



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application

December 17, 2015



Approved Plans

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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



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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

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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PROJECT TEAM

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MASTER PLAN

Area	Description
A	Ritz-Carlton Resort Hotel
A1	Ritz-Carlton Resort Villas
B	Resort Related Luxury Homes
C	Ritz-Carlton Resort Branded Homes
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Final Site Plan Deferred)



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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2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
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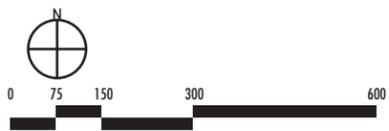
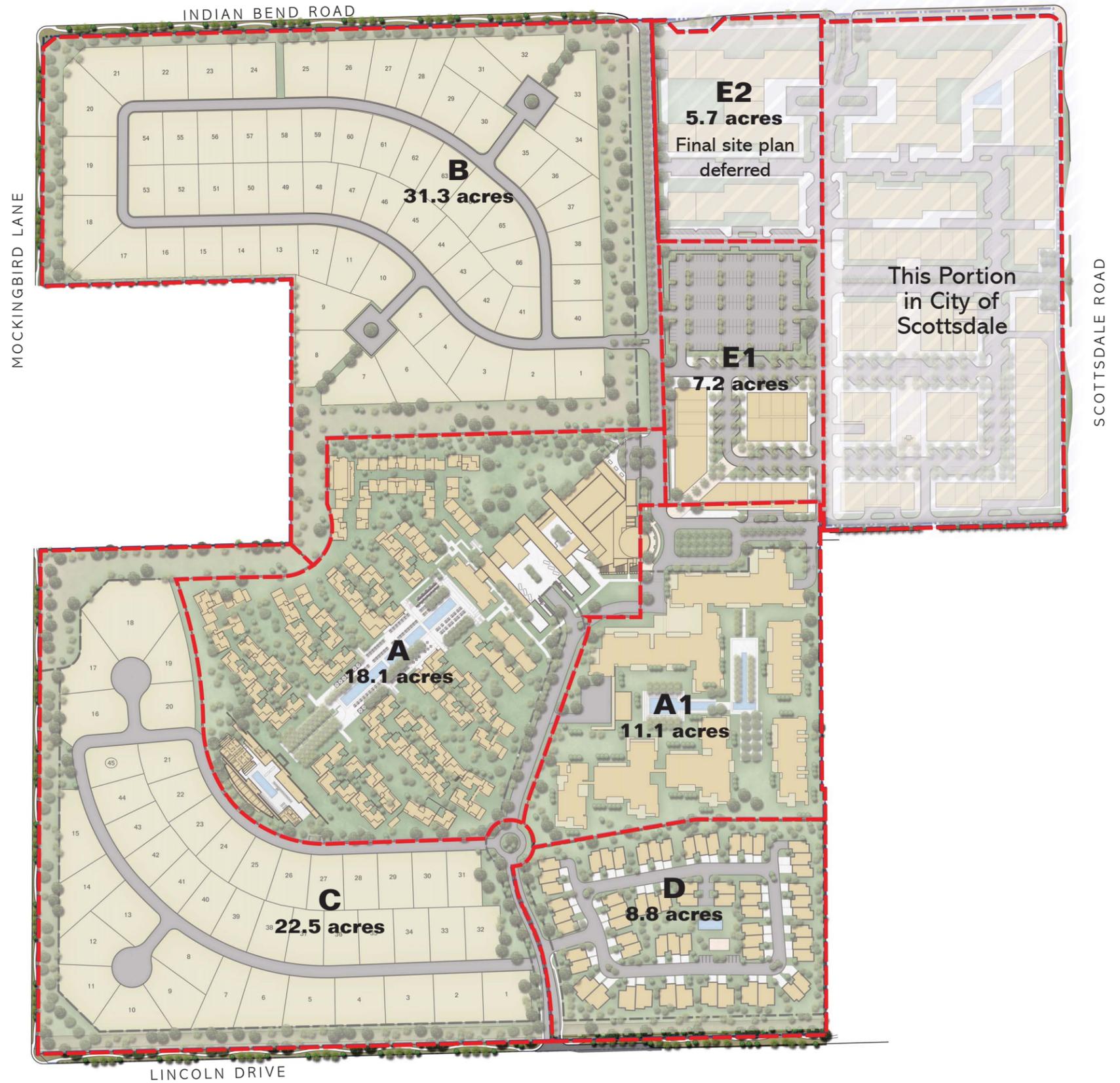
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MASTER PLAN
Land Use Plan
D-1

MASTER PLAN

Area	Description	Acreage
A	Ritz-Carlton Resort Hotel	18.1
A1	Ritz-Carlton Resort Villas	11.1
B	Resort Related Luxury Homes	31.3
C	Ritz-Carlton Resort Branded Homes	22.5
D	Resort Related Attached Residences	8.8
E1	Resort Related Retail	7.2
E2	Resort Related Mixed Use (Final Site Plan Deferred)	5.7
TOTAL		104.7 Acres- Post Dedication



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
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San Carlos, CA 94070
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Scottsdale, AZ 85254
480.949.6800
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2525 E Arizona Biltmore Cir | Ste A-212
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AREA PLAN

Land Use Plan

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2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf ⁽⁹⁾	Maximum Total Residential Floor Area, sf ⁽⁴⁾	Maximum Total Resort Related Floor Area, sf ⁽⁴⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽¹⁾	Maximum Height, ft ⁽²⁾
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'
			200 Hotel Rooms							24'
	Accessory & Service Structures						15,000			16'
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage						32,000			24'
Subtotals - A & A1		29.2					727,000	383,000	30.1%	

B	Resort Related Luxury Homes	31.3	66	10,000 sf min	4,000	453,750		336,600	24.7%	20' /24' ⁽³⁾
				13,540 sf avg ⁽⁹⁾						
				20,320 sf max ⁽⁹⁾						
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' ⁽³⁾
				14,191 sf avg ⁽⁹⁾						
				37,605 sf max ⁽⁹⁾						
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20'/24'/36' ⁽⁵⁾
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'
	Accessory & Service Structures									
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾								
Subtotals B,C,D & E1		69.8				972,825	81,400	748,200	24.6%	

Total All Parcels (excluding E2)		99.0	Post Dedication			972,825	808,400	1,131,200	26.2%	
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Total Square Footage

Residential	972,825
Resort Related	808,400
Total Proposed	1,781,225 sf

Area Setbacks

(from post dedication property lines)

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

Single Family Dwelling Units per Acre

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

Notes:

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

CIVTECH, INC
Traffic Engineering

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

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey

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

MASON ARCHITECTS
Architecture & Master Planning

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

NELSEN PARTNERS
Mixed-Use Architecture

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

WITHEY MORRIS, PLC
Land Use & Zoning Attorney

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



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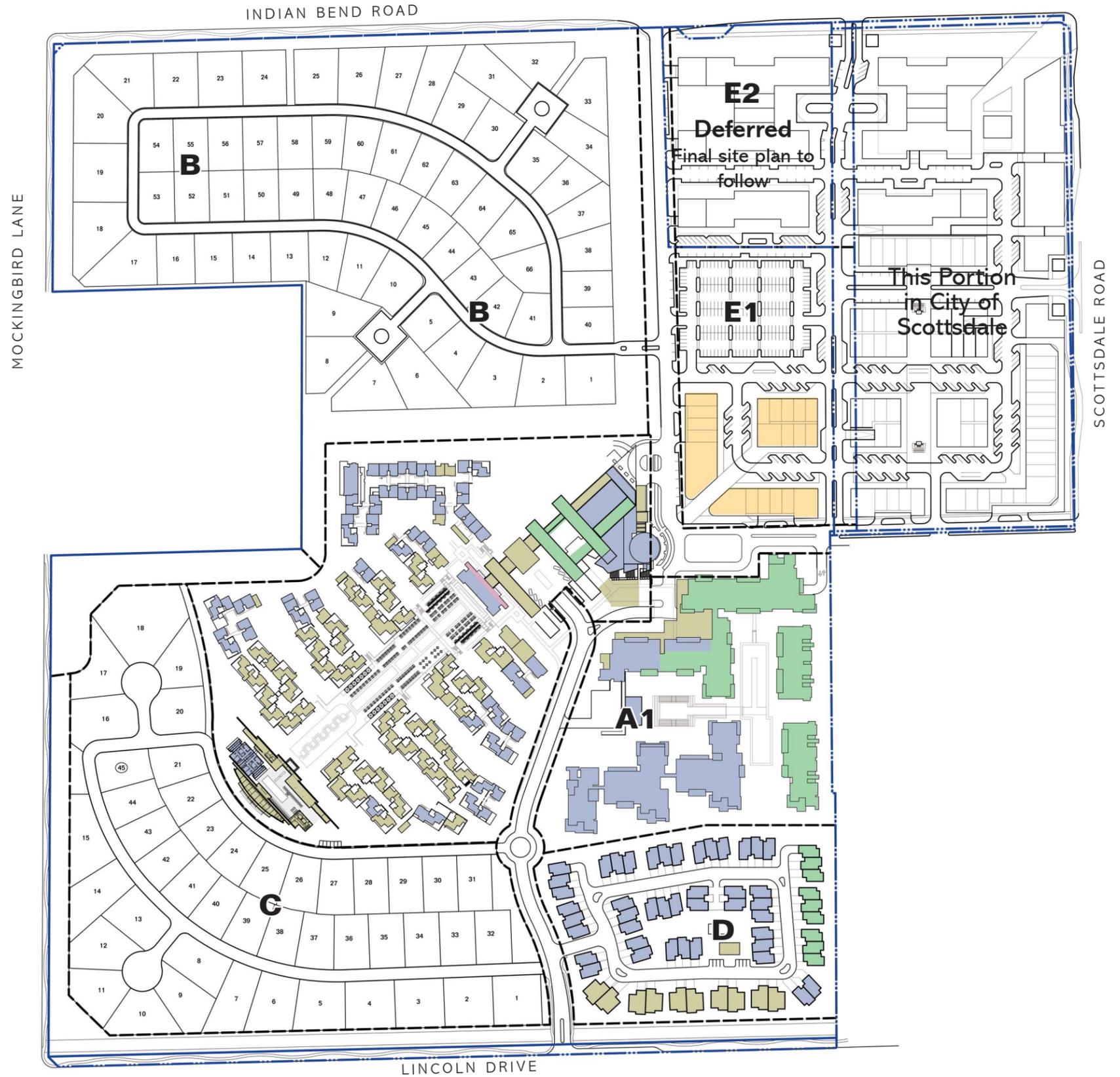
MASTER PLAN

Land Density Table

D-3

LEGEND

- One Story Building: 14' - 20' above finish grade
- Two Story Building: 20' - 28' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof: 48' above finish grade
- Single Story with a 30' maximum height



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10605 N Hayden Road | Ste 140
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Phoenix, AZ 85014
602.264.6831
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PROJECT HEIGHTS

Hotel | Residential | Mixed Use

INDIAN BEND ROAD

MOCKINGBIRD LANE

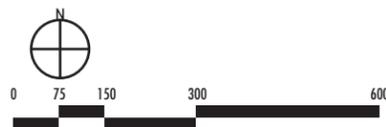
SCOTTSDALE ROAD



LINCOLN DRIVE

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

Note: At all times, the total of the public and private open space is to meet or exceed 40%.



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Scottsdale, AZ 85260-5595
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Civil, Landscape, Planning, & Survey

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Phoenix, AZ 85014
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Scottsdale, AZ 85254
480.949.6800
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2525 E Arizona Biltmore Cir | Ste A-212
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OPEN SPACE PLAN



Additional landscape buffer shall be provided at the base of the gateway monuments. Landscaping shall be in keeping with Paradise Valley landscape Character, and will be accented with flowering shrubs and groundcovers. Refer to plant list provided

Typical Town of Paradise Valley Welcome Sign

PLANT PALETTE

to occur at the base of the two entry monuments which may include but not limited to the following:

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.
- Dasyliirion sp.
- Desert Milkweed

Ground Cover

- Lantana sp.
- Verbena sp.
- Desert Marigold

CIVTECH, INC

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10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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Phoenix, AZ 85014
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480.949.6800
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ENTRY RENDERINGS

Welcome to Town of Paradise Valley

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Fountain Sign Wall
 48" Max Height
 50' Max Length
 18" Max Water Depth

Sign Lighting shall conform with Town of Paradise Valley Sign Ordinance

12 Specimen Palo Verde Trees
 48" Box Minimum at Corner

18" High Maximum Letters
 Sign Area less than 30SF

Low Flowering Plant and
 Turf Area at Corner

Monument Setback
 25' Minimum from Post
 Dedication Property Line

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
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MASON ARCHITECTS
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 San Carlos, CA 94070
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NELSEN PARTNERS
 Mixed-Use Architecture

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 Scottsdale, AZ 85254
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ENTRY RENDERINGS
 Lincoln Drive at Mockingbird Lane

D-7



Approximate Entry Monument Location

Decorative Tile Wall (architectural design and materials subject to change)
 Max 6' High
 Pin Mounted Logo and Text
 Maximum 25 SF
 Setback 25' Minimum from Post Dedication Property Line

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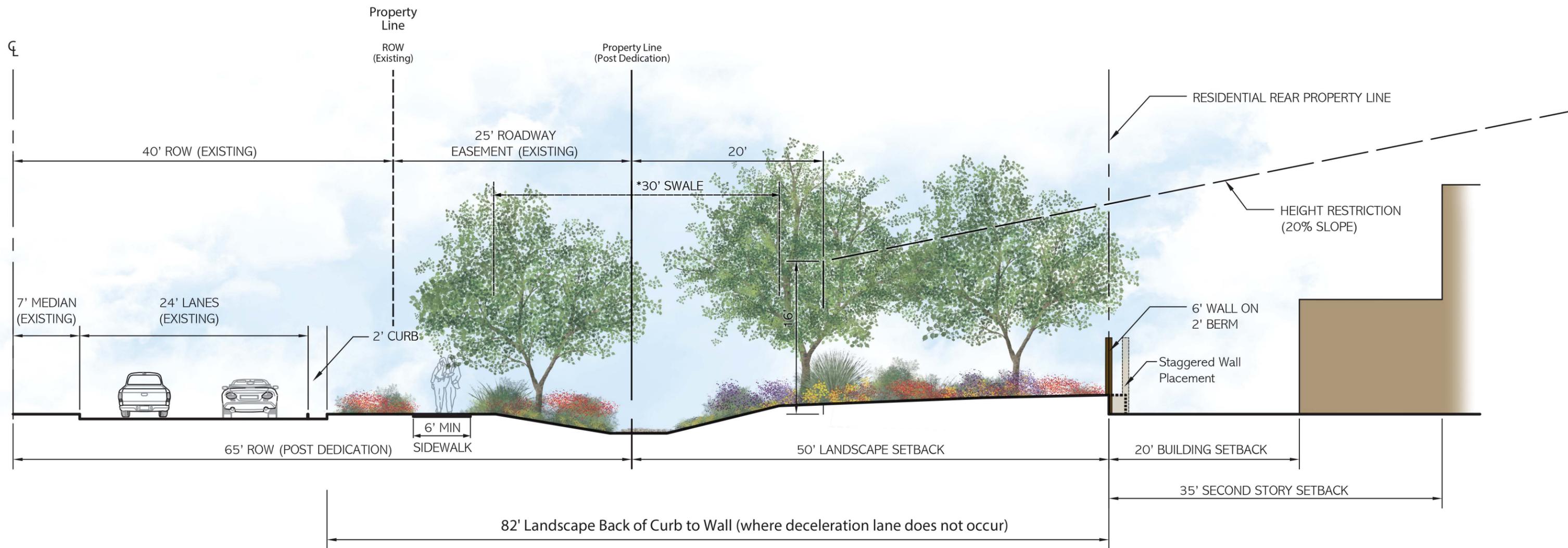
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ENTRY RENDERINGS

Lincoln Drive at Resort Entrance

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*PENDING FINAL TOWN APPROVED ENGINEERING

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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ROAD SECTIONS

Lincoln Drive Typical

D-9

ANTICIPATED TRANSITIONAL DESERT PLANT PALETTE

(May include but not limited to)

Trees

Foothills Palo Verde
Desert Willow
Ironwood

Shrubs

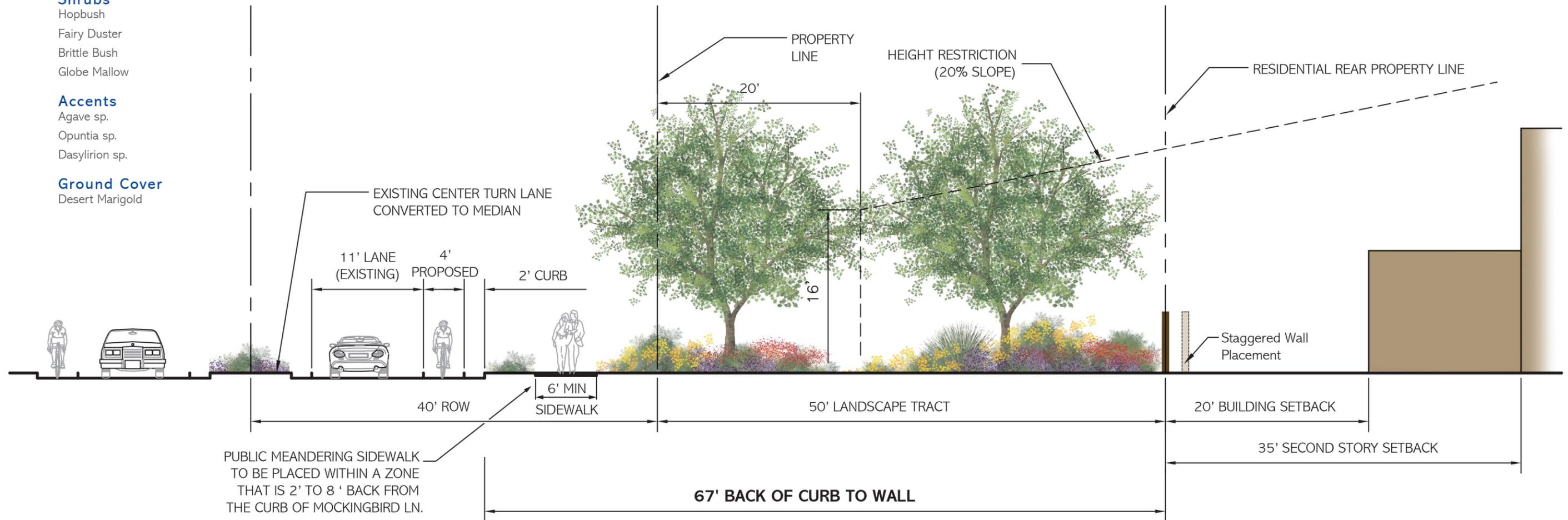
Hopbush
Fairy Duster
Brittle Bush
Globe Mallow

Accents

Agave sp.
Opuntia sp.
Dasylirion sp.

Ground Cover

Desert Marigold



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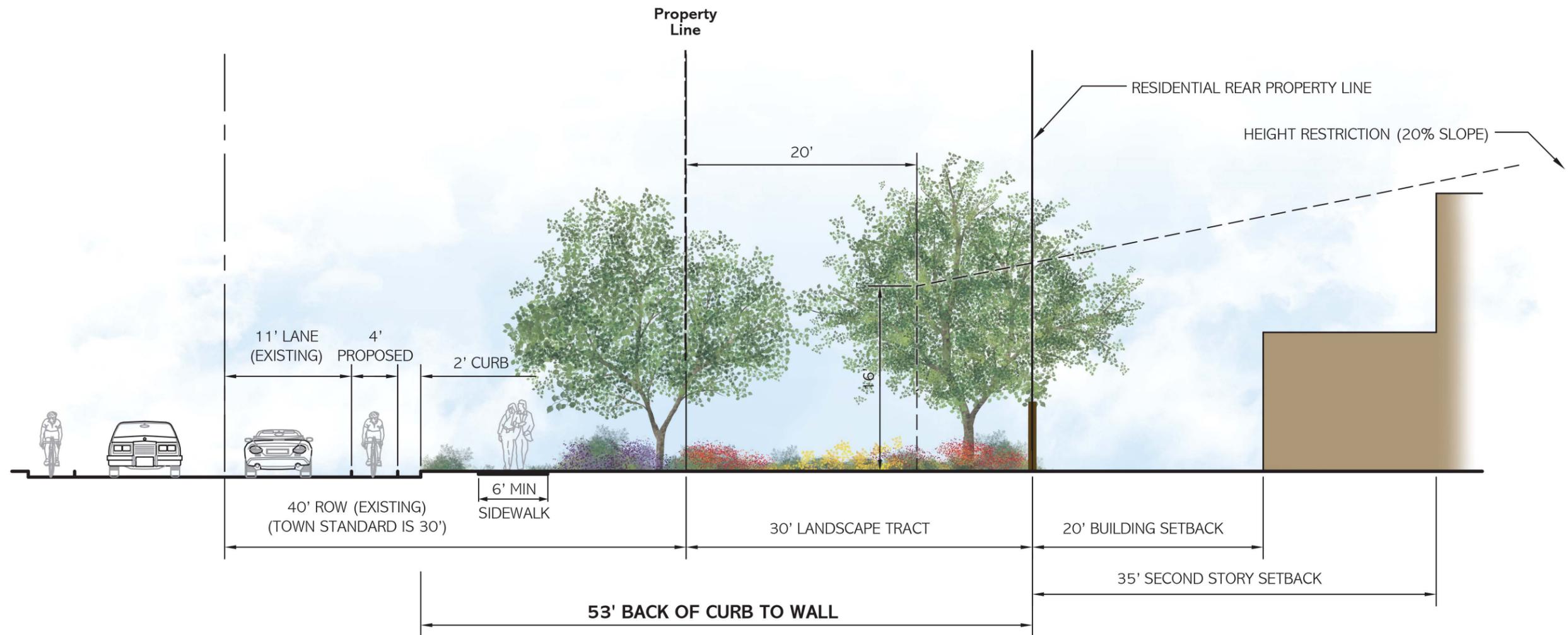
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ROAD SECTIONS

Mockingbird

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CIVTECH, INC
Traffic Engineering

10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
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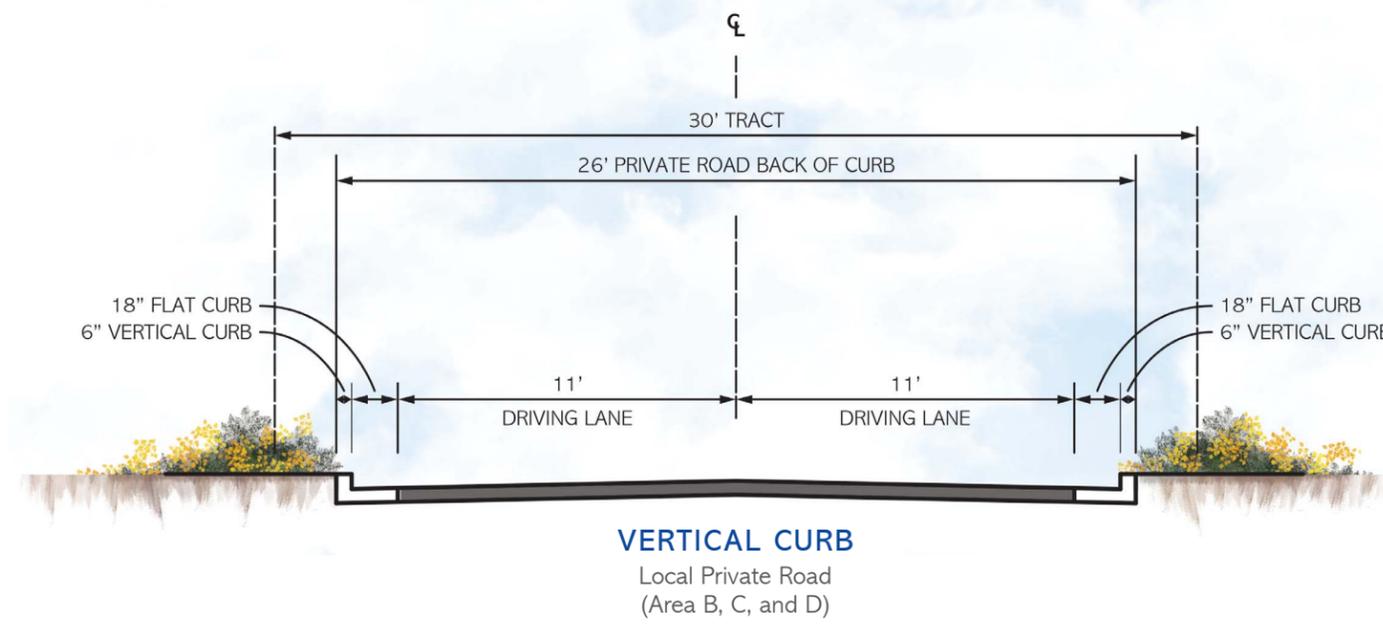
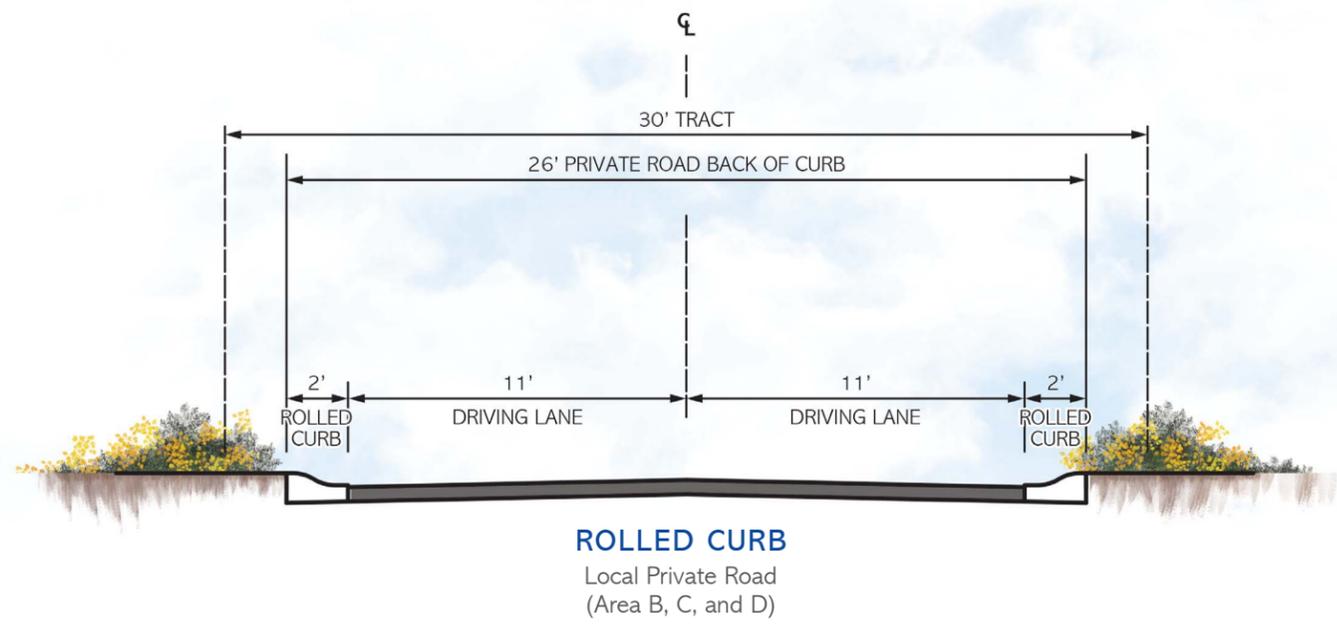
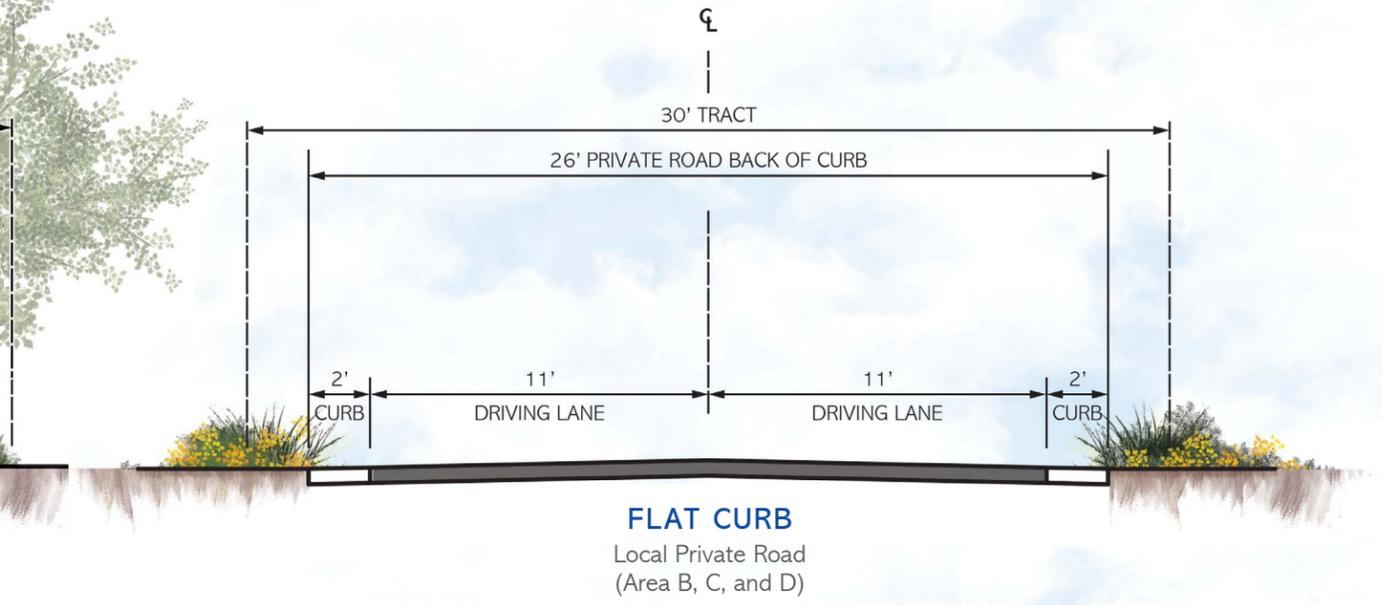
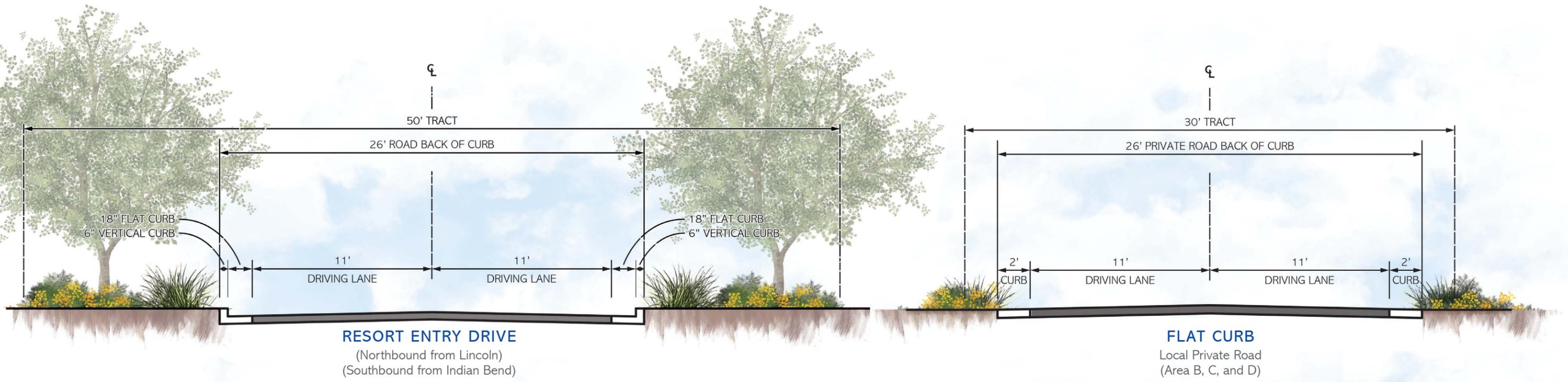
December 17, 2015



ROAD SECTIONS

Indian Bend (No Channel)

D-11



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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
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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
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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ROAD SECTIONS

Internal Sections

D-12



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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 Resort Villas
- 10 Palm Court Plaza
- 11 Resort Related Attached Residence Village
- 12 Palmeraie Retail Center



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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

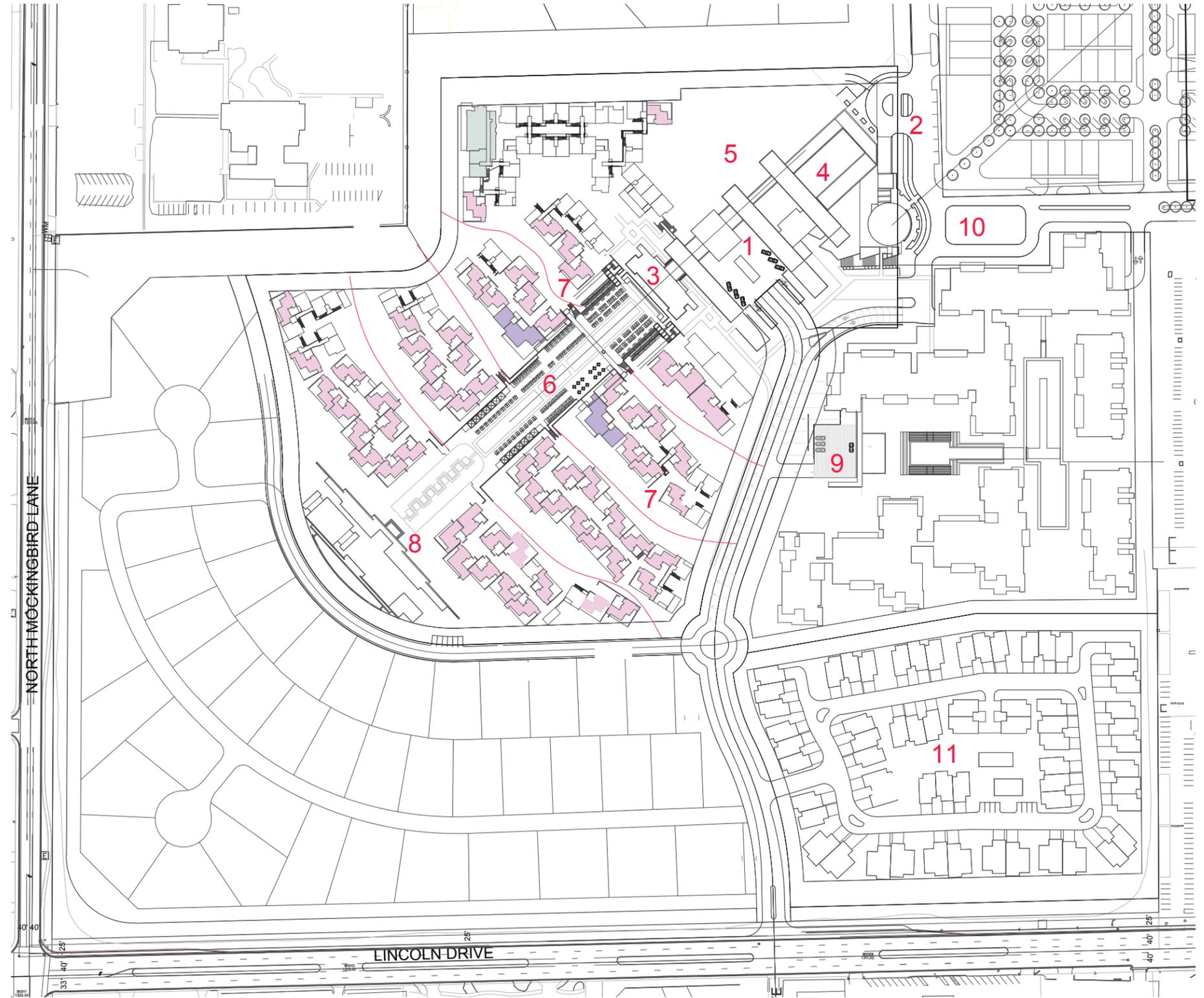
RITZ-CARLTON RESORT VILLA PROGRAM

VILLA UNITS (94 units)	259,700 sf
VILLA SUPPORT (Lobby support circulation MEP)	68,300 sf
TOTAL RESIDENTIAL VILLA PROGRAM	328,000 sf
Underground Parking (268 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 |
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RESORT HOTEL

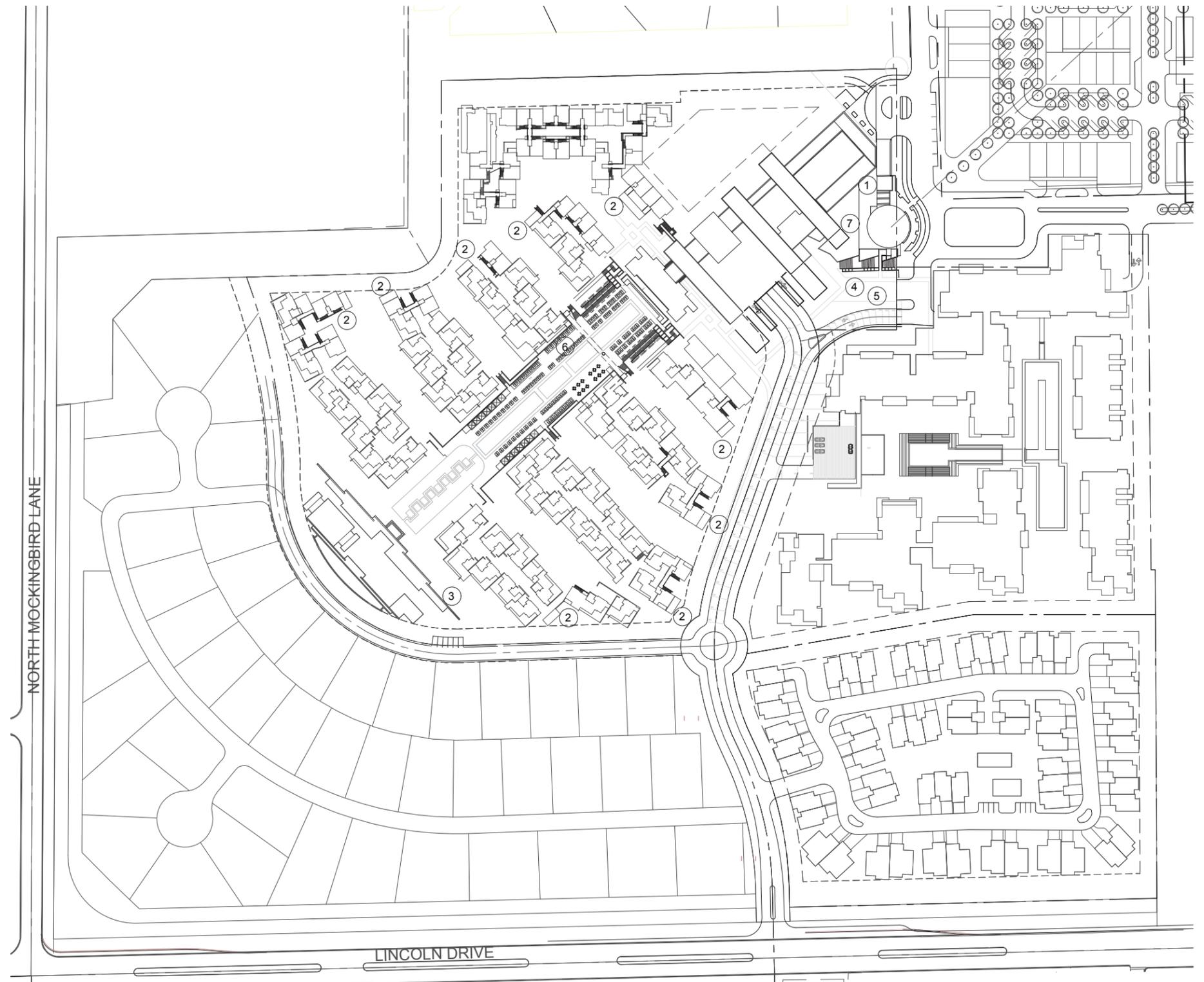
Hotel Program | Suite Locations

E-2

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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Scottsdale, AZ 85260-5595
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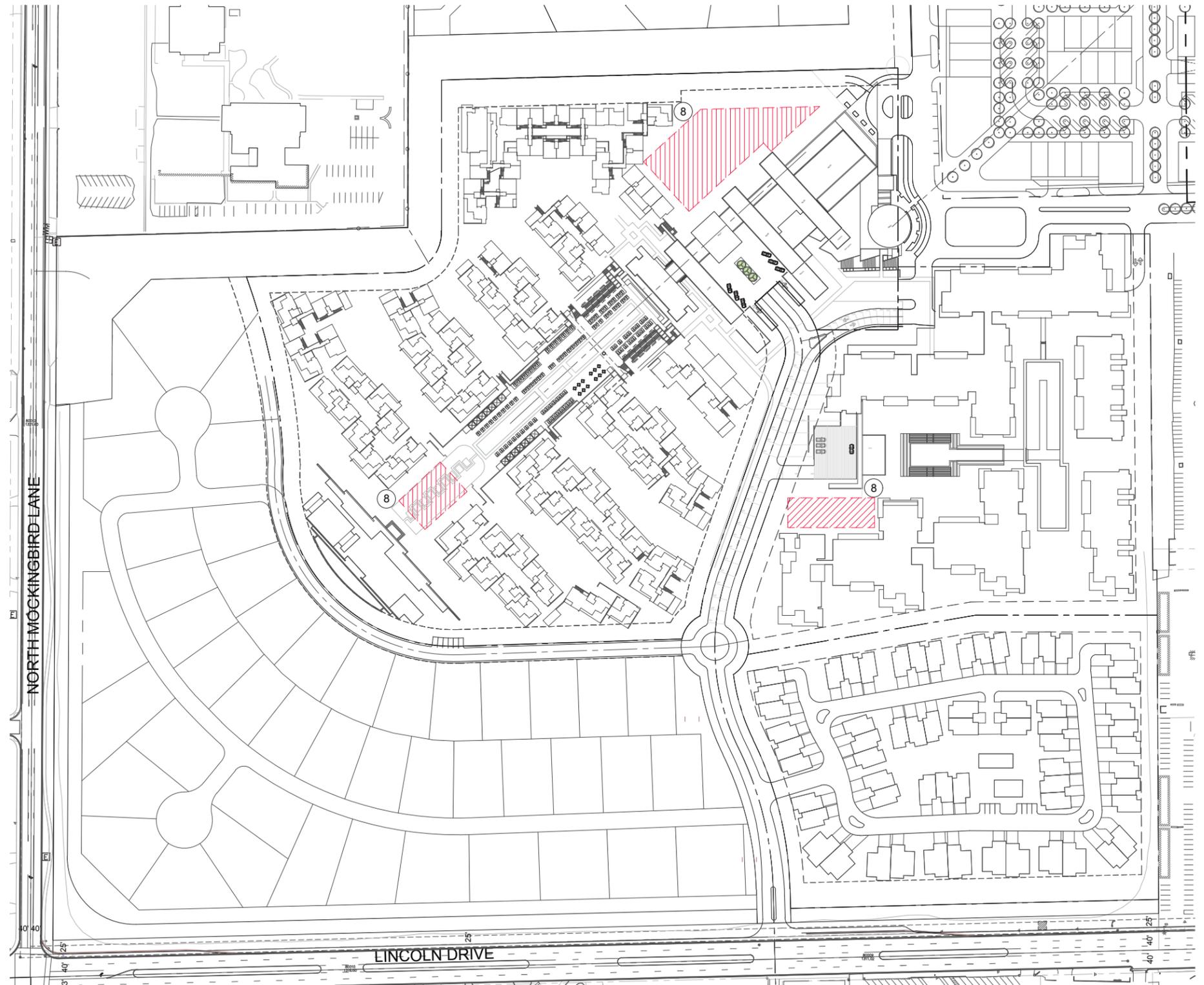
RESORT HOTEL

Equipment Screening Noise Mitigation

E-3

LEGEND

8 Event Lawn Tent Location



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Traffic Engineering

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Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

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Architecture & Master Planning

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San Carlos, CA 94070
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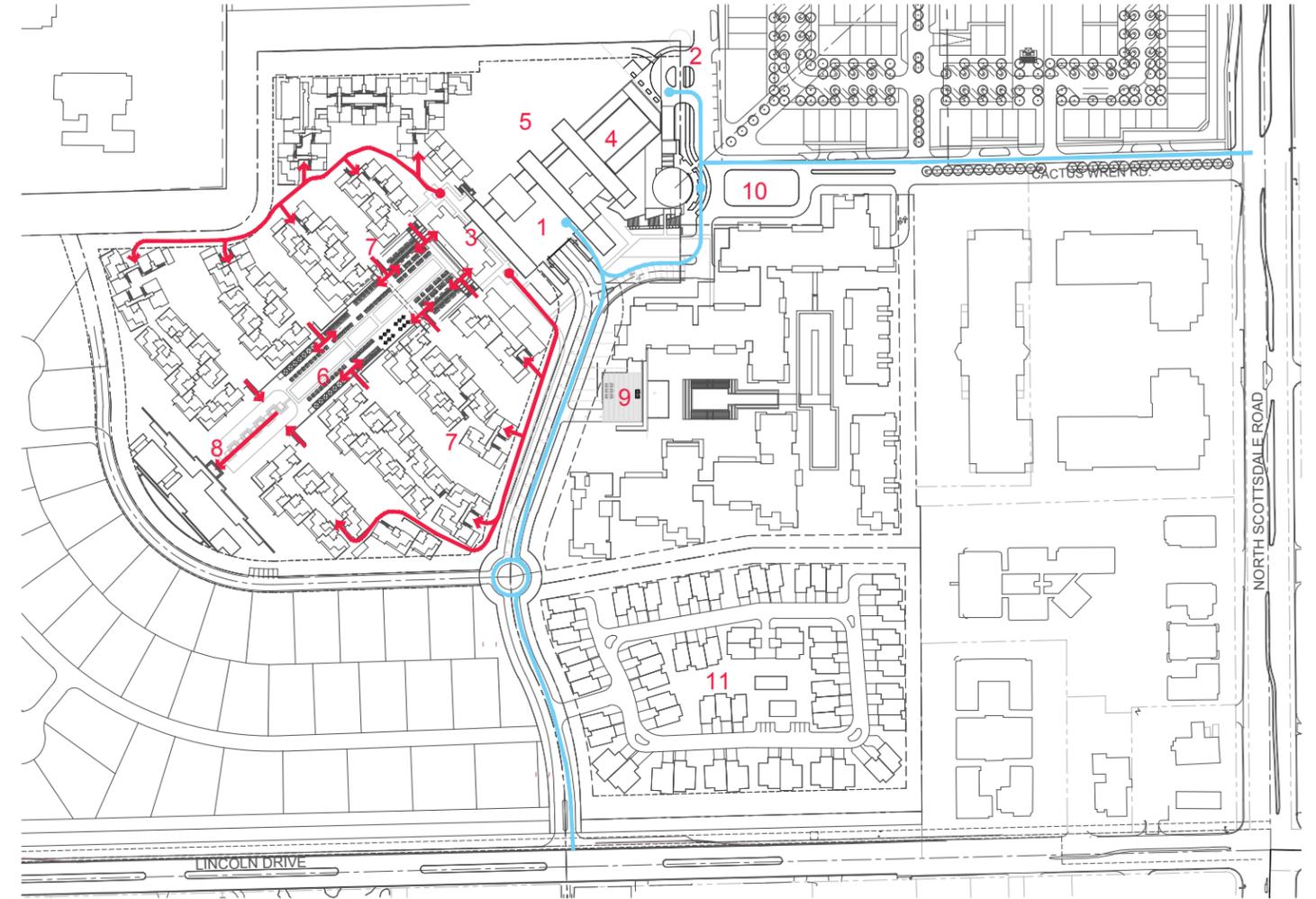
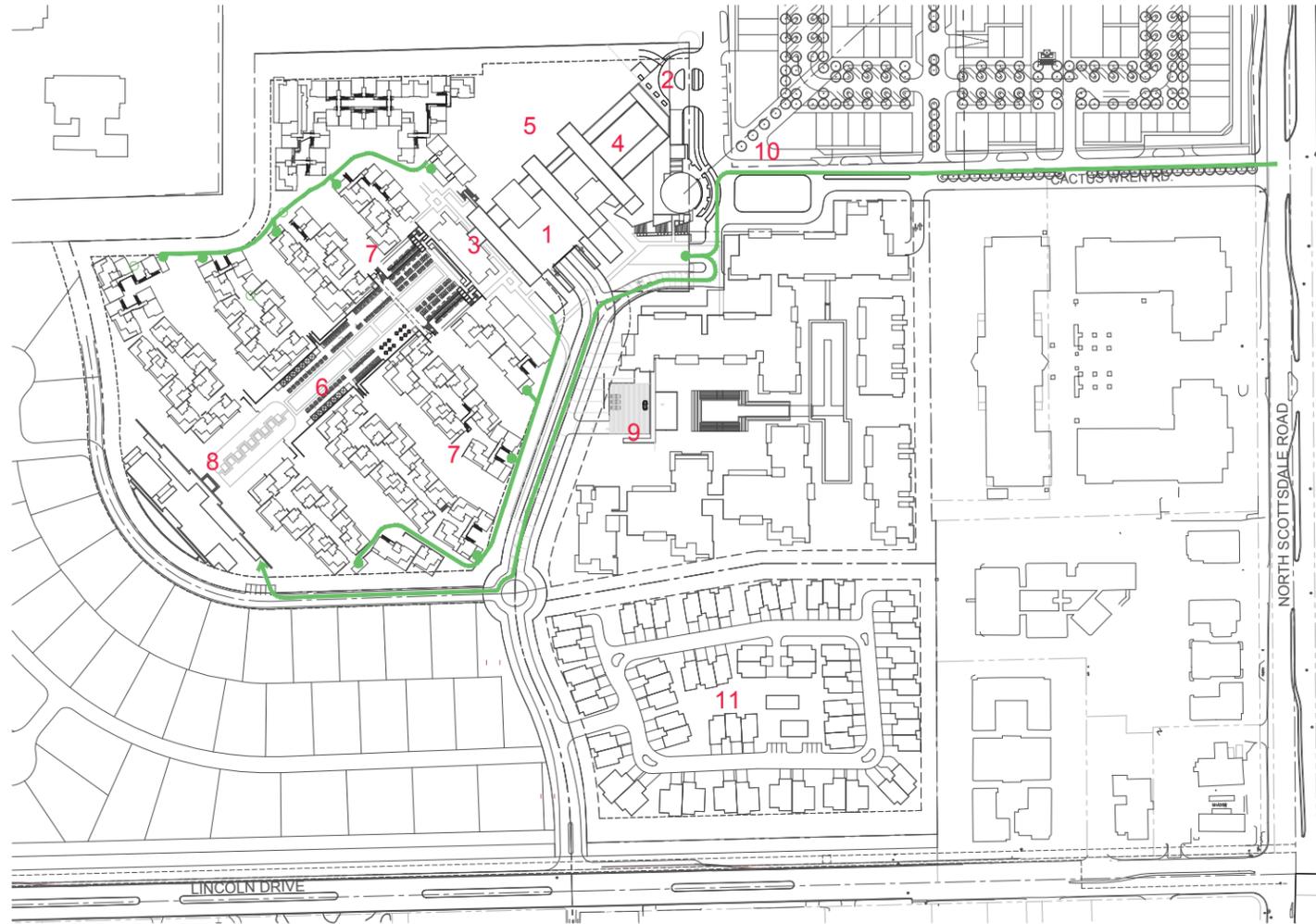


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RESORT HOTEL

Event Tent Location

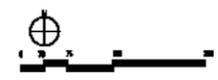
E-4



- Off Site Public Circulation Routes
- On Site Public Circulation Routes
- Service Circulation Routes

LEGEND

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Scottsdale, AZ 85260-5595
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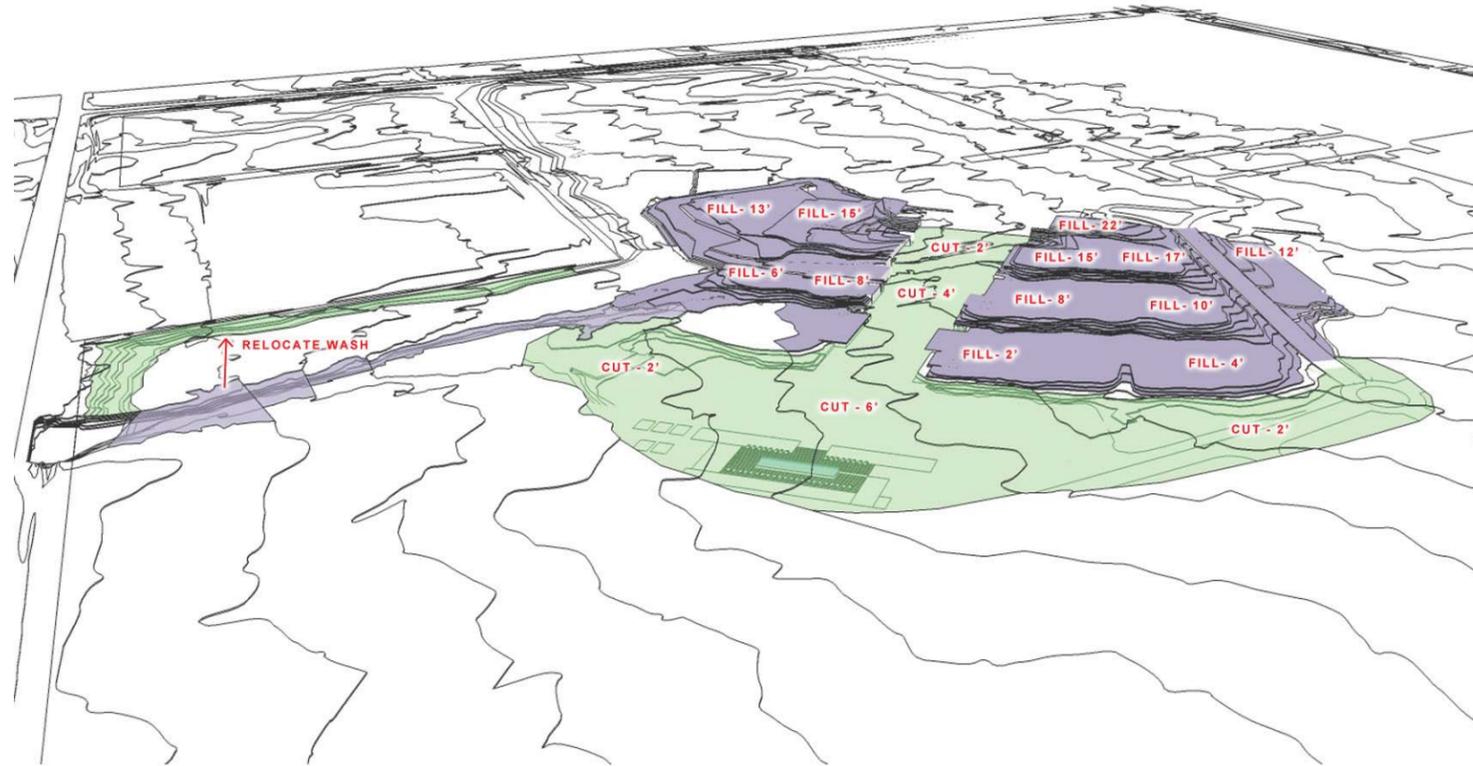
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RESORT HOTEL

Hotel Circulation

E-5



CUT + FILL DIAGRAM

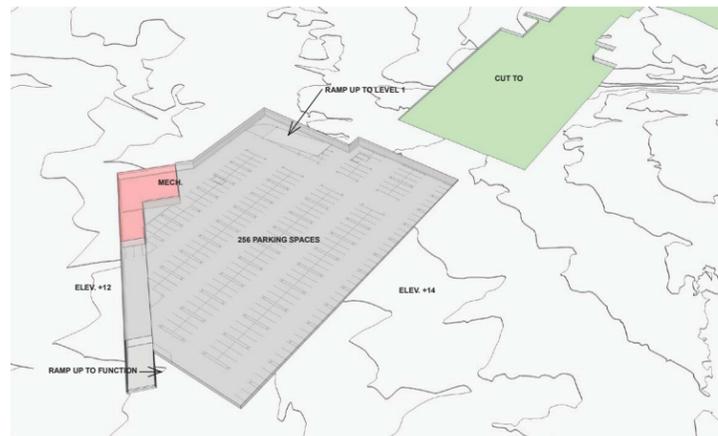
HOTEL GRADING

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:

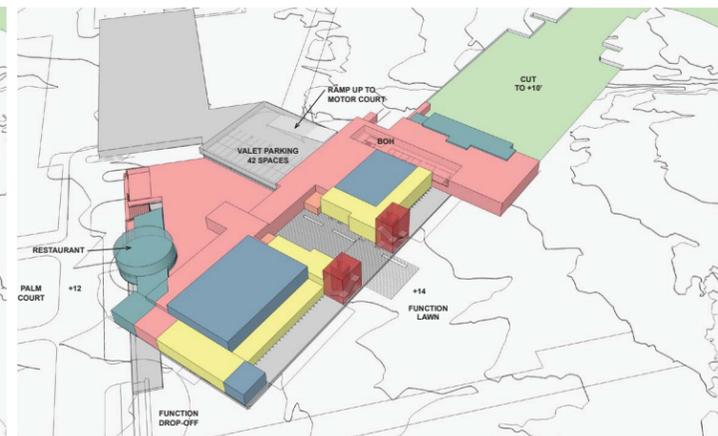
- The central axis of the Oasis Pools is set at elevation 10.
- The Spa is set at elevation 8.
- Level O1 of the Main Hotel building is set at elevation 14.

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

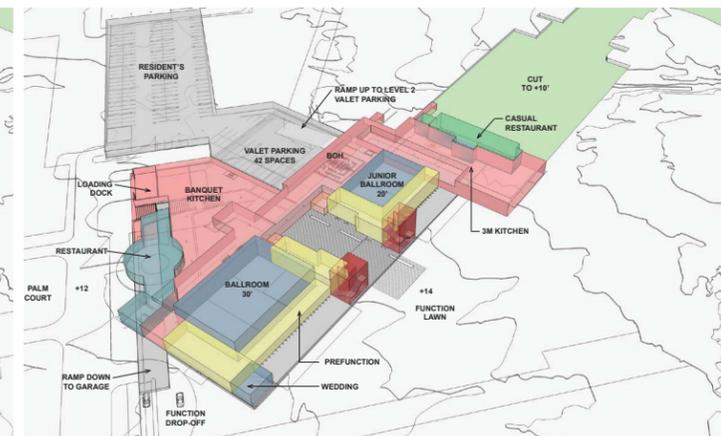
Contour elevations shown are based on NAVD29 survey datum. Elevations will be adjusted during the final design to the currently accepted NAVD88 Town of Paradise Valley datum.



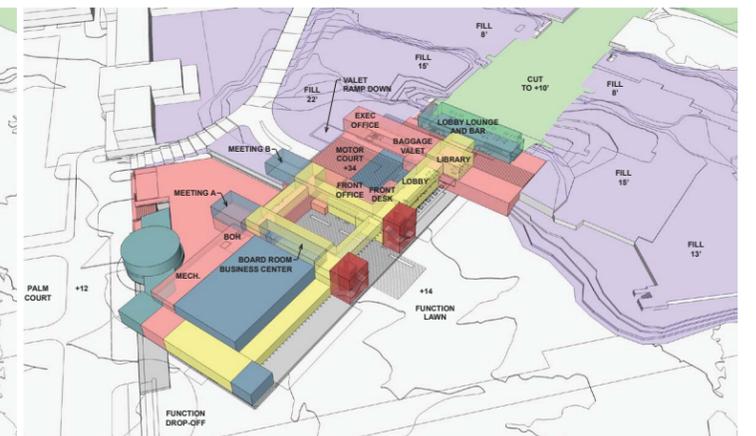
BASEMENT PARKING
EL 0



LEVEL 1 - BALLROOMS | BOH
EL 14



LEVEL 2 - VALET PARKING | RESTAURANT
EL 24



LEVEL 3 - LOBBY
EL 34

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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
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
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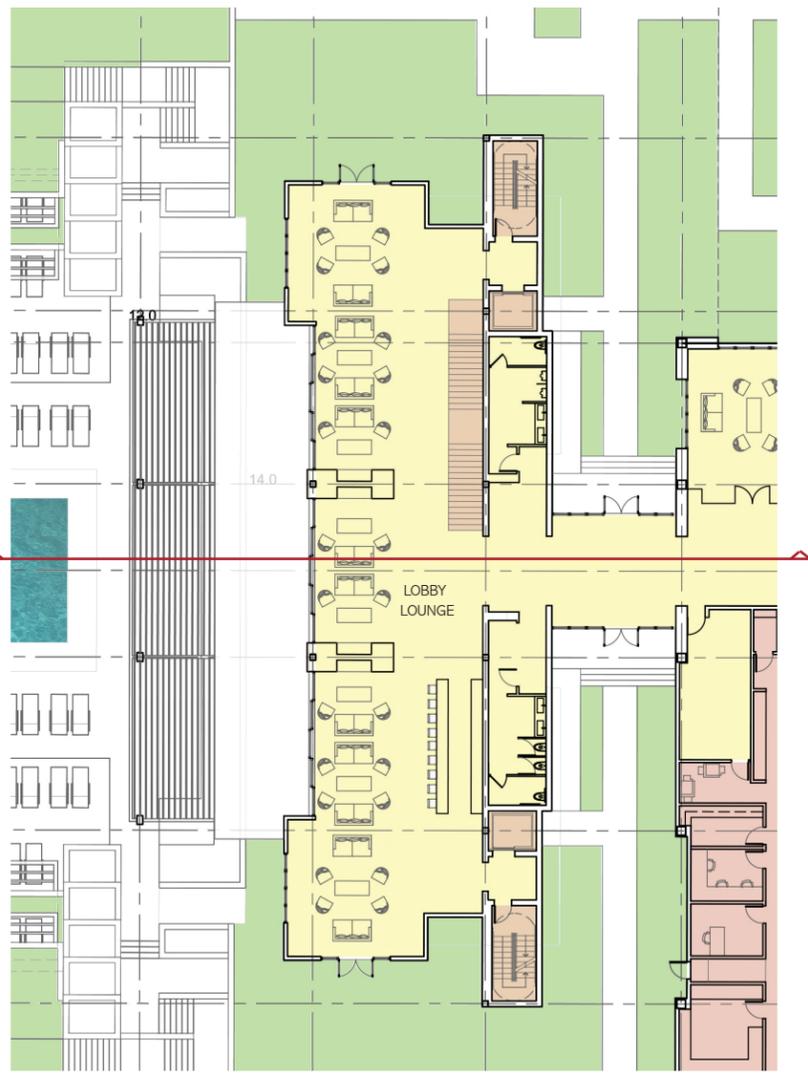


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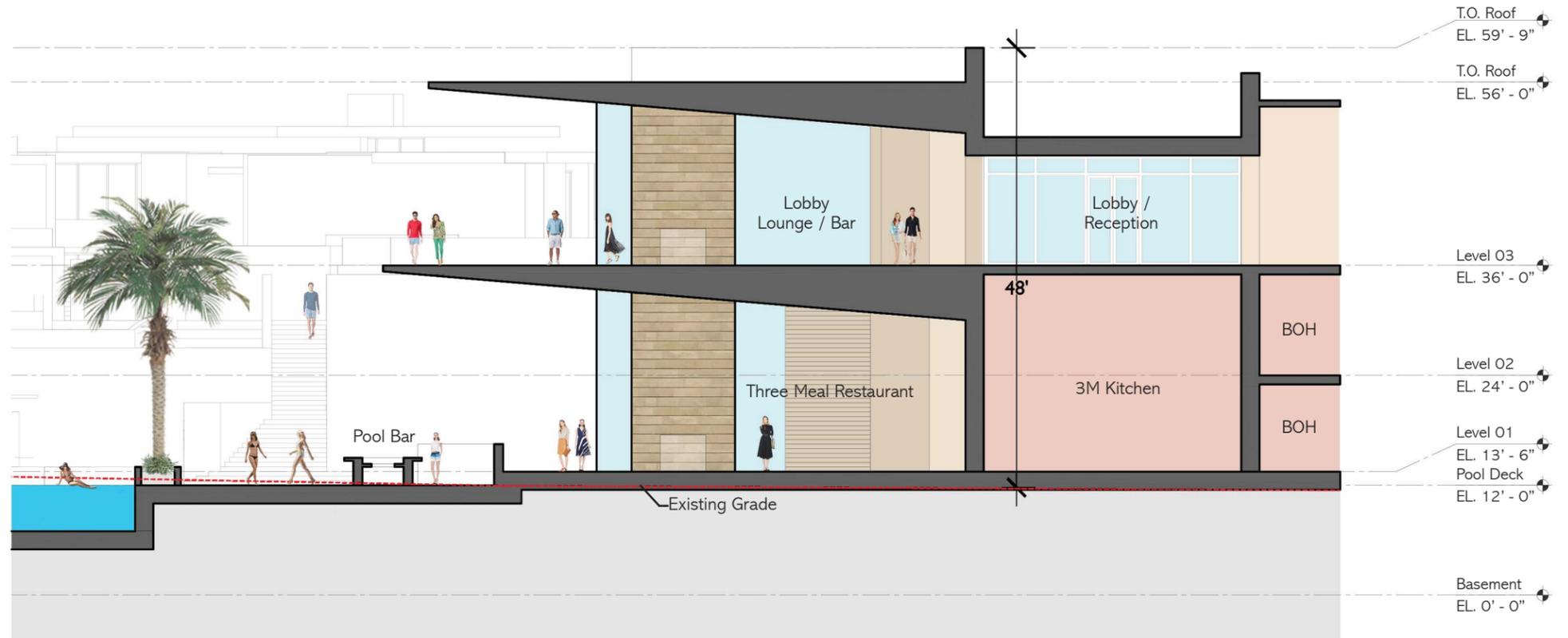
RESORT HOTEL

Illustrative Hotel Site Grading

E-6



LOBBY LOUNGE - LEVEL 03



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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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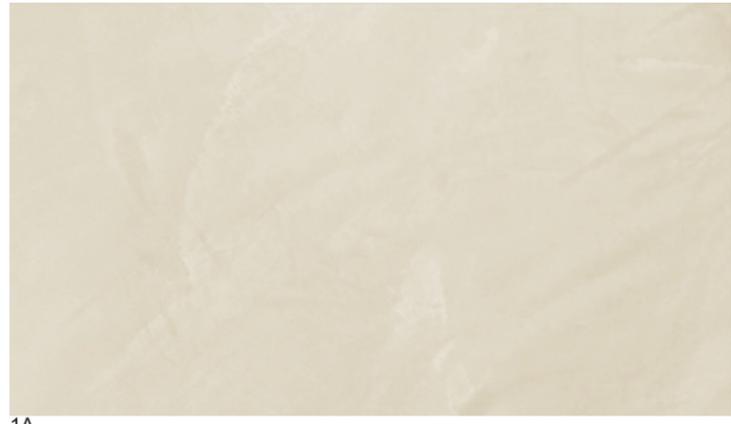
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RESORT HOTEL

Enlarged Lobby Building Section

E-7



1A



1B



2



3



4B



2



5



4A

KEYNOTES

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

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
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4550 N 12th St
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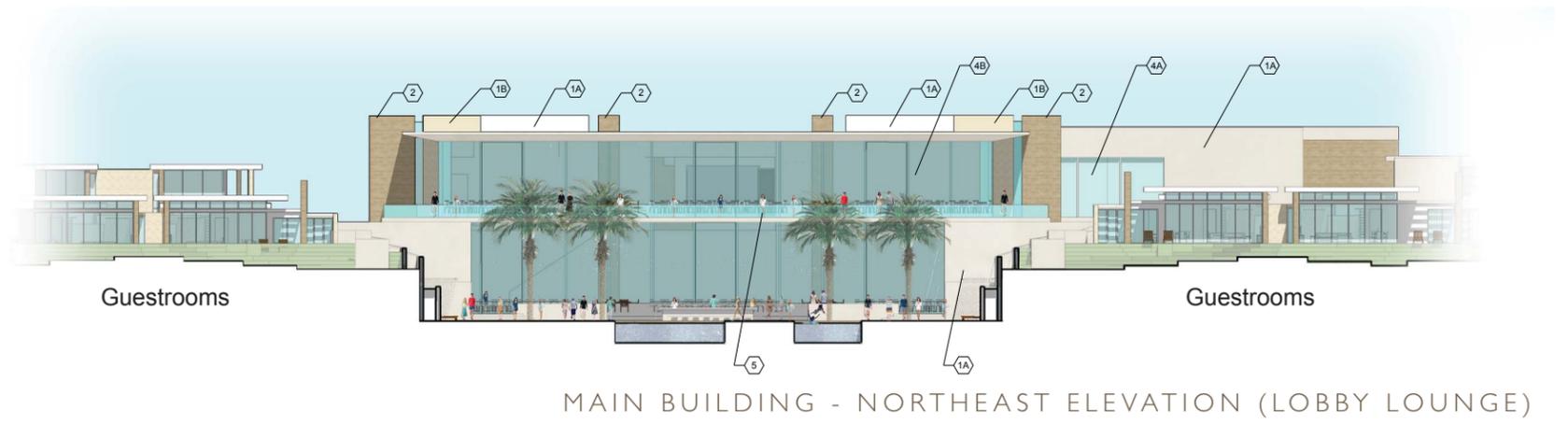


RESORT HOTEL
Main Building Materials
E-8



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

Note: These images are conceptual in nature and minimal design changes can be expected before construction.



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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RESORT HOTEL
Main Building Elevations
E-9



SPA SECTION THRU LOCKER ROOMS



SPA SECTION THRU LAP POOL COURT



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RESORT HOTEL

Spa Sections

E-10

GUESTROOM CASITAS



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RESORT HOTEL

Casita Clusters

E-11

Use	# Levels	Total
A Retail / Restaurant	1.0	9,600 sf
B Retail / Restaurant	1.0	9,793 sf
C Retail / Restaurant	1.0	17,349 sf
D Retail / Restaurant	1.0	17,585 sf

 One Level Retail

Tabulations

Total Building SF	54,327 sf
Overhangs and Canopies	24,073 sf
Total Lot Coverage	78,400 sf

Parking Required

Comm Reqd code@ 1/300gsf
 Restaurant Reqd code@ 1/120gsf

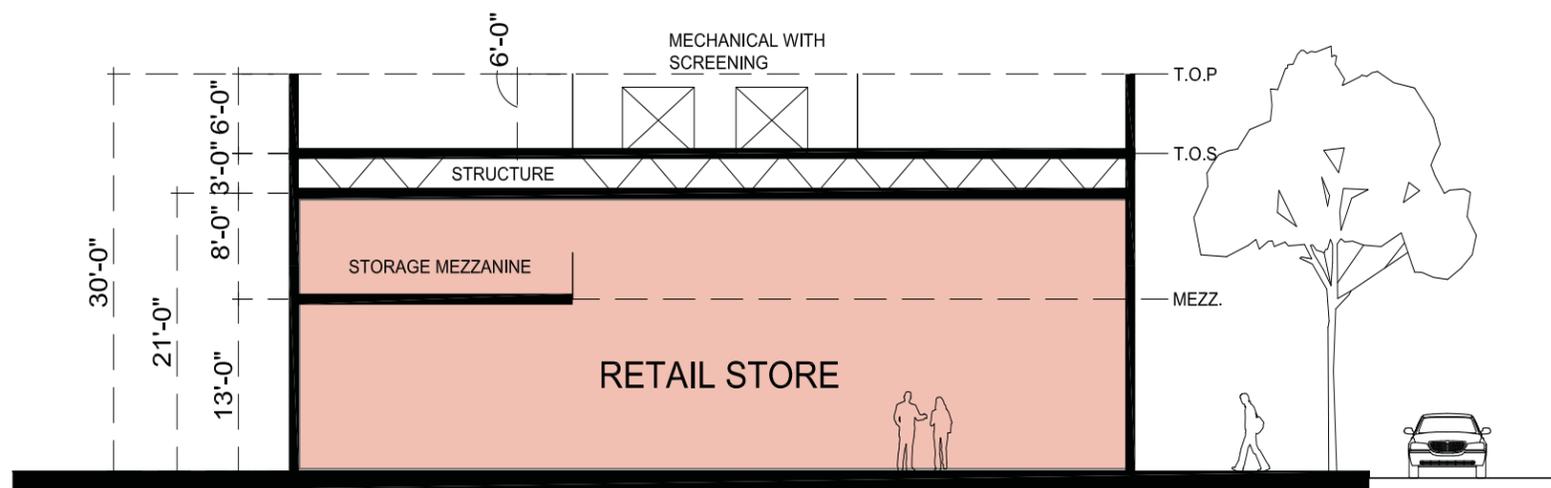
Parking Provided

Surface Off-Street Parking	222 cars
Surface On-Street Parking	77 cars
Total Parking Provided	299 cars

Note: At no time can the restaurant use exceed 43% of the total building area

Coverage Calculation

Parcel E1 Area (7.2 acres)	314,790 sf
Total Building Area	54,327 sf
Coverage	17%



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RESORT RELATED RETAIL

Area E2
 E-12



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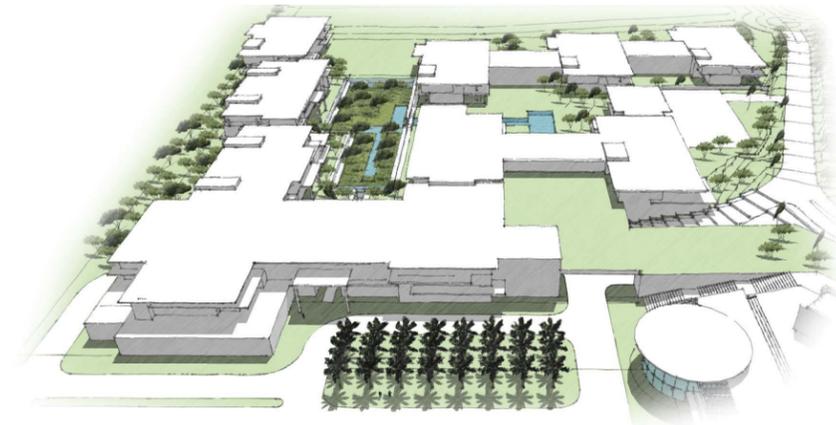
RITZ-CARLTON RESORT VILLAS



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

Aerial views depict the general massing only and do not reflect the actual building layouts



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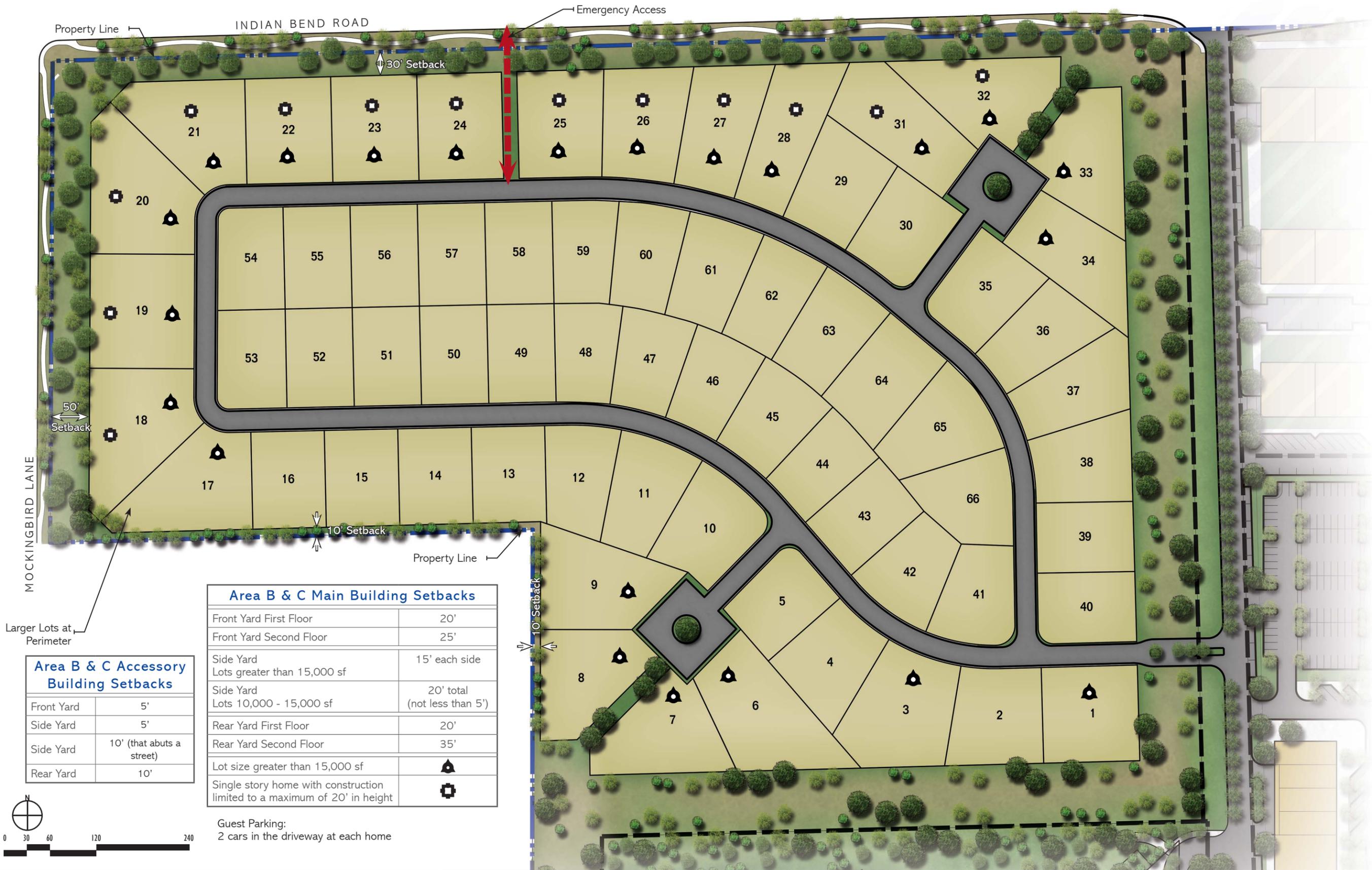


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AREA A1

Ritz-Carlton Residential Villages

F-1



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

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

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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The Ritz-Carlton Resort

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AREA B
Resort Branded Residential Lots

F-2



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AREA C
Ritz-Carlton Residential Lots
F-3

Guest Parking:
2 cars in the driveway at each home

LEGEND

RESORT RELATED ATTACHED RESIDENCE VILLAGE

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

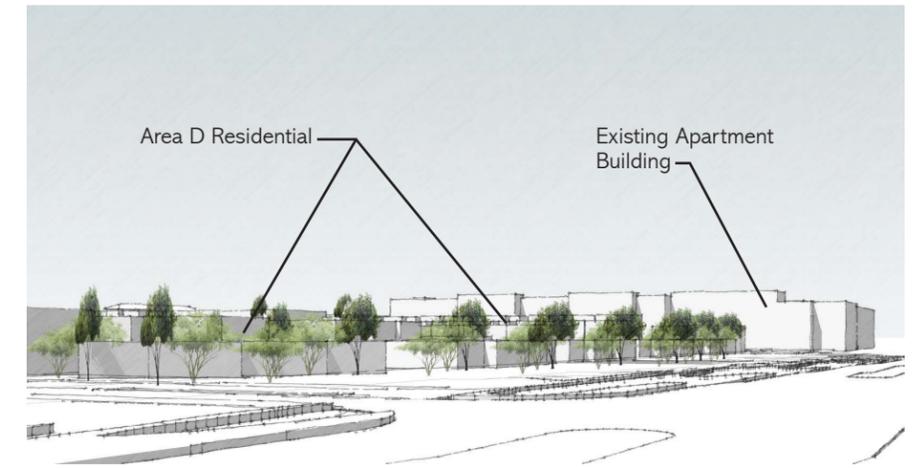
LEGEND

- One Story Building
- Two Story Building
- Three Story Building

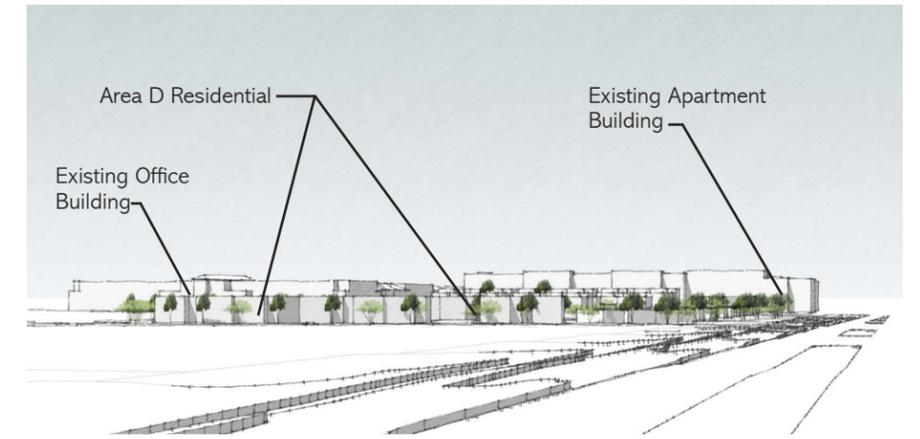


AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

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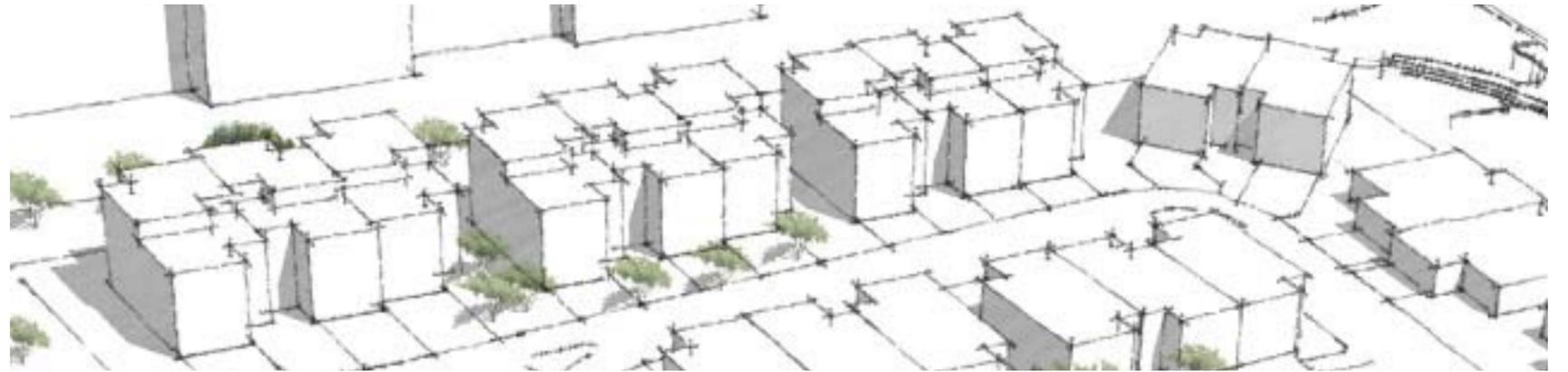
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AREA D
Attached Residence Village
F-4



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES

Existing Apartment Building



AERIAL VIEW TOWARD LINCOLN DRIVE

Massing illustrations do not depict the required 50% reduction of enclosed floor area at the three story units.



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

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Phoenix, AZ 85014
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AREA D
Attached Residence Village
F-5



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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.



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Phoenix, AZ 85014
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Architecture & Master Planning

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RESORT LANDSCAPE

Character Zones Master Plan

G-1

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.

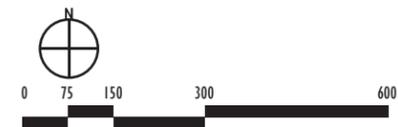
Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

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 (to be located near or on lot lines)
-  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 per the Town standards. Reconfiguration of adjacent lots may be necessary to accommodate the required turn around, vehicle stacking and emergency access. Gates are not to exceed 8' in height.



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Phoenix, AZ 85014
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San Carlos, CA 94070
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Scottsdale, AZ 85254
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RESORT LANDSCAPE

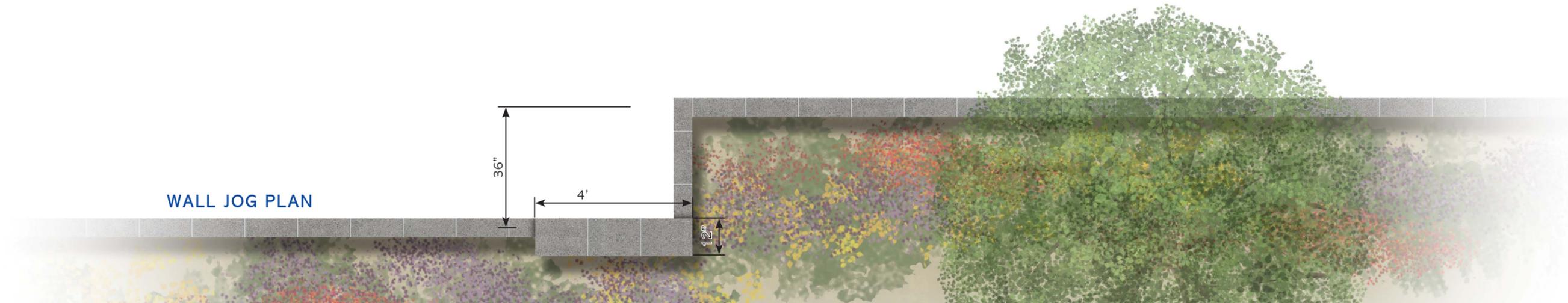
Resort Wall Master Plan

G-2



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
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San Carlos, CA 94070
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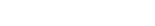
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RESORT LANDSCAPE

Resort Wall Detail

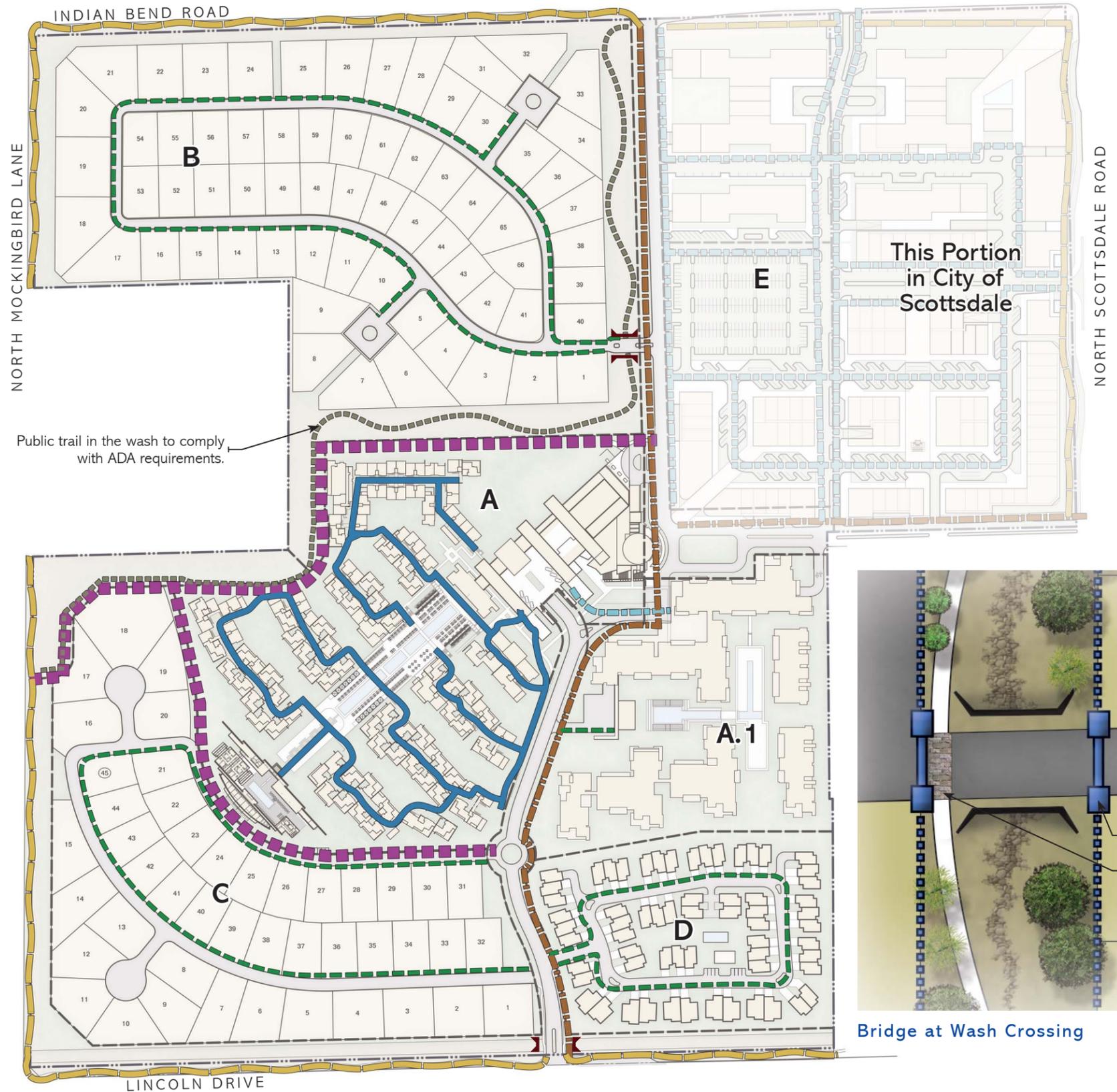
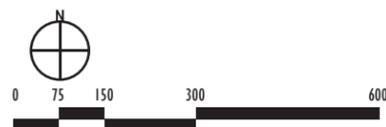
G-3

LEGEND

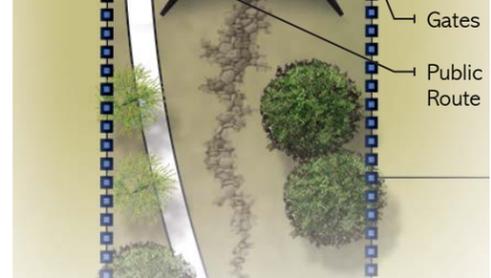
-  6' Major Concrete Pathway (Public)
-  6' Minor Concrete Pathway (Public)
-  Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
-  6' New Perimeter Sidewalk (Public)
-  5' Neighborhood Walk (Private)
-  8' Stabilized Compacted DG Trail (Public)
-  20' Emergency Access Lane/Pedestrian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



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



This Portion
in City of
Scottsdale



Bridge at Wash Crossing

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Civil, Landscape, Planning, & Survey

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Architecture & Master Planning

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RESORT LANDSCAPE
Pedestrian Pathway System

G-4



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

Note: Design is not to scale. Residential units also not drawn to height and setback minimums.

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LINCOLN DRIVE

Landscape Densities

G-5

CONCEPTUAL VIEWS ALONG LINCOLN



#1



#2



#3



#4

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

Note: Views are conceptual with specific plant type and location to be confirmed during design and to comply with Town landscape standards.

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LINCOLN DRIVE

Views Along Lincoln

G-6



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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

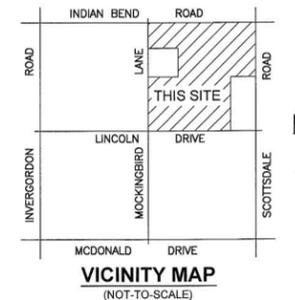
LEGAL DESCRIPTION

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



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)-264-8831
CVLSURVEY@CVLCLI.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 | ⊠ | 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 L#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 |
| ⊠ _{EB} | INDICATES ELECTRIC JUNCTION BOX | ☀ | INDICATES LANDSCAPE LIGHT |
| ⊠ _E | INDICATES MANHOLE ELECTRIC | --- | INDICATES PROPERTY LINE (R) |
| ⊠ _{SD} | INDICATES MANHOLE STORM DRAIN | --- | INDICATES FENCE |
| ⊠ _S | INDICATES MANHOLE SANITARY SEWER | --- | INDICATES CONCRETE (CONC.) |
| | | --- | INDICATES PAVEMENT |
| | | --- | INDICATES RIP-RAP |

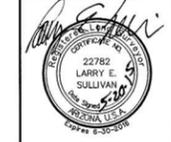


NO.	REVISION	DATE

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

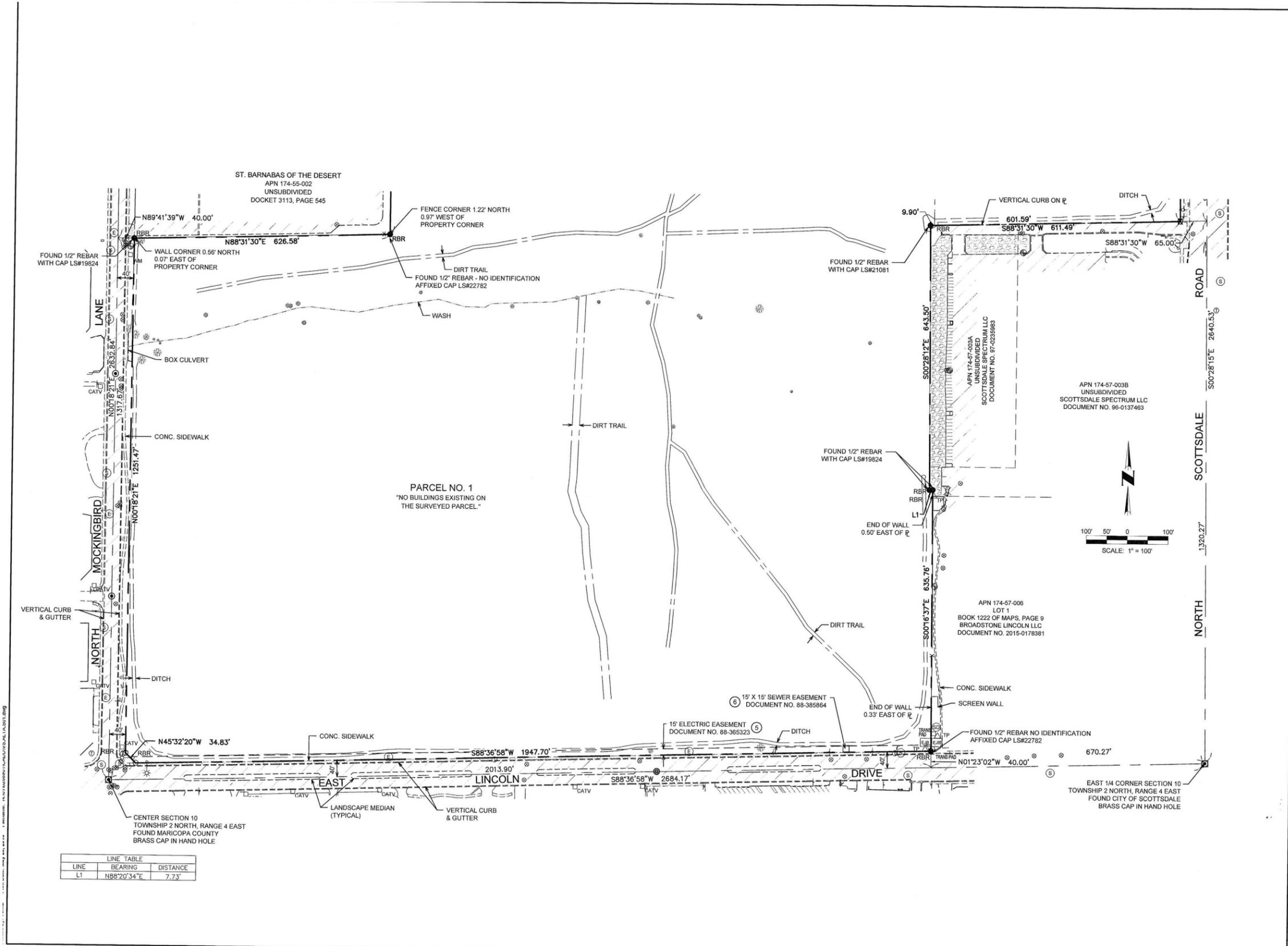
RITZ-CARLTON RESORT

Coe & Van Loo Consultants, Inc.



1 SHEET OF 4
CVL Contact: L. SULLIVAN
CVL Project #: 01-0268901
CVL File #:





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

CVL CONSULTANTS
 4650 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvl.com

NO.	REVISION	DATE

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
RITZ-CARLTON RESORT
Coe & Van Loo Consultants, Inc.



2 SHEET 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

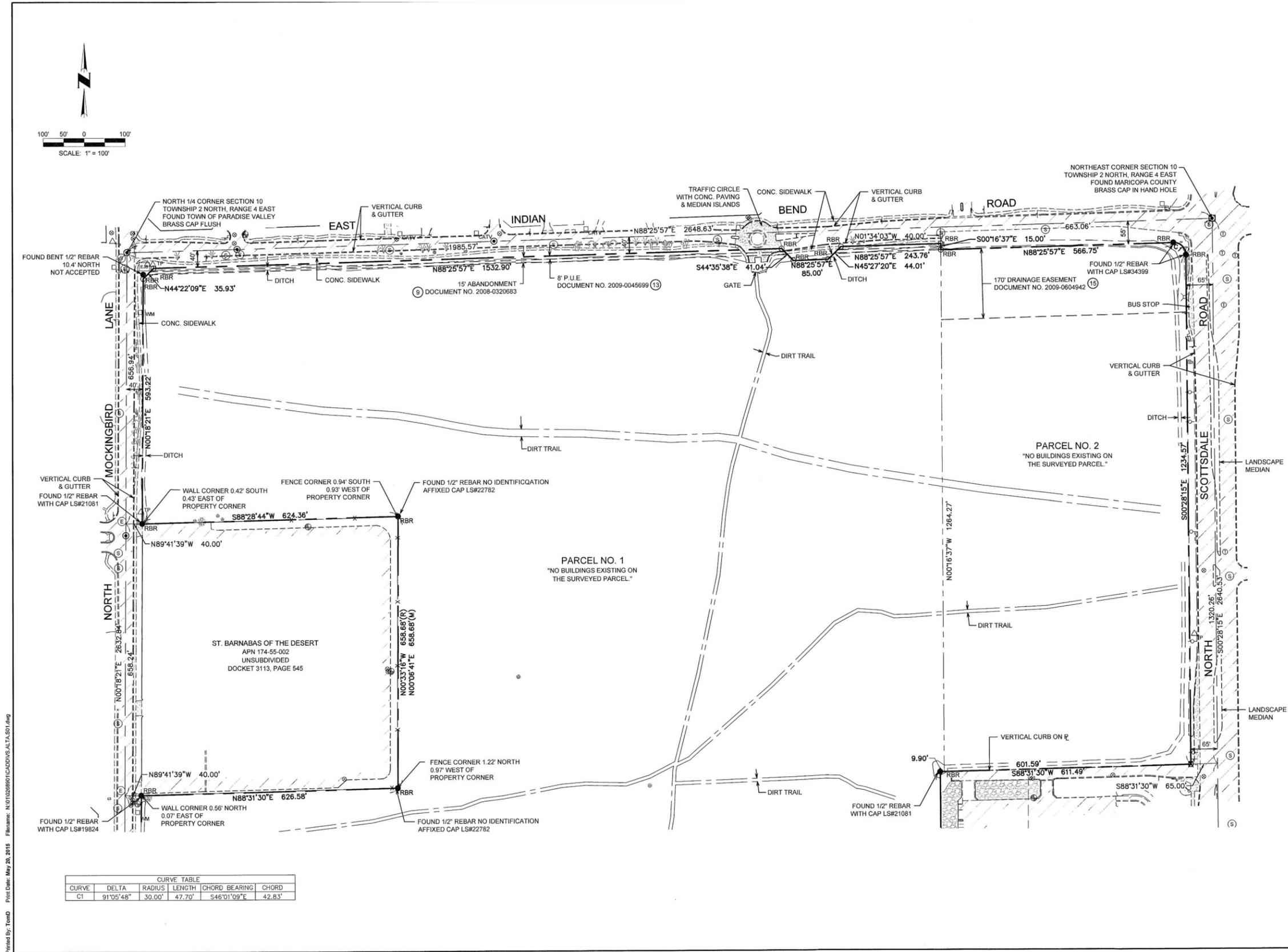
WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2525 E Arizona Biltmore Cir | Ste A-212
 Phoenix, Arizona 85016
 602.230.0600
 contact: Jason Morris



The Ritz-Carlton Resort
 Paradise Valley Special Use Permit Application
 Approved Plans
 December 17, 2015



ALTA/ SCSM
 2007 Land Title Survey
 H-2



Printed By: TomD Print Date: May 29, 2015 Filename: N:\01268901\CADD\PLANS\ALTA-B01.dwg



NO.	REVISION	DATE

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



3 SHEET OF 4
 CVL Contact: L. SULLIVAN
 CVL Project #: 01-0268901
 CVL File #:

Coe & Van Loo Consultants, Inc.

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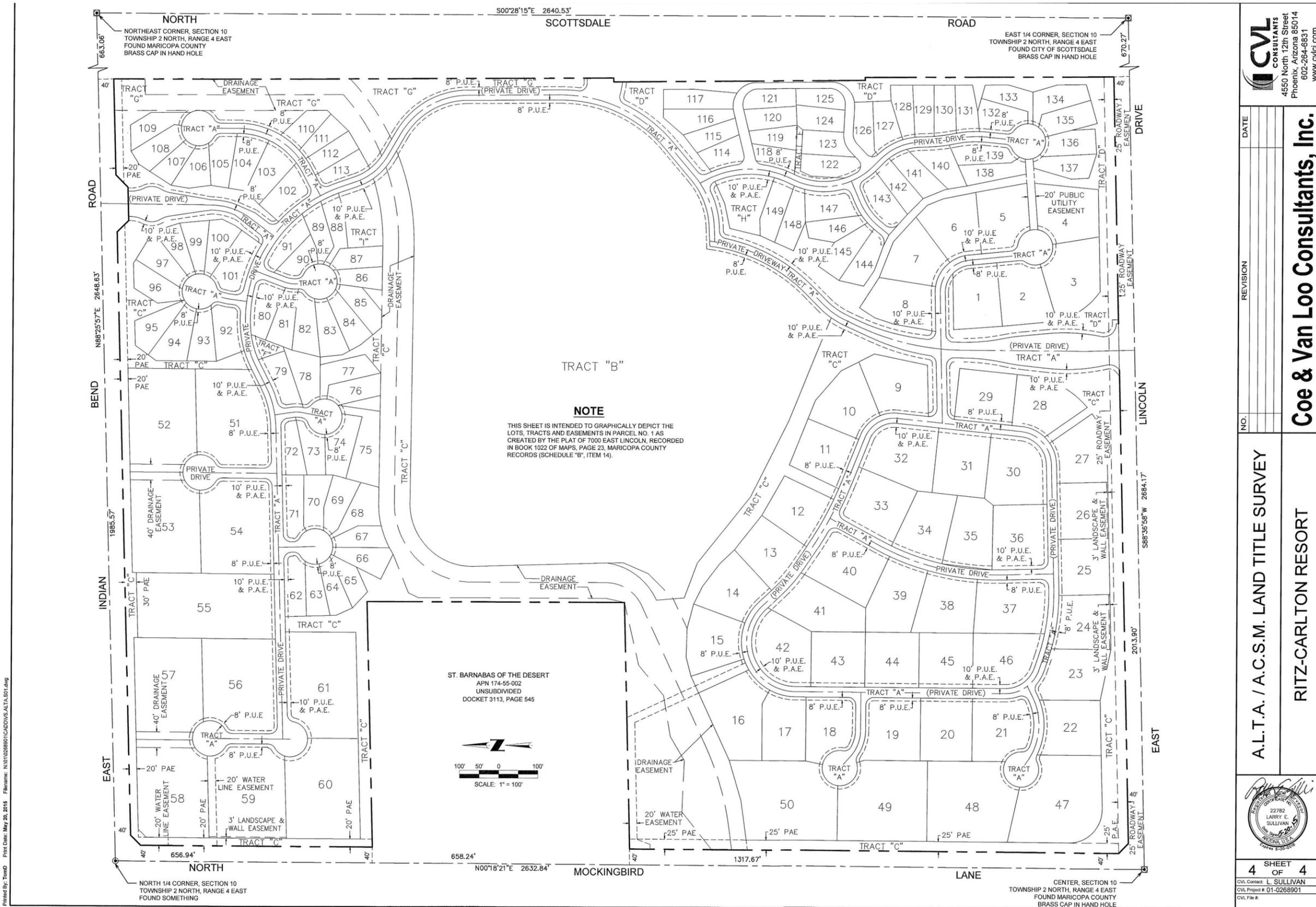
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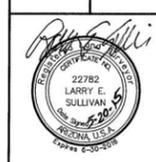


ALTA/ SCSM
 2007 Land Title Survey
 H-3



NO.	REVISION	DATE

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



4 SHEET OF 4
CVL Contact: L. SULLIVAN
CVL Project #: 01-0268901
CVL File #:

Coe & Van Loo Consultants, Inc.

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
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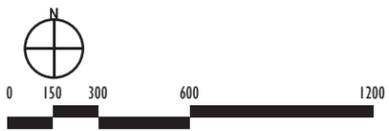
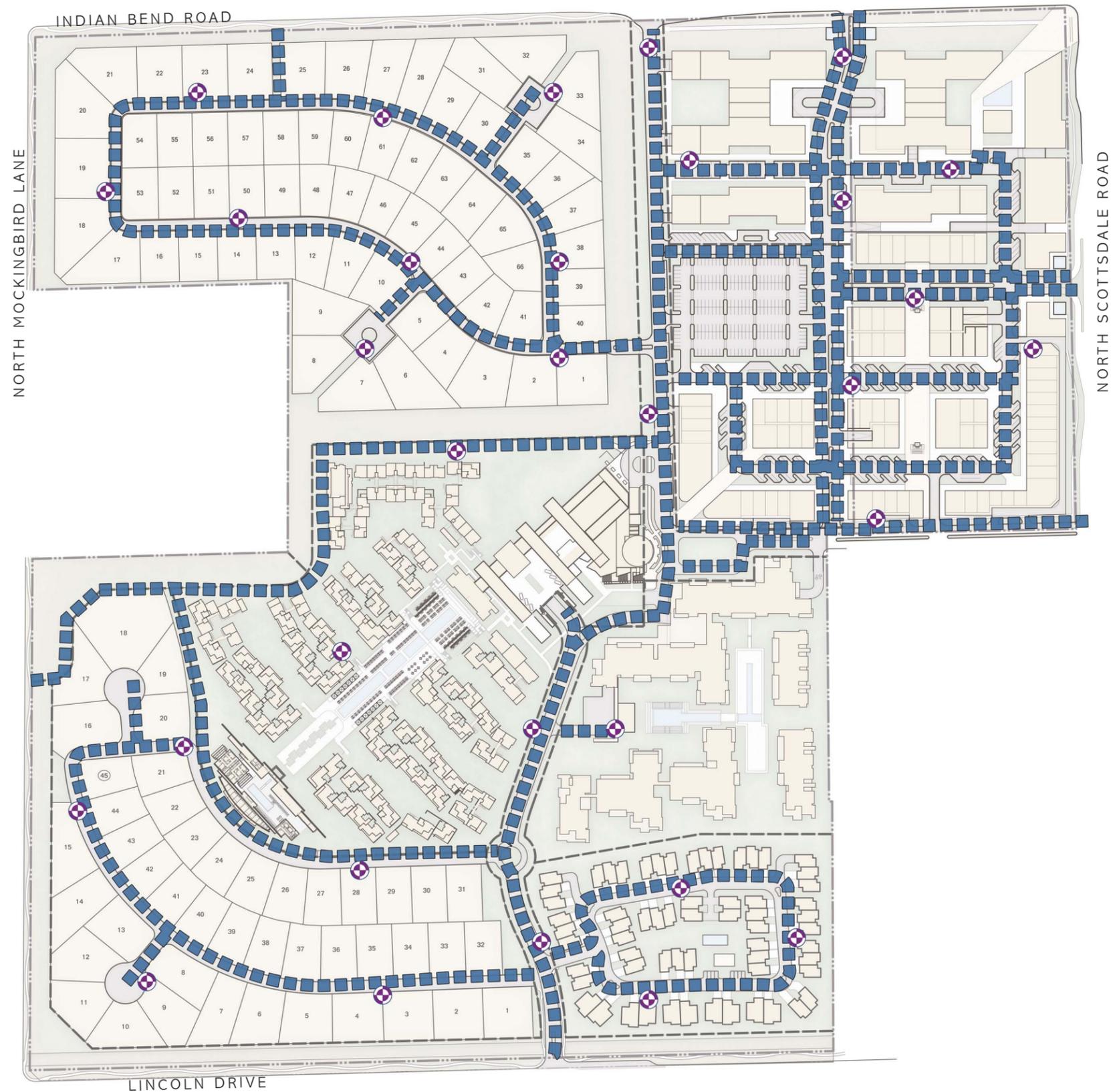
The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Approved Plans
December 17, 2015



ALTA/ SCSM
2007 Land Title Survey
H-4

LEGEND

-  Fire Access
-  Fire Hydrants



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Traffic Engineering
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Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
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Land Use & Zoning Attorney
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Phoenix, Arizona 85016
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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015

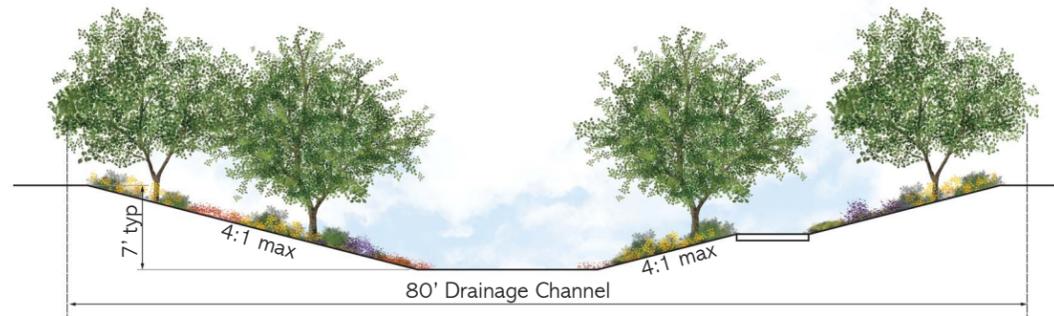


FIRE ACCESS

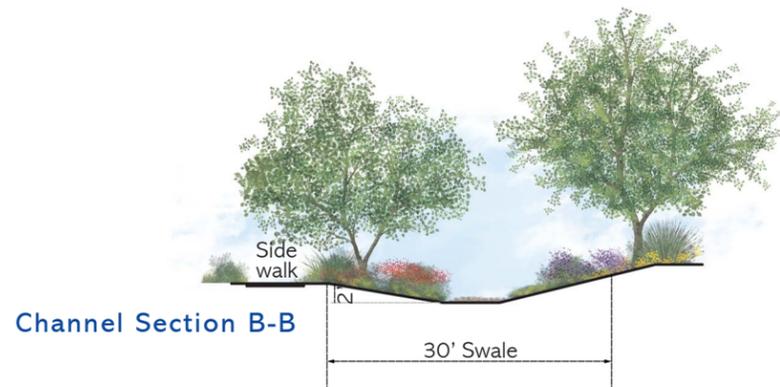
H-5

LEGEND

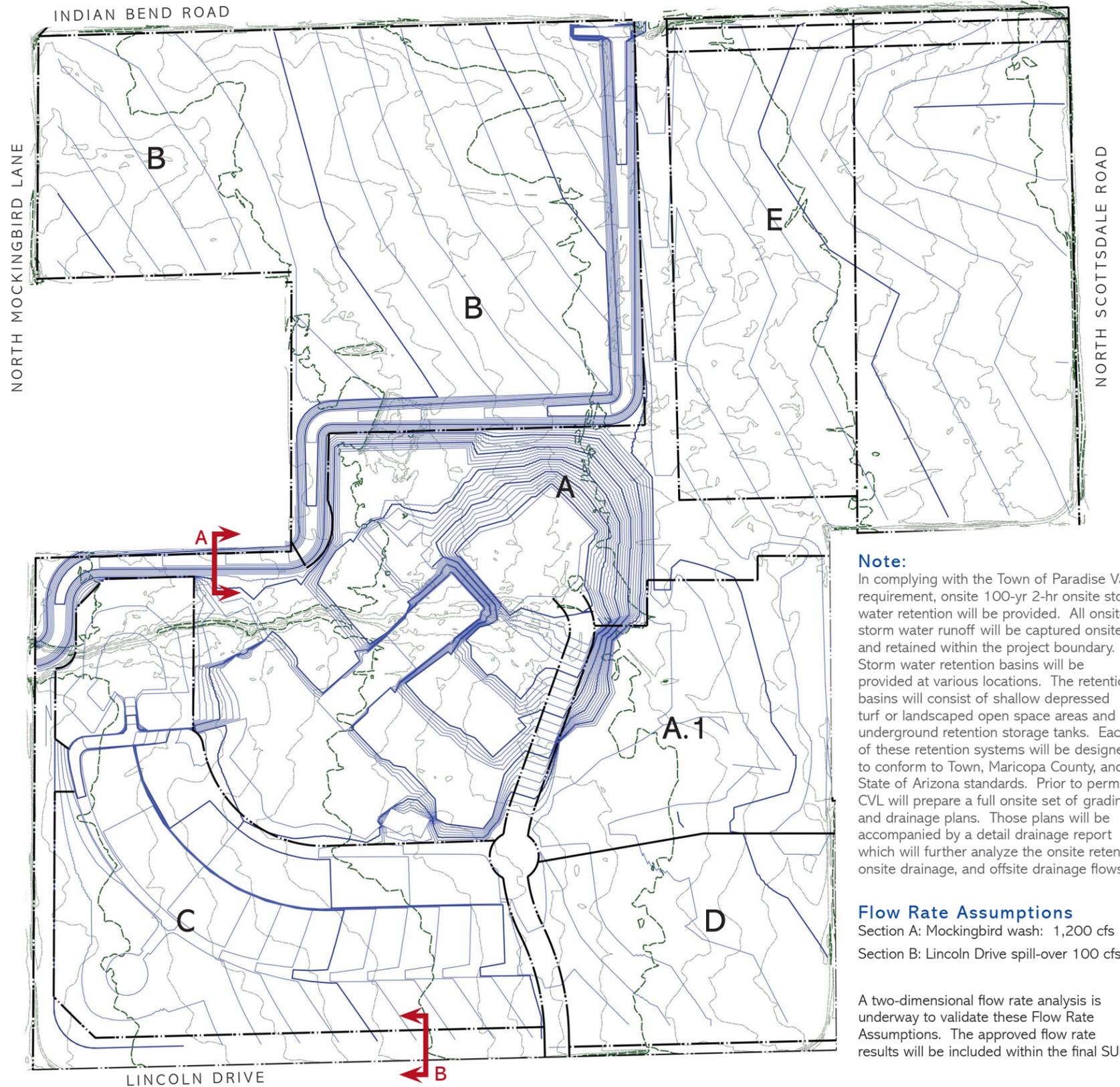
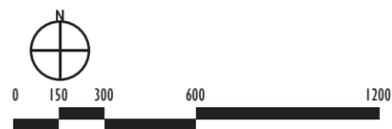
-  Existing Major Topo Line
-  Existing Minor Topo Line
-  Proposed Major Topo Line
-  Proposed Minor Topo Line



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
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 Scottsdale, AZ 85260-5595
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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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December 17, 2015



THE RITZ-CARLTON®

GRADING & DRAINAGE

H-6



THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015 - DRAFT





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, P.E.
Engineering Manager

EXHIBIT A

Location (Aerial Map) of the Development





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 conservatism 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.

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

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:

$$r_c \geq 3T \tag{6.26}$$

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

$$r_c = \frac{4V^2T}{gV} \tag{6.27}$$

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:

$$y = \frac{0.5V^2T}{gV_c} \tag{6.28}$$

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.

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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.

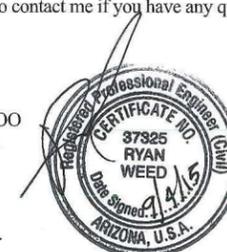
At the time of permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows.

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.

Ryan Weed, P.E.
CEO



Expires: 3/31/17

N:\01\0268901\Hydro\MDR\Reports\Drainage Memorandum\Ritz Carlton_Drainage Memorandum_09042015.docx



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Traffic Engineering

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The Ritz-Carlton Resort

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Approved Plans

December 17, 2015



THE RITZ-CARLTON®

MASTER DRAINAGE

Phase II Letter

J-2



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.

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- 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.

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- 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

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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



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015



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