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FORREST
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ARCHITECTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

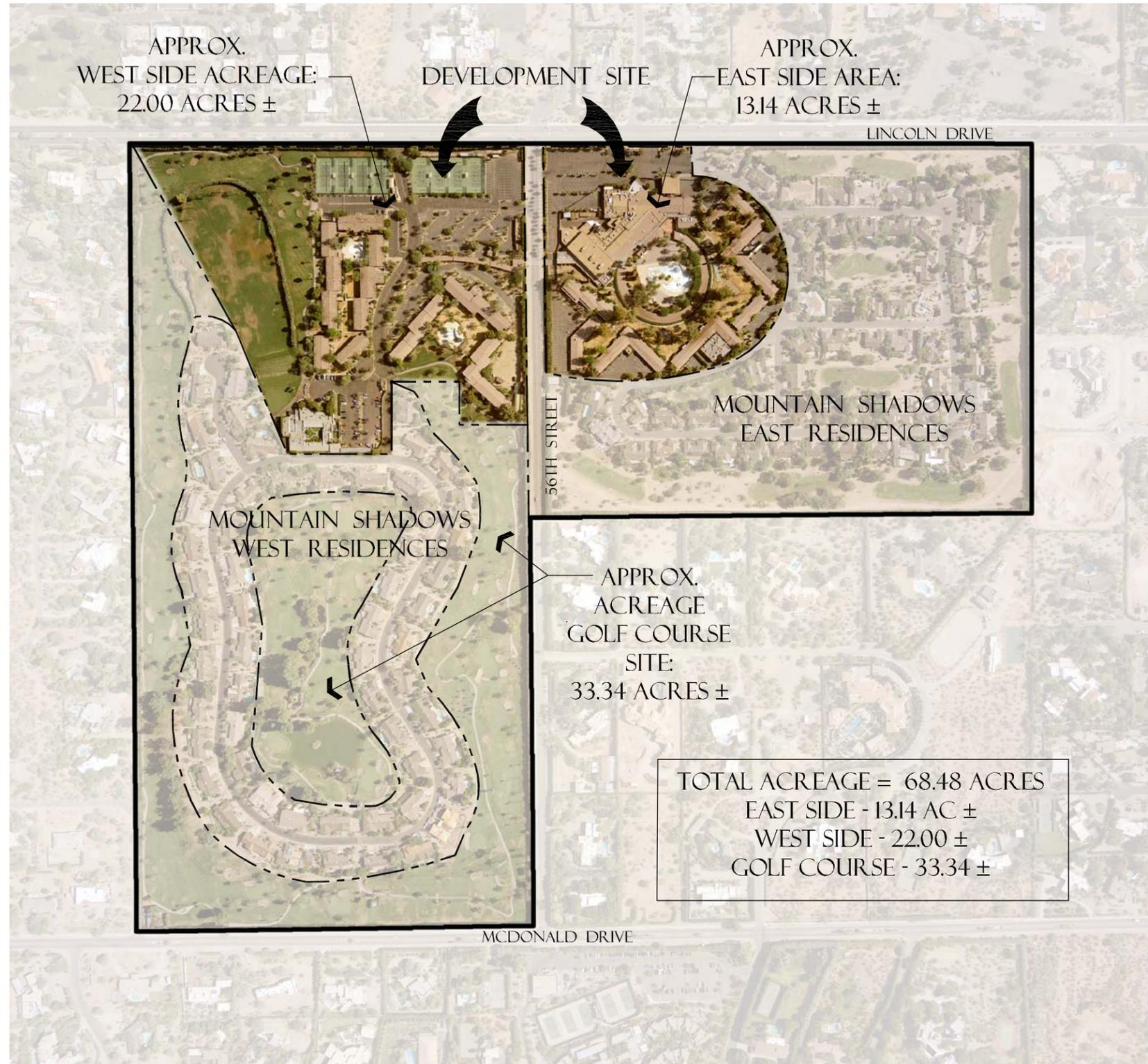
MOUNTAIN SHADOWS


CROWN
REALTY & DEVELOPMENT
CORPORATION

COVER SHEET

Date:	May 15, 2012	Sheet #	3124	Sheet	
Revised:	Revised May 24, 2012	Notes:			
	Revised June 5, 2012		SPECIAL USE PERMIT		0

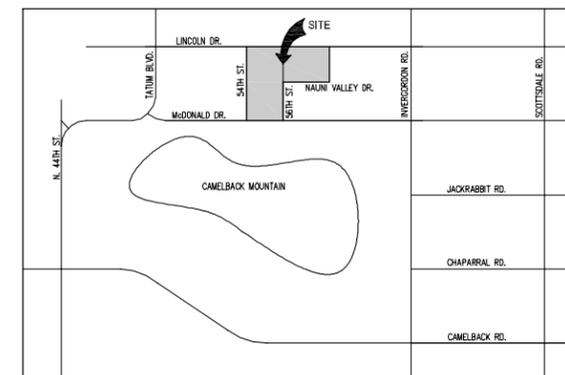
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ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

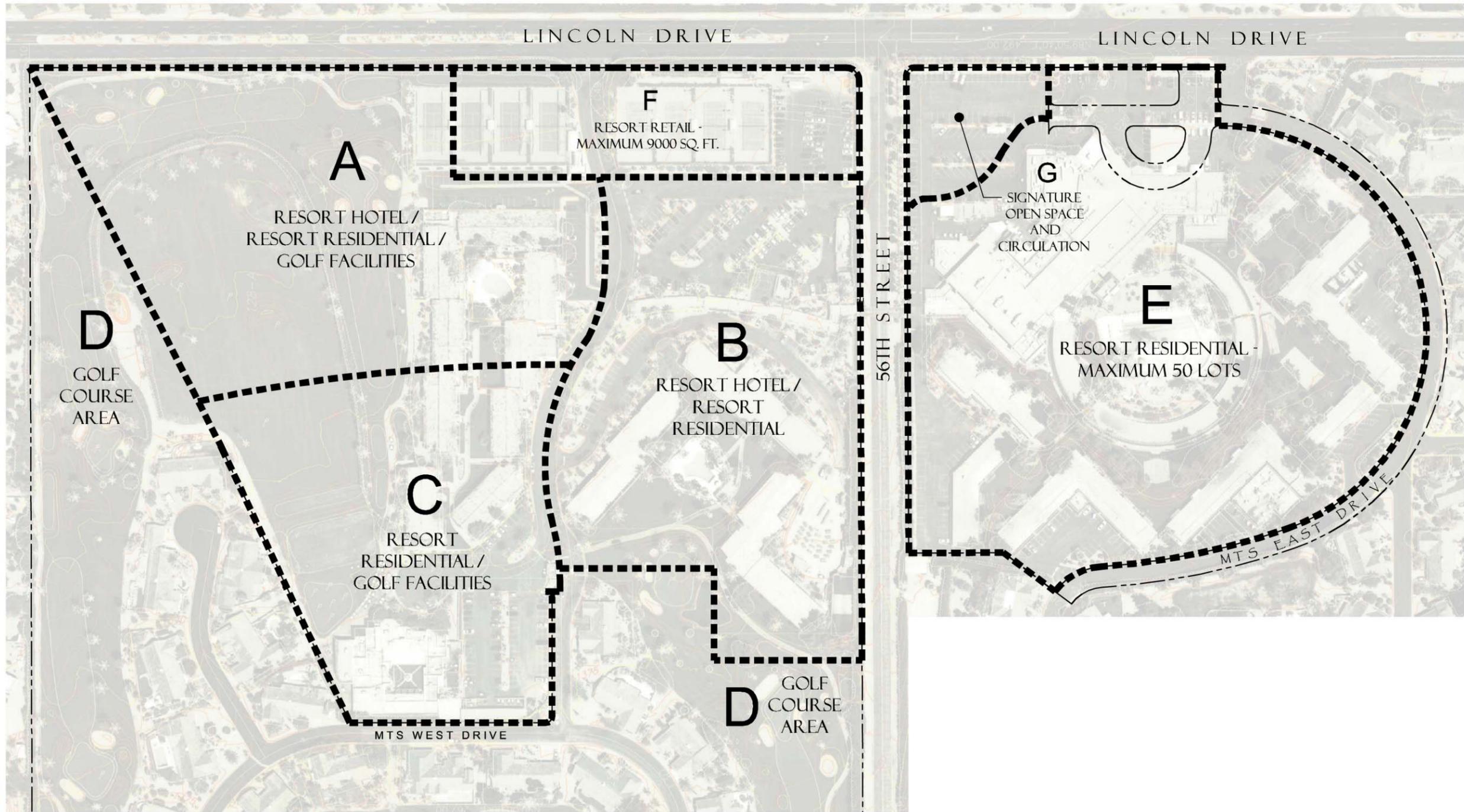
MOUNTAIN SHADOWS



AERIAL / VICINITY MAP / TABLE OF CONTENTS

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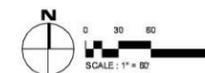


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ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



Date: May 15, 2012	Project #: 3124	Sheet: 2
Revised: Revised June 5, 2012	Issue #1:	SPECIAL USE PERMIT

LAND USE PLAN

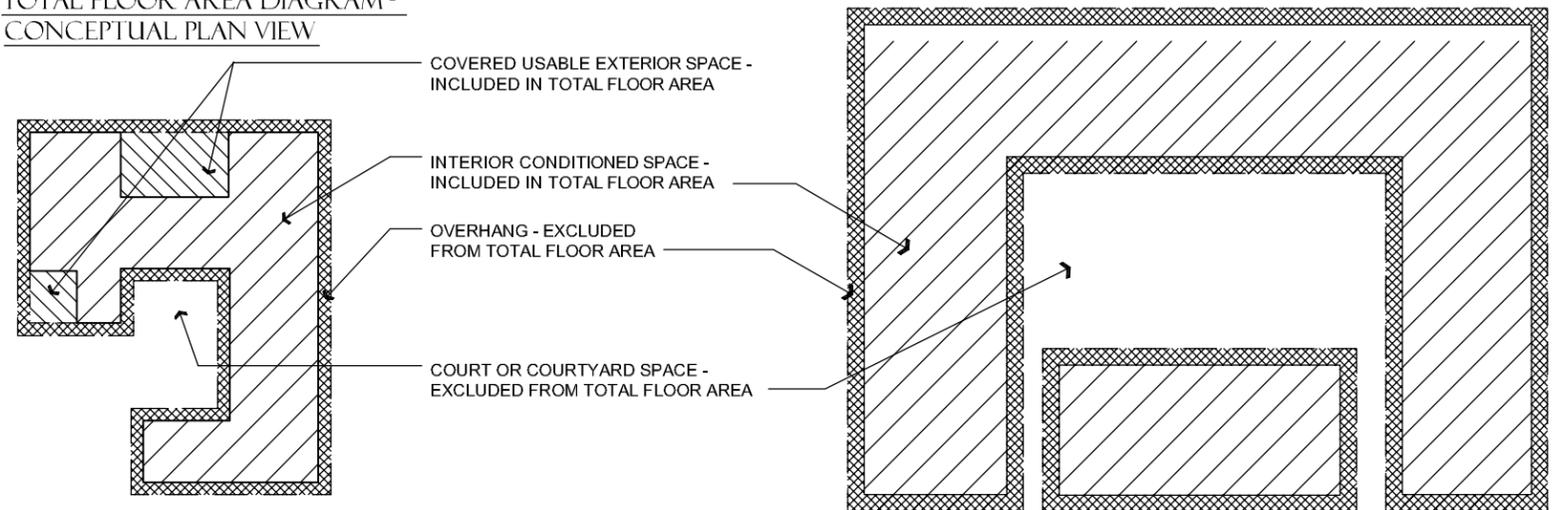
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MOUNTAIN SHADOWS RESORT PROGRAM		
	Min/Max	NO. OF UNITS (NOTE 3)
WEST SIDE		
RESORT HOTEL	Minimum/Maximum	100/289
RESORT RESIDENTIAL	Maximum	189
WEST SIDE SUBTOTAL	Maximum	289
EAST SIDE		
RESORT RESIDENTIAL	Maximum Lots	50
EAST SIDE SUBTOTAL		50
RESORT TOTAL	Maximum	339

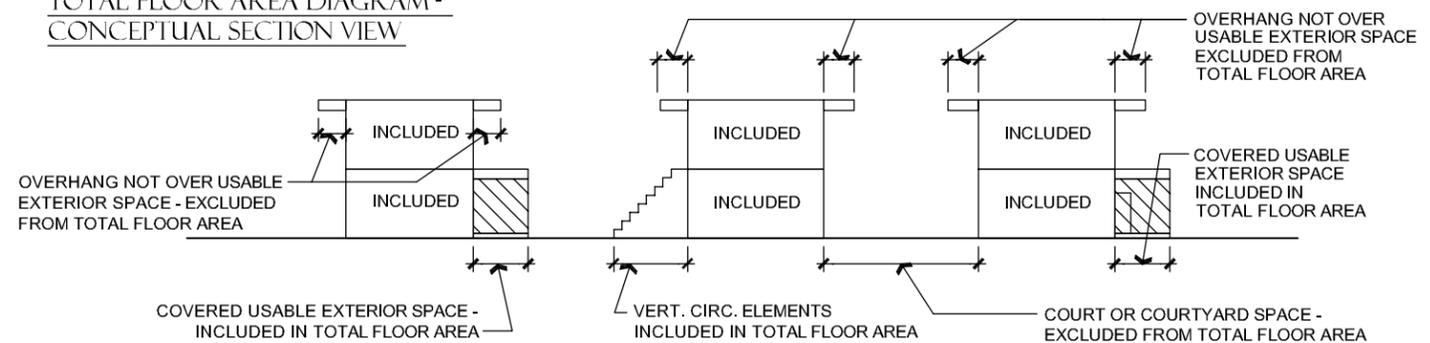
DEFINITIONS AND LIMITATIONS ON DENSITY:

- FLOOR AREA RATIO FOR ALL RESORT IMPROVEMENTS SHALL NOT EXCEED 25%. FLOOR AREA RATIO IS CALCULATED BY DIVIDING TOTAL FLOOR AREA (AS DEFINED BELOW), BY 2,983,012 S.F.
- A UNIT IS ANY SINGLE GROUPING OF ONE OR MORE ROOMS WHICH CAN BE OCCUPIED FOR HOSPITALITY OR RESIDENTIAL USE (I.E., ONE OR MORE BEDROOMS) AND IS ACCESSIBLE BY ONE KEY. ROOMS WITHIN A UNIT MAY BE ACCESSIBLE BY MORE THAN ONE KEY; UNITS WITH MORE THAN ONE ROOM MAY BE OCCUPIED BY MORE THAN ONE PARTY USING SEPARATE KEYS. TOTAL NUMBER OF SEPARATELY KEYED ROOMS FOR RESIDENTIAL AND HOTEL USE WILL NOT EXCEED MAXIMUM TOTAL UNITS.
- "MAXIMUM NET FLOOR AREA" FOR THE PROJECT SHALL BE 564,500 S.F. NET FLOOR AREA REFLECTS INTERIOR CONDITIONED SPACE AND DOES NOT INCLUDE BASEMENTS, CART STORAGE, MAINTENANCE AREAS, COMFORT STATIONS, GARAGES (ABOVE OR BELOW GRADE), OR EXTERIOR COVERED AREAS SUCH AS PATIOS AND TERRACES, CARPORTS, OVERHANGS, TRELLISES, POOL CABANAS OR COURTYARDS OR ANY OTHER FACILITIES WHICH ARE NOT INTERIOR CONDITIONED SPACE.
- TOTAL FLOOR AREA IS DEFINED IN SECTION 2.01 OF THE TOWN ZONING ORDINANCE, BUT EXCLUDING COURTYARDS AND "TRUE ROOF OVERHANGS" SEE RELATED DRAWINGS ON SHEET 2.1.
- ALL MEASUREMENTS UNDER THIS S.U.P. FOR NET AND TOTAL FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS SET FORTH HEREIN.
- RESORT HOTEL UNITS SHALL HAVE DESIGN ELEMENTS WHICH INTEND THE UNIT TO BE RENTED OR USED FOR SHORT TERM OCCUPANCY (30 CONTINUOUS DAYS OR LESS). SUCH DESIGN ELEMENTS SHALL INCLUDE NO DIRECT, ENCLOSED ATTACHED PARKING. PARKING MAY, HOWEVER, BE IN A JOINT USE GARAGE (ABOVE OR BELOW GRADE) OR PARKING LOT. RESORT HOTEL UNITS MAY BE SEPARATELY OWNED, AND RENTED THROUGH A RESORT RENTAL PROGRAM.

TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL PLAN VIEW



TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL SECTION VIEW



MOUNTAIN SHADOWS



MOUNTAIN SHADOWS RESORT PROGRAM, LAND USE PLAN NOTES & DIAGRAMS

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Project: SPECIAL USE PERMIT	2.1	



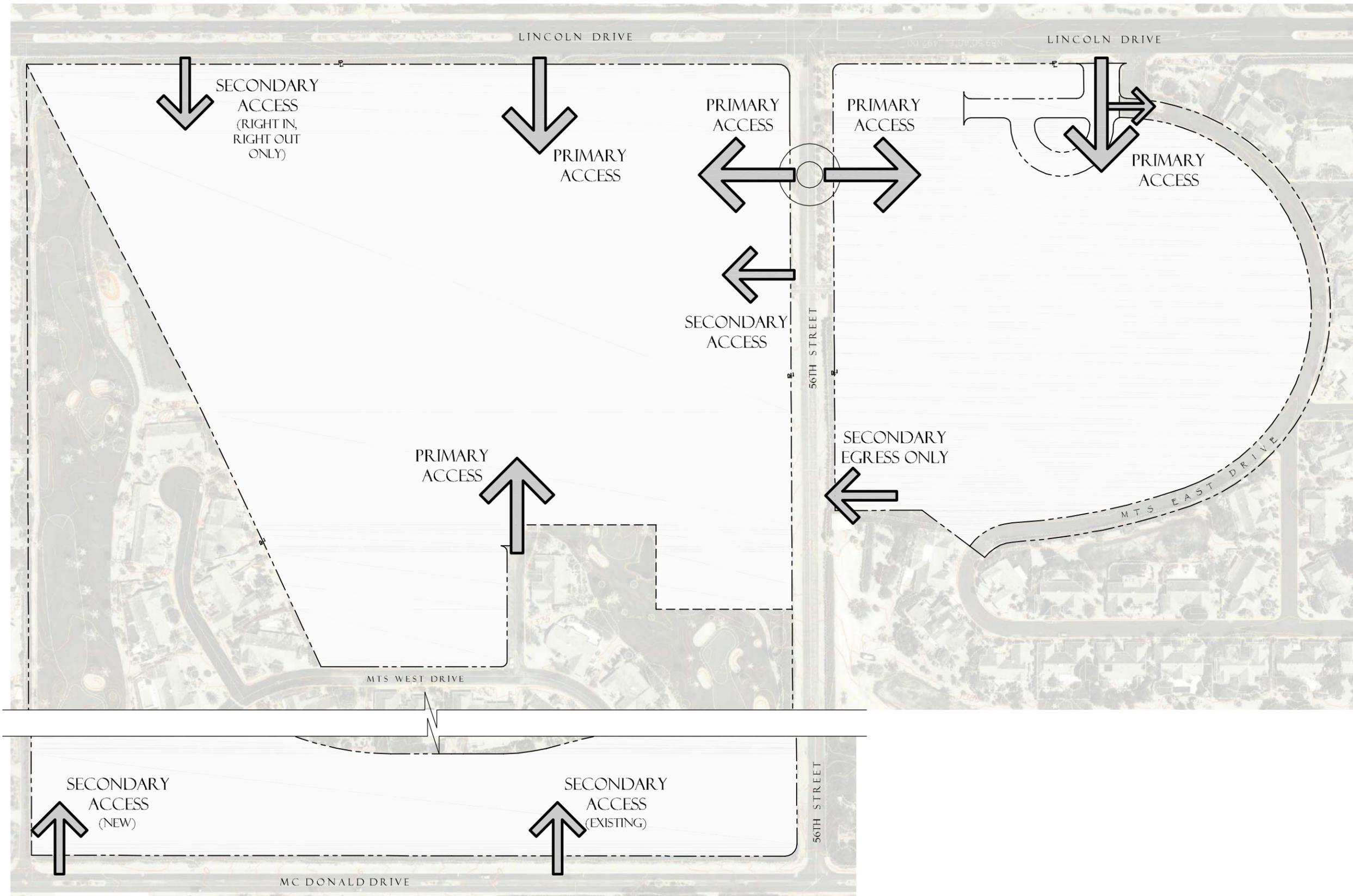
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MOUNTAIN SHADOWS

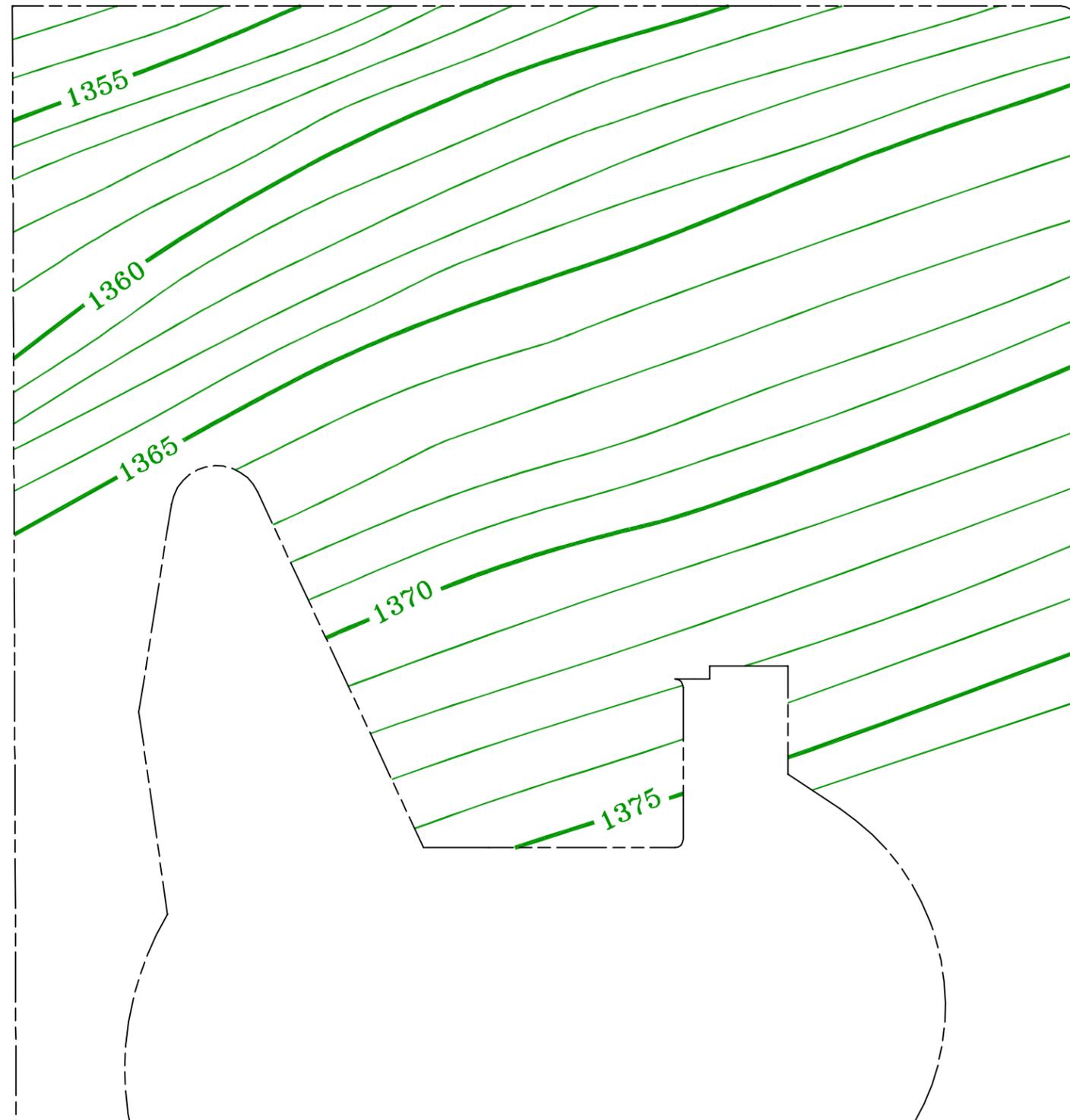


INGRESS / EGRESS DIAGRAM

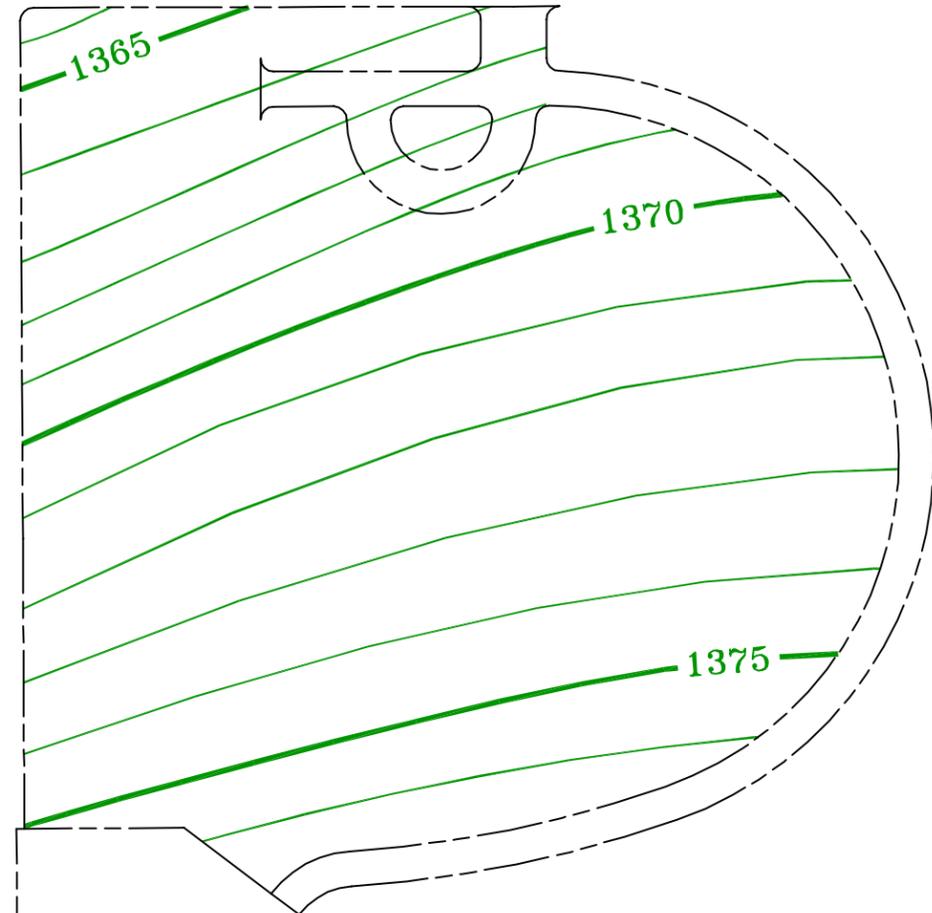
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LINCOLN DRIVE R.O.W.



56TH ST. R.O.W.



NOTES:

1. THIS PLAN REPRESENTS THE "ORIGINAL NATURAL GRADE" TO BE USED FOR THE PURPOSE OF MEASURING ALL ELEVATIONS AND BUILDING HEIGHTS AS ALLOWED UNDER THIS S.U.P.
2. FINISH FLOOR ELEVATION (F.F.E.) OF ANY BUILDING OR IMPROVEMENT MAY BE ABOVE OR BELOW THE ASSUMED NATURAL GRADE WITHOUT RESTRICTION.
3. THE MAXIMUM HEIGHT OF ANY SINGLE BUILDING OR IMPROVEMENT SHALL BE MEASURED FROM THE MID-POINT EQUIDISTANT FROM THE HIGH POINT AND LOW POINT OF THE GRADE IMMEDIATELY ADJACENT TO SUCH BUILDING OR IMPROVEMENT. A SINGLE BUILDING OR IMPROVEMENT IS DEFINED AS ANY STRUCTURE (OR PART OF A STRUCTURE) WHOSE F.F.E. IS ALL AT THE SAME GRADE. FILL MAY EXCEED 2 FEET.
4. CONTOUR INTERVAL SHOWN IS 1 FOOT.

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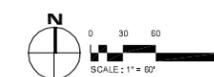
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MOUNTAIN SHADOWS



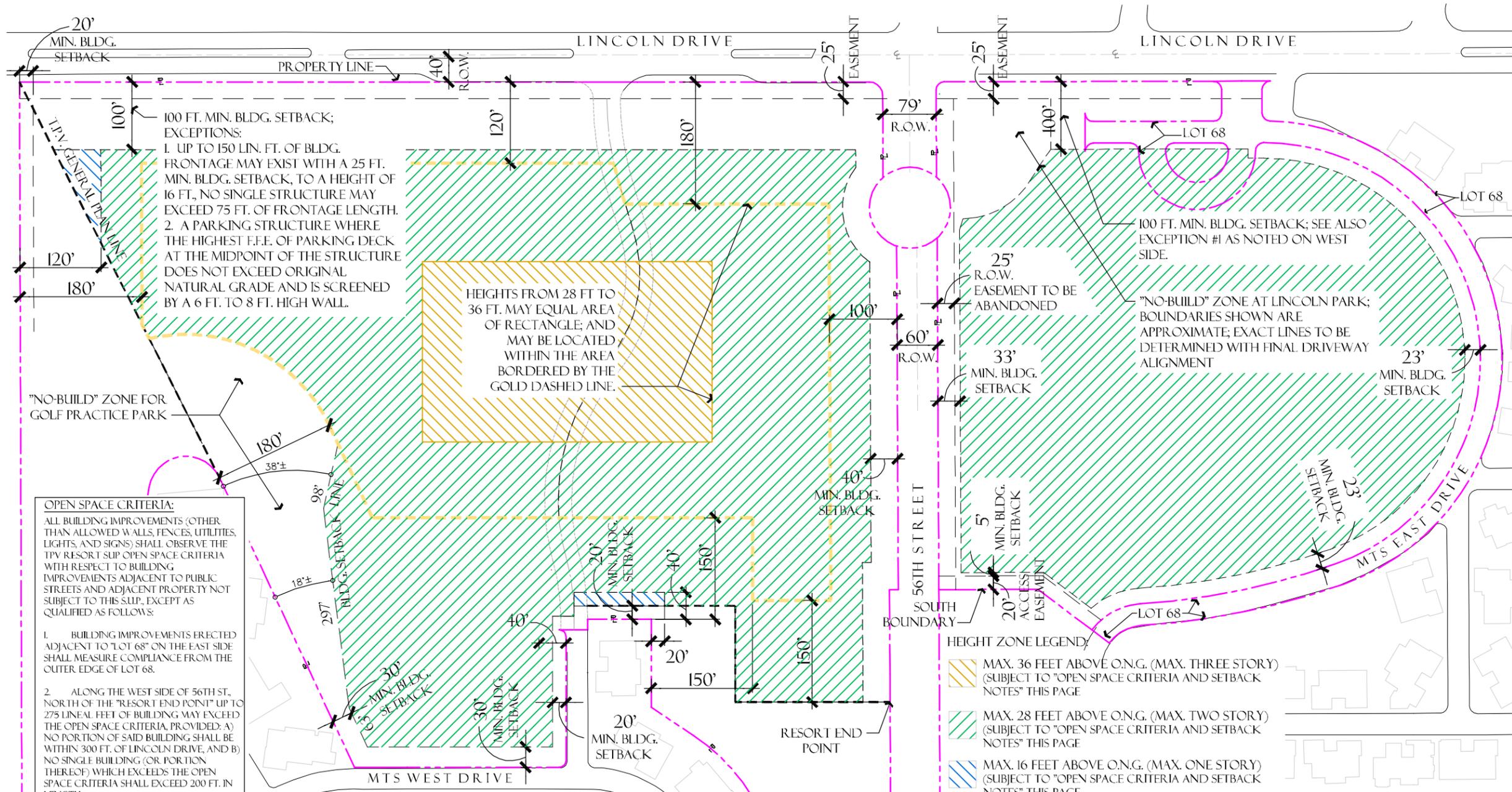
ORIGINAL NATURAL GRADE (O.N.G.) PLAN



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**DEVELOPMENT CRITERIA
EAST SIDE LOTS:**

1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON THE PLAN.
2. REAR YARD SETBACKS: 10 FT. TO 28 FT. HEIGHT, SUBJECT TO ITEM 1 ABOVE.
3. FRONT YARD SETBACKS: 10 FT. TO BUILDING STRUCTURE, DRIVEWAY MUST BE 20 FT. MIN. LENGTH MEASURED FROM BACK OF CURB.
4. SIDE YARD SETBACKS: 10 FT. IN TOTAL BETWEEN 2 SIDE YARDS.
5. CORNER LOTS: STREET FRONTAGES SHALL BE AS PER FRONT YARDS PER ITEM 3 ABOVE.
6. POOLS, ACCESSORY STRUCTURES NOT EXCEEDING 6 FT. IN HEIGHT SHALL BE ALLOWED IN SETBACKS, BUT BEHIND ALLOWED WALLS.

WALLS:

1. ALONG LINCOLN: 8 FT. MAX. HEIGHT WALL WITH 2 FT. BERM (ON LINCOLN SIDE) SET BACK MIN. OF 25 FT.
2. ALONG 56TH ST. WEST SIDE FROM LINCOLN DRIVE TO RESORT END POINT: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
3. ALONG 56TH ST. WEST SIDE FROM RESORT END POINT SOUTH TO McDONALD: 6 FT. MAX. HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.
4. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
5. ALONG McDONALD: 6 FT. MAX. HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.
6. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 3 FT. FROM INTERIOR LOT 68 PROP. LINE.
7. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS.

OPEN SPACE CRITERIA:

ALL BUILDING IMPROVEMENTS (OTHER THAN ALLOWED WALLS, FENCES, UTILITIES, LIGHTS, AND SIGNS) SHALL OBSERVE THE TPV RESORT SUP OPEN SPACE CRITERIA WITH RESPECT TO BUILDING IMPROVEMENTS ADJACENT TO PUBLIC STREETS AND ADJACENT PROPERTY NOT SUBJECT TO THIS SUP, EXCEPT AS QUALIFIED AS FOLLOWS:

1. BUILDING IMPROVEMENTS ERECTED ADJACENT TO "LOT 68" ON THE EAST SIDE SHALL MEASURE COMPLIANCE FROM THE OUTER EDGE OF LOT 68.
2. ALONG THE WEST SIDE OF 56TH ST. NORTH OF THE "RESORT END POINT" UP TO 275 LINEAL FEET OF BUILDING MAY EXCEED THE OPEN SPACE CRITERIA, PROVIDED: A) NO PORTION OF SAID BUILDING SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE, AND B) NO SINGLE BUILDING (OR PORTION THEREOF) WHICH EXCEEDS THE OPEN SPACE CRITERIA SHALL EXCEED 200 FT. IN LENGTH.

MINIMUM SETBACK EXCEPTION FOR WEST SIDE OF 56TH ST.:

UP TO 275 LINEAL FEET OF BUILDING IMPROVEMENTS MAY BE ERECTED WITHIN THE 40 FT. MIN. SETBACK PROVIDED:

1. MAXIMUM HEIGHT SHALL BE 28 FT.
2. MAXIMUM LENGTH SHALL BE 200 FT. FOR ANY SINGLE BUILDING (OR PORTION THEREOF)
3. NO PORTION OF SAID ENCROACHMENT SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE
4. NO BUILDINGS SHALL BE CONSTRUCTED WITH 20 FT. OF PROPERTY LINE.

NOTES:

1. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.
2. EXCEPT AS SPECIFICALLY ALLOWED, THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN MEASURED FROM THE ORIGINAL NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL NATURAL GRADE PLAN.
3. CERTAIN BUILDING FEATURES WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH AS CHIMNEYS, ELEVATOR ENCLOSURES, TOWERS OR OTHER ARCHITECTURAL FEATURES, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P.

- HEIGHT ZONE LEGEND:**
- MAX. 36 FEET ABOVE O.N.G. (MAX. THREE STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)
 - MAX. 28 FEET ABOVE O.N.G. (MAX. TWO STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)
 - MAX. 16 FEET ABOVE O.N.G. (MAX. ONE STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)

4. GOLF FACILITIES WITHIN ZONE D AS SHOWN ON LAND USE PLAN SHALL HAVE A MAXIMUM HEIGHT OF 20 FT. FOR CLUBHOUSE/PRO SHOP STRUCTURE; 16 FT. FOR MAINTENANCE BUILDINGS, COMFORT STATIONS AND OTHER "ACCESSORY" TYPE GOLF COURSE STRUCTURES.
5. REFER TO DRAWING "4" ORIGINAL NATURAL GRADE PLAN FOR ADDITIONAL ORIGINAL NATURAL GRADE (O.N.G.) INFORMATION.
6. PROPERTY LINES ON 56TH ST. REFLECT PROPOSED R.O.W. DEDICATIONS AND ABANDONMENTS.

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MOUNTAIN SHADOWS

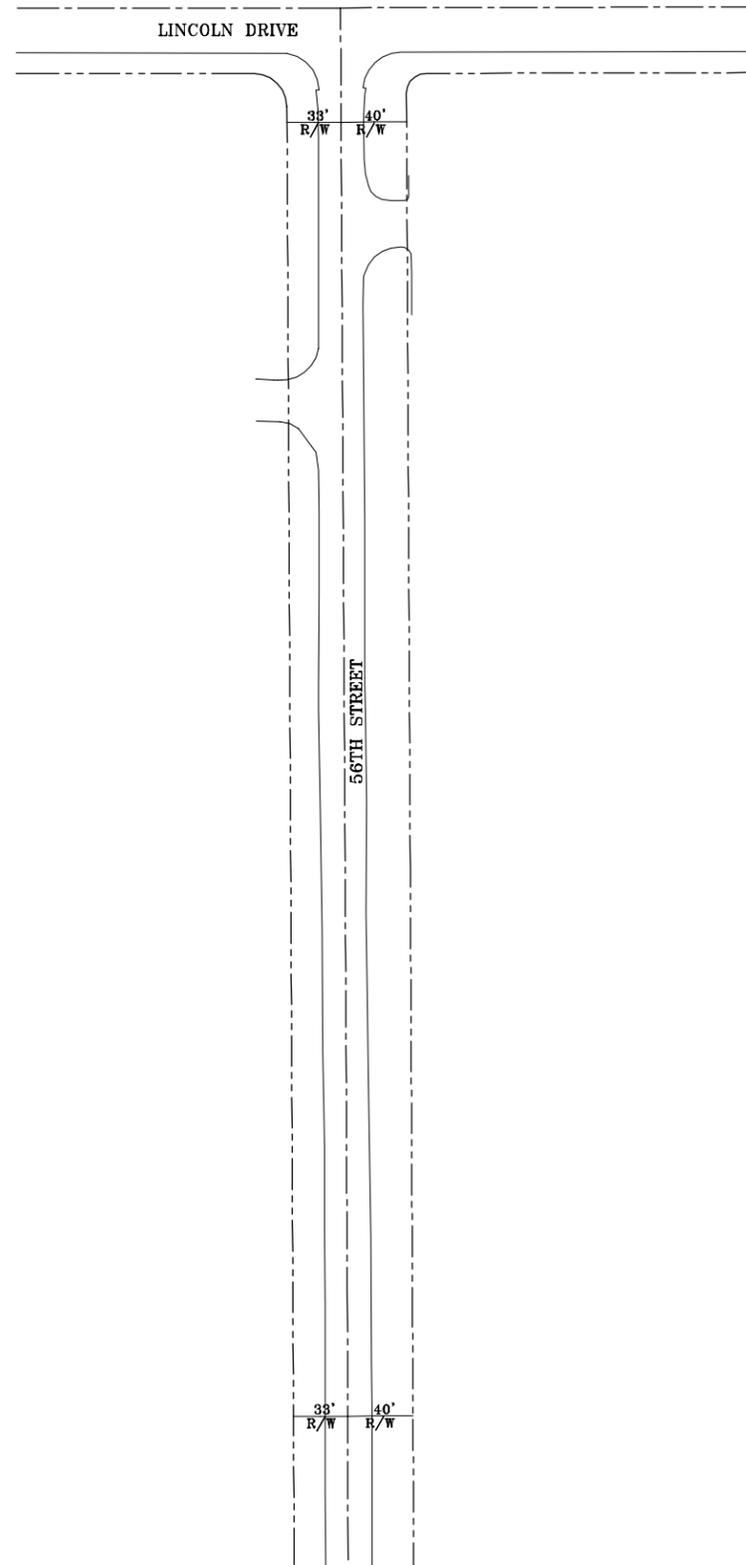
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DEVELOPMENT ENVELOPE PLAN

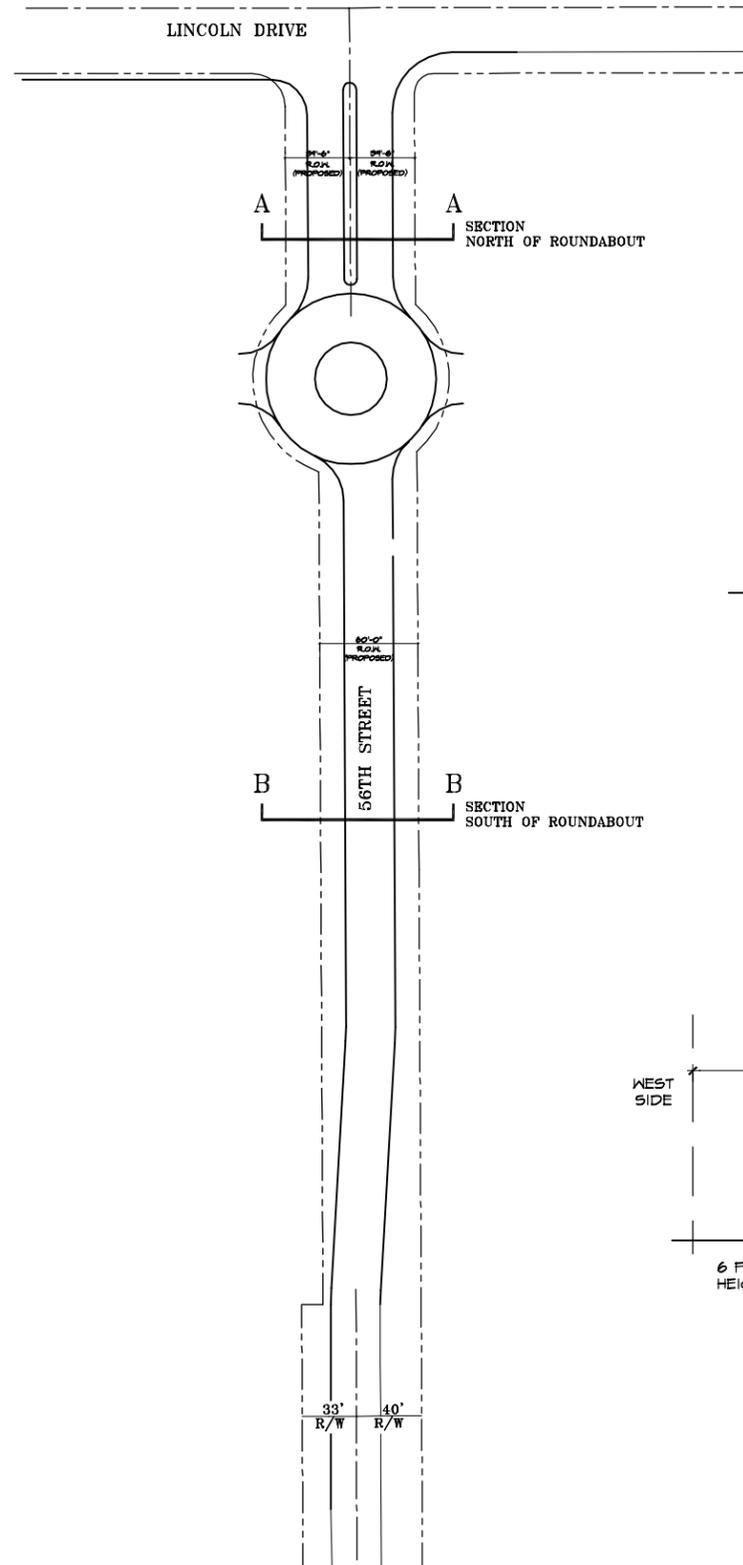


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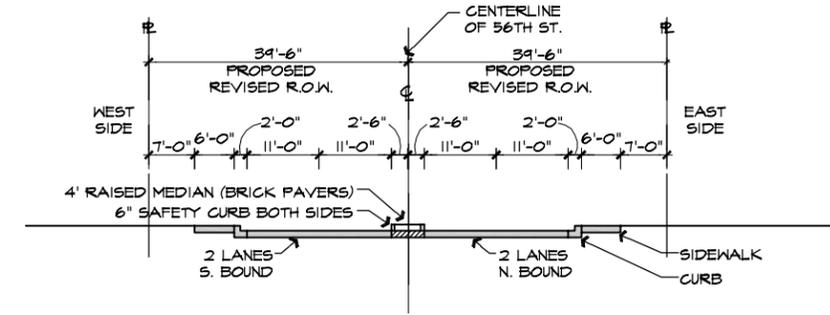
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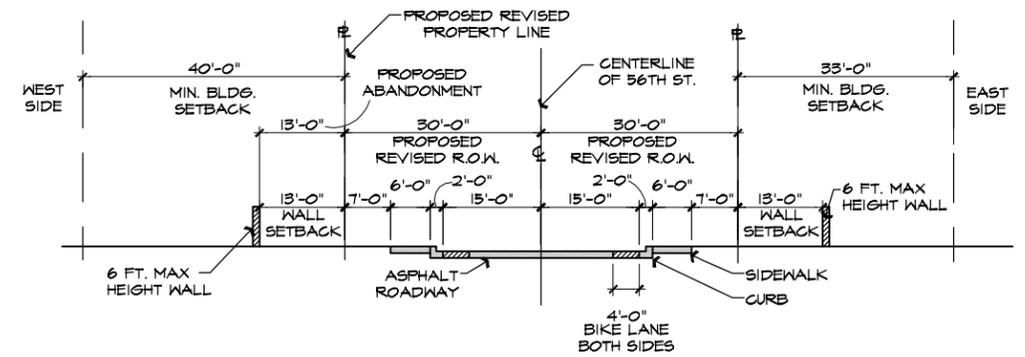
EXISTING 56TH STREET R.O.W.
SCALE: 1" = 40'



PROPOSED 56TH STREET R.O.W.
SCALE: 1" = 40'



A PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (NORTH OF ROUNDABOUT)



B PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (SOUTH OF ROUNDABOUT)

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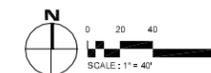
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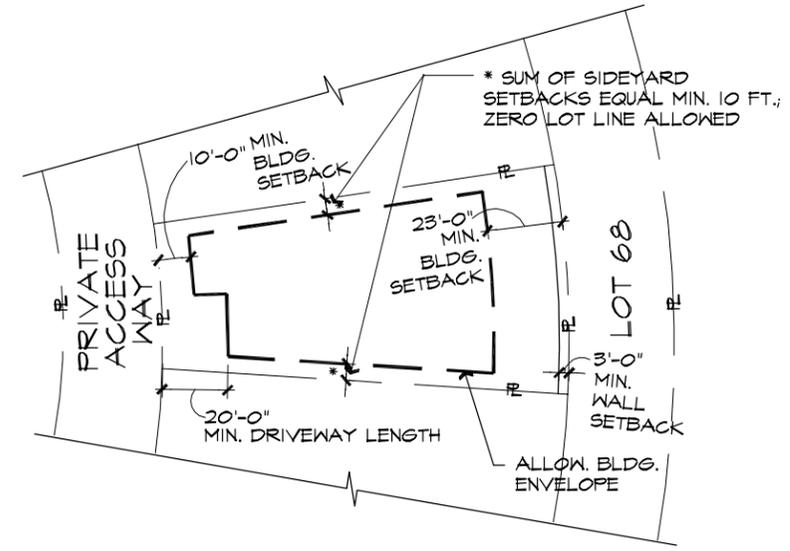
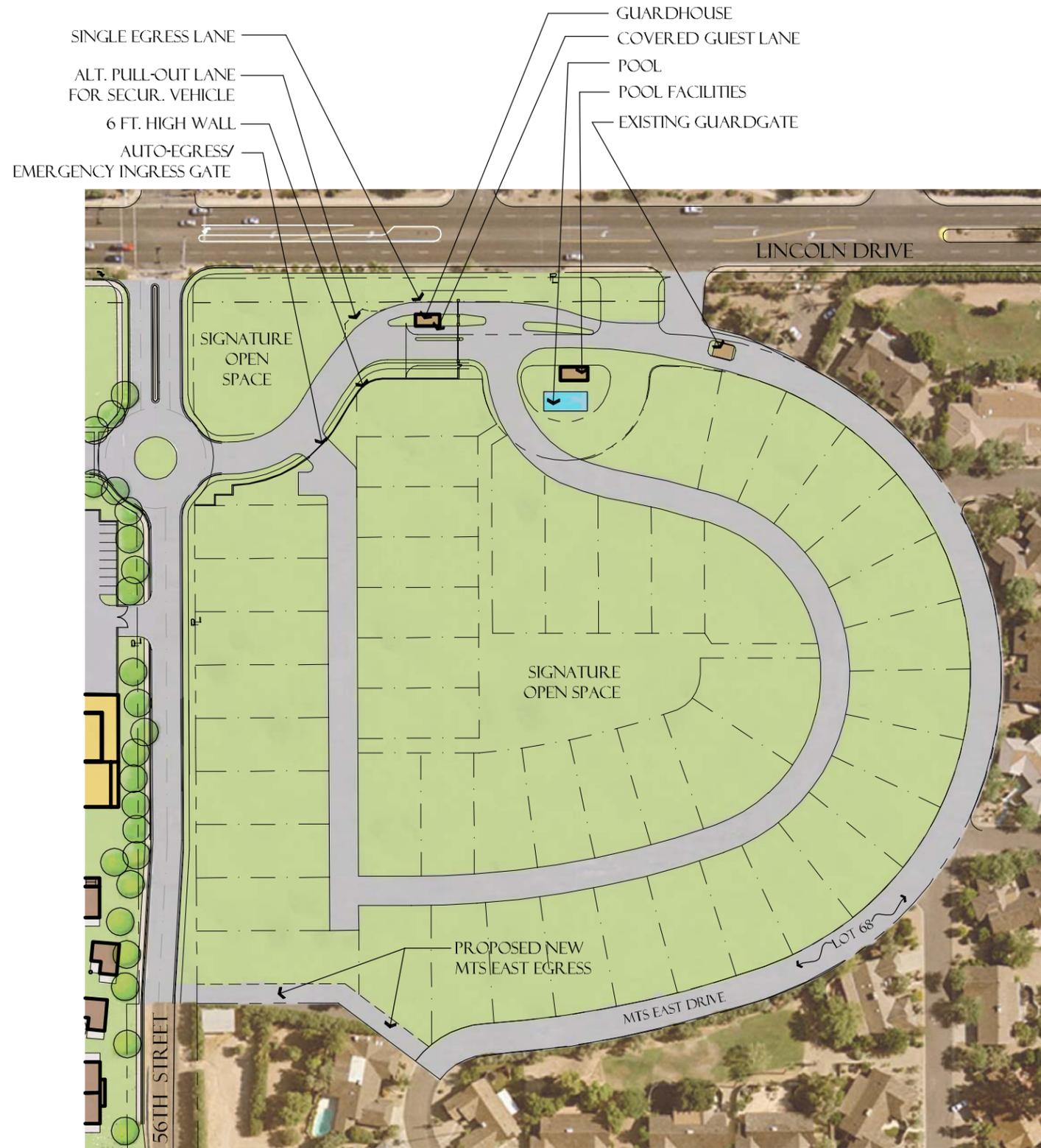
56TH STREET R.O.W. IMPROVEMENTS



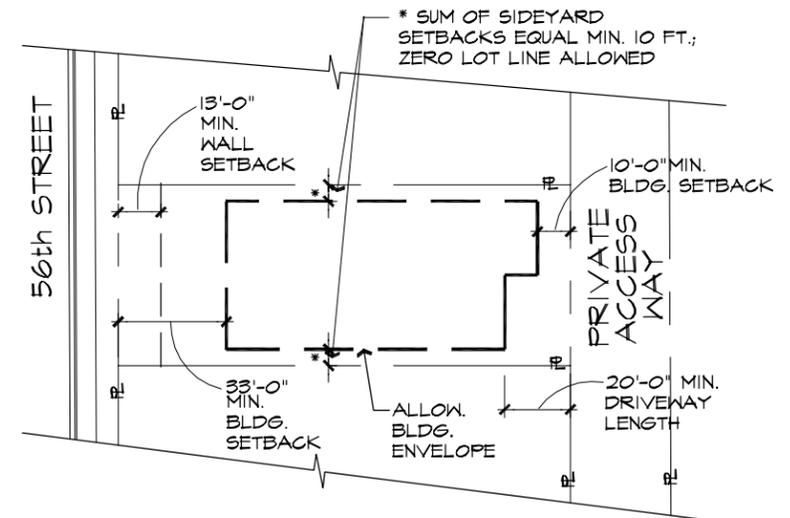
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LOT DEVELOPMENT PLAN-
ALONG LOT 68 PERIMETER
1"=20'



NOTE: SUM OF "*" = 10 FT.

LOT DEVELOPMENT PLAN-
ALONG 56TH ST
1"=20'

- DEVELOPMENT CRITERIA
EAST SIDE LOTS:**
1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON THE PLAN.
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 7. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS.

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MOUNTAIN SHADOWS

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MOUNTAIN SHADOWS EAST PLAN

DATE: May 15, 2012
REVISION: Revised June 5, 2012
SCALE: 1" = 50'

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LINCOLN DRIVE

LINCOLN DRIVE

56TH STREET

56TH STREET

MCDONALD DRIVE

MOUNTAIN SHADOWS

OVERALL CONCEPTUAL SITE PLAN

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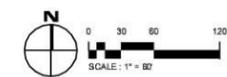
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ENLARGED CONCEPTUAL SITE PLAN

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CARD of the COURSE

HOLE	BACK	FRONT	PAR
1	105	85	3
2	140	105	3
3	135	100	3
4	185	135	3
5	80	60	3
6	110	90	3
7	85	75	3
8	170	140	3
9	95	70	3
1105			27
10	100	80	3
11	140	90	3
12	80	70	3
13	135	100	3
14	70	60	3
15	165	145	3
16	120	110	3
17	90	75	3
18	100	80	3
1000			27
2105			54



MOUNTAIN SHADOWS

CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN

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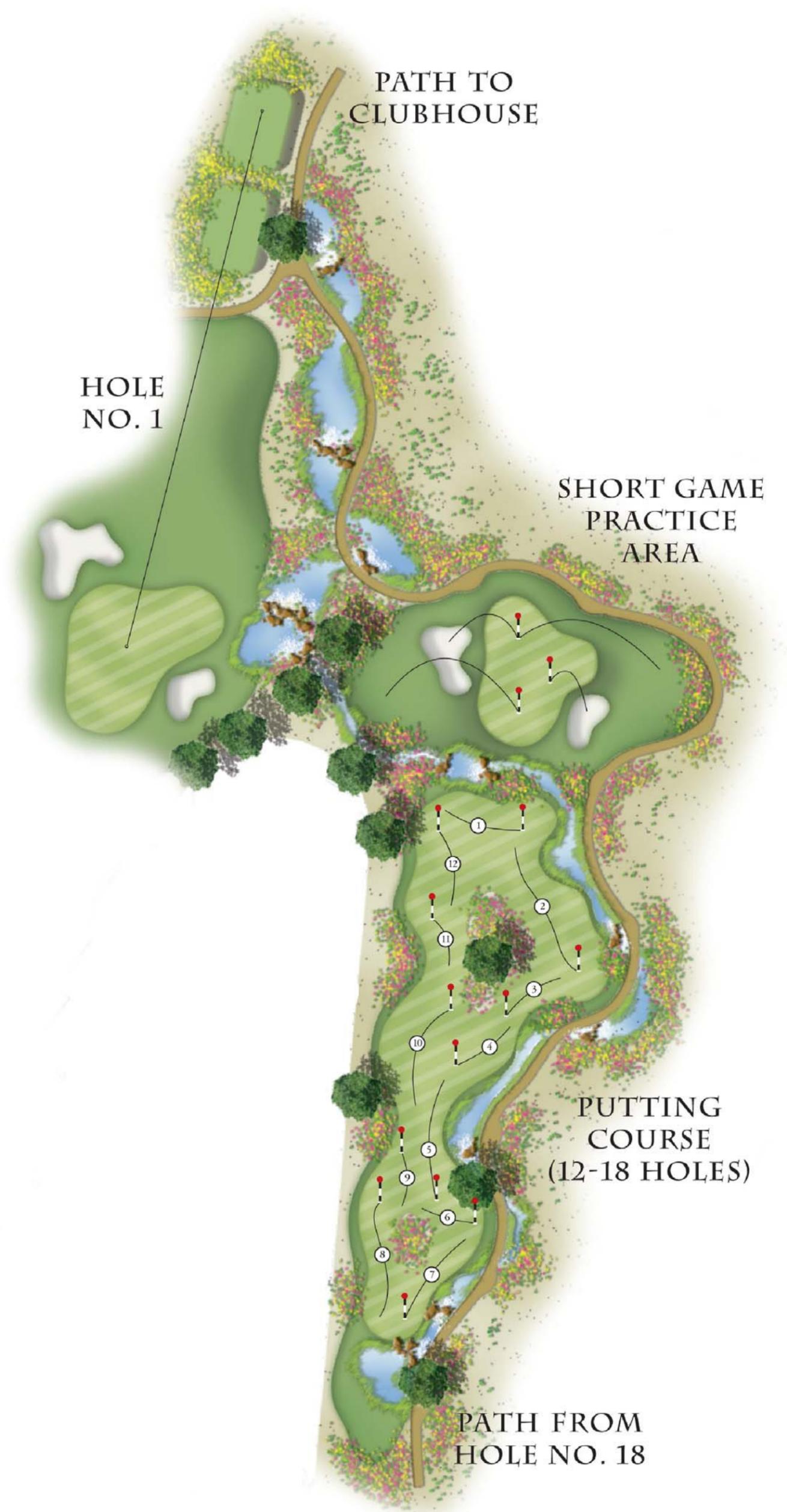
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PATH TO CLUBHOUSE

HOLE NO. 1

SHORT GAME PRACTICE AREA

PUTTING COURSE (12-18 HOLES)

PATH FROM HOLE NO. 18

MOUNTAIN SHADOWS

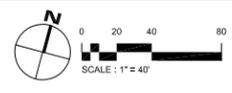
PRACTICE PARK CONCEPTUAL PLAN

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LOWER BERMING @ INTERIOR TO FRAME COURSE, ENHANCE PRIVACY

EXISTING TURF REDUCED TO REDUCE WATER CONSUMPTION
 NEW LANDSCAPE & BERMING @ INTERIOR INCREASES PRIVACY FOR EXISTING HOMES.

PAR "4'S ELIMINATED, WITH A VARIETY OF PAR "3" LENGTHS. GREENS LOCATED IN APPROX. EXISTING LOCATIONS, EXCEPT AS NEEDED TO ENHANCE SHOT SAFETY.

MEANDERING 6' PEDESTRIAN PATH BELOW SHADE TREES

G' VIEW/ SECURITY FENCE IN LOW BERMING MATERIAL

HOLE #15
 NOTE: SIDEWALK EASEMENT GRANTED TO ALLOW SIDEWALK TO MEANDER (APPROX. 40' FROM CURB MAX.)

BERMS 6'-7' HIGH TO PROVIDE VISUAL PRIVACY & ADDED SHOT SAFETY

SHADE TREES INSIDE ROW OVER PEDESTRIAN PATH (OVERGREEN ELM, PEIZ. KSH, OAK, ETC.)

VIEW CORRIDORS TO MOUNTAIN & LIMITED GOLF COURSE VIEWS

FORM BERMS HEADQUARTERS & MOUNTAIN VALLEY.

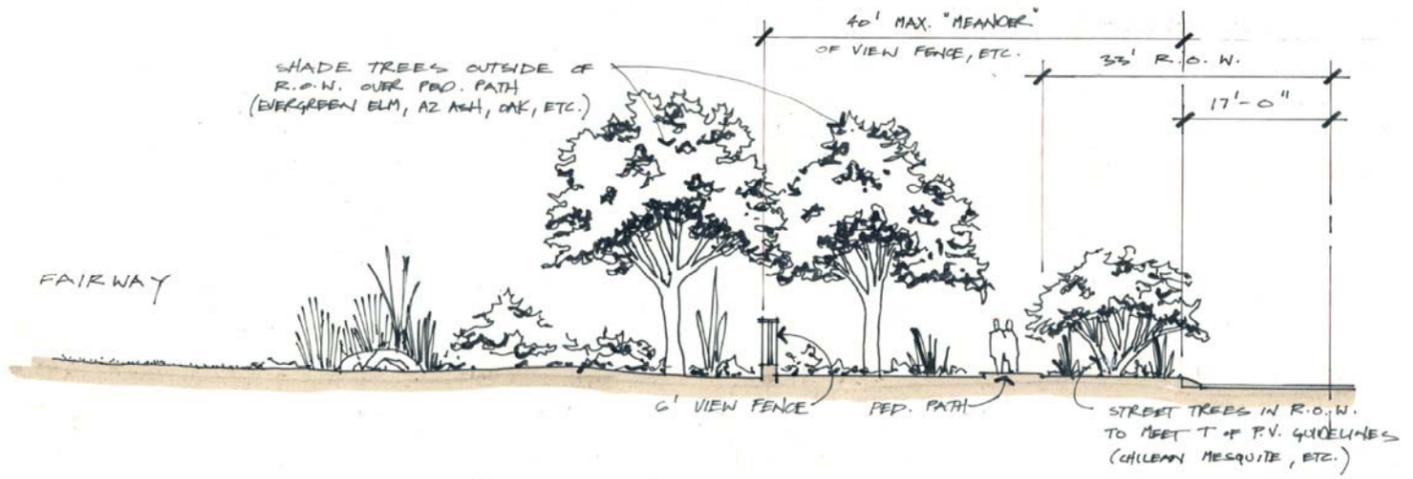
56TH STREET

CONTROLLED VIEW CORRIDORS TO MOUNTAIN FRAMED BY BERMING - VIEWS TO HOMES BLOCKED BY BERMS AND LANDSCAPING.

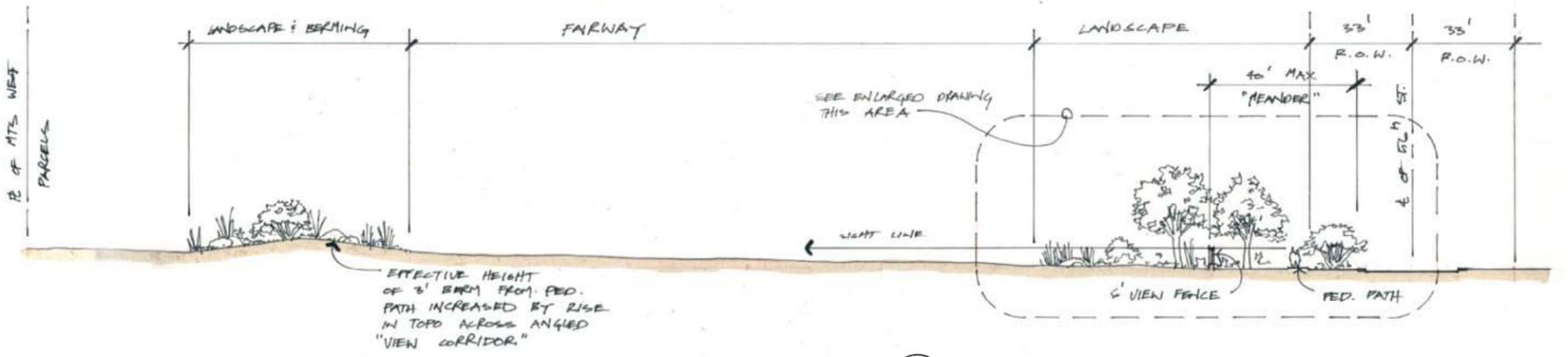
NEW CURB

EXISTING ROW

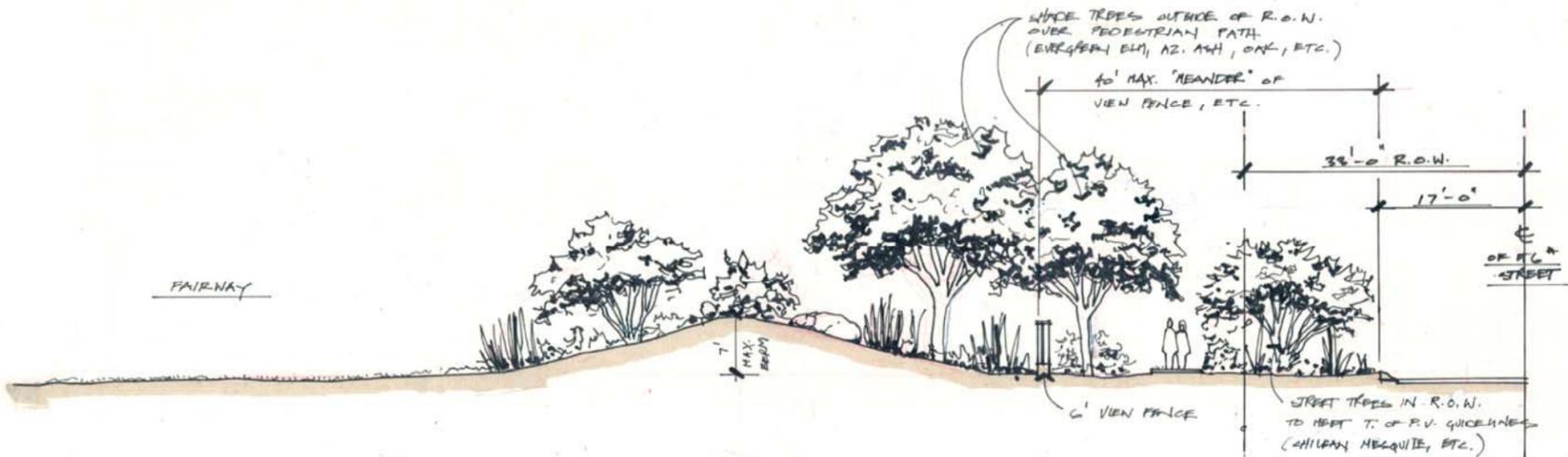
STREET TREES IN ROW TO MEET TOP OF GUIDELINES (CHILIM MESQUITE)



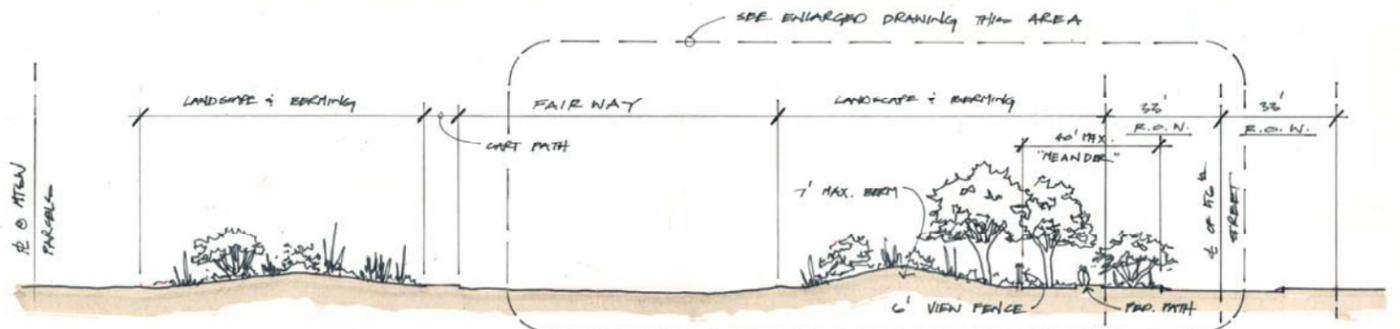
B ENLARGED GOLF COURSE CROSS SECTION 'B'
SCALE: 1/8" = 1'-0"



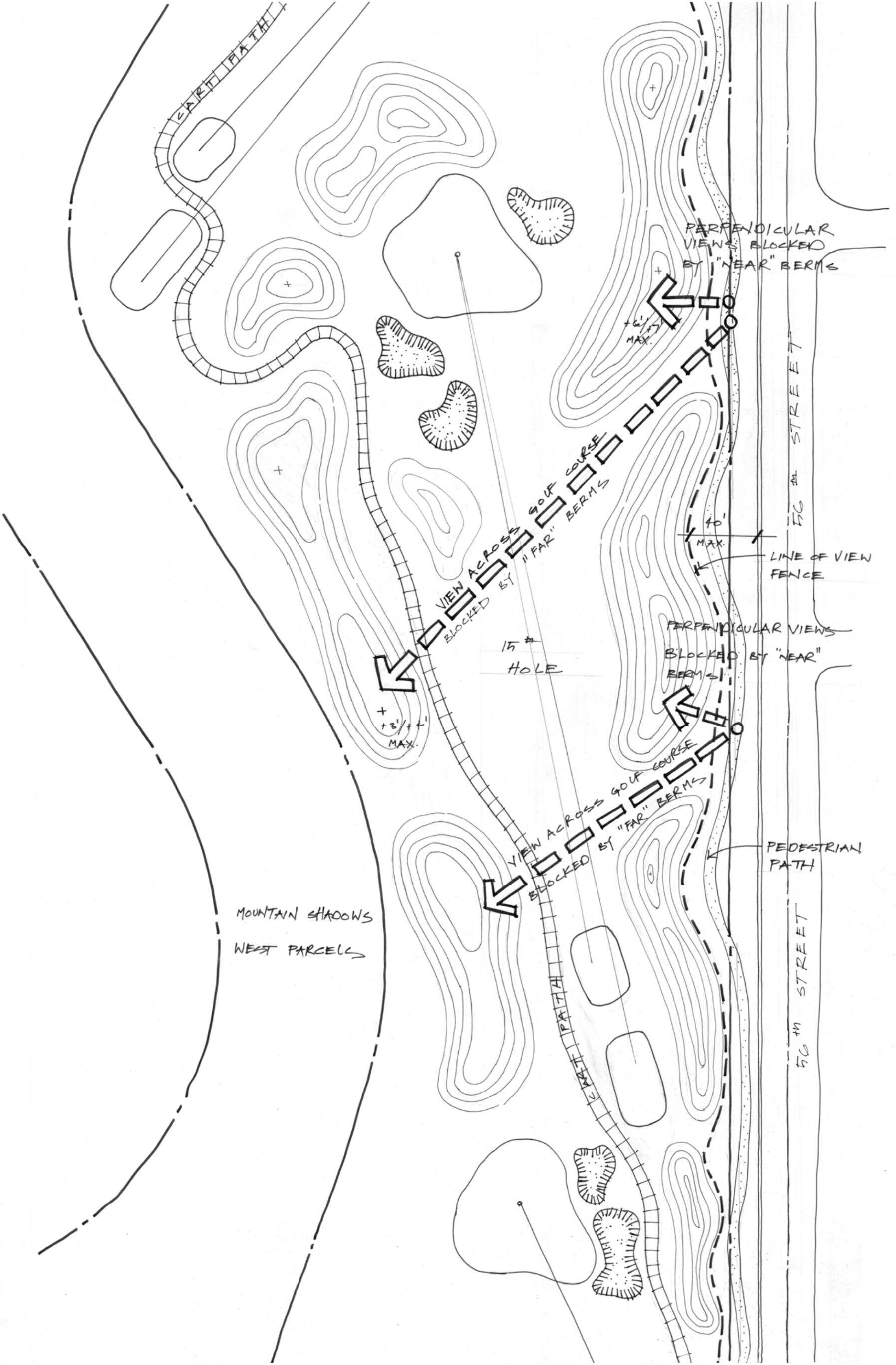
B PROPOSED GOLF COURSE CROSS SECTION
SCALE: 1" = 20'



A ENLARGED GOLF COURSE CROSS SECTION 'A'
SCALE: 1/8" = 1'-0"



A PROPOSED GOLF COURSE CROSS SECTION
SCALE: 1" = 20'



MOUNTAIN SHADOWS
WEST PARCELS

MOUNTAIN SHADOWS

CONCEPTUAL GOLF COURSE VIEW CORRIDOR GRADING

ALL WRITTEN DIMENSIONS
TAKE PRECEDENCE OVER
SCALED DIMENSIONS.



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		10.4

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OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



CONCEPTUAL ELEVATION ENVISIONED ARCHITECTURAL STYLE



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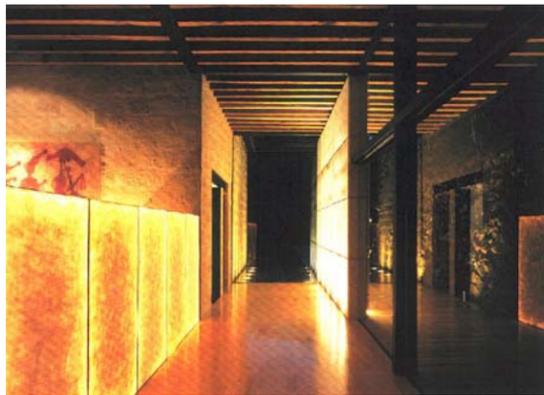
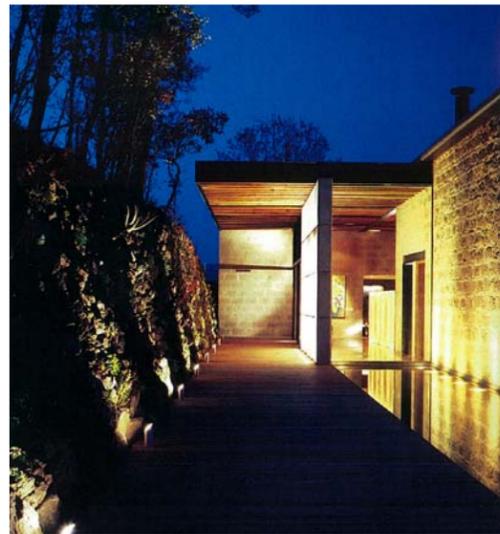
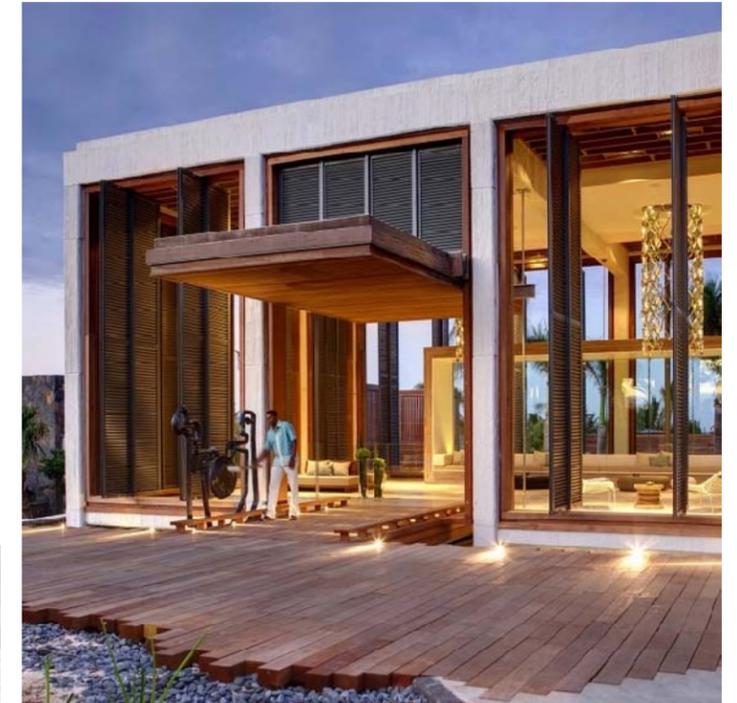
MOUNTAIN SHADOWS


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CONCEPTUAL PERSPECTIVE
ENVISIONED ARCHITECTURAL STYLE

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MOUNTAIN SHADOWS



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

CONCEPTUAL IMAGE PHOTOS
ENVISIONED ARCHITECTURAL STYLE

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MOUNTAIN SHADOWS


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CONCEPTUAL IMAGE PHOTOS
ENVISIONED ARCHITECTURAL STYLE

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