THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application

FIVE STAR DEVELOPMENT

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

THE RITZ-CARLTON®

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Paradise Valley Special Use Permit Application
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FIVE STAR DEVELOPMENT

SECTION A - Introductory Letter

WITHEY MORRIS PLC
ATTORNEYS AT LAW

PHONE: 602-230-0600
FAX: 602-212-1787
2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

October 27, 2015

Eva Cutro, Community Development Director
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: SUP District (Resort) for The Ritz-Carlton, Paradise Valley, 7000 E. Lincoln Drive

Dear Eva:

Attached hereto is the revised booklet and SUP submittal for the Ritz-Carlton Paradise Valley, the product of many months of diligent work by our design team, Town Staff, and the Planning Commission.

Following your preliminary review of the submittal, please advise us of any additional information you may need. We look forward to our public hearings before the Town Council.

Sincerely,

WITHEY MORRIS P.L.C.

By
Jason B. Morris
Benjamin W. Graff

Enclosure

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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FIVE STAR DEVELOPMENT

SECTION B - Project Team

PROJECT TEAM

Five Star Development Resort Communities
6720 N. Scottsdale Road, Suite 130
Scottsdale, AZ 85253
(480) 657-7827

Marriott International
Contact: James McKinney
10440 Fernwood Road
Bethesda, MD 20817
(310) 380-3000

Withey Morris, PLC
Contact: Jason Morris
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
(620) 230-0600

Mason Architects
Contact: Peter Mason
957 Industrial Road, Suite C
San Carlos, CA 94070
(650) 851-8810

CivTech
Contact: Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260
(480) 659-4250

Rose+Moser+Allyn
Contact: Jason Rose
7144 E. Stetson Drive, Suite 400
Scottsdale, AZ 85251

Evans Communications
Contact: Tom Evans
5070 N. 40th Street
Phoenix, AZ 85018
(602) 448-5483

CVL Consultants
Contact: Ryan Weed
4550 N. 12th Street
Phoenix, AZ 85014
(602) 264-6831

Nelsen Partners
Contact: George Melara
15210 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85254
(480) 949-6800

The Concord Group
Contact: Andrew Borsanyi
641 Lexington Avenue, Suite 1400
New York, NY 10022
(212) 535-2226

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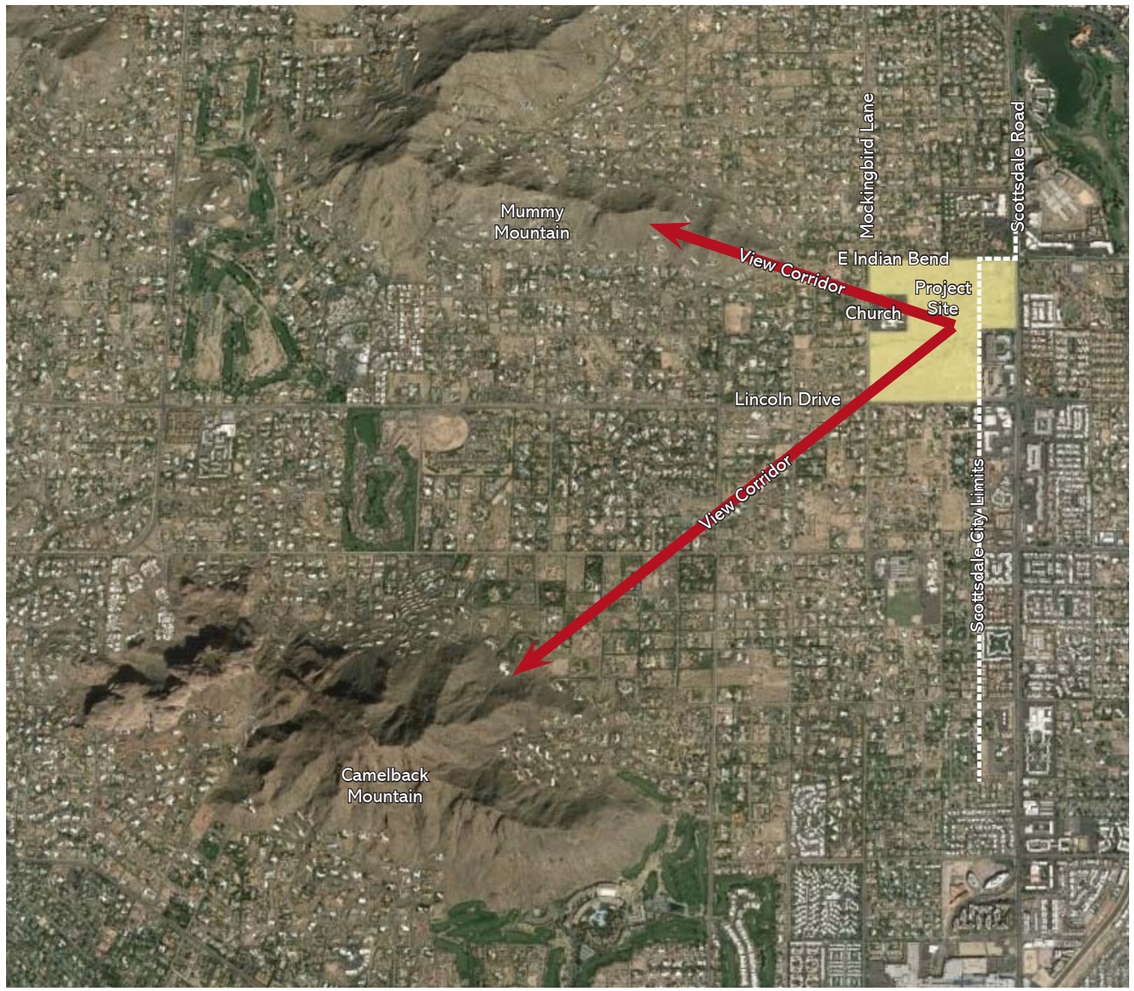
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FIVE STAR DEVELOPMENT

SECTION C - Project Introduction





SITE CONTEXT

The Ritz-Carlton Resort is located on 105 acres of undeveloped land abutting the City of Scottsdale to the east and bounded by Lincoln Drive on the south, Mockingbird Lane on the west and Indian Bend Road on the north.

The adjoining properties on the north, west and south are predominately single family residences. Saint Barnabas on the Desert Episcopal Church is surrounded on three sides by the project site.

The property offers spectacular views of Camelback Mountain to the southwest and Mummy Mountain to the west, which the Project is designed to capture.



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

INTRODUCTION

Five Star Development Resort Communities, LLC ("Five Star"), in cooperation with the Ritz-Carlton group of hotels, is submitting this application for a Special Use Permit for the 105-acre property northeast of the corner of Lincoln Drive and Mockingbird Lane. The project's features will help ensure this resort development becomes one of the crown jewels of Paradise Valley. The centerpiece of the project is a new Ritz-Carlton resort and hotel which promises to be one of the finest properties of its kind ever built in Arizona.

With the economy now recovering, project developer Five Star is poised to move forward with a thoughtfully refined development plan for the Ritz-Carlton resort and residential properties sensitive to the realities of a new economic landscape. The refined and improved plan also reflects the reality of development which has recently taken place adjacent to Paradise Valley in Scottsdale, where building heights now reach 48 feet with a density of 31 dwelling units per acre at the northwest corner of Scottsdale Road and Lincoln Drive. With the existing building intensity in Scottsdale, the proposed development is perfectly positioned to serve as the key transitional property between Scottsdale's bordering uses to the east and existing residences within Paradise Valley to the west.

THE RITZ-CARLTON RESORT FULFILLS THE INTENT OF THE 2012 GENERAL PLAN

The Ritz-Carlton Paradise Valley plan, inclusive of the proposed heights, densities, and resort-related retail uses, is consistent with the vision of the voter-approved 2012 General Plan. As a tool designed to guide future development of the Town, the General Plan specifically designates the Property as the largest of only three "Development Areas" within the Town. The General Plan labels the Property as the "East Lincoln Drive North Development Area." The 2012 General Plan states "Development Areas are meant to encourage new resort development and redevelopment that reflects the Town's needs for fiscal health, economic diversification, and quality of life." See 2012 General Plan, p. 2-5. The Development Area designation further justifies the proposed location of the Ritz-Carlton resort and the uses proposed therein, as each aspect of the proposed Ritz-Carlton will have direct positive impacts on the fiscal health and economic diversification of the Town.

With the 2012 General Plan being the most recently articulated vision for the Town, any Special Use Permit Resort guidelines found with the Town Ordinance must be examined against the more recently stated intent of the General Plan, which affords unique development opportunities to officially approved Development Areas. One of the core goals of the 2012 General Plan is "SUP Revitalization" with the specific intent to "evaluate and amend the SUP Guidelines" which have become outdated or inapplicable to Development Areas. See 2012 General Plan, p. 2-10. For example, the SUP Guidelines were generally written to address resort properties averaging 20-30 total acres and did not anticipate the currently proposed 105 acre master planned development. Unlike the SUP Guidelines, the 2012 General Plan's Goals and Policies were designed to encourage a creative and unparalleled resort development. Specifically, General Plan Policy DA 2.2.3.3 states that within the East Lincoln Drive Development Area, "the town should encourage moderate intensity, mixed use" resort development. See 2012 General Plan, p. 2-7. The proposed Ritz-Carlton resort development responds directly to Policy DA 2.2.3.3 and provides a unique mix of resort, residential, and resort-related retail uses and adheres to the Town's decree to provide a level of "moderate intensity" through heights and densities only appropriate on the eastern most border of the Town against the existing heights and densities within the City of Scottsdale.

The SUP Guidelines (Town of Paradise Valley Zoning Ordinance Article XI) written in 2005 do provide general guidance for development in order to "facilitate creative, high quality development that incorporates the implementation of the goals and policies of the General Plan." As stated within the Ordinance, the SUP guidelines strive to facilitate the goals of the General Plan. Therefore, the goals and development rights inherent within a Development Area should warrant flexibility and appropriate deviations from the SUP Guidelines. The Ritz-Carlton Master Plan was designed to adhere to the planning and economic development principles of the 2012 General Plan. The General Plan Development Area Policy (DA 2.2.1) goal is to "support limited, targeted and context appropriate development and redevelopment … that provides for the needs of existing and future residents, and makes efficient use of land and infrastructure." See 2012 General Plan, p. 2-6. The proposed development takes into consideration the needs of the existing Paradise Valley residents and the Town. This approach yields a Master Plan that will sustain the test of time both architecturally and economically by providing a mix of resort, residential, retail, and dining uses targeted to support the resort and fiscal health of the Town.

According to Development Area Policy (DA 2.2.1.3), "development or redevelopment within Development Areas [should] provide reasonable separation of incompatible land uses from adjacent residential areas through context and scale appropriate land planning and architectural design, greater setback distances, noise mitigation, resort property programming, and landscape buffering." See 2012 General Plan, p. 2-6. The Ritz-Carlton Resort and resort related uses will step down in height and density and serve as a transition between the more intense uses east of the site in Scottsdale and the single family detached residences to the west along Mockingbird Lane and to the north along Indian Bend Road.

Development Area Policy (DA 2.2.1.2) states that "consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life." Id. The Ritz-Carlton Resort and resort related uses have been planned with this policy in mind. The uses proposed, along with the scale, density and location of each use, provides this balance to the Town and neighboring properties.

The Land Use and Development Implementation Program of the General Plan (Table 2.3-1, No. 21) calls for "open spaces in Development Areas that encourage public gathering, enhance aesthetics, serve as buffers, connect with other open areas, integrate pedestrian amenities, traffic calming feature, plazas and public areas, attractive streetscapes, shade trees, lighting, and public art." The Ritz-Carlton Resort and resort-related uses have been carefully designed to provide the most pedestrian friendly environment. From streetscapes to public open spaces, each area of the site is designed to provide seamless design and connectivity between all uses.

Regarding proposed heights and densities within the development, Policy DA 2.2.3.3 of the 2012 General Plan encourages an increase in intensity related to mixed use resort developments, especially if a "moderate intensity" would result in significant positive impacts to the Town's fiscal health and economic diversification. Creating a sustainable and economically viable development within the Ritz-Carlton resort area requires density and height on the eastern most portion of the site reflective of the adjacent three and four story properties in the City of Scottsdale. The development is designed to allow both height and density to step down and decrease toward the western boundary of the site. In order to provide a mix of uses to support the resort and the fiscal health of the Town, the Master Plan provides a variety of resort, hotel, residential and retail/health services uses which exhibit the "moderate intensity" envisioned by the 2012 General Plan. This overall design approach provides the best possible experience for homeowners, guests, and retail customers which will allow the Ritz-Carlton resort to create and maintain a productive economic engine for the Town in perpetuity.

MASTER PLAN VISION

As a unique destination in a distinctive community, this 105 acre site includes over 60 acres of open space, includes dramatic views of Camelback Mountain and Mummy Mountain and is currently the largest undeveloped parcel in the desert enclave of Paradise Valley.

Five Star is setting out to create a world-class resort with associated residential and mixed use development that will not only draw visitors to Paradise Valley from around the world, but will also meet the current and future needs of local residents and neighboring communities. The first phase of the development is slated to open in 2018. The detailed Master Plan can be found on page D-1 and the Master Phasing Plan can be found on page D-4. The Master Plan is built on four unifying themes:

- Allow the history and beauty of the region to prevail by showcasing the spectacular natural features of Paradise Valley and by capturing the earthy spirit of the Sonoran desert.
- Consistent with the Town of Paradise Valley General Plan - Community Character and Housing 3.1.3.6, create a unique and memorable 21st century resort epitomizing the lifestyle of the desert southwest and serving as a world class asset for the Town of Paradise Valley.
- Introduce a sensitive and appropriate transitional use between Scottsdale Blvd, the Ritz-Carlton Hotel and the more rural areas of Paradise Valley honoring the Town's distinctive character.
- Introduce and sustain a wide variety of residential opportunities and recreational and entertainment amenities exceeding the expectations of current and future residents of Paradise Valley and its visitors.

Along with the exceptional Ritz-Carlton property, several other noteworthy project features are planned to elevate the new development to one of the finest attractions in the region:

- Plans for the project include creation of an open space area along Mockingbird Lane that will serve as a buffer between resort uses and the existing church to the north, and residential development to the west.
- Plans also include significant improvements along Lincoln Drive, including a gateway feature at the Paradise Valley border on Lincoln Drive, as well as significant improvements to the median running through the middle of the street.
- Plans include a pedestrian-friendly greenbelt open to the public that will provide a walking/hiking/biking path running from Mockingbird Lane through the project, improving pedestrian access to the Scottsdale Road corridor.
- Plans include a 50' landscaped setback along Lincoln Road, with a total of 82' of landscaped setback including existing right-of-way.
- Plans include a 50' landscaped setback along Mockingbird Road, with a total of 67' of landscaped setback including existing right-of-way.
- Plans include an expanded corner landscaping feature at the Northeast corner of Lincoln and Mockingbird Lane, including 120 feet of landscaped setback as measured diagonally from the Property's corner.
- Plans include a 10' landscape set back to the north of St. Barnabas church to allow for an added buffer between the uses.

The Master Plan proposes several different uses throughout the site:

Area A – Resort Hotel (18.1 Acres, 200 Rooms)
Area A1 – Resort Villas Attached Residential (11.1 Acres, 120 units)
Area B – Resort Branded Single Family Residences (31.3 Acres, 80 units)
Area C – Resort Branded Single Family Residences (22.5 Acres, 45 units)
Area D – Resort Related Attached Village Townhomes (8.8 Acres, 74 units)
Area E – Palmeraie Resort-Related Mixed-Use: Hotel, Residential, Resort-Related Retail, and Resort-Related Health Services.(12.9 Acres)

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

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

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

21ST CENTURY RESORT

The centerpiece of the project is a new Ritz-Carlton resort and hotel (or luxury resort) which promises to be one of the finest properties of its kind ever built in Arizona. The hotel (Areas A & A1 on the Master Plan) is proposed to have 200 suites and bungalow rooms and 120 resort villas. The hotel includes design features that will ensure its place as the premier resort destination in the region. Arizona's dramatic natural environment provides the design inspiration for the new Ritz-Carlton Resort and associated development in Paradise Valley. In a lush pocket of the Sonoran desert with breathtaking views of Camelback Mountain and Mummy Mountain, this legacy resort will provide a relaxing retreat for visitors drawn to the area's natural beauty, 5-star recreational amenities, world-class restaurants, luxury retail stores, and a one-of-a-kind rooftop amenity to allow guests to enjoy unparalleled views of Camelback Mountain and Mummy Mountain . The wide range of rooms and suites, with their corresponding square footage, will allow the resort to accommodate both short-term and long-term stays.

The hotel building massing will be horizontal and linear with a sinuous layout branching from a central axis echoing the iconic cottonwood and willow groves of Sonoran desert river valleys. The central axis, dominated by water features, has been oriented toward the direct views of Camelback Mountain. All elevations, architectural examples, imagery, photographic representations, and renderings provided in this SUP booklet are conceptual in nature and do not necessarily represent the final design and construction in Areas A and A1.

The arrival experience to the resort will be built on a gentle rise that delivers the guest to the stunning Grand Lobby situated above the rest of the project and with open views of the nearby mountains. The Grand Lobby will be the highest point on the project and will create an iconic architectural presence for the new Ritz-Carlton. The resort will include water features that cascade down from the elevated Grand Lobby through the project, down to where the world-class spa will be located in the southwest portion of the property.

Further homage is paid to the natural order of the desert landscape by creating a new topography on site. The guest arrival experience from Lincoln Drive will occur over a slight incline to the hotel lobby where they will be received at the second floor designed some 22 feet above existing grade. The elevated prominence of the lobby will allow for an enhanced view of Camelback Mountain, and from portions of the public spaces, a view of Mummy Mountain and western sunsets. Additionally, the hotel will feature a rooftop amenity with a 360 degree views of Mummy, Camelback and the McDowell Mountains.

The site has been designed so that the guestroom casitas, nestled in an oasis of vegetation, will be stepped down behind the lobby buildings in three separate tiers on either side of the hotel's central axis. The central axis contains the hotel's swimming pools and other water features positioned in a meandering layout in separate tiers stepping down to the Spa complex at the foot of the axis and located six feet below current grade. This will enable the spectacular views to be maximized while reinforcing the visitor's sense of a river winding its way between canyon walls down the hotel's central axis and out towards Camelback Mountain. The 120 Resort Villas are much larger than normal resort rooms with superior amenities and design. Typical as with other luxury resort properties, the Villas will be available for private ownership with an option for inclusion in the Ritz-Carlton hotel guest suite inventory for nightly rental. Hotel Guests of the Villas will utilize hotel check-in upon arrival and will have access to all services and amenities of the hotel for the duration of their stay. The Villas play an important role and function for luxury properties of this type – they facilitate comfortable stays for larger families and higher profile visitors who desire enhanced amenities and privacy.

The design for the resort hotel and villas will employ simple elegant forms to create relaxed comfortable spaces in the time-honored tradition of luxury architecture. Rooms and suites will be connected by quiet courtyard gardens and shaded walkways – evoking the sense of a village. Large windows with deep overhangs promote the resort's indoor – outdoor living ethos and provide unobstructed views of Camelback Mountain and the dark star-studded skies of the Arizona night. The restaurants, ballrooms and meeting rooms also flow into adjacent outdoor spaces to take advantage of Arizona's climate.

Building materials appropriate for a desert climate will be chosen to enhance a quality of organic desert-bred naturalness for the resort; local stone and tile, wood, plaster, and glass, will be used to promote a sense of modern elegance and intimacy while paying homage to the essential elements distinctive of the Sonoran desert.

VARIETY OF RESIDENTIAL LIFESTYLES

TThe Master Plan envisions a variety of residential units (Areas B, C, D, and E) for the site intended to provide for the different lifestyle needs of current and future Paradise Valley residents. The undeveloped project site has long acted as an outlying vacant barrier between the intensity of development on Scottsdale Road and neighboring communities and the residences of Paradise Valley. While the site cannot remain vacant in perpetuity, the proposed Master Plan recognizes the desirability of an appropriate transitional use for this development which will employ the principle of buffering density and massing in the various residential components as they recede from Scottsdale Road towards the existing residential areas of Paradise Valley.

To meet this goal, the Master Plan provides a variety of residential options:

- From a quality and thematic appearance perspective, the single-family homes found in Areas B and C will be like-minded and consistent to ensure a seamless transition throughout the community. The notable difference between the two neighborhoods will be Area C's status as a resort-branded residential neighborhood. Being resort-branded will provide the Area C homeowners with access to hotel services and a host of other luxury amenities.
- These detached single family residential areas offer slightly smaller homes than most other areas in Paradise Valley, but still provide homeownership opportunities on individual lots with a luxury design and privacy. Areas B and C have two different average lot sizes. Area B (80 lots) has a total of 440,000 square feet of floor area and Area C (45 lots) has a total of 295,313 square feet of floor area. The density of the single-family detached residential uses is 2.2 dwelling units per acre. Within Area B, it is anticipated that approximately 15% of the dwelling units will be two-story.

  The proposed densities of the detached single family residential areas are reflective of other existing and planned developments within Paradise Valley such as Colonia Miramonte, Montelucia, and Mountain Shadows Resort. The densities of these comparable developments range from 4.36 to 5.45 dwelling units per acre and the detached single family residential range from 3.52 to 4.68 dwelling units per acre and lot sizes from 9,000 square feet to 21,500 square feet.
- The Resort Related Attached Residences in Area D of the Master Plan is also closely related to the hotel site and will feature stunning views of Camelback and Mummy Mountain. Attached luxury townhomes average 1,800 square feet for each unit, with a total of 219,130 square feet of residential floor area. The attached residences will be two and three stories and will serve as a buffer from the 4-story multi-family residences on the site's eastern boundary, and will step down toward Lincoln Drive. The proposed use of luxury attached residences, while unique within Paradise Valley, is not unprecedented. Both Montelucia and Mountain Shadows were approved with the option of attached-residences within areas much closer to the center of Town. In this case, however, the proposed use falls within the General Plan's largest "Development Area" against the Town's most eastern border on land abutting intense Scottsdale uses and heights. Five Star acknowledges the eastern-most section of the 105 acre Master Plan may, in fact, be the only appropriate portion of a Development Area within the Town for this type of luxury housing option.
- Non-branded residences may be located between the Scottsdale City limit line and the resort in Area E of the Master Plan. This luxury residential product will provide a buffer from the variety of buildings and massing along Scottsdale Road.
- All elevations, architectural examples, imagery, photographic representations, and renderings provided in this SUP booklet for Areas B, C, and D are conceptual in nature and do not necessarily represent the final design and construction.



A more detailed overview of densities, total floor area and average lot sizes for each residential use is provided on page D-3. Throughout this application, additional narrative detail can be found relating to development standards, design guidelines, infrastructure development, and phasing proposed for each area of the Master Plan.

PALMERAIE

The Palmeraie, shown as Area E on the Master Plan, will be home to an unparalleled selection of the world's most prestigious brands and specialty retailers. With premier designer boutiques, world-class dining, and renowned residences, the Palmeraie will deliver a stylish and unique experience unlike any other in Paradise Valley. The Palmeraie is anticipated to encompass a variety of uses, including but not limited to: hotel, residential, resort-related retail, and resort-related health services. This SUP application will be approved with this nonexclusive list of permitted uses for Area E and the owner/developer will be required to submit an Area E site plan to be approved as an Intermediate SUP Amendment by the Town's Planning Commission and Town Council. The Area E site plan and amendment may also be approved by a joint meeting of the Planning Commission and City Council. The amendment shall be limited to Area E. All elevations, architectural examples, imagery, photographic representations, and renderings provided in this SUP booklet for Area E are conceptual in nature and do not necessarily represent the final design and construction.

The Palmeraie is situated within both the Town of Paradise Valley and the City of Scottsdale. The development is bifurcated by a roadway along the City/Town boundary lines with a portion of the residential and retail uses on both sides of the site. Only the portion of the site on the west side of the bifurcated roadway will be subject to review by the Town of Paradise Valley.

On the Paradise Valley portion of the site, proposed uses include a hotel, residential, resort-related retail, restaurants, resort-related health services and possible grocery. The development will be served by a below grade parking garage.

The typical boutique shop at the Palmeraie may range between approximately 2500 and 5000 square feet. The unique mix of uses within the Palmeraie brings light to another example of how the current SUP Guidelines did not anticipate the scale of the Ritz-Carlton resort. Section 4(1)(g) of the SUP Guidelines states no individual retail business should occupy more than 2000 SF, excluding service and spa related uses. See 2005 SUP Guidelines, p. 3. When this guideline was written, it may have been appropriate as applied to a five acre parcel located in the center of the Town. As applied to a 105 acre resort and mixed-use development, however, the SUP Guideline is inapplicable and contrary to the market demands for a luxury, high-quality boutique shopping pavilion. As previously noted, the Palmeraie does support the overarching General Plan's Development Area Policy goals of furthering economic development to support the Town's fiscal health through the abundance of tax-generated revenue collected through the proposed development. Furthermore, the proposed resort-related retail and health services comingled with residential and resort/hotel uses is specifically in line with Policy DA 2.2.3.3 which states that within the East Lincoln Dive Development Area, "the town should encourage moderate intensity, mixed use" resort development. See 2012 General Plan, p. 2-7.

Palmeraie is designed to provide resort-related options for the Ritz-Carlton guests and residents. With its walkable, pedestrian-friendly urban streetscape, the Palmeraie provides a natural connection to the Ritz-Carlton. Palmeraie's vehicle circulation and parking destinations will provide safe pedestrian linkages within and to the center. Meaningful public gathering spaces will be created for multiple uses including community gatherings and other events. The retail and health services areas are designed for ideal solar orientation with wide, shaded sidewalks and multiple outdoor dining patios. Lush contextual landscape will be provided along with water features to naturally cool outdoor spaces and create a sense of place. Palmeraie's design will ensure cross-shopping opportunities and connections within the shopping center and from the Ritz-Carlton Resort. The residential, retail and dining at Palmeraie will have a symbiotic relationship with the world-class Ritz-Carlton Resort, and will provide a new and vibrant destination for Paradise Valley and Scottsdale.

COMMUNITY AND INTER-CONNECTIVE DESIGN

The Master Plan envisions the Ritz-Carlton Hotel becoming an integral part of the local community. While the main access to the Ritz-Carlton Hotel is via Lincoln Drive, the Hotel will also enjoy a connection via a walking Plaza to the Palmeraie Shopping Center to be constructed on the portion of the site within the City of Scottsdale. This central Plaza with its open air restaurants, outdoor cafes, boutiques and adaptive open spaces will be an entertainment draw for visitors, residents and hotel guests alike with special events. Along Indian Bend in the Shops at Palmeraie, ground floor community oriented retail will meet the daily needs of the residents for quality specialized food and services. The hotel's specialty restaurant will anchor the west end of the central square furthering the symbiotic relationship between the hotel and its community.

Vehicle circulation within each development area is planned to be cognizant of the traffic patterns and roadway types adjacent to the site. The primary access for the hotel and single family residential immediately to the south is from Lincoln Drive, which will be the main entrance to the resort hotel; Palmeraie is accessed from Indian Bend Road and Cactus Wren Road; and the resort-branded attached residences may be accessed from Cactus Wren Road via Scottsdale Road. There will be no entrance to the development from Mockingbird Lane, which is specifically designed to protect and preserve our neighbors to the west, including the Judson Estates Homeowner's Association.

To ensure minimal disruptions to nearby neighborhoods, the development team will be focused on keeping the construction period as short as reasonably possible. The project is also anticipated to have a positive impact on nearby property values, due namely to the quality and reputation of the Ritz-Carlton brand and the anticipated price of the Ritz-Carlton branded residences.

The project is designed to direct traffic to a primary entrance off of Lincoln Drive, away from existing residential neighborhoods, thereby mitigating any possible traffic impacts on nearby residents. The project's design will also include extensive landscaping on the perimeter that will not only enhance the overall beauty of the project, but also complement nearby neighborhoods and improve the landscaping along the streets surrounding the project.

The new Ritz-Carlton will truly be the finest resort development ever completed in Arizona, and one that Paradise Valley residents will be proud to consider as a sensitive and beneficial neighbor.

KEYS TO SUCCESS

Five Star appreciated the opportunity to be part of the "Community Conversation" on the Ritz-Carlton Paradise Valley project held on February 12, 2015. It was a positive experience that generated a great deal of excitement and enthusiasm about the project as well as constructive commentary from members of the community and Town Staff.

Per Town Staff's request, this section will provide a narrative on how the "Keys to Success" outlined in the Community Conversation are intended to be incorporated into this application.

FORM

The Ritz-Carlton Paradise Valley will be designed and constructed to not only compliment but also enhance the character of Paradise Valley, while making the Town's "brand" even stronger by adding in a world-class resort destination and community.

The project will incorporate many innovative design features with the goal of creating a world-class project while addressing land-use challenges outlined in the Town's voter-approved General Plan. The appropriate plan for this site has been carefully studied and the proposed development will provide significant open space, ensuring single-family residential uses along the portions of the property bordering Paradise Valley, significant underground parking and exceptional architectural design.

The project's height and density will achieve a balance between preserving the character of the community, making the project financially viable and achieving the General Plan's designation of providing a "transitional" zone to taller projects directly adjacent to the project in Scottsdale.

As for the community's questions related to the Town's traditional one-acre lots, we understand that a significant portion of the Town is designated for one-home-per-acre zoning. However, the Town's voter-approved General Plan recognizes this property is better suited for other land uses. Additionally, the land uses proposed for this project are consistent with land uses developed within other resort projects in the community. There are several similar communities in Paradise Valley that enhance the character of Paradise Valley and which provide a model for the Ritz-Carlton such as Colonial Miramonte and Mountain Shadows. Another goal of the "Keys" document is to "Provide residential options for residents who wish to downsize but still live in Paradise Valley." The Ritz-Carlton Paradise Valley will achieve this goal while serving a niche in Paradise Valley real estate which is in high demand in today's market.

FUNCTION

As previously mentioned, the Ritz-Carlton Paradise Valley's branded residences will be built to provide exceptional quality with the intent to enhance nearby property values while providing new residential opportunities for Paradise Valley residents who wish to downsize from larger lots. The residences will be designed to be the premier single-family homes of their size in Paradise Valley, with exceptional quality and finishes.

The traffic circulation plan is outlined in the traffic study included within this application, and is designed to minimize traffic impacts on all nearby neighborhoods. The Ritz-Carlton Paradise Valley project will generate significant revenue for the Town of Paradise Valley, both from construction and from ongoing resort and supporting retail operations. This impact will be well into the millions of dollars and will have a positive effect on the Town's long-term financial picture.

Finally, the Ritz-Carlton Paradise Valley will include all the features one might expect from a world-class resort, including dining options, a spa, and supporting retail services. The design also includes a greenbelt retention trail running through the property and would be available for the public to utilize and enjoy.

PROCESS

This application is designed to create a new Ritz-Carlton Paradise Valley project consistent with the character of the community and the General Plan while taking into account changes in the marketplace and the effects of nearby development in Scottsdale. The primary features of the Ritz-Carlton development remain the same and the land use is consistent with the General Plan and other resorts in the area.

The Town of Paradise Valley, the City of Scottsdale, and Five Star are in conversations to ensure development in both Paradise Valley and Scottsdale are well-designed and planned to alleviate any negative impacts.

Five Star has an agreement with the Ritz-Carlton for the operation, management and marketing of the Ritz-Carlton Paradise Valley. The agreement is a standard 30-year operating contract with extension options. The resort portion of the project will be built in the initial phase along with surrounding residential to ensure construction impacts are minimal and both the resort and residential use open concurrently. Therefore, residents can immediately take advantage of resort amenities and the resort will not be impacted by residential construction.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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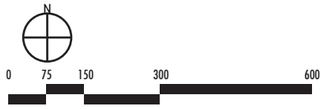
FIVE STAR DEVELOPMENT

SECTION D - Master Plan

MASTER PLAN

Area	Description
A | A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Related Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E	Palmeraie Resort Related Mixed Use (Deferred - Final Site Plan to Follow)





CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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MASON ARCHITECTS
Architecture & Master Planning
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San Carlos, CA 94070
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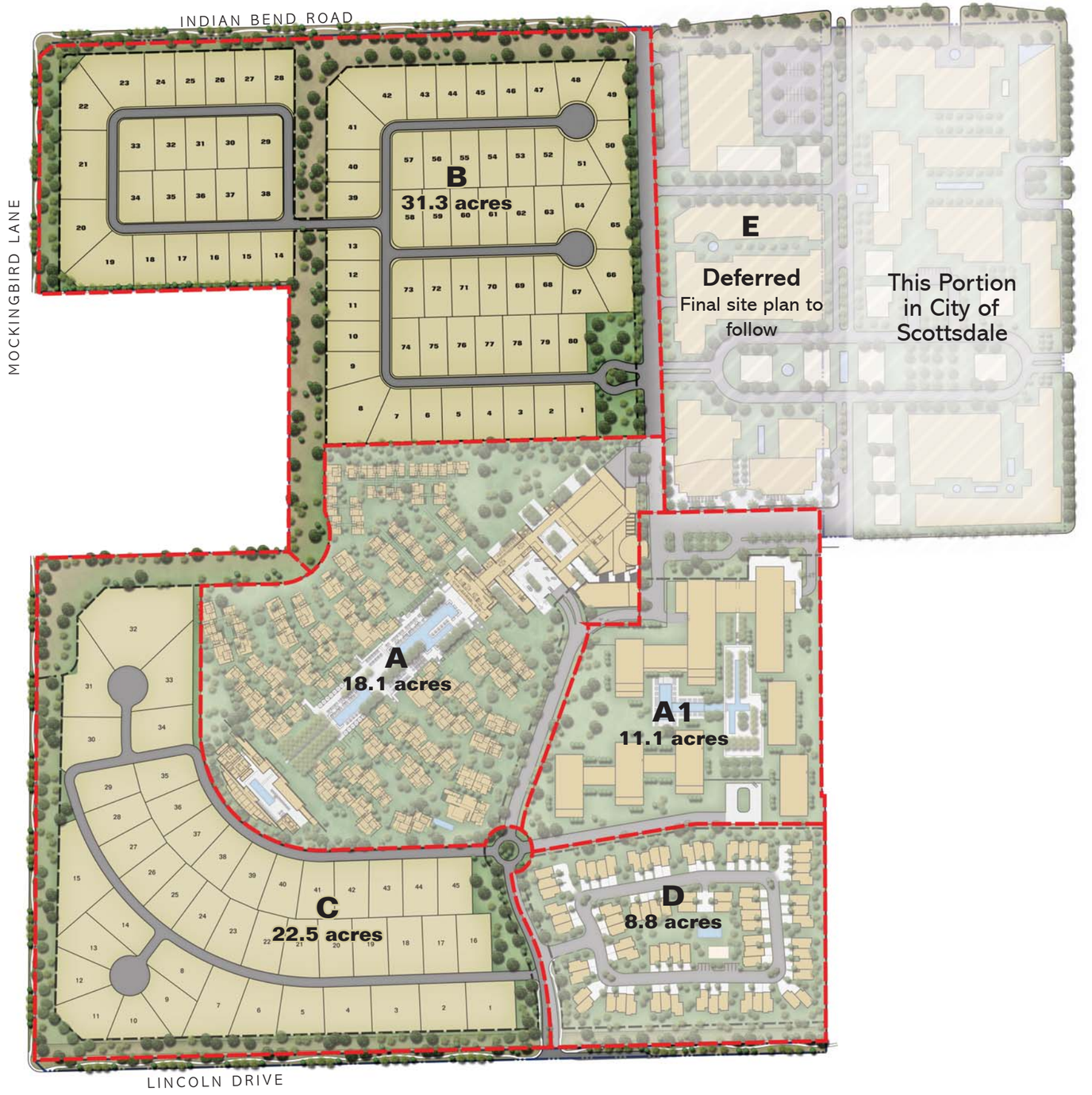
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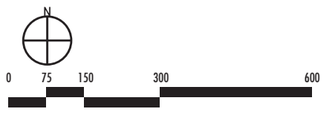
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MASTER PLAN
Land Use Plan
D-1

MASTER PLAN

Area	Description	Acreage
A | A1	Ritz-Carlton Hotel and Villas	29.2
B	Single Family Resort Related Residential	31.3
C	Single Family Ritz-Carlton Branded Residential	22.5
D	Resort Related Attached Residences	8.8
E	Palmeraie Resort Related Mixed Use (Deferred - Final Site Plan to Follow)	
	TOTAL	91.8 Acres





CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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Phoenix, AZ 85014
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San Carlos, CA 94070
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480.949.6800
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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The Ritz-Carlton Resort

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AREA PLAN

Land Use Plan

2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Setbacks [3]	Nominal Dwelling Unit Size, sf	Total Residential Floor Area, sf [4]	Total Resort Related Floor Area, sf [4]	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage [1]	Maximum Height, ft [2]
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces		A to B: 30'			352,000	234,000	29.7%	56'
			200 Hotel Rooms		A to C: 30'						24'
A1	Resort Villas	11.1	120 Resort Villas		A1 to D: 30'			348,000	149,000	30.8%	36'
	- Food & Beverage							21,000			24'
	Subtotals - A & A1	29.2						721,000	383,000	30.1%	
B	Resort Related Detached Single Family 80% One Story Residential 20% Two Story Residential	31.3	80	10,000 sf min	Front: 20'/25'/35'	3,200	440,000		336,640	24.7%	24'
				11,173 sf avg	Side: 10'						
				20,256 sf max	Rear: 20'/35'						
					Min Width: 65'						
C	Ritz-Carlton Detached Single Family 100% One Story Residential	22.5	45	12,000 sf min	Front: 20'/25'/35'	4,000	295,313		236,250	24.1%	24'
				16,192 sf avg	Side: 10'						
				24,326 sf max	Rear: 20'/35'						
					Min Width: 70'						
D	Resort Related Attached Residences	8.8	74		Front: 10'	2,000	209,700		97,450	25.3%	24' & 36' [5]
					Side: 0'						
					Rear: 10'						
E	Resort Related Mixed-Use (Deferred)										
	Subtotals - B, C & D	**62.6**					**945,013**	**0**	**670,340**	**24.6%**	
	Total all parcels	**91.8**					**945,013**	**721,000**	**1,053,340**	**26.3%**	

Total Development Floor Area

Residential	945,013
Resort Related	721,000
Total Proposed	1,666,013 sf
25% (at 2 stories) SUP Guidelines	2,000,275 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 of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	80	du	
Parcel C	45	du	
Total	125	du	
Net Acres	53.8	ac [6]	2.3 du/ac
Gross Acres	54.5	ac [7]	2.3 du/ac
Improved Acres	56.5	ac [8]	2.2 du/ac

Notes:

[1] Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current lot coverage figures are an approximation. In accordance with the Town Council's Statement of Direction dated June 11, 2015, lot coverage in Area B and Area C will be permitted up to, but shall not exceed, a maximum of 25%.

[2] The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.

[3] Residential Setbacks adjust as follows: Front Setback: 20' ground floor, 25' second story, 35' to the front facing garage; Rear Setback: 20' ground floor, 35' second story; Side yard: Sum of side yard setbacks equals min. 10', zero lot line allowed at all interior lots. All perimeter lots (backing to Lincoln, Mockingbird or Indian Bend) will have side yard set backs of 10' each side.

[4] Gross area including at-grade garages, patios, trellises, overhangs but excluding basements

[5] 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area.

[6] Post-dedication acreage

[7] Pre-dedication acreage

[8] Improved Acres include landscaped right-of-way in addition to the perimeter Area Setbacks

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

PHASING + TIMING

The phasing of the Project:

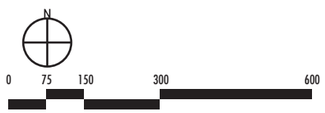
PHASE I — SPRING 2016 to FALL 2016
- Wash Excavation, Construction and Landscaping
- Grading + Infrastructure at Key Internal Streets
- Perimeter Wall Construction and Landscaping

PHASE II — SUMMER 2016 to 2018
- Ritz-Carlton Hotel Construction
- Ritz-Carlton Residential Villas
- Resort Residential
- Retail Shopping Center

PHASE III — WINTER 2016 to 2018
- Attached Residential Construction
- Mixed Use Construction

PHASE IV — 2017 to 2020
- Mixed Use Construction





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Scottsdale, AZ 85260-5595
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FIVE STAR DEVELOPMENT

LEGEND

	One Story Building:	14’ - 16’ above finish grade
	Two Story Building:	20’ - 24’ above finish grade
	Three Story Building	28’ - 36’ above finish grade
	Hotel Lobby Roof Venue	56’ above finish grade



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Scottsdale, AZ 85260-5595
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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

PROJECT HEIGHTS

Hotel | Residential | Mixed Use
D-5



	Open Space (Public)		
	Open Space (Private)		
	Total Open Space	**66.08 ac**	**(71%)**
	Roads & Building Structures	**26.52 ac**	**(29%)**
	Total	**92.60 acres**	

N

0 75 150 300 600

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Scottsdale, AZ 85260-5595
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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT



PLANT PALETTE

to occur at the base of the two entry monuments

Trees

Blue Palo Verde
Desert Willow
Ironwood

Shrubs

Hopbush
Fairy Duster
Desert Bird of Paradise
Desert Ruellia
Brittle Bush
Chuparosa
Globe Mallow

Accents

Agave sp.
Opuntia sp.
Dasylirion sp.
Desert Milkweed

Ground Cover

Lantana sp.
Verbena sp.
Desert Marigold

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San Carlos, CA 94070
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Scottsdale, AZ 85254
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Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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ENTRY RENDERINGS

Welcome to Town of Paradise Valley

D-7



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
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San Carlos, CA 94070
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Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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ENTRY RENDERINGS

Lincoln Drive at Mockingbird Lane

D-8





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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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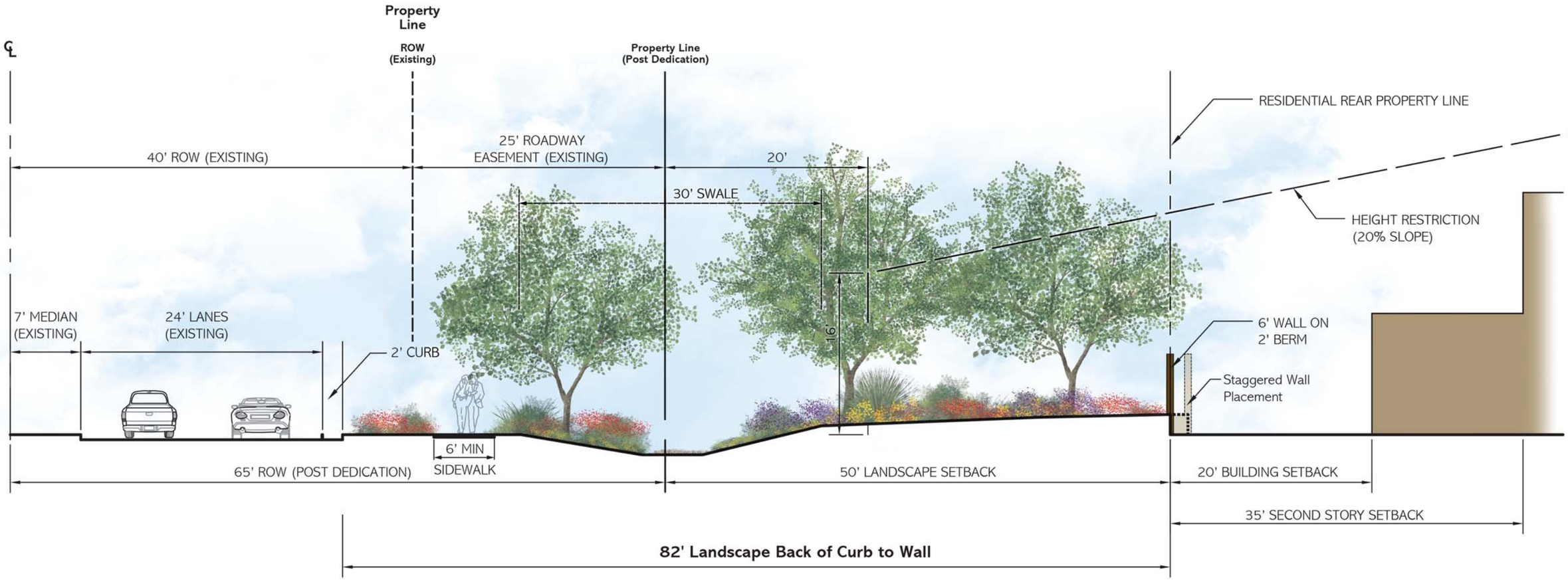
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ENTRY RENDERINGS

Lincoln Drive at Resort Entrance



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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CVL CONSULTANTS
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FIVE STAR DEVELOPMENT

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THE RITZ-CARLTON®

ROAD SECTIONS

Lincoln Drive Typical
D-10

TRANSITIONAL DESERT PLANT PALETTE

Trees

Foothills Palo Verde
Desert Willow
Ironwood

Shrubs

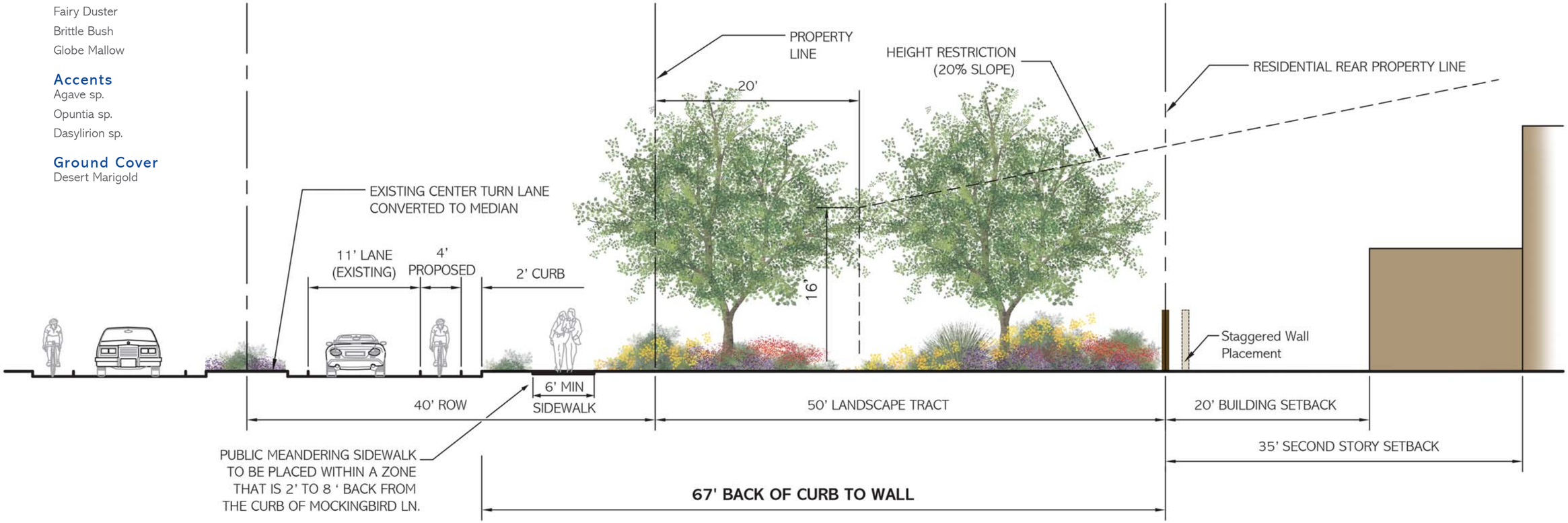
Hopbush
Fairy Duster
Brittle Bush
Globe Mallow

Accents

Agave sp.
Opuntia sp.
Dasylirion sp.

Ground Cover

Desert Marigold



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contact: Dawn Carter

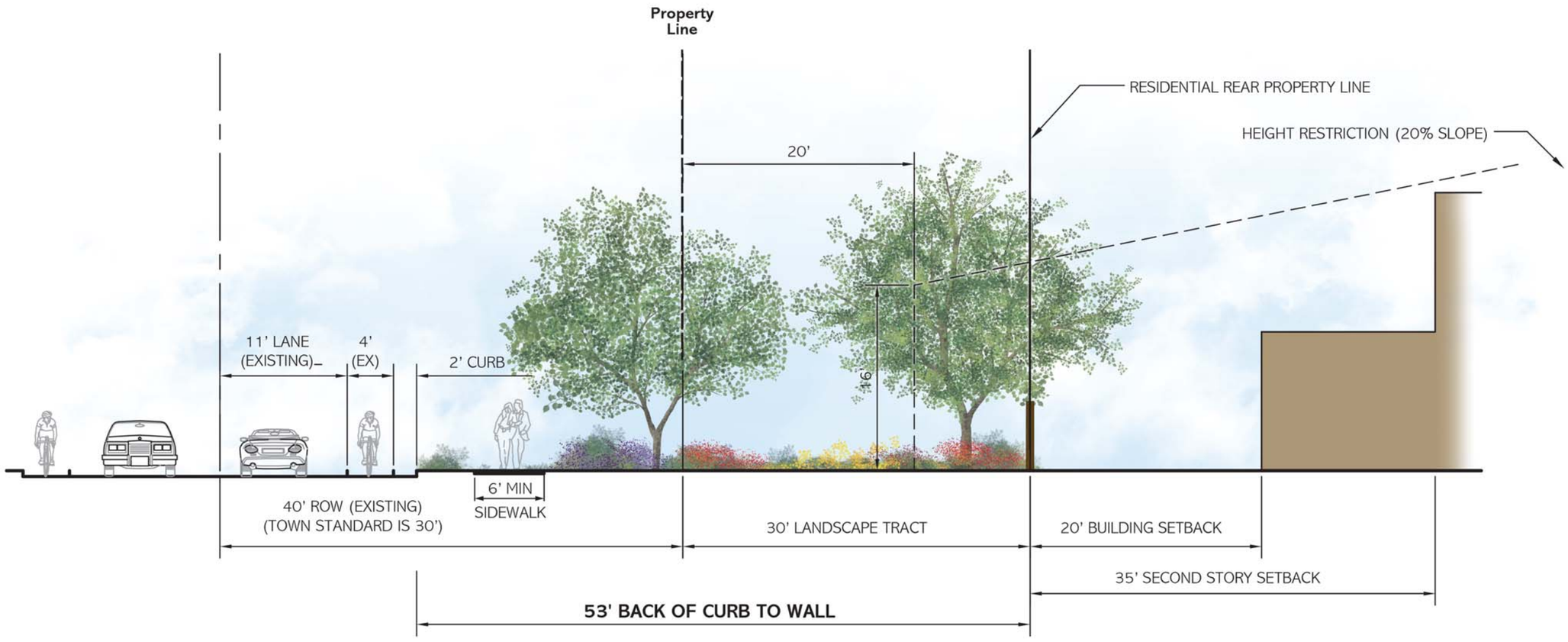
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

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

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
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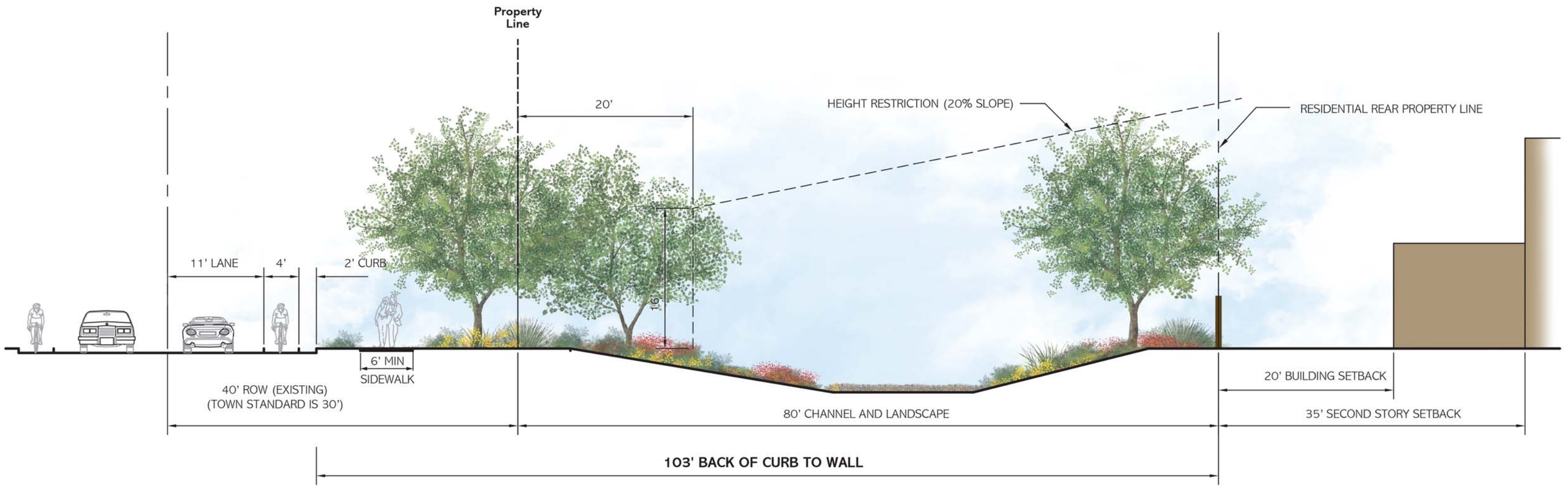
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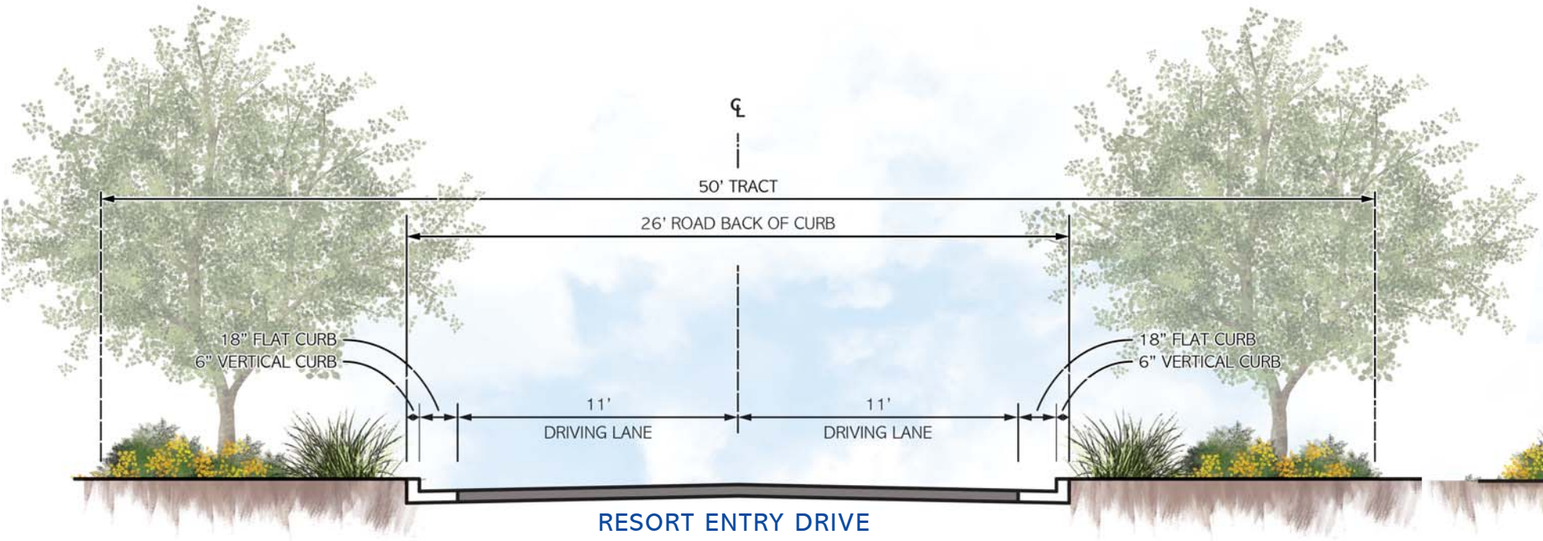
The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

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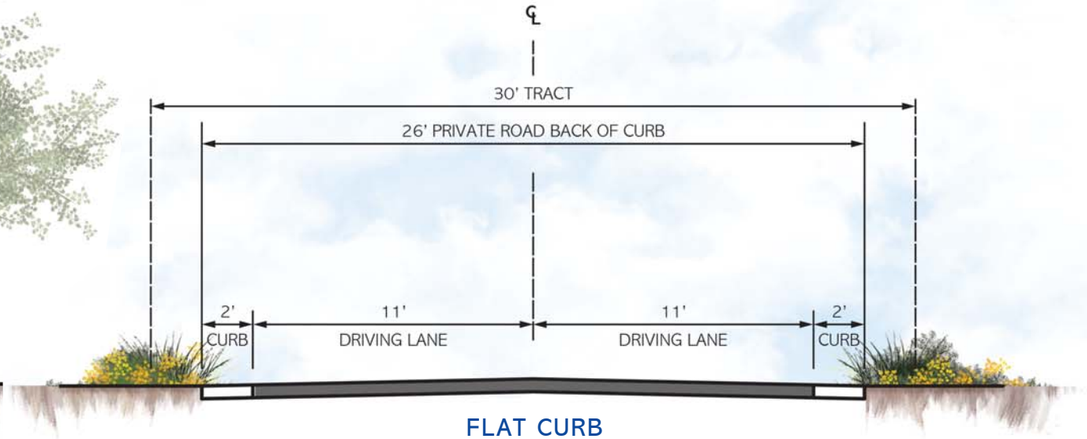
ROAD SECTIONS

Indian Bend (With Channel)
D-13



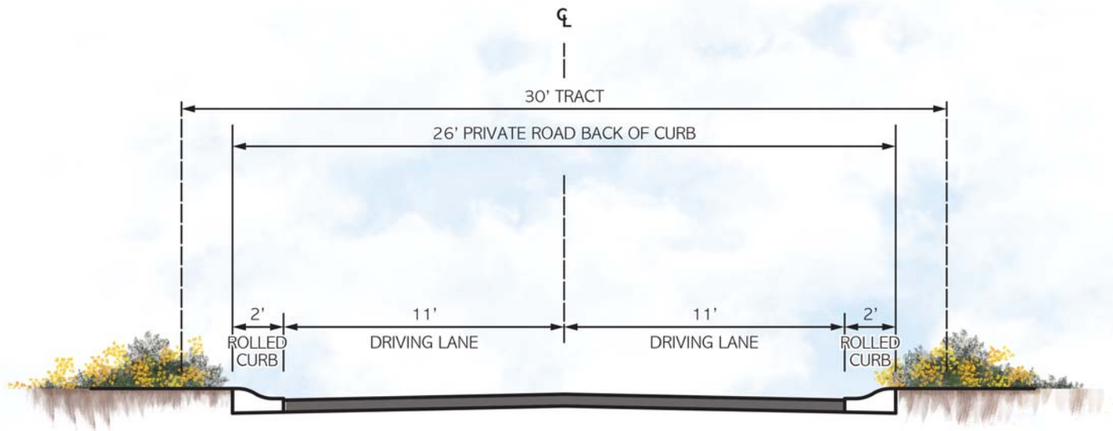
RESORT ENTRY DRIVE

(Northbound from Lincoln)
(Southbound from Indian Bend)



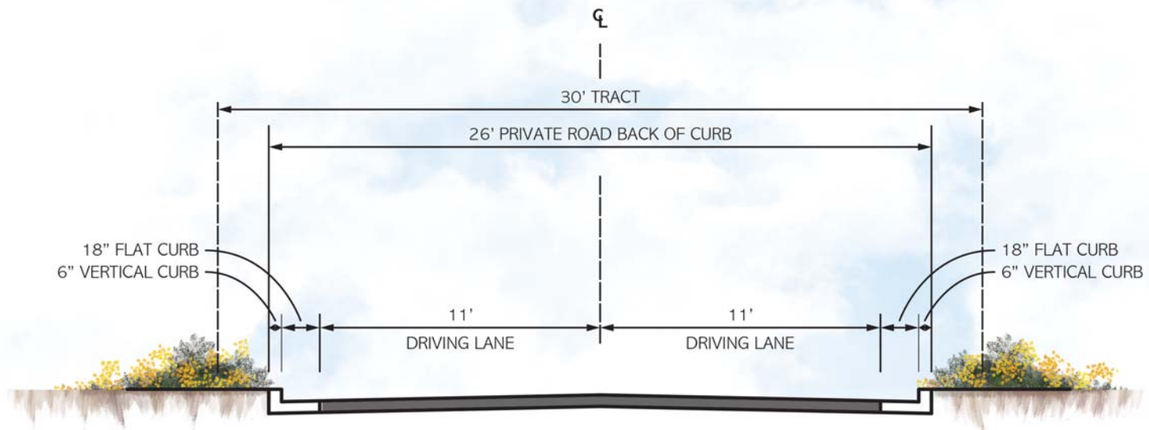
FLAT CURB

Local Private Road
(Area B, C, and D)



ROLLED CURB

Local Private Road
(Area B, C, and D)



VERTICAL CURB

Local Private Road
(Area B, C, and D)

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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4550 N 12th St
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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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ROAD SECTIONS

Internal Sections
D-14

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

FIVE STAR DEVELOPMENT

SECTION E - Resort Hotel

LEGEND

1	Arrival Court | Reception
2	Ballroom Dropoff
3	Lobby
4	Ballrooms | Meeting Space
5	Outdoor Function areas
6	Oasis Pool Area
7	Guestroom Casitas
8	Spa | Fitness
9	Ritz-Carlton Residential Villas
10	Palm Court Plaza
11	Resort Related Attached Residence Village
12	Palmeraie Retail Center



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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Site Plan
E-1

HOTEL SUMMARY PROGRAM

GUESTROOMS	
Typical Guestrooms (120)	67,000 sf
Suites (80)	90,000 sf
Guestroom Support	13,800 sf
PUBLIC AREAS	
Lobby | Lobby Bar | Reception | Retail	7,000 sf
Restaurants (2)	6,000 sf
Ballrooms | Meetings	35,000 sf
Spa | Fitness | Club Lounge	15,000 sf
Misc	15,000 sf
BACK OF HOUSE AREA	60,200 sf
TOTAL HOTEL	290,000 sf
Underground Parking (390 stalls)	168,000 sf

RITZ-CARLTON RESIDENTIAL VILLA PROGRAM

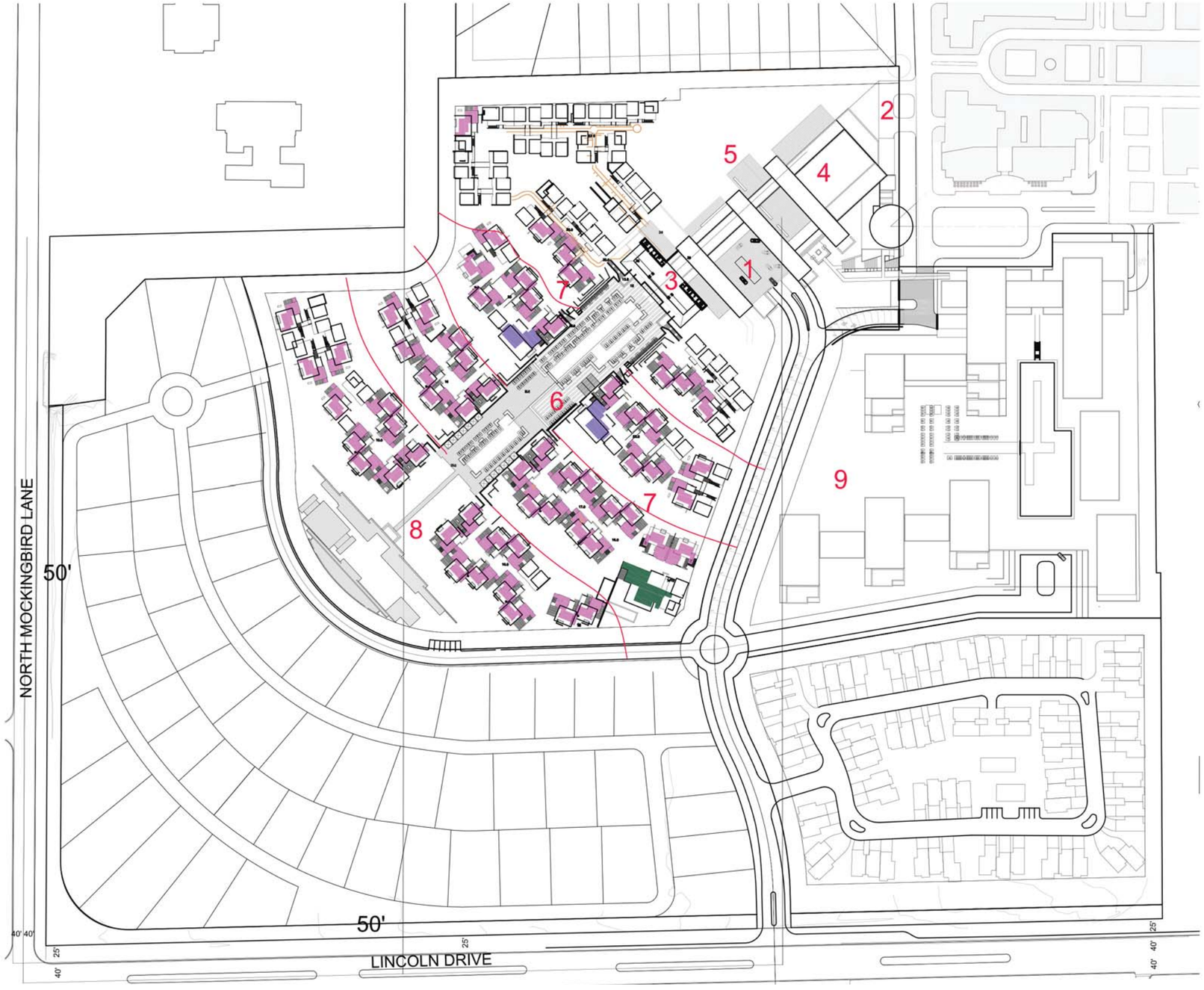
VILLA UNITS (120 units - 2000-3600 sf)	281,700 sf
VILLA SUPPORT (Lobby | support | circulation | MEP)	68,300 sf
TOTAL RESIDENTIAL VILLA	350,000 sf
Underground Parking (320 stalls)	91,000 sf

Note: All area sizes are approximate and are subject to modification within the limits of the Total Floor Area identified on Page D-3.

LEGEND

1 Arrival Court | Reception
2 Ballroom Dropoff
3 Lobby
4 Ballrooms | Meeting Space
5 Outdoor Function areas
6 Oasis Pool Area
7 Guestroom Casitas
8 Spa | Fitness
9 Ritz-Carlton Residential Villas
10 Palm Court Plaza





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Scottsdale, AZ 85260-5595
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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THE RITZ-CARLTON®

RESORT HOTEL

Hotel Program | Suite Locations

LEGEND

	One Story Building:	14’ - 16’ above finish grade
	Two Story Building:	20’ - 24’ above finish grade
	Three Story Building	28’ - 36’ above finish grade
	Hotel Lobby Roof Venue	56’ above finish grade



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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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THE RITZ-CARLTON®

RESORT HOTEL

Building Heights
E-3

LEGEND

EQUIPMENT SCREENING NOISE MITIGATION

1 Hotel Cooling Tower -
Full height perimeter sound wall
Trellised roof
Integral sound attenuation

2 Hotel Guestroom Mechanical -
Perimeter sound wall at roof
Trellised roof
Integral sound attenuation

3 Spa Mechanical -
Perimeter sound wall at roof
Trellised roof
Integral sound attenuation

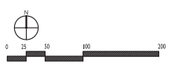
4 Emergency Generator -
Fully enclosed within building
Sound attenuation louvers

5 Loading Dock -
Full height perimeter walls
Solid loading yard gate

6 Pool Equipment Room -
Fully enclosed within building
Sound attenuation louvers

7 Air Handler Rooms -
Fully enclosed within building
Sound attenuation louvers





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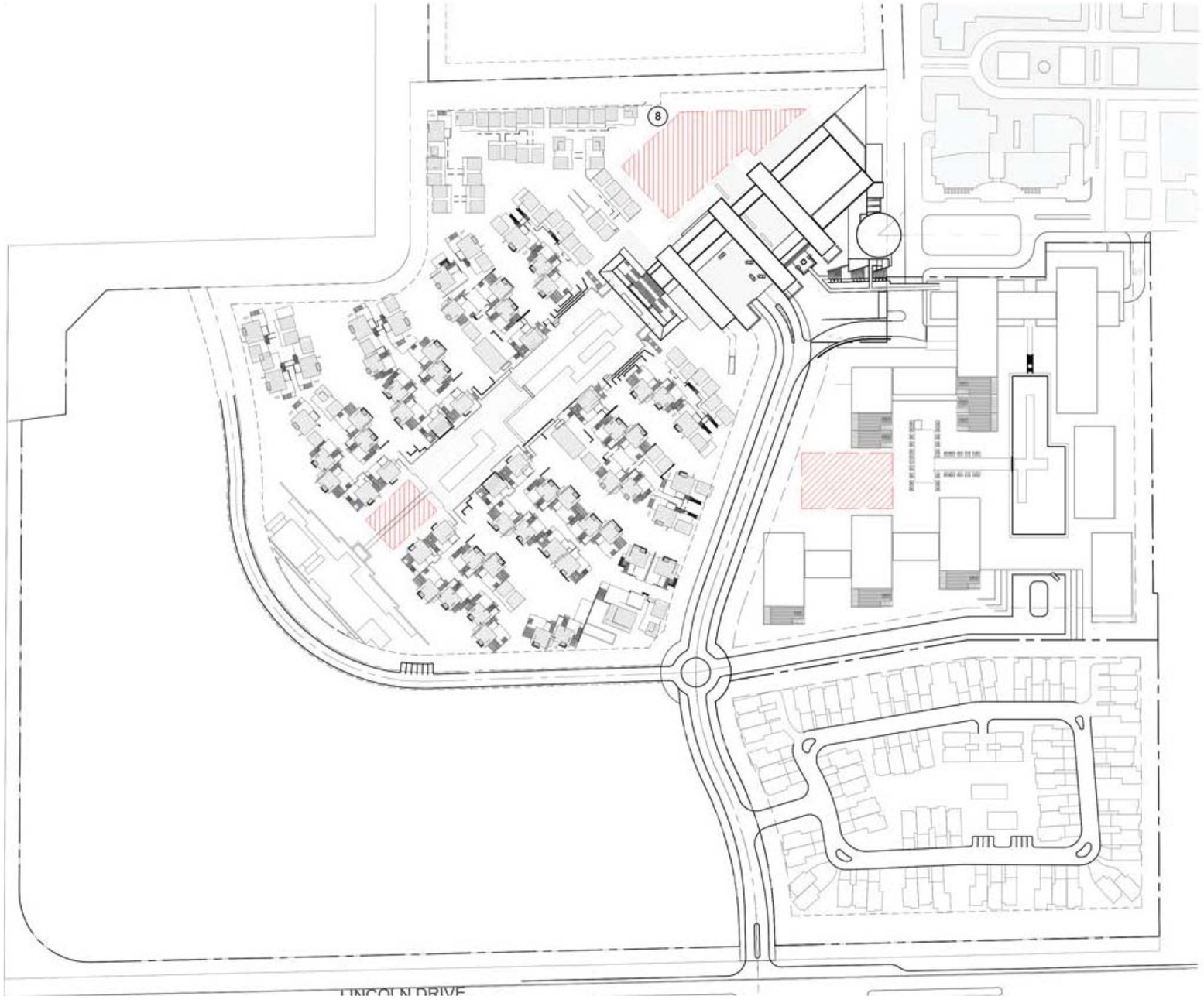
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Mixed-Use Architecture
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Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

LEGEND

8 Event Lawn Tent Location



0 25 50 100 200

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Traffic Engineering
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Scottsdale, AZ 85260-5595
480.659.4250
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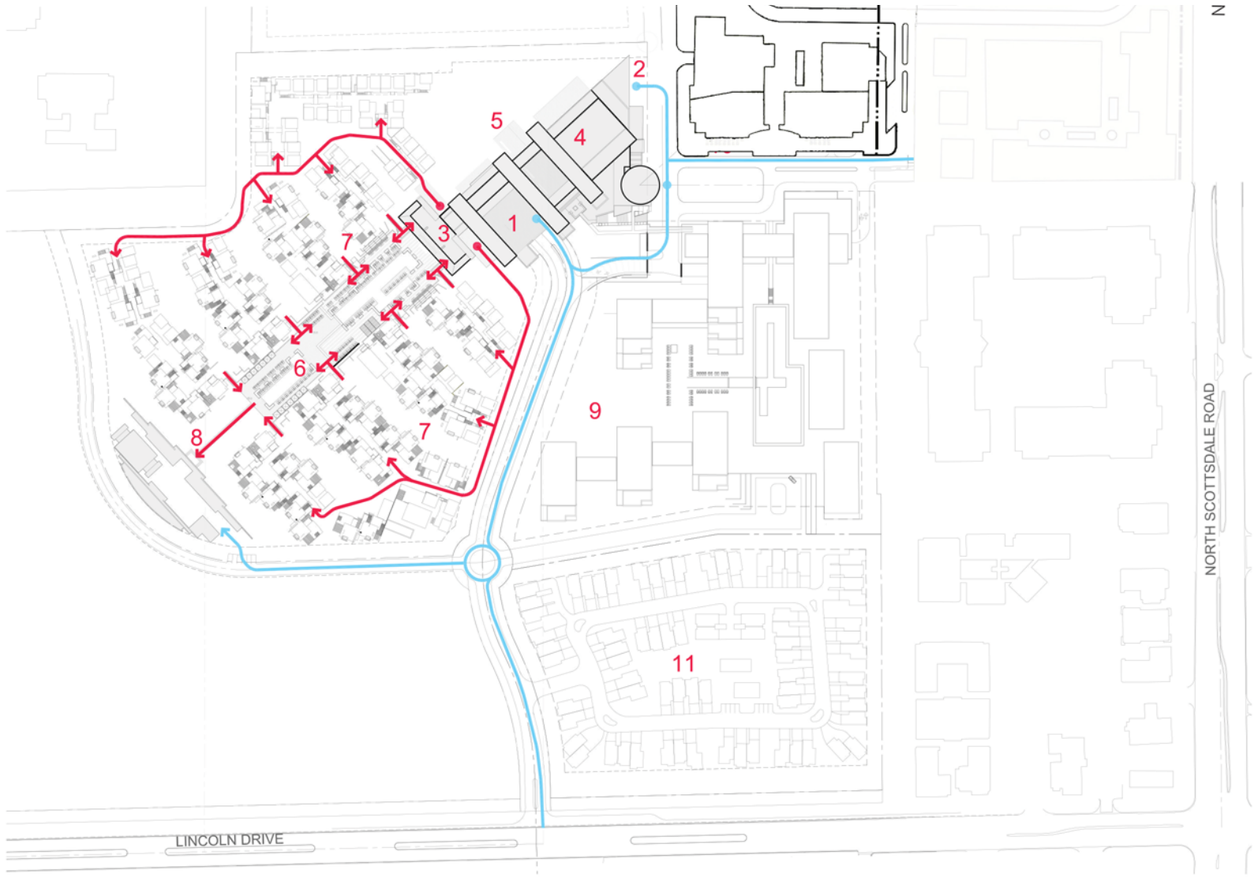
THE RITZ-CARLTON®

RESORT HOTEL

Event Tent Location

E-5





Off Site Public Circulation Routes

On Site Public Circulation Routes

Service Circulation Routes

LEGEND

1	Arrival Court | Reception
2	Ballrooom Dropoff
3	Lobby
4	Ballrooms | Meeting Space
5	Outdoor Function areas
6	Oasis Pool Area
7	Guestroom Casitas
8	Spa | Fitness
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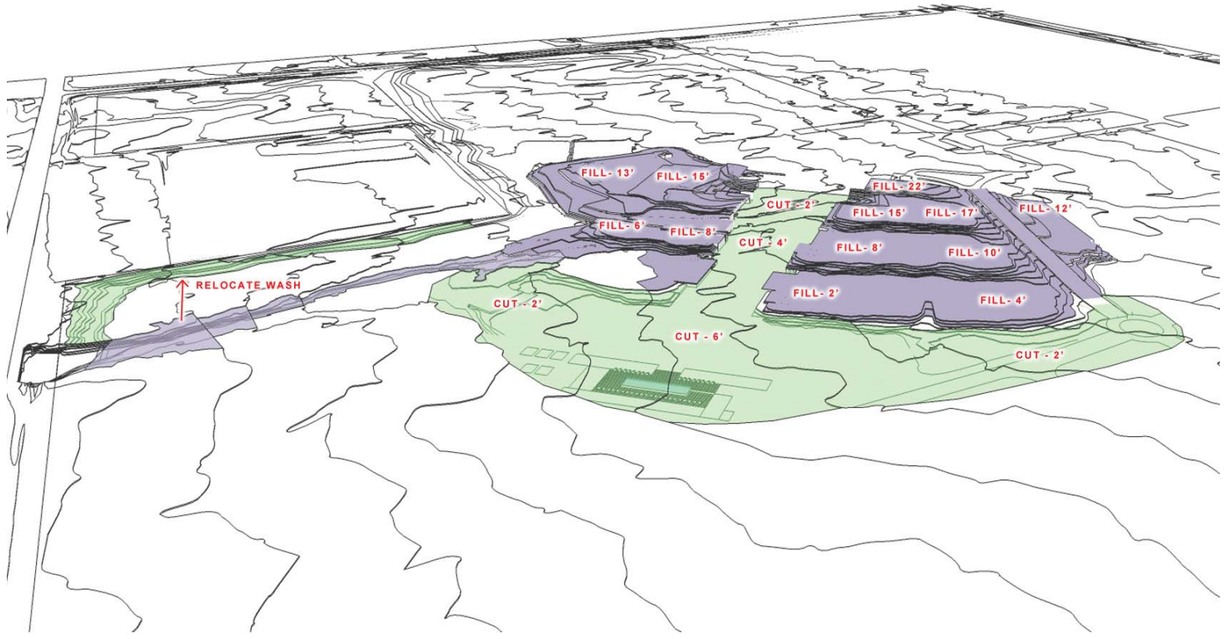
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THE RITZ-CARLTON®

RESORT HOTEL

Hotel Circulation

E-6



CUT + FILL DIAGRAM

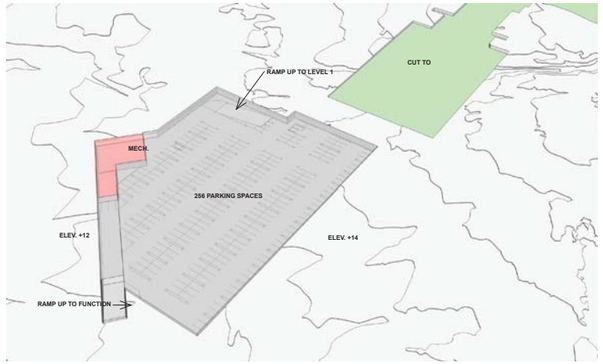
HOTEL GRADING

The hotel site slopes down, away from Camelback Mountain. In order to create and maintain views toward the mountain, the site is being re-contoured to raise the hotel lobby approximately 22 feet above existing grade. The hotel entry drive will rise up to the Lobby | Porte Cochere from Lincoln Drive. The hotel site grades are set as follows:

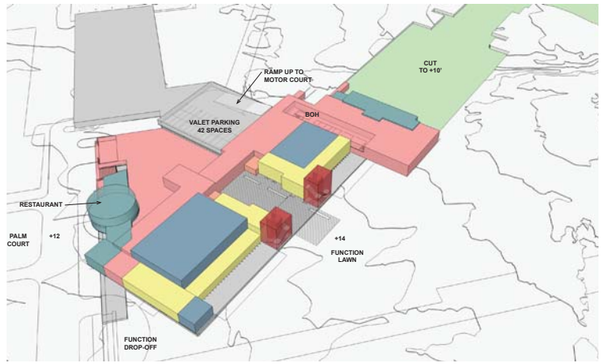
- The central axis of the Oasis Pools is set at elevation 10.
- The Spa is set at elevation 8.
- Level 01 of the Main Hotel building is set at elevation 14.

The fill areas are not massive. The main building creates the transition from the Lobby Level to the Palm Court | Palmeraie Shopping District.

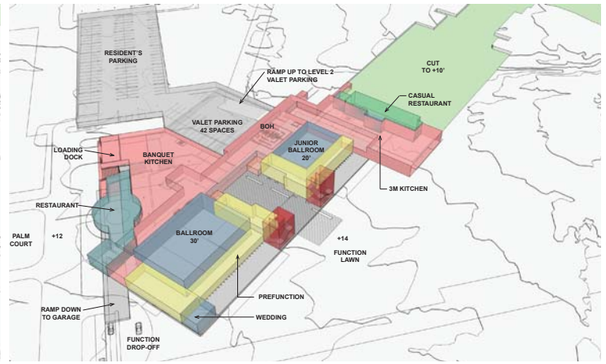
Contour elevations shown are based on NAVD29 survey datum. Elevations will be adjusted during the final design to the currently accepted NAVD88 Town of Paradise Valley datum.



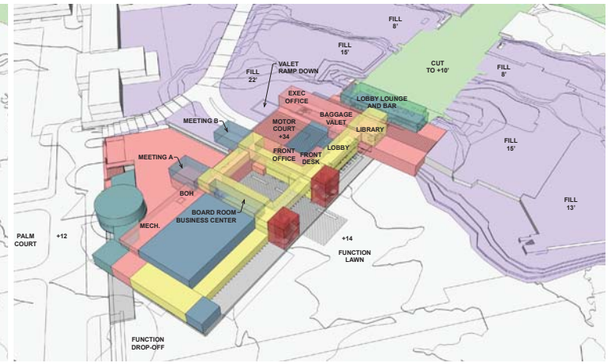
BASEMENT PARKING
EL 0



LEVEL 1 - BALLROOMS | BOH
EL 14



LEVEL 2 - VALET PARKING | RESTAURANT
EL 24



LEVEL 3 - LOBBY
EL 34

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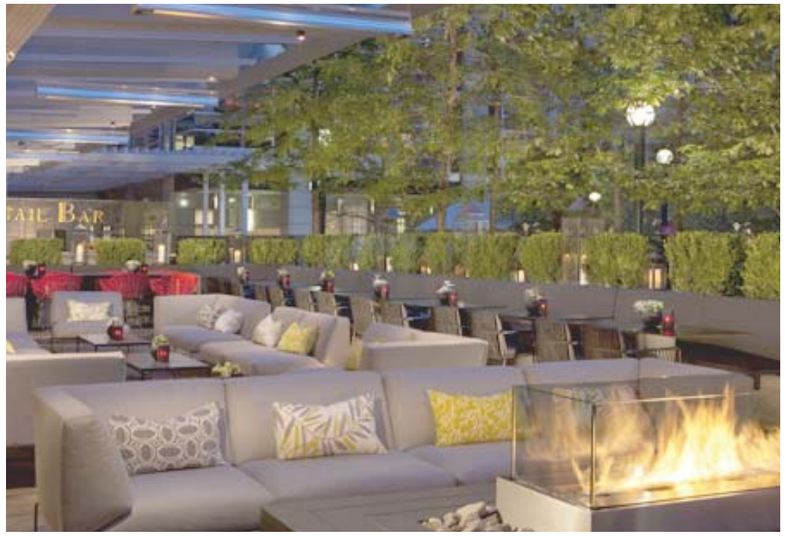
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THE RITZ-CARLTON®

RESORT HOTEL

Illustrative Hotel Site Grading

E-7





RITZ-CARLTON - MAIN BUILDING

The guest enters the resort from Lincoln Drive. A shade covered single lane road, sweeps up toward the entry courtyard of the Ritz-Carlton Hotel. Natural stone walls, surround the entry court. The reception area sits up three steps, with a lush garden backdrop. The lobby areas are the highest elevation of the resort and have commanding views.

The Lobby stretches along the central axis with Camelback Mountain at one end and the grand stair to the ballrooms on the level below at the other end. The lobby bar opens to the view of Camelback Mountain and the Oasis Pool below – offering spectacular views of the mountain and the resort.

The Main Building has simple architectural forms, and uses natural materials and glass.. Large overhangs and sunshades provide protection from the sun and quiet places to enjoy the views.

The Ballrooms and meeting space are located on the lower level. The pre-function areas open into courtyards and outdoor meeting spaces. Theses buildings are one and two stories.



CIVTECH, INC
Traffic Engineering
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THE RITZ-CARLTON®

RESORT HOTEL
Main Building | Lobby | Ballrooms
E-8

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
7 POOL BAR AND GRILL
8 BALLROOM
9 JUNIOR BALLROOM
10 MEETING | BOARD ROOM
11 PREFUNCTION
12 HOTEL PARKING (VALET)
13 MECHANICAL | ELECTRICAL
14 ADMINISTRATIVE OFFICES
15 BACK OF HOUSE
16 LAUNDRY | EMPLOYEE FACILITIES
17 CART STAGING
18 REMOTE SERVICE BUILDING
19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

20 SPA
21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

30 VILLA UNITS
31 VILLAS LOBBY
32 RESIDENT'S POOL
33 RESIDENT'S PARKING
34 AMENITIES SPACE
35 RESIDENT'S STORAGE
36 BACK OF HOUSE | MEP
37 RETAIL PARKING
38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

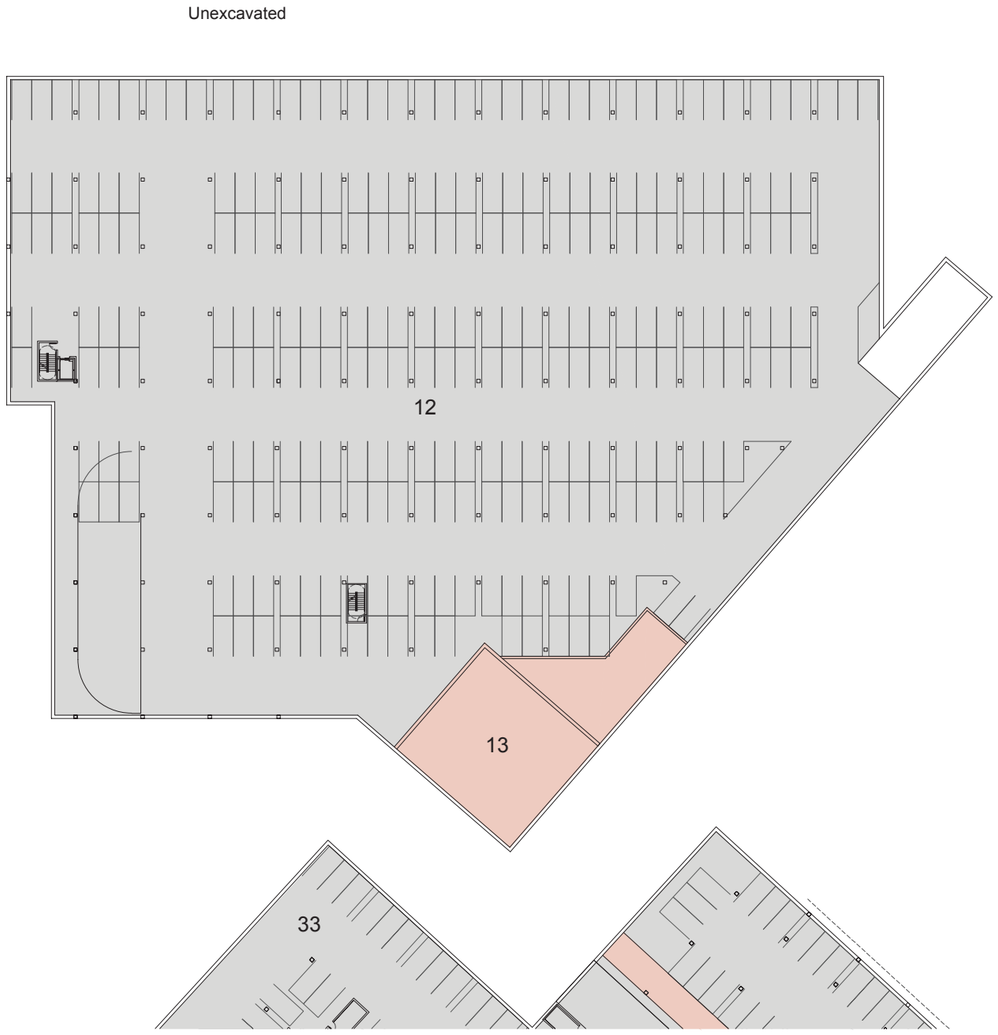
PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS





PARKING SUMMARY

Total hotel parking spaces provided: 390 during self-park configuration, 449 during valet parking configuration

Total villa parking spaces provided: 80 guest spaces during self-park configuration, 86 valet spaces during valet parking configuration, 240 owner spaces at all times.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Basement Level Plan - Parking (el 0')

E-9

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
7 POOL BAR AND GRILL
8 BALLROOM
9 JUNIOR BALLROOM
10 MEETING | BOARD ROOM
11 PREFUNCTION
12 HOTEL PARKING (VALET)
13 MECHANICAL | ELECTRICAL
14 ADMINISTRATIVE OFFICES
15 BACK OF HOUSE
16 LAUNDRY | EMPLOYEE FACILITIES
17 CART STAGING
18 REMOTE SERVICE BUILDING
19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

20 SPA
21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

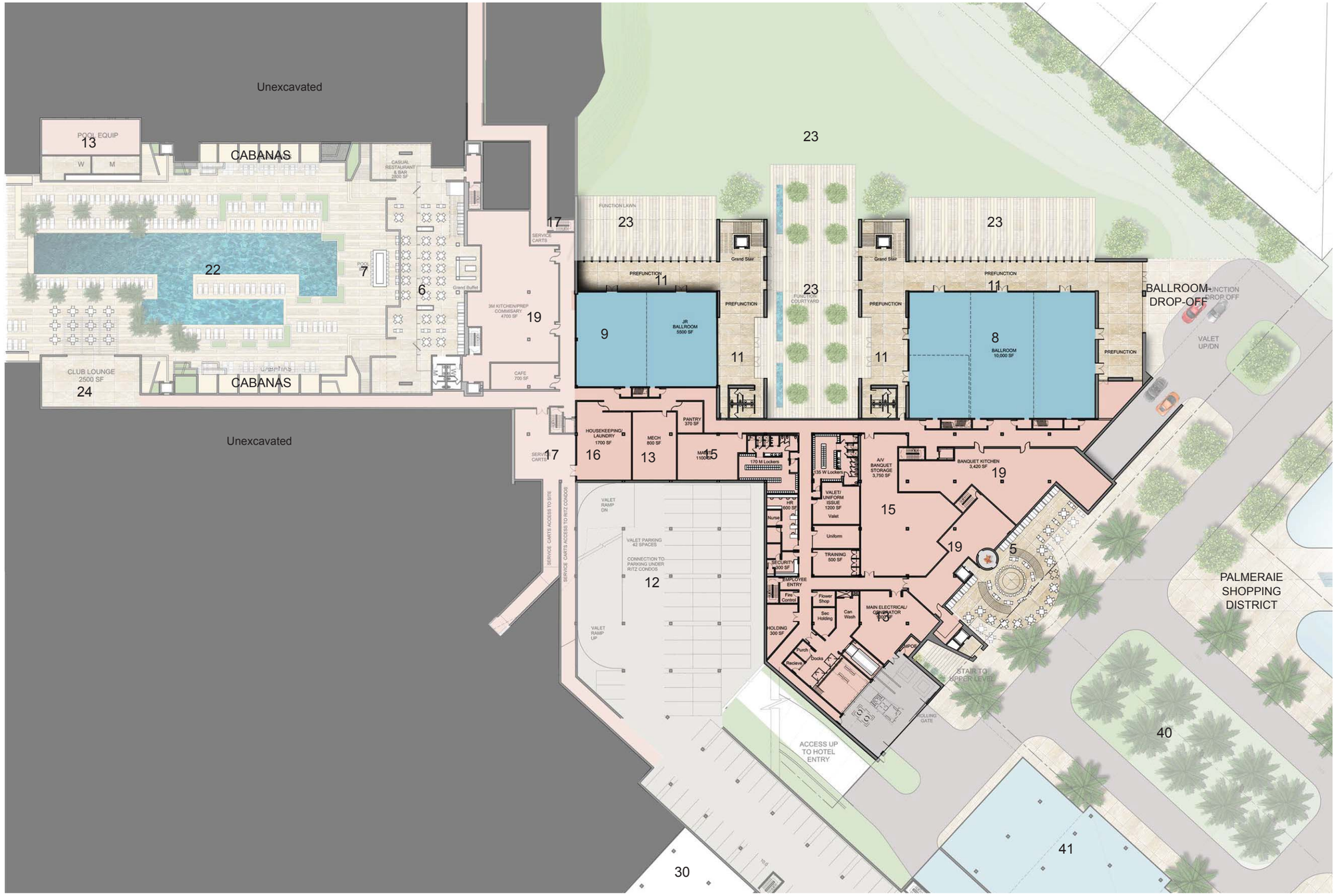
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35 RESIDENT'S STORAGE
36 BACK OF HOUSE | MEP
37 RETAIL PARKING
38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS



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Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Level 1 Plan - Ballroom (el 14')
E-10

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
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RITZ CARLTON HOTEL - AMENITIES

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22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

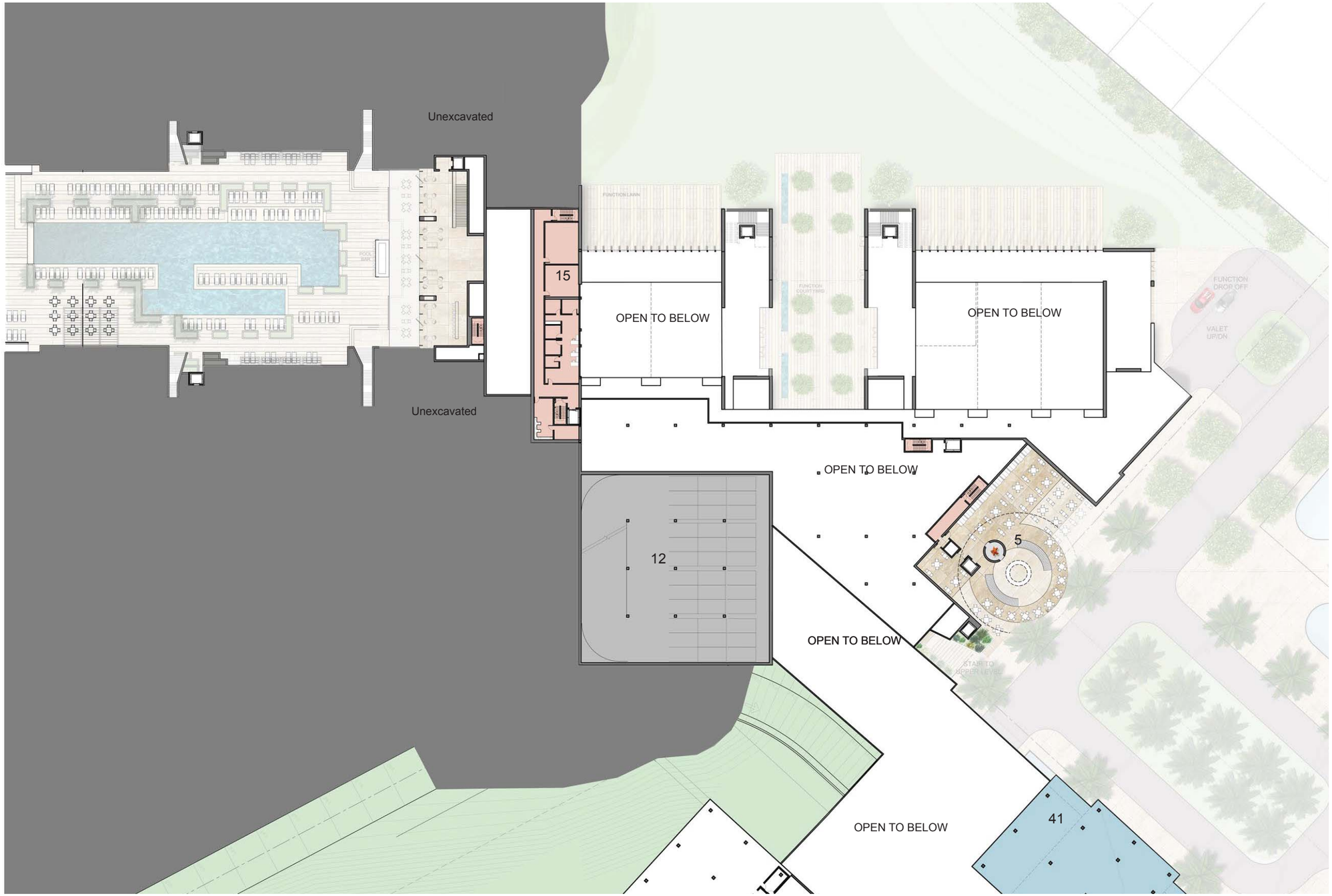
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Phoenix, AZ 85014
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NELSEN PARTNERS
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Phoenix, Arizona 85016
602.230.0600
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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Level 2 Plan - BOH (el 24')
E-11

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
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19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

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21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

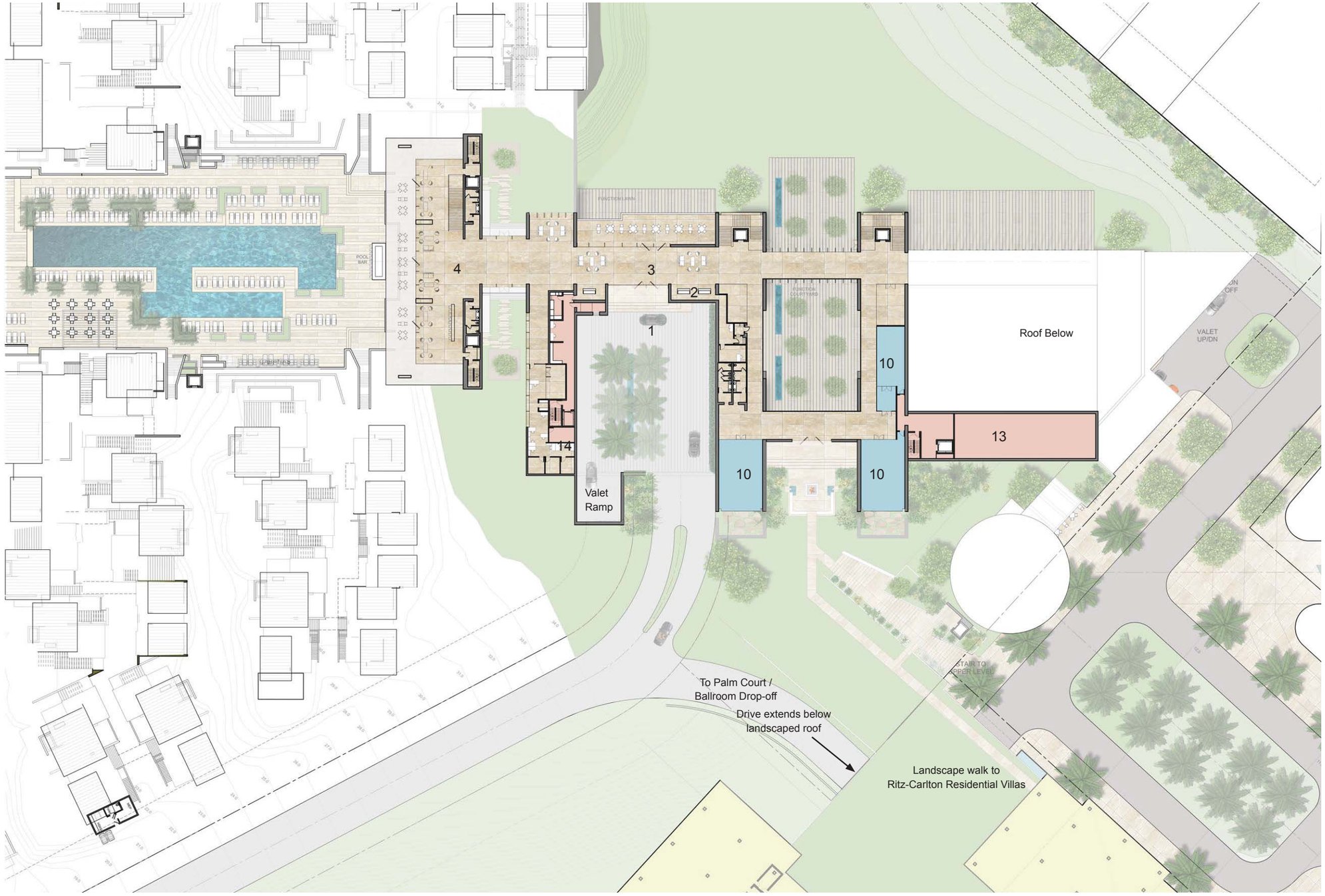
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Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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Architecture & Master Planning
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San Carlos, CA 94070
650.851.8810
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NELSEN PARTNERS
Mixed-Use Architecture
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Scottsdale, AZ 85254
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
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Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Level 3 Plan - Lobby (el 34')
E-12

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
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RITZ CARLTON VILLAS

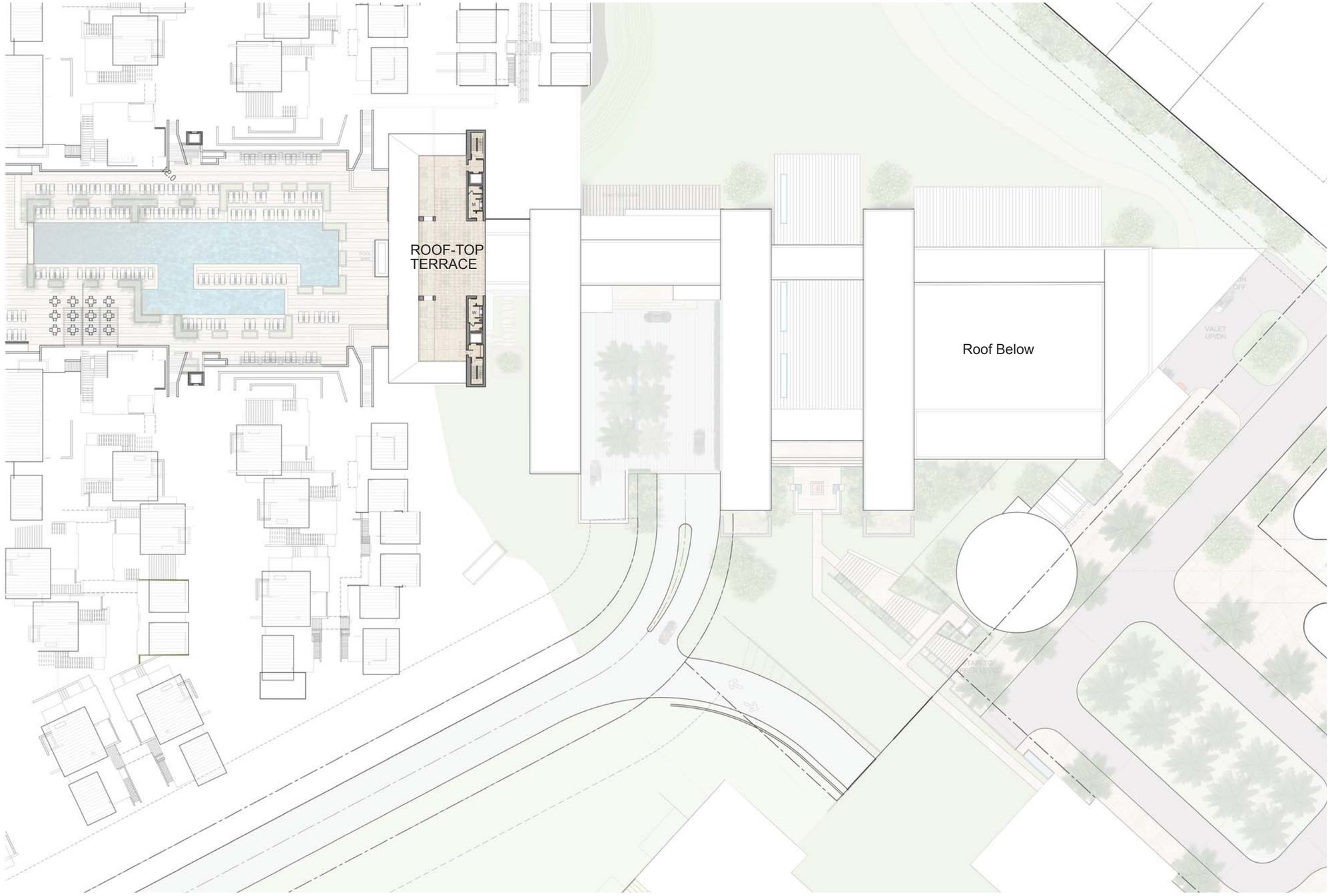
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Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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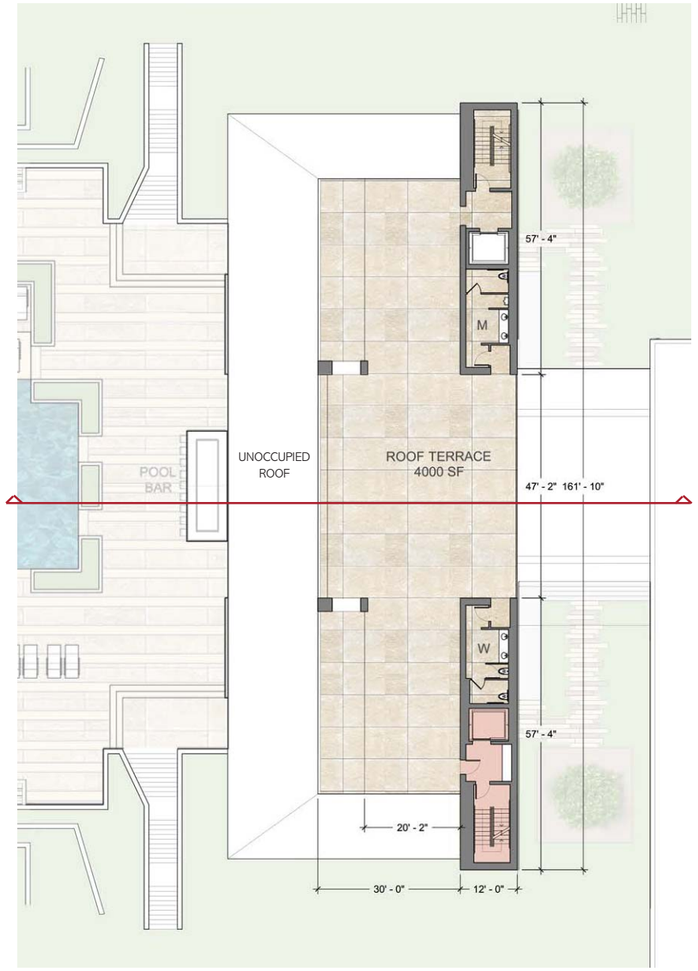
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Paradise Valley Special Use Permit Application
October 27, 2015

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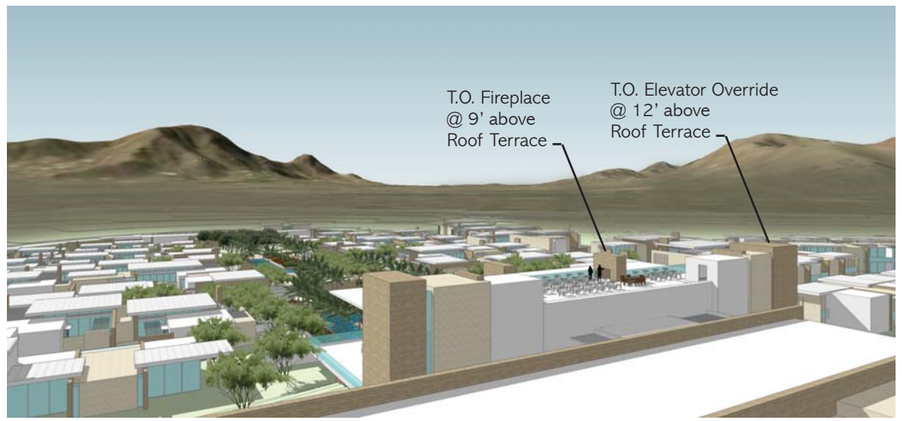
RESORT HOTEL

Roof Plan (el 56')
E-13









ROOF TERRACE - LEVEL 04

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
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Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
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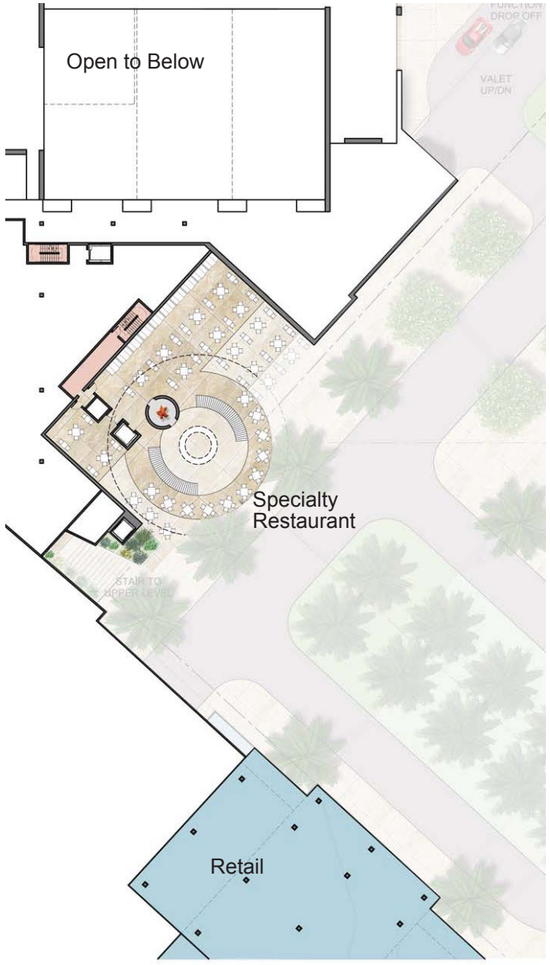
WITHEY MORRIS, PLC
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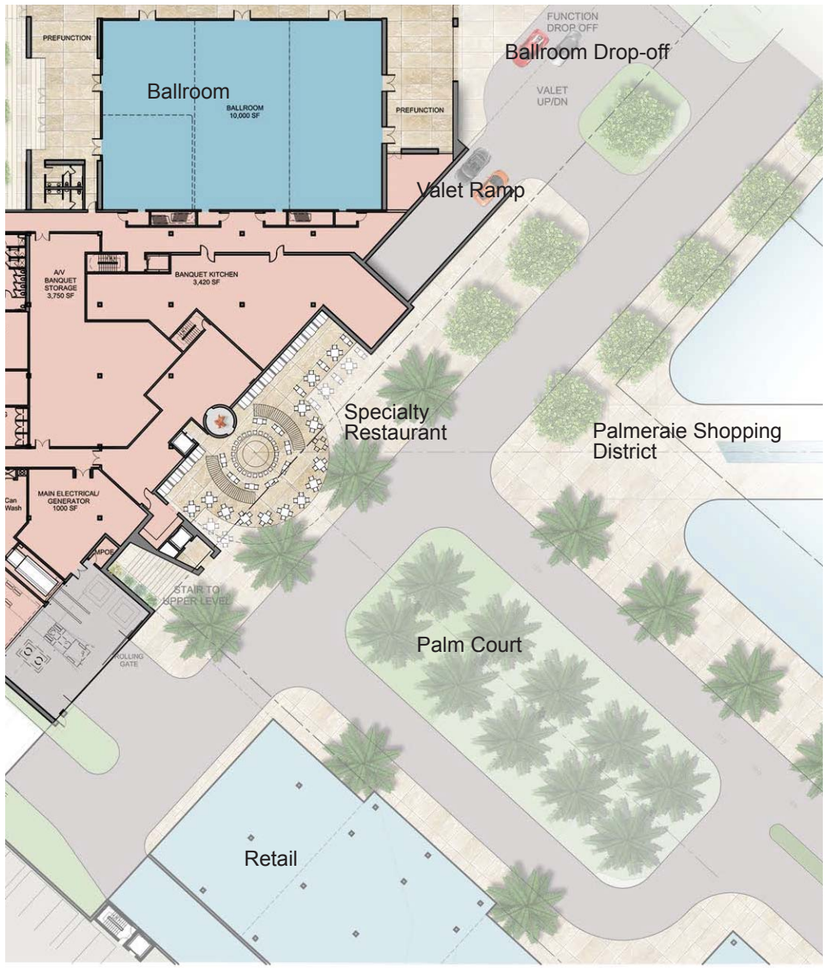
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Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL
Enlarged Roof Terrace Plan
E-14



SPECIALTY RESTAURANT - LEVEL 02



SPECIALTY RESTAURANT - LEVEL 01

SPECIALTY RESTAURANT

The Specialty Restaurant is located so that it fronts the Palm Court, serving both the Ritz-Carlton Hotel and the Palmeraie Shopping District. The form and the massing of the restaurant make it the focal point of the main entry drive from Scottsdale Boulevard.

The restaurant is two levels. The Plaza level includes:

Bar	800 sf
Lower Level Dining (110 seats)	3,100 sf
Kitchen	2,000 sf
Sidewalk seating (20 seats)	600 sf

The upper level includes:

Private Dining (25 seats)	650 sf
Indoor Seating (134 seats)	3,750 sf
Outdoor Terrace Seating (40 seats)	1,200 sf

Total:

Indoor Seating + Bar	8,300 sf
Kitchen	2,000 sf
Outdoor Dining	1,800 sf

Note: All area sizes are approximate and are subject to modification within the limits of the Total Floor Area identified on Page D-3.



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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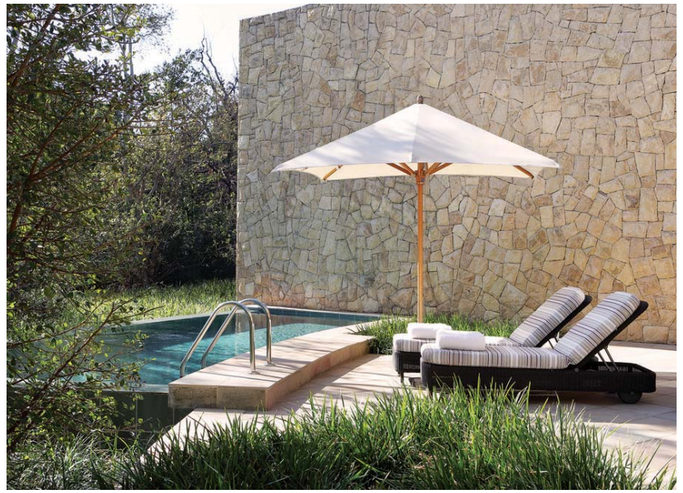
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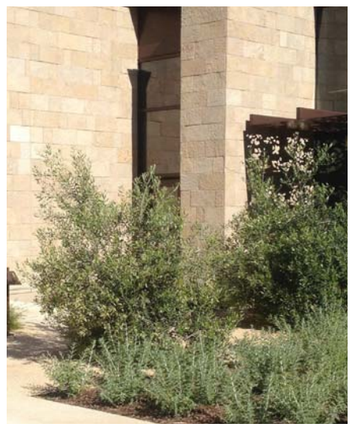
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Land Use & Zoning Attorney
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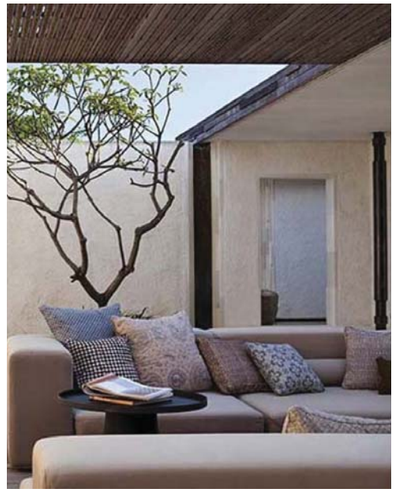
FIVE STAR DEVELOPMENT











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FIVE STAR DEVELOPMENT



1A



1B



2



3



4B



2



5



4A

KEYNOTES

- 1A — STUCCO A — 3/4'TH INTERGRAL COLOR SMOOTH STUCCO LIGHT BEIGE
- 1B — STUCCO B — 3/4'TH INTERGRAL COLOR SMOOTH STUCCO TAN
- 2 — STONE — DARK HONED LIMESTONE
- 3 — STONE PAVERS
- 4A — GLAZING WITH DEEP MULLION CAPS
- 4B — GLAZING WITH GLASS FINS
- 5 — GLASS RAILING

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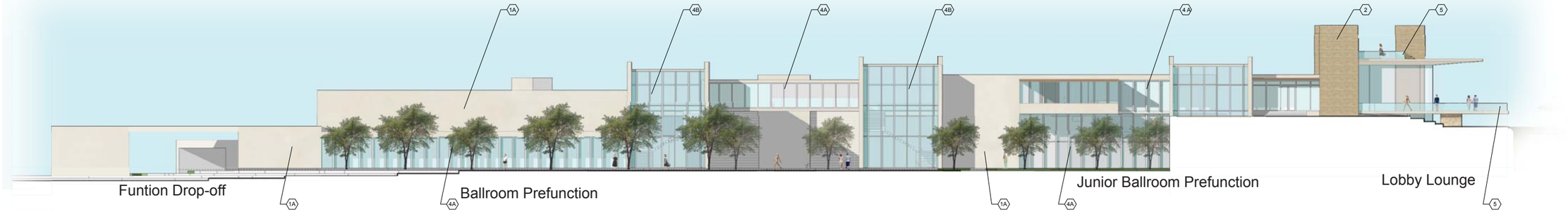
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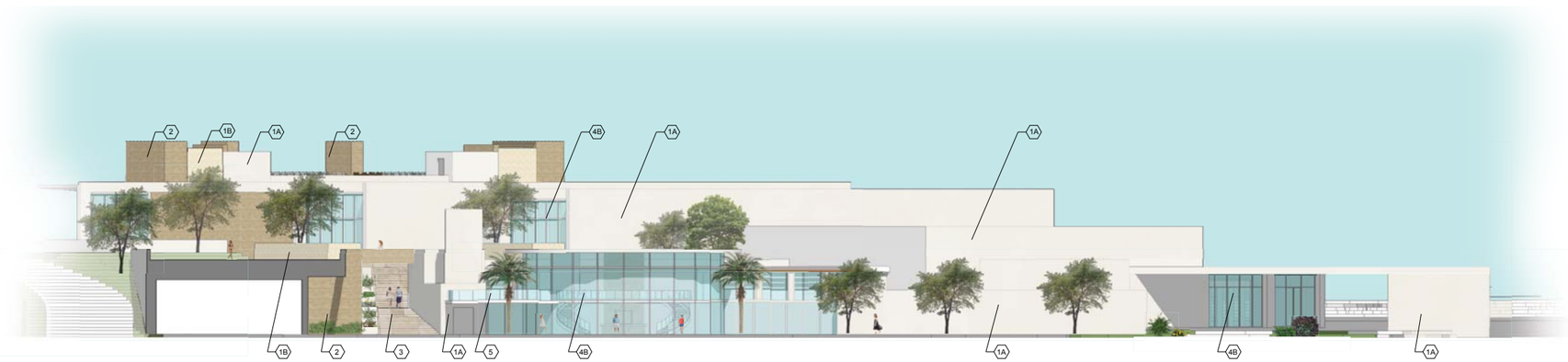
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FIVE STAR DEVELOPMENT



MAIN BUILDING - NORTHWEST ELEVATION (FUNTION LAWN)

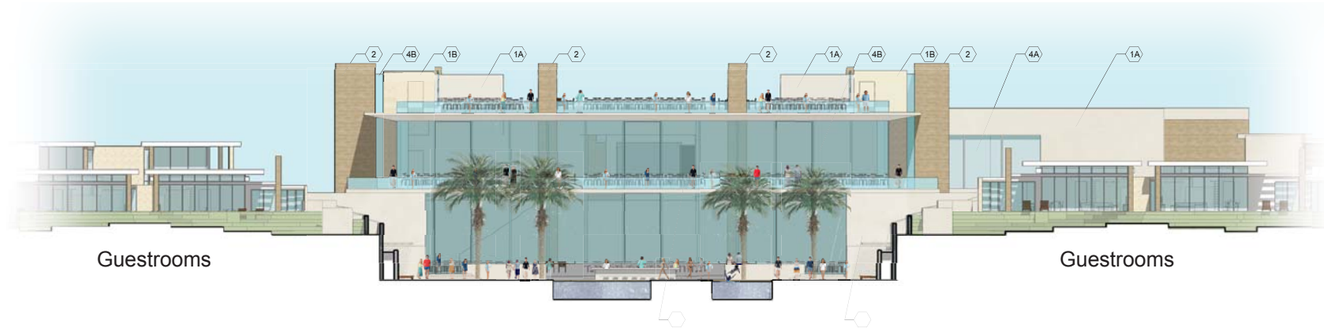


MAIN BUILDING - EAST ELEVATION (PALM COURT)

KEYNOTES

- 1A STUCCO A — 3/4"TH INTERGRAL COLOR SMOOTH STUCCO LIGHT BEIGE
- 1B STUCCO B — 3/4"TH INTERGRAL COLOR SMOOTH STUCCO TAN
- 2 STONE — DARK HONED LIMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINS
- 5 GLASS RAILING

0 5 10 20 40



MAIN BUILDING - NORTHEAST ELEVATION (LOBBY LOUNGE)

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

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Civil, Landscape, Planning, & Survey
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL

Main Building Elevations
E-18



POOL VIEW TOWARD LOBBY



PORTE COCHERE ENTRY

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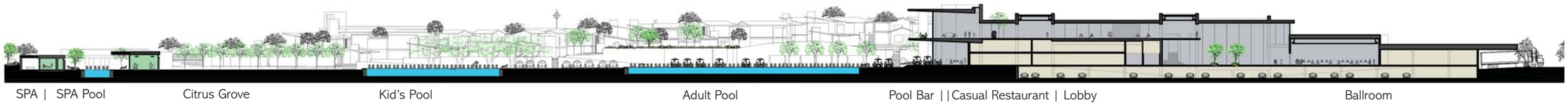
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THE RITZ-CARLTON®

RESORT HOTEL

Main Building Perspectives

E-19



SECTION - OASIS POOL AREA





PLAN - OASIS POOL AREA

OASIS POOLS

The central axis of the Ritz-Carlton Hotel is a modern architectural interpretation of the riverbeds in the canyons of the Sonoran desert. These natural lush corridors winding through spectacular rock formations create a connecting oasis of life in the desert landscape.

The hotel lobby and public spaces sit at the head of the axis, 22 feet above existing grade with a spectacular view of the resort's water features, pools and streams, as they meander down through lush landscaping towards the distant view of Camelback Mountain. This "meander" flows through a series of fractured and layered concrete and stone elements softened with landscaping to create the cliff walls reminiscent of a desert canyon upon which the Casitas sit.

On either side of the canyon, the guestroom Casitas rest on tiered gradations that provide exquisite views of the surrounding mountains. The canyon walls are a series of fractured and layered concrete and so the elements to create the cliff walls.

The landscaping in this area is lush with a variety of shade trees and trellis elements to provide shade. Water spray and fountains will provide cooling elements as well.

The Spa is the quiet sanctuary located at the end of the central axis. Centered around a quiet lap pool, the spa treatment rooms will open to quiet gardens and relaxation areas. The Fitness Center and the Club Lounge will be part of the more active areas of this zone and will be a destination point for guests.





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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

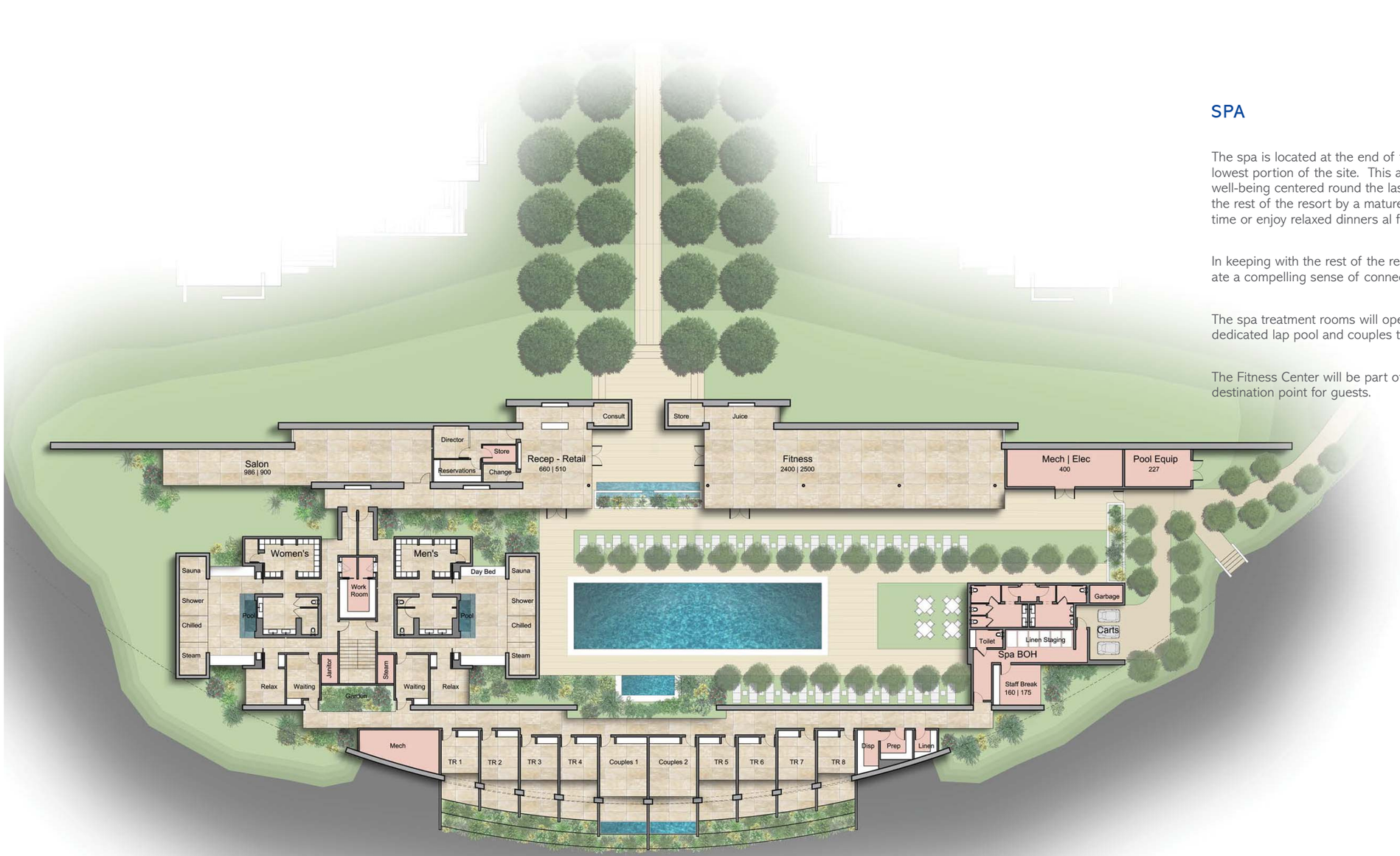
FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL
Oasis Pool | Site Section
E-20



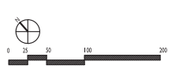
SPA

The spa is located at the end of the central axis farthest from the public spaces and on the lowest portion of the site. This area is envisioned as a sanctuary dedicated to health and well-being centered round the last two pools of the oasis "meander". It is separated from the rest of the resort by a mature citrus grove where guests can find quiet places to spend time or enjoy relaxed dinners al fresco.

In keeping with the rest of the resort the emphasis is on the careful use of materials to create a compelling sense of connection with the healing energy of the natural world.

The spa treatment rooms will open to quiet gardens and relaxation areas. A lounge with a dedicated lap pool and couples treatment rooms will have views of Camelback.

The Fitness Center will be part of the more active areas of this quiet zone and will be a destination point for guests.



CIVTECH, INC
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10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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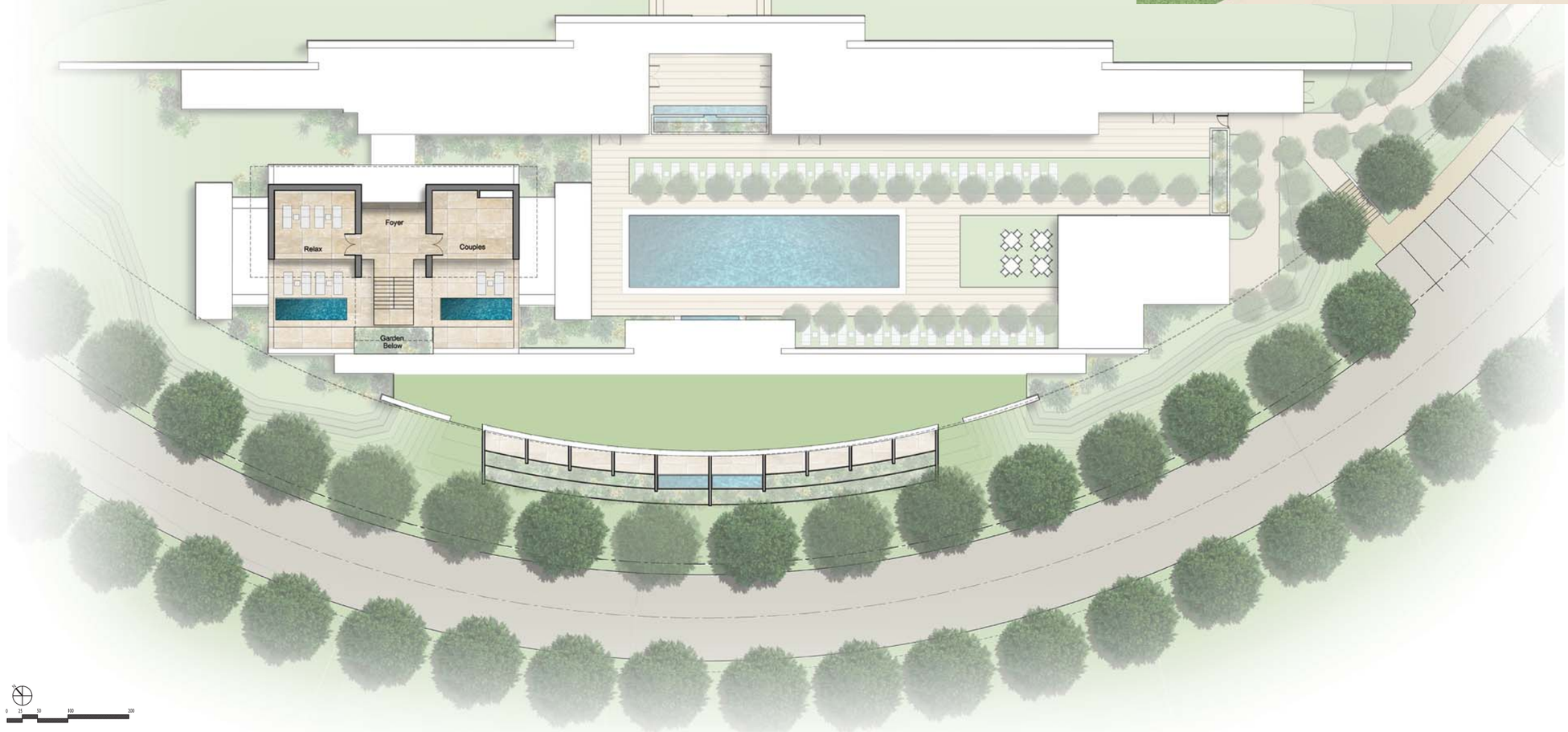
MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

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Architecture & Master Planning
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San Carlos, CA 94070
650.851.8810
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NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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THE RITZ-CARLTON®

RESORT HOTEL

Spa Upper Level Plan

E-22



SPA SECTION THRU LOCKER ROOMS



SPA SECTION THRU LAP POOL COURT

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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THE RITZ-CARLTON®

RESORT HOTEL
Spa Sections
E-23





GUESTROOM CASITAS

The casitas are one and two story buildings which are grouped into three tiers that step down the hill toward Camelback Mountain. This creates spectacular views from the guest-rooms. The zones between the tiers are landscaped open space which will provide a private outdoor area for each unit. The hotel has a higher than normal quantity of suites, many of which connect to typical guestrooms to provide compounds for families with connected entry courtyards. Additional amenities will vary but could include outdoor showers, plunge pools and a private outdoor fire pit.

Casita building heights will be a mix of mostly one and two stories – which will provide a variety of rooflines and massing to give the casitas a village like ambiance.

Walkways will meander through shaded landscaped courtyards and narrow passages like a small village. Lush gardens, outdoor communal fire settings enliven the walk to each unit. Each suite will have an entry courtyard which is an intimate private space that the living and bedrooms open up to. The sense of discovery in the wandering pathways will offer the guest a special opportunity to enjoy all the resort has to offer.

The casitas will be simple modern buildings made of natural integral colored stucco and stone accent walls. Roof planes with large overhangs will float above the lower building mass, and use liberal qualities of glass to create a strong indoor / outdoor life style that the 21st century guest will expect at a unique resort. The overhangs and trellis elements will control the sun on the large expanses of glazing to create comfortable indoor outdoor spaces.







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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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RESORT HOTEL
Casita Clusters
E-24

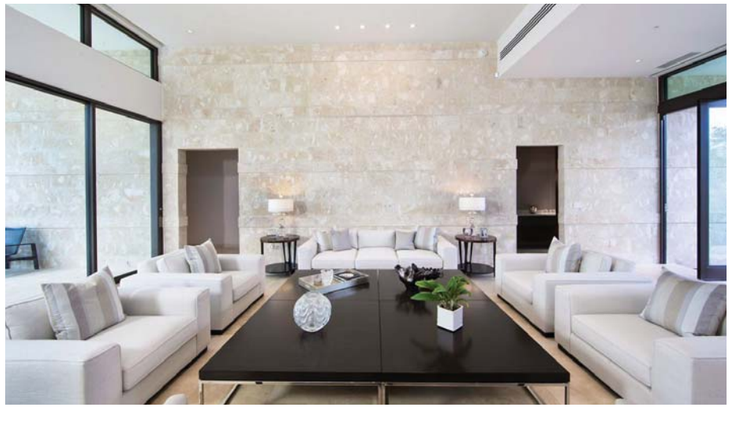











CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
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San Carlos, CA 94070
650.851.8810
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NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

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RESORT HOTEL
Casita Images
E-25

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
7 POOL BAR AND GRILL
8 BALLROOM
9 JUNIOR BALLROOM
10 MEETING | BOARD ROOM
11 PREFUNCTION
12 HOTEL PARKING (VALET)
13 MECHANICAL | ELECTRICAL
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17 CART STAGING
18 REMOTE SERVICE BUILDING
19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

20 SPA
21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

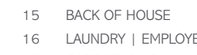
30 VILLA UNITS
31 VILLAS LOBBY
32 RESIDENT'S POOL
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34 AMENITIES SPACE
35 RESIDENT'S STORAGE
36 BACK OF HOUSE | MEP
37 RETAIL PARKING
38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

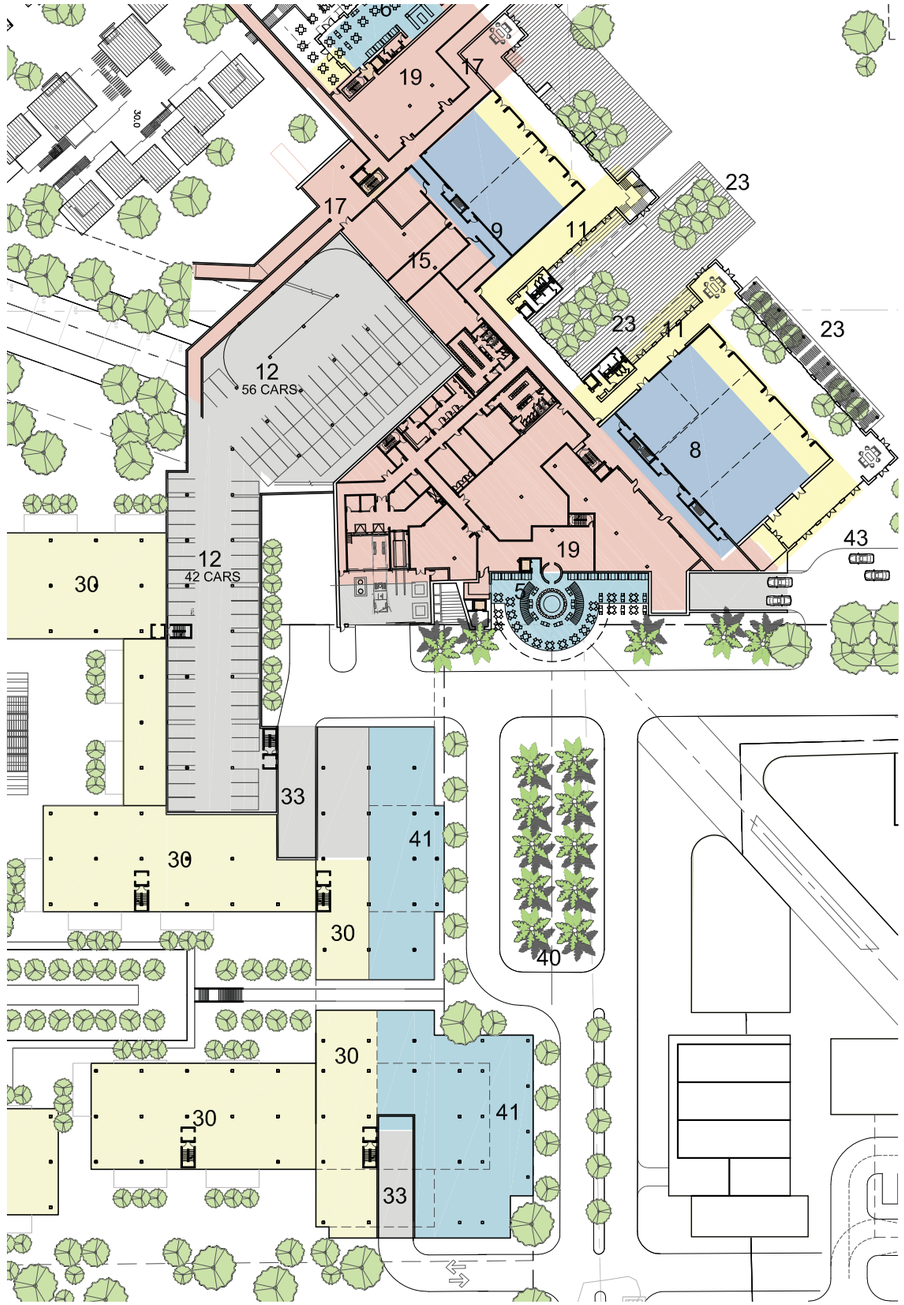
PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS

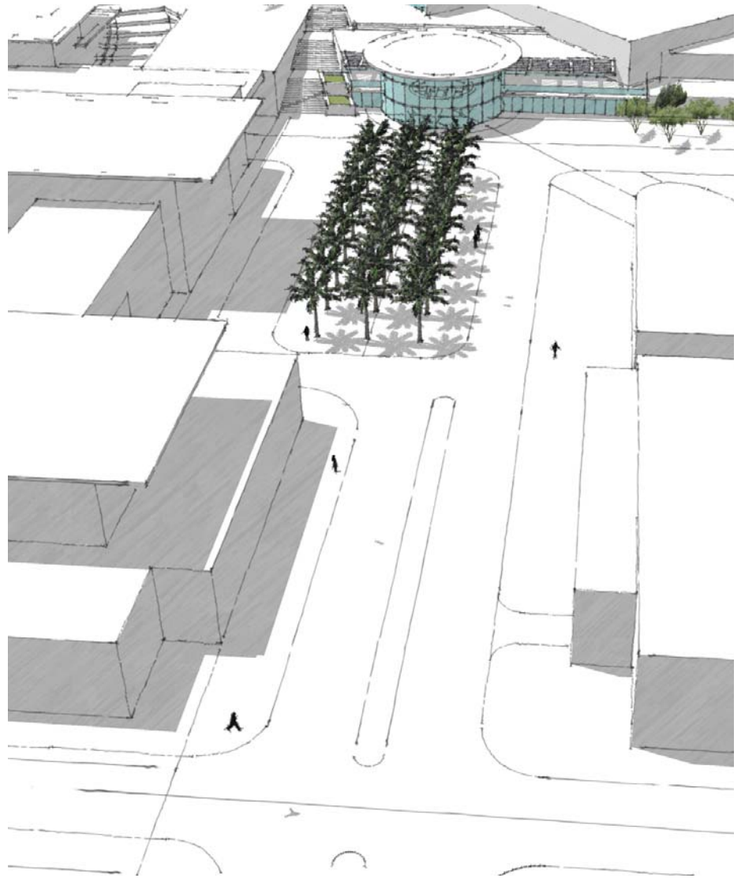




THE PALM COURT PLAZA

The Ritz-Carlton Hotel will become an integral part of the local community. While the main access to the Ritz-Carlton hotel is via Lincoln Drive, the hotel will also enjoy a connection via a plaza to the Shops at Palmeraie.

The Palm Court central plaza with its open air restaurants, outdoor cafés, boutiques and adaptive open spaces will be an entertainment draw for visitors, residents and hotel guests alike with special events. The hotel's specialty restaurant will anchor the west end of the central square furthering the symbiotic relationship between the hotel and its community.



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT HOTEL
Palm Court Plaza
E-26

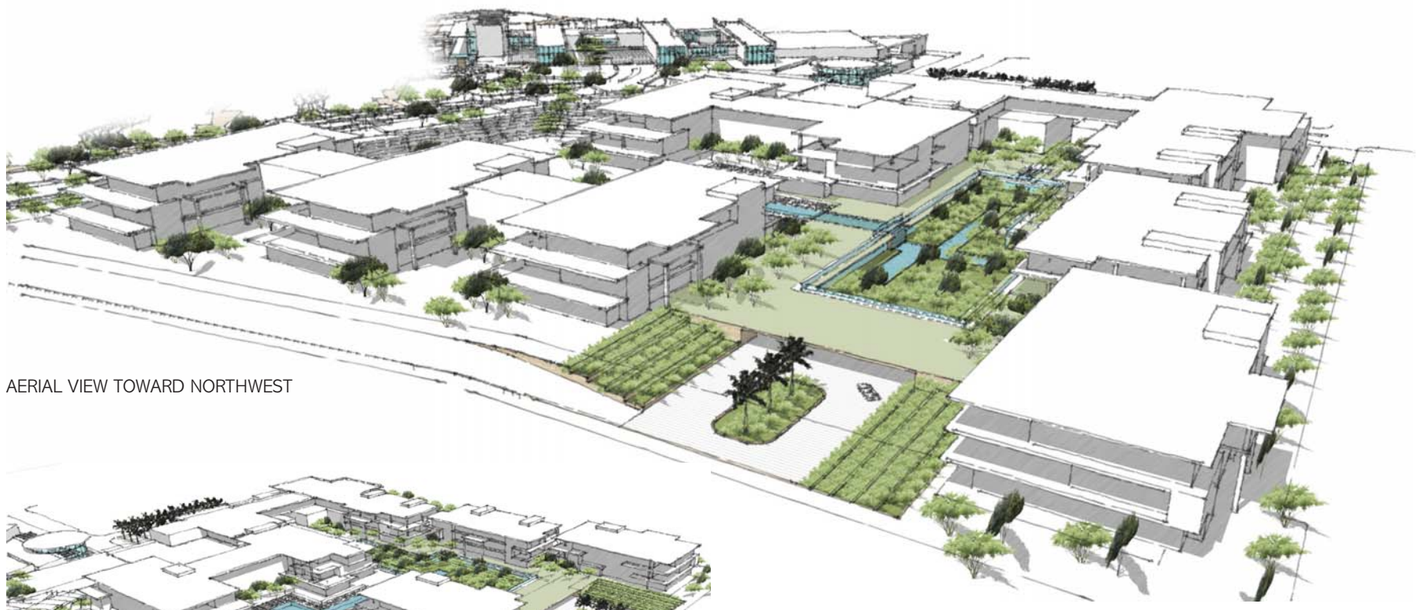
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The Ritz-Carlton Resort

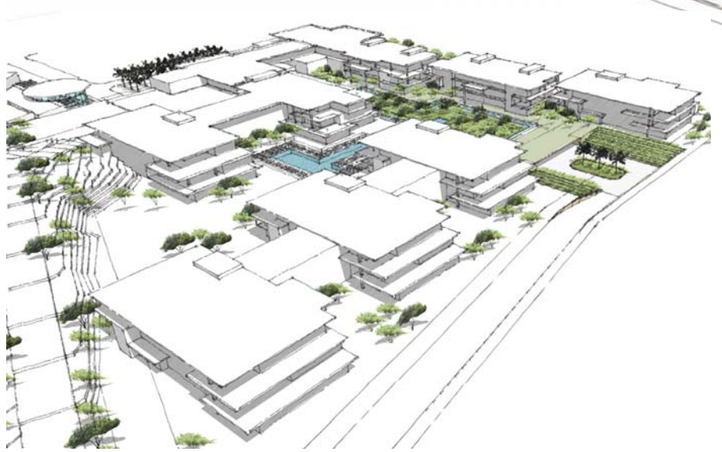
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FIVE STAR DEVELOPMENT

SECTION F - Resort Residential



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

RITZ-CARLTON RESIDENTIAL VILLAS

Adjacent to the Hotel, the branded Ritz-Carlton Residential Villas will offer whole ownership luxury attached residences. There will be 120 residential units within the two and three story buildings. In addition to the hotel staff, the property will have staff dedicated to serving only the guests of the Villas.

The architecture of the Residential Villas follows the general direction of the Ritz-Carlton Hotel with simple forms and natural materials. Each unit is oriented toward the views of Camelback and Mummy Mountains, and will have expansive outdoor patios, expansive balconies and plunge pools. The units will have high open ceilings with expansive windows overlooking the views. Deep overhangs and sun shades will add to the interest of the exterior facades.

The building massing steps back from Lincoln Drive and off the resort entry drive. This will create expansive balconies for each unit as well as break down the building massing.

In addition to having access to the Hotel amenities and services, the Residential Villas will have additional Ritz-Carlton managed amenities and services, including a separate resort style swimming pool, lobby, concierge and underground valet parking where semi-private elevators take residents and hotel guests directly to their villa. Residential Villa guests will check-in and use the valet services at the Hotel. Residential Villa owners will have the option to self-park in either of their two designated parking spaces located adjacent to the semi-private elevator access from the garage level to their villa.



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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THE RITZ-CARLTON®

AREA A1

Ritz-Carlton Residential Villages
F-1



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
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NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

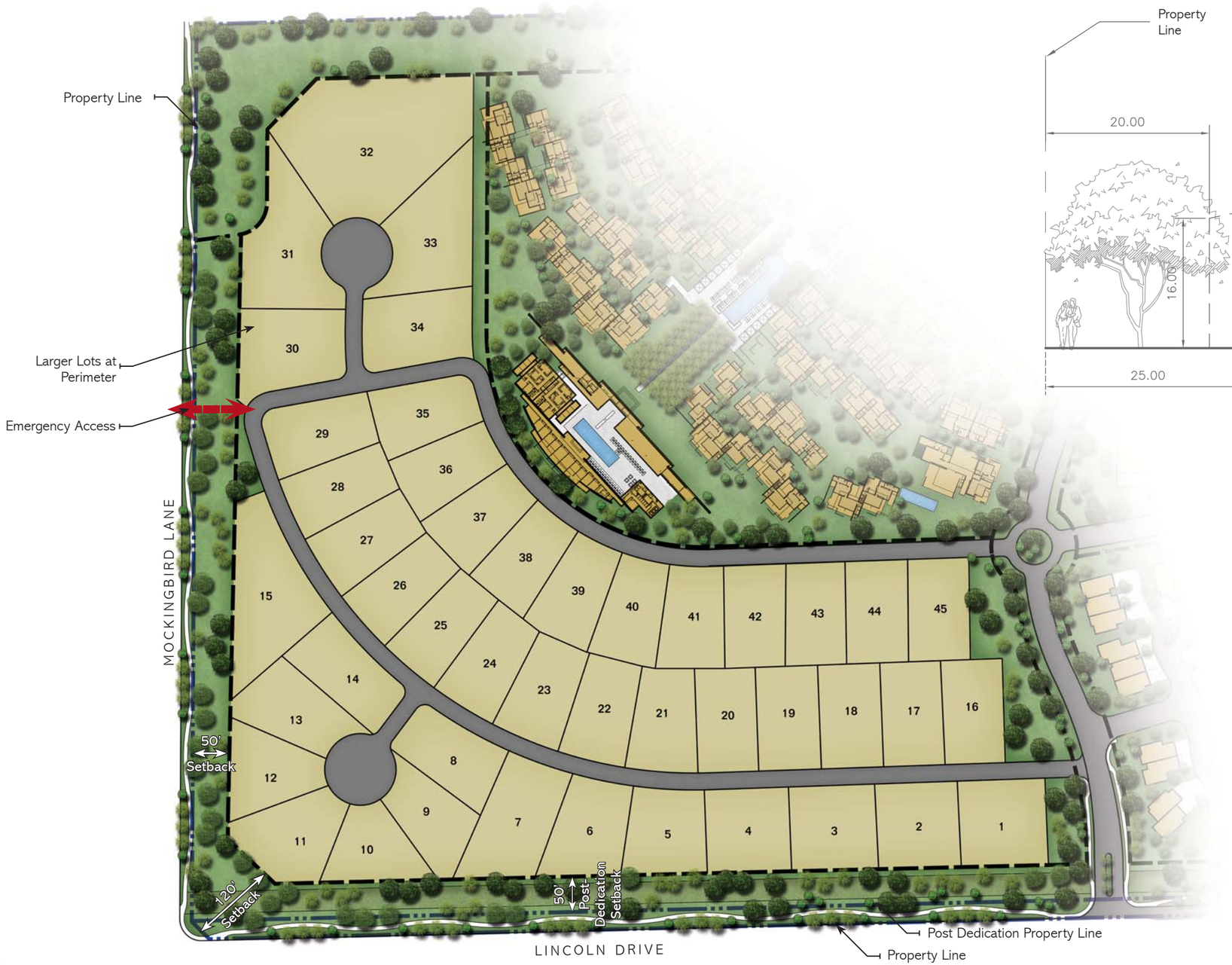
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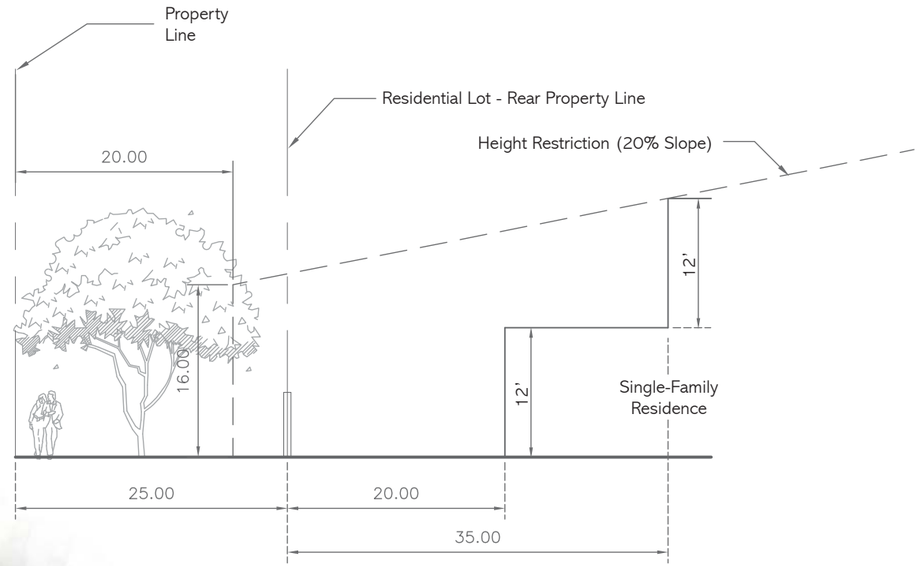
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THE RITZ-CARLTON®

AREA B

Resort Branded Residential Lots
F-2





Open Space Criteria

Guest Parking:
2 cars in the driveway at each home

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA C

Ritz-Carlton Residential Lots
F-3

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
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19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

20 SPA
21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

30 VILLA UNITS
31 VILLAS LOBBY
32 RESIDENT'S POOL
33 RESIDENT'S PARKING
34 AMENITIES SPACE
35 RESIDENT'S STORAGE
36 BACK OF HOUSE | MEP
37 RETAIL PARKING
38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

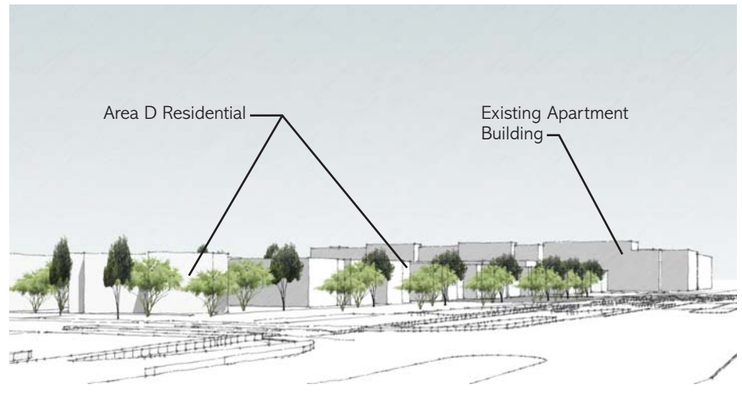
51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS



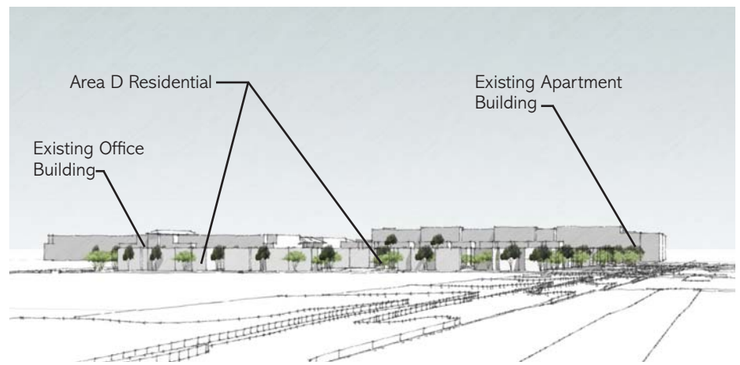
AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

Area D residential is a critical zone for softening and quieting the adjacent Scottsdale intensity. Given its location on Lincoln Drive, a large setback has been designed to provide a substantial buffer between the residences and traffic on Lincoln Drive. The attached units are whole ownership, resort-related attached residential of two and three stories. The concept for the residential neighborhood is a more European street – where the attached residences form narrow streets and common open space courtyards for the residential amenities – pool, paths and gardens.

Guest Parking: 2 cars in the driveway at each home



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
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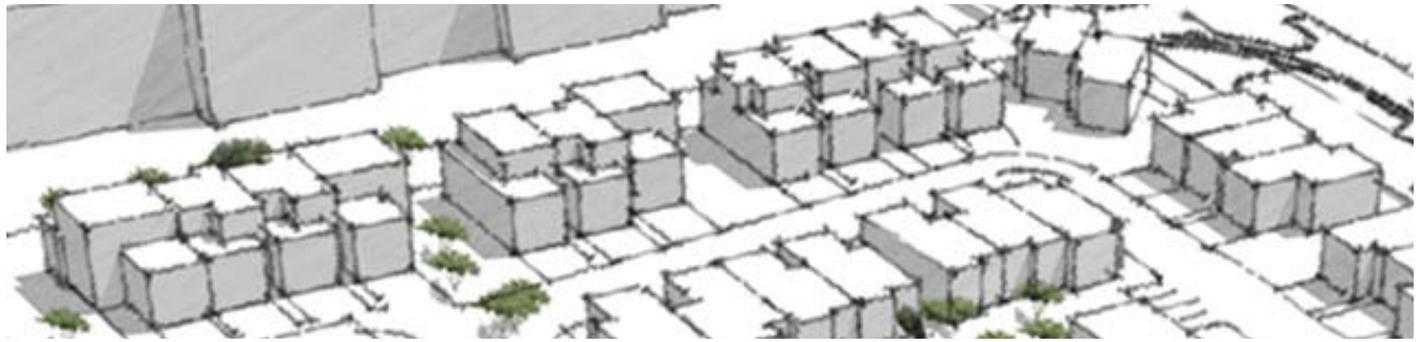
FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA D
Attached Residence Village
F-4



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES



AERIAL VIEW TOWARD LINCOLN DRIVE



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA D

Attached Residence Village
F-5

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
7 POOL BAR AND GRILL
8 BALLROOM
9 JUNIOR BALLROOM
10 MEETING | BOARD ROOM
11 PREFUNCTION
12 HOTEL PARKING (VALET)
13 MECHANICAL | ELECTRICAL
14 ADMINISTRATIVE OFFICES
15 BACK OF HOUSE
16 LAUNDRY | EMPLOYEE FACILITIES
17 CART STAGING
18 REMOTE SERVICE BUILDING
19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES

20 SPA
21 FAMILY POOL
22 ADULT POOL
23 OUTDOOR FUNCTION
24 CLUB LOUNGE

RITZ CARLTON VILLAS

30 VILLA UNITS
31 VILLAS LOBBY
32 RESIDENT'S POOL
33 RESIDENT'S PARKING
34 AMENITIES SPACE
35 RESIDENT'S STORAGE
36 BACK OF HOUSE | MEP
37 RETAIL PARKING
38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

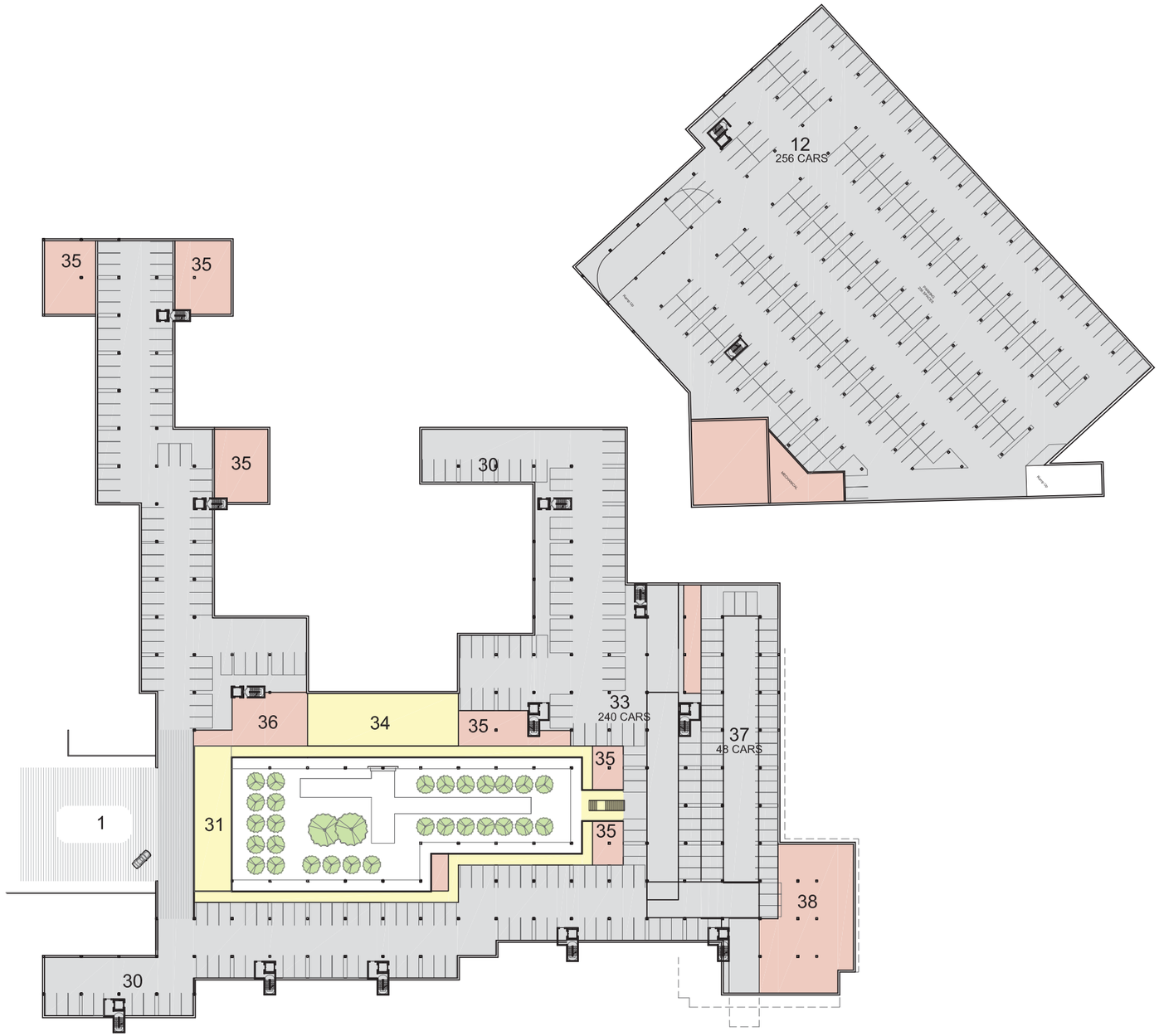
51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS



PARKING SUMMARY

Total hotel parking spaces provided: 390 during self-park configuration, 449 during valet parking configuration.

Total villa parking spaces provided: 80 guest spaces during self-park configuration, 86 valet spaces during valet parking configuration, 240 owner spaces at all times.



CIVTECH, INC
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10605 N Hayden Road | Ste 140
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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San Carlos, CA 94070
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15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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THE RITZ-CARLTON®

AREA A1 & D

Basement Level Plan
F-6

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
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24 CLUB LOUNGE

RITZ CARLTON VILLAS

30 VILLA UNITS
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36 BACK OF HOUSE | MEP
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38 RETAIL STORAGE
39 SUNKEN GARDEN | ENTRY COURT

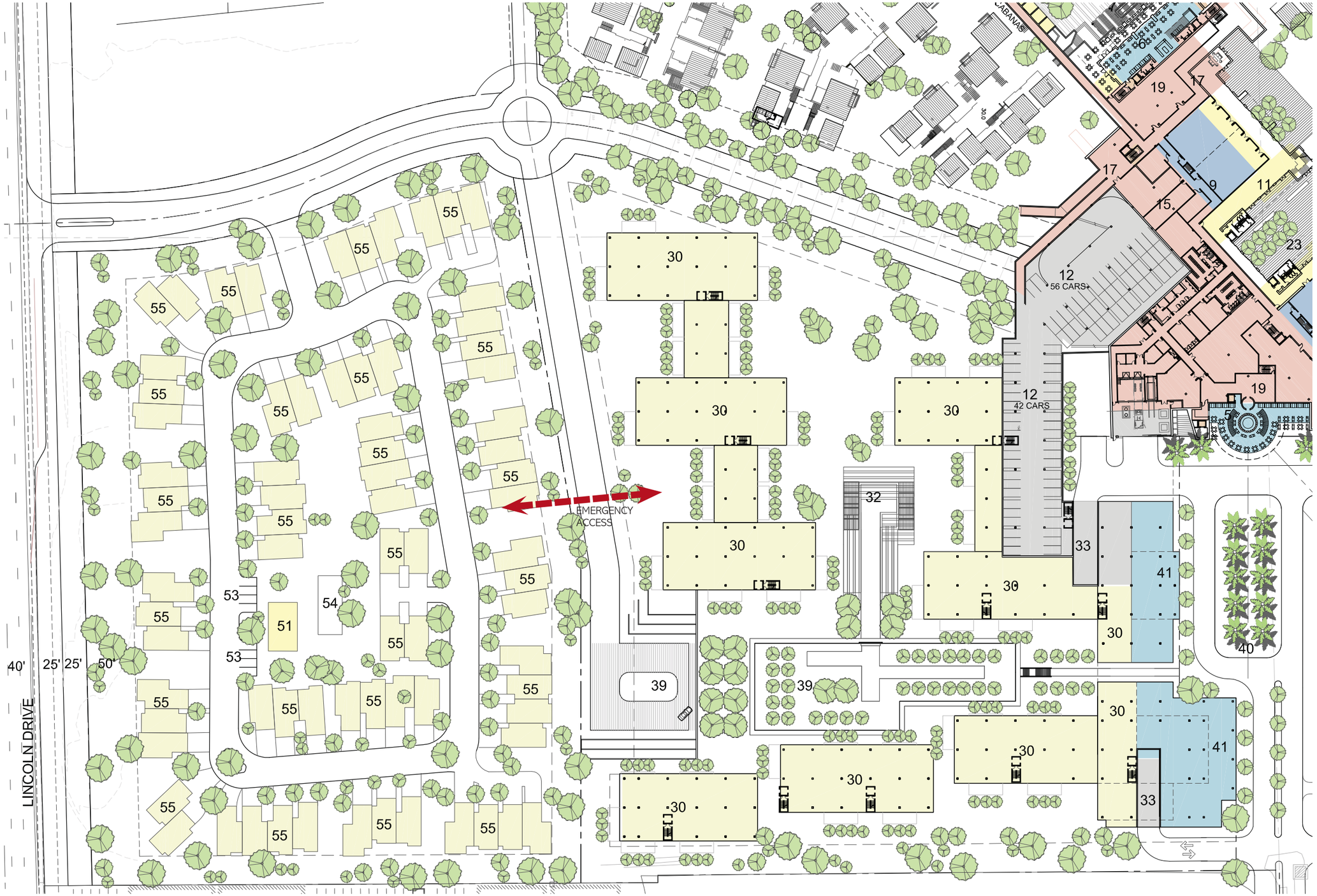
PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
42 RESIDENTIAL UNITS
43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

51 AMENITIES | ADMINISTRATIVE OFFICE
53 GUEST PARKING
54 RESIDENT'S POOL
55 ATTACHED RESIDENTIAL UNITS





CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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NELSEN PARTNERS
Mixed-Use Architecture
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WITHEY MORRIS, PLC
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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT

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October 27, 2015

THE RITZ-CARLTON®

AREA A1 & D

Level 1 Plan
F-7

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
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PALM COURT (TOWN SQUARE)

40 CENTRAL PLAZA | PARK
41 RETAIL | RESTAURANTS
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43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA A1 & D

Level 2 Plan
F-8

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
3 HOTEL LOBBY
4 LOBBY LOUNGE
5 SPECIALTY RESTAURANT
6 THREE MEAL RESTAURANT
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PALM COURT (TOWN SQUARE)

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RESORT RELATED ATTACHED RESIDENCE VILLAGE

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA A1 & D

Level 3 Plan
F-9

LEGEND

RITZ CARLTON HOTEL

1 PORTE COCHERE
2 RECEPTION
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PALM COURT (TOWN SQUARE)

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43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA A1 & D

Roof Plan
F-10

THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

FIVE STAR DEVELOPMENT

SECTION G - Landscape Architecture

RESORT LANDSCAPE MASTER PLAN

The Ritz-Carlton hotel is central to the site, attracting local residents and hotel guests to its amenities. Landscape architecture plays a key role in providing these amenities and ties to the local and regional character by using native and naturalized plant species and surrounding landforms, indigenous materials and quality construction methods.

Within the overall resort, the landscape transitions from an informal natural character at the perimeter to a formal landscape around the main hotel building and pool area, and along the primary internal streets. The plant palette varies from more native planting along the arroyos to a lush and colorful oasis plant palette in the resort core.

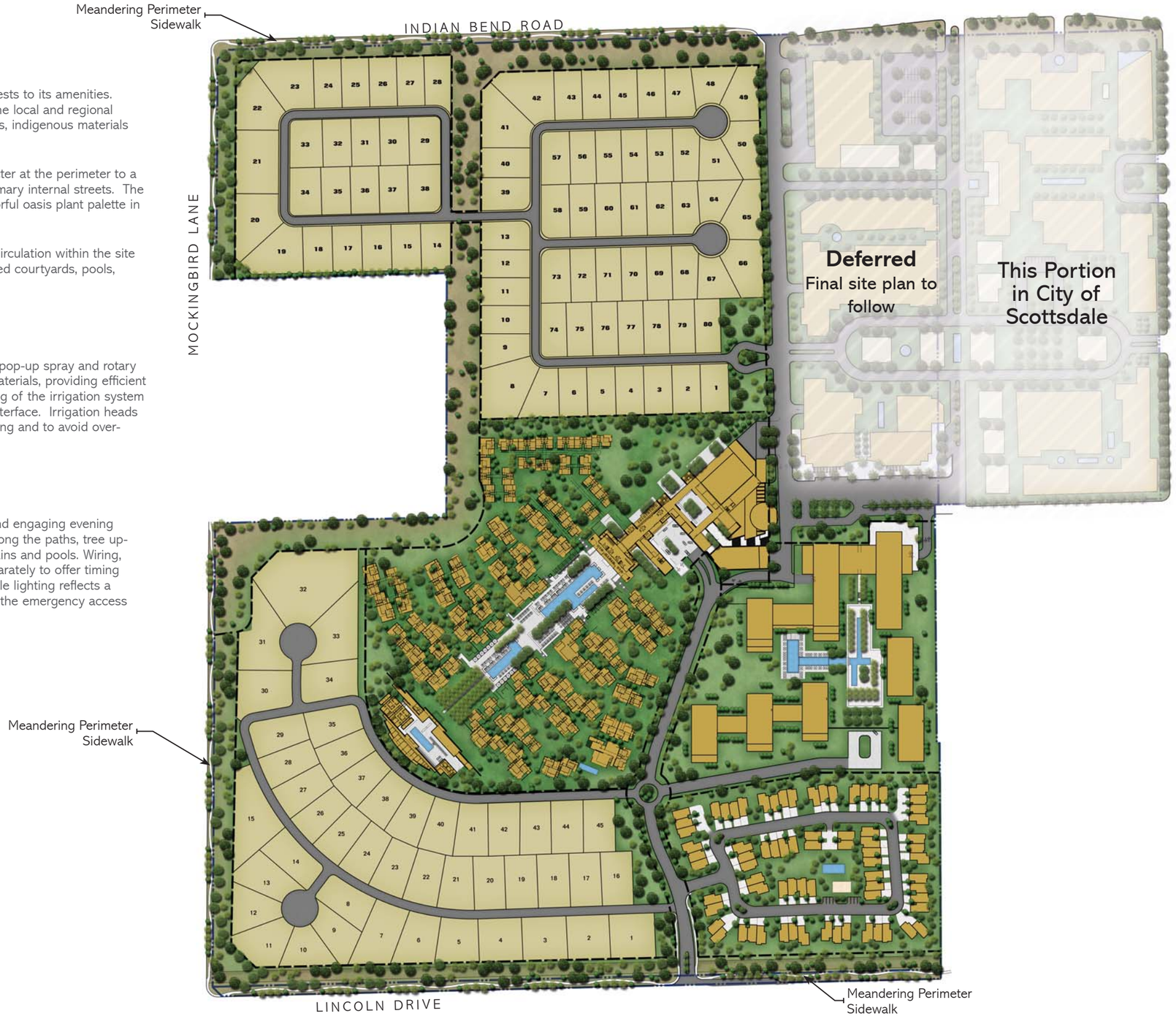
Vehicles arriving to the site are valet parked in a well screened parking garage. Circulation within the site is on foot or by cart transportation. Shaded walkways connect the site, landscaped courtyards, pools, outdoor functions spaces, and amenities for families and their children.

IRRIGATION

The separately zoned irrigation system employs spray and drip technology using pop-up spray and rotary heads for turf grasses, and point source drip emitters for shrubs and tree plant materials, providing efficient low-water use application of water. Potable water is used. Control and monitoring of the irrigation system is facilitated by a computerized central control system equipped with a satellite interface. Irrigation heads are spaced so as to not exceed the manufacturer's recommended maximum spacing and to avoid over-spray onto hard surfaces and non-irrigated areas.

LANDSCAPE ILLUMINATION

Landscape plantings and pedestrian pathways are illuminated to provide a safe and engaging evening experience. The landscape illumination utilizes low voltage ornamental fixtures along the paths, tree up- and downlighting to highlight plant architecture and underwater fixtures for fountains and pools. Wiring, transformers and timers are screened from public view. Illumination is zoned separately to offer timing options for energy efficiency and to meet Paradise Valley's Dark Sky Initiative. Pole lighting reflects a residential scale with pole height limited to 10-12'. Poles and bollards illuminate the emergency access areas.



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
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WITHEY MORRIS, PLC
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT LANDSCAPE

Master Landscape Plan

G-1

RESORT LANDSCAPE MASTER PLAN (CHARACTER AREAS)

The Ritz-Carlton Resort landscape provides a key opportunity to express a sense of place in context to the Sonoran Desert character of Paradise Valley. At the same time, the fabric of the landscape will tie together the various uses within the resort while transitioning from the urban oasis character along Scottsdale Road to the xeric residential landscape along Mockingbird and further west. The following Landscape Character Areas have been integrated into the resort design to accomplish these goals.

Hotel / Oasis Landscape Character Area

The Hotel / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create a rich and varied plant palette. Palm trees will provide filtered shade for the entry courtyard and pool areas, and create a sense of oasis within the desert. Turf areas will be utilized for outdoor functions and to enhance the oasis character.

Guest Casitas and Villas / Oasis Landscape Character Area

Similar to the hotel, the Guest Casitas / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants, but will be less formal in character.

Mixed Use / Oasis Landscape Character Area

This zone will be formal in design, with low level plant masses defining outdoor uses while providing visibility, and tree alleys providing shade for pedestrian comfort. Thorny and spiny plant material will be minimized near pedestrian areas.

Resort Related Attached Residences / Lush Desert Landscape Character Area

Similar to the Mixed Use zone, this higher density lifestyle zone will be landscaped for comfort, while also minimizing water use. Terraced living areas will be accented with cascading desert adapted vines, while elevated planters bring more detailed and finely textured plant palette closer to the resident.

Single Family Residential / Transitional Desert Landscape Character Area

The single family residential areas provide a transition point to the Riparian Desert landscape. Planting within these areas will be selected from the Arizona Low Water Use Plant List, yet will highlight the brighter more vibrant colors of the desert.

Riparian Desert Corridor Landscape Character Area

The Riparian Desert Corridor Landscape Zone will emphasize native Sonoran Desert plants that naturally grow along desert arroyos, rivers, and springs to create a lush desert feel. Native plants will be supplemented with naturalized plant material that are riparian in character and will coincide with on-site drainage channels, retention areas, and constructed arroyos.

Interior Streets and Entries / Oasis Landscape Character Area

This character area begins at the main resort entry off of Lincoln, and includes the approach to the hotel, the palm court and the street entering from Indian Bend Drive. This zone will create a unique entry experience for residents and resort guests, and will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

Perimeter Streets / Lush Desert Landscape Character Area

This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

Perimeter Streets / Transitional Desert Landscape Character Area

Mockingbird Lane, and the western portion of Indian Bend will be planted in a naturalized desert character utilizing native and desert adapted planting, strictly selected from the Arizona Low Water Use Plant List.

NOTES:

- Private rear-yard landscapes for the residential lots, and courtyards within the luxury attached residence developments are excluded from the above landscape zones.



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
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4550 N 12th St
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
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FIVE STAR DEVELOPMENT

RESORT WALL MASTER PLAN

Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

Notes:

- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15') limited to the hotel loading dock and central plant, as measured from the grade of the outside of the wall.

LEGEND

- 8' Solid (6' Wall + 2' Berm)
- 6' Solid
- 6' View
- Wall Jog Locations
- Primary Resort Entry Monument
- Town Entry Monument
- Resort Branding Sign
- Guardhouse
  Manned Access control point. Not to exceed 16' in height, 250sf in size with a gate not to exceed 8' in height
- Electric Gate
  Access control point with visitor call box. Adequate vehicular turn around to be provided. Adjacent residential lots may need modification or deleted to accommodate required turn around and emergency access. not to exceed 8' in height.

N

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CIVTECH, INC
Traffic Engineering
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CVL CONSULTANTS
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FIVE STAR DEVELOPMENT



WALL ELEVATION

Perimeter Wall Along Lincoln To Undulate Horizontally A Minimum Of 36” Every 350 Lf.”



WALL JOG PLAN

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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NELSEN PARTNERS
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WITHEY MORRIS, PLC
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT LANDSCAPE

Resort Wall Detail

G-4

LEGEND

- Major Arterial
- Minor Arterial
- Collector
- Minor/Internal Collector
- Local



N

0 75 150 300 600

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FIVE STAR DEVELOPMENT

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THE RITZ-CARLTON®

RESORT LANDSCAPE

Vehicular Circulation Plan

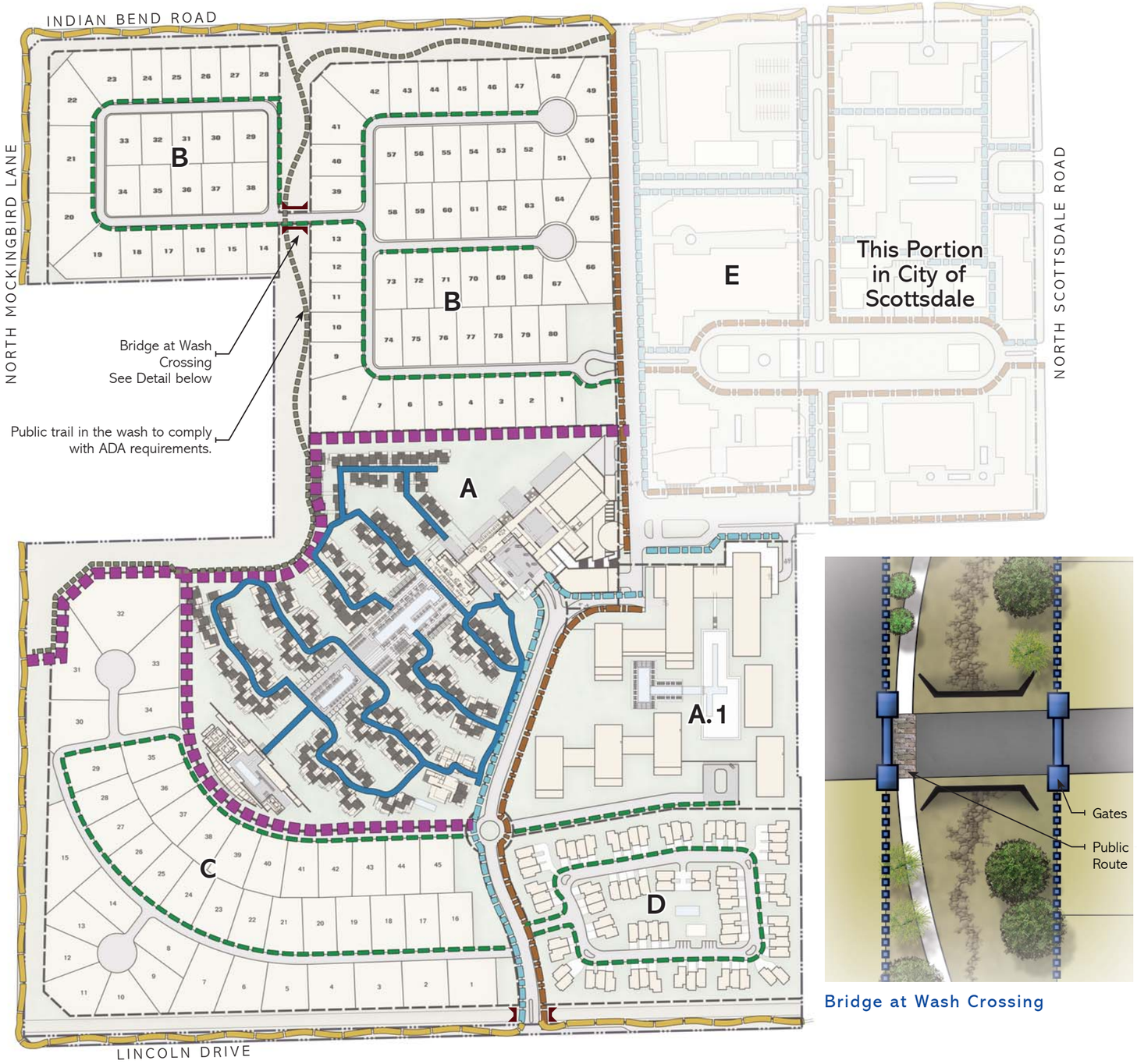
G-5

LEGEND

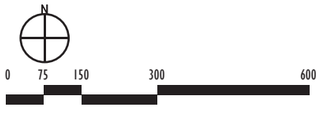
- 6' Major Pathway (Public)
- 6' Minor Pathway (Public)
- Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
- 6' New Perimeter Sidewalk (Public)
- 5' Neighborhood Walk (Private)
- 8' Stabilized Compacted DG Trail (Public)
- 20' Emergency Access Lane/Pedestrian Pathway
- Bridge at Wash / Swale Crossing



Example of Box Culvert Bridge.
Wash Crossing In Parcel B to be Similar In Design.



Bridge at Wash Crossing



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

RESORT LANDSCAPE
Pedestrian Pathway System



Visually Significant Corridor Design Considerations

1. Architectural screens will be provided around all above ground utility structures
2. Seating areas with benches will be provided along the sidewalk at a minimum of 1000' intervals.
3. Themed wayfinding signage will be provided along the corridor.
4. Enhanced landscape lighting will be provided to differentiate the corridor from other streets.

LANDSCAPE DENSITIES ALONG LINCOLN



CORNER LANDSCAPING:

- Ten to Twelve 48" Box (Min) Specimen Desert Trees
- Twenty Specimen Agave
- 60% Live Vegetative Cover with Shrubs and Groundcover
- Turf Area

MEDIAN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.c.
- Three 5-Gallon Shrubs and Five 1-Gallon Groundcover Per Tree

LINCOLN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.c.
- Five 5-Gallon and Five One-Gallon Groundcover Per Tree

ENTRY PLANTING:

- Eight to Ten 48" Box Min Specimen Trees
- 60% Live Vegetative Groundcover
- Turf Area
- One Specimen Agave or Succulent Per Tree. 15-Gal (Min)

Note: This landscape design and density is also representative of what will occur in front to Area D along Lincoln Dr

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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LINCOLN DRIVE

Landscape Densities

G-7

VIEWS ALONG LINCOLN





#1



#2



#3



#4

Note: Public sidewalk to be placed no closer than 8' to the curb of Lincoln Dr

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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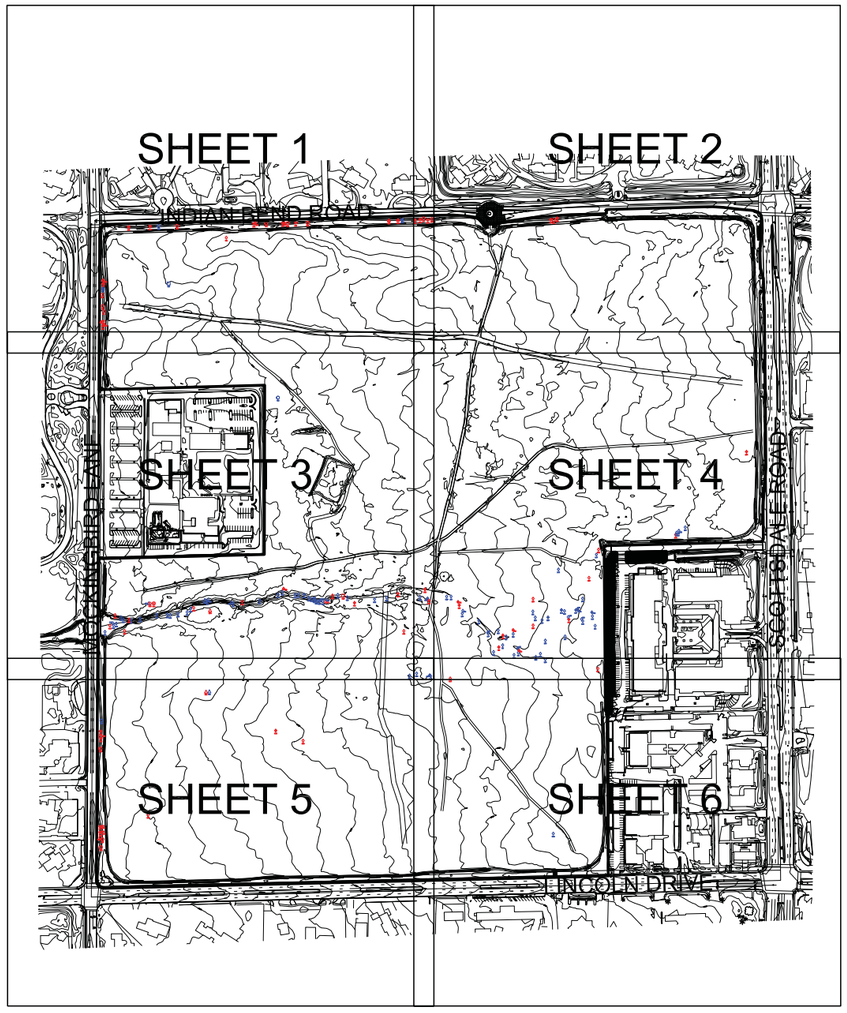
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Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
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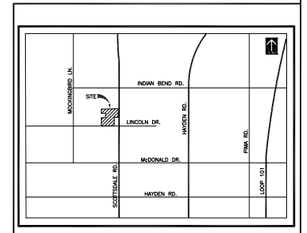
FIVE STAR DEVELOPMENT

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE ARCHITECT & ENVIRONMENTAL



SINCLAIR SITE



VICINITY MAP NTS

LEGEND

BARREL CACTUS	NON- NATIVE PLANT MATERIAL
BLUE PALO VERDE	STAGHORN CHOLLA
CATCLAW ACACIA	WHITE THORN ACACIA
CHAIN FRUIT CHOLLA	YUCCA ELATA
CREOSOTE	HACKBERRY
CRUCIFIXION THORN	SAGUARO
FOOTHILL PALO VERDE	NATIVE MESQUITE
GREYTHORN	OCOTILLO
IRONWOOD	OCOTILLO/BARE ROOT
JUNIPER	PINON
JOJOBA	HEDGEHOG CACTUS

BLUE = NON-SALVAGEABLE
RED = SALVAGEABLE
BLACK = REMAIN IN PLACE

PROJECT BOUNDARY/
LIMIT OF INVENTORY

DESIGNED A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1"= 60'-0"	SHEET NO. CS 06
DRAWN BY P. MARTINEZ	FILE NAME DV05-272		
CHECKED BY S. THOMPSON	DATE 04/13/05	DRAWING NO. DV05-272-CS	

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPING
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

N.T.S.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
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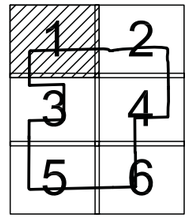
FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

PLANT INVENTORY
G-9





KEY PLAN NTS

LEGEND

BARREL CACTUS	NON- NATIVE PLANT MATERIAL
BLUE PALO VERDE	STAGHORN CHOLLA
CATCLAW ACACIA	WHITE THORN ACACIA
CHAIN FRUIT CHOLLA	YUCCA ELATA
CREOSOTE	HACKBERRY
CRUCIFIXION THORN	SAGUARO
FOOTHILL PALO VERDE	NATIVE MESQUITE
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PROJECT BOUNDARY/
LIMIT OF INVENTORY

60 0 60 120
Scale 1"=60'

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET 01 OF 06
REVIEWED BY: P. MARTINEZ	FILE NAME: DV05-272		
APPROVED BY: S. THOMPSON	DATE: 04/13/05	DRAWING NO.: DV05-272-01	

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

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Traffic Engineering
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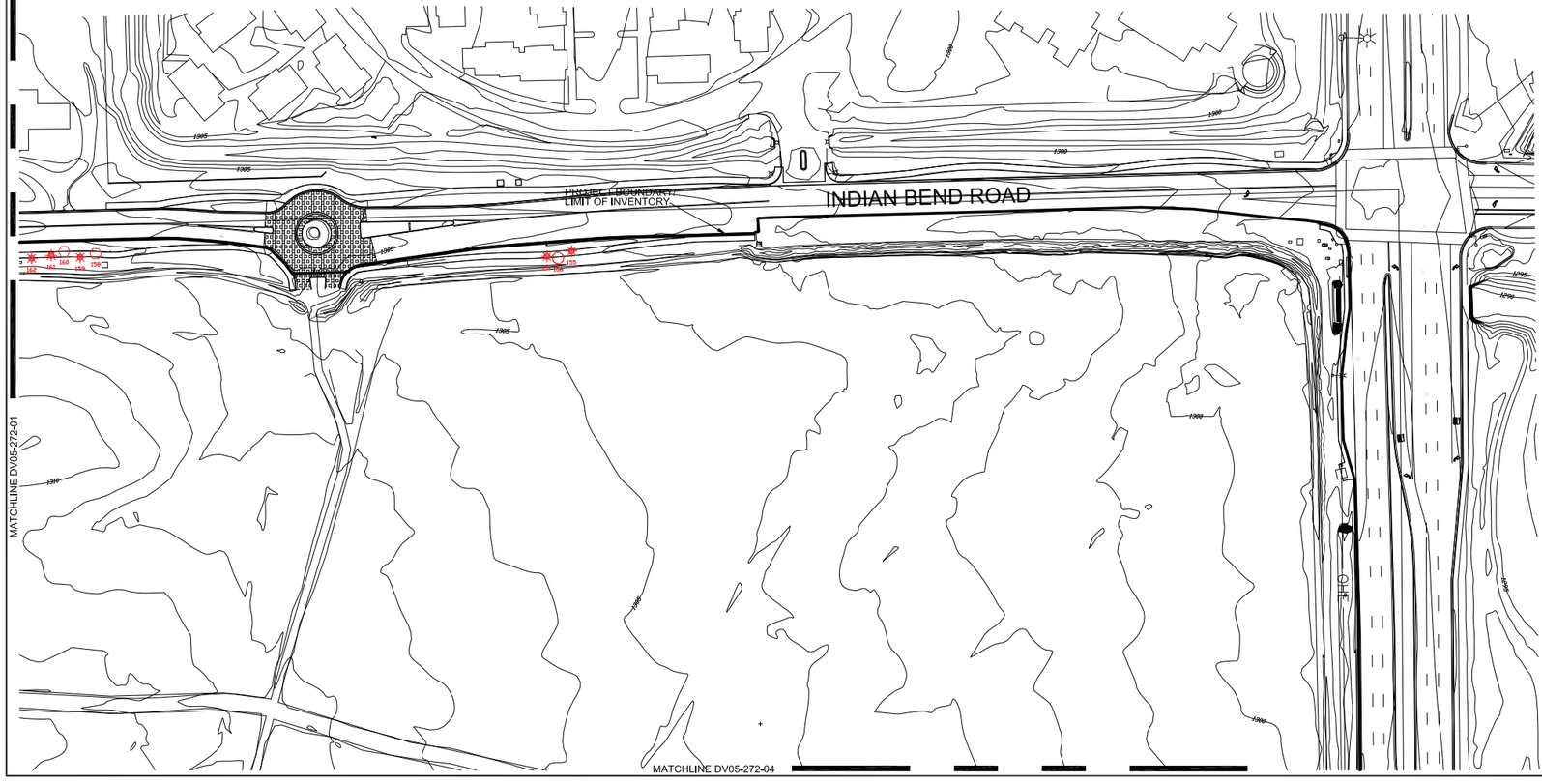
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contact: Ryan Weed

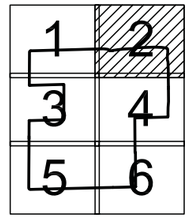
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Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT





KEY PLAN NTS

LEGEND

BARREL CACTUS	NON- NATIVE PLANT MATERIAL
BLUE PALO VERDE	STAGHORN CHOLLA
CATCLAW ACACIA	WHITE THORN ACACIA
CHAIN FRUIT CHOLLA	YUCCA ELATA
CREOSOTE	HACKBERRY
CRUCIFIXION THORN	SAGUARO
FOOTHILL PALO VERDE	NATIVE MESQUITE
GREYTHORN	OCOTILLO
IRONWOOD	OCOTILLO/BAREROOT
JUNIPER	PINON
JOJOBA	HEDGEHOG CACTUS

BLUE = NON-SALVAGEABLE
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PROJECT BOUNDARY/
LIMIT OF INVENTORY

60 0 60 120
Scale 1"=60'

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET: 02 OF 06
PROJECT MGR: P. MARTINEZ	FILE NAME: DV05-272		DRAWING NO.: DV05-272-02
QUALITY CTRL: S. THOMPSON	DATE: 04/13/05		

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Traffic Engineering
10605 N Hayden Road | Ste 140
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480.659.4250
contact: Dawn Carter

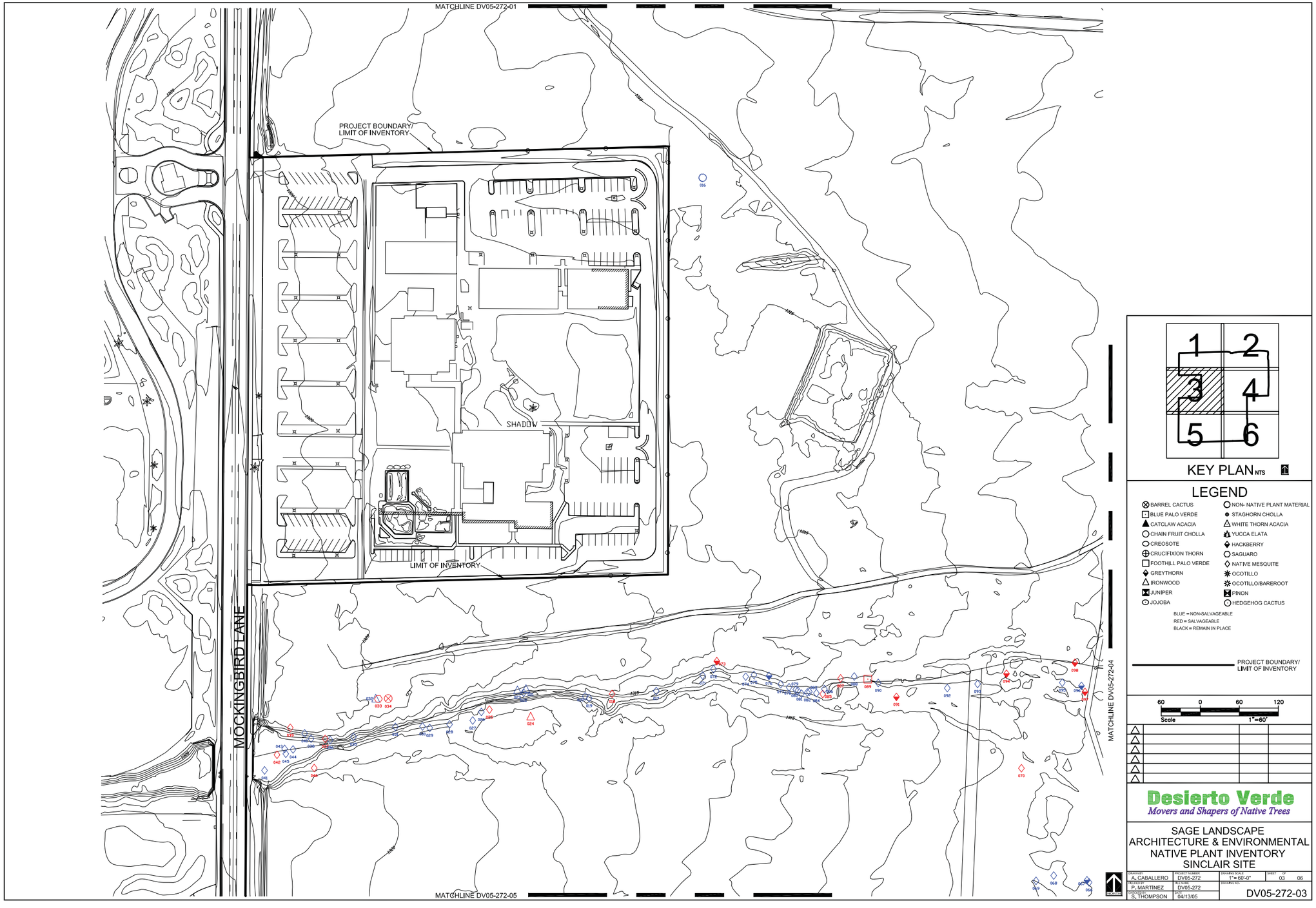
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT



KEY PLAN NTS

LEGEND

BARREL CACTUS	NON- NATIVE PLANT MATERIAL
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CATCLAW ACACIA	WHITE THORN ACACIA
CHAIN FRUIT CHOLLA	YUCCA ELATA
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PROJECT BOUNDARY/
LIMIT OF INVENTORY

60 0 60 120
Scale 1"=60'

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET: 03 OF 06
REVIEWED BY: P. MARTINEZ	REVISIONS: DV05-272		
APPROVED BY: S. THOMPSON	DATE: 04/13/05	DRAWING NO: DV05-272-03	

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Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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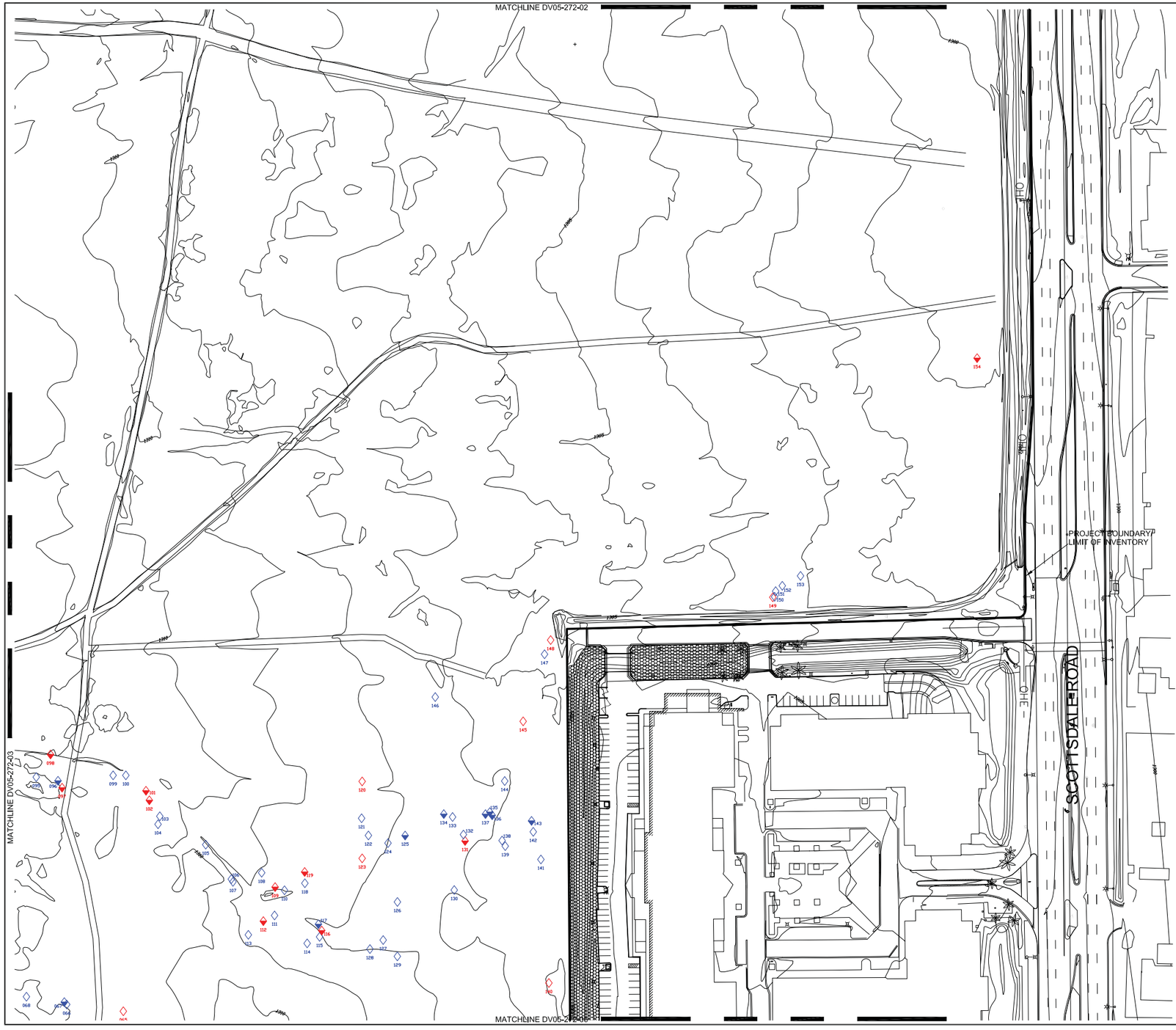
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602.264.6831
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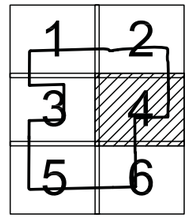
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Architecture & Master Planning
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San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT





KEY PLAN NTS

LEGEND

- BARREL CACTUS
- BLUE PALO VERDE
- CATCLAW ACACIA
- CHAIN FRUIT CHOLLA
- CREOSOTE
- CRUCIFIXION THORN
- FOOTHILL PALO VERDE
- GREYTHORN
- IRONWOOD
- JUNIPER
- JOJOBA
- NON- NATIVE PLANT MATERIAL
- STAGHORN CHOLLA
- WHITE THORN ACACIA
- YUCCA ELATA
- HACKBERRY
- SAGUARO
- NATIVE MESQUITE
- OCOTILLO
- OCOTILLO/BARREROOT
- PINON
- HEDGEHOG CACTUS

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PROJECT BOUNDARY/
LIMIT OF INVENTORY

60 0 60 120
Scale 1"=60'

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET OF: 04 06
PREPARED BY: P. MARTINEZ	REVISED: DV05-272		
CHECKED BY: S. THOMPSON	DATE: 04/13/05	DESCRIPTION: DV05-272-04	

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

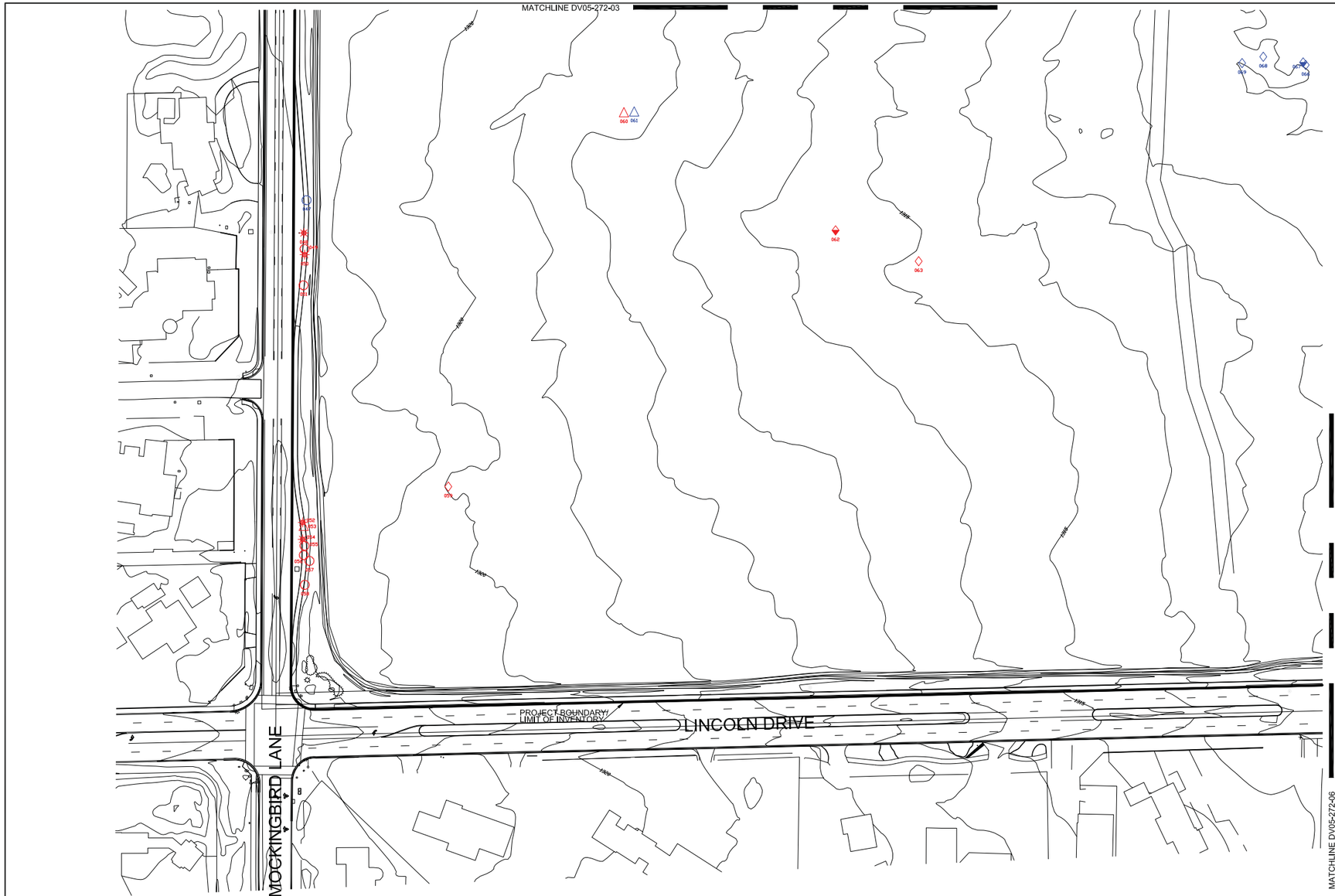
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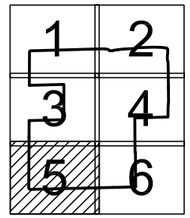
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Architecture & Master Planning
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San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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FIVE STAR DEVELOPMENT





KEY PLAN NTS

LEGEND

- BARREL CACTUS
- BLUE PALO VERDE
- CATCLAW ACACIA
- CHAIN FRUIT CHOLLA
- CREOSOTE
- CRUCIFIXION THORN
- FOOTHILL PALO VERDE
- GREYTHORN
- IRONWOOD
- JUNIPER
- JOJOBA
- NON- NATIVE PLANT MATERIAL
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- OCOTILLO/BAREROOT
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- HEDGEHOG CACTUS

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BLACK = REMAIN IN PLACE

PROJECT BOUNDARY/
LIMIT OF INVENTORY

Scale 60 0 60 120 1"=60'

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET OF: 05 06
CHECKED BY: P. MARTINEZ	FILE NAME: DV05-272		DESIERTO NO.: DV05-272-05
PROJECT MGR: S. THOMPSON	DATE: 04/13/05		

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
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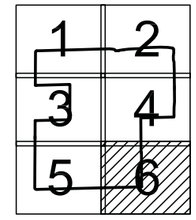
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San Carlos, CA 94070
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NELSEN PARTNERS
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT





KEY PLAN NTS

LEGEND

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CATCLAW ACACIA	WHITE THORN ACACIA
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Scale 1"=60'

Desierto Verde
Movers and Shapers of Native Trees

SAGE LANDSCAPE
ARCHITECTURE & ENVIRONMENTAL
NATIVE PLANT INVENTORY
SINCLAIR SITE

DRAWN BY: A. CABALLERO	PROJECT NUMBER: DV05-272	DRAWING SCALE: 1"= 60'-0"	SHEET OF: 06 06
REVISED BY: P. MARTINEZ	FILE NAME: DV05-272	DRAWING NO.: DV05-272-06	
CHECKED BY: S. THOMPSON	DATE: 04/13/05		

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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FIVE STAR DEVELOPMENT

SAGE LANDSCAPE ARCHITECTURE AND ENVIRONMENTAL

SINCLAIR SITE

NATIVE PLANT INVENTORY BY DESIERTO VERDE, INC.

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
Y	1	NATIVE MESQUITE				15.0	
Y	2	TEXAS EBONY				9.0	
N	3	TEXAS EBONY				7.0	ANGLED TRUNK
Y	4	OCOTILLO/BAREROOT	7.0				
Y	5	OCOTILLO				8.0	
Y	6	YUCCA ELATA				10.0	
Y	7	YUCCA ELATA				8.0	
N	8	YUCCA ELATA	5.0				DEHYDRATED
Y	9	SAGUARO	17.0	20.0	9.0		
Y	10	SAGUARO	17.0	8.0	4.0		
Y	11	SAGUARO	19.0	6.0	3.0		
Y	12	YUCCA ELATA				8.0	
Y	13	YUCCA ELATA				10.0	
Y	14	OCOTILLO				10.0	
N	15	BLUE PALO VERDE				6.0	PARTIALLY DEAD
N	16	DESERT WILLOW				9.0	PARTIALLY DEAD
N	17	NATIVE MESQUITE				22.0	WIDE BASE
Y	18	NATIVE MESQUITE				25.0	
N	19	NATIVE MESQUITE				14.0	PARTIALLY DEAD
N	20	NATIVE MESQUITE				16.0	ANGLED TRUNK
N	21	IRONWOOD				20.0	BROKEN BRANCHES
N	22	NATIVE MESQUITE				15.0	ANGLED TRUNK
N	23	IRONWOOD				40.0	WIDE BASE
Y	24	IRONWOOD				18.0	
Y	25	NATIVE MESQUITE				8.0	
N	26	NATIVE MESQUITE				10.0	ANGLED TRUNK
N	27	NATIVE MESQUITE				20.0	WIDE BASE
N	28	NATIVE MESQUITE				10.0	ANGLED TRUNK
N	29	NATIVE MESQUITE				25.0	WIDE BASE
N	30	NATIVE MESQUITE				20.0	WEAK STRUCTURE
N	31	NATIVE MESQUITE				16.0	PARTIALLY DEAD
N	32	IRONWOOD				25.0	WIDE BASE
Y	33	SAGUARO	9.0				TWIN
Y	34	BARREL CACTUS	4.0				
N	35	NATIVE MESQUITE				40.0	WIDE BASE
N	36	NATIVE MESQUITE				8.0	ANGLED TRUNK
Y	37	NATIVE MESQUITE				6.0	
N	38	NATIVE MESQUITE				5.0	WEAK STRUCTURE
Y	39	NATIVE MESQUITE				10.0	
N	40	NATIVE MESQUITE				7.0	WEAK STRUCTURE
N	41	NATIVE MESQUITE				9.0	WEAK STRUCTURE
Y	42	NATIVE MESQUITE				22.0	
N	43	NATIVE MESQUITE				9.0	WEAK STRUCTURE
N	44	NATIVE MESQUITE				9.0	WEAK STRUCTURE
N	45	NATIVE MESQUITE				13.0	WEAK STRUCTURE
Y	46	NATIVE MESQUITE				15.0	
N	47	TEXAS EBONY				10.0	DAMAGED CAMBIUM
Y	48	OCOTILLO				12.0	
Y	49	TEXAS EBONY				10.0	
Y	50	OCOTILLO				12.0	
Y	51	TEXAS EBONY				11.0	
Y	52	OCOTILLO				7.0	
Y	53	IRONWOOD				12.0	
Y	54	OCOTILLO				8.0	
Y	55	TEXAS EBONY				10.0	
Y	56	MEXICAN FAN PALM	4.0				
Y	57	MEXICAN FAN PALM	6.0				
Y	58	TEXAS EBONY				10.0	
Y	59	NATIVE MESQUITE				11.0	
Y	60	IRONWOOD				13.0	
N	61	IRONWOOD				7.0	BROKEN BRANCHES
Y	62	GREYTHORN				10.0	
Y	63	NATIVE MESQUITE				12.0	
N	64	NATIVE MESQUITE				17.0	DAMAGED CAMBIUM
Y	65	NATIVE MESQUITE				10.0	
N	66	NATIVE MESQUITE				18.0	PARTIALLY DEAD
N	67	GREYTHORN				10.0	WEAK STRUCTURE
N	68	NATIVE MESQUITE				17.0	DAMAGED CAMBIUM
N	69	NATIVE MESQUITE				20.0	SUCKER GROWTH
Y	70	NATIVE MESQUITE				18.0	
N	71	NATIVE MESQUITE				25.0	WIDE BASE
N	72	NATIVE MESQUITE				20.0	WEAK STRUCTURE
Y	73	GREYTHORN				10.0	
N	74	NATIVE MESQUITE				15.0	PARTIALLY DEAD
N	75	NATIVE MESQUITE				15.0	ANGLED TRUNK
N	76	GREYTHORN				7.0	IN WASH
N	77	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	78	NATIVE MESQUITE				17.0	PARTIALLY DEAD
N	79	NATIVE MESQUITE				8.0	WEAK STRUCTURE
N	80	NATIVE MESQUITE				12.0	WIDE BASE
N	81	NATIVE MESQUITE				11.0	WIDE BASE
N	82	NATIVE MESQUITE				10.0	PARTIALLY DEAD
N	83	NATIVE MESQUITE				13.0	PARTIALLY DEAD
N	84	NATIVE MESQUITE				14.0	PARTIALLY DEAD
Y	85	NATIVE MESQUITE				13.0	
N	86	NATIVE MESQUITE				22.0	WIDE BASE
Y	87	NATIVE MESQUITE				17.0	
N	88	NATIVE MESQUITE				19.0	ANGLED TRUNK
Y	89	BLUE PALO VERDE				12.0	
N	90	NATIVE MESQUITE				30.0	DAMAGED CAMBIUM
Y	91	GREYTHORN				9.0	
N	92	NATIVE MESQUITE				28.0	WIDE BASE
N	93	NATIVE MESQUITE				29.0	WEAK STRUCTURE
Y	94	GREYTHORN				10.0	
N	95	NATIVE MESQUITE				25.0	BROKEN BRANCHES
N	96	GREYTHORN				14.0	PARTIALLY DEAD
Y	97	GREYTHORN				6.0	
Y	98	GREYTHORN				6.0	
N	99	NATIVE MESQUITE				18.0	PARTIALLY DEAD
N	100	NATIVE MESQUITE				25.0	WIDE BASE
Y	101	GREYTHORN				14.0	
Y	102	GREYTHORN				10.0	
N	103	NATIVE MESQUITE				15.0	PARTIALLY DEAD
N	104	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	105	NATIVE MESQUITE				22.0	PARTIALLY DEAD
N	106	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	107	NATIVE MESQUITE				14.0	DAMAGED CAMBIUM
N	108	NATIVE MESQUITE				25.0	DAMAGED CAMBIUM
Y	109	GREYTHORN				11.0	
N	110	NATIVE MESQUITE				15.0	WEAK STRUCTURE
N	111	NATIVE MESQUITE				20.0	PARTIALLY DEAD
Y	112	GREYTHORN				10.0	
N	113	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	114	NATIVE MESQUITE				10.0	DAMAGED CAMBIUM

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
N	115	NATIVE MESQUITE				13.0	DAMAGED CAMBIUM
Y	116	GREYTHORN				5.0	
N	117	GREYTHORN				7.0	WIDE BASE
N	118	NATIVE MESQUITE				15.0	WEAK STRUCTURE
Y	119	GREYTHORN				10.0	
Y	120	NATIVE MESQUITE				10.0	
N	121	NATIVE MESQUITE				35.0	WIDE BASE
N	122	NATIVE MESQUITE				28.0	WIDE BASE
Y	123	NATIVE MESQUITE				16.0	
N	124	NATIVE MESQUITE				25.0	PARTIALLY DEAD
N	125	GREYTHORN				9.0	WEAK STRUCTURE
N	126	NATIVE MESQUITE				15.0	DAMAGED CAMBIUM
N	127	NATIVE MESQUITE				17.0	PARTIALLY DEAD
N	128	NATIVE MESQUITE				12.0	DAMAGED CAMBIUM
N	129	NATIVE MESQUITE				20.0	WEAK STRUCTURE
N	130	NATIVE MESQUITE				25.0	ANGLED TRUNK
Y	131	GREYTHORN				10.0	
N	132	NATIVE MESQUITE				12.0	ANGLED TRUNK
N	133	NATIVE MESQUITE				25.0	PARTIALLY DEAD
N	134	GREYTHORN				6.0	WEAK STRUCTURE
N	135	GREYTHORN				7.0	PARTIALLY DEAD
N	136	GREYTHORN				5.0	PARTIALLY DEAD
N	137	GREYTHORN				6.0	PARTIALLY DEAD
N	138	NATIVE MESQUITE				16.0	PARTIALLY DEAD
N	139	NATIVE MESQUITE				9.0	DAMAGED CAMBIUM
Y	140	NATIVE MESQUITE				16.0	
N	141	NATIVE MESQUITE				25.0	WIDE BASE
N	142	NATIVE MESQUITE				18.0	WEAK STRUCTURE
N	143	GREYTHORN				12.0	WIDE BASE
N	144	NATIVE MESQUITE				20.0	PARTIALLY DEAD
Y	145	NATIVE MESQUITE				18.0	
N	146	NATIVE MESQUITE				10.0	PARTIALLY DEAD
N	147	NATIVE MESQUITE				17.0	ANGLED TRUNK
Y	148	NATIVE MESQUITE				20.0	
Y	149	NATIVE MESQUITE				10.0	
N	150	NATIVE MESQUITE				6.0	WEAK STRUCTURE
N	151	NATIVE MESQUITE				8.0	WIDE BASE
N	152	NATIVE MESQUITE				9.0	ANGLED TRUNK
N	153	NATIVE MESQUITE				18.0	PARTIALLY DEAD

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
Y	154	GREYTHORN				12.0	
Y	155	OCOTILLO				12.0	
Y	156	TEXAS EBONY				11.0	
Y	157	OCOTILLO				10.0	
Y	158	SAGUARO	17.0	3.0	3.0		
Y	159	OCOTILLO				12.0	
Y	160	SAGUARO	15.0	4.0	4.0		
Y	161	OCOTILLO				12.0	
Y	162	OCOTILLO				12.0	
N	163	BANANA YUCCA	3.0				DEHYDRATED
Y	164	YUCCA ELATA				12.0	
Y	165	YUCCA ELATA				12.0	
Y	166	TEXAS EBONY				10.0	
Y	167	OCOTILLO				7.0	
Y	168	TEXAS EBONY				8.0	
Y	169	OCOTILLO				7.0	
Y	170	OCOTILLO				9.0	
Y	171	TEXAS EBONY				8.0	
Y	172	OCOTILLO				12.0	
Y	173	OCOTILLO				12.0	

CACTUS TABLE

Species	SALVAGABLE		NON-SALVAGABLE		TOTAL	
	Qty	Ft.	Qty	Ft.	Qty	Ft.
BANANA YUCCA	0.0	0.0	1.0	3.0	1.0	3.0
BARREL CACTUS	1.0	4.0	0.0	0.0	1.0	4.0
MEXICAN FAN PALM	2.0	10.0	0.0	0.0	2.0	10.0
OCOTILLO/BAREROOT	1.0	7.0	0.0	0.0	1.0	7.0
SAGUARO	6.0	135.0	0.0	0.0	6.0	135.0
TOTALS	**10.0**	**156.0**	**1.0**	**3.0**	**11.0**	**159.0**

TREE TABLE

Species	SALVAGABLE		NON-SALVAGABLE		TOTAL	
	Qty	Ft.	Qty	Ft.	Qty	Ft.
BLUE PALO VERDE	1.0	12.0	1.0	6.0	2.0	18.0
DESERT WILLOW	0.0	0.0	1.0	9.0	1.0	16.0
GREYTHORN	14.0	133.0	10.0	83.0	24.0	216.0
IRONWOOD	3.0	43.0	4.0	92.0	7.0	135.0
NATIVE MESQUITE	19.0	272.0	75.0	1295.0	94.0	1567.0
OCOTILLO	16.0	162.0	0.0	0.0	16.0	162.0
TEXAS EBONY	9.0	87.0	2.0	17.0	11.0	104.0
YUCCA ELATA	6.0	60.0	1.0	5.0	7.0	65.0
TOTALS	**68.0**	**769.0**	**94.0**	**1507.0**	**162.0**	**2283.0**

SALVAGEABILITY CODES:

Y = YES

N = NO

R = REMAIN IN PLACE

THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

FIVE STAR DEVELOPMENT

SECTION H - Civil Engineering

RITZ-CARLTON RESORT
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

THIS SURVEY IS BASED ON A SPECIAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY.
ORDER NO. NCS-730681-PHX1 DATED 05/07/2015

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. SECOND HALF OF 2014 TAXES, DELINQUENT PLUS PENALTIES AND INTEREST.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

2. TAXES FOR THE FULL YEAR OF 2015.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

3. COVENANT RUNNING WITH THE LAND RECORDED IN DOCKET 6882, PAGE 170.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

4. SEWER CONNECTION CHARGE FOR USE OF SEWER LINES AND OTHER PROVISIONS AS SET FORTH IN ORDINANCE 112 RECORDED AS DOCKET 11497, PAGE 638.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

5. AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-365323 OF OFFICIAL RECORDS.
(AFFECTS TRACTS C AND D OF PARCEL NO. 1)

6. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-385864 OF OFFICIAL RECORDS.
(AFFECTS TRACT D OF PARCEL NO. 1)

7. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2007-0600772 OF OFFICIAL RECORDS.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPERATING AGREEMENT" RECORDED MAY 23, 2007 AS 2007-0600775 OF OFFICIAL RECORDS.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

9. A DOCUMENT ENTITLED "RESOLUTION NUMBER 1164" RECORDED APRIL 11, 2008 AS 2008-0320683 OF OFFICIAL RECORDS.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR 7000 EAST LINCOLN REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT" RECORDED NOVEMBER 12, 2008 AS 2008-970653 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1 - BLANKET EFFECT - NOT MAPPABLE)

11. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN 7000 EAST LINCOLN REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT RECORDED IN 2008-970654 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1 - BLANKET EFFECT - NOT MAPPABLE)

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED DECEMBER 23, 2008 AS 2008-1080332 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2 - BLANKET EFFECT - NOT MAPPABLE)

13. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-0045699 OF OFFICIAL RECORDS.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

14. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF 7000 EAST LINCOLN, AS RECORDED IN PLAT BOOK 1022 OF MAPS, PAGE 23.
(AFFECTS PARCEL NO. 1 - MAPPED HEREON ON SHEET NO. 4)

15. AN EASEMENT FOR TEMPORARY DRAINAGE, FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-0604942 OF OFFICIAL RECORDS.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

16. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $55,000,000.00 RECORDED JANUARY 17, 2014 AS 2014-0037602 OF OFFICIAL RECORDS DATED JANUARY 17, 2014; TRUSTOR: FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION; BENEFICIARY: FAJIBU INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

THE STREET ADDRESS FOR PARCEL NO. 2 IS 6990 NORTH SCOTTSDALE ROAD, PARADISE VALLEY, ARIZONA 85253. EACH LOT IN PARCEL NO. 1 HAS BEEN ASSIGNED AN ADDRESS BY THE TOWN OF PARADISE VALLEY; NONE OF THESE LOTS HAVE BEEN DEVELOPED AND THE ADDRESSES ARE NOT SHOWN ON THIS SURVEY.

THE SURVEYED PARCEL CONTAINS NO STRIPED PARKING SPACES.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTES

THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
GENERAL LAND OFFICE PLAT NO. 00076
BOOK 321 OF MAPS, PAGE 6
BOOK 734 OF MAPS, PAGE 10
BOOK 1022 OF MAPS, PAGE 23 (R)
BOOK 1107 OF MAPS, PAGE 49
BOOK 1222 OF MAPS, PAGE 9

LEGAL DESCRIPTION

PARCEL NO. 1

LOTS 1 THROUGH 149, INCLUSIVE, TRACTS A THROUGH I, INCLUSIVE, OF 7000 EAST LINCOLN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1022 OF MAPS, PAGE 23.

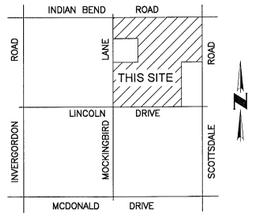
PARCEL NO. 2

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 65 FEET AND THE NORTH 55 FEET THEREOF TAKEN FOR ROADS; ALSO

EXCEPT THAT PORTION THEREOF OF THE ABOVE DESCRIBED PARCEL LYING NORTHEASTERLY OF A CURVED LINE HAVING A RADIUS OF 30 FEET, CONCAVE SOUTHWESTERLY, DRAWN FROM A POINT OF CURVATURE ON THE SOUTH LINE OF THE NORTH 55 FEET OF SAID ABOVE PARCEL AND RUNNING THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 47.70 FEET, MORE OR LESS TO THE TERMINATION OF SAID CURVED LINE AT POINT OF TANGENCY ON THE WEST LINE OF THE EAST 65 FEET OF SAID ABOVE DESCRIBED PARCEL.

PARCEL NO. 1 CONTAINING 105.269 ACRES, MORE OR LESS
PARCEL NO. 2 CONTAINING 17.396 ACRES, MORE OR LESS
THE TOTAL CONTAINING 122.665 ACRES, MORE OR LESS



VICINITY MAP
(NOT-TO-SCALE)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°36'58" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "D" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1770 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "D" AS DEFINED BY FEMA IS:
AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

CERTIFICATION

TO FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/12/2015.

DATE OF PLAT OR MAP: 05/20/2015

LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

LEGEND

(R)	INDICATES RECORD INFORMATION PER BOOK 1022 OF MAPS, PAGE 23		INDICATES FIRE HYDRANT
(M)	INDICATES MEASURED INFORMATION		INDICATES WATER VALVE
	INDICATES FOUND BRASS CAP FLUSH	WM	INDICATES WATER METER
	INDICATES FOUND BRASS CAP IN HAND HOLE	PED	INDICATES PEDESTAL (GENERIC)
	INDICATES FOUND COTTON PICKER SPINDLE		INDICATES TRAFFIC SIGNAL POLE
	INDICATES FOUND CHISELED "X"		INDICATES TRAFFIC SIGN
RBR	INDICATES FOUND REBAR AS NOTED		INDICATES TREE
RBR	INDICATES SET 1/2" REBAR WITH CAP LS#22782		INDICATES SHRUB
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT		INDICATES SAGUARO CACTUS
P.A.E.	INDICATES PUBLIC ACCESS EASEMENT		INDICATES BARREL CACTUS
	INDICATES POWER POLE		INDICATES PRICKLY PEAR
	INDICATES POLE STREET LIGHT		INDICATES YUCCA
E/B	INDICATES ELECTRIC JUNCTION BOX		INDICATES LANDSCAPE LIGHT
E	INDICATES MANHOLE ELECTRIC		INDICATES PROPERTY LINE (℄)
SD	INDICATES MANHOLE STORM DRAIN		INDICATES FENCE
S	INDICATES MANHOLE SANITARY SEWER		INDICATES CONCRETE (CONC.)
			INDICATES PAVEMENT
			INDICATES RIP-RAP

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

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

RITZ-CARLTON RESORT



SHEET 1 OF 4

CVL Contact: L. SULLIVAN
CVL Project #: 01-0268901
CVL File #:

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

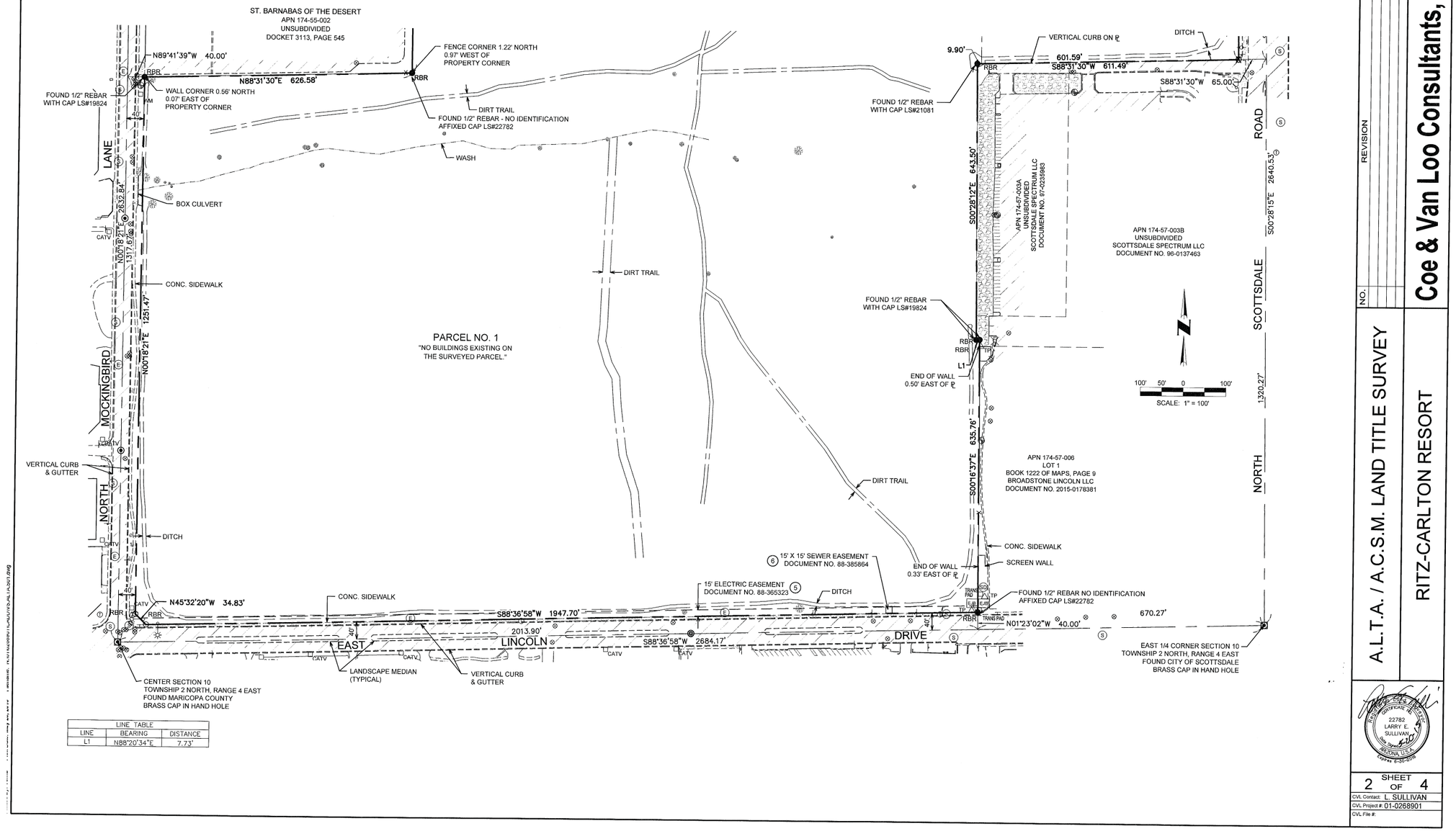
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
October 27, 2015

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ALTA/ SCSM
2007 Land Title Survey
H-1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°20'34"E	7.73'

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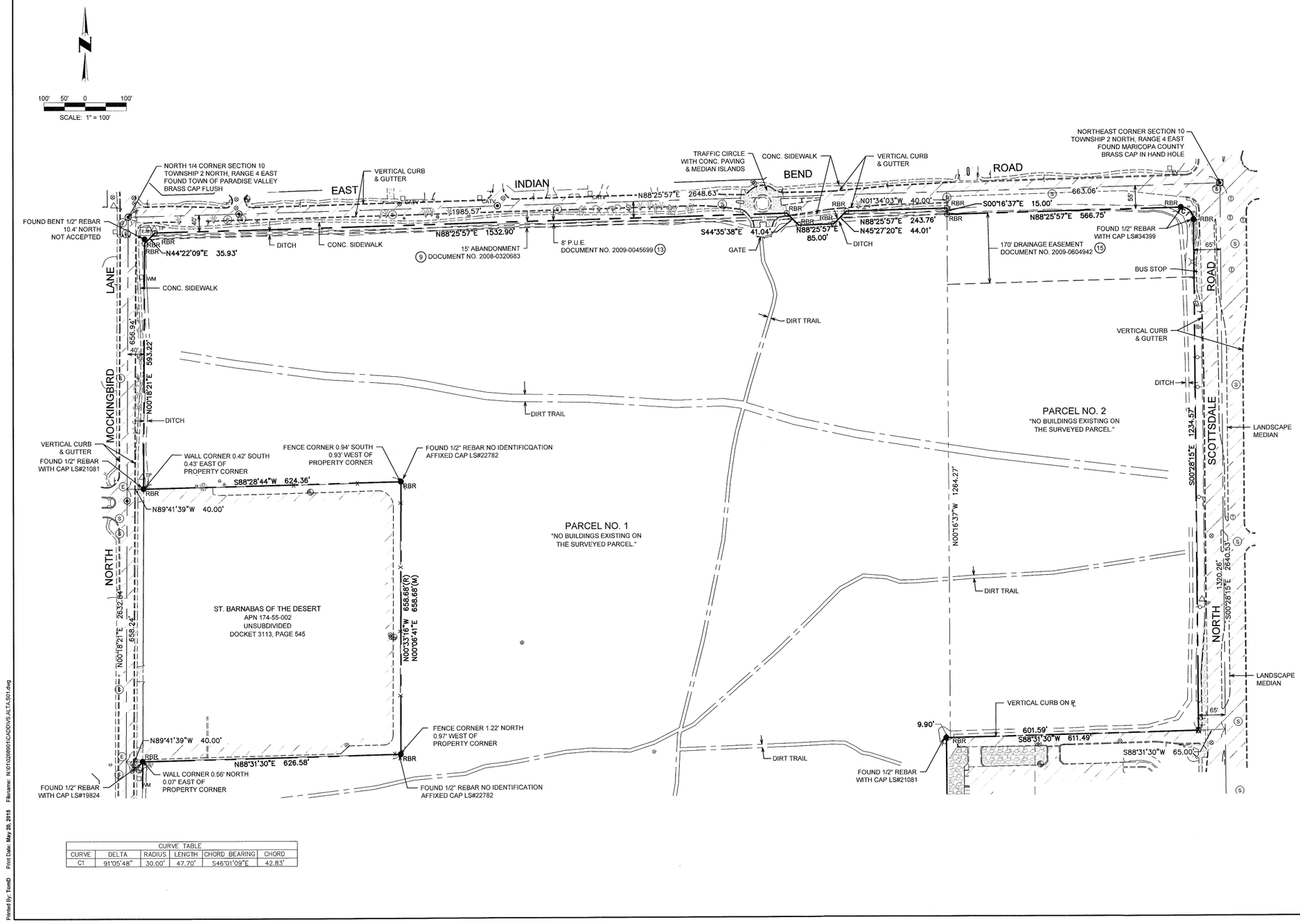
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

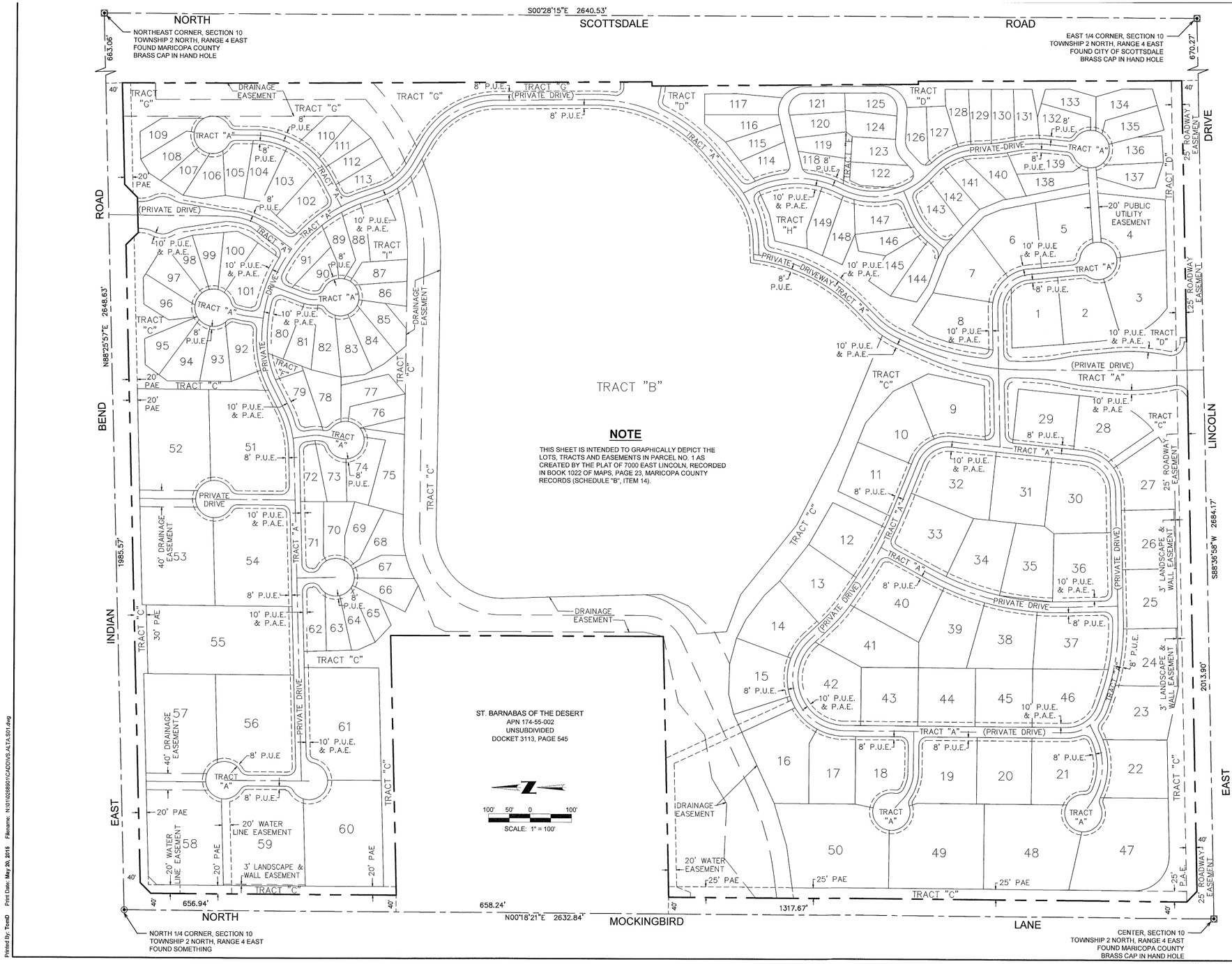
RITZ-CARLTON RESORT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22782
LARRY E.
SULLIVAN
STATE OF
ARIZONA, U.S.A.
Expires 6-30-2016

SHEET 2 OF 4

CVL Contact: L. SULLIVAN
CVL Project #: 01-0268901
CVL File #:


N
100' 50' 0 100'
SCALE: 1" = 100'
NORTH 1/4 CORNER SECTION 10 TOWNSHIP 2 NORTH, RANGE 4 EAST FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH
NORTHEAST CORNER SECTION 10 TOWNSHIP 2 NORTH, RANGE 4 EAST FOUND MARICOPA COUNTY BRASS CAP IN HAND HOLE
FOUND BENT 1/2" REBAR 10.4' NORTH NOT ACCEPTED
EAST INDIAN BEND ROAD
VERTICAL CURB & GUTTER
TRAFFIC CIRCLE WITH CONC. PAVING & MEDIAN ISLANDS
CONC. SIDEWALK
DITCH
GATE
BUS STOP
LANE
MOCKINGBIRD
SCOTTSDALE ROAD
NORTH
N44°22'09"E 35.93'
N88°25'57"E 1532.90'
N88°25'57"E 2648.63'
N01°34'03"W 40.00'
S00°16'37"E 15.00'
N88°25'57"E 566.75'
663.06'
N88°25'57"E 243.76'
N45°27'20"E 44.01'
S44°35'38"E 41.04'
N88°25'57"E 85.00'
1985.57'
15' ABANDONMENT DOCUMENT NO. 2008-0320683
8' P.U.E. DOCUMENT NO. 2009-0045699
170' DRAINAGE EASEMENT DOCUMENT NO. 2009-0604942
FOUND 1/2" REBAR WITH CAP LS#34399
DIRT TRAIL
656.94'
593.22'
N00°18'21"E
N00°18'21"E 2632.84'
658.24'
PARCEL NO. 1
"NO BUILDINGS EXISTING ON THE SURVEYED PARCEL."
PARCEL NO. 2
"NO BUILDINGS EXISTING ON THE SURVEYED PARCEL."
N00°16'37"W 1264.27'
S00°28'15"E 1234.52'
S00°28'15"E 2640.53'
1320.26'
LANDSCAPE MEDIAN
VERTICAL CURB & GUTTER
FOUND 1/2" REBAR WITH CAP LS#21081
WALL CORNER 0.42' SOUTH 0.43' EAST OF PROPERTY CORNER
FENCE CORNER 0.94' SOUTH 0.93' WEST OF PROPERTY CORNER
FOUND 1/2" REBAR NO IDENTIFICQATION AFFIXED CAP LS#22782
S88°28'44"W 624.36'
N89°41'39"W 40.00'
ST. BARNABAS OF THE DESERT
APN 174-55-002
UNSUBDIVIDED
DOCKET 3113, PAGE 545
N00°33'16"W 658.66'(R) 658.68'(M)
N00°06'41"E
FENCE CORNER 1.22' NORTH 0.97' WEST OF PROPERTY CORNER
N89°41'39"W 40.00'
N88°31'30"E 626.58'
WALL CORNER 0.56' NORTH 0.07' EAST OF PROPERTY CORNER
FOUND 1/2" REBAR WITH CAP LS#19824
FOUND 1/2" REBAR NO IDENTIFICATION AFFIXED CAP LS#22782
VERTICAL CURB ON R
9.90'
601.59'
S88°31'30"W 611.49'
S88°31'30"W 65.00'
FOUND 1/2" REBAR WITH CAP LS#21081
65'
RBR
RBR
RBR



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RITZ-CARLTON RESORT

22782
LARRY E. SULLIVAN
REGISTERED LAND SURVEYOR
5-20-15
ARIZONA U.S.A.
EXPIRES 6-30-2016

SHEET 4 OF 4

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CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

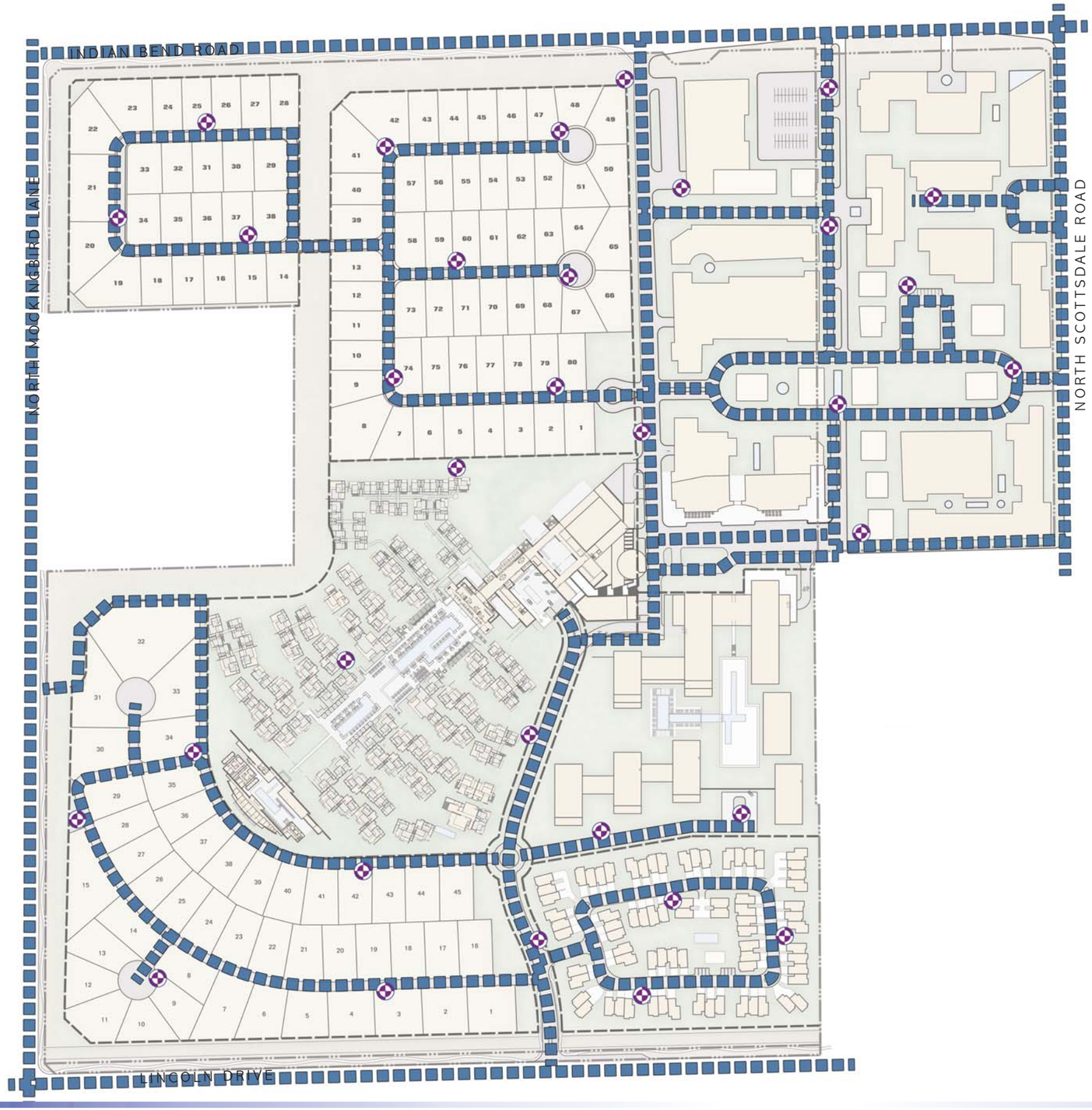
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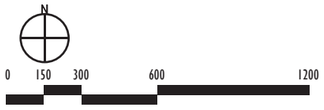
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LEGEND

Fire Access

Fire Hydrants





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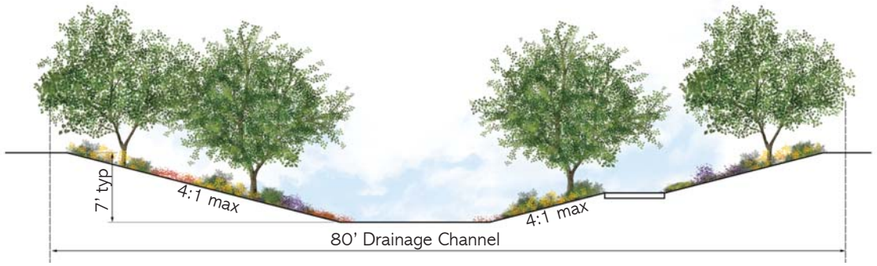
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FIRE ACCESS

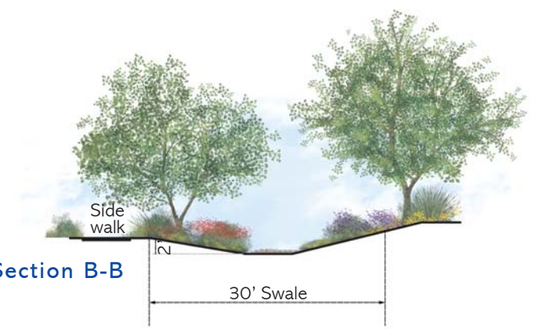
H-5

LEGEND

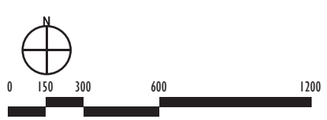
- Existing Major Topo Line
- Existing Minor Topo Line
- Proposed Major Topo Line
- Proposed Minor Topo Line
- Flow Direction

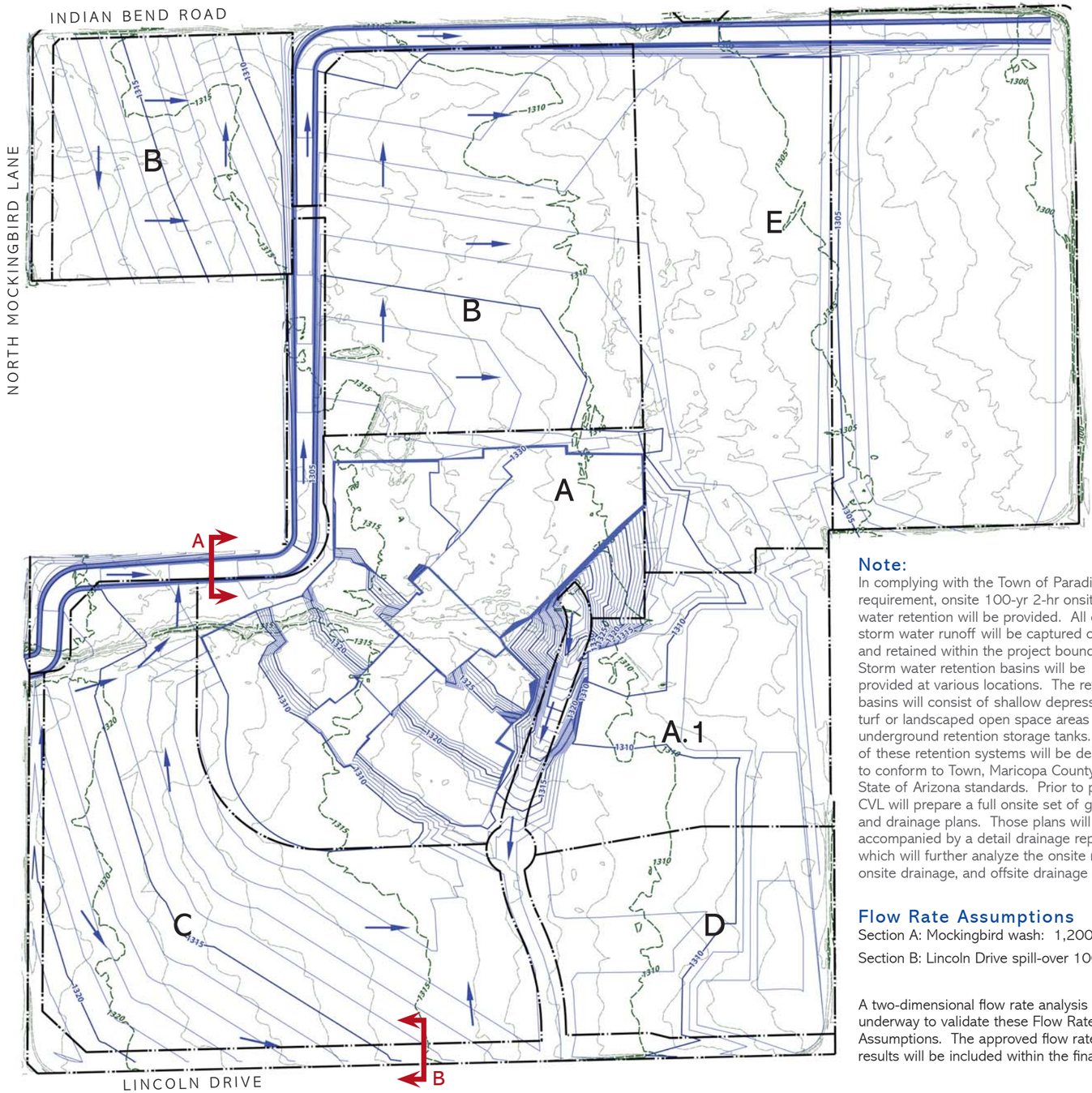


Channel Section A-A



Channel Section B-B





Note:
In complying with the Town of Paradise Valley requirement, onsite 100-yr 2-hr onsite storm water retention will be provided. All onsite storm water runoff will be captured onsite and retained within the project boundary. Storm water retention basins will be provided at various locations. The retention basins will consist of shallow depressed turf or landscaped open space areas and underground retention storage tanks. Each of these retention systems will be designed to conform to Town, Maricopa County, and State of Arizona standards. Prior to permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows

Flow Rate Assumptions

Section A: Mockingbird wash: 1,200 cfs

Section B: Lincoln Drive spill-over 100 cfs

A two-dimensional flow rate analysis is underway to validate these Flow Rate Assumptions. The approved flow rate results will be included within the final SUP

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT



Retention Area

Drainage Area

R-# Retention Number

Flow Arrows

Ritz Carlton Retention			
Drainage Area	Volume Required	Retention Basin	Volume Provided
1	1.0100	R-1	1.0200
SubTotal	1.0100		1.0200
		R-2-1	1.0800
2	2.0900	R-2-2	1.0900
SubTotal	2.0900		2.1700
3	0.5700	R-3	1.0000
SubTotal	0.5700		1.0000
		R-4-1	0.8300
4	1.2400	R-4-2	0.6900
SubTotal	1.2400		1.5200
		R-5-1	1.6700
5	0.9200	R-5-2	0.5300
SubTotal	0.9200		2.2000
		R-6-1	0.8700
6	1.4000	R-6-2	1.0500
SubTotal	1.4000		1.9200
		R-7-1	0.7200
7	1.2200	R-7-2	0.6900
SubTotal	1.2200		1.4100
8	1.1100	R-8	1.2400
SubTotal	1.1100		1.2400
		R-9-1	0.7400
9	1.5000	R-9-2	0.9000
SubTotal	1.5000		1.6400
		R-10-1	1.6400
10	2.7100	R-10-2	2.0700
SubTotal	2.7100		3.7100
11	2.0100	R-11	2.7100
SubTotal	2.0100		2.7100
Total	15.7900	18 Basins	20.5400

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2	REVISION DESCRIPTION	MM/DD/YY
3	REVISION DESCRIPTION	MM/DD/YY
4	REVISION DESCRIPTION	MM/DD/YY

Coe & Van Loo Consultants, Inc.

Drainage Map

Ritz Carlton
Paradise Valley, ARIZONA

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County (602) 263-1100

SHEET OF XX
CVL Contact: CONTACT
CVL Project #: PROJECT
CVL File #:
PROJECT NO. XXXXXXX

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
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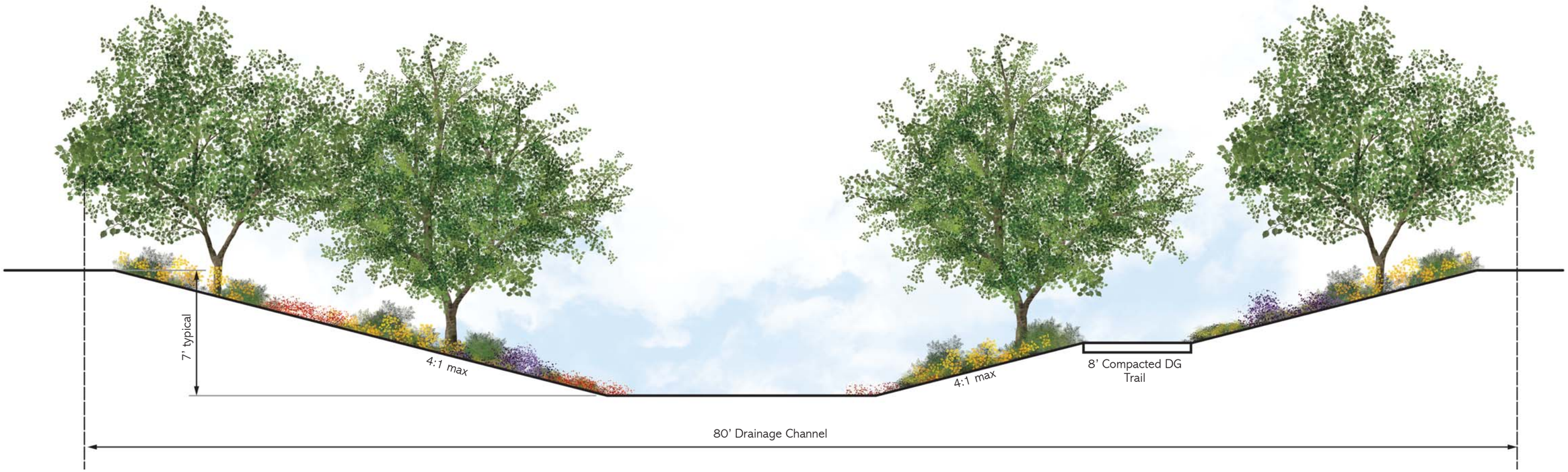
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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FIVE STAR DEVELOPMENT

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October 27, 2015

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DRAINAGE MAP
H-7



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
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Phoenix, AZ 85014
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FIVE STAR DEVELOPMENT

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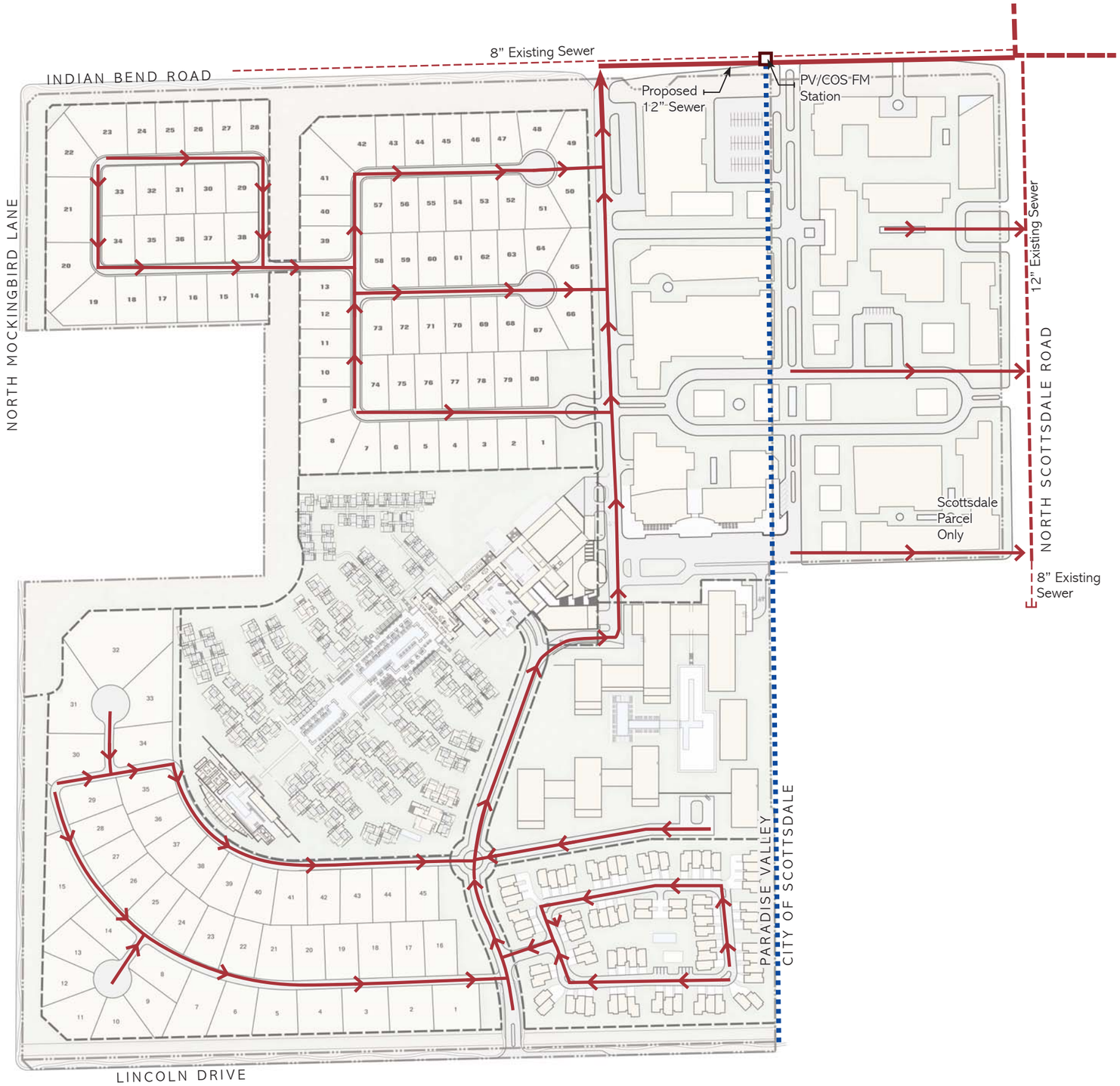
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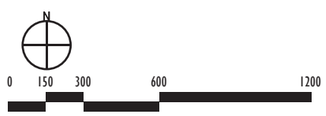
CHANNEL SECTION

Drainage Channel
H-8

LEGEND

- 8” Existing Sewer
- 12” Existing Sewer
- 36” Existing Sewer
- 12” Proposed Sewer
- 8” Proposed Sewer





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The Ritz-Carlton Resort

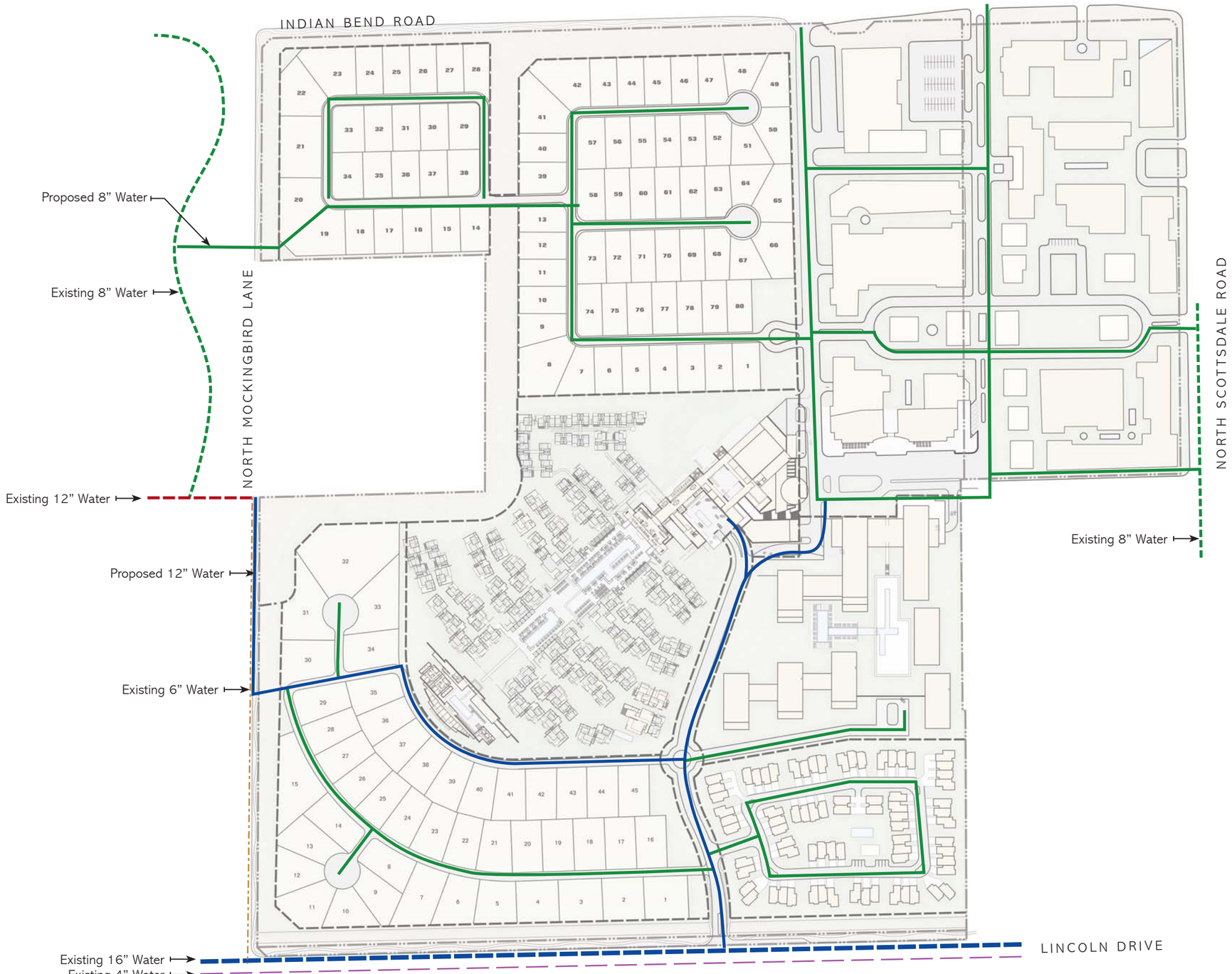
Paradise Valley Special Use Permit Application
October 27, 2015

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SEWER SERVICE

LEGEND

- 16” Existing Water
- 12” Existing Water
- 8” Existing Water
- 6” Existing Water
- 4” Existing Water
- 12” Proposed Water
- 8” Proposed Water



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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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WATER SERVICE

H-10

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

FIVE STAR DEVELOPMENT

SECTION I - Traffic and Parking Engineering

Ritz Carlton Resort

Master Traffic Impact Analysis

Section 10, Township 2 North,
Range 4 East
Paradise Valley, AZ

August 2015
Project No. 15-360

Prepared For:
Five Star Development
6720 North Scottsdale Road
Suite 130
Scottsdale, Arizona 85253

For Submittal to:
Town of Paradise Valley

Prepared By:

CivTech
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

EXECUTIVE SUMMARY

This report documents a traffic impact analysis performed for a mixed use development consisting of a resort, residential and commercial land uses. The proposed Ritz Carlton Resort is located on ±105.9 acres north of Lincoln Drive, south of Indian Bend Road, east of Mockingbird Lane and west of Scottsdale Road. The related Palmeraie development within the City of Scottsdale limits is located on ±17 acres on the southwest corner of Scottsdale Road and Indian Bend Road and will compliment Parcel E of the proposed site.

CivTech Inc. has been retained by Five Star Development to perform the traffic impact analysis for the proposed Ritz Carlton Resort. The site was previously prepared and approved for a mixed use plan in 2007. This report represents the second submittal which addresses comments made on the previous submittal. The Towns comments and comment responses are provided in **Appendix A**.

The development is proposed with a 200 room resort hotel and 120 villas including a spa, lodge, meeting facilities, gardens, outdoor function space, and retail. The residential component of the plan consists of approximately 114 lots/units of low density single family residential and 100 units/lots of attached residences. The commercial component of the site is planned to consist of approximately 107,000 square feet of retail/restaurant use, 44,000 square feet of office and 230 attached residential dwelling units. The site is planned to provide four (4) access points along Indian Bend Road, three (3) along Scottsdale Road (in which one (1) of the three (3) access points will be a signalized shared driveway with the Spectrum development), and one (1) access point along Lincoln Drive aligning with the Quail Run intersection.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This traffic impact analysis was prepared based on criteria set forth during a scoping meeting with staff from the Town of Paradise Valley utilizing the original TIA, the Traffic Impact and Mitigation Measure guidelines from the City of Scottsdale and public input received during the planning effort in 2007, and comments received on the previous submittal. The specific objectives of the study are:

1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. To determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. To evaluate the need for future traffic control changes within the proposed development.
5. To evaluate the need for auxiliary lanes at stop and signal controlled intersections.
6. To evaluate the need for deceleration lanes at each site access.

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7. To assess any safety concerns on the existing roadways and provide options to ensure they are not intensified with an increase in traffic.

The following recommendations have been documented in this study:

- The results of the existing analysis summarized in **Table 4** indicate that all study intersections should operate at overall acceptable level of service (LOS D or better) with the exception of Scottsdale Road/Joshua Tree Road. The signalized intersections of Scottsdale Road/Indian Bend Road, Scottsdale Road/Joshua Tree Road, Scottsdale Road/6750 North, Tatum Boulevard/Lincoln Drive, Mockingbird Lane/Lincoln Drive, Scottsdale Road/Lincoln Drive, Scottsdale Road/McDonald Drive operate at acceptable LOS overall but have one or more movements that experience delay during AM and/or PM peak hour.

- The southbound left and westbound shared movements at the intersection of ***Scottsdale Road and Joshua Tree Road*** experience delays during the peak hours. Delays at stop controlled movements at intersections with major roadways is not uncommon.

- This study evaluates four (4) horizon years, opening year (2018), opening plus five (2023), opening plus ten (2028) and opening plus fifteen (2033). The future study horizon years were analyzed to ensure that future off-site impacts were constructed with the current plan.

- Per the collision data reviewed there are no major mitigation measures currently warranted within the vicinity of the site. It should be noted that the intersections of **Tatum Boulevard & Lincoln Drive** and **Scottsdale Road & Indian Bend Road** recorded a high number of rear-end crashes relative to crash type. Due to this occurrence, it is recommended that these intersections be further evaluated by the Town.

- The developer will construct half-street improvements to Indian Bend Road from Scottsdale Road to approximately 600 feet to the west. This improvement will provide a two-way left-turn lane (TWLTL) on Indian Bend Road along the improved length. The remainder of Indian Bend Road is currently constructed at its ultimate condition.

- The developer will improve the intersection of Scottsdale Road and 6750 North. The west leg after improvements will consist of two (2) dedicated left-turn lanes, a dedicated right-turn lane and two (2) ingress lanes. The median within the south leg of the intersection will be modified and the northbound lanes restriped to provide two dedicated left-turn lanes and three (3) through lanes.

- The developer proposes to signalize the intersection of Quail Run Road and Lincoln Drive, which will serve as the main entrance to the proposed Ritz Carlton Resort, by opening year 2018. Based on the signal warrant section within this report *2010 MUTCD* signal warrant criteria is met at the main Ritz Carlton entrance by opening year 2018. Signalization at this intersection will require removal of the nearest median (west of the intersection) and also require the developer to construct new medians.

- The developer has agreed to construct a westbound right-turn lane at the intersection of Lincoln Drive and Mockingbird Lane by opening year 2018. The installment of the westbound right-turn lane will improve the traffic characteristics of this intersection.

- As part of the planned regional improvements within the study area the Town of Paradise Valley plans to install a raised median on Mockingbird Lane between Lincoln Drive and Northern Avenue between the financial years of 2018 and 2029. This improvement is not anticipated to cause major changes to current traffic patterns.

- Phase 1 (opening 2018) of the development is anticipated to generate 3,794 daily trips, of which 384 trips are during the AM peak hour and 353 trips are during the PM peak hour.

- Phase 2 (Buildout horizon year 2023) of the development is anticipated to generate a total of 14,710 daily trips, of which 729 trips are during the AM peak hour and 1,303 trips are during the PM peak hour. It was calculated that approximately 20% of total trips are expected to remain internal to the site. Considering the 20% internal capture reduction, 11,768 new daily trips are anticipated with 583 AM peak hour trips and 1,042 PM peak hour trips.

- The results of the future analyses summarized in **Table 15** indicates that all study intersections within the Town of Paradise Valley operate acceptably except for the intersection of Tatum Boulevard/Lincoln Drive. Within the City of Scottsdale, most study intersections along Scottsdale Road are anticipated to experience delays in one or more movements during the AM and/or PM peak hour. These intersections are discussed along with recommended mitigation strategies below.

  - The signalized intersection of site ***Tatum Boulevard and Lincoln Drive*** continues to experience delays in some of its individual movements. Due to the general high traffic volumes using the intersection, right-of-way (ROW) acquisition would be required to mitigate the delay; however, this is not recommended as part of this study.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

- All other study intersections within the Town of Paradise Valley are anticipated to operate acceptably. It may be noted that a couple movements at the intersections of Mockingbird Lane/Lincoln Drive and Quail Run Road/Lincoln Drive are anticipated to experience delays during the peak hours; however, delays for a few individual movements at are not uncommon at signalized intersections of major roadways.

- Without mitigation, the signalized intersection of site ***Scottsdale Road and Indian Bend Road*** continues to experience delays in some of its individual movements. Mitigation could include signal timing adjustments and reconfiguring the eastbound approach to provide two left turn lanes, one through lane and a shared through-right turn lane. The reconfiguration will not require additional pavement width at the intersection and may be completed with the half-street improvements on Indian Bend Road. After the recommended mitigation, the intersection is anticipated to operate at acceptable LOS.

- The intersection of site ***Scottsdale Road and 6750 North*** continues to experience delays in some of its individual movements. Upon improving the intersection with Phase 2 of the development or Palmeraie, it is recommended to adjust the signal timing and add right-turn overlap periods, where applicable. The mitigation will improve the delay, though the eastbound left turn movement is still anticipated to operate with delays during the peak hours while the intersection operates acceptably overall.

- The two way stop controlled intersection of site ***Scottsdale Road and Joshua Tree Road*** continues to experience delays. Poor LOS is not uncommon for stop controlled movements to major roadways. It should be noted that Synchro software does not allow HCM analysis left turn movements with 2-stages so actual delay may be better than analyzed. No mitigation is recommended.

- Without mitigation, the intersection of site ***Scottsdale Road and Lincoln Drive*** continues to experience delays in some of its individual movements. **I**t is recommended to adjust the signal timing and add right-turn overlap periods, where applicable. The mitigation will improve the delay such that the intersection may operate acceptably, although some individual movements are still anticipated to operate with delays during the peak hours.

- The intersection of site ***Scottsdale Road and McDonald Drive*** continues to experience delays in some of its individual movements. Due to the general high traffic volumes using the intersection, ROW acquisition would be required to mitigate the delays; however, this is not recommended as part of this study.

- The future lane configurations and traffic controls are depicted in **Figure 29** and **Figure 30**.

- All intersections considered during the event scenario are anticipated to operate acceptably.

- The developer proposes signalizing the intersection of Quail Run Road and Lincoln Drive which exceeds the peak hour signal warrant criteria in the 2018 opening year.

- Projected ADT are presented in **Table 18**. All major roadways within the study area are anticipated to have traffic volumes below the maximum roadway capacity thresholds upon full buildout of the proposed site. The background, site and available volume capacity on several roadway segments are depicted on **Figure 32**.

- Turn lane storage recommendations for the 2033 horizon year are summarized in **Table 19**. The new turn lanes at the intersection of Quail Run Road and Lincoln Drive are recommended to be striped with 150-feet of storage each. The proposed northbound dual left-turn lanes at the intersection of Scottsdale Road and 6750 North are able to be constructed with approximately 120-feet of storage each, which is less storage than the Synchro analysis predicts. If additional green time is provided for the movement, the vehicle queue will be shorter and less storage will be required. The right-most left turn lane may provide additional storage due to the striping for the dual left turn lanes. The westbound left-turn lane at the intersection of Mockingbird Lane and Lincoln Drive is projected to require additional storage due to residential traffic volumes. It is recommended that the turn lane be extended to provide 350-feet of storage which will require the removal of a center median.

- An intersection site distance analysis was performed to set guidelines for establishing line of sight for the proposed development at major internal intersections. Using the guidelines set forth by *A Policy on Geometric Design of Highways and Streets*, **Table 20** was generated for each intersection created by a new site access point.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

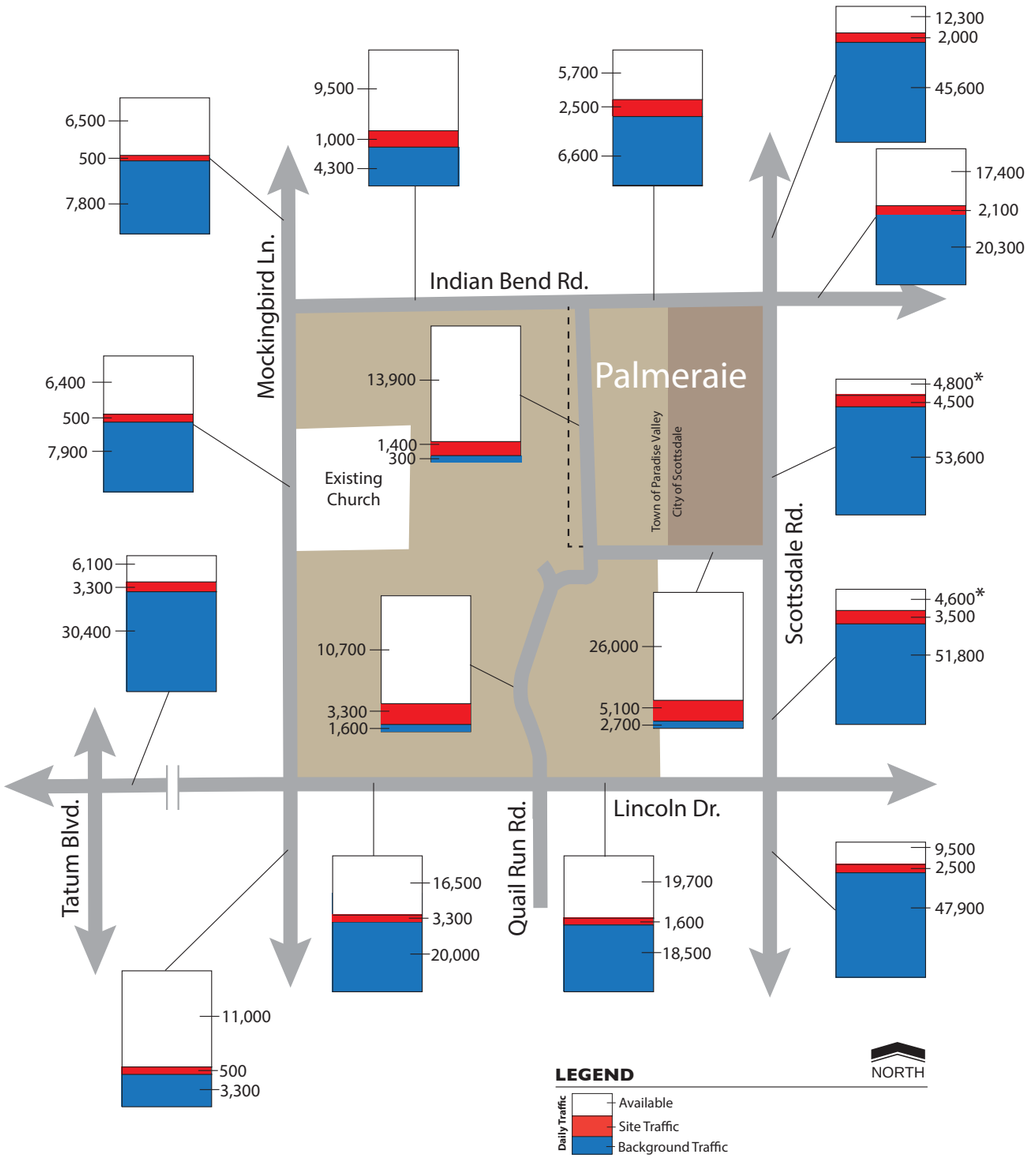
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT



Note: Site Layout May Change. Most Recent Overall Comprehensive Site Plan Shown. Retail Component Layout May Change. Parcel D now Accesses Quail Run Road – No Public Access to Parcel D from Lincoln Drive is Proposed.

Figure 4: Site Plan



* Higher Capacity when Right-Turn Lanes are Considered.

Figure 32a: Used and Available Roadway Capacity

Note: This figure has been modified with the inclusion of capacities of internal roadways.

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

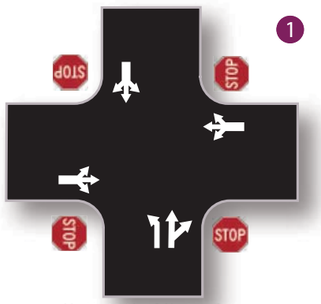
CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

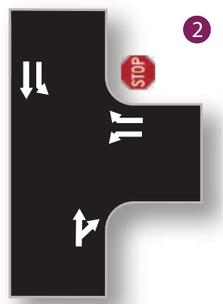
NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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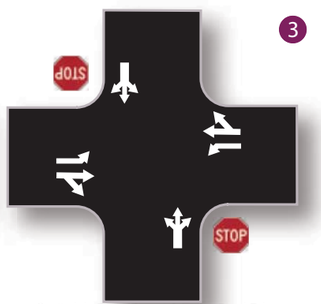
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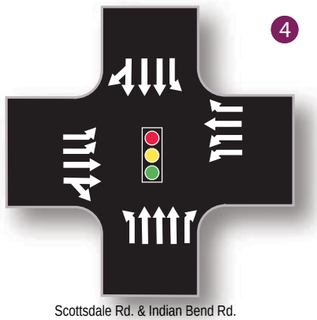
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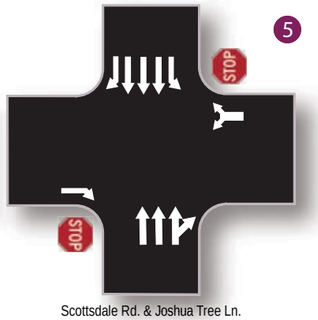
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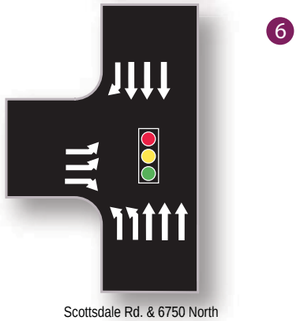
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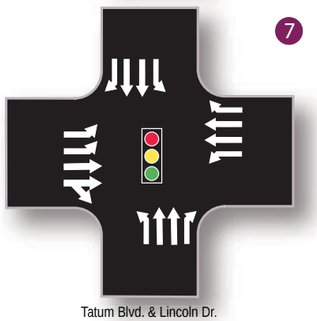
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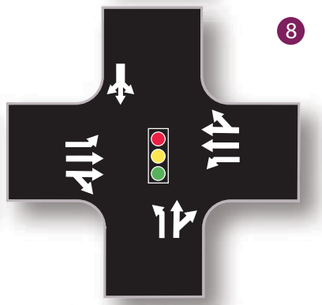
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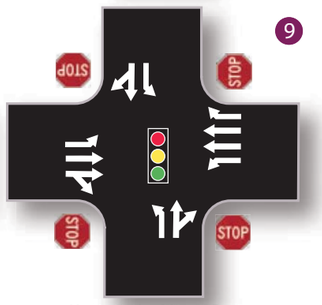
Scottsdale Rd. & 6750 North



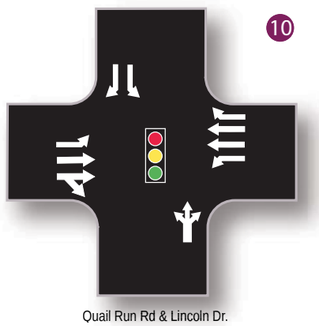
Tatum Blvd. & Lincoln Dr.



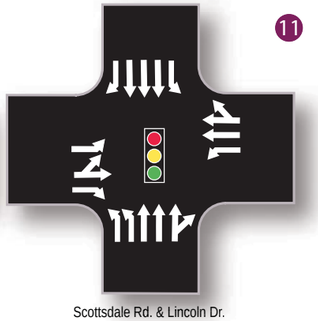
Invergordon Rd. & Lincoln Dr.



Mockingbird Ln. & Lincoln Dr.



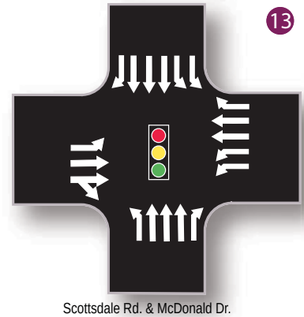
Quail Run Rd & Lincoln Dr.



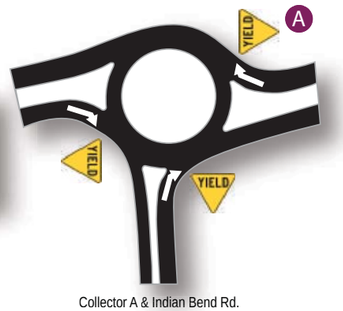
Scottsdale Rd. & Lincoln Dr.



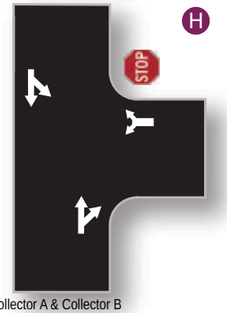
Mockingbird Ln. & McDonald Dr.



Scottsdale Rd. & McDonald Dr.



Collector A & Indian Bend Rd.



Collector A & Collector B

LEGEND

- Thru or Turning Movement
- Two-Way Left Turn-Lane
- Raised Median
- Traffic Signal
- Stop Sign
- Yield Sign
- Speed Limit

NORTH

LEGEND

XX(XX) - AM(PM) Peak Hour Traffic Volumes

NORTH

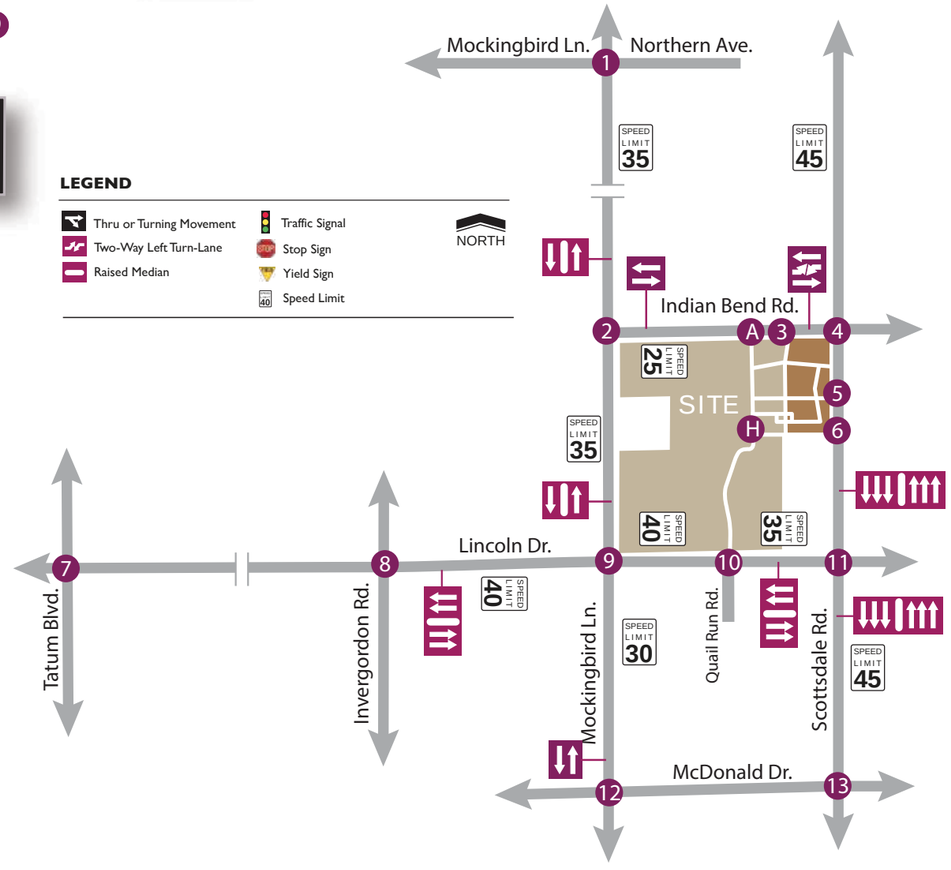


Figure 29: Future Lane Configurations and Traffic Controls A

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

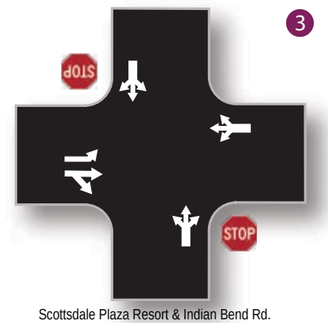
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

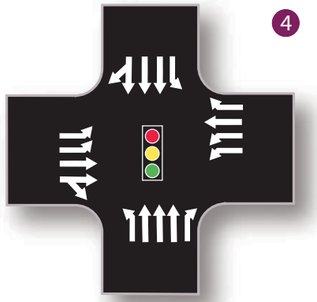
NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
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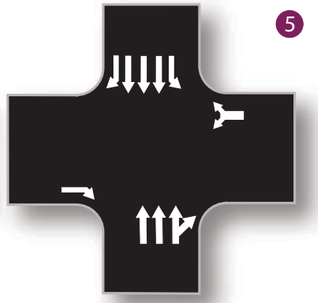
FIVE STAR DEVELOPMENT



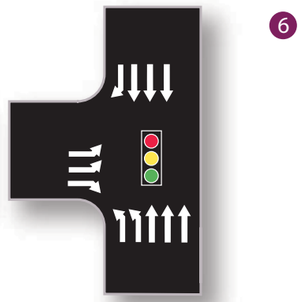
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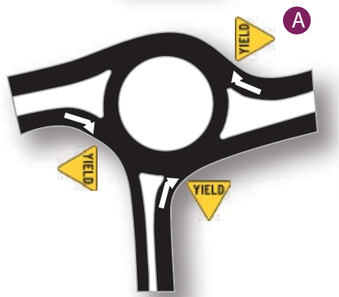
Scottsdale Rd. & Indian Bend Rd.



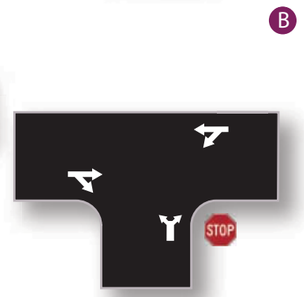
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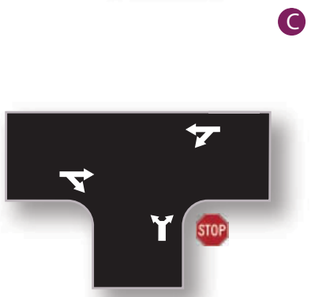
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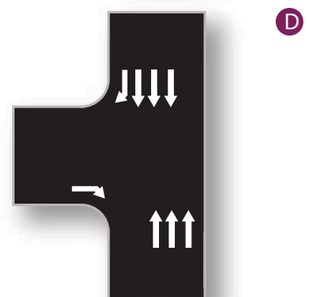
Collector A & Indian Bend Rd.



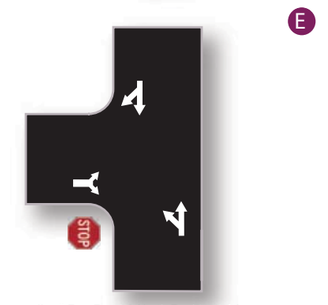
Garage Access & Indian Bend Rd.



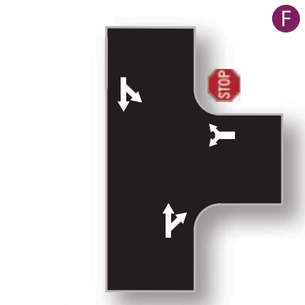
Palmeraie Access & Indian Bend Rd.



Scottsdale Rd. & Palmeraie Access



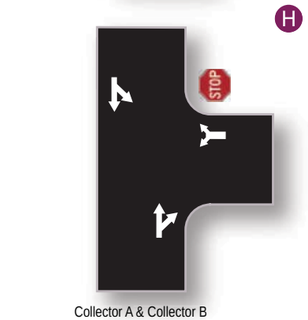
Quail Run Road & North Residential Access



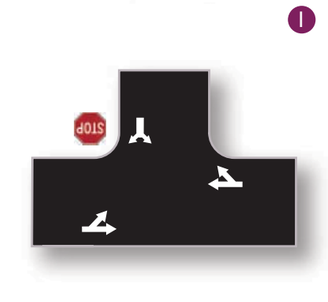
Collector A & Garage Access



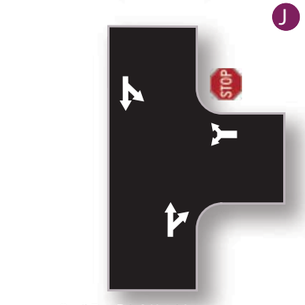
Collector A & Joshua Tree Ln.



Collector A & Collector B



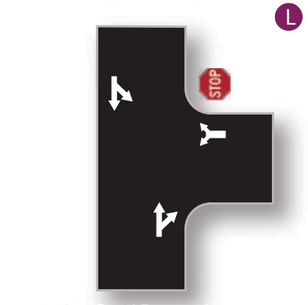
Collector C & Collector B



Quail Run Rd. & Hotel Access



Quail Run Rd. & South Residential Access



Quail Run Road & Townhome Access

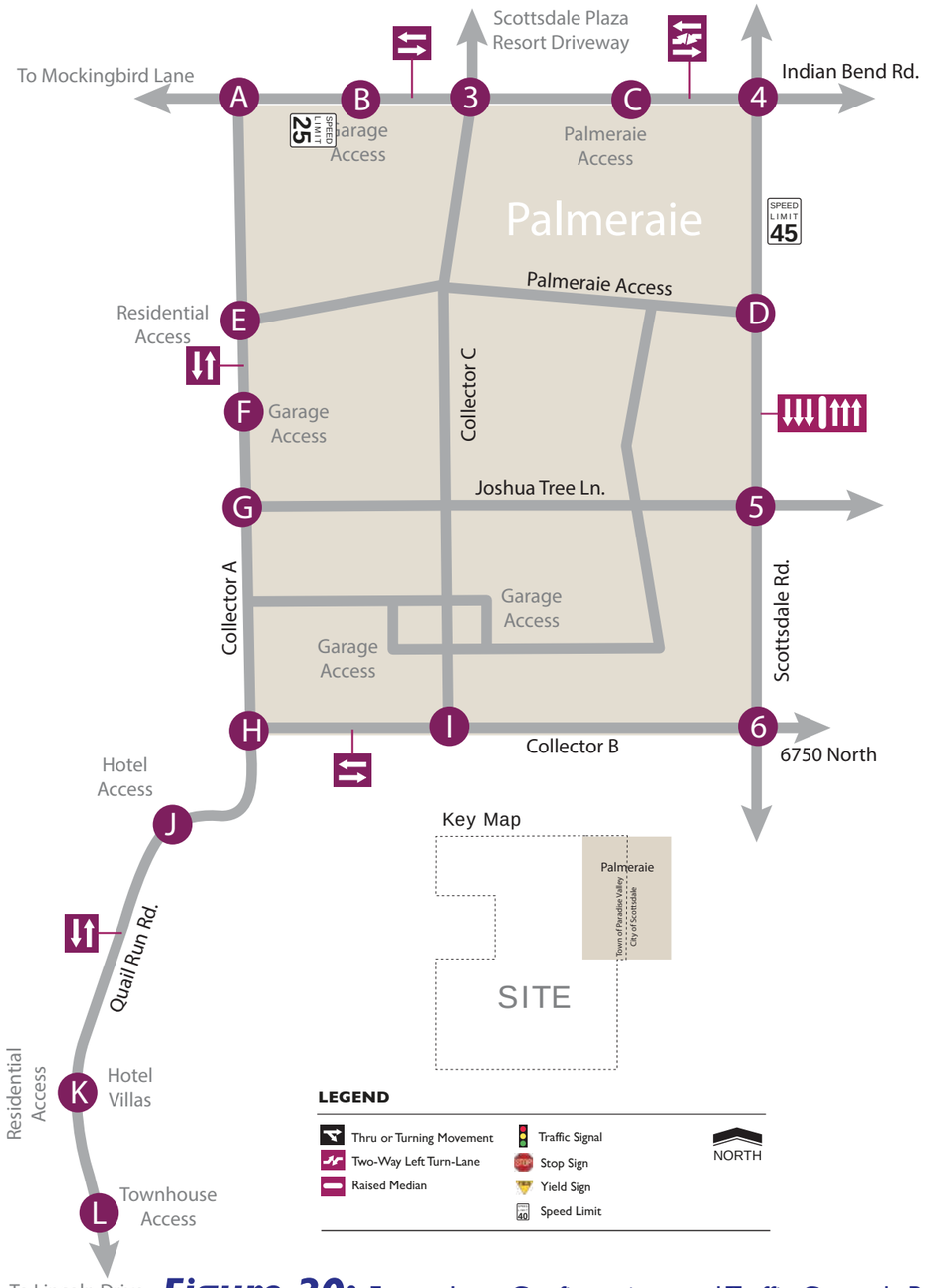


Figure 30: Future Lane Configurations and Traffic Controls B

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
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957 Industrial Road | Ste C
San Carlos, CA 94070
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Scottsdale, AZ 85254
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

October 8, 2015

Mr. James Shano
Public Works Director / Town Engineer
Assistant to the Town Manager for Strategic Planning
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253-4328

RE: Ritz Carlton Parking Study Comment Responses and Resubmittal

Dear Mr. Shano:

CivTech is resubmitting the parking study for the Ritz Carlton resort to include three previous comments that still required updating. Comments were collected during a presentation to the planning commission as well as from an email indicating the staff requested corrections. The report now addresses those comments and concerns and presents the parking required and provided by the Ritz Carlton for the hotel and retail parcels. The residential parcels within the development will be self parked and are encouraged to meet the Town's parking requirements. This submittal supplements the update provided on October 8, 2015. The comments received are noted below:

<u>October 14, 2015 Update</u>

- Page 1, first paragraph – The hours utilized for peak use should be 6am to 12am, not 6am to 12pm.

  The text on page 1 has been revised to read 6am to 12 am.

- Page 5, third paragraph – The report indicates that the hourly occupancy rate as a percentage of use was suggested by the operations department of the Ritz Carlton, should this be based on a standard such as ITE, ULI, City of Scottsdale, etc.?

  The report has been updated to use ULI instead of operational data provided by the Ritz Carlton. The parking required increased slightly and therefore the provided parking was adjusted to accommodate the peak event when using a valet only scenario.

- This analysis discusses shared parking with the Palmeraie and an agreement will need to be in place once operational.

  A statement was added to the conclusions that a shared parking agreement between the Ritz Carlton and the Palmeraie will be required.

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, AZ 85260
Phone: 480.659.4250 • Fax: 480.659.0566

<u>October 8, 2015 Update</u>

- The total valet parking provided calculation removed the self-parking after applying the 1.15 ratio. Please remove those areas before applying the 1.15 ratio.

  This calculation has been revised as shown on page 1 of the parking analysis. It should be noted that the number of traditional parking spaces provided has increased from 438 to 460 which is reflected in the updated study.

- Note that B, C and D will be self parked and are encouraged to meet the Towns code.

  A description of the residential nature of these parcels and their need to self-park has been added to the first paragraph in page 1 of the parking analysis.

- Discuss the valet only scenario implementation.

  Additional discussion regarding the implementation of the valet-only scenario from the traditional scenario has been added to page 6 in the valet only section of the report.

- Where is the ADA parking shown in the plan?
  ADA parking will be provided near the porte-cochere at the front of the resort. While not specifically discussed in the parking study, a recommendation to include ADA accessible parking has been provided on page 2.

- Add discussion of parking isle width.

  A quick discussion of meeting Town requirements for parking stall size and depth along with isle width was added to the Conclusion section of the report shown in page 2.

- There could be some loss of parking based on locations shown at edge of garage.

  The parking shown in conceptual and the final design will provide the required number of parking spaces and ensure that circulation can be provided.

- Remove surface parking related to Ritz Carlton.

  The text relating to Ritz Carlton surface parking has been removed.

We appreciate your time and assistance with the Ritz Carlton project. Please contact me with any questions you may have on this resubmittal.

Sincerely,

Dawn D. Cartier, P.E., PTOE
Project Manager

RITZ CARLTON PROPERTY
PARKING ANALYSIS

Northeast Corner of Section 10
Township 2 North, Range 4 East



Prepared for:

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

By:

CivTech, Inc.
8590 East Shea Boulevard
Suite 130
Scottsdale, Arizona 85350
(480) 659-4250

October 2015
CivTech Project # 15-360

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

A parking demand analysis was conducted for the Ritz Carlton Resort ("Resort") and the surrounding Palmeraie mixed-use area to determine the number of parking spaces required to support the new resort hotel, amenities and retail area when fully utilized. These calculations determine the average parking requirements and the overall peak parking requirements for the area pursuant to the site plan revised in July 2015. A shared parking analysis was also completed to account for the changes in parking demand created by alternate uses within the Resort and retail areas including the hotel, restaurants, offices, event areas and recreation areas during various times of the day. The shared parking analysis for the resort was conducted using a shared parking methodology approved by the Town of Paradise Valley for two scenarios, Average Use and Peak Use for both Weekdays and Weekends, between the hours of 6:00 a.m. and 12:00 a.m. Shared parking for the Palmeraie development was calculated using the City of Scottsdale's approved shared parking methodology. This letter documents the findings of the analysis for the resort and retail portions of the Ritz Carlton. There are three other parcels within the development, Parcels B, C and D, which will be developed with residential land uses and are encouraged to provide parking consistent with the Town's code requirements.

EXECUTIVE SUMMARY

Shared parking calculations were performed for the Ritz Carlton Resort for the average utilization and the peak utilization. Average utilization of the resort requires 406 parking spaces while peak utilization requires 535 parking spaces. The current resort plan provides for 710 parking spaces which includes the required parking for the resort villas, an ownership product which can revert into the resort rental pool. A total of 390 parking spaces are provided adjacent to the resort and 320 parking spaces are provided adjacent to the villas and resort retail shops. 240 parking spaces are reserved for the resort villas leaving 470 parking spaces to be shared amongst the resort uses, 48 shared spaces are located adjacent to the resort retail. These spaces, along with miscellaneous spaces provided around the site, provide enough parking supply for the highest use during the non-peak season. **Table 1** provides a summary of the resort parking.

Table 1 – Resort Parking Summary

	Spaces
Shared Peak Parking Required	535
Shared Non-Peak Parking Required	406
Traditional Parking Provided	470
Valet Parking Provided	540

Additionally, to accommodate parking demand in excess of the highest peak hour calculated, a valet scenario has been established. The Ritz Carlton resort will operate with a full time mandatory valet service although traditional parking was considered in the report to evaluate a more conservative condition. Parking spaces shown in the plan are striped for traditional parking. The valet scenario considers the use of both the resort and resort villa parking areas.

An increase of 15 percent may be applied to the available parking when providing valet services, thus increasing the available parking to 540 spaces [(710 – 240) x 1.15]. With the valet, there would be a surplus of 5 parking spaces during the peak event. A valet service is required during the peak event to meet the parking demand.

Without shared parking, the Town of Paradise Valley SUP Guidelines indicate that 472 parking spaces are required during the average use period and that 621 parking spaces are required during the peak use period.

The proposed resort facility meets the parking requirements as determined by the Town of Paradise Valley's SUP Guidelines using a shared parking demand model.

Shared parking calculations were also prepared for the Palmeraie development using the shared parking model established by the City of Scottsdale. A total of 2,291 parking spaces are required for the Palmeraie development without consideration for shared parking. Using the City's shared parking model, a total of 1,876 parking spaces are required. The current plan for the Palmeraie indicates that 3,366 parking spaces will be provided. These values are summarized in **Table 2**.

Table 2 – Palmeraie Parking Summary

	Spaces
Shared Peak Parking Required	1,876
Parking Provided	3,366

A total of 3,366 parking spaces will be provided at the Palmeraie development which indicates that a surplus of as many as 1,490 spaces could be available for use by the Ritz Carlton. Both Palmeraie and Ritz Carlton have agreed to share these excess spaces in the case of large events at the Ritz Carlton Resort. Retail and office parking needs diminish greatly in the evening which is the typical peak for resort parking.

CONCLUSION

The parking provided by the Ritz Carlton Resort will accommodate the average resort utilization. During a peak event, the resort will provide a valet only scenario which will accommodate the required parking.

The adjacent Palmeraie development provides an opportunity to share some additional parking due to their symbiotic uses. The parking for a resort hotel typically peaks during an event which happens in the evening. Palmeraie will contain retail and some office uses. Parking spaces associated with office uses are typically available for other users after 5:00 PM. Retail parking tends to peak in the late afternoon and then steadily decrease through the evening with most retail stores closed by 9:00 PM. Palmeraie is currently showing excess parking of more than 1,000 spaces that could be shared with the Ritz Carlton development should the need arise. A shared parking with the Palmeraie and an agreement should be in place once operational.

Parking should be designed to meet the Town of Paradise Valley code and should meet all ADA requirements. Parking stall depth and width along with isle width should be design in accordance with Town standards. ADA accessible parking should be designed in a location convenient for resort entry. Although a valet option will be available for ADA patrons, ADA accessible parking will still be required.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

PROPOSED DEVELOPMENT

This parking evaluation considers the effects of both the Ritz Carlton Resort and the Palmeraie Center. These two properties are adjacently located and will have cross access for shared parking.

Regular parking for the resort will be provided by two parking areas connected by internal driveways. The main parking area for the Resort as proposed will consist of 390 spaces. Approximately 320 additional parking spaces are located adjacent to the resort villas and the 30,000 square foot resort commercial use.

The Ritz Carlton development is proposed with a 200 room resort hotel and 120 villas including a spa, lodge, meeting facilities, gardens, outdoor function space, and retail. The residential component of the plan consists of 144 lots/units of low density single family residential and 100 units/lots of attached residences. The commercial component of the site within the Town limits is planned to consist of 151,000 square feet of retail/restaurant use and 200 attached residential dwelling units.

The adjacent Palmeraie development, located within the City limits of Scottsdale, will be cohesively designed with the retail portion of the Ritz Carlton. Palmeraie is located on the southwest corner of Scottsdale Road and Indian Bend Road. Palmeraie is a planned retail development consisting of approximately 300,000 SF of retail and restaurant land uses, a 175 room hotel and 235 resort hotel condominium units. There has been some discussion of allowing the City of Scottsdale to annex the retail portion of the Ritz Carlton plan. Therefore the parking analysis for the Palmeraie development has been evaluated using criteria from the City of Scottsdale. The current Palmeraie plan indicates that 3,366 spaced will be provided in the parking garage and surrounding surface parked areas.

Parking for the surrounding residences, as proposed in the Town of Paradise Valley *Draft October 2005 Special Use Permit (SUP) Guidelines*, which are separately "owned" components of the plan, will be self-contained.

RITZ CARLTON PARKING CALCULATION METHODOLOGY

Parking Generation

Parking demand was calculated using the rates provided by the Town of Paradise Valley SUP Guidelines. Square footage areas for various uses (i.e. restaurant, meeting rooms, etc.) and/or the number of units were based on a summary Resort program and corresponding site plan as shown within the Ritz Carlton SUP submittal dated July 2015. The Resort Summary Program is attached in Appendix A. Site plans for the Resort and for Palmeraie have been included in Appendix B. The following assumptions were made when generating parking for each use.

- Section 4 of the *Town of Paradise Valley Special Use Permit Guidelines* was used to determine the number of spaces required for the resort and uses located within and around the hotel.[1]

[1] Town of Paradise Valley Special Use Permit Guidelines Section 4 "Resorts", DRAFT October 27, 2005

Each use within the Resort was placed into one of the six categories presented within Section 4 of the SUP Guidelines. Section 4b states that the *"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 analysis."*

Parking Calculation

Parking was calculated for individual uses within the Resort using the rates documented in Section 4 of the SUP Guidelines. The gross parking required for each use was calculated. The gross parking was then prorated by assigning a percentage indicating the overlap from guests already staying within the resort ("onsite demand") vs. drawing new trips (vehicles) from non-guests ("offsite demand"). All parking for guest rooms and employees was determined to be completely "off-site". Parking generated by all other uses was assumed to be used by Resort occupants ("on-site") and non-Resort occupants ("off-site"). Therefore, overlap percentages were applied to these uses to account for the "on-site" occupants who will already be parked as part of the resort guest room rate or within the Ritz Carlton community housing. This occurrence is known as internal capture. The percentages applied to the uses were originally determined from data provided by Marriott International for their resort at Camelback Inn and a verification letter provided by The Ritz Carlton Hotel Company, LLC. In subsequent parking evaluations within the Town of Paradise Valley, the assumptions have been refined to reflect the character and demographics of a typical resort user.

The parking demand was calculated for both the average use and peak use of the hotel. The average use of the hotel would likely occur during the resort off-season. The number of occupied rooms during the off-season was assumed at full occupancy to maintain a conservative approach to these calculations. Peak demand calculations were prepared to provide a parking demand during the resorts peak season including events which would have a higher number of local users.

The net number of parking spaces for each use was summed to obtain the minimum *non-shared* parking requirements for the average and peak scenarios. The results of the calculations are presented in **Table 3**. Detailed calculations are attached in Appendix C.

Table 3 – Non-Shared Parking Spaces Required

Calculation Method	Parking Spaces	
	Average Use	Peak Use
Town of Paradise Valley SUP Guidelines	472	621

Shared Parking Analysis

For projects with a variety of land uses, the parking demand for each land use would peak at different hours. Therefore, the actual number of spaces needed at a given hour is less than cumulative parking demand. *Shared Parking* Urban Land Institute [ULI] describes shared parking as follows:

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
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Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

"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"

To determine the total number of shared parking spaces required between different land uses, a parking occupancy rate analysis was conducted. To calculate the total number of shared spaces required, the non-shared parking spaces (as previously calculated and shown in Table 3) are multiplied by the occupancy rate for that hour represented as a percentage of use. This analysis was completed using the distribution data as suggested by the Urban Land Institute's *Shared Parking*. ITE does not provide time of day data for a 'Leisure Hotel' or a 'Resort Hotel'.

Occupancy is dependent upon peak seasonal factors, days of the week, and time periods. Per the development code two scenarios were established, weekday and weekend. Each scenario looks at time periods beginning at 6:00 a.m. and ending at 12:00 a.m.

The "adjusted" net number of parking spaces required for each use during each time period is aggregated. The resultant is the required number of spaces for each time period. The shared parking demand required is determined by the greatest of the aggregate values calculated, weekday total or weekend total. The shared parking results are presented in **Table 4**. Detailed calculations are attached within Appendix D.

Table 4 – Shared Parking Spaces Required*

Scenario	Shared Parking Spaces	
	Weekday	Weekend
Average Use	387	406
Peak Use	535	535

**Shared totals do not include the 240 spaces required by the Resort Villas which will be valet parked in an independent lot.*

A total of 406 shared parking spaces are required for the Resort based on average utilization while 535 will be required during the peak utilization.

RESORT DESIGN AVERAGE WEEKDAY AND WEEKEND RESULTS

Using shared parking distributions, the average use parking demand for the resort is estimated to be 406 parked vehicles. Without shared parking, the Resort will require 472 parking spaces. The site plan for the resort currently shows 470 parking spaces available for shared parking (710 total spaces – 240 resort villa spaces) which indicates the resort has excess parking of 58 spaces. The peak demand period is in the weekend evening period, 7:00 p.m. – 8:00 p.m.

RESORT PEAK SEASON WEEKDAY AND WEEKEND RESULTS

During the peak season the resort will be fully utilized with full occupancy of the guest rooms and the ballrooms and event areas. A peak season parking calculation was prepared to account for the possibility that the users of the ballrooms and event areas could be different from the guests within the resort. To account for the possibility of a higher number of non-guest ("off-site") users, the ratios applied to the Guest Lawn and the Ballrooms were modified to allow for 50 percent on-site and 50 percent off-site use. The analysis was also prepared assuming that all ballroom and event areas would contain individual non-related groups during the same time period. This would require the resort to provide 535 shared parking spaces to accommodate the likelihood of a peak event. This is 67 spaces less than the provided parking as shown on the site plan.

RESORT VALET ONLY SCENARIO

Most Ritz Carlton Resorts operate on a valet only basis. The parking design in this location has been designed for self-parking with the option to switch to a valet only scenario as needed. Due to the advanced booking of hotel rooms and events which will take place in the ballrooms, the resort can easily determine when a valet only scenario must be used to accommodate the required parking. Discussions with Ritz Carlton operations indicate that the parking would begin the transition from traditional parking to valet-only parking 24-hours in advance of the peak event. The valet only scenario can be applied to achieve a higher rate of parking within the same field provided for self parking. On average, the parking rate achieved by a valet only scenario increases the number of spaces by 20 to 30 percent when planned. This evaluation assumes that an efficiency of 15 percent can be achieved since specific valet plans have not been created. The resort can self park 470 vehicles within the main parking areas and an additional 240 vehicles as required for the resort villas. This same area, when converted to a valet assist scenario would allow parking for a minimum of 540 cars [(710 total spaces – 240 resort villa spaces) x 1.15 efficiency)]. With the valet, there would be a surplus of 2 parking spaces. The valet only scenario provides more parking than that required by the peak event during the peak season.

Although it is not anticipated that any additional parking will be necessary to support the Ritz Carlton project, an agreement to park vehicles at the Palmeraie during the evenings and weekends, the peak usage of the resort, will provide in excess of 1,000 spaces in addition to the 540 spaces mentioned above.

This information has been summarized in **Table 5** below.

Table 5 – Peak Season Peak Event Resort Parking Summary

Calculation Methodology	Parking Required		Parking Provided	
	Gross	Shared	Traditional	Valet Assist
Town SUP Guidelines	621	535	470	540

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

PALMERAIE PARKING CALCULATION METHODOLOGY

Parking Generation

Parking demand calculations were generated separately for the Palmeraie development which will provide separate parking facilities from the Ritz Carlton Resort. It should be noted that a large portion of the proposed Palmeraie mix-use development is located within the City of Scottsdale limits. Therefore, parking rates and calculations for the Palmeraie development were computed using the City of Scottsdale parking requirements.

The City of Scottsdale stipulates the number of parking spaces required for various types of development. These parking requirements are outlined in *City of Scottsdale's Zoning Ordinance Appendix B*, *Article IX*. **Table 6** summarizes the City's required parking ratios by use according to the zoning ordinance.

Table 6 - City of Scottsdale Parking Demand by Land Use

Land Use	Space Requirement	
	Rate	Units
Office	1 space/300 SF	SF
Gym/Health and Wellness	1 space/200 SF	SF
Retail	1 space/300 SF	SF
Residential/Luxury Condos	1 space/DU	DU
Restaurant and Bars	1 space/120 SF	SF
Grocery Store/Gourmet Foods	1 space/300 SF	SF
Hotel	1.25 spaces/guest room	Room

Parking Calculation

Parking was calculated for individual uses within the Palmeraie development using the rates documented in Appendix B, Article IX. The gross parking required for each use was calculated. Internal capture within the site was not a consideration for the Palmeraie development.

The parking demand was calculated for the all of the uses within the Palmeraie development. The net number of parking spaces for each use was summed to obtain the minimum *non-shared* parking requirements.

The parking requirements outlined in **Table 6** were applied to the square footage for each land use within the Palmeraie development. **Table 7** summarizes the unshared parking needs for the Palmeraie development. Detailed calculations are attached in Appendix E.

Table 7- Palmeraie Required Unadjusted Parking (Not Shared)

Land Use	Intensity		Space Requirement		Parking Required
Office	102,031	SF	300	S.F./space	340
Gym/Health and Wellness	25,523	SF	200	S.F./space	128
Retail	210,879	SF	300	S.F./space	703
Residential/Luxury Condos	487	DU	1	DU/space	487
Restaurant and Bars	53,491	SF	120	S.F./space	446
Grocery Store/Gourmet Foods	18,149	SF	300	S.F./space	60
Hotel	159	Room	1.25	Room/space	127
				TOTAL	**2,291**

The total number of spaces required by the City of Scottsdale Zoning Ordinance without consideration for shared parking by time of day is calculated at 2,291.

Shared Parking Analysis

Similar to the shared parking analysis prepared for the Ritz Carlton Resort, a separate shared parking analysis was prepared for the Palmeraie development. The City of Scottsdale has established utilization percentages for both weekday and weekend operation. Each day is divided into three blocks of time, 12am-7am, 7am-6pm and 6pm-12am. Table 8 displays the utilization percentages as shown within the City of Scottsdale's Parking Code.

Table 8 - City of Scottsdale Parking Utilization by Use

General Land Use Classification	Weekdays			Weekends		
	12AM - 7AM	7AM - 6PM	6PM - 12AM	12AM - 7AM	7AM - 6PM	6PM - 12AM
Office	5%	100%	5%	0%	60%	10%
Gym/Office Health and Wellness	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential/Luxury Condos	100%	55%	85%	100%	65%	75%
Restaurant and Bars	50%	70%	100%	45%	70%	100%
Grocery Store/Gourmet Foods	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%

The total parking required for each use as shown in Table 7 was factored for each of the six categories shown in Table 8. Table 9 displays the resulting parking required for each major land use by day of the week and time of day.

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

Table 9 - City of Scottsdale Shared Parking Calculation

General Land Use Classification	Weekdays			Weekends		
	12AM - 7AM	7AM - 6PM	6PM - 12AM	12AM - 7AM	7AM - 6PM	6PM - 12AM
Office	17	340	17	0	204	34
Gym/Office Health and Wellness	6	128	6	0	77	13
Retail	0	703	562	0	703	422
Residential/Luxury Condos	487	268	414	487	317	365
Restaurant and Bars	223	312	446	201	312	446
Grocery Store/Gourmet Foods	30	42	60	27	42	60
Hotel	127	83	114	127	83	102
TOTAL	891	**1876**	1620	842	1737	1442

PALMERAIE PARKING RESULTS

Using the City of Scottsdale shared parking utilization by time of day and day of the week; the parking demand for the mixed-use retail area is estimated to be 1,876 parked vehicles. Without shared parking, Palmeraie will require 2,291 parking spaces. The site plan for Palmeraie currently shows 3,366 parking spaces available for parking which indicates the mixed-use area could have an excess of as many as 1,490 spaces. The peak demand period is in the weekday period, 7:00 a.m. – 6:00 p.m.

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

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4550 N 12th St
Phoenix, AZ 85014
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Paradise Valley Special Use Permit Application
October 27, 2015

FIVE STAR DEVELOPMENT

SECTION J - Letters

2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

July 9, 2015

Mr. Eric Laurin, P.E.
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014

Sent via e-mail to: etlaurin@cvlci.com

Re: Will-Serve Letter for Water Service
Ritz Carlton

Dear Mr. Laurin;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the proposed development known as the Ritz Carlton (the "Development"). The Development consists of approximately 125 acres, of which roughly 108 acres is located in the Town of Paradise Valley with the remaining 17 acres in the City of Scottsdale, all located near the northwest corner of Lincoln Drive and Scottsdale Road as shown in Exhibit A. The Development is proposed to consist of 200 hotel guest suites, 160 single family residential units, 760 multi-family units, and approximately 30 acres of retail and restaurant space. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to bring additional water resources and to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development. All on-site and off-site improvement costs to serve the Development, including the costs for additional water resources and related infrastructure, will be borne by the developer and such costs will not be passed on to existing customers.
3. Based on the developer's projections and the MXA requirements, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at BFinke@epcor.com

Sincerely,

Brad Finke

Brad Finke, P.E.
Engineering Manager

EXHIBIT A

Location (Aerial Map) of the Development



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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

CVL CONSULTANTS
4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 4, 2015

Re: Ritz Carlton – Previous Hydrologic Studies and Key Drainage and Retention Components
CVL Project No.: 1.01.0268901

Coe & Van Loo Consultants, Inc. (CVL) has been contracted by Five Star Development to provide engineering services in support of the proposed Ritz Carlton Resort (the site) located north of Lincoln Drive, west of Scottsdale Road, south of Indian Bend Road and east of Mockingbird Lane. Furthermore, the site is located in Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian.

The purpose of this memorandum is to provide a summary existing hydrologic results and a summary of the various key drainage and retention components that will be required for the project.

Previous Hydrologic Studies

The following four offsite hydrologic analyses were been prepared for the site.

Author	Date	Methodology	Return Period	Peak Runoff (cfs)
Erie & Associates	11/17/2008	HEC-1	100 year, 6 hr.	1,853
FCDMC	06/16/2015	FLO-2D	100 year, 6 hr.	607
CVL	06/06/2015	HEC-1	100 year, 6 hr.	1,079
CVL	04/02/2015	SCS	100 year, 2 hr.	951

Offsite Flows at Mockingbird Lane

Based on previous models and discussions, the preliminary study assumes a peak runoff of 1,200 cfs. This value provides conservativism for preliminary channel sizing until final offsite values are determined using XPSWMM-2D. This peak flowrate was used to determine an average cross-section size needed to safely pass storm flows through the site.

Existing Culvert and Existing Channel

The capacity of the existing wash and 5-12'x4' culvert crossing Mockingbird Lane were calculated using best available data. The existing channel capacity is approximately 600 cfs with accompanying sheet flow and the culvert capacity is approximately 1,750 cfs including 6 inches of roadway overtopping. Culvert analysis results are located in the Appendix. It should be noted that the wash has sediment accumulation and upstream of the wash, the sediment depth is approximately 8 inches. Sediment passing through onto the site may require ongoing maintenance which will be provided by the HOA.

Proposed Channel

The proposed channel was evaluated to determine the required cross-section, slope and roughness that would be required to pass 1,200 cfs while maintaining a flow velocity of six feet per second or less and provide one-foot of freeboard. The results provide a guideline for a nearly maximum channel section and will allow for future, less conservative, channel alternative options depending on the finalized onsite and offsite drainage evaluations. Results are located in the Appendix.

90-degree Channel Bends

Hydraulic evaluation at the 90-degree channel bends will be required to obtain agency approval. Standard guidelines from the FCDMC, Drainage Design Manual, Hydraulics, includes:

6.5.5 Channel Curvature

The minimum radius of a curved channel, measured to the channel centerline, carrying subcritical flows is recommended to be three times greater than the width of the water surface. That is:

$$r_c \geq 3T \quad (6.26)$$

If the channel is carrying supercritical flows, the recommended minimum radius is:

$$r_c = \frac{4V^2T}{gy} \quad (6.27)$$

6.5.6 Superelevation

Curves in a channel cause the maximum flow velocity to shift toward the outside of the bend. Along the outside of the curve, the depth of flow is at a maximum. The consequent rise in the water surface is referred to as superelevation. Under subcritical conditions, the following equation is recommended to estimate the magnitude of the superelevation:

$$y = \frac{0.5V^2T}{gr_c} \quad (6.28)$$

Readers are cautioned to avoid curves in channels with supercritical flows. The shift in the velocity distribution may cause cross-waves to form, which will persist downstream and could severely limit the hydraulic capacity of the channel. Advanced design criteria or physical model studies beyond the scope of this chapter may be required.

Town of Paradise Valley
Re: Ritz Carlton
September 4, 2015

Generally, the bends will create turbulence leading off from the inside of the bend and high velocities on the outside of the bend. These conditions will create freeboard and scour issues which will be mitigated through the design of gabions, scour protection and energy dissipation.

Another method which could be used with reasonable success would be to provide aesthetic drop structures three to four feet high immediately upstream of each bend to create controlled turbulence, energy dissipation and water surface profile draw-down within the vicinity of the 90-degree bends.

Onsite Retention

The onsite runoff will be directed into the channel which will have retention at the bottom and still allow offsite flows to pass through the site. The areas of the site that are not feasible for the runoff to be directed to the channel are to be directed into underground or surface retention basins that will be designed for the 100 year, 2-hour storm. A preliminary calculation for the required retention was conducted based on the development type for each part of the site. Retention calculations and volumes for each retention area are shown in the Table included in the Appendix. Retention basin locations and subbasin areas are shown in the Drainage Map. Results show that the retention required is feasible based on available open space areas.

At the time of permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows.

Please feel free to contact me if you have any questions at 602-285-4756 or at bnaba@cvlci.com.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Registered Professional Engineer (Civil) CERTIFICATE NO. 37325 RYAN WEED Date Signed 9.4.15 ARIZONA, U.S.A.
Expires: 3/31/17

Ryan Weed, P.E.
CEO

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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MASON ARCHITECTS
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957 Industrial Road | Ste C
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15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
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WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

CVL CONSULTANTS
4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

October 9, 2015
Revised October 16, 2015

Mr. James Shano, P.E., C.P.M.
Public Works Director
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley AZ 85253

RE: Paradise Valley Ritz-Carlton
Wastewater Service Analysis

Dear Mr. Shano:

This letter has been revised in accordance with comments received from the Town of Paradise Valley on October 14, 2015.

The Paradise Valley Ritz-Carlton project encompasses approximately 134 acres of land located on the northwest corner of Scottsdale Road and Lincoln Drive. A small portion of the property is located in the City of Scottsdale (City), approximately 17 acres, with the balance situated within the town limits of Paradise Valley (Town). Desert Ventures, the parcel owner, has retained Coe & Van Loo Consultants, Inc. (CVL) to perform due diligence, master planning, lotting and drainage analyses as part of its program to develop the site as a resort. An analysis to determine the site's water and sewer service requirements is also included in our scope of work.

CVL has performed a preliminary investigation to identify potential issues in providing sewer service to the property. Our findings to date are summarized below:

- The Town of Paradise Valley and the City of Scottsdale are signatories to an Intergovernmental Agreement (IGA) that stipulates that the City will reserve up to approximately 1,000,000 gpd of collection system capacity for wastewater generated by properties within the Town, as further described below.

- Per the IGA, the Town currently has purchased 1,026,479 gpd of capacity in Scottsdale's collection system. Currently, the average daily flow that the Town discharges to the Scottsdale system is approximately 480,000 gpd. This is based on flow data obtained from metering stations that monitor flow from 13 basins plus calculated flows from 6 basins that are unmetered. However, the IGA bases discharge capacity on the peak discharge, which is the average of the two highest consecutive day discharges per year. The Town's Master Plan currently estimates the current overall peak discharge rate from the Town to the Scottsdale system to be approximately 890,000 gpd.

- Estimated peak wastewater discharges of 388,000 gpd were calculated for that portion of Ritz-Carlton within the Town limits using the latest land use and layout plans for the property. The proposed sewer collection system for the property discharges flow to the existing 8-inch sewer in Indian Bend Road upstream of the City flow monitoring station.

- CVL had previously estimated that the portion of the proposed Ritz Carlton development within Paradise Valley would discharge an Average Daily Flow of approximately 215,657 gpd to the Scottsdale system. Peak flow has since been recalculated based on the design factors presented in the Town's Master Plan. The Ritz Carlton development will be located in Basin "O". The current peaking factor for Basin "O" is 1.8. Therefore, the peak discharge the Ritz Carlton development is expected to contribute is estimated to be 388,183 gpd. This discharge when added to the current estimated peak discharge of 890,000 gpd is 1,278,183 gpd. This projected discharge is over the Town's current discharge limit of 1,026,479 gpd. Therefore, the Town will ultimately be required to purchase an additional 251,704 gpd of capacity from Scottsdale due to projected discharges from the Ritz Carlton development.

- Peak Day flow originating from the 17 acres of the development within the City sewer service area are estimated to be approximately 91,000 gpd and will be connected to an existing 8-inch sewer line in Scottsdale Road.

CVL has been asked to proceed with the preparation of a Wastewater Master Plan to fully analyze the sewer system requirements of the Ritz-Carlton development. The Master Plan will include the following tasks:

- Prepare an accurate routing map of the proposed sewer system using approved site lotting and street layouts.

- Existing sewer manhole invert elevations will be determined through a topographical survey performed by CVL survey crews. Manholes upstream of the Indian Bend flow monitoring station will be dipped to determine pipe slopes and capacities.

- Discharges from the Paradise Valley and Scottsdale parcels will be updated to reflect the latest land use plan and sewer unit factors.

- Information contained in the latest City of Scottsdale Integrated Water Master Plan will be reviewed and all applicable information included in our analysis.

- Confirm that the City sewer system can accommodate the Ritz-Carlton flows. Coordinate with the City Engineering Department for the routing of the property's discharges through the City collection system using the City's current Sewer System Model.

- Develop alternatives to provide sewer service to Ritz-Carlton. Identify the cost and constructability of each alternative as well as their ease of implementation.

- Our findings will be summarized in a report that will include the necessary figures and exhibits to adequately describe the work.

- The Draft Report will be submitted to the Town of Paradise Valley and the City of Scottsdale following client approval.

- Incorporate all comments received in a Final Report to be distributed to all reviewing agencies.

Please do not hesitate to call us should there be any questions on these matters.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, PE
President, CEO

RW:aje

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
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MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
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NELSEN PARTNERS
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15210 N Scottsdale Rd | Ste 300
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

WILL SERVE
Waste Water Master Plan Design
J-3

Five Star Development
Richard Frazee
6720 N. Scottsdale Rd, Suite 130
Scottsdale, AZ 85254

October 14, 2015

Dear Mr. Frazee:

ACS has been asked to assess the potential noise impact from the proposed Ritz-Carlton rooftop terrace. I understand that the Town has commented that the report is not sealed/stamped by an Acoustical Engineer.

There is no such thing as an acoustical engineering stamp. No state licenses or certifies acoustical engineers. The Uniform Building Code ran into this exact same problem and changed their text from *acoustical engineer* to *professional acoustician*.

I understand that virtually anyone could call themselves a professional acoustician. (Through my work with various municipalities, I have been surprised by the level of incompetence exhibited by some people who call themselves acousticians.) Although there is not an actual acoustical engineering stamp, there is the Institute of Noise Control Engineering (INCE). I am a full member of INCE. To become a full member, there are education and experience requirements as well as the requirement of passing a professional exam. (Certificate can be provided upon request.)

The following is a brief description of my credentials:

> I have been working as an acoustical consultant in this region for over 25 years. During that time, I have worked on thousands of projects including building code verification, HUD noise studies, acoustical testing, expert testimony, consulting for municipalities (including Paradise Valley), architects and builders. I am a full member of both the Institute of Noise Control Engineering and the Acoustical Society of America. In addition to my work for **ACS**, I also have taught Acoustics at Arizona State University for over 20 years.

Please let me know if you have any questions or need additional information.

Respectfully,

Tony Sola
Acoustical Consulting Services

P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

acoustical consulting services

Five Star Development
Richard Frazee
6720 N. Scottsdale Rd, Suite 130
Scottsdale, AZ 85254

October 14, 2015

Dear Mr. Frazee:

ACS has been asked to assess the potential noise impact from the proposed Ritz-Carlton rooftop terrace to the residential properties to the west and southwest. The project is located west of the northwest corner of Scottsdale Road and Lincoln Drive.

TECHNICAL INFORMATION:

Noise

A-Weighted Sound Level (dBA) - Sound pressure level, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

Noise Level Limits by Ordinance

Town of Paradise Valley – Chapter 10, Article 10-7 Control of Excessive Noise

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

P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

FINDINGS:

Ambient Noise Levels

ACS performed ambient noise levels at the closest residential properties.



The results were as follows:

Time/Date	Location	Minimum	"Average"	Maximum
~7:30pm 9/28/15	A	46 dBA	55.9 dBA (Leq)	63 dBA
	B	48 dBA	63.0 dBA (Leq)	75 dBA
~10:00pm 9/30/15	A	43 dBA	52.8 dBA (Leq)	67 dBA
	B	40 dBA	54.7 dBA (Leq)	67 dBA

Source Noise Level

It is also my understanding that the potential noise sources for this proposed use include: background music (piano, musician with amp, etc.) and speech over a small PA system. These types of sources would typically not exceed 70 dBA @ 50'. This was the potential source noise level used for the calculations. I believe this to be a reasonable (if not an overstated) estimate. If a noise source is 70 dBA at 50', it would be as loud as 90 dBA for the people 5' away from the source. (The various potential noise sources were used as a reference noise level for calculations purposes only.)

It is my understanding that these types of noise sources would cease by 10:00pm.

Projected Noise Impact

Based on the configuration of the terrace, I would assume a small PA system or amp would be oriented back to the people in a northeast direction (away from the residential properties). To be conservative, I have also calculated the potential impact assuming the source is oriented directly at the residential properties.

Orientation	Location	Distance	Noise Level
Northeast (Away from the Homes)	A	~1144'	36.8 dBA
	B	~1582	34.0 dBA
Southwest (At the homes)	A	~1144'	42.8 dBA
	B	~1582	40.0 dBA

NOTE: The above calculations are based on direct line-of-sight, worst-case conditions without any adjustment for ground or barrier attenuation. Various atmospheric conditions will not increase these projected noise levels.

ACS has also been asked to comment on the potential noise impact to the nearby hillside homes. Since the above calculations were based on direct line-of-sight projections under worst-case condition without any adjustment for ground or barrier attenuation, the potential noise will not be increased for homes of higher elevations. Additionally, it is my understanding that the hillside home are approximately 3000' from the rooftop terrace. This additional distance will only decrease the potential noise level. The direct line-of-sight noise level will decrease by 6 decibels for every doubling of the distance.

CONCLUSIONS:

- The potential noise impact to the nearest residential properties will be well within Paradise Valley's noise level limit of 56 dBA (for 7:00am – 10:00pm). The potential noise impact (even if the source is orientated towards the residential properties) will also be in compliance with the Town's nighttime (10:00pm – 7:00am) noise level limit of 45 dBA.
- In addition to complying with the Town of Paradise Valley's noise ordinance, the potential noise levels would be in compliance with the noise level limits of every municipal noise ordinance I am aware of throughout the country.
- The potential noise impact will be quieter than the current typical average ambient noise level.

Please let me know if you have any questions or need additional information.

Respectfully,

Tony Sola
Acoustical Consulting Services

P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

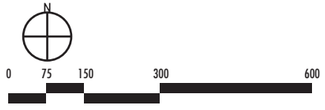
FIVE STAR DEVELOPMENT

Appendix – Planning Commission Recommendation

MASTER PLAN

Area	Description
A | A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Related Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E	Palmeraie Resort Related Mixed Use (Deferred - Final Site Plan to Follow)





CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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CVL CONSULTANTS
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4550 N 12th St
Phoenix, AZ 85014
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

MASTER PLAN

Land Use Plan
D-1 (Alternate)

2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Setbacks [3]	Nominal Dwelling Unit Size, sf	Total Residential Floor Area, sf [4]	Total Resort Related Floor Area, sf [4]	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage [1]	Maximum Height, ft [2]
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces		A to B: 30'			352,000	234,000	29.7%	56'
			200 Hotel Rooms		A to C: 30'						24'
A1	Resort Villas	11.1	120 Resort Villas		A1 to D: 30'			348,000	149,000	30.8%	36'
	- Food & Beverage							21,000			24'
	Subtotals - A & A1	29.2						721,000	383,000	30.1%	
B	Resort Related Detached Single Family 80% One Story Residential 20% Two Story Residential	31.3	66	10,000 sf min	Front: 20'/25'/35'	4,000	433,125		336,996	24.7%	24'
				13,543 sf avg	Side: 10'						
				20,256 sf max	Rear: 20'/35'						
					Min Width: 75'						
C	Ritz-Carlton Detached Single Family 100% One Story Residential	22.5	45	12,000 sf min	Front: 20'/25'/35'	4,000	295,313		236,250	24.1%	24'
				16,192 sf avg	Side: 10'						
				24,326 sf max	Rear: 20'/35'						
					Min Width: 70'						
D	Resort Related Attached Residences	8.8	74		Front: 10'	2,000	209,700		97,450	25.3%	24' & 36' [5]
					Side: 0'						
					Rear: 10'						
E	Resort Related Mixed-Use (Deferred)										
	Subtotals - B, C & D	**62.6**					**938,138**	**0**	**670,340**	**24.6%**	
	Total all parcels	**91.8**					**938,138**	**721,000**	**1,053,340**	**26.3%**	

Total Development Floor Area

Residential	938,138
Resort Related	721,000
Total Proposed	1,659,138 sf
25% (at 2 stories) SUP Guidelines	2,000,275 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 of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	66	du	
Parcel C	45	du	
Total	111	du	
Net Acres	53.8	ac [6]	2.06 du/ac
Gross Acres	54.5	ac [7]	2.04 du/ac
Improved Acres	56.5	ac [8]	1.96 du/ac

Notes:

(1) Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current lot coverage figures are an approximation. In accordance with the Town Council's Statement of Direction dated June 11, 2015, lot coverage in Area B and Area C will be permitted up to, but shall not exceed, a maximum of 25%.

(2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.

(3) Residential Setbacks adjust as follows: Front Setback: 20' ground floor, 25' second story, 35' to the front facing garage; Rear Setback: 20' ground floor, 35' second story; Side yard: Sum of side yard setbacks equals min. 10', zero lot line allowed at all interior lots. All perimeter lots (backing to Lincoln, Mockingbird or Indian Bend) will have side yard set backs of 10' each side.

(4) Gross area including at-grade garages, patios, trellises, overhangs but excluding basements

(5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area.

(6) Post-dedication acreage

(7) Pre-dedication acreage

(8) Improved Acres include landscaped right-of-way in addition to the perimeter Area Setbacks

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Traffic Engineering
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Scottsdale, AZ 85260-5595
480.659.4250
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Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
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FIVE STAR DEVELOPMENT



Guest Parking:
2 cars in the driveway at each home

N

0 30 60 120 240

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
October 27, 2015

THE RITZ-CARLTON®

AREA B

Planning Commission
Preferred Site Plan
F-2 (Alternate)

When recorded, return to:
Paradise Valley Town
Attorney 6401 East
Lincoln Drive Paradise

ORDINANCE NUMBER 694____

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE AND AMENDING THE ZONING MAP TO PROVIDE FOR THE ISSUANCE OF AN AMENDED SPECIAL USE PERMIT FOR PROPERTY ZONED SUP DISTRICT (RESORT) AND THE REZONING FROM SUP DISTRICT (RESORT) TO SUP DISTRICT (RESORT) TO ALLOW FOR A LUXURY RESORT HOTEL WITH INTEGRATED DWELLING UNITS AND RESORT-RELATED RETAIL (THE RITZ-CARLTON, PARADISE VALLEY) FOR THE PROPERTY LOCATED AT 7000 E. LINCOLN DRIVE, GENERALLY BORDERED BY LINCOLN DRIVE TO THE SOUTH, MOCKINGBIRD LANE TO THE WEST, INDIAN BEND ROAD TO THE NORTH, AND THE CITY OF SCOTTSDALE TO THE EAST, WITH THE PROPOSED SUP DISTRICT (RESORT) TO INCLUDE A RESORT COMMUNITY, INCLUDING: A RESORT HOTEL WITH 200 HOTEL ROOMS AND 120 RESORT VILLAS, SPA, RESTAURANTS, AND MEETING SPACE; 66 RESORT RELATED LUXURY DETACHED SINGLE FAMILY HOMES; 45 RESORT BRANDED DETACHED SINGLE FAMILY HOMES; 74 RESORT RELATED ATTACHED VILLAGE TOWNHOMES; ADDITIONAL RESORT RELATED RESTAURANTS, HEALTH SERVICES, AND RETAIL USES; AND SITE IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, AND LIGHTING AND, IMPROVEMENTS TO SITE INFRASTRUCTURE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley Planning Commission held public hearings on _____, _____, and _____, in the manner prescribed by law, for the purpose of considering a rezoning of the property described in Exhibit A attached hereto ("Property") for the purpose of making a recommendation on a proposed SUP District (Resort) amendment for rezoning the Property from SUP District (Resort) to SUP District (Resort), to be known as the Special Use Permit for The Ritz-Carlton, Paradise Valley, and recommended approval of the new SUP District (Resort) to the Town Council; and WHEREAS, the Town Council at its meeting of __, held a public hearing as prescribed by law to hear the conditional rezoning of the Property to a new SUP District (Resort) based upon the recommendation made by the Planning Commission as noted above, and to amend the Town Official Zoning Map to reflect the issuance of a new SUP District (Resort) for the Property and to take action on this rezoning request.

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

SECTION 1. Rezoning. A parcel of land, as described in Exhibit A attached hereto, is hereby conditionally rezoned from SUP District (Resort) to a new SUP District (Resort) designation, with such changes to be made on the Town's Official Zoning Map, such new SUP District (Resort) to allow for use of the Property as a resort and all related uses subject to the stipulations set forth in Exhibit B, attached hereto, the Special Use Permit for Five Star Resort Communities, LLC, SUP 15-01, such uses including:

a. A Resort Hotel with 200 Hotel Rooms (Area A), 120 Resort Villas (Area A1), spa, restaurants, resort related retail, and meeting space;
b. 66 Resort Related Luxury Detached Single Family Homes (Area B);
c. 45 Resort Branded Detached Single Family Homes (Area C);
d. 74 Resort Related Attached Village Townhomes (Area D);
e. Hotel, Resort-Related Restaurant, Health Services, Retail, and Residential Uses (Area E); and
f. Site improvements including parking, landscaping, private road tracts and lighting.

SECTION 2. The proposed SUP District (Resort) rezoning is in accordance with Article 11 of the Town Zoning Ordinance, specifically:

a. It is authorized in the town's adopted general plan, as amended;
b. It will not be detrimental to, interfere with or adversely affect existing uses or character of adjacent properties, persons residing or working in the vicinity, the neighborhood, the public health, safety, peace, comfort and general welfare, or the purpose of the zone in which it is proposed; and
c. It will be in full conformity to any conditions, requirements or standards prescribed in the permit, in the zoning ordinance and the ordinances of the Town.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

[SIGNATURE PAGE TO BE ADDED]

EXHIBIT B

TO ORDINANCE NUMBER 694

1. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona, the Town hereby grants to Five Star Development Resort Communities, LLC, an Arizona Limited Liability Company, its successors and assigns, this amendment to the Prior Special Use Permit governing the use the Property, which amendment shall be effective the Approval Date. All capitalized terms contained herein are defined pursuant to the definitions set forth in this Special Use Permit.

The Property subject to This Special Use Permit is currently owned by the Resort Hotel Owner and is comprised of approximately one hundred and five (105) acres located at the northeast corner of Mockingbird Lane and Lincoln Drive in the Town of Paradise Valley, Arizona.

This amendment, including Exhibits _____, is referred to throughout as This "Special Use Permit" to distinguish it from the "Prior Special Use Permit" currently governing the use of the Property. The Town issued the Prior Special Use Permit for the Property in 2008. This Special Use Permit is intended to supersede and replace the Prior Special Use Permit. This Special Use Permit is being granted by the Town to permit the development, construction, use and operation of the Property as a resort subject to and in accordance with the stipulations and other provisions set forth herein.

The improvements, facilities and uses authorized to be developed, constructed, used, operated and maintained on the Property include the following: one (1) Luxury Resort Hotel with Ancillary Facilities and two hundred (200) Hotel Rooms (Area A) which may be owned only by the Resort Hotel Owner and used as provided herein; one-hundred and twenty (120) Resort Villas (Area A1) which may be owned by the Resort Hotel Owner or by a private owner which may be sold (and thereafter resold) and/or voluntarily included within the Resort Hotel rental program and made available for transient occupancy uses or hospitality uses, and otherwise used as provided herein**;** sixty-six (66) Resort Related Homes (Area B) which may be sold (and thereafter resold) to a third party, or parties, and used as provided herein; 45 Luxury Resort Hotel Branded Homes (Area C) which may be owned by the Resort Hotel Owner or by a private owner which may be sold (and thereafter resold) and/or voluntarily included within the Resort Hotel rental program and made available for transient occupancy uses or hospitality uses, and otherwise used as provided herein; 74 Resort Related Attached Residences (Area D) which may be sold (and thereafter resold) to a third party, or parties, and used as provided herein; and the following possible uses which shall be subject to a future intermediate amendment for Area E located within the Town: hotel, residential, resort-related retail, and resort-related health services, and other facilities and site improvements.. (Area E residential units may be sold (and thereafter resold) to a third party, or parties).

2. STIPULATIONS

A. General

1. As of the Approval Date, This Special Use Permit shall supersede and replace any and all Prior Special Use Permit(s) related to the Property.

2. This Special Use Permit touches and concerns the land and shall run with the land. Any person having or subsequently acquiring title to any portion of the Property shall be subject to This Special Use Permit, as it applies to the portion of the Property owned thereby and as it may be amended or superseded from time to time.

3. Development of the Resort shall be in substantial conformance with the Ritz Carlton Paradise Valley Special Use Permit Application Book dated _____, an Index of which is attached hereto as Exhibit _____ (the Index and SUP Application Book are collectively referred to as the "SUP Book"), the Site Plan, dated _____ attached hereto as Exhibit ____ (Site Plan), which are made a part hereof by this reference, and these stipulations.

4. Lot coverage for the Property as a whole shall not exceed that noted in the Land Density Table in the SUP booklet.

5. The use of the Property shall at all times conform to This Special Use Permit and all applicable State laws and Town ordinances, except that if there is a conflict between This Special Use Permit and any Town ordinance or other requirement, This Special Use Permit shall prevail.

6. 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 of This Special Use Permit. The Town and the Resort Hotel Owner believe and intend that the provisions of This Special Use Permit are valid and enforceable. In the unlikely event that This Special Use Permit is declared by a court of competent jurisdiction to be invalid or unenforceable, the Resort may be used and operated as a legal non-conforming use in accordance with the stipulations and other provisions set out herein until such time as a special use permit or other applicable zoning for the Resort is issued by the Town for the Property, it being the intent of the Town that in such event the Town will promptly issue a special use permit or other zoning classifications containing stipulations and other provisions which are identical to, or as near to identical as possible, to those contained in This Special Use Permit.

7. In the case of, inconsistencies or conflicts between or among these stipulations, the SUP Book and/or the Site Plan shall be resolved in the following order of precedence: these stipulations shall have first precedence and control over the text of the SUP Book and the Site Plan, and after that, the text of the SUP Book shall have precedence and control over the Site Plan. In the event of a conflict between the text or narrative and diagrams, drawings or other graphic representations contained in either the SUP Book or the Site Plan, the text or narrative will prevail and control over the graphic representations.

8. Mylar versions of the Site Plan, lighting plan, perimeter landscaping, wall plan, grading and drainage plan and elevations from the SUP Application book, and electronic versions of all Special Use Permit Application Book sheets shall be submitted thirty (30) days after final approval. No part of the Resort shall be operated as a Time-Share Project, as such term is defined by the Town Zoning Ordinance. No part of the Resort Hotel Area A may be subdivided for purposes of sale or resale. Any part or individual unit of the Resort Villas Area A1 may be subdivided (if previously combined) or combined for the purposes of sale or resale provided that the total number of units shall not exceed one hundred twenty (120).

9. When applicable, all approvals and determinations by the Town Manager or designee referenced herein shall be governed by the Code in effect at the date of that determination.

10. If any portion of the property is used in violation of the terms of This Special Use Permit, the Town may, after fair notice, a hearing and a reasonable opportunity to correct, impose a monetary sanction on the then Owner of such portion, in an amount not to exceed the maximum amount allowed for violations of the Town Zoning Ordinance for each day such violation exists, in addition to all other orders or sanctions permitted by applicable laws. No such remedy shall be sought from any other Owner or portion of the Property that is not in violation of this Special Use Permit.

11. This Special Use Permit shall run with the land and any person having or subsequently acquiring title to any portion of the property shall be subject to This Special Use Permit, as it applies to the portion of the property owned thereby and as it may be amended or superseded from time to time. Once an Owner no longer owns the property, such prior owner shall not be subject to This Special Use Permit.

12. Unless otherwise stipulated in This Special Use Permit, Amendments shall follow the appropriate process outlined in Article XI, Special Uses and Additional Regulations, of the Town Zoning Ordinance, as amended

B. Construction and Development Standards

13. All utilities within the Resort shall be underground and located within appropriate easements. All water and sewage facilities shall be constructed in accordance with plans approved by the Town Manager or designee.

14. No construction permit shall be issued for any construction on the Property until appropriate engineering or architectural plans are submitted to the Town and the issuance of such construction permit for that particular activity is approved by the Town Manager or designee. However, the Town may issue approvals and/or permits to salvage native plants and stage or prepare the job-site for work, with fences, trailers, dumpsters, sanitation, water tanks, material storage, erosion control and dust control measures, and the like, without engineering or architectural plans.

15. During the period of demolition or construction of new improvements, signs shall be posted on the Property (or at the entrance to a particular phase) indicating the name and phone number of a person the public may contact with construction-related concerns. Sign details such as the sign size, height and location shall be reviewed and approved by the Town Manager or designee.

16. All new construction shall satisfy all fire department requirements for each component of work (which may include temporary fire protection facilities) prior to the issuance of any building permit for such work.

17. Prior to the issuance of a certificate of occupancy for any individual structure, adequate fire, emergency and other vehicle access and adequate fire service shall be provided for such structure and the particular phase of development in which such structure is located, as determined by the Town Manager or designee.

18. Interiors of any Resort Hotel structure may be remodeled at any time without an amendment to This Special Use Permit so long as such remodeling does not increase the number of keys specified within This Special Use Permit.

19. One or more locations within the Resort as approved by the Town Manager or designee may be improved and used as a marketing center for the sales and marketing of the project until such time as all project construction has been substantially completed and all Resort Villas (Area A-1), Resort Related Homes (Area B), Resort Branded Homes (Area C), and Resort Related Attached Residences (Area D) have been sold.

20. Temporary construction driveway locations are subject to the approval by the Town Manager or designee and are limited to locations on major arterial roadways and/or Indian Bend Road east of the existing traffic circle.

21. If construction has not commenced on a portion of the site by a date that is five (5) years after the Approval Date, any such unimproved, disturbed portion shall be stabilized and/or landscaped to minimize dust.

22. The Resort Hotel Owner shall submit a construction schedule prior to the issuance of any building permit to ensure compliance with all Town ordinances and in order to minimize construction nuisances. This construction schedule shall include the following:

    a. Dust and noise control measures
    b. Vehicle/equipment storage/parking
    c. Construction days/hours
    d. Location of staging area for construction supplies/equipment
    e. Location of any construction trailer and sanitary facility
    f. Location of on-site construction-materials/debris storage
    g. Location of fire lanes during the construction period
    h. The approximate beginning and ending for construction of structures within a phase
    i. All construction related parking and storage must be contained within the boundaries of This Special Use Permit and on the adjacent property within the City of Scottsdale owned by the applicant.

23. The Resort Hotel Owner shall arrange for Construction Phasing per Area on the Property in the

following sequence:

a. Commence native plant salvage, dust and erosion control measures, job-site mobilization and set-up, and the like
b. Begin Storm Water Pollution Prevention Plan and Measures
c. Upon completion of the salvage, erosion and dust control, job-site mobilization, and set-up, commence horizontal or civil improvements and site work
d. Upon substantial completion of the civil improvements and site work, commence vertical building improvements for Area A, perimeter walls, and perimeter landscaping (outside the perimeter walls) of the Property, along Lincoln Drive, Mockingbird Lane and Indian Bend Road
e. Upon substantial completion of above, vertical building improvements for Areas A1, B, C, and D may commence in accordance with the phasing plan. Off-site and right-of-way improvements may be scheduled independently of the foregoing

24. Subject to requirements for construction of the horizontal or vertical improvements, construction access, emergency vehicle access, erosion control, storm water pollution prevention control, dust control and other measures, portions of the perimeter wall and landscaping may be postponed, or re-opened for construction or access subject to approval by the Town Manager or designee.

25. During construction and development of the Resort Property, temporary sales and marketing signs may be posted on the Property consistent with the future Temporary Sign Plan to be submitted by the owner/developer and administratively approved by the Town.

26. During construction, the Resort Hotel Owner shall sweep the streets adjacent to the Property or any other public streets in the Town directly affected by development on the Property using a PM-10 or equivalent capable street sweeper at least three times a week or more as required by the Town Manager or designee.

27. Screening of any backflow preventer, transformer, or other similar equipment visible from Lincoln Drive, Mockingbird Lane or Indian Bend Road shall be required and the precise location thereof shall first be approved by the Town Manager or designee and the utility provider.

28. Stand alone, additional accessory and service structures in Areas A, A1, and the proposed guard house in Area C, as defined in the Town's Resort SUP Guidelines, each limited to eight-hundred (800) square feet from the drip line of the structure, may be added to the Approved Plans, provided that the total square footage of all the accessory and service structures added together does not exceed fifteen thousand (15,000) square feet from the dripline of the structure, such additions to be provided to the Town Manager or designee as a revised conceptual site plan. The additional accessory and service structures cannot exceed sixteen (16) feet in height and must be set back a minimum of forty (40) feet for any accessory structure and sixty (60) feet for any service structure from any rights-of-way or residential property lines and 10 feet from any non-residentially zoned property.

29. Accessory structures that do not exceed six (6) feet in height above finished grade (raising the finished grade by placing fill solely for the purpose of adding additional height is prohibited) in Areas A & A1, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of Areas A and A1, such additions shall be properly permitted by the Town Manager or designee.

30. Construction for the Resort Related Luxury Homes (Area B) and Resort Branded Homes (Area C).

a. The Resort Related Luxury Homes (Area B) and Resort Branded Homes (Area C) shall be constructed in conformance with the development standards set forth in This Special Use Permit;

b. Additional walls not shown on This Special Use Permit may be constructed on a Resort Related Luxury Lot or Resort Branded Lot within enclosed private yards, provided they do not exceed six feet in height;

c. Air conditioners may be installed on roofs provided they shall be screened and noise attenuated as approved by the Town Manager or designee. Such screening shall be included in the overall height of the structure.

d. All exterior lighting shall comply with Town ordinances;

e. A minimum of 33% of the aggregate of all enclosed yard areas within a Resort Related Luxury or Resort Branded lot shall be open, planted, or pervious;

f. Accessory structures that do not exceed six (6) feet in height above finished grade, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of each lot, provided they are located in a rear yard screened from public streets. Accessory structures over six (6) feet above finished grade (or under 6' in height but not in an enclosed yard), which may include casitas, gazebos, trellises, and patio covers shall be allowed on each lot, provided they are limited to sixteen (16) feet above finished grade and comply with the following setbacks:

- Front yard – ten (10) feet
- Side yard – five (5) feet
- Side yard that abuts a street – ten (10) feet
- Rear yard – ten (10) feet

Accessory structures containing livable square footage shall meet the setbacks for the main home and may not exceed 16' in height as measured from finished grade.

House mounted basketball backboards, and pre-fabricated storage sheds shall not be permitted.

31. Construction for the Resort Related Attached Residences (Area D)

a. The Resort Related Attached residences shall be constructed in conformance with the development standards set forth in This Special Use Permit; and

b. Accessory structures that do not exceed six (6) feet in height above finished grade, including, but not limited to, barbeques, fire pits, fireplaces, water features and other accessory structures, that are not over one hundred and fifty (150) square feet in size, not shown on This Special Use Permit may be constructed on a Resort Related Attached residences lot when otherwise in compliance with this Special Use Permit.

32. All lighting not visible off site shall meet Resort Guidelines. All lighting (including fixtures, light source, etc.) visible off site shall be approved through a minor amendment.

33. Except as otherwise allowed by Federal or State requirements, antenna and satellite dishes are permitted, as follows:

a. Satellite dishes must not be located above the roof line. Satellite dishes and antennas greater than twenty-for (24) inches in diameter are permitted, provided that they are not mounted on the roof and meet all Town Code requirements, including full screening of equipment from view to the public right-of-way or properties not part of This Special Use Permit; and

b. All wiring shall be contained within a structure, conduit or underground.

34. Cellular and other wireless transmission antennas are permitted, provided that they comply with this Special Use Permit, all applicable Town ordinances and obtain a Conditional Use Permit pursuant to Article XI, Special Uses and Additional Regulations, of the Town Zoning Ordinance, as amended. Any cellular antennas shall be designed as integrated architectural features within the structures on the Property and any screening shall be in the same finish and color as the structure on which it is located. There shall be no unscreened projections of cellular antennas on any building above the roofline. Any lease agreement with a wireless operator will specifically allow entry by the Town and its agent for the purpose of inspection and compliance with Town ordinances and will require compliance with Article XII, Personal Wireless Service Facilities, of the Town Zoning Ordinance or any successor ordinance regarding the conditions and limitations of special use permits.

35. The final design for the Visually Significant Corridor of Lincoln Drive shall be submitted and approved by the Town Manager or designee.

C. Uses

36. Temporary tents or pavilions may be erected at the Resort Hotel, Resort Villas, Resort Ancillary Facilities and related site improvements, in the locations shown on the Approved Plans, provided that such temporary tents or pavilions shall not remain erected for more than sixteen (16) consecutive days per event. No tent shall be higher than twenty-four feet (24') above finished grade. Any other temporary tent or pavilion shall have adequate parking and be approved by the Town Manager or designee.

37. Special events shall be permissible, 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:

    a. 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 This Special Use Permit and any temporary tents or pavilions used are as approved at the locations and tent sizes shown with This Special Use Permit;

    b. Exemption from the Special Event permit review process does not exempt the Resort Owner from any applicable required permit inspections related to public health, safety and welfare by the Town, State of Arizona, or other such jurisdiction. Such permit inspections are determined as follows:

        i. A permit from the Town Fire Marshal, or designee, for any structure or tent having an area in excess of 200 square feet, or a canopy in excess of 400 square feet, and
        ii. Review by the Town Community Development Department the provision for and location of any portable restroom facilities;

    c. Any temporary tents or pavilions not shown on said plans may be approved in accordance to Article 8-8-10, Procedure for Review of Application and Appeal of Decision, of the Town Code;

    d. Temporary tents or pavilions must meet a minimum setback of 40 feet to the exterior property line of This Special Use Permit; and

    e. Placement of any temporary tent or pavilion shall have no adverse impact on parking or circulation

38. The hours of public operation for the Resort Hotel shall be twenty-four (24) hours per day, seven (7) days a week, except for the hours and operational standards set forth below:

    a. Indoor Bars/lounges: 6:00 a.m. to close per state statute;

    b. Outdoor banquets, receptions, weddings and socials: 6:00 a.m. to 2:00 a.m.;

    c. Rooftop Resort Hotel Amenity

        i. No activities or events shall occur between 10:00 p.m. and 7:00 a.m.; with the exception of event setup and breakdown procedures conducted by resort staff which shall not exceed thirty minutes before or after the aforementioned times;
        ii. No amplified sound shall be permitted at any time;
        iii. No permanent shade structures may be constructed. Temporary shade structures are permitted as needed for specific events. Temporary structures shall be erected and removed the same day as the event;
        iv. No outward projected lighting shall be permitted from the Rooftop Resort Hotel Amenity;
        v. At no time may the noise level exceed current Town Code standards at or beyond the SUP boundary line. To remedy any violation of the Town's noise or nuisance regulations and this Special Use Permit the Town reserves the right to require additional noise mitigation measures such as sound deadening materials and/or

modifying hours of operation;

vi. The maximum occupancy shall be limited to the applicable building and fire codes;

vii. Food and alcohol service may be provided at any time between 7:00 a.m. and 10:00 p.m.

d. The Spa & Fitness facilities: Outside members limited to 5:00 a.m. to midnight; and resort guests up to twenty four hours a day.

e. Trash pickup: 7:00 a.m. to 7:00 p.m

39. Use of Resort Villas (Area A1), Resort Related Luxury Homes (Area B), Resort-Branded Homes (Area C), Resort Related Attached residences (Area D), and Resort Related Residential/Retail and other Uses (Area E):

a. Resort Villas (Area A1)

i. Each owner of a Resort Villa may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each owner of a Resort Villa may voluntarily participate in the Resort Hotel rental program and make the Resort Villa available for transient occupancy uses, or hospitality uses, at their sole option, under the terms and conditions of the Resort Hotel rental program. The principal guest of a Resort Villa in the Resort Hotel rental program shall register with the Resort Hotel. Nothing shall prohibit a Resort Villa from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

ii. Units in the resort hotel rental program must always meet the Furniture, Fixture, and Equipment (FF&E) standards established by the Resort Hotel.

iii. Rental of units will be processed through the Principal Resort Hotel's Rental Management Program or other similar mechanism where the Principal Resort Hotel can track all rental activity.

iv. Each floor of the building containing units must contain a housekeeping closet and room service pantry;

v. Each unit must have locking entrance doors tied to a remote master key system located at the guest reception are of the Principal Resort Hotel, which system is capable of issuing new key cards for each unit as it is rented and cancelling key cards upon expiration of the rental term

vi. Each unit must be connected to a master television system as would typically be found in a full service upper upscale or better resort hotel

vii. Each unit must be connected to a master telephone or VOIP system that allows intra-system calls to the front desk, concierge, housekeeping, room service, and other hotel services, as typically found in a luxury resort hotel.

b. Resort Related Luxury Homes (Area B). Each owner of a Resort Related Luxury Home may occupy it or permit its family and guest(s) to occupy it, or make it available for residential uses. Nothing shall prohibit a Resort Related Luxury Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

c. Resort-Branded Homes (Area C). Each owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel rental program and make the home available for transient occupancy uses, or hospitality uses, at their sole option, under the terms and conditions of the Resort Hotel rental program. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

d. Resort Related Attached Residences (Area D). Each owner of a Resort Related Attached Residence may occupy it or permit its family and guest(s) to occupy it, or make it available for residential uses. Nothing shall prohibit a Resort Related Attached Residence from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

e. Resort Related Mixed Use (Area E). Anticipated Uses and Future Approval Process for Area E

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- The Town and the owner/developer anticipate Area E to include, but not be limited to, the following uses: hotel, residential, resort related retail, and resort related health services, provided that, an intermediate amendment to the SUP (as provided in Chapter 11 of the Town Zoning Ordinance) shall first be required before the square footage approvals for each of these uses is determined, as well as the heights, setbacks, and locations of each such use

- Processing of any plat approval or building permits for Area E shall not be permitted until after the intermediate amendment has been processed by the Town

D. Parking and Circulation

40. Parking shall meet or exceed the parking requirements set forth in this Special Use Permit. Any change in use to the Resort Hotel that increases the parking demand over what is provided in This Special Use Permit must be approved as a minor amendment by the Planning Commission.

41. All contracts between the Resort Hotel Owner and any valet company or other parking company shall include an acknowledgment and agreement that such company shall not park any vehicles on public streets in the Town. Buses and other vehicles may be used to shuttle guests or employees to or from parking areas not located on the Resort, and between the Resort and other destinations (e.g., airport, shopping facilities, golf courses, attractions, etc.). Any catering agreement between Resort Hotel Owner and any owner or guest booking events at the Resort shall include an acknowledgement and agreement that catering vehicles may not park on public streets in the Town.

42. Unlicensed support vehicles (i.e., golf carts, utility vehicles, etc.) may be used to transport guests and residents and provide services to the Resort, Resort Villas, Resort Ancillary Facilities, Resort Related Luxury Homes (Area B), Resort-Branded Homes (Area C), Resort Related Attached residences (Area D), and hotel, residential, resort-related retail, restaurant, and resort-related health services in (Area E) but shall not be used or parked on any public street.

43. All designated fire lanes shall maintain a vertical clearance of fourteen feet (14') above finished grade and a horizontal clearance of twenty feet (20') to allow passage of emergency vehicles and must meet all current Arizona Department of Transportation standards. Emergency access points are only to be utilized for emergency vehicles. No deliveries or other use is allowed.

44. At any time when the parking demand within the Resort is expected to exceed onsite capacity, the Owners of the affected areas shall initiate a parking management plan which may include valet parking or offsite parking arrangements (but not the use of parking on any public street within the Town).

45. All streets and drives in the Resort are and shall remain private streets. All streets, sidewalks and paved areas constructed shall remain private; provided, that all new streets constructed shall be per the SUP booklet cross sections. That part of This Special Use Permit granted for private streets and drives herein shall be binding on the Applicant.

46. The streets and drives on the Property shall be constructed and maintained by the Applicant. The rights and obligations, including but not limited to the right and obligation to maintain the streets and drives on the Property, shall run with the land and shall be binding thereon. In the event a condition that threatens the health or safety of the residents of the Town is created or results from the Applicant's failure to maintain the streets or drives within the Property, the Town may give the Applicant a written notice to undertake appropriate maintenance to cure such condition. If the condition remains uncured for thirty (30) days after notice thereof in writing to the Applicant by the Town, or if the condition is such that it cannot be reasonably corrected within thirty (30) days, the correction thereof not having been commenced and thereafter diligently prosecuted within thirty (30) days from receipt of such written notice, the Town may enter the Property and perform such work necessary to cure the condition. The Town may assess the actual costs and expenses related to such work against the Applicant as owner of the private streets and drives, and the Applicant shall remit payment to the Town within thirty (30) days of receipt of an invoice together with the usual and customary supporting documents and materials from such work. If the Applicant fails to remit such payment within the 30-day period, the Town may file a lien against the Property for any such unpaid amount due to the Town.

47. The 8’ wide public trail shall remain ungated and unobstructed at all times. The trail must meet ADA requirements.

48. Proposed guardgates and guardhouses shall be in the general locations shown on the Resort Wall Master Plan and must meet the SUP Guideline standards.

49. All proposed cul-de-sacs in Areas B & C shall meet a right-of-way radius of not less than forty-five feet (45') with an improved traffic circle having a radius of forty feet (40')

50. No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of residentially zoned property outside of the SUP boundaries. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.

E. Management

51. There shall be at least one person at the Resort at all times who has been thoroughly briefed on the provisions of This Special Use Permit and who has the authority to resolve all problems related to compliance with This Special Use Permit. All calls from Town residents to the Town or Resort, regarding noise or disturbances shall be referred to and addressed by such person(s). Maintenance of the Resort in general, and all common areas specifically, shall be coordinated through a single unified management entity, which may be the Resort Hotel Owner or its designee.

F. Community Outreach

G. Subsequent to the approval of this Ordinance, the Owner shall implement the Community Outreach Plan. (See Exhibit “E”)

EXHIBIT “E”
TO
ORDINANCE NUMBER 694

THE POST-APPROVAL COMMUNITY OUTREACH PLAN CONSISTS OF:

Subsequent to approval of SUP 15-01 Ritz-Carlton Resort the Owner will keep neighbors apprised of the status of the project at follows:

1. The Owner will send a quarterly report to Paradise Valley property owners within 1,000 feet of the subject property, advising them of current status, any changes and anticipated construction commencement date if known.

2. These quarterly reports will continue during the construction phase to include anticipated construction schedule and progress.

3. There will be two annual reports upon completion of construction. The first of these will announce the construction is complete, and the second, approximately one year later, will indicate that the post-approval communication process has been completed.

Each communication will contain a name and contact information for the Owner (which may vary depending on the project status at the time), but nonetheless a name and contact information so that any neighbors with a question or concern will be able to contact a project representative with their question or concern.