scottsdale, AZ 85250

Subject: DoubleTree Resort – Noise Study and Recommendations – Town of Paradise Valley, AZ

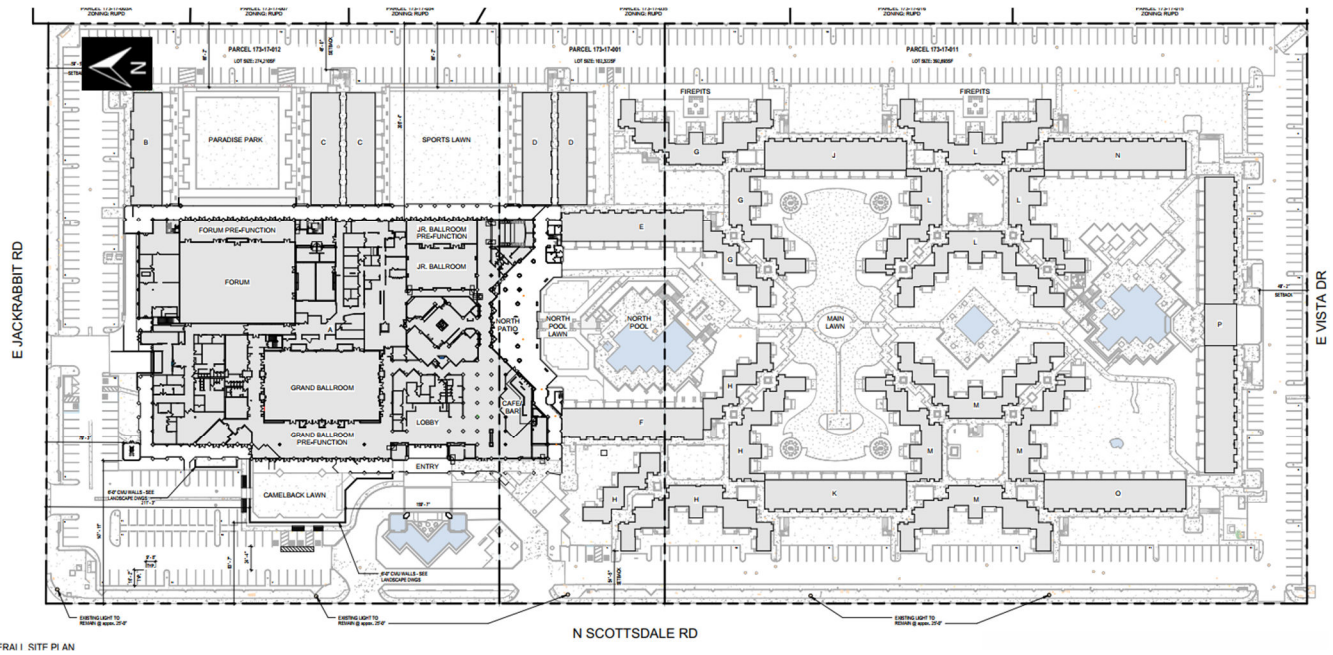
Dear Ms. Nelson:

MD Acoustics, LLC (MD) is pleased to provide this noise study and recommendations report as it relates to proposed operations and events at the DoubleTree Resort located at 5401 N Scottsdale Rd, Paradise Valley, AZ. This study has been prepared based on the comments from the Town and the owner regarding operations at the resort. The project was assessed with regard to potential operations and event noise, such as weddings, and other gatherings. For your reference, Appendix A contains a glossary of acoustical terms.

1.0 Assessment Overview

This assessment evaluates the project noise levels and compares the projected noise levels to the Town's noise ordinance. Figure 1 below shows the site location, with a red box around the areas under evaluation. These areas include the Sports Lawn, Camelback Lawn, and Paradise Park. MD measured the baseline noise condition during a 24-hour period and modeled 3 scenarios.

Figure 1: Site Location



Recommendations are provided to ensure that the project operations meet the Town's noise ordinance. MD traveled to the project site and performed three (3) 24-hour noise measurements to gather the existing noise condition of the project. Measurements were performed at nearby housing units to determine existing conditions at sensitive receptors near the project site. MD utilized Type 2 sound level meters that meet ANSI S1.4 engineering standards to record minute-by-minute baseline data.

2.0 Local Acoustical Requirements

MD compared the results of the noise assessment to Section 10-7-3 of the Town of Paradise Valley, Town Code. The Town Code states: "Table 1 sets forth the noise level limits for stationary sources, and it is unlawful to project a sound or noise, except those caused by motor vehicles, from one property into another in excess of the stated limits".

Table 1: Limiting Noise Levels for Stationary Sources

TIME	MAXIMUM ALLOWABLE NOISE LEVEL dB (A)
7:00 a.m. to 10:00 p.m.	56
10:00 p.m. to 7:00 a.m. and on all Sundays and specified legal holidays	45

Therefore, project operations must comply with the Town's noise limit of 56 dBA during daytime (7AM to 10PM) hours and 45 dBA during nighttime (10PM to 7AM) hours.

3.0 Study Method and Procedure

Existing Noise Condition/Baseline Measurements

Three (3) 24-hour noise measurements were conducted at the project site from 1:00 PM July 10, 2025 to 1:00 PM July 11, 2025. The project site is surrounded by residential property to the north and east, and on-site resort uses to the south and west. Noise data indicate that the ambient noise level ranges from 42.6 dBA hourly Leq to 65.5 dBA hourly Leq at the uses surrounding the site. Noise measurement locations, additional field notes, and photographs are provided in Appendix B.

Stationary Noise Level Prediction Modeling

SoundPLAN Acoustic Modeling Software (SP) was utilized to model the operational noise levels from the project site. SP acoustical modeling software is capable of evaluating stationary noise sources (e.g., loudspeakers for live events, DJs, parking lots, crowds, loading/unloading, patios, etc.) and much more. SP's software utilizes algorithms (based on inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition, SP can model the noise sources as point sources, line sources, and area sources.

The future worst-case noise level projections were modeled using measured and reference sound level data for the stationary on-site sources (social gatherings and DJ speaker equipment). The model incorporates the topography at the project site, building heights, and shows how sound propagates to the surrounding area. The Sports Lawn and Camelback Lawn were modeled in SP as area sources from the SP reference library. Each lawn is assumed to have 75 people gathered with 50% speaking at normal volume. DJ speaker equipment was modeled as a distributed audio speaker system. This system assumes 4 distributed audio

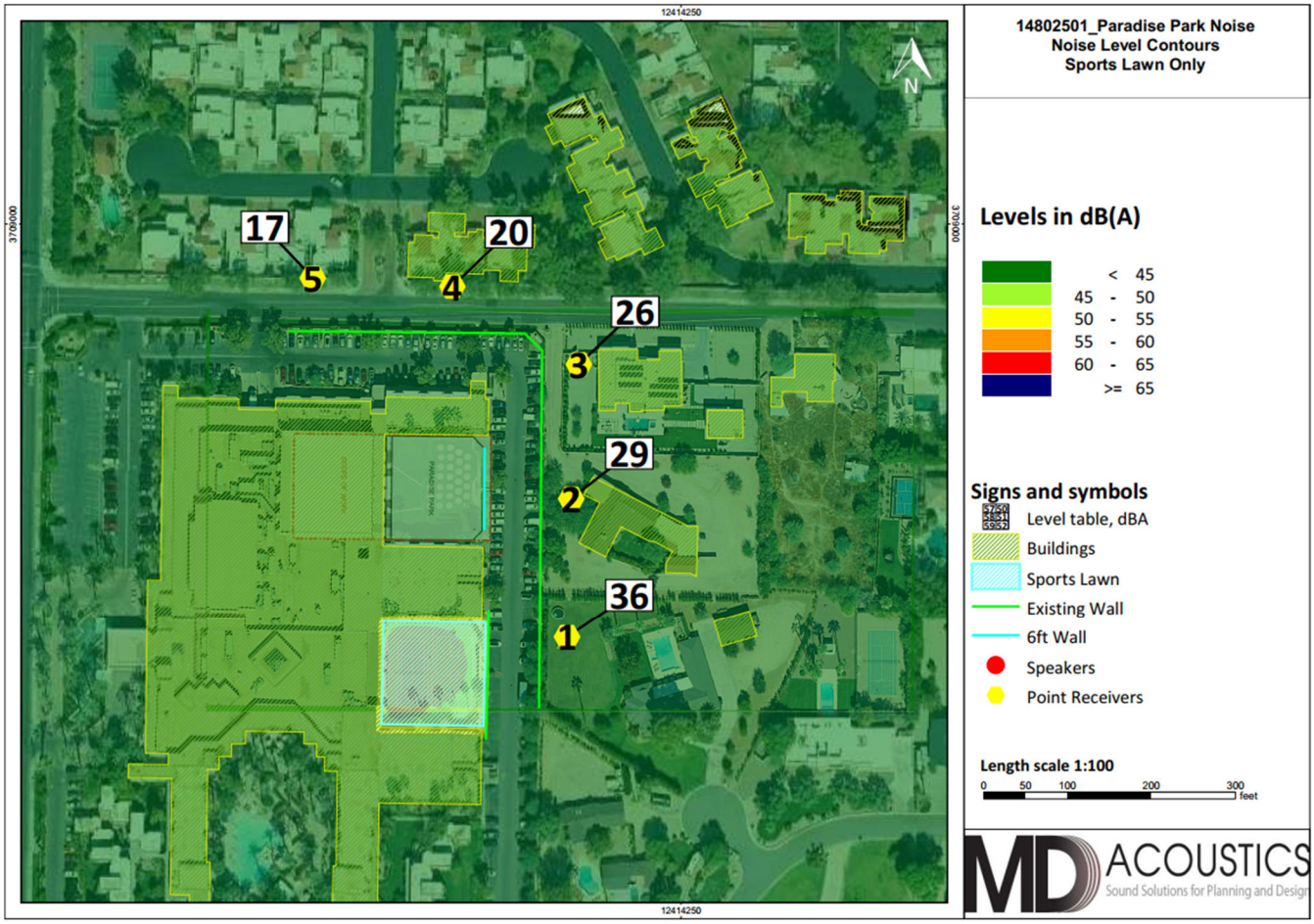
speakers will have a maximum sound level of 62 dBA at 40 feet. This noise level is based on sound measurements performed at Mountain Shadows Resort on 11/19/2021 by MD.

4.0 Findings and Recommendations

4.1 Sports Lawn Only

Figure 2 illustrates the Sports Lawn Only condition. This situation models the site condition where only the Sports Lawn is in operation. The model assumes that 75 people are socializing on the lawn with 50% of people talking at the same time at normal volume. The reference sound level for this condition was taken from the SP reference library.

Figure 2: Sports Lawn Only

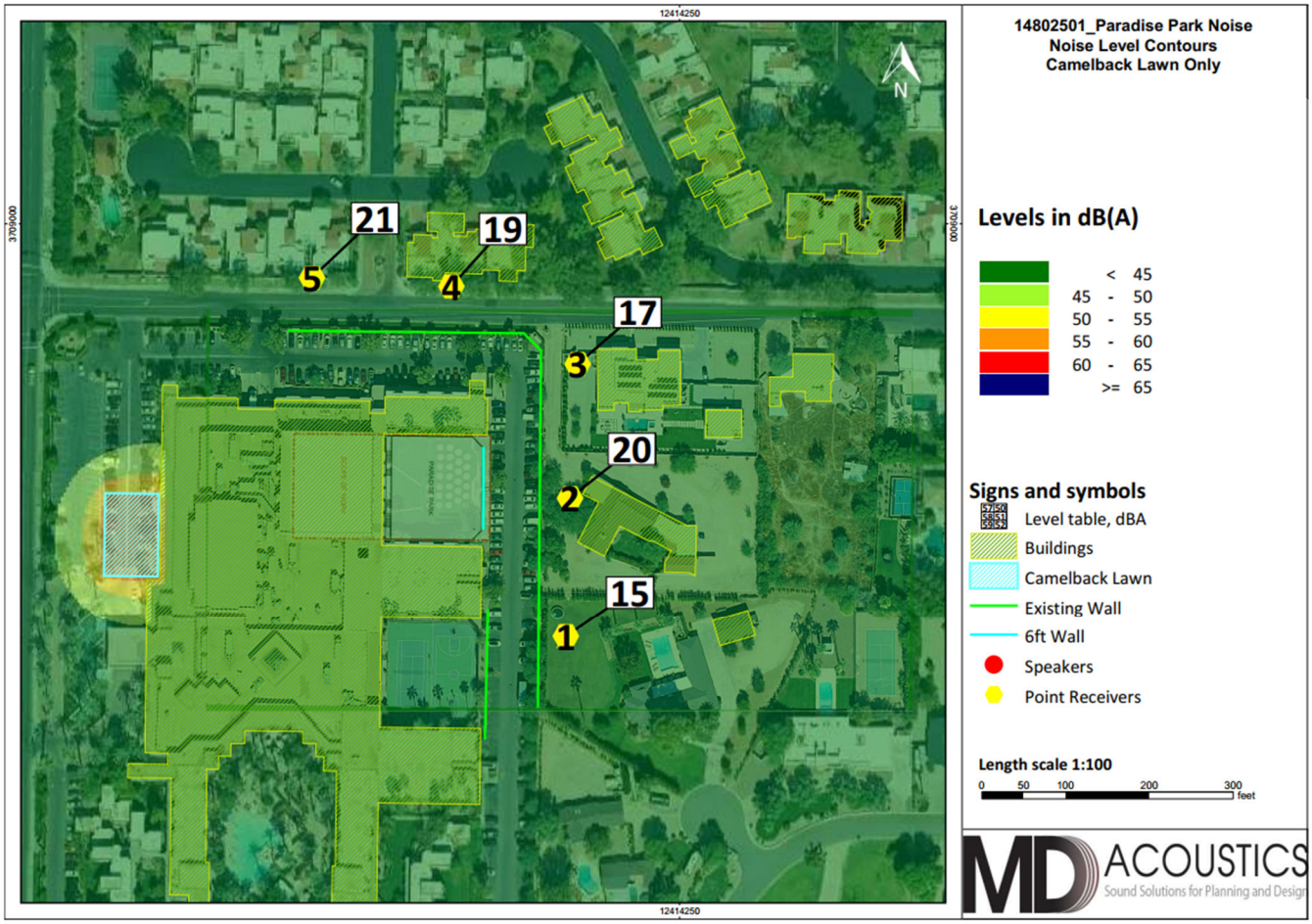


4.2 Camelback Lawn Only

Figure 3 illustrates the Camelback Lawn Only condition. This situation models the site condition where only the Camelback Lawn is in operation. The model assumes that 75 people are socializing on the lawn with 50% of people talking at the same time at normal volume. The reference sound level for this condition was taken from the SP reference library.

<Figure 3, next page>

Figure 3: Camelback Lawn Only

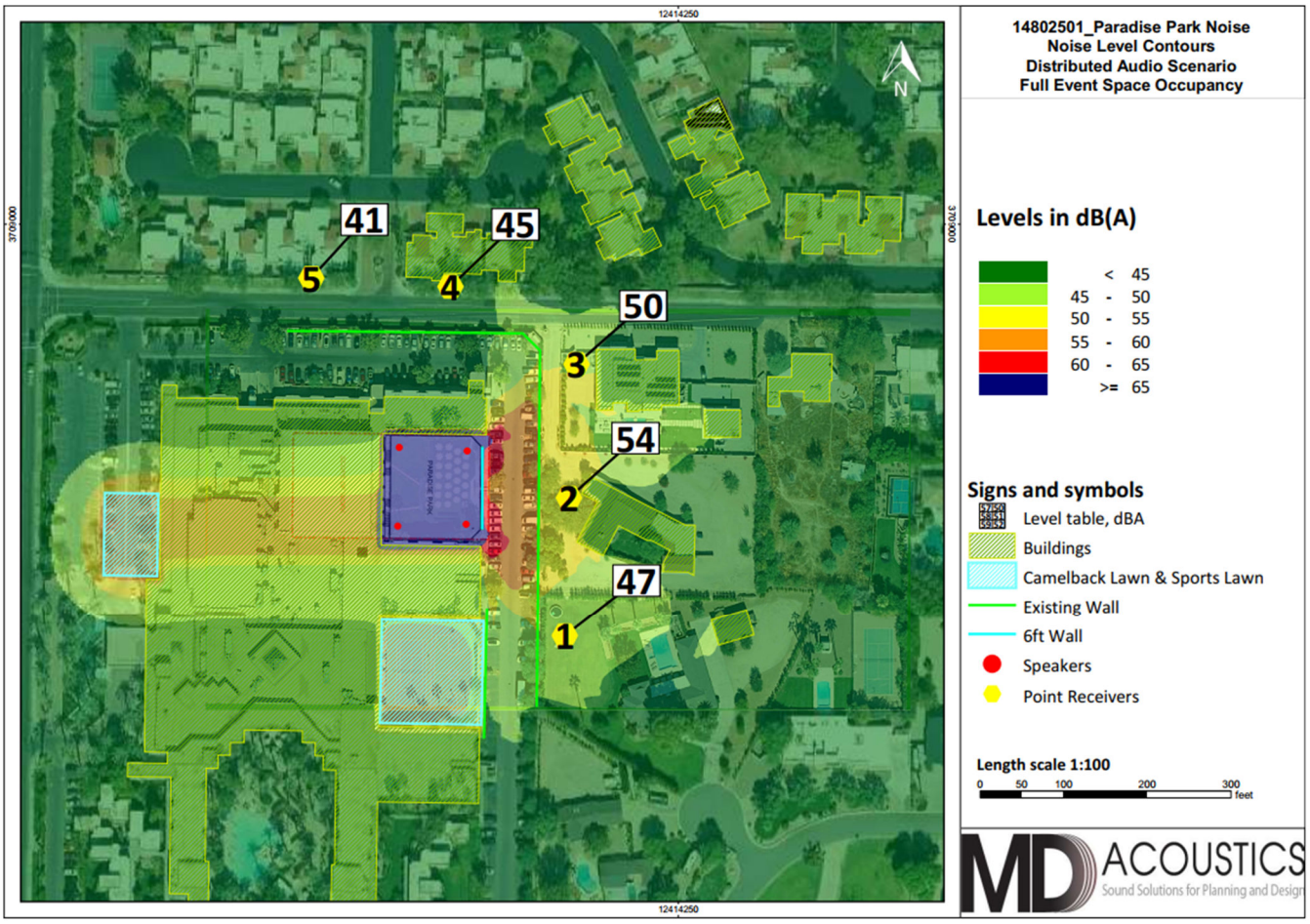


Figures 2 and 3 show the separate noise impacts from the Sports Lawn and Camelback Lawn respectively. As shown in Figure 2, the noise level from the Sports Lawn operation is expected to reach up to 36 dBA at the nearby residences. As shown in Figure 3, the noise level from the Camelback Lawn operation is expected to reach up to 21 dBA at the nearby residences. These levels will be inaudible when masked by the ambient noise condition as measured on-site by MD. Thus, the operation of these two lawns will have a less than significant noise impact on the surrounding community.

4.3 Full Event Space Occupancy

Figure 4 illustrates the condition where the Sports Lawn, Camelback Lawn, and Paradise Park are all simultaneously in operation. This condition represents a worst-case scenario. In this scenario, Paradise Park is modeled to be operating with a distributed audio system. This system assumes 4 speakers spread out throughout the event area and assumes that each speaker is equipped with a noise limiter set such that the noise level is compliant with the noise ordinance.

Figure 4: Full Event Space



As shown in Figure 4, the operation of all project event spaces (including the Sports Lawn, Camelback Lawn, and Paradise Park) is expected to reach up to 54 dBA at the nearby residences. Thus, when the distributed audio system is used for Paradise Park, the combined noise impact of all outdoor project operations falls below the 56 dBA daytime residential noise limit for the Town of Paradise Valley. Thus, the noise impact due to project operations is less than significant.

5.0 Conclusions

MD is pleased to provide this noise study and recommendations for the DoubleTree Resort. Measured reference crowd and speaker noise levels were used to evaluate potential noise control solutions using SoundPLAN Acoustic Modeling Software.

MD evaluated the proposed Sports Lawn, Camelback Lawn, and Paradise Park operations from an acoustical standpoint. MD determined that the use of the Sports Lawn and Camelback Lawn will not be audible above the existing noise condition as measured by MD. In addition, the combined noise impact from the proposed Sports Lawn, Camelback Lawn, and Paradise Park will comply with the daytime residential noise standards at the surrounding residences to the north and west.

If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Samuel Hord, INCE Bd. Cert.
Acoustical Consultant



Naomi Jensen, INCE-USA
Acoustical Consultant

Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

C-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the C-weighted filter network. The C-weighting filter greatly de-emphasizes very high frequency components of the sound and slightly de-emphasizes the very low frequency components. A numerical method of rating human judgment of loudness.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

dB(C): C-weighted sound level (see definition above).

dB(Z): Z-weighted sound level (see definition of dB above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Human Sensitivity to Sound: In general, the healthy human ear can hear between 20 Hz to 20,000 Hz. Frequencies below 125 Hz are typically associated with low frequencies or bass. Frequencies between 125 Hz and 5,000 Hz are typically associated with mid-range tones. Finally, frequencies between 5,000 and 20,000Hz are typically associated with higher range tones.

The human ear is sensitive to changes in noise levels, depending on the frequency. Generally speaking, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz (A-weighted scale) and perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. At lower and higher frequencies, the ear can become less sensitive depending on a number of factors. Table 1 provides a brief summary of how humans perceive changes in noise levels.

Table 1: Change in Noise Level Characteristics[1]

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix B

Long Term Noise Measurements

24-Hour Continuous Noise Measurement Datasheet - NM-1, NM-2, NM-3

Project Name: DoubleTree Paradise Park

Project: #/Name: 1480-2025-001

Site Address/Location: 5401 N Scottsdale Rd

Date: 07/10/2025

Field Tech/Engineer: Shon Baldwin

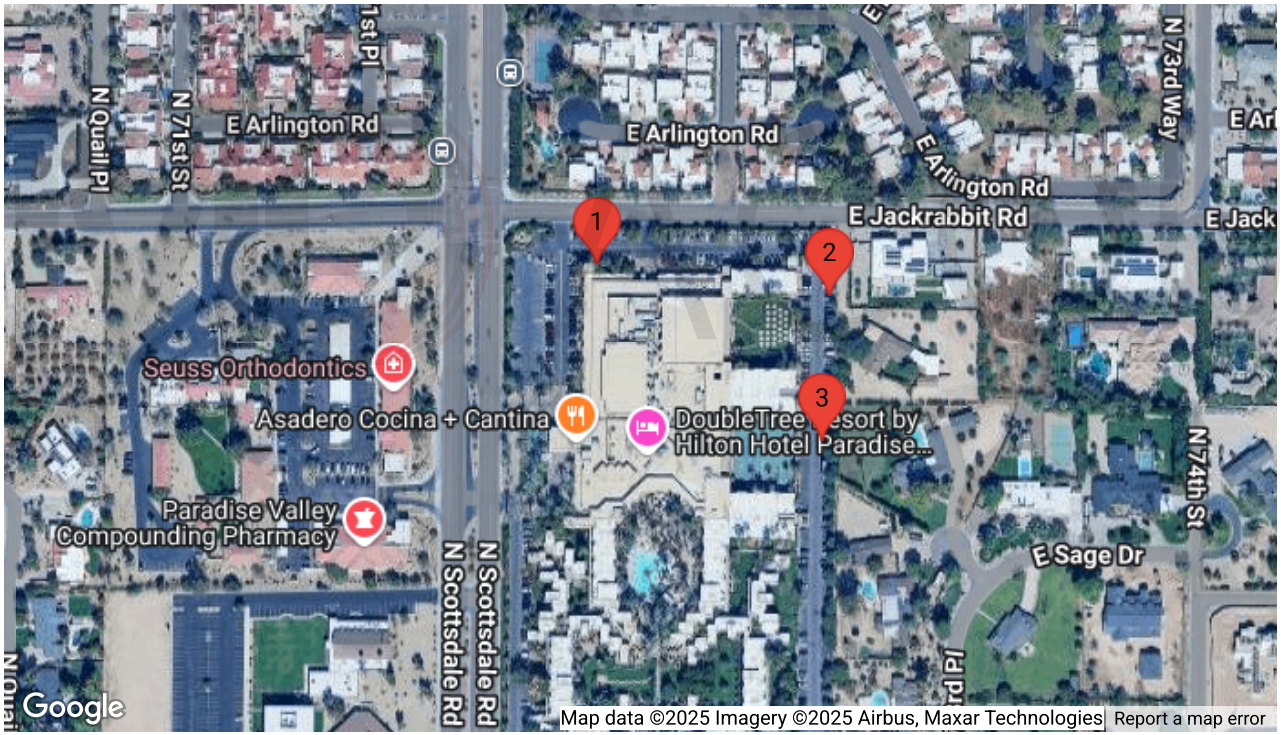
Site Observations:

Temp was approximately 105 degrees, light breeze. NM 1 was placed on the north west corner of the building approximately 1 ft away from the building, 50 yards away from the corner of Scottsdale Rd and E. Jackrabbit rd. NM 2 was place on the north east corner of the property, approximately 20 yards away from Jackrabbit Rd in shrubbery 1 ft from a 6 ft brick wall. NM 3 was placed approximately 20 yards south of NM 3, 1 ft away from the same wall.

Sound Meter: Piccolo 2, Soft dB **SN:** P0222022801

Settings: A-weighted, slow, 1-min, 24-hour duration

Site Id: NM-1, NM-2, NM-3



24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-1, NM-2, NM-3

Project Name:	DoubleTree Paradise Park	**Calibrator:**	
Site Address/Location:	5401 N Scottsdale Rd	**Cal Check: Pre-test:**	**Post Test:**
Site Id:	NM-1, NM-2, NM-3		

Figure 1: NM 1



Figure 2: NM 2



Figure 3: NM 3



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24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-1

Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	68 feet from E Jackrabbit Rd
Site Id:	NM-1	**Ground Type:**	hard		

Table 1: Baseline Noise Measurement Summary

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
7/10/2025	1:00 PM	2:00 PM	59.3	78.7	46.5	66.3	61.5	59.2	58.1	54.6
7/10/2025	2:00 PM	3:00 PM	57.9	69.7	47.5	61.1	59.8	58.6	57.5	55.5
7/10/2025	3:00 PM	4:00 PM	59	69	47.1	62.1	61.5	60	58.7	55.4
7/10/2025	4:00 PM	5:00 PM	60	79.7	47.4	64.5	62.2	60.8	59.2	56.3
7/10/2025	5:00 PM	6:00 PM	58.5	73.4	46.2	61.7	60.7	59.5	58.2	54.7
7/10/2025	6:00 PM	7:00 PM	58.6	77.8	43.8	62.8	60.3	59.2	58.1	56.5
7/10/2025	7:00 PM	8:00 PM	59.1	85.4	44	64.3	60.3	58.8	57.4	55.8
7/10/2025	8:00 PM	9:00 PM	57.9	81.3	45.2	64.7	59.2	57.7	56.9	54.2
7/10/2025	9:00 PM	10:00 PM	56.2	72	43.2	60.3	58.3	56.4	55.6	53.3
7/10/2025	10:00 PM	11:00 PM	54.5	67.9	44	57.1	56.2	55.4	54.3	52.4
7/10/2025	11:00 PM	12:00 AM	56.6	71.5	44.9	60.8	58.8	57.2	56.3	53.5
7/11/2025	12:00 AM	1:00 AM	58.1	80.2	49.2	60.1	59.5	57.9	56.8	53.6
7/11/2025	1:00 AM	2:00 AM	54.3	71.4	41.4	60	59.3	54.9	51.7	45.3
7/11/2025	2:00 AM	3:00 AM	49.1	62.7	41.1	53.8	52.3	50.4	48.1	42.9
7/11/2025	3:00 AM	4:00 AM	49	63.1	41.7	53.3	51.9	50.1	48.2	44
7/11/2025	4:00 AM	5:00 AM	50.7	68	41.3	56.3	54.1	51.1	49.6	45.4
7/11/2025	5:00 AM	6:00 AM	54.1	70.8	42.1	58.3	56.2	54.8	53.5	50.5
7/11/2025	6:00 AM	7:00 AM	56.4	73.5	44.4	59.8	58.6	57	56	53.5
7/11/2025	7:00 AM	8:00 AM	60.3	81.3	46.7	67.2	64.6	59.9	58.1	54.9
7/11/2025	8:00 AM	9:00 AM	65.5	91.6	46.5	71.7	68.2	59	57.4	54.4
7/11/2025	9:00 AM	10:00 AM	61	85.3	46.6	65.8	62.3	60.1	58.8	55
7/11/2025	10:00 AM	11:00 AM	57.1	76.9	45.5	63.2	59.3	57.4	55.8	53.5
7/11/2025	11:00 AM	12:00 PM	57.5	71.7	43.3	63	59.9	57.5	56.7	54.6
7/11/2025	12:00 PM	1:00 PM	58.3	70.6	49.4	61.2	60.1	59	58	56.5

DNL	63	CNEL	63	

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24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-2

Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 2 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	111 feet from E Jackrabbit Rd
Site Id:	NM-2	**Ground Type:**	hard		

Table 2: Baseline Noise Measurement Summary

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
7/10/2025	1:00 PM	2:00 PM	57.5	78.4	42.5	65.3	62.7	54.9	52.3	48.4
7/10/2025	2:00 PM	3:00 PM	54.9	78.5	42.6	63.2	56.5	53.2	51.5	47.5
7/10/2025	3:00 PM	4:00 PM	52.4	63.5	42.7	55.8	55	53.8	52	48.3
7/10/2025	4:00 PM	5:00 PM	52.6	66.9	43.6	57.3	55.5	53.2	52.2	48.8
7/10/2025	5:00 PM	6:00 PM	50.8	67.4	43.7	55.6	53.1	51.5	49.8	47.4
7/10/2025	6:00 PM	7:00 PM	51.2	70	43.2	57	53.5	51.8	49.5	47.3
7/10/2025	7:00 PM	8:00 PM	53.1	70.3	43	59.3	56.5	55	50.5	47.2
7/10/2025	8:00 PM	9:00 PM	52.2	69.8	43.1	56.7	56.1	53.6	50.4	47.8
7/10/2025	9:00 PM	10:00 PM	50.1	68	43.4	56.5	53.2	50	48.4	47
7/10/2025	10:00 PM	11:00 PM	49.4	64.8	43.9	54.6	51.9	49.7	48.2	46.6
7/10/2025	11:00 PM	12:00 AM	52.9	70.8	43.7	57.4	56.1	53.6	51.9	48.2
7/11/2025	12:00 AM	1:00 AM	54.8	76.6	48	56.6	55.5	55	53.6	51.2
7/11/2025	1:00 AM	2:00 AM	51.2	77.6	41.5	55.5	54.5	51.4	46.6	43.2
7/11/2025	2:00 AM	3:00 AM	44.8	61.7	39.7	51.9	45.3	44.3	43.7	42.2
7/11/2025	3:00 AM	4:00 AM	45	63.3	41	50.3	46.7	45.1	44.1	43
7/11/2025	4:00 AM	5:00 AM	44.9	57.7	41.1	48.3	47.1	45.3	44.1	42.8
7/11/2025	5:00 AM	6:00 AM	48.8	64.3	41.8	54.7	51.3	49.3	47.2	44.4
7/11/2025	6:00 AM	7:00 AM	48.6	62.6	42.2	54.6	51.6	49.1	47	45.1
7/11/2025	7:00 AM	8:00 AM	56.5	81.3	43	61.3	58.6	52.2	50.2	47.2
7/11/2025	8:00 AM	9:00 AM	57.7	82.6	42.8	68.5	59.9	53.9	51.5	47.6
7/11/2025	9:00 AM	10:00 AM	52.7	72.5	40.9	60.3	56	52.5	50.7	47.5
7/11/2025	10:00 AM	11:00 AM	54.4	80.2	42	62.9	53.6	51.7	49.6	45.6
7/11/2025	11:00 AM	12:00 PM	51	68.9	41.2	58.6	54.5	52	48.1	45
7/11/2025	12:00 PM	1:00 PM	50.5	64	42.4	55.7	53.8	51.9	48.7	45.2
7/11/2025	1:00 PM	2:00 PM	52.4	72.8	41.3	60.7	52.6	50.6	48.8	46.4

DNL	57.9	CNEL	57.9	

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24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-3

Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 3 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	200 feet from E Jackrabbit Rd
Site Id:	NM-3	**Ground Type:**	hard		

Table 3: Baseline Noise Measurement Summary

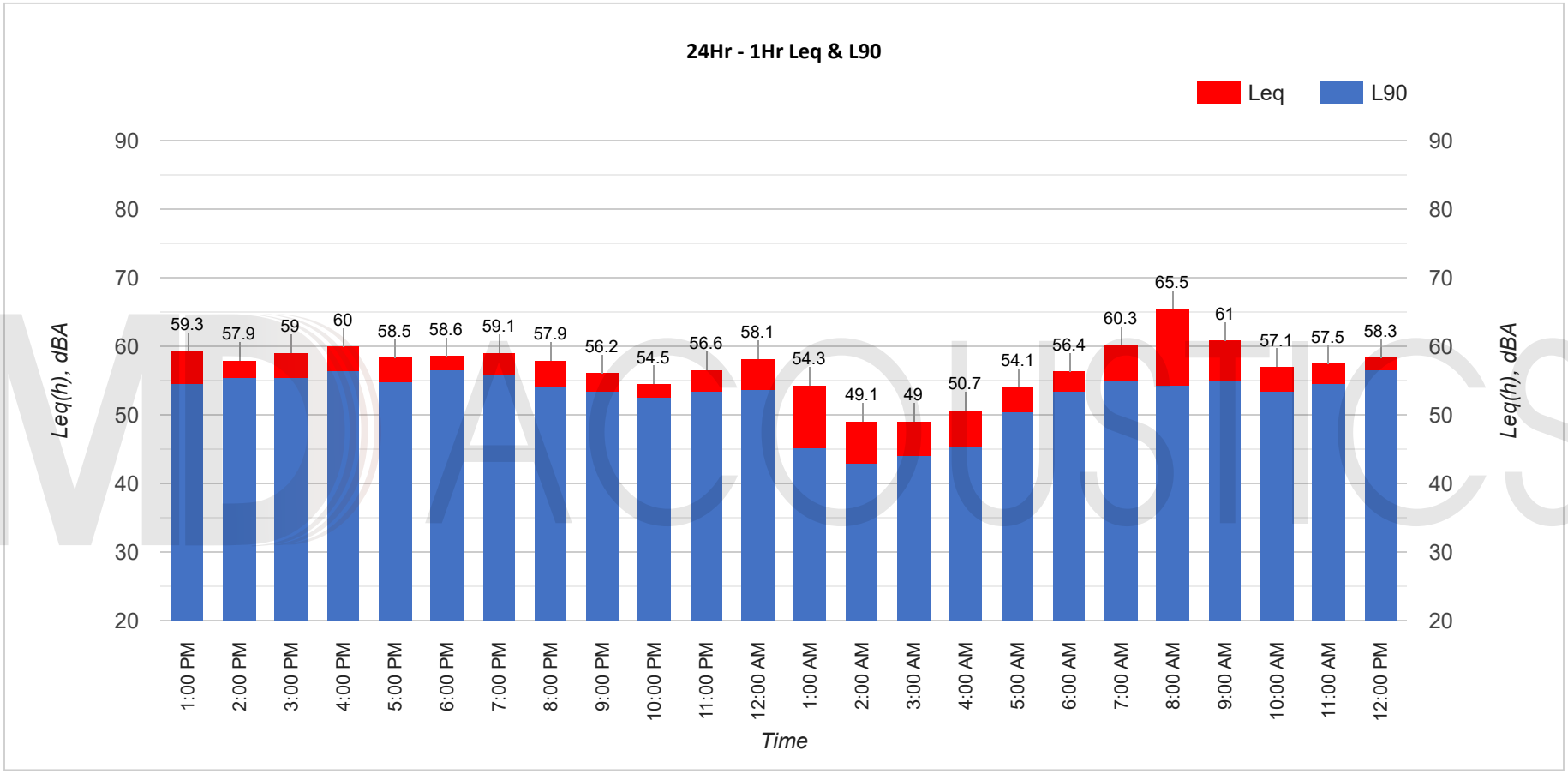
Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
7/10/2025	1:00 PM	2:00 PM	62.3	79.6	43.5	65.7	64.9	63.9	61	51
7/10/2025	2:00 PM	3:00 PM	58.2	77	43.9	65.4	64.5	57.2	51.3	48.2
7/10/2025	3:00 PM	4:00 PM	58.5	71.7	43.8	64.2	63.7	60.7	54.4	49.2
7/10/2025	4:00 PM	5:00 PM	59.1	69	43.7	66.5	64.2	59.6	54.5	48.7
7/10/2025	5:00 PM	6:00 PM	53.4	65.6	44.1	61.4	57	52.6	49.6	47
7/10/2025	6:00 PM	7:00 PM	52.4	72.5	44.1	59.2	55.4	52.8	50.1	46.9
7/10/2025	7:00 PM	8:00 PM	58	69.9	43.6	63.8	62.9	61.8	51.1	47.3
7/10/2025	8:00 PM	9:00 PM	55.2	70.7	44.5	62.4	61.1	54.6	51.8	47.2
7/10/2025	9:00 PM	10:00 PM	50.3	66.2	43.8	55.7	53.8	50.2	48.4	46.4
7/10/2025	10:00 PM	11:00 PM	50.5	67.5	44.3	56	53.9	51	48.8	47
7/10/2025	11:00 PM	12:00 AM	56.3	74.6	45.6	62.1	59.6	57.6	55.1	50.2
7/11/2025	12:00 AM	1:00 AM	60	76.8	48.9	64.3	63.3	61.2	58.9	55.4
7/11/2025	1:00 AM	2:00 AM	53.6	74.8	39	61.6	58.6	53	46.7	40.8
7/11/2025	2:00 AM	3:00 AM	42.6	58.8	39	47.6	44.6	42.6	41.8	40.8
7/11/2025	3:00 AM	4:00 AM	44.6	64.3	40.7	47.8	45.4	44.6	44	42.4
7/11/2025	4:00 AM	5:00 AM	44.3	61.9	39.9	50.6	46.3	44.4	43.1	41.6
7/11/2025	5:00 AM	6:00 AM	50.1	66.3	40.8	57.8	55.6	49.5	46	43
7/11/2025	6:00 AM	7:00 AM	47.6	69.7	41	53.2	50.9	47.8	46	44.4
7/11/2025	7:00 AM	8:00 AM	58.6	68	42.2	65.3	65.1	58.3	50.7	46.4
7/11/2025	8:00 AM	9:00 AM	60	81.9	41.4	66.1	65.5	56.8	51	45.2
7/11/2025	9:00 AM	10:00 AM	59.6	69.8	41	64.8	63.4	61	58.7	44
7/11/2025	10:00 AM	11:00 AM	59.9	77.4	41.8	65.6	63.7	62.2	56.8	44.1
7/11/2025	11:00 AM	12:00 PM	55.9	66.9	41.8	64	63.1	54.3	47.2	44
7/11/2025	12:00 PM	1:00 PM	61.2	68.6	42.2	67.2	66.3	63.7	57.7	44.8
7/11/2025	1:00 PM	2:00 PM	58.9	70.2	42.8	65	64.2	60.6	53	45.8

DNL	61.6	CNEL	61.6

MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-1

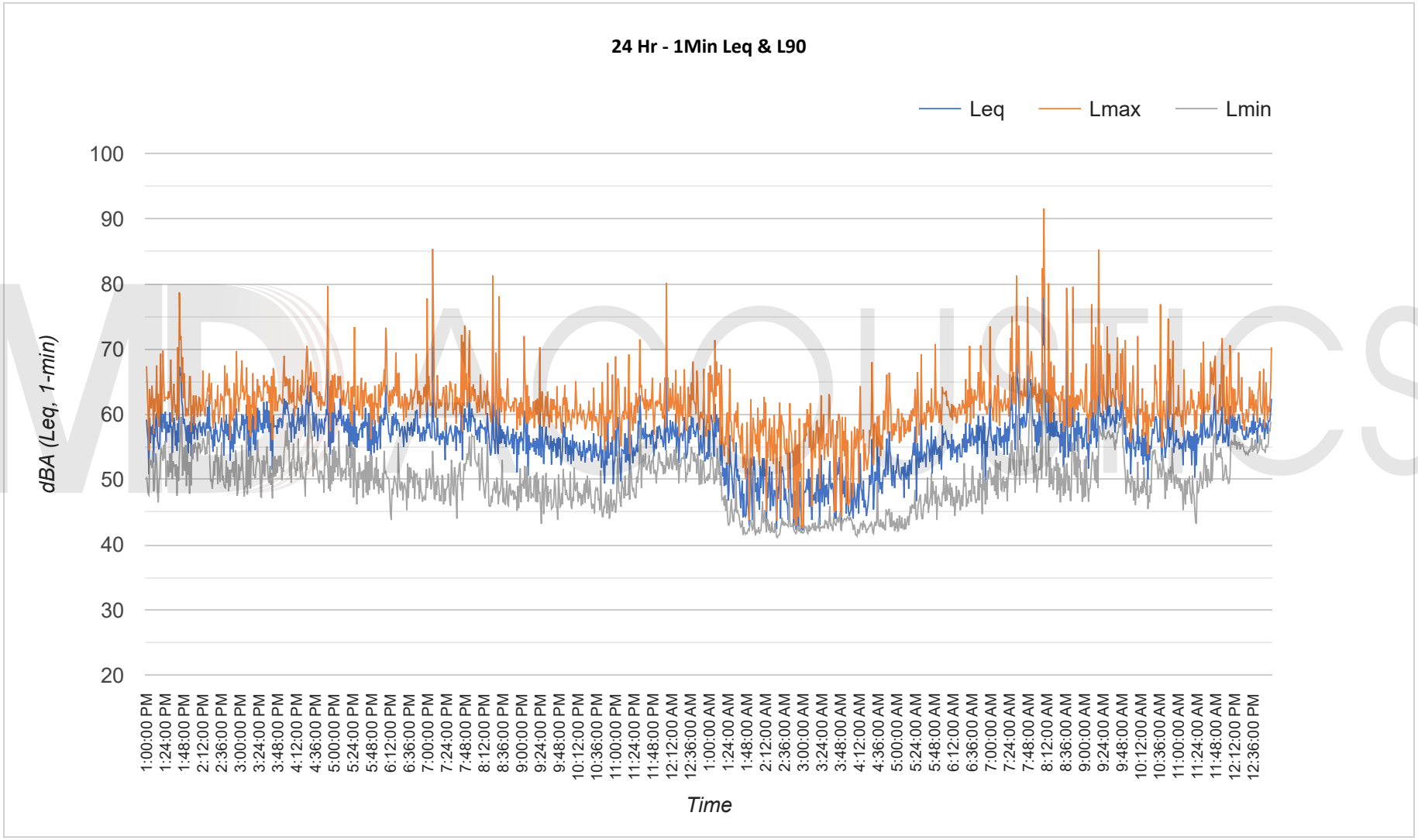
Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	68 feet from E Jackrabbit Rd
Site Id:	NM-1	**Ground Type:**	hard		



MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-1

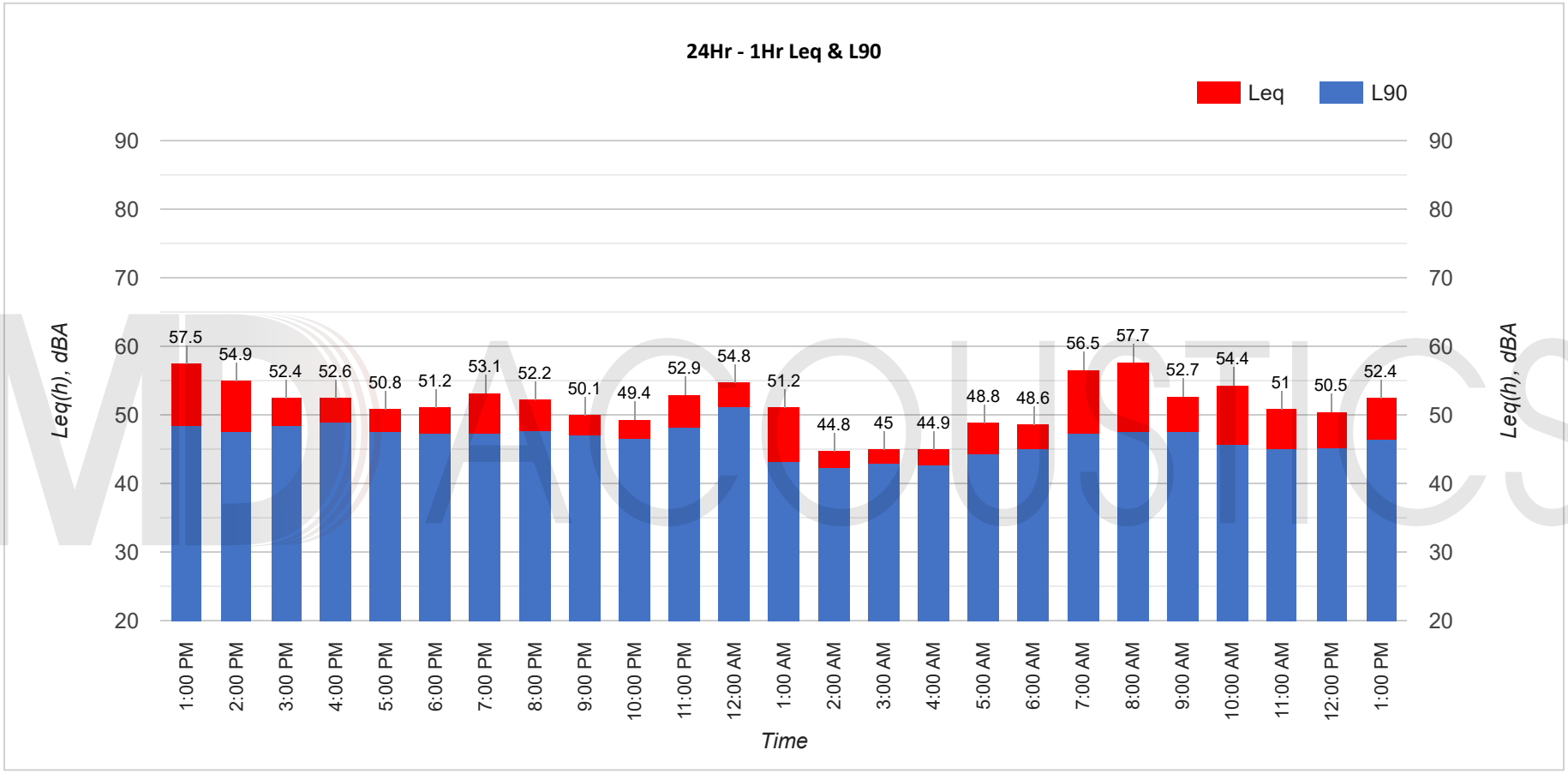
Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	68 feet from E Jackrabbit Rd
Site Id:	NM-1	**Ground Type:**	hard		



MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-2

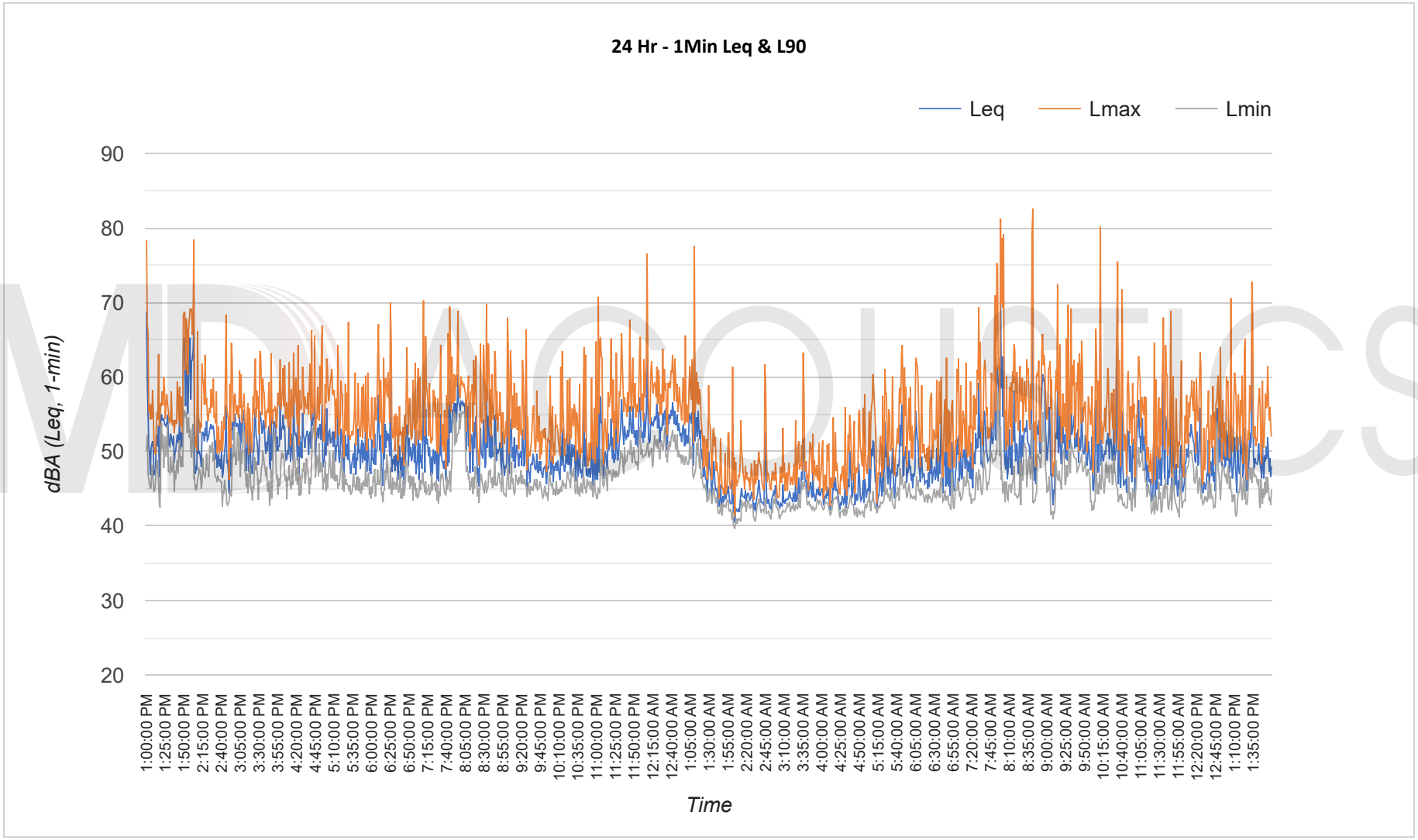
Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	111 feet from E Jackrabbit Rd
Site Id:	NM-2	**Ground Type:**	hard		



MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-2

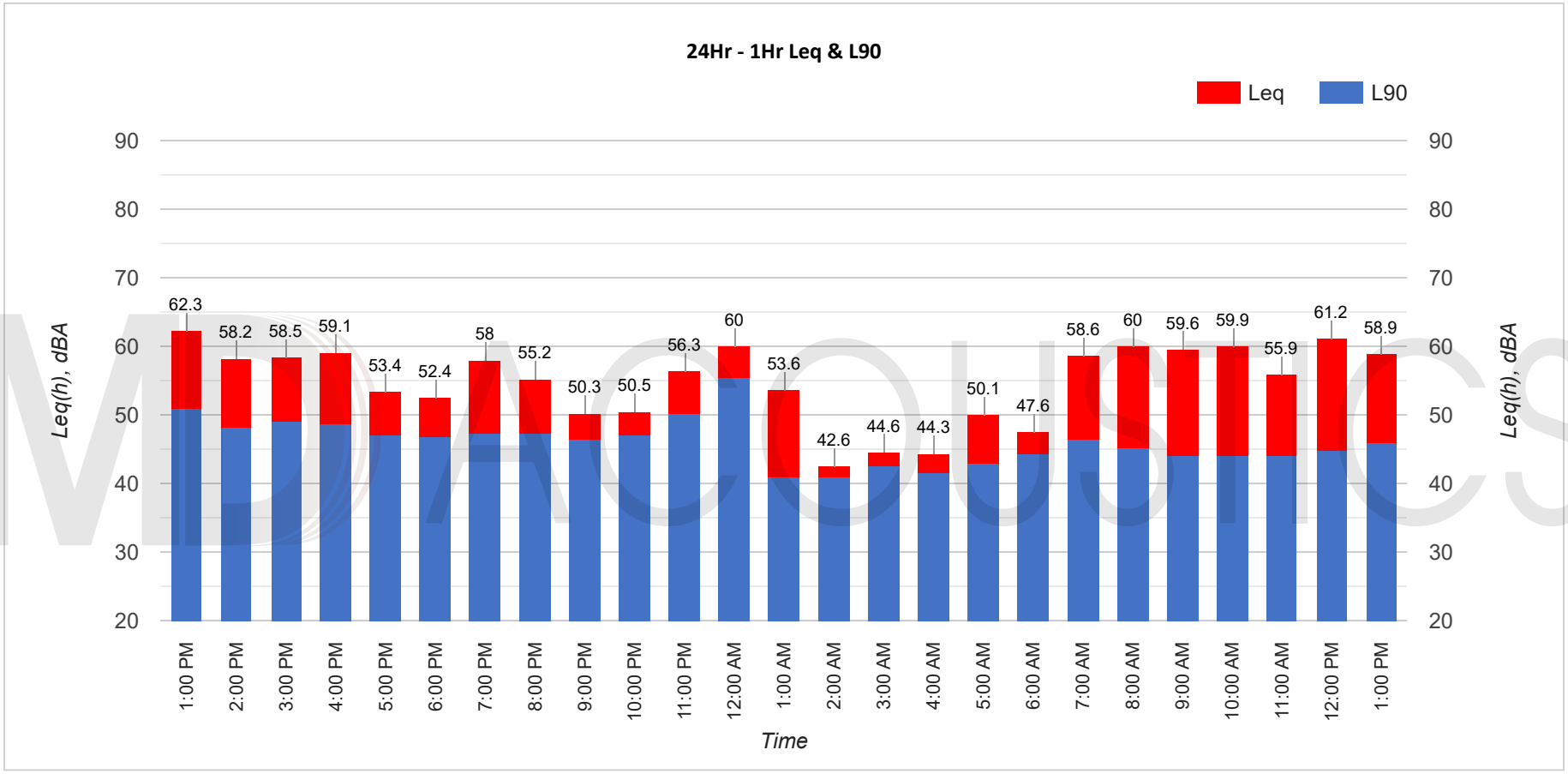
Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	111 feet from E Jackrabbit Rd
Site Id:	NM-2	**Ground Type:**	hard		



MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-3

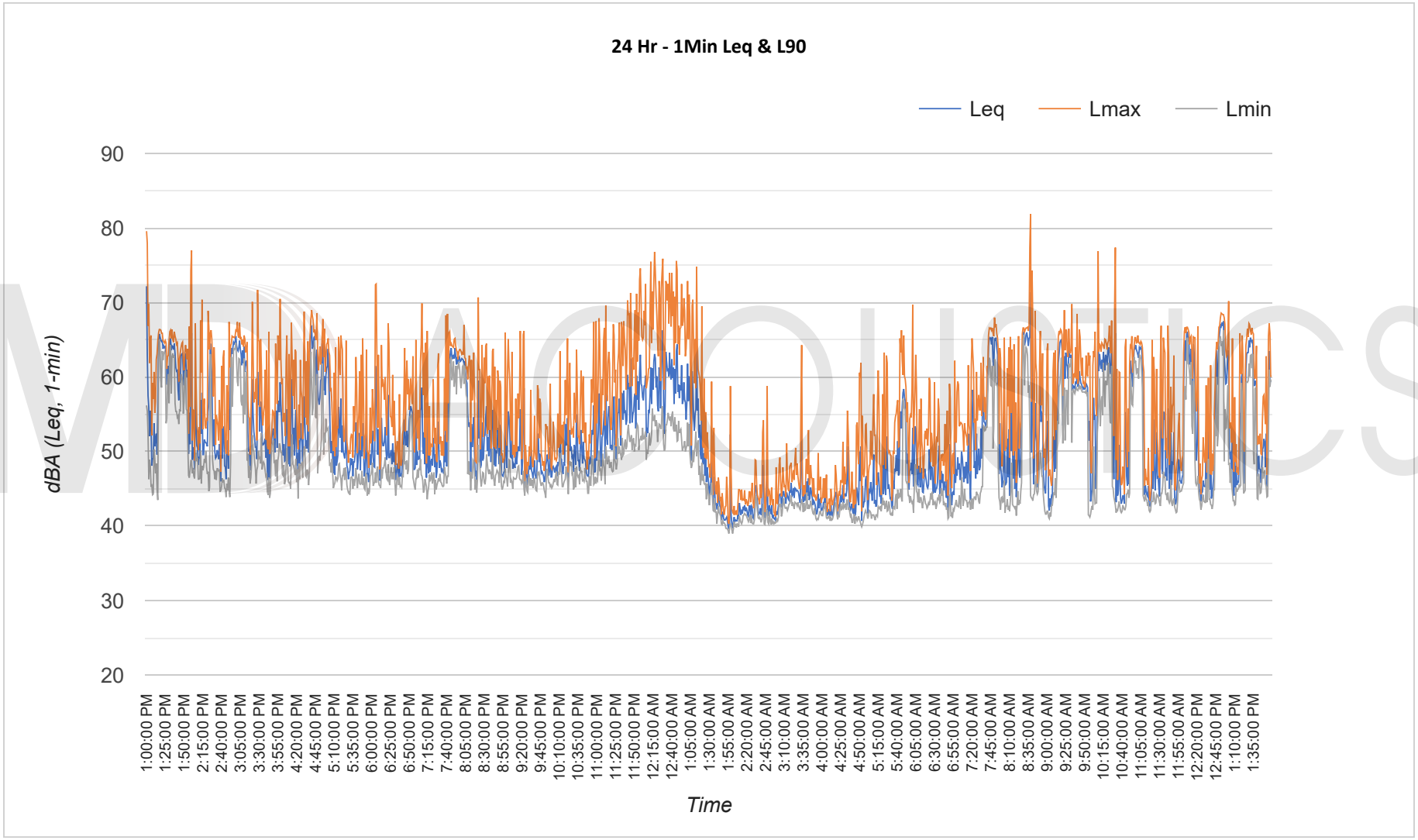
Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	200 feet from E Jackrabbit Rd
Site Id:	NM-3	**Ground Type:**	hard		



MD ACOUSTICS

24-Hour Continuous Noise Measurement Datasheet - Cont. - NM-3

Project Name:	DoubleTree Paradise Park	**Site Topo:**	Flat	**Day:** 1 of 3	
Site Address/Location:	5401 N Scottsdale Rd	**Meteorological Cond.:**	100F Sunny Winds 0-10 Mph	**Noise Source(s) w/ Distance:**	200 feet from E Jackrabbit Rd
Site Id:	NM-3	**Ground Type:**	hard		



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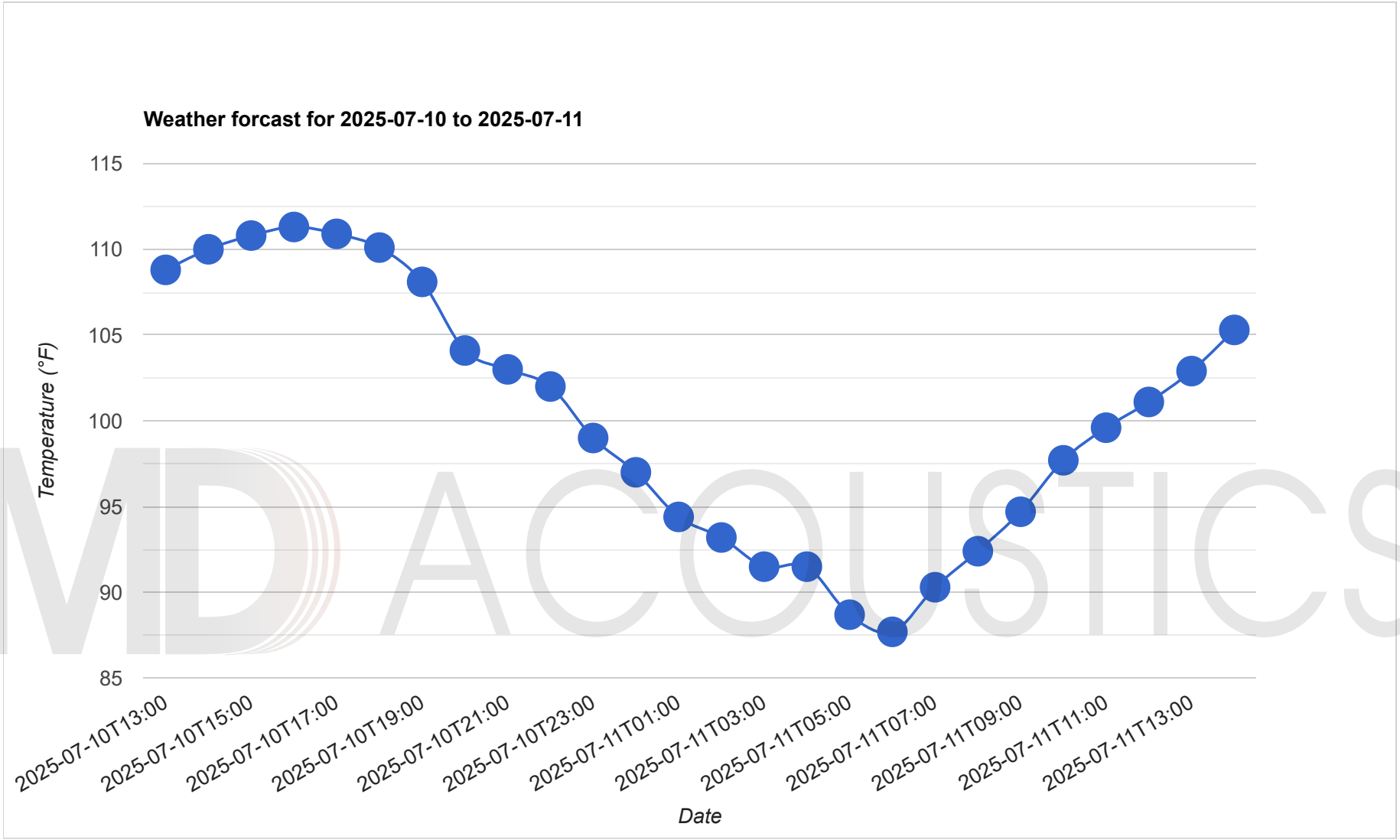
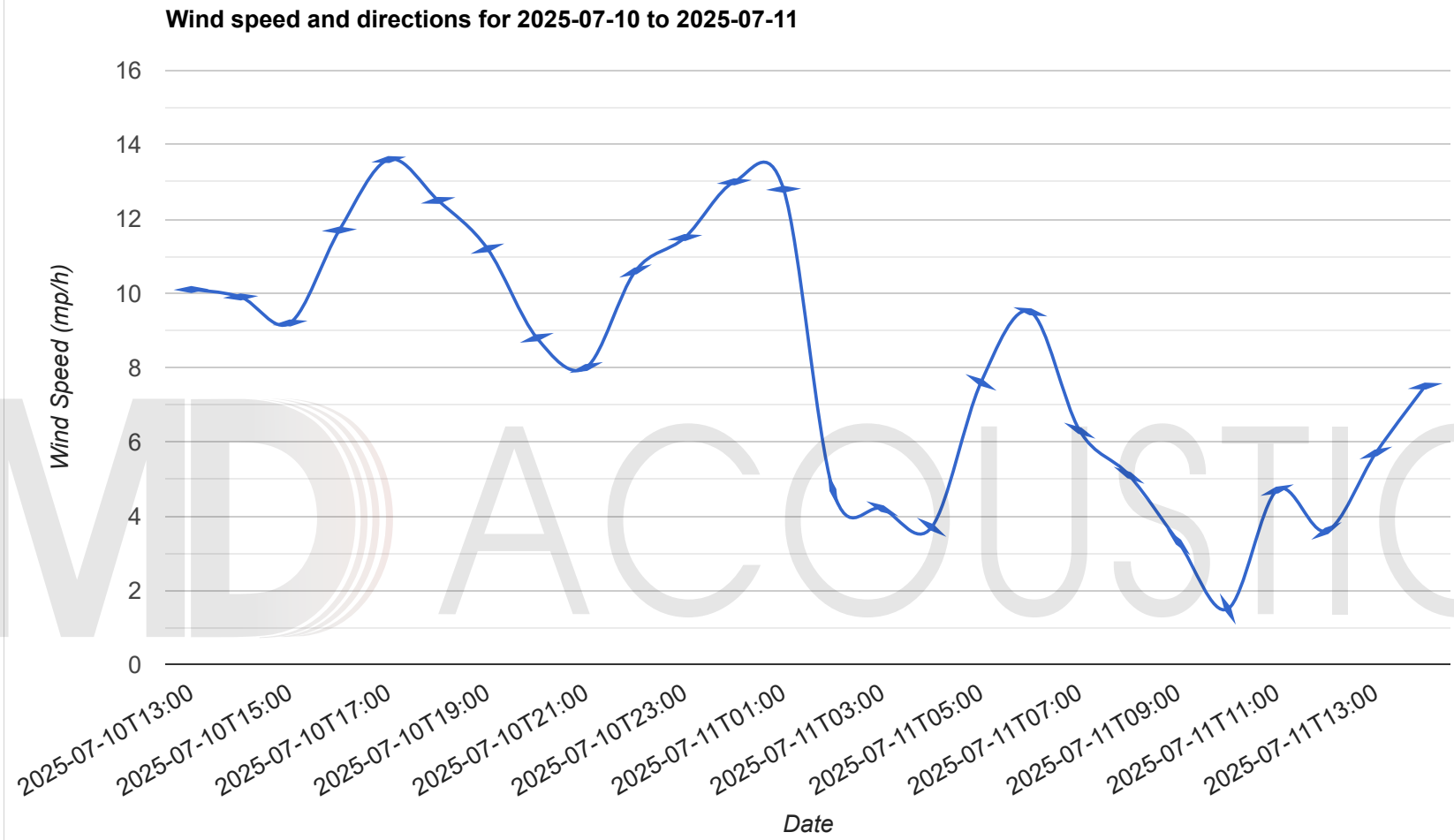


Source: Global Forecast System (GFS) weather forcast model

MD ACOUSTICS



Source: Global Forecast System (GFS) weather forcast model

MD ACOUSTICS

Appendix C
SoundPLAN Reference Sheets

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Receiver R1 Fl GF Lr,lim dB(A) Leq,d 35.7 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Sports Lawn	Default industrial noise	Area		35.7	0.0	
Receiver R2 Fl GF Lr,lim dB(A) Leq,d 28.9 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Sports Lawn	Default industrial noise	Area		28.9	0.0	
Receiver R3 Fl GF Lr,lim dB(A) Leq,d 26.3 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Sports Lawn	Default industrial noise	Area		26.3	0.0	
Receiver R4 Fl GF Lr,lim dB(A) Leq,d 19.7 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Sports Lawn	Default industrial noise	Area		19.7	0.0	
Receiver R5 Fl GF Lr,lim dB(A) Leq,d 17.1 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Sports Lawn	Default industrial noise	Area		17.1	0.0	

Paradise Park Noise
Octave spectra of the sources in dB(A) - 004 - Paradise Park - Wall - 4 Speakers CO1 - Sports Lawn: Outdoor SP

Name	Source type	l or A m,m²	Li dB(A)	Rw dB	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Day histogram	Emission spectrum	500Hz dB(A)	
Sports Lawn	Area	1396.37			50.0	81.5	0.0	0.0		0	100%/24h	Beer garden, normal	81.5	

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Receiver R1 Fl GF Lr,lim dB(A) Leq,d 14.6 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Camelback Lawn	Default industrial noise	Area		14.6	0.0	
Receiver R2 Fl GF Lr,lim dB(A) Leq,d 19.5 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Camelback Lawn	Default industrial noise	Area		19.5	0.0	
Receiver R3 Fl GF Lr,lim dB(A) Leq,d 16.9 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Camelback Lawn	Default industrial noise	Area		16.9	0.0	
Receiver R4 Fl GF Lr,lim dB(A) Leq,d 19.2 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Camelback Lawn	Default industrial noise	Area		19.2	0.0	
Receiver R5 Fl GF Lr,lim dB(A) Leq,d 21.1 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Camelback Lawn	Default industrial noise	Area		21.1	0.0	

Octave spectra of the sources in dB(A) - 005 - Paradise Park - Wall - 4 Speakers CO1 - Camelback Lawn: Outdoor SP

Name	Source type	l or A m,m²	Li dB(A)	Rw dB	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Day histogram	Emission spectrum	500Hz dB(A)	
Camelback Lawn	Area	587.35			55.0	82.7	0.0	0.0		0	100%/24h	Beer garden, normal	82.7	

Source	Time slice	Sum dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	
Receiver R1	Fl GF	Lr,lim dB(A)	Leq,d 35.7 dB(A)	Sigma(Leq,d) 0.0 dB(A)		
Sports Lawn	Leq,d	35.7	30.9	30.9	30.9	
Receiver R2	Fl GF	Lr,lim dB(A)	Leq,d 28.9 dB(A)	Sigma(Leq,d) 0.0 dB(A)		
Sports Lawn	Leq,d	28.9	24.2	24.2	24.2	
Receiver R3	Fl GF	Lr,lim dB(A)	Leq,d 26.3 dB(A)	Sigma(Leq,d) 0.0 dB(A)		
Sports Lawn	Leq,d	26.3	21.5	21.5	21.5	
Receiver R4	Fl GF	Lr,lim dB(A)	Leq,d 19.7 dB(A)	Sigma(Leq,d) 0.0 dB(A)		
Sports Lawn	Leq,d	19.7	14.9	14.9	14.9	
Receiver R5	Fl GF	Lr,lim dB(A)	Leq,d 17.1 dB(A)	Sigma(Leq,d) 0.0 dB(A)		
Sports Lawn	Leq,d	17.1	12.3	12.3	12.3	

Paradise Park Noise
Contribution spectra - 005 - Paradise Park - Wall - 4 Speakers

Time slice	Source	Sum dB(A)	500Hz dB(A)	
Receiver R1 Fl GF Lr,lim dB(A) Leq,d 14.6 dB(A) Sigma(Leq,d) 0.0 dB(A)				
Leq,d	Camelback Lawn	14.6	14.6	
Receiver R2 Fl GF Lr,lim dB(A) Leq,d 19.5 dB(A) Sigma(Leq,d) 0.0 dB(A)				
Leq,d	Camelback Lawn	19.5	19.5	
Receiver R3 Fl GF Lr,lim dB(A) Leq,d 16.9 dB(A) Sigma(Leq,d) 0.0 dB(A)				
Leq,d	Camelback Lawn	16.9	16.9	
Receiver R4 Fl GF Lr,lim dB(A) Leq,d 19.2 dB(A) Sigma(Leq,d) 0.0 dB(A)				
Leq,d	Camelback Lawn	19.2	19.2	
Receiver R5 Fl GF Lr,lim dB(A) Leq,d 21.1 dB(A) Sigma(Leq,d) 0.0 dB(A)				
Leq,d	Camelback Lawn	21.1	21.1	

Paradise Park Noise
Octave spectra of the sources in dB(A) - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space
Occupancy: Outdoor SP

Name	Source type	l or A	Li	Rw	L'w	Lw	KI	KT	LwMax	DO-Wall	Day histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Camelback Lawn	Area	587.35			55.0	82.7	0.0	0.0		0	100%/24h	Beer garden, normal				82.7					
Speakers	Point				92.0	92.0	0.0	0.0		0	100%/24h	12' from 2 Speakers	77.6	81.2	87.7	87.4	79.9	78.7	77.5	73.4	61.9
Speakers	Point				92.0	92.0	0.0	0.0		0	100%/24h	12' from 2 Speakers	77.6	81.2	87.7	87.4	79.9	78.7	77.5	73.4	61.9
Speakers	Point				92.0	92.0	0.0	0.0		0	100%/24h	12' from 2 Speakers	77.6	81.2	87.7	87.4	79.9	78.7	77.5	73.4	61.9
Speakers	Point				92.0	92.0	0.0	0.0		0	100%/24h	12' from 2 Speakers	77.6	81.2	87.7	87.4	79.9	78.7	77.5	73.4	61.9
Sports Lawn	Area	1396.37			50.0	81.5	0.0	0.0		0	100%/24h	Beer garden, normal				81.5					

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Receiver R1 Fl GF Lr,lim dB(A) Leq,d 47.5 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Speakers	Default industrial noise	Point		41.7	0.0	
Speakers	Default industrial noise	Point		43.1	0.0	
Speakers	Default industrial noise	Point		40.8	0.0	
Speakers	Default industrial noise	Point		36.9	0.0	
Sports Lawn	Default industrial noise	Area		35.6	0.0	
Camelback Lawn	Default industrial noise	Area		14.4	0.0	
Receiver R2 Fl GF Lr,lim dB(A) Leq,d 53.5 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Speakers	Default industrial noise	Point		47.6	0.0	
Speakers	Default industrial noise	Point		48.9	0.0	
Speakers	Default industrial noise	Point		46.3	0.0	
Speakers	Default industrial noise	Point		46.6	0.0	
Sports Lawn	Default industrial noise	Area		28.9	0.0	
Camelback Lawn	Default industrial noise	Area		19.4	0.0	
Receiver R3 Fl GF Lr,lim dB(A) Leq,d 49.5 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Speakers	Default industrial noise	Point		46.0	0.0	
Speakers	Default industrial noise	Point		43.1	0.0	
Speakers	Default industrial noise	Point		39.0	0.0	
Speakers	Default industrial noise	Point		43.2	0.0	
Sports Lawn	Default industrial noise	Area		26.3	0.0	
Camelback Lawn	Default industrial noise	Area		16.7	0.0	
Receiver R4 Fl GF Lr,lim dB(A) Leq,d 44.8 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Speakers	Default industrial noise	Point		38.9	0.0	
Speakers	Default industrial noise	Point		39.4	0.0	
Speakers	Default industrial noise	Point		36.5	0.0	
Speakers	Default industrial noise	Point		39.7	0.0	
Sports Lawn	Default industrial noise	Area		19.7	0.0	
Camelback Lawn	Default industrial noise	Area		19.1	0.0	
Receiver R5 Fl GF Lr,lim dB(A) Leq,d 40.7 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Speakers	Default industrial noise	Point		33.9	0.0	
Speakers	Default industrial noise	Point		35.2	0.0	
Speakers	Default industrial noise	Point		34.9	0.0	
Speakers	Default industrial noise	Point		34.4	0.0	
Sports Lawn	Default industrial noise	Area		17.1	0.0	

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Camelback Lawn	Default industrial noise	Area		20.9	0.0	

Paradise Park Noise
Contribution spectra - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space Occupancy:

Source	Time slice	Sum dB(A)	25Hz dB(A)	31.5Hz dB(A)	40Hz dB(A)	50Hz dB(A)	63Hz dB(A)	80Hz dB(A)	100Hz dB(A)	125Hz dB(A)	160Hz dB(A)	200Hz dB(A)	250Hz dB(A)	315Hz dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	800Hz dB(A)	1kHz dB(A)	1.25kHz dB(A)	1.6kHz dB(A)	2kHz dB(A)	2.5kHz dB(A)	3.15kHz dB(A)	4kHz dB(A)	5kHz dB(A)	6.3kHz dB(A)	8kHz dB(A)	10kHz dB(A)	12.5kHz dB(A)	16kHz dB(A)
Receiver R1	Fl GF	Lr,lim dB(A)	Leq,d 47.5 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
Camelback Lawn	Leq,d	14.4														14.4															
Speakers	Leq,d	36.9	-38.4	-29.8	-4.4	5.1	12.3	26.7	23.9	22.8	23.0	22.5	30.1	25.7	23.6	27.2	23.9	16.0	20.4	25.8	24.3	23.0	16.3	21.3	16.5	12.1	9.0	1.7	-6.6	-21.3	-45.8
Speakers	Leq,d	40.8	-41.5	-32.6	-6.9	3.0	10.5	25.5	23.3	22.8	24.0	26.4	34.2	30.5	29.4	33.7	31.2	25.1	24.1	27.2	26.4	25.2	19.1	24.4	20.0	16.1	13.7	7.6	0.9	-12.2	-35.9
Speakers	Leq,d	43.1	-37.0	-28.1	-2.4	7.5	15.1	30.0	27.9	27.5	28.7	29.2	36.0	32.5	31.2	35.7	33.3	26.3	25.5	28.8	27.7	26.7	20.6	26.3	22.8	19.9	18.8	14.7	10.7	1.4	-17.2
Speakers	Leq,d	41.7	-39.9	-31.0	-5.3	4.5	12.1	27.1	24.9	24.5	25.6	28.0	34.8	31.2	30.1	34.6	32.2	25.3	24.6	27.5	26.6	25.5	19.2	24.6	20.6	17.1	15.3	10.0	4.3	-7.4	-29.1
Sports Lawn	Leq,d	35.6														35.6															
Remaining contrib. of src 'Camelback Lawn"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Sports Lawn"	Leq,d																														
Receiver R2	Fl GF	Lr,lim dB(A)	Leq,d 53.5 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
Camelback Lawn	Leq,d	19.4														19.4															
Speakers	Leq,d	46.6	-38.3	-29.4	-3.7	6.2	13.8	28.7	26.6	26.2	27.3	31.4	38.2	35.3	34.6	40.0	38.4	31.7	30.9	34.0	33.0	32.1	26.0	31.9	28.4	25.7	24.3	19.7	14.9	4.5	-16.3
Speakers	Leq,d	46.3	-38.5	-29.6	-3.9	6.0	13.6	28.5	26.4	26.0	27.1	31.1	37.9	34.4	35.7	40.2	37.8	30.9	30.0	33.2	32.2	31.2	25.1	30.9	27.4	24.5	23.3	18.5	13.6	3.3	-17.1

Paradise Park Noise
Contribution spectra - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space Occupancy:

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Speakers	Leq,d	48.9	-34.0	-25.1	0.6	10.5	18.1	33.0	31.0	30.6	31.8	34.0	40.8	38.2	36.9	41.6	39.3	32.9	32.5	36.0	35.6	35.2	29.4	35.7	32.5	29.6	28.7	24.8	21.1	12.4	-5.5
Speakers	Leq,d	47.6	-34.5	-25.6	0.1	10.0	17.6	32.5	30.5	30.1	31.3	33.3	40.2	36.7	35.4	40.0	37.8	31.6	30.9	34.2	33.5	33.1	27.5	33.7	30.8	28.3	27.4	23.4	19.7	10.9	-7.0
Sports Lawn	Leq,d	28.9														28.9															
Remaining contrib. of src 'Camelback Lawn"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Sports Lawn"	Leq,d																														
Receiver R3	Fl GF	Lr,lim dB(A)		Leq,d 49.5 dB(A)		Sigma(Leq,d) 0.0 dB(A)																									
Camelback Lawn	Leq,d	16.7														16.7															
Speakers	Leq,d	43.2	-41.2	-32.3	-6.5	3.3	10.9	25.8	23.7	23.2	26.5	26.7	35.3	33.3	32.2	36.7	34.3	27.3	26.4	29.9	28.8	28.0	21.8	27.5	23.4	19.9	18.1	12.7	6.4	-6.1	-28.9
Speakers	Leq,d	39.0	-38.0	-29.4	-4.1	5.4	12.6	26.9	24.2	23.0	25.1	26.3	32.3	27.9	25.8	29.4	26.1	18.2	23.6	27.9	26.6	25.6	19.0	24.1	19.5	15.2	12.2	5.0	-3.1	-17.8	-42.9
Speakers	Leq,d	43.1	-39.3	-30.4	-4.7	5.2	12.8	27.7	25.6	25.2	26.3	28.8	35.7	32.2	31.1	35.6	33.3	26.5	26.3	30.4	29.6	28.8	22.8	29.0	25.5	22.6	21.7	16.7	11.4	0.0	-21.4
Speakers	Leq,d	46.0	-36.4	-27.5	-1.8	8.1	15.7	30.6	28.6	28.2	31.2	31.7	38.6	35.1	33.9	38.5	36.2	29.4	28.9	32.5	31.9	31.4	26.0	32.1	29.1	26.3	25.2	20.8	16.6	6.9	-12.2
Sports Lawn	Leq,d	26.3														26.3															

Paradise Park Noise
Contribution spectra - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space Occupancy:

Source	Time slice	Sum dB(A)	25Hz dB(A)	31.5Hz dB(A)	40Hz dB(A)	50Hz dB(A)	63Hz dB(A)	80Hz dB(A)	100Hz dB(A)	125Hz dB(A)	160Hz dB(A)	200Hz dB(A)	250Hz dB(A)	315Hz dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	800Hz dB(A)	1kHz dB(A)	1.25kHz dB(A)	1.6kHz dB(A)	2kHz dB(A)	2.5kHz dB(A)	3.15kHz dB(A)	4kHz dB(A)	5kHz dB(A)	6.3kHz dB(A)	8kHz dB(A)	10kHz dB(A)	12.5kHz dB(A)	16kHz dB(A)
Remaining contrib. of src 'Camelback Lawn"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Sports Lawn"	Leq,d																														
Receiver R4	Fl GF	Lr,lim dB(A)		Leq,d 44.8 dB(A)		Sigma(Leq,d) 0.0 dB(A)																									
Camelback Lawn	Leq,d	19.1														19.1															
Speakers	Leq,d	39.7	-41.5	-32.7	-7.1	2.7	10.1	24.9	24.7	23.9	24.5	24.2	32.5	28.2	26.4	31.1	29.3	25.3	25.2	28.3	27.2	26.1	19.5	24.7	20.3	15.8	12.1	4.1	-5.7	-23.0	-50.7
Speakers	Leq,d	36.5	-38.8	-30.1	-4.6	5.0	12.2	26.7	26.0	24.8	25.0	24.4	30.1	25.5	23.1	26.6	24.0	15.9	16.4	20.1	18.3	18.1	10.7	15.0	9.5	4.5	1.3	-4.8	-10.3	-21.2	-41.7
Speakers	Leq,d	39.4	-39.7	-31.1	-5.7	3.9	11.2	25.7	25.2	24.3	24.9	24.5	32.6	28.3	26.5	30.1	28.6	24.6	24.1	27.7	26.6	25.7	19.2	24.2	19.6	15.5	12.6	5.4	-3.6	-20.0	-47.6
Speakers	Leq,d	38.9	-37.4	-28.8	-3.5	6.0	13.1	27.4	26.6	25.4	25.5	24.9	30.7	26.0	23.6	27.1	30.1	23.4	23.2	27.3	27.4	26.1	19.5	24.6	20.0	15.8	12.9	6.0	-1.8	-16.0	-39.6
Sports Lawn	Leq,d	19.7														19.7															
Remaining contrib. of src 'Camelback Lawn"	Leq,d																														

Paradise Park Noise
Contribution spectra - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space Occupancy:

Source	Time slice	Sum dB(A)	25Hz dB(A)	31.5Hz dB(A)	40Hz dB(A)	50Hz dB(A)	63Hz dB(A)	80Hz dB(A)	100Hz dB(A)	125Hz dB(A)	160Hz dB(A)	200Hz dB(A)	250Hz dB(A)	315Hz dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	800Hz dB(A)	1kHz dB(A)	1.25kHz dB(A)	1.6kHz dB(A)	2kHz dB(A)	2.5kHz dB(A)	3.15kHz dB(A)	4kHz dB(A)	5kHz dB(A)	6.3kHz dB(A)	8kHz dB(A)	10kHz dB(A)	12.5kHz dB(A)	16kHz dB(A)
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Sports Lawn"	Leq,d																														
Receiver R5	Fl GF	Lr,lim dB(A)	Leq,d 40.7 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
Camelback Lawn	Leq,d	20.9														20.9															
Speakers	Leq,d	34.4	-42.2	-33.4	-7.8	1.9	9.3	23.9	21.3	20.3	20.9	20.5	28.7	24.5	22.7	26.5	23.2	15.5	13.7	15.8	14.6	12.5	5.2	9.4	4.0	-0.6	-4.2	-11.6	-19.5	-33.9	-59.0
Speakers	Leq,d	34.9	-39.7	-30.9	-5.4	4.2	11.6	26.2	23.6	22.6	23.1	22.6	28.5	23.8	21.4	24.8	21.2	14.7	17.1	20.8	18.8	16.8	9.4	13.6	7.7	2.2	-1.9	-8.8	-15.0	-26.4	-47.4
Speakers	Leq,d	35.2	-42.9	-34.1	-8.4	1.4	8.9	23.7	21.3	20.6	21.4	21.1	27.4	25.9	24.3	28.1	25.0	17.3	15.6	20.8	19.4	17.9	10.8	15.3	10.0	4.9	0.3	-8.7	-18.3	-34.1	-60.5
Speakers	Leq,d	33.9	-41.3	-32.5	-7.0	2.7	9.9	24.5	21.8	20.7	21.0	20.4	26.3	21.8	19.7	23.3	19.9	19.1	18.7	22.6	21.0	19.6	12.9	18.1	14.0	9.1	5.0	-3.6	-13.6	-29.8	-54.4
Sports Lawn	Leq,d	17.1														17.1															
Remaining contrib. of src 'Camelback Lawn"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														

Paradise Park Noise
Contribution spectra - 006 - Paradise Park - Wall - 4 Speakers CO1 - Full Event Space Occupancy:

Source	Time slice	Sum dB(A)	25Hz dB(A)	31.5Hz dB(A)	40Hz dB(A)	50Hz dB(A)	63Hz dB(A)	80Hz dB(A)	100Hz dB(A)	125Hz dB(A)	160Hz dB(A)	200Hz dB(A)	250Hz dB(A)	315Hz dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	800Hz dB(A)	1kHz dB(A)	1.25kHz dB(A)	1.6kHz dB(A)	2kHz dB(A)	2.5kHz dB(A)	3.15kHz dB(A)	4kHz dB(A)	5kHz dB(A)	6.3kHz dB(A)	8kHz dB(A)	10kHz dB(A)	12.5kHz dB(A)	16kHz dB(A)
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Speakers"	Leq,d																														
Remaining contrib. of src "Sports Lawn"	Leq,d																														

ALTA/NSPS LAND TITLE SURVEY

5401 N. SCOTTSDALE ROAD

LOCATED IN: SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST

PINAL COUNTY, PARADISE VALLEY, ARIZONA 85131

SITE INFORMATION

N/F: SWVP PARADISE VALLEY LLC
5401 N. SCOTTSDALE ROAD
PARADISE VALLEY, AZ 85131
APN: 17317011, 17317001 & 17317012
853,778 ± SQUARE FEET, OR 19.600 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #12431TAZ, WITH AN EFFECTIVE DATE OF MAY 16, 2023 AT 5:00 P.M.

SCHEDULE A DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 172 FEET; AND ALSO

EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET, MARICOPA COUNTY, ARIZONA;

AND EXCEPT THE NORTH 25 FEET AS CONVEYED IN INSTRUMENT AS 83-097405, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

AN EASEMENT FOR VEHICULAR PARKING, AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT NO. 98-284014 OVER THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, AND THE WESTERLY 8 FEET OF LOT 3, VISTA BONITA, ACCORDING TO BOOK 71 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY LYING NORTH AND ADJACENT TO SAID LOTS AS SET FORTH IN RESOLUTION NO. 2339 AND RECORDED IN INSTRUMENT NO. 83-288786, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 12431TAZ, WITH AN EFFECTIVE DATE OF MAY 16, 2023 AT 5:00 P.M.

NOTES CORRESPONDING TO SCHEDULE B

(11) — AN EASEMENT FOR BURIED WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1111, PAGE 421. (AFFECTS PARCEL NO. 1) (UNABLE TO DETERMINE, AMBIGUOUS LEGAL DESCRIPTION)

(12) — A PLAT RECORDED IN BOOK 5, PAGE 28 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

(13) — A PLAT RECORDED IN BOOK 12, PAGE 41 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, PLOTTED AS SHOWN)

(15) — AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED AS DOCKET 2477, PAGE 168. (AFFECTS PARCEL NO. 3) (AFFECTS, PLOTTED AS SHOWN)

(16) — AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED AS DOCKET 2535, PAGE 414. (AFFECTS PARCEL NO. 1 AND 2) (AFFECTS, PLOTTED AS SHOWN)

(17) — THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SPECIAL USE PERMIT RECORDED AS DOCKET 14536, PAGE 538, AMENDMENT RECORDED AS DOCKET 15879, PAGE 303, AMENDMENT RECORDED AS DOCKET 16318, PAGE 663, AMENDMENT RECORDED AS 83-002293, OF OFFICIAL RECORDS AND RECORDED AS 86-027417, OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

(18) — THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEDICATION DEED RECORDED AS 83-097405, OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)

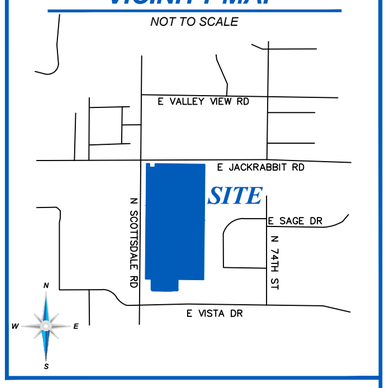
(20) — AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED AS 84-069586, OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)

(23) — THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AS 98-0284014, OF OFFICIAL RECORDS. (AFFECTS, LOCATED AS SHOWN)

(27) — THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY BLEW & ASSOCIATES, P.A. ON MAY 18, 2023, LAST REVISED _____, 2023, DESIGNATED JOB NO. 23-3042:
A) WALL EXTENDING INTO EASTERLY RIGHT-OF-WAY FOR N. SCOTTSDALE ROAD AS SHOWN ON SURVEY.
(AFFECTS AS SHOWN)

VICINITY MAP

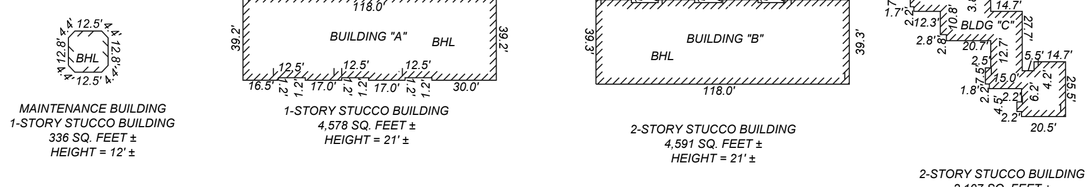
NOT TO SCALE

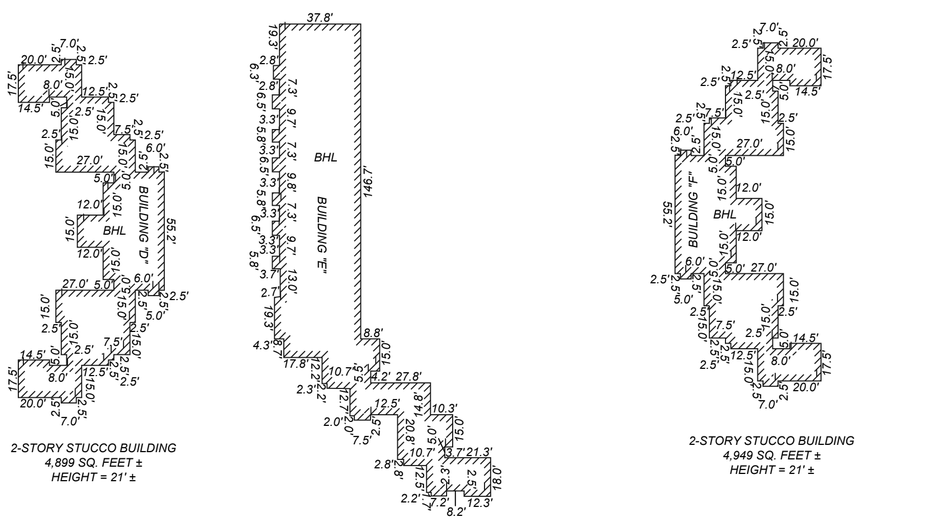


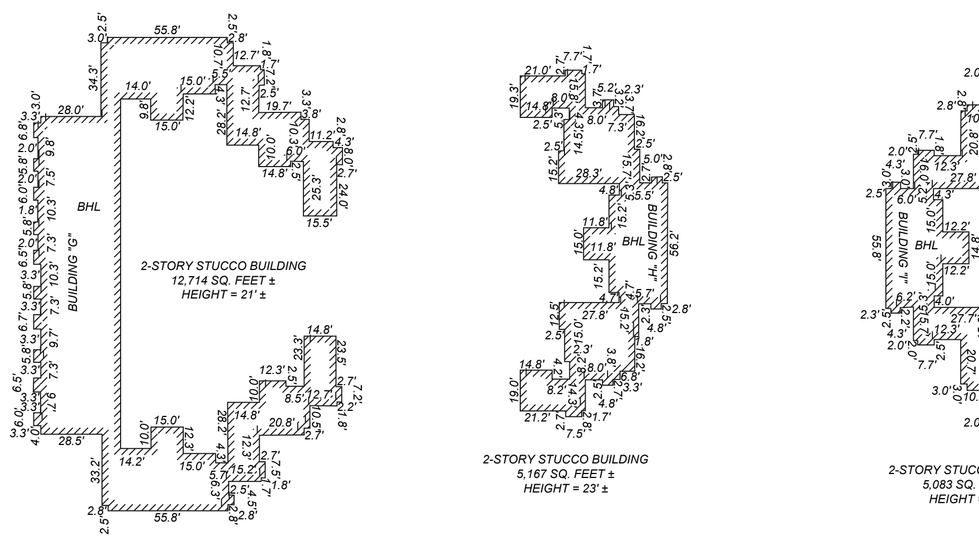
GENERAL NOTES

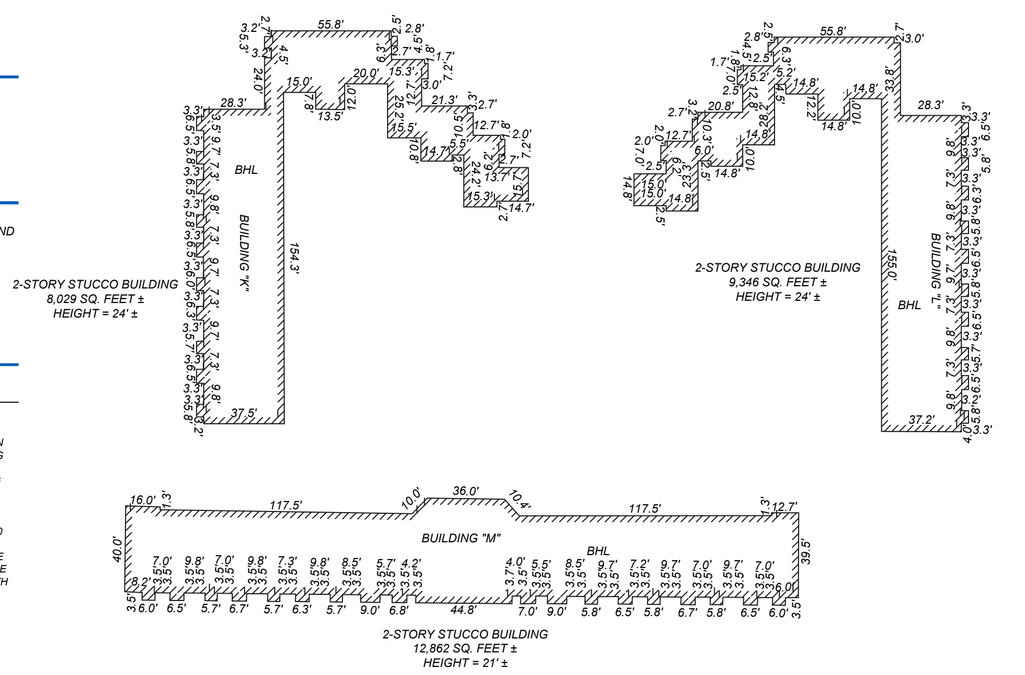
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS MAY 16, 2023.
8. THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000100000.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NORTH SCOTTSDALE ROAD AND EAST JACKRABBIT ROAD, WHICH ABUTS FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH SCOTTSDALE ROAD, EAST JACKRABBIT ROAD, AND HAS INDIRECT PHYSICAL ACCESS TO EAST VISTA DRIVE VIA PARCEL 4, INSTRUMENT NO: 98-0284014, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARIZONA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM PINAL COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
17. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.12431TAZ WITH AN EFFECTIVE DATE OF MAY 16, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
18. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.

BUILDING DETAIL









PARCEL 1-3 PARKING INFORMATION

REGULAR= 549
HANDICAP= 10
TOTAL= 559

PARCEL 4 PARKING INFORMATION

REGULAR= 27
HANDICAP= 4
LOWER LEVEL GARAGE= 43
TOTAL ALLOCATED FOR THE RESORT PROPERTY, PER SCHEDULE B, EXCEPTION 23 = 45

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 04013C1770L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF SECTION 14. THE BEARING IS DENOTED AS S00°34'13"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.
LATITUDE = 33°30'59.8186"
LONGITUDE = -111°55'32.3061"
CONVERGENCE ANGLE = 0°00'17.8387"

SURVEYOR'S CERTIFICATE

TO: DELPHI CRE FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR THE LENDERS FROM TIME TO TIME PARTY TO THE LOAN AGREEMENT, AND ITS SUCCESSORS AND ASSIGNS; JACKRABBIT PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/16/2023.

DATE OF PLAT OR MAP: 5/18/2023

BUCKLEY D. BLEW
REGISTERED LAND SURVEYOR NO. 59542
STATE OF ARIZONA
FIRM REGISTRATION NO. 20154

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59542
BUCKLEY D. BLEW
Date Signed
ARIZONA U.S.A.

SIGNIFICANT OBSERVATIONS

(A) — WALL APPEARS TO CROSS OVER NORTHERN PROPERTY LINE AS DEPICTED ON SURVEY.

(B) — WALL APPEARS TO CROSS OVER EASTERLY RIGHT-OF-WAY OF NORTH SCOTTSDALE ROAD.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: "SUP-R"
SPECIAL USE PERMIT DISTRICT

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RESORT/HOTEL	RESORT/HOTEL
MIN. LOT AREA	15 ACRES	19.600 ACRES
MIN. LOT WIDTH	N/A	2,172.42'
MAX. BLDG COVERAGE	20%	19%±
MIN. SETBACKS FRONT	*SEE NOTES	105.4'
MIN. SETBACKS STREET SIDE	*SEE NOTES	84.1'
MIN. SETBACKS REAR/SIDE	*SEE NOTES	71.6'
MAX. BUILDING HEIGHT	28'	25'±
PARKING REGULAR	N/A	576
PARKING GARAGE	N/A	43
PARKING HANDICAP	N/A	14
PARKING TOTAL	604	633

NOTES:
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO PINAL COUNTY FOR ZONING LAWS AND APPLICABLE CODES.

*VARY FROM 65 FEET TO 100 FEET THE DEVELOPMENT CONSTRUCTION AND USAGE OF THE PROPERTY SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED AND AMENDED SITE PLANS.

ZONING PROVIDED BY:
THE PLANNING & ZONING RESOURCE COMPANY
DATED: 5/26/2023
PZR SITE #:166216-1
CONTACT: 405 840-4344

PARKING INFORMATION:
PER SUP 97-2:
229 TOTAL SPACES FOR NON-HOTEL PORTIONS
375 TOTAL SPACES FOR HOTEL PORTIONS
604 TOTAL PARKING SPACES REQUIRED OF WHICH 45 ARE AVAILABLE ON PARCEL 4

PARKING SPACES REQUIRED: 604 TOTAL PARKING SPACES

DATE	REVISION HISTORY	BY
5/22/23	REVISION COMMENTS	EM
5/23/23	REVISION COMMENTS	EM
5/24/23	REVISION COMMENTS	EM
6/26/23	REVISION COMMENTS	EM

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-3042	**SURVEY DRAWN BY:** CZM - 5/16/2023
SURVEY REVIEWED BY: MB	**SHEET:** 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

5401 N. SCOTTSDALE ROAD

LOCATED IN: SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST

PINAL COUNTY, PARADISE VALLEY, ARIZONA 85131

N

W E

S

SCALE: 1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

LESS & EXCEPT NORTH 25.0' OF NW 1/4 OF THE NW 1/4 OF THE SW 1/4

LESS & EXCEPT EAST 63' OF THE WEST 96' OF THE NORTH 66'

PARCEL 3 EXCEPTION: THE SOUTH 172 FEET EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET

PARCEL 3 EXCEPTION: THE NORTH 25 FEET AS CONVEYED IN INSTRUMENT RECORDED AS 83-097405

NORTH LINE OF SEC 14, T-2-N, R-4-E
S 89°13'47" E 2631.82'(M)

FOUND 3" BRASS DISK
WEST 1/4 CORNER SECTION 14, T2N, R4E
PER PLAT BOOK 208, PAGE 04

S 00°34'13" W 25.11'(M)

FOUND 1/2" REBAR 'ILLEGIBLE'

FOUND 1/2" REBAR '19587'

EAST JACKRABBIT ROAD
(50' PUBLIC R/W - VARIABLE ASPHALT)

S 89°13'49" E 561.95'(M)

20 6' ELECTRICAL UTILITY EASEMENT PER 84-069586 OF OFFICIAL RECORDS

25' ROADWAY & UTILITIES DEDICATION PER 83-097405 OF OFFICIAL RECORDS 18

FOUND 3" BRASS DISK
PER PLAT BOOK 203, PAGE 4

652.20'(M)

N 00°35'22" E 25.00'(M)
FOUND 1/2" REBAR

N 85°42'24" E 1.87'(M)

NE 1/4 CORNER OF SEC 14, T-2-N, R-4-E
PER PLAT BOOK 203, PAGE 4

295.72'(M)

FOUND 3" BRASS DISK
PER PLAT BOOK 203, PAGE 4

S 89°13'04" E 2619.84'(M)

20 24' X 24' UTILITY EASEMENT PER 84-069586 OF OFFICIAL RECORDS

65.0' ZONING SETBACK

100.0' ZONING SETBACK

2-STORY STUCCO BUILDING
91,107 SQ. FEET ±
HEIGHT = 25' ±

PARCEL NO. 3

ADDRESS: 5401 N SCOTTSDALE RD & 7309 E JACKRABBIT RD
PARADISE VALLEY, AZ 85250
APN: 173-17-012
304,309 SQ. FEET ±
6.986 ACRES ±

PARCEL 2
THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST

PARCEL NO. 2

ADDRESS: 5401 N SCOTTSDALE RD
PARADISE VALLEY, AZ 85250
APN: 173-17-001
113,135 SQ. FEET ±
2.597 ACRES ±

PARCEL NO. 1

ADDRESS: 5401 N SCOTTSDALE RD
PARADISE VALLEY, AZ 85250
APN: 173-17-011
436,333 SQ. FEET ±
10.017 ACRES ±

TOTAL LAND AREA:
853,778 SQ. FEET ±
19.600 ACRES ±

N 89°15'49" W 657.79'(M)

N 89°15'49" W 657.74'(M)

N 89°17'50" W 657.52'(M)

303.00'(R)
N 89°17'50" W 302.96'(M)

S 89°17'45" E 155.10'(M)

NORTH SCOTTSDALE ROAD
(66' PUBLIC R/W - VARIABLE ASPHALT)

7' ROADWAY EASEMENT PER DOCKET 2477, PAGE 168

7' ROADWAY EASEMENT PER DOCKET 2535, PAGE 414

25' ROADWAY & UTILITIES DEDICATION PER 83-097405 OF OFFICIAL RECORDS

WEST LINE OF SEC 14, T-2-N, R-4-E
BASIS OF BEARING
S 00°34'13" W 2634.71'(M)

7' ROADWAY EASEMENT PER DOCKET 2535, PAGE 414

100.0' ZONING SETBACK

40' R/W FOR COUNTY ROAD PER BOOK 12, PAGE 41

20 6' ELECTRICAL UTILITY EASEMENT PER 84-069586 OF OFFICIAL RECORDS

FOUND 3/4" IRON PIPE
S 36°00'24" E 0.95' FROM CORNER

FOUND 3" BRASS DISK
S 1/4 CORNER OF SEC. 14 T-2-N, R-4-E
PER PLAT BOOK 43, PAGE 37

N 00°34'00" E 1167.50'(M)

FOUND 4" BRASS DISK
SOUTHWEST CORNER OF SEC. 14, T-2-N, R-4-E
PER PLAT BOOK 116, PAGE 22

EAST VISTA DRIVE
(50' PUBLIC R/W - VARIABLE ASPHALT)

PARCEL 4 - EASEMENT FOR VEHICULAR PARKING
LOTS 1,2 AND THE WESTERLY 8 FEET OF LOT 23 OF VISTA BONITA TOGETHER WITH THAT PORTION OF THE ABANDONED ALLY LYING NORTH AND ADJACENT TO SAID LOTS.

PARCEL 1
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST

LOTS 1, 2 AND THE WESTERLY 8 FEET OF LOT 3 OF VISTA BONITA BOOK 71 PAGE 06

N/F
JMSEAVERNS LLC
7313 E JACKRABBIT RD
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317003A

N/F
MERRITT COLE W/CYNTHIA S TR
7323 E JACKRABBIT RD
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317007

N/F
BERNADETTE A WOLFSWINKEL
REVOCABLE TRUST
7328 E SAGE DR
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317034

N/F
DOUBLE PARADISE TRUST
7300 E SAGE DR
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317035

N/F
GALLOWAY ROBERT E/LAURA S TR
5236 N 73RD PI
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317016

N/F
BEYRAMI FAMILY REVOCABLE TRUST
5222 N 73RD PI
PARADISE VALLEY, AZ 85250
PARCEL ID: 17317015

N/F
GILBREATH SCOT/LAURIE
7242 E VISTA DR
PARADISE VALLEY, AZ 85250
PARCEL ID: 17323015

N/F
KORGES AARON E/KRISTINE M
7230 E VISTA DR
PARADISE VALLEY, AZ 85250
PARCEL ID: 17323014A

WALL IS 2.6' EAST OF PROPERTY LINE

FOUND 3/4" IRON PIPE
S 89°37'55" W 1.22'
FROM CORNER

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- GAS VALVE
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- SIGN
- BOLLARD
- UTILITY BOX
- NO PARKING AREA
- HANDICAP PARKING SPACE
- PS PARKING SPACE(S)
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- (M) FIELD/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- D/A DUMPSTER AREA
- TYP. TYPICAL
- FNTN FOUNTAIN
- PPS PARALLEL PARKING SPACE
- EM ELECTRIC METER
- TB TELECOMMUNICATIONS BOX
- EV ELECTRIC VAULT
- TP TELECOMMUNICATIONS PEDESTAL
- CI CURB INLET
- EB ELECTRIC BOX
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT LINE
- UTILITY EASEMENT
- PROPERTY LINE
- ZONING SETBACK LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 89°13'47" E	33.00'
L2(M)	S 00°34'24" W	41.00'
L3(M)	S 89°13'36" E	63.00'
L4(M)	N 00°34'24" E	41.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	31.37'	20.00'	89°52'06"	S 44°21'39" E	28.25'
C2(M)	119.99'	1733.18'	3°58'00"	N 88°43'15" E	119.97'
C2(R)	119.99'	1733.18'	3°58'00"	N/A	N/A

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-3042	**SURVEY DRAWN BY:** CZM - 5/16/2023
SURVEY REVIEWED BY: MB	**SHEET:** 2 OF 2

STIPULATIONS

The following is a list of the proposed, revised, and existing stipulations regarding the DoubleTree Paradise Valley Resort located at 5401 N Scottsdale Road (the "Property"). New text is shown in bold **double** underline, deletions are shown in ~~strikeout~~, and comments shown in *[italic brackets]*:

Minor SUP Amendment to add an outdoor event space, to convert interior space within the basement underneath the Forum Ballroom for breakout meeting rooms, to approve new exterior signs, to add and modify perimeter improvements, and to modify existing stipulations.
(SUP-26-03)

1. **The Property shall be in substantial compliance with the following:**
    a. **Project Narrative prepared by Withey Morris Baugh last received May 26, 2026.**
    b. **Site Plan, Sheet AS100, Overall Site Plan, prepared by FFKR Architects, date sealed by Jacob Hoff Bodell on May 21, 2026.**
    c. **Landscape Improvement Plans prepared by burton Landscape Architecture Studio last dated May 4, 2026 with July 28, 2026 revisions that updates the SUP-25-04 plans, including the following Sheets: L-0.01 (cover sheet), LC-0.01 (material legend and construction key notes), L-1.00 (landscape cover sheet), LC-1.01 through LC-1.12 (construction/hardscape), LC-5.01(wall elevation), LPT-1.01 through LPT-1.12 (landscape – tree and vine), LP-0.01 through LP-0.03 (plant legend and images), and LPS-1.01 through LPS-1.12 (landscape – shrub and groundcover).**
    d. **Overall Demolition Site Plan, Sheet LAD01, prepared by FFKR Architects, date sealed by Jacob Hoff Bodell on April 21, 2026.**
    e. **Floor Area Change Study, Sheet AE117, Main Level – Updated Floor Areas, prepared by FFKR Architects, date sealed by Jacob Hoff Bodell on February 20, 2026.**
    f. **Overall Basement Level – Floor Plan, Sheet A100, prepared by FFKR Architects, date sealed by Jacob Hoff Bodell on April 21, 2026.**
    g. **Camelback Lawn Photometrics, Sheet AS101, prepared by FFKR Architects, date sealed by Jacob Hoff Bodell on April 21, 2026. and Light Fixture Cut Sheets.**
    h. **Exterior Sign Package, Page 1A.1 through aA.3, 2 through 7, and GH1 Fixture Cut Sheet, prepared by Airpark Signs & Graphics, dated May 11, 2026.**
    i. **Parking Study prepared by CivTech dated May 1, 2026, sealed by Dawn D. Cartier on May 1, 2026.**
    j. **Noise Study, prepared by MD Acoustics, dated May 1, 2026.**

2. **Noise**
    a. **Except as stipulated within this Special Use Permit, the Property (which includes outdoor venues, events, or functions with music and/or amplified sound) shall operate under all Town noise regulations, including the regulations listed in Article 10-7, Control of Excessive Noise, and Article 8-10, Nuisance Noise, as may be amended, and the acoustical study in the Approved Plans. This is generally a maximum of 45 decibels (dBA) at the property line on**

Sundays and holidays and 56 decibels (dBA) at the property line all other times.

b. **All live outdoor music or events (e.g., DJ, live band) must be concluded or be moved indoors at or before 10:00 p.m.**
c. **The Resort manager or designee shall be responsible for measuring the noise levels using an on-site sound level meter as a means to monitor compliance.**
d. **Amplified music, speakers, and/or public announcement (PA) systems are discouraged in all outdoor areas, with such activities prohibited during the hours between 10:00 p.m. and 7:00 a.m. daily. When such systems are used, they shall follow the mitigation measures outlined in the noise study of the Approved Plans.**
e. **The owner of the resort shall employ all necessary means to comply with the noise requirements in the Town Code such as, and not limited to, the installation of a distributed audio system and a noise limiter.**

3. **Lighting**
   a. **All outdoor lighting shall be in compliance with the Approved Plans. In the event the Approved Plans are not clear, such lighting shall meet the Special Use Permit Guidelines, as such may be amended from time to time.**
   b. **Unless otherwise included in the Approved Plans, lamps, lighting, or illumination devices within an outdoor light fixture shall be screened so as to not be directly visible from outside the Property. If the Town receives a complaint from an offsite owner that the light-emitting element (i.e., the bulb) from an outside light fixture is visible from outside the Property, the Town Manager may inspect the Property and require the owner to shield the light-emitting element that is visible from outside the Property.**
   c. **Landscape lighting fixtures shall be selected, located, aimed, and fully shielded so that direct illumination is focused exclusively on the plantings or other intended site features and away from adjacent properties and the public street right-of-way.**
   d. **The festoon/bistro, palm tree, and similar lighting stipulation of SUP-24-06 applies to the lighting with SUP-26-03.**
   e. **The palm tree height limitation stipulation of SUP-24-06 applies to the palm trees with SUP-26-03.**
   f. **All accent lighting of the perimeter wall along Scottsdale Road shall not be within the right-of-way. Such lights shall be architecturally integrated onto the wall without increasing the existing wall height, shall not exceed 300 lumens if directed upwards (and 400 lumens if angled or downward facing), have not more than 2700 Kelvins, and be hooded and shielded. No perimeter wall lighting shall be allowed along Jackrabbit Road.**

4. **Landscaping**
   a. **Landscaping on the Property shall be in substantial compliance in quantity, size, and plant palette with the Approved Plans.**
   b. **All landscaping shall be maintained in a healthy, neat, clean and weed-free condition. All dead plant material shall be replaced with live plant material of like kind and quality. Overgrown vegetation and trees shall be cut back so they do not obstruct adjoining rights-of-way.**

a. All landscaped areas shall be supported by an automatic irrigation system and shall be designed and maintained in a manner that promotes water conservation and prevents water overflow or seepage into the street, sidewalk, or parking areas.

5. Signs

a. The existing resort identification sign located on the porte-cochere and existing resort identification signs on the 'V'-shaped walls within the Scottsdale Road right-of-way shall be removed along with the 'V'-shaped wall (except that the southernmost 'V'-shaped wall may remain with directional signs as per the Approved Plans).

6. The owner shall obtain a Town encroachment permit for the existing wall portions and lighting within the right-of-way prior to the first building permit inspection for the SUP-26-03 improvements.

7. The resort owner shall provide the Town with authorization from the owner of the water parcel (Maricopa County Assessor parcel 173-17-008) prior to building permit issuance for the resort identification sign located at the southeast corner of Scottsdale Road and Jackrabbit Road.

8. The Property shall be combined into one lot via the Town's final plat process prior to final inspection for the SUP-26-03 improvements.

9. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver), in the form provided by the Town Attorney, prior to Planning Commission approval of this application, with said form recorded prior to or on the effective date of this approval.

10. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-26-03.

Managerial SUP Amendment confirming use of outdoor event space
(SUP-25-04 approved on August 25, 2025)

1. The Property shall be in substantial compliance with the following:
    a. Project Narrative prepared by Withey Morris Baugh last dated August 20, 2025.
    b. Parking Study prepared by CivTech dated June 26, 2025, sealed by Dawn D. Cartier on June 26, 2025.
    c. Landscape Improvement Plans prepared by burton Landscape Architecture Studio last dated July 28, 2025 including the following 41 Sheets: L-0.01 (cover sheet), LC-0.01 (material legend and construction key notes), L-1.00 (landscape cover sheet), LC-1.01 through LC-1.12 (construction/hardscape), LC-5.01(wall elevation), LPT-1.01 through LPT-1.12 (landscape – tree and vine), LP-0.01 through LP-0.03 (plant legend and images), and LPS-1.01 through LPS-1.12 (landscape – shrub and groundcover).
    d. Lighting Plans prepared by burton Landscape Architecture Studio last dated April 18, 2025 including the following 27 Sheets: LD-1.00 (cover sheet), LD-1.01 through

LD-1.12 (enlarged lighting plans), LD-2.00 (overall photometric plan), and LD-2.01 through LD-2.12 (enlarged photometric plans).

e. Lighting Fixture Schedule prepared by Lighting Design Alliance dated July 28, 2025 and light fixture cut sheets.
f. Overall Site Plan & Key Plan, Sheet KP-1, prepared by FFKR Architects dated August 14, 2025.
g. Shade Structure Area Delta, Sheet S1.02D2, prepared by FFKR Architects dated August 14, 2025.
h. Main level – New Floor Areas, Sheet AE117, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
i. Overall Basement Level – Floor Plan, Sheet A100, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
j. Main Level Area C – Floor Plan, Sheet A105, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
k. Forum Floor Sections, Sheet A300, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
l. JR Ballroom – Existing and New, Sheet A101, prepared by FFKR Architects dated August 14, 2025.
m. Area C – Building Sections, Sheet A302, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
n. Main Level – Carpet and Tile Floor Areas (outdoor bar patio), Sheet AE121, prepared by Jacob Hoff Bodell of FFKR Architects dated July 21, 2025.
o. Vertical Building Screening dated August 6, 2025.
p. Wood Slats Image dated August 11, 2025.

2. All new perimeter walls shall comply with the Town's corner vision requirements outlined in Section 8-1-13 of the Town Code.

3. The period of temporary use of the tennis court area during renovation of the Paradise Park renovations shall begin upon issuance of any permit for Paradise Park improvements and must cease upon issuance of the final certificate of completion for these Paradise Park improvements, but in no event shall this use exceed six months from the date of issuance of the first permit for Paradise Park improvements.

4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.

5. All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 25-04.

<u>Managerial SUP Amendment confirming use of outdoor event space</u>
<u>(SUP-24-06 approved on March 24, 2025)</u>

1. The Property shall be in substantial compliance with the following:
   a. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025.
   b. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024.

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c. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01)
d. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).

~~2. The outdoor event area known as "Paradise Park" shall apply to the existing 1985 stipulation such that for local events the grand ballroom, sports and alternative display meeting and banquet room, and outdoor Paradise Park area are all limited to 850 people at any one time. This existing stipulation reads, "Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms."~~
[no longer applicable if delete 850 limits in SUP-87-03 and SUP-85-06]

2. ~~3.~~ Temporary tents may be erected within Paradise Park as shown on the Approved Plans. All other temporary tent locations require a Special Event Permit with Chapter 8 of the Town Code. No temporary tent shall be higher than twenty-four (24) feet above the finished grade and setback a minimum of forty (40) feet from the perimeter property lines. Placement of temporary tents shall have no adverse impact on parking or circulation on site. Temporary tents or structures shall not be allowed for more than sixteen (16) consecutive days unless approved through a Special Event Permit in accordance with Section 8-8-8 of the Town Code.

3. ~~4.~~ The Owner shall employ all necessary means to comply with the noise requirements in the Town Code which may include, and is not limited to, the installation of a distributed audio system and a noise limiter.

4. ~~5.~~ The Resort manager or designee shall be responsible to measure the noise levels using an on-site sound level meter to monitor compliance.

5. ~~6.~~ Festoon/bistro, palm tree, and similar lighting shall be limited to a maximum height of sixteen (16) feet tall from grade as measured adjacent to the lights, all lights shall be directed downward, and the light source shall be shielded by an opaque cover and/or shielded by a portion of the building/structure itself as shown on the Approved Plans.

6. ~~7.~~ To ensure that the proposed date palms do not negatively impact the views of neighboring property owners, once the date palms within Paradise Park grow above the resort roofline and are the subject of complaints from at least two (2) neighboring property owners, the applicant will replace the over height trees with new 16-foot tall date palms.

7. ~~8.~~ The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.

8. ~~9.~~ All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 24-06.

Managerial SUP Amendment to add a new bar area
(SUP-16-00 approved on March 15, 2016)

1. All improvements for the bar shall be in substantial compliance with the following:
    a. The project narrative, dated February 25, 2016 and prepared by FFKR Architects.
    b. The submitted plans and documents (e.g. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets) dated February 9, 2016 and February 16, 2016) prepared by FFKR Architects.
2. All necessary building permits shall be obtained.

Managerial SUP Amendment to change the copy on six (6) existing signs
(SUP-11-08 approved on September 30, 2011)

1. All improvements to the property shall be in substantial compliance with the following:
    a. Narrative prepared by Sign-A-Rama;
    b. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011;
2. Schedule a Planning Department inspection after the sign copies have been changed.

Substantial Compliance for playground equipment
(BD02-24493 approved on September 11, 2002)

No stipulations

SUP Amendment to add an existing office building and parking lot
(SUP 97-02 approved on April 10, 1997)

1. Parking Lot and Access to and from the Office Parcel
    a. Vehicular access between the Resort and the parking lot on the Office Parcel shall be restricted to one travel lane as reflected on the applicant's submittals and shall be gated with card access at all times. Access through the vehicular gate shall be limited to hotel employees and valet parking attendants. No Resort guest vehicular access shall be permitted through the gate.
    b. A gate or other barrier acceptable to the Town shall be installed at the exit from the surface parking lot onto Vista Drive. This gate or barrier shall be in place between the hours of 10:00 p.m. and 5:00 a.m. on any day when the lot is used for valet parking to prohibit egress or ingress onto Vista Drive from the parking lot during those times. This gate or barrier shall be accessible for emergency services.
    c. The Resort parking spaces on the Office Parcel may be utilized only by employees of the Resort and for valet parking. No guest self parking shall be permitted. The overnight employee shift shall not be permitted to use those parking spaces on the Office Parcel. The valet parking attendants shall not add parked cars on the Office Parcel past 10:00 p.m. and shall not use Vista Drive for ingress or egress after 10:00 p.m.

d. No buses or semi-trucks shall be allowed to utilize the parking lot on the Office Parcel.
e. The Resort shall work with the City of Scottsdale to install a traffic directional sign on the Office Parcel parking lot exits onto Vista Drive to read "Right Turn Only" and to install a "No Outlet" sign on Vista Drive. The Resort shall construct the surface driveway exit so that traffic leaving the parking lot will exit to the right (west) onto Vista Drive and so that no left turn (east) movements onto Vista Drive are permitted from the parking lot.
f. The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all employees of the Resort who are permitted to utilize the Office Parcel parking lot as follows: “You are not allowed to use Vista Drive west of Scottsdale Road for access to and from your employment or for valet parking. You are directed to obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley.” The Resort agrees that it will require all such employees to comply with these instructions and that the Resort will take appropriate disciplinary action for noncompliance by any employee.

~~2. Outdoor activity conducted on the tennis courts shall be required to end no later than 10:00 p.m. on any day.~~ *[replaced with SUP-26-03 noise stipulations]*

2. ~~3.~~ New landscaping shall be added to the east and south perimeters of the Resort pursuant to the landscape plan submitted as a part of the special use permit amendment. These ninety-five (95) trees shall be 24" box trees in size.

3. ~~4.~~ The permit shall not be issued until the Declaration of Easements and Restrictions ("Easement") approved in form by the Town Attorney restricting use of the office building and parking is recorded in the office of Maricopa County Recorder. Use of the Office Parcel shall be restricted to S-R uses as defined by the Scottsdale Zoning Ordinance and as reflected in the Easement. This Easement shall be incorporated into the Special Use Permit. Failure, termination or revocation of the Easement shall be deemed a violation of the Special Use Permit unless specifically agreed to by the Town.

4. ~~5.~~ At least seven (7) days before conducting or permitting the conduct of any event on the Resort property that would require parking of guests to park their vehicles off-site, the Resort will obtain approval from the Paradise Valley Police Department of a plan for traffic control, parking, litter control and security.

~~6. No outdoor amplified sound of any kind is permitted nor noise levels which exceed the Town's applicable noise regulation.~~ *[replaced with SUP-26-03 noise stipulations]*

5. ~~7.~~ The Resort shall complete the following improvements as contained in the submitted documents within one year of the approval of the special use permit amendment and no transfer of the special use permit shall be allowed until these improvements are completed: landscaping, lighting and parking. All of the other improvements contained in the special use permit amendment may be made according to the Resort timing and budget.

6. ~~8.~~ The special use permit is dependent on the parking and use described in the application being permitted by the City of Scottsdale. The terms, conditions and statements in the applicant's letter of March 21, 1997, to the City of Scottsdale, and the City of Scottsdale reply dated March 28, 1997, related to the parking and use on the Office Parcel, are incorporated by reference and enforceable in the special use permit.

7. ~~9.~~ The Resort will construct an engineered entrance between the Resort and the Office Parcel so as to not adversely affect the current irrigation pipe and all necessary measures will be taken to ensure the engineering and construction will be done to the Town's satisfaction.

8. ~~10.~~ The Resort shall raise the block wall in the southeast corner of the property as shown on exhibit L-4 of the proposed plan.

9. ~~11.~~ All stipulations of the Resort's special use permit relating to the Office Parcel shall be incorporated as terms and conditions of any leases or subleases of the Office Parcel. Any breach or default of such stipulations by a tenant or subtenant also shall be deemed a breach or default by the Resort and enforceable by the Town.

10. ~~12.~~ The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all of its vendors and contractors as follows: In order to be a vendor and/or contractor in good standing with the Doubletree Paradise Valley Resort, you must confine your travel routes to and from the Resort to arterial streets (i.e., Scottsdale Road) or collector streets (i.e. Jackrabbit Road), and you must not use local streets through neighborhoods (i.e. Vista Drive east or west off Scottsdale Road). In addition, you must obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley. The Resort agrees that it will require all contractors and vendors to comply with these instructions as a condition of doing business with the Resort and enforce this requirement against any vendor or contractor in the event of noncompliance.

11. ~~13.~~ Because the operations of the hotel are in Paradise Valley, all bed tax and sales tax are to accrue to Paradise Valley regardless of where the cash box is located. Paradise Valley will be in the same relative fiscal position as it is currently after all of these improvements are completed.

12. ~~14.~~ A violation of any of the stipulations or terms of the special use permit or applicable Town Code is enforceable against the Resort and grounds for revocation of the special use permit.

<u>SUP Minor Amendment to change name and two signs
(SUP 95-09 approved on September 29, 1995)</u>

1. Change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort".
2. Signage as shown per approved plans.

<u>SUP Amendment to change name of grantee and allow lights on outdoor tennis courts
(SUP 87-03 approved on December 17, 1987)</u>

DRAFT

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
   c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.
   ~~h. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987.~~ *[amended by SUP-25-04]*
   ~~i. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987.~~ *[amended by SUP-25-04]*

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in

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accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

~~8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.~~ *[Exhibit C is no longer in the SUP records and SUP-25-04 includes an exterior lighting plan with the existing lighting shown. The resort includes exterior light fixtures taller than 4 feet. The existing 4-foot-tall bollards are in the parking lot and proposed to remain with SUP-26-03. Any future changes to the 4-foot-tall bollards would require following the applicable SUP amendment pursuant to Article XI, Special Uses and Additional Regulations, of the Town's Zoning Ordinance to verify light pollution/spillage beyond property lines.]*

~~9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:~~

- ~~a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.~~ *[Completed at time of resort construction]*
- ~~b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated and the well site complies with Section 1022 of the Town Zoning Ordinance.~~ *[Completed at time of resort construction]*
- ~~c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.~~ *[Completed at time of resort construction]*
- ~~*d.* No outdoor public address system shall be utilized except as needed for emergency purposes.~~ *[no public address system at the resort]*
- ~~*e.* Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.~~ [Parking study with SUP-26-03 demonstrates that the parking available onsite can accommodate up to 1,265 guests/seats before a combination of valet parking and/or off-site supplementary parking becomes necessary]

~~10. In addition to the limitation of Paragraph 8, the tennis courts approved as shown in Exhibit G and H shall be subject to:~~

- ~~f. The lights will be installed only on the northwest and southwest courts.~~
- ~~g. The lights for each court shall be extinguished when the court is not in use.~~
- ~~h. Radiant light at any property line shall not exceed .75 foot candles.~~
- ~~i. All permitted lights may be used from dusk until 10:00 P.M. local time.~~
- ~~j. The Zoning Administrator will visit the site at least three times per year, meter the light spillage and present a formal report to the Planning and Zoning Commission through the Planning Director. If a violation is found, a citation shall be issued immediately and an order to cease and desist shall be given to the grantee.~~
- ~~k. Use of the tennis courts is limited to: registered guests of the resort, guests of registered guests, employees of the resort, guests of employees.~~
- ~~l. Suitable landscaping will be planted to shield the lights completely from adjacent~~

~~properties.~~

~~m. All tennis courts are to be used for tennis only; spectator events, exhibitions, or other displays are prohibited.~~

~~n. Outdoor amplifiers, space heaters and bleachers are prohibited in the vicinity of all tennis courts.~~

~~o. Tennis court fence shall not exceed ten feet (10') in height above parking lot grade.~~

~~p. Courts shall be converted to clay surface prior to lighted use.~~

~~q. Unrelated items shown on exhibits G & H are excluded from this specific grant.~~

[Stipulation 10 of SUP-87-03 relates to the tennis courts that will no longer be on the resort property with these areas addressed in SUP-25-04]

8. ~~11.~~ If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

9. ~~12.~~ The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

10. ~~13.~~ This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

<u>SUP Amendment to remove existing signs and install new signs
(SUP 86-03 approved on November 25, 1986)</u>

1. To remove the existing sign and install new ones, the total square footage of which shall not exceed 20 square feet.

2. The signs shall have indirect light only.

<u>SUP Amendment to relabel "Enclosed Tennis Court" area to "Sports and Alternate Display, Meeting and Banquet Room" area to properly reflect use as amended
(SUP 85-06 approved on December 19, 1985)</u>

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February

14, 1985.

c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.

~~9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:~~

~~a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.~~
~~b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.~~

~~c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.~~
~~d. No outdoor public address system shall be utilized except as needed for emergency purposes.~~
~~e. Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.~~
[This is a repeat of the stricken stipulation in SUP-87-03 above]

9. ~~10.~~ If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

10. ~~11.~~ The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

11. ~~12.~~ This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

<u>SUP Amendment to allow installation of a satellite dish, additional signs, and lights (SUP 84-01 approved on November 27, 1984)</u>

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:
   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982.
   b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
   c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars ($1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
    a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
    b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
    c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
    d. No outdoor public address system shall be utilized except as needed for emergency purposes.

10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

11. The Special Use Permit shall automatically terminate eighteen (18) months from the date

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of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to replace the site plan, sign plan, and landscaping and lighting plan (SUP 82-06 approved on October 14, 1982)

1. Paragraph 2 of the Special Use Permit is amended by deleting the words in brackets and adding the words in all capital letters, to-wit:

   The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:

   a. Exhibit A: Site Plan, prepared by [Frizell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982.
   b. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   c. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
   d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
   f. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

2. All other terms and conditions of the Special Use Permit issued on January 11, 1973, as amended, shall remain in full force and effect.

SUP Amendment to change the grantee
(SUP 82-05 approved on August 12, 1982)

1. LOEWS HOTELS INTERNATIONAL, INC., a Delaware corporation, is hereby removed as one of the GRANTEES.

2. The name of the GRANTEE a s shown on the Special Use Permit dated January 11, 1973 and all amendments thereto, is hereby amended to read : PARADISE VALLEY INN, an Arizona limited partnership.

3. All other terms and conditions of the Special Use Permit granted on January 11, 1973 and subsequent amendments shall remain as recorded.

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SUP Amendment to extend construction deadline
(SUP 81-03 approved on December 15, 1981)

1. Paragraph 11 is amended by repealing the words stricken and adopting the words in all capitals or underlined:

   11. ~~This~~ THE Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this AMENDMENT TO Special Use Permit if the Grantees have not commenced construction on the project.

2. All other terms and conditions of the original Special Use Permit shall remain in full force and effect.

SUP Amendment to reduce the room count (different layout from 1973 and 1976 plans)
(SUP 80-06 approved on June 26, 1980)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

   The West ½ of the NW 1/4 of the SW 1/4 of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
   a. Exhibit A: Site Plan, prepared by Frizell-Hill-Adams, dated June 23, 1980.
   b. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.
   c. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980.
   d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
   e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.

   These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.

4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley

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Town Council.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through E; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.

7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.

8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet.

9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
    a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
    b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
    c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
    d. Grantees shall construct paving on Scottsdale Road and Jackrabbit Road in accordance with the paving plan dated May, 1980, submitted to the Town, consisting of eight (8) pages.
    e. No outdoor public address system shall be utilized except as needed for emergency purposes.

10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

<u>SUP Amendment to allow resort to continue via court action</u>
<u>(SUP 75-10 approved on April 15, 1975 (Court Date))</u>

Refer to court order.

<u>SUP Amendment to change ownership records and construction extension</u>
<u>(SUP 73-06 approved on July 5, 1973)</u>

No Special Use Permit on file, limited records in Town files.

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Initial SUP for Resort
(SUP 73-00 approved on January 11, 1973)

No Special Use Permit on file, limited records in Town files.

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APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

March 24, 2025 (SUP-24-06)	1. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025. 2. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024. 3. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01). 4. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).
March 15, 2016 (SUP-16-00)	1. The project narrative, dated February 25, 2016, prepared by FFKR Architects. 2. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets, dated February 9, 2016 and February 16, 2016, prepared by FFKR Architects.
September 30, 2011 (SUP-11-08)	1. Narrative prepared by Sign-A-Rama.*[Not in Town Files.]* 2. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011.*[Not in Town Files.]*
September 11, 2002 (BD02-24493)	1. Plan View and Footing Plans dated July 10, 2002 and March 12, 2002, prepared by Playworld Systems and Dave Bang Associates, Inc.
April 10, 1997 (SUP-97-02) *Note: No specific plans are called out in the minutes/files. The plans identified are what are in the Town records.*	1. A.L.T.A Survey, Sheets 1 through 4, prepared by Norman Engineering Group, Inc., dated January 1997. 2. Special Use Site Key Plan, Sheet SU1.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 3. Existing Signage Location, Sheet SU1.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by

	Craig S Angell on March 13, 1997. 4. Landscape Tree Enhancement Plan, Sheet SU1.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 5. New Trees @ East & South Property Line, Sheet L-4, prepared by Miller Rausch, Reece-Angell Architects, and Steve Martino & Associates, last resubmitted on February 13, 1997, and date sealed by Steve Lawrence Martino on March 11, 1997. 6. Single Access Pass Through Plan, Plan & Elevation, Sheet SU-1.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 7. Special Use Main Building Overall Key Plans, Sheet SU-2.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 30, 1997. 8. Special Use Main Building Entry Plan, Sheet SU-2.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 9. Special Use Main Building Lobby Plans, Sheet SU-2.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell March 13, 1997. 10. Special Use Main Building Gift Shop/Bar Plans, Sheet SU-2.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 11. Special Use Main Building Meeting Room Plans, Sheet SU-2.4, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997. 12. Special Use Main Building Office Plans, Sheet SU-2.5, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 16, 1997. 13. Existing Landscape Master Plan, Sheet L-1, prepared by Environmental Design Group, dated January 15, 1997. 14. Existing Plants at 1/20” Scale, Sheet L-1, prepared by Martino & Associates, revised January 29, 1997.

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	15. New Landscape Construction at 1/20" Scale, Sheet L-2, prepared by Martino & Associates, revised January 29, 1997. 16. New Planting Plan, Sheet L-3, prepared by Martino & Associates, revised January 29, 1997. 17. Existing Site Lighting, prepared by Martino & Associates, date sealed by Steve Lawrence Martino, dated January 8, 1997. 18. New Landscape Lighting Plan, prepared by Akari Lighting Design and Martino & Associates, dated January 15, 1997.
September 29, 1995 (SUP-95-09)	1. Elevation Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 2. Section of Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 3. Sign Illumination, prepared by Paul Andrew Davis Design, dated June 14, 1995. 4. Site Plan, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995.
December 17, 1987 (SUP-87-03)	1. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987. *[Not in Town files.]* 2. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987. *[Not in Town files.]* *Note: Exhibits A-F did not change from prior Special Use Permit approvals.*
November 25, 1986 (SUP-86-03)	1. Sign Elevation, prepared by JR Smisek, dated November 20, 1986.
December 19, 1985 (SUP-85-06)	1. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985. *[Not in Town files.]* 2. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984. *[Not in Town files, but there is a plan prepared by Samer, Lahlum and Associates dated December 10, 1984 that has hand-written note this amends part of Exhibit.]*

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	Note: Exhibits B-E did not change from prior Special Use Permit approvals.
November 27, 1984 (SUP-84-01)	1. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985. *Note: Exhibits A, B-F did not change from prior Special Use Permit approvals.*
October 14, 1982 (SUP-82-06)	1. Exhibit A: Site Plan, prepared by [Frizell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982. 2. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982. 3. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980. *[The Special Use Permit references the May 13, 1980 date for Exhibit F, but there is a Site Lighting Plan in the file with a hand-written date by Perry Burr of Perry Burr & Associates of October 6, 1982 matching the hand-written date of the revised Exhibit above which may mean the Special Use Permit reference may be incorrect.]* *Note: Exhibits B, D, and E did not change from prior Special Use Permit approvals.*
August 12, 1982 (SUP-82-05)	*No Plans modified as part of this Special Use Permit amendment.*
December 15, 1981 (SUP-81-03)	*No Plans modified as part of this Special Use Permit amendment.*
June 26, 1980 (SUP-80-06) *Note: From available information, the 1980 SUP superseded the 1973 SUPs as both the June 1973 and the January 1973 site plan are completely different*	1. Exhibit A: Site Plan, prepared by Frizell-Hill-Adams, dated June 23, 1980. *[Not in Town files]* 2. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980. 3. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980. *[Not in Town files]* 4. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980. *[Not in Town files]*

site plan layouts from the 1980 and existing condition.	5. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
April 15, 1975 (SUP-75-30)	*No Plans modified as part of this Special Use Permit amendment.*
July 5, 1973 (SUP-73-06)	1. Site Plan, prepared by Welton Becket and Associates, dated June 28, 1973. *[Referenced by the court order dated April 18, 1975; Updated plan in Town files; Replaced the January 11, 1973 Site Plan]*
January 11, 1973 (SUP-73-00)	1. Site Plan, prepared by D. L. Glasco, Architect, dated January 11, 1973. *[Referenced by the court order dated April 18, 1975]* 2. Drainage Plan, prepared by James M Samer, Engineer, dated October 23, 1972. *[Referenced by the court order dated April 18, 1975; Not in Town files]* 3. Landscape Plan, prepared by D.L. Glasco, dated November 1, 1972. *[Referenced by the court order dated April 18, 1975; Not in Town files]*

DRAFT

Paul Michaud

Subject: FW: Minor SUP- PV DoubleTree Resort (5401 N Scottsdale Rd)

From: Andrea Ford <aford@paradisevalleyaz.gov>
Sent: Thursday, May 14, 2026 3:59 PM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>; Freeman Carney <fcarney@paradisevalleyaz.gov>
Subject: RE: Minor SUP- PV DoubleTree Resort (5401 N Scottsdale Rd)

Good afternoon Paul,

I researched from 1/1/2023 to 5/14/2026 and there were zero violations and only two construction noise CFS which both were determined not to be a violation. Let me know if you have any questions.

01/27/2026 @ 0631- Construction Noise Complaint- RP stated semi-truck was unloading large items. Officers checked the area and no noise coming from either side of the resort.
10/30/2024 @ 0647- Construction Noise Complaint- RP in room 4211 stated people working on the roof at 0630. Spoke with front desk and noise was coming from 5225 N Scottsdale Rd (Scottsdale Jurisdiction.) Officers let them know they needed to contact SPD and it was not in PV's jurisdiction.

Thank you,

Andrea Ford
Crime Analyst

Paradise Valley Police Department
6433 E. Lincoln Drive
Paradise Valley, AZ 85253
Office: 480-348-3501
Email: AFord@ParadiseValleyAZ.gov
Stay informed with PVPD at:

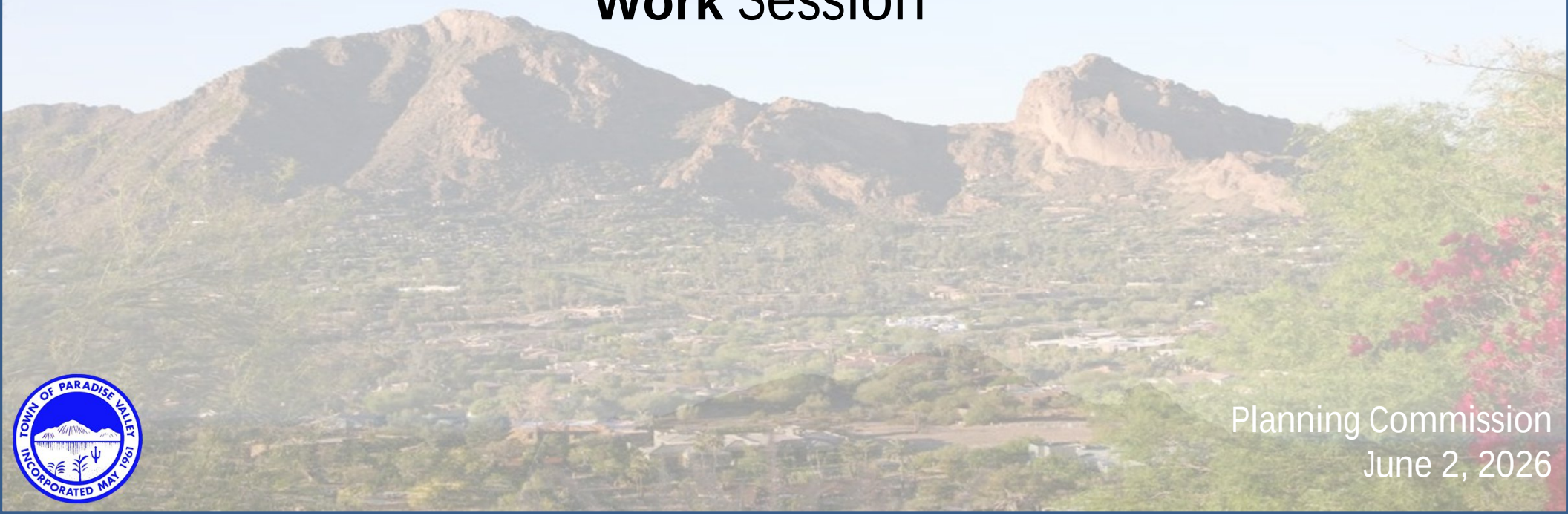
TOWN OF PARADISE VALLEY

Paradise Valley DoubleTree Resort

Minor Special Use Permit Amendment

5401 N Scottsdale Road

Work Session



Planning Commission
June 2, 2026

TODAY'S GOAL

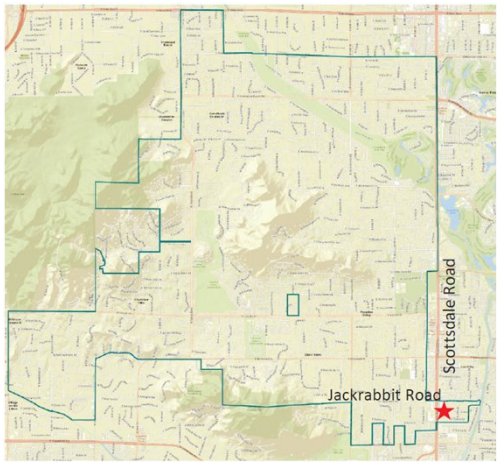
- **Staff**
  - **Review request**
  - **Review compliance**
- **Applicant**
  - **Opportunity to explain request**
- **Commission**
  - **Discuss request**
  - **Identify any direction to staff/applicant**

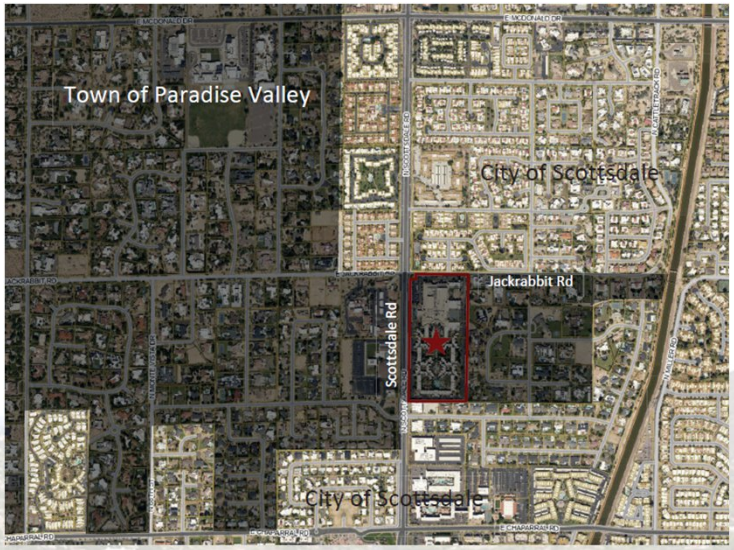


MINOR SUP AMENDMENT PROCESS

PROCESS STEPS	STATUS
Pre-Application	Completed (Jan 7, 2025)
Minor SUP Submitted	Completed (April 3, 2026)
Planning Commission Review	In Process (Jun 2, 2026)
Planning Commission Action	Scheduled (Jun 16, 2026)

VICINITY MAP

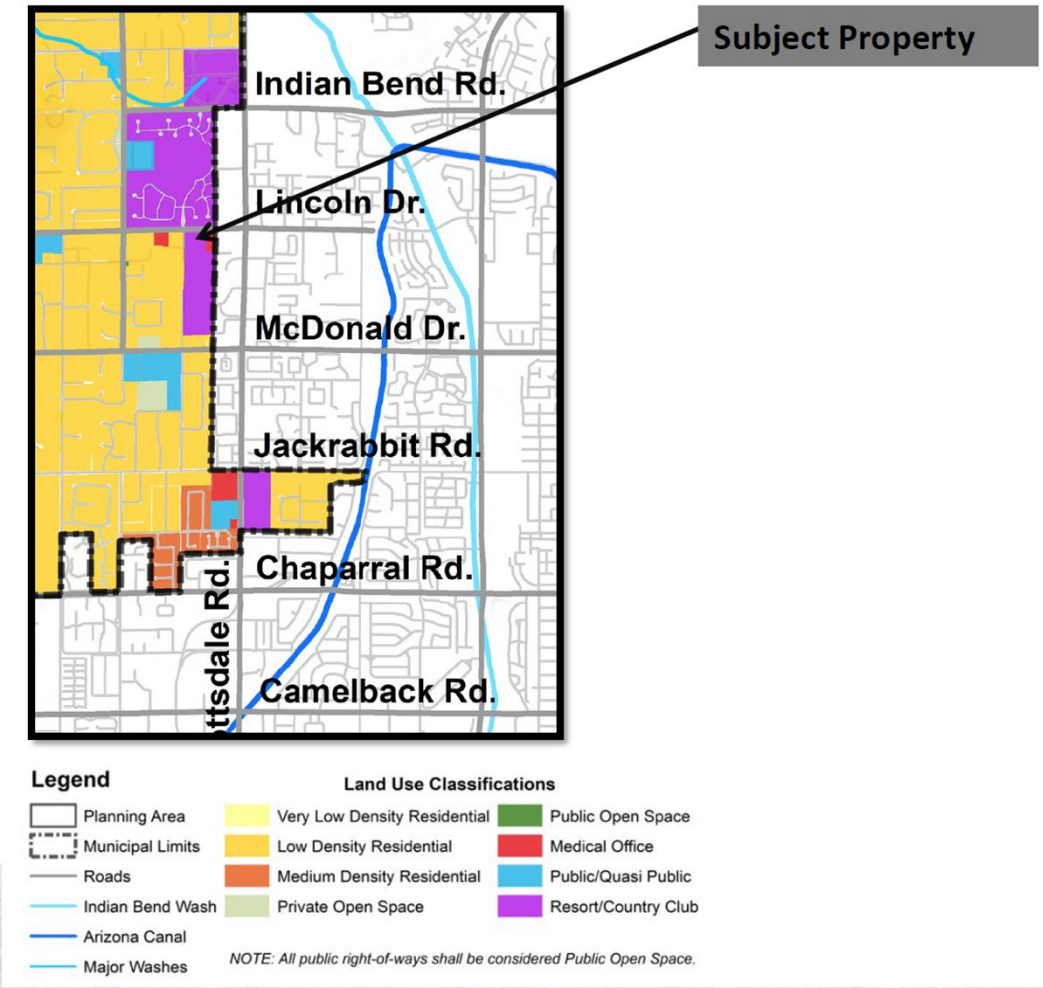






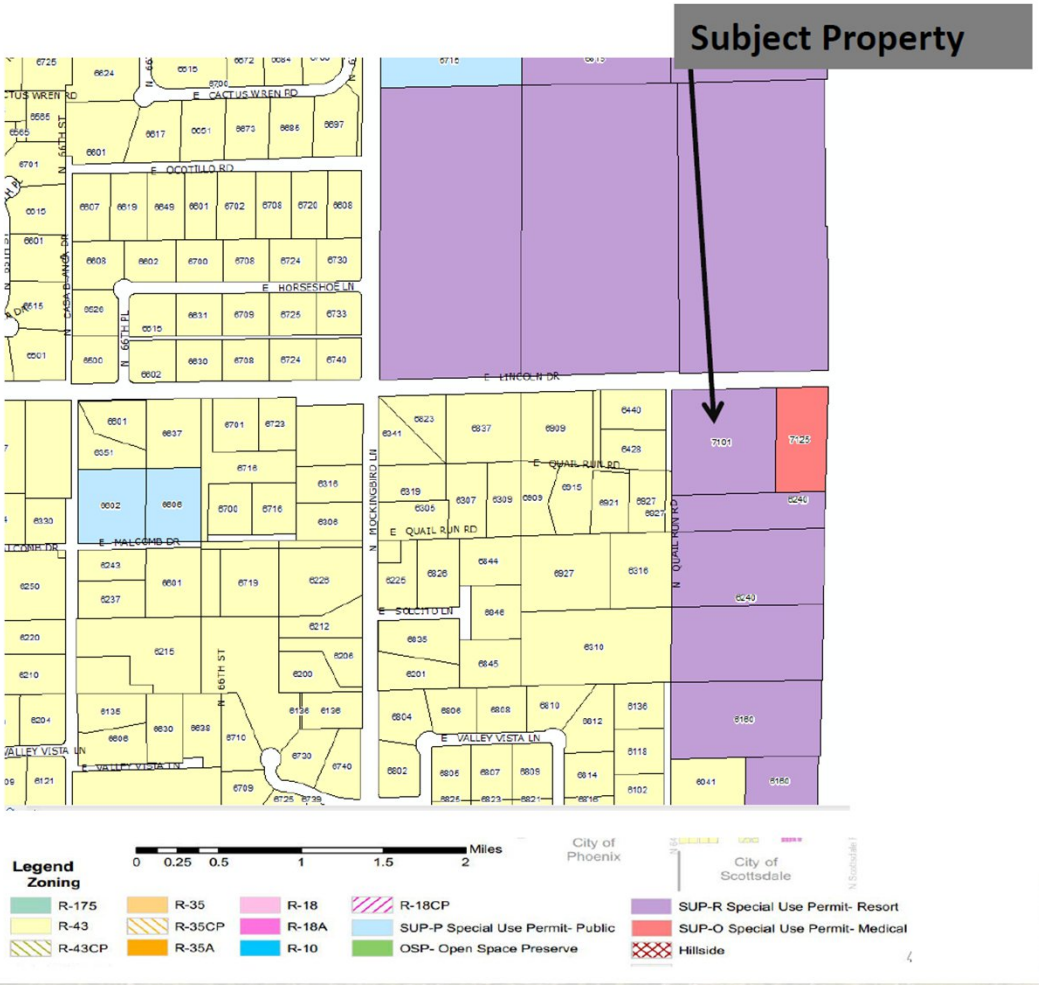
GENERAL PLAN

- General Plan Designation = Resort/Country Club
- Applicable Goals
  - Encourage renovation of SUP sites while protecting the Town's low-density residential character and quality of life (Goals LU 3 and LU 6)
  - Mitigate the impact to residential neighborhoods and adjacent land uses (Goals LU 2, LU 6, and CC&H 1)
  - Use context-appropriate site/building design that is in harmony with the natural and built environment (Goals LU 2, LU 3, LU 4, LU 6, and CC&H 2)



ZONING

- Special Use Permit Resort
- Proposed improvements follow the specific process outlined in Article XI, Zoning Ordinance



BACKGROUND

- Annexed in 1961
- Original SUP Zoning in 1973
- Opened 1985 due to delays
- Minimal SUP amendments since 1985
- Last major SUP in 1997 for Forum Ballroom
- Current owner bought in 2023
- Renovation in phases
  - No substantial changes to the resort structures/layout
  - (SUP-24-06) Managerial SUP confirming outdoor event use of Paradise Park
  - (SUP-25-04) Managerial SUP for various interior/landscaping
  - Future SUP amendment(s) included use of basement underneath Forum Ballroom

REQUEST

1. **Add Outdoor Event Lawn** *Add an approximate 4,580 square-foot outdoor event space adjoining the Grand Ballroom (referred to as the Camelback Lawn) located between the resort building and Scottsdale Road removing 17 existing parking spaces*

2. **Add Meeting Rooms** *Convert approximately 7,722 square feet of interior space within the basement underneath the Forum Ballroom for breakout meeting rooms (resulting in a total net increase of 4,078 square feet through the reduction of other covered areas)*

3. **Redo Exterior Signs** *Approve new exterior signs*

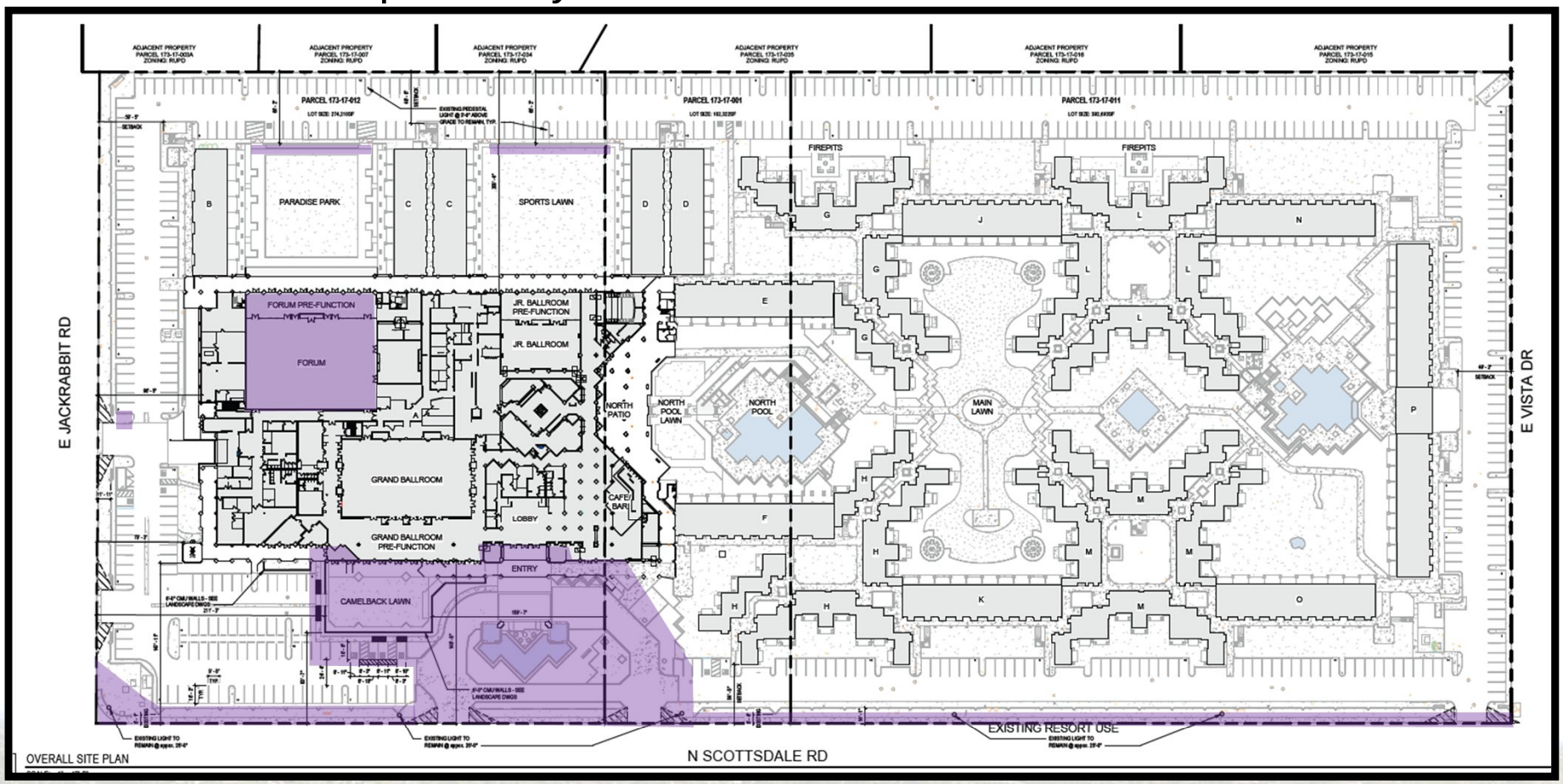
4. **Add and modify perimeter improvements** *Wall, landscaping, and lighting*

5. **Add/Modify existing stipulations**

SUP-26-03 AREAS

General Areas Impacted by SUP-26-03

N



[1] ADD OUTDOOR EVENT LAWN

- Adds 4,580 square feet
- Replaces 17 parking spaces
- Faces Scottsdale Road
  (views of Camelback Mtn)
- Adjoins Grand Ballroom pre-function
- Have no permanent structures
- Allow for temporary tents
  (require Special Event Permit)
- Delineation of outdoor area
  - Faux turf
  - Agave & palm tree border (inside)
  - 6-foot-tall block wall
  - Ficus hedge (outside wall)
  - Walkway (outside wall)



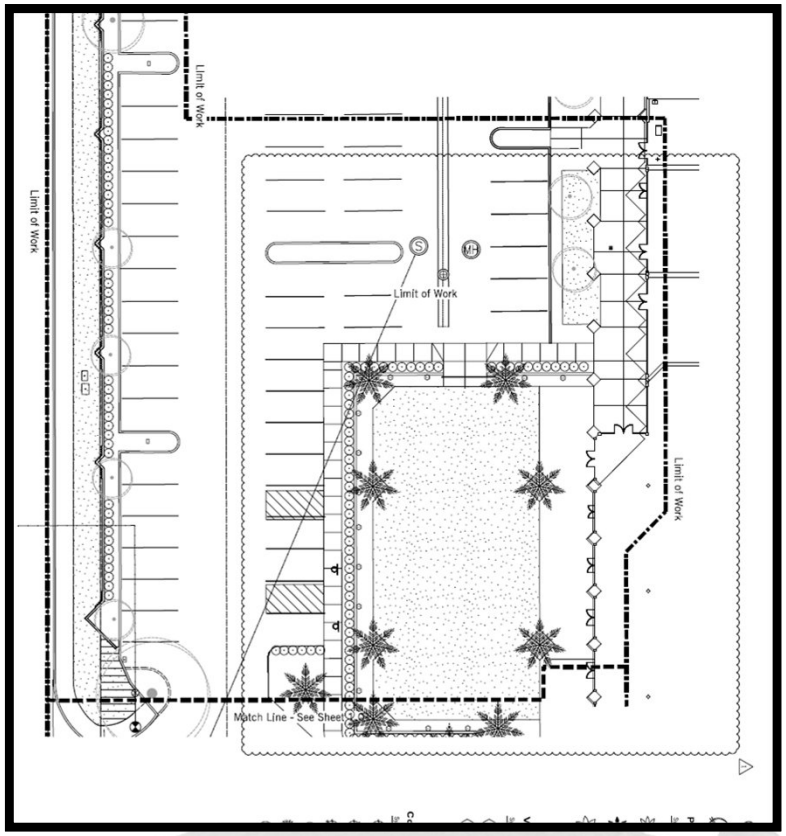


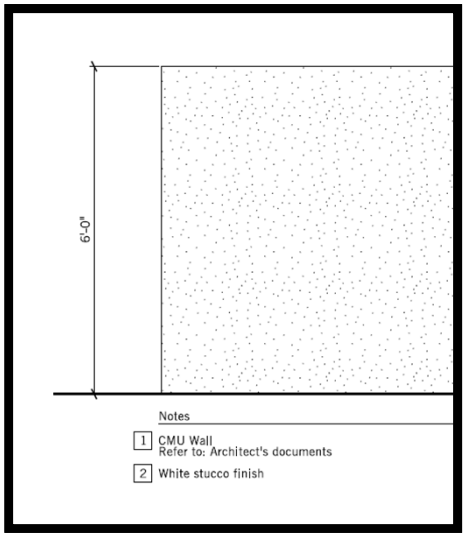
[1] ADD OUTDOOR EVENT LAWN

N



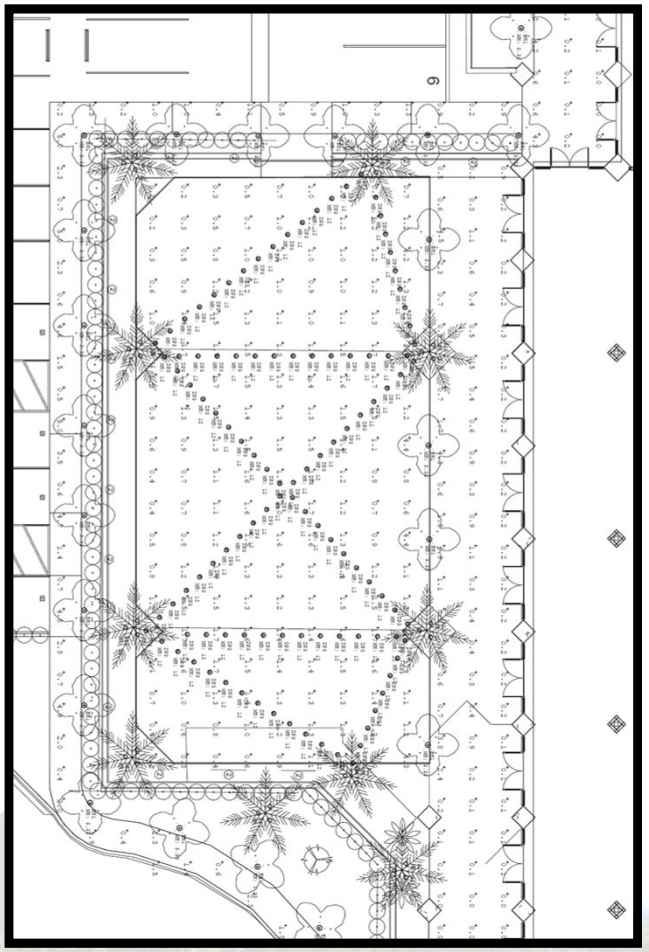
Camelback Lawn





[1] OUTDOOR EVENT LIGHTING

- Average 6.75 foot-candles (Guideline 5.0)
- Reasons support
  - Not near residential homes
  - Setback 83’7” from Scottsdale Rd
  - Screened by walls & landscaping
  - Scottsdale Rd emits as much/more illumination
  - Photometrics show 0.0 foot-candles from area (No guideline adjoining street; 0.5 to residential)



N

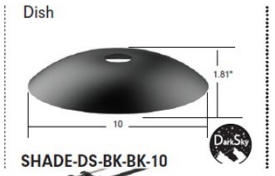
[1] OUTDOOR EVENT LIGHTING

3 fixtures

- Palm Tree Mount Light
  - Same light with 2025 SUP
  - Stipulation to maximum 16’ height
- Bollard
  - 3 feet 4 inches tall
- String Lights
  - Same light with 2025 SUPs
  - Stipulation to maximum 16’ height
  - Includes shade to prevent upward light trespass









LUMINAIRE SCHEDULE

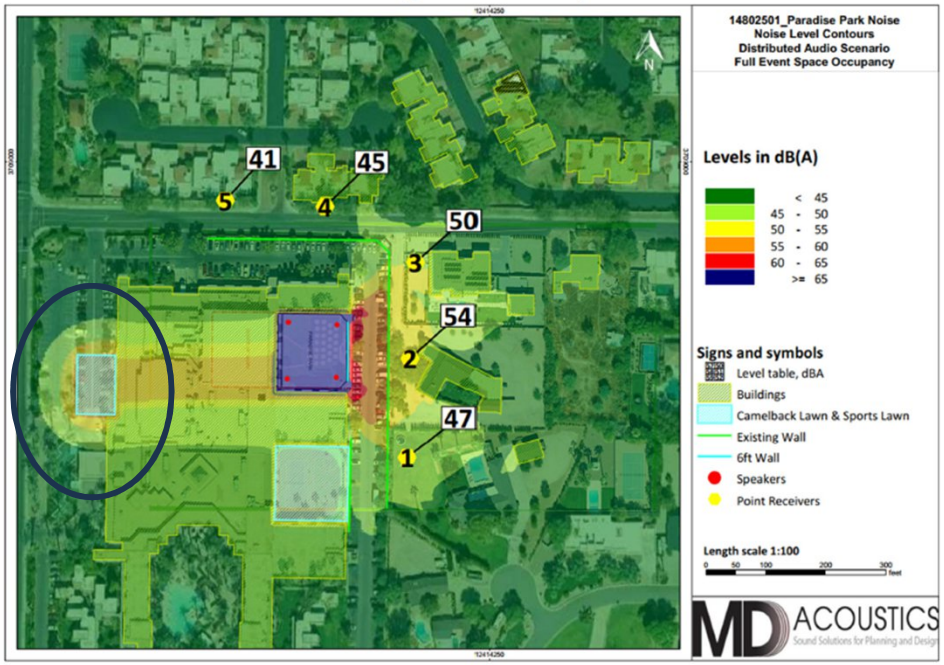
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	KELVINS	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	NOTES
	10	AL3	GROUP	TREE MOUNT LIGHT	AR-TM-LOP-LHP-AL-CA-F32-SIZE-E64-MFL-MLV-12-11-BRONZE WRINKLE	2700	0.900	399	6.8	204	INSTALL TO BE DIRECTED DOWNWARD
	27	BH1	SINGLE	BOLLARD	UVA-10021-T5-W27-DIM - 06 - LIGMAN BRONZE	2700	0.900	531	20.6	556.2	
	136	DP3	SINGLE	STING LIGHTS	LSA2-B-36-V-27-LUCPET_SHADE-DS-BK-BK-10-LSA-LUC=PET	2700	0.900	66	1.07	145.52	

[1] OUTDOOR EVENT SOUND

Noise Study

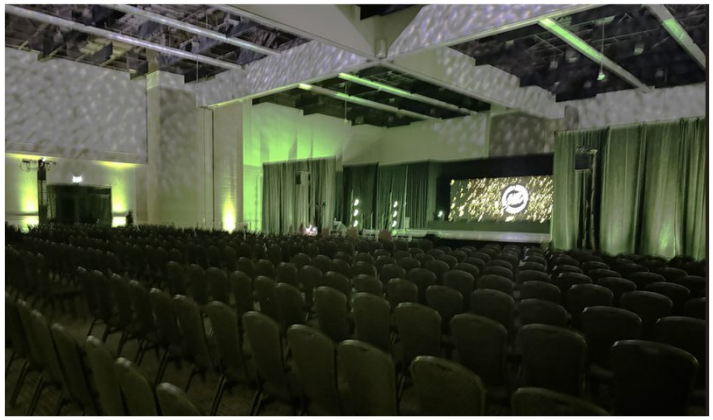
- Does not exceed minimum code 56 and 45 decibel thresholds at property line
- Location mitigates any impact
  - Not near residential homes
  - Setback 83’7” from Scottsdale Rd
  - Screened by walls & landscaping
  - Scottsdale Rd emits as much/more sound
- New noise stipulations
- Police records show no sound or other nuisance calls

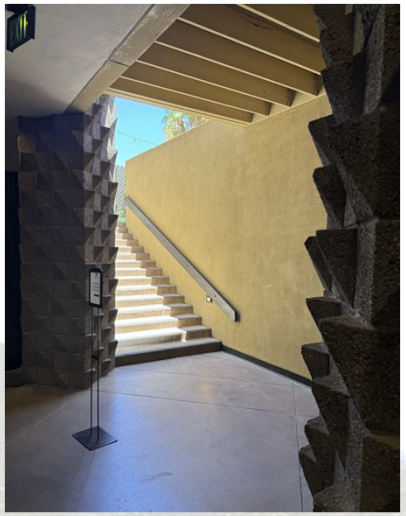
Figure 4: Full Event Space



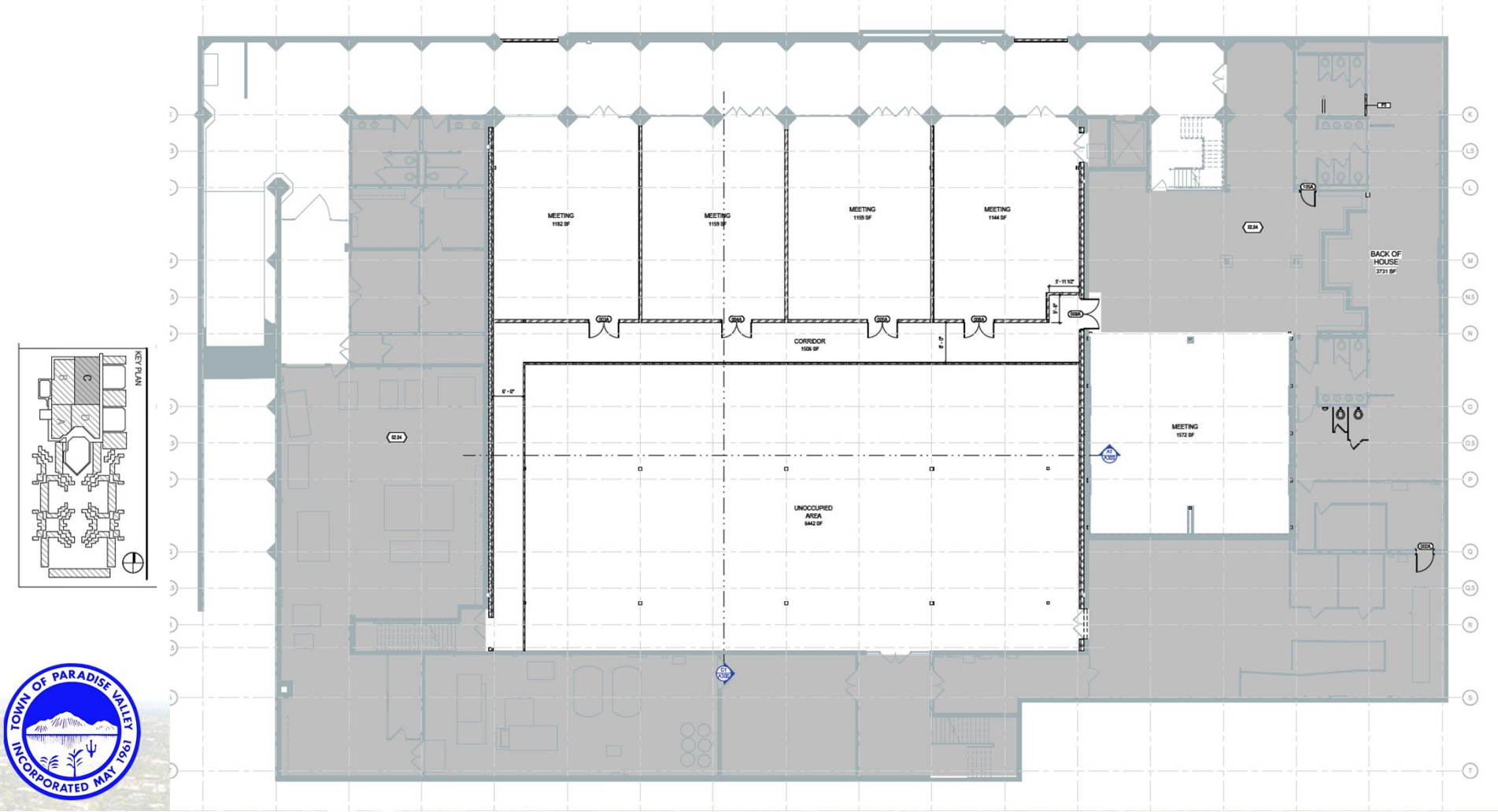
[2] ADD MEETING ROOMS

- Underneath Forum Ballroom
- Prior Forum Ballroom raised at same finished floor as the ground level via 2025 SUP
- Finished height in basement 11 feet 6 inches
- Area underneath Forum Ballroom required to be sealed off and inaccessible
- Plans to use area via future SUP amendment(s)
- 7,722 square feet (4 breakout rooms)
- 1,506 square feet hallway
- 6,433 square feet remain inaccessible
- 4,078 square feet net added floor area due to reductions via SUP-25-04

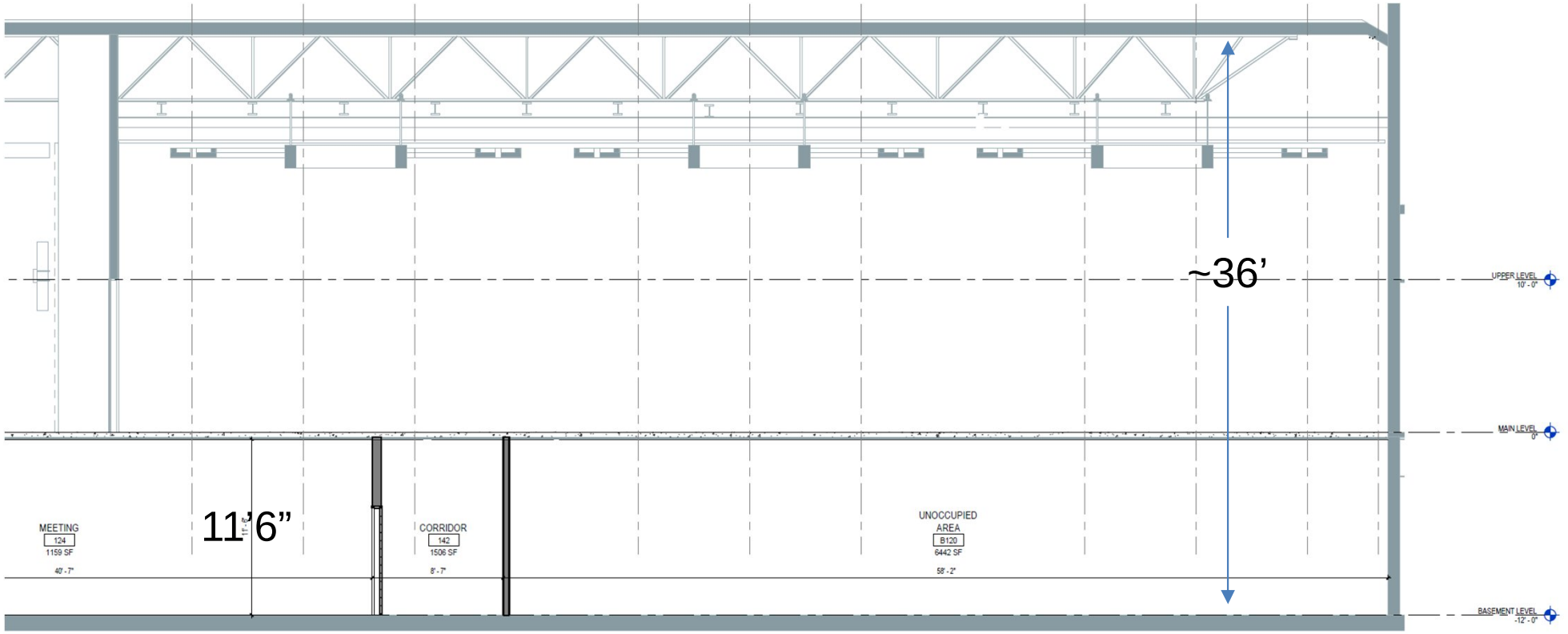




[2] ADD MEETING ROOMS

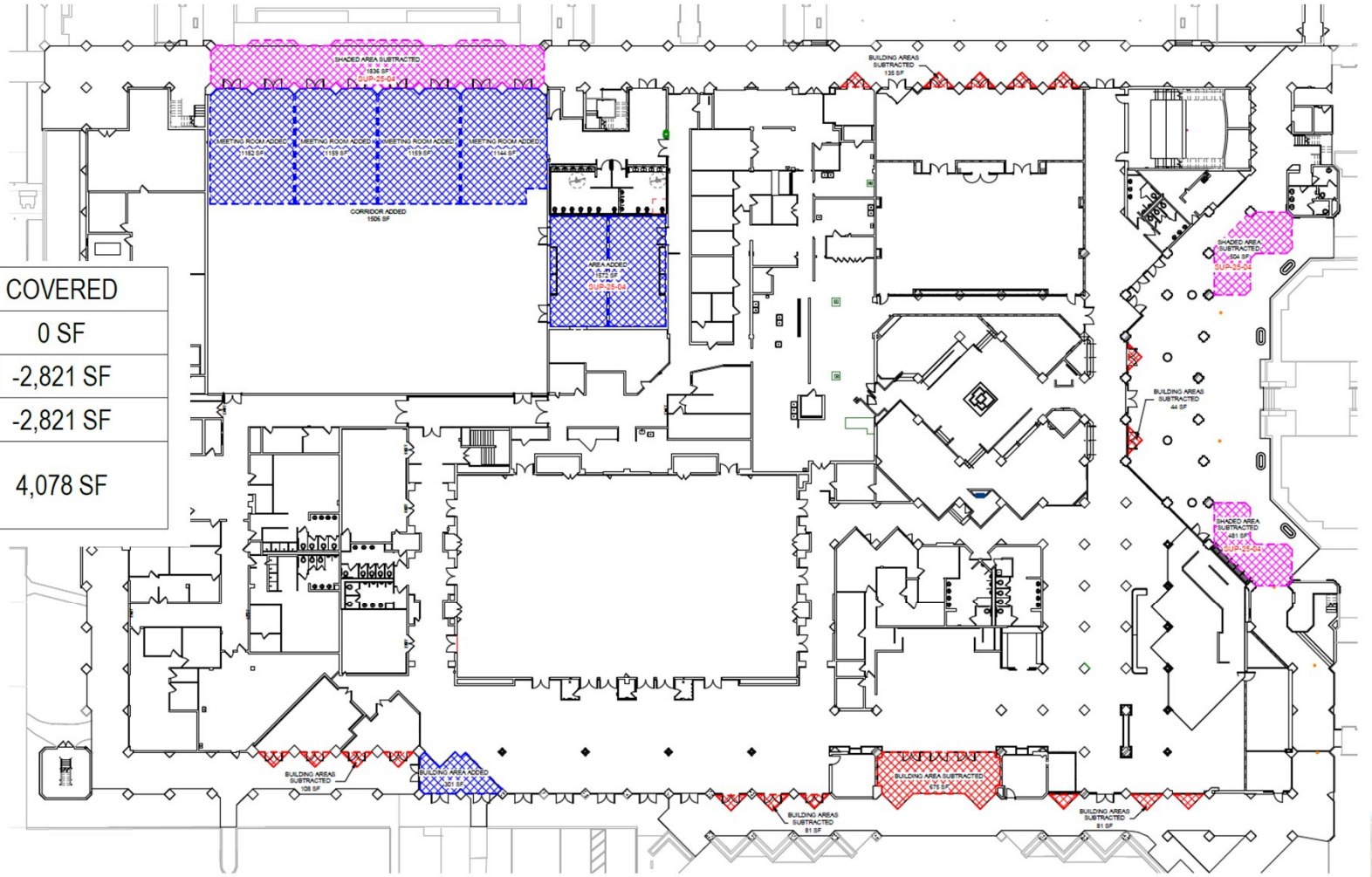


[2] ADD MEETING ROOMS



[2] FLOOR AREA CHANGE STUDY

	CONDITIONED	COVERED
ADDED	8,023 SF	0 SF
SUBTRACTED	-1,124 SF	-2,821 SF
NET	6,899 SF	-2,821 SF
	TOTAL AREA ADDED =	4,078 SF



[2] SQUARE FOOTAGE DATA

- Lot Coverage at 22% and meets 25% SUP Guideline
- Lot Coverage is less than prior from SUP-25-04
- No Floor Area guidelines but increased with basement underneath the Forum Ballroom
- Total impervious area decreased and total open space increased due to Camelback Lawn
- Impervious area and open space meet SUP Guidelines

BUILDING DATA - LOT COVERAGE CALCULATIONS

DATA	EXISTING (1997 Site Plan)	PROPOSED (SUP-26-03)
Site Area Total (Net)	816,816 SF	769,192 SF
Lot Coverage Area (Square Feet); (%)	173,931 sf, 21%	171,110 sf; 22% 173,931 -2,821 = 171,110 sf 171,110 / 769,192 = 0.2225 *100 = 22%
Total Floor Area Ratio FAR = Total Gross Floor Area / Total Area of Zoning Lot (Excluding basement)...	257,251 sf; 32% FAR = 173,970sf + 83,281sf / 816,816 FAR = 0.3149*100 = 32%	254,391 sf; 33% FAR = 171,110sf + 83,281sf / 769,192sf FAR = 0.3307*100 = 33%
Total Basement Area (Square Feet)	14,602 sf	28,757 sf 14,602 sf + 14,155 sf = 28,757 sf NEW Meeting Rooms: 6,216 sf Corridors: 1,506 sf Unoccupied Space: 6,433 sf Total: 14,155 sf
Total Impervious Area (Square Feet); (%)	215,139 sf, 32%	210,559 sf; 27% 215,139 sf - 4,580sf = 210,559 sf
Total Open Space (Square Feet; (%)	427,707 sf; 48%	432,287 sf; 56% 427,707 sf + 4,580sf = 432,287 sf

[2] PARKING

- 604 total parking spaces (existing)
  - 559 onsite
  - 45 offsite (perpetual agreement from SUP-97-02)
- 587 total parking spaces (SUP-26-03)
  - 542 onsite
  - 45 offsite (perpetual agreement from SUP-97-02)
- Peak parking demand
  - 493 spaces (peak)
  - 407 (off-peak)
- Surplus parking
  - 94 (peak)
  - 180 (off-peak)
- Additional analysis to maximize seating
  - 586 (peak)
  - 500 (off-peak)

[2] PARKING

Table 6 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities		SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380	Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850	Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563	SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183	SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630	SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200	SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848	SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796	SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271	SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
Peak Season Total				**1241.22**	**-704.61**	**536.61**	**-43.93**	**492.68**
Off-Peak Season Total				**1104.42**	**-656.73**	**447.69**	**-40.80**	**406.89**

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment E**

Table 7 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities		SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
All Other Uses	-	-	-	816.22	-470.86	345.36	-43.93	301.43
Banquet / Meeting Space	1,265	Seats	1 per 2 Seats	632.50	-347.88	284.63	0.00	284.63
Peak Season Total				**1448.72**	**-818.74**	**629.98**	**-43.93**	**586.06**
Off-Peak Season Total				**1311.92**	**-770.86**	**541.06**	**-40.80**	**500.26**

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment C**

[2] PARKING

- No parking impact with the added meeting and outdoor space
- No history of parking complaints
- Parking study that models typical to worse case demonstrates compliance
- Location on Scottsdale Road on edge of the Town provides alternate transportation methods
  - Rideshare
  - Bus transit
- Resort markets to conference/groups which results in less single vehicle use and alternative transit modes


Scottsdale Road

[2] CIRCULATION

- No change to the existing traffic and circulation patterns
  - All existing driveways will remain
  - Driveway opened along Jackrabbit Road for ongoing construction to be converted back to wall and landscaping
  - Camelback Lawn will change the dual drives within the parking lot north of the porte-cochere but not impact the 360-degree circulation around the resort

- Driveways
- Offsite Parking



[3] REMOVE EXISTING EXTERIOR SIGNS

- Remove existing resort identification signs
  - 2 south of the middle Scottsdale Rd driveway
  - 2 north of the northernmost Scottsdale Rd driveway
  - Porte-cochere building sign



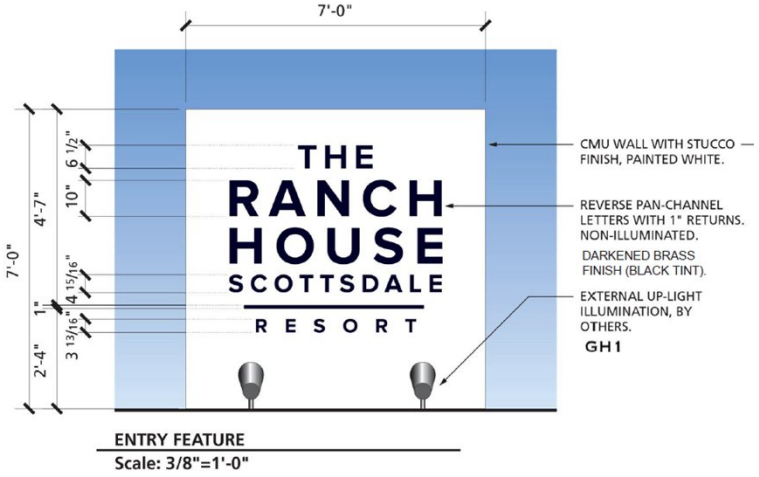




[3] RESORT ID EXTERIOR SIGNS

- Add 2 resort identification signs
  - 1 at middle Scottsdale Rd driveway
  - 1 at southeast corner Scottsdale Rd & Jackrabbit Rd





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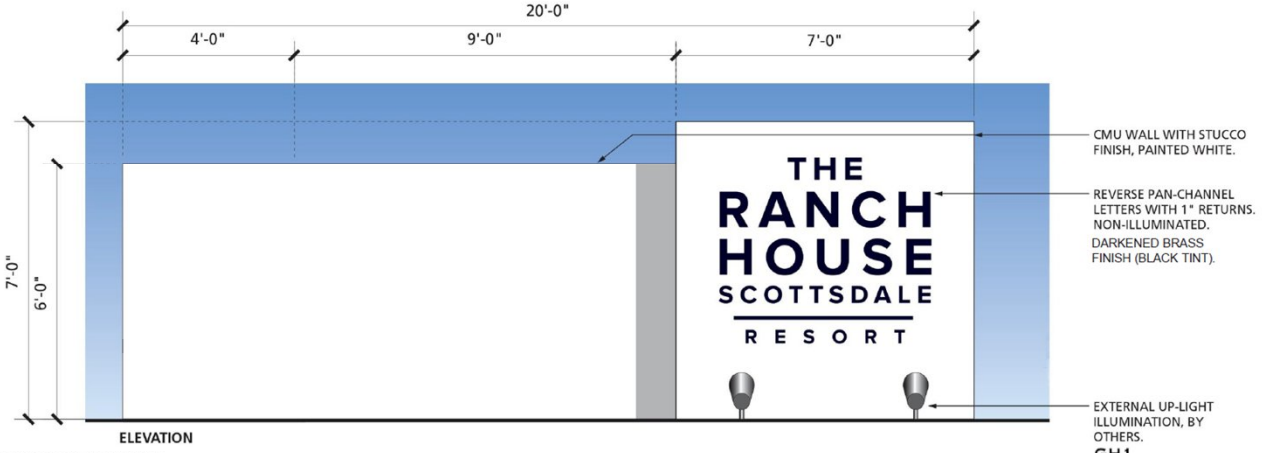


ELEVATION
CORNER MONUMENT
Scale: 3/8"=1'-0"



CORNER MONUMENT RENDERING
Scale: NTS

6/2/2026

[3] RESORT ID EXTERIOR SIGNS

- Existing resort identification signs complied with SUP Guidelines except in right-of-way
- New resort identification signs comply with SUP Guidelines except at 49 square feet instead of 40 square feet
  - Not in right-of-way
  - Town has approved larger sign area on major arterials
  - Corner sign on water parcel wall will require owner approval (see stipulation)

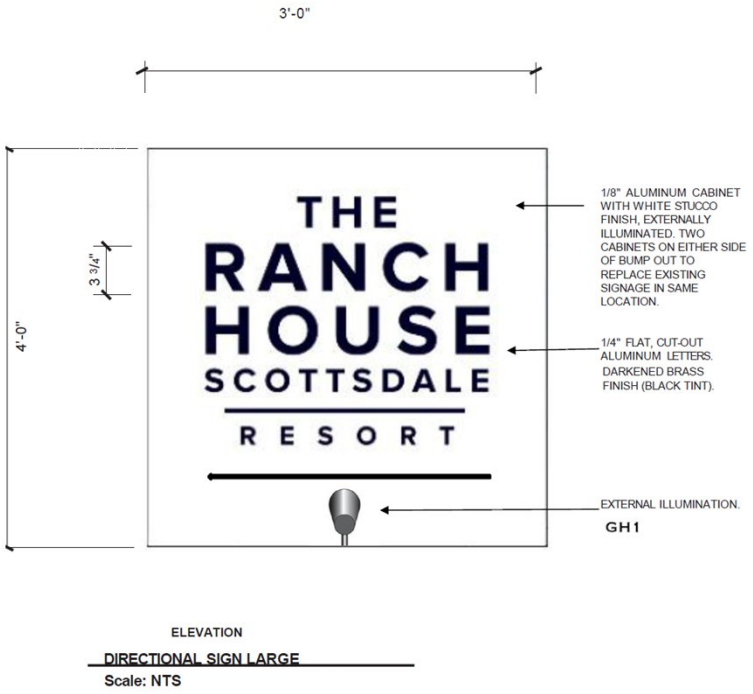
Resort Identification Sign Characteristics	SUP Guideline & Zoning Ordinance [ZO]	Existing	Proposed (SUP-26-03)
Driveways	No minimum/maximum number of driveways	3 on Scottsdale Rd 2 on Jackrabbit Rd	No change (temporary 3rd access on Jackrabbit Rd to be removed after renovation)
Location	Allows for 1 sign at each entrance (double-sided signs considered 2 signs) 3 signs Scottsdale Rd 2 signs Jackrabbit Rd No permanent signs in right-of-way [ZO]	**4 on Scottsdale Rd (in the right-of-way)** 0 on Jackrabbit Rd	2 on Scottsdale Road (not in right-of-way, with a sign at the main entrance and a sign on the existing water well parcel wall at southeast corner Scottsdale Rd/ Jackrabbit Rd)
Setback Feet (')	No setback provided Setback by SUP [ZO]	**in the right-of-way**	0' (on property line) at main entrance 10' minimum from travel lane at intersection
Height Feet (')	8' (Scottsdale Rd) 4' (Jackrabbit Rd)	6' (Scottsdale Rd) No signs Jackrabbit Rd	7' (Scottsdale Rd) No signs Jackrabbit Rd
Sign Area Square Feet (sf)	40 sf each 120 sf total (Scottsdale Rd) 32 sf each 64 sf total (Jackrabbit Rd) Grand Total 184 sf	17.75 sf each 71 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd) Grand Total 71 sf	**49 sf each** (7' x 7' wall) 98 sf total 25 sf each (5' x 5' text) 50 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd) Grand Total 50 sf
Illumination	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO] Hours open [ZO]	Backlit Confined to sign Fully shielded Not move Unknown Dusk to Dawn	Indirectly lit (2 directional ground fixtures) Confined to sign Fully shielded Not move 3000 Kelvins Dusk to Dawn
Total Number	3	**4**	2



[3] DIRECTIONAL SIGNS

- Add 7 directional signs
- Meet SUP Guidelines except 2 remain in right-of-way and 1 taller
- 2 that replace the existing signs south of the middle Scottsdale Rd driveway
  - Similar size to existing
  - Mix of a resort identification sign and directional
  - Meets the size requirements of directional
  - Proposed to remain in right-of-way

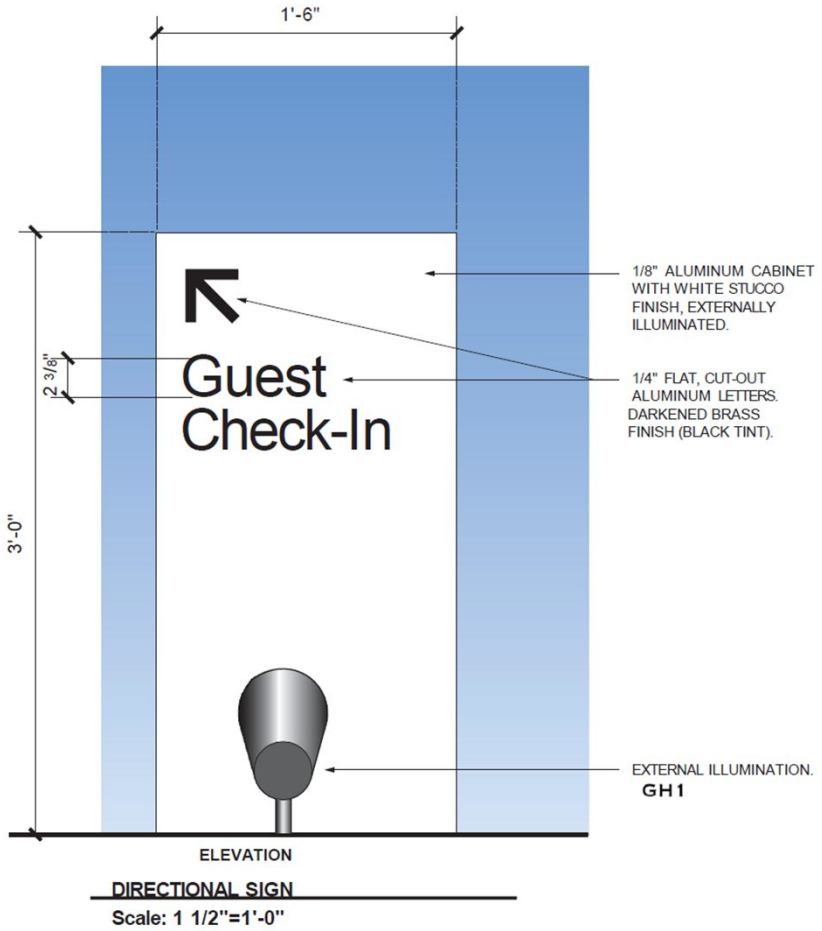




[3] DIRECTIONAL SIGNS

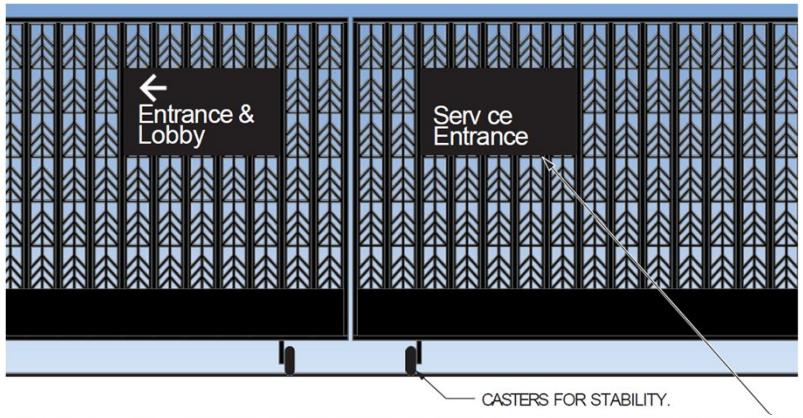
- 1 sign at easternmost Jackrabbit Rd driveway
  - Meets SUP Guidelines
  - Not in right-of-way





[3] DIRECTIONAL SIGNS

- 2 on the driveway gate
  - Meets SUP Guidelines
  - Not in right-of-way
  - 1 foot 6 inches tall
  - 3 feet wide
  - 5 feet from grade.

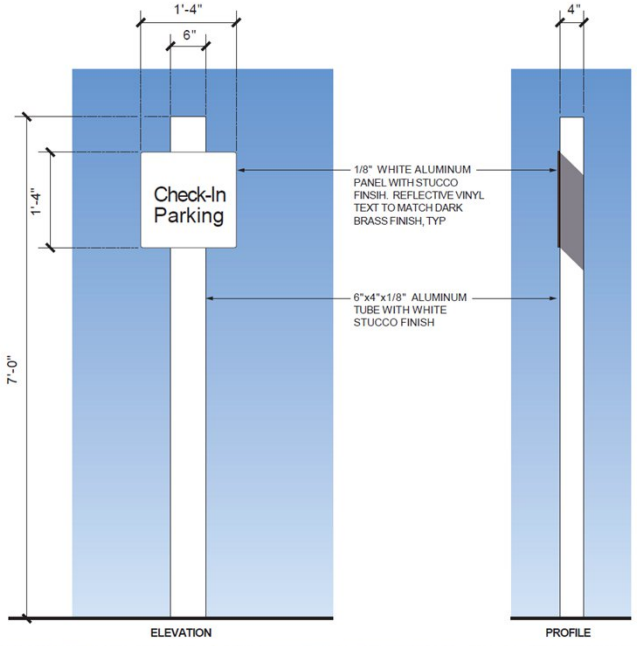




SERVICE GATE RENDERING
Scale: NTS

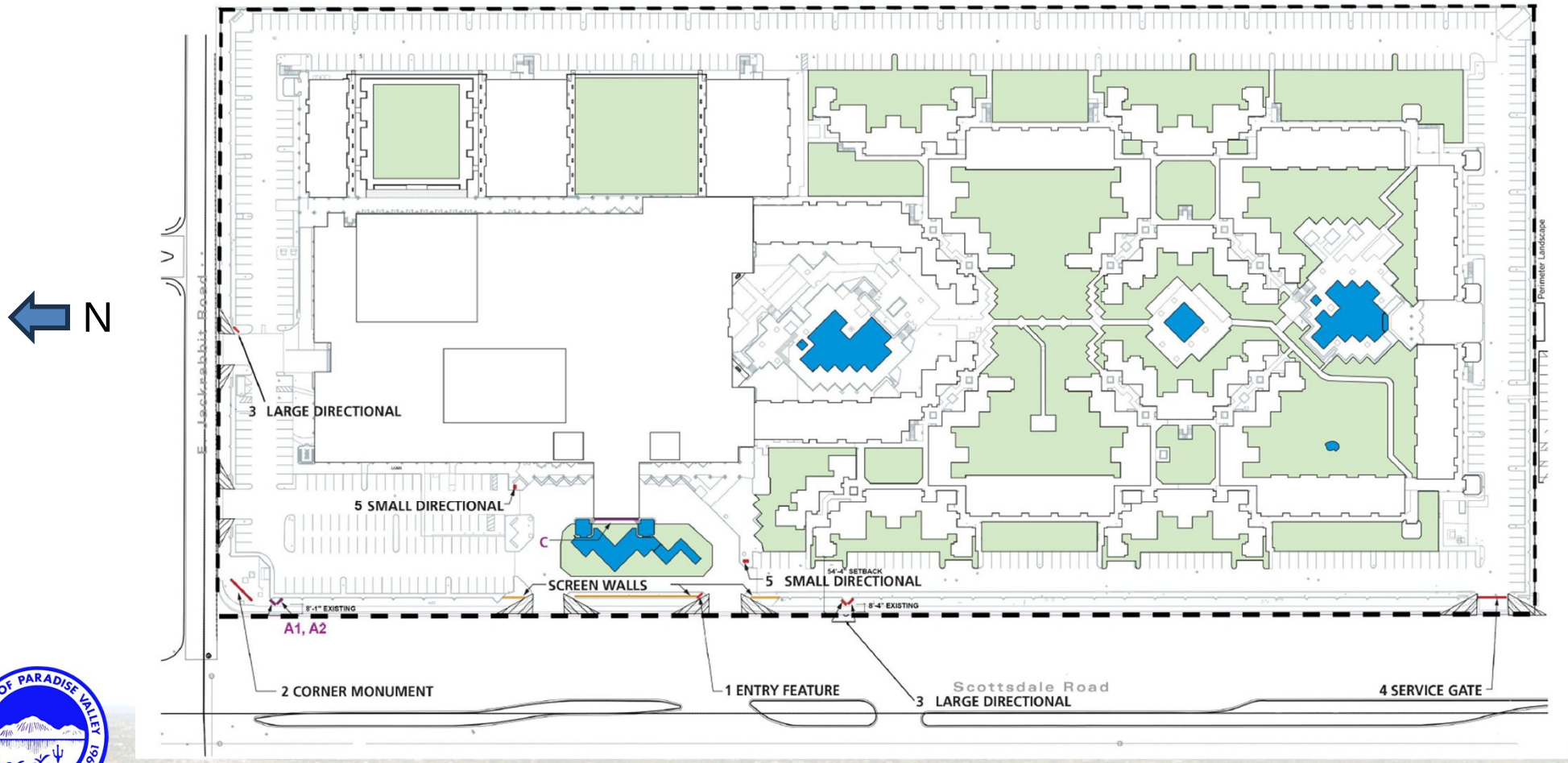
[3] DIRECTIONAL SIGNS

- 2 within the parking lot near porte-cochere
  - Meets SUP Guidelines
  - Not in right-of-way
  - 7 feet tall (not 6 feet)
  - Added height aid as most vehicles are SUVs



Directional Sign Characteristics	SUP Guideline & Zoning Ordinance [ZO]	Proposed (SUP-26-03)
Location	No minimum/maximum	2 along Scottsdale Road (location of existing resort identification signs) 1 along Jackrabbit Road at easternmost driveway 2 smaller signs near the porte-cochere area
Setback Feet (')	No setback provided Setback by SUP [ZO]	**Within the right-of-way on existing 'V' wall along Scottsdale Rd** 0' (on property line) at Jackrabbit Rd driveway 40' and greater near port-cochere
Height Feet (')	5'	3' (Scottsdale Rd) 3' (Jackrabbit Rd) **7' (near porte-cochere)**
Sign Area Square Feet (sf)	12 sf each	12 sf (2 at Scottsdale Rd) 4.5 sf (1 at Jackrabbit Rd) 2 sf (2 near porte-cochere)
Illumination	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO] Hours open [ZO]	Indirectly lit (1 directional ground fixture) Confined to sign Fully shielded Not move 3000 Kelvins Dusk to Dawn
Total Number	No minimum/maximum	7 (includes gate signs)

[3] SIGN LOCATIONS



[4] PERIMETER IMPROVEMENTS

- Replace chain with driveway gate
  - Decorative metal
  - 5-foot-6-inch-tall
  - Replaces chain been used for decades
  - 15-foot setback from travel lane (on property line)
  - Driveway opening 50 feet (30 feet at gate) (compared to residential of 20 feet)
  - Pedestrian access remains
  - SUP Guideline follows residential (10-foot setback; 6-foot tall)
    - Setback not to guideline but vehicle maneuverability not impacted
    - Existing parking lot/drive aisle prohibits meeting setback



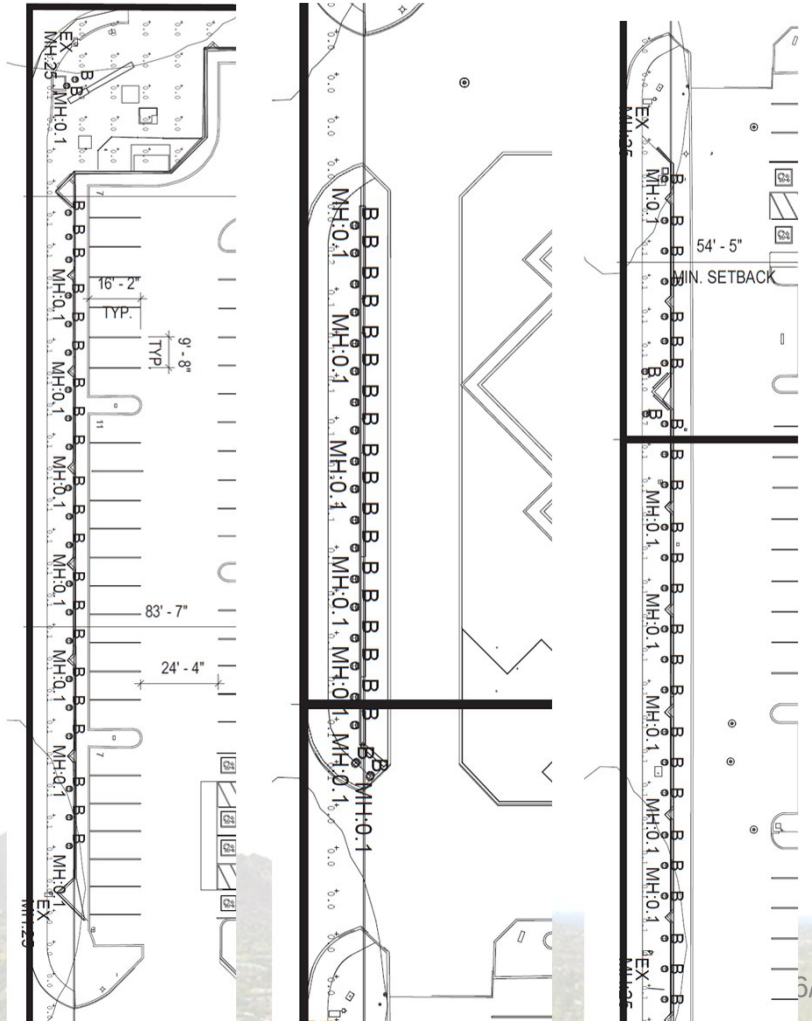
SERVICE GATE RENDERING
Scale: NTS



[4] PERIMETER IMPROVEMENTS

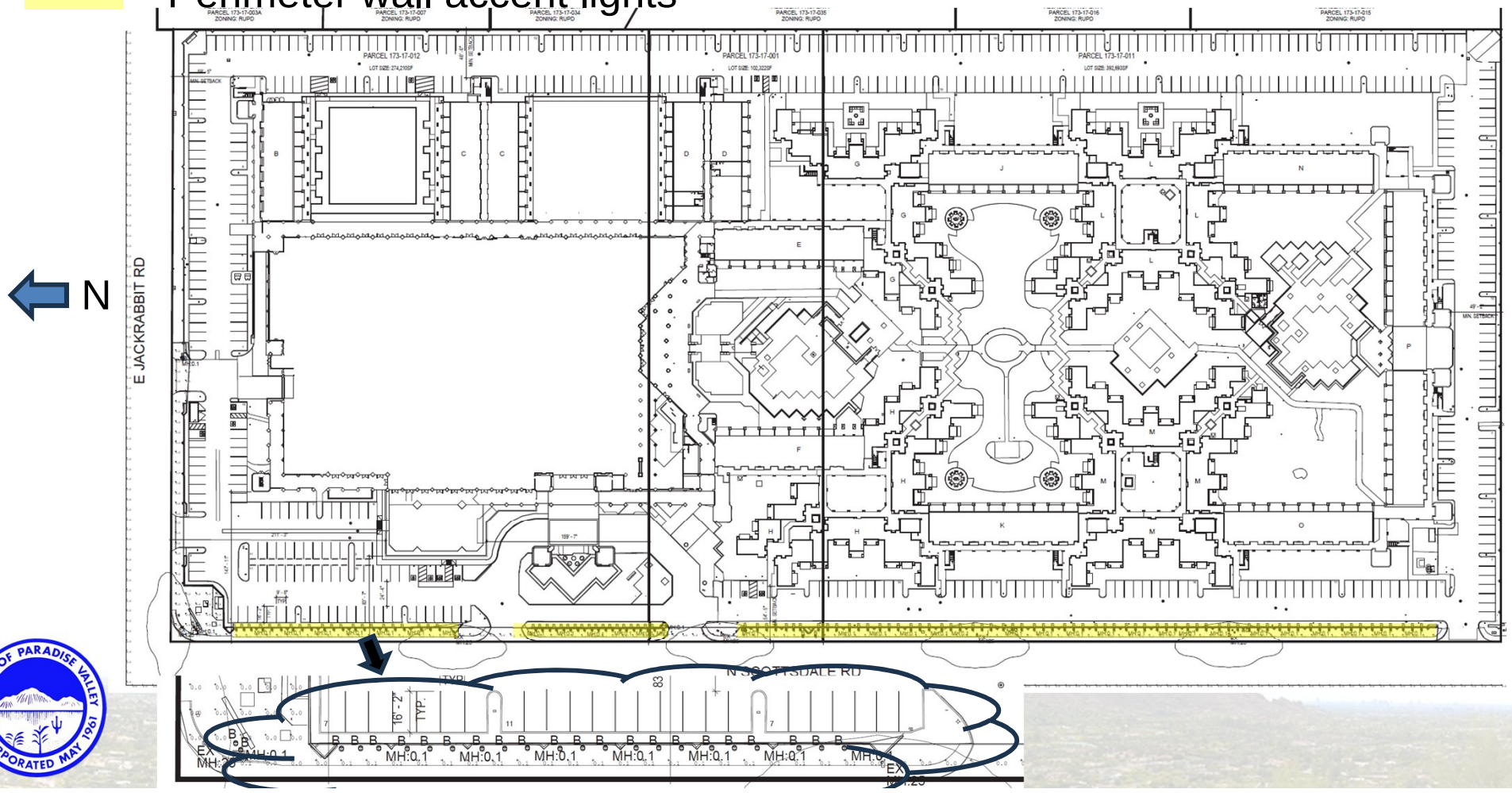
- Add accent wall lighting along Scottsdale Rd
  - Uses same ground-mounted fixture as signs
  - 531 lumens, 2700 Kelvins
  - Spaced approximately 9 feet apart
  - Mounted in turf in front of perimeter wall (but in right-of-way)
  - No SUP Guideline on accent lighting, unlike hillside that prohibits used to light walls or building elements for decorative purposes
  - General SUP/Code lighting provisions apply
    - Fully shielded
    - Not direct light unto another property
    - Uplighting 300 lumens maximum
  - No wall lighting along Jackrabbit Rd
- Staff direction
  - Not be placed in right-of-way
  - Architecturally integrated onto wall (if allowed)





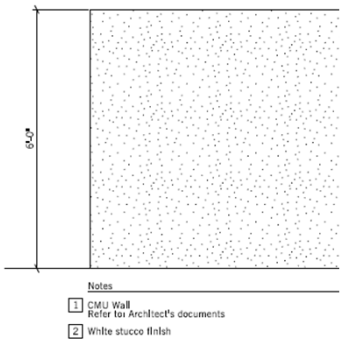
[4] PERIMETER IMPROVEMENTS

Perimeter wall accent lights

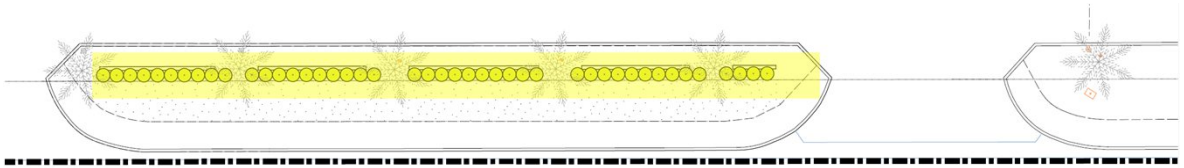


[4] PERIMETER IMPROVEMENTS

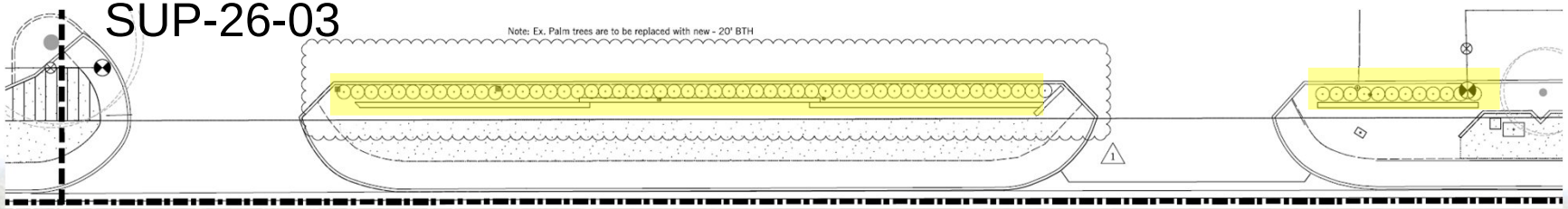
- Modify entry wall at Scottsdale Rd
- Modification from SUP-25-04
  - Removes 5 existing palm trees and wall openings
  - New 20 lineal-foot wall segment south of middle driveway
  - Similar Ficus hedge and setback
- Corner vision standards for driveways to be met



SUP-25-04



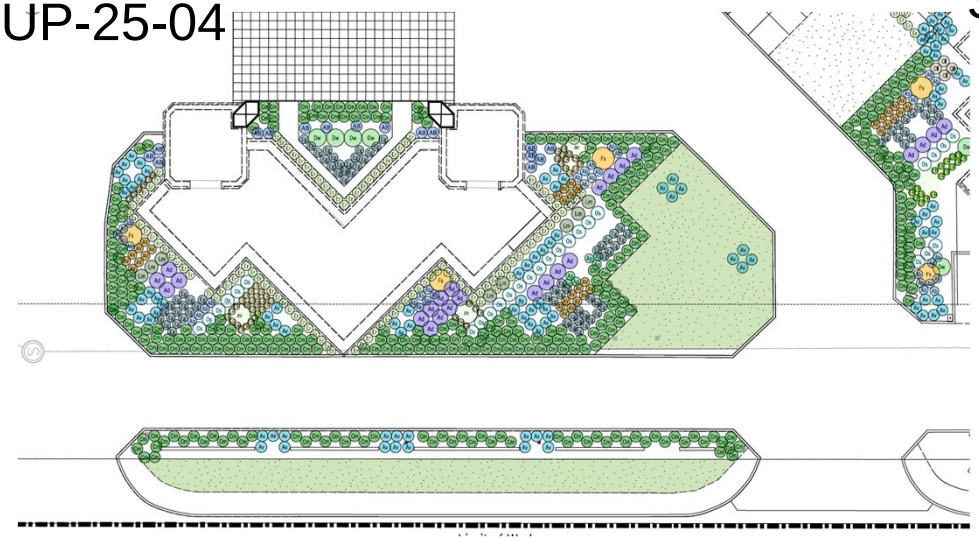
SUP-26-03



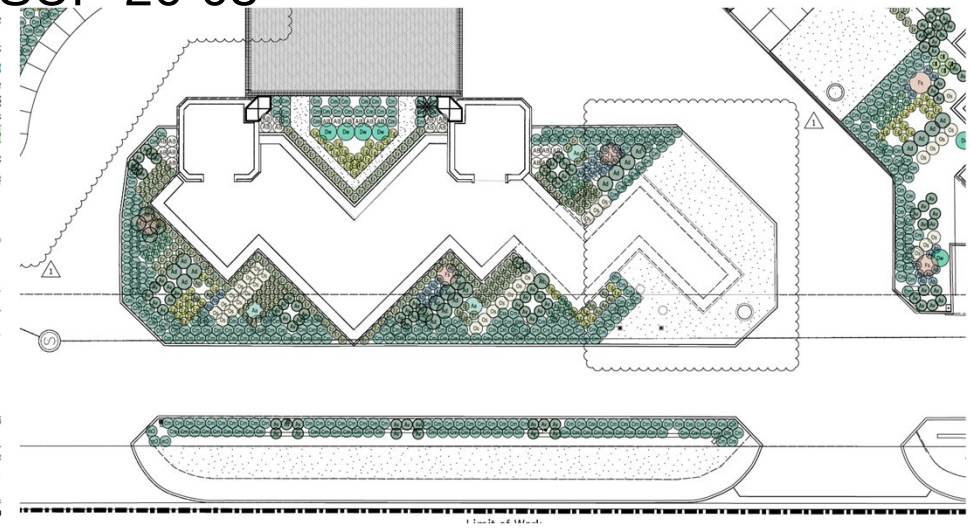
[4] PERIMETER IMPROVEMENTS

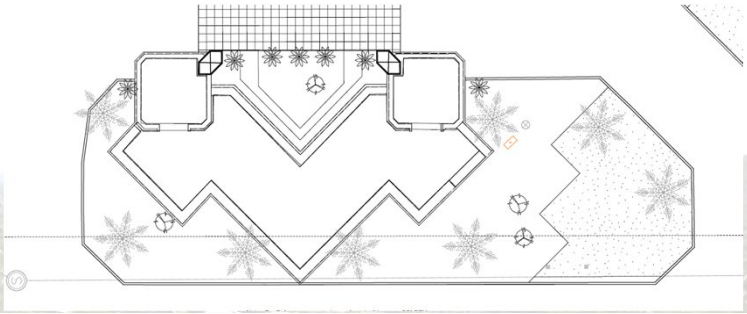
- Note substantial compliance from SUP-25-04
  - Keep entry fountain same

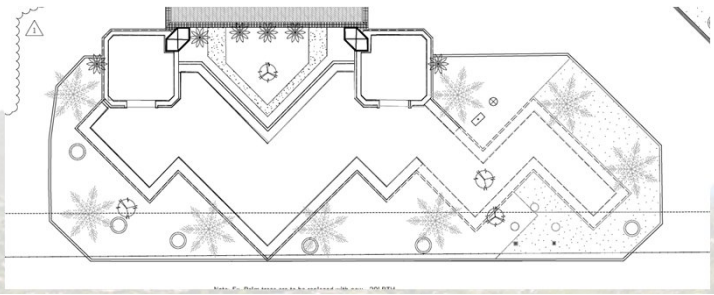
SUP-25-04



SUP-26-03

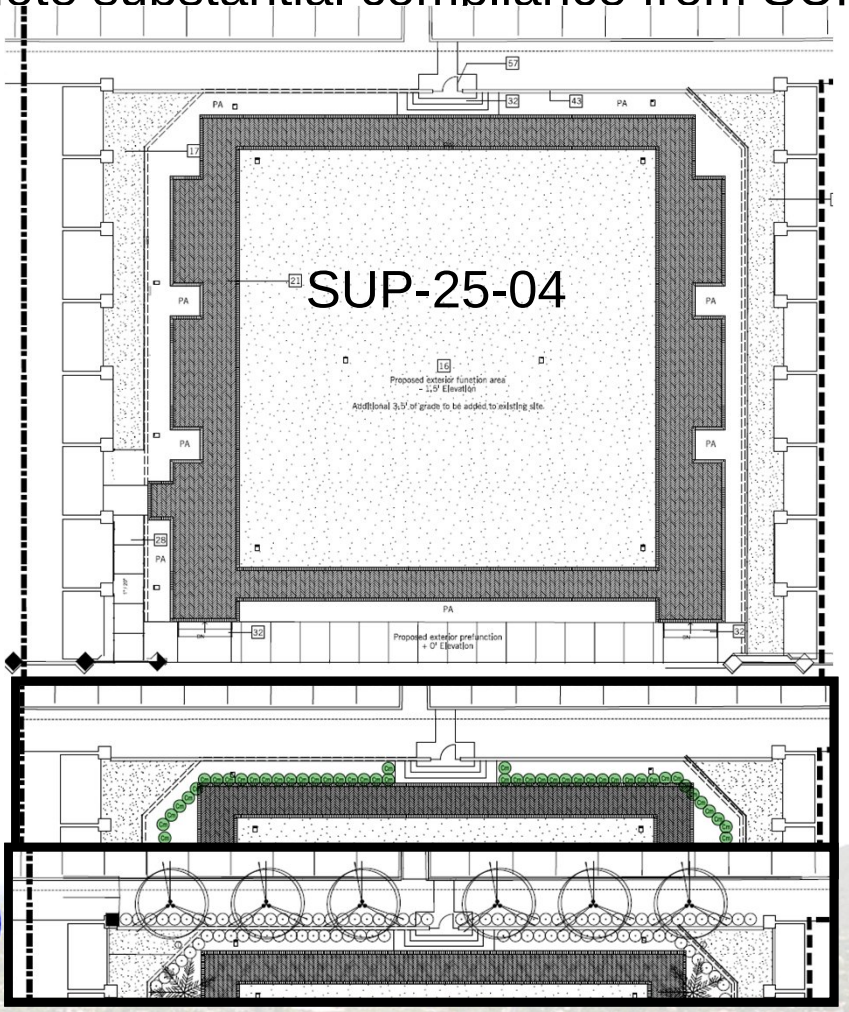


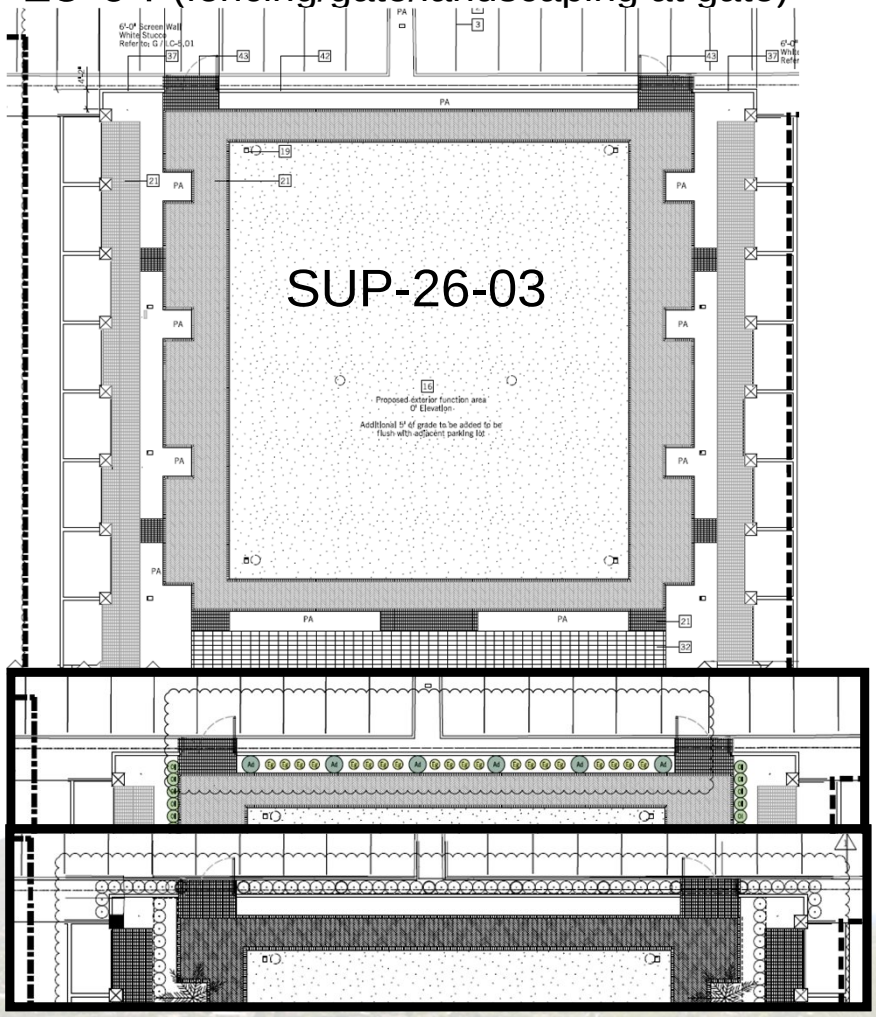




[4] PERIMETER IMPROVEMENTS

- Note substantial compliance from SUP-25-04 (fencing/gate/landscaping at gate)





Paradise Park

[4] PERIMETER IMPROVEMENTS

Paradise Park

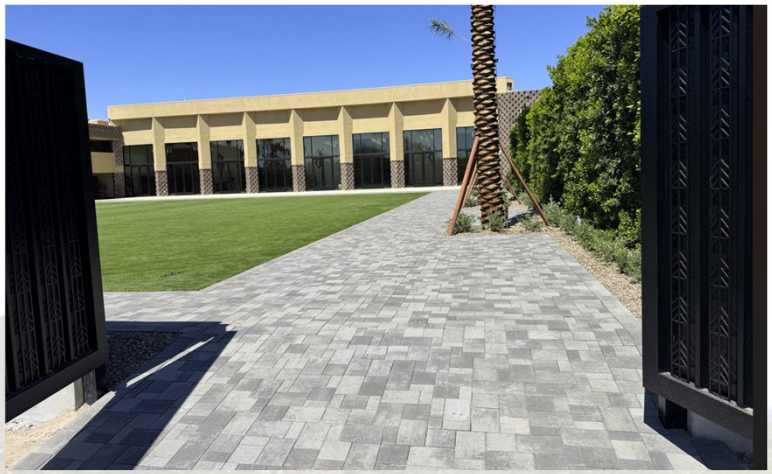
Before





After





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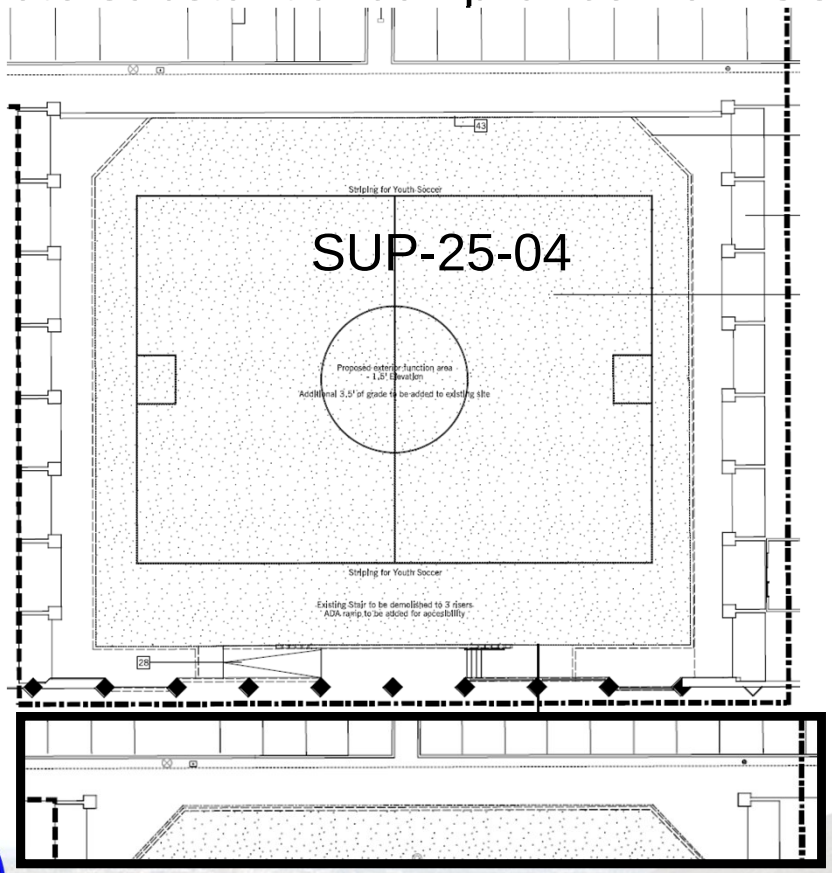
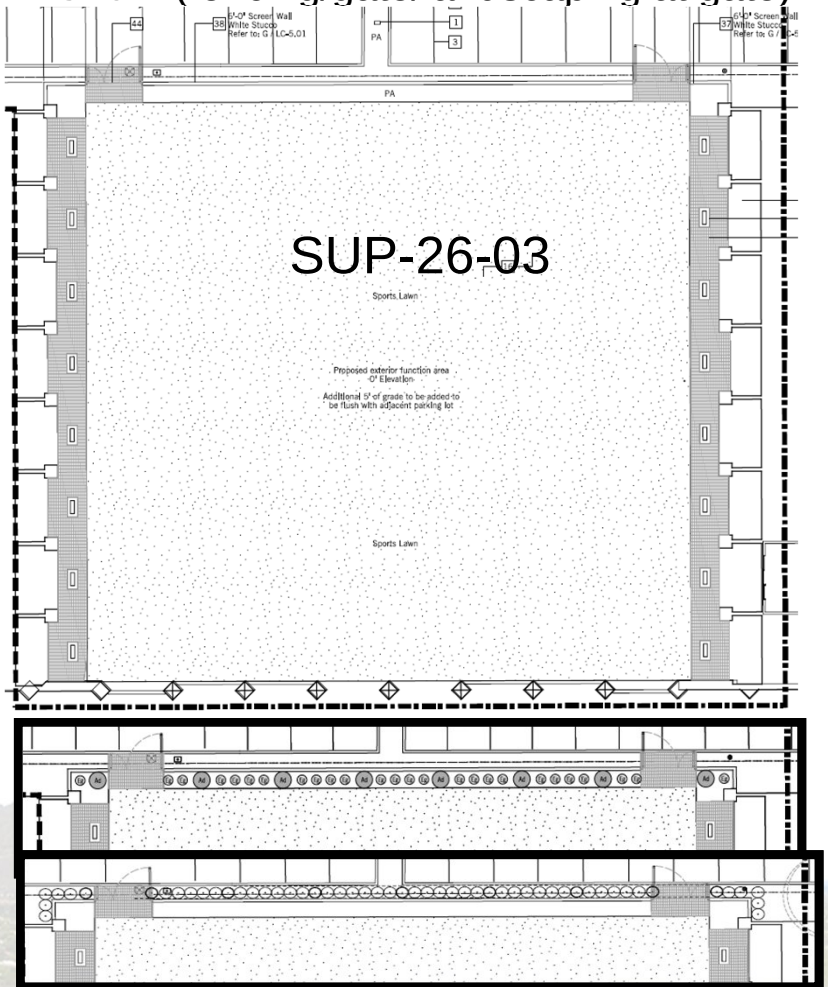




[4] PERIMETER IMPROVEMENTS

Sports Court

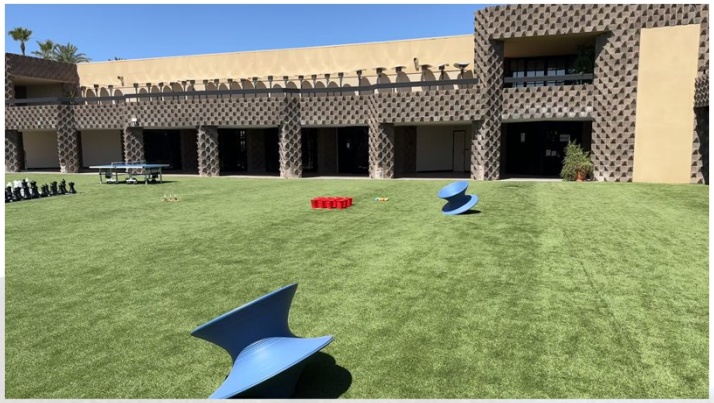
Before





After





[4] NEW STIPUALTIONS

Summary

1. References to the submitted plans and documents
2. Various noise requirements
   - Meet Article 10-7 Town Code
   - Live music end or move indoors at or before 10 pm
   - Resort measure noise
   - Amplified sound discouraged, prohibited 10 pm to 7 am
3. Various lighting requirements
   - Meet approved plan, if unclear SUP Guidelines
   - Light-emitting element not visible, if complaint inspection and if valid shield
   - Landscape lighting focused on plantings/site feature
   - 16-foot height maximums for palm tree and festoon/bistro lights from SUP-24-06
   - Palm trees above roofline may be replanted if impact views from SUP-24-06
   - Scottsdale Rd accent lighting not be in right-of-way, architecturally integrated
4. Landscaping requirements meet approved plans, be maintained, & have irrigation
5. Signs
   - Remove existing signs, ‘v’-shape wall in right-of-way (northern)

[4] NEW STIPUALTIONS

Summary

6. Requirement to obtain a right-of-way encroachment permit for walls/lighting
7. Authorization from owner of water parcel prior to issuance of sign at Scottsdale Rd/Jackrabbit Rd intersection
8. Requirement to combine the multiple parcels into one lot via the Town's final plat process
9. Requirement for waiver of claims
10. All existing SUP stipulations remain in full force and effect

[4] MODIFIED STIPUALTIONS

1. Remove 850-person local function cap
   - Long-standing uses at the resort with no recent complaints
   - Parking study with SUP-26-03 support removing
   - Stipulation in SUP-25-04, SUP-87-06, and SUP-85-06

2. Remove tennis-related stipulations from SUP-97-02 and SUP-87-03
   - Added when resort had six tennis courts
   - Resort now only includes one outdoor sports lawn for general use
   - Includes requiring tennis to end at 10:00 p.m., no outdoor amplified sound, no out public address system, various lighting and other tennis-specific provisions, and referenced tennis court plan sheets
   - New SUP-26-03 noise stipulations address various outdoor sounds as at other Town resorts

[4] MODIFIED STIPUALTIONS

3. Remove low-level lighting requirement of four feet tall from SUP-87-03
   - All the exterior lighting is subject to the exterior lighting plan with SUP-25-04
   - SUP-25-04 plan shows the location of the perimeter 4-foot-tall parking lot bollards
   - Any future exterior light fixture changes (e.g., height) would require following the applicable SUP amendment pursuant to Article XI of the Zoning Ordinance

4. Remove completed requirements from SUP-87-03 and SUP-85-06
   - Cost-sharing for the traffic signal at the intersection of Scottsdale Road and Jackrabbit Road which has been installed years ago
   - Relocation or vaulting of the private well site located at the intersection of Scottsdale Road and Jackrabbit Road which was vaulted
   - Timing of the east and south perimeter walls which were completed during the construction of the resort

SUP AMENDMENT CRITERIA

- The request is classified as a Minor SUP due to change of a stipulation.
- The amendment ***does not***:
  - **Change or add any uses**
    - *Functions and activities with SUP-26-03 remain the same*
    - *Primary use is for resort keys with ancillary uses (i.e., dining)*
    - *Uses align with the uses in Zoning Ordinance*
  - **Increase the floor area more than 5,000 square feet/15% existing**
    - *5,000 square foot threshold applies*
    - *Net increase in floor area at 4,078 square feet*

SUP AMENDMENT CRITERIA

- **Have material effect that cannot be sufficiently mitigated**
  - *Camelback Lawn is along the Scottsdale Rd frontage that adjoins a major arterial street and not nearby residential*
  - Camelback Lawn facing Scottsdale Road will be screened by the existing 6-foot-tall perimeter wall and new hedge, sound is within the Town decibel standards
  - *Lighting & signs area mitigated by the location along Scottsdale Rd*
  - *New stipulations that align with other Town resorts on noise, lighting, and landscaping to mitigate impact*

- **Change the architectural style**
  - *Architecture, exterior materials, and colors associated with the proposed modifications of SUP-26-03 are consistent with the resort*
  - *No new separate structures, except for walls and light fixtures*

PUBLIC COMMENT SUMMARY

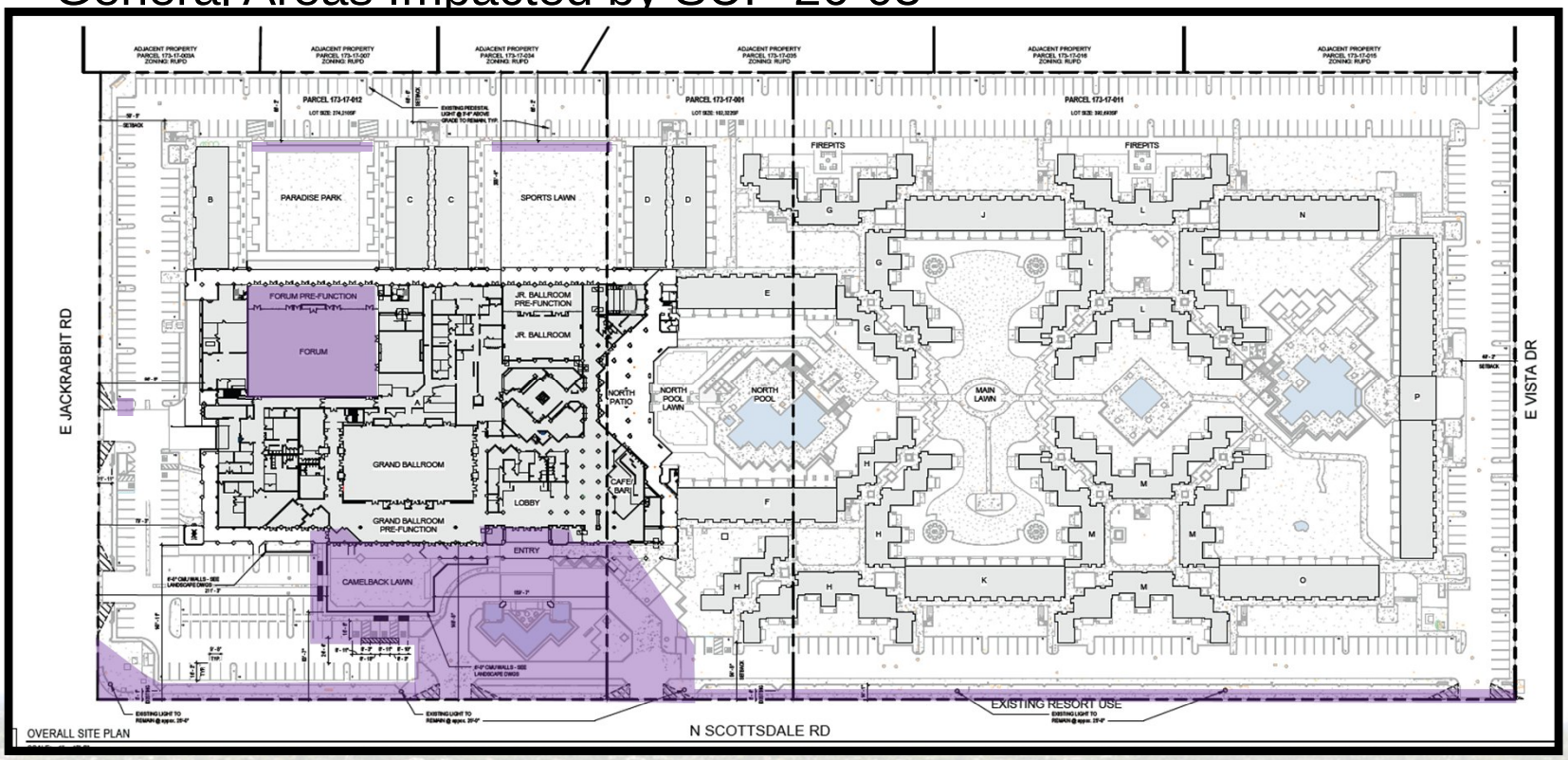
- *No noticing requirements for work sessions*
- *Public meeting noticing includes*
  - *Newspaper*
  - *Property notice*
  - *1,500-foot mailing*
- *Notice for June 16th public meeting completed May 27th*



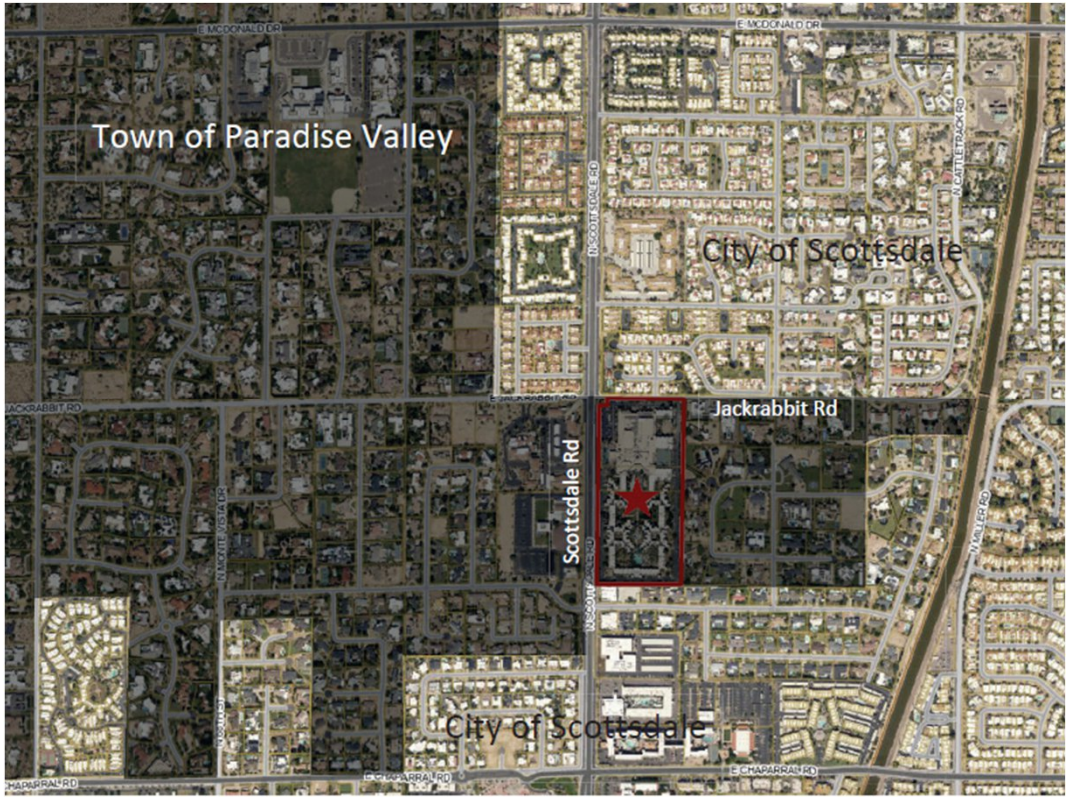
NEXT STEPS

- Scheduled discussion and action on June 16th

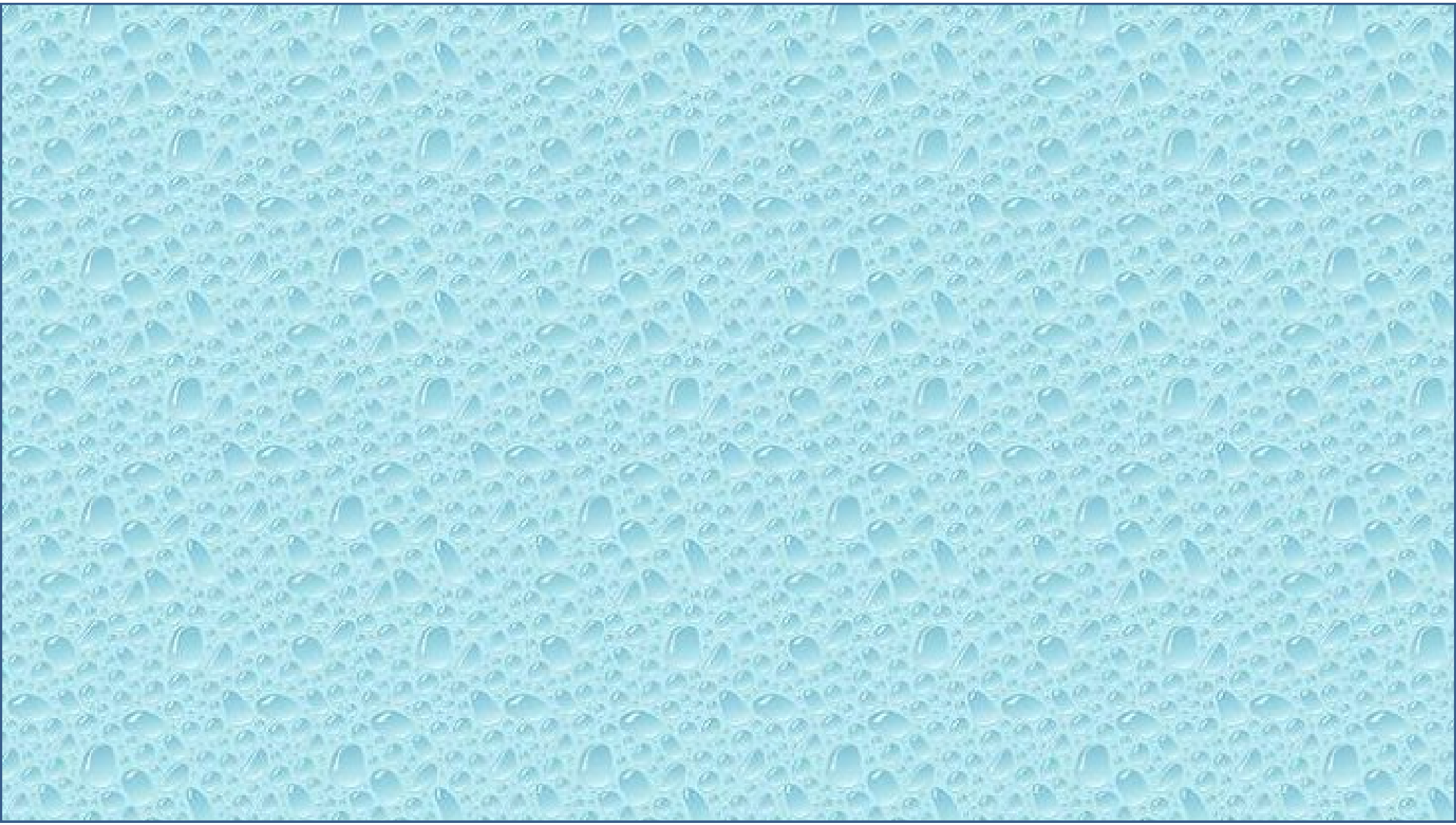
General Areas Impacted by SUP-26-03



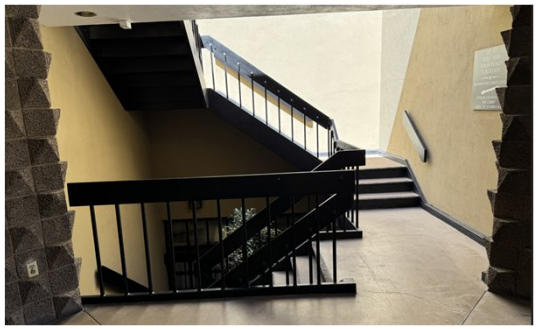
QUESTIONS?

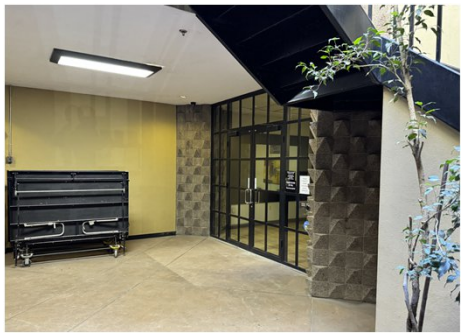

Town of Paradise Valley
City of Scottsdale
Jackrabbit Rd
Scottsdale Rd
City of Scottsdale
E MCDONALD DR
E CHAPARRAL RD





EXISTING SITE PHOTOS





Basement Level near Forum Ballroom



Main Resort Pool Area



Parking Lot View of Sports Lawn



East Property Line near Paradise Park



East Property Line Towards South

EXISTING SITE PHOTOS



East Property Line Towards South



East Property at South



View Looking West – South Side



View Into Office Parking Parking



Office Parking Lot



South Scottsdale Rd Driveway Chain

EXISTING SITE PHOTOS



South Scottsdale Rd Driveway



Resort Sign – Southernmost



Center Driveway



Area South of Center Driveway



Front Fountain



Area North of Porte-Cochere

EXISTING SITE PHOTOS



Northwest Parking Area Near Grand Ballroom







View From Scottsdale Rd – Northwest Parking



Northmost Resort Sign



Jackrabbit Rd Near 1st Driveway

EXISTING SITE PHOTOS







Water Parcel



Jackrabbit Rd 2nd Driveway



Temp Construction Access – Jackrabbit Rd



Jackrabbit Rd Looking West