

2015 Proposed SUP Overview

| Area | Land Use Product                                     | Gross Acreage         | Proposed Residential Units       | Residential Lot Sizes | Average Unit Size, Conditioned, sf <sup>(1)</sup> | Maximum Total Residential Floor Area, sf <sup>(2)</sup> | Maximum Total Resort Related Floor Area, sf <sup>(2)</sup> | Lot Coverage: Drip Line Area, sf | Area Coverage, Percentage <sup>(1)</sup> | Maximum Height, ft <sup>(3)</sup> |
|------|--|-----------------------|----------------------------------|-----------------------|---|---|--|----------------------------------|--|-----------------------------------|
| A    | The Ritz-Carlton Resort Hotel                        | 18.1                  | Public Spaces<br>200 Hotel Rooms |                       |   |   |  |                                  |  | 48'                               |
|      | Accessory & Service Structures                       |                       |                                  |                       |   |   |  |                                  |  | 24'                               |
| A1   | Ritz-Carlton Resort Villas                           | 11.1                  | 94 Resort Villas                 |                       |   |   |  |                                  |  | 16'                               |
|      | - Food & Beverage                                    |                       |                                  |                       |   |   |  |                                  |  | 36'                               |
|      | Subtotals - A & A1                                   | 29.2                  |                                  |                       |   |   |  |                                  |  | 24'                               |
|      |  |                       |                                  |                       |   | 727,000   | 383,000  |                                  | 30.1%                                    |                                   |
| B    | Resort Related Luxury Homes                          | 31.3                  | 66                               |                       | 4,000   | 453,750   |  | 336,600                          | 24.7%                                    | 20' / 24' <sup>(3)</sup>          |
|      |  |                       |                                  |                       |   |   |  |                                  |  |                                   |
| C    | Ritz-Carlton Resort Branded Homes                    | 22.5                  | 45                               |                       | 4,000   | 309,375   |  | 236,250                          | 24.1%                                    | 20' / 24' <sup>(3)</sup>          |
|      |  |                       |                                  |                       |   |   |  |                                  |  |                                   |
| D    | Resort Related Attached Residences                   | 8.8                   | 53                               |                       | 2,800   | 197,175   |  | 94,918                           | 24.6%                                    | 20' / 24' / 36' <sup>(3)</sup>    |
|      |  |                       |                                  |                       |   |   |  |                                  |  |                                   |
| E1   | Resort Related Retail Accessory & Service Structures | 7.2                   |                                  |                       |   |   | 78,400   | 78,400                           | 25.0%                                    | 30'                               |
|      |  |                       |                                  |                       |   |   |  |                                  |  |                                   |
| E2   | Resort Related Mixed-Use (Deferred)                  | 5.7 <sup>(1)(4)</sup> |                                  |                       |   |   |  |                                  |  | 16'                               |
|      |  |                       |                                  |                       |   |   |  |                                  |  |                                   |
|      | Subtotals B,C,D & E1                                 | 69.8                  |                                  |                       |   | 972,825   | 81,400   | 748,200                          | 24.6%                                    |                                   |
|      | Total All Parcels (excluding E2)                     | 99.0                  | Post Dedication                  |                       |   | 972,825   | 808,400  | 1,131,200                        | 26.2%                                    |                                   |

Notes:

- (1) Area coverage is calculated using drip-line of structures including setbacks at 50% coverage. Current area coverage values are an approximation. Area Coverage in Areas B and Area C will be permitted up to the limits established by the maximum floor area for each area.
- (2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page 15-6 and/or 11 Page 11-6.
- (3) Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page 1-2 and 1-3.
- (4) Cross area including at-grade garages, patios, terraces, overhangs but excluding fully subterranean basements.
- (5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor interior area will not exceed 50% exterior covered will not exceed 10% exist or uncovered will not exceed 10% of one second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page 1-4 for specific unit height limitations.
- (6) Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication.
- (7) Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication.
- (8) Improved acres include landscaped right-of-way (to the back of curb) in addition to the perimeter area setbacks.
- (9) Illustrative values only.
- (10) The acreage for Area E2 is excluded from the overall Area Coverage calculation.

**Total Square Footage**  
 Residential: 960,300  
 Resort Related: 828,400  
 Total Proposed: 1,788,700 sf

**Area Setbacks (from post dedication property lines)**

North of Lincoln Drive: 50'  
 East of Mockingbird Lane: 50'  
 South of Indian Bend Road: 30'  
 North and East of St. Harvards Church: 10'

**Single Family Dwelling Units per Acre**

Parcel B: 66 du  
 Parcel C: 45 du  
 Total: 111 du  
 Net Acres: 53.8 ac<sup>(6)</sup> 2.06 du/ac  
 Gross Acres: 54.5 ac<sup>(7)</sup> 2.02 du/ac  
 Improved Acres: 56.5 ac<sup>(8)</sup> 1.96 du/ac

**CIVTECH, INC**  
 Traffic Engineering  
 10005 Haysway Road, Suite 140  
 San Diego, CA 92126  
 602.268.4831  
 contact: Dave Carter

**CVL CONSULTANTS**  
 Civil, Landscape Planning & Survey  
 4330 N. 12th St.  
 Phoenix, AZ 85018  
 602.268.4831  
 contact: Ryan Wood

**MASON ARCHITECTS**  
 Architecture & Interior Planning  
 907 Industrial Road, Suite C  
 Phoenix, AZ 85018  
 602.268.4831  
 contact: Peter Heuser

**NELSEN PARTNERS**  
 Mixed-Use Architecture  
 15210 N. Sandstone Blvd, Suite 300  
 Phoenix, AZ 85024  
 480.349.0200  
 contact: George A. Nelsen

**WITHEY MORRIS, P.L.C**  
 Land Use & Zoning Advisory  
 4327 N. Phoenix Avenue, Suite A-212  
 Phoenix, AZ 85018  
 602.230.0060  
 contact: Isaac Haines



**The Ritz-Carlton Resort**  
 Paradise Valley Special Use Permit Application  
 Approved Plans  
 December 21, 2015



**MASTER PLAN**  
 Land Density Table  
 D-3